



**Town of Clayton  
Regular Town Council Meeting Agenda  
Monday, March 2, 2020 @ 6:00 PM  
Council Chambers**

**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 - February 17, 2020  
[February 17 2020 DRAFT Minutes](#)
- b. Wastewater Allocation Policy  
  
[Policy](#)  
[Resolution](#)
- c. Warranty Acceptance
  - Gordon Park, Phases 4, 5 & 7
  - Riverwood Villas II - Phase III - SP 2013-39 (FINAL)[Gordon Park, Phases 4, 5 & 7](#)  
[Riverwood Villas Phase III - FINAL](#)

**POTENTIAL ACTION:** Adoption of Consent Agenda as Presented

**4. ADMINISTRATIVE ITEMS**

**5. INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. East Clayton Disc Golf Course - Clayton Area Disc League (CADL) Donation  
*Presenter:* Matt Lorion, Recreational Superintendent & Jay Pontier, CADL Disc Golf Group  
[Cover](#)
- b. Community Garden Volunteer Acknowledgement  
*Presenters:* Matt Lorion, Recreational Superintendent & Ray Lewis, Community Garden Volunteer  
[Cover](#)

**6. PUBLIC HEARINGS**

- a. 2019-239-SUP - Meadow View - Special Use Permit (Quasi-Judicial)

*Presenter:* Samantha Wullenwaber, Planning Director

[Cover](#)

[Application](#)

[Owner's Consent](#)

[Adj. Property Letter](#)

[Neighborhood Meeting Materials](#)

[Newspaper Ad](#)

[Signed Agreement of Conditions of Approval](#)

[Staff Report Map](#)

[Staff Report](#)

[Motion Sheet](#)

**POTENTIAL ACTION:** Approval/Denial of 2019-239-SUP

- b. 2019-241-SD - Meadow View - Preliminary Plat Major Modification (Quasi-Judicial)  
*Presenter:* Samantha Wullenwaber, Planning Director

[Cover](#)

[Application](#)

[Owner Consent Form](#)

[Adj. Property Letter](#)

[Neighborhood Meeting Materials](#)

[Newspaper Ad](#)

[Town Council Plan Set](#)

[TRC Certification](#)

[CORRECTED Wastewater Allocation](#)

[Staff Report Map](#)

[Staff Report](#)

[Signed Agreement of Conditions of Approval](#)

[Motion Sheet](#)

[Resolution](#)

**POTENTIAL ACTION:** Approval/Denial of 2019-241-SD

**POTENTIAL ACTION:** Adoption of Resolution #2020-08 (Wastewater Allocation)

- c. 2020-02-SD - Steeplechase Meadows - Preliminary Plat Major Modification (Quasi-Judicial)  
*Presenter:* Samantha Wullenwaber

[Cover](#)

[Adj. Property Letter](#)

[Application](#)

[Owners Consent Form](#)

[Final Site Plan](#)

[Neighborhood Meeting](#)

[Newspaper Ad](#)

[Parks & Recreation Letter Park Dedication](#)

[TRC certification Letter](#)

[Updated Trip Generation Letter](#)

[CORRECTED Wastewater Allocation Request](#)



[Staff Report Map](#)  
[Staff Report](#)  
[Signed Agreement of Conditions of Approval](#)  
[Motion Sheet](#)  
[Resolution](#)

**POTENTIAL ACTION:** Approval/Denial of 2020-02-SD

**POTENTIAL ACTION:** Adoption of Resolution #2020-09 (Wastewater Allocation)

## 7. OLD BUSINESS

- a. Nutrient Credit Purchase Agreement

*Presenter:* Rich Cappola, Public Services Director

[Cover](#)

[Statement of Nutrient Offset Credit Agreement](#)

[Nutrient Offset Credit Sales Agreement](#)

[Nutrient Offset Mitigation Bank Transfer of Credit Affidavit](#)

**POTENTIAL ACTION:** Authorize Nutrient Credit Purchase Agreement

- b. Neuse River Water Reclamation Facility Financing Approval

*Presenter:* Robert McKie, Finance Director

[Cover](#)

[Resolution](#)

**POTENTIAL ACTION:** Adoption of Resolution #2020-10

## 8. NEW BUSINESS

- a. 2020-18-SNA - Steeplechase Meadows - Alternative Sign Plan

*Presenter:* Samantha Wullenwaber, Planning Director

[Application](#)

[Owners Consent Form](#)

[Letter of Justification](#)

[Updated Sign Plan](#)

[Staff Report](#)

**POTENTIAL ACTION:** Approval/Denial of 2020-18-SNA

- b. 2018 Local Water Supply Plan

*Presenter:* Byron Poelman

[Cover](#)

[2018 LWSP Provisional](#)

[NC Dept of Environmental Quality Letter](#)

**POTENTIAL ACTION:** Approval of Plan

- c. LED Project Budget Amendments

*Presenter:* Robert McKie, Finance Director

[Cover](#)

[Ordinance - Electric Fund Budget Amendment](#)

## Ordinance - Fund 663 Budget Amendment

### **POTENTIAL ACTION:** 03-02

Adoption of Ordinances #'s 2020-03-01 & 2020-

#### **9. STAFF REPORTS**

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff
  - Census Update

*Presenter: Joy Garretson, Library Director*

#### **10. OTHER BUSINESS**

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

#### **11. CLOSED SESESSION**

- a. Closed Session Pursuant to § NCGS 143-318.11(a)(5)

#### **12. ADJOURNMENT**

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, February 17, 2020 @ 6:00 PM**  
**Council Chambers**

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

Adam Lindsay, Town Manager  
Nancy Medlin, D/Town Manager  
Katherine Ross, Town Attorney  
Kimberly Moffett, Town Clerk  
Samantha Wullenwaber, Planning Director  
Robert McKie, Finance Director  
Rich Cappola, Public Services Director  
Blake Mills, Asst. Public Services Director  
Lee Barbee, Fire Chief  
Stacy Beard, Communications Director

**COUNCIL ABSENT:**

**1 CALL TO ORDER**

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:00 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

**2 ADJUSTMENT OF THE AGENDA**

- a) Item 5b was requested to be moved from this agenda and placed on 3/2/20 agenda. Item 8f was added for Resolution in Support of Immediate Funding of I-540. Item 9d under Staff Reports was added for update regarding storm water engineer position.

**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
  - February 3, 2020 - Regular Meeting

**ACTION:** Adoption of Consent Agenda as Presented

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

#### **4 ADMINISTRATIVE ITEMS**

#### **5 INTRODUCTIONS AND SPECIAL PRESENTATIONS**

a) **New Employee Introductions**

*Presenters:* Samantha Wullenwaber, Planning Director; Matt Lorion, Recreation Superintendent and Robert Yarborough, Building Code Supervisor

- Sharon Sharpe - Planner
- Joni Hubble-Zeneberg - Recreation Program Coordinator
- Stephanie Woods - Recreation Program Coordinator
- Danny Tyndall - Building Inspector II

Ms. Wullenwaber introduced Sharon Sharpe. Ms. Sharpe is our newest Planner and comes to the town with over 17 years of experience. She was worked for both the City of Raleigh and the City of Charlotte. Ms. Sharpe stated she was very happy to be part of the team. She stated everyone has been very welcoming. Council welcome her.

Mr. Lorion introduced two of Parks & Recreation newest employees. Ms. Woods will head up fitness and specialize recreation. She stated she was excited to be part of the team. She shared information about the upcoming Special Needs event, "Putting on the Ritz", which will be held on March 21. She invited all to attend. Mr. Lorion introduced Ms. Hubble-Zeneber who will be overseeing the art, senior, teen and preschool programming. Prior to joining Clayton, she was with the Town of Selma. She shared information about the upcoming Senior Games. She also stated she was happy to be part of the Clayton Team. Council welcomed both.

Mr. Yarborough introduced Danny Tyndall as the new Code Enforcement Level II Official. Mr. Tyndall is a graduate of Campbell University. Mr. Tyndall offered his thanks for being part of Clayton. He is excited to be here. Council welcomed him.

b) ~~East Clayton Disc Golf Course – Clayton Area Disc League (CADL) Donation~~  
~~*Presenters:* Matt Lorion, Recreation Superintendent & Jay Pontier, CADL Disc Golf Group~~

*This item was removed and will be placed on the March 2, 2020 agenda.*

c) **Parks & Recreation Advisory Board Annual Update**

*Presenter:* Emily Beddingfield, Chair

Ms. Beddingfield provided the annual update for the Parks & Recreation Advisory Board. She shared an overview of 2019 and vision for 2020. Spoke about Parks Tour that took place last February and stated this was a great opportunity for the board members. She advised that the advisory board would be serving as the steering committee for the master plan. She further stated the board had provided input on conditions of our parks and this led to help bringing parks maintenance back in house. Additionally the board had significant involvement as citizen advocates for getting the word out about the bond referendum and how important it was for our community. During 2019 the board membership numbers were decreased. She stated there is a

good mix of both new members and those with longevity. She stated the board is proud to be serving as steering committee for design and have set up additional meetings in February, March and April with consultants. The board is looking at ways to better engage community for additional input. She stated the board is excited about moving forward and appreciates the support of the town council.

Council Member Grannis offered thanks to entire board for their dedication and hard work.

## **6 PUBLIC HEARINGS**

- a) 2019-244-OA - Code of Ordinance Amendment - Chapter 155; Section 202  
*Presenter:* Samantha Wullenwaber, Planning Director

Ms. Wullenwaber presented this item which references Assembly as a Special Use in R-E, B-1, B-2 and B-3. These changes would be made to the Use Table. There was discussion that Assembly as a Special Use in B1 zoning would be new, however, other zoning areas that currently allow this are identified as a Conditional Use and will now be changed and referenced as a Special Use. Both Planning Board and staff recommended approval.

Council Member Grannis questioned if this affected the downtown overlay district. Ms. Wullenwaber stated it did not.

The Public Hearing was opened at 6:21 p.m. With no one wishing to speak, the hearing was closed and turned over to council for their deliberations.

**ACTION:** Adoption of Ordinance #2020-02-06

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

## **7 OLD BUSINESS**

## **8 NEW BUSINESS**

- a) Application for Assistance to Firefighters Grant (AFG)  
*Presenter:* Lee Barbee, Fire Chief

Chief Barbee presented this item and requested approval to apply for grant. These grants would allow for assistance of installing vehicle exhaust systems in both bays at both fire stations. Hazardous vehicle exhaust emissions in a fire station are a significant cancer health risk. Chief Barbee provided information regarding grant period which would be from May 1 2020 - April 30, 2021. The maximum grant would be \$100,000 cost per station and the town cost-share would be 10%. Cost estimates are \$30,000 for Station 2 and \$90,000 for Station 1

Mayor McLeod agreed this was a very important project/grant.

**ACTION:** Approval to Apply for Grant

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

- b) Award Bid - 2020 Road Rehabilitation Project  
*Presenter:* Blake Mills, Asst. Public Services/Utilities Director

Mr. Mills presented this item and provided background on this item. He stated there was a total of six bidders and further that 3 of those bids were within 3% of each other. He stated that Fred Smith Company was lowest responsible bidder. Recommended bid be awarded to Fred Smith Company in the amount of \$1,316,321.03. Additionally asked that approval be granted to town manager to execute the contract. Mr. Mills provided additional information about criteria used including; scoring system regarding road rehab; age, traffic volume, available funding, water sewer, location. He also provided details about the need to fix those roads that are currently on the cusp on being in poor condition. He stated the project plan included a good mix of road. Mr. Mills stated results of the pavement survey would be presented to council at a future meeting. Also discussed were sidewalk installation that is included in the project. Further the Sidewalk Master Plan is currently being worked on. Also shared was information regarding the communication plan with homeowners. Plan includes door hangers and direct communication with homeowners.

Council Member Bunn confirmed work would be completed by May 29, 2020. Mr. Mills stated that was correct. It is hoped that the contract will be signed by early March with project beginning mid-March. Mr. Mills stated there is discussion with the railroad regarding sidewalk on Front Street and the right of way.

Council Member Grannis asked about non-performance clause in contract. Mr. Mills stated the town would need to hire another company to perform completion and we certainly would work with attorney should that occur. Spoke about \$500 per day fine for not completing on time so they are motivated to complete on time. Council Member Grannis stated he wanted to ensure we are protected. Mr. Mills stated with regard to weather delay, a certain amount is built into contract. He further stated there would be weekly meetings to ensure project is being completed on schedule.

Mayor McLeod stated he would like to see entire Clayton street list with ratings from high to low. Mr. Mills stated he would return to council at a future meeting with said information.

**ACTION:** Adoption of Resolution #2020-05

Motion: Council Member Grannis

Second: Council Member Holder  
Vote: Unanimous

**ACTION:** Authorize Town Manager to Execute Contract

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

- c) 2020-14-SNA - Clayton Corners - Alternative Sign Plan  
*Presenter:* Samantha Wullenwaber, Planning Director

Ms. Wullenwaber presented this item request to install a development identification sign which requires an alternative sign approval. The request is that proposed sign be allowed to exceed the maximum height requirement of the UDO. The current sign was located in the right of way and needed to be moved. Maximum sign height allowed is 8' and it is requested that this sign be 11'.

Council Member Grannis asked about staff position. Staff stated they are in support of approval.

**ACTION:** Approval of Alternative Sign Plan

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

- d) Application for Johnston County Open Space Grant - Covered Bridge Road Trailhead  
*Presenter:* Scott Barnard, Parks & Recreation Director

Mr. Barnard presented this item regarding grants. He shared details about both projects (Items 6d and 6e) together. He stated the first project would help improve parking, asphalt at Covered Bridge road, modular restroom addition. He stated the total estimate for this project would be \$428,000 project with town match of \$22,500. The second project would include improvements at Clayton Middle School including; athletic field, multi-sport court, irrigation and other projects. The estimate for this project cost total is \$111,000 with a town match of \$5,800.

Mayor McLeod stated he was very happy with these partnerships.

**ACTION:** Approval to Apply for Grant

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

- e) Application for Johnston County Open Space Grant - Clayton Middle School  
*Presenter:* Scott Barnard, Parks & Recreation Director

**ACTION:** Approval to Apply for Grant

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

- f) Resolution in Support of Immediate Funding & Construction of I-540  
*Presenter:* Stacy Beard, Communications Director

Ms. Beard stated we were recently contacted by the Turnpike Authority. This is a very critical project and as they work to expedite the completion of I-540 they are applying for a federal grant. They have reached out to municipalities seeking letters/resolutions of support.

**ACTION:** Adoption of Resolution #2020-06

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

## 9 STAFF REPORTS

- a) Town Manager  
b) Town Attorney  
c) Town Clerk  
d) Other Staff
- RFP for Financing - Neuse River Water Reclamation Facility  
*Presenter:* Robert McKie, Finance Director

Mr. McKie provided update regarding financing for this project. He stated he have engaged Davenport to solicit bids. Bids are due back on February 26. He requested council to approve the winning bid.

- Storm Water Engineer Position Update  
*Presenter:* Rich Cappola, Public Works Director

Mr. Cappola provided an update on this position. He stated it was originally approved at a grade 22 and it has been discovered it was classified improperly and should be a grade 25. He request council approve that upgrade. Council

Member Grannis asked what the range difference would be. Mr. Cappola stated a grade 22 range is \$55,370-\$87,000 and grade 25 is \$64,000-\$100,000

**ACTION:** Approve Position Upgrade

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



**10 OTHER BUSINESS**

a) Informal Discussion & Public Comment

Mr. Salupo, who is a resident of Riverwood, was present and stated he would be interested in having specific details regarding the road rehab project. He shared his concerns about the low bidder not having the best record with finishing projects in a timely manner. He stated he would like to be informed when contract is signed.

b) Council Comments

**11 ADJOURNMENT**

a) Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 7:02 p.m.

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

Duly adopted this the 2<sup>nd</sup> of March, 2020 while in regular session.

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Jody L. McLeod  
Mayor

ATTEST:

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Kimberly A. Moffett, CMC, NCCMC  
Town Clerk

February 17, 2020  
Minutes

|                                                                                        |                                                                               |                                    |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------|
|       | <b>TOWN OF CLAYTON POLICY</b>                                                 |                                    |
|                                                                                        | <b>Department:</b><br>Public Services                                         | <b>Effective:</b><br>MON. DA, YEAR |
| <b>Policy Title:</b><br>Water & Wastewater Allocation Policy<br><br>Version #02 (V.02) | <b>Supersedes:</b> TC Action 2010-026                                         |                                    |
|                                                                                        | <b>Prepared By:</b><br>Richard D. Cappola Jr., PE<br>Public Services Director |                                    |
|                                                                                        | <b>Approved By:</b><br>Town Council<br><b>Date:</b> MON. DA, YEAR             |                                    |

## I. Purpose

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

## II. Scope

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

## III. Policy

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

- No more than fifty percent (50%) of the total available capacity may be allocated to projects that include solely residential development.
  - At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
  - Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use.
- Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

The following hierarchy shall apply to evaluation of utility allocation requests:

- Commercial properties with quality development projects
- Development projects with a mixed-use element
- Industrial projects and other major employer entities
- Additional phases attached to residential projects with a proven record of quality product and economic success
- Residential projects that include tangible, high quality community amenities
- Residential projects that include diverse products and opportunities
- Residential projects not otherwise described above

Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide "Minimum of 25% of building façades will be made of masonry materials."

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

#### **IV. Procedure**

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more ( > 10,000 GPD)
  - o The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
  - o For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their

project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.

- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons (< 10,000 GPD).
  - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

#### **V. General Conditions**

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

#### **V. Appeals Process**

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.

**TOWN OF CLAYTON  
RESOLUTION ESTABLISHING UPDATED  
WATER & WASTEWATER ALLOCATION POLICY**

**BE IT RESOLVED by the Town Council of the Town of Clayton, North Carolina, the updated Water & Wastewater Allocation Policy will read as follows:**

**I. Purpose**

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

**II. Scope**

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

**III. Policy**

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

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- At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
  - Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use. Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

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Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide "Minimum of 25% of building façades will be made of masonry materials."

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

#### **IV. Procedure**

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include

detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more ( > 10,000 GPD)
  - The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
  - For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.
- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons ( < 10,000 GPD).
  - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

## **V. General Conditions**

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

## **V. Appeals Process**

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.

Duly adopted this the 2<sup>nd</sup> day of March, 2020 while in regular session.

---

Jody McLeod  
Mayor

ATTEST:

---

Kimberly A. Moffett, CMC, NCCMC  
Town Clerk





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

---

## *MEMORANDUM*

To: Kimberly Moffett, Town Clerk

From: Chris Rowland, Construction Project Administrator 

Copy: Jonathan Barnes, Dalton Engineering  
Karen Durham, Engineering & Inspections Coordinator

Date: February 14, 2020

Subject: Gordon Park, Phases 4, 5, & 7

Please place a warranty acceptance request for the subject public water, sewer, associated storm drainage utilities, roadway sections, and all pertinent easements on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the utilities and roadways will be subject to a one-year warranty period. Following warranty expiration, a final inspection will be done with all deficient items corrected by the developer prior to final acceptance.



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

---

**MEMORANDUM**

**To:** Kimberly Moffett, Town Clerk

**From:** Andy Simerman, Construction Project Administrator

**Copy:** Donnie Adams – Adams and Hodge  
Jess Adams, Fred Smith  
Lori Bryant, Development Services Coordinator

**Date:** February 25<sup>th</sup>, 2020

**Subject:** Riverwood Villas II –Phase III – SP 2013-39

Please place a final acceptance request for the referenced subject public water utilities and all pertinent easements on the next available agenda.



# Town Council Agenda Cover Sheet

**Meeting Date**

March 2, 2020

**Agenda Location**

Introductions & Special Presentations

**Item Title**

East Clayton Disc Golf Course Clayton Area Disc League (CADL) Donation

**Presenter**

Matt Lorion Recreation Superintendent

Jay Pontier CADL Disc Golf Group

**Summary/Description**

Jay Pontier will be presenting the town with a check from the 2019 CADL dues and donations fund. He will be talking about CADL and how they got involved with the East Clayton Disc Golf course.

**Requested Action**

Informational Only

**Funding Source (If Applicable):**

N/A

**Cost:** N/A   Yes ☐   No ☒

**Additional Documents to be Included in Agenda Packet****Meeting Timeline**

Click or tap here to enter text.



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

Introductions & Special Presentations

**Item Title**

Community Garden Presentation

**Presenter**

Matt Lorion Recreation Superintendent and Roy Lewis

**Summary/Description**

Update about the garden at the Community Center and recognition of the volunteers who help run it.

**Requested Action**

Informational Only

**Funding Source (If Applicable):**

N/A

**Cost:** N/A    Yes ☐    No ☒

**Additional Documents to be Included in Agenda Packet****Meeting Timeline**

Click or tap here to enter text.



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

Public Hearings

**Item Title**

2019-239-SUP Meadow View Special Use Permit Major Modification

**Presenter**

Planning Department

**Summary/Description**

Request for a major modification to previously approved special use permit 2018-91-SUP (Creech Tract SUP). The modification includes changes to the original dimensional standards, which are set as a part of the special use permit process. This request is running concurrently with preliminary plat major modification 2019-241-SD. The properties are located off Old US HWY 70 and Shotwell Road.

**Requested Action**

Approval/Denial

**Funding Source (If Applicable):**

N/A

**Cost:** N/A    Yes ☐    No ☒

**Additional Documents to be Included in Agenda Packet**

Application  
Staff Report  
Staff Report Map  
Neighborhood Meeting Materials  
Newspaper Ad  
Adj. Property Owner

**Meeting Timeline**

March 2, 2020- Town Council Hearing



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

## SPECIAL USE PERMIT APPLICATION COVER SHEET

**Name of Project:** Meadow View (Formerly Creech Tract) **Date:** 11/18/19  
**Applicant Name:** Timmons Group

*The following checklist to be completed by applicant:*

- [ ☒ ] Pre-Application Meeting on: Nov 6, 2019  
[ ☐ ] Application Review fee **\$400**  
[ ☐ ] Advertisement Fee

*11 copies of the following:*

- [ ☐ ] Completed Application  
[ ☐ ] Owner's Consent Form  
[ ☐ ] Adjacent Property Owner's List  
[ ☐ ] Neighborhood Meeting Notice Letter (1 copy)  
[ ☐ ] Wastewater Allocation Request Form (if applicable)  
[ ☐ ] Set of stamped, addressed, empty envelopes for adjacent property owner notification  
[ ☐ ] Associated Site Plan (separate application required for major site plans, must be submitted concurrently)

**Reviewed by:** \_\_\_\_\_



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

## SPECIAL USE PERMIT APPLICATION

Application Fee: \$400.00  
Advertisement Fee: \$200.00

☐ New Special Use Permit

☒ Major Modification to an approved SUP  
Permit Modified: Former project #2018-90-SD

### SITE INFORMATION

Name of Project: Meadow View (Formerly Creech Tract)

Acreage of Property: 38.9 Zoning District: R-10

County Tag #: 05G01012A, 05G01012S NC Pin #: 165907-69-2203, 165907-78-1039

Address/Location: corner of Shotwell Rd and Old US Hwy 70 W

Existing Use: Vacant Proposed Use: Residential

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: \_\_\_\_\_

Is project within an Overlay District? ☐ Yes ☒ No If yes, which: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant: Timmons Group

Mailing Address: 5410 Trinity Rd, Suite 102; Raleigh NC 27607

Phone Number: 919-866-4934 Fax: 919-859-5663

Contact Person: Sean P Hein

Email Address: sean.hein@timmons.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ File Number: \_\_\_\_\_

## PROPERTY OWNER INFORMATION

**Name:** Everland Lee LLC

**Mailing Address:** 106 South Lombard St, Clayton, NC 27520

**Phone Number:** 919-971-5353

**Fax:**

**Email Address:** lannycliftonbuilder@gmail.com

## EXPLANATION OF PROJECT

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

The proposed development is a major modification of the previously approved, Creech Tract. The modifications will include,

2' smaller width townhomes, a more efficient layout, less linear feet of road, and a new amenity site area. The new project will

connect to the existing Lakewood Acres Subdivision and not have a second connection on Old US 70 Hwy. The subdivision will

include several offsite improvements including turn lanes on Shotwell Road, Old US 70, and at the intersection of Shotwell

and Covered Bridge Road. Road improvements will also be made to Woodcrest Drive to make a road connection.

Similarities between the approved subdivision and new proposed development will include, greenway trail extensions,

sanitary sewer outfall along the eastern stream and buffer, sanitary sewer connection to Highgate Subdivision to the north,

188 units, and the same density.

## REQUIRED FINDINGS OF FACT

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

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

The development will be built according to Town of Clayton standards and will provide safe and adequate access to the road network and Town of Clayton utilities.



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

This project was previously approved with a different layout by the town of Clayton on March 18, 2019.

This plan meets town specifications and ordinances. No special exceptions are being requested.

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

The project is in a transition area between multi-family apartment, commercial properties and single family neighborhoods.

The development is buffered on the North and East by stream buffers. The main road connections are direct to major roads.

This project will not effect or hinder the use of the adjacent properties.

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

This project is in area designated as Medium Density Residential, This project is 4.83 dwelling units per acre. It will utilize the Town of Clayton specifications and details for construction. The character of this project will be in harmony with town of Clayton plans and polocies.

#### APPLICANT AFFIDAVIT

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

Sean P. Hein  
Print Name

  
Signature of Applicant

11/22/2019  
Date



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

## OWNER'S CONSENT FORM

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

**Project Name:** Meadowview (Creech Tract) **Address or PIN #:** 165907-69-2203, 165907-78-1039

### AGENT/APPLICANT INFORMATION:

Timmons Group, Sean P Hein  
(Name - type, print clearly)

5410 Trinity Road, Suite 102  
(Address)  
Raleigh, NC 27607  
(City, State, Zip)

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

Special Use Permit

Construction Plans

Major Subdivision Plan

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

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

### OWNER AUTHORIZATION:

Freddie L Stanci  
(Name - type, print clearly)

104 State Ave Ste 103  
(Address)

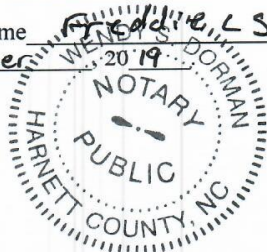
[Signature]  
(Owner's Signature)

Clayton, NC, 27520  
(City, State, Zip)

STATE OF North Carolina  
COUNTY OF Harnett

Sworn and subscribed before me the 22 day of November, 2019, Freddie L Stanci, a Notary Public for the above State and County, this

SEAL



Wendy S Dorman  
Notary Public

My Commission  
Expires: 09-10-2024

April 2019

17 of 17



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

February 13, 2020

**NOTICE**

**SUBJECT: Projects: 2019-239-SUP Meadow View Special Use Permit Major Modification  
2019-241-SD Meadow View Preliminary Plat Major Modification**  
**TAG #s: 05G01012S & 05G01012A**  
**Applicant: Timmons Group**

Dear Clayton Area Property Owner:

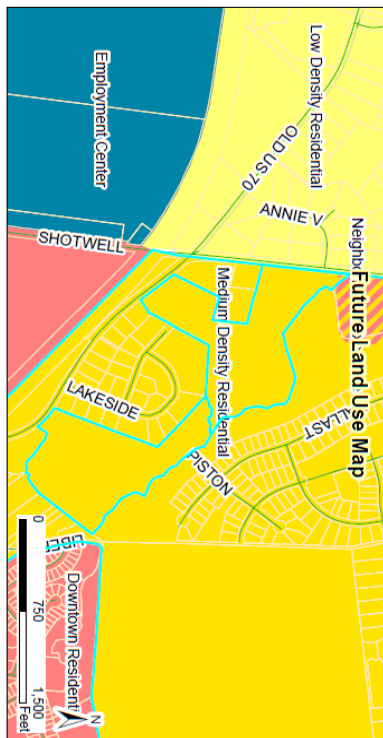
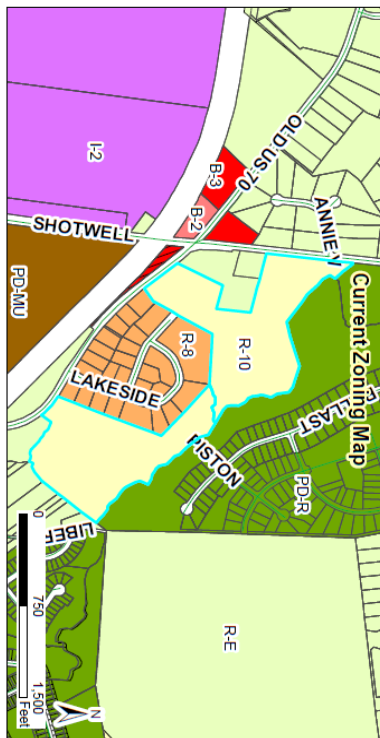
Notice is hereby given that the Clayton Town Council will hold evidentiary hearings on **Monday, March 2, 2020 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Special Use Permit and Preliminary Plat application. The applicant is requesting a major modification for a previously approved Special Use Permit to modify the dimensional standards for the use of townhomes on the subject properties. The applicant is also requesting a major modification to a previously approved Preliminary Plat to modify the layout of the townhome development. The proposed number of townhome lots is 188. The properties are zoned Residential-10 and are located off Shotwell Road and Old US HWY 70. Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at [hhogg@townofclaytonnc.org](mailto:hhogg@townofclaytonnc.org).

Sincerely,

Haley Hogg, AICP, CZO  
Planner II



**2019-241-SD**  
**Meadow View Preliminary Plat (Major Modification)**  
**Request to modify a previously approved Preliminary Plat**  
 Applicant: Timmons Group  
 Property Owners: Everland Lee LLC  
 Tag #: 05G01012A & 05G01012S

**Staff Report Map**

Document Path: C:\P\J\AM\GIS\SUBDIVISIONS\2019-241-SD - Meadow View (Formerly Creech Tract)\MapStaff Report Map - 2019-241-SD - Meadow View Major Modification.mxd



Produced by: TOC Planning  
 Date: 01/28/2020  
 Disclaimer: TOC Planning is not responsible for the quality of the data represented here.

| Legend           |                                    |
|------------------|------------------------------------|
| [Red Outline]    | TOC_SDE GISMGR: Parcel selection 2 |
| [Blue Outline]   | Site                               |
| [Pink Outline]   | 100-yr Flood Zone                  |
| [Green Outline]  | Thoroughfare Overlay               |
| [Yellow Outline] | Watershed Protection Overlay       |





5410 Trinity Road  
Suite 102  
Raleigh, NC 27607

P 919.866.4951  
F 919.859.5663  
[www.timmons.com](http://www.timmons.com)

12-12-2019

Dear Clayton Area Property Owner:

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

Meeting Date: Monday, January 6th, 2020

Meeting Time: 6:00 p.m.

Meeting Location: Clayton Center, York Room  
111 E 2<sup>nd</sup> Street, Clayton, NC, 27520

Type of Application: Special Use Permit & Major Subdivision Plan

Project/proposal property address: Meadow View (Formerly Creech Tract)  
Shotwell Road & Old US HWY 70 W.

Description of project/proposal: 188 Lot Townhome Community with Open Spaces and Amenity

Upcoming public meetings for this application (Planning Board and/or Town Council): February 17<sup>th</sup>, 2020

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

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

Two maps are enclosed with this letter. One showing the current approved site plan and location of the property. The second, shows the new proposed site plan, subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-866-4934 or [Sean.Hein@Timmons.com](mailto:Sean.Hein@Timmons.com). You may also contact the Planning Department at 919-553-5002.

Sincerely,

Timmons Group  
Cc: Town of Clayton Planning Department

RECEIVED

DEC 18 2019

TOWN OF CLAYTON  
PLANNING DEPARTMENT





## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Meadow View

**Application:** 2019-241-SD

**Location/Date:** Clayton Center, York Room/ January 6, 2020 6:00pm

|    | NAME                  | ADDRESS                    |
|----|-----------------------|----------------------------|
| 1  | Sean P. Hein          | 5410 TRINITY ROAD          |
| 2  | Jay Colvin            | 3000 RDU Center Dr.        |
| 3  | Alfred Moore          | 203 Lakeside Dr.           |
| 4  | Mike & Barbara Brasby | 1642 Liberty Lane, Clayton |
| 5  | Melissa Konekar       | 1414 Woodcrest Dr          |
| 6  | Elizabeth Ange        | 5410 Trinity Rd. Raleigh   |
| 7  |                       |                            |
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## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: Meadow View (2019-241-SD) Date of Mailing: 12/12/19  
Date of Meeting: January 6, 2020 Time of Meeting: 6:00 pm  
Location of Meeting: Clayton Center, York Room, 111 E 2nd Street, Clayton, NC, 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Sean Hein Signature: 

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

See Attachment for Summary

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



### Summary of Discussion From the Neighborhood Meeting

|                             |                        |                      |                           |
|-----------------------------|------------------------|----------------------|---------------------------|
| <b>Project:</b>             | Meadow View            | <b>Meeting Date:</b> | 6-Jan-20                  |
| <b>Applicant:</b>           | Timmons Group          | <b>Place/ Room:</b>  | Clayton Center, York Room |
| <b>Contact Information:</b> | Sean Hein 919-866-4934 | <b>Time:</b>         | 6:00 PM                   |

The meeting began promptly at 6:00 pm, with a brief presentation of the new site layout being proposed and a site plan of the previously approved plan. The presentation explained the difference between the two and was followed up by questions from the adjacent property owners. The questions and answers are below.

---

**Questions/ Concern #1:** How far apart are buildings?

**Applicant Response:** A minimum of 20' or greater.

---

**Questions/ Concern #2:** Are you widening Old Garner Road or Woodcrest Dr?

**Applicant Response:** No. Turn lanes will be added to Old Hwy 70 and Shotwell road. The end of Woodcrest Dr will be paved and brought up to NCDOT standards. This development is participating in traffic signals at the intersection of Shotwell/Covered Bridge and O'Neil/Covered Bridge, to be installed by the Town.

---

**Questions/ Concern #3:** Will there be sidewalks? Connecting to Woodcrest Dr?

**Applicant Response:** Yes, sidewalks throughout the neighborhood and greenway access will be provided. There will be greenway connection to Shotwell road and through the neighborhood. Another greenway in the rear of the site will be privately maintained by the HOA but open to the public.

---

**Questions/ Concern #3:** Will there be amenities? Tot lot?

**Applicant Response:** There will be a pool, pool house, and dog park. Market will determine what other amenities may be provided.

---

**Questions/ Concern #4:** Average cost of home?

**Applicant Response:** \$220,000 - \$230,000

---

**Questions/ Concern #5:** How many units?

**Applicant Response:** 188 townhomes, same as previously approved

---

**Questions/ Concern #6:** Are you tying into the North, Highgate Subdivision?

**Applicant Response:** Yes, near the western entrance. There will not be a connection near the Amenity area.

---

**Questions/ Concern #7:** Why cant the road connection to the East move?

**Applicant Response:** This is a stub required by the Town. The location is provided if any future redevelopment occurs. There are no current plans for this to extend further.

---

**Questions/ Concern #8:** Is this a separate subdivision? Not Highgate?

**Applicant Response:** Correct, this is a separate neighborhood and HOA.

---

**Questions/ Concern #9:** Will there be speedbumps?

**Applicant Response:** No, there will not be any. Town of Clayton does not allow speedbumps on public roads. There are other traffic calming measures utilized by the Town if necessary.

---

**Questions/ Concern #10:** Can we berm the landscape buffer between Lakewood Acres Subdivision?

**Applicant Response:** Yes, if space and drainage permit it. A 3' high berm with landscape on top, is possible.

---

**Questions/ Concern #11:** Will there be more runoff to the existing pond in Lakewood Acres Subdivision?

**Applicant Response:** Stormwater will be picked up through storm drainage and flow into our SCMs. The ponds treat for nitrogen as well. All fronts, roofs, and driveways will go into the new ponds.

---

**Questions/ Concern #12:** When is the Town Meeting?

**Applicant Response:** Feb. 17, for the final blessings with the Town.

---

**Questions/ Concern #12:** Will the developer clear the land? Do the grading?

**Applicant Response:** Yes, we would clear what we have to, plant what we need to. We have to get all the permits. We would clear all the current logged trees.

---

**Questions/ Concern #13:** Will there be concrete foundations?

**Applicant Response:** Yes, slabs.

---

**Questions/ Concern #14:** What would the homes look like?

**Applicant Response:** We showed them photos from the plans submitted to the town and a few other photos are products already completed.

---

**Questions/ Concern #15:** What is the square footage of homes?

**Applicant Response:** 1,570 - 1,650 sf

---

**Questions/ Concern #15:** Do you have to connect to Old Hwy 70? There is a lot of current traffic.

**Applicant Response:** Yes, the Town is requiring 3 connections for the neighborhood, one is required on Old Hwy 70. We are providing turn lanes for the entrance on Old Hwy 70 and Shotwell Road.

---

**PIN**                      **Owner**                      **Mailing Address**                      **Clayton, NC 27520**

165908-77-7804                      Jose L. Juarez                      181 Saint Jiles Dr                      Clayton, NC 27520

165908-77-7604                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165908-77-6575                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165912-77-6459                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165912-77-549C                      Hector M. Pena                      156 Liberty Lane                      Clayton, NC 27520

165911-77-4352                      Hector M. Pena                      156 Liberty Lane                      Clayton, NC 27522

165911-67-9268                      American Legion Post 71                      1300 Old US 70 Hwy W                      Clayton, NC 27520

165907-67-3633                      Avant-Garde Investments, LLC                      PO Box 712                      Clayton, NC 27528

165907-67-5741                      Nilous I. Banks                      101 Lakeside Dr                      Clayton, NC 27520

165907-67-5892                      Kerry Scott & Barbara Chestnut                      103 Lakeside Dr                      Clayton, NC 27520

165907-67-6943                      Betty B. Britt                      105 Lakeside Dr                      Clayton, NC 27520

165907-68-6095                      Helen S. Jones                      109 Lakeside Dr                      Clayton, NC 27520

165907-68-7288                      Alfred Ray & Agnes Moore                      203 Lakeside Dr                      Clayton, NC 27520

165907-68-7491                      Dillion D. & Bobbie Lou Blackmon                      207 Lakeside Dr                      Clayton, NC 27520

165907-68-752C                      Carol A. Fifield                      215 Lakeside Dr                      Clayton, NC 27520

165907-68-5693                      Carol A. Fifield                      215 Lakeside Dr                      Clayton, NC 27520

165907-68-2793                      Neal & Melissa Konneker                      1414 Woodcrest Dr                      Clayton, NC 27520

165907-58-9376                      Secu\*re Inc                      119 N Salisbury St 10th floor                      Raleigh, NC 27603

165907-58-9325                      Rickie L. Johnson                      1414 Old US 70 Hwy W                      Clayton, NC 27520

165907-58-4492                      Gregory E. Messick                      6713 Kyle Stewart Ct                      North Las Vegas, NV 89086

165907-59-7141                      Douglas D. & Ann B. Phillips                      925 Thanksgiving Fire Rd                      Selma, NC 27576

165907-59-6201                      Douglas D. & Ann B. Phillips                      925 Thanksgiving Fire Rd                      Selma, NC 27576

165907-59-3304                      William Jr & Doris H Powell                      146 Jameson Ave                      Woodland, NC 27897

165907-59-3631                      Royastine & Mary Francis Bryant                      2 Annie V Drive                      Clayton, NC 27520

165907-59-3981                      David Charles & Erin Paige Beck                      1 Annie V Drive                      Clayton, NC 27520

175000-50-8319                      Everland-Lee LLC                      104 State Ave. Suite 103                      Clayton, NC 27520

175000-70-2611                      Creech NC LLC                      448 Viking Dr. Suite 220                      Virginia Beach, VA 23452

165908-99-3984                      Allen L. Mims Jr                      920 City Rd                      Clayton, NC 27520

165908-77-9925                      City Road LLC                      114 W Main                      Clayton, NC 27520

165911-77-3189                      Martin L. Jr Moody                      148 Liberty Ln                      Clayton, NC 27520

165911-76-3919                      Zabiullah & Rahima Nazari                      111 Swordgagge dr                      Cary, NC 27513

165907-58-2949                      Rick G. & Jo Lynn Truesdale                      1600 Old Garner Rd                      Clayton, NC 27520

175000-50-431C                      Roberto Cruz Martinez                      2 Sever Oaks Dr                      Clayton, NC 27520

RECEIVED  
JAN 02 2023  
TOWN OF CLAYTON  
PLANNING DEPARTMENT

### **PUBLIC NOTICE**

In accordance with NC GS 160A-364 the Clayton Town Council will hold evidentiary hearings on Monday, March 2, 2020, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2019-239-SUP Meadow View Special Use Permit Major Modification; request to modify a previously approved Special Use Permit to allow the use of townhomes and modify approved dimensional standards. The subject properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2019-241-SD Meadow View Preliminary Plat Major Modification; request to modify a previously approved Preliminary Plat to develop 188 townhome lots. The properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2020-02-SD Steeplechase Meadows Preliminary Plat (Master Plan) Major Modification; request to modify a previously approved master plan to develop 660 single-family and townhome units. The property is located off City Road, Covered Bridge Road, and O'Neil Street. TAG # 05H02009

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Haley Hogg, Planner II  
919-553-5002

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The Johnstonian Newspaper

Please advertise on the following dates:

Wednesday, February 19, 2020

Wednesday, February 26, 2020

**Affidavit of publication required.**

**Recommend Conditions of Approval (2019-241-SD Meadow View):**

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. No more than 30 building permits shall be issued within the subdivision until the required secondary access has been constructed, in accordance with the requirements of the NC Fire Code.
4. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of the development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or as specifically required by NCDOT.
5. The new traffic signal required at the intersections of Covered Bridge Road and N. O'Neil Street shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
6. The traffic signal required at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
7. Fee-in-lieu shall be paid for half of the proposed stream crossing of Street "D" to the east at plat recordation for Phase 2.
8. If another development contributes traffic to any required signal modifications, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
9. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
10. Multi-use trails shall be constructed or bonded prior to the platting for the phase in which they occur.
11. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
12. The amenity center shall be submitted as a separate minor site plan application to be reviewed and approved by the Town of Clayton Technical Review Committee and Planning Department.
13. Fee-in-Lieu shall be paid for the remainder of Road C that does not connect west to the adjacent property, to ensure that this connection is funded for future development.
14. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.

**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.*

SEAN P. HEIK  
Print Name

  
Signature of Applicant

2/18/20  
Date



**Recommend Conditions of Approval (2019-239-SUP Meadow View):**

1. These conditions of approval, and any others associated with the Preliminary Plat (2019-241-SD) shall be recorded upon the final plan set, which must be submitted to the Planning Department for review and final approval.
2. This Special Use Permit shall be valid only for the 38.88 acres of land, outlined in the application and the associated preliminary plat (2019-241-SD). Any addition of land or units shall be subject to the modification criteria outlined in UDC Section 155.711.
3. This Special Use Permit sets the dimensional standards for the associated preliminary plat 2019-241-SD. Any modification to these standards are subject to review and approval in accordance with the requirements of the Unified Development Code.

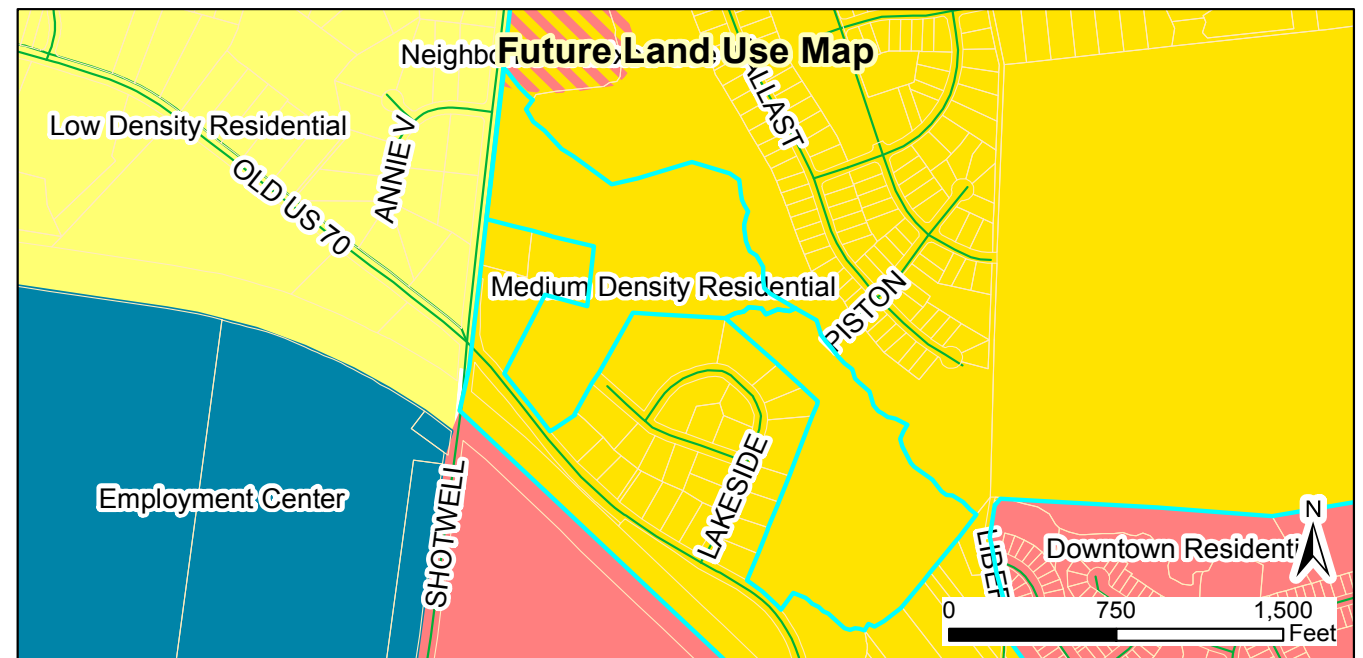
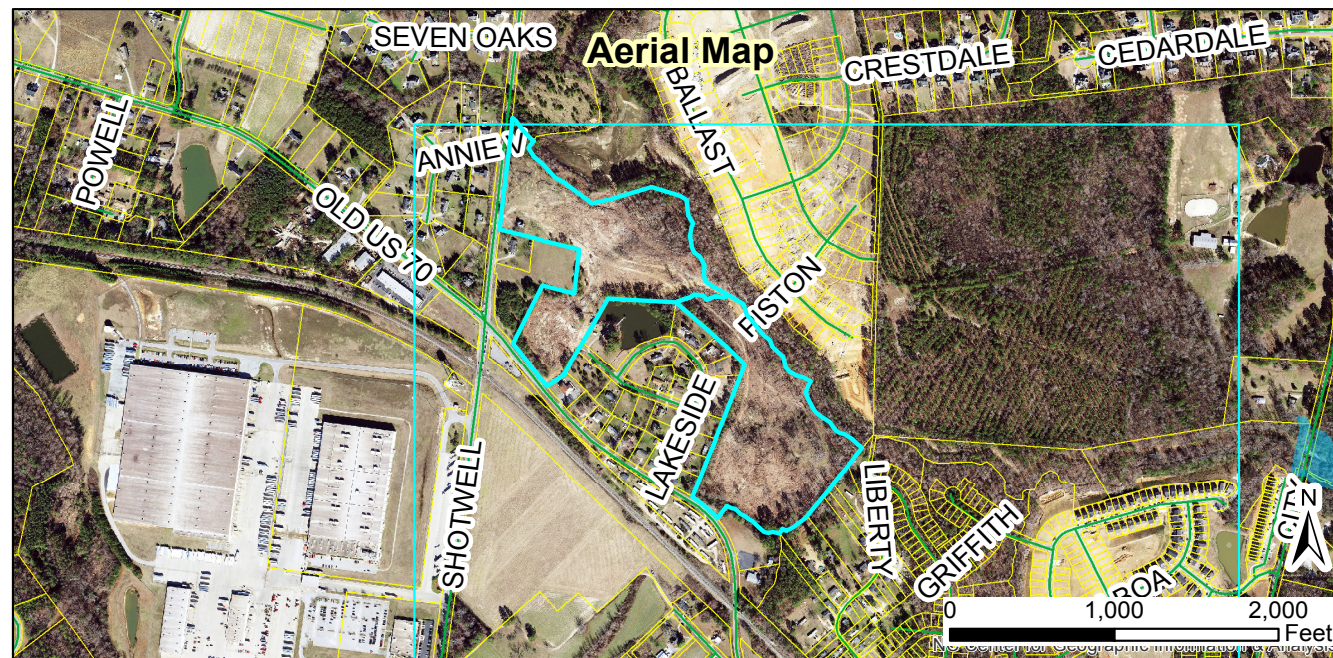
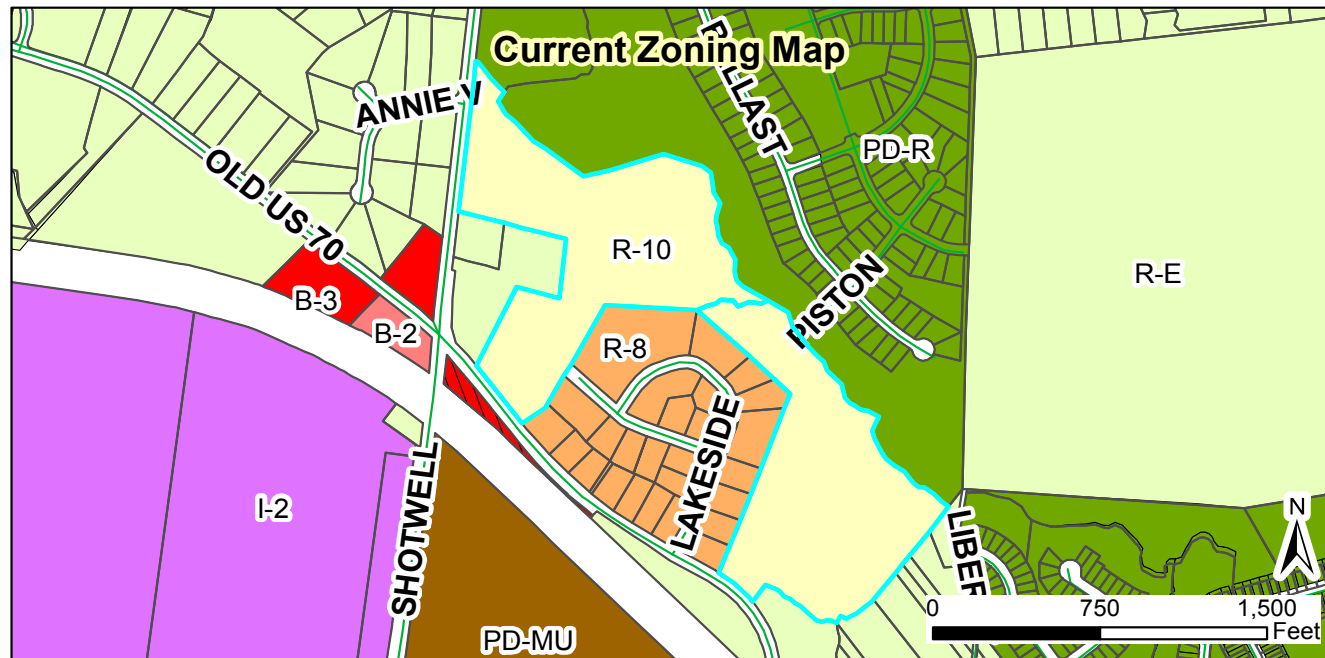
**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.*

SEAN P. HEIN  
Print Name

  
Signature of Applicant

2/18/20  
Date



**2019-239-SUP**  
**Meadow View Special Use Permit (Major Modification)**  
**Request to modify a previously approved Special Use Permit**

Applicant: Timmons Group  
 Property Owners: Everland Lee LLC  
 Tag #: 05G01012A & 05G01012S

**Staff Report Map**



01/28/2020

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

| Legend |                                    |
|--------|------------------------------------|
|        | TOC_SDE.GISMGR.Parcels selection 2 |
|        | Site                               |
|        | 100-yr Flood Zone                  |
|        | Thoroughfare Overlay               |
|        | Watershed Protection Overlay       |

Document Path: O:\PLANNING\SPECIAL USE\2019\2019-239-SUP - Meadow View (formerly Creech Tract)\Maps\Staff Report Map - 2019-239-SUP - Meadow View Major Modification.mxd





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

*Town Council  
March 2, 2020*

## STAFF REPORT

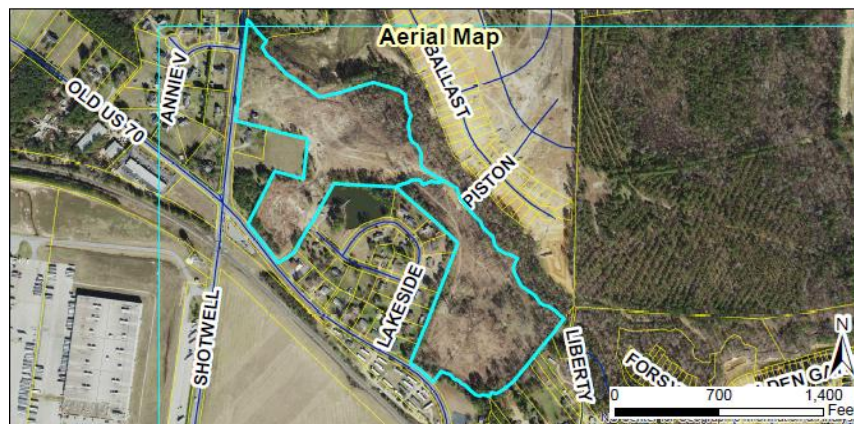
**Application Number:** 2019-239-SUP  
**Project Name:** Meadow View (formerly Creech Tract) Special Use Permit,  
Major Modification

**NC PIN / Tag #:** 165907-69-2203 / 05G01012A, 165907-78-1039 / 05G01012S  
**Town Limits/ETJ:** Town Limits  
**Overlay:** None  
**Applicant:** Timmons Group  
**Owner:** Everland Lee LLC  
**Location:** Corner of Shotwell Road and Old US HWY 70, south of Highgate Subdivision

**Public Noticing:**

- Neighborhood meeting held on January 6, 2020
- Signs Posted prior to February 21, 2020
- Letters mailed February 13, 2020
- Newspaper ad published February 19, 2020 & February 26, 2020

**REQUEST:** Major Modification to a previously approved Special Use Permit (2018-91-SUP) for the use of townhomes on the subject parcels. This permit also sets/modifies the dimensional standards for the associated preliminary plat.



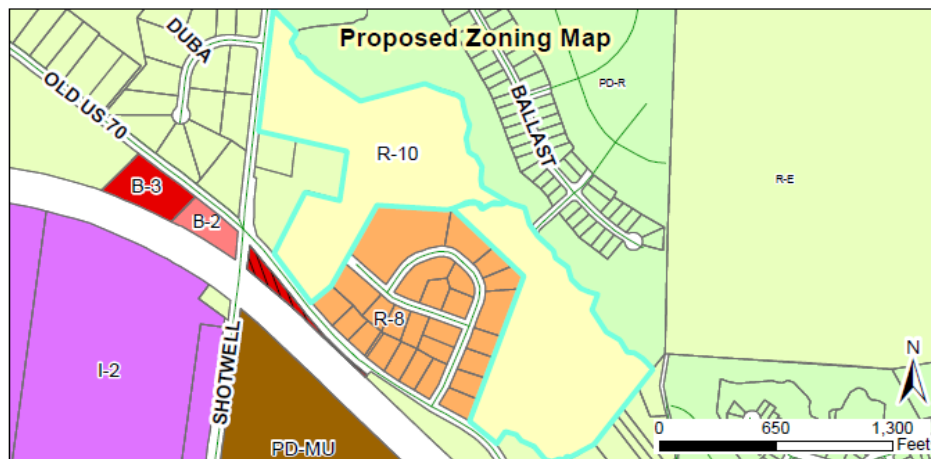
**SITE DATA:**

Acreage: 38.88 acres  
Existing Use: Vacant

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**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                                                        | Existing Use                         |
|-----------|---------------------------------------------------------------|--------------------------------------|
| North     | Planned Development-Residential (PD-R)                        | Single-family residential (Highgate) |
| South     | Residential-8 (R-8) and Planned Development Mixed Use (PD-MU) | Single-family residential and vacant |
| East      | Planned Development-Residential (PD-R), Residential-8 (R-8)   | Single-family residential            |
| West      | Residential-8 (R-8) and Residential-Estate (R-E)              | Single-family residential            |

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (188 units)  
Density/Intensity: 4.83 units/acre  
Impervious Surface: Maximum 80% per lot  
Required Parking: 2 spaces/unit required= 376 spaces  
Proposed Parking: 2 spaces/unit  
Access/Streets: Access off: Old US HWY 70, Shotwell Road, one connection north to Highgate Subdivision, one connection east to Lakewood Acres Subdivision

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## STAFF ANALYSIS:

### Overview

The applicant is requesting issuance of a Special Use Permit to serve as a Major Modification to previously approved 2018-91-SUP, which allowed the use of townhomes on the subject parcels and set dimensional standards for development. The use of townhomes is remaining, but the applicant is proposing new dimensional standards to accommodate a new builder and site layout. Running concurrently with this application is a Preliminary Plat Major Modification application 2019-241-SD.

The Special Use Permit sets the dimensional standards for townhome developments. The applicant is proposing the following dimensional standards for the townhome lots, which staff has reviewed and deems acceptable for townhome development:

| Dimensional Standards            |                     |          |
|----------------------------------|---------------------|----------|
|                                  | Previously Approved | Proposed |
| Min. Lot Size                    | 1610 SF             | 1652 SF  |
| Min. Lot Width                   | 22'                 | 20'      |
| Max. Building Height             | 35'                 | 35'      |
| Max. Building Coverage           | 75%                 | 67%      |
| Max. Impervious Coverage per lot | 80%                 | 80%      |

| Setbacks                                     |                     |                                   |
|----------------------------------------------|---------------------|-----------------------------------|
|                                              | Previously Approved | Proposed                          |
| Front                                        | 10'                 | 10' (rearload)<br>20' (frontload) |
| Side (end unit)                              | 5'                  | 5'                                |
| Side (interior unit)                         | 0'                  | 0'                                |
| Rear                                         | 10'                 | 15' (rearload)<br>10' (frontload) |
| Front Garage Setback (from back of sidewalk) | 25'                 | 25'                               |

If the proposed Major Modification Special Use Permit application is approved it will replace the original Special Use Permit application for this property, 2018-91-SUP. If the proposed Major Modification Special Use Permit application is denied, the previously approved Special Use Permit 2018-91-SUP will remain valid as it was approved by the Town Council.

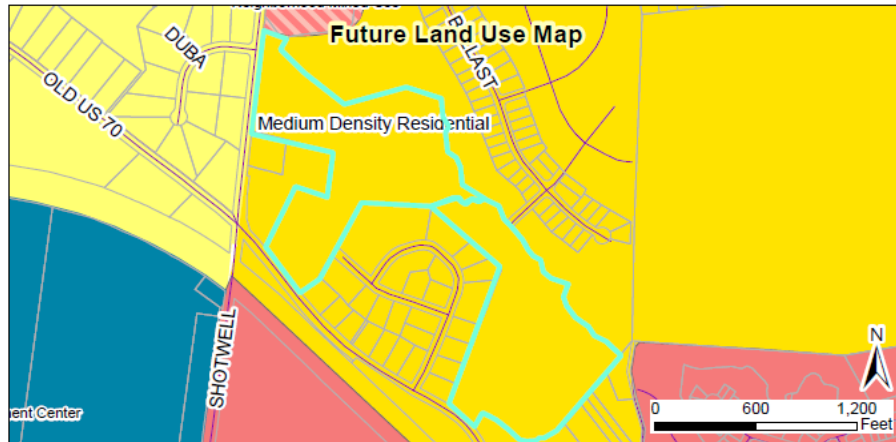
### Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2019-241-SD) with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2019-241-SD.

### **Consistency with Adopted Plans**

- **Comprehensive Plan 2040**

The future land use map designates this property as “Medium Density Residential”, which allows all residential housing types and densities up to 5 units per acre. The proposed development is consistent with this designation as they are proposing 4.83 units/acre.



- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

### **Compatibility with Surrounding Land Uses**

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residences with higher density to the north (Highgate).

### **Findings of Fact**

Applications for a Special Use Permit are required by the UDC to address the following Findings. The burden of proof is on the applicant and failure to adequately address the Findings may result in denial of the application. Please see below for the Findings of Fact, followed by the applicant’s response included within the application and staff’s comments.

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

#### **Applicant Response:**

The development will be built according to Town of Clayton standards and will provide safe and adequate access to the road network and Town of Clayton utilities.

**Staff Commentary:** The associated development will be required to provide traffic improvements as outlined in the TIA and required by NCDOT Congestion Management.

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

**Applicant Response:**

This project was previously approved with a different layout by the town of Clayton on March 18, 2019.

This plan meets town specifications and ordinances. No special exceptions are being requested.

**Staff Commentary:** The original subdivision and special use permit Creech Tract was approved in March of 2019. The proposed changes in the associated preliminary plat modification and via this special use permit have been reviewed and TRC certified by Town staff.

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

**Applicant Response:**

The project is in a transition area between multi-family apartment, commercial properties and single family neighborhoods.

The development is buffered on the North and East by stream buffers. The main road connections are direct to major roads.

This project will not effect or hinder the use of the adjacent properties.

**Staff Commentary:** Townhomes are permitted in the R-10 district via issuance of a special use permit. The property is bordered by high-density single-family residential to the north and single family residences to the south/east/west. It is located near the corner of Shotwell/Old US HWY 70.

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

**Applicant Response:**

This project is in area designated as Medium Density Residential, This project is 4.83 dwelling units per acre. It will utilize the Town of Clayton specifications and details for construction. The character of this project will be in harmony with town of Clayton plans and polociies.

**Staff Commentary:** The Special Use Permit would allow the use of townhome development, with a density of 4.83 units per acre. The associated subdivision application has been reviewed and TRC certified by Town staff.

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**CONSIDERATIONS:**

- This plan is subject to final approval by Town Council.

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**RECOMMENDED CONDITIONS:**

If approved, these previous conditions associated with the original Special Use Permit 2018-91-SUP shall be struck and herein replaced as follows:

1. These conditions of approval, and any others associated with the Preliminary Plat (2019-241-SD) shall be recorded upon the final plan set, which must be submitted to the Planning Department for review and final approval.
2. This Special Use Permit shall be valid only for the 38.88 acres of land, outlined in the application and the associated preliminary plat (2019-241-SD). Any addition of land or units shall be subject to the modification criteria outlined in UDC Section 155.711.
3. This Special Use Permit sets the dimensional standards for the associated preliminary plat 2019-241-SD. Any modification to these standards are subject to review and approval in accordance with the requirements of the Unified Development Code.

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**ATTACHMENTS:**

- 1.) Staff Report Maps
- 2.) Application
- 3.) Owner's Consent Form
- 4.) Neighborhood Meeting Materials
- 5.) Newspaper Ad
- 6.) Adjacent Property Letter



**Town of Clayton  
Town Council  
SUP Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to (PICK ONE):

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

SUP Application **2019-239-SUP – Meadow View – Special Use Permit**

This motion is based on the following findings:

1. The application **WILL NOT** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

**OR**

The application **WILL** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved. (State evidence supporting finding.)

\*\*\*\*\*

2. The application **MEETS** all required specifications and **CONFORMS** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.

**OR**

The application **DOES NOT MEET** all required specifications and **DOES NOT CONFORM** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations. (State evidence supporting finding.)

\*\*\*\*\*

Item 6a  
MOTION SHEET  
2019-239- SUP  
Meadow View – Special Use Permit

3. The application **WILL NOT** substantially injure the value of adjoining or abutting property, and **WILL NOT** be detrimental to the use or development of adjacent properties or other neighborhood uses.

**OR**

The application **WILL** substantially injure the value of adjoining or abutting property, and **WILL** be detrimental to the use or development of adjacent properties or other neighborhood uses. (State evidence supporting finding).

\*\*\*\*\*

4. The application **WILL NOT** adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

**OR**

The application **WILL** adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. (State evidence supporting finding.)

\*\*\*\*\*

**[If approved with conditions]** The applicant meets the above findings subject to the following conditions as listed in Staff Report.

1. These conditions of approval, and any others associated with the Preliminary Plat (2019-241-SD) shall be recorded upon the final plan set, which must be submitted to the Planning Department for review and final approval.
2. This Special Use Permit shall be valid only for the 38.88 acres of land, outlined in the application and the associated preliminary plat (2019-241-SD). Any addition of land or units shall be subject to the modification criteria outlined in UDC Section 155.711.
3. This Special Use Permit sets the dimensional standards for the associated preliminary plat 2019-241-SD. Any modification to these standards are subject to review and approval in accordance with the requirements of the Unified Development Code.

Item 6a  
MOTION SHEET  
2019-239- SUP  
Meadow View – Special Use Permit

Item 6a  
MOTION SHEET  
2019-239- SUP  
Meadow View – Special Use Permit



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

Public Hearings

**Item Title**

2019-241-SD Meadow View Preliminary Plat Major Modification

**Presenter**

Planning Department

**Summary/Description**

Request for a major modification to previously approved preliminary plat 2018-90-SD (Creech Tract Subdivision). The modification requests include changes in layout, dimensional standards, and unit count. The proposed unit count has decreased from 189 units to 188 units. The application is running concurrently with a major modification to the associated Special Use Permit 2019-239-SUP. All traffic improvements required as a part of the original application are required for this modified application. The properties are located off Old US HWY 70 and Shotwell Road.

**Requested Action**

Approval/Denial

**Funding Source (If Applicable):**

N/A

**Cost:** N/A    Yes ☐    No ☒

**Additional Documents to be Included in Agenda Packet**

Application  
Staff Report  
Staff Report Map  
Neighborhood Meeting Materials  
Site Plan  
Newspaper Ad  
Adj. Property Owner  
TRC Certification Letter

**Meeting Timeline**

March 2, 2020- Town Council Hearing



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

## MAJOR SUBDIVISION PLAN APPLICATION COVER SHEET

Name of Project: Meadow View Date: 11/18/19

Applicant Name: Timmons Group

***The following checklist to be completed by applicant:***

- ☒ Pre-Application Meeting on: Nov. 6, 2019
- ☒ Review fee **\$400 + \$5(per 188 lots) = \$1,340**
- ☒ Advertisement Fee
- ☐ Copy of plan sets in PDF on USB (only one USB needed)

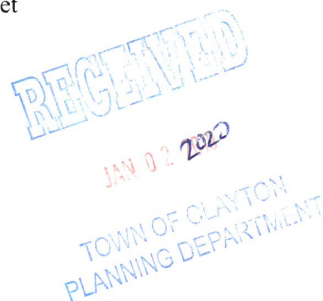
***11 copies of the following:***

- ☐ Completed Application
- ☐ Owner's Consent Form
- ☐ Adjacent Property Owner's List
- ☐ Road Name Application
- ☐ Wastewater Allocation Request Form or verification of Wastewater
- ☐ Signed/Sealed Traffic Impact Analysis (if applicable)
- ☐ Neighborhood Meeting Notice Letter (1 copy)
- ☐ Set of stamped, addressed, empty envelopes for adjacent property owner notification
- ☐ Stormwater Management Statement

***11 copies of the plan set which includes the following:***

- |                                                          |                                                             |
|----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Cover Sheet                     | <input type="checkbox"/> Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> Existing Conditions Sheet       | <input type="checkbox"/> Preliminary Grading Plan Sheet     |
| <input type="checkbox"/> Signed & Sealed Boundary Survey | <input type="checkbox"/> Landscaping Plan Sheet             |
| <input type="checkbox"/> Site Plan Sheet                 | <input type="checkbox"/> Architectural Elevations Sheet     |
| <input type="checkbox"/> Phasing Plan Sheet              | <input type="checkbox"/> Lighting Plan Sheet                |

Reviewed by: \_\_\_\_\_





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

## MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

- ☐ New Major Subdivision: \$400.00 + \$5.00 per lot  
☐ Conventional  
☐ Open Space  
☐ Master Plan
- ☒ Modification to approved plan  
☒ Major: \$400.00 + \$5.00 per lot modified  
☐ Minor: \$200.00 + \$5.00 per lot modified  
*Modified Plan:* Former project #2018-90-SD

Advertising Fee: \$200.00

### SITE INFORMATION

Name of Project: Meadow View (Formerly Creech Tract) Acreage of Property: 38.9  
Tag #: 05G01012A, 05G01012S NC Pin #: 165907-69-2203, 165907-78-1039  
Location: Corner of Shotwell Rd and Old US Hwy 70 W  
Number of lots (Existing): 2 (Proposed): 188 Min. Lot Size: 1,652 sq.ft.  
Zoning District: R-10 Electric Provider: Town of Clayton  
Wastewater: ☐ Septic ☒ Sewer Water: ☐ Well ☒ Public/Private Water  
Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – acreage: 4.86+

### APPLICANT INFORMATION

Applicant: Timmons Group  
Mailing Address: 5410 Trinity Rd, Suite 102; Raleigh NC 27607  
Phone Number: 919-866-4934 Fax: 919-859-5663  
Contact Person: Sean P Hein  
Email Address: sean.hein@timmons.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ File Number: \_\_\_\_\_



## PROPERTY OWNER INFORMATION

**Name:** Everland Lee LLC

**Mailing Address:** 106 South Lombard St, Clayton, NC 27520

**Phone Number:** 919-971-5353

**Fax:** \_\_\_\_\_

**Email Address:** lannycliftonbuilder@gmail.com

## EXPLANATION OF PROJECT

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

The proposed development is a major modification of the previously approved, Creech Tract. The modifications will include, 2' smaller width townhomes, a more efficient layout, less linear feet of road, and a new amenity site area. The new project will connect to the existing Lakewood Acres Subdivision and not have a second connection on Old US 70 Hwy. The subdivision will include several offsite improvements including turn lanes on Shotwell Road, Old US 70, and at the intersection of Shotwell and Covered Bridge Road. Road improvements will also be made to Woodcrest Drive to make a road connection.

Similarities between the approved subdivision and new proposed development will include, greenway trail extensions, sanitary sewer outfall along the eastern stream and buffer, sanitary sewer connection to Highgate Subdivision to the north, 188 units, and the same density.

## FINDINGS OF FACT

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

- (1) Consistency with the adopted plans and policies of the Town..

This project was previously approved with a different layout by the Town of Clayton on March 18, 2019.

It is in area designated as Medium Density Residential. This project is 4.83 dwelling units per acre.

The project is in a transition area between multi-family apartment, commercial properties and single family neighborhoods.

- (2) The subdivision meets all required specifications of this chapter.

Following closely to the previously approved subdivision, the project meets the Town of Clayton Standards. Zoning standards have been met and will follow with a special use permit to allow townhomes.

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

This project is buffered by stream buffers on the North and East to the existing subdivisions. The main entrances are off of major roads and will not direct traffic into existing developments. The project is consistent with the Town of Clayton standards and will not be detrimental to the surrounding area.

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

The project will provide turn lanes into the projects entrances and provides three access points to mitigate traffic from the 188 proposed new homes. Permanent storm water management devices and erosion control measures will be provided to ensure the project will not materially endanger the environment, connections to existing Town of Clayton water and sewer will be constructed in a way that meets Town and State standards.

**\*\*Planned developments must also meet the Master Plan Approval Criteria in Section 155.705(J)\*\***

## MAJOR SUBDIVISION PLAN CHECKLIST

*Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.*

## PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and **folded to an 8.5" x 11" format.**



- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

#### PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

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

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

*The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).*

## SURVEY

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

## EXISTING CONDITIONS SHEET

| Provided                            |     |                                                                                                                                                                                                                                  |
|-------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A |                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> |     | The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features. |
| <input checked="" type="checkbox"/> |     | The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.                                                                                              |
| <input checked="" type="checkbox"/> |     | The existing structures located on the subject property.                                                                                                                                                                         |
| <input checked="" type="checkbox"/> |     | The existing structures within 100 feet of project boundary.                                                                                                                                                                     |
| <input checked="" type="checkbox"/> |     | The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.                                                                                               |
| <input checked="" type="checkbox"/> |     | Label subject parcel and adjacent property acreage, owners, and zoning districts.                                                                                                                                                |

## PRELIMINARY SITE PLAN

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

| Provided                            |                                     |                                                  |
|-------------------------------------|-------------------------------------|--------------------------------------------------|
| Yes                                 | N/A                                 |                                                  |
| <input checked="" type="checkbox"/> |                                     | Site data table in tabular form                  |
| <input checked="" type="checkbox"/> |                                     | Name of project (AKA names if applicable)        |
| <input checked="" type="checkbox"/> |                                     | Parcel identification number (and/or Tag number) |
| <input checked="" type="checkbox"/> |                                     | Property size (acres and square feet)            |
| <input checked="" type="checkbox"/> |                                     | Property location (Town limits or ETJ)           |
| <input checked="" type="checkbox"/> |                                     | Existing zoning district                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed zoning district (if applicable)         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Overlay (if applicable)                          |

| Provided                            |                                     |                                                                       |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing use                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed use                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Number of seats/students/fueling positions (as applicable).           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Number of housing units proposed, per housing unit type.              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed density (number of units per acre)                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed intensity (gross floor area)                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Building coverage (as percentage of total site)                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Impervious surface area (square feet and as percentage of total site) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Building height (number of stories and in feet)                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Required parking (list requirement i.e. 1 space per 300 SF)           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed parking                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Required/proposed handicap accessible parking                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Electric Provider.                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Water Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Sewer Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Max building height.                                                  |

**Other site plan elements:**

| Provided                            |                                     |                                                                                                                                 |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify adjacent property owners, their parcel ID number, current zoning and present use.                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Put a bubble around the affected area for amendments to previously approved projects.                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing and future right of ways.                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify Watershed Protection Areas.                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing easements by type, and distinguish if public or private.                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed easements by type, and distinguish if public or private.                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify Open Space/Common Areas, amenities.                                                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Identify clear sight triangle at project ingress/egress points with dimensions.                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown. |



| Provided                            |                                     |                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).                                                                                                                                   |
| <input checked="" type="checkbox"/> |                                     | Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide queuing details for drive-up/drive-thru facilities (if applicable).                                                                                                                                    |
| <input checked="" type="checkbox"/> |                                     | Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.                                                                                                                 |
| <input checked="" type="checkbox"/> |                                     | Provide the location and details of refuse collection areas.                                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide the location, size and orientation of freestanding signs.                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify cluster mailbox unit (CBU) locations and details, including parking layout.                                                                                                                           |

## CONCEPTUAL ENGINEERING PLANS

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

| Provided                            |                          |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                      |                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify proposed streets and roadways (public and private) with dimensions and cross sections.                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify the curve radii for all internal and external vehicular use areas.                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify all access points to the project.                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify existing conditions and proposed grading plans.                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify Tree Conservation Areas shown on grading plan.                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show proposed flow of traffic.                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify proposed traffic control signs and striping.                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide preliminary wastewater allocation calculation.                                                                                                                                                                                                                                                     |

| Provided                            |                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify proposed grease traps.                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify backflow prevention devices.                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify slopes steeper than 2.5:1.                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide a Stormwater Management Statement.                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Floodplain development permit required for this parcel – see Engineering Dept.                                                                                                                                                                                                         |

## FIRE PLAN

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

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

## PHASING PLAN

| Provided                            |                          |                                                                                           |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|
| Yes                                 | N/A                      |                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a Phasing plan showing all proposed phases and phase titles, in different colors. |

## LANDSCAPE PLAN

| Provided                            |     |                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A |                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> |     | Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> |     | Indicate the location, width and type of all required buffers.                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> |     | Indicate the location, width and type of landscaping within vehicular use areas.                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> |     | Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> |     | Provide a plant list summary table which includes: <ol style="list-style-type: none"> <li>1. A planting key identifying the various planting elements</li> <li>2. The quantity of each type of plant material proposed</li> <li>3. The size, height, caliper and spacing of plant material proposed</li> <li>4. The Botanical and common names of plant material proposed</li> </ol> |
| <input checked="" type="checkbox"/> |     | Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> |     | Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).                                                                 |
| <input checked="" type="checkbox"/> |     | Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".                                                                                                                                                                  |
| <input checked="" type="checkbox"/> |     | Identify and list any existing plant material which will be used to satisfy landscape requirements.                                                                                                                                                                                                                                                                                  |

## LIGHTING PLAN

| Provided                 |                                     |                                                                                           |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------------------|
| Yes                      | N/A                                 |                                                                                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conceptual Lighting Plan - any common lighting should not spill over to other properties. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identify the light source and provide a detail of the fixture.                            |
| <input type="checkbox"/> |                                     | Identify the proposed height of fixtures.                                                 |

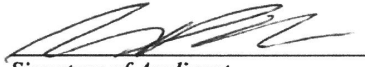
## ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

## APPLICANT AFFIDAVIT

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

Sean P. Hein  
Print Name

  
Signature of Applicant

11/22/2019  
Date





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

## OWNER'S CONSENT FORM

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

**Project Name:** Meadowview (Creech Tract) **Address or PIN #:** 165907-69-2203, 165907-78-1039

### AGENT/APPLICANT INFORMATION:

Timmons Group, Sean P Hein  
(Name - type, print clearly)

5410 Trinity Road, Suite 102  
(Address)  
Raleigh, NC 27607  
(City, State, Zip)

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

Special Use Permit  
Major Subdivision Plan

Construction Plans

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

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

### OWNER AUTHORIZATION:

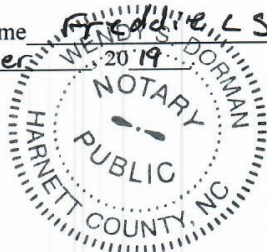
Freddie L Stancil  
(Name - type, print clearly)  
[Signature]  
(Owner's Signature)

104 State Ave Ste 103  
(Address)  
Clayton, NC, 27520  
(City, State, Zip)

STATE OF North Carolina  
COUNTY OF Harnett

Sworn and subscribed before me Freddie L Stancil, a Notary Public for the above State and County, this the 22 day of November, 2019.

SEAL



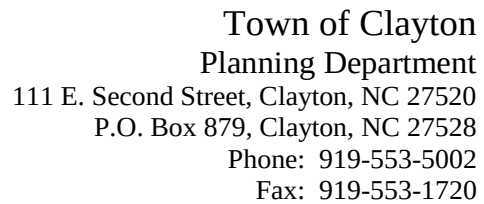
Wendy S Dorman  
Notary Public

My Commission Expires: 09-10-2024

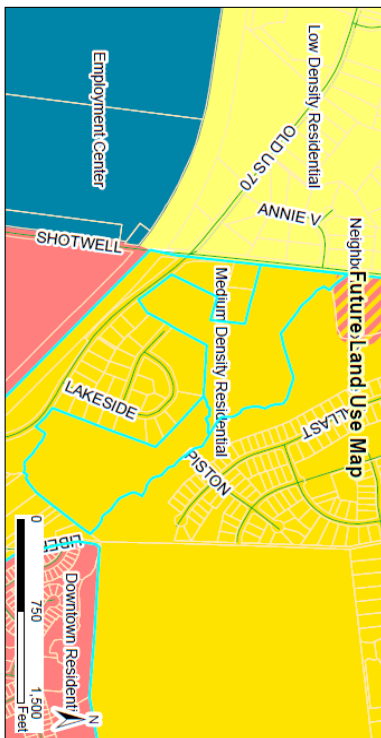
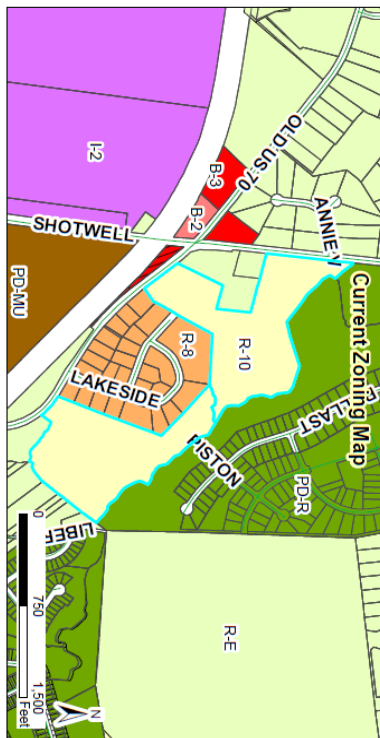
April 2019

17 of 17





Page 67 of 245



# 2019-241-SD Meadow View Preliminary Plat (Major Modification) Request to modify a previously approved Preliminary Plat

Applicant: Timmons Group  
Property Owners: Everland Lee LLC  
Tag #: 05G01012A & 05G01012S

## Staff Report Map

Document Path: C:\P\J\AMW\SUBDIVISIONS\2019-241-SD - Meadow View (Formerly Creech Tract)\MapStaff Report Map - 2019-241-SD - Meadow View Major Modification.mxd



Produced by: TOC Planning  
01/28/2020  
Disclaimer: This map was prepared for the staff to the staff  
responsibility for the quality of the data  
represented here

- Legend**
- TOC\_SDE GISMGR: Parcel selection 2
  - Site
  - 100-yr Flood Zone
  - Thoroughfare Overlay
  - Watershed Protection Overlay



5410 Trinity Road  
Suite 102  
Raleigh, NC 27607

P 919.866.4951  
F 919.859.5663  
[www.timmons.com](http://www.timmons.com)

12-12-2019

Dear Clayton Area Property Owner:

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

Meeting Date: Monday, January 6th, 2020

Meeting Time: 6:00 p.m.

Meeting Location: Clayton Center, York Room  
111 E 2<sup>nd</sup> Street, Clayton, NC, 27520

Type of Application: Special Use Permit & Major Subdivision Plan

Project/proposal property address: Meadow View (Formerly Creech Tract)  
Shotwell Road & Old US HWY 70 W.

Description of project/proposal: 188 Lot Townhome Community with Open Spaces and Amenity

Upcoming public meetings for this application (Planning Board and/or Town Council): February 17<sup>th</sup>, 2020

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

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

Two maps are enclosed with this letter. One showing the current approved site plan and location of the property. The second, shows the new proposed site plan, subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-866-4934 or [Sean.Hein@Timmons.com](mailto:Sean.Hein@Timmons.com). You may also contact the Planning Department at 919-553-5002.

Sincerely,

Timmons Group  
Cc: Town of Clayton Planning Department

RECEIVED

DEC 18 2019

TOWN OF CLAYTON  
PLANNING DEPARTMENT





## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Meadow View  
**Application:** 2019-241-SD  
**Location/Date:** Clayton Center, York Room/ January 6, 2020 6:00pm

|    | NAME                  | ADDRESS                    |
|----|-----------------------|----------------------------|
| 1  | Sean P. Hein          | 5410 TRINITY ROAD          |
| 2  | Jay Colvin            | 3000 RDU Center Dr.        |
| 3  | Alfred Moore          | 203 Lakeside Dr.           |
| 4  | Mike & Barbara Brasby | 1642 Liberty Lane, Clayton |
| 5  | Melissa Konekar       | 1414 Woodcrest Dr          |
| 6  | Elizabeth Ange        | 5410 Trinity Rd. Raleigh   |
| 7  |                       |                            |
| 8  |                       |                            |
| 9  |                       |                            |
| 10 |                       |                            |
| 11 |                       |                            |
| 12 |                       |                            |
| 13 |                       |                            |
| 14 |                       |                            |
| 15 |                       |                            |
| 16 |                       |                            |
| 17 |                       |                            |
| 18 |                       |                            |
| 19 |                       |                            |
| 20 |                       |                            |



## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: Meadow View (2019-241-SD) Date of Mailing: 12/12/19  
Date of Meeting: January 6, 2020 Time of Meeting: 6:00 pm  
Location of Meeting: Clayton Center, York Room, 111 E 2nd Street, Clayton, NC, 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Sean Hein Signature: 

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

See Attachment for Summary

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





### Summary of Discussion From the Neighborhood Meeting

|                             |                        |                      |                           |
|-----------------------------|------------------------|----------------------|---------------------------|
| <b>Project:</b>             | Meadow View            | <b>Meeting Date:</b> | 6-Jan-20                  |
| <b>Applicant:</b>           | Timmons Group          | <b>Place/ Room:</b>  | Clayton Center, York Room |
| <b>Contact Information:</b> | Sean Hein 919-866-4934 | <b>Time:</b>         | 6:00 PM                   |

The meeting began promptly at 6:00 pm, with a brief presentation of the new site layout being proposed and a site plan of the previously approved plan. The presentation explained the difference between the two and was followed up by questions from the adjacent property owners. The questions and answers are below.

---

**Questions/ Concern #1:** How far apart are buildings?

**Applicant Response:** A minimum of 20' or greater.

---

**Questions/ Concern #2:** Are you widening Old Garner Road or Woodcrest Dr?

**Applicant Response:** No. Turn lanes will be added to Old Hwy 70 and Shotwell road. The end of Woodcrest Dr will be paved and brought up to NCDOT standards. This development is participating in traffic signals at the intersection of Shotwell/Covered Bridge and O'Neil/Covered Bridge, to be installed by the Town.

---

**Questions/ Concern #3:** Will there be sidewalks? Connecting to Woodcrest Dr?

**Applicant Response:** Yes, sidewalks throughout the neighborhood and greenway access will be provided. There will be greenway connection to Shotwell road and through the neighborhood. Another greenway in the rear of the site will be privately maintained by the HOA but open to the public.

---

**Questions/ Concern #3:** Will there be amenities? Tot lot?

**Applicant Response:** There will be a pool, pool house, and dog park. Market will determine what other amenities may be provided.

---

**Questions/ Concern #4:** Average cost of home?

**Applicant Response:** \$220,000 - \$230,000

---

**Questions/ Concern #5:** How many units?

**Applicant Response:** 188 townhomes, same as previously approved

---

**Questions/ Concern #6:** Are you tying into the North, Highgate Subdivision?

**Applicant Response:** Yes, near the western entrance. There will not be a connection near the Amenity area.

---

**Questions/ Concern #7:** Why cant the road connection to the East move?

**Applicant Response:** This is a stub required by the Town. The location is provided if any future redevelopment occurs. There are no current plans for this to extend further.

---

**Questions/ Concern #8:** Is this a separate subdivision? Not Highgate?

**Applicant Response:** Correct, this is a separate neighborhood and HOA.

---

**Questions/ Concern #9:** Will there be speedbumps?

**Applicant Response:** No, there will not be any. Town of Clayton does not allow speedbumps on public roads. There are other traffic calming measures utilized by the Town if necessary.

---

**Questions/ Concern #10:** Can we berm the landscape buffer between Lakewood Acres Subdivision?

**Applicant Response:** Yes, if space and drainage permit it. A 3' high berm with landscape on top, is possible.

---

**Questions/ Concern #11:** Will there be more runoff to the existing pond in Lakewood Acres Subdivision?

**Applicant Response:** Stormwater will be picked up through storm drainage and flow into our SCMs. The ponds treat for nitrogen as well. All fronts, roofs, and driveways will go into the new ponds.

---

**Questions/ Concern #12:** When is the Town Meeting?

**Applicant Response:** Feb. 17, for the final blessings with the Town.

---

**Questions/ Concern #12:** Will the developer clear the land? Do the grading?

**Applicant Response:** Yes, we would clear what we have to, plant what we need to. We have to get all the permits. We would clear all the current logged trees.

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**Questions/ Concern #13:** Will there be concrete foundations?

**Applicant Response:** Yes, slabs.

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**Questions/ Concern #14:** What would the homes look like?

**Applicant Response:** We showed them photos from the plans submitted to the town and a few other photos are products already completed.

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**Questions/ Concern #15:** What is the square footage of homes?

**Applicant Response:** 1,570 - 1,650 sf

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**Questions/ Concern #15:** Do you have to connect to Old Hwy 70? There is a lot of current traffic.

**Applicant Response:** Yes, the Town is requiring 3 connections for the neighborhood, one is required on Old Hwy 70. We are providing turn lanes for the entrance on Old Hwy 70 and Shotwell Road.

---

**PIN                      Owner                      Mailing Address                      Clayton, NC 27520**

165908-77-7804                      Jose L. Juarez                      181 Saint Jiles Dr                      Clayton, NC 27520

165908-77-7604                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165908-77-6575                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165912-77-6459                      Michael Beasley                      164 Liberty Lane                      Clayton, NC 27520

165912-77-549C                      Hector M. Pena                      156 Liberty Lane                      Clayton, NC 27520

165911-77-4352                      Hector M. Pena                      156 Liberty Lane                      Clayton, NC 27522

165911-67-9268                      American Legion Post 71                      1300 Old US 70 Hwy W                      Clayton, NC 27520

165907-67-3633                      Avant-Garde Investments, LLC                      PO Box 712                      Clayton, NC 27528

165907-67-5741                      Nilous I. Banks                      101 Lakeside Dr                      Clayton, NC 27520

165907-67-5892                      Kerry Scott & Barbara Chestnut                      103 Lakeside Dr                      Clayton, NC 27520

165907-67-6943                      Betty B. Britt                      105 Lakeside Dr                      Clayton, NC 27520

165907-68-6095                      Helen S. Jones                      109 Lakeside Dr                      Clayton, NC 27520

165907-68-7288                      Alfred Ray & Agnes Moore                      203 Lakeside Dr                      Clayton, NC 27520

165907-68-7491                      Dillion D. & Bobbie Lou Blackmon                      207 Lakeside Dr                      Clayton, NC 27520

165907-68-752C                      Carol A. Fifield                      215 Lakeside Dr                      Clayton, NC 27520

165907-68-5693                      Carol A. Fifield                      215 Lakeside Dr                      Clayton, NC 27520

165907-68-2793                      Neal & Melissa Konneker                      1414 Woodcrest Dr                      Clayton, NC 27520

165907-58-9376                      Secu\*re Inc                      119 N Salisbury St 10th floor                      Raleigh, NC 27603

165907-58-9325                      Rickie L. Johnson                      1414 Old US 70 Hwy W                      Clayton, NC 27520

165907-58-4492                      Gregory E. Messick                      6713 Kyle Stewart Ct                      North Las Vegas, NV 89086

165907-59-7141                      Douglas D. & Ann B. Phillips                      925 Thanksgiving Fire Rd                      Selma, NC 27576

165907-59-6201                      Douglas D. & Ann B. Phillips                      925 Thanksgiving Fire Rd                      Selma, NC 27576

165907-59-3304                      William Jr & Doris H Powell                      146 Jameson Ave                      Woodland, NC 27897

165907-59-3631                      Royastine & Mary Francis Bryant                      2 Annie V Drive                      Clayton, NC 27520

165907-59-3981                      David Charles & Erin Paige Beck                      1 Annie V Drive                      Clayton, NC 27520

175000-50-8319                      Everland-Lee LLC                      104 State Ave. Suite 103                      Clayton, NC 27520

175000-70-2611                      Creech NC LLC                      448 Viking Dr. Suite 220                      Virginia Beach, VA 23452

165908-99-3984                      Allen L. Mims Jr                      920 City Rd                      Clayton, NC 27520

165908-77-9925                      City Road LLC                      114 W Main                      Clayton, NC 27520

165911-77-3189                      Martin L. Jr Moody                      148 Liberty Ln                      Clayton, NC 27520

165911-76-3919                      Zabiullah & Rahima Nazari                      111 Swordgagge dr                      Cary, NC 27513

165907-58-2949                      Rick G. & Jo Lynn Truesdale                      1600 Old Garner Rd                      Clayton, NC 27520

175000-50-431C                      Roberto Cruz Martinez                      2 Sever Oaks Dr                      Clayton, NC 27520

RECEIVED  
JAN 02 2023  
TOWN OF CLAYTON  
PLANNING DEPARTMENT

### **PUBLIC NOTICE**

In accordance with NC GS 160A-364 the Clayton Town Council will hold evidentiary hearings on Monday, March 2, 2020, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2019-239-SUP Meadow View Special Use Permit Major Modification; request to modify a previously approved Special Use Permit to allow the use of townhomes and modify approved dimensional standards. The subject properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2019-241-SD Meadow View Preliminary Plat Major Modification; request to modify a previously approved Preliminary Plat to develop 188 townhome lots. The properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2020-02-SD Steeplechase Meadows Preliminary Plat (Master Plan) Major Modification; request to modify a previously approved master plan to develop 660 single-family and townhome units. The property is located off City Road, Covered Bridge Road, and O'Neil Street. TAG # 05H02009

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Haley Hogg, Planner II  
919-553-5002

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The Johnstonian Newspaper

Please advertise on the following dates:

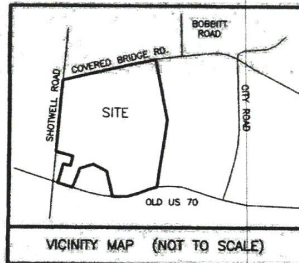
Wednesday, February 19, 2020

Wednesday, February 26, 2020

**Affidavit of publication required.**

SHOTWELL ROAD, JOHNSTON COUNTY, NORTH CAROLINA  
TOWN OF CLAYTON PROJECT NUMBER: 2019-241-SD  
TOWN OF CLAYTON SUP NUMBER: 2019-239-SUP  
FORMER TOWN OF CLAYTON PROJECT NUMBER: 2018-90-SD  
FORMER TOWN OF CLAYTON SUP NUMBER: 2018-91-SUP





CERTIFICATE OF OWNERSHIP AND DEDICATION

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

6-15-2016 Ron Ke

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

## THIS SURVEY

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

6-15-16 DATE  SUPERVISOR

**SURVEYOR'S DISCLAIMER:** NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE 6-5-66 SURVEYOR [Signature]

STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
I, CLARK T. LANE, DO HEREBY CERTIFY THAT  
THE PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN  
ACTUAL SURVEY BY INDIAN SURVEYING (DEED  
DESCRIPTION RECORDED IN BOOK 2926, PAGE 57,  
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY  
INDICATED AS DRAWN FROM INFORMATION FOUND IN  
BOOK 2926, PAGE 5722; THAT THE RATIO OF PRECISION  
AS CALCULATED IS 1:1710,000; THAT THIS PLAT WAS PREPARED  
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY  
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS 5 DAY OF SEP, A.D. 2016



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

6-15-16 Beth Hanson  
DATE PLANNING DIRECTOR

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

| NUMBER | NUMBER    | DIRECTION | DISTANCE |
|--------|-----------|-----------|----------|
| 11     | 513121.36 | 24.95     |          |
| 12     | 513121.36 | 5.05      |          |
| 13     | 4767.37   | 37.50     |          |
| 14     | 8876.37   | 377.50    |          |
| 15     | 50150.28  | 37.50     |          |
| 16     | 50150.28  | 377.50    |          |
| 17     | 55135.15  | 92.36     |          |
| 18     | 55135.15  | 92.36     |          |
| 19     | 51113.54  | 49.52     |          |
| 20     | 51113.54  | 49.52     |          |
| 21     | 5271.30   | 34.60     |          |
| 22     | 5271.30   | 34.60     |          |
| 23     | 58273.08  | 25.78     |          |
| 24     | 58273.08  | 25.78     |          |
| 25     | 57201.18  | 22.89     |          |
| 26     | 57201.18  | 22.89     |          |
| 27     | 4767.37   | 28.21     |          |
| 28     | 4767.37   | 28.21     |          |
| 29     | 4462.47   | 51.00     |          |
| 30     | 4462.47   | 51.00     |          |
| 31     | 837.0151  | 24.95     |          |
| 32     | 837.0151  | 24.95     |          |
| 33     | 1486.4051 | 30.18     |          |
| 34     | 1486.4051 | 30.18     |          |
| 35     | 4403.34   | 26.87     |          |
| 36     | 4403.34   | 26.87     |          |
| 37     | 5801.1415 | 16.98     |          |
| 38     | 5801.1415 | 16.98     |          |
| 39     | 5636.3511 | 32.49     |          |
| 40     | 5636.3511 | 32.49     |          |
| 41     | 5356.3404 | 94.54     |          |
| 42     | 5356.3404 | 94.54     |          |
| 43     | 5030.3925 | 135.00    |          |
| 44     | 5030.3925 | 135.00    |          |
| 45     | 5025.3011 | 129.83    |          |
| 46     | 5025.3011 | 129.83    |          |
| 47     | 5025.3111 | 289.93    |          |
| 48     | 5025.3111 | 289.93    |          |
| 49     | 5031.1111 | 10.03     |          |
| 50     | 5031.1111 | 10.03     |          |
| 51     | 3295.9550 | 308.10    |          |
| 52     | 3295.9550 | 308.10    |          |
| 53     | 5300.00   | 62.33     |          |
| 54     | 5300.00   | 62.33     |          |
| 55     | 5468.4936 | 16.30     |          |
| 56     | 5468.4936 | 16.30     |          |
| 57     | 4449.2951 | 12.99     |          |
| 58     | 4449.2951 | 12.99     |          |
| 59     | 8760.2050 | 200.00    |          |
| 60     | 8760.2050 | 200.00    |          |
| 61     | 534.1434  | 137.25    |          |
| 62     | 534.1434  | 137.25    |          |
| 63     | 575.8848  | 40.55     |          |
| 64     | 575.8848  | 40.55     |          |
| 65     | 577.4948  | 276.03    |          |
| 66     | 577.4948  | 276.03    |          |
| 67     | 489.1818  | 33.35     |          |
| 68     | 489.1818  | 33.35     |          |
| 69     | 5295.2902 | 222.28    |          |
| 70     | 5295.2902 | 222.28    |          |
| 71     | 5295.2902 | 222.28    |          |
| 72     | 5295.2902 | 222.28    |          |
| 73     | 5295.2902 | 222.28    |          |
| 74     | 5295.2902 | 222.28    |          |
| 75     | 5295.2902 | 222.28    |          |
| 76     | 5295.2902 | 222.28    |          |
| 77     | 5295.2902 | 222.28    |          |
| 78     | 5295.2902 | 222.28    |          |
| 79     | 5295.2902 | 222.28    |          |
| 80     | 5295.2902 | 222.28    |          |
| 81     | 5295.2902 | 222.28    |          |
| 82     | 5295.2902 | 222.28    |          |
| 83     | 5295.2902 | 222.28    |          |
| 84     | 5295.2902 | 222.28    |          |
| 85     | 5295.2902 | 222.28    |          |
| 86     | 5295.2902 | 222.28    |          |
| 87     | 5295.2902 | 222.28    |          |
| 88     | 5295.2902 | 222.28    |          |
| 89     | 5295.2902 | 222.28    |          |
| 90     | 5295.2902 | 222.28    |          |
| 91     | 5295.2902 | 222.28    |          |
| 92     | 5295.2902 | 222.28    |          |
| 93     | 5295.2902 | 222.28    |          |
| 94     | 5295.2902 | 222.28    |          |
| 95     | 5295.2902 | 222.28    |          |
| 96     | 5295.2902 | 222.28    |          |
| 97     | 5295.2902 | 222.28    |          |
| 98     | 5295.2902 | 222.28    |          |
| 99     | 5295.2902 | 222.28    |          |
| 100    | 5295.2902 | 222.28    |          |

| NUMBER | ORDER       | LENGTH | DISTANCE |
|--------|-------------|--------|----------|
| 159    | S36°59'29"W | 134.73 |          |
| 160    | N36°59'29"E | 134.73 |          |
| L61    | N42°52'54"W | 46.78  |          |
| L62    | N50°20'48"W | 56.17  |          |
| L63    | N50°20'48"E | 56.17  |          |
| L64    | N50°43'40"W | 28.73  |          |
| L65    | N50°43'40"E | 28.73  |          |
| L66    | N50°27'27"W | 46.50  |          |
| L67    | N50°27'27"E | 46.50  |          |
| L68    | N30°02'00"W | 23.43  |          |
| L69    | N25°37'05"E | 83.77  |          |
| L70    | N25°37'05"W | 83.77  |          |
| L71    | N21°35'34"E | 37.98  |          |
| L72    | N29°23'47"E | 33.93  |          |
| L73    | N29°23'47"W | 33.93  |          |
| L74    | N81°07'50"E | 15.66  |          |
| L75    | N61°1'53"E  | 15.83  |          |
| L76    | N61°1'53"W  | 15.83  |          |
| L77    | N61°1'53"E  | 19.97  |          |
| L78    | N29°44'47"E | 34.90  |          |
| L79    | N29°44'47"W | 34.90  |          |
| L80    | N47°21'50"E | 85.44  |          |
| L81    | N40°30'14"E | 24.51  |          |
| L82    | N40°30'14"W | 24.51  |          |
| L83    | N46°46'40"E | 44.14  |          |
| L84    | N46°46'30"E | 44.83  |          |
| L85    | N46°46'30"W | 44.83  |          |
| L86    | N33°47'39"E | 34.76  |          |
| L87    | N16°08'33"E | 71.40  |          |
| L88    | N16°08'33"W | 71.40  |          |
| L89    | N44°45'58"E | 37.80  |          |
| L90    | N27°48'35"E | 36.90  |          |
| L91    | N27°48'35"W | 36.90  |          |
| L92    | N40°18'40"E | 61.27  |          |
| L93    | N57°14'46"E | 36.98  |          |
| L94    | N57°14'46"W | 36.98  |          |
| L95    | N30°37'28"E | 8.57   |          |
| L96    | N06°35'52"E | 37.48  |          |
| L97    | N06°35'52"W | 37.48  |          |
| L98    | N23°50'38"E | 22.53  |          |
| L99    | N23°50'38"W | 24.31  |          |
| L100   | N13°55'19"E | 36.46  |          |
| L101   | N23°50'38"E | 22.53  |          |
| L102   | N24°36'05"E | 25.32  |          |
| L103   | N07°33'55"E | 26.18  |          |
| L104   | N07°33'55"W | 26.18  |          |
| L105   | N25°22'07"E | 50.29  |          |
| L106   | N25°22'07"W | 180.10 |          |
| L107   | N27°33'43"E | 22.83  |          |
| L108   | N77°33'35"E | 122.47 |          |
| L109   | N52°42'14"E | 212.46 |          |
| L110   | N52°42'14"W | 212.46 |          |
| L111   | N41°21'48"E | 115.40 |          |
| L112   | N15°10'56"E | 63.12  |          |
| L113   | N15°10'56"W | 63.12  |          |
| L114   | N34°24'12"E | 81.41  |          |
| L115   | N30°31'45"E | 67.59  |          |
| L116   | N30°31'45"W | 67.59  |          |
| L117   | N58°36'50"E | 50.87  |          |
| L118   | N01°11'59"E | 33.53  |          |
| L119   | N01°11'59"W | 33.53  |          |
| L120   | N05°54'14"E | 83.13  |          |
| L121   | N08°48'57"E | 44.78  |          |
| L122   | N08°48'57"W | 44.78  |          |
| L123   | N09°00'36"E | 28.74  |          |
| L124   | N1°42'50"E  | 205.66 |          |
| L125   | N1°42'50"W  | 205.66 |          |
| L126   | N27°42'42"E | 66.31  |          |
| L127   | N33°09'56"E | 129.46 |          |
| L128   | N33°09'56"W | 129.46 |          |
| L129   | N68°14'20"E | 27.25  |          |
| L130   | N27°17'54"E | 15.23  |          |

### ADJOINING PROPERTY INFORMATION

- 1-CAROL A. FIELD  
DB 1872 PG 587  
PG 19 PG 450  
PM 165907--68--5693
- 2-CAROL A. FIELD  
DB 1872 PG 587  
PG 19 PG 153  
PM 165907--68--7520
- 3-DILLON D. BLACKMON  
DB 708 PG 576  
PG 10 PG 145  
PM 165907--68--7481
- 4-LELAND RAY MOORE  
AGNES MOORE  
DB 802 PG 718  
PG 10 PG 145  
PM 165907--68--7288
- 5-HELEN S. JONES  
DB 1288 PG 415  
PG 10 PG 145  
PM 165907--68--6905
- 6- WILLIAM R. BRITZ, JR.  
BETTY B. BRITZ  
DB 4571 PG 259  
PG 10 PG 145  
PM 165907--67--6643
- 7-KENNY SCOTT CHESTNUT  
BARBARA CHESTNUT  
DB 789 PG 471  
PG 10 PG 145  
PM 165907--67--5892
- 8-ROBERT S. DAVIS  
DB 1745 PG 849  
PG 10 PG 145  
PM 165907--67--5741
- 9-ZABRILLAN NAZARI  
BARBARA NAZARI  
DB 3721 PG 145  
PG 5 PG 3  
PM 165907--71--3010
- 10-MARTIN L. MOODY, JR.  
DB 4762 PG 112  
PG 5 PG 3  
PM 165907--71--3038
- 11-HECTOR M. PEHA  
DB 1468 PG 716  
PG 5 PG 3  
PM 165907--71--3281
- 12-HECTOR PM.  
DB 3787 PG 217  
PM 165907--71--5490
- 13-MICHAEL BEASLEY  
DB 3092 PG 455  
PG 5 PG 3  
PM 165907--71--6459
- 14-MICHAEL BEASLEY  
DB 3082 PG 455  
PG 5 PG 3  
PM 165907--71--6575
- 15-MICHAEL BEASLEY  
DB 3082 PG 455  
PG 5 PG 3  
PM 165907--71--7604
- 16-JOSE L. JUAREZ  
DB 1838 PG 538  
PG 5 PG 3  
PM 165908--71--7804
- 17-CASEY RANDALL BROWN  
MELBAH WAGNER BROWN  
DB 4358 PG 860  
PM 175000--70--8270
- 18-RUPRECH PRAMATI  
GANDICE PRAMATI  
DB 4653 PG 80  
PM 175000--70--8511
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.  
2) AREAS COMPUTED BY COORDINATE METHOD.  
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED  
5) GRID TIE BY GPS  
6) ZONING: PG-40  
7) PARENT TRACT DEED DB 2816 PG 504  
8) NC PIN NO. 165907--68--6977  
9) PARCEL NO. 00501012A
- REFERENCES:
- |                |                  |
|----------------|------------------|
| DB 479 PG 314  | FB 37 PG 371     |
| DB 424 PG 097  | FB 1 PG 205      |
| DB 285 PG 108  | FB 63 PG 405     |
| DB 37 PG 413   | FB 19 PG 153     |
| DB 109 PG 133  | FB 61 PG 115     |
| DB 1857 PG 298 | FB 38 PG 415     |
| DB 1358 PG 740 | FB 8 PG 111      |
| DB 2827 PG 560 | FB 60 PG 088     |
| DB 1033 PG 034 | FB 47 PG 470     |
| DB 1474 PG 178 | FB 5 PG 005      |
| DB 1233 PG 892 | FB 58 PG 294-295 |
| DB 2830 PG 882 |                  |
| DB 2400 PG 685 |                  |
| DB 1141 PG 108 |                  |
| DB 771 PG 699  |                  |
| DB 1465 PG 384 |                  |
| DB 1389 PG 049 |                  |
| DB 1343 PG 101 |                  |
| DB 1408 PG 718 |                  |
| DB 2088 PG 860 |                  |
| DB 2033 PG 146 |                  |
| DB 1359 PG 030 |                  |
| DB 1984 PG 034 |                  |
| DB 1514 PG 751 |                  |
| DB 1864 PG 948 |                  |
| DB 1418 PG 433 |                  |
| DB 634 PG 517  |                  |
| DB 1872 PG 587 |                  |
| DB 708 PG 578  |                  |
| DB 805 PG 716  |                  |
| DB 8286 PG 415 |                  |
| DB 742 PG 290  |                  |
| DB 7598 PG 411 |                  |
| DB 1745 PG 489 |                  |
| DB 1468 PG 698 |                  |
| DB 2981 PG 253 |                  |
| DB 1468 PG 698 |                  |
| DB 731 PG 631  |                  |
| DB 1624 PG 328 |                  |
| DB 1939 PG 338 |                  |
| DB 1387 PG 514 |                  |
| DB 2758 PG 685 |                  |
| DB 4597 PG 258 |                  |
| DB 371 PG 145  |                  |
| DB 3787 PG 217 |                  |
| DB 4760 PG 112 |                  |
| DB 3082 PG 455 |                  |
| DB 4358 PG 860 |                  |
| DB 4552 PG 097 |                  |
- | LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L185 | N47.45+02° W | 28.90    |
| L186 | N42.37+06° W | 55.28    |
| L187 | N38.11+29° W | 40.80    |
| L188 | N38.29+31° W | 37.52    |

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) GROUND BY GPS
- 6) ZONING: PD-MU
- 7) PARENT TRACT DEED DB 2916 PG 504
- 8) NC PIN NO. 165907-69-6977
- 9) PCL PIN NO. 05001012A

## REFERENCES

|         |        |       |            |
|---------|--------|-------|------------|
| DB 479  | PG 314 | PB 37 | PG 371     |
| DB 484  | PG 097 | PB 1  | PG 205     |
| DB 225  | PG 106 | PB 63 | PG 405     |
| DB 137  | PG 416 | PB 19 | PG 153     |
| DB 109  | PG 133 | PB 41 | PG 115     |
| DB 1857 | PG 298 | PB 39 | PG 415     |
| DB 1359 | PG 740 | PB 8  | PG 111     |
| DB 2627 | PG 560 | PB 60 | PG 088     |
| DB 1633 | PG 034 | PB 61 | PG 476     |
| DB 1474 | PG 176 | PB 5  | PG 003     |
| DB 1233 | PG 369 | PB 68 | PG 294-295 |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L165 | N47°45'02"W | 28.90    |
| L166 | N42°37'06"W | 55.25    |
| L167 | N36°31'29"W | 40.80    |
| L168 | N36°29'33"W | 37.52    |
| L169 | N39°49'46"W | 20.49    |
| L170 | N53°09'13"W | 8.12     |
| L171 | N64°35'03"E | 52.03    |
| L172 | N76°03'38"E | 37.22    |
| L173 | N51°32'43"E | 29.63    |
| L174 | S86°46'35"E | 56.26    |
| L175 | S37°29'54"E | 34.83    |
| L176 | N66°43'01"E | 55.84    |
| L177 | S81°50'31"E | 54.64    |
| L178 | N81°23'44"E | 30.78    |

SUBDIVISION PLAT  
FOR

**EVERLAND-LEE, LLC.**  
CLAYTON TOWNSHIP, JOHNSTON COUNTY  
NORTH CAROLINA  
MAY 26, 2016  
SHEET 1 OF 2

*TRUE LINE SURVEYING, P.C.*



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

LEGEND

IRON PIPE FOUND  
IRON PIPE SET  
CONCRETE MONUMENT FOUND  
PARKER-KALON RAIL FENCE  
PARKER-KALON RAIL SET  
RAILROAD SPIRAL  
CONTROL CORNER  
COMPUTED POINT  
POWER POLE  
OVERHEAD POWER LINE  
RIGHT OF WAY  
SQUARE FEET  
ACRE  
DEED BOOK  
PLAT BOOK  
BOOK OF MAPS  
PAGE  
LINEAR FEET  
LOT HAS OFFSITE SENDER  
OFFSITE SENDER LOT  
RECOMBINATION LOT  
STREET ADDRESS  
LINES NOT SURVEYED

REVIEW OFFICER'S CERTIFICATE

David L. Smith REVIEW OFFICER OF JOHNSON COUNTY, NC

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS  
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 6/15/2011 REVIEW OFFICER [Signature]

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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

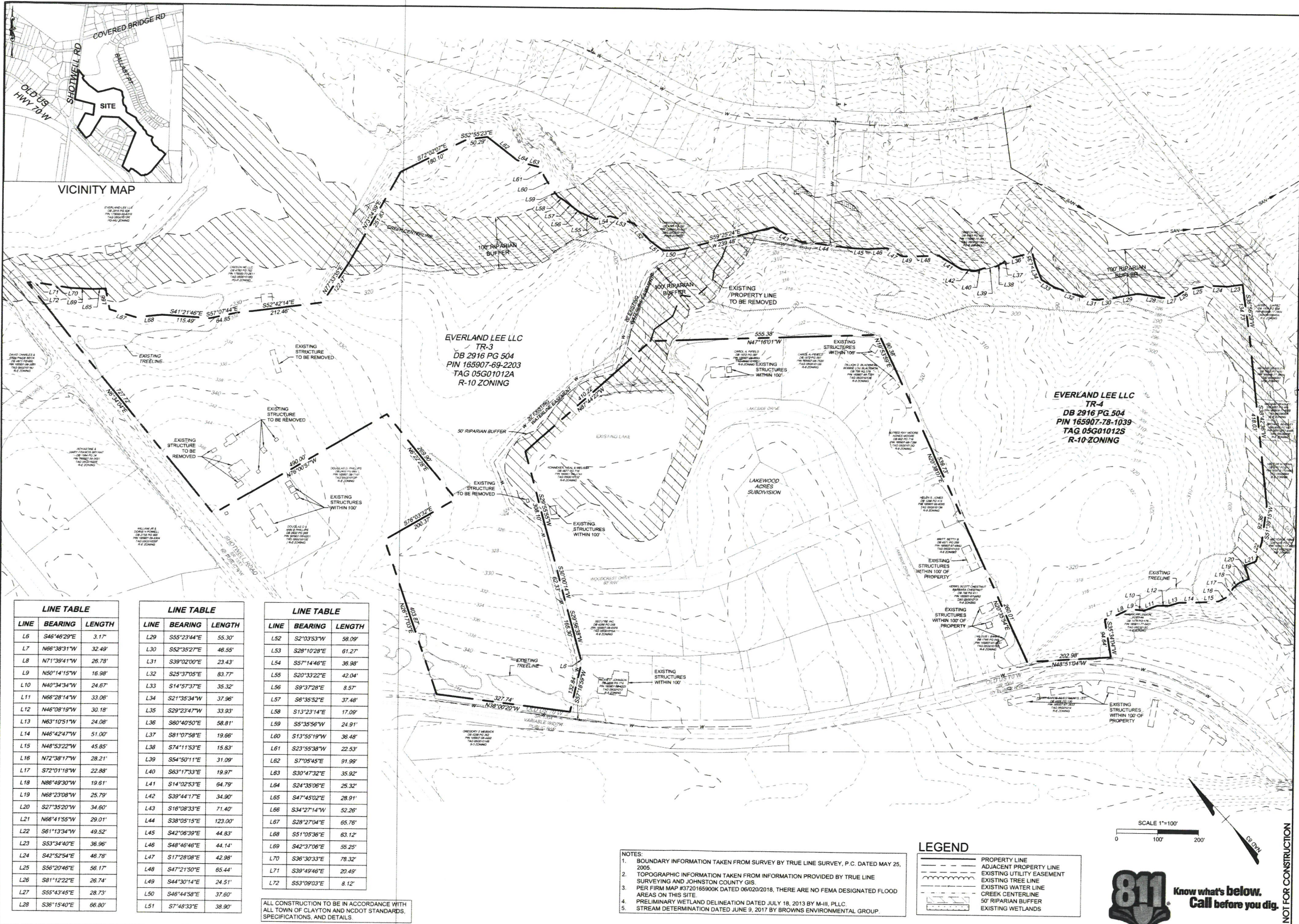
CRAIG OLIVE BY *Stephanie M. Lee*  
REGISTER OF DEEDS DEPUTY REG. OF DEEDS  
RECORDED IN PB 83 PG 117

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









| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L6         | S46°46'29"E | 3.17'  |
| L7         | N66°38'31"W | 32.49' |
| L8         | N71°39'41"W | 26.78' |
| L9         | N50°14'15"W | 16.98' |
| L10        | N40°34'34"W | 24.67' |
| L11        | N66°28'14"W | 33.06' |
| L12        | N46°08'19"W | 30.18' |
| L13        | N63°10'51"W | 24.08' |
| L14        | N46°42'47"W | 51.00' |
| L15        | N48°53'22"W | 45.85' |
| L16        | N72°38'17"W | 28.21' |
| L17        | S72°01'18"W | 22.88' |
| L18        | N86°49'30"W | 19.61' |
| L19        | N68°23'08"W | 25.79' |
| L20        | S27°35'20"W | 34.60' |
| L21        | N66°41'55"W | 29.01' |
| L22        | S61°13'34"W | 49.52' |
| L23        | S53°34'40"E | 36.96' |
| L24        | S42°52'54"E | 46.78' |
| L25        | S56°20'46"E | 56.17' |
| L26        | S81°12'22"E | 26.74' |
| L27        | S55°43'45"E | 28.73' |
| L28        | S36°15'40"E | 66.80' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L29        | S55°23'44"E | 55.30'  |
| L30        | S52°35'27"E | 46.55'  |
| L31        | S39°02'00"E | 23.43'  |
| L32        | S25°37'05"E | 83.77'  |
| L33        | S14°57'37"E | 35.32'  |
| L34        | S21°35'34"W | 37.96'  |
| L35        | S29°23'47"W | 33.93'  |
| L36        | S60°40'50"E | 56.81'  |
| L37        | S81°07'58"E | 19.66'  |
| L38        | S74°11'53"E | 15.83'  |
| L39        | S54°50'11"E | 31.09'  |
| L40        | S63°17'33"E | 19.97'  |
| L41        | S14°02'53"E | 64.79'  |
| L42        | S39°44'17"E | 34.90'  |
| L43        | S18°08'33"E | 71.40'  |
| L44        | S38°05'15"E | 123.00' |
| L45        | S42°06'39"E | 44.83'  |
| L46        | S48°46'46"E | 44.14'  |
| L47        | S17°28'08"E | 42.98'  |
| L48        | S47°21'50"E | 65.44'  |
| L49        | S44°30'14"E | 24.51'  |
| L50        | S46°44'58"E | 37.80'  |
| L51        | S7°48'33"E  | 38.90'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L52        | S2°03'53"W  | 58.09' |
| L53        | S28°10'28"E | 61.27' |
| L54        | S57°14'46"E | 36.98' |
| L55        | S20°33'22"E | 42.04' |
| L56        | S9°37'28"E  | 8.57'  |
| L57        | S6°35'52"E  | 37.48' |
| L58        | S13°23'14"E | 17.09' |
| L59        | S5°35'56"W  | 24.91' |
| L60        | S13°55'19"W | 36.48' |
| L61        | S23°55'38"W | 22.53' |
| L62        | S7°05'45"E  | 91.99' |
| L63        | S30°47'32"E | 35.92' |
| L64        | S24°35'06"E | 25.32' |
| L65        | S47°45'02"E | 28.91' |
| L66        | S34°27'14"W | 52.26' |
| L67        | S28°27'04"E | 65.76' |
| L68        | S51°05'36"E | 63.12' |
| L69        | S42°37'06"E | 55.25' |
| L70        | S36°30'33"E | 78.32' |
| L71        | S38°49'46"E | 20.49' |
| L72        | S53°09'03"E | 8.12'  |

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

- NOTES:
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY TRUE LINE SURVEY, P.C. DATED MAY 25, 2005.
  - TOPOGRAPHIC INFORMATION TAKEN FROM INFORMATION PROVIDED BY TRUE LINE SURVEYING AND JOHNSTON COUNTY GIS.
  - PER FIRM MAP K3720165900K DATED 06/02/2018, THERE ARE NO FEMA DESIGNATED FLOOD AREAS ON THIS SITE.
  - PRELIMINARY WETLAND DELINEATION DATED JULY 18, 2013 BY M-JL, PLLC.
  - STREAM DETERMINATION DATED JUNE 9, 2017 BY BROWNS ENVIRONMENTAL GROUP.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING TREE LINE
- EXISTING WATER LINE
- CREEK CENTERLINE
- 50' RIPARIAN BUFFER
- EXISTING WETLANDS

SCALE 1"=100'

0 100' 200'

**811** Know what's below. Call before you dig.



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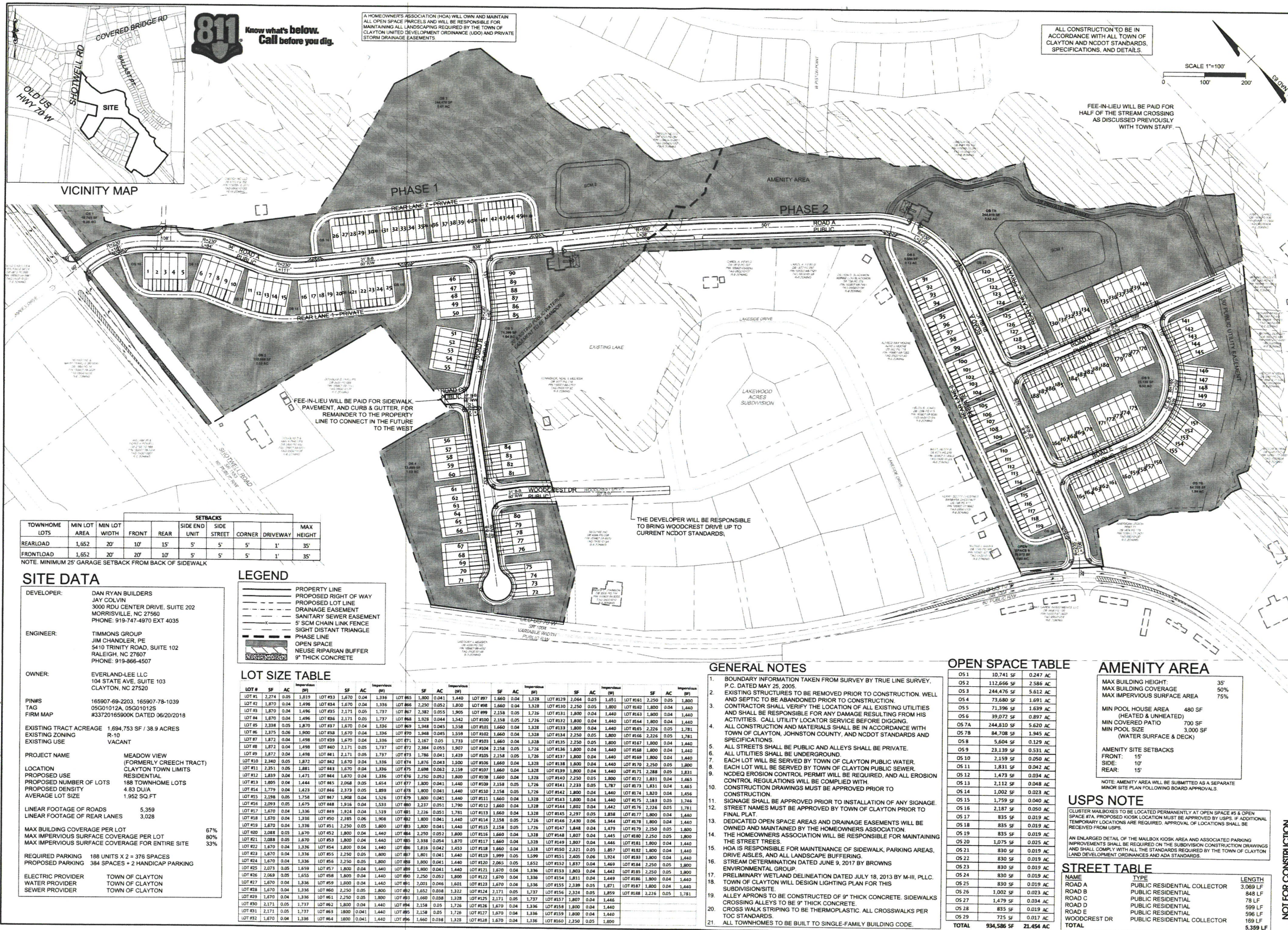
**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**MEADOW VIEW**  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
EXISTING CONDITIONS

JOB NO.  
**44407**

SHEET NO.  
**C1.3**





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DRAWN BY  
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DESIGNED BY  
S.HEIN

CHECKED BY  
J.CHANDLER

SCALE  
1" = 100'

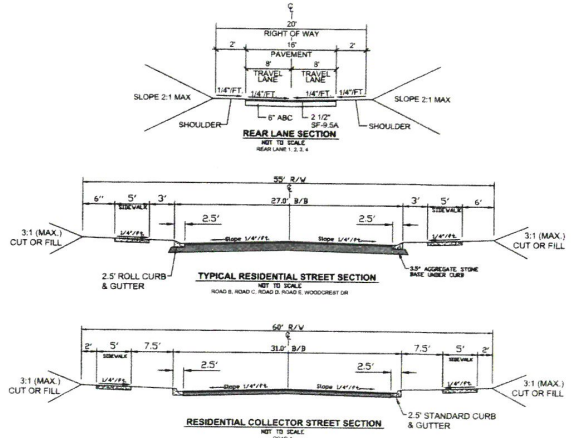
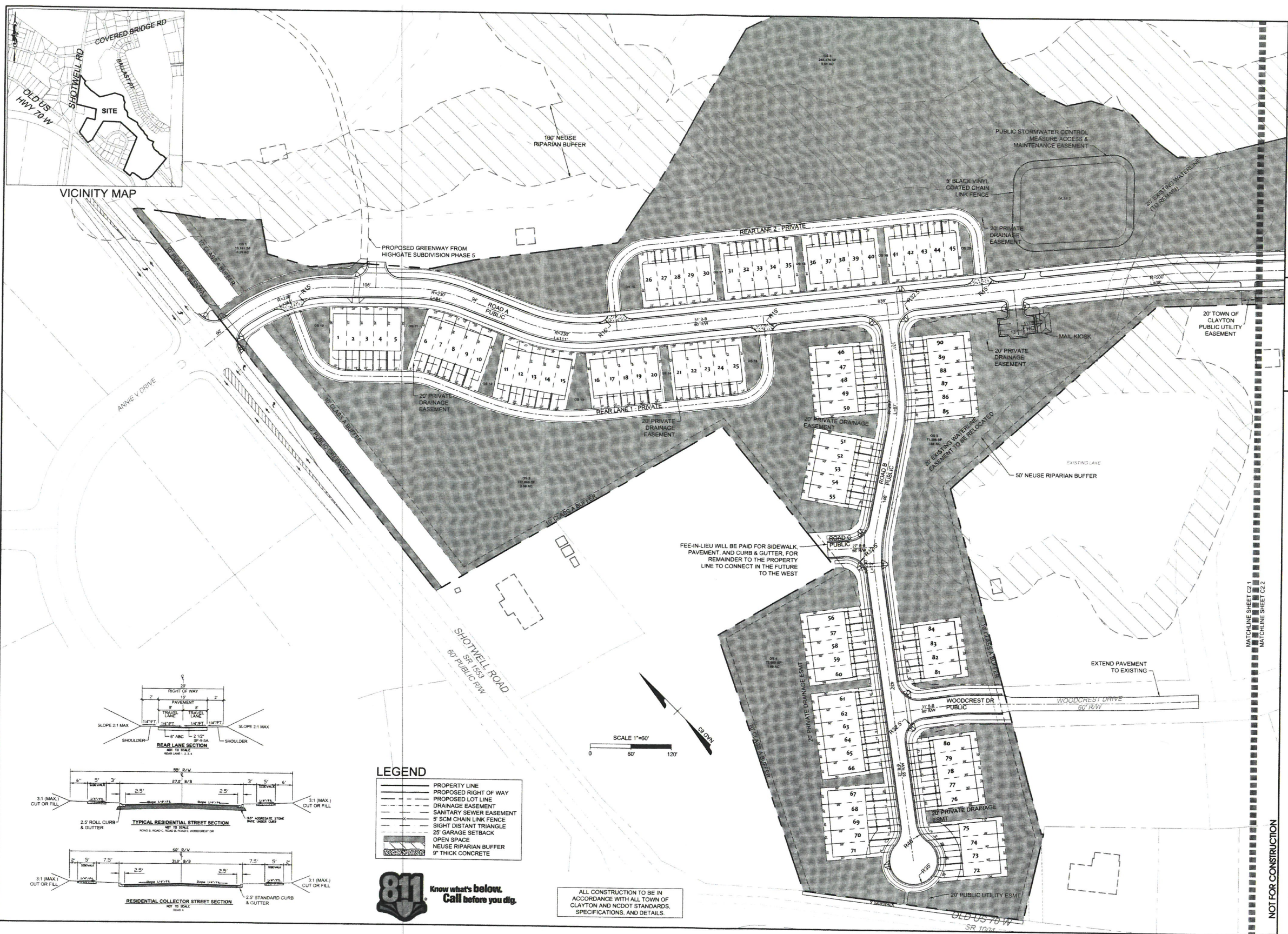
MEADOW VIEW  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
OVERALL SITE PLAN & PHASING PLAN  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.  
44407

SHEET NO.  
C2.0

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- LEGEND**
- PROPERTY LINE
  - PROPOSED RIGHT OF WAY
  - PROPOSED LOT LINE
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - 5' SCM CHAIN LINK FENCE
  - SIGHT DISTANT TRIANGLE
  - 25' GARAGE SETBACK
  - OPEN SPACE
  - NEUSE RIPARIAN BUFFER
  - 9" THICK CONCRETE



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| DESIGNED BY          | S. HEIN     |
| CHECKED BY           | J. CHANDLER |
| SCALE                | 1" = 100'   |

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NORTH CAROLINA LICENSE NO. C-1652  
MEADOW VIEW  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
DETAILED SITE PLAN (SHEET 1 OF 2)

|           |       |
|-----------|-------|
| JOB NO.   | 44407 |
| SHEET NO. | C2.1  |

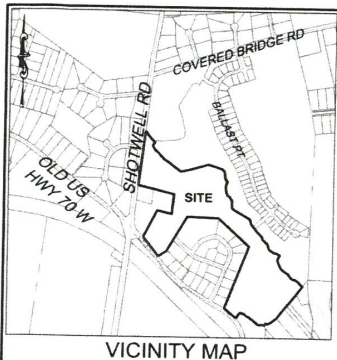
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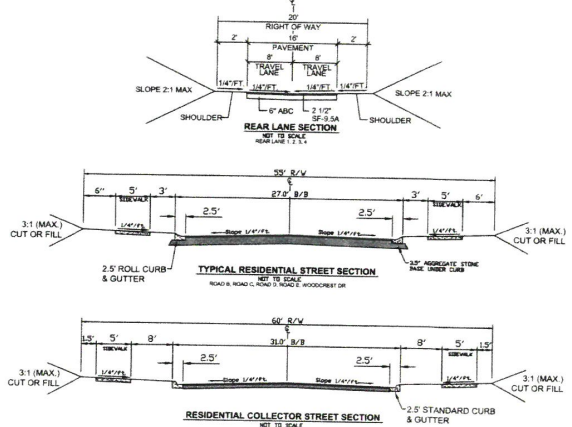
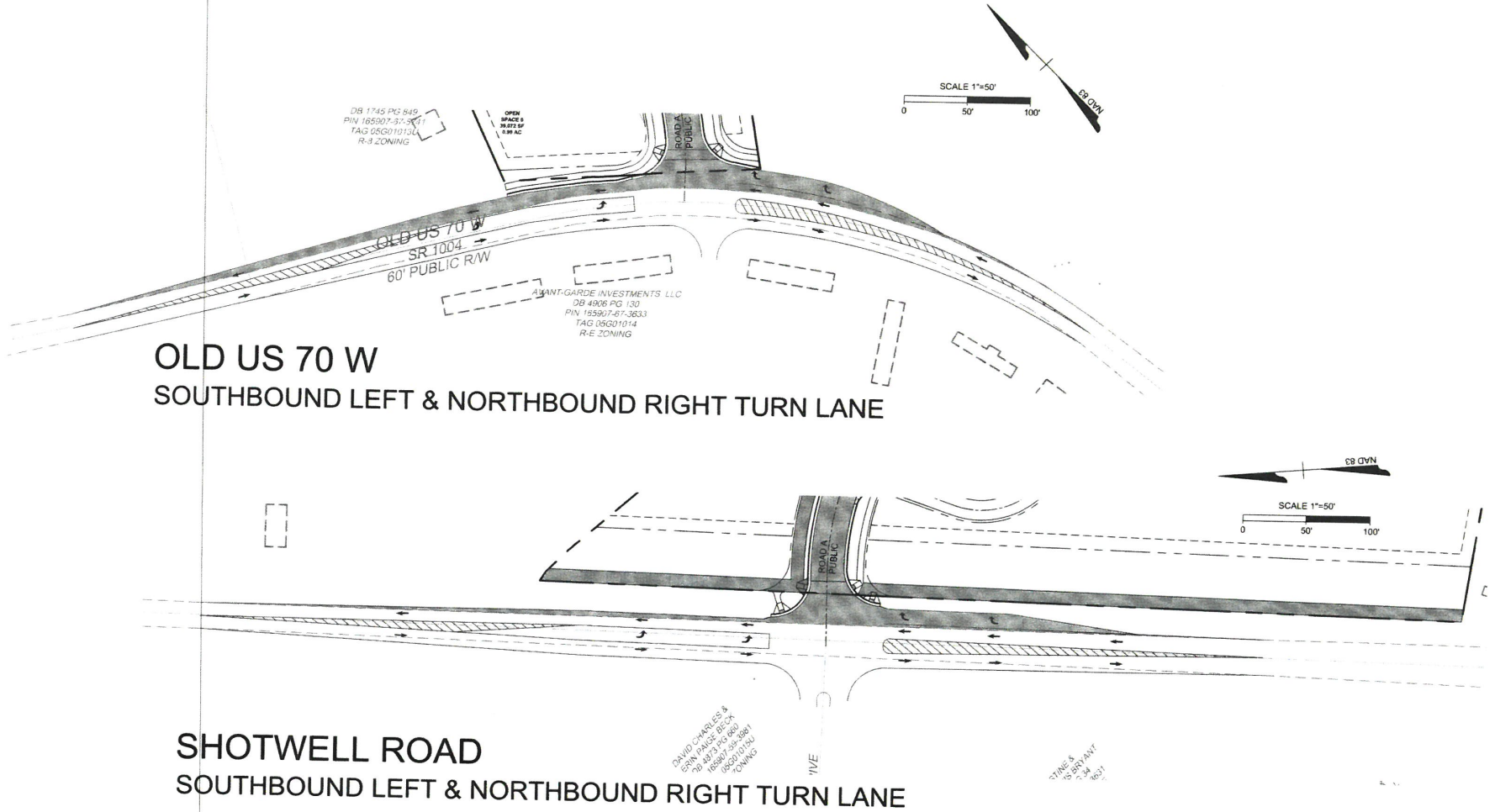








VICINITY MAP



LEGEND

|  |                         |
|--|-------------------------|
|  | PROPERTY LINE           |
|  | PROPOSED RIGHT OF WAY   |
|  | PROPOSED LOT LINE       |
|  | ACCESS EASEMENT         |
|  | SANITARY SEWER EASEMENT |
|  | PROPOSED PAVEMENT       |
|  | NEUSE RIPARIAN BUFFER   |



IMPROVEMENTS

| INTERSECTION            | IMPROVEMENTS |
|-------------------------|--------------|
| SHOTWELL/OLD US 70      | 100' SB R TL |
| SHOTWELL/COVERED BRIDGE | 250' NB R TL |
| SHOTWELL/COVERED BRIDGE | 100' SB L TL |
| SHOTWELL/COVERED BRIDGE | 200' WB R TL |
| SHOTWELL/COVERED BRIDGE | SIGNAL       |
| O'NEIL COVERED BRIDGE   | SIGNAL       |

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MEADOW VIEW  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
TRAFFIC IMPROVEMENT PLAN

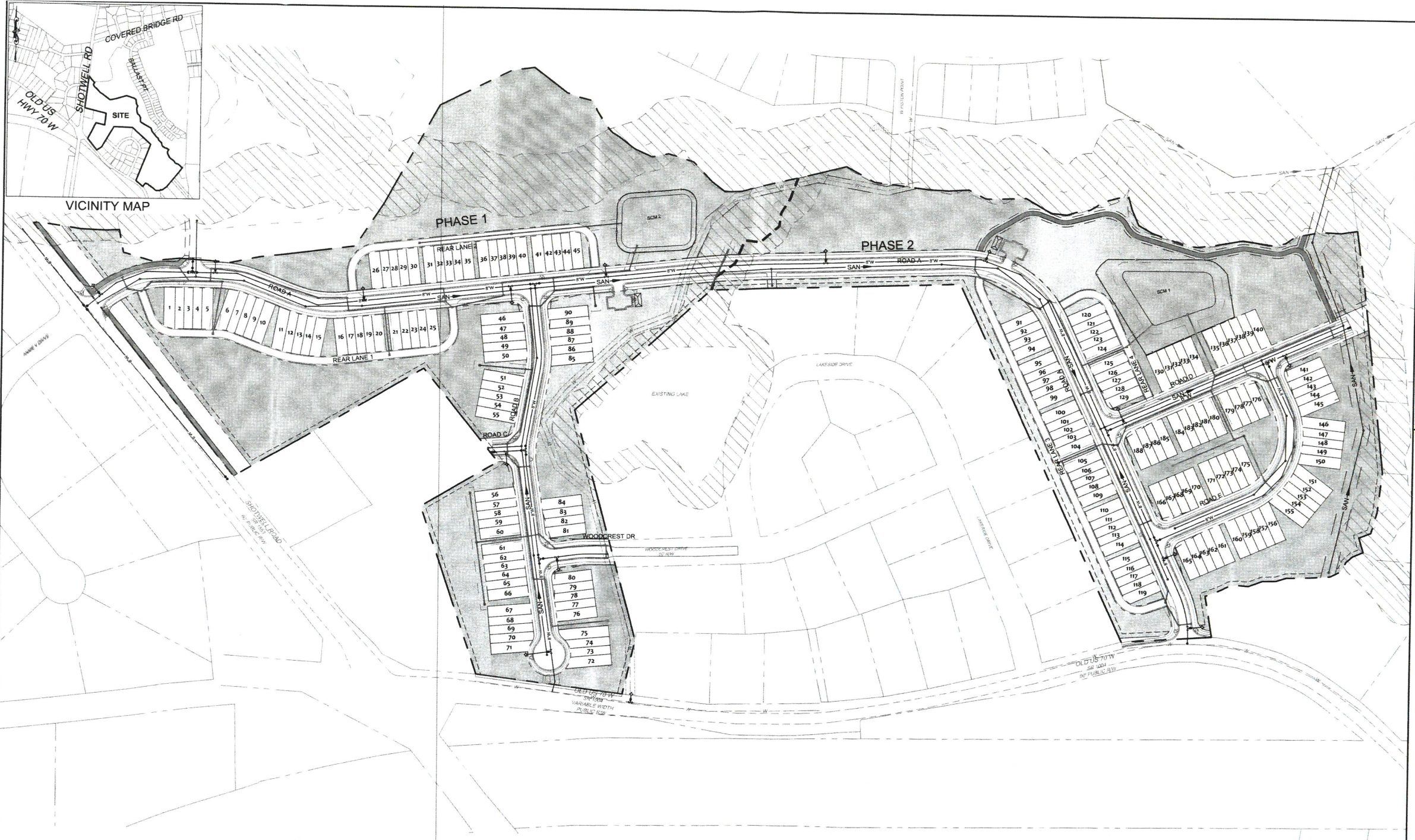
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| DESIGNED BY | S.HEIN               |
| CHECKED BY  | J.CHANDLER           |
| SCALE       | 1" = 60'             |

|           |       |
|-----------|-------|
| JOB NO.   | 44407 |
| SHEET NO. | C2.3  |





UTILITY LEGEND

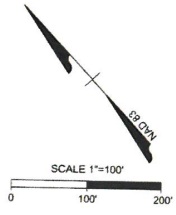
- SAN - SANITARY SEWER
- MANHOLE - SANITARY MANHOLE
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- PROPOSED SAN. SEWER
- PROPOSED SAN. MANHOLE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

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

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- OPEN SPACE
- NEUSE RIPARIAN BUFFER

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



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**TIMMONS GROUP**

MEADOW VIEW  
NORTH CAROLINA LICENSE NO. C-1652  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
OVERALL UTILITY PLAN



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SCALE  
1"=100'

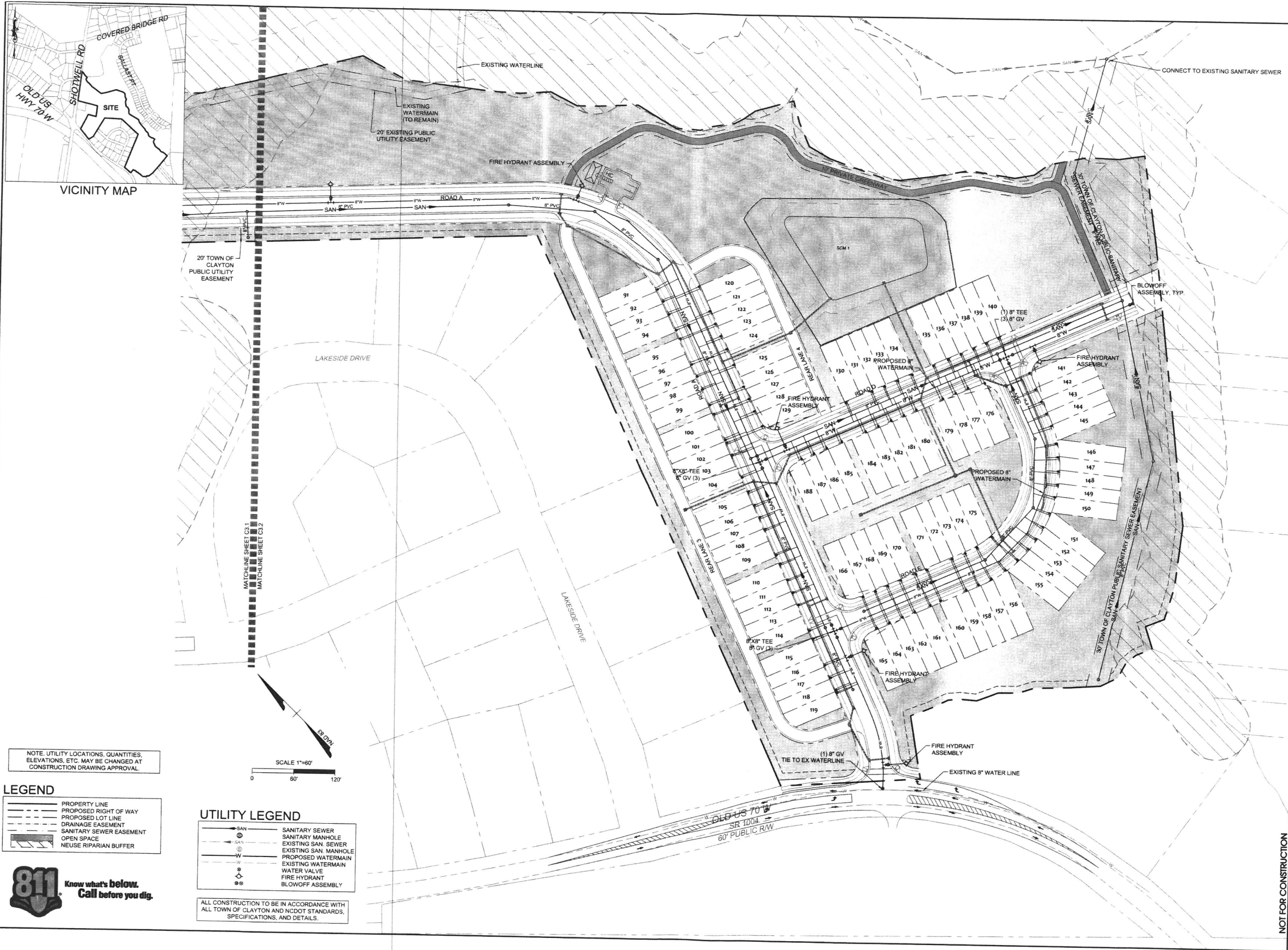
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- LEGEND**
- PROPERTY LINE
  - PROPOSED RIGHT OF WAY
  - PROPOSED LOT LINE
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - OPEN SPACE
  - NEUSE RIPARIAN BUFFER



- UTILITY LEGEND**
- SAN - SANITARY SEWER
  - SM - SANITARY MANHOLE
  - ES - EXISTING SAN. SEWER
  - EM - EXISTING SAN. MANHOLE
  - W - PROPOSED WATERMAIN
  - WM - EXISTING WATERMAIN
  - WV - WATER VALVE
  - FH - FIRE HYDRANT
  - BA - BLOWOFF ASSEMBLY

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|------------|------|
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DESIGNED BY  
S. HEIN

CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

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MEADOW VIEW  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA  
DETAILED UTILITY PLAN (SHEET 2 OF 2)

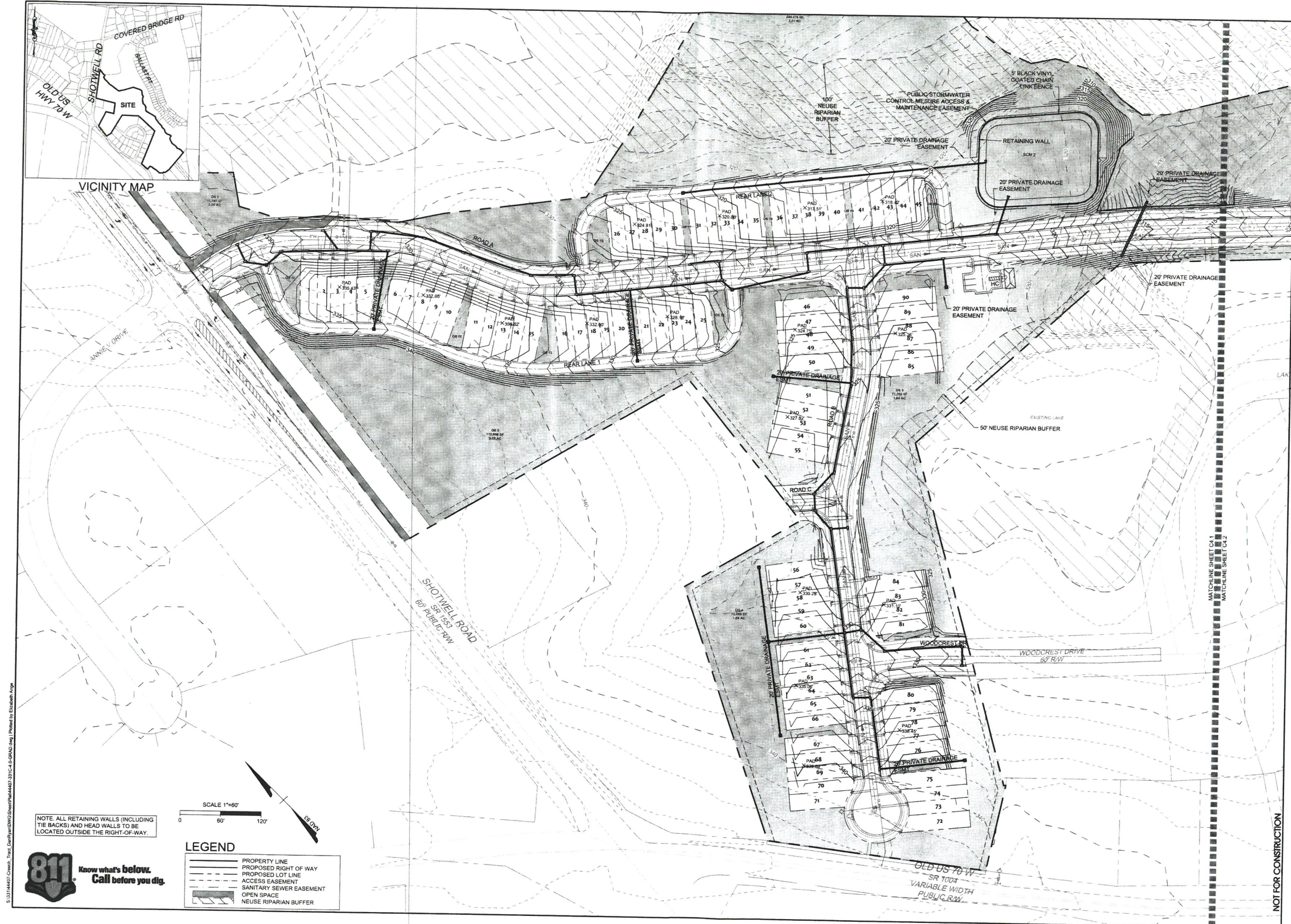
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NOTE: ALL RETAINING WALLS (INCLUDING TIE BACKS) AND HEAD WALLS TO BE LOCATED OUTSIDE THE RIGHT-OF-WAY.



SCALE 1"=60'

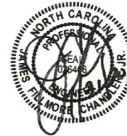
0 60' 120'

58' CON

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- OPEN SPACE
- NEUSE RIPARIAN BUFFER

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DRAWN BY E. ANGE

DESIGNED BY S. HEIN

CHECKED BY J. CHANDLER

SCALE 1" = 60'

**TIMMONS GROUP**

MEADOW VIEW

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 1 OF 2)

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SHEET NO. C4.1

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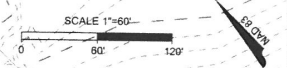




NOTE: ALL RETAINING WALLS (INCLUDING TIE BACKS) AND HEAD WALLS TO BE LOCATED OUTSIDE THE RIGHT-OF-WAY.



| LEGEND |                         |
|--------|-------------------------|
|        | PROPERTY LINE           |
|        | PROPOSED RIGHT OF WAY   |
|        | PROPOSED LOT LINE       |
|        | ACCESS EASEMENT         |
|        | SANITARY SEWER EASEMENT |
|        | OPEN SPACE              |
|        | NEUSE RIPARIAN BUFFER   |



NOT FOR CONSTRUCTION

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MEADOW VIEW

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 2 OF 2)

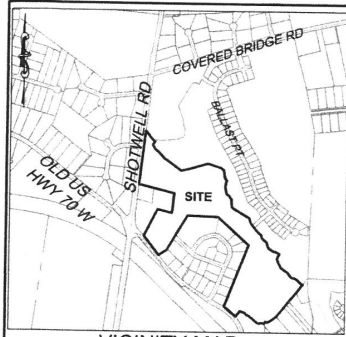
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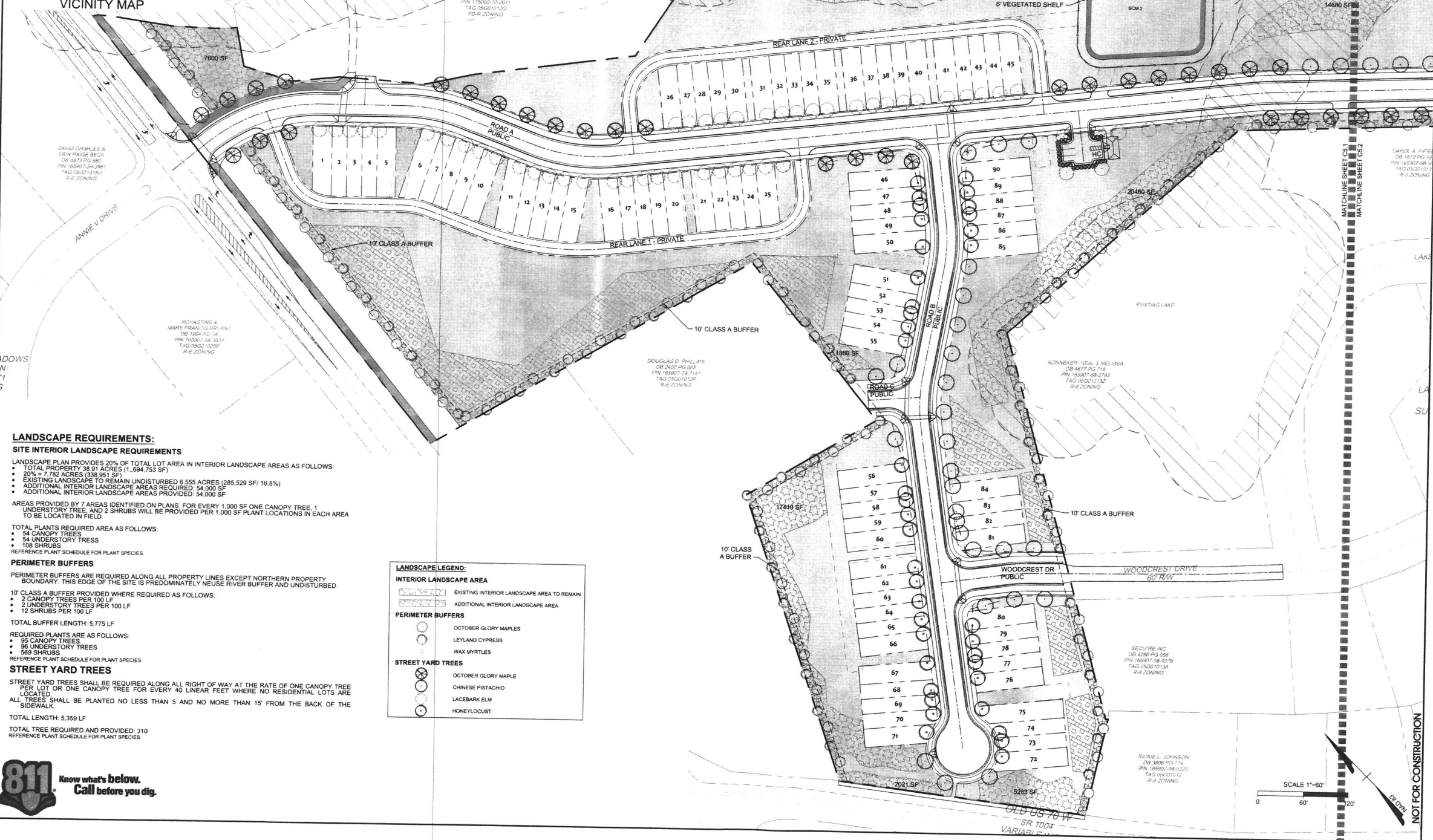
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|----------------------|-------------|
| DATE                 | 01/31/2019  |
| DRAWN BY             | E. ANGE     |
| DESIGNED BY          | S. HEIN     |
| CHECKED BY           | J. CHANDLER |
| SCALE                | 1" = 60'    |

|           |       |
|-----------|-------|
| JOB NO.   | 44407 |
| SHEET NO. | C4.2  |

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VICINITY MAP



LANDSCAPE REQUIREMENTS:

SITE INTERIOR LANDSCAPE REQUIREMENTS

- LANDSCAPE PLAN PROVIDES 20% OF TOTAL LOT AREA IN INTERIOR LANDSCAPE AREAS AS FOLLOWS:
- TOTAL PROPERTY 38.91 ACRES (1,694,753 SF)
- 20% = 7.782 ACRES (336,951 SF)
- EXISTING LANDSCAPE TO REMAIN UNDISTURBED 6.555 ACRES (285,529 SF/ 16.8%)
- ADDITIONAL INTERIOR LANDSCAPE AREAS REQUIRED: 54,000 SF
- ADDITIONAL INTERIOR LANDSCAPE AREAS PROVIDED: 54,000 SF

AREAS PROVIDED BY 7 AREAS IDENTIFIED ON PLANS. FOR EVERY 1,000 SF ONE CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS WILL BE PROVIDED PER 1,000 SF PLANT LOCATIONS IN EACH AREA TO BE LOCATED IN FIELD.

TOTAL PLANTS REQUIRED AREA AS FOLLOWS:

- 54 CANOPY TREES
- 54 UNDERSTORY TREES
- 108 SHRUBS

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES

PERIMETER BUFFERS

PERIMETER BUFFERS ARE REQUIRED ALONG ALL PROPERTY LINES EXCEPT NORTHERN PROPERTY BOUNDARY. THIS EDGE OF THE SITE IS PREDOMINATELY NEUSE RIVER BUFFER AND UNDISTURBED

10' CLASS A BUFFER PROVIDED WHERE REQUIRED AS FOLLOWS:

- 2 CANOPY TREES PER 100 LF
- 2 UNDERSTORY TREES PER 100 LF
- 12 SHRUBS PER 100 LF

TOTAL BUFFER LENGTH: 5,775 LF

REQUIRED PLANTS ARE AS FOLLOWS:

- 95 CANOPY TREES
- 95 UNDERSTORY TREES
- 569 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.

TOTAL LENGTH: 5,359 LF

TOTAL TREE REQUIRED AND PROVIDED: 310

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES

LANDSCAPE LEGEND:

INTERIOR LANDSCAPE AREA

- EXISTING INTERIOR LANDSCAPE AREA TO REMAIN
- ADDITIONAL INTERIOR LANDSCAPE AREA

PERIMETER BUFFERS

- OCTOBER GLORY MAPLES
- LEYLAND CYPRESS
- WAX MYRTLES

STREET YARD TREES

- OCTOBER GLORY MAPLE
- CHINESE PISTACHIO
- LACEBARK ELM
- HONEYLOCUST



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# TIMMONS GROUP

MEADOW VIEW

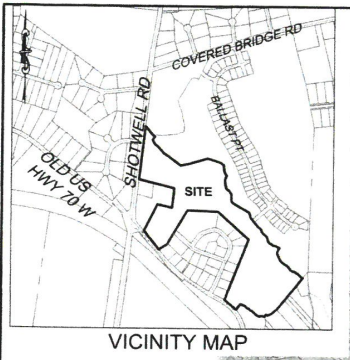
TOWN OF CLAYTON, JOHNSON COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN (SHEET 1 OF 2)

JOB NO.  
44407  
SHEET NO.  
LP. 1

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VICINITY MAP

LANDSCAPE REQUIREMENTS:

SITE INTERIOR LANDSCAPE REQUIREMENTS

LANDSCAPE PLAN PROVIDES 20% OF TOTAL LOT AREA IN INTERIOR LANDSCAPE AREAS AS FOLLOWS:

- TOTAL PROPERTY 38.91 ACRES (1,694,753 SF)
- 20% = 7,782 ACRES (338,951 SF)
- EXISTING LANDSCAPE TO REMAIN UNDISTURBED 6,555 ACRES (285,529 SF / 16.8%)
- ADDITIONAL INTERIOR LANDSCAPE AREAS REQUIRED: 54,000 SF
- ADDITIONAL INTERIOR LANDSCAPE AREAS PROVIDED: 54,000 SF

AREAS PROVIDED BY 7 AREAS IDENTIFIED ON PLANS. FOR EVERY 1,000 SF ONE CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS WILL BE PROVIDED PER 1,000 SF PLANT LOCATIONS IN EACH AREA TO BE LOCATED IN FIELD.

TOTAL PLANTS REQUIRED AREA AS FOLLOWS:

- 54 CANOPY TREES
- 54 UNDERSTORY TREES
- 108 SHRUBS

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES.

PERIMETER BUFFERS

PERIMETER BUFFERS ARE REQUIRED ALONG ALL PROPERTY LINES EXCEPT NORTHERN PROPERTY BOUNDARY. THIS EDGE OF THE SITE IS PREDOMINATELY NEUSE RIVER BUFFER AND UNDISTURBED.

10' CLASS A BUFFER PROVIDED WHERE REQUIRED AS FOLLOWS:

- 2 CANOPY TREES PER 100 LF
- 2 UNDERSTORY TREES PER 100 LF
- 12 SHRUBS PER 100 LF

TOTAL BUFFER LENGTH: 5,775 LF

REQUIRED PLANTS ARE AS FOLLOWS:

- 95 CANOPY TREES
- 95 UNDERSTORY TREES
- 569 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.

TOTAL LENGTH: 5,359 LF

TOTAL TREE REQUIRED AND PROVIDED: 310

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES.



**LANDSCAPE LEGEND:**

**INTERIOR LANDSCAPE AREA**

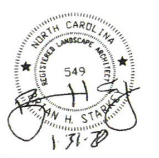
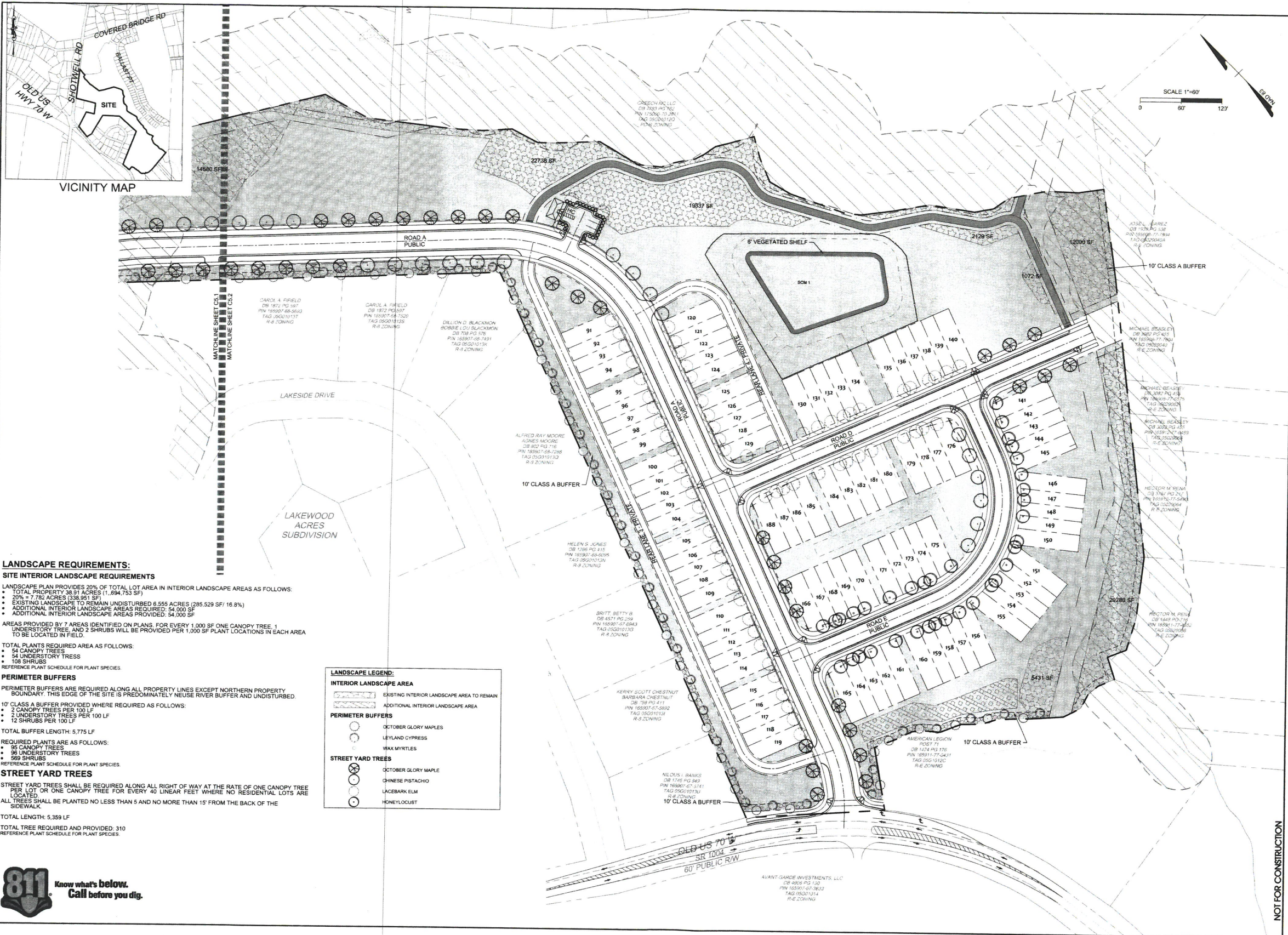
- EXISTING INTERIOR LANDSCAPE AREA TO REMAIN
- ADDITIONAL INTERIOR LANDSCAPE AREA

**PERIMETER BUFFERS**

- OCTOBER GLORY MAPLES
- LEYLAND CYPRESS
- WAX MYRTLES

**STREET YARD TREES**

- OCTOBER GLORY MAPLE
- CHINESE PISTACHIO
- LACEDARK ELM
- HONEYLOCUST



THIS DRAWING PREPARED AT THE  
FIRM OF  
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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

| DATE        | REVISION DESCRIPTION |
|-------------|----------------------|
| 01/31/2019  |                      |
| DRAWN BY    | E.ANGE               |
| DESIGNED BY | S.HEIN               |
| CHECKED BY  | B.STARKEY            |
| SCALE       | 1" = 60'             |

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

MEADOW VIEW

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN (SHEET 2 OF 2)

NOT FOR CONSTRUCTION

JOB NO. 44407

SHEET NO. LP. 2

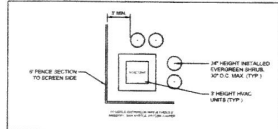


S:\3114447-Connect\_Trac\_04\8\p\DWG\Sheet\Sheet4447-3315-6-0-PLANT.dwg [Plotted by Elizabeth Ange]



NOTES

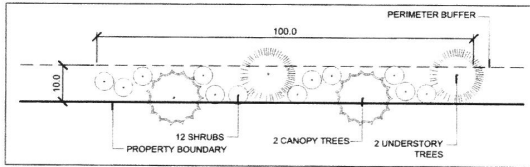
1. ALL STREET YARD TREES SHALL BE A MINIMUM OF 2.5" CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN 8' OR MORE THAN 15' FROM THE BACK OF THE SIDEWALK.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.
3. ALL PARKING AREAS SHALL BE SCREENED FROM THE RIGHT OF WAY.
4. ALL PARKING ROWS ARE REQUIRED TO TERMINATE IN A LANDSCAPE ISLAND THAT INCLUDES A CANOPY TREE MINIMUM 8' TALL.
5. UNDERSTORY TREES SHALL HAVE A 2" CALIPER AND BE 8' 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 UNCOMPACTED 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 MAY BE EXTENDED UP TO 90 DAYS UPON REQUEST TO THE CODE ENFORCEMENT OFFICER.
9. BUFFER AREAS NOT RETAINED IN NATIVE HABITAT SHALL BE SEEDED OR SODDED 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 80 FT DISTANCE SHALL BE LAMED 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 30' APART).



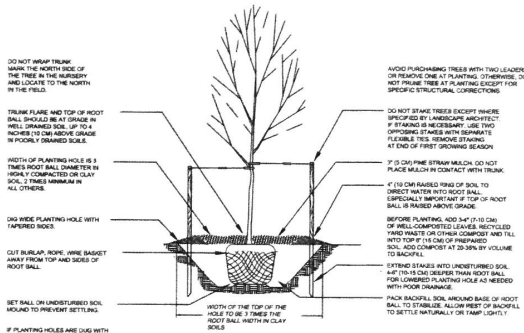
TYPICAL MECHANICAL SCREENING DETAIL

NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW

| PLANT TYPE                    | QTY | COMMON NAME             | BOTANICAL NAME                | SIZE     |
|-------------------------------|-----|-------------------------|-------------------------------|----------|
| SITE INTERIOR LANDSCAPE AREAS | 26  | WILLOW OAK              | QUERCUS PHELLOS               | 2.5" CAL |
|                               | 26  | TULIP TREE              | LIRIODENDRON TULIPIFERA       | 2.5" CAL |
|                               | 26  | SOURWOOD                | OXYDENDRUM ARBORETUM          | 2.5" CAL |
|                               | 26  | REDBUD                  | CERCIS CANADENSIS             | 2.5" CAL |
|                               | 54  | SERVICEBERRY            | AMELANCHIER ARBOREA           | 36" HT   |
| PERIMETER BUFFERS             | 54  | BLACK HAW VIBURNUM      | VIBURNUM PRUNIFOLIUM          | 36" HT   |
|                               | 35  | OCTOBER GLORY MAPLE     | ACER RUBRUM                   | 2.5" CAL |
|                               | 36  | LEYLAND CYPRESS         | CUPRESSOCYPARIS LEYLANDII     | 6" HT    |
| STREET YARD TREES             | 589 | WAX MYRTLE              | MYRTICA CERIFERA              | 36" HT   |
|                               | 63  | OCTOBER GLORY MAPLES    | ACER RUBRUM                   | 2.5" CAL |
|                               | 48  | CHINESE PISTACHIO       | PISTACIA CHINENSIS            | 2.5" CAL |
|                               | 124 | ALLEE LACEBARK ELM      | ULMUS PARVIFOLIA 2            | 2.5" CAL |
|                               | 75  | SHADEMASTER HONEYLOCUST | GLEDITSIA TRIACANTHOS INERMIS | 2.5" CAL |



TYPICAL CLASS 'A' BUFFER PLANTINGS



TYPICAL TREE PLANTING



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

01/31/2019

DRAWN BY

E. ANGE

DESIGNED BY

S. HEIN

CHECKED BY

B. STARKEY

SCALE

1" = 60'

NOT FOR CONSTRUCTION

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

MEADOW VIEW

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

LANDSCAPE NOTES & DETAILS

JOB NO.  
44407

SHEET NO.  
LP. 3

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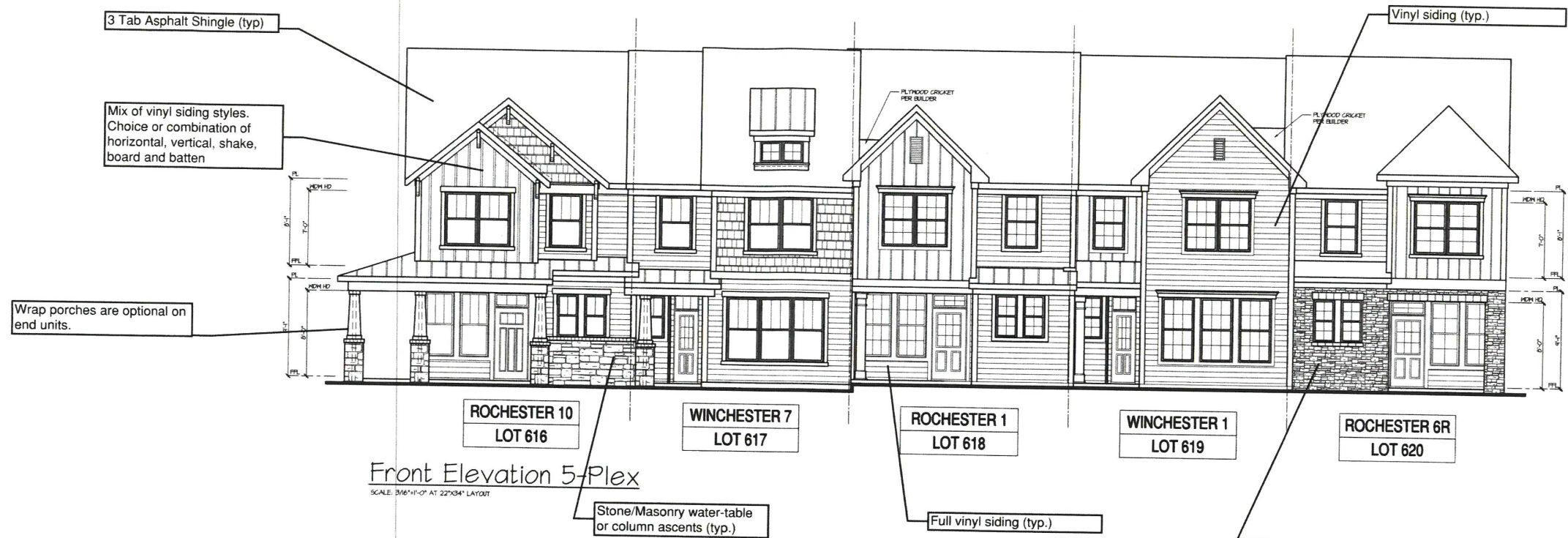




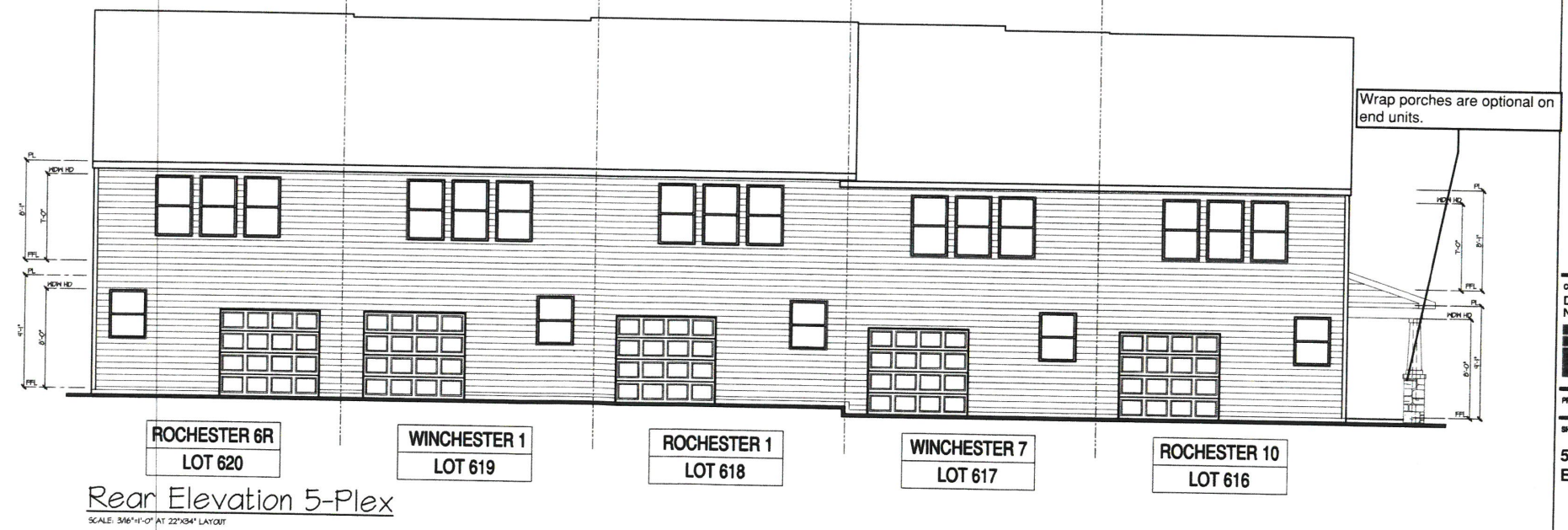
Townhomes: Alley Loaded Garage

A6.0

Sample Building Elevations:  
For reference in Special Use Permit modification request only



Example Building material manufactures:  
Siding and Roofing: CertainTeed  
Masonry/Stone Veneers/ascents: Heritage  
Windows: MI Windows



60 THOMAS JOHNSON DR  
FREDERICK, MD 21102  
(301) 646-0200

| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 02-14-12 | PROTOTYPE WALK CHANGES |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**TOWNHOMES**

CLIENT NAME:  
DAN RYAN BUILDERS  
NORTH CAROLINA



PROJECT NO: 6RD-RAL 1005

SHEET TITLE:  
**5-PLEX  
ELEVATIONS**

SHEET NO:  
**A6.1**





60 THOMAS JOHNSON DR.  
FREDERICK, MD 21102  
(301) 646-0200

| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 02-14-12 | PROTOTYPE WALK CHANGES |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**TOWNHOMES**

CONSTRUCTION  
PERMIT SET

CLIENT NAME:  
DAN RYAN BUILDERS  
NORTH CAROLINA

PROJECT NO.:  
SHEET TITLE:  
**5-PLEX  
ELEVATIONS**

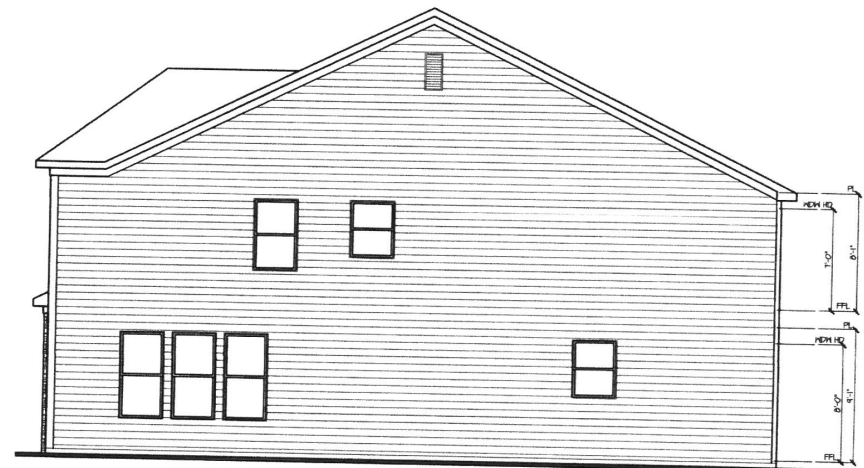
PRINT DATE:

SHEET NO.:  
**A6.1.1**



Left Elevation 5-Plex  
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT

**ROCHESTER 10  
LOT 616**



Right Elevation 5-Plex  
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT

**ROCHESTER 6R  
LOT 620**

NOTE:  
REFER TO 1/4" INDIVIDUAL ELEVATIONS  
ON SHEETS A1.1 - A1.12 FOR ALL  
TYPICAL NOTES AND DIMENSIONS

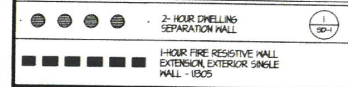


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FREDERICK, MD 21102  
(301) 646-0200

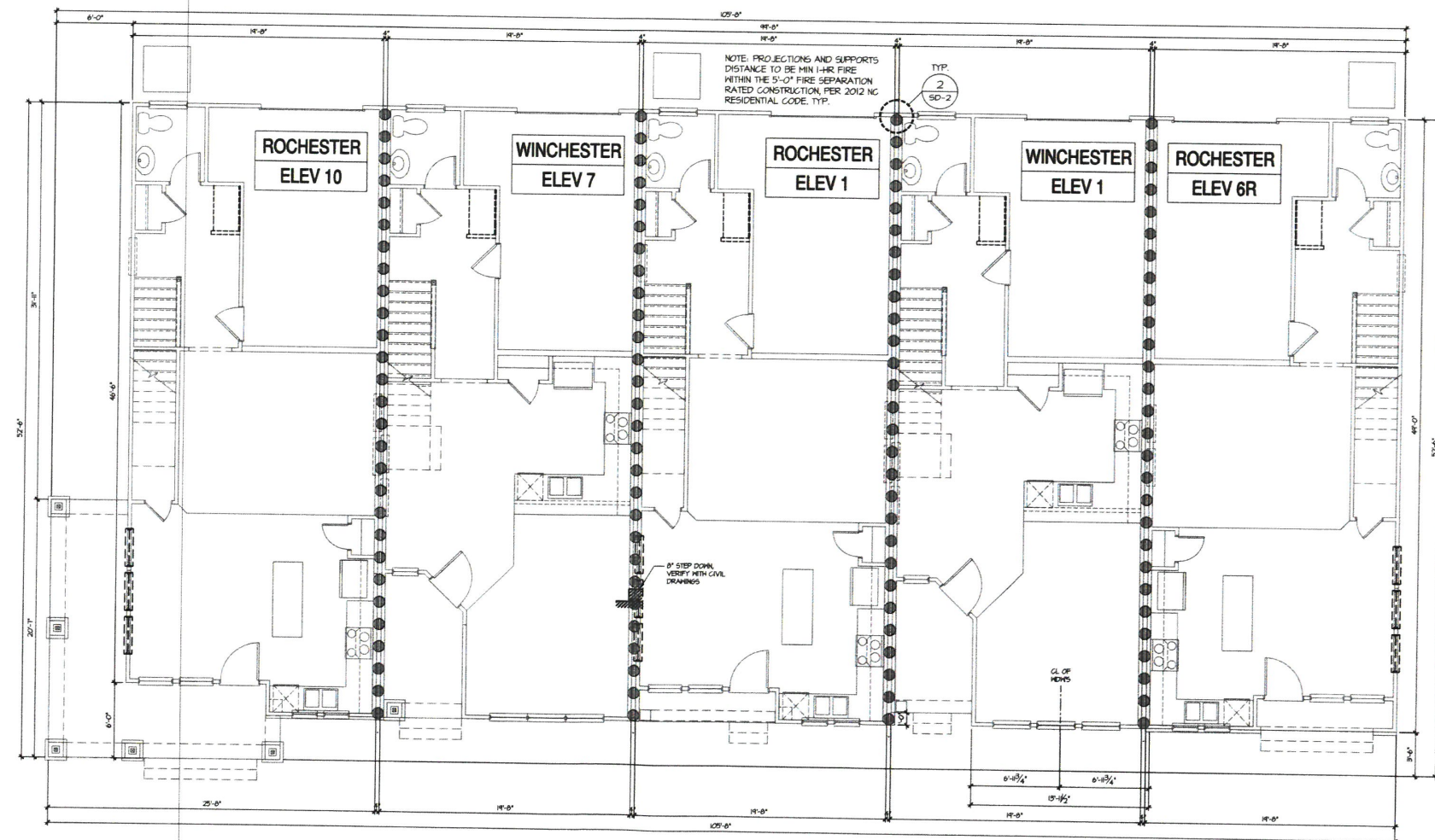
#### NOTES:

- REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS.
- REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.
- THESE COMPOSITE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

#### FIRE PARTITION/ FIRE BARRIER LEGEND



**\*\*SEE 'S' SHEETS FOR FIRE  
SEPERATION DETAILS\*\***



### 1st Floor Plan 5-Plex

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT 3/32"=1'-0" AT 11"X17" LAYOUT

| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 03-14-12 | PROTOTYPE MARK CHANGES |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**TOWNHOMES**

**CONSTRUCTION  
PERMIT SET**

CLIENTS NAME:  
DAN RYAN BUILDERS  
NORTH CAROLINA



PROJECT NO.:

SHEET TITLE:

**5-PLEX  
COMPOSITE  
FIRST FLOOR  
PLAN**

PRINT DATE:

SHEET NO:  
**A6.2**





Townhomes: Front-loaded Garage

A7.0



Sample Building Elevations:  
For reference in Special Use Permit modification request only

3 Tab Asphalt Shingle (typ)

Mix of vinyl siding styles.  
Choice or combination of  
horizontal, vertical, shake,  
board and batten

Vinyl siding (typ.)



Front Elevation 5-Plex

SCALE: 3/8"=1'-0" AT 22'X34" LAYOUT 3/32"=1'-0" AT 11'X17" LAYOUT

Stone/Masonry water-table  
or column ascents (typ.)

Full vinyl siding (typ.)

Stone/Masonry Veneer or  
Ascents (typ.)



Rear Elevation 5-Plex

SCALE: 3/8"=1'-0" AT 22'X34" LAYOUT 3/32"=1'-0" AT 11'X17" LAYOUT

Example Building material manufactures:  
Siding and Roofing: CertainTeed  
Masonry/Stone Veneers/ascents: Heritage  
Windows: MI Windows



60 THOMAS JOHNSON DR.  
FREDERICK, MD 21102  
(301) 696-0200

| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 02-14-12 | PROTOTYPE MARK CHANGES |

PROJECT TITLE:  
**TOWNHOMES**

CLIENTS NAME:  
DAN RYAN BUILDERS  
NORTH CAROLINA



PROJECT NO: 64D-RAL 1005

SHEET TITLE:  
**5-PLEX  
ELEVATIONS**

SHEET NO:  
**A7.1**

Sample Building Elevations:  
For reference in Special Use Permit modification request only

Units articulated and/or stepped to reduce  
"mass" roofing, and provide variation to street  
scape.



Left Elevation 5-Plex  
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT

LITCHFIELD 9R  
LOT 89



Right Elevation 5-Plex  
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT

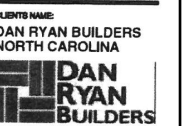
LITCHFIELD 6  
LOT 85



60 THOMAS JOHNSON DR  
FREDERICK, MD 21102  
(301) 696-0200

| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 02-14-12 | PROTOTYPE PALK CHANGES |

PROJECT TITLE:  
TOWNHOMES

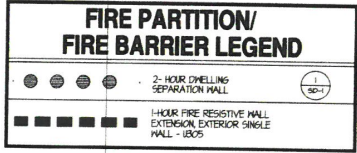


PROJECT NO: 04D-RAL 1005

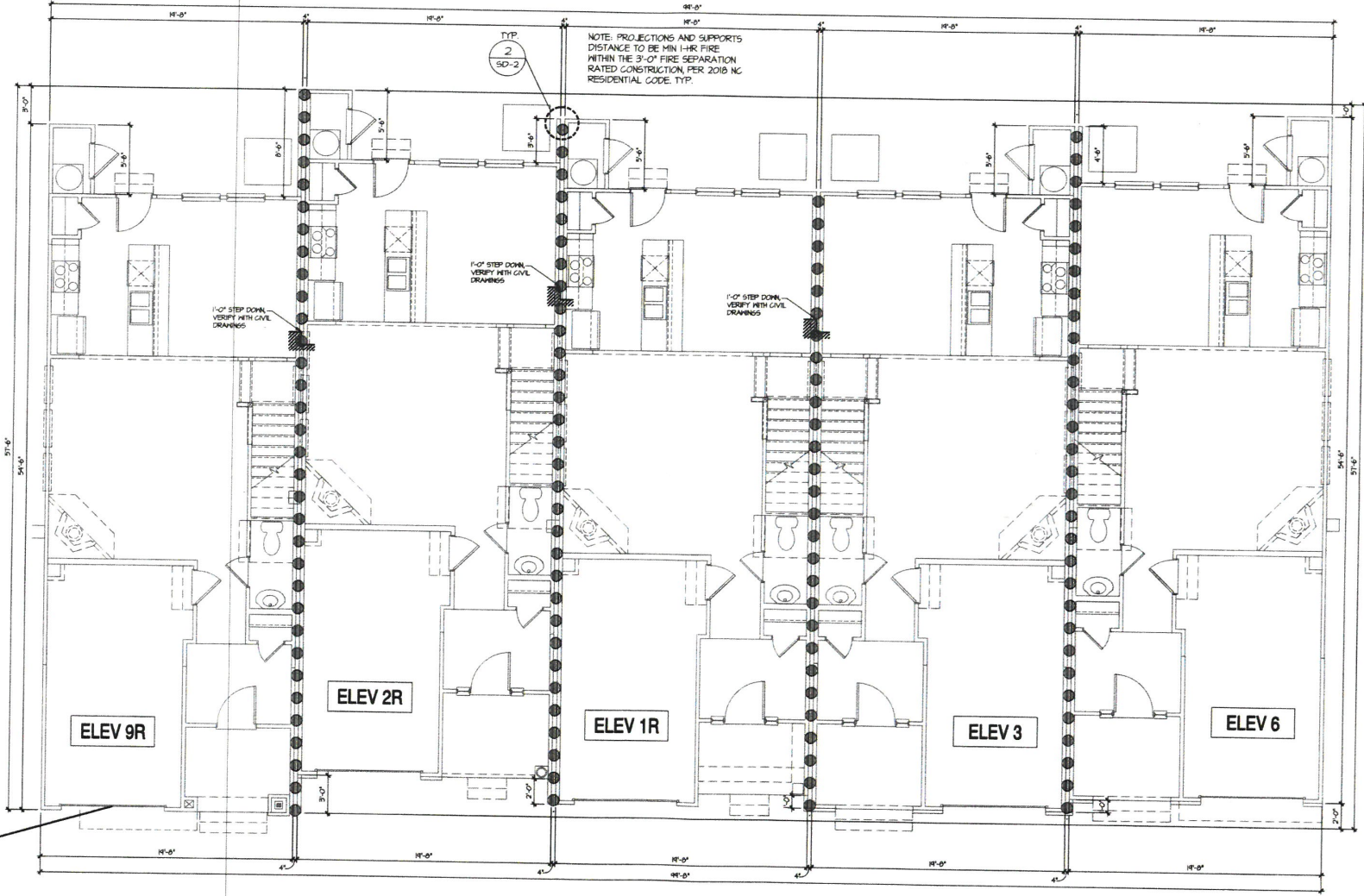
SHEET TITLE:  
5-PLEX  
ELEVATIONS

SHEET NO:  
A7.1.1

Sample Building Elevations:  
For reference in Special Use Permit modification request only



**\*\*SEE 'S' SHEETS FOR FIRE  
SEPERATION DETAILS\*\***



|                                    |
|------------------------------------|
| Garage Door: 8' Wide               |
| Building: 20' Wide                 |
| Garage Ratio: 40% of Overall Width |

## 1st Floor Plan 5-Plex

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT    3/32"=1'-0" AT 11"x17" LAYOUT



60 THOMAS JOHNSON DR  
FREDERICK, MD 27102  
(301) 696-0200

|                                                                                     |          |                           |
|-------------------------------------------------------------------------------------|----------|---------------------------|
| NO:                                                                                 | DATE:    | REVISION:                 |
|  | 02-14-12 | PROTOTYPE MALK<br>CHANGES |

PROJECT TITLE:

**TOWNHOMES**

**CLIENTS NAME:**  
**DAN RYAN BUILDERS**  
**NORTH CAROLINA**



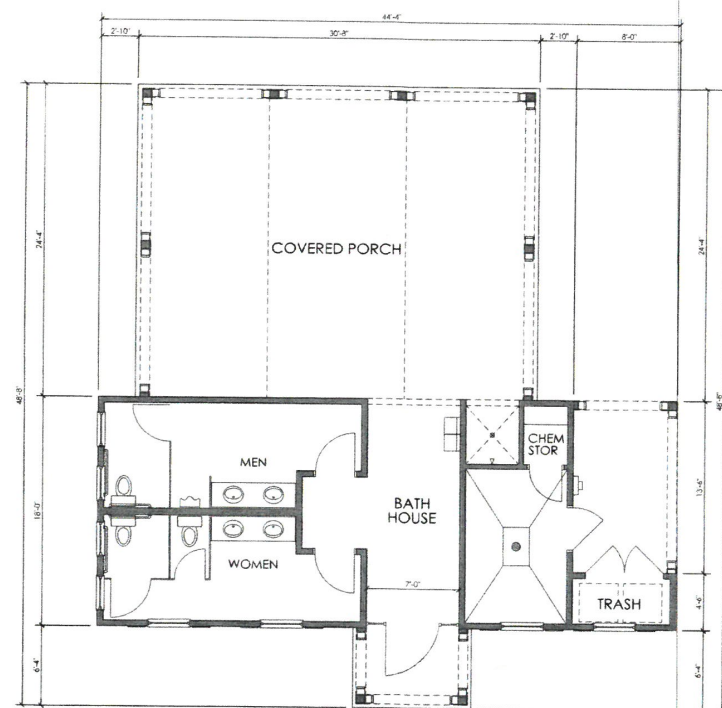
PROJECT NO: 6MD-RAL 11005

**SHEET TITLE:**

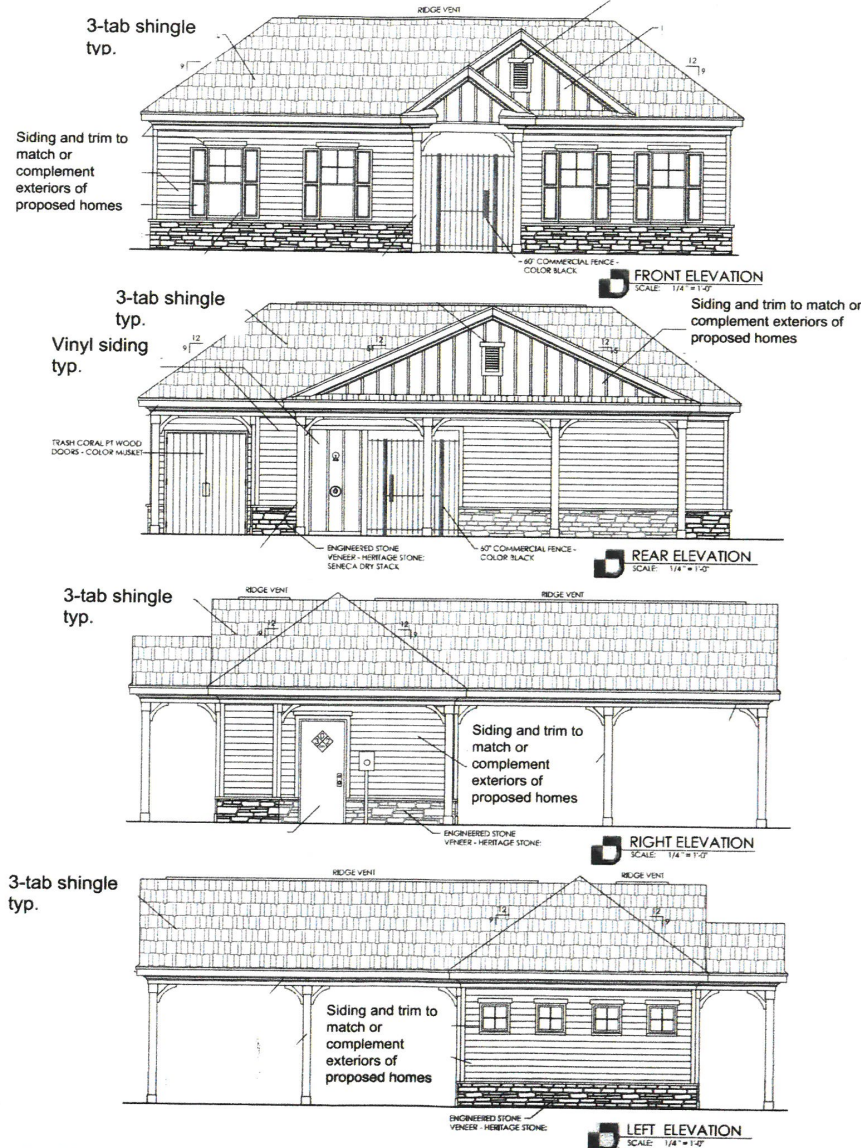
**G-PLEX  
COMPOSITE  
FIRST FLOOR  
PLAN**

SHEET NO: **A7.2**





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**D. CLUGSTON**  
BUILDING & DEVELOPMENT CO.

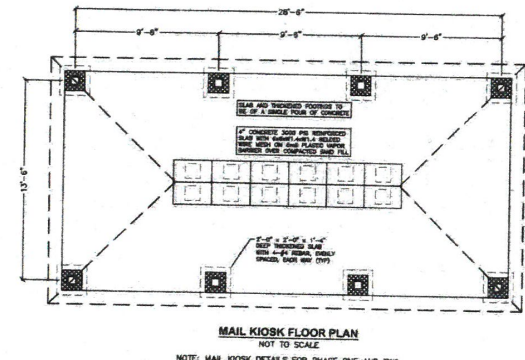
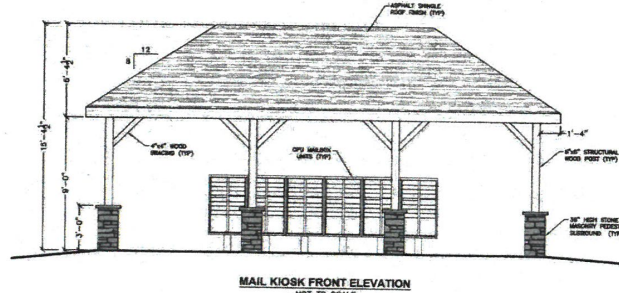
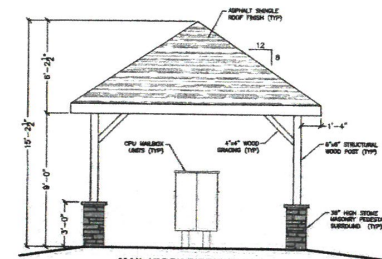
**PROFESSIONAL SEAL**  
STATE OF NORTH CAROLINA  
ARCHITECT  
NO. 100000000  
EXPIRATION DATE 12/31/2024

**SHEET DESCRIPTION**  
CUTSHEET

PROJECT # 2019.047  
DATE SUBMIT 11/09/2019  
DRAWING BY RSL  
CHECKED BY ELISAC

**D. CLUGSTON INC.**  
BATHHOUSE PLANS  
Wake County, North Carolina

**DCI**



A8.1



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

## TRC CERTIFICATION

February 5, 2020

Sean Hein  
5410 trinity Rd, Suite 102  
Raleigh, NC 27607  
[Sean.hein@timmons.com](mailto:Sean.hein@timmons.com)

**Re: 2019-241-SD Meadow View**

Mr. Hein,

The project listed above has received certification from the Technical Review Committee on February 5, 2020. In order to prepare for your upcoming Town Council meeting, please submit **ONE** 11x17 hardcopy of your latest site plan no later than 5PM on February 11, 2020. The project will now proceed to the following meeting:

Town Council: Monday March 2, 2020 at 6:00pm

Please let me know if you have any questions or need further assistance.

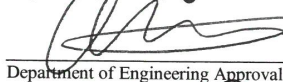
Thank you,

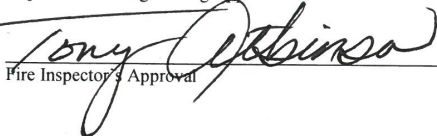
Lori Bryant  
Development Services Coordinator  
[Lbryant@townofclaytonnc.org](mailto:Lbryant@townofclaytonnc.org)  
(919) 359-9337

---

**Staff Approval:**

  
Project Manager's Approval

  
Department of Engineering Approval

  
Fire Inspector's Approval

2/5/2020  
Date

2/6/2020  
Date

02-05-2020  
Date

Updated February 2019





**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: Meadow View Acreage of Property: 38.88 acres  
County Tag Number: 05G01012A and 05G01012S NC PIN: 165907-69-2203 and 165907-78-1039  
Address/Location: 1294 Shotwell Road, Clayton, NC 27520

Zoning District: PD-MU

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: 919-866-4507 Fax: 919-859-5663  
Contact Person: Jim Chandler, PE  
Email Address: jim.chandler@timmons.com

### PROPERTY OWNER INFORMATION

Name: Everland - Lee, LLC  
Mailing Address: 104 State Avenue, Suite 103, Clayton, NC 27520  
Phone Number: 919-971-5353 Fax: 919-934-3100  
Email Address: lannycliftonbuilder@gmail.com

### FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_ Associated Project Number: \_\_\_\_\_



## PROJECT INFORMATION

Use: ☒ New ☐ Expanded ☐ Change

Use Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): Single-Family Residential (Townhomes) Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Dan Ryan Builders

Mailing Address: 3000 RDU Center Drive, Suite 202, Morrisville, NC 27560

Phone Number: 919-747-4970 ext. 4035

Fax Number: N/A

Email Address: jcolvin@drbgroup.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: 38.03

| Single Family     | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units |            |              |                     |
| 3 Bedroom Units   | 143        | 250          | 35,750              |
| >3 Bedroom Units  | 61         | 250          | 15,250              |
| <b>Total</b>      | 204        | -----        | 51,000              |

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

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: 0.85 acres

| Use                    | Measurement Unit | # of Units | GPD per Unit | Total Requested GPD |
|------------------------|------------------|------------|--------------|---------------------|
| Clubhouse / Recreation | Gallons/day/acre | 0.85       | 1,200        | 1,020               |
|                        |                  |            |              |                     |
|                        |                  |            |              |                     |
| <b>Total</b>           |                  |            | -----        | 1,020               |

TOTAL REQUESTED GALLONS PER DAY: 52,020

**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.

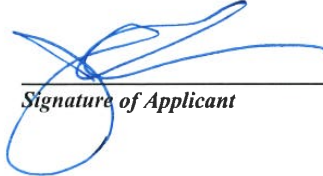
**Approval:**

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.*

James Chandler  
Print Name

  
Signature of Applicant

7/29/20  
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.



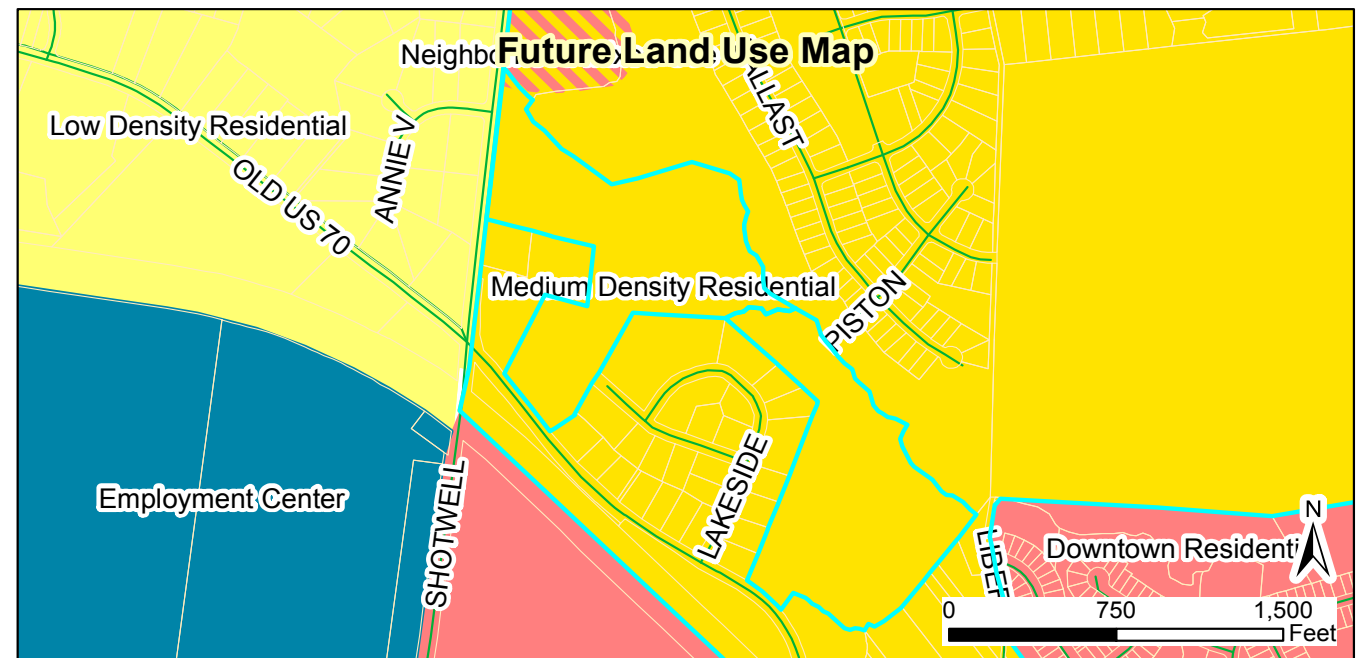
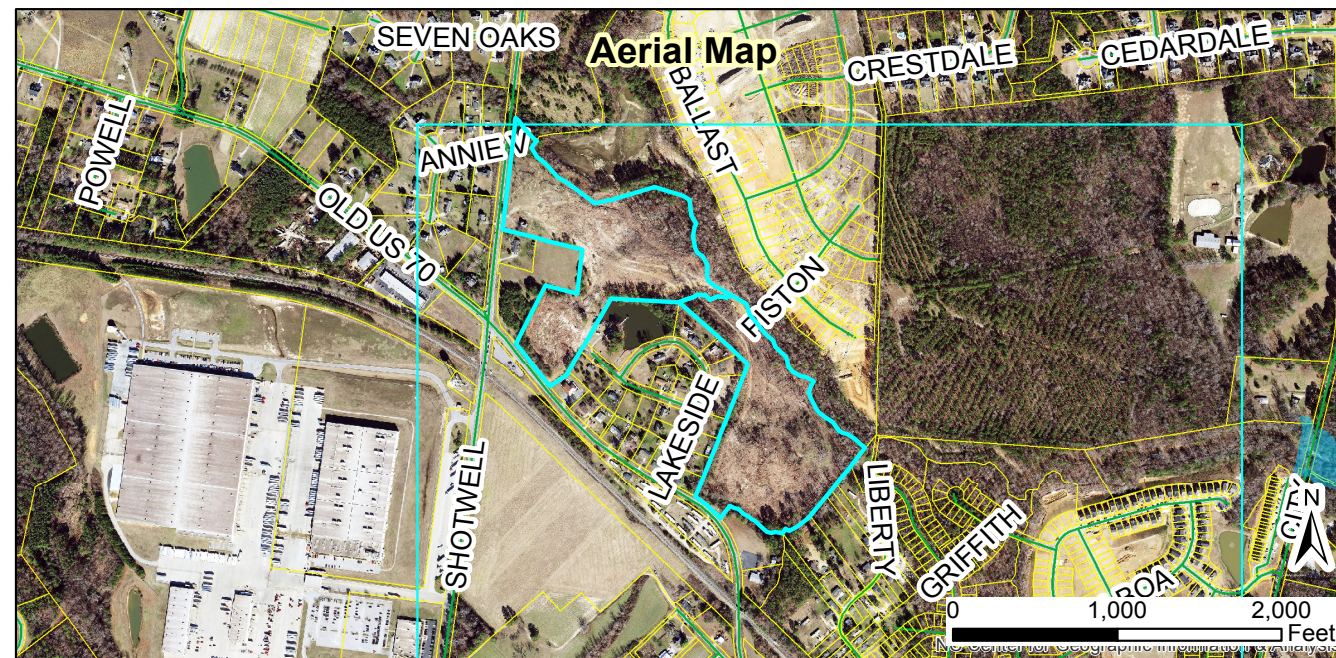
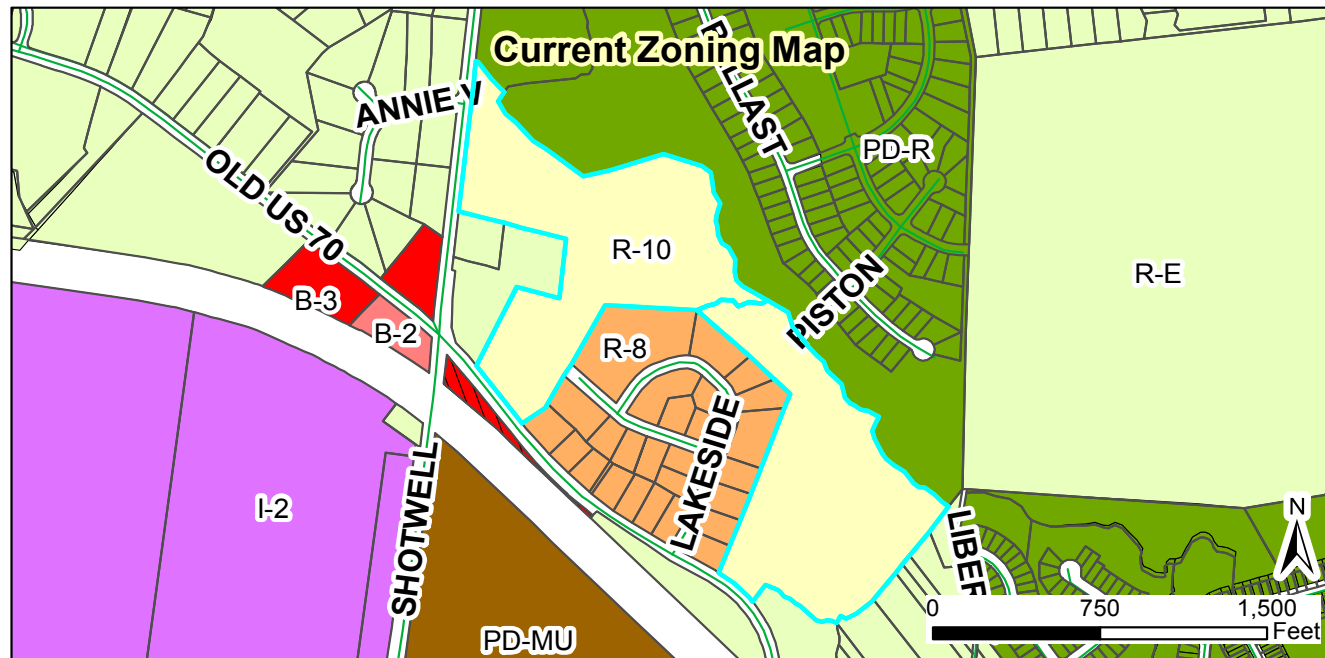
## APPENDIX A: DESIGN FLOW RATES

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                   |
|-----------------------------------------------------------------------------------------|-----------------------------------|
| <b>Barber and Beauty Shops</b>                                                          |                                   |
| Barber Shops                                                                            | 50 gal/chair                      |
| Beauty Shops                                                                            | 125 gal/booth or bowl             |
| <b>Businesses, Offices and Factories</b>                                                |                                   |
| 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                        |
| <b>Churches</b>                                                                         |                                   |
| 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)  |
| <b>Fire, Rescue and Emergency Response</b>                                              |                                   |
| Fire or rescue stations without on-site staff                                           | 25 gal/person                     |
| Fire or rescue stations with on-site staff                                              | 50 gal/person/shift               |
| <b>Food and Drink Facilities</b>                                                        |                                   |
| 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    |
| <b>Hotels and Motels</b>                                                                |                                   |
| 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                   |
| <b>Medical, Dental and Veterinary Facilities</b>                                        |                                   |
| 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                     |
| <b>Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities</b> |                                   |
| Campgrounds with comfort station, without water or sewer hookups                        | 75 gal/campsite                   |

| <b>Establishment Type</b>                                             | <b>Daily Flow Rate</b>             |
|-----------------------------------------------------------------------|------------------------------------|
| 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           |
| <b>Schools, Pre-school and Day Care</b>                               |                                    |
| 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) |
| <b>Service Stations and Car Wash Facilities</b>                       |                                    |
| Service stations, gas stations                                        | 250 gal/plumbing fixture           |
| Car wash facilities                                                   | 1200 gal/bay                       |
| <b>Sports Centers</b>                                                 |                                    |
| 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                         |
| <b>Stores, Shopping Centers, Malls and Flea Markets</b>               |                                    |
| 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.               |
| <b>Transportation Terminals</b>                                       |                                    |
| Air, bus, train, ferry, port and dock                                 | 5 gal/passenger                    |

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



**2019-241-SD**  
**Meadow View Preliminary Plat (Major Modification)**  
**Request to modify a previously approved Preliminary Plat**

Applicant: Timmons Group  
 Property Owners: Everland Lee LLC  
 Tag #: 05G01012A & 05G01012S

**Staff Report Map**

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2019\2019-241-SD - Meadow View (formerly Creech Tract)\Maps\Staff Report Map - 2019-241-SD - Meadow View Major Modification.mxd



01/28/2020

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

**Legend**

- TOC\_SDE.GISMGR.Parcels selection 2
- Site
- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay





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

*Town Council  
March 2, 2020*

## STAFF REPORT

**Application Number:** 2019-241-SD

**Project Name:** Meadow View (formerly Creech Tract) Preliminary Plat, Major Modification

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**NC PIN / Tag #:** 165907-69-2203 / 05G01012A, 165907-78-1039 / 05G01012S  
**Town Limits/ETJ:** Town Limits  
**Overlay:** None  
**Applicant:** Timmons Group  
**Owner:** Everland Lee LLC  
**Location:** Corner of Shotwell Road and Old US HWY 70, south of Highgate Subdivision  
**Project Planner:** Haley Hogg, Planner II

**Public Noticing:**

- Neighborhood meeting held on January 6, 2020
- Signs Posted prior to February 21, 2020
- Letters mailed February 13, 2020
- Newspaper ad published February 19, 2020 and February 26, 2020

**REQUEST:** Request for major modification to a previously approved preliminary plat to develop 188 townhome lots. The modification primarily focuses on layout changes as well as dimensional standards.

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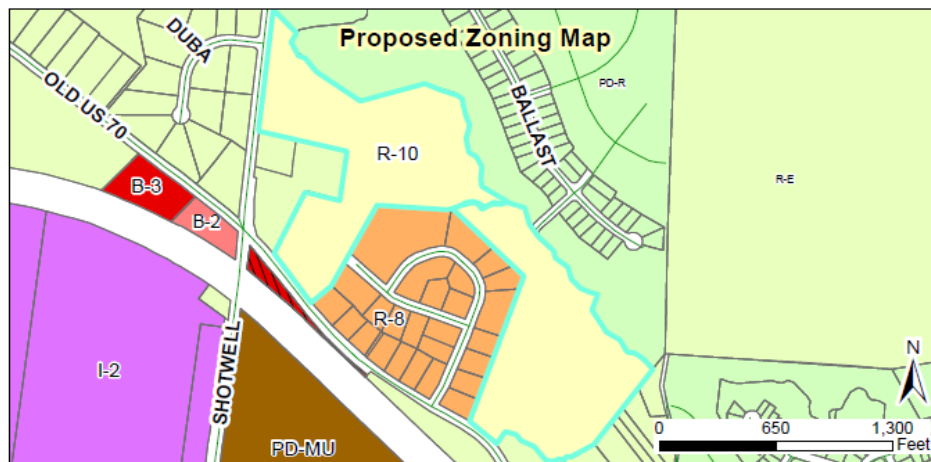
**SITE DATA:**

Acreage: 38.88 acres

Existing Use: Vacant

**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                                                        | Existing Use                         |
|-----------|---------------------------------------------------------------|--------------------------------------|
| North     | Planned Development-Residential (PD-R)                        | Single-family residential (Highgate) |
| South     | Residential-8 (R-8) and Planned Development Mixed Use (PD-MU) | Single-family residential and vacant |
| East      | Planned Development-Residential (PD-R), Residential-8 (R-8)   | Single-family residential            |
| West      | Residential-8 (R-8) and Residential-Estate (R-E)              | Single-family residential            |

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (188 units)

Density/Intensity: 4.83 units/acre

Impervious Surface: Maximum 80% per lot

Required Parking: 2 spaces/unit required= 376 spaces

Proposed Parking: 384 spaces + 2 handicap spaces

Access/Streets: The development will have three access points: one off Old US HWY 70, one off Shotwell Road, one connecting to Highgate Subdivision, and one connecting east to an existing residential development.

## **STAFF ANALYSIS:**

### **Overview**

The applicant is requesting a major modification to a previously approved preliminary plat (2018-90-SD) to revise the approved plan to accommodate layout changes as well as changes to dimensional standards. The subdivision was first approved as the Creech Tract in 2019 by the Town Council. The development has since been redesigned based upon a new builder's needs for the site. Running concurrently with this application is a Special Use Permit Major Modification (2019-239-SUP) to modify the existing Special Use Permit on the site, which allows for the use of Townhomes and sets the dimensional standards.

The applicant is proposing to decrease the total unit count from 189 townhome lots to 188 townhome lots. The proposed access points are also changing. The development is will keep one access point on to Old US HWY 70 but to get rid of the right-in only that was located in close proximity to the intersection with Shotwell Road. Instead, the applicant is proposing to connect east into an existing subdivision, Lakewood Acres. There is an existing road (Woodcrest Drive) located within Lakewood Acres that is currently unpaved and stops just short of the property line with the proposed development. The applicant is proposing to connect on to Woodcrest Drive, and to bring Woodcrest Drive up to current NCDOT standards as required by the UDC. The remaining access points proposed have not changed from the original approval, which includes one connection North into Highgate subdivision, and one connection West onto Shotwell Road.

The proposed modification is also to change the internal roadway layout. The proposed development will consist of front and rear loaded townhome units, but this application includes fewer rear-loaded units which means there are fewer private alleys. The proposed modification also includes the removal of several stormwater ponds that were deemed unnecessary. The amenity area has also been relocated from the entrance along Old US HWY 70 to the northern portion of the development. Additionally, the proposed dimensional standards have been altered slightly to accommodate the new housing types proposed. These dimensional standard changes are outlined in the staff report for the associated Special Use Permit.

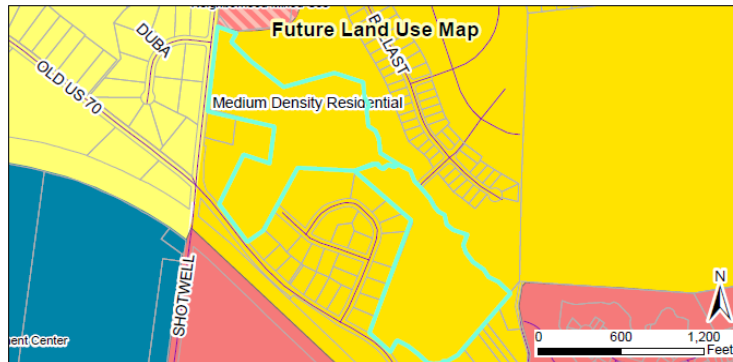
If approved, this major modification application and any associated Conditions of Approval will replace the former subdivision approval 2018-90-SD. If the major modification is denied, the original approval will remain valid as it was originally approved by the Town Council.

### **Consistency with Adopted Plans**

- **Comprehensive Plan 2040**

The future land use map designates this property as "Medium Density Residential", which allows all residential housing types and densities up to 5 units per acre. The proposed development is consistent with this designation. The proposed development is 4.83 units per acre.





- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). The subdivision has been TRC certified by staff during initial reviews.

**Compatibility with Surrounding Land Uses**

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residences.

**Landscaping and Buffering**

The development is required to install a Class “A” landscape buffer along all property lines zoned Residential-Estate (R-E). The applicant is proposing to utilize existing vegetation in some locations to meet this requirement. No buffer is required along property lines zoned R-8, which includes the development of Lakewood Acres. However, following recommendations from staff during the TRC review of the development the applicant is proposing to utilize existing vegetation in some areas to provide screening as well as install plantings to provide a buffer for those residents. A Class “A” landscape buffer will be provided along Old US HWY 70 and Shotwell Road as required by the UDC. Street trees are also provided throughout the development as required by the UDC.

**Access/Streets**

There will be one entrance off Old US HWY 70 and one entrance off Shotwell Road. Additionally, the development will connect north into Highgate Subdivision and East into Lakewood Acres Subdivision. When connecting to Lakewood Acres, the development will be responsible for bringing Woodcrest Drive up to NCDOT standards in terms of pavement. The previous version of this development was approved to have a right-in only off Old US HWY 70 but that has been removed and instead a connection is provided into Woodcrest Drive. The proposed development meets the access requirements of the UDC as well as Fire Code Appendix D.

**Traffic**

This major modification application did not require an update to the traffic study as the total lot count decreased from 189 units to 188 units. NCDOT reviewed the plans and did not require any additional traffic improvements. The application will be subject to all original traffic improvement requirements.

**Multi-Modal Access**

Interior sidewalks are located throughout the development on both sides of the streets, as required by the UDC. They are not located on alleys. Sidewalk will also be provided along Old US HWY 70 and a greenway will be provided along the frontage of Shotwell Road. Greenway connections into Highgate Subdivision are also provided.

### **Garbage / Recycling**

Dumpsters will not be provided to serve the units. They will utilize curbside pickup instead. Any dumpsters proposed as a part of the amenity site will be reviewed as part of the separate minor site plan for the amenity center.

### **Amenities**

The development is proposing an amenity area that will include a pool house and pool for the neighborhood. This site plan has not been finalized yet and instead will be submitted as a separate minor site plan (see conditions of approval) if this preliminary plat is approved. The minor site plan approval will be subject to the dimensional standards set in this application for the amenity center, shown on the overall site plan sheet.

### **Architecture/Design**

The townhomes will consist of vinyl siding primarily, with a choice or combination of horizontal or vertical shake/board and batten. The front loaded units will include garages, which will be setback a minimum of 25' from the back of sidewalk to allow enough space for vehicles to park without interfering with the sidewalk.

### **Findings of Fact**

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report. The Findings of Fact for a Preliminary Plat (Major Subdivision) are outlined below, along with comments from staff.

#### ***1. Consistency with the adopted plans and policies of the Town.***

- **Applicant Response:**

This project was previously approved with a different layout by the Town of Clayton on March 18, 2019.

It is in area designated as Medium Density Residential. This project is 4.83 dwelling units per acre.

The project is in a transition area between multi-family apartment, commercial properties and single family neighborhoods.

- **Staff Commentary:** The original development was approved in March of 2019. The layout has been modified, but the density remains within the permitted amount by the UDC and the Comprehensive Plan 2040.

#### ***2. The subdivision meets all required specifications of this chapter.***

- **Applicant Response:**

Following closely to the previously approved subdivision, the project meets the Town of Clayton Standards. Zoning standards have been met and will follow with a special use permit to allow townhomes.

- **Staff Commentary:** The proposed modification application has been TRC certified by Planning and other departments during the review process.

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

- **Applicant Response:**

This project is buffered by stream buffers on the North and East to the existing subdivisions. The main entrances are off of major roads and will not direct traffic into existing developments. The project is consistent with the Town of Clayton standards and will not be detrimental to the surrounding area.

- **Staff Commentary:** The applicant does provide an access point off Old US HWY 70 as well as Shotwell Road. They are also providing a connection north into Highgate Subdivision and East to Lakewood Acres Subdivision.

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

- **Applicant Response:**

The project will provide turn lanes into the projects entrances and provides three access points to mitigate traffic from the 188 proposed new homes. Permanent storm water management devices and erosion control measures will be provided to ensure the project will not materially endanger the environment, connections to existing Town of Clayton water and sewer will be constructed in a way that meets Town and State standards.

- **Staff Commentary:** The development will be required to install traffic improvements as outlined by the TIA and required by NCDOT Congestion Management.

---

**CONSIDERATIONS:**

- This plan is subject to final approval by Town Council.
- Approval of this Preliminary Plat Major Modification would replace the previous approved Creech Tract Preliminary Plat 2018-90-SD.
- The dimensional standards for the development are set via the associated Special Use Permit 2019-239-SUP.

---

**RECOMMENDED CONDITIONS:**

If approved, the previous conditions associated with the original preliminary plat 2018-90-SD shall be struck and herein replaced as follows:

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. No more than 30 building permits shall be issued within the subdivision until the required secondary access has been constructed, in accordance with the requirements of the NC Fire Code.
4. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of the development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or as specifically required by NCDOT.



5. The new traffic signal required at the intersections of Covered Bridge Road and N. O'Neil Street shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
  6. The traffic signal required at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
  7. Fee-in-lieu shall be paid for half of the proposed stream crossing of Street "D" to the east at plat recordation for Phase 2.
  8. If another development contributes traffic to any required signal modifications, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
  9. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
  10. Multi-use trails shall be constructed or bonded prior to the platting for the phase in which they occur.
  11. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
  12. The amenity center shall be submitted as a separate minor site plan application to be reviewed and approved by the Town of Clayton Technical Review Committee and Planning Department.
  13. Fee-in-Lieu shall be paid for the remainder of Road C that does not connect west to the adjacent property, to ensure that this connection is funded for future development.
  14. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.
- 

**ATTACHMENTS:**

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Proposed Site Plan (2019-241-SD)
- 5.) Newspaper Ad
- 6.) Adj. Property Owner Letter
- 7.) TRC Certification Letter
- 8.) Original Approved Wastewater Allocation Resolution

**Recommend Conditions of Approval (2019-241-SD Meadow View):**

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. No more than 30 building permits shall be issued within the subdivision until the required secondary access has been constructed, in accordance with the requirements of the NC Fire Code.
4. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of the development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or as specifically required by NCDOT.
5. The new traffic signal required at the intersections of Covered Bridge Road and N. O'Neil Street shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
6. The traffic signal required at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
7. Fee-in-lieu shall be paid for half of the proposed stream crossing of Street "D" to the east at plat recordation for Phase 2.
8. If another development contributes traffic to any required signal modifications, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
9. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
10. Multi-use trails shall be constructed or bonded prior to the platting for the phase in which they occur.
11. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
12. The amenity center shall be submitted as a separate minor site plan application to be reviewed and approved by the Town of Clayton Technical Review Committee and Planning Department.
13. Fee-in-Lieu shall be paid for the remainder of Road C that does not connect west to the adjacent property, to ensure that this connection is funded for future development.
14. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.

**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.*

SEAN P. HEIK  
Print Name

  
Signature of Applicant

2/18/20  
Date

**Recommend Conditions of Approval (2019-239-SUP Meadow View):**

1. These conditions of approval, and any others associated with the Preliminary Plat (2019-241-SD) shall be recorded upon the final plan set, which must be submitted to the Planning Department for review and final approval.
2. This Special Use Permit shall be valid only for the 38.88 acres of land, outlined in the application and the associated preliminary plat (2019-241-SD). Any addition of land or units shall be subject to the modification criteria outlined in UDC Section 155.711.
3. This Special Use Permit sets the dimensional standards for the associated preliminary plat 2019-241-SD. Any modification to these standards are subject to review and approval in accordance with the requirements of the Unified Development Code.

**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.*

SEAN P. HEIN  
Print Name

  
Signature of Applicant

2/18/20  
Date

**Town of Clayton  
Town Council  
Preliminary Subdivision Plat Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to **(PICK ONE)**:

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

Preliminary Subdivision Plat Application Number **2019-241-SD - Meadow View**

This motion is based on the following findings:

1. The preliminary subdivision plat **IS** consistent with the adopted plans and policies of the town.

**OR**

The preliminary subdivision plat **IS NOT** consistent with the adopted plans and policies of the town. (State evidence supporting finding.)

\*\*\*\*\*

2. The subdivision **MEETS** all required specifications of the Town of Clayton Unified Development Code.

**OR**

The subdivision **DOES NOT MEET** all required specifications of the Town of Clayton Unified Development Code. (State evidence supporting finding.)

\*\*\*\*\*

3. The subdivision **WILL NOT** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL NOT** violate the character of existing standards for development of properties in the surrounding area.

**OR**

The subdivision **WILL** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL** violate the character of existing standards

**Item 6b  
MOTION SHEET  
2019-241-SD  
Meadow View – Preliminary Plat**



for development of properties in the surrounding area. (State evidence supporting finding).

\*\*\*\*\*

4. The subdivision design **WILL** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL** provide for the unified and orderly use of or extension of public infrastructure, and **WILL NOT** materially endanger the environment, public health, safety, or the general welfare.

**OR**

The subdivision design **WILL NOT** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL NOT** provide for the unified and orderly use of or extension of public infrastructure, and **WILL** materially endanger the environment, public health, safety, or the general welfare. (State evidence supporting finding).

\*\*\*\*\*

**[If approved with conditions]** The applicant meets this finding subject to the following conditions as listed in staff report:

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. No more than 30 building permits shall be issued within the subdivision until the required secondary access has been constructed, in accordance with the requirements of the NC Fire Code.
4. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of the development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or as specifically required by NCDOT.

Item 6b  
MOTION SHEET  
2019-241-SD  
Meadow View – Preliminary Plat

5. The new traffic signal required at the intersections of Covered Bridge Road and N. O'Neil Street shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
6. The traffic signal required at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, or within a timeframe required by NCDOT.
7. Fee-in-lieu shall be paid for half of the proposed stream crossing of Street "D" to the east at plat recordation for Phase 2.
8. If another development contributes traffic to any required signal modifications, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
9. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
10. Multi-use trails shall be constructed or bonded prior to the platting for the phase in which they occur.
11. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
12. The amenity center shall be submitted as a separate minor site plan application to be reviewed and approved by the Town of Clayton Technical Review Committee and Planning Department.
13. Fee-in-Lieu shall be paid for the remainder of Road C that does not connect west to the adjacent property, to ensure that this connection is funded for future development.
14. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.

Item 6b  
MOTION SHEET  
2019-241-SD  
Meadow View – Preliminary Plat

**TOWN OF CLAYTON**  
**RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY**  
**2019-241-SD – MEADOW VIEW**

**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 52,020 GPD to Steeplechase Subdivision in the 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 2<sup>nd</sup> day of March, 2020 while in regular session.

---

Jody L. McLeod  
Mayor

ATTEST:

---

Kimberly A. Moffett, CMC, NCCMC  
Town Clerk





## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

Public Hearings

**Item Title**

2020-02-SD Steeplechase Meadows Preliminary Plat (Master Plan) Major Modification

**Presenter**

Planning Department

**Summary/Description**

Request for a major modification to previously approved Steeplechase Master Plan 2018-31-SD to add additional lots and modify the layout of the development. 660 residential units are proposed which would consist of single-family residences and townhomes. The development is still subject to all original traffic improvement requirements. The development is proposed on the southern portion of the subject property, with access off Covered Bridge Road, O'Neil Street, and City Road.

**Requested Action**

Approval/Denial

**Funding Source (If Applicable):**

N/A

**Cost:** N/A   Yes ☐   No ☒

**Additional Documents to be Included in Agenda Packet**

Application  
Staff Report  
Staff Report Maps  
Neighborhood Meeting Materials  
Updated Trip Generation Letter  
Newspaper Ad  
Adj. Property Letter  
TRC Certification Letter

**Meeting Timeline**

March 2, 2020- Town Council Hearing



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

February 13, 2020

**NOTICE**

**SUBJECT:**      **Projects:**      **2020-02-SD Steeplechase Meadow Preliminary Plat Major Modification**  
**TAG #:**        **05H02009 (southern portion)**  
**Applicant:**    **ESP Associates Inc.**

Dear Clayton Area Property Owner:

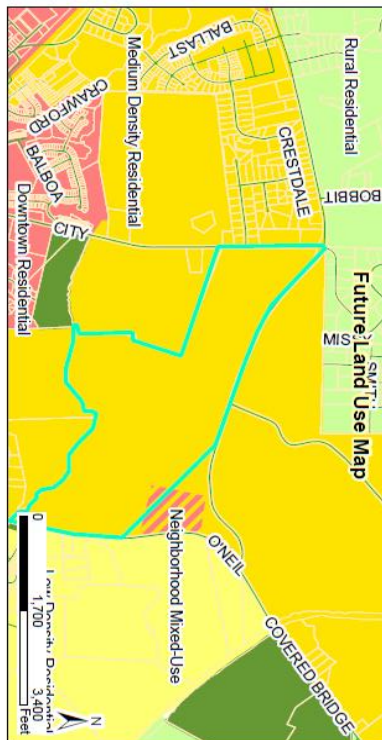
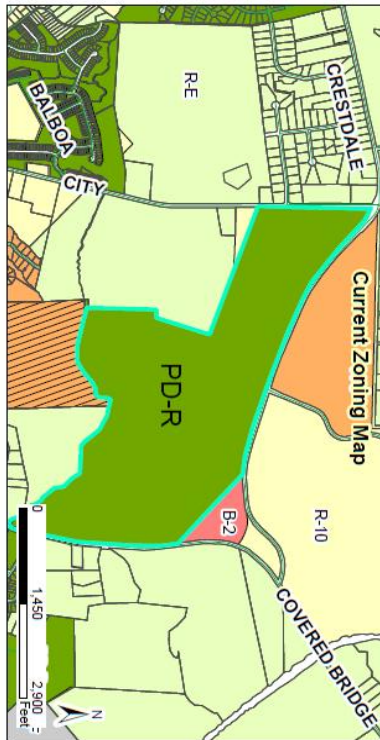
Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on **Monday, March 2, 2020 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Preliminary Plat (Master Plan) Major Modification application. The applicant is requesting a major modification for a previously approved Master Plan to modify the number of units, layout, architectural elevations, and dimensional standards. The proposed number of units is 660 lots (mixture of townhome and single-family residences). This application would serve as a Master Plan for the development. The development would occur on the southern portion of the property located off Covered Bridge Road, City Road, and O'Neil Street, 266.72± acres of land total. Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at [hhogg@townofclaytonnc.org](mailto:hhogg@townofclaytonnc.org).

Sincerely,

Haley Hogg, AICP, CZO  
Planner II

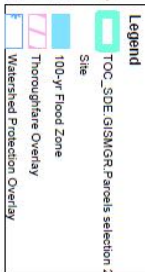


**2020-02-SD  
Steeplechase Meadows Master Plan (Major Modification)  
Request to modify a previously approved Preliminary Plat  
(acting as a master plan)**

**Staff Report Map**

Applicant: ESP Associates, Inc.  
Property Owners: Raymond Elmore Eap, Jr. Family Trust,  
Nancy Owsen Trust, and Wotey, Mary Eap  
Tag #: 05H02009 (southern portion as shown on 1998 plat)

01/28/2020  
Produced by: TOC Planning  
Date: 01/28/2020  
This map is for informational purposes only and does not constitute a representation of the future.





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

## MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

☐ New Major Subdivision: \$400.00 + \$5.00 per lot

- ☐ Conventional  
☐ Open Space  
☐ Master Plan

☒ Modification to approved plan

- ☒ Major: \$400.00 + \$5.00 per lot modified  
☐ Minor: \$200.00 + \$5.00 per lot modified

Modified Plan: \_\_\_\_\_

Advertising Fee: \$200.00

### SITE INFORMATION

Name of Project: Steeplechase Meadows      Acreage of Property: 266.716 acres

Tag #: 05H02009      NC Pin #: \_\_\_ Portion of 166900-39-5182

Location: 1162 Covered Bridge Road

Number of lots (Existing): 0      (Proposed): 660      Min. Lot Size: Varies

Zoning District: PDR      Electric Provider: Town of Clayton

Wastewater: ☐ Septic ☒ Sewer

Water: ☐ Well ☒ Public/Private Water

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – acreage: 9.71 Acres

### APPLICANT INFORMATION

Applicant: ESP Associates, Inc.

Mailing Address: 2200 Gateway Centre Blvd., Ste. 216, Morrisville, NC 27510

Phone Number: 919-678-1070      Dir. 919-415-2740      Fax: \_\_\_\_\_

Contact Person: Kathryn McPherson. PLA

Email Address: kmcpherson@espassociates.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

File Number: \_\_\_\_\_

JAN 02 2009  
TOWN OF CLAYTON  
PLANNING DEPARTMENT  
April 2019

2 of 17



## PROPERTY OWNER INFORMATION

**Name:** Raymond Elmore Earp Jr. Family Trust Earp, Nancy Crews, Trustee and Worley, Mary Earp

**Mailing Address:** 7020 NC Highway 42 East, Selma, NC 27576

**Phone Number:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

## EXPLANATION OF PROJECT

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

This is a request to modify the approved Master Plan for the Steeplechase Subdivision, 2018-31-SD.

The plan continues many of the previously developed and approved conditions with modifications to the internal road network, housing types, and recreational elements. A maximum of 660 units/ lots is requested.

## FINDINGS OF FACT

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

- (1) Consistency with the adopted plans and policies of the Town..

The modifications requested with this Major Modification to an Approved Master Plan is consistent with the Town of Clayton's Unified Development Code, the Comprehensive Growth Plan 2040, the Parks and Recreation Comprehensive and Bicycle Plans, the Johnston County Comprehensive Transportation Plan, and Clayton's General Design Guidelines.

- (2) The subdivision meets all required specifications of this chapter.

The proposed Steeplechase Meadows meets the the required specification of Section 155, Chapter 706, (I), (10).

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

Steeplechase Meadows will not be detrimental to properties surrounding this site and will not violate the character of existing standards for development in the surrounding area.

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

The Steeplechase Meadows subdivision will be required to make road improvements based on the Traffic Impact Analysis, updated on January 2, 2020 by Ramey Kemp & Associates, Inc. These improvement will better serve the public with the additions of turn lanes and signalized intersections.

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\*\*Planned developments must also meet the Master Plan Approval Criteria in Section 155.705(J)\*\*

## MAJOR SUBDIVISION PLAN CHECKLIST

*Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.*

### PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and **folded to an 8.5" x 11" format.**

- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

#### PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

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

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

*The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).*

## SURVEY

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

## EXISTING CONDITIONS SHEET

| Provided                            |                                     |                                                                                                                                                                                                                                  |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> |                                     | The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features. |
| <input checked="" type="checkbox"/> |                                     | The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.                                                                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing structures located on the subject property.                                                                                                                                                                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing structures within 100 feet of project boundary.                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.                                                                                               |
| <input checked="" type="checkbox"/> |                                     | Label subject parcel and adjacent property acreage, owners, and zoning districts.                                                                                                                                                |

## PRELIMINARY SITE PLAN

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

| Provided                            |                                     |                                                  |
|-------------------------------------|-------------------------------------|--------------------------------------------------|
| Yes                                 | N/A                                 |                                                  |
| <input checked="" type="checkbox"/> |                                     | Site data table in tabular form                  |
| <input checked="" type="checkbox"/> |                                     | Name of project (AKA names if applicable)        |
| <input checked="" type="checkbox"/> |                                     | Parcel identification number (and/or Tag number) |
| <input checked="" type="checkbox"/> |                                     | Property size (acres and square feet)            |
| <input checked="" type="checkbox"/> |                                     | Property location (Town limits or ETJ)           |
| <input checked="" type="checkbox"/> |                                     | Existing zoning district                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed zoning district (if applicable)         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Overlay (if applicable)                          |



| Provided                            |                                     |                                                                       |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing use                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed use                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Number of seats/students/fueling positions (as applicable).           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Number of housing units proposed, per housing unit type.              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed density (number of units per acre)                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed intensity (gross floor area)                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Building coverage (as percentage of total site)                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Impervious surface area (square feet and as percentage of total site) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Building height (number of stories and in feet)                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Required parking (list requirement i.e. 1 space per 300 SF)           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed parking                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Required/proposed handicap accessible parking                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Electric Provider.                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Water Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Sewer Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Max building height.                                                  |

**Other site plan elements:**

| Provided                            |                                     |                                                                                                                                 |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify adjacent property owners, their parcel ID number, current zoning and present use.                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Put a bubble around the affected area for amendments to previously approved projects.                                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing and future right of ways.                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify Watershed Protection Areas.                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing easements by type, and distinguish if public or private.                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed easements by type, and distinguish if public or private.                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Identify Open Space/Common Areas, amenities.                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify clear sight triangle at project ingress/egress points with dimensions.                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown. |

| Provided                            |                                     |                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide queuing details for drive-up/drive-thru facilities (if applicable).                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide the location and details of refuse collection areas.                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the location, size and orientation of freestanding signs.                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify cluster mailbox unit (CBU) locations and details, including parking layout.                                                                                                                           |

## CONCEPTUAL ENGINEERING PLANS

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

| Provided                            |                                     |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed streets and roadways (public and private) with dimensions and cross sections.                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the curve radii for all internal and external vehicular use areas.                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify all access points to the project.                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify existing conditions and proposed grading plans.                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify Tree Conservation Areas shown on grading plan.                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show proposed flow of traffic.                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify proposed traffic control signs and striping.                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide preliminary wastewater allocation calculation.                                                                                                                                                                                                                                                     |

| Provided                            |                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify proposed grease traps.                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify backflow prevention devices.                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify slopes steeper than 2.5:1.                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide a Stormwater Management Statement.                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Floodplain development permit required for this parcel – see Engineering Dept.                                                                                                                                                                                                         |

## FIRE PLAN

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

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

## PHASING PLAN

| Provided                            |                          |                                                                                           |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|
| Yes                                 | N/A                      |                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a Phasing plan showing all proposed phases and phase titles, in different colors. |



## LANDSCAPE PLAN

| Provided                            |     |                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A |                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> |     | Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).                                                                                                                                                                                                                              |
| <input type="checkbox"/>            |     | Indicate the location, width and type of all required buffers.                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            |     | Indicate the location, width and type of landscaping within vehicular use areas.                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            |     | Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.                                                                                                                                                                                                                 |
| <input type="checkbox"/>            |     | Provide a plant list summary table which includes: <ol style="list-style-type: none"> <li>1. A planting key identifying the various planting elements</li> <li>2. The quantity of each type of plant material proposed</li> <li>3. The size, height, caliper and spacing of plant material proposed</li> <li>4. The Botanical and common names of plant material proposed</li> </ol> |
| <input type="checkbox"/>            |     | Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            |     | Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).                                                                 |
| <input type="checkbox"/>            |     | Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".                                                                                                                                                                  |
| <input type="checkbox"/>            |     | Identify and list any existing plant material which will be used to satisfy landscape requirements.                                                                                                                                                                                                                                                                                  |

## LIGHTING PLAN

| Provided                 |                                     |                                                                                           |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------------------|
| Yes                      | N/A                                 |                                                                                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conceptual Lighting Plan - any common lighting should not spill over to other properties. |
| <input type="checkbox"/> | <input type="checkbox"/>            | Identify the light source and provide a detail of the fixture.                            |
| <input type="checkbox"/> |                                     | Identify the proposed height of fixtures.                                                 |



## ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

## APPLICANT AFFIDAVIT

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

Kathryn R. McPherson  
Print Name

Kathryn R. McPherson  
Signature of Applicant

1/2/2020  
Date



RECEIVED

JAN 02 2024

TOWN OF CLAYTON  
PLANNING DEPARTMENT

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

## OWNER'S CONSENT FORM

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

Project Name: STEEPCCHASE MEADOWS Address or PIN #: 1162 COVERED BRIDGE ROAD

### AGENT/APPLICANT INFORMATION:

ESP ASSOCIATES  
(Name - type, print clearly)

2200 GATEWAY CENTRE BLVD. SUITE 2  
(Address)  
MORRISVILLE, NC 27560  
(City, State, Zip)

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

PLANNED DEVELOPMENT / MASTER PLAN AMENDMENT

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

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

### OWNER AUTHORIZATION:

Mary Earp Worley & Nancy Crews  
(Name - type, print clearly)

7020 NC Hwy 42 East  
Selma NC 27576 (Worley)  
(Address)

Mary Earp Worley  
(Owner's Signature)

7230 NC Hwy 42 East  
Selma NC 27576 (Earp)  
(City, State, Zip)

Nancy Crews Earp, Trustee

STATE OF

COUNTY OF

NC

WAKE

Sworn and subscribed before me BARRY D. MANN, a Notary Public for the above State and County, this the 31st day of December, 2019.

SEAL

BARRY D. MANN  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 03-17-2024.

Notary Public

My Commission  
Expires:

03/17/2024

April 2019

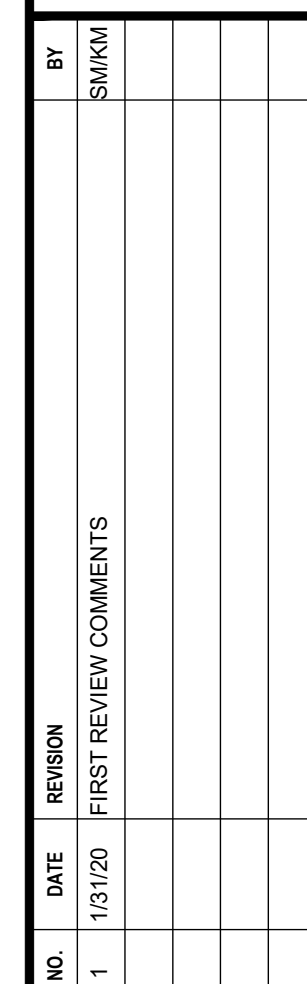
17 of 17





ESP Associates, Inc.  
 2200 Gateway Centre Blvd.  
 Suite 218  
 Marietta, Georgia 30066  
 819-878-1070 1070  
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 NC1 CFFRSE-IF-1007

PLANS ARE FOR AGENCY REVIEW ONLY  
& NOT FOR CONSTRUCTION



COVER SHEET

# STEEPLECHASE MEADOWS MASTER PLAN

| PROJECT INFORMATION |        |
|---------------------|--------|
| PROJECT MANAGER:    | AA /   |
| DESIGNED BY:        | AA /   |
| DRAWN BY:           | SN     |
| PROJECT NUMBER:     | HU     |
| ORIGINAL DATE:      | 12/06/ |

HEET: **C0.0**

|                                 |                                         |
|---------------------------------|-----------------------------------------|
| <b><u>TRAFFIC ENGINEER:</u></b> | <b>RAMEY KEMP &amp; ASSOCIATES, INC</b> |
| <b><u>ADDRESS:</u></b>          | <b>5808 FARINGTON PLACE, STE 100</b>    |
|                                 | <b>RALEIGH, NC 27609</b>                |
| <b><u>PHONE:</u></b>            | <b>(919) 872-5115</b>                   |
| <b><u>CONTACT:</u></b>          | <b>RYNAL G. STEPHENSON, P.E.</b>        |
| <b><u>REVIEW AGENCY:</u></b>    | <b>TOWN OF CLAYTON</b>                  |
| <b><u>ADDRESS:</u></b>          | <b>111 EAST SECOND STREET</b>           |
|                                 | <b>CLAYTON, NC 27520</b>                |
| <b><u>PHONE:</u></b>            | <b>(919) 553-5002</b>                   |

**THIS SET IS CURRENT THROUGH SHEET DATE 01/31/2020**





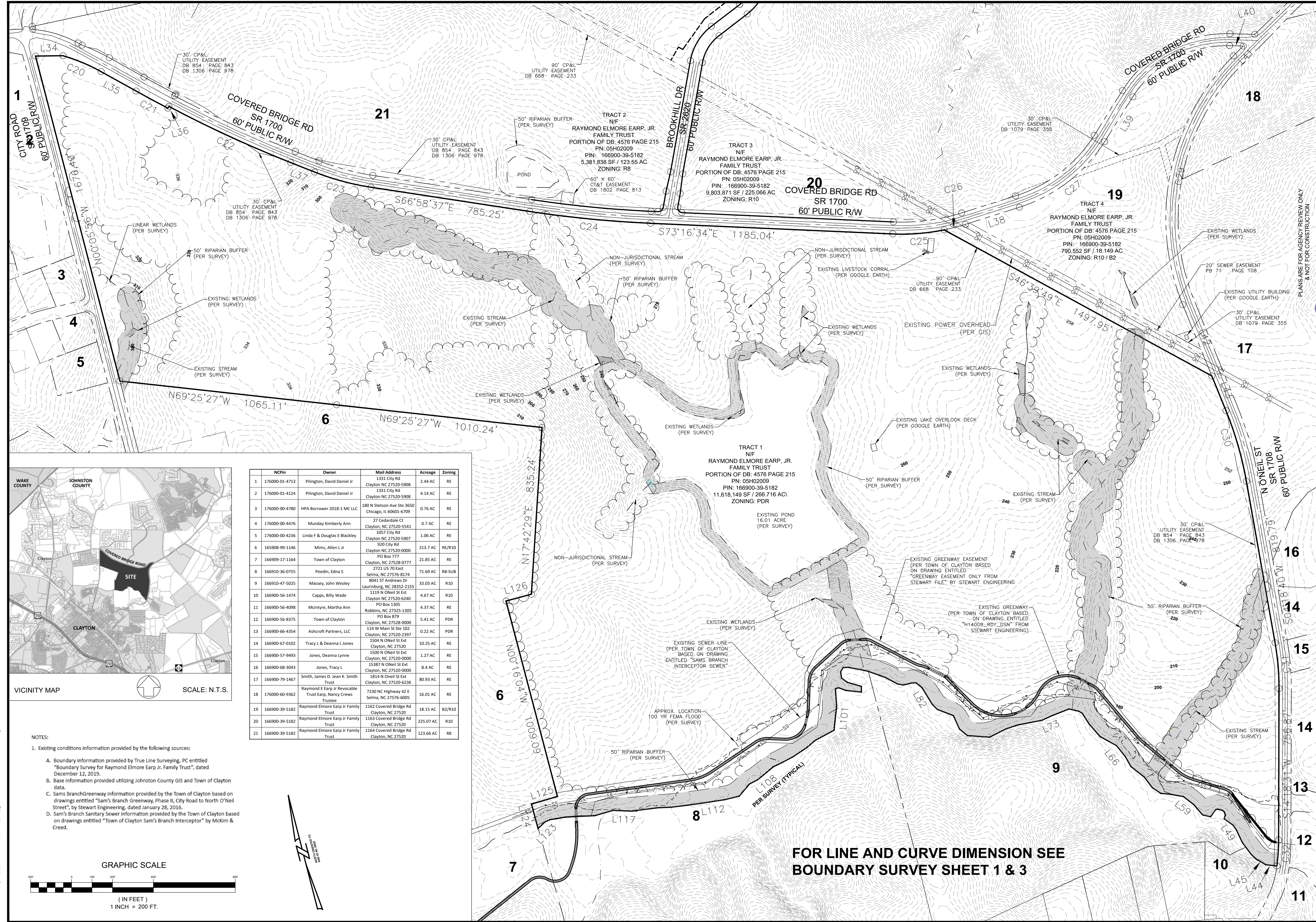


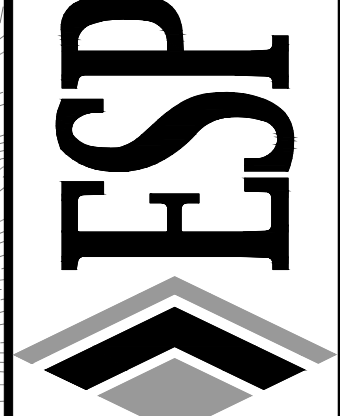




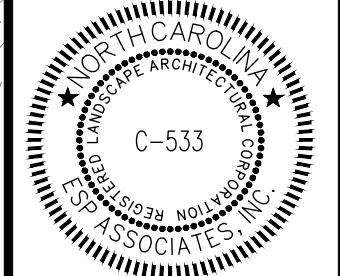








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919-676-1070  
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NC LICENSE #1407



C-533  
RAYMOND ELMORE EARP, JR.  
FAMILY TRUST  
PORTION OF DB: 4576 PAGE 215  
PIN: 05H02009  
PIN: 166900-39-5182  
9,803,871 SF / 225.066 AC  
ZONING: R10 / B2



C-533  
RAYMOND ELMORE EARP, JR.  
FAMILY TRUST  
PORTION OF DB: 4576 PAGE 215  
PIN: 05H02009  
PIN: 166900-39-5182  
9,803,871 SF / 225.066 AC  
ZONING: R10 / B2

| NO. | DATE      | REVISION                | BY |
|-----|-----------|-------------------------|----|
| 1   | 1/25/2019 | FIRST REVISION COMMENTS | SM |

EXISTING CONDITION SHEET

STEEPLECHASE MEADOWS MASTER PLAN

CLAYTON, NC

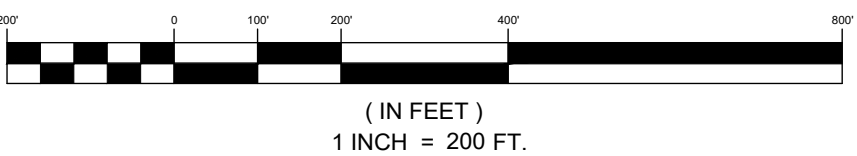
| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | AA         |
| DESIGNED BY:        | AA / KM    |
| DRAWN BY:           | SM         |
| PROJECT NUMBER:     | HU53       |
| ORIGINAL DATE:      | 12/06/2019 |
| SHEET:              | C1.0       |

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NOTES:

- Existing conditions information provided by the following sources:
  - Boundary information provided by True Line Surveying, PC entitled "Boundary Survey for Raymond Elmore Earp Jr. Family Trust", dated December 12, 2019.
  - Base information provided utilizing Johnston County GIS and Town of Clayton data.
  - Sam's Branch Greenway information provided by the Town of Clayton based on drawings entitled "Sam's Branch Greenway, Phase II, City Road to North O'Neil Street", by Stewart Engineering, dated January 28, 2016.
  - Sam's Branch Sanitary Sewer information provided by the Town of Clayton based on drawings entitled "Town of Clayton Sam's Branch Interceptor" by McKim & Creed.

GRAPHIC SCALE

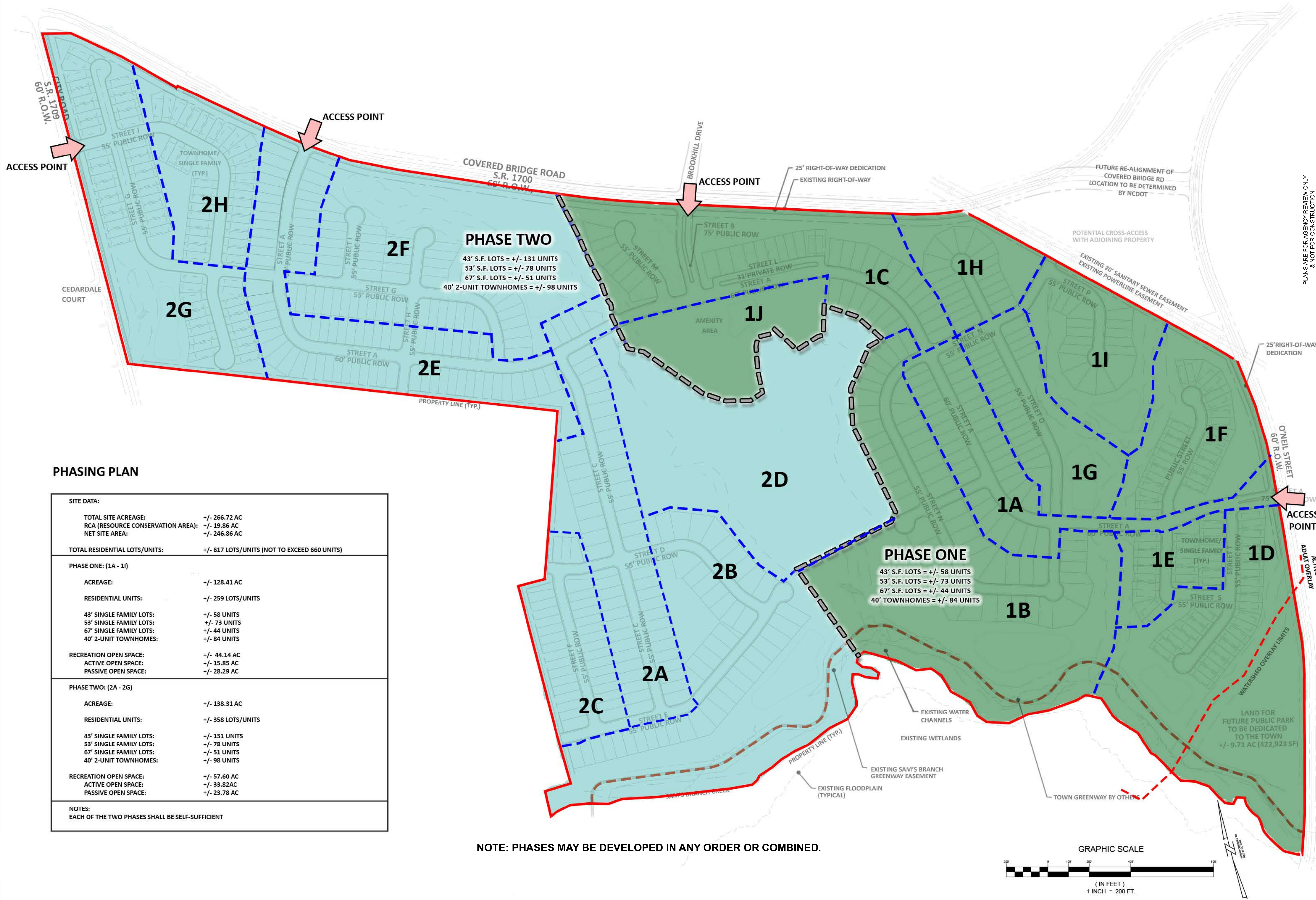


FOR LINE AND CURVE DIMENSION SEE  
BOUNDARY SURVEY SHEET 1 & 3









PHASING PLAN

|                                                                            |                    |
|----------------------------------------------------------------------------|--------------------|
| SITE DATA:                                                                 |                    |
| TOTAL SITE ACREAGE:                                                        | +/- 266.72 AC      |
| RCA (RESOURCE CONSERVATION AREA):                                          | +/- 19.86 AC       |
| NET SITE AREA:                                                             | +/- 246.86 AC      |
| TOTAL RESIDENTIAL LOTS/UNITS: +/- 617 LOTS/UNITS (NOT TO EXCEED 660 UNITS) |                    |
| PHASE ONE: (1A - 1J)                                                       |                    |
| ACREAGE:                                                                   | +/- 128.41 AC      |
| RESIDENTIAL UNITS:                                                         | +/- 259 LOTS/UNITS |
| 43' SINGLE FAMILY LOTS:                                                    | +/- 58 UNITS       |
| 53' SINGLE FAMILY LOTS:                                                    | +/- 73 UNITS       |
| 67' SINGLE FAMILY LOTS:                                                    | +/- 44 UNITS       |
| 40' 2-UNIT TOWNHOMES:                                                      | +/- 84 UNITS       |
| RECREATION OPEN SPACE:                                                     | +/- 44.14 AC       |
| ACTIVE OPEN SPACE:                                                         | +/- 15.85 AC       |
| PASSIVE OPEN SPACE:                                                        | +/- 28.29 AC       |
| PHASE TWO: (2A - 2G)                                                       |                    |
| ACREAGE:                                                                   | +/- 138.31 AC      |
| RESIDENTIAL UNITS:                                                         | +/- 358 LOTS/UNITS |
| 43' SINGLE FAMILY LOTS:                                                    | +/- 131 UNITS      |
| 53' SINGLE FAMILY LOTS:                                                    | +/- 78 UNITS       |
| 67' SINGLE FAMILY LOTS:                                                    | +/- 51 UNITS       |
| 40' 2-UNIT TOWNHOMES:                                                      | +/- 98 UNITS       |
| RECREATION OPEN SPACE:                                                     | +/- 57.60 AC       |
| ACTIVE OPEN SPACE:                                                         | +/- 33.82 AC       |
| PASSIVE OPEN SPACE:                                                        | +/- 23.78 AC       |
| NOTES:<br>EACH OF THE TWO PHASES SHALL BE SELF-SUFFICIENT                  |                    |

NOTE: PHASES MAY BE DEVELOPED IN ANY ORDER OR COMBINED.

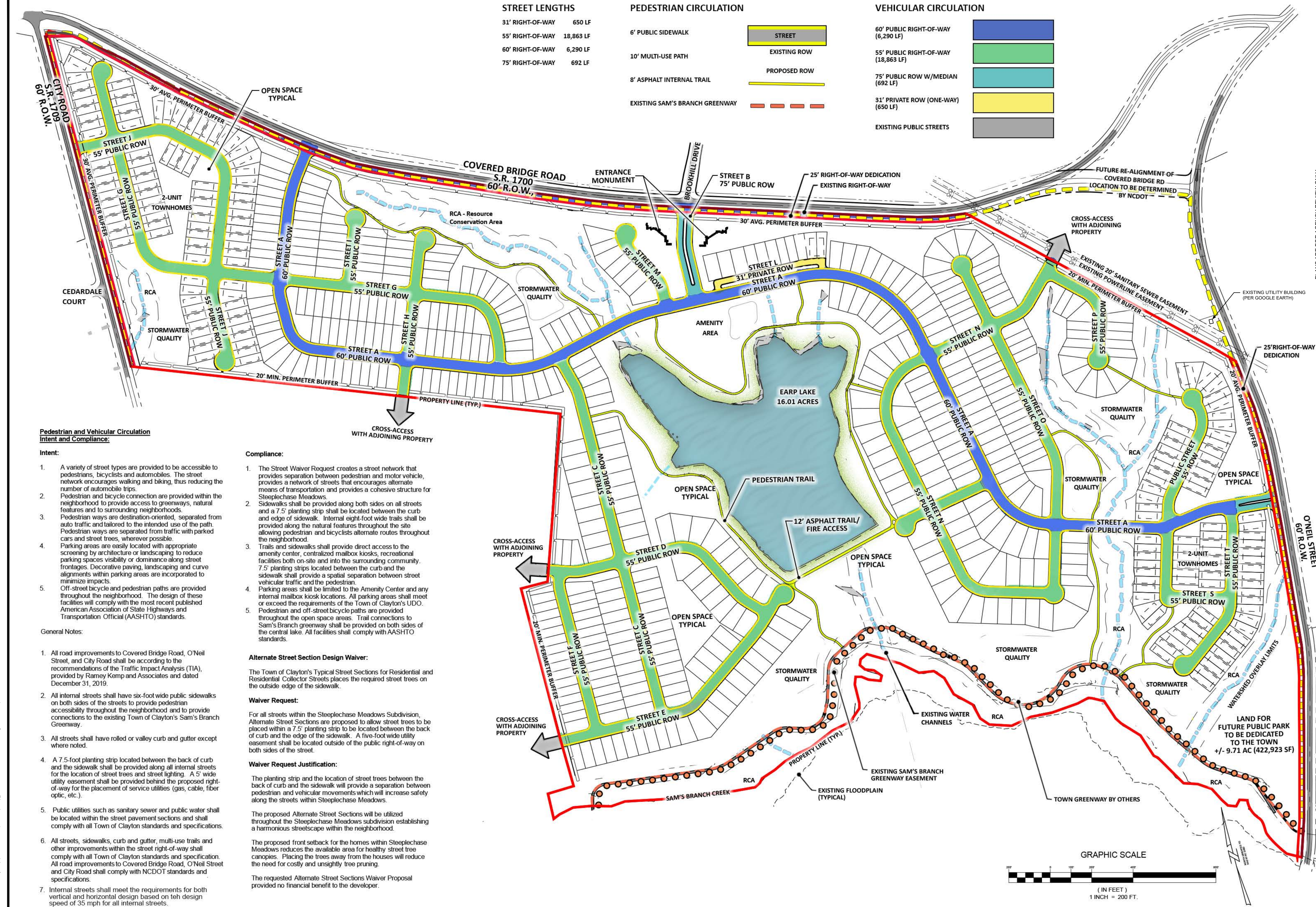
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|          |                       |
|----------|-----------------------|
| BY       | SM/KM                 |
| DATE     | 10/17/20              |
| REVISION | FIRST REVIEW COMMENTS |
| NO.      | 1                     |

|                                  |            |
|----------------------------------|------------|
| PHASING PLAN                     |            |
| STEEPLECHASE MEADOWS MASTER PLAN |            |
| CLAYTON, NC                      |            |
| PROJECT INFORMATION              |            |
| PROJECT MANAGER:                 | AA         |
| DESIGNED BY:                     | AA/KM      |
| DRAWN BY:                        | SM         |
| PROJECT NUMBER:                  | HUB3       |
| ORIGINAL DATE:                   | 12/06/2019 |
| SHEET:                           | C2.1       |





| STREET LENGTHS   |           |
|------------------|-----------|
| 31' RIGHT-OF-WAY | 650 LF    |
| 55' RIGHT-OF-WAY | 18,863 LF |
| 60' RIGHT-OF-WAY | 6,290 LF  |
| 75' RIGHT-OF-WAY | 692 LF    |

| PEDESTRIAN CIRCULATION         |              |
|--------------------------------|--------------|
| 6' PUBLIC SIDEWALK             | STREET       |
| 10' MULTI-USE PATH             | EXISTING ROW |
| 8' ASPHALT INTERNAL TRAIL      | PROPOSED ROW |
| EXISTING SAM'S BRANCH GREENWAY |              |

| VEHICULAR CIRCULATION               |  |
|-------------------------------------|--|
| 60' PUBLIC RIGHT-OF-WAY (6,290 LF)  |  |
| 55' PUBLIC RIGHT-OF-WAY (18,863 LF) |  |
| 75' PUBLIC ROW W/MEDIAN (692 LF)    |  |
| 31' PRIVATE ROW (ONE-WAY) (650 LF)  |  |
| EXISTING PUBLIC STREETS             |  |

**Pedestrian and Vehicular Circulation Intent and Compliance:**

**Intent:**

- A variety of street types are provided to be accessible to pedestrians, bicyclists and automobiles. The street network encourages walking and biking, thus reducing the number of automobile trips.
- Pedestrian and bicycle connection are provided within the neighborhood to provide access to greenways, natural features and to surrounding neighborhoods.
- Pedestrian ways are destination-oriented, separated from auto traffic and tailored to the intended use of the path. Pedestrian ways are separated from traffic with parked cars and street trees, wherever possible.
- Parking areas are easily located with appropriate screening by architecture or landscaping to reduce parking spaces visibility or dominance along street frontages. Decorative paving, landscaping and curve alignments within parking areas are incorporated to minimize impacts.
- Off-street bicycle and pedestrian paths are provided throughout the neighborhood. The design of these facilities will comply with the most recent published American Association of State Highways and Transportation Official (AASHTO) standards.

**General Notes:**

- All road improvements to Covered Bridge Road, O'Neil Street, and City Road shall be according to the recommendations of the Traffic Impact Analysis (TIA), provided by Ramsey Kemp and Associates and dated December 31, 2019.
- All internal streets shall have six-foot wide public sidewalks on both sides of the streets to provide pedestrian accessibility throughout the neighborhood and to provide connections to the existing Town of Clayton's Sam's Branch Greenway.
- All streets shall have rolled or valley curb and gutter except where noted.
- A 7.5-foot planting strip located between the back of curb and the sidewalk shall be provided along all internal streets for the location of street trees and street lighting. A 5' wide utility easement shall be provided behind the proposed right-of-way for the placement of service utilities (gas, cable, fiber optic, etc.).
- Public utilities such as sanitary sewer and public water shall be located within the street pavement sections and shall comply with all Town of Clayton standards and specifications.
- All streets, sidewalks, curb and gutter, multi-use trails and other improvements within the street right-of-way shall comply with all Town of Clayton standards and specification. All road improvements to Covered Bridge Road, O'Neil Street and City Road shall comply with NCDOT standards and specifications.
- Internal streets shall meet the requirements for both vertical and horizontal design based on the design speed of 35 mph for all internal streets.

**Compliance:**

- The Street Waiver Request creates a street network that provides separation between pedestrian and motor vehicle, provides a network of streets that encourages alternate means of transportation and provides a cohesive structure for Steeplechase Meadows.
- Sidewalks shall be provided along both sides of all streets and a 7.5' planting strip shall be located between the curb and edge of sidewalk. Internal eight-foot wide trails shall be provided along the natural features throughout the site allowing pedestrian and bicyclists alternate routes throughout the neighborhood.
- Trails and sidewalks shall provide direct access to the amenity center, centralized mailbox kiosks, recreational facilities both on-site and into the surrounding community. 7.5' planting strips located between the curb and the sidewalk shall provide a spatial separation between street vehicular traffic and the pedestrian.
- Parking areas shall be limited to the Amenity Center and any internal mailbox kiosk locations. All parking areas shall meet or exceed the requirements of the Town of Clayton's UDO.
- Pedestrian and off-street bicycle paths are provided throughout the open space areas. Trail connections to Sam's Branch greenway shall be provided on both sides of the central lake. All facilities shall comply with AASHTO standards.

**Alternate Street Section Design Waiver:**

The Town of Clayton's Typical Street Sections for Residential and Residential Collector Streets places the required street trees on the outside edge of the sidewalk.

**Waiver Request:**

For all streets within the Steeplechase Meadows Subdivision, Alternate Street Sections are proposed to allow street trees to be placed within a 7.5' planting strip to be located between the back of curb and the edge of the sidewalk. A five-foot wide utility easement shall be located outside of the public right-of-way on both sides of the street.

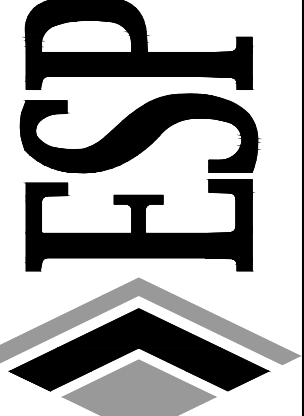
**Waiver Request Justification:**

The planting strip and the location of street trees between the back of curb and the sidewalk will provide a separation between pedestrian and vehicular movements which will increase safety along the streets within Steeplechase Meadows.

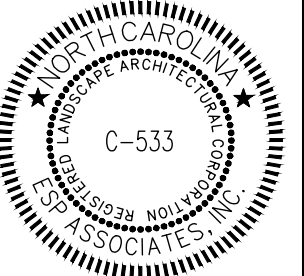
The proposed Alternate Street Sections will be utilized throughout the Steeplechase Meadows subdivision establishing a harmonious streetscape within the neighborhood.

The proposed front setback for the homes within Steeplechase Meadows reduces the available area for healthy street tree canopies. Placing the trees away from the houses will reduce the need for costly and unsightly tree pruning.

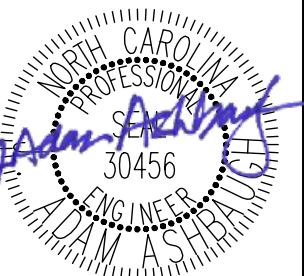
The requested Alternate Street Sections Waiver Proposal provided no financial benefit to the developer.



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www.espsolutions.com  
NC LICENSE #F-1407



C-533  
ESP ASSOCIATES  
JANUARY 2019 - JANUARY 2024  
30456  
JANUARY 2019 - JANUARY 2024



JANUARY 2019 - JANUARY 2024  
30456  
JANUARY 2019 - JANUARY 2024

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| NO. | DATE    | REVISION              | BY    |
|-----|---------|-----------------------|-------|
| 1   | 1/31/20 | FIRST REVIEW COMMENTS | SN/KM |

CIRCULATION PLAN

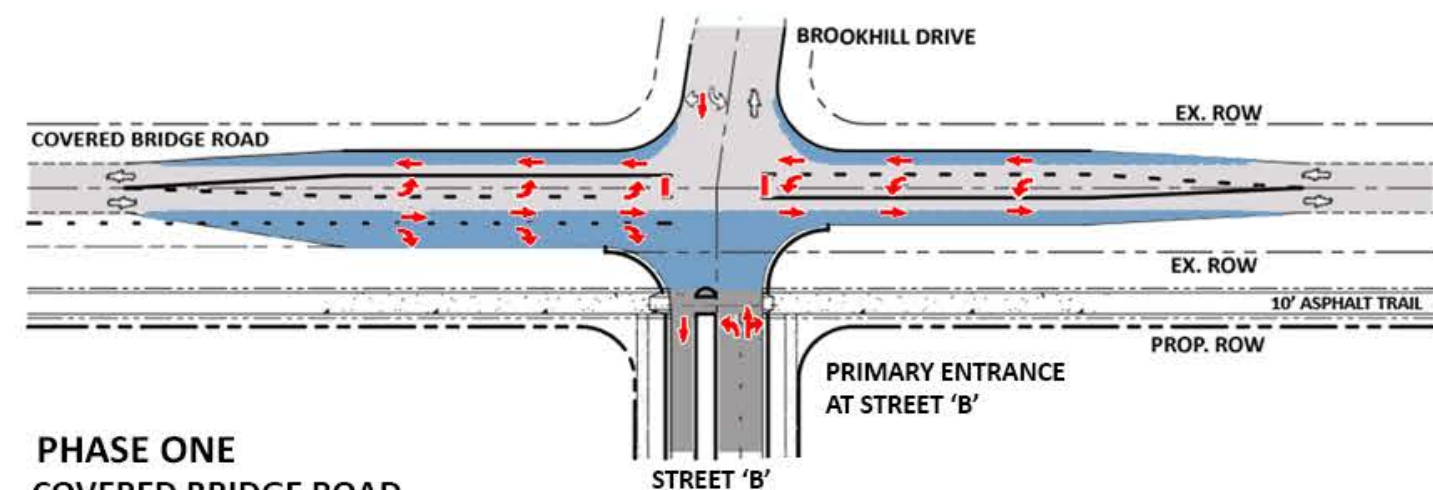
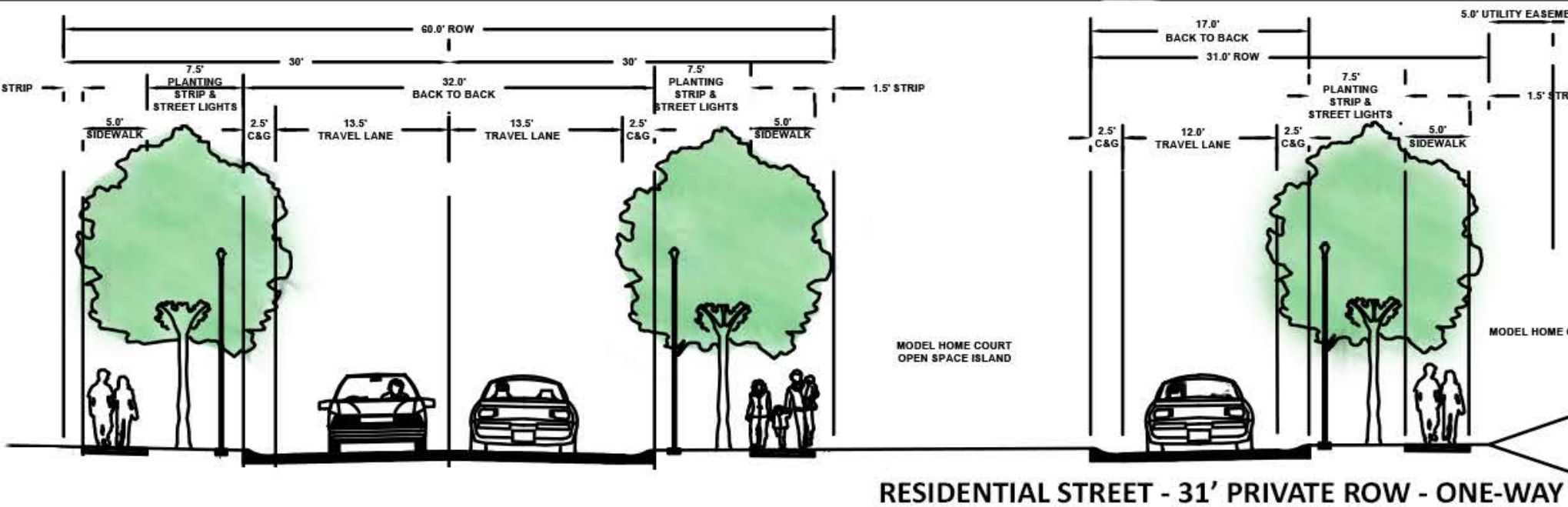
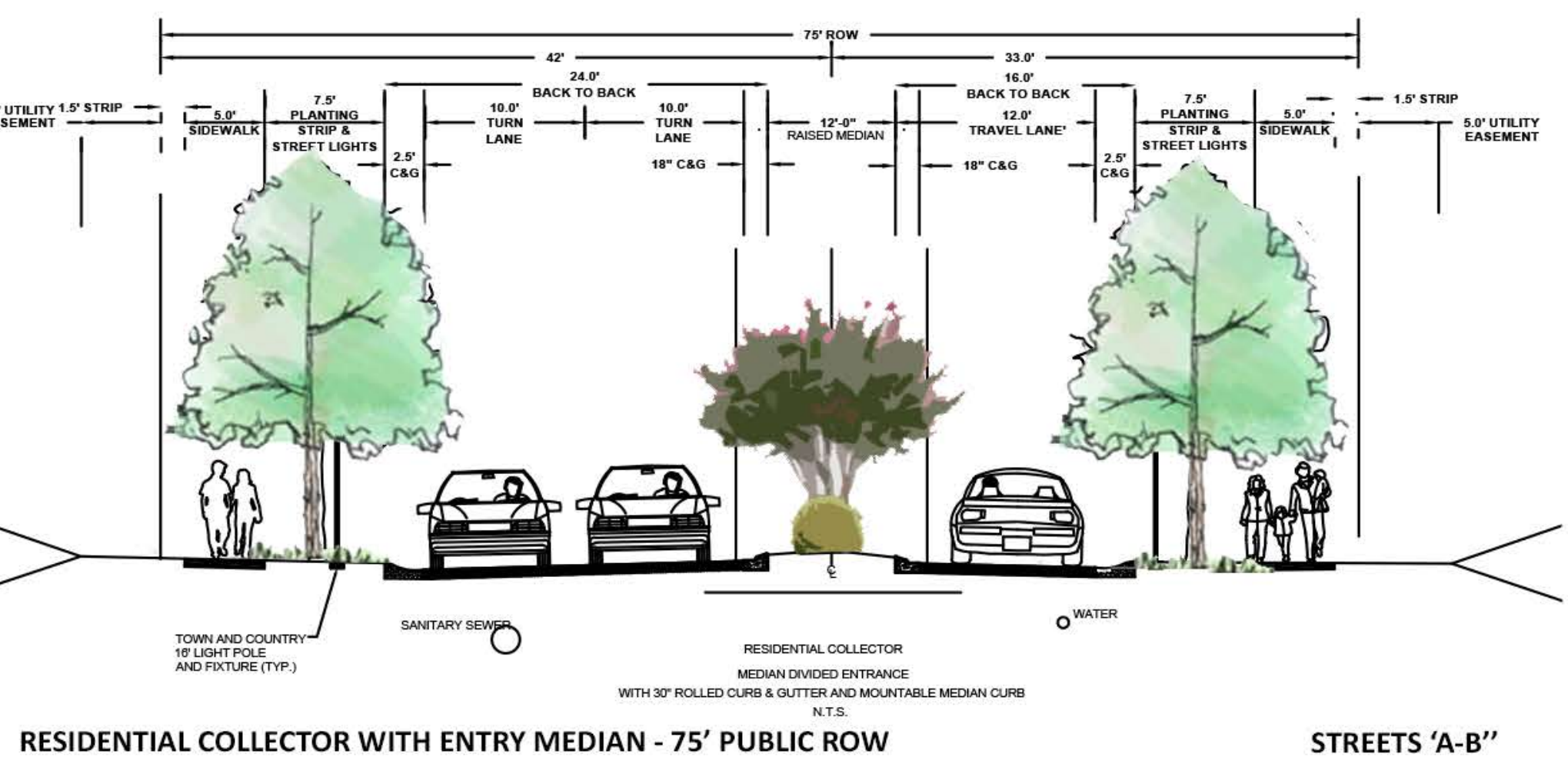
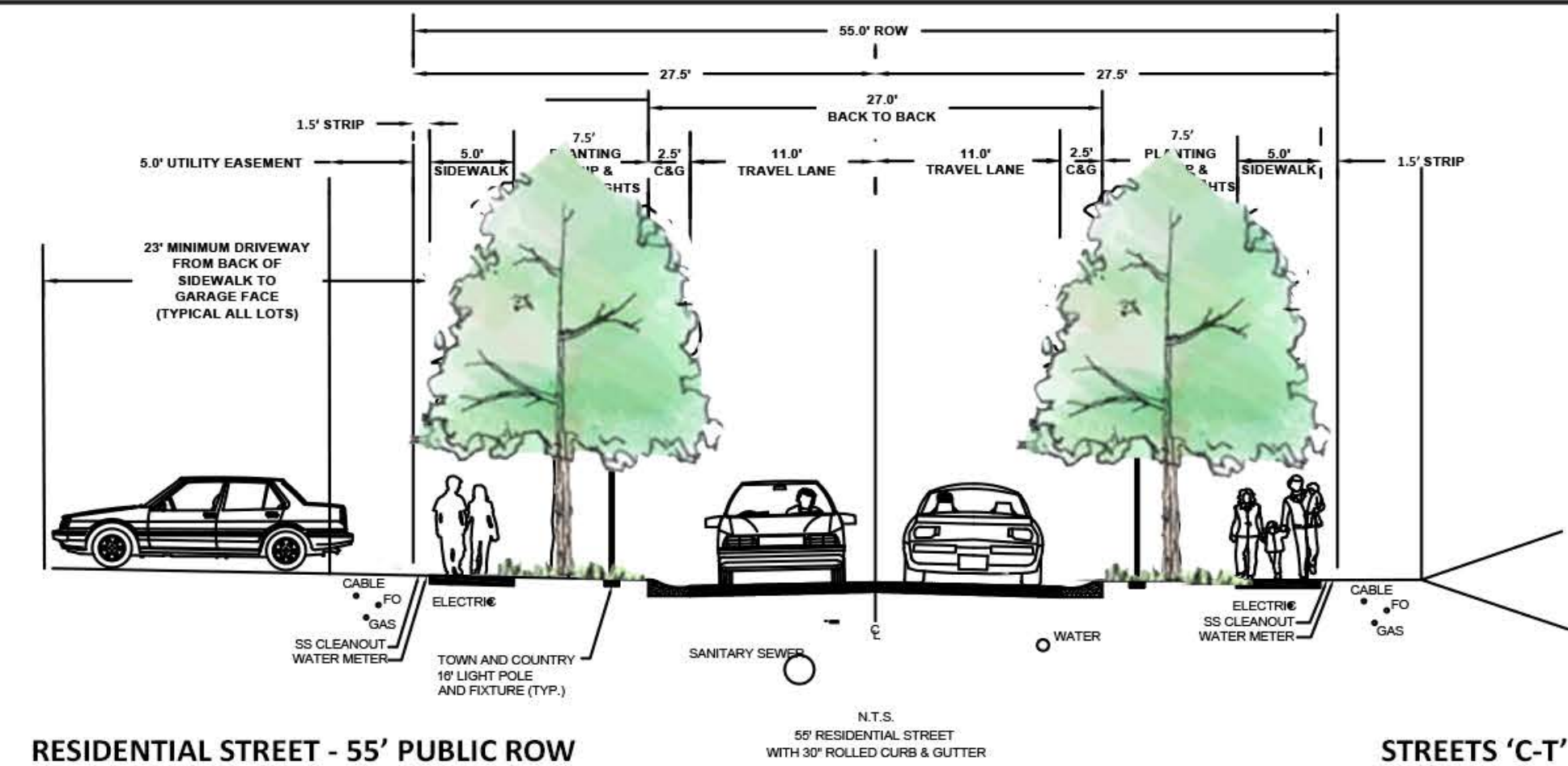
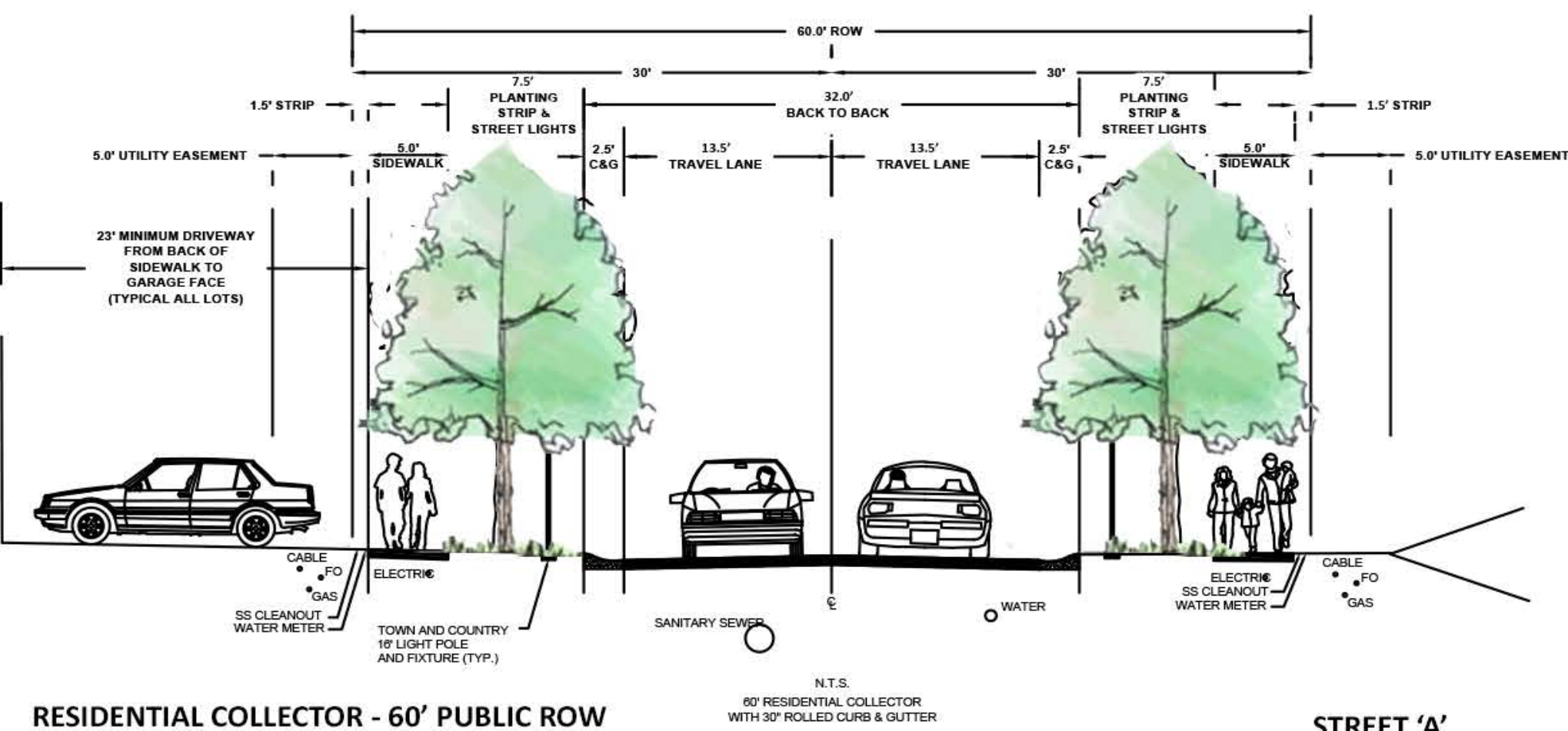
**STEEPLECHASE MEADOWS MASTER PLAN**

CLAYTON, NC

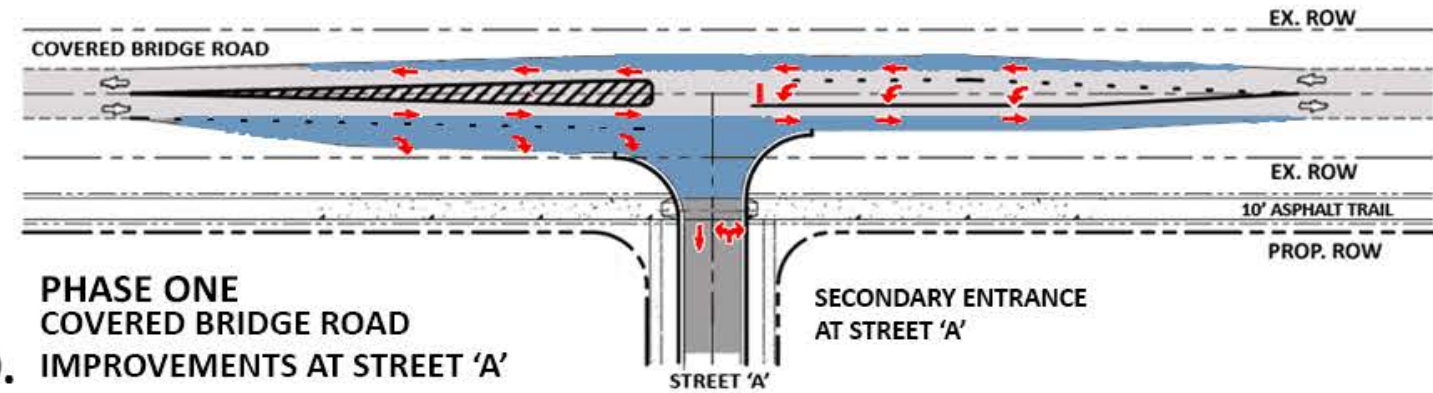
| PROJECT INFORMATION |             |
|---------------------|-------------|
| PROJECT MANAGER:    | AA          |
| DESIGNED BY:        | AA / KM     |
| DRAWN BY:           | SM          |
| PROJECT NUMBER:     | HUS3        |
| ORIGINAL DATE:      | 12/06/2019  |
| SHEET:              | <b>C3.0</b> |



TYPICAL STREET SECTIONS



- PHASE ONE**  
**COVERED BRIDGE ROAD**  
**IMPROVEMENTS AT STREET 'B'**  
**RECOMMENDED LANEAGE IMPROVEMENTS**
1. EASTBOUND RIGHT-TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER.
  2. WESTBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE.
  3. EASTBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE.

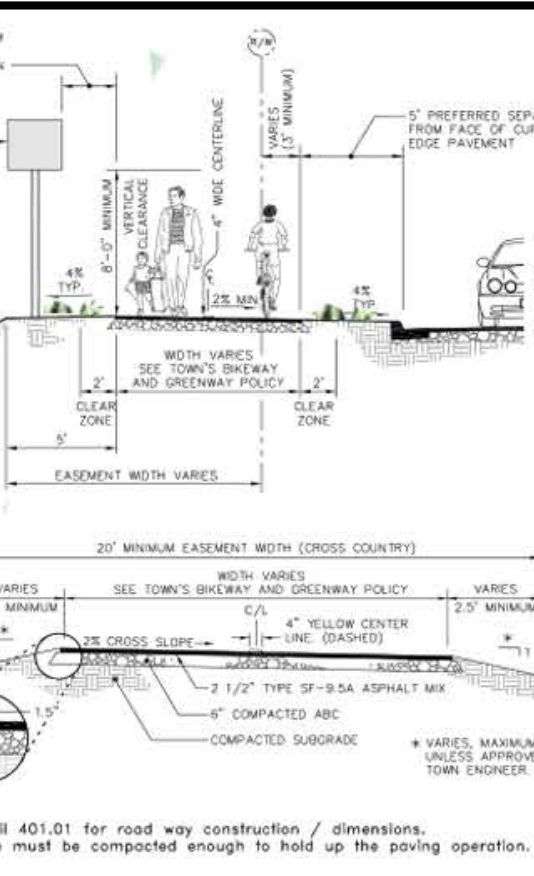
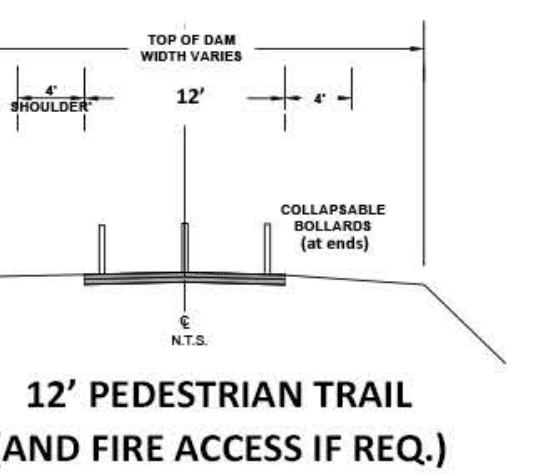


- PHASE ONE**  
**COVERED BRIDGE ROAD**  
**IMPROVEMENTS AT STREET 'A'**  
**RECOMMENDED LANEAGE IMPROVEMENTS**
1. EASTBOUND RIGHT-TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER.
  2. WESTBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE.

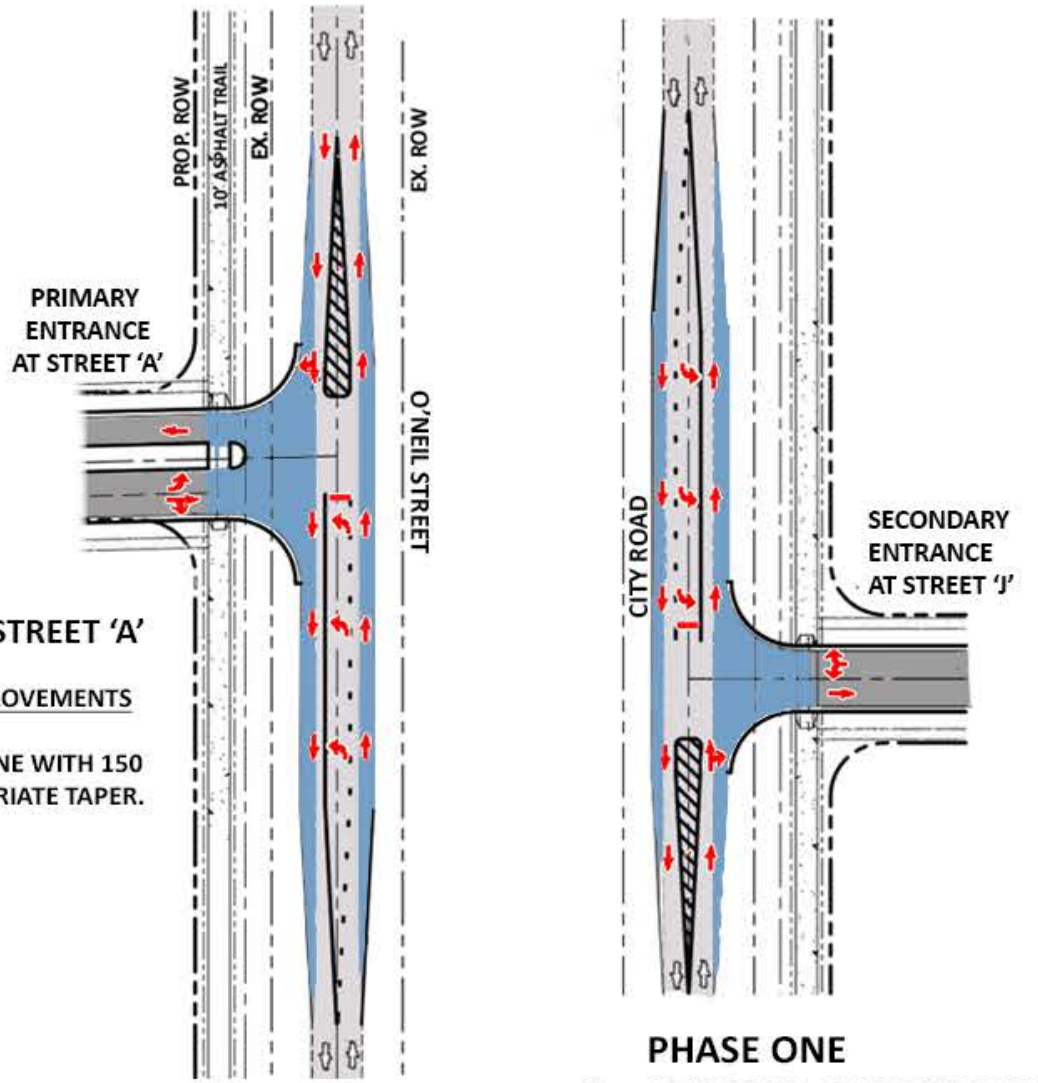
- PHASE TWO**  
**TRAFFIC SIGNAL AT SHOTWELL ROAD**  
**RECOMMENDED IMPROVEMENTS**
1. NEW TRAFFIC SIGNAL  
- COMMITTED BY OTHERS  
- COORDINATION REQUIRED BETWEEN SUBJECT DEVELOPMENTS
  2. THE TRAFFIC SIGNAL PROPOSED AS SHOWN BY OTHERS AT THE INTERSECTION OF SHOTWELL ROAD AND COVERED BRIDGE ROAD SHALL BE INSTALLED PRIOR TO THE COMPLETION OF THE SUBDIVISION.

NOTES:

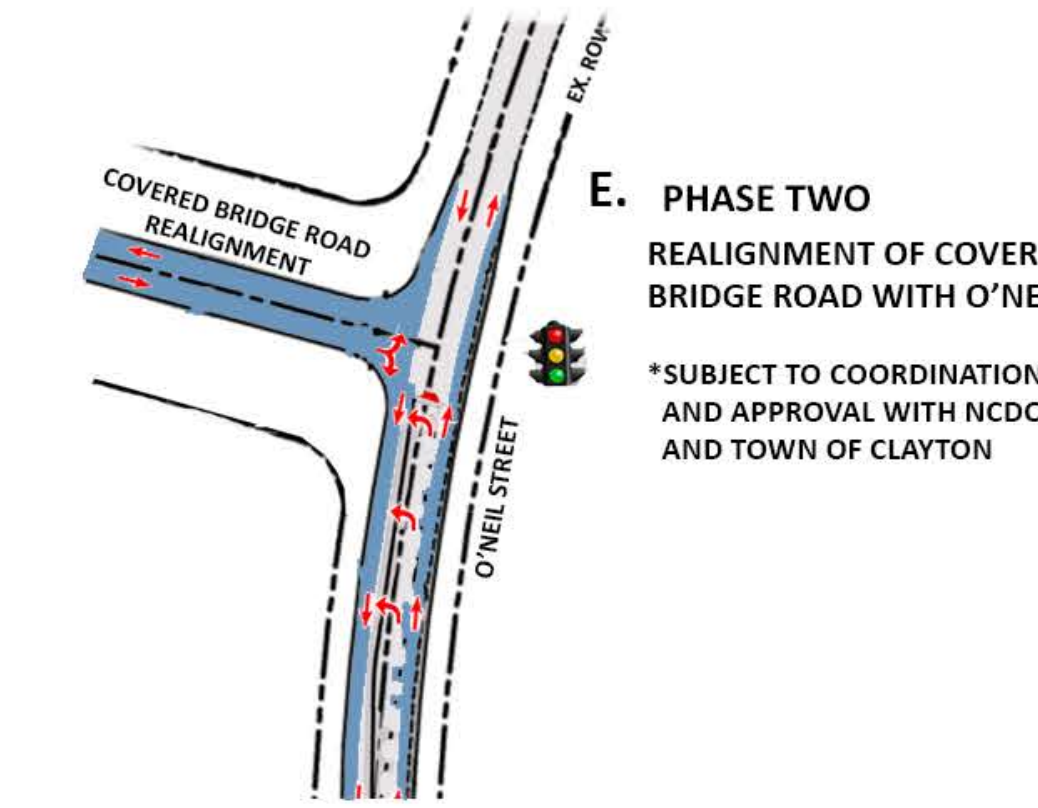
1. ROAD IMPROVEMENTS SHOWN ARE BASED ON THE RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS (TIA) FOR THE APPROVED MASTER PLAN, 2018-31-SD, PREPARED BY RAMEY KEMP & ASSOCIATES, DATED, MARCH 2018 AND UPDATED IN A MEMO ON JANUARY 2, 2020.
2. MODIFICATION TO THE ROAD IMPROVEMENT PLAN MAY BE REQUIRED UPON NCDOT REVIEW OF THE CHANGES TO THE PREVIOUSLY APPROVED 2018-31-SD MASTER PLAN.



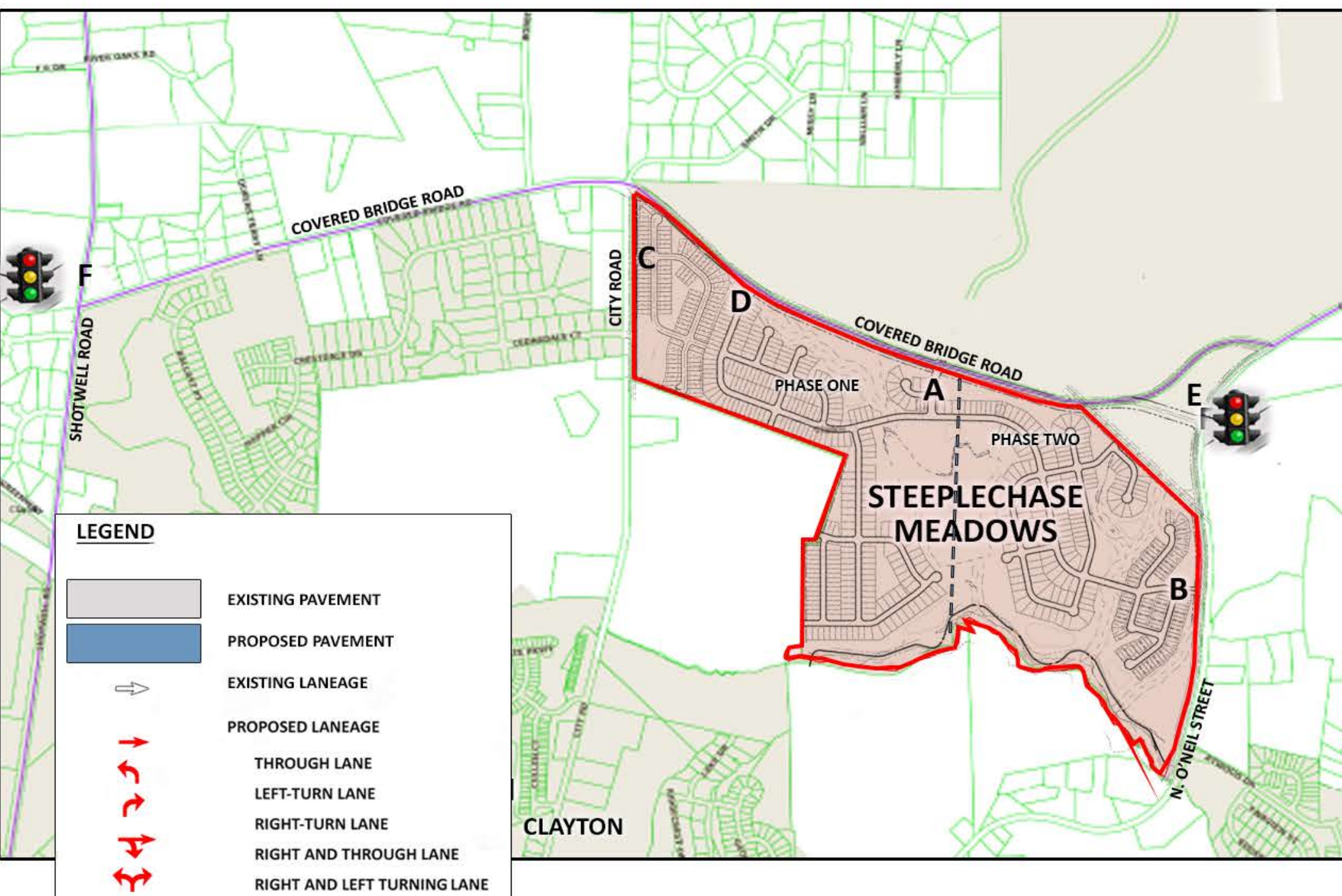
**PUBLIC 10' MULTI-USE TRAIL ALONG PERIMETER STREETS**



- PHASE ONE**  
**CITY ROAD IMPROVEMENTS AT STREET 'J'**  
**RECOMMENDED LANEAGE IMPROVEMENTS**
1. SOUTHBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER.



- PHASE TWO**  
**REALIGNMENT OF COVERED BRIDGE ROAD WITH O'NEIL STREET**  
**\*SUBJECT TO COORDINATION AND APPROVAL WITH NCDOT AND TOWN OF CLAYTON**



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NC LICENSE #1407

**ESP**

SEAL

0-533

ESP ASSOCIATES, INC.

SEAL

30456

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BY: SNA/KAI

DATE: 1/31/20

REVISION: FIRST REVIEW COMMENTS

NO. 1

TYPICAL STREET SECTIONS  
and TIA ROAD IMPROVEMENTS

STEEPLECHASE MEADOWS MASTER PLAN

CLAYTON, NC

PROJECT INFORMATION

PROJECT MANAGER: AA

DESIGNED BY: AA/KM

DRAWN BY: SM

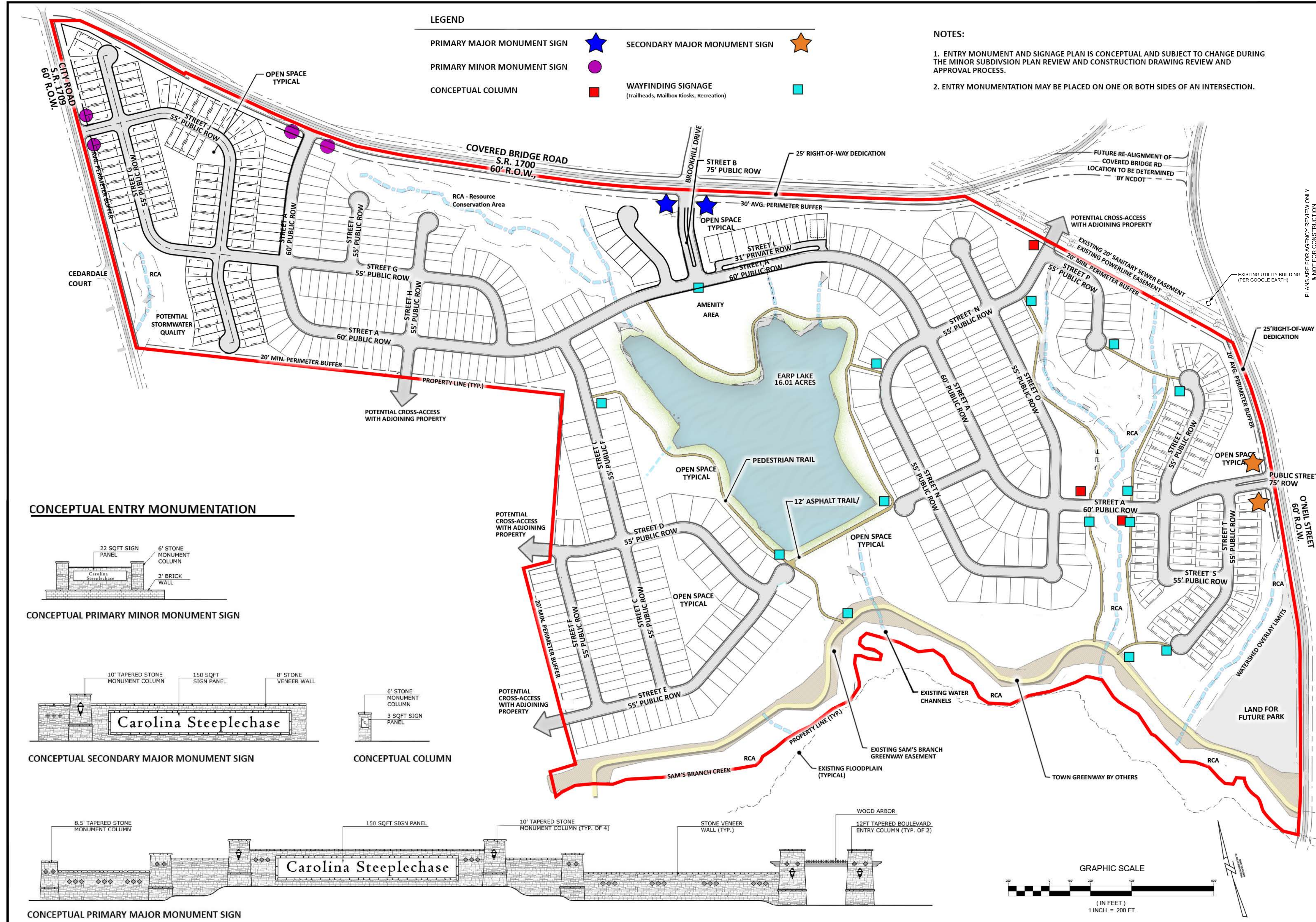
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ORIGINAL DATE: 12/06/2019

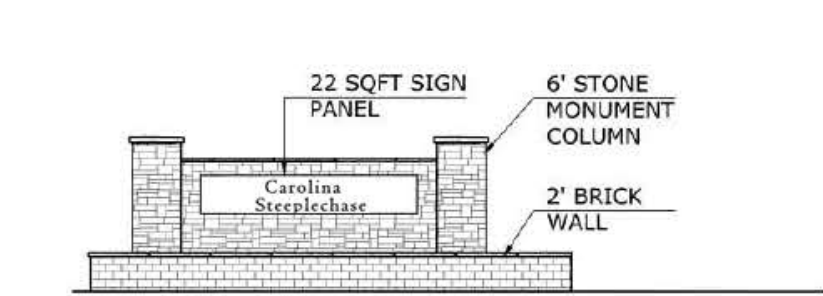
SHEET: C3.1

Page 148 of 245

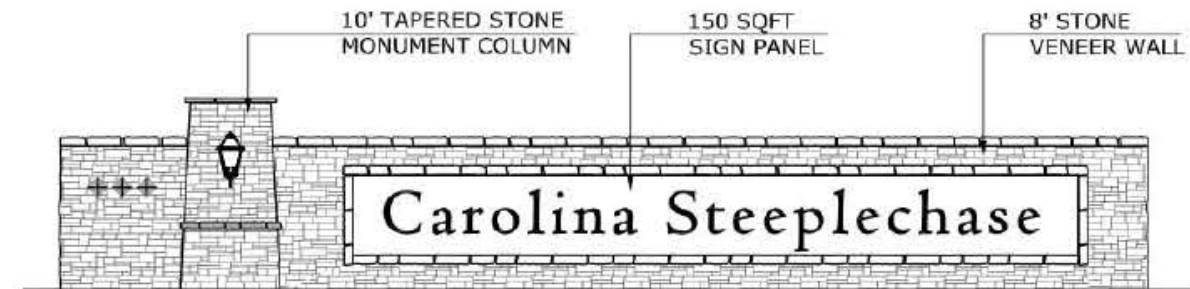




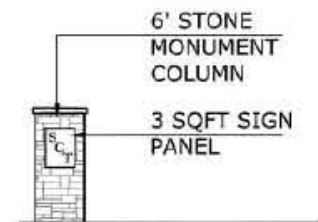
CONCEPTUAL ENTRY MONUMENTATION



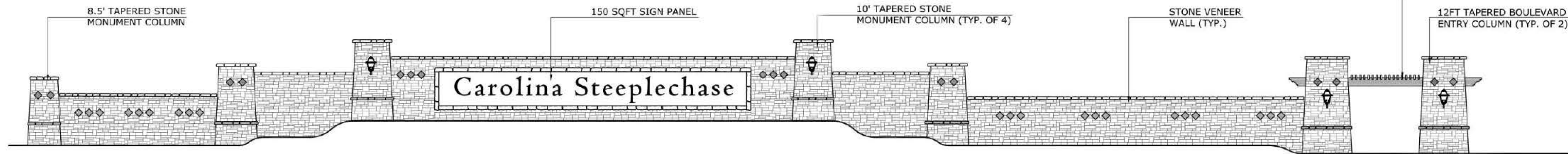
CONCEPTUAL PRIMARY MINOR MONUMENT SIGN



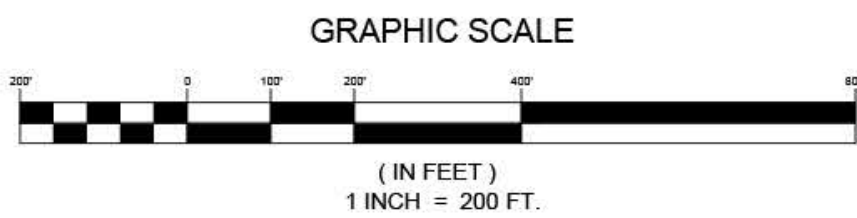
CONCEPTUAL SECONDARY MAJOR MONUMENT SIGN



CONCEPTUAL COLUMN



CONCEPTUAL PRIMARY MAJOR MONUMENT SIGN



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Charlotte, NC 28206  
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www.espsign.com  
NC LICENSE #147

**ESP**

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BY:   
DATE: 1/31/20  
NO. 1  
REVISION  
FIRST REVIEW COMMENTS

**MASTER SIGN PLAN**

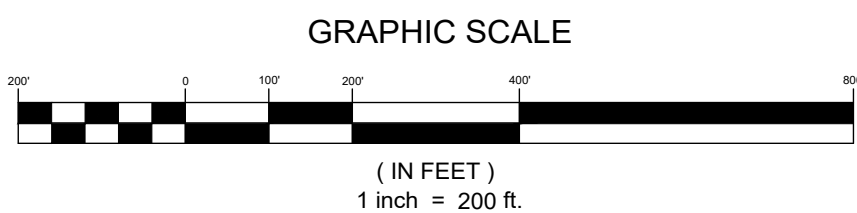
**STEEPLECHASE MEADOWS MASTER PLAN**  
CLAYTON, NC

PROJECT INFORMATION

|                  |            |
|------------------|------------|
| PROJECT MANAGER: | AA         |
| DESIGNED BY:     | AA / KM    |
| DRAWN BY:        | SM         |
| PROJECT NUMBER:  | HUS3       |
| ORIGINAL DATE:   | 12/06/2019 |
| SHEET:           | C3.2       |



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#### WATER/SEWER NOTES

1. A PRECONSTRUCTION MEETING WILL BE REQUIRED BEFORE WORK BEGINS ON ANY PROJECT. THE MEETING WILL CONSIST OF, AT MINIMUM, THE DEVELOPER'S ENGINEER, THE CONTRACTOR, AND A REPRESENTATIVE OF UTILITY. OTHER ATTENDEES CAN BE REQUIRED BY UTILITY AS NEEDED, INCLUDING ANY SUBCONTRACTORS AND REGULATORS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ANY LOCAL AND STATE REGULATORS TO SEE IF THEIR PRESENCE IS REQUIRED AT THE PRECONSTRUCTION MEETING.
2. TOWN OF CLAYTON SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN.
3. TOWN OF CLAYTON SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION IS BURIED.
4. A MINIMUM HORIZONTAL SEPARATION OF TEN FEET, OUTSIDE OF PIPE TO OUTSIDE OF PIPE, SHALL BE MAINTAINED BETWEEN POTABLE WATER PIPING AND DOMESTIC WASTEWATER GRAVITY PIPING OR STORM WATER PIPING.
5. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES, OUTSIDE OF PIPE TO OUTSIDE OF PIPE, SHALL BE MAINTAINED BETWEEN POTABLE WATER PIPING, WASTEWATER GRAVITY PIPING, STORM SEWER PIPING OR RECLAIMED WATER PIPING. A 24 INCH SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES.
6. WHERE THE EIGHTEEN INCHES OF NET VERTICAL CLEARANCE BETWEEN POTABLE WATER PIPE AND THE WASTEWATER GRAVITY PIPE CANNOT BE MAINTAINED, THE WASTEWATER GRAVITY PIPE SHALL BE DUCTILE IRON PIPE AND SHALL BE HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS. PIPES SHALL BE LOCATED SO THAT THE POINTS ARE AS FAR AS POSSIBLE FROM EACH OTHER.
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARDS, SPECIFICATIONS, AND DETAILS.

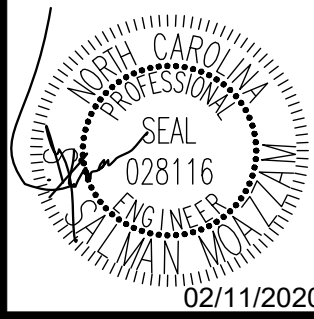
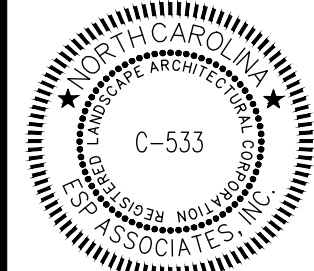
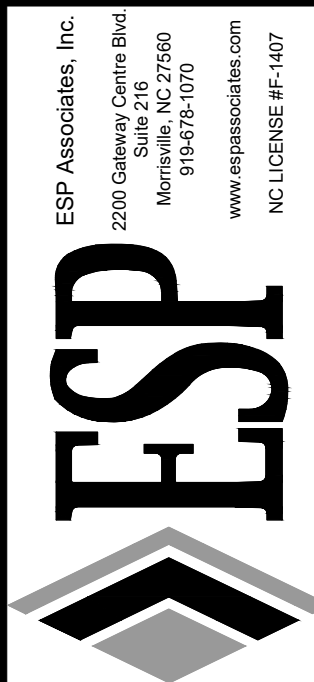
#### WATER AND SEWER

NOTE: WATER AND SEWER DESIGN AND UTILITY EASEMENTS REPRESENTED ON THIS SHEET ARE FOR CONCEPT PURPOSES ONLY.

DRY UTILITIES SUCH AS POWER, TELECOM, GAS, ETC. WILL BE LOCATED IN THE PUBLIC UTILITY EASEMENT LOCATED OUTSIDE OF THE STREET RIGHT-OF-WAY. PUBLIC UTILITY EASEMENT IS PROVIDED ON BOTH SIDES OF THE STREET RIGHT-OF-WAY.

#### LEGEND

|                           |  |
|---------------------------|--|
| PROP. SEWER MAIN          |  |
| PROP. MANHOLE             |  |
| PROP. WATER MAIN          |  |
| PROP. SAN. SEWER EASEMENT |  |
| EXIST. SEWER MAIN         |  |
| EXIST. MANHOLE            |  |
| EXIST. WATER MAIN         |  |



PLANS ARE FOR AGENCY REVIEW ONLY  
& NOT FOR CONSTRUCTION

| NO. | DATE    | REVISION              | BY | CL |
|-----|---------|-----------------------|----|----|
| 1   | 1/31/20 | FIRST REVIEW COMMENTS |    |    |

### PRELIMINARY WATER AND SANITARY SEWER PLAN SHEET

## STEEPLECHASE MEADOWS MASTER PLAN

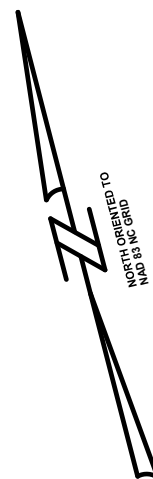
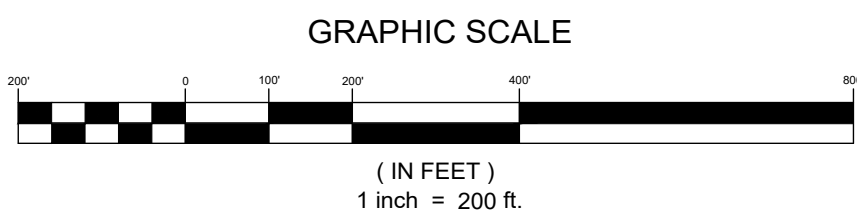
CLAYTON, NC

| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | AA         |
| DESIGNED BY:        | AA / KM    |
| DRAWN BY:           | SM         |
| PROJECT NUMBER:     | HUS3       |
| ORIGINAL DATE:      | 12/06/2019 |
| SHEET:              |            |

C4.0



S:\99\2019\Projects\HUS3\HUS3\_Stormwater\HUS3\_C5.0\STN\Drawg\_SHEET.dwg  
S:\99\2019\Projects\HUS3\HUS3\_Stormwater\HUS3\_C5.0\STN\Drawg\_SHEET.dwg

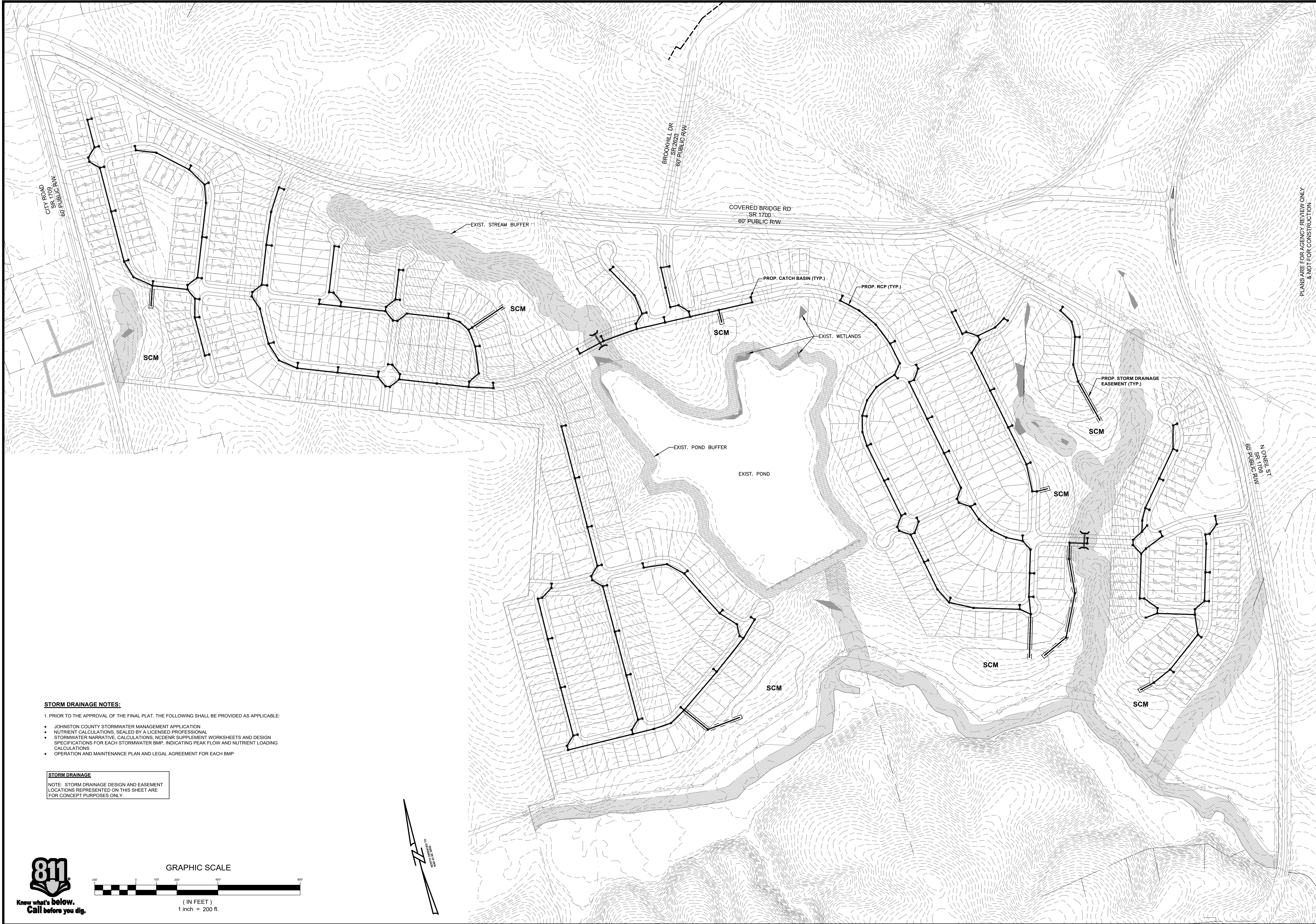


**STORM DRAINAGE NOTES:**

1. PRIOR TO THE APPROVAL OF THE FINAL PLAT, THE FOLLOWING SHALL BE PROVIDED AS APPLICABLE:
- JOHNSTON COUNTY STORMWATER MANAGEMENT APPLICATION
  - NUTRIENT CALCULATIONS, SEALED BY A LICENSED PROFESSIONAL
  - STORMWATER NARRATIVE, CALCULATIONS, NCDEMR SUPPLEMENT WORKSHEETS AND DESIGN SPECIFICATIONS FOR EACH STORMWATER BMP, INDICATING PEAK FLOW AND NUTRIENT LOADING CALCULATIONS
  - OPERATION AND MAINTENANCE PLAN AND LEGAL AGREEMENT FOR EACH BMP

**STORM DRAINAGE**

NOTE: STORM DRAINAGE DESIGN AND EASEMENT LOCATIONS REPRESENTED ON THIS SHEET ARE FOR CONCEPT PURPOSES ONLY.



PLANS ARE FOR AGENCY REVIEW ONLY  
& NOT FOR CONSTRUCTION

ESP Associates, Inc.  
2200 Gateway Center Blvd  
Mooresville, NC 27560  
919-276-0700  
www.espsassociates.com  
NC LICENSE #F-1407

| NO. | DATE    | REVISION              | BY | CL |
|-----|---------|-----------------------|----|----|
| 1   | 1/31/20 | FIRST REVIEW COMMENTS |    |    |

PRELIMINARY DRAINAGE PLAN  
SHEET

STEEPLECHASE MEADOWS MASTER PLAN  
CLAYTON, NC

| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | AA         |
| DESIGNED BY:        | AA / KM    |
| DRAWN BY:           | SM         |
| PROJECT NUMBER:     | HUS3       |
| ORIGINAL DATE:      | 12/06/2019 |
| SHEET:              | C5.0       |





| RECREATION AND OPEN SPACE CALCULATIONS             |                                                                                                                                                                |                                           |                                                    |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------|
|                                                    | REQUIRED                                                                                                                                                       | PROPOSED                                  | % OF SITE                                          |
| RCA - RESOURCE CONSERVATION AREA                   | -                                                                                                                                                              | +/- 19.86 AC (864,966 SF)                 | 7.4%                                               |
| TOTAL OPEN SPACE                                   | 12.5% OF LAND AREA EXCLUDING AREA IN RCA<br>266,710 AC - 19.86 AC = +/- 246,856 AC (10,753,183 SF)<br>246,856 AC X 12.5% = +/- <b>30.857 AC (1,344,147 SF)</b> | +/- <b>111.86 AC (4,872,097 SF)</b>       | MIN 25%                                            |
| ACTIVE RECREATIONAL SPACE                          | 25% OF TOTAL OPEN SPACE<br>30.857 AC X 25% = +/- <b>7.7 AC (336,037 SF)</b>                                                                                    | USE                                       | ACREAGE (S.F.)                                     |
|                                                    |                                                                                                                                                                | LAKE                                      | +/- 16.01 AC (697,270 SF)                          |
|                                                    |                                                                                                                                                                | NEIGHBORHOOD PARK                         | +/- 10.54 AC (459,206 SF)                          |
|                                                    |                                                                                                                                                                | AMENITY CENTER                            | +/- 7.24 AC (315,392 SF)                           |
|                                                    |                                                                                                                                                                | POCKET PARKS                              | +/- 6.80 AC (296,288 SF)                           |
|                                                    |                                                                                                                                                                | GREENWAY TRAIL                            | +/- 7.33 AC (319,627 SF)                           |
|                                                    |                                                                                                                                                                | 8' PEDESTRIAN TRAIL<br>10' MULTI-USE PATH | +/- 1.70 AC (73,840 SF)<br>+/- 1.60 AC (69,870 SF) |
|                                                    | TOTAL                                                                                                                                                          | +/- <b>52.98 AC (2,307,493 SF)</b>        |                                                    |
| PASSIVE RECREATIONAL SPACE                         | 75% OF TOTAL OPEN SPACE<br>30.857 AC X 75% = +/- <b>23.14 AC (1,008,110 SF)</b>                                                                                | PERIMETER BUFFERS                         | +/- 6.81 AC (296,441 SF)                           |
|                                                    |                                                                                                                                                                | NATURAL OPEN AND WOODED AREA              | +/- 52.07 AC (2,268,163 SF)                        |
|                                                    |                                                                                                                                                                | TOTAL                                     | +/- <b>58.88 AC (2,564,604 SF)</b>                 |
| TOTAL SITE ACREAGE: +/- 266.716 AC (11,618,149 AF) |                                                                                                                                                                | +/- 131.72 AC (5,737,063 SF)              | 49.4%                                              |

- RECREATION AND OPEN SPACE TYPES (REQUIREMENTS PER UDO)**
- CLUBHOUSE/POOL AMENITY AREA:
    - A. AMENITY CENTER SHALL BE CENTRALLY LOCATED
    - B. INDOOR POOL SHALL BE MINIMUM OF 2,500 SF
    - C. SHALL INCLUDE A MINIMUM OF 4 OF THE FOLLOWING ELEMENTS: TENNIS COURTS, INDOOR POOL, COMMUNITY ACTIVITY ROOM, GAZEBO, EXERCISE ROOM, SAUNA/STEAM ROOM, FITNESS CENTER, MAIL KIOSK, BOCCIE COURT, PICKLEBALL COURT, PLAYGROUND, OUTDOOR SEATING, SCENIC OVERLOOK, AND WALKING TRAILS.
  - NEIGHBORHOOD PARKS:
    - A. MAY BE LOCATED WITHIN AMENITY AREA.
    - B. MINIMUM SIZE FROM 1/2 ACRES TO 5 ACRES.
    - C. SHALL INCLUDE BENCHES AND WALKWAYS.
    - D. SHALL INCLUDE A MINIMUM OF 2 OF THE FOLLOWING ELEMENTS: DOG PARKS, FISHING AREAS, OUTDOOR SEATING, PICNIC TABLES, AND OTHER RECREATIONAL ACTIVITIES.
  - MINI-PARK / POCKET PARKS:
    - A. PROVIDES ACTIVE RECREATION TO NEIGHBORHOODS WITHIN OVERALL DEVELOPMENT.
    - B. SIZE SHALL BE FROM 2,500 SF TO ONE ACRE.
    - C. SHALL INCLUDE A MINIMUM OF 2 OF THE FOLLOWING ELEMENTS: OUTDOOR SEATING, SHADE SHELTER, FITNESS EQUIPMENT, BIKE RACK AND WALKWAYS.
  - GREENWAY:
    - A. PEDESTRIAN AND MULTI-USE TRAILS SHALL FOLLOW NATURAL FEATURES WHEREAS POSSIBLE AND PROVIDE CONNECTIONS TO EXISTING AND PROPOSED PUBLIC GREENWAYS.





**ENTRY MONUMENTS**

MINIMUM OF 1-2 ACRES  
MAINTAINED BY HOA  
THE ENTRY MONUMENT AREA SHALL INCLUDE THE FOLLOWING ELEMENTS:  
1. ENTRY MONUMENTS COMPOSED OF STONE, BRICK, PRE-CAST CONCRETE ELEMENTS  
2. ADDITIONAL ELEMENTS SHALL INCLUDE: LANDSCAPE PLANT MATERIAL, BENCHES, WALKWAYS

**AMENITY CENTER**

MINIMUM OF 1-5 ACRES  
MAINTAINED BY HOA  
THE AMENITY AREA SHALL INCLUDE THE FOLLOWING ELEMENTS:  
1. 18,000 SF CLUBHOUSE WITH INDOOR POOL (MIN. 2,800 SF)  
INDOOR FEATURES SHALL INCLUDE A VARIETY OF ACTIVITY ELEMENTS SUCH AS:  
- GATHERING SPACES - CARD ROOM - DEMONSTRATION KITCHEN  
- FITNESS CENTER - SAUNA/STEAM ROOM - ARTS & CRAFTS ROOM  
- MEETING/OFFICE/COMPUTER WORK STATIONS - ACTIVITY ROOM  
2. EXTERIOR SHALL INCLUDE A MINIMUM OF FOUR (4) OF THE FOLLOWING FEATURES:  
- (2) TENNIS COURTS - (2-4) PICKLEBALL COURTS - (2-3) BOCCO COURTS  
- SENIC OVERLOOK - SEATING - OUTDOOR GATHERING SPACES  
- WALKING TRAILS - MAIL KIOSK - PLAYGROUND

**MINI-PARK/POCKET PARKS**

1. MINIMUM 2,000 SF AREA  
2. MAINTAINED BY HOA  
  
MINI-PARKS SHALL INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING ELEMENTS:  
OUTDOOR SEATING  
SHADE SHELTER  
CHESS/CHECKER TABLES  
FITNESS EQUIPMENT  
BIKE RACK  
DOG WASTE STATION

**NEIGHBORHOOD PARK**

1. MINIMUM 1-5 ACRES  
2. MAINTAINED BY HOA  
3. INCLUDE 16.01 AC LAKE  
  
NEIGHBORHOOD PARK SHALL INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING ELEMENTS:  
PICNIC TABLES  
MULTI-USE TRAILS  
FISHING AREAS  
NATURAL OPEN PLAY  
DOG PARK  
BENCHES  
DOG WASTE STATION  
OUTDOOR SEATING

**POCKET PARKS**

1. SIZE 2,500-1 ACRE  
2. MAINTAINED BY HOA  
  
POCKET PARKS SHALL INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING ELEMENTS:  
SHADE STRUCTURE  
NATURAL AREAS/TRAILS  
DOG PARK  
OUTDOOR SEATING  
BENCHES  
DOG WASTE STATION  
PICNIC TABLES  
COMMUNITY GARDEN

NOTES:  
1. ALL COMMUNITY OPEN SPACE ELEMENTS MAY INCLUDE OTHER RECREATIONAL/OPEN SPACE COMPONENTS NOT LISTED HERE.  
2. ALL OPEN SPACE AREAS AND AMENITY CENTER SHALL BE SUBMITTED AS MINOR SITE PLANS.

ESP Associates, Inc.  
2200 Gateway Center Blvd  
Morrisville, NC 27560  
919-278-1070  
www.espaceassociates.com  
NC LICENSE #F-1407

PLANS ARE FOR AGENCY REVIEW ONLY  
& NOT FOR CONSTRUCTION

*John Adams*  
30456  
C-533  
REGISTERED PROFESSIONAL ENGINEER  
CLAYTON, NC

| NO. | DATE    | REVISION              | BY    |
|-----|---------|-----------------------|-------|
| 1   | 1/31/20 | FIRST REVIEW COMMENTS | SN/KM |

OPEN SPACE ELEMENTS

**STEEPLECHASE MEADOWS MASTER PLAN**  
CLAYTON, NC

| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | AA         |
| DESIGNED BY:        | AA/KM      |
| DRAWN BY:           | SM         |
| PROJECT NUMBER:     | HUS3       |
| ORIGINAL DATE:      | 12/06/2019 |
| SHEET:              | C6.1       |





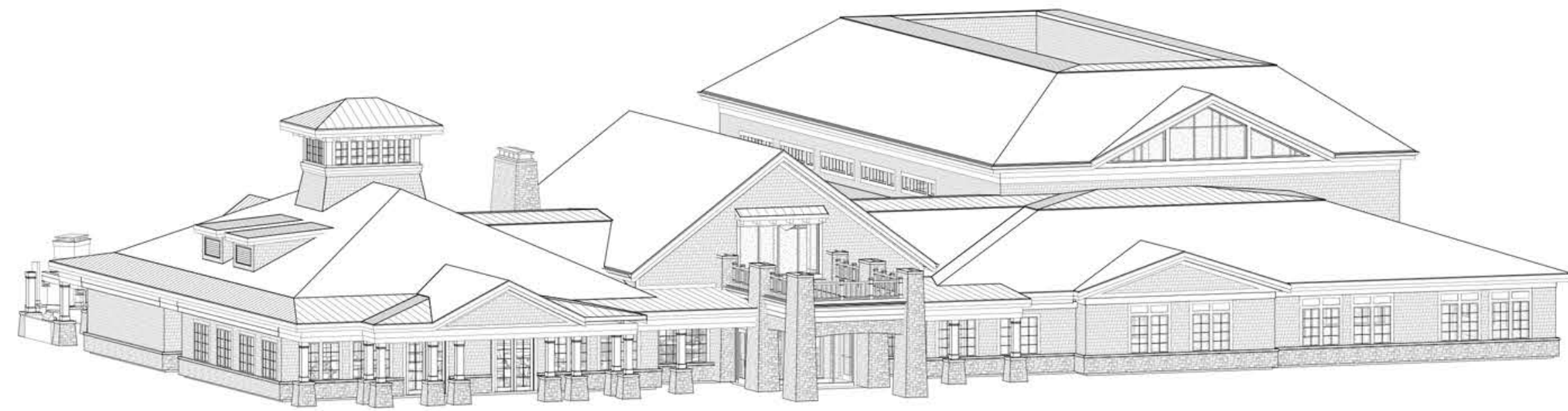




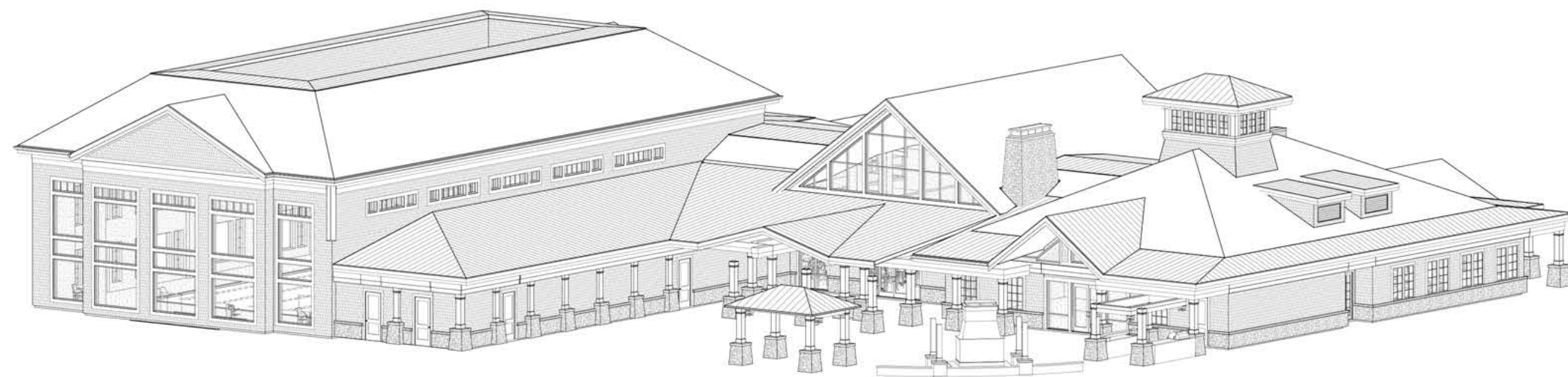




### AMENITY CENTER COLOR ELEVATION



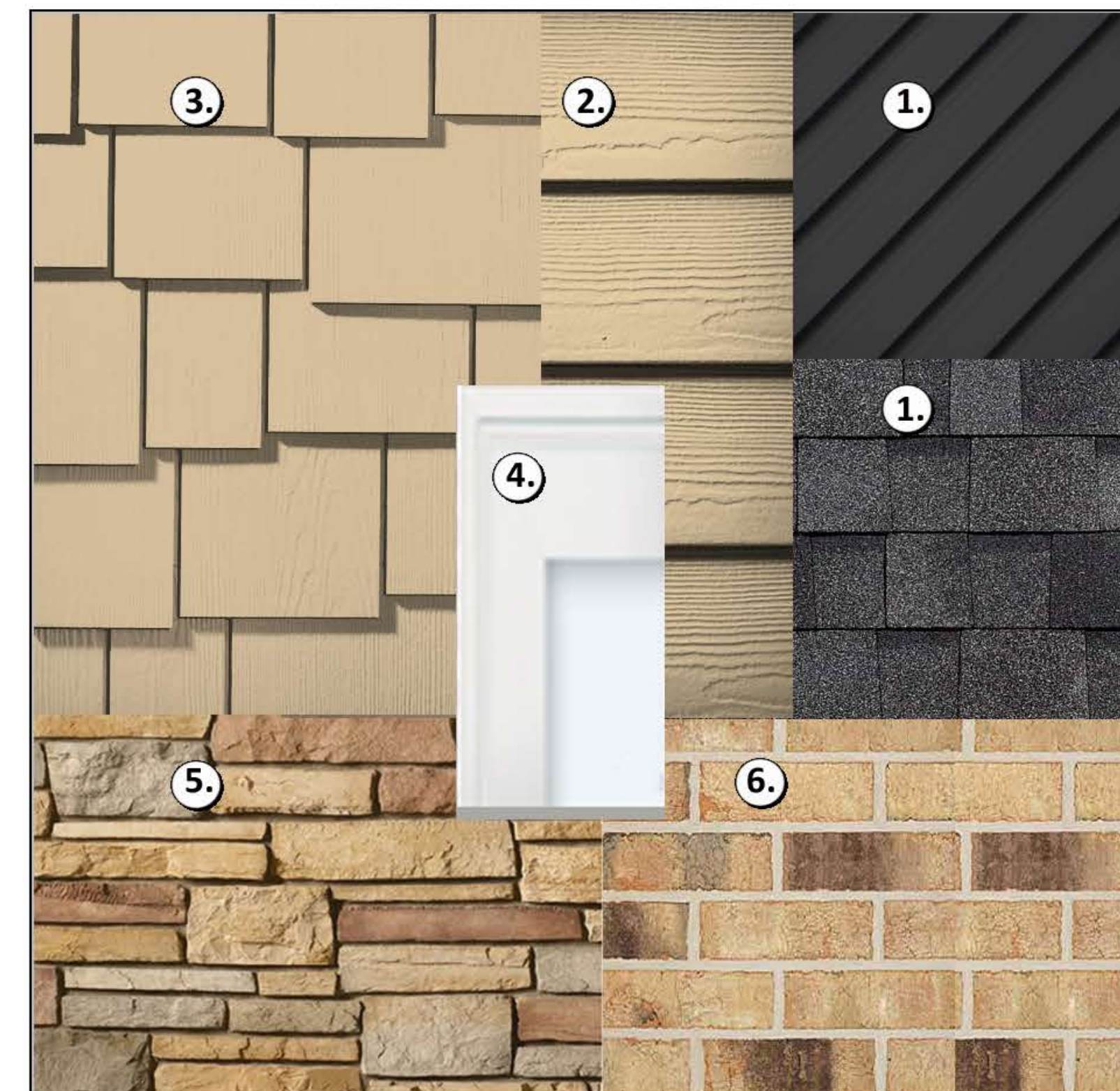
**EXTERIOR PERSPECTIVE - FRONT**



**EXTERIOR PERSPECTIVE - REAR**

1. Asphalt Shingles/Metal Roof: Onyx Black/Black
2. Siding(Fiber Cement): Earthtones
3. Shakes/Board and Batten: Earthtones
4. Trim/Columns: White
5. Stone: Earthtones
6. Brick: Earthtones

## MATERIALS



## AMENITY CENTER ELEVATIONS

## STEEPLECHASE MEADOWS

CLAYTON, NC

| PROJECT INFORMATION |           |
|---------------------|-----------|
| PROJECT MANAGER:    |           |
| DESIGNED BY:        | BSJ       |
| DRAWN BY:           | DSC       |
| PROJECT NUMBER:     | 2018.006  |
| ORIGINAL DATE:      | 2/25/2018 |
| SHEET:              |           |

**A1.0**

PLANS ARE FOR AGENCY REVIEW ONLY  
& NOT FOR CONSTRUCTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION









# Steeplechase Meadows

## NEIGHBORHOOD MEETING REPORT

February 18, 2020  
Clayton Center, York Meeting Room  
111 East 2nd Street, Clayton, NC  
6:30 PM - 8:30 PM





## Table of Contents

|                                   |            |
|-----------------------------------|------------|
| • Summary of Issues Discussed     |            |
| • Neighborhood Meeting Invitation | Appendix A |
| • List of Notified Neighbors      | Appendix B |
| • Meeting Attendance Roster       | Appendix C |
| • Meeting Exhibits                | Appendix D |
| • Site Plan                       |            |
| • Typical Street Sections         |            |
| • Open Space Elements             |            |

## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: 2020-02-SD Steeplechase Meadows Major Modification

Date of Mailing: January 31, 2020

Date of Meeting: February 18, 2020 Time of Meeting: 6:30 pm

Location of Meeting: The Clayton Center, York Meeting Room, 111 East 2nd Street, Clayton

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Kathryn McPherson Signature: Kathryn McPherson

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

The meeting began at 6:30 with 5 attendees. The applicant, Randy King with the Pulte Group; the Engineer, Salman Moazzam, and Landscape Architect/Land Planner, Kathryn McPherson, with ESP Associates, Inc. were present to provide an overview of the project and the changes from the previously approved master plan.

The attendees were positive in the changes to the master plan especially the change to an age restrictive subdivision.

Further discussion centered on traffic, the location of the realignment of Covered Bridge Road and the impact that realignment would have on the Smith property. The only concern raised was the location of the entrance to Steeplechase Meadows on O'Neil Street and possible sight distance issues with the current grades on O'Neil.

The applicant and Engineer agreed that careful review of this would be undertaken during preliminary grading associated with the preliminary subdivision plan design and review.

Conversation concluded with a discussion on the history of the site.

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





January 31, 2020

Dear Clayton Area Property Owners:

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

**Meeting Date: February 18, 2020**

**Location: The Clayton Center, York Meeting Room, 111 East 2nd Street, Clayton**

**Time: 6:30 – 8:30 PM**

**Type of Application:**

**Major Subdivision: Major Modification to Approved Master Plan**

General Description of Proposed Request:

ESP Associates, Inc., requests to modify an approved master plan for a portion of PIN # 166900-39-5182 comprised of +/- 266.716 acres bounded by O'Neil Street on the east, Covered Bridge Road on the north, City Road on the west and Sam's Branch Creek on the south. The proposed community will be comprised of a maximum 660 residential units with a mix of housing types (townhomes, and single-family detached homes) and amenities (private clubhouse, indoor pool, lake, pedestrian trails and multi-use path with connections to the Sam's Branch Greenway and pocket parks).

At the Neighborhood Meeting, the following items will be available for your inspection and comment:

1. A copy of the project application
2. A map to scale showing the project area the neighboring properties and roads
3. A map, drawing, or other depiction of the modification to the approved master plan.

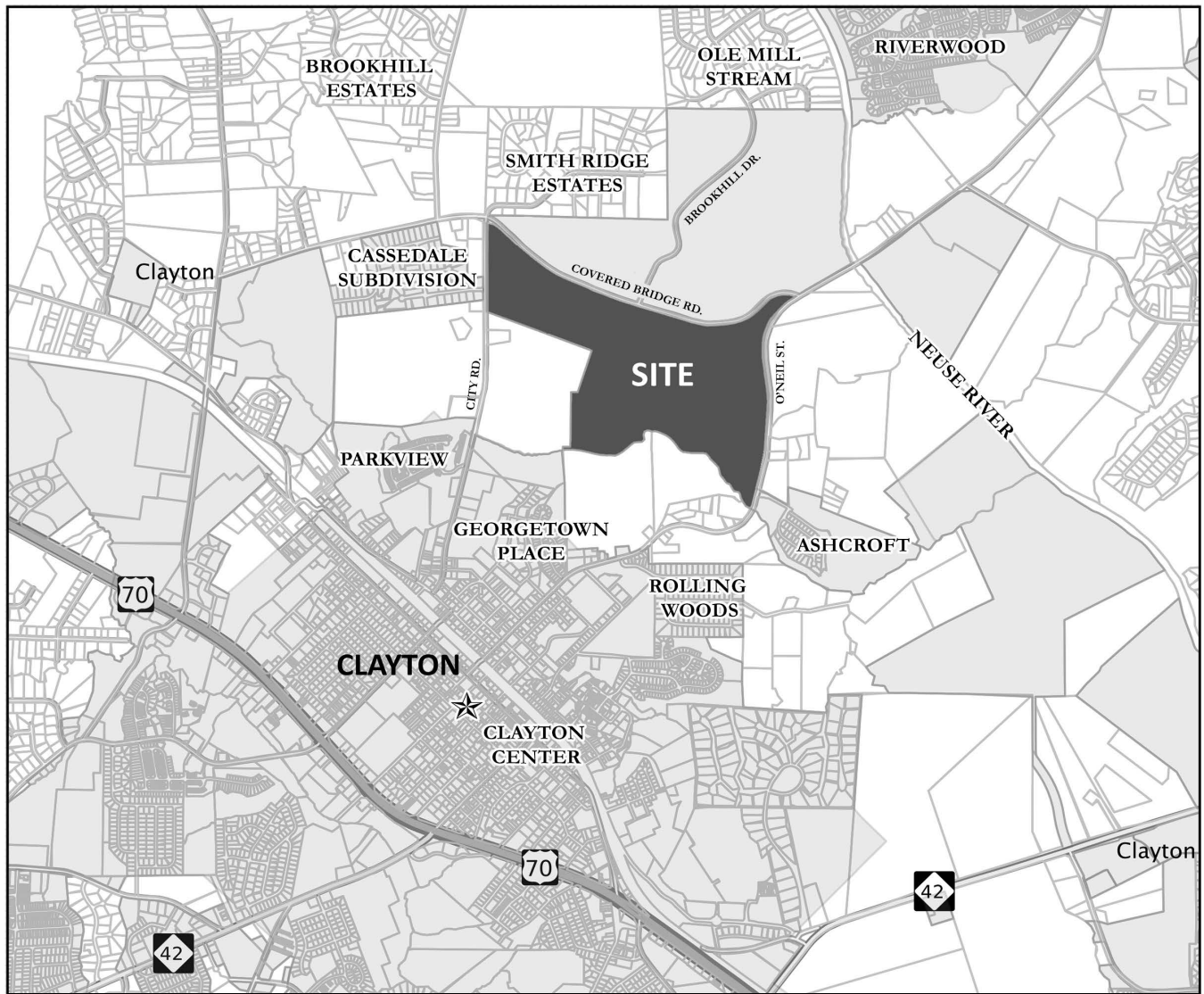
A map is enclosed with this letter showing the location of the property that is subject to this application for Modification to an Approved Master Plan. If you have any questions prior to or after this meeting, you may contact us at (919) 415-2740.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kathryn R. McPherson", followed by a horizontal line.

Kathryn R. McPherson, PLA, ASLA  
ESP Associates, Inc.  
CC: Clayton Planning Department

ESP Associates, Inc.  
2200 Gateway Centre Boulevard, Suite 216 • Morrisville, NC 27560  
919.678.1070 • fax 919.677.1252  
www.espassociates.com



## **STEEPLECHASE MEADOWS NEIGHBORHOOD MEETING**

**THE CLAYTON CENTER  
YORK MEETING ROOM  
111 EAST 2ND STREET, CLAYTON**

**FEBRUARY 18, 2020  
6:30 - 8:30 PM**



|    | <b>NCPin</b>   | <b>Owner</b>                                                  | <b>Mail Address</b>                                  | <b>Acreage</b> | <b>Zoning</b> |
|----|----------------|---------------------------------------------------------------|------------------------------------------------------|----------------|---------------|
| 1  | 176000-01-4713 | Pilington, David Daniel Jr                                    | 1331 City Rd<br>Clayton NC 27520-5908                | 2.44 AC        | RE            |
| 2  | 176000-01-4124 | Pilington, David Daniel Jr                                    | 1331 City Rd<br>Clayton NC 27520-5908                | 4.14 AC        | RE            |
| 3  | 176000-00-4780 | HPA Borrower 2018-1 MC LLC                                    | 180 N Stetson Ave Ste 3650<br>Chicago, IL 60601-6709 | 0.76 AC        | RE            |
| 4  | 176000-00-4476 | Munday Kimberly Ann                                           | 27 Cedardale Ct<br>Clayton, NC 27520-5541            | 0.7 AC         | RE            |
| 5  | 176000-00-4236 | Linda F & Douglas E Blackley                                  | 1057 City Rd<br>Clayton NC 27520-5907                | 1.06 AC        | RE            |
| 6  | 165908-99-1146 | Mims, Allen L Jr                                              | 920 City Rd<br>Clayton NC 27520-0000                 | 213.7 AC       | RE/R10        |
| 7  | 166909-17-1164 | Town of Clayton                                               | PO Box 777<br>Clayton, NC 27528-0777                 | 21.85 AC       | RE            |
| 8  | 166910-36-0755 | Peedin, Edna S                                                | 2721 US 70 East<br>Selma, NC 27576-8174              | 71.69 AC       | R8-SUB        |
| 9  | 166910-47-5025 | Massey, John Wesley                                           | 8041 ST Andrews Dr<br>Laurinburg, NC 28352-2155      | 33.03 AC       | R10           |
| 10 | 166900-56-1474 | Capps, Billy Wade                                             | 1119 N ONeil St Est<br>Clayton NC 27520-6240         | 4.67 AC        | R10           |
| 11 | 166900-56-4098 | Mcintyre, Martha Ann                                          | PO Box 1305<br>Robbins, NC 27325-1305                | 4.37 AC        | RE            |
| 12 | 166900-56-8375 | Town of Clayton                                               | PO Box 879<br>Clayton, NC 27528-0000                 | 5.41 AC        | PDR           |
| 13 | 166900-66-4354 | Ashcroft Partners, LLC                                        | 114 W Main St Ste 102<br>Clayton, NC 27520-2397      | 0.22 AC        | PDR           |
| 14 | 166900-67-0102 | Tracy L & Deanna L Jones                                      | 1504 N ONeil St Ext<br>Clayton, NC 27520             | 10.25 AC       | RE            |
| 15 | 166900-57-9493 | Jones, Deanna Lynne                                           | 1500 N ONeil St Ext<br>Clayton, NC 27520-0000        | 1.27 AC        | RE            |
| 16 | 166900-68-3043 | Jones, Tracy L                                                | 15387 N ONeil St Ext<br>Clayton, NC 27520-0000       | 8.4 AC         | RE            |
| 17 | 166900-79-1467 | Smith, James D. Jean K. Smith<br>Trust                        | 1814 N Oneil St Ext<br>Clayton, NC 27520-6236        | 80.93 AC       | RE            |
| 18 | 176000-60-9362 | Raymond E Earp Jr Revocable<br>Trust Earp, Nacy Crews Trustee | 7230 NC Highway 42 E<br>Selma, NC 27576-6005         | 16.01 AC       | RE            |
| 19 | 166900-39-5182 | Raymond Elmore Earp Jr Family<br>Trust                        | 1162 Covered Bridge Rd<br>Clayton, NC 27520          | 18.15 AC       | B2/R10        |
| 20 | 166900-39-5182 | Raymond Elmore Earp Jr Family<br>Trust                        | 1163 Covered Bridge Rd<br>Clayton, NC 27520          | 225.07 AC      | R10           |
| 21 | 166900-39-5182 | Raymond Elmore Earp Jr Family<br>Trust                        | 1164 Covered Bridge Rd<br>Clayton, NC 27520          | 123.66 AC      | R8            |

## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Steeplechase Meadows

**Application:** Major Modification to Approved Master Plan

**Location/Date:** The Clayton Center, February 18th, 2020

|    | NAME                | ADDRESS                               |
|----|---------------------|---------------------------------------|
| 1  | James D Smith       | 1814 N. ONEIL ST Ext Clayton NC 27520 |
| 2  | Steve Smith         | 1814 N. ONEIL ST Ext Clayton NC 27520 |
| 3  | Mark A. Peedin      | 154 Peedin Ext Selma, NC 27576        |
| 4  | Daniel Smith        | 509 Starling St. Clayton, NC 27520    |
| 5  | Douglas Blackley    | 1057 City Rd, Clayton                 |
| 6  | (forgot to sign in) |                                       |
| 7  |                     |                                       |
| 8  |                     |                                       |
| 9  |                     |                                       |
| 10 |                     |                                       |
| 11 |                     |                                       |
| 12 |                     |                                       |
| 13 |                     |                                       |
| 14 |                     |                                       |
| 15 |                     |                                       |
| 16 |                     |                                       |
| 17 |                     |                                       |
| 18 |                     |                                       |
| 19 |                     |                                       |
| 20 |                     |                                       |



### **PUBLIC NOTICE**

In accordance with NC GS 160A-364 the Clayton Town Council will hold evidentiary hearings on Monday, March 2, 2020, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2019-239-SUP Meadow View Special Use Permit Major Modification; request to modify a previously approved Special Use Permit to allow the use of townhomes and modify approved dimensional standards. The subject properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2019-241-SD Meadow View Preliminary Plat Major Modification; request to modify a previously approved Preliminary Plat to develop 188 townhome lots. The properties are located off Old US HWY 70 and Shotwell Road, south of Highgate subdivision. TAG # 05g01012a & 05g01012s
- 2020-02-SD Steeplechase Meadows Preliminary Plat (Master Plan) Major Modification; request to modify a previously approved master plan to develop 660 single-family and townhome units. The property is located off City Road, Covered Bridge Road, and O'Neil Street. TAG # 05H02009

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Haley Hogg, Planner II  
919-553-5002

---

The Johnstonian Newspaper

Please advertise on the following dates:

Wednesday, February 19, 2020

Wednesday, February 26, 2020

**Affidavit of publication required.**



**From:** [Haley Hogg](#)  
**To:** [Lori Bryant](#)  
**Subject:** FW: Steeplechase Park Letter to PDF  
**Date:** Tuesday, February 11, 2020 2:44:28 PM  
**Attachments:** [image002.png](#)  
[image003.jpg](#)  
[image004.png](#)

---

**From:** Scott Barnard <[sbarnard@townofclaytonnc.org](mailto:sbarnard@townofclaytonnc.org)>  
**Sent:** Monday, February 03, 2020 4:15 PM  
**To:** Samantha Wullenwaber <[swullenwaber@townofclaytonnc.org](mailto:swullenwaber@townofclaytonnc.org)>; Haley Hogg <[hhogg@townofclaytonnc.org](mailto:hhogg@townofclaytonnc.org)>  
**Subject:** RE: Steeplechase Park Letter

Samantha,

I and the Parks and Recreation staff have looked at the steeplechase property that fronts on Covered Bridge Rd. and the greenway and it would not meet any latent recreation need at this time. With the trailhead on the opposite side of Covered Bridge Road, we already have parking. If the owner wanted to donate, rather than dedicate in lieu of the fee, we would like to vet the property further with the managers office.

**Scott Barnard**  
Clayton Parks and Recreation  
Parks and Recreation Director  
919-553-1550  
715 Amelia Church Road  
Clayton, NC 27520  
[Facebook](#) [Instagram](#)



---

**From:** Samantha Wullenwaber <[swullenwaber@townofclaytonnc.org](mailto:swullenwaber@townofclaytonnc.org)>  
**Sent:** Monday, February 03, 2020 2:32 PM  
**To:** Haley Hogg <[hhogg@townofclaytonnc.org](mailto:hhogg@townofclaytonnc.org)>  
**Cc:** Scott Barnard <[sbarnard@townofclaytonnc.org](mailto:sbarnard@townofclaytonnc.org)>  
**Subject:** RE: Steeplechase Park Letter

Hi Scott,

Can you send over a letter or email about the park land at steeplechase? Thank you!

Samantha L. Wullenwaber, MPA  
Planning Director  
Town of Clayton  
111 East Second Street | PO Box 879 | Clayton, NC 27528  
O (919)553-5002 | D (919)359-9364  
[swullenwaber@townofclaytonnc.org](mailto:swullenwaber@townofclaytonnc.org)







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

## TRC CERTIFICATION

February 5, 2020

Katheryn McPherson  
2200 Gateway Centre Blvd., Ste. 216  
Morrisville, NC 27510  
[kmcpherson@espassociates.com](mailto:kmcpherson@espassociates.com)

**Re: 2020-02-SD Steeplechase Meadows**

Ms. McPherson,

The project listed above has received certification from the Technical Review Committee on February 5, 2020. In order to prepare for your upcoming Town Council meeting, please submit **ONE** 11x17 hardcopy of your latest site plan no later than 5PM on February 11, 2020. The project will now proceed to the following meeting:

Town Council: Monday March 2, 2020 at 6:00pm

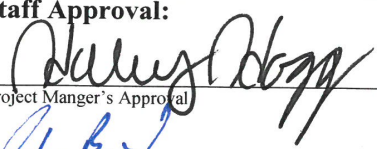
Please let me know if you have any questions or need further assistance.

Thank you,

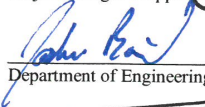
Lori Bryant  
Development Services Coordinator  
[Lbryant@townofclaytonnc.org](mailto:Lbryant@townofclaytonnc.org)  
(919) 359-9337

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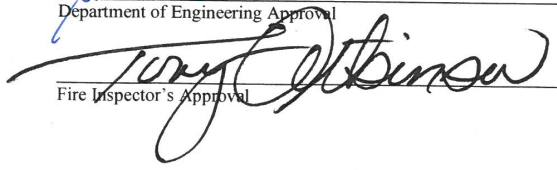
**Staff Approval:**

  
Project Manager's Approval

2/5/2020  
Date

  
Department of Engineering Approval

2/6/2020  
Date

  
Fire Inspector's Approval

02-05-2020  
Date

Updated February 2019



RAMEY KEMP & ASSOCIATES, INC.  
5808 Faringdon Place  
Raleigh, NC 27609  
Phone: 919-872-5115  
www.rameykemp.com

December 31, 2019

Salman Moazzam, PE  
ESP Associates, Inc.  
2200 Gateway Centre Boulevard, Suite 216  
Morrisville, NC 27560  
Phone: 919-415-2718  
Email: [smoazzam@espassociates.com](mailto:smoazzam@espassociates.com)

Subject: **DRAFT Trip Generation / Phasing Letter** – Steeplechase  
Clayton, North Carolina

Mr. Moazzam,

This letter provides a comparison of the trip generation potential for the proposed Steeplechase development versus the trip generation potential utilized in the most recent Traffic Impact Analysis (TIA) prepared by Ramey Kemp & Associates, Inc. (RKA) in March of 2018, which was reviewed and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town). The proposed development is located south of Covered Bridge Road and west of O'Neil Street near Brookhill Drive in Clayton, North Carolina. The proposed development was previously expected to consist of 435 single-family detached homes and 190 townhomes at full build-out and is now expected to consist of 134 townhomes and 526 (86 duplexes & 440 single-family detached homes) residential units targeted for senior adult housing at full build-out. All site access assumptions utilized in the TIA are assumed to be the same with the change in the type of land uses for the subject development.

### **Trip Generation**

Average daily traffic, weekday AM peak hour, and weekday PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Refer to Table 1 on the following page for a summary of the trip generation comparison for the proposed Steeplechase development versus the trip generation potential utilized in the most recent TIA prepared by RKA in March of 2018:



Table 1: Trip Generation Summary – Full Build-Out

| Land Use<br>(ITE Code)                               | Intensity | Daily<br>Traffic<br>(vpd) | Weekday AM Peak Hour<br>Trips (vph) |      |       | Weekday PM Peak Hour<br>Trips (vph) |      |       |
|------------------------------------------------------|-----------|---------------------------|-------------------------------------|------|-------|-------------------------------------|------|-------|
|                                                      |           |                           | Enter                               | Exit | Total | Enter                               | Exit | Total |
| Total Site Trips from March<br>2018 Steeplechase TIA |           | 5,200                     | 95                                  | 315  | 410   | 340                                 | 194  | 534   |
| Multifamily Housing<br>– Townhomes<br>(220)          | 134 Units | 1,000                     | 14                                  | 49   | 63    | 49                                  | 28   | 77    |
| Senior Adult Housing<br>– Detached*<br>(251)         | 526 Units | 2,400                     | 48                                  | 96   | 144   | 107                                 | 68   | 175   |
| Total Site Trips                                     |           | 3,400                     | 62                                  | 145  | 207   | 156                                 | 96   | 252   |
| Difference in Site Trips                             |           | -1,800                    | -33                                 | -170 | -203  | -184                                | -98  | -282  |

Trip generation potential from March 2018 Steeplechase TIA is shown in **orange**.

Trip generation potential for the proposed development is shown in **blue**.

\*Note: ITE Code 251 utilized for all senior adult housing residential units to be conservative. See below for an explanation.

As shown in Table 1, based on the ITE *Trip Generation Manual*, 10<sup>th</sup> Edition, it is estimated the proposed development is expected to generate approximately 1,800 fewer weekday daily trips on the roadway network during a typical 24-hour weekday period than what was analyzed in the March 2018 Steeplechase TIA. Of the daily traffic volume, it is anticipated that 203 fewer total trips (-33 entering and -170 exiting) will occur during the weekday AM peak hour and 282 fewer total trips (-184 entering and -98 exiting) will occur during the weekday PM peak hour. It should be noted that this represents a ~35% decrease in weekday daily trips and a ~50% decrease in weekday AM and PM peak hour trips at full build-out.

While there is expected to be a mixture of both attached and detached residential units targeted for senior adult housing (86 duplexes and 440 single-family detached homes), the trip generation results shown in Table 1 utilize the detached senior adult housing land use (ITE Code 251) because it is a higher trip generator than the attached senior adult housing land use (ITE Code 252), thus yielding more conservative results.

### **Development Phasing**

Through coordination with NCDOT and the Town, offsite improvements were identified at the following intersections based on the analysis results presented in the TIA for Steeplechase (March 2018):

- O'Neil Street and Covered Bridge Road
- Covered Bridge Road and Shotwell Road

Based on the reduction in weekday daily and peak hour site trips from the Steeplechase TIA, offsite improvements at the two (2) intersections listed above were evaluated to determine how many residential units could be built prior to improvements being constructed at these intersections. For the purposes of this letter, offsite

improvements at the aforementioned intersections should be further evaluated for cost sharing with other approved developments in the area where the development's (Steeplechase) site traffic constitutes 10% or more of the traffic on any one approach at these intersections. This criterion is consistent with typical municipality requirements for study area boundary and consideration for roadway improvements at the subject intersections.

Background (2026) peak hour traffic volumes (Figure 7B) and the site trip distribution for full build-out (Figure 8B) from the Steeplechase TIA (March 2018) were utilized with the revised trip generation potential for the proposed development (shown in Table 1) to determine what percentage of the total development could be built prior to meeting the 10% rule. A summary of the findings at the subject intersections are as follows:

**O'Neil Street and Covered Bridge Road**

Based on a comparison of distributed site traffic at this intersection utilizing the revised trip generation potential (refer to Table 1) versus the background (2026) peak hour traffic volumes from the Steeplechase TIA, no approaches at this intersection are expected to meet the 10% rule during the weekday AM and PM peak hours at full build-out of the proposed development. This can be attributed to the reduction in weekday daily and peak hour site trips and the relatively low percentage of site traffic that is expected to utilize this intersection.

**Covered Bridge Road and Shotwell Road**

Based on a comparison of distributed site traffic at this intersection utilizing the revised trip generation potential (refer to Table 1) versus the background (2026) peak hour traffic volumes from the Steeplechase TIA, the westbound approach at this intersection is expected to meet the 10% rule at approximately half (50%) of the development's full build-out potential during the weekday PM peak hour. It should be noted that all other approaches at this intersection are not expected to meet the 10% rule during the weekday AM and PM peak hours at full build-out of the proposed development.

**Findings and Summary**

The calculations provided in this letter are estimations of the trip generation potential for the proposed site based on data from the ITE *Trip Generation Manual*, 10<sup>th</sup> Edition. Based on the trip generation results, it is expected that the proposed Steeplechase development will generate ~35% fewer weekday daily trips and ~50% fewer weekday AM and PM peak hour trips at full build-out in comparison to the most recent TIA prepared by RKA in March of 2018.

The westbound approach at the intersection of Covered Bridge Road and Shotwell Road is expected to meet the 10% rule at approximately half (50%) of the development's full build-out potential during the weekday PM peak hour, which warrants consideration of roadway improvements. Therefore, it is recommended that offsite improvements at this intersection and the intersection of O'Neil Street and Covered Bridge Road be further evaluated for cost sharing with other approved developments in the area prior to more than 50% of the total development being built and operational.





If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,

**RAMEY KEMP & ASSOCIATES, INC.**

Rynal Stephenson, P.E.  
Regional Manager  
NC Corporate License # C-0910





**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: Steeplechase Meadows Acreage of Property: 266.716 ac  
County Tag Number: Portion of 05H02009 NC PIN: Portion of 166900-39-5182  
Address/Location: 1162 Covered Bridge Road

Zoning District: PDR  
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: ESP Associates, Inc.  
Mailing Address: 2200 Gateway Centre Blvd. Ste. 216, Morrisville, NC 27560  
Phone Number: 919-678-1070 Fax: \_\_\_\_\_  
Contact Person: Kathryn McPherson  
Email Address: kmcpherson@espassociates.com

### PROPERTY OWNER INFORMATION

Name: Raymond Elmore Earp Jr. Family Trust, Earp, Nance Crews Trustee & worley, Mary Earp  
Mailing Address: 7020 NC highway 42 East, Selma, NC 27576  
Phone Number: 919-965-6113 Fax: \_\_\_\_\_  
Email Address: winkworley@gmail.com

### FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_ Associated Project Number: \_\_\_\_\_



## PROJECT INFORMATION

Use: ☐ New ☐ Expanded ☒ Change

Use Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): Residential Existing Use(s): Vacant, Agriculture

Invoice shall be mailed to the following:

Developer Name: ESP Associates, Inc.

Mailing Address: 2200 Gateway Centre Blvd., Ste. 216, Morrisville, NC 27560

Phone Number: 919-678-1070

Fax Number:

Email Address: smoazzam@espassociates.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: 266.716

| Single Family     | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units |            |              |                     |
| 3 Bedroom Units   |            |              |                     |
| >3 Bedroom Units  | 617        | 250          | 154,250             |
| <b>Total</b>      | 617        | -----        | 154,250             |

(Includes Single Family detached and attached Townhomes)

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

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: 5.58 Acres

| Use                       | Measurement Unit     | # of Units | GPD per Unit    | Total Requested GPD |
|---------------------------|----------------------|------------|-----------------|---------------------|
| Swimming Pool & Pool Deck | Gallons/Person       | 610        | 10 Gal/person   | 6,110               |
| Amenity Center            | Gal/Plumbing Fixture | 23         | 250 Gal/Fixture | 5,750               |
|                           |                      |            |                 |                     |
| <b>Total</b>              |                      |            | -----           | 11,850              |

TOTAL REQUESTED GALLONS PER DAY: 166,100 GPD

**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.*

S. SALMAN MOAZZAM, PE

*Print Name*

*Signature of Applicant*

02/25/2020

*Date*

**Engineer Seal:**



02/25/2020



**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

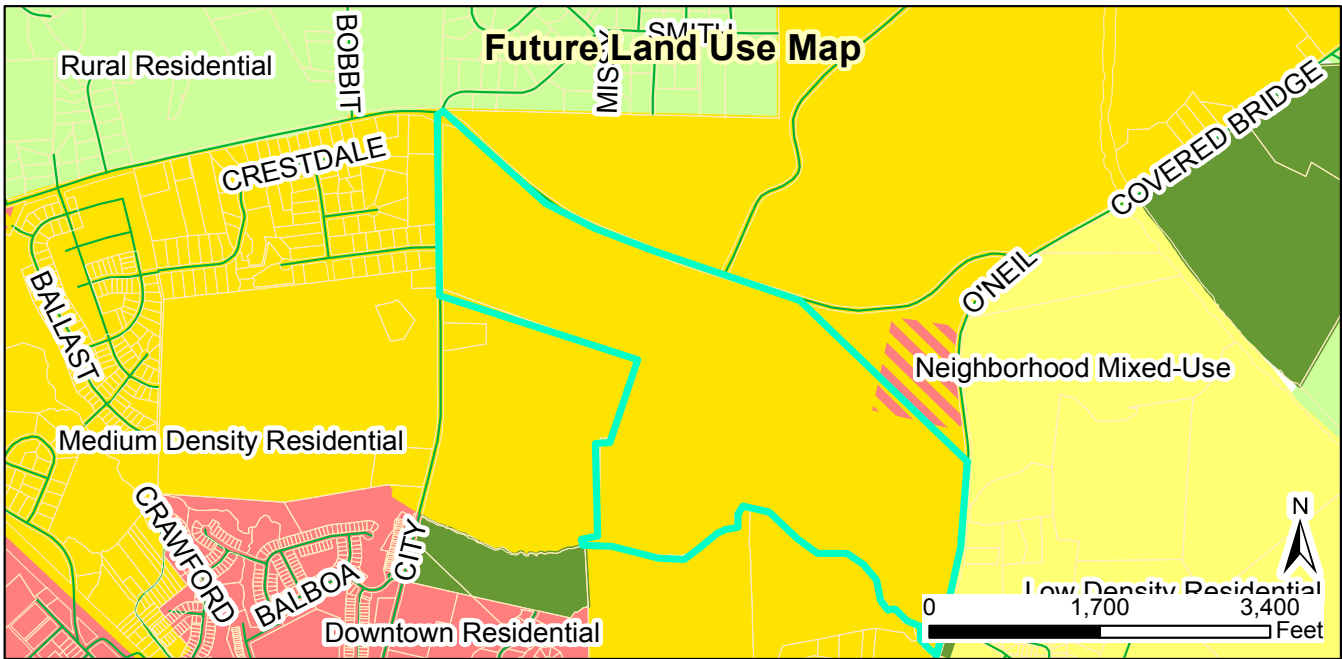
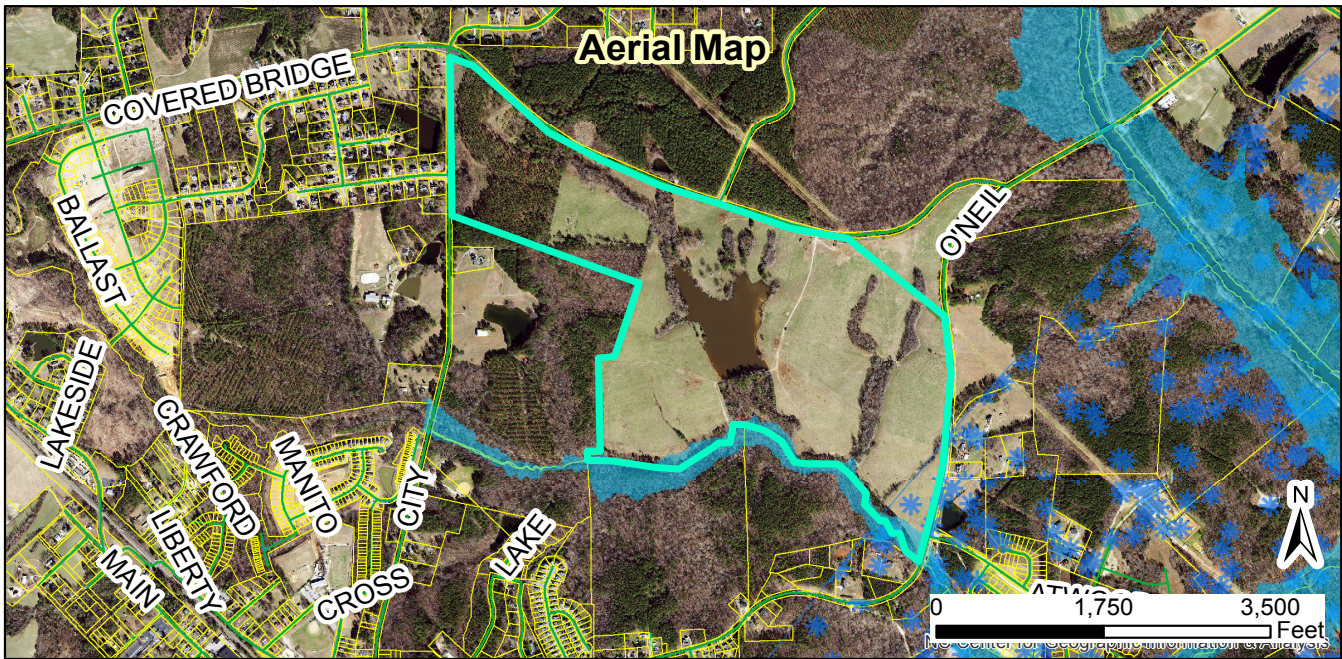
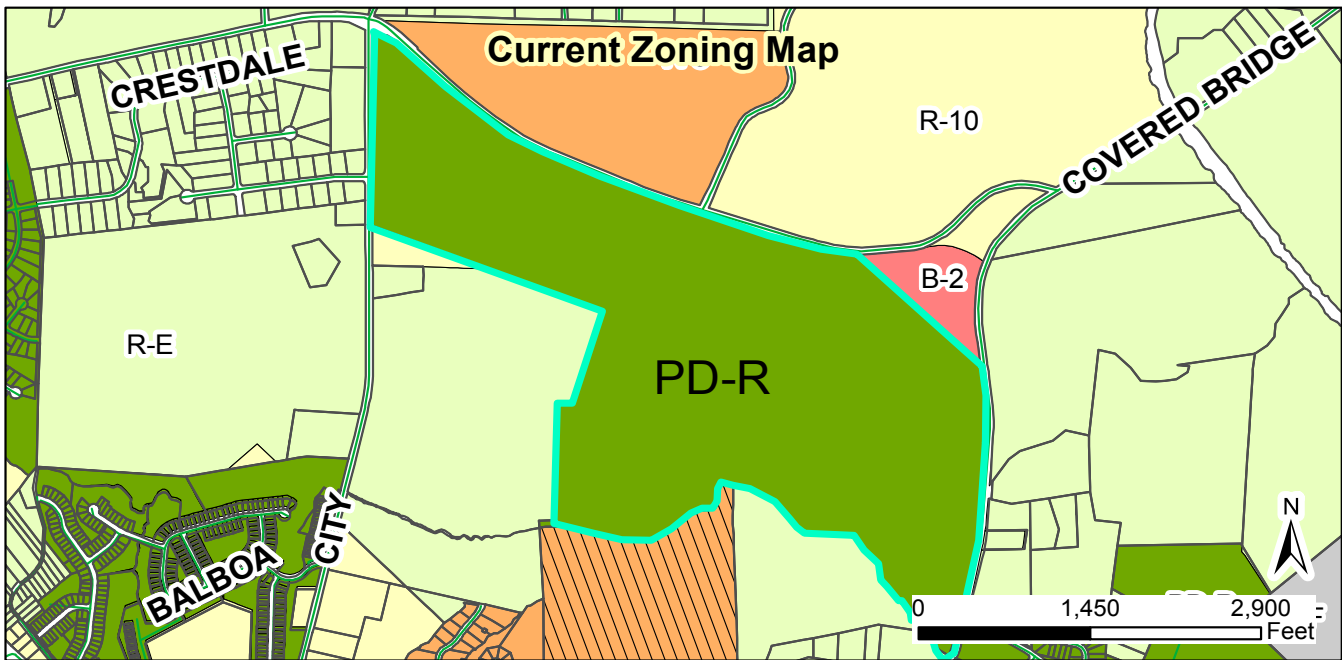
The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on 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                   |
|-----------------------------------------------------------------------------------------|-----------------------------------|
| <b>Barber and Beauty Shops</b>                                                          |                                   |
| Barber Shops                                                                            | 50 gal/chair                      |
| Beauty Shops                                                                            | 125 gal/booth or bowl             |
| <b>Businesses, Offices and Factories</b>                                                |                                   |
| 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                        |
| <b>Churches</b>                                                                         |                                   |
| 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)  |
| <b>Fire, Rescue and Emergency Response</b>                                              |                                   |
| Fire or rescue stations without on-site staff                                           | 25 gal/person                     |
| Fire or rescue stations with on-site staff                                              | 50 gal/person/shift               |
| <b>Food and Drink Facilities</b>                                                        |                                   |
| 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    |
| <b>Hotels and Motels</b>                                                                |                                   |
| 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                   |
| <b>Medical, Dental and Veterinary Facilities</b>                                        |                                   |
| 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                     |
| <b>Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities</b> |                                   |
| 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           |
| <b>Schools, Pre-school and Day Care</b>                               |                                    |
| 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) |
| <b>Service Stations and Car Wash Facilities</b>                       |                                    |
| Service stations, gas stations                                        | 250 gal/plumbing fixture           |
| Car wash facilities                                                   | 1200 gal/bay                       |
| <b>Sports Centers</b>                                                 |                                    |
| 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                         |
| <b>Stores, Shopping Centers, Malls and Flea Markets</b>               |                                    |
| 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.               |
| <b>Transportation Terminals</b>                                       |                                    |
| Air, bus, train, ferry, port and dock                                 | 5 gal/passenger                    |

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



**2020-02-SD**  
**Steeplechase Meadows Master Plan (Major Modification)**  
**Request to modify a previously approved Preliminary Plat**  
**(acting as a master plan)**

Applicant: ESP Associates, Inc.  
 Property Owners: Raymond Elmore Earp Jr. Family Trust,  
 Nancy Crews, Trustee and Worley, Mary Earp  
 Tag #: 05H02009 (southern portion as shown on map)

**Staff Report Map**



01/28/2020  
 Produced by: TOC Planning  
 Disclaimer: Town of Clayton assumes no legal  
 responsibility for the quality of the data  
 represented here.

- Legend**
- TOC\_SDE.GISMGR.Parcels selection 2
  - Site
  - 100-yr Flood Zone
  - Thoroughfare Overlay
  - Watershed Protection Overlay

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2020\2020-002-SD Steeplechase Meadows Major Modification\Maps\Staff Report Map - 2020-02-SD - Steeplechase Major Modification.mxd





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

*Town Council  
March 2nd, 2020*

## STAFF REPORT

**Application Number:** 2020-02-SD

**Project Name:** Steeplechase Meadows Master Plan (Major Modification)

**NC PIN / Tag #:** Southern portion of 166900-39-5182 / 05h02009  
**Town Limits/ETJ:** Town Limits  
**Overlay:** Portion within Watershed Protection Overlay (no development proposed in this portion)  
**Applicant:** ESP Associates Inc.  
**Owner:** Raymond Elmore Earp, Jr. Family Trust, Nancy Crews Earp Trustee, and Mary Worley  
**Location:** 266.72± acres generally located west of O'Neil Street, north of Sam's Branch Creek, east of City Road, and south of Covered Bridge Road  
**Project Planner:** Haley Hogg, Planner II

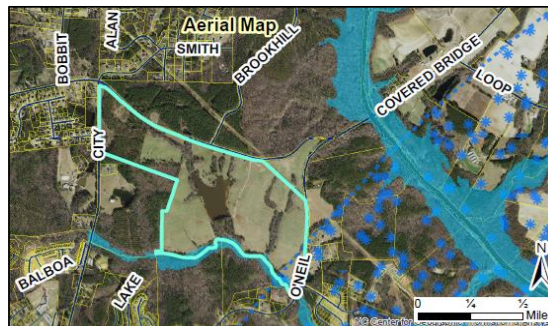
**Public Noticing:**

- Neighborhood meeting held on February 18, 2020
- Sign posted February 21, 2020
- Letters mailed no later than February 21, 2020
- Newspaper ad published February 19, 2020 & February 26, 2020

**REQUEST:** Major Modification to the previously approved Master Plan for Steeplechase Planned Development; Request to develop up to 660 age-restricted single-family and townhome lots on 266.72± acres.

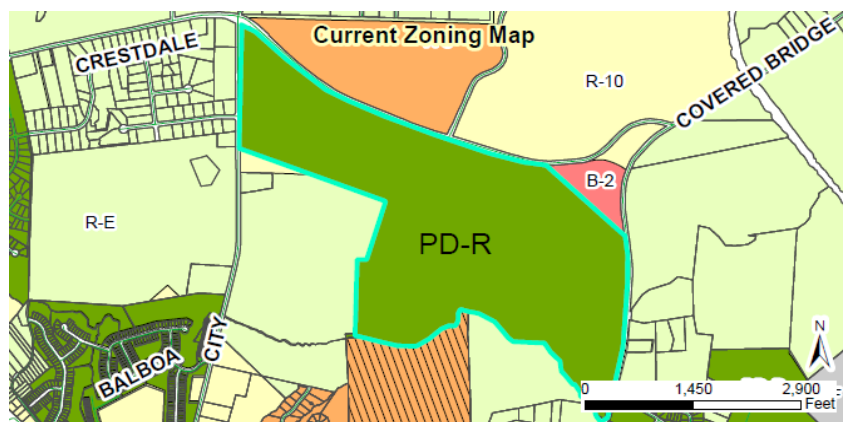
**SITE DATA:**

**Acreage:** 266.72± acres; the southern portion of the Earp tract.  
**Existing Use:** Vacant/Agricultural



**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                                                                          | Existing Use                                    |
|-----------|---------------------------------------------------------------------------------|-------------------------------------------------|
| North     | Residential-10, Residential-8, and small portion of Neighborhood Business (B-2) | Vacant                                          |
| South     | Residential-Estate, Residential-8-Special Use District                          | Town Park (Legend Park), Vacant                 |
| East      | Residential-Estate                                                              | Vacant, Single family residential               |
| West      | Residential-Estate                                                              | Vacant, Agricultural, Single family residential |

**DEVELOPMENT DATA:**

|                              |                                                                                                                                                                      |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed Uses:               | 660 max. Residential lots; includes townhomes (182) & single-family residential (435)                                                                                |
| Proposed Density:            | 2.31 units/acre                                                                                                                                                      |
| Proposed Impervious Surface: | Impervious coverage per lot varies by lot type (see below)                                                                                                           |
| Required / Proposed Parking: | 2 spaces per unit; 4 spaces per unit provided (includes 2 garage and 2 parking pad spaces)                                                                           |
| Fire Protection:             | The Town of Clayton Fire Department will provide fire protection.                                                                                                    |
| Access/Streets:              | Access provided off City Road (1), Covered Bridge Road (2), and O'Neil Street (1); Four street stub-outs are provided to adjacent properties for future connectivity |
| Water/Sewer Provider:        | Town of Clayton                                                                                                                                                      |
| Electric Provider:           | Town of Clayton                                                                                                                                                      |



## STAFF ANALYSIS:

### Overview

The applicant is requesting a major modification to the previously approved Master Plan Planned Development for Steeplechase Subdivision (2018-31-SD). This property was originally approved for the development of 600 residential dwellings in 2018, along with a rezoning to Planned Development-Residential (PD-R). The existing zoning of PD-R is not proposed to change. However, the applicant is proposing a major modification to the previously approved master plan to accommodate a new builder and add additional units.

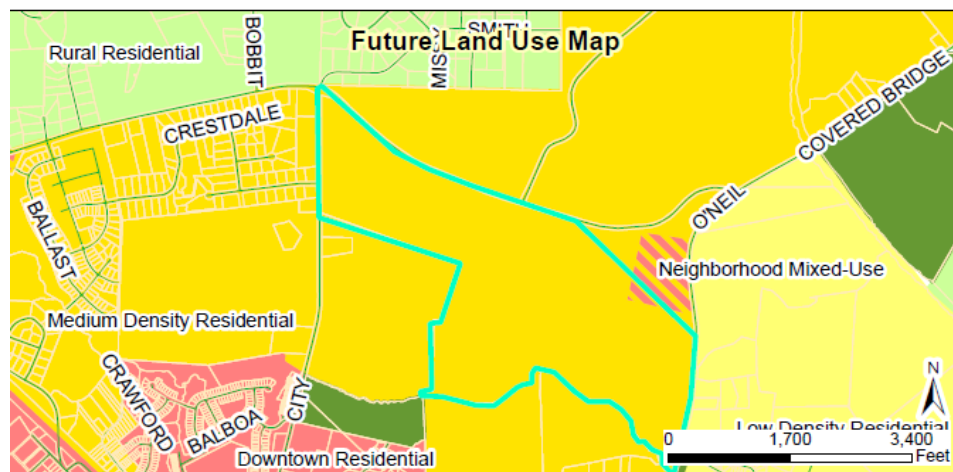
The proposed modification would add 60 units to the master plan. It was previously approved at 600 units with a mixture of single-family and townhomes. This modification would total to 660 units and would also include a mixture of single-family and townhome lots. However, unlike the original plan, the new plan will be an age-restricted community. The new plan also does away with the alley-loaded units, so all residential lots will be front-loaded instead and there will not be any alleys within the development.

An amenity center will be provided north of Earp Lake. The amenity center standards are outlined in the master plan and below in this staff report. The new plan was modified to remove some development in the southeast corner of the property along Sam's Branch Greenway. This area is instead proposed to be dedicated to the Town for a future Park site.

### Consistency with Adopted Plans:

- **Comprehensive Plan**

The Comprehensive Plan 2040 designates this property as "medium density residential" in the Future Land Use Map, with a small "neighborhood mixed-use" (aka "neighborhood center") portion located in the northeast corner. The requested planned development is compatible with the designations based on the proposed density (2.31± dwellings/acre). The Comprehensive Plan provides guidance to permit up to 7 units per acre for Planned Development Districts. This property is zoned Planned Development-Residential (PD-R). The original master plan was approved at 2.18 units/acre, so this modification increases the density by .13 units/acre overall.



- **Unified Development Code**

If approved, the proposed development will be consistent with the Unified Development Code (UDC). Dimensional standards and other associated criteria are required to be consistent with the approved Master Plan.

#### **Compatibility with Surrounding Land Uses**

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which are primarily single family residential (served by private septic), or vacant. The sewer line that was recently installed by the Town along Sam's Branch Creek (the southern border of the property), will allow the development to be served by Town sewer service. Even with the additional density often associated with public sewer service, the overall density of the tract will be 2.31 units per acre, with ample landscape buffers provided along the perimeter. This is due to the massive amounts of open space, the preservation of the pond, and the large riparian areas and external landscaping buffer areas incorporated into the design. The townhome portion of the development is clustered along N O'Neil Street and City Road.

#### **Development Standards**

The proposed lot standards are shown below, and recorded on the "Housing Types" sheet of the plans (currently Sheet 5.0). A variety of lot sizes and housing types are proposed. The single-family lots consist of 43', 53', and 67' wide lots. None of the single-family lots exceed 75% impervious surface coverage. The townhome lots are proposed at 40' widths, with a maximum of 90% impervious surface coverage which is commonly seen in townhome development. The dimensional standards tables are provided on sheet C7.0 (Typical Housing Types) of the master plan set.

#### **Recreation and Open Space**

The proposed development meets the requirements for a Planned Development, which is to provide 12.5% open space with a minimum 25% of the open space provided being active. Additionally, the applicant is proposing to dedicate the southeastern corner of the property to the Town for future park land. This has been reviewed by the Town's Parks & Recreation department and they have submitted an email response which is included as an attachment to this staff report. This land (9.71 acres) is located off N O'Neil Street and north of the Sam's Branch Greenway. Per UDC requirements, the Town Council may accept or deny dedication of land. A motion will need to be made regarding this item. See below:





**Landscaping/Buffering**

The development is not proposing to modify its buffer locations as a part of this major modification. The development is required to provide a Class "C" landscape buffer along its entire perimeter, as required by the UDC. The Class "C" buffer can vary in width (10', 20', or 30') per the code, but must include a minimum 6' tall opaque barrier along with the plantings. The opaque barrier may consist of a berm, hedgerow, fence, wall, etc.. The proposed development is proposing a 30' wide Class "C" buffer along all public ROW and a 20' wide (min.) Class "C" buffer along internal property lines. Additionally, street trees will be provided at the rate of 1 tree per 40 linear feet, or 1 tree per lot whichever is greater. The individual park and amenity sites will be required to obtain minor site plan approval from TRC, at which time a landscaping plan will be submitted to ensure those sites meet the minimum planting requirements (20% of the site area).

**Access/Streets**

One access point is provided on N O'Neil Street, two off Covered Bridge Road, and one off City Road. The development is proposing to keep original access points, including stub-outs, as approved within the original master plan, with the exception of one access point off O'Neil Street. The original master plan included a minor secondary access off this Street to access roughly 6 additional single-family units. However, the new master plan has relocated these units and is instead proposing to dedicate this area to the Town for future park land.

Internally, the road network is generally the same as what was previously approved. However, a dam crossing just south of Earp Lake was removed as a part of this major modification. Instead, the applicant is proposing to provide a pedestrian trail and fire access in this area. The Fire Department has reviewed the proposed plan during TRC and is comfortable with the location. The applicant will coordinate with the Fire Department on the design of this access (see conditions of approval).

**Multi-Modal Access**

Sidewalks are provided along both sides of each street, with private greenways (multi-use trails) provided throughout the development. These private greenways connect to the public Sam's Branch Greenway along the creek, as well as to perimeter greenways along City Road, Covered Bridge Road, and N. O'Neil Street.

**Traffic Impact Analysis**

The Traffic Impact Analysis (TIA) was performed for this project when it was originally submitted in 2018. For this modification, an updated trip generation was provided and is included as an attachment to this report. Although the development is adding units, a new TIA was not required since it is becoming an age-restricted community which has resulted in a decrease in the anticipated daily trips. NCDOT has reviewed the application and is not requiring additional traffic improvements. If approved, the new master plan will be subject to the same requirements as the originally approved 2018 master plan.

**School Land Dedication**

Since the new master plan is designed to be an age-restricted community, the applicant is no longer proposing to reserve a portion of land to for the Board of Education. This was a condition of approval in the original application, requiring land to be reserved for the Board of Education to purchase or begin proceedings to acquire the site within 18 months of final site plan approval. The original plan was approved in July of 2018, but no purchase was made within the 18 month timeframe. The applicant is requesting to remove this condition of approval as a part of this modification.

**Architecture/Design**

The townhomes are proposed to consist of vinyl and shake siding primarily. The amenity center is proposed to be a minimum of 18,000 SF in size. The clubhouse will have an indoor pool with a minimum of 2800 SF, and also

include a variety of activity elements. The exterior will include additional features. The building will primarily consist of fiber cement siding with board & batten, white trim, and stone/brick veneer.

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#### CONSIDERATIONS:

- Since this master plan does not meet the requirements of a preliminary plat, each individual phase or amenity area shall require review and approval as either a Minor Preliminary Plat or Minor Site Plan, prior to platting.
- If approved, this master plan would replace the originally approved master plan 2018-31-SD.
- If denied, the original master plan 2018-31-SD would remain valid as it was approved by the Town Council.

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#### FINDINGS:

The applicant has addressed the Findings of Fact outlined below, as listed in the Application.

1. Consistency with the adopted plans and policies of the Town.
  - Applicant Response:  
The modifications requested with this Major Modification to an Approved Master Plan is consistent with the Town of Clayton's Unified Development Code, the Comprehensive Growth Plan 2040, the Parks and Recreation Comprehensive and Bicycle Plans, the Johnston County Comprehensive Transportation Plan, and Clayton's General Design Guidelines.
  - Staff Commentary: The proposed modifications are consistent with the plans and policies of the Town, specifically the Comprehensive Plan and UDC. The proposed modifications have been TRC Certified by Town staff.
2. The subdivision meets all required specifications of this chapter.
  - Applicant Response:  
The proposed Steeplechase Meadows meets the the required specification of Section 1 55, Chapter 706, (I), (10).
  - Staff Commentary: The proposed subdivision is a modification to a previously approved master plan. The plan was TRC certified by Town Staff.
3. *The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of the properties in the surrounding area.*
  - Applicant Response:  
Steeplechase Meadows will not be detrimental to properties surrounding this site and will not violate the character of existing standards for development in the surrounding area.
  - Staff Commentary: The plan meets the requirements of the UDC. A TIA was required in the original plan and no additional traffic improvements were required for this modification. The development will still be subject to all traffic related improvements outlined in the original TIA and conditions of approval.



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

- Applicant Response:

The Steeplechase Meadows subdivision will be required to make road improvements based on the Traffic Impact Analysis, updated on January 2, 2020 by Ramey Kemp & Associates, Inc. These improvement will better serve the public with the additions of turn lanes and signalized intersections.

- Staff Commentary: The proposed modifications did not require additional traffic improvements from the original master plan, but will still be required to adhere to the improvements originally required. The plan was TRC certified by Town Staff.

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#### CONDITIONS:

If approved, staff recommends the following conditions be applied. These conditions would replace the original conditions of approval approved in 2018-31-SD. Most of the conditions have remained the same, with some modifications proposed. If a condition or portion of a condition is shown in italics and underlined, it is new language. Some conditions of approval have been requested to be added by the applicant (see attachments). Staff is comfortable with these requests and has incorporated them below as part of the recommended conditions of approval.

1. Following Board approvals, three copies of the Planned Development Master Plan meeting the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be recorded on the cover sheet and shall be binding upon the master preliminary plat and upon the planned development rezoning.
2. Recreational amenities shall be constructed prior to or concurrent with any adjacent phases, and shall at all times provide enough amenity facilities to serve the portion of the project that is platted. The pond shall not be counted in this calculation of proportional amenity area, but shall be developed at the time of the main clubhouse building.
3. Each individual phase, park, greenway section, or amenity area shall be reviewed as either a minor preliminary plat or minor site plan, prior to associated plat recordation.
4. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
5. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
6. The realignment of Covered Bridge Road and O'Neil Street including the location of the traffic signal or roundabout shall be reviewed and approved by the North Carolina Department of Transportation, and the Town of Clayton Planning department and Engineering department. *The design and approval of the realignment and the dedication of the required right-of-way shall be completed prior to the 250<sup>th</sup> residential building permit. Construction of the realignment and installation of the traffic signal shall occur*

prior to the issuance of the 450<sup>th</sup> residential building permit. With regard to the realignment road improvement at the intersection of O'Neil Street and Covered Bridge Road, if another development contributes traffic to this intersection, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.

7. The traffic signal proposed as shown by others at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, or in accordance with requirements of NCDOT.
8. No more than 100 detached residential building permits shall be issued within the subdivision prior to the construction of the amenity center.
9. No more than 30 residential building permits shall be issued within the subdivision until the required secondary access point has been constructed, in accordance with requirements of the NC Fire Code.
10. No more than 250 residential building permits shall be issued within the subdivision until the required third access point has been constructed.
11. Half of the required right of way shall be dedicated on Covered Bridge Road for future improvements as shown on the transportation plan, at the time that the adjacent development phase is platted.
12. Any right-of-way dedication shall occur concurrently with (or before) the platting of the adjacent phase.
13. All roadway and traffic improvements required by the Town and/or NCDOT including those shown on C3.1 Typical Street Sections and TIA Road Improvements Plan sheets shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or in accordance with requirements of NCDOT.
14. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
15. Multi-use trails shall be constructed or bonded prior to platting for the phase in which they occur.
16. Multi-use trails along existing public rights-of-way (City Road, Covered Bridge Road, N O'Neil Street) shall be constructed or bonded prior to platting for the adjacent phase.
17. Review and site plan approval of multi-use trails shall occur prior to platting for the phase in which they occur, or are adjacent to.
18. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas and other areas of protected vegetation.
19. The pond ("Earp Lake") will serve as part of the amenity package, which will involve the development of access points to serve the residents.
20. If the dedication of the proposed park land is accepted by the Town Council, the development shall coordinate with the Planning department to determine the requirements for recreation fees. If the



dedication of the proposed park land is not accepted by the Town Council, the final three sets of plans shall reflect such.

21. Street "L" shall be developed as a private drive rather than a private street. This shall be reflected on the final plan sets and construction drawings.
22. When the development is built out the model home units along Street "L" will be converted to standard residences. When this occurs, the developer may remove Street "L" and extend the driveways of these lots to Street "A" in accordance with the requirements and permitting of the Town of Clayton Planning, Engineering, and Public Services departments.
23. Unless otherwise specified and approved, the siding materials for the townhomes, detached single-family homes, and amenity building(s) shall consist of one or more of the following materials: brick, stone, masonry, vinyl, or fiber cement. Roofing material will consist of one or more of the following materials: asphalt shingles or standing seam metal. This condition is placed at the request of the applicant in a letter signed and dated January 31, 2020.
24. A maximum of 660 lots/units shall be permitted as a part of this master plan.
25. The Master Plan depicts areas to be developed as single-family detached and 2-unit townhomes. The areas shown as 2-unit townhomes may be developed as traditional townhomes or modified to be developed as single-family detached homes. If this occurs, an amendment shall be submitted to the Planning Department for review.
26. The Active Adult Community shall be governed by the following Adult Age Restriction Guidelines. These guidelines are placed upon this application at the request of the applicant in a letter signed and dated January 31, 2020:
  - a. This community shall consist of "Age Restricted" units in accordance with the Federal Housing for Older Persons Act of 1995 and the Exemptions for Housing for Older Persons contained in the North Carolina Fair Housing Act.
  - b. In accordance with the provisions of the Housing for Older Persons Act, the following requirements shall be satisfied:
    - 1) That at least 80% of the occupied dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older.
    - 2) That the housing community publish policies and procedures that demonstrate its intent to comply with the Housing for Older Persons Act; and
    - 3) That the community comply with the rules issued by the Department of Housing and Urban Development (HUD) for verification of occupancy requirements.
  - c. The Declaration of Covenants, Conditions, and Restrictions for the community shall require that the HOA comply with the requirements of the Federal Housing for Older Persons Act of 1995. The Declaration shall"
    - 1) Specify that at least 80% of the dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older,
    - 2) Require the HOA to document and verify the ages of the dwelling unit occupants in accordance with the Housing for Older Persons Act; and

- 3) Require the HOA to provide evidence of compliance with the Housing for Older Persons Act to the Zoning Enforcement Officials upon request.
- d. All housing within the community shall be subject to the Housing for Older Persons Act and the Declaration of Covenants, Conditions, and Restricts. The Declaration of Covenants, Conditions, and Restrictions shall be subject to review by the City Attorney and City Planning Director, to verify continued compliance with this zoning condition.
- e. The HOA shall conduct a survey every two years to verify the ages of the dwelling unit occupants, all in accordance with the Housing for Older Persons Act, and shall provide a summary of the findings to the City Planning Director.
- f. As a condition of the zoning, the HOA shall continuously enforce these requirements and the Covenants, Conditions, and Restrictions. In the event that the community becomes non-compliant with these requirements, and/or is notified by the City of a potential violation, the HOA shall take actions necessary to remedy the violation and bring the community back into compliance.
- 

**ATTACHMENTS:**

- 1) Application
- 2) Map
- 3) Neighborhood Meeting Materials
- 4) Proposed Master Plan
- 5) Updated Traffic Letter
- 6) Previously Approved Master Plan 2018-31-SD
- 7) Original Traffic Impact Analysis
- 8) Parks & Recreation Letter- Park Dedication
- 9) Newspaper Ad
- 10) Adj. Property Letter





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

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February 19, 2020

Kathryn McPherson  
2200 Gateway Centre Blvd Ste 216  
Morrisville, NC 27510  
[kmcpherson@espassociates.com](mailto:kmcpherson@espassociates.com)

**Re:** 2020-02-SD Steeplechase Meadows Preliminary Plat Major Modification

To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Town Council that conditions of approval be placed upon the above referenced application, which proceeds to Town Council on March 2, 2020. These recommended conditions of approval are outlined on the back of this letter.

Please read through these potential conditions of approval, and sign below if you are in agreement with the conditions as proposed. If you are not in agreement please respond accordingly in writing. This will be included within the agenda packet for Council review.

Thank you.

Sincerely,

Haley Hogg, AICP, CZO  
Planner II

### **Recommend Conditions of Approval (2020-02-SD Steeplechase Meadows):**

1. Following Board approvals, three copies of the Planned Development Master Plan meeting the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be recorded on the cover sheet and shall be binding upon the master preliminary plat and upon the planned development rezoning.
2. Recreational amenities shall be constructed prior to or concurrent with any adjacent phases, and shall at all times provide enough amenity facilities to serve the portion of the project that is platted. The pond shall not be counted in this calculation of proportional amenity area, but shall be developed at the time of the main clubhouse building.
3. Each individual phase, park, greenway section, or amenity area shall be reviewed as either a minor preliminary plat or minor site plan, prior to associated plat recordation.
4. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
5. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
6. The realignment of Covered Bridge Road and O'Neil Street including the location of the traffic signal or roundabout shall be reviewed and approved by the North Carolina Department of Transportation, and the Town of Clayton Planning department and Engineering department. *The design and approval of the realignment and the dedication of the required right-of-way shall be completed prior to the 250<sup>th</sup> residential building permit. Construction of the realignment and installation of the traffic signal shall occur prior to the issuance of the 450<sup>th</sup> residential building permit.* With regard to the realignment road improvement at the intersection of O'Neil Street and Covered Bridge Road, if another development contributes traffic to this intersection, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
7. The traffic signal proposed as shown by others at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, *or in accordance with requirements of NCDOT.*
8. No more than 100 *detached* residential building permits shall be issued within the subdivision prior to the *commencement of* construction of the amenity center.
9. No more than 30 residential building permits shall be issued within the subdivision until the required secondary access point has been constructed, *in accordance with requirements of the NC Fire Code.*
10. No more than 250 residential building permits shall be issued within the subdivision until the required third access point has been constructed.



11. Half of the required right of way shall be dedicated on Covered Bridge Road for future improvements as shown on the transportation plan, at the time that the adjacent development phase is platted.
12. Any right-of-way dedication shall occur concurrently with (or before) the platting of the adjacent phase.
13. All roadway and traffic improvements required by the Town and/or NCDOT including those shown on C3.1 Typical Street Sections and TIA Road Improvements Plan sheets shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately or in accordance with requirements of NCDOT.
14. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
15. Multi-use trails shall be constructed or bonded prior to platting for the phase in which they occur.
16. Multi-use trails along existing public rights-of-way (City Road, Covered Bridge Road, N O'Neil Street) shall be constructed or bonded prior to platting for the adjacent phase.
17. Review and site plan approval of multi-use trails shall occur prior to platting for the phase in which they occur, or are adjacent to.
18. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas and other areas of protected vegetation.
19. The pond ("Earp Lake") will serve as part of the amenity package, which will involve the development of access points to serve the residents.
20. If the dedication of the proposed park land is accepted by the Town Council, the development shall coordinate with the Planning department to determine the requirements for recreation fees. If the dedication of the proposed park land is not accepted by the Town Council, the final three sets of plans shall reflect such.
21. Street "L" shall be developed as a private drive rather than a private street. This shall be reflected on the final plan sets and construction drawings.
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23. Unless otherwise specified and approved, the siding materials for the townhomes, detached single-family homes, and amenity building(s) shall consist of one or more of the following materials: brick, stone, masonry, vinyl, or fiber cement. Roofing material will consist of one or more of the following materials: asphalt shingles or standing seam metal. This condition is placed at the request of the applicant in a letter signed and dated January 31, 2020.

24. A maximum of 660 lots/units shall be permitted as a part of this master plan.
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- a. This community shall consist of "Age Restricted" units in accordance with the Federal Housing for Older Persons Act of 1995 and the Exemptions for Housing for Older Persons contained in the North Carolina Fair Housing Act.
  - b. In accordance with the provisions of the Housing for Older Persons Act, the following requirements shall be satisfied:
    - 1) That at least 80% of the occupied dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older.
    - 2) That the housing community publish policies and procedures that demonstrate its intent to comply with the Housing for Older Persons Act; and
    - 3) That the community comply with the rules issued by the Department of Housing and Urban Development (HUD) for verification of occupancy requirements.
  - c. The Declaration of Covenants, Conditions, and Restrictions for the community shall require that the HOA comply with the requirements of the Federal Housing for Older Persons Act of 1995. The Declaration shall"
    - 1) Specify that at least 80% of the dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older,
    - 2) Require the HOA to document and verify the ages of the dwelling unit occupants in accordance with the Housing for Older Persons Act; and
    - 3) Require the HOA to provide evidence of compliance with the Housing for Older Persons Act to the Zoning Enforcement Officials upon request.
  - d. All housing within the community shall be subject to the Housing for Older Persons Act and the Declaration of Covenants, Conditions, and Restricts. The Declaration of Covenants, Conditions, and Restrictions shall be subject to review by the City Attorney and City Planning Director, to verify continued compliance with this zoning condition.
  - e. The HOA shall conduct a survey every two years to verify the ages of the dwelling unit occupants, all in accordance with the Housing for Older Persons Act, and shall provide a summary of the findings to the City Planning Director.
  - f. As a condition of the zoning, the HOA shall continuously enforce these requirements and the Covenants, Conditions, and Restrictions. In the event that the community becomes non-compliant with these requirements, and/or is notified by the City of a potential



violation, the HOA shall take actions necessary to remedy the violation and bring the community back into compliance.

**APPLICANT AFFIDAVIT**

***I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.***

Kathryn McPherson  
\_\_\_\_\_  
**Print Name**

Kathryn McPherson  
\_\_\_\_\_  
**Signature of Applicant**

2/24/2020  
\_\_\_\_\_  
**Date**

**Town of Clayton  
Town Council  
Preliminary Subdivision Plat Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to **(PICK ONE)**:

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

Preliminary Subdivision Plat Application Number **2020-02-SD – Steeplechase Meadows**

This motion is based on the following findings:

1. The preliminary subdivision plat **IS** consistent with the adopted plans and policies of the town.

**OR**

The preliminary subdivision plat **IS NOT** consistent with the adopted plans and policies of the town. (State evidence supporting finding.)

\*\*\*\*\*

2. The subdivision **MEETS** all required specifications of the Town of Clayton Unified Development Code.

**OR**

The subdivision **DOES NOT MEET** all required specifications of the Town of Clayton Unified Development Code. (State evidence supporting finding.)

\*\*\*\*\*

3. The subdivision **WILL NOT** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL NOT** violate the character of existing standards for development of properties in the surrounding area.

**OR**

The subdivision **WILL** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL** violate the character of existing standards

**Item 6c  
MOTION SHEET  
2020-02-SD  
Steeplechase Meadows – Preliminary Plat**



for development of properties in the surrounding area. (State evidence supporting finding).

\*\*\*\*\*

4. The subdivision design **WILL** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL** provide for the unified and orderly use of or extension of public infrastructure, and **WILL NOT** materially endanger the environment, public health, safety, or the general welfare.

**OR**

The subdivision design **WILL NOT** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL NOT** provide for the unified and orderly use of or extension of public infrastructure, and **WILL** materially endanger the environment, public health, safety, or the general welfare. (State evidence supporting finding).

\*\*\*\*\*

**[If approved with conditions]** The applicant meets this finding subject to the following conditions as listed in staff report:

1. Following Board approvals, three copies of the Planned Development Master Plan meeting the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be recorded on the cover sheet and shall be binding upon the master preliminary plat and upon the planned development rezoning.
2. Recreational amenities shall be constructed prior to or concurrent with any adjacent phases, and shall at all times provide enough amenity facilities to serve the portion of the project that is platted. The pond shall not be counted in this calculation of proportional amenity area, but shall be developed at the time of the main clubhouse building.
3. Each individual phase, park, greenway section, or amenity area shall be reviewed as either a minor preliminary plat or minor site plan, prior to associated plat recordation.
4. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
5. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
6. The realignment of Covered Bridge Road and O'Neil Street including the location of the traffic signal or roundabout shall be reviewed and approved by the North Carolina Department of Transportation, and the Town of Clayton Planning department and Engineering department. *The design and approval of the realignment and the dedication of the required right-of-way shall be*

**Item 6c**  
**MOTION SHEET**  
**2020-02-SD**  
**Steeplechase Meadows – Preliminary Plat**

*completed prior to the 250<sup>th</sup> residential building permit. Construction of the realignment and installation of the traffic signal shall occur prior to the issuance of the 450<sup>th</sup> residential building permit.* With regard to the realignment road improvement at the intersection of O'Neil Street and Covered Bridge Road, if another development contributes traffic to this intersection, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.

7. The traffic signal proposed as shown by others at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision, *or in accordance with requirements of NCDOT.*

8. No more than 100 *detached* residential building permits shall be issued within the subdivision prior to the construction of the amenity center.

9. No more than 30 residential building permits shall be issued within the subdivision until the required secondary access point has been constructed, *in accordance with requirements of the NC Fire Code.*

10. No more than 250 residential building permits shall be issued within the subdivision until the required third access point has been constructed.

11. Half of the required right of way shall be dedicated on Covered Bridge Road for future improvements as shown on the transportation plan, *at the time that the adjacent development phase is platted.*

12. Any right-of-way dedication shall occur concurrently with (or before) the platting of the adjacent phase.

13. All roadway and traffic improvements required by the Town and/or NCDOT including those shown on *C3.1 Typical Street Sections and TIA Road Improvements Plan sheets* shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately *or in accordance with requirements of NCDOT.*

14. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.

15. Multi-use trails shall be constructed or bonded prior to platting for the phase in which they occur.

16. Multi-use trails along existing public rights-of-way (City Road, Covered Bridge Road, N O'Neil Street) shall be constructed or bonded prior to platting for the adjacent phase.

17. Review and site plan approval of multi-use trails shall occur prior to platting for the phase in which they occur, or are adjacent to.

18. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas and other areas of protected vegetation.

**Item 6c**

**MOTION SHEET**

**2020-02-SD**

**Steeplechase Meadows – Preliminary Plat**



19. The pond ("Earp Lake") will serve as part of the amenity package, which will involve the development of access points to serve the residents.

20. *If the dedication of the proposed park land is accepted by the Town Council, the development shall coordinate with the Planning department to determine the requirements for recreation fees. If the dedication of the proposed park land is not accepted by the Town Council, the final three sets of plans shall reflect such.*

21. *Street "L" shall be developed as a private drive rather than a private street. This shall be reflected on the final plan sets and construction drawings.*

22. *When the development is built out the model home units along Street "L" will be converted to standard residences. When this occurs, the developer may remove Street "L" and extend the driveways of these lots to Street "A" in accordance with the requirements and permitting of the Town of Clayton Planning, Engineering, and Public Services departments.*

23. *Unless otherwise specified and approved, the siding materials for the townhomes, detached single-family homes, and amenity building(s) shall consist of one or more of the following materials: brick, stone, masonry, vinyl, or fiber cement. Roofing material will consist of one or more of the following materials: asphalt shingles or standing seam metal. This condition is placed at the request of the applicant in a letter signed and dated January 31, 2020.*

24. *A maximum of 660 lots/units shall be permitted as a part of this master plan.*

25. *The Master Plan depicts areas to be developed as single-family detached and 2-unit townhomes. The areas shown as 2-unit townhomes may be developed as traditional townhomes or modified to be developed as single-family detached homes. If this occurs, an amendment shall be submitted to the Planning Department for review.*

26. *The Active Adult Community shall be governed by the following Adult Age Restriction Guidelines. These guidelines are placed upon this application at the request of the applicant in a letter signed and dated January 31, 2020:*

*a. This community shall consist of "Age Restricted" units in accordance with the Federal Housing for Older Persons Act of 1995 and the Exemptions for Housing for Older Persons contained in the North Carolina Fair Housing Act.*

*b. In accordance with the provisions of the Housing for Older Persons Act, the following requirements shall be satisfied:*

- 1) That at least 80% of the occupied dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older.*
- 2) That the housing community publish policies and procedures that demonstrate its intent to comply with the Housing for Older Persons Act; and*

**Item 6c**  
**MOTION SHEET**  
**2020-02-SD**  
**Steeplechase Meadows – Preliminary Plat**

3) *That the community comply with the rules issued by the Department of Housing and Urban Development (HUD) for verification of occupancy requirements.*

*c. The Declaration of Covenants, Conditions, and Restrictions for the community shall require that the HOA comply with the requirements of the Federal Housing for Older Persons Act of 1995. The Declaration shall"*

- 1) Specify that at least 80% of the dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older,*
- 2) Require the HOA to document and verify the ages of the dwelling unit occupants in accordance with the Housing for Older Persons Act; and*
- 3) Require the HOA to provide evidence of compliance with the Housing for Older Persons Act to the Zoning Enforcement Officials upon request.*

*d. All housing within the community shall be subject to the Housing for Older Persons Act and the Declaration of Covenants, Conditions, and Restricts. The Declaration of Covenants, Conditions, and Restrictions shall be subject to review by the City Attorney and City Planning Director, to verify continued compliance with this zoning condition.*

*e. The HOA shall conduct a survey every two years to verify the ages of the dwelling unit occupants, all in accordance with the Housing for Older Persons Act, and shall provide a summary of the findings to the City Planning Director.*

*f. As a condition of the zoning, the HOA shall continuously enforce these requirements and the Covenants, Conditions, and Restrictions. In the event that the community becomes non-compliant with these requirements, and/or is notified by the City of a potential violation, the HOA shall take actions necessary to remedy the violation and bring the community back into compliance.*

Item 6c  
MOTION SHEET  
2020-02-SD  
Steeplechase Meadows – Preliminary Plat



Item 6c  
MOTION SHEET  
2020-02-SD  
Steeplechase Meadows – Preliminary Plat

**TOWN OF CLAYTON  
RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY  
2020-02-SD – STEEPLECHASE MEADOWS**

**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 166,100 to Steeplechase Subdivision in allocation request from ESP Associates, Inc.; **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 2<sup>nd</sup> day of March, 2020 while in regular session.

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Jody L. McLeod  
Mayor

ATTEST:

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Kimberly A. Moffett, CMC, NCCMC  
Town Clerk



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

New Business

**Item Title**

Nitrogen Credit Purchase Agreement

**Presenter**

Rich Cappola, PE – Public Services Director

**Summary/Description**

The Town is currently in the preliminary design and planning stages to build the New Neuse River Water Reclamation Facility, a 6 million-gallons per day (MGD) WRF facility. The expansion of the Town's current discharge permit from 2.5 MGD to 6 MGD necessitates the acquisition of additional nutrient offset credits as required by all Wastewater dischargers in the Neuse River basin who are subject to nutrient limits as described in rule 15A NCAC 02B .0234.

The Town has been working with a consultant to review options for meeting the requirements of the WRF expansion, and we have identified one nutrient credit provider with a significant amount of credits available to acquire the amount needed. Staff has negotiated a contract with the seller, Restoration Systems LLC, who currently has 23,876.06 lbs./yr. of credits from a permanent buffer restoration project that can be applied to the Town's NPDES permit to support the future New Neuse River Water Reclamation Facility's increase in total discharge. The total purchase price for these credits will be \$7,162,818.00 based on a rate of \$300/lb. These credits, when added to the existing credits the Town currently owns (32,026 lbs./yr.), will allow for the new WRF project to move forward, however additional credits may be required to meet the full need of the permit.

Staff is requesting the approval from Town Council to enter into a Purchase Contract for the available credits, and request a permit modification from NC DEQ. It is anticipated that the permit modification will be completed in approximately 90 days with finalization of the transaction to be completed by July 31, 2020.

**Requested Action**

Approval

**Funding Source (If Applicable):**

Water & Sewer Enterprise Fund (Debt Service)

**Cost:** N/A    Yes ☒    No ☐

**Additional Documents to be Included in Agenda Packet**

- DRAFT Contract

**Meeting Timeline**

5 Min.



Restoration Systems, LLC  
1101 Haynes St. Suite 211  
Raleigh, North Carolina  
Ph: (919) 755-9490  
Fx: (919) 755-9492



**Statement of Nutrient Offset Credit Availability  
Neuse River Basin & HUC12 030202020602  
Located in 100% Transport Factor Zone  
RS Flat Swamp Nutrient Offset Mitigation Bank**

**DATE**

NC Division of Water Resources-Water Quality Permitting Section

**Re:** Availability of Nutrient Offset Credits

This document confirms that [REDACTED] lbs (or [REDACTED] lbs/yr for 30 years) of nitrogen nutrient offsets (Credits) and [REDACTED] lbs (or [REDACTED] lbs/yr for 30 years) of phosphorus nutrient offsets (Credits) from the [REDACTED] nutrient offset Bank are currently available and on hold specifically for The Town of Clayton (Applicant) for NPDES Permit # NC002543 and/or their new wastewater treatment plant. These credits will remain on hold for the Applicant until August 30, 2020. However, the Applicant and Restoration Systems, LLC (Bank Sponsor) may enter into an agreement to further extend the length of time Credits can remain on hold. The Bank Sponsor is authorized to sell these Credits under their approved Mitigation Banking Instrument, which became effective December 20, 2019.

The Applicant may purchase all or some of the Credits on hold depending on the total amount of Nitrogen and/or Phosphorus required for NPDES permit compliance. The Applicant may purchase these Credits at any time prior to August 30, 2020. Upon purchase of these Credits and written confirmation that the draft NPDES permit has been placed on public notice by the Division of Water Resources (DWR), we will complete and execute the Nutrient Offset Credit Transfer Certificate (Certificate) within five (5) days of receipt of the full purchase price.

Additionally, we will provide copies of the completed and executed Certificate to the Applicant, the DWR NPDES Permitting Staff and, if needed, other regulatory agencies. In addition, we will provide DWR with an updated copy of the Bank's Nutrient Offset Ledger, reflecting the transaction. Transaction information in the updated Bank Ledger will include relevant Permit and Applicant information as well as the number and resource type of the debited Credits.

Should your office have any questions, please contact me at 919.334.9123.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tiffani Bylow'.

Tiffani Bylow  
Restoration Systems, LLC

*The Credits in this letter have been verified by the Division of Water Resources by \_\_\_\_\_ on \_\_\_\_\_.*



## NUTRIENT OFFSET CREDIT SALES AGREEMENT

This CREDIT SALES AGREEMENT (hereinafter referred to as "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between RS Flat Swamp, LLC, a North Carolina limited liability company (hereinafter referred to as "Seller"), and the Town of Clayton (hereinafter referred to as "Buyer").

### 1. PRICING.

| Number of credits purchased                          | Estuary delivery zone | Credit type             | Credit price (per unit estuary)     | Total purchase price |
|------------------------------------------------------|-----------------------|-------------------------|-------------------------------------|----------------------|
| 716,274.40 lbs N equivalent to 23,875.81 lbs/year TN | 100%                  | Nitrogen Offset Credits | \$10/lb equivalent to \$300/lb/year | \$7,162,743.96       |

### 2. PAYMENT.

2.1 Buyer agrees to pay and Seller agrees to accept the amount of seven million one hundred and sixty-two thousand seven hundred forty-three and 96/100 dollars (\$7,162,743.96) (the "Total Purchase Price") for the Nitrogen Offset Credits described above in Section 2 (the "Credits").

2.2 Buyer shall tender a refundable deposit of fifty thousand dollars (\$50,000) to Seller within seven (7) business days of the execution of this Agreement. The refundable deposit shall be returned to Buyer within 10 business days of Seller's receipt of written notice from Buyer terminating this Agreement. The refundable deposit shall be applied to the Total Purchase Price such that the balance of seven million one hundred twelve thousand seven hundred and forty-three and 96/100 dollars (\$7,112,743.96) is due at closing on the sale of the Credits.

2.3 Upon receipt of the \$50,000 deposit, Seller shall hold Credits for the exclusive sale to and use by Buyer unless and until Buyer submits written notice of termination of this Agreement to Seller.

2.4 Seller's receipt of the Total Purchase Price shall result in Credits available for immediate transfer to Buyer by Seller, in accordance with the North Carolina Department of Environmental Quality - Division of Water Resources (NCDEQ-DWR)



Nutrient Offset Mitigation Program. Credits shall be held for the benefit of Buyer as described in Section 2.3, but no credits shall be transferred, sold, or otherwise conveyed by Seller to Buyer pursuant to this Agreement until Seller receives the Total Purchase Price.

3. **CLOSING ON SALE OF CREDITS.** After execution of this Agreement and upon written request of Buyer, Seller shall issue an invoice for the Credits. The Total Purchase Price shall be paid by Buyer to Seller by check or wire transfer on, or before July 31, 2020. Upon receipt of the Total Purchase Price, Seller shall issue a Mitigation Credit Transfer Certificate, substantially in the of Attachment A, and reasonably in a form acceptable to Buyer and NCDEQ-DWR.
4. **LIABILITY FOR NITROGEN OFFSET CREDITS.** In consideration for receiving the Total Purchase Price from Buyer, Seller shall assume liability for providing nitrogen offset credits under the terms of this Agreement and in accordance with NCDEQ-DWR rules, regulations, and requirements.
5. **TERMINATION.** Buyer may terminate this Agreement at any time prior to payment of Total Purchase Price, in its sole discretion, with written notice to Seller.
6. **COMPLETE AGREEMENT.** This Agreement constitutes the full and complete agreement by and between Seller and Buyer for the sale of the Credits.
7. **GOVERNING LAW.** This Agreement shall be construed, interpreted, and enforced solely under the laws of the State of North Carolina.
8. **NONASSIGNABILITY.** This Agreement may not be assigned without the consent, in writing, of the other Party.
9. **AMENDMENTS.** This Agreement shall not be changed except in writing signed by all the parties.
10. **COUNTERPARTS.** This Agreement may be executed in several counterparts, including separate counterparts. Each shall be an original, but all of them together constitute the same instrument.
11. **AGREEMENT BINDING ON SUCCESSORS:** This Agreement shall be binding upon the Parties, their legal representatives, heirs, successors, and assigns to the full extent of prevailing law.

*[Signatures on next page]*

\_\_\_\_\_  
John Preyer  
President  
RS Flat Swamp, LLC (Seller)

Date: \_\_\_\_\_

*[Seller Signature Page - NUTRIENT OFFSET CREDIT SALES AGREEMENT]*



\_\_\_\_\_

Title: \_\_\_\_\_  
Town of Clayton (Buyer)

Date: \_\_\_\_\_

*[Buyer Signature Page - NUTRIENT OFFSET CREDIT SALES AGREEMENT]*



**RS FLAT SWAMP NUTRIENT OFFSET MITIGATION BANK  
TRANSFER OF CREDIT AFFIDAVIT**

Permittee: Town of Clayton  
Project Name: Wastewater Treatment Plant

**Compensatory Mitigation Credits:** 716,274.40 lbs Estuary of Nitrogen Offset Credit

**Mitigation Site Debited:** Flat Swamp Neuse Buffer and Nutrient Offset Mitigation Bank

**Mitigation Site Info:** Located in Craven County, Neuse River Basin, in the 100% estuary delivery zone in accordance with the 1999 TMDL, and HUC12-030202020602. The credits are authorized by the North Carolina Department of Environmental Quality – Division of Water Resources (NCDEQ-DWR) pursuant to the Flat Swamp Neuse River Riparian Buffer and Nutrient Offset Mitigation Banking Instrument approved December, 19, 2019 (Bank). <sup>1</sup>

**Statement of Mitigation Liability Acceptance:** I, the undersigned, verify that I am authorized to approve mitigation transactions for the Mitigation Sponsor shown below, and I certify that the Sponsor agrees to accept full responsibility for providing the mitigation identified in this document, associated with the NPDES Permittee shown. I also verify that released credits, as approved by the NCDEQ-DWR, are currently available at the mitigation site identified above.

**Mitigation Sponsor Name:** RS Flat Swamp, LLC

**Name of Sponsor's Authorized Representative:** John Preyer

\_\_\_\_\_  
Signature of Sponsor's Authorized Representative

\_\_\_\_\_  
Date of Signature

<sup>1</sup> NTD: Please provide this instrument.





## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

Old Business

**Item Title**

Neuse River Water Reclamation Facility – Findings Resolution and Financing RFP Recommendation

**Presenter**

Robert McKie, Finance Director

**Summary/Description**

The Finance Director will present a findings resolution for application to the Local Government Commission (LGC) for approval of the issuance water and sewer system revenue bonds in conjunction with a review of the financing bids and recommendation of acceptance.

**Requested Action**

Approval

**Funding Source (If Applicable):**

Revenue Bonds

**Cost:** N/A   **Yes** ☒   **No** ☐

Not to exceed \$15,000,000

**Additional Documents to be Included in Agenda Packet**

Findings Resolution

**Meeting Timeline**

Click or tap here to enter text.

TOWN COUNCIL  
OF THE  
TOWN OF CLAYTON, NORTH CAROLINA

Excerpt of Minutes  
of Meeting of  
March 2, 2020

Present: Mayor McLeod presiding, and Councilmembers \_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Councilmember \_\_\_\_\_ introduced the following resolution, the title of which was read:

**RESOLUTION PROVIDING FOR APPLICATION TO THE  
LOCAL GOVERNMENT COMMISSION FOR APPROVAL  
OF WATER AND SEWER SYSTEM REVENUE BONDS;  
REQUESTING LOCAL GOVERNMENT COMMISSION  
APPROVAL OF SUCH WATER AND SEWER SYSTEM  
REVENUE BONDS; AND CERTAIN RELATED MATTERS  
AND FINDINGS**

WHEREAS, the Town of Clayton, North Carolina (the "Town") acting by and through its Town Council (the "Council"), is authorized by The State and Local Government Revenue Bond Act of North Carolina, as amended, to issue revenue bonds to provide moneys for the acquisition, construction, reconstruction, extension, improvement or payment of the cost of one or more revenue bond projects, including Water and Sewer Systems or facilities; and

WHEREAS, on February 20, 2012, the Town adopted a Bond Order (the "Bond Order") entitled:

**BOND ORDER OF THE TOWN OF CLAYTON, NORTH CAROLINA  
AUTHORIZING THE ISSUANCE OF WATER AND SEWER SYSTEM  
REVENUE BONDS TO PROVIDE FUNDS TO CONSTRUCT  
IMPROVEMENTS TO ITS WATER AND SEWER SYSTEM,  
INCLUDING CONSTRUCTION OF AN ELEVATED WATER STORAGE  
TANK; PROVIDING FOR THE ISSUANCE OF ADDITIONAL  
REVENUE BONDS FOR VARIOUS PURPOSES; PROVIDING FOR THE  
ISSUANCE OF REVENUE BOND ANTICIPATION NOTES IN  
ANTICIPATION OF THE ISSUANCE OF REVENUE BONDS;  
PROVIDING FOR THE CREATION OF CERTAIN SPECIAL FUNDS;**



**PLEDGING TO THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON THE REVENUE BONDS AND NOTES CERTAIN REVENUES OF THE WATER AND SEWER SYSTEM; SETTING FORTH THE RIGHTS AND REMEDIES OF HOLDERS; AND SETTING FORTH THE DETAILS OF CERTAIN RELATED MATTERS**

WHEREAS the Council has determined that it is necessary to design, engineer, acquire, construct and equip a new Neuse River Water Reclamation Facility and to purchase certain nutrient credits relating to the operation of its water and sewer system (collectively, the "Project"); and

WHEREAS, the Council is considering the issuance of Water and Sewer System Revenue Bonds (the "Bonds") as permitted under the Bond Order in an amount not to exceed \$15,000,000 in the aggregate principal amount (the "Bonds") to finance a portion of the cost of the Project; and

WHEREAS, it is anticipated that the Bonds will be sold to a financial institution following a request for proposals at a private sale; and

WHEREAS, the Council wants to (A) retain McGuireWoods LLP, as bond counsel; (B) retain Davenport & Company, as the financial advisor; and (C) authorize and approve the retention of such other professionals as the Town Finance Officer determines may be necessary to carry out the financing contemplated in this Resolution (collectively, the "Financing Team"); and

WHEREAS, the Council wishes the Town Manager and the Town Finance Director to file with the Local Government Commission of North Carolina (the "LGC") an application for its approval of the Bonds, on a form provided by the LGC, to request that the LGC approve the negotiation of the sale of the Bond and the use of the Financing Team, and to make certain findings therefor;

NOW, THEREFORE, the Town Council for the Town of Clayton, in a regularly scheduled meeting on March 2, 2020, does hereby resolve as follows:

1. The Bonds are to be issued by the Town for the purpose of providing funds to finance the costs of the Project and to pay the costs of issuing the Bonds as set out in the Town's application to the LGC. The use of the proceeds of the Bond is necessary in order to meet the needs of the users of the water and sewer system (the "System"), including in particular certain industrial users of the System and to assure that the System remains in full compliance with all state and federal requirements for the provision of water and sewer services. The Bonds shall be a special obligation of the Town, the principal of, premium, if any, and interest on which shall not be payable from the general funds of the Town, nor shall they constitute a legal or equitable pledge, charge, lien or encumbrance upon any of its property or upon any of its income, receipts or revenues except the funds which are pledged under the Bond Order;

2. The Town Manager and the Town Finance Director, with the advice of bond counsel and the financial advisor, are each hereby authorized, directed and designated to file an application with the North Carolina Local Government Commission for its approval of the issuance of the Bonds;

3. The Mayor, the Town Manager and the Town Finance Director, working with bond counsel and the Town's financial advisor, are each hereby authorized and directed to take all actions in furtherance of the issuance of the Bonds, including issuing a request for proposals to solicit proposals from banks and other financial institutions to purchase the Bonds;

4. In connection with the application to the LGC, the Town Council hereby makes the following findings:

- a. The issuance of the Bonds is necessary and expedient to finance the cost of the Project.
- b. The Project is feasible.
- c. The amount of debt to be incurred in connection with the Project and the fees to be paid in connection therewith are sufficient but not excessive for the purpose of acquiring, designing, and constructing the Project.
- d. The increase in rates necessary to pay debt service on the Bonds will not be excessive.
- e. The Town has not defaulted on any debt obligation.
- f. The Town follows the debt management guidelines of the North Carolina Local Government Commission.
- g. The Bonds can be marketed at a reasonable interest cost to the Town.

5. The Town hereby requests the LGC to sell the Bonds at private sale and without advertisement pursuant to § 159-123 of the North Carolina General Statutes.

6. All actions of the officers of the Town in furtherance of this resolution are hereby ratified and confirmed. This resolution shall take effect immediately.

Councilmember \_\_\_\_\_ moved the passage of the foregoing resolution and Councilmember \_\_\_\_\_ seconded the motion and the resolution was passed by the following vote:

Ayes: Councilmembers \_\_\_\_\_

Nays: Councilmembers \_\_\_\_\_

Not voting: Councilmembers \_\_\_\_\_

Duly adopted this the 2<sup>nd</sup> day of March, 2020 while in regular session.

\_\_\_\_\_  
Jody McLeod, Mayor



I, Kimberly Moffett, Clerk for the Town of Clayton, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the Town Council for the Town at a regular meeting duly called and held on March 2, 2020, and that the proceedings of such meeting are recorded in the Minutes of such Council. Pursuant to G.S. § 143-318.12, a current copy of a schedule of regular meetings of the Town Council of the Town is on file in my office.

WITNESS my hand and the official seal of the Town this \_\_\_\_ day of March, 2020.

(SEAL)

\_\_\_\_\_  
Clerk  
Town of Clayton, North Carolina



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

## MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

☐ New Major Subdivision: \$400.00 + \$5.00 per lot

- ☐ Conventional  
☐ Open Space  
☐ Master Plan

☒ Modification to approved plan

- ☒ Major: \$400.00 + \$5.00 per lot modified  
☐ Minor: \$200.00 + \$5.00 per lot modified

Modified Plan: \_\_\_\_\_

Advertising Fee: \$200.00

### SITE INFORMATION

Name of Project: Steeplechase Meadows      Acreage of Property: 266.716 acres

Tag #: 05H02009      NC Pin #: \_\_\_ Portion of 166900-39-5182

Location: 1162 Covered Bridge Road

Number of lots (Existing): 0      (Proposed): 660      Min. Lot Size: Varies

Zoning District: PDR      Electric Provider: Town of Clayton

Wastewater: ☐ Septic ☒ Sewer

Water: ☐ Well ☒ Public/Private Water

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – acreage: 9.71 Acres

### APPLICANT INFORMATION

Applicant: ESP Associates, Inc.

Mailing Address: 2200 Gateway Centre Blvd., Ste. 216, Morrisville, NC 27510

Phone Number: 919-678-1070      Dir. 919-415-2740      Fax: \_\_\_\_\_

Contact Person: Kathryn McPherson. PLA

Email Address: kmcpherson@espassociates.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

File Number: \_\_\_\_\_

JAN 02 2009  
TOWN OF CLAYTON  
PLANNING DEPARTMENT  
April 2019

2 of 17



## PROPERTY OWNER INFORMATION

**Name:** Raymond Elmore Earp Jr. Family Trust Earp, Nancy Crews, Trustee and Worley, Mary Earp

**Mailing Address:** 7020 NC Highway 42 East, Selma, NC 27576

**Phone Number:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

## EXPLANATION OF PROJECT

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

This is a request to modify the approved Master Plan for the Steeplechase Subdivision, 2018-31-SD.

The plan continues many of the previously developed and approved conditions with modifications to the internal road network, housing types, and recreational elements. A maximum of 660 units/ lots is requested.

## FINDINGS OF FACT

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

- (1) Consistency with the adopted plans and policies of the Town..

The modifications requested with this Major Modification to an Approved Master Plan is consistent with the Town of Clayton's Unified Development Code, the Comprehensive Growth Plan 2040, the Parks and Recreation Comprehensive and Bicycle Plans, the Johnston County Comprehensive Transportation Plan, and Clayton's General Design Guidelines.

- (2) The subdivision meets all required specifications of this chapter.

The proposed Steeplechase Meadows meets the the required specification of Section 155, Chapter 706, (I), (10).

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

Steeplechase Meadows will not be detrimental to properties surrounding this site and will not violate the character of existing standards for development in the surrounding area.

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

The Steeplechase Meadows subdivision will be required to make road improvements based on the Traffic Impact Analysis, updated on January 2, 2020 by Ramey Kemp & Associates, Inc. These improvement will better serve the public with the additions of turn lanes and signalized intersections.

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\*\*Planned developments must also meet the Master Plan Approval Criteria in Section 155.705(J)\*\*

## MAJOR SUBDIVISION PLAN CHECKLIST

*Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.*

### PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and **folded to an 8.5" x 11" format.**



- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

#### PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

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

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

*The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).*

## SURVEY

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

## EXISTING CONDITIONS SHEET

| Provided                            |                                     |                                                                                                                                                                                                                                  |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> |                                     | The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features. |
| <input checked="" type="checkbox"/> |                                     | The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.                                                                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing structures located on the subject property.                                                                                                                                                                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing structures within 100 feet of project boundary.                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.                                                                                               |
| <input checked="" type="checkbox"/> |                                     | Label subject parcel and adjacent property acreage, owners, and zoning districts.                                                                                                                                                |

## PRELIMINARY SITE PLAN

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

| Provided                            |                                     |                                                  |
|-------------------------------------|-------------------------------------|--------------------------------------------------|
| Yes                                 | N/A                                 |                                                  |
| <input checked="" type="checkbox"/> |                                     | Site data table in tabular form                  |
| <input checked="" type="checkbox"/> |                                     | Name of project (AKA names if applicable)        |
| <input checked="" type="checkbox"/> |                                     | Parcel identification number (and/or Tag number) |
| <input checked="" type="checkbox"/> |                                     | Property size (acres and square feet)            |
| <input checked="" type="checkbox"/> |                                     | Property location (Town limits or ETJ)           |
| <input checked="" type="checkbox"/> |                                     | Existing zoning district                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed zoning district (if applicable)         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Overlay (if applicable)                          |



| Provided                            |                                     |                                                                       |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing use                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed use                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Number of seats/students/fueling positions (as applicable).           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Number of housing units proposed, per housing unit type.              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed density (number of units per acre)                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed intensity (gross floor area)                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Building coverage (as percentage of total site)                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Impervious surface area (square feet and as percentage of total site) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Building height (number of stories and in feet)                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Required parking (list requirement i.e. 1 space per 300 SF)           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed parking                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Required/proposed handicap accessible parking                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Electric Provider.                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Water Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide name of Sewer Provider.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Max building height.                                                  |

**Other site plan elements:**

| Provided                            |                                     |                                                                                                                                 |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify adjacent property owners, their parcel ID number, current zoning and present use.                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Put a bubble around the affected area for amendments to previously approved projects.                                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing and future right of ways.                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify Watershed Protection Areas.                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify existing easements by type, and distinguish if public or private.                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed easements by type, and distinguish if public or private.                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Identify Open Space/Common Areas, amenities.                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify clear sight triangle at project ingress/egress points with dimensions.                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown. |

| Provided                            |                                     |                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide queuing details for drive-up/drive-thru facilities (if applicable).                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide the location and details of refuse collection areas.                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the location, size and orientation of freestanding signs.                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify cluster mailbox unit (CBU) locations and details, including parking layout.                                                                                                                           |

## CONCEPTUAL ENGINEERING PLANS

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

| Provided                            |                                     |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify proposed streets and roadways (public and private) with dimensions and cross sections.                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the curve radii for all internal and external vehicular use areas.                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify all access points to the project.                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify existing conditions and proposed grading plans.                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify Tree Conservation Areas shown on grading plan.                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show proposed flow of traffic.                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify proposed traffic control signs and striping.                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide preliminary wastewater allocation calculation.                                                                                                                                                                                                                                                     |



| Provided                            |                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A                                 |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify proposed grease traps.                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify backflow prevention devices.                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify slopes steeper than 2.5:1.                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide a Stormwater Management Statement.                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Floodplain development permit required for this parcel – see Engineering Dept.                                                                                                                                                                                                         |

## FIRE PLAN

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

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

## PHASING PLAN

| Provided                            |                          |                                                                                           |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|
| Yes                                 | N/A                      |                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a Phasing plan showing all proposed phases and phase titles, in different colors. |

## LANDSCAPE PLAN

| Provided                            |     |                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | N/A |                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> |     | Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).                                                                                                                                                                                                                              |
| <input type="checkbox"/>            |     | Indicate the location, width and type of all required buffers.                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            |     | Indicate the location, width and type of landscaping within vehicular use areas.                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            |     | Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.                                                                                                                                                                                                                 |
| <input type="checkbox"/>            |     | Provide a plant list summary table which includes: <ol style="list-style-type: none"> <li>1. A planting key identifying the various planting elements</li> <li>2. The quantity of each type of plant material proposed</li> <li>3. The size, height, caliper and spacing of plant material proposed</li> <li>4. The Botanical and common names of plant material proposed</li> </ol> |
| <input type="checkbox"/>            |     | Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            |     | Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).                                                                 |
| <input type="checkbox"/>            |     | Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".                                                                                                                                                                  |
| <input type="checkbox"/>            |     | Identify and list any existing plant material which will be used to satisfy landscape requirements.                                                                                                                                                                                                                                                                                  |

## LIGHTING PLAN

| Provided                 |                                     |                                                                                           |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------------------|
| Yes                      | N/A                                 |                                                                                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conceptual Lighting Plan - any common lighting should not spill over to other properties. |
| <input type="checkbox"/> | <input type="checkbox"/>            | Identify the light source and provide a detail of the fixture.                            |
| <input type="checkbox"/> |                                     | Identify the proposed height of fixtures.                                                 |



## ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

## APPLICANT AFFIDAVIT

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

Kathryn R. McPherson  
Print Name

Kathryn R. McPherson  
Signature of Applicant

1/2/2020  
Date



RECEIVED

JAN 02 2024

TOWN OF CLAYTON  
PLANNING DEPARTMENT

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

## OWNER'S CONSENT FORM

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

Project Name: STEEPLECHASE MEADOWS Address or PIN #: 1162 COVERED BRIDGE ROAD

### AGENT/APPLICANT INFORMATION:

ESP ASSOCIATES  
(Name - type, print clearly)

2200 GATEWAY CENTRE BLVD. SUITE 2  
(Address)  
MORRISVILLE, NC 27560  
(City, State, Zip)

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

PLANNED DEVELOPMENT / MASTER PLAN AMENDMENT

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

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

### OWNER AUTHORIZATION:

Mary Earp Worley & Nancy Crews  
(Name - type, print clearly)

7020 NC Hwy 42 East  
Selma NC 27576 (Worley)  
(Address)

Mary Earp Worley  
(Owner's Signature)

7230 NC Hwy 42 East  
Selma NC 27576 (Earp)  
(City, State, Zip)

Nancy Crews Earp, Trustee

STATE OF

COUNTY OF

NC

WAKE

Sworn and subscribed before me BARRY D. MANN, a Notary Public for the above State and County, this the 31st day of December, 2019.

SEAL

BARRY D. MANN  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 03-17-2024.

Notary Public

My Commission  
Expires:

03/17/2024

April 2019

17 of 17





January 31, 2020

**Alternative Sign Plan Application  
Justification Statement**

Steeplechase Meadows is located at 1162 Covered Bridge Road, Clayton, NC. The site is a portion of PIN 166900-39-5182 and is part of the Earp Tract with street frontage on Covered Bridge Road, O'Neil Street and City Road and will have subdivision entrances on each of those streets.

The following are the proposed monument signs and their locations:

- Primary Major Monument sign shall be located at the principle entrance
  1. Street "B" and Covered Bridge Road, opposite Brookhill Drive.
- Secondary Major Monument signs will be located at the entrances
  1. At Street "A" and O'Neil Street
- Primary Minor Monument signs will be located at the entrance
  1. At Street "J" and City Road.
  2. At Street "A" and Covered Bridge Road.

Modifications requested to the code requirements found in Section 155.403 Signs of the Clayton UDC for Residential Development Identification Signs include:

1. Maximum Sign Face Area: 24 SF max. per sign face  
per code section 155.403 (G)(13)(a)  
Requested Alternative  
Primary Major Monument Sign: 150 SF one side.  
Secondary Major Monument Sign: 150 SF one side  
Primary Minor Monument Sign: 22 SF per side
2. Maximum Height: 8 feet allowed by code  
per code section 155.403 (G)(13)(b)  
Requested Alternative:  
Primary Major Monument Sign: 6-12 Feet Height.  
Secondary Major Monument Sign: 6-10 Feet Height  
Primary Minor Monument Sign: 6 Feet Height

Total Allowable Sign Face Area:

Frontage on Covered Bridge Road (LF) x 0.25 = 4642.0 x 0.25 = 1,160 SF  
Allowed per section 155.403 (G)(4)(a) 1 A.



### **Alternative Sign Plan Application Compliance with Approval Criteria**

The request for approval of the Alternative Sign Plan is in compliance with the intent of the Town of Clayton UDC regulations for entrance monuments for residential subdivisions. The proposed Primary Major Monument Sign provides a grand entry presence along the frontage on Covered Bridge Road. The Secondary Major Monument Sign at O'Neil Street provides a similar design without the overall length of the Primary Major Sign. The Primary Minor Monument Signs provide identification for the neighborhood at minor entrances on City Road and Covered Bridge Road.

The height of the overall monuments is in scale with the overall length of the monument feature and allows clear neighborhood identification along the long frontage of Covered Bridge Road.

The entrance monumentation materials and overall scale and massing demonstrates the applicants commitment to providing the Town of Clayton and its residents a premiere residential neighborhood.









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

*Town Council  
March 2, 2020*

## STAFF REPORT

### Application Number: 2020-18-SNA Project Name: Steeplechase Meadows Alternative Sign Plan

**Tag #:** Southern portion of 05h02009  
**Location:** Off Covered Bridge, O'Neil Street, and City Road  
**Town Limits/ETJ:** Town Limits  
**Applicant:** ESP Associates Inc.  
**Owner:** Raymond Elmore Earp, Jr. Family Trust, Nancy Crews Earp Trustee, and Mary Worley  
**Project Planner:** Haley Hogg, Planner II

**Public Noticing:**

- None required.

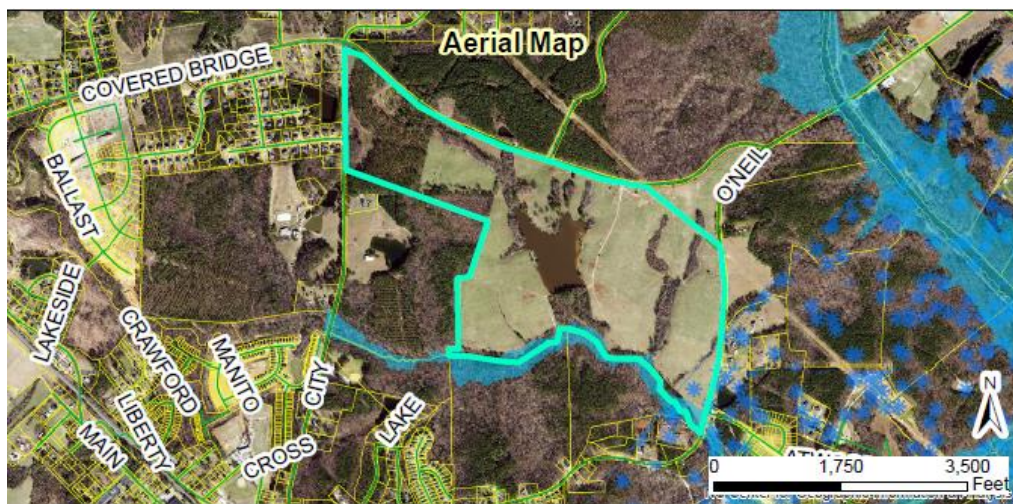
**REQUEST:** To install eight residential development identification signs some of which exceed the maximum square footage and height permitted within the UDC.

**SITE DATA:**

Acreage: 266.72 acres

Present Zoning: PD-R

Existing Use: Vacant (future Steeplechase Subdivision)





## STAFF ANALYSIS AND COMMENTARY:

### Overview

The applicant has requested an alternative sign plan to allow eight residential identification monument signs on the subject property to serve as entry signs into the approved subdivision, Steeplechase Meadows. The Unified Development Code allows an Alternative Sign Plan to be submitted and reviewed by the Town Council on a case-by-case basis. The intent is to allow for creativity of sign design, providing there is an opportunity to demonstrate the intent of this section by exceeding the typical requirements. If approved, the signs included within this application will still be required to obtain a Permanent Sign Permit and Building Permit, as well as meet setback requirements (5' minimum) and landscaping requirements (1/2 of the sign face area around the base of the sign) of the UDC.

Per the Unified Development Code, each property is granted a total allowable sign face area. This area is calculated by taking the linear footage of the property's longest road frontage and multiplying it by 1.25. For this property, the total allowable sign face area for the entire development is 1,160 SF. The signs proposed are considered "Development Identification Signs- Residential" based on the Unified Development Code. As such, two signs are permitted per major entrance into the development. The UDC states that each of these signs are limited to a maximum sign face area of 24 SF and height of 8'.

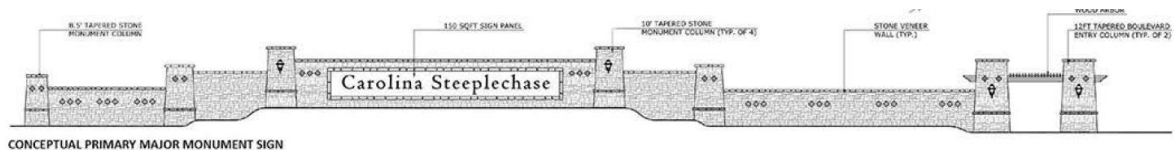
The development is not proposing to exceed the total allowable sign face area for the development; instead they are proposing to utilize roughly 688 SF of the permitted 1,160 SF of sign face area. The development is also not proposing to exceed the maximum number of signs per entrance. Eight signs are proposed for the subdivision, with two signs located at each entrance (4 entrances total). Two signs would be located off City Road, four off Covered Bridge Road, and two off O'Neil Street.

The Primary Major Monument and Secondary Major Monument signs proposed do exceed the permitted square footage and height limitations though. They are each proposed with 150 SF of sign face area with a maximum height of 12' due to the architectural features of the sign design. The Primary Minor Monument signs meet the size and height requirements of the UDC.

See below for a detailed outline of each sign type proposed.

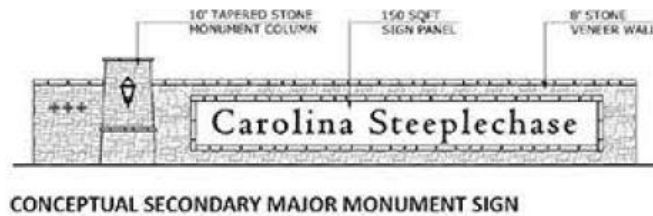
### Primary Major Monument Signs (2)

These signs are proposed to be located at the primary entrance of the development, off Covered Bridge Road across from Brookhill Drive. The signs include tapered stone columns that range in 8.5' to 12' in height. The sign face itself is 150 SF in size. The proposed sign locations for these signs are shown as blue stars on the master sign plan attachment.



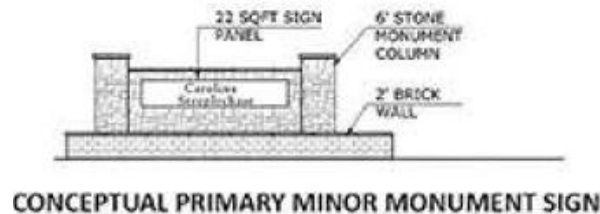
### Secondary Major Monument Signs (2)

These signs are proposed to be located at the secondary entrance of the development, off O'Neil Street. Each sign will have a 150 SF sign face panel on an 8' tall stone veneer wall, with a 10' tapered stone monument column at one end. The proposed locations of these signs are shown as orange stars on the master sign plan attachment.



#### Primary Minor Monument Signs (4)

These signs are proposed to be located at the entrance off City Road and one of the Covered Bridge Road entrances. Four signs in total are proposed, and each will have a sign face area of 22 SF. The sign panel will be placed on a stone monument wall with a height of 6'. The proposed locations of these signs are shown as purple dots on the master sign plan attachment. These signs meet the requirements of the UDC for residential development identification signs as they do not exceed the height or square footage permitted. They are included in this application only for informational purposes to give an overview of all signage proposed for the development.



#### Master Plan

The sign plan is consistent with the master plan 2020-02-SD.

#### Consistency with Adopted Plans:

- **Unified Development Code**

The proposed Primary and Secondary Major Monument Signs do not meet the requirements of the Unified Development Code (UDC), but may be permitted if this Alternative Sign Plan is approved by the Town Council.

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#### CONSIDERATIONS

- The applicant has provided a justification statement for their requested Alternative Sign Plan.

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#### RECOMMENDED CONDITIONS OF APPROVAL:

*If approved, staff recommends the following Conditions of Approval be added to the Alternative Sign Plan:*

1. This Alternative Sign Plan only approves the design of the signs proposed. Following approval of this application, a separate Permanent Sign Permit and required Building Permits shall be obtained prior to installation of any signage on the property.



2. All monument signs shall be setback at least 5' from the property line, as required within the Unified Development Code.
3. No signage shall be placed within the safe sight triangle.
4. Landscaping that is equal to no less than one half of the sign face area shall be provided around the base of all monument signs, as required within the Unified Development Code.

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**ATTACHMENTS:**

- 1) Application
- 2) Sign Plan
- 3) Justification Statement



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

New Business

**Item Title**

2018 Local Water Supply Plan (LWSP) Adoption

**Presenter**

Byron Poelman – Distribution & Collections System Supervisor

**Summary/Description**

Click or tap here to enter text.

**Requested Action**

Approval

**Funding Source (If Applicable):**

N/A

**Cost:** N/A   Yes ☐   No ☒

**Additional Documents to be Included in Agenda Packet**

- Copy of Reported Data
- Conditional Approval Letter from NC DEQ

**Meeting Timeline**

5 min.



**Clayton**

2018 ▾

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

**1. System Information****Contact Information**

Water System Name: **Clayton** PWSID: **03-51-020**  
 Mailing Address: **P.O. Box 879** Ownership: **Municipality**  
**Clayton, NC 27528**

Contact Person: **Byron W. Poelman** Title: **Distribution and Collection Manager**  
 Phone: **919-359-1266** Cell/Mobile: **--**

Secondary Contact: **Rich Cappola** Phone: **919-359-1288**  
 Mailing Address: **P.O. Box 879** Cell/Mobile: **--**  
**Clayton, NC 27528**

**Provisional****Distribution System**

| Line Type          | Size Range (Inches) | Estimated % of lines |
|--------------------|---------------------|----------------------|
| Asbestos Cement    | 6-16                | 9.20 %               |
| Cast Iron          | 6-10                | 4.66 %               |
| Ductile Iron       | 6-16                | 10.12 %              |
| Galvanized Iron    | 3/4-2               | 1.36 %               |
| Polyvinyl Chloride | 6-12                | 74.66 %              |

What are the estimated total miles of distribution system lines? **129 Miles**How many feet of distribution lines were replaced during 2018? **0 Feet**How many feet of new water mains were added during 2018? **17,661 Feet**How many meters were replaced in 2018? **265**How old are the oldest meters in this system? **25 Year(s)**How many meters for outdoor water use, such as irrigation, are not billed for sewer services? **1,120**What is this system's finished water storage capacity? **1.8000 Million Gallons**Has water pressure been inadequate in any part of the system since last update? *Line breaks that were repaired quickly should not be included.* **No****Programs**Does this system have a program to work or flush hydrants? **Yes, Annually**Does this system have a valve exercise program? **No**Does this system have a cross-connection program? **Yes**Does this system have a program to replace meters? **Yes**Does this system have a plumbing retrofit program? **No**Does this system have an active water conservation public education program? **No**Does this system have a leak detection program? **No****Water Conservation**What type of rate structure is used? **Decreasing Block**How much reclaimed water does this system use? **0.0231 MGD** For how many connections? **1**Does this system have an interconnection with another system capable of providing water in an emergency? **No****2. Water Use Information****Service Area**[https://www.ncwater.org/Water\\_Supply\\_Planning/Local\\_Water\\_Supply\\_Plan/report.php](https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/report.php)

11/22/2019

## Local Water Supply Planning - North Carolina Division of Water Resources

Page 2 of 5

| Sub-Basin(s)       | % of Service Population | County(s) | % of Service Population |
|--------------------|-------------------------|-----------|-------------------------|
| Neuse River (10-1) | 100 %                   | Johnston  | 100 %                   |

What was the year-round population served in 2018? 23,785

System Map: [2014-LWSP-Map.pdf](#)

Has this system acquired another system since last report? No

### Water Use by Type

| Type of Use   | Metered Connections | Metered Average Use (MGD) | Non-Metered Connections | Non-Metered Estimated Use (MGD) |
|---------------|---------------------|---------------------------|-------------------------|---------------------------------|
| Residential   | 8,202               | 1.1032                    | 0                       | 0.0000                          |
| Commercial    | 678                 | 0.4497                    | 0                       | 0.0000                          |
| Industrial    | 24                  | 1.0295                    | 0                       | 0.0000                          |
| Institutional | 106                 | 0.0496                    | 0                       | 0.0000                          |

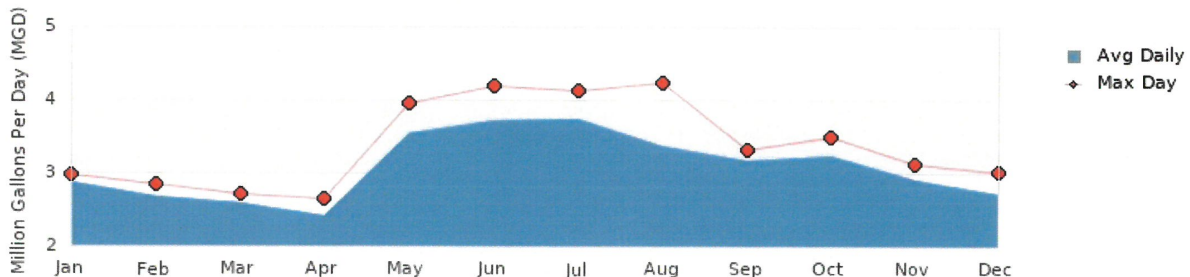
How much water was used for system processes (backwash, line cleaning, flushing, etc.)? 0.0110 MGD

## 3. Water Supply Sources

### Monthly Withdrawals & Purchases

|     | Average Daily Use (MGD) | Max Day Use (MGD) |     | Average Daily Use (MGD) | Max Day Use (MGD) |     | Average Daily Use (MGD) | Max Day Use (MGD) |
|-----|-------------------------|-------------------|-----|-------------------------|-------------------|-----|-------------------------|-------------------|
| Jan | 2.8710                  | 2.9753            | May | 3.5388                  | 3.9570            | Sep | 3.1636                  | 3.3256            |
| Feb | 2.6692                  | 2.8327            | Jun | 3.7185                  | 4.2005            | Oct | 3.2271                  | 3.5023            |
| Mar | 2.5840                  | 2.7190            | Jul | 3.7283                  | 4.1311            | Nov | 2.9022                  | 3.1146            |
| Apr | 2.3968                  | 2.6335            | Aug | 3.3605                  | 4.2326            | Dec | 2.7071                  | 3.0139            |

Clayton's 2018 Monthly Withdrawals & Purchases



### Water Purchases From Other Systems

| Seller                    | PWSID     | Average Daily Purchased (MGD) | Days Used | MGD    | Contract Expiration | Recurring | Required to comply with water use restrictions? | Pipe Size (s) (Inches) | Use Type |
|---------------------------|-----------|-------------------------------|-----------|--------|---------------------|-----------|-------------------------------------------------|------------------------|----------|
| Johnston County Utilities | 03-51-070 | 3.0660                        | 365       | 3.7430 |                     | Yes       | Yes                                             | 16                     | Regular  |

## 4. Wastewater Information

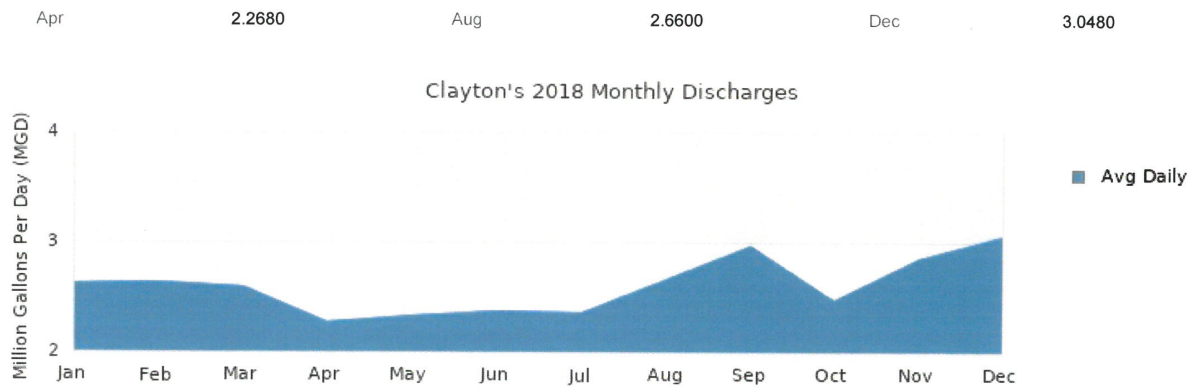
### Monthly Discharges

|     | Average Daily Discharge (MGD) |     | Average Daily Discharge (MGD) |     | Average Daily Discharge (MGD) |
|-----|-------------------------------|-----|-------------------------------|-----|-------------------------------|
| Jan | 2.6140                        | May | 2.3210                        | Sep | 2.9730                        |
| Feb | 2.6390                        | Jun | 2.3690                        | Oct | 2.4680                        |
| Mar | 2.5910                        | Jul | 2.3580                        | Nov | 2.8500                        |

[https://www.ncwater.org/Water\\_Supply\\_Planning/Local\\_Water\\_Supply\\_Plan/report.php](https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/report.php)

11/22/2019





How many sewer connections does this system have? **8,664**

How many water service connections with septic systems does this system have? **306**

Are there plans to build or expand wastewater treatment facilities in the next 10 years? **Yes**

The Town of Clayton has developed a Wastewater Conveyance and Treatment Plan for the entire system. A new Wastewater Treatment Plant will begin the design phase in the summer of 2019.

The monthly discharge amounts include Neuse River, Raleigh, and Johnston Co.

#### Wastewater Permits

| Permit Number | Permitted Capacity (MGD) | Design Capacity (MGD) | Average Annual Daily Discharge (MGD) | Maximum Day Discharge (MGD) | Receiving Stream | Receiving Basin    |
|---------------|--------------------------|-----------------------|--------------------------------------|-----------------------------|------------------|--------------------|
| NC0025453     | 2.5000                   | 2.5000                | 1.6870                               | 4.7750                      | Neuse River      | Neuse River (10-1) |

#### Wastewater Interconnections

| Water System              | PWSID     | Type        | Average Daily Amount |           | Contract Maximum (MGD) |
|---------------------------|-----------|-------------|----------------------|-----------|------------------------|
|                           |           |             | MGD                  | Days Used |                        |
| City of Raleigh           | 03-92-010 | Discharging | 0.1960               | 334       | 1.0000                 |
| Johnston County Utilities | 03-51-070 | Discharging | 0.7130               | 365       | 0.9000                 |
| Johnston County Utilities | 03-51-070 | Receiving   | 0.1039               | 126       | 0.6500                 |

The Town of Clayton and Johnston County have a trading agreement and we did receive 0.1039 MGD from them over 126 days.

## 5. Planning

#### Projections

|                       | 2018   | 2020   | 2030   | 2040   | 2050   | 2060   |
|-----------------------|--------|--------|--------|--------|--------|--------|
| Year-Round Population | 23,785 | 25,234 | 33,912 | 45,575 | 61,248 | 82,313 |
| Seasonal Population   | 0      | 0      | 0      | 0      | 0      | 0      |
| Residential           | 1.1032 | 1.1480 | 1.5260 | 2.0509 | 2.7562 | 3.7041 |
| Commercial            | 0.4497 | 0.4680 | 0.5710 | 0.6960 | 0.8480 | 1.0340 |
| Industrial            | 1.0295 | 1.4760 | 1.7990 | 2.1930 | 2.6730 | 3.2580 |
| Institutional         | 0.0496 | 0.0520 | 0.0630 | 0.0770 | 0.0940 | 0.1150 |
| System Process        | 0.0110 | 0.0120 | 0.0150 | 0.0180 | 0.0220 | 0.0260 |
| Unaccounted-for       | 0.4230 | 0.4350 | 0.5310 | 0.6470 | 0.7890 | 0.9610 |

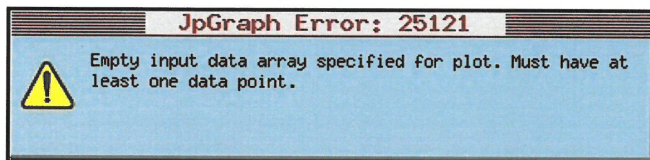
The Town of Clayton has several major pharmaceutical industries which are growing rapidly. One of them has requested a large (.5 MGD) allocation increase and they will begin using that this month. I have indicated the increase will begin at .25 MGD in 2019 and the other .25 MGD in 2020.

## Future Supply Sources

| Source Name               | PWSID     | Source Type | Additional Supply | Year Online | Year Offline | Type    |
|---------------------------|-----------|-------------|-------------------|-------------|--------------|---------|
| Johnston County Utilities | 03-51-070 | Purchase    | 0.5000            | 2019        |              | Regular |
| Johnston County Utilities | 03-51-070 | Purchase    | 0.4000            | 2020        |              | Regular |
| Johnston County Utilities | 03-51-070 | Purchase    | 1.1000            | 2030        |              | Regular |
| Johnston County Utilities | 03-51-070 | Purchase    | 1.5000            | 2040        |              | Regular |
| Johnston County Utilities | 03-51-070 | Purchase    | 1.7500            | 2050        |              | Regular |
| Johnston County Utilities | 03-51-070 | Purchase    | 2.5000            | 2060        |              | Regular |

 Demand v/s Percent of Supply

|                              | 2018   | 2020   | 2030   | 2040   | 2050   | 2060    |
|------------------------------|--------|--------|--------|--------|--------|---------|
| Surface Water Supply         | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000  |
| Ground Water Supply          | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000  |
| Purchases                    | 3.7430 | 3.7430 | 3.7430 | 3.7430 | 3.7430 | 3.7430  |
| Future Supplies              |        | 0.9000 | 2.0000 | 3.5000 | 5.2500 | 7.7500  |
| Total Available Supply (MGD) | 3.7430 | 4.6430 | 5.7430 | 7.2430 | 8.9930 | 11.4930 |
| Service Area Demand          | 3.0660 | 3.5910 | 4.5050 | 5.6819 | 7.1822 | 9.0981  |
| Sales                        | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000  |
| Future Sales                 |        | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000  |
| Total Demand (MGD)           | 3.0660 | 3.5910 | 4.5050 | 5.6819 | 7.1822 | 9.0981  |
| Demand as Percent of Supply  | 82%    | 77%    | 78%    | 78%    | 80%    | 79%     |



The purpose of the above chart is to show a general indication of how the long-term per capita water demand changes over time. The per capita water demand may actually be different than indicated due to seasonal populations and the accuracy of data submitted. Water systems that have calculated long-term per capita water demand based on a methodology that produces different results may submit their information in the notes field.

Your long-term water demand is **46** gallons per capita per day. What demand management practices do you plan to implement to reduce the per capita water demand (i.e. conduct regular water audits, implement a plumbing retrofit program, employ practices such as rainwater harvesting or reclaimed water)? If these practices are covered elsewhere in your plan, indicate where the practices are discussed here.

Are there other demand management practices you will implement to reduce your future supply needs? **Water customers are currently under voluntary water conservation measures and could be placed under mandatory measures if needed**

What supplies other than the ones listed in future supplies are being considered to meet your future supply needs? **The Water System Management has discussed the construction of a surface water treatment plant as well as a connection to another water system for regular water purchase other than Johnston County Utilities.**

How does the water system intend to implement the demand management and supply planning components above? **The Town of Clayton has performed a Water and Sewer Rate Study and will continue to investigate the options mentioned above to meet the future water needs.**

## Additional Information

Has this system participated in regional water supply or water use planning? **No**

What major water supply reports or studies were used for planning?

Please describe any other needs or issues regarding your water supply sources, any water system deficiencies or needed improvements (storage, treatment, etc.) or your ability to meet present and future water needs. Include both quantity and quality considerations, as well as financial, technical, managerial, permitting, and compliance issues:

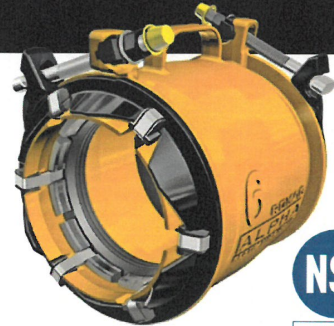
The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff.



Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

# ALPHA™ RESTRAINED JOINT EXTENDED RANGE COUPLING

## SUBMITTAL INFORMATION



### USE

Provides a Restrained Joint for multi-purpose use from IPS PVC through Cast iron. The ALPHA can accommodate up to 4 degrees of deflection per end. The XL may have limited deflection at the top of the range (2 degrees max each end).

### MATERIALS

#### CASTINGS

All cast components (end rings, center ring, and bolt guides) are ductile iron, meeting or exceeding the requirements of ASTM A 536, grade 65-45-12.

#### GRIPPERS

Ductile (nodular) iron, meeting or exceeding ASTM A 536, Grade 65-45-12. Machine sharpened and heat treated. Xylan 1424 coated for superior corrosion resistance.

#### GASKETS

SBR compounded for water and sewer service per ASTM D2000, classified by UL to meet NSF61 or NBR compounded for water and sewer service per ASTM D2000, NSF61 Certified. Other compounds available upon request.

#### DRAW HOOKS

Uncoated 304 stainless steel.

#### RAMP RUNNERS

Nylon 66, Black, 14% Glass filled

#### BOLTS AND NUTS

5/8-11 bolts with heavy hex nuts. E-coated nuts, 304 stainless steel. Fasteners provided with anti-galling protection. 316 stainless steel available by request.

#### COATINGS

Center ring is Romacote fusion bonded epoxy, NSF 61 Certified. End rings are Romabond polyester.

### PRESSURE

When properly installed, the Romac ALPHA coupling can be used at a working pressures equal to the rating of the installed pipe up to 350 psi.

### PIPE MATERIALS

The Romac ALPHA series couplings can be used on DI, Oversized Cast Iron, PVC (IPS, C900, C909), and HDPE (SDRs 9, 11, 13.5 and 17). Stiffener not required.

### SIZES & RANGES

See catalog.

*This information is based on the best data available at the date printed above. Please check with Romac for any updates or changes.*



www.romac.com  
21919 20th Avenue SE • Suite 100 • Bothell, WA 98021  
Phone (425) 951-6200 • 1-800-426-9341 • Fax (425) 951-6201

02/06/2019

Document # 20-8-0040



ROY COOPER  
Governor

MICHAEL S. REGAN  
Secretary

LINDA CULPEPPER  
Director



NORTH CAROLINA  
Environmental Quality

December 4, 2019

Byron W. Poelman  
Distribution and Collection Manager  
Town of Clayton  
P.O. Box 879  
Clayton, NC 27528

**Subject: LWSP Meet Minimum Criteria**  
Town of Clayton Water System  
PWSID#: 03-51-020  
Johnston County

Dear Mr. Poelman,

This letter is to notify you that our staff has reviewed the information contained in the 2018 Local Water Supply Plan (LWSP) update submitted by your office. Since all the required information is complete, the LWSP for the Town of Clayton's Water System hereby meets the minimum criteria established in North Carolina General Statute 143-355(l).

Your water system's 2018 LWSP is now viewable online from the LWSP website found at: [https://www.ncwater.org/Water\\_Supply\\_Planning/Local\\_Water\\_Supply\\_Plan/search.php](https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/search.php). The plan has been made available after our best efforts to screen any errors. As a final check, please review and report any mistakes or omissions to the review engineer. Unless notified otherwise, the Division of Water Resources considers your 2018 LWSP complete.

The 2018 LWSP must next be adopted by your water system's governing board; a model LWSP resolution is available online on the right side of the page in the Forms and Docs section at: [https://www.ncwater.org/Water\\_Supply\\_Planning/Local\\_Water\\_Supply\\_Plan/learn.php](https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/learn.php). A copy of the signed resolution must be submitted to Linwood Peele, Water Supply Planning Section Supervisor, at the address printed at the bottom of this letter. The LWSP cannot be considered compliant with the requirements of NCGS 143-355(l) until an adopted resolution is received.

Thank you very much for your efforts to provide your customers with a safe and reliable supply of drinking water. We look forward to continuing to work with you in these efforts. Please contact Louis Murray at [louis.murray@ncdenr.gov](mailto:louis.murray@ncdenr.gov) or (919)707-9017, or Linwood Peele at [linwood.peele@ncdenr.gov](mailto:linwood.peele@ncdenr.gov) or (919) 707-9024, if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linwood E. Peele".

Linwood E. Peele, Supervisor  
Division of Water Resources  
NCDEQ



North Carolina Department of Environmental Quality | Division of Water Resources  
512 North Salisbury Street | 1611 Mail Service Center | Raleigh, North Carolina 27699-1611  
919.707.9000



## Town Council Agenda Cover Sheet

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**Meeting Date**

March 2, 2020

**Agenda Location**

New Business

**Item Title**

Budget Amendments

**Presenter**

Robert McKie, Finance Director

**Summary/Description**

The Finance Director will present two budget amendments required to provide funding to complete Phase 2 of the LED Changeover Project.

**Requested Action**

Approval

**Funding Source (If Applicable):**

**Cost:** N/A   Yes ☒   No ☐

**Additional Documents to be Included in Agenda Packet**

Electric Fund Budget Amendment

LED Changeover Capital Project Budget Amendment

**Meeting Timeline**

Click or tap here to enter text.



Town of Clayton  
Amendment to the FY 19-20 Budget

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the FY 19-20 Budget:

**Fund: General Fund**

| <u>Line Item</u> | <u>Previous<br/>Appropriation</u>                    | <u>Adjustment</u> | <u>Revised<br/>Appropriation</u> |
|------------------|------------------------------------------------------|-------------------|----------------------------------|
| Expenditures     |                                                      |                   |                                  |
| 310-57-00-59 23  | Transfer to Capital Project Fund<br>\$177,781        | +117,259          | \$295,040                        |
| 310-57-95-58 44  | Development Infrastructure Improvements<br>\$723,000 | -117,259          | \$605,741                        |

Amendment to realign the expenditure budget to transfer monies to the LED Changeover Capital Project Fund to complete Phase 2 of the project, which is required for compliance with G.S. 159-15.

Duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2020 while in regular session.

\_\_\_\_\_  
Jody L. McLeod  
Mayor

Attest:

\_\_\_\_\_  
Kimberly A. Moffett, CMC, NCCMC  
Town Clerk

**Town of Clayton**  
**Amendment to the Capital Project Budget Ordinance**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the LED Changeover Capital Project Budget Ordinance:

**Fund: 663 – LED Changeover Project**

| <u>Line Item</u> | <u>Previous<br/>Appropriation</u>   | <u>Adjustment</u> | <u>Revised<br/>Appropriation</u> |
|------------------|-------------------------------------|-------------------|----------------------------------|
| Revenues         |                                     |                   |                                  |
| 663-49 82        | Due from Electric Fund<br>\$881,741 | +117,259          | \$999,000                        |
| Expenditures     |                                     |                   |                                  |
| 663-58 00        | Capital Projects<br>\$881,741       | +117,259          | \$999,000                        |

Explanation: Amend the capital project budget ordinance for the incremental costs to complete Phase 2 of the project. This amendment is required for compliance with G.S. 159-13.2.

Duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2020 while in regular session.

\_\_\_\_\_  
Jody L. McLeod  
Mayor

Attest:

\_\_\_\_\_  
Kimberly A. Moffett, CMC, NCCMC  
Town Clerk