Town of Clayton
Regular Town Council Meeting Agenda
Monday, November 18, 2019 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

Pledge of Allegiance and Invocation

a. Pledge of Allegiance
Clayton Civitan Boy Scout Pack #24

b. Invocation
Mayor McLeod

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. November 4, 2019 DRAFT Minutes
- November 4, 2019 - Regular Session
- November 4, 2019 - Closed Session

November 4, 2019 DRAFT Minutes

b. School Choice Week Proclamation
Proclamation - School Choice Week

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. New Employee Introduction(s)
Presenter: Samantha Wullenwaber, Planning Director
- Jeff Caines, Planner

b. Techno Tigresses Robotic Team
Presenter: Samantha Wullenwaber, Planning Director
Cover

6. PUBLIC HEARINGS

a. 2019-35-SUP - Durham Street Townhomes (Quasi-Judicial)
Presenter: Planning Department
Cover
Application

Adjacent Property Owner Letter
Neighborhood Meeting Materials
Newspaper Ad
Owner's Consent
Staff Report
Staff Report Map
Motion Form

POTENTIAL ACTION: Approval/Denial of 2019-35-SUP

b. 2019-36-SD - Durham Street Townhomes (Quasi-Judicial)
Presenter: Planning Department
Cover
Application
Adjacent Property Owner Letter
Neighborhood Meeting Materials
Newspaper Ad
Owner's Consent
Site Plan
TRC Certification
Staff Report
Staff Report Map
Motion Form

POTENTIAL ACTION: Approval/Denial of 2019-36-SUP

c. Edward's Electronic Developer's Agreement
Presenter: Planning Department
Cover
Development Agreement
Newspaper Ad

POTENTIAL ACTION: Authorize Execution of Agreement

7. OLD BUSINESS

a. New Neuse River Water Reclamation Facility Business Case Evaluation
Presenter: JD Solomon, Jacobs Engineering
Cover
Clayton_BCE_Report - New Neuse River Water Reclamation Facility
Clayton_BCE_Report - Little Creek Water Reclamation Facility

POTENTIAL ACTION: Direct Staff to Move Forward with Business Case Evaluation Recommendations

8. NEW BUSINESS

a. Horne Memorial United Methodist Dedication/Easement Agreement
Presenter: David DeYoung, Economic Development Director
Cover
Dedication/Easement Agreement

POTENTIAL ACTION: Authorize Execution of Dedication/Easement

b. Advisory Board Recommendations
Presenter: Kimberly Moffett, Town Clerk
Parks & Recreation Advisory Board

- Travis Crowder - Term Expiration 12/31/2022
- Gina Garera - Term Expiration 12/31/2020
- Emily Beddingfield - Term Expiration 12/31/2022
- Bennett Jones - Term Expiration 12/31/2021
- Theodore Willer - Term Expiration 12/31/2022

Cover
Appointment Recommendations
Applications

POTENTIAL ACTION: Appointment to Parks & Recreation Advisory Board

c. 2019-233-SNA - Smithfield's Chicken N Bar-B-Q
Presenter: Planning Department
Cover
Application
Owners Consent Form
Site Plan
SCNB - 5 x 15 Road Sign with LED 72" Pylon
SCNB - 32" Letter Specs
SCNB - 36" Letter Specs
Staff Report

9. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff

10. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

11. 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, November 4, 2019 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:
Mayor McLeod
Mayor Pro Tem Grannis
Council Member Satterfield
Council Member Holder
Council Member Thompson
Council Member Bunn

STAFF PRESENT:
Adam Lindsay, Town Manager
Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Lee Barbee, Fire Chief
Rich Cappola, Public Services Director
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) Closed Session pursuant to NCGS 143-318.11(a)(6)

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) October 21, 2019 DRAFT Minutes - Regular Session

ACTION: Adoption of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Employee Introductions
Presenters: James Blalock, Utility Maintenance Supervisor
- Christian Holder - Water Sewer Maintenance

Mr. Blalock introduced Christian Holder who is the new Water Sewer Maintenance Technician. Mr. Holder stated he was very happy to be part of Clayton. Council welcomed him.

6 PUBLIC HEARINGS

7 OLD BUSINESS

a) New Neuse River Water Reclamation Facility Update
Presenter: JD Solomon, Jacobs Engineering

Mr. Solomon was present and provided an update regarding information that would presented at the November 18, 2019 council meeting. He stated a total of three business cases were reviewed and included financial and non-financial evaluation criteria. He stated three major decisions would be required. The first being, what type and how large of a facility to be built, the second what to do with current facility and finally what funding paths to be used. He also stated timing would be a major consideration. Details shared included decision elements and updated current wastewater demands. Also discussed was possibility of extending current agreement with Raleigh. There was discussion regarding the possible useful life of the Little Creek Water Reclamation Facility and there has been a third party interest in privatizing that system. He also addressed funding options to include revenue bonds, revenue bonds and state revolving funds and revenue bonds, state revolving funds and WIFIA. He stated the key issues are how much money is required, when it is needed and environmental requirements to include the area was the former shooting range.

Mayor McLeod stated this is going to be a very long road and stated he appreciated all the information provided and realized we do not have a lot of time to spare on this project. He further stated that based on all the information provided tonight ensured we are headed in the right direction. Mayor Pro Tem Grannis asked about how much consideration was given to possible growth patterns to the south of 70. Mr. Solomon stated a great deal of consideration was put into this as well as other growth scenarios. Mayor Pro Tem Grannis asked what the expected life cycle of new facility might be. Mr. Solomon stated pipes are approximately 80 years, concrete 100 years and mechanical and electrical equipment approximately 15 years. Mayor Pro Tem Grannis questioned if partnership with other municipalities played in any option. Mr. Solomon stated partnerships with Johnston County and Raleigh would be vital.

ACTION: None - Informational Only

8 NEW BUSINESS

a) Fire Department SAFER (Staffing for Adequate Fire and Emergency Response) Grant
Presenter: Lee Barbee, Fire Chief

Chief Barbee stated notification had been received from FEMA for approval of the grant. Included in the agenda packet was the notification letter as well as a letter of support from the Fire Advisory Board.

ACTION: Authorization to Proceed with Acceptance of Grant

Motion: Council Member Satterfield
Second: Council Member Thompson
Vote: Unanimous

9 STAFF REPORTS

a) Town Manager

b) Town Attorney

c) Town Clerk

d) Other Staff

- Bond Referendum Update
  Presenter: Scott Barnard, Parks & Recreation Director

Mr. Barnard was present and provided an update regarding the Bond Referendum, which will be voted on tomorrow - November 5, 2019. He stated that a total of seven educational videos had been completed by our Communications Office. Mayor McLeod stated he stated he has received great feedback. Council Member Satterfield stated he also heard very positive feedback.

10 OTHER BUSINESS

a) Informal Discussion & Public Comment

Mike Marvel was present and shared his concerns regarding potential issues with Pine Hollow Golf Club and lawn maintenance. He stated they would need some input about how golf course would be able to obtain required water supply in the future to keep the golf course operational.

b) Council Comments

11 CLOSED SESSION

a) Closed Session Pursuant to NCGS 143-318.1a(a)(6)

ACTION: Motion To Go Into Closed Session at 6:38 p.m.

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

12 ADJOURNMENT

a) Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 7:43 p.m.

ACTION: Motion to Adjourn

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

Duly adopted this the 18th day of November, 2019 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

PROCLAMATION

"School Choice Week"

WHEREAS, all children in the Town of Clayton should have access to the highest-quality education possible; and

WHEREAS, the Town of Clayton recognizes the important role that an effective education plays in preparing all students in the Town of Clayton to be successful adults; and

WHEREAS, quality education is critically important to the economic vitality of the Town of Clayton; and

WHEREAS, the Town of Clayton is home to a multitude of excellent education options from which parents can choose for their children; and

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and

WHEREAS, our area has many high-quality teaching professionals who are committed to educating our children; and

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, the Clayton Town Council does hereby recognize January 26 – February 1, 2020 as

School Choice Week

Duly adopted this the 18th day of November, 2019 while in regular session.

_____

Jody L. McLeod
Mayor

Town Council Agenda Cover Sheet

Meeting Date
November 18 2019

Agenda Location
Introductions & Special Presentations

Item Title
Techno Tigresses, FIRST Lego League Robotics Team #44406

Presenter
Samantha Wullenwaber

Summary/Description
The team is the Techno Tigresses, FIRST Lego League Robotics Team #44406. They are the first, and currently only, all-girl FIRST robotics team in Johnston County and they are based in Clayton. The team is comprised of four middle-school girls from three different schools. Globally there are 72,000 FIRST robotics teams. Johnston County only has six competitive FLL teams. North Carolina has roughly 500.

This year's theme is City Shaper. The team chose to focus on the Clayton library identifying a problem with the children's room. They have conducted research and spoke to many experts in various technology fields and will present a solution that combines holographic technology with micro tiles to enhance the learning environment at the library. They will also bring their robot to give a short demonstration.

Requested Action
Informational Only

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

None

Meeting Timeline
November 18 Presentation

Town Council Agenda Cover Sheet

Meeting Date
November 18 2019

Agenda Location
Public Hearings

Item Title
2019-35-SD Durham Street Townhomes Special Use Permit

Presenter
Haley Hogg, Planner II

Summary/Description
Request for a Special Use Permit to develop the use of townhomes on the subject property. The property is R-8 which only permits townhomes with the issuance of a Special Use Permit. A Preliminary Plat application is running concurrently with this request to develop 21 lots.

Requested Action
Approval/Denial

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Owner's Consent Form
Staff Report
Staff Report Maps
Neighborhood Meeting Materials
Site Plan
Adjacent Property Letter- Public Notice
Newspaper Ad- Public Notice

Meeting Timeline
November 18, 2019- 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: Durham Street Townhomes **Date:** 2/27/19

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: June 2019

[✓] Application Review fee

[✓] Advertisement Fee

RECEIVED
FEB 2 8 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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: _____

SITE INFORMATION

Name of Project: Durham Street Townhomes

Acreage of Property: 2.409 **Zoning District:** R-8

County Tag #: 05E99200 **NC Pin #:** 166805-08-7403

Address/Location: Durham St. & Holding St.

Existing Use: Vacent **Proposed Use:** Townhomes

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: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427 **Fax:** 919-359-0428

Contact Person: Curk Lane or Molly Herring

Email Address: curk@truelinesurveying.com or molly@truelinesurveying.com

RECEIVED
MAR 01 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

OFFICE USE ONLY

Date Received: MAR 01 2019 Amount Paid: $400 File Number: 2019-35-SUP

PROPERTY OWNER INFORAMTION

Name: Front Porch Building Company, LLC

Mailing Address: 136 Starmont Dr., Clayton, NC 27520

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

The request is for a 2 story townhome along Durham St. and Holding St.

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.

   This will not endanger the public health or safety. It is currently assigned to meet all current manuals and Town of Clayton UDO.

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 application meets all required specifications and is in accordance with the town zoning ordinance strategic growth plan of Town of Clayton.

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.

This application will not substantially injure the value of adjoining or abutting property because current use is vacant and purposed use will be residential according to its current zoning. This applications is for 2 story residential townhomes.

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 application will not adversely affect the adopted plans and polices of the Town. This plan is for residential townhomes of the size and character of newly developed townhome projects and or new homes built in the surrounding area. It will not violate the standards of adjacent properties.

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.

Curk Lane		2/27/19
Print Name	***Signature of Applicant***	***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: Durham St. Townhomes **Address or PIN #:** 166805-08-7403

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. main st.
(Address)

Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision

Special Use

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:

Perry Perdue
(Name - type, print clearly)

PO Box 511
(Address)

(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this the 28 day of February, 2019.

SEAL

Molly L. Herring
Notary Public

My Commission Expires: 11/5/19

January 2018

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

November 5, 2019

NOTICE

SUBJECT:	**Project:**	2019-36-SD Durham Street Townhomes Preliminary Plat
		2019-35-SUP Durham Street Townhomes Special Use Permit
	Address:	Located off Durham Street and Holding Street
	TAG #:	05E99200
	Applicant:	True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on ***Monday, November 18, 2019 at 6:00 PM*** at Town Hall, 111 E Second Street, to consider the above referenced Special Use Permit and Preliminary Plat applications. The Preliminary Plat application is requesting to develop 21 Townhome lots. The Special Use Permit is requesting to allow the development of the townhomes on the subject property, which is zoned Residential-8 (R-8). Please see the map on the back of this letter.

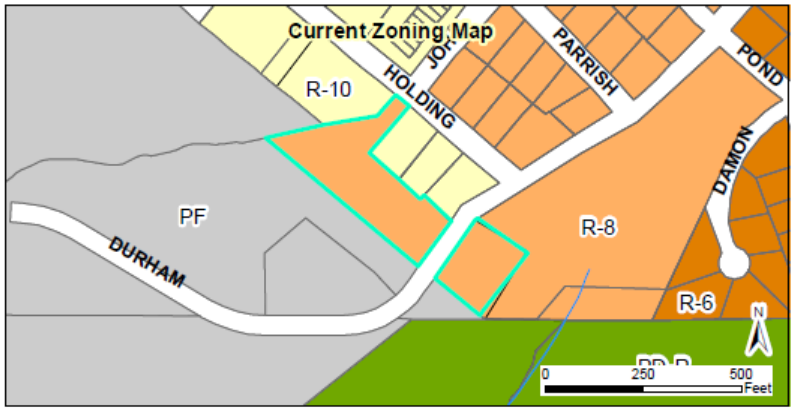
For major subdivisions (preliminary plats) and Special Use Permits, an evidentiary hearing shall be held, during which the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

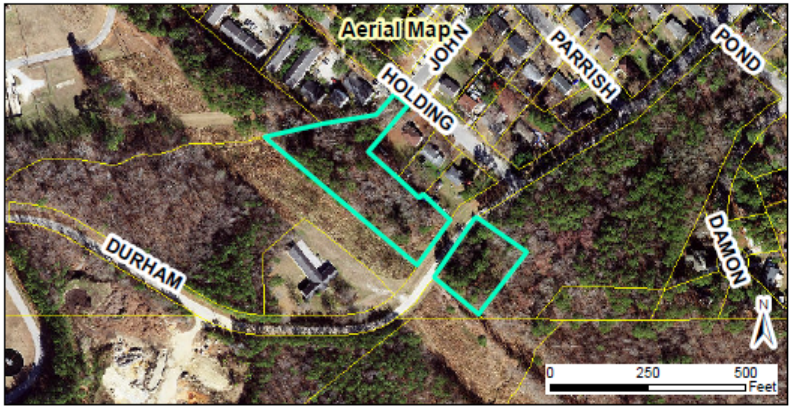
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

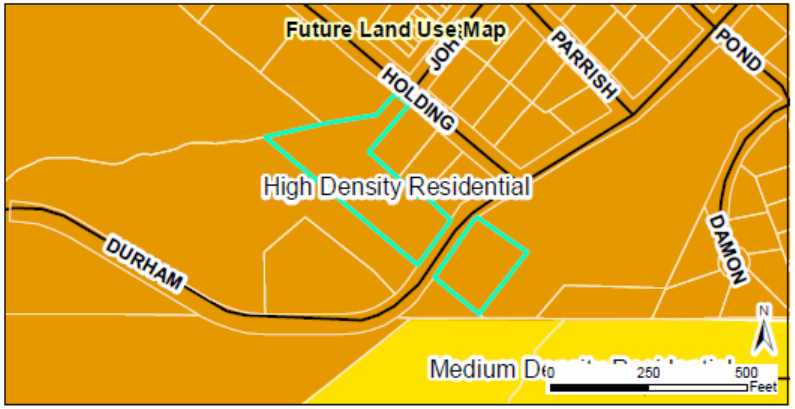
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, AICP, CZO
Planner II







Request:
2019-36-SD - Durham Street Townhomes,
Develop 21 Townhomes along Durham Street

Applicant: True Line Surveying
Property Owners: Front Porch Building Company, LLC.
Parcel ID: 166805-08-7403
Tag #: 05E99200

Staff Report Map

04/03/2019
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Legend
- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2019\2019-36-SD - Durham Street Townhomes\Maps\Staff Report Map - 2019-36-SD - Durham Street Townhomes.mxd

TRUE LINE SURVEYING, P.C.

April 15, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: Tuesday May 7, 2019.
Location: True Line Surveying, 205 W. Main St., Clayton, NC 27520
Time: 6:30
Type of Application: Special Use Permit and Major Subdivision
Description of project/proposal: Purpose of this application is to create a 2 story townhome along Durham St. and Holding St

Upcoming public meetings: Town Council Meeting, May 20, 2019.

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.

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

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427. You may also contact the Planning Department at 919-553-5002

Sincerely,

Clark T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

RECEIVED
APR 18
TOWN OF CLAYTON
PLANNING DEPARTMENT

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 · Fax: (919) 359-0428

VICINITY MAP (NOT TO SCALE)

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ C. IS ONE OF THE FOLLOWING:
  - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

02-07-19 DATE — SURVEYOR

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.

02-07-19 DATE — SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CLIFF T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5113 PAGE 212 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5113, PAGE 212; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION f-11 (c)(1). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 7th DAY OF FEBRUARY, A.D. 2019

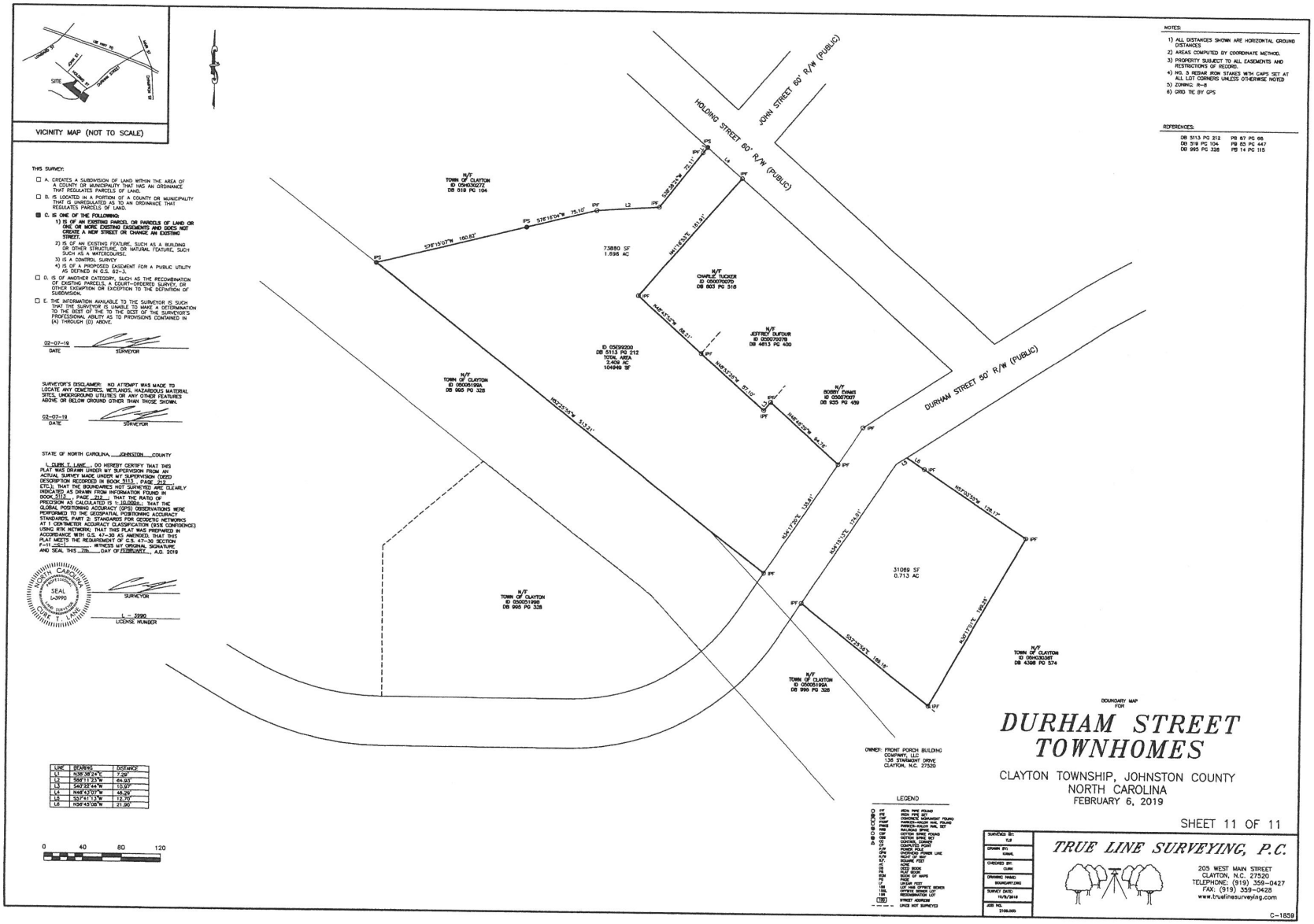
NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CLIFF T. LANE

SURVEYOR

L - 3990
LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	N38°38'24"E	7.29'
L2	S56°11'33"E	64.33'
L3	S40°22'44"W	10.91'
L4	N44°43'01"W	45.26'
L5	S57°41'13"W	12.70'
L6	N39°45'08"W	21.90'

0 40 80 120



OWNER: FRONT PORCH BUILDING COMPANY, LLC
138 STARMONT DRIVE
CLAYTON, N.C. 27520

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. 3 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ZONING: R-8
6) GRID TIE BY GPS

REFERENCES:

DB 5113 PG 212 PB 87 PG 68
DB 516 PG 104 PB 83 PG 447
DB 995 PG 328 PB 14 PG 115

LEGEND

○	IPF IRON PIPE FOUND
○	IPS IRON PIPE SET
○	CMF CONCRETE MONUMENT FOUND
○	PKF PARKER-KALON NAIL FOUND
○	PKS PARKER-KALON NAIL SET
○	RBF REBAR FOUND
○	CIF CotTON SPIKE FOUND
○	CIS COTTON SPIKE SET
⊕	CP COMPUTED POINT
⊕	CP COMPUTED POINT
○	PWP POWER POLE
○	OHL OVERHEAD POWER LINE
○	P/V PICK UP BOX
○	S.F. SQUARE FEET
○	DB DEED BOOK
○	PB PLAT BOOK
○	PG PAGE OF MAPS
○	P/I PIPE
○	LF LINEAR FEET
○	TBR TEMPORARY BENCH MARK
○	LOT/# LOT/# APPROX LOT
○	123 RECOMBINATION LOT
○	123 STREET ADDRESS
	UNDER NOT SURVEYED

BOUNDARY MAP FOR

DURHAM STREET TOWNHOMES

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 6, 2019

SHEET 11 OF 11

SURVEYED BY:	CLB
DRAWN BY:	KMWL
CHECKED BY:	Cliff
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	10/5/2018
JOB NO.	2108.005

TRUE LINE SURVEYING, P.C.

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

C-1859

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Special Use & Major Date of Mailing: April 15, 2019

Date of Meeting: May 7, 2019 Time of Meeting: 6:30pm

Location of Meeting: True Line Surveying, 205 W. Main St., 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: Molly Herring Signature: Molly Herring

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.*

Neighborhood meeting was held May 7, 2019, 6:30pm at True Line Surveying.
Tim masters was the only attendee. Curk Lane conducted the meeting.
Tim had a few questions and concerns.
1. Stormwater plan-who approves?
2. Wants performance bond to insure no flooding on his apartments.
Curk explained each answer to him. He had no further questions.
The meeting ended at 7:15pm.

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

Received By:
Town of Clayton
5/10/19

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Durham St. Townhomes

Application: Special Use Permit and Major Subdivision

Location/Date: True Line Surveying 205 W. Main St., Clayton, NC 27520

	NAME	ADDRESS
1	Tim Masters	4526 Holloman Rd. Durham, NC 27703
2		
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TRUE LINE SURVEYING, P.C.

April 15, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: Tuesday May 7, 2019.
Location: True Line Surveying, 205 W. Main St., Clayton, NC 27520
Time: 6:30
Type of Application: Special Use Permit and Major Subdivision
Description of project/proposal: Purpose of this application is to create a 2 story townhome along Durham St. and Holding St

Upcoming public meetings: Town Council Meeting, May 20, 2019.

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.

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

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427. You may also contact the Planning Department at 919-553-5002

Sincerely,

Curk T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 · Fax: (919) 359-0428

ADJACENT PROPERTY OWNERS LIST

Project Name: Durham St.

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

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

PARCEL NUMBER	NAME	ADDRESS
166805-18-3369	Town of Clayton	PO Box 879 Clayton, NC 27528
166809-07-4578	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-97-7746	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-98-5293	Town of Clayton	PO Box 879 Clayton, NC 27528
166805-08-5178	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-98-5881	Town of Clayton	PO Box 879 Clayton, NC 27528
166805-08-5538	Stalling's Station, LLC	PO Box 1607 Knightdale, NC 27545-1607
166805-08-7414	Charlie Tucker	4415 Auburn-Knightdale Rd. Raleigh, NC 27610
166805-08-7388	Jeffrey Dufour Shannon Dufour	703 Holding St. Clayton, NC 27520
166805-08-9431	Bobby Glenn Evans Wilma J. Evans	705 E. Holding St. Clayton, NC 27520
166805-08-7886	Larry Barefoot	1206 Chestnut Dr. Smithfield, NC 27577
166805-08-7618	Crystal Demirovic	722 John St. Clayton, NC 27520
166805-08-8650	Stephanie R. Burgess	702 Holding St. Clayton, NC 27520

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, November 18, 2019, at 6PM at Town Hall, 111 East Second Street, to consider the following applications:

2019-35-SUP Durham Street Townhomes Special Use Permit; request to develop the use of townhomes on a property zoned Residential-8 (R-8). This use requires a Special Use Permit in this zoning district per UDC requirements. The property is located off Durham St and Holding St; TAG # 05E99200.

2019-35-SD Durham Street Townhomes Preliminary Plat; request to develop 21 townhome lots on property zoned Residential-8 (R-8). The property is located off Durham St and Holding St; TAG # 05E99200.

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
919-553-5605

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: Durham St. Townhomes **Address or PIN #:** 166805-08-7403

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. main St.
(Address)

Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision

Special Use

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:

Perry Perdue
(Name - type, print clearly)

PO Box 511
(Address)

(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this the 26 day of February, 2019.

MOLLY L. HERRING NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Expires

SEAL

Molly L. Herring
Notary Public

My Commission Expires: 11/5/19

January 2018

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
November 18, 2019

STAFF REPORT

Application Number: 2019-35-SUP
Project Name: Durham Street Townhomes Special Use Permit

Tag #:	05E99200
Town Limits/ETJ:	Town Limits
Overlay:	None
Applicant:	True Line Surveying
Owner:	Front Porch Building Company, LLC.
Location:	2.409 acres off Durham Street and Holding Street.

Public Noticing:

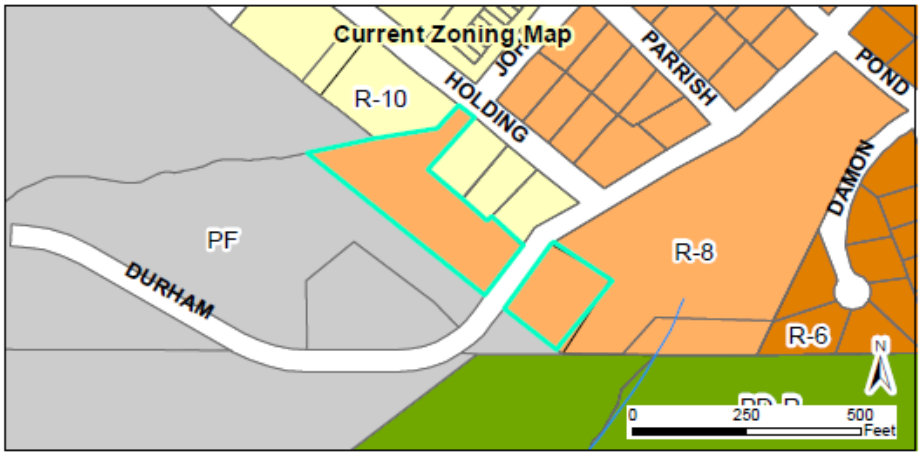
- Neighborhood meeting held on Tuesday, May 7, 2019
- Sign posted November 4, 2019
- Letters mailed November 5, 2019
- Newspaper ad published November 6, 2019 and November 13, 2019

REQUEST: The applicant is requesting Special Use Permit approval to develop the use of townhomes on the subject property which is zoned Residential-8 (R-8). A Preliminary Plat application is running concurrently with this request (2019-36-SD).

SITE DATA:
Acreage: 2.409 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10 & Residential-8	Single-Family Residential
South	Public Facility & Planned Development-Residential	Vacant
East	Residential-8	Single-Family Residential
West	Public Facility	Clayton Area Ministries / Wastewater Pre-treatment Facility



DEVELOPMENT DATA:

Proposed Uses:	21 Townhomes
Proposed Impervious Surface:	46.04% total; dimensional standards by lot are outlined below
Required / Proposed Parking:	Parking Requirement – 2 spaces per unit
	Parking Proposed – 2 spaces per unit
Fire Protection:	Town of Clayton
Access/Streets:	The townhomes will have access points off Holding Street and Durham Street.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

STAFF ANALYSIS:

Overview

The applicant is requesting a Special Use Permit to develop the use of townhomes on the subject property, which is zoned Residential-8 (R-8). Per UDC requirements, the use of townhomes is only permitted via issuance of a Special Use Permit within this zoning district. Running concurrently with this application is a preliminary plat application (2019-36-SD).

Dimensional standards for townhome are set via the Special Use Permit process. The applicant is proposing the below dimensional standards for each lot.

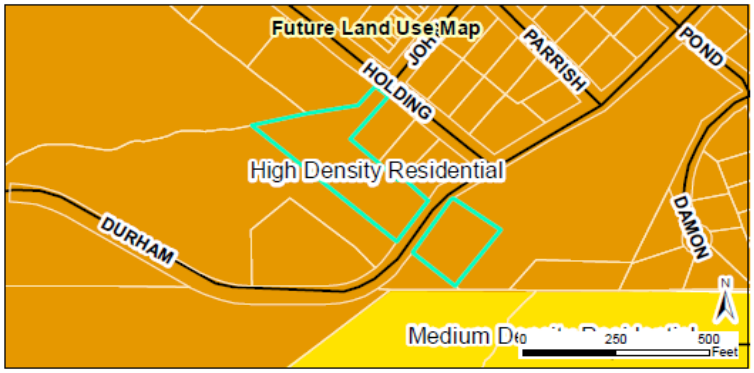
Dimensional Standards	
Minimum Lot Area	1500 SF
Minimum Lot Width	20’
Maximum Lot Coverage	80%
Max. Impervious Coverage	80%
Density	8.71 units/acre

Proposed Setbacks	
Front	25’
Side Interior	0’
Side Street	10’
Rear	15’

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

  The subject property is designated as “High Density Residential” within the Comprehensive Plan 2040’s Future Land Use Map. Density Residential land use designation is designed to permit all housing types including townhomes. The typical gross residential density for this area as noted in the Comprehensive Plan is for up to 12 dwelling units per acre. The requested subdivision is compatible with this category based on the proposed density (8.71 dwellings/acre) and residential land use.



- **Unified Development Code**
  If approved, the proposed development will be consistent with the Unified Development Code (UDC). The approval of the preliminary plat is contingent upon the approval of the Special Use Permit application (2019-35-SUP).

Associated Subdivision Plan
Pursuant to §155.711(D)(1), concurrent with a request for a Special Use Permit, an applicant is required to submit a site/subdivision plan for review and approval. This plan is processed as any other site/subdivision plan (in this case as a Preliminary Plat application: 2019-36-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 2019-36-SD.

CONSIDERATIONS:

- The Town Council shall make final decisions regarding Special Use Permits
- All dimensional standards proposed, including but not limited to setbacks and density, are set by the Special Use Permit process as outlined in the associated site/subdivision plan. These standards are subject to Town Council approval.

FINDINGS OF FACT:

The applicant has addressed the Findings of Fact associated with a Special Use Permit as outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report. These Findings are included below.

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

   - **Applicant Response:** "This will not endanger the public health or safety. It is currently assigned to meet all current manuals and town of Clayton UDO."

   - **Staff Commentary:** The proposed development is consistent with existing development in the area. Townhomes are located North of the subject property along John Street, as well as to the West along Holding Street. The development has been reviewed and certified by the Technical Review Committee (TRC).

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

   - **Applicant Response:** "This application meets all required specifications and is in accordance with the Town zoning ordinance strategic growth plan of the Town of Clayton."

   - **Staff Commentary:** The use of townhomes is permissible on the subject property zoned Residential-8 (R-8) upon issuance of a Special Use Permit. The Town of Clayton Comprehensive Plan 2040 designates this area as High Density Residential in the Future Land Use Map, which includes all housing types and increased density in close proximity to major transportation

corridors and commercial areas. The associated preliminary plat application, 2019-36-SD, conforms with regulations and standards of the Unified Development Code.

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*:*** "This application will not substantially injure the value of adjoining or abutting property because current use is vacant and purposed use will be residential according to its current zoning. This application is for 2 story residential townhomes."

    - **Staff Commentary:** The proposed development is consistent with other land uses in the area, which is comprised of single-family residential and townhome uses. The associated preliminary plat application, 2019-36-SD, conforms with development standards and regulations of the Unified Development Code as proposed.

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 application will not adversely affect the adopted plans and policies of the Town. This plan is for residential townhomes of the site and character of newly developed townhome projects and or new homes built in the surrounding area. It will not violate the standards of adjacent properties."

    - **Staff Commentary:** The application conforms with the Town's Unified Development Code, as well as the Future Land Use Map of the Comprehensive Plan 2040. The proposed use and development standards are consistent with the existing development of the surrounding area.

RECOMMENDED CONDITIONS OF APPROVAL:

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2019-36-SD) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.

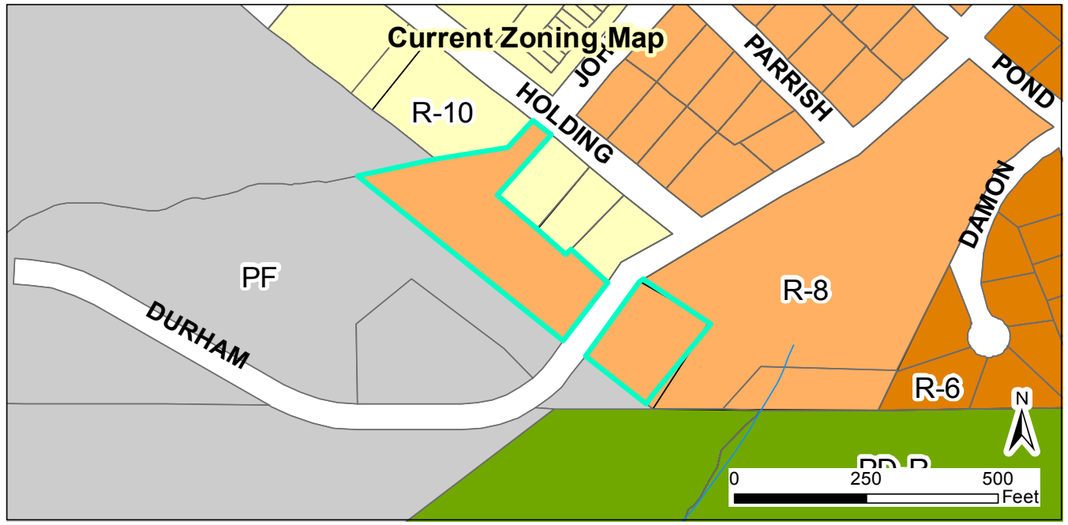
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2019-36-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

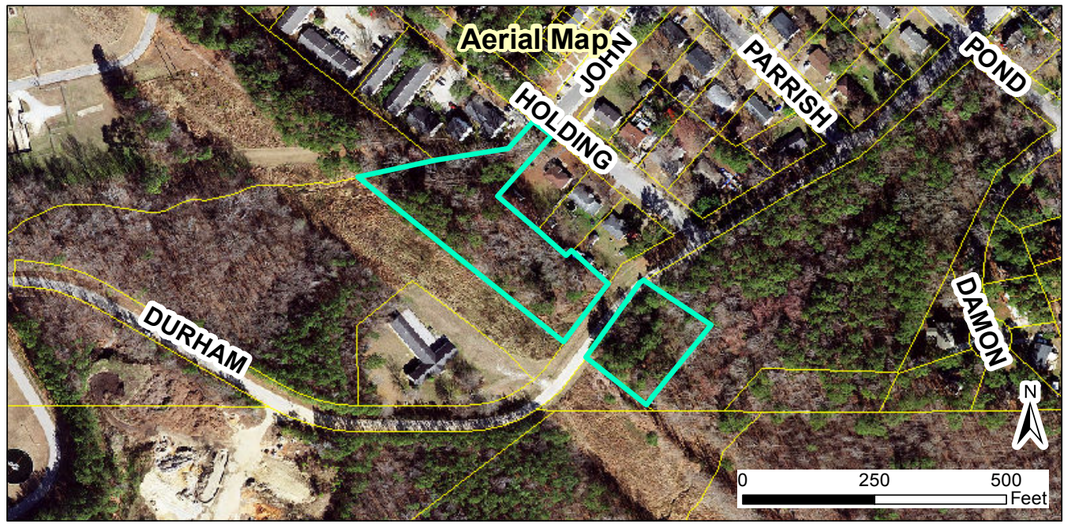
3. Dimensional standards shall be set by those indicated on the associated preliminary plat (2019-36-SD). Any deviations from these standards are pursuant to modifications as outlined in the Unified Development Code.

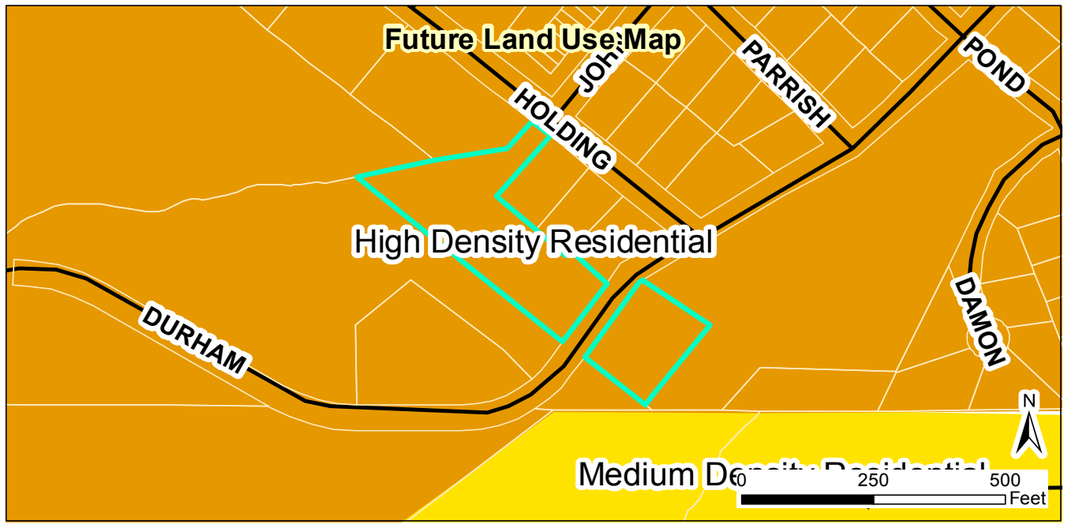
ATTACHMENTS:

1) Application
2) Owner Consent Form
3) Staff Report Map

4) Neighborhood Meeting Materials
5) Newspaper Ad – Public Notice
6) Adjacent Property Letter – Public Notice







Request:
2019-35-SUP - Durham Street Townhomes, SUP to Develop Townhomes

Applicant: True Line Surveying
Property Owners: Front Porch Building Company, LLC.
Parcel ID: 166805-08-7403
Tag #: 05E99200

Staff Report Map

04/03/2019

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

Document Path: O:\PLANNING\SPECIAL USE\2019\2019-35-SUP - Durham Street Townhomes\Maps\Staff Report Map - 2019-35-SUP - Durham Street Townhomes SUP.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

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 **2019-35-SUP .**

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
2019-35-SUP
Durham Street Townhomes

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 polices 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 polices 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:

Item # 6a
2019-35-SUP
Durham Street Townhomes

Town Council Agenda Cover Sheet

Meeting Date
November 18 2019

Agenda Location
Public Hearings

Item Title
2019-36-SD Durham Street Townhomes Preliminary Plat

Presenter
Haley Hogg, Planner II

Summary/Description
Request for preliminary plat approval to develop 21 townhome lots on 2.409 acres of land. The subject property is located off Durham Street and Holding Street. An associated Special Use Permit is running concurrently with this request to allow the use of townhomes on the subject property. The property is zoned Residential-8 (R-8).

Requested Action
Approval/Denial

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Owner's Consent Form
Staff Report
Staff Report Maps
Neighborhood Meeting Materials
Site Plan
Adjacent Property Letter- Public Notice
Newspaper Ad- Public Notice
Wastewater Allocation

Meeting Timeline
November 18, 2019- 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: Durham Street Townhomes **Date:** 2/27/19

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: June 2019
[✓] Review fee
[✓] 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:

[✓] Cover Sheet
[✓] Existing Conditions Sheet
[✓] Signed & Sealed Boundary Survey
[✓] Site Plan Sheet
[✓] Phasing Plan Sheet
[✓] Preliminary Engineering Plan Sheet
[✓] Preliminary Grading Plan Sheet
[✓] Landscaping Plan Sheet
[✓] Architectural Elevations Sheet
[✓] Lighting Plan Sheet

Reviewed by: _____

RECEIVED
MAR 0 1 2019
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

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: Durham Street Townhomes **Acreage of Property:** 2.409

Tag #: 05E99200 **NC Pin #:** 166805-08-7403

Location: Durham St. & Holding St.

Number of lots (Existing): 2 **(Proposed):** 21 **Min. Lot Size:** _____

Zoning District: R-8 **Electric Provider:** _____

Wastewater: ☐ *Septic* ☑ *Sewer* **Water:** ☐ *Well* ☑ *Public/Private Water*

Recreation/Open Space Requirement: ☐ *Fee in lieu* ☐ *Land Dedication – acreage:* _____

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427 **Fax:** 919-359-0428

Contact Person: Curk Lane or Molly Herring

Email Address: curk@truelinesurveying.com or molly@truelinesurveying.com

RECEIVED
MAR 0 1 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

OFFICE USE ONLY

Date Received: MAR 0 1 2019 Amount Paid: $705 File Number: 2019-36 SD

PROPERTY OWNER INFORAMTION

Name: Front Porch Building Company, LLC

Mailing Address: 136 Starmont Dr., Clayton, NC 27520

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

The request is for a 2 story townhome along Durham St. and Holding St.

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 application meets all required specifications and is in accordance with the town zoning ordinance strategic growth plan of Town of Clayton.

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

Yes, the subdivision meets all required specifications of this chapter.

(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 application will not be detrimental to the use or orderly development of other properties. This plan is for residential townhomes of the size and character of newly developed townhome projects and or new homes built in the surrounding area. It will not violate the standards of adjacent properties.

(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 22 lot townhome projctect is designed to have 3 point of entry and exist. 2 on Durham St. and 1 on Holding St. Which will allow access to Hwy 70 on Durham St., John St. and Holding St.

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**	
☑		Consultant Logo Box (name, address, phone number, fax, and e-mail, firm and license number)
☑		Project/Application Name
☑		Type of Plan
☑		Signature and Professional Seal with date (landscape plans, architectural elevations, engineering plans, surveys)
☑		Original/Submittal Date and Revision Date
☑		Sheet Number
☑		Vicinity Map
☑		North Arrow with NC Grid System
☑		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**	
☑		A signed and sealed boundary survey **(not more than a year old unless otherwise approved by the Planning Department)** with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	**N/A**	
☑		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.
☑		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☑		The existing structures located on the subject property.
☑		The existing structures within 100 feet of project boundary.
☑		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
☑		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**	
☑		Site data table in tabular form
☑		Name of project (AKA names if applicable)
☑		Parcel identification number (and/or Tag number)
☑		Property size (acres and square feet)
☑		Property location (Town limits or ETJ)
☑		Existing zoning district
☐	☑	Proposed zoning district (if applicable)
☐	☑	Overlay (if applicable)

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

Other site plan elements:

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

Provided		
Yes	N/A	
☐	☑	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☐	✓	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.
☐	☑	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☐	✓	Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.
☐	✓	Provide the location and details of refuse collection areas.
☐	☑	Provide the location, size and orientation of freestanding signs.
☐	☑	Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.
☐	☑	Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.
☐	☑	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	
☑	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☑	☐	Identify the curve radii for all internal and external vehicular use areas.
☑	☐	Identify all access points to the project.
☑	☐	Identify existing conditions and proposed grading plans.
☑	☐	Identify Tree Conservation Areas shown on grading plan.
☑	☐	Show proposed flow of traffic.
☑	☐	Identify proposed traffic control signs and striping.
☑	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).
☑	☐	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.
☑	☐	Provide preliminary wastewater allocation calculation.

Provided		
Yes	N/A	
☑	☐	Identify proposed grease traps.
☑	☐	Identify backflow prevention devices.
☑	☐	Identify slopes steeper than 2.5:1.
☑	☐	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.
☑	☐	Provide a Stormwater Management Statement.
☑	☐	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	
☐	☑	Identify fire hydrant distribution (distance of hose lay).
☐	☑	Identify the sprinkler connection locations and size.
☐	☑	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
☐	☑	Identify the emergency evacuation route (access in and out of the property).
☐	☑	Identify fire apparatus turning radius.
☐	☑	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
☐	☐	Identify the Lock Box/Knox Box locations.
☐	☐	Identify placard locations for hazardous materials.

PHASING PLAN

Provided		
Yes	N/A	
☐	✓	Provide a Phasing plan showing all proposed phases and phase titles, in different colors.

LANDSCAPE PLAN

Provided		
Yes	**N/A**	
☑		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☑		Indicate the location, width and type of all required buffers.
☑		Indicate the location, width and type of landscaping within vehicular use areas.
☑		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☑		Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☑		Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.
☑		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).
☑		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".
☑		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	**N/A**	
☐	☑	Conceptual Lighting Plan - any common lighting should not spill over to other properties.
☐	☑	Identify the light source and provide a detail of the fixture.
☐		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☐	✓	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.
☐	✓	Indicate the height and number of stories for each structure.
☐	/	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.

Curk Lane		2/27/19
Print Name	*Signature of Applicant*	*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: Durham St. Townhomes **Address or PIN #:** 166805-08-7403

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)

Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision

Special Use

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:

Perry Perdue
(Name - type, print clearly)

PO Box 511
(Address)

(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this the 26 day of February, 2019.

MOLLY L. HERRING NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Expires

SEAL

Molly L. Herring
Notary Public

My Commission Expires: 11/5/19

January 2018

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

November 5, 2019

NOTICE

SUBJECT:	**Project:**	2019-36-SD Durham Street Townhomes Preliminary Plat
		2019-35-SUP Durham Street Townhomes Special Use Permit
	Address:	Located off Durham Street and Holding Street
	TAG #:	05E99200
	Applicant:	True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on ***Monday, November 18, 2019 at 6:00 PM*** at Town Hall, 111 E Second Street, to consider the above referenced Special Use Permit and Preliminary Plat applications. The Preliminary Plat application is requesting to develop 21 Townhome lots. The Special Use Permit is requesting to allow the development of the townhomes on the subject property, which is zoned Residential-8 (R-8). Please see the map on the back of this letter.

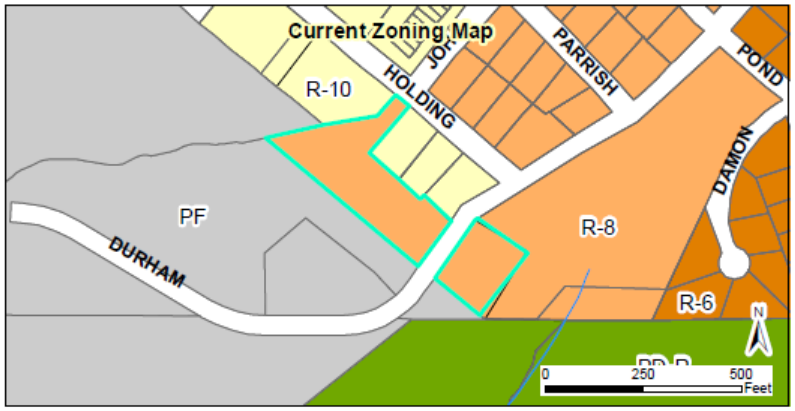
For major subdivisions (preliminary plats) and Special Use Permits, an evidentiary hearing shall be held, during which the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

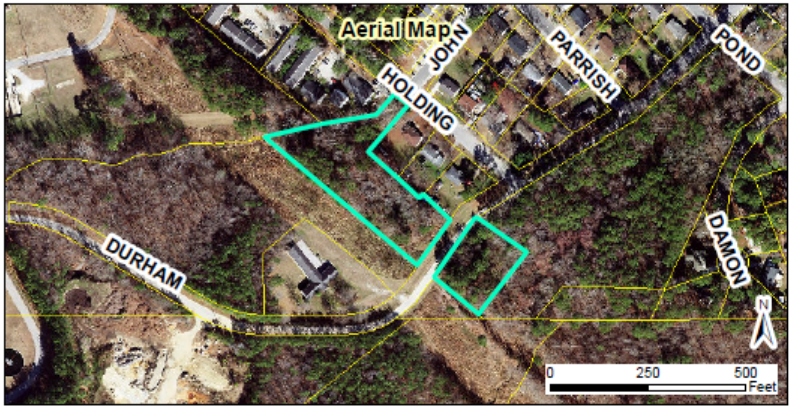
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

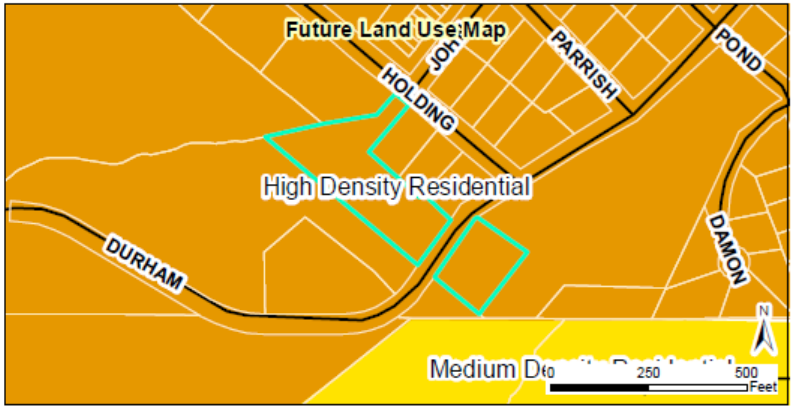
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, AICP, CZO
Planner II







Request:
2019-36-SD - Durham Street Townhomes,
Develop 21 Townhomes along Durham Street

Applicant: True Line Surveying
Property Owners: Front Porch Building Company, LLC.
Parcel ID: 166805-08-7403
Tag #: 05E99200

Staff Report Map

04/03/2019
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2019\2019-36-SD - Durham Street Townhomes\Maps\Staff Report Map - 2019-36-SD - Durham Street Townhomes.mxd

Legend
- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

TRUE LINE SURVEYING, P.C.

April 15, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: Tuesday May 7, 2019.
Location: True Line Surveying, 205 W. Main St., Clayton, NC 27520
Time: 6:30
Type of Application: Special Use Permit and Major Subdivision
Description of project/proposal: Purpose of this application is to create a 2 story townhome along Durham St. and Holding St

Upcoming public meetings: Town Council Meeting, May 20, 2019.

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.

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

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427. You may also contact the Planning Department at 919-553-5002

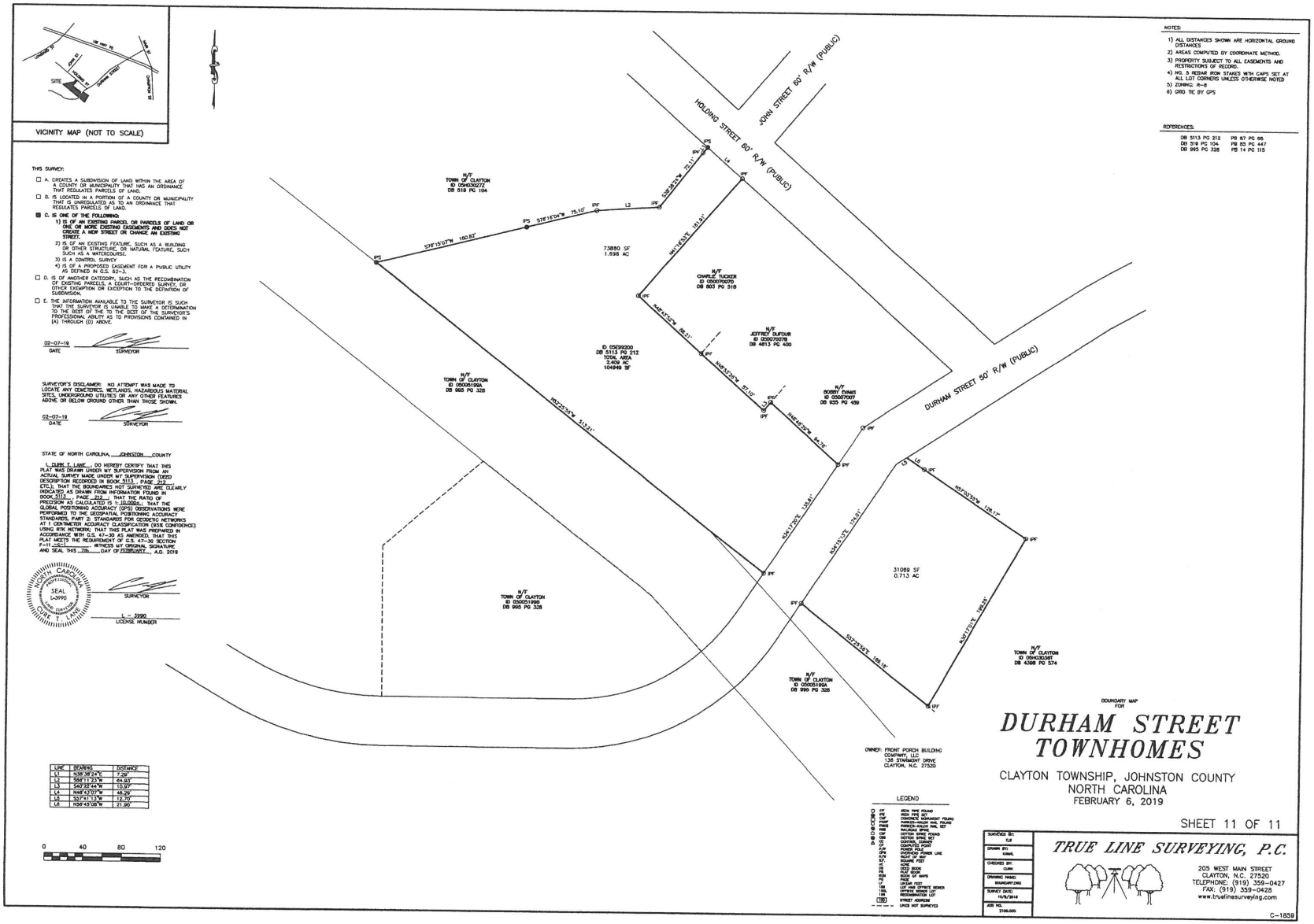
Sincerely,

Clark T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

RECEIVED
APR 18
TOWN OF CLAYTON
PLANNING DEPARTMENT

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 · Fax: (919) 359-0428



THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ C. IS ONE OF THE FOLLOWING:
  1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  3) IS A CONTROL SURVEY
  4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

02-07-19 DATE — SURVEYOR

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.

02-07-19 DATE — SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CLIFF T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5113 PAGE 212 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5113, PAGE 212; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION f-11 c-2-i. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 7th DAY OF FEBRUARY, A.D. 2019

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CLIFF T. LANE

SURVEYOR

L - 3990
LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	N38°38'24"E	7.29'
L2	S56°11'53"E	64.55'
L3	S40°22'44"W	10.91'
L4	N48°43'57"W	45.26'
L5	S37°41'13"W	12.70'
L6	N39°45'08"W	21.90'

0 40 80 120

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) ZONING: R-8
6) GRID TIE BY GPS

REFERENCES:

DB 5113 PG 212	PB 87 PG 68
DB 516 PG 104	PB 83 PG 447
DB 995 PG 328	PB 14 PG 115

OWNER: FRONT PORCH BUILDING COMPANY, LLC
138 STARMONT DRIVE
CLAYTON, N.C. 27520

LEGEND

○ IPF	IRON PIPE FOUND
○ IPS	IRON PIPE SET
○ CMF	CONCRETE MONUMENT FOUND
○ PKF	PARKER-KALON NAIL FOUND
○ PKS	PARKER-KALON NAIL SET
○ RBF	REBAR FOUND
○ CIF	COTTON SPIKE FOUND
○ CIS	COTTON SPIKE SET
○ EIP	EXISTING IRON PIPE
○ CP	COMPUTED POINT
○ PP	POWER POLE
○ P/L	PROPERTY LINE/ROW LINE
○ R/W	RIGHT OF WAY
○ S.F.	SQUARE FEET
○ AC	ACRES
○ DB	DEED BOOK
○ PB	PLAT BOOK
○ MB	MAP BOOK
○ PG	PAGE
○ LF	LINEAR FEET
○ TBR	TO BE REMOVED
○ TBS	TO BE SET/SPOTTED MONUMENT
○ LOT	LOT/SITE NUMBER/LOT
○ 100	RECOMBINATION
100	STREET ADDRESS
----	LINES NOT SURVEYED

BOUNDARY MAP FOR

DURHAM STREET TOWNHOMES

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 6, 2019

SHEET 11 OF 11

SURVEYED BY:	TLB
DRAWN BY:	KMML
CHECKED BY:	Cliff
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	10/5/2018
JOB NO.	2108.005

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Special Use & Major Date of Mailing: April 15, 2019

Date of Meeting: May 7, 2019 Time of Meeting: 6:30pm

Location of Meeting: True Line Surveying, 205 W. Main St., 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: Molly Herring Signature: Molly Herring

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.*

Neighborhood meeting was held May 7, 2019, 6:30pm at True Line Surveying.
Tim masters was the only attendee. Curk Lane conducted the meeting.
Tim had a few questions and concerns.
1. Stormwater plan-who approves?
2. Wants performance bond to insure no flooding on his apartments.
Curk explained each answer to him. He had no further questions.
The meeting ended at 7:15pm.

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

Received By:
Town of Clayton
5/10/19

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Durham St. Townhomes

Application: Special Use Permit and Major Subdivision

Location/Date: True Line Surveying 205 W. Main St., Clayton, NC 27520

	NAME	ADDRESS
1	Tim Masters	4526 Holloman Rd. Durham, NC 27703
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20		

TRUE LINE SURVEYING, P.C.

April 15, 2018

Dear Clayton Area Property Owner:

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

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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.

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

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427. You may also contact the Planning Department at 919-553-5002

Sincerely,

Curk T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 · Fax: (919) 359-0428

ADJACENT PROPERTY OWNERS LIST

Project Name: Durham St.

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

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

PARCEL NUMBER	NAME	ADDRESS
166805-18-3369	Town of Clayton	PO Box 879 Clayton, NC 27528
166809-07-4578	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-97-7746	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-98-5293	Town of Clayton	PO Box 879 Clayton, NC 27528
166805-08-5178	Town of Clayton	PO Box 879 Clayton, NC 27528
165808-98-5881	Town of Clayton	PO Box 879 Clayton, NC 27528
166805-08-5538	Stalling's Station, LLC	PO Box 1607 Knightdale, NC 27545-1607
166805-08-7414	Charlie Tucker	4415 Auburn-Knightdale Rd. Raleigh, NC 27610
166805-08-7388	Jeffrey Dufour Shannon Dufour	703 Holding St. Clayton, NC 27520
166805-08-9431	Bobby Glenn Evans Wilma J. Evans	705 E. Holding St. Clayton, NC 27520
166805-08-7886	Larry Barefoot	1206 Chestnut Dr. Smithfield, NC 27577
166805-08-7618	Crystal Demirovic	722 John St. Clayton, NC 27520
166805-08-8650	Stephanie R. Burgess	702 Holding St. Clayton, NC 27520

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, November 18, 2019, at 6PM at Town Hall, 111 East Second Street, to consider the following applications:

2019-35-SUP Durham Street Townhomes Special Use Permit; request to develop the use of townhomes on a property zoned Residential-8 (R-8). This use requires a Special Use Permit in this zoning district per UDC requirements. The property is located off Durham St and Holding St; TAG # 05E99200.

2019-35-SD Durham Street Townhomes Preliminary Plat; request to develop 21 townhome lots on property zoned Residential-8 (R-8). The property is located off Durham St and Holding St; TAG # 05E99200.

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
919-553-5605

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: Durham St. Townhomes **Address or PIN #:** 166805-08-7403

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)

Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision

Special Use

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:

Perry Perdue
(Name - type, print clearly)

PO Box 511
(Address)

(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this the 26 day of February, 2019.

MOLLY L. HERRING NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Expires

SEAL

Molly L. Herring
Notary Public

My Commission Expires: 11/5/19

January 2018

TOWN OF CLAYTON PROJECT NUMBER - 2019-36-SD
ASSOCIATED SUP 2019-35-SUP

SITE PLAN
FOR
DURHAM STREET TOWNHOMES
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

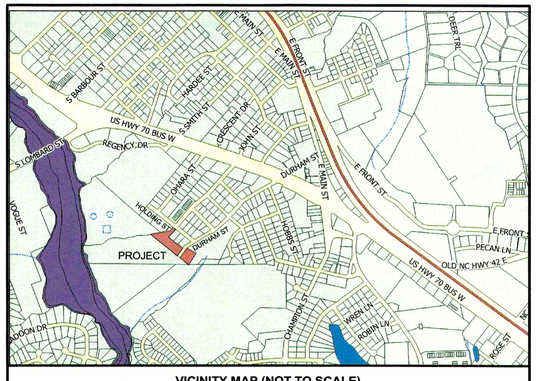
INDEX TO DRAWINGS

SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... SITE LAYOUT SHEET
SHEET 4..... PLAN STREET "A" AND RETAINING WALL
SHEET 5..... PLAN SANITARY SEWER OUTFALL
SHEET 6..... UTILITY PLAN
SHEET 7..... GRADING PLAN AND STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
SHEET 8..... EXISTING BOUNDARY SURVEY
SHEET 9..... LANDSCAPE PLAN (NOTE: PROVIDED BY OTHERS.)
SHEET 10..... LANDSCAPE PLAN (NOTE: PROVIDED BY OTHERS.)
SHEET 11..... (A-1) BUILDING ELEVATIONS (NOTE: PROVIDED BY OTHERS.)
SHEET 12..... (A-2) BUILDING FLOOR PLANS (NOTE: PROVIDED BY OTHERS.)
SHEET 13..... (A-3) BUILDING FLOOR PLANS (NOTE: PROVIDED BY OTHERS.)

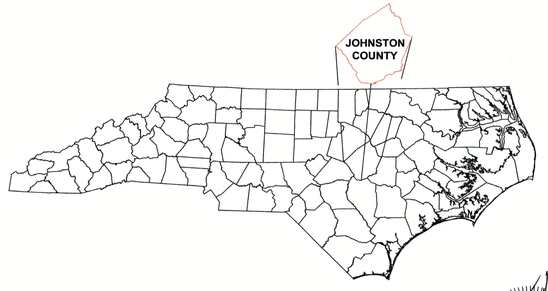
ENGINEER
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR
TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER / DEVELOPER
FRONT PORCH BUILDING COMPANY, L. L. C.
411 WILLOWCROFT COURT
DUNN, NC 28334
(919) 291-7877



VICINITY MAP (NOT TO SCALE)



NOTES:

1. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL BE BURIED 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS THE BED CONDITIONS ALLOW.
2. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN DIAMETER, USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED END SECTIONS ARE USED ON SMALLER PIPES.
3. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE OF THE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
4. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
5. AERIAL PHOTO FROM NC ONEMAP
6. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
7. THE FINAL PLAT WILL BE REQUIRED TO SHOW ALL DRAINAGE EASEMENTS, RIPARIAN BUFFERS, JURISDICTIONAL WETLANDS AND FLOOD HAZARD AREAS.
8. THE MAXIMUM IMPERVIOUS AREA OF 1.04 ACRES FOR THE MUST BE SHOWN ON FINAL PLAT.

NOTES:

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

REVIEW ONLY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 TERRY T. DALTON 10/7/19

Dalton Engineering and Associates, P. A.

REVISION 003: ADDRESSED TOWN OF CLAYTON 4th TRC REVIEW COMMENTS – 10/7/19
REVISION 002: ADDRESSED TOWN OF CLAYTON & JOHNSTON COUNTY COMMENTS – 7/19/19
REVISION 001: ADDRESS TOWN OF CLAYTON PLANNING DEPARTMENT COMMENTS – 4/26/19

Job: 18042	**Date:** 1/25/19	**Revision:** 003
File: 18042-MASTER	**Drawn:** RVM	**Sheet:** 1 OF 13

DURHAM STREET TOWNHOMES

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SCALE: 1" = 30'
0 15 30 60

EXISTING CONDITIONS SHEET
FOR
DURHAM STREET TOWNHOMES
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

TOWN OF CLAYTON PROJECT NUMBER - 2019-36-SD - ASSOCIATED SUP 2019-35-SUP

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

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON

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

Job: 18042	**Date:** 1/25/19	**Revision:** 004
File: 18042-MASTER	**Drawn:** RVM	**Sheet:** 2 OF 13

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SITE DATA TABLE

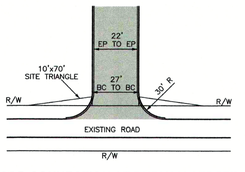
PROJECT NAME	DURHAM STREET TOWNHOMES
N.C. PIN	166805-08-7403
TAG	05E99200
OWNER/APPLICANT	FRONT PORCH BUILDING COMPANY, LLC 136 STARMONT DRIVE, CLAYTON, NC
SITE ADDRESS	FRONTING ALONG HOLDING STREET AND DURHAM STREET
EXISTING USE	WOODED
PROPOSED USE	MULTI-FAMILY SUBDIVISION (TOWNHOMES)
INSIDE TOWN LIMITS	YES
ZONING DISTRICT	R-8
SITE ACREAGE	2.41 AC (104,956.76 S.F.)
EXISTING IMPERVIOUS	0.0 AC
PROPOSED IMPERVIOUS	1.11 AC (48,321.00 SF)
PERCENT IMPERVIOUS	46.04%
PROPOSED DENSITY	21 UNITS / 2.41 AC = 8.71 UNITS / AC
FLOOR AREA	19,367 SF
BUILDING COVERAGE	18.45%
MAXIMUM BUILDING HEIGHT	30'-0" (TWO-STORY)
REQUIRED PARKING	2 SPACES PER UNIT
PROPOSED PARKING	2 SPACES PER UNIT (1 GARAGE SPACE AND 1 DRIVEWAY SPACE PER UNIT)
FLOOD PLAIN	NO (PANEL 1668)
WATESHED PROTECTION AREA	NO
INSIDE CITY LIMITS	YES
TOTAL NUMBER OF UNITS	21
PROPOSED USE	MULTI-FAMILY SUBDIVISION (TOWNHOMES)
M.B.S.L. FRONT	25'
M.B.S.L. SIDE (STREET)	10'
M.B.S.L. SIDE (INTERIOR)	0'
M.B.S.L. REAR	15'
ELECTRIC PROVIDER	TOWN OF CLAYTON
SANITARY SEWER PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	TOWN OF CLAYTON

NOTES:

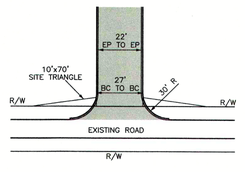
1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
2. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO DURHAM STREET AND HOLDING STREET.
3. THE 10'X70 SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENT.
4. TRASH WILL BE COLLECTED USING RESIDENTIAL CURBSIDE RECEPTACLE.
5. DEVELOPER WILL BE RESPONSIBLE FOR WATER AND SEWER TAP INSTALLATIONS.
6. THE 10'X70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.
7. OPEN BURNING IS NOT ALLOWED WITHIN THE TOWN LIMITS.
8. A SIGN APPLICATION IS REQUIRED FOR ANY SIGNAGE ON SITE.
9. THE RETAINING WALL DESIGN WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DRAWING STAGE AND MAY NEED TO A GRAVITY WALL IF THE TIE-BACKS FOR A SEGMENTAL WALL ARE LOCATED IN THE PUBLIC R.O.W.

LOT STANDARDS TABLE

LOT STANDARDS				MINIMUM SETBACKS (FT)				BUILDING STANDARDS	
MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH (LF)	MAX LOT COVERAGE (%)	MAX. IMPERVIOUS SURFACE (%)	FRONT	SIDE INTERIOR	SIDE STREET	REAR	BUILDING SEPARATION	MAX HEIGHT (FT.)
1500	20	80	80	25	0	10	15	20	30



ROAD CONNECTION AT DURHAM STREET
NOT TO SCALE



ROAD CONNECTION AT HOLDING STREET
NOT TO SCALE

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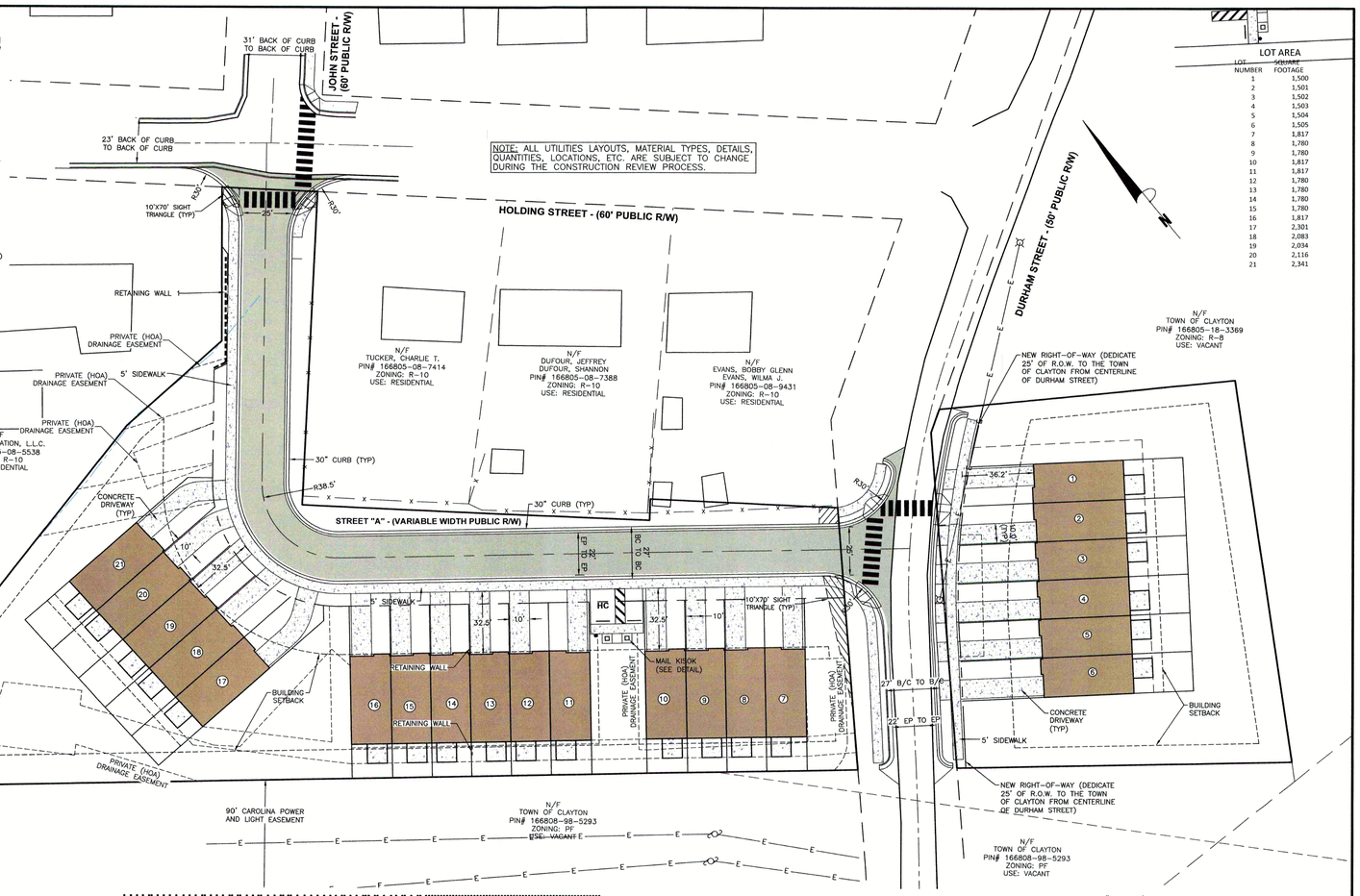
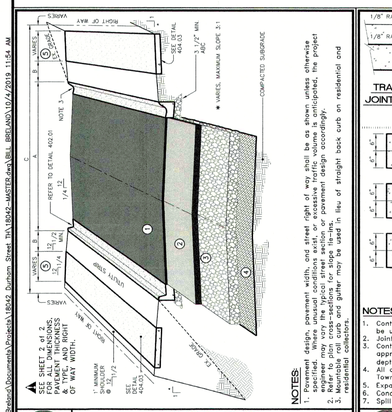
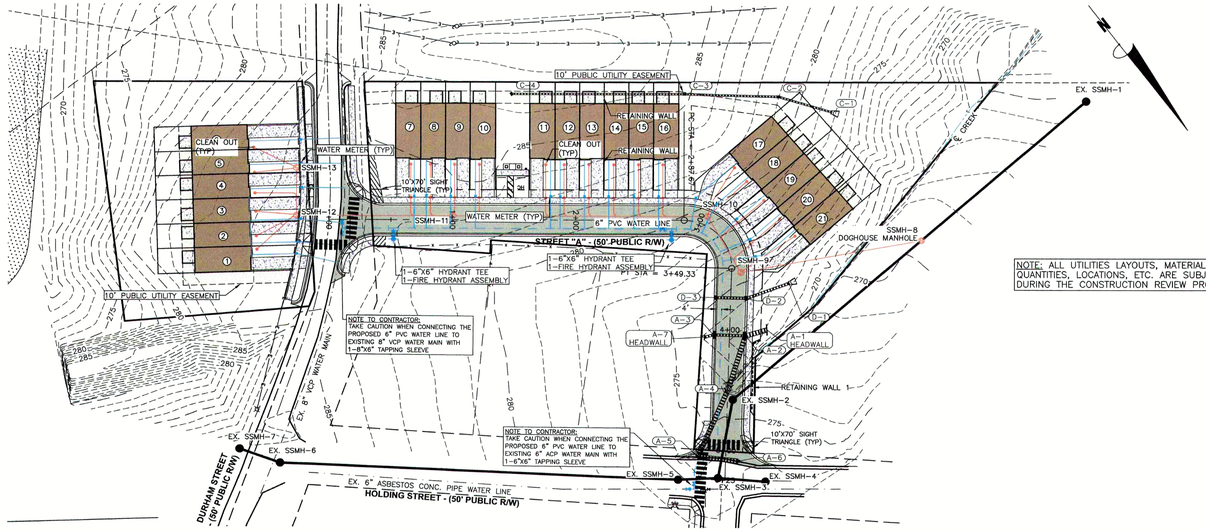


(ALL MEASUREMENTS ARE IN INCHES)

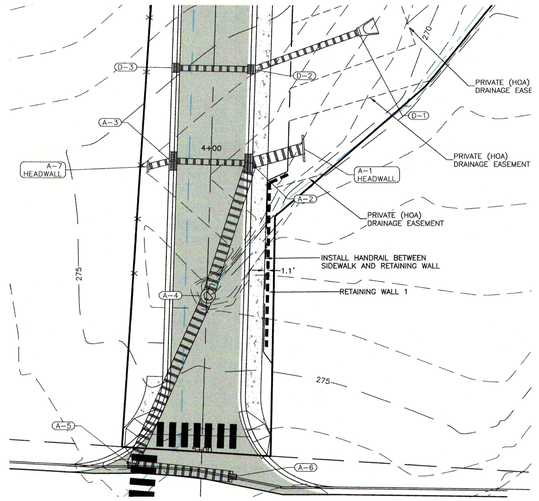
LOT NUMBER	SQUARE FOOTAGE
1	1,500
2	1,501
3	1,502
4	1,503
5	1,504
6	1,505
7	1,817
8	1,780
9	1,780
10	1,817
11	1,817
12	1,780
13	1,780
14	1,780
15	1,780
16	1,817
17	2,301
18	2,083
19	2,034
20	2,116
21	2,341


SEE SHEET 2 of 2 FOR ALL DIMENSIONS, PAVEMENT WIDTHS & TYPE, AND RIGHT OF WAY WIDTH.
ROW
SEE DETAIL ON SHEET 2 of 2
NOTE 1
REFER TO DETAIL 402.01
1/4"/FT
1/4"/FT
ASPHALT SURFACE
ASPHALT BASE
SUBGRADE
1" MINIMUM COMPACTED DEPTH @ 3"/FT
SEE DETAIL ON SHEET 2 of 2
SLOPE 1/4"/FT
VARIES, MAXIMUM SLOPE 3:1
COMPACTED SUBGRADE
3.5" AGGREGATE BASE COURSE
ABC
NOTE 2
NOTE 3
SLOPE 1/4"/FT
SLOPE 1/4"/FT
SLOPE 1/4"/FT



PLAN SCALE: 1" = 50'

NOTE: ALL UTILITIES LAYOUTS, MATERIAL TYPES, DETAILS, QUANTITIES, LOCATIONS, ETC. ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION REVIEW PROCESS.



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 RYAN V. MOORE 10/7/19

PLAN AND PROFILE STREET "A" AND RETAINING WALL FOR DURHAM STREET TOWNHOMES

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

TOWN OF CLAYTON PROJECT NUMBER - 2019-36-SD - ASSOCIATED SUP 2019-35-SUP

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

Job: 18042	Date: 1/25/19	Revision: 004
File: 18042-MASTER	Drawn: RVM	Sheet: 4 OF 13

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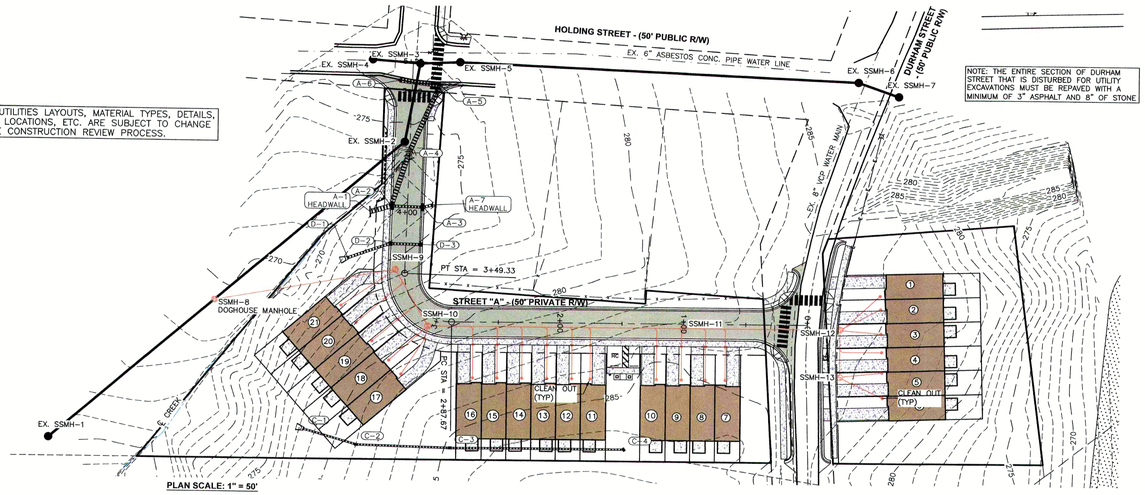

NOTE: ALL UTILITIES LAYOUTS, MATERIAL TYPES, DETAILS, QUANTITIES, LOCATIONS, ETC. ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION REVIEW PROCESS.

NOTE: THE ENTIRE SECTION OF DURHAM STREET THAT IS DISTURBED FOR UTILITY EXCAVATIONS MUST BE REPAVED WITH A MINIMUM OF 3" ASPHALT AND 8" OF STONE

CALL BEFORE YOU DIG!
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PLAN AND PROFILE SANITARY SEWER OUTFALL FOR DURHAM STREET TOWNHOMES

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

TOWN OF CLAYTON PROJECT NUMBER - 2019-36-SD - ASSOCIATED SUP 2019-35-SUP

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER JERRY T. DALTON

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Fax (919) 550-4741

Job: 18042	**Date:** 1/25/19	**Revision:** 004
File: 18042-MASTER	**Drawn:** RVM	**Sheet:** 5 OF 13

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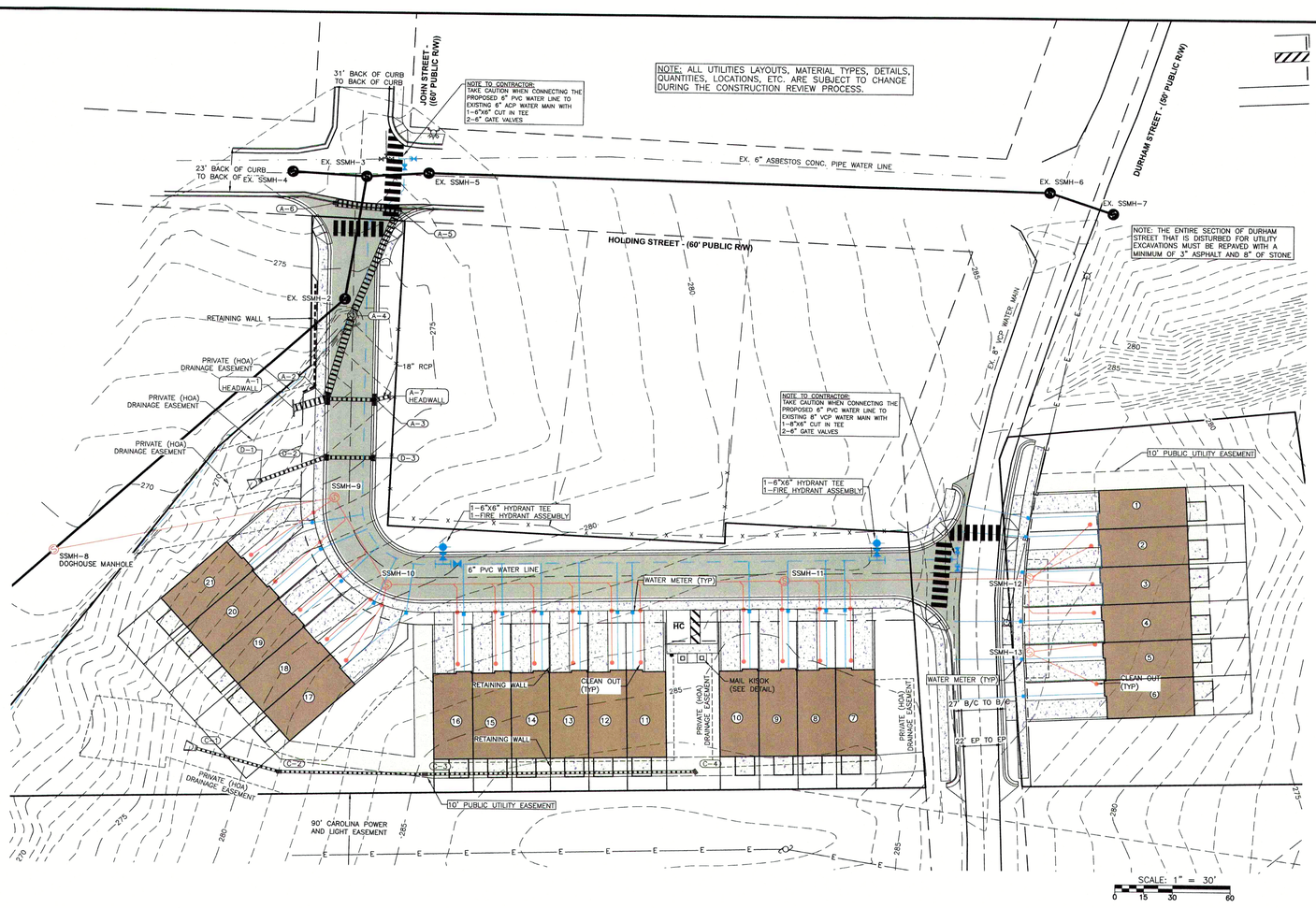

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UTILITY PLAN
FOR
DURHAM STREET TOWNHOMES
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

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LEGEND

SEDIMENT TRAP
LIMIT OF DISTURBANCE
DIVERSION DITCH
CONSTRUCTION ENTRANCE
SEDIMENT FENCE W/ OUTLET
SEDIMENT FENCE
PIPE OUTLET PROTECTION APRON
CHECK DAM
ARC INLET PROTECTION

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, CONTACT JESSICA BATTEN WITH JOHNSTON COUNTY PUBLIC UTILITIES AT (919) 209-8333.
2. INSTALL RAIN GAUGE ON SITE, ALONG WITH PERMIT BOX.
3. INSTALL THE CONSTRUCTION ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL SEDIMENT FENCE.
5. CLEAR THE AREAS NECESSARY TO INSTALL SEDIMENT TRAPS AND THE TEMPORARY DIVERSIONS.
6. TRAPS AND DIVERSIONS SHOULD BE SEEDED, MULCHED, AND ANCHORED IMMEDIATELY UPON CONSTRUCTION.
7. STRIP AND STOCKPILE TOPSOIL. INSTALL SEDIMENT FENCE AROUND THE LOWER HALF OF ALL STOCKPILED STRIPPINGS.
8. INSTALL A-1, A-2, A-3 AND A-7. THEN INSTALL ALL EROSION CONTROL DEVICES SPECIFIED FOR THESE STRUCTURES.
9. INSTALL 36" RCP FROM A-2 TO A-4. REPLACE EXISTING FES WITH A JUNCTION BOX.
10. ROUGH GRADE THE ROADWAY AND ADDITIONAL STORM DRAINAGE.
11. INSTALL RETAINING WALL AS NEEDED.
12. FINE GRADE AND PAVE THE STREET.
13. FERTILIZE, SEED, STRAW, AND TACK ROADSIDE SHOULDERS AND DITCHES.
14. INSTALL ROADSIDE DITCH LINING MATERIAL.
15. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY SIGNIFICANT RAINFALL EVENT DURING THE CONSTRUCTION PROCESS.
16. DEVELOPER SHALL CONTACT ENGINEER PRIOR TO REMOVAL OF THE SEDIMENT TRAPS.

NOTES

EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF GRADING, EXCAVATION OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION. THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S REFERENCE. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.

ALL DITCHES, CHANNELS, ETC. SHALL BE STABILIZED ACCORDING TO THE GROUND STABILIZATION SCHEDULE.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SILTING OF ADJACENT STREAMS OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. PRIOR TO THE REMOVAL OF ANY DEVICE, THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY PUBLIC UTILITIES FOR AN INSPECTION.

THE CONTRACTOR IS REFERRED TO THE DETAILED SPECIFICATIONS FOR A DESCRIPTION OF ADDITIONAL EROSION CONTROL MEASURES TO BE APPLIED.

SILT FENCE AND/OR ALTERNATE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BELOW DISTURBED AREAS AS NEEDED TO PREVENT SEDIMENT LOSS.

IT IS RECOMMENDED THE CONTRACTOR CONSTRUCT THE SEDIMENT TRAPS IN LOCATIONS THAT ALLOW FOR THE CONSTRUCTION OF THE ROADSIDE DITCHES. THE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND CAN BE SLIGHTLY ADJUSTED TO BETTER FACILITATE CONSTRUCTION OF OTHER STRUCTURES. CARE SHOULD BE TAKEN TO PROVIDE TEMPORARY RUNOFF INTO THE BASINS UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.

THE DRIVEWAY PIPES WILL NOT BE INSTALLED AT THIS TIME.
IF THE SITE CONDITIONS CHANGE DURING CONSTRUCTION RELATIVE TO SITE DRAINAGE PATTERNS, IT WILL BE NECESSARY TO RECHECK RECOMMENDED PIPE SIZES.

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION ACT WAS AMENDED IN 2006 TO REQUIRE PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION PLEASE CONTACT JESSICA BATTEN WITH JOHNSTON COUNTY PUBLIC UTILITIES WITH QUESTIONS AT (919) 209-8333

NC PIN # 165920-90-6715

DISTURBED AREA = 2.12 ACRES

TEMPORARY SEEDING SPECIFICATIONS

BETWEEN MAY 1 AND AUGUST 15, ADD 40 LB/ACRE GERMAN MILLET. PRIOR TO MAY 1 OR AFTER AUGUST 15, ADD 120 LB/ACRE RYE (GRAIN).

FALL IS BEST FOR TALL FESCUE AND LATE WINTER FOR LESPEDEZAS. OVERSEEDING OF KOBE LESPEDEZAS OVER THE FALL SEEDED TALL FESCUE IS VERY EFFECTIVE. USE UNHULLED BERMUDAGRASS SEED IN FALL.

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

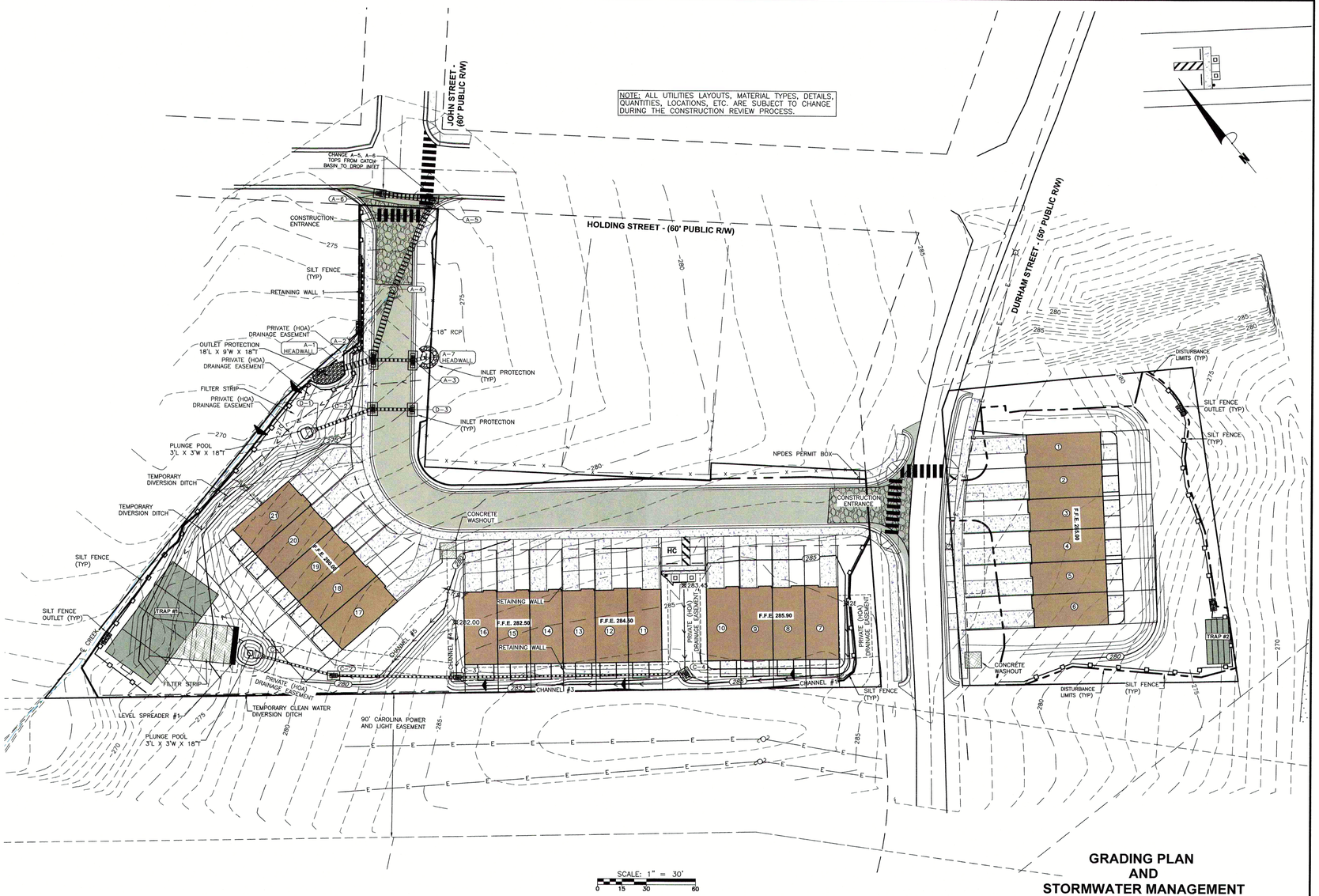
MULCH
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).

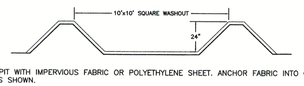
MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

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

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

SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.





1. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
2. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN THE DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF A CONCRETE TRUCK.
3. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING THE PIT.
4. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS.

CONCRETE WASHOUT PIT
NOT TO SCALE

GRADING PLAN AND STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN FOR DURHAM STREET TOWNHOMES

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

TOWN OF CLAYTON PROJECT NUMBER - 2019-36-SD - ASSOCIATED SUP 2019-35-SUP

REVIEW ONLY
NOT FOR CONSTRUCTION

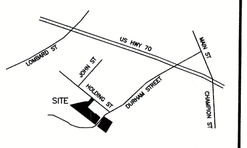
REVISION 006: ADDRESSED TOWN OF CLAYTON 4th TRC REVIEW COMMENTS - 10/7/19
REVISION 005: ADDRESSED TOWN OF CLAYTON 3rd TRC REVIEW COMMENTS - 9/13/19
REVISION 004: ADDRESSED TOWN OF CLAYTON & JOHNSTON COUNTY COMMENTS - 7/19/19
REVISION 003: ADDRESS TOWN OF CLAYTON PLANNING DEPARTMENT COMMENTS - 4/26/19
REVISION 002: ADDRESS JOHNSTON COUNTY PUBLIC UTILITIES COMMENTS - 3/13/19
REVISION 001: RENAMED SHEET PER TOWN OF CLAYTON COMMENTS - 3/5/19

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 TERRY T. DALTON 10/9/19

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

Job: 18042	**Date:** 1/25/19	**Revision:** 006
File: 18042-MASTER	**Drawn:** RVM	**Sheet:** 7 OF 13

C:\Users\Dir Brenda\Documents\Projects\18042 Durham Street TOWN\18042-MASTER.dwg, BRENDA 10/9/2019 11:58 AM



VICINITY MAP (NOT TO SCALE)

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ **C. IS ONE OF THE FOLLOWING:**
  - **1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.**
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

02-07-19 DATE _____ SURVEYOR

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.

02-07-19 DATE _____ SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5113, PAGE 212 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5113, PAGE 212; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 C-C-1 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 7th DAY OF FEBRUARY, A.D. 2019

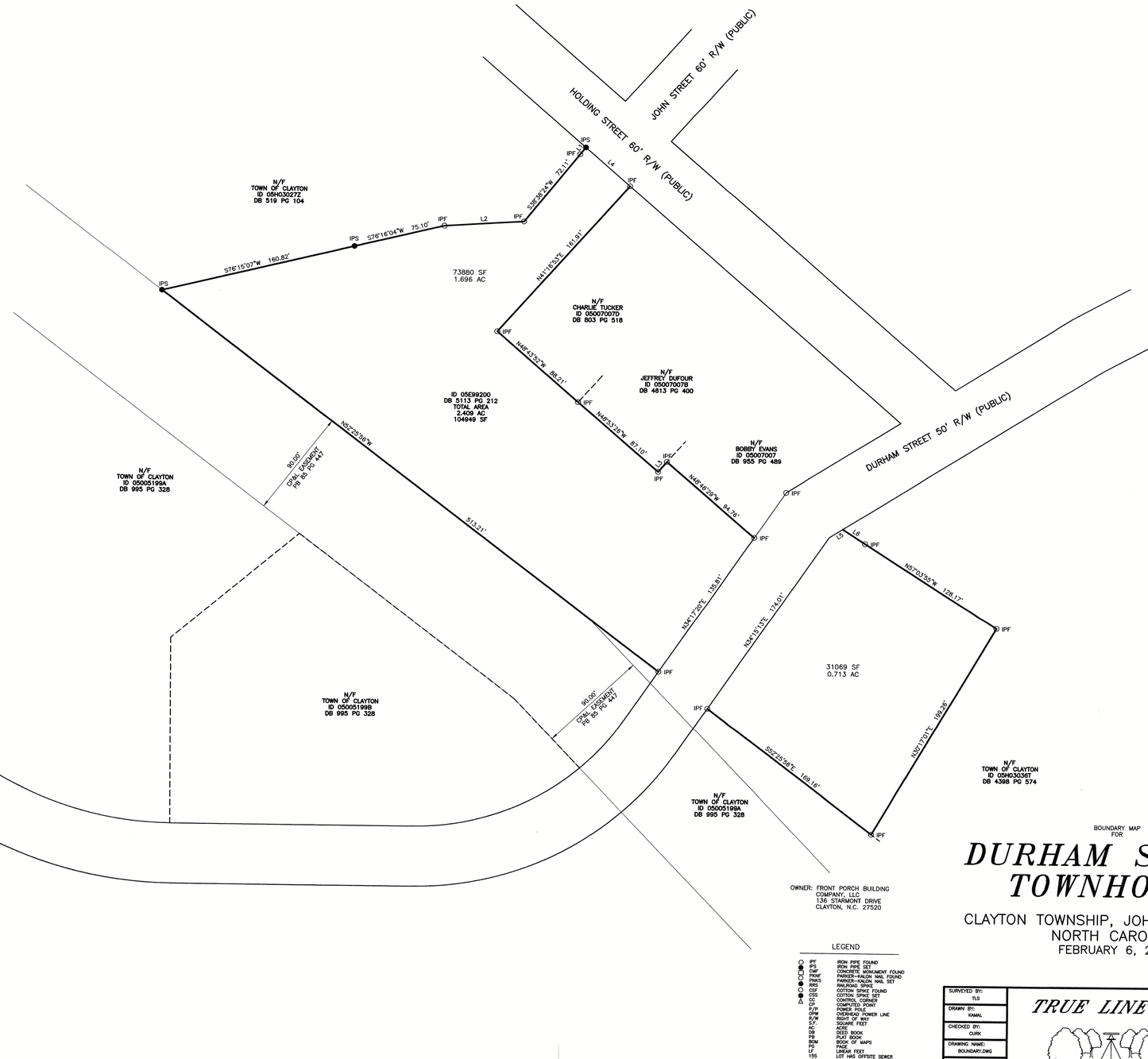
NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

L - 3990 LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	N38°38'24"E	7.29'
L2	S86°11'23"W	64.93'
L3	S40°22'44"W	10.97'
L4	N48°43'07"W	48.29'
L5	S57°41'13"W	12.70'
L6	N56°45'08"W	21.90'

0 40 80 120



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) ZONING: R-8
6) GRID TIE BY GPS

REFERENCES:

DB 5113 PG 212	PB 87 PG 68
DB 519 PG 104	PB 85 PG 447
DB 995 PG 328	PB 14 PG 115

OWNER: FRONT PORCH BUILDING COMPANY, LLC
136 STARMONT DRIVE
CLAYTON, N.C. 27520

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CM	CONCRETE MONUMENT FOUND
■	CMNF	CONCRETE MONUMENT NAIL FOUND
◇	PKNS	PARKER-KALON NAIL SET
◆	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
●	CSS	COTTON SPIKE SET
⊕	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRES
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BLOCK OF MAPS
	PG	PAGE
	LF	LINEAR FEET
	15S	LOT HAS OFFSITE SEWER
	15SL	OFFSITE SEWER LOT
	15R	RECOMBINATION LOT
	100	STREET ADDRESS
		LINES NOT SURVEYED

BOUNDARY MAP FOR

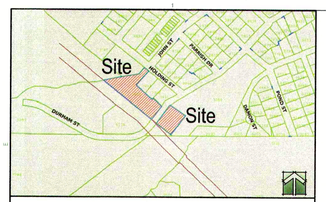
DURHAM STREET TOWNHOMES

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 6, 2019

SHEET 8 OF 13

SURVEYED BY:	TLS
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	10/9/2018
JOB NO.	2106.005

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859



Vicinity Map

Landscape Notes

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

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

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

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SCODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION BY THE DEVELOPMENT'S H.O.A. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

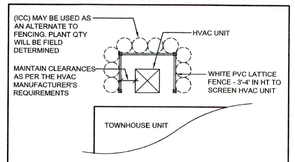
14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.

15. AS PER UDC SECTION 155.402(G)(4)(a), ALL ROOF, GROUND AND WALL MOUNTED MECHANICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR HANDLING EQUIPMENT, VENTS, COMPRESSORS, DUCT WORK, TRANSFORMERS AND ELEVATOR EQUIPMENT WILL BE SCREENED FROM VIEW.

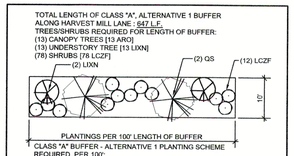
Plant List

QUAN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
		TREES				
13	ARO	Acre Rubrum 'October Glory'	October Glory Red Maple	2 1/2" Cal.	8' Min.	Buffer Plantings/Landscape Requirement
22	LXN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	2" Cal.	6' Min.	Buffer Plantings/Landscape Requirement/Mail Kiosk
16	QS	Quercus Shumardii	Shumard Oak	2 1/2" Cal.	8' Min.	Street Trees/Landscape Requirement
		SHRUBS				
-	ICC*	Ilex crenata 'Compacta'	Compact Holly	5 Gal	24" Min.	Utility Equipment Screening - As Needed
85	LCZF	Loropetalum chinense 'Zhuzhou Fuchsia'	Zhuzhou Fuchsia Loropetalum	5 Gal	12" Min.	Buffer Plantings/Landscape Requirement

*Quantities for ICC will be field determined as needed if the developer chooses to use plant material for screening instead of fencing
Note: All plant material to be installed as per the Town of Clayton guidelines and specifications
Note: The landscape contractor is responsible for verifying all quantities
Note: Substitutions must be submitted to the landscape architect for review and approval



HVAC SCREENING DETAIL
SCALE: NONE



CLASS "A" BUFFER
ALTERNATIVE 1

SITE INFORMATION

1. OWNER/DEVELOPER: FRONT PORCH BUILDING COMPANY, LLC
136 STARMONT DR
CLAYTON, NC 27520-0777
2. SITE ADDRESS: FRONTING HOLDING ST & DURHAM ST
CLAYTON, NC 27520
3. PARCEL #: 165920-90-6715
4. TOTAL ACREAGE = 2.41 AC/ 104,956.76 SF
5. ZONING: R-8
6. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON CITY LIMITS
7. CURRENT USE: VACANT/WOODED
8. PROPOSED USE: MULTI-FAMILY SUBDIVISION
9. ELECTRIC PROVIDER: TOWN OF CLAYTON
10. WATER PROVIDER: TOWN OF CLAYTON
11. SEWER PROVIDER: TOWN OF CLAYTON
12. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 3720166800K DATED 08/20/2018

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	104,957 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED***
20% OF LOT AREA:	20,991 SQ.FT.	CANOPY TREE	21	29
REQUIRED LANDSCAPE AREA:	20,991 SQ.FT.	UNDERSTORY TREE	21	22
PROPOSED LANDSCAPE AREA:	±21,000 SQ.FT.***	SHRUBS	42	78

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER PLANTINGS

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 104,957 SQ.FT.
20% OF LOT AREA: 20,991 SQ.FT.
PLANTINGS REQUIRED: 21 CANOPY TREES, 21 UNDERSTORY TREES, 42 SHRUBS
PLANTINGS PROVIDED: 29 CANOPY TREES, 22 UNDERSTORY TREES, 78 SHRUBS
BUFFERS REQUIRED/PROVIDED: NORTH PROPERTY LINE – TYPE "A", ALT #1 (VARIABLE WIDTH) WEST PROPERTY LINE – TYPE "A", ALT #1
BUFFER TYPES: TYPE "A", ALTERNATES 1. SEE BUFFER DETAIL/DIAGRAM THIS SHEET FOR REQUIRED PLANTINGS PER 100 LIN FT OF "A" BUFFER
STREET TREES: (8) CANOPY TREES ALONG DURHAM STREET AT 40' O.C. (8) CANOPY TREES ALONG STREET "A" AT 40' O.C.

Plant Symbol Key

CANOPY TREE: ARO (13)
CANOPY TREE: QS (16)
UNDERSTORY TREE: LIXN (22)
SHRUB: LCZF (85)

NOTE:
PLANT MATERIAL TO BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, DRAINAGE STRUCTURES AND DEVICES AS WELL AS WATERWAYS

NOTE:
AS PER THE TOWN OF CLAYTON CLASS 'A' BUFFER PLANTINGS HAVE BEEN RELOCATED TO THIS AREA TO AVOID CONFLICT WITH PROPOSED RETAINING WALL

NOTE:
ALL REQUIRED PLANTINGS PER 100' LENGTH OF CLASS "A" BUFFER WILL BE PROVIDED WHERE THE WIDTH OF THE BUFFER VARIES

CLASS 'A' BUFFER - 10' ALTERNATIVE

CLASS 'A' BUFFER - 10' ALTERNATIVE
NOTE:
WIDTH VARIES DUE TO RELATION OF PROPOSED STREET TO EXISTING PROPERTY LINES

(78) LCZF (BUFFER/LANDSCAPE REQUIREMENT)
(13) ARO (BUFFER/LANDSCAPE REQUIREMENT)
(13) LIXN (BUFFER/LANDSCAPE REQUIREMENT)

LIKE ZONING - NO BUFFER REQUIRED

AS PER 155.402(E)(2)(C) NO BUFFER IS REQUIRED

90' DUKE PROGRESS POWER EASEMENT

AS PER 155.402(E)(2)(C) NO BUFFER IS REQUIRED

NOTE: STREET TREES HAVE BEEN ADJUSTED TO AVOID CONFLICT WITH THE PROPOSED ELECTRICAL EASEMENT

(7) LCZF (MAIL KIOSK SCREENING)
(1) LIXN (MAIL KIOSK SCREENING)

(8) LIXN (LANDSCAPE REQUIREMENT)
(16) QS AT ±40' O.C. (STREET TREES/LANDSCAPE REQUIREMENT)
90' DUKE PROGRESS POWER EASEMENT

N/F TUCKER, CHARLIE T. PIN# 166805-08-7414 ZONING: R-10 USE: RESIDENTIAL
N/F DUFOUR, JEFFREY DUFOUR, SHANNON PIN# 166805-08-7388 ZONING: R-10 USE: RESIDENTIAL
N/F EVANS, BOBBY GLENN EVANS, WILMA J. PIN# 166805-08-9431 ZONING: R-10 USE: RESIDENTIAL
N/F S STATION, L.L.C. 1-5538 ZONING: R-10 USE: VACANT
N/F TOWN OF CLAYTON PIN# 166808-98-5293 ZONING: PF USE: VACANT
PIN# 166805-18-3369 ZONING: R-8 USE: VACANT
N/F TOWN OF CLAYTON

FOR REVIEW AND COMMENT ONLY

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE PLAN

30' 15' 0 30' 60'
SCALE: 1" = 30'

100 DOVE CT
CLAYTON, NC 27520
919.810.8408
TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemark@gmail.com

LANDSCAPE PLAN FOR DURHAM STREET TOWNHOMES
DURHAM & HOLDING STREETS
CLAYTON, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 871 TALMAGE MARK HALL

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

		DATE
PROJECT:		03.2019
ISSUE:	LANDSCAPE PLAN	03.13.2019
REVISIONS:	TRC COMMENTS	07.29.2019
	TRC COMMENTS	09.16.2019
	TRC COMMENTS	10.08.2019
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE PLAN	

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TOWN OF CLAYTON PROJECT NO: 2019-36-SD

10/7/2019 12:57 PM C:\Users\Engineer\Documents\Talmage Mark Hall, ASLA\TMH-ASLA 2019\TRUE LINE SURVEYING\DURHAM STREET TOWNHOMES\DWG\DSTH-LP08.dwg

LANDSCAPE WORK SPECIFICATIONS

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION INCLUDING INSTALLATION OF TREES, SHRUBS, GROUND COVERS, PERENNIALS, SOD, SEEDING, MULCH, AND APPURTENANCES.

JOB CONDITIONS: ATTENTION SHALL BE DIRECTED TO THE LOCATION OF ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING ANY WORK REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES, SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THE CONTRACT.

MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR HIS AGENT. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCALE. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

PLANT SIZE: SPECIFIED SIZES INDICATE MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND SIZE ARE INDICATED FOR A SINGLE SPECIES, BOTH REQUIREMENTS MUST BE MET.

PLANT HANDLING & STORAGE: PLANTS AND THEIR ROOT SYSTEMS SHALL BE ADEQUATELY PROTECTED FROM DRYING OUT AT ALL TIMES. PLANT MATERIALS SHALL BE WATERED PRIOR TO TRANSPORT AND KEPT MOIST PRIOR TO PLANTING. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE AND WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

BALLED & BURLAPPED PLANTS SHALL BE LIFTED FROM THE BOTTOM ONLY, NOT BY STEMS OR TRUNKS.

CARE SHALL BE TAKEN WHEN REMOVING THE CONTAINER FROM CONTAINER-GROWN PLANTS SO AS NOT TO INJURE THE PLANT'S ROOTS.

SUBSTITUTIONS: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A WRITTEN PROPOSAL FOR USE OF A SIMILARLY-SIZED AND TYPE OF PLANT AND CORRESPONDING COST ADJUSTMENT WILL BE CONSIDERED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAULED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 35% SAND, AND 25% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS:	350 PPM
RELATIVE DENSITY:	25%-50%, LOOSE
RELATIVE PERMEABILITY:	2.5-10 IN./HR.
PLASTIC INDEX:	4-10
PH RANGE:	6.0-6.8

BACKFILL MATERIAL SHALL BE TESTED AND TEST RESULTS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.

PLANT FERTILIZER: SHALL BE A COMPLETE FERTILIZER, OF WHICH 50% OF THE NITROGEN IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

WATER: SHALL BE FURNISHED BY THE OWNER.

PLANT MATERIAL INSTALLATION: MATERIALS SHALL ONLY BE PLANTED DURING PERIODS OF SUITABLE WEATHER CONDITIONS.

THE OWNER SHALL BE NOTIFIED OF SUBSOIL CONDITIONS THAT WOULD PROVE DETRIMENTAL TO PLANT SURVIVAL OR GROWTH. ALTERNATE LOCATIONS FOR MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES. THE SIDES AND BOTTOM OF HOLES SHALL BE SCARIFIED PRIOR TO PLANTING. BACKFILL WITH THE SOIL MIXTURE SPECIFIED ON THE DRAWINGS. BACKFILLING SHALL BE ACCOMPLISHED IN LIFTS TO ENSURE ELIMINATION OF ALL AIR POCKETS. ALL PLANTS SHALL BE POSITIONED TO PLACE MOST ATTRACTIVE SIDE TO VIEW AND IN A PLUMB POSITION.

INSTALL 6 FT. DIAMETER SAUCERS MADE OF SOIL AROUND LARGE TREES AND 4 FT. DIAMETER SAUCERS AROUND SMALL TREES.

IMMEDIATELY FOLLOWING PLANTING, PLANTS SHALL BE MULCHED. WHERE PLANTS ARE PLANTED IN GROUPS, THE AREA ABOUT THE PLANT AS WELL AS THE AREA BETWEEN PLANTS SHALL BE COVERED WITH MULCH. PLANTS SHALL BE THOROUGHLY WATERED FOLLOWING MULCHING.

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

PRUNING SHALL BE LIMITED TO THE REMOVAL OF INJURED BRANCHES AND TWIGS. USE CLEAN AND SHARP PRUNING TOOLS.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN DURING PROGRESS OF INSTALLATION WORK.

PLANTING BEHIND SEGMENTAL RETAINING WALLS: CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE INSTALLATION OF PROPOSED TREES AND SHRUBS BEHIND SEGMENTAL RETAINING WALLS. CONTRACTOR SHALL PROCEED WITH CAUTION WHEN EXCAVATING SO AS NOT TO TEAR OR REMOVE SECTIONS OF THE GEOGRID FABRIC THAT IS TYPICALLY LOCATED 18 TO 24 INCHES BELOW FINISHED GRADE. PENETRATION OF THE GEOGRID IS PERMITTED TO PLANT INDIVIDUAL TREES OR LARGE SHRUBS AS NECESSARY; HOWEVER, EXCAVATION OF THE PLANTING HOLE AND PERFORATION OF THE GEOGRID FABRIC SHALL BE ACCOMPLISHED USING AN AUGER OR BY HAND-CUTTING THE FABRIC FOLLOWING EXCAVATION BY A BACKHOE WITH A SMOOTH-EDGE BUCKET.

MAINTENANCE OF PLANT MATERIALS: PLANT MATERIALS SHALL BE MAINTAINED FOLLOWING PLANTING AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, PRUNING, MULCHING, ADJUSTMENT OF GUYING, RESTORATION OF PLANT POSITION OR SAUCERS, AND SPRAYING IF NECESSARY. FINAL ACCEPTANCE FOR SEGMENTS OF THE CONTRACT WORK MAY BE GRANTED BY THE OWNER.

THE CONTRACTOR SHALL PROTECT PLANTED AREAS WITH STAKES AND FLAGGING TO LIMIT DAMAGE.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN WHEN MAINTENANCE OPERATIONS ARE IN PROGRESS.

ALL INSTALLED MATERIALS SHALL BE IN ACCEPTABLE CONDITION WHEN CONTRACTOR APPLIES FOR PAYMENT.

INSPECTION AND ACCEPTANCE OF WORK: UPON 48 HOURS ADVANCE NOTICE, THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE. THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE SHALL TERMINATE AT THE DATE OF ACCEPTANCE OF EACH SEGMENT OF WORK. UPON THE DATE OF ACCEPTANCE, THE GUARANTEE PERIOD SHALL COMMENCE.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE TO PROVIDE TO THE OWNER THRIVING PLANT MATERIALS TO INCLUDE TREES, SHRUBS, AND GROUND COVERS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE. ADDITIONALLY, THE CONTRACTOR SHALL GUARANTEE TO THE OWNER THRIVING PERENNIALS, ANNUALS, WELL-ESTABLISHED SEEDED AREAS, AND WELL-ROOTED SODDED AREAS FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE. THE GUARANTEES ARE SUBJECT TO THE FOLLOWING CONDITIONS:

THE OWNER IS RESPONSIBLE FOR PROPER WATERING OF PLANT MATERIALS, SEEDED AREAS, AND SODDED AREAS FOLLOWING FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN INSTRUCTIONS SPECIFYING THE RATES AND EXTENT OF WATERING REQUIRED. THE CONTRACTOR SHALL MAKE MONTHLY INSPECTIONS FOR A PERIOD OF (1) YEAR AT NO EXTRA COST TO THE OWNER, TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE TO THE WATERING PROGRAM. ANY RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING.

DAMAGE CAUSED TO PLANT MATERIALS FROM ACTS OF NATURE, VANDALISM, EROSION, OR MALICIOUS ACTS WILL VOID THE GUARANTEE FOR ANY EFFECTED MATERIALS.

DAMAGE TO PLANT MATERIALS CAUSED BY DISEASE INCLUDING BROWN PATCH IN TURF GRASSES EXCLUDE ANY EFFECTED MATERIALS FROM THE GUARANTEE.

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 30 CALENDAR DAYS.

TURF MATERIALS: MATERIALS REQUIRED FOR SEEDING AND OR SODDING SHALL CONFORM TO THE FOLLOWING:

FERTILIZER: SHALL BE A TURFGRADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 1/2 TO 3/4 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 18% NITROGEN, 24% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

LIME: SHALL BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES IN A PELLETIZED FORM.

ANTI-EROSION MULCH: SHALL BE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

GRASS SEED: SHALL BE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY "OFFICIAL SEED ANALYSTS OF NORTH AMERICA". PROVIDE TYPE OR MIXTURE COMPOSED OF SPECIES AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

SOD: SHALL BE FRESHLY CUT, DROUGHT-RESISTANT SOD, FREE OF OBJECTIONABLE BROADLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCHING AND OTHER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. REMOVE FROM THE SITE ALL TEMPORARY SEEDING OR STABILIZATION MEASURES.

ALL AREAS TO RECEIVE SEED OR SOD SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

APPLY LIMESTONE ACCORDING TO SOIL TEST RECOMMENDATION OR AT A RATE OF 4000 LBS. PER ACRE.

RIP THE AREA TO A MINIMUM DEPTH OF 4 TO 6 INCHES.

REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER DEBRIS AND PULVERIZE THE TOP 2 INCHES OF LOOSENED SOIL TO PROVIDE A SMOOTH AND UNIFORM SURFACE.

APPLY TURFGRADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FERTILIZER SHALL BE APPLIED AT A RATE THAT PROVIDES 5 LBS. OF PHOSPHORUS PER 1000 S.F. LIGHTLY MIX WITH SOIL AND SMOOTH SURFACE.

SODDING: APPLY DROUGHT-RESISTANT, TURF-TYPE FESCUE SOD (E.G. "REBEL III", "BONANZA", "CONFEDERATE", ETC.) IN THE FOLLOWING MANNER:

SOD SHALL BE PLACED ON A SMOOTH, EVEN SURFACE CONFORMING TO FINISH GRADE REQUIREMENTS. FINISH GRADE SHALL BE 1 INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBING. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SODDING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

HANDLING OF SOD SHALL BE DONE IN A MANNER AS TO PREVENT TEARING, BREAKING, DRYING, OR OTHER DAMAGE.

SOD SHALL BE INSTALLED ON-SITE IN NOT MORE THAN 72 HOURS AFTER CUTTING. IF THE SOD IS NOT INSTALLED WITHIN 48 HOURS AFTER CUTTING, IT SHALL BE UNSTACKED OR UNROLLED, PLACED IN SHADE, AND KEPT MOIST UNTIL INSTALLATION.

LAY SOD PARALLEL TO THE DIRECTION OF THE SLOPE AND IN A MANNER WHICH WILL PERMIT JOINTS TO ALTERNATE.

FIT SOD PIECES TOGETHER TIGHTLY SO THAT NO JOINT IS VISIBLE, AND TAMP SOD FIRMLY AND EVENLY BY HAND.

AFTER SODDING IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT, SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER.

WATER SODDED AREAS IMMEDIATELY AFTER FINAL ROLLING WITH A FINE SPRAY TO A DEPTH OF 4 INCHES. KEEP ALL SODDED AREAS CONTINUOUSLY MOIST THEREAFTER UNTIL 30 CALENDAR DAYS FOLLOWING INSTALLATION. USE FINE SPRAY NOZZLES ONLY.

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

SEEDING: APPLY TURF-TYPE SEED MIXTURE (E.G. "CONFEDERATE" FESCUE MIXTURE, "TRI-BLEND", ETC.) AT A RATE OF 6 LBS. PER 1000 S.F. KENTUCKY 31 TALL FESCUE IS UNACCEPTABLE.

CULTIPACK SEEDED AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SEEDED AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS | 6
SCALE: NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

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

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

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

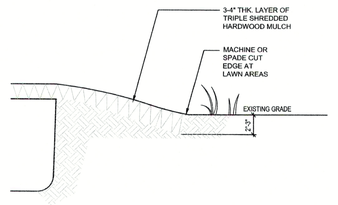
10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

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

LANDSCAPE NOTES | 5
SCALE: NTS



BED EDGING | 1
SCALE: NTS

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT DISTANCE STANDARDS.

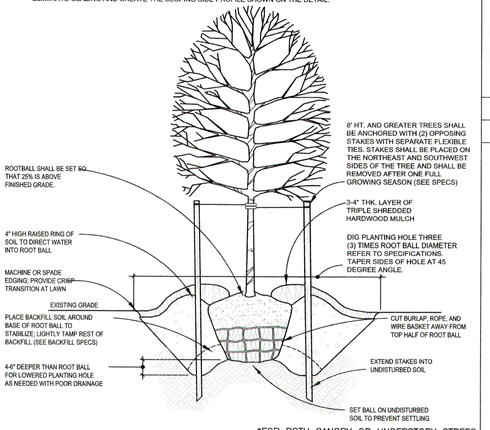
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

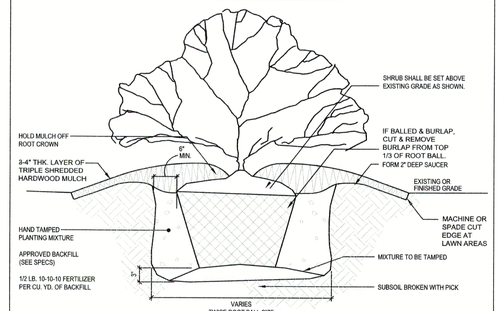
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.



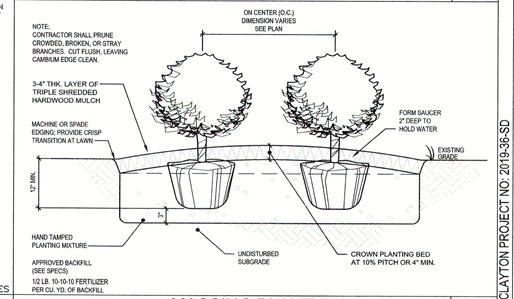
*FOR BOTH CANOPY OR UNDERSTORY STREES

* TYPICAL TREE INSTALLATION | 4
SCALE: NTS



*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION | 2
SCALE: NTS



MASSING PLANT INSTALLATION | 3
SCALE: NTS

FOR REVIEW AND COMMENT ONLY

NOT RELEASED FOR CONSTRUCTION

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919.810.8408

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

LANDSCAPE PLAN FOR DURHAM STREET TOWNHOMES
DURHAM & HOLDING STREETS
CLAYTON, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 874 TALMAGE MARK HALL

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

		DATE
PROJECT:		03.2019
ISSUE:	LANDSCAPE PLAN	03.13.2019
REVISIONS:	TRC COMMENTS	07.29.2019
	TRC COMMENTS	09.16.2019
	TRC COMMENTS	10.08.2019
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE DETAILS & NOTES	

TOWN OF CLAYTON PROJECT NO: 2019-36-SD

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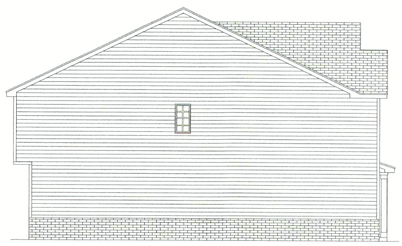
10 of 13

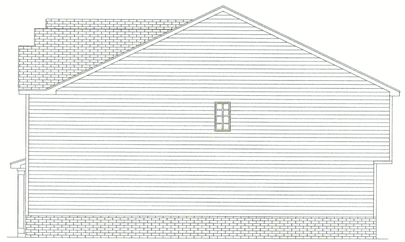
10/7/2019 12:59 PM C:\Users\Engineer\Documents\Talmage Mark Hall, ASLA\TMH-ASLA 2019\TRUE LINE SURVEYING\DURHAM STREET TOWNHOMES\DWG\DSTH-LP08.dwg

5 UNIT BUILDING
FRONT ELEVATION
SCALE = 1/4"=1'-0"



LEFT ELEVATION
SCALE = 1/8"=1'-0"

REAR ELEVATION
SCALE = 1/8"=1'-0"



RIGHT ELEVATION
SCALE = 1/8"=1'-0"

*NOTE: ALL EXTERIOR SIDING MATERIALS TO BE VINYL.

REVIEW ONLY
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ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
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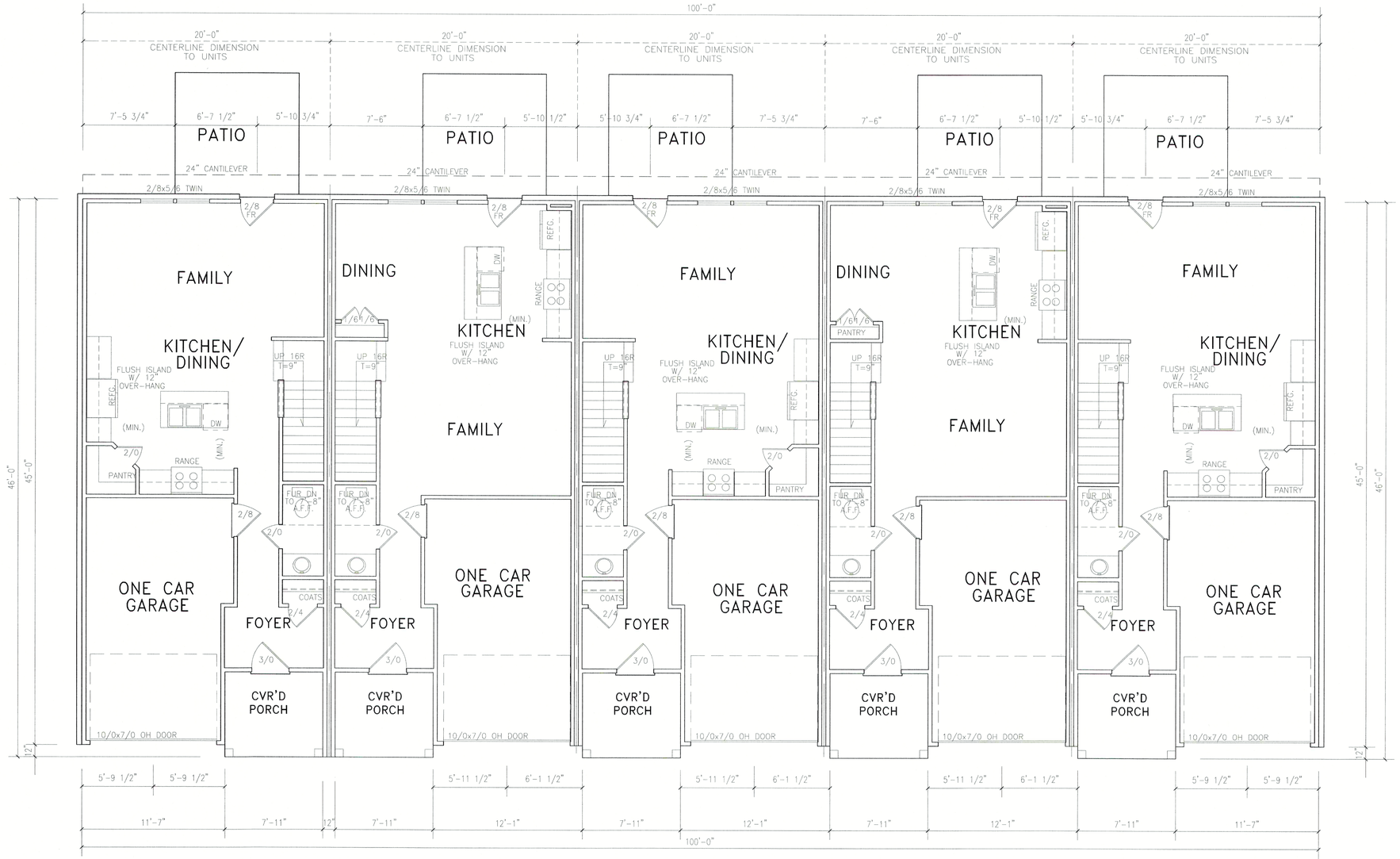
FIRM # C-4187

REVISIONS:

DURHAM STREET
5 UNIT TOWNHOMES
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

ELEVATIONS

DESIGN	ADS
DRAWN	ADS
CHECKED	ADS
HORIZONTAL SCALE	
VERTICAL SCALE	
DATE	10/15/2019
JOB NO.	
SHEET	A-1



FIRST FLOOR PLAN

SCALE:.....1/4"=1'-0"

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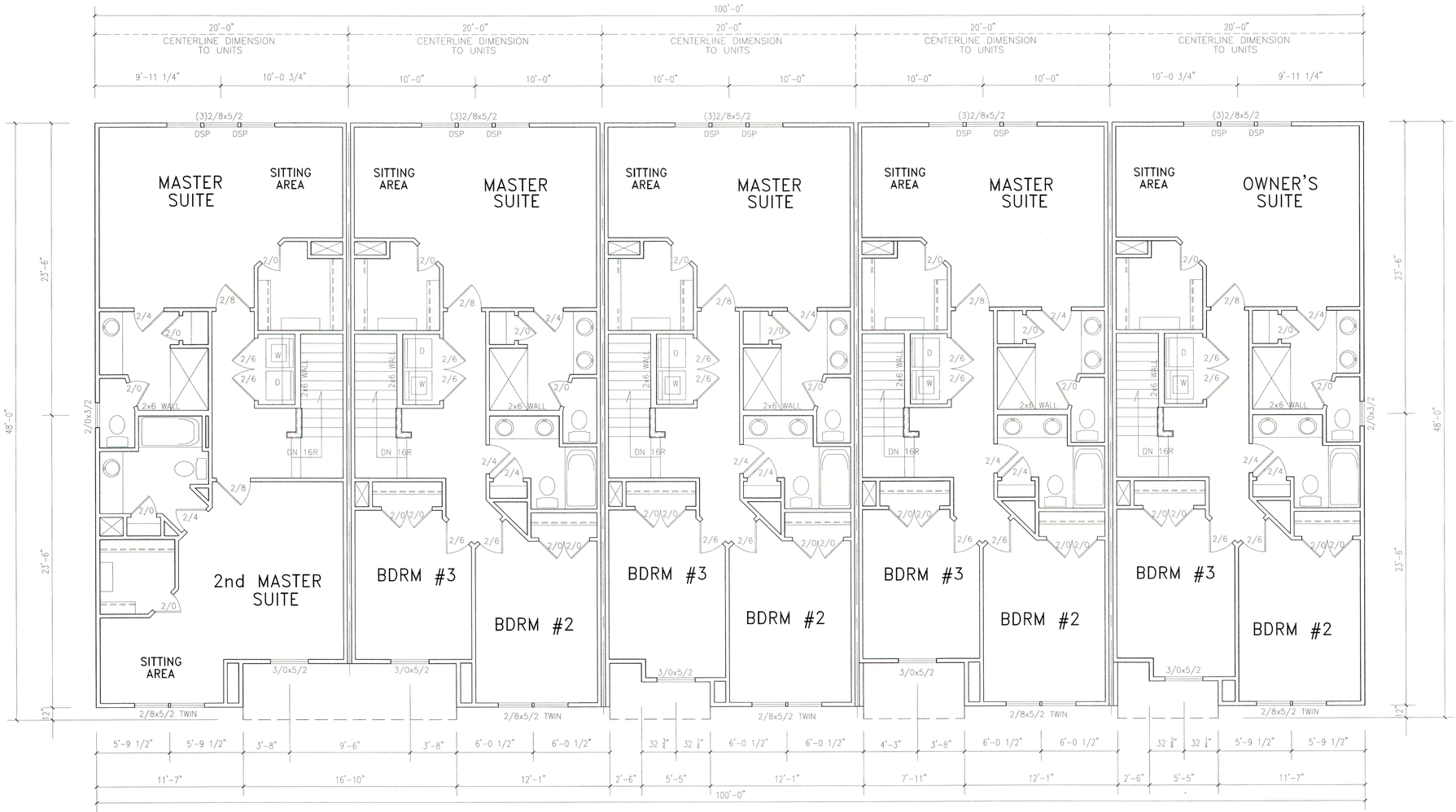
REVISIONS:

DURHAM STREET
5 UNIT TOWNHOMES
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

FIRST FLOOR PLAN

DESIGN	ADS
DRAWN	ADS
CHECKED	ADS
HORIZONTAL SCALE	
VERTICAL SCALE	
DATE	07/15/2019
JOB NO.	
SHEET	A-2



SECOND FLOOR PLAN

SCALE:.....1/4"=1'-0"

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NOT FOR CONSTRUCTION

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ADAMS & HODGE ENGINEERING, PC

DURHAM STREET
5 UNIT TOWNHOMES
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SECOND FLOOR PLAN

DESIGN	ADS
DRAWN	ADS
CHECKED	ADS
HORIZONTAL SCALE	
VERTICAL SCALE	
DATE	07/15/2019
JOB NO.	
SHEET	A-3

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

TRC CERTIFICATION

October 22, 2019

Curk Lane / Molly Herring
205 W. main St. Clayton, NC
Curk@truelinesurveying.com / Molly@truelinesurveying.com

Mr. Lane / Ms. Herring,

The project for 2019-36-SD Durham Street Townhomes has received Certification from the Technical Review Committee on October 22, 2019. The project will now proceed to the following meeting:

Town Council: Monday November 18, 2019

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

Thank you,

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

Staff Approval:

Project Manager's Approval — Date: 10/22/19

Department of Engineering Approval — Date: 10/22/19

Fire Inspector's Approval — Date: 10/22/19

2019

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

November 18, 2019
Town Council

STAFF REPORT

Application Number: 2019-36-SD
Project Name: Durham Street Townhomes Preliminary Plat

Tag #:	05E99200
Town Limits/ETJ:	Town Limits
Overlay:	None
Applicant:	True Line Surveying
Owner:	Front Porch Building Company, LLC.
Location:	2.409 acres off Durham Street and Holding Street.

Public Noticing:

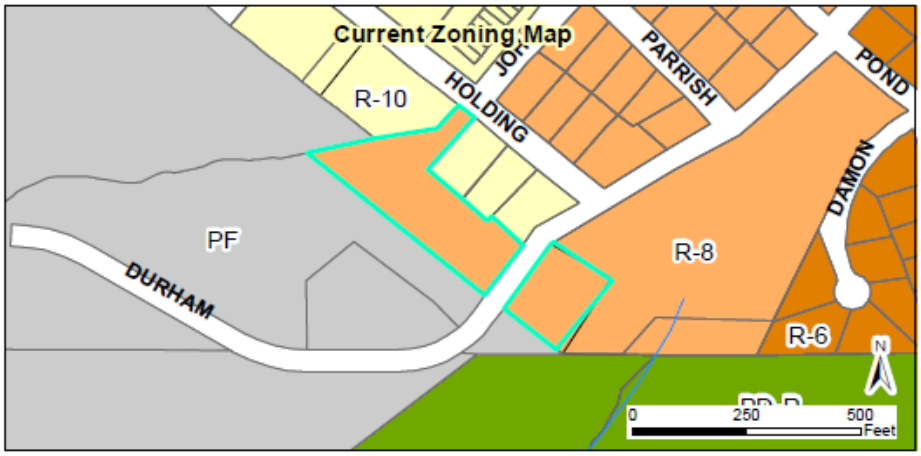
- Neighborhood meeting held on Tuesday, May 7, 2019
- Sign posted November 4, 2019
- Letters mailed November 6, 2019
- Newspaper ad posted November 6, 2019 and November 13, 2019

REQUEST: Preliminary Plat (major subdivision) approval to develop 21 townhome units on 2.409 acres of land that is zoned Residential-8 (R-8). This request is running concurrently with a Special Use Permit application (2019-35-SUP).

SITE DATA:
Acreage: 2.409 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10 & Residential-8	Single-Family Residential
South	Public Facility & Planned Development-Residential	Vacant
East	Residential-8	Vacant
West	Public Facility	Public Facility



DEVELOPMENT DATA:

Proposed Uses:	21 Units of Townhomes
Number of Stories:	2 Stories
Proposed Density:	8.71 Units per Acre
Proposed Impervious Surface:	46.04% total; dimensional standards per lot proposed on site plan
Required / Proposed Parking:	Parking Requirement – 2 spaces per unit
	Parking Proposed – 2 spaces per unit
Access/Streets:	There will be access points off Durham Street and Holding Street
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

STAFF ANALYSIS:

Overview
The applicant is requesting preliminary plat approval to develop 21 townhome lots on the subject property zoned Residential-8 (R-8). The proposed townhome units are two stories. Per UDC requirements, the use of townhomes is permitted in the Residential-8 zoning district via issuance of a Special Use Permit. As such, an associated Special Use Permit application 2019-35-SUP is running concurrently with this request to allow the use of townhomes.

Access/Streets
The applicant is proposing a new public street, Street "A", to access the majority of the townhome lots from Holding Street and Durham Street. The remaining six units will be located directly off Durham Street.

Sidewalks
Sidewalks have been proposed along the public right-of-way on both sides of Durham Street. Sidewalk has also been provided along one side of the proposed Street "A". Crosswalks and ADA compliant handicap ramps have also been provided where appropriate.

Parking
Two spaces per unit are required for townhomes, per the UDC standards. The applicant has provided this and has also provided parking to be utilized for the mail kiosk area.

Landscaping and Buffering
The proposed subdivision will include one street tree per lot to meet the minimum street tree requirement for residential developments. Additionally, a Class "A" landscape buffer has been provided to meet compatibility buffer requirements along properties zoned Residential-10 (R-10). All mechanical units will also be screened from view for each lot.

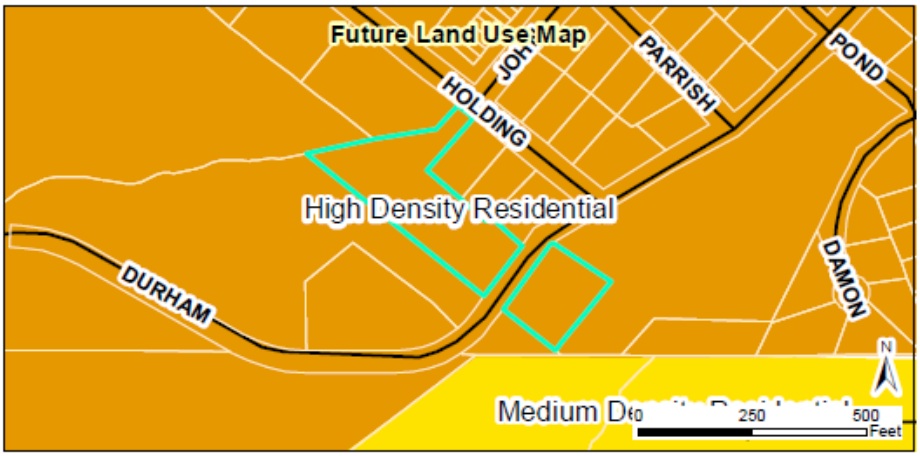
Garbage / Recycling
A dumpster enclosure will not be provided. Each lot will utilize individual roll-out containers for trash collection.

Architecture/Design
The townhomes will all include garages in their design. The units will be 2-story and will consist primarily of vinyl siding with some board & batten siding and stone features.

Consistency with Adopted Plans:

- **Comprehensive Plan**
  The Comprehensive Plan 2040 designates this property as "High Density Residential" in the Future Land Use Map shown below. The High Density Residential land use designation is designed to permit all housing types including townhomes. The typical gross residential density for this area as noted in the Comprehensive Plan is for up to 12 dwelling units per acre. The requested subdivision is compatible with this category based on the proposed density (8.71 dwellings/acre) and residential land use.

- **Unified Development Code**
  The proposed development has received TRC certification from staff and meets all applicable code requirements. The use is subject to issuance of a Special Use Permit from Town Council (2019-35-SUP).



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 in the immediate vicinity and townhomes further along Holding Street. The overall density of the tract will be 8.71 units per acre, with required landscape buffers provided along the perimeter to provide compatibility buffers against single-family residential units nearby.

CONSIDERATIONS:

- The approval of this preliminary plat is contingent upon the approval of the associated Special Use Permit application (2019-35-SUP).

FINDINGS:
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 application meets all required specifications and is in accordance with the town zoning ordinance strategic growth plan of the Town of Clayton."

Staff Commentary: The proposed development has been TRC Certified by staff and does meet the requirements of the UDC, subject to issuance of a Special Use Permit to permit the development of townhomes.

2. The subdivision meets all of the required specifications of this chapter.

Applicant Response: "Yes, the subdivision meets all required specifications of this chapter."

Staff Commentary: The proposed development is considered infill development, as the adjacent properties are all currently developed. The use of townhomes is not located immediately adjacent to this site, but townhomes are located further along Holding Street in the general vicinity.

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 of development of properties in the surrounding area.

Applicant Response: "This application will not be detrimental to the use or orderly development of other properties. This plan is for residential townhomes of the size and character of newly developed townhome projects and or new homes built in the surrounding area. It will not violate the standards of adjacent properties."

Staff Commentary: The proposed use of townhomes is permitted subject to issuance a special use permit. The plan has been reviewed and certified by the Technical Review Committee for the Town.

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 22 lot townhome project is designed to have 3 points of entry and exits. 2 on Durham St. and 1 on Holding St. Which will allow access to Hwy 70 on Durham St, John St. and Holding St.

Staff Commentary: A traffic study was not required due to the development not generating 100 peak hour trips per day. The applicant is utilizing existing roads to access the site and is proposing a new public street to serve the majority of townhome lots.

CONDITIONS:
If approved, staff recommends the following conditions be applied:

1. Following Board approvals, three copies of the final preliminary subdivision plan meeting the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be recorded on the cover sheet of the plans before final approval is granted.

2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to requirements outlined in the Unified Development Code.

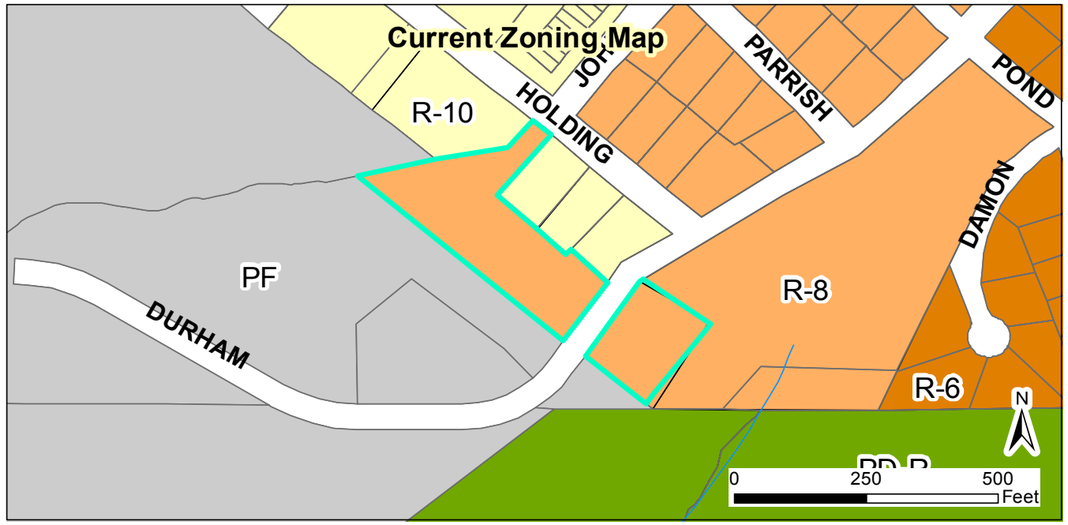
3. The required Class "A" compatibility buffer shall be installed or bonded prior to issuance of the first Certificate of Occupancy.

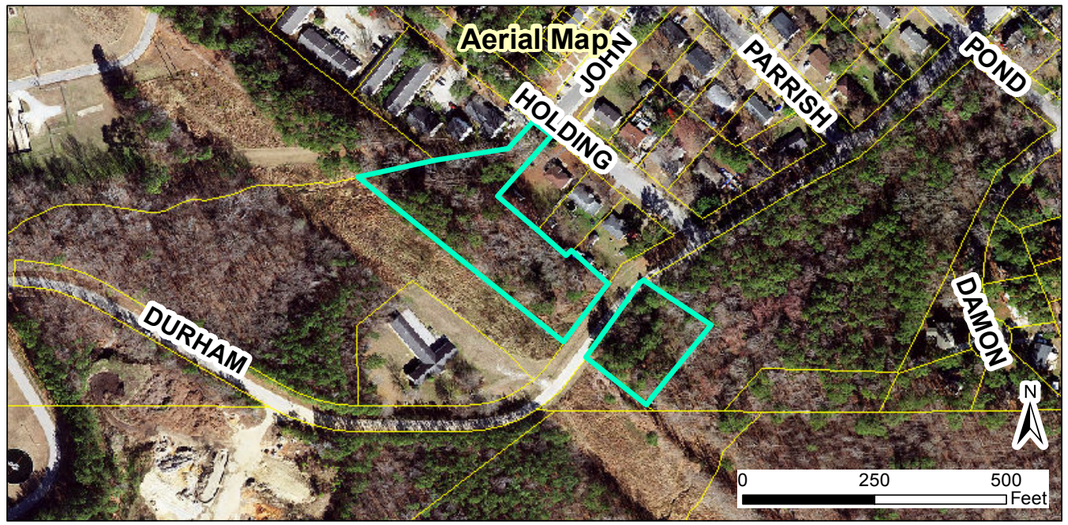
4. All sidewalk shall be installed or bonded prior to issuance of the first Certificate of Occupancy.

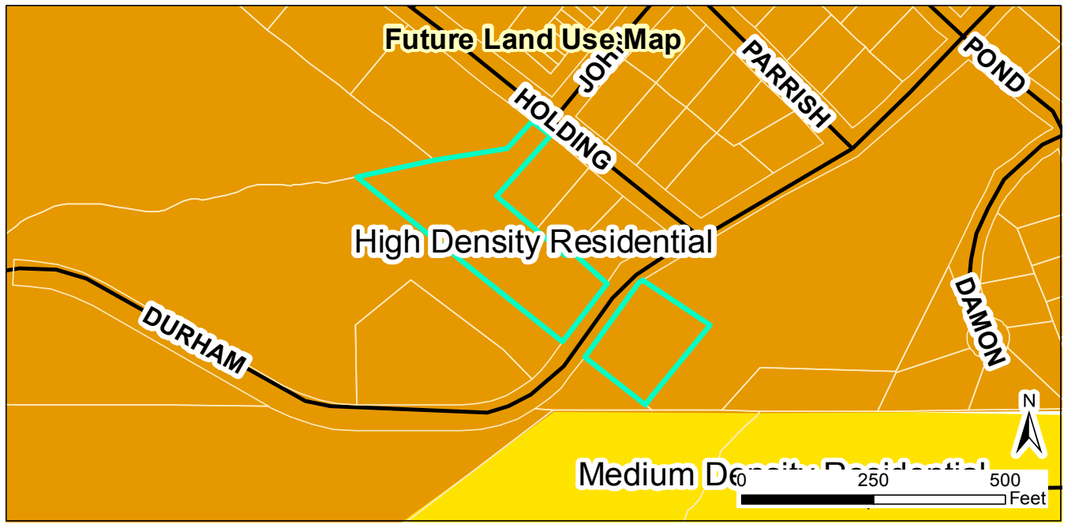
5. Dimensional standards are limited to those outlined in this preliminary plat, and as approved through the associated Special Use Permit 2019-35-SUP.

ATTACHMENTS:

1) Application
2) Owner's Consent Form
3) Staff Report Map
4) Adjacent Property Owner Letter – Public Notice
5) Newspaper Ad – Public Notice
6) Neighborhood Meeting Materials







Request:
2019-36-SD - Durham Street Townhomes,
Develop 21 Townhomes along Durham Street

Applicant: True Line Surveying
Property Owners: Front Porch Building Company, LLC.
Parcel ID: 166805-08-7403
Tag #: 05E99200

Staff Report Map

04/03/2019

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

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2019\2019-36-SD - Durham Street Townhomes\Maps\Staff Report Map - 2019-36-SD - Durham Street Townhomes.mxd

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 **2019-35-SD**

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

****

Item #6b
2019-36-SD
Durham Street Townhomes Preliminary Plat

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:

Item #6b
2019-36-SD
Durham Street Townhomes Preliminary Plat

Town Council Agenda Cover Sheet

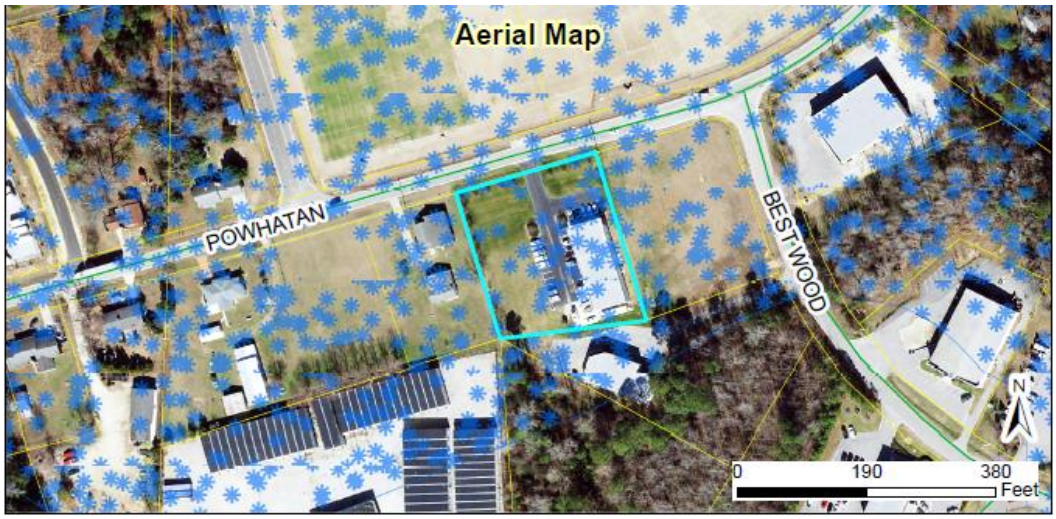
Meeting Date
November 18 2019

Agenda Location
Public Hearings

Item Title
Edward's Electronic Development Agreement

Presenter
Samantha Wullenwaber, Planning Director

Summary/Description
Consideration of a development agreement with Commercial Properties of Clayton LLC for an agreement pertaining to the development of a new warehouse at 3821 Powhatan Road. The property is located in Clayton's ETJ and the agreement pertains to timing of annexation following the development of a new warehouse on the site. The property is zoned Industrial-Light (I-1). TAG #: 05I05019U. A major site plan for the new warehouse is currently in process and scheduled for the November 25, 2019 Planning Board meeting.



Requested Action
Council Consensus

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Development Agreement
Newspaper Ad

Meeting Timeline
November 18, 2019 – Public Hearing

Prepared by and return to:
Town of Clayton
c/o Samantha Wullenwaber
PO Box 879
Clayton, NC 27528

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made this _____ day of _____, 2019, by and between **THE TOWN OF CLAYTON**, a municipality existing under the laws of the State of North Carolina (the "Town"), and **COMMERCIAL PROPERTIES OF CLAYTON, LLC**, a North Carolina limited liability company ("Developer") d/b/a Edwards Electronic Systems located at 3821 Powhatan Road, Clayton, NC 27527.

WITNESSETH:

WHEREAS, the Developer is the owner of a parcel of land containing approximately 1.21 acres, more or less, which is located at 3821 Powhatan Road, Clayton, NC 27527 and more specifically identified as NC PIN 167700-49-5090 (the "Property");

WHEREAS, the Developer owns and operates a business that is requesting additional water and sewer capacity from the Town for the construction of an approximately 6,011 square foot warehouse on the Property (the "Warehouse");

WHEREAS, the Town of Clayton Unified Development Code ("UDC") § 51.03 states, in pertinent part:

§ 51.03 GENERAL EXTENSION REQUIREMENTS.

The general requirements as to extensions of water and sewer systems shall be in keeping with the following principles:

. . .

(F) The water and sewer extension policy and all extension requests shall be administered by the Town Manager, or designee.

(G) No water or sewer service shall be provided to any property outside of the municipal limits of the town, except upon compliance with one of the following:

(1) If the property is contiguous to the municipal limits of the town, the property owners shall immediately petition for and obtain annexation of the property into the municipal limits of the town.

(2) If the property is not then contiguous to the municipal limits of the town, the property owners shall enter into a written agreement with the town for the voluntary annexation thereof at such future date as said property shall be contiguous to the municipal limits of the town, or it is determined by the Town Council that it is in the best interests of the town to satellite annex the property.

(3) The Town Council may negotiate terms for voluntary annexation of tracts which require water and/or sewer system extensions.

WHEREAS, the Property is contiguous to the municipal limits of the Town;

WHEREAS, the Developer seeks water and sewer service for the Warehouse at the time the Warehouse receives its Certificate of Occupancy from the Town;

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the mutual promises and assurances provided herein, the Town and the Developer do hereby agree as follows:

1. Attached is a Petition for Voluntary Annexation which shall be held by the Town until such time as the Town proceeds with the annexation as described below;

2. Developer agrees to the voluntary annexation of the Property, consisting of the entire approximately 1.21 acre parcel, at such future date as the Town issues a Certificate of Occupancy for the Warehouse or other similar use on the Property;

3. If the Warehouse or other similar use on the Property has not received a Certificate of Occupancy by January 1, 2021, Developer agrees to the voluntary annexation of the Property at that time; and

4. The Town agrees to begin water and sewer service to the Warehouse or other similar use in the ordinary course.

[SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

TOWN OF CLAYTON, a North Carolina municipality

Attest:

_____ By: _____
Kimberly Moffet, Town Clerk Jody L. McLeod, Mayor

[AFFIX MUNICIPAL SEAL]

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, a Notary Public for said County and State, certify that _____ personally came before me this day and acknowledged that s/he is Town Clerk of the **TOWN OF CLAYTON**, a North Carolina municipality, and that by authority duly given and as the act of the municipality the foregoing instrument was signed in its name by its Mayor and attested by _____ as its Town Clerk.

Witness my hand and official stamp or seal, this _____ day of _____, 200__.

_____
Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

COMMERCIAL PROPERTIES OF CLAYTON, LLC, a North Carolina limited liability company

By: _____
[INSERT NAME]
[INSERT TITLE]

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, a Notary Public of County and State aforesaid, do hereby certify that _____, [Manager or Member] of **COMMERCIAL PROPERTIES OF CLAYTON, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

Attachment
Commercial Properties of Clayton, LLC Petition for Voluntary Annexation

[Attached]

PUBLIC NOTICE

In accordance with NC GS 160A-364, the Clayton Town Council will hold a public hearing on Monday, November 18, 2019, at 6 PM in the Council Chambers at the Clayton Center, 111 E Second Street, to consider a development agreement with Commercial Properties of Clayton LLC for an agreement pertaining to the development of a new warehouse use at 3821 Powhatan Road, Clayton, NC 27527. TAG # 05I05019U. Copies of the proposed development agreement are available in the Planning office and Town Clerk's office for review by the public.

The public is invited to attend.

Samantha Wullenwaber, Planning Director
919-553-5002

_____

The Johnstonian

Please advertise on the following dates:
November 6, 2019
November 13, 2019

Affidavit of publication required.

Town Council Agenda Cover Sheet

Meeting Date
November 18 2019

Agenda Location
Old Business

Item Title
New Neuse River Water Reclamation Facility (NRWRF) Project

Presenter
JD Solomon – Jacobs Engineering

Summary/Description
Over the last few months the Jacobs/Withers Ravenel team has been working on the Business Case Evaluation (BCE) of the new Neuse River Water Reclamation Facility (NRWRF). At the November 4, 2019 town council meeting an overview of the Business Case Evaluations was presented. Tonight, the consultant will present the full report of the three Business Case Evaluations and will offer their recommendation..

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Meeting Timeline

JACOBS

Business Case Evaluation

Proposed Neuse River Water Reclamation Facility

November 14, 2019

Recommendation

The recommended alternative is Alternative 3 (Construct 6 MGD facility by 2027). This alternative is briefly described as: utilize the existing Little Creek Water Reclamation Facility (WRF) through 2027, maximize wholesale agreement with Raleigh, reduce any elevated total dissolved solids (TDS) loads form industrial customers starting in 2023, and complete construction of a 6 MGD WRF by 2027.

It is noted that Alternative 1 (Status Quo) is considered to be non-viable.

Background

The Town has an effective wastewater treatment capacity of 4 MGD through 2027. Between 2022 and 2027, the effective capacity will be significantly reduced as wholesale contracts with Raleigh and Johnston County terminate or face additional restrictions and as Little Creek Water Reclamation Facility (LC WRF) reaches the end of its useful life. A recent capacity study (Wooten, 2018) indicated that the Town will require approximately 10 MGD in total wastewater treatment capacity over the next twenty years to meet future needs, including major increases in industrial flow from industrial and commercial (I&C) customers.

Problem Statement

The following problem statement was developed by Town staff and Jacobs for the New WRF BCE: Build a 4 to 6 MGD average daily flow (ADF) municipal wastewater treatment facility and supporting infrastructure by 2023. Based on updated demand projections, it was decided as part of the problem frame to master plan the proposed new site for 10 MGD facility but limit construction to a 6 MGD facility as the “do everything” alternative (Alternative 5).

Alternatives

Six alternatives ranging from “status quo” to “do everything” were examined. One alternative (build a new 2 MGD facility) is not presented due to it not being a viable solution and it is similar to Alternative 1 (status quo). The construction of a 6 MGD facility as the “do everything” alternative (Alternative 5).

- **Alternative 1:** Utilize existing infrastructure and delay new WRF construction (status quo)
- **Alternative 2:** Utilize existing infrastructure, balance Johnston County and Raleigh contracts, reduce industrial effluent (from East Clayton Industrial Area, ECIA) in the form of Total Dissolved Solids (TDS) load, and delay completion of new WRF construction until 2027
- **Alternative 3:** Utilize existing infrastructure, maximize Raleigh contract, reduce ECIA TDS load, and delay completion of new WRF construction until 2027
- **Alternative 4:** Build new 4 MGD WRF by 2023 and expand to 6 MGD in the 2027 timeframe
- **Alternative 5:** Build new 6 MGD WRF by 2023 (do everything)

Financial Analysis

A financial analysis was performed for a relative comparison of the alternatives. This analysis examined both capital investments and annual operating & maintenance (O&M) impacts. A 40-year period was chosen based on the timing of different elements; however, 10-year and 20-year periods were examined in as the primary basis for our recommendation(s). Table 1 presents a summary of the annual capital investments from 2020 through 2030 and the total 10-year capital investment required for each

alternative. Table 2 presents the Net Present Cost (NPC) and Equivalent Annual Cost (EAC) for each alternative over a the 20-year period. Figure 1 presents the cash flow for each alternative over a 20-year period.

Table 1. Clayton New WRF – Summary of 10-year Capital Costs
(FY2020-FY2030)

Year	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
2020	$598,000	$2,234,352	$2,234,352	$8,665,670	$12,411,110
2021	$598,000	$9,643,612	$9,643,612	$13,321,940	$17,067,380
2022	$598,000	$12,770,680	$17,500,562	$64,842,208	$97,369,408
2023	$598,000	$5,327,882	$5,327,882	$25,178,171	$43,905,371
2024	$336,000	$5,065,882	$5,065,882	$1,489,793	$1,489,793
2025	$336,000	$9,495,315	$9,758,504	$0	$0
2026	$336,000	$96,290,928	$91,561,046	$0	$0
2027	$336,000	$47,524,586	$47,524,586	$0	$0
2028	$336,000	$1,612,600	$1,612,600	$960,000	$1,440,000
2029	$412,000	$0	$0	$960,000	$1,440,000
2030	$412,000	$0	$0	$5,525,670	$1,440,000
2031	$412,000	$0	$0	$19,325,670	$1,440,000
2032	$661,262	$1,440,000	$1,440,000	$51,216,705	$19,840,000
Total (10-yr)	**$4,484,000**	**$189,965,836**	**$190,229,025**	**$115,417,781**	**$175,123,062**
Total (13-yr)	**$5,969,262**	**$191,405,836**	**$191,669,025**	**$191,485,827**	**$197,843,062**

Table 2. Clayton New WRF – Summary of 20-year Comparative Analysis
(FY2020-FY2040)

Financial and Non-Financial Results			
Project Alternative	**Net Present Value**	**Equivalent Annual Cost**	**Non-Financial Total Score**
Maintain Contracts, new WRF 2027	***$ (97,299,802)***	***$ (8,651,728)***	4.25
Split ECIA flows, reduce TDS, new 6 MGD WRF 2027	$ (304,706,993)	$ (23,837,540)	***6.50***
Send ECIA to RAL, reduce TDS, new 6 MGD WRF 202	$ (302,783,821)	$ (23,696,030)	6.25
New 4 MGD WRF 2023, interconnect backup	$ (286,572,688)	$ (22,818,570)	5.75
New 6 MGD WRF 2023, interconnect backup	$ (320,470,419)	$ (24,603,424)	6.25

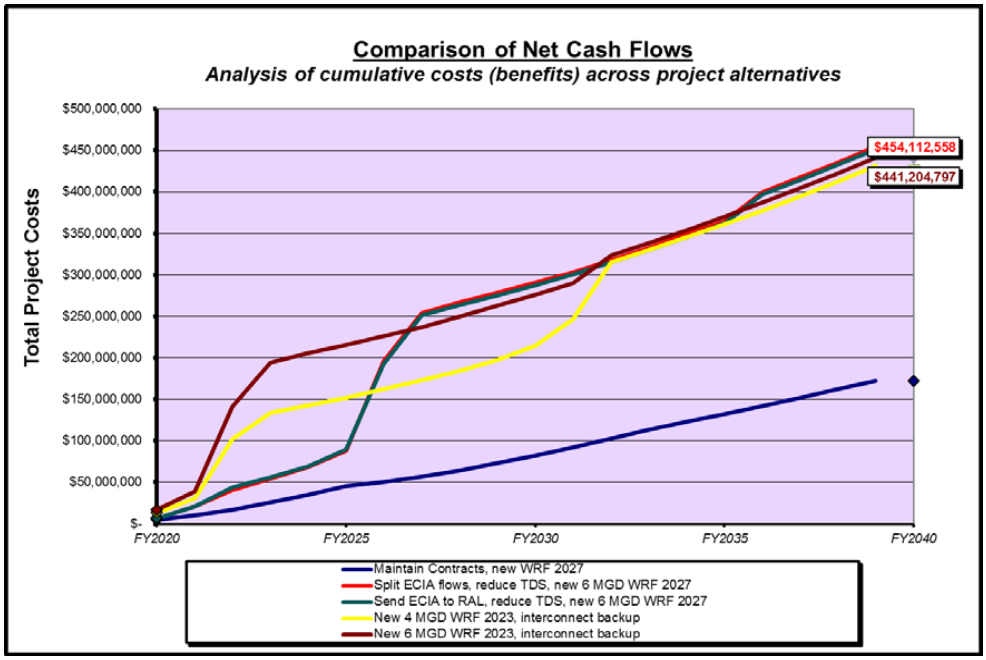


Figure 1. Clayton New WRF – 20-year Comparison of Net Cash Flow (FY2020-FY2040)

Non-Financial Analysis

Non-financial criteria are typically described as aspects that are important to the community that are difficult to monetize. The criteria used for this BCE was developed with input from Town staff and are based on the goals outlined in the Town's Comprehensive Plan 2040. These four criteria are described as:

- Natural Resource Protection
- Responsible Growth
- Practical Treatment Technologies
- Maintain Regional Partnerships

Each criteria was defined by a series of attributes and scored on a scale of 1 to 10. Figure 2 presents results of the Non-Financial analysis. As indicated by its high benefit score, Alternative 2 is the most desirable project alternative based on the specified non-financial criteria, followed closely by Alternatives 3 and 5. Alternative 1 is least desirable project alternative, having the lowest overall score.

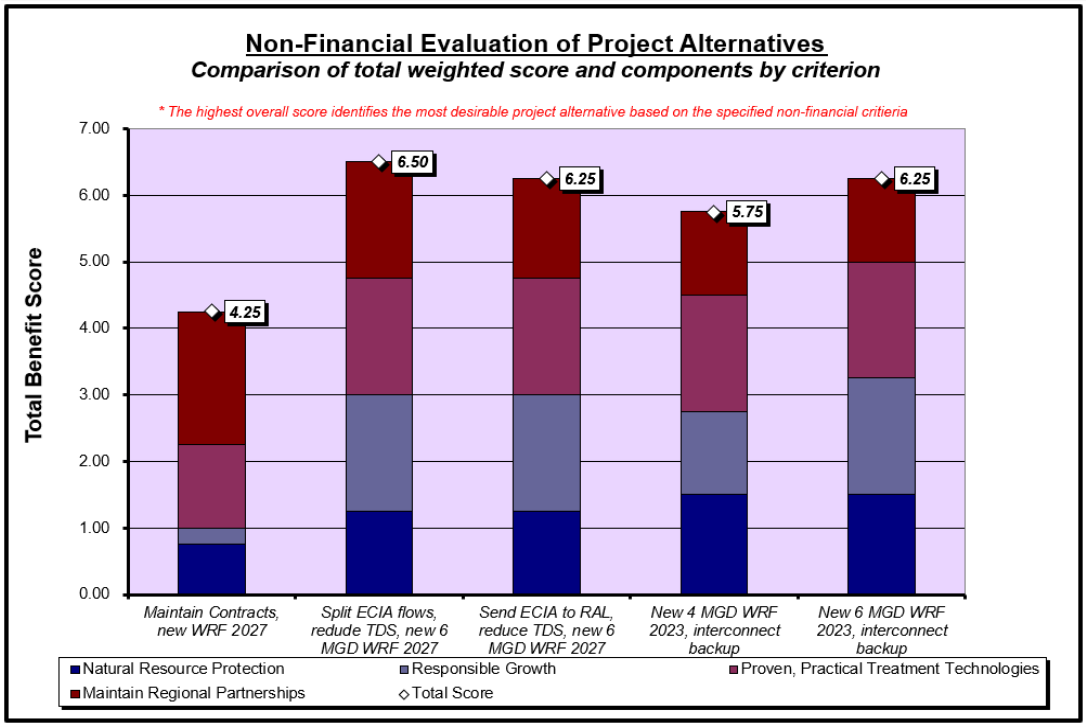


Figure 2. Clayton New WRF – Non-Financial Evaluation

Discussion

Alternative 1 represented the "status quo" and is generally described as improving LC WRF as long as possible. Unfortunately, LC WRF is at the end of its useful life and its site is ill-suited to meet the future needs of the Town. Although LC WRF could be renewed with capital investment to maximize its useful life until 2032, much of that capital investment will be stranded and a new plant will need to be constructed on a different site to meet the Town's needs. Maintaining and utilizing LC WRF until approximately 2027 is considered necessary. Further significant capital investment is not recommended. Alternative 1 is considered to not be viable.

The remaining alternatives are considered to be viable. All assume that the new site would be master planned for a 10 MGD facility to allow for shortened timeframe to construct new capacity if the Town should need it quickly and consider the need for treatment of elevated TDS loads form industrial customers. From a non-financial perspective, all of the remaining alternatives are considered to be comparably the same.

Alternative 4 (build a 4 MGD facility) is the most affordable. It is also attractive when considering the short-term impact on rates. However, there is considerable uncertainty related to the residential and industrial needs of the Town in the coming decade. A probabilistic analysis was performed on the future demand projections to better examine theses uncertainties; however, the analysis basically indicated what we already know – timing is everything (Jacobs, 2019). In the case of a 4 MGD facility, we consider it to be marginally viable and still significantly dependent on the nature of future wholesale agreements with Raleigh and Johnston County, variable population growth resulting from the nature of the economy, and the needs of current and future I&C customers.

Alternative 3 and Alternative 5 are dependent on affordability and the ability of the Town to secure adequate capital financing. Short-term rates were not considered specifically in this BCE, but obviously

delaying major capital investment until the rate base grows (more of a just-in-time approach) is one way to minimize rate impacts. This coupled with the wholesale agreements evaluated by this analysis as fair to the Town, are major considerations for making the construction of the new facility to as late as 2027 the preferred alternative.

Two other aspects also make Alternative 3 preferred over Alternative 5. The first is the ability to permit and construct a new facility by 2023. The second is the ability to secure funding since the most time effective funding source is the State Revolving Fund (SRF), which is capped at $100M over a three-year period.

In all cases, maintaining and improving wholesale agreements with Raleigh and Johnston County are considered essential for minimizing risk and uncertainty.

JACOBS

Attachment A

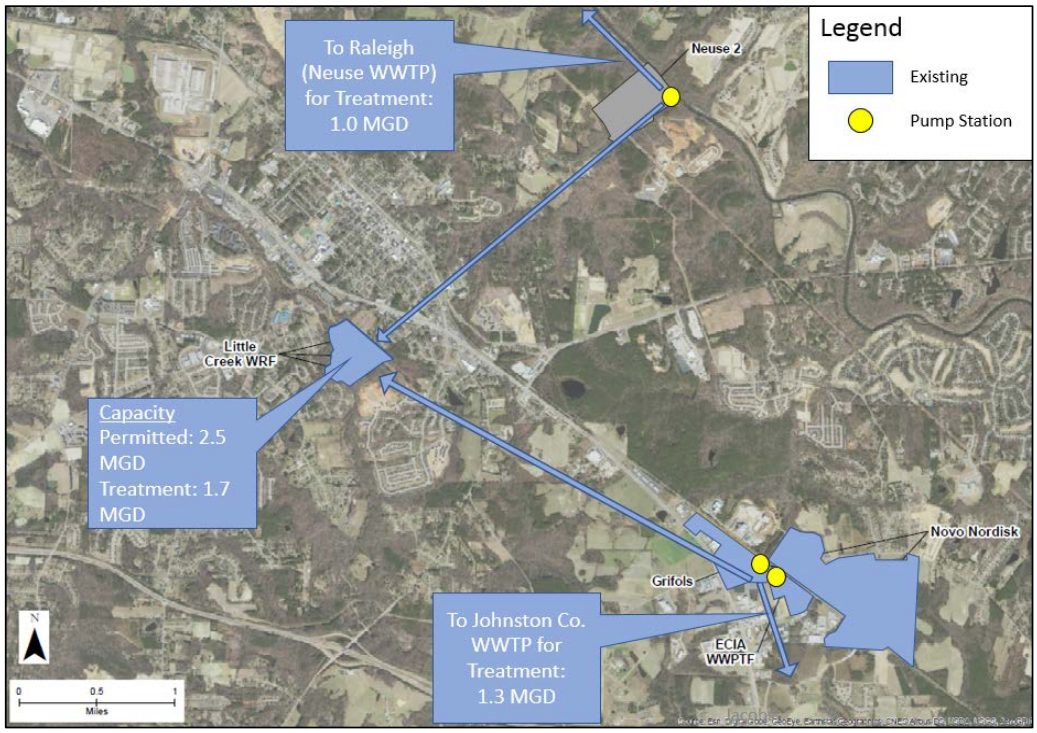


Figure A-1. Town of Clayton Existing Wastewater System and Regional Partnerships

Attachment B

Figure B-2. Clayton Residential and I&C Wastewater Flow Forecast

JACOBS

Attachment C

General Assumptions

- Town currently owns equivalent of 3 MGD in nutrient capacity
- All Costs are in 2020 dollars
- Revenue is not included in financial analysis
- New Facilities O&M, based on Town 2020 budget without contracted treatment
    - WRF: $2.61/1000 gal/yr
    - Lift Station: $2.10/1000 gal/yr
- LC WRF O&M (1.7 MGD rate based on Town budget, prorated for 2.0 MGD upgrade)
    - For 1.7 MGD plant: $1,859,608 per year
    - For 2.0 MGD plant: $2,187,774 per year
- Collections O&M, based Town 2020 budget
    - Calculated $4.88/lf
- R&R
    - $598,000 per year for 2020-2023
    - $336,000 per year for 2024-2028
    - $418,000 per year for 2029-2033
- Soft cost rates
    - Collections (% of FM or PS cost)
        - Engineering: 5.5%, SDC: 3%, Other: 8%
    - Facilities (% of plant)
        - Engineering: 6%, SDC: 6%, Other: 8%
        - Note: no SDC costs associated with plant decommissioning/demolition
    - ECIA improvements (% of plant)
        - Engineering: 6%, SDC: 2%, Other: 8%
- Cost of Capacity Upgrade: $12/gal
- Nutrients credit cost: $13,800,000/MGD, paid in three 10-year installments
- Little Creek WRF Decommissioning/Demolition (cost rate based on recent bid tabs)
    - Based on 3,633 cubic yards of concrete, at $378.85/CYD concrete: $1,376,338
- New Pump Station (cost based on recent bid tabs)
    - Capital costs: $6,276,128
- Escalation Rates, beginning in 2021
    - Capital Costs: 2%/year
    - O&M of existing facilities: 5%/year
    - O&M of existing conveyance assets: 5%/year
    - O&M of lift stations: 4%/year
    - O&M of new facilities: 4%/year

- Straight-line depreciation on all capital assets for calculation of salvage value
    - All new facilities and lift stations assumed 50-year useful life
    - Useful life by pipe material:
        - PVC, HDPE, TRUSS, VCP: 80-year useful life
        - DIP, Asbestos: 60-year useful life

New WRF Assumptions

- Collections O&M includes only new infrastructure
- Raleigh and Johnston County treatment costs and fees according to existing contracts and escalating costs
- Raleigh and Johnston County costs are based on current flows and forecasted future flows, varying by alternative
- Raleigh and Johnston County fees included for conversion to backup treatment alternative
- The current Raleigh fee is escalated by 33% in 2021
- Raleigh and Johnston County fees are escalated annually by 10% in years 2-5, then 2% starting in year 6

Little Creek WRF Assumptions

- Collections O&M only considers new infrastructure
- Town of Clayton currently owns equivalent of 3 MGD capacity in nitrogen credits

JACOBS

Business Case Evaluation

Little Creek Water Reclamation Facility

November 14, 2019

Recommendation

The recommended alternative is Alternative 2 (Convert Little Creek WRF to a pump station by 2022). This alternative is briefly described as: utilize the existing Little Creek WRF through 2022, decommission Little Creek WRF and convert the site to a pump station by 2023, permit and build pump station supporting infrastructure by 2023.

It is noted that providing additional capital improvements and operating expenses to keep LCWRF in service through 2025 or 2027 is also considered feasible. However, our analysis indicated that additional investments to keep LCWRF operating beyond 2027 would result in a dipropionate amount of stranded value.

Background

The Town has an effective wastewater capacity of 4 MGD through 2027. Between 2022 and 2027, the effective capacity will be significantly reduced as wholesale contracts with Raleigh and Johnston County terminate or face additional restrictions and as Little Creek Water Reclamation Facility (LCWRF) reaches the end of its useful life. A recent capacity study (Wooten, 2018) indicated that the Town will require approximately 10 MGD in total wastewater treatment capacity over the next twenty years to meet future needs, including major increases in industrial flow from I&C customers.

This BCE is a focused evaluation of the Town's existing wastewater treatment facility from the perspective of with the cost to maintain, upgrade, demolish, and/or convert the facility between now and 2032. It is intended as a stand-alone analysis that fits into the larger analysis of building a new plant, maintaining the existing one, and leveraging existing wholesale agreements. This evaluation does not discuss selling or leasing the existing facility.

Problem Statement

The following problem statement was developed by Town staff and Jacobs for the LCWRF BCE: Utilize LCWRF for treatment to 2022, or through 2032, then transition wastewater treatment to the new WRF.

Alternatives

Six alternatives ranging from "do nothing" to "upgrade and maintain" were examined. Two alternatives (Consolidate industrial flows to LCWRF by 2022, and Consolidate industrial flow to Regional WW Pretreatment Facility by 2022) are not presented due to these two alternatives focusing on industrial wastewater flows.

- **Alternative 1:** Abandon and demolish the LC WRF by end of 2021 (status quo)
- **Alternative 2:** Convert LCWRF to a pump station by 2022
- **Alternative 3:** Maintain and utilize LCWRF at current treatment capacity through 2032
- **Alternative 4:** Upgrade LCWRF to 2.0 MGD treatment capacity and utilize through 2032

Financial Analysis

A financial analysis was performed for a relative comparison of the alternatives. This analysis examined both capital investments and annual operating & maintenance (O&M) impacts. A 40-year period was chosen based on the timing of different elements; however, short and mid-range periods were examined in this analysis as the primary basis for our recommendation(s). Table 1 presents a summary of the

annual capital investments from 2020 through 2032 and the total short-term capital investment required for each alternative. Table 2 presents the Net Present Cost (NPC) and Equivalent Annual Cost (EAC) for each alternative over a the 20-year period. Figure 1 presents the cash flow for each alternative over a 20-year period.

Table 1. Little Creek WRF BCE – Summary of Short-Term Capital Costs
(FY2020-FY2032)

Year	Alternative 1	Alternative 2[A]	Alternative 3[B]	Alternative 4[B]
2020	$794,541	$1,588,333	$598,000	$860,181
2021	$1,403,865	$17,784,690	$598,000	$1,084,907
2022	$0	$1,431,942	$598,000	$4,343,440
2023	$0	$0	$598,000	$598,000
2024	$0	$0	$336,000	$336,000
2025	$0	$0	$336,000	$336,000
2026	$0	$0	$336,000	$336,000
2027	$0	$0	$336,000	$336,000
2028	$0	$0	$336,000	$336,000
2029	$0	$0	$412,000	$412,000
2030	$0	$0	$1,619,211	$1,619,211
2031	$0	$0	$21,118,105	$21,118,105
2032	$0	$0	$661,262	$661,262
Total (10-yr)	***$2,198,406***	***$20,804,966***	***$4,484,400***	***$8,978,528***
Total (13-yr)	***$2,198,406***	***$20,804,966***	***$27,882,577***	***$32,377,105***

[A] – Bulk of capital costs in 2021 are related to new pump station construction
[B] – Bulk of capital costs in 2031 are related to new pump station construction

Table 2. Little Creek WRF BCE – Summary of 20-year Comparative Analysis
(FY2020-FY2040)

Financial and Non-Financial Results			
Project Alternative	**Net Present Value**	**Equivalent Annual Cost**	**Non-Financial Total Score**
Abandon and demolish LC WRF by end of 2021	***$ (4,004,019)***	***$ (294,623)***	2.75
Convert LCWRF to pump station by 2022	$ (44,276,244)	$ (3,460,505)	5.00
Maintain LCWRF at 1.7 MGD through 2032	$ (52,689,535)	$ (4,149,497)	5.00
Upgrade LCWRF to 2.0 MGD to serve through 2032	$ (60,543,750)	$ (4,727,424)	***6.00***

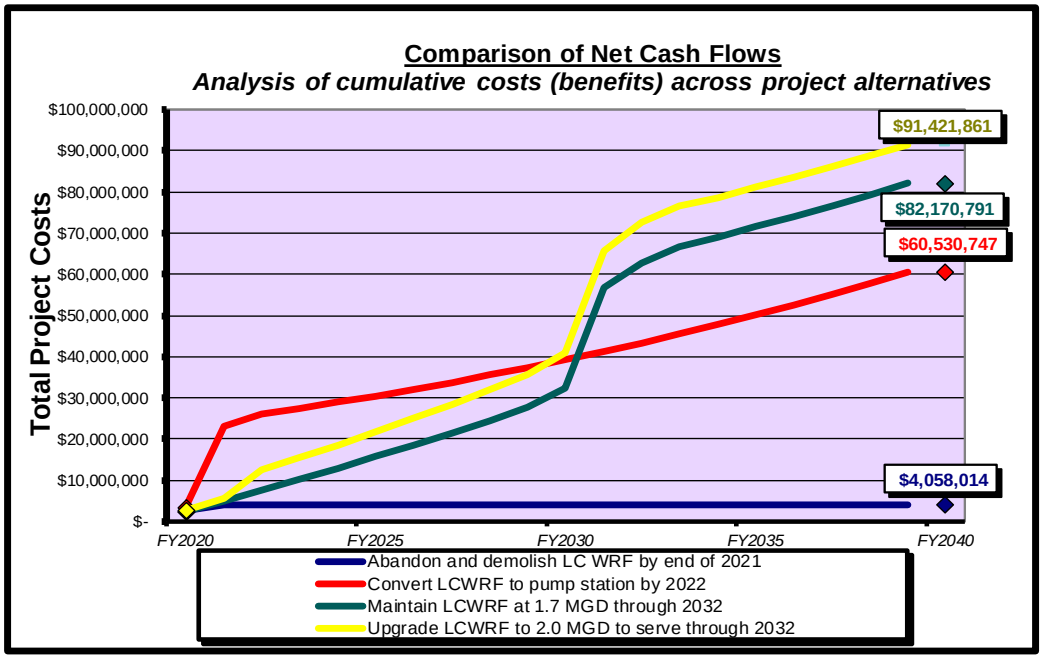


Figure 1. Little Creek WRF – 20-year Comparison of Net Cash Flow (FY2020-FY2040)

Non-Financial Analysis

Non-financial criteria are typically described as aspects that are important to the community that are difficult to monetize. The criteria used for this BCE was developed with input from Town staff and are based on the goals outlined in the Town's Comprehensive Plan 2040 (Town, 2015). These four criteria are described as:

- Natural Resource Protection
- Responsible Growth
- Practical Treatment Technologies
- Maintain Regional Partnerships

Each critera was defined by a series of attributes and scored on a scale of 1 to 10. Figure 2 presents results of the Non-Financial analysis. As indicated by its high benefit score, Alternative 4 is the most desirable project alternative based on the specified non-financial criteria, followed closely by Alternatives 2 and 3. Alternative 1 is least desirable project alternative, having the lowest overall score.

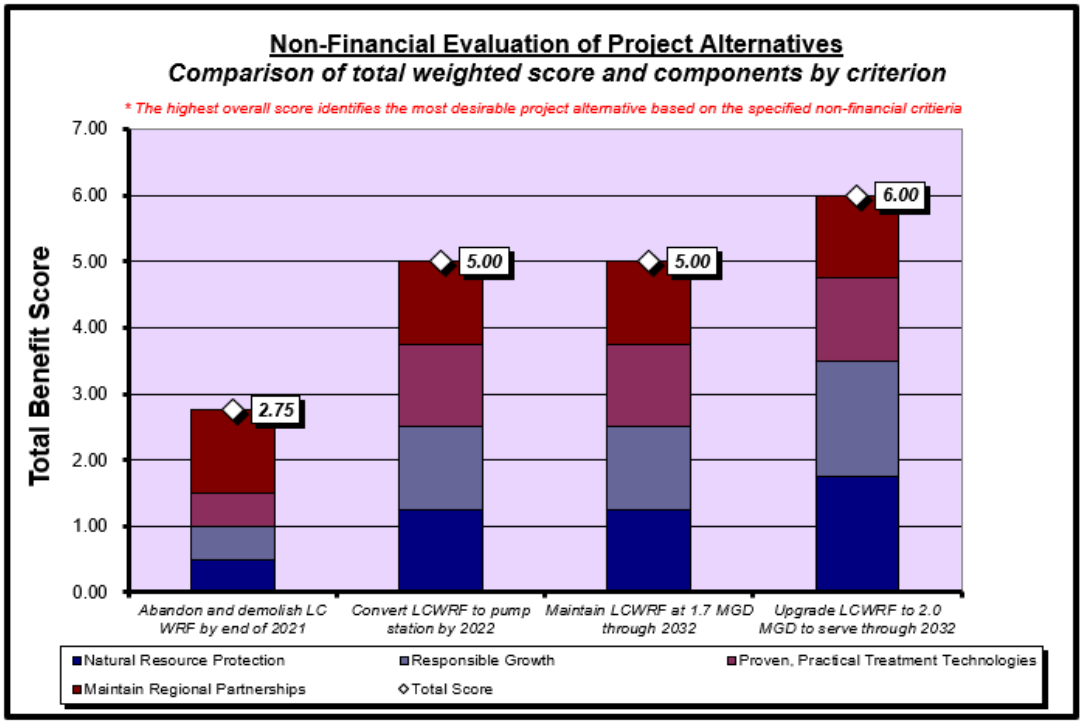


Figure 2. Little Creek WRF BCE – Non-Financial Evaluation

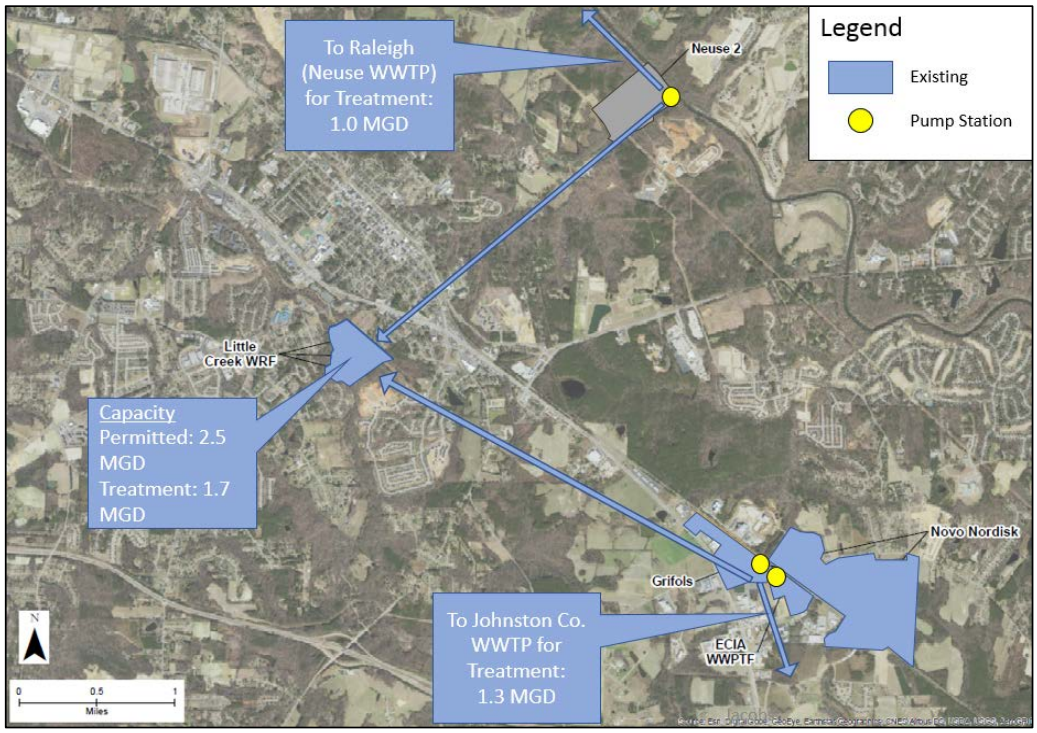
Discussion

While Alternative 1 has the lowest capital investment and maintenance cost, it's non-financial evaluation score is the lowest. This alternative is narrowly focused on evaluating the cost of abandoning the facility and provides no wastewater system improvements to the Town. The overall costs associated with Alternative 1 are significantly lower than the other alternatives because renewal & replacement and O&M costs of the LCWRF is removed in 2021.

Alternative 2 is the most expensive option in the short-term due to capital investments for facility demolition, converting the site to a pump station, and construction of supporting conveyance infrastructure all occur in 2022. When cost is considered over the course of the 40-year analysis, the total capital and O&M cost of this option is lower than Alternatives 3 and 4, where the capital investments for demolition and converting to a pump station take place in 2032 and LCWRF O&M continues through 2032. When considering Alternative 2, 3, and 4, the purpose of the new pump station would be to convey wastewater flow to the new WRF at the Neuse 2 site. Therefore, LC WRF would need to remain online until the new WRF is functional.

Alternative 3 results in delayed capital investment but requires significant O&M for the LC WRF through 2032. Additionally, when considered with the New WRF BCE, Alternative 3 results in stranded capital investments in order to address renewal and replacement (R&R) needs through 2032. The Town also will be burdened with growing (and disproportionate) O&M costs in order to maintain the aging facility.

Attachment A



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- The current Raleigh fee is escalated by 33% in 2020
- Raleigh and Johnston County fees are escalated annually by 10% in years 2-5, then 2% starting in year 6

Little Creek WRF Assumptions

- Collections O&M only considers new infrastructure
- Town of Clayton currently owns nitrogen credits to match the facility's permitted capacity

Town Council Agenda Cover Sheet

Meeting Date
November 18, 2019

Agenda Location
New Business

Item Title

Horne Church Dedication and Easement for Town Hall Parking Lot

Presenter

David DeYoung, Economic Development Director

Summary/Description

The Economic Development Department is requesting approval of this Dedication and Easement Agreement with Horne Memorial United Methodist Church to finalize the properties that will be used to expand the parking lot located on the Horne Street side of the Clayton Center. The overall project includes the renovation of the current parking lot along with an abandoned portion of the Horne Street right-of-way, and properties on the opposite side of Horne Street that are currently owned by the Town of Clayton and Horne Church. This Agreement will transfer the Horne Church property identified in the Agreement to the Town allowing for the expanded parking lot. The Agreement also provides for shared parking with the Church (satisfying parking needs for their proposed expansion) and creates a shared use location between the Clayton Center and the Church for solid waste removal.

Following execution of the Agreement, construction is planned to convert the current one-way 41 space parking lot into a two-way 110 space parking lot with additional handicap spaces. The site plan (2019-225-SP) for the expanded parking lot was approved by Planning Board on September 23, 2019.

Requested Action

Approval

Funding Source (If Applicable):

The funding for the parking lot has been approved by Town Council as a part of the FY 19/20 Annual Budget

Cost: **N/A** **Yes** ☒ **No** ☐

Additional Documents to be Included in Agenda Packet

- Dedication and Easement Agreement

Meeting Timeline

N/A

Prepared by and Return to:

Town of Clayton
Attn: David DeYoung
111 E. Second Street
P.O. Box 879
Clayton, NC 27528

PIN(S): 166913-02-1690
166913-02-0545
166913-02-1435

DEDICATION AND EASEMENT AGREEMENT

THIS DEDICATION AND EASEMENT AGREEMENT (this "Agreement") is made this ___ day of _____, 2019, by and between **HORNE MEMORIAL UNITED METHODIST CHURCH** (the "Church"), with a physical address of 121 East Second Street, Clayton, NC 27520, and **THE TOWN OF CLAYTON**, a municipality existing under the laws of the State of North Carolina (the "Town") with a mailing address of 111 E. Second Street, P.O. Box 879, Clayton, NC 27528.

RECITALS

WHEREAS, the Town is the fee simple owner of a parcel of land described on the attached **Exhibit A** ("Parcel 1 and 2").

WHEREAS, the Church is the fee simple owner of a parcel of land described on the attached **Exhibit B** ("Parcel 3").

WHEREAS, the combined parcel of land described on the attached **Exhibit C** ("Parcel 4"); which includes Parcels 1, 2, 3 are hereinafter collectively referred to as the "Property".

WHEREAS, the Church has agreed to grant and convey Parcel 3 to the Town to facilitate the construction of a parking area and dumpster court area.

WHEREAS, the Town has agreed to recombine Parcels 1, 2 and 3 into one large parcel of land to be owned entirely by the Town (the "Town Property").

WHEREAS, the Town has agreed to construct a parking area and a dumpster court area within approximately 1.6 acres of the Town Property as more particularly shown on the attached **Exhibit D** (the "Affected Area").

NOW, THEREFORE, in consideration of the premises, the promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

2. **Dedication of Parcel 3.** With the execution of this Agreement, the Church has met its obligation for parking requirements for the planned expansion of the Church, as shown in **Exhibit E** (the "Church Site Specific Development Plan, 2019-37-SP"), and shall grant and convey to the Town by a form North Carolina Bar Association General Warranty Deed (to be prepared by the Town at its cost and to be mutually satisfactory to both parties) a fee simple interest in Parcel 3. Parcel 3 shall be conveyed to the Town at no cost to the Town, except that the Town will pay all transfer taxes (if any), the cost of preparing and recording the Deed, and the Town's prorated share of ad valorem real estate taxes assessed against Parcel 3 for the year in which Parcel 3 is conveyed. Should the Town fail to begin construction of the parking area within two years of execution of this Agreement, the property identified as Parcel 3 will be conveyed back to the Church upon request and at no cost to the Church, utilizing the noticing requirements set forth is Section 9 "Notices" of this Agreement. Once the parking area is complete and open for use, the ownership of Parcel 3 will remain with the Town.

3. **Temporary Parking.** Town hereby grants the Church permission to park the Church vans on Parcel 3 even after Parcel 3 has been conveyed to the Town and more specifically after the Town has removed the two structures located on Parcel 3. The Church shall have permission to continue to park the Church vans on Parcel 3 until such time the Town starts the construction of the parking lot as indicated in **Exhibit D**.

4. **Grant of Easement; Shared Use**. Town hereby grants, conveys and warrants to the Church and its successors and assigns, a non-exclusive easement for the vehicular and pedestrian access, ingress and egress and temporary parking ("Access and Parking Easement") on, along, over and across the portion of the Affected Area that includes the access driveways and parking improvements. Town hereby agrees to share with the Church the access and parking improvements located within the Affected Area, allowing for pedestrian and vehicular ingress, egress, and parking upon, over and across the Affected Area, as reasonably necessary for the Church's use of the parking improvements including van parking. The Town hereby agrees to share with the Church the dumpster facilities located within the Affected Area as more particularly shown on **Exhibit D**, allowing access to and shared use of a single dumpster facility for both Parties. No overnight parking is permitted by the Church; provided, however, the Church may park no more than 2 vans on the parking spaces shown on **Exhibit D** as "Permitted Van Parking".

5. **Maintenance and Costs**. The Town shall at all times keep, repair and maintain Parcel 4 in good condition and repair. The Church shall be responsible for reimbursing the Town its

proportional share of operation and maintenance, in accordance with the schedule provided in **Exhibit F** (the "Operation and Maintenance Schedule") as a percentage of the Affected Area and utilizing the 0.2 acre land area of Parcel 3, which has been determined to be 12.5 percent. Such maintenance shall include repairing, paving and clearing the driveways and parking areas within each area to the extent reasonably necessary to keep such areas in a commercially reasonable clean and orderly condition. The Parties agree that from time to time, access to the Affected Area may be temporarily limited or closed for maintenance or repair. Further, the Town shall have the right to close or limit access to the Affected Area for Clayton Center events, emergencies or other public purposes in its sole discretion provided, however, the Town shall not close or limit access to the Affected Area on Sunday mornings except in an emergency. The Town shall provide the Church at least 48 hour prior notice of activities, except in the case of an emergency.

6. **Construction Cost**. The Town and the Church shall split the costs (50 percent each with a not to exceed contribution of $12,500.00 by the Church) associated with the construction of the dumpster improvements within the Affected Area.

7. **Term**. The term of this Agreement shall commence on the Effective Date and continue for twenty years and shall automatically be extended on a yearly basis unless otherwise terminated by the mutual agreement of the parties or as otherwise set forth herein. Operation and maintenance costs delineated in **Exhibit F** shall be renegotiated at the conclusion of the initial twenty year term.

8. **Damage**. Each Party shall be solely responsible for any damage caused to the Town Property from such Party's exercise of the rights granted under this Agreement. In the event of such damage caused by Church use, the Town shall have the right to repair the damage at the expense of the Church. If the Church fails to reimburse the Town for such repair within 30 days after receiving an invoice for all reasonable repair expenses, then the Town may pursue all remedies against the Church available at law or in equity.

9. **Indemnifications**.

(a) The Church agrees to indemnify and hold harmless Town and its officers and employees from and against any and all liability, losses, damages, claims, actions, causes of action, costs, and expenses (including reasonable attorneys' fees) for personal injury (including death) and/or property damage occurring, arising from, or growing out of, directly or indirectly, the performance of its obligations under this Agreement or the exercise of the easement rights granted herein, except for any such liability, losses, damages, claims, actions, causes of action, costs, or expenses arising solely from the negligent action or inaction of Town or any of its officers or employees. The expiration or early termination of this Agreement shall not relieve the Church of its obligations or liabilities under this Section.

(b) The Town agrees to indemnify and hold harmless Church and its officers and employees from and against any and all liability, losses, damages, claims, actions, causes of action, costs, and expenses (including reasonable attorneys' fees) for personal injury (including death) and/or property damage occurring, arising from, or growing out of, directly or indirectly, the performance of its obligations under this Agreement or the exercise of the easement rights granted herein, except for any such liability, losses, damages, claims, actions, causes of action,

costs, or expenses arising solely from the negligent action or inaction of Church or any of its officers or employees. The expiration or early termination of this Agreement shall not relieve the Town of its obligations or liabilities under this Section.

10. **Notices**. All notices, requests, demands or other communications provided for, permitted or required by this Agreement shall be deemed validly given if in writing and delivered by commercial courier, facsimile or e-mail, registered or certified mail, return receipt requested or commercial overnight delivery service to the applicable address set forth below (or to any other address the Party to be notified may have designated to the sender by notice properly given under this section). Any notice given by facsimile or e-mail must also be sent by commercial overnight delivery service for the delivery of such notice to be validly given. Such notices shall be deemed received (a) when delivered or when delivery is refused as indicated on the courier's records (if sent by courier or commercial overnight delivery service); (b) on the same business day after the notice was sent by facsimile or e-mail; or (c) two (2) business days after the date postmarked when sent by mail. Notices shall be addressed as follows:

Town:	Town Manager 111 E. Second Street P.O. Box 879 Clayton, NC 27528
Church:	Horne Memorial United Methodist Church PO Box 475 Clayton, NC 27528

11. **Entire Agreement; Modification**. This Agreement incorporates the entire agreement and understanding of the Parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous oral communications and agreements and all prior and contemporaneous written communications and agreements related the subject matter of this Agreement. No subsequent modification of this Agreement shall be effective or binding unless it is made in writing and signed by an authorized agent of each Party.

12. **No Obstruction**. Neither Party shall have the right to store materials, construction equipment on the Town Property and shall not obstruct access to, or the use of the Town Property.

13. **No Dedication**. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Parcels to the general public or for any public use or purpose whatsoever.

14. **Applicable Law**. This Agreement shall be construed in accordance with the laws of the State of North Carolina.

15. **Exhibits**. All Exhibits, attachments, or documents attached to this Agreement or referred to in this Agreement are incorporated by reference into this Agreement as if fully set forth herein.

16. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be a duplicate original, but all of which, taken together, shall constitute a single instrument. Signed counterparts transmitted by facsimile or electronic mail shall be deemed originals.

17. **Remedies.** The terms and conditions of this Agreement shall be enforceable by actions for specific performance or injunction in addition to any other remedies available at law or in equity, including recovery of all reasonable attorneys' fees and court costs.

18. **Force Majeure.** For purposes of this Agreement, "Force Majeure" shall mean any event or act resulting from Acts of God; terrorism; fire; explosion; vandalism; local, state, or federal governmental action; unusual shortage of materials; labor strikes or other unusual labor unavailability; riots; war; or any other similar cause beyond the non-performing party's reasonable control that delays, hinders, or prevents performance by either party of any act required by this agreement. Notwithstanding anything to the contrary in this Agreement, (a) if either party is delayed, hindered or prevented in the performance of any act required by this Agreement by reason of Force Majeure, the performance of such act shall be excused for the period of delay, and the period for performance shall be extended for the period necessary to complete performance after the end of the period of delay; (b) the failure to make any payment required under this Agreement shall not be excused by Force Majeure; and (c) if a Force Majeure interferes with the performance of either party hereunder, such party shall diligently and in good faith act to the extent within its power to remedy the circumstances affecting its performance.

19. **No Partnership.** Nothing contained in this Agreement shall be construed to make the Town a partner with the Church or render the Town liable for the debts or obligations of the Church nor shall the Church be a partner with the Town or render the Church liable for the debts or obligations of the Town other than the capital cost of the dumpster area and the Operation and Maintenance costs detailed in **Exhibit F**.

20. **Successors and Assigns.** This Agreement and the covenants and promises contained herein shall run with the Property and be binding upon and inure to the benefit of each of the parties hereto and its respective successors and assigns.

21. **Authority.** Each party represents and warrants that (i) it has the full power and authority to enter into this Agreement and (ii) the representative executing this Agreement on behalf of each party is duly authorized to incur the obligations set forth in this Agreement and to encumber the Property as set forth herein on behalf of such party.

22. **Performance of Government Functions.** Nothing contained in this Agreement shall be deemed or construed to stop, limit, or impair the Town from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions or from requiring the Town to act in contravention of any ordinance, law, or regulation.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Agreement as of the day and year first above written (the "Effective Date").

TOWN:

THE TOWN OF CLAYTON,
a North Carolina municipality

By: _____(SEAL)
Name: _____
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public of County and State aforesaid, do hereby certify that _____, _____ of the Town of Clayton, a North Carolina municipality, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Town under Seal.

Date: _____

_____
Official Signature of Notary

_____, Notary Public
Notary Public's printed or typed name

My Commission expires: _____

(Official Stamp or Seal)

[SIGNATURES CONTINUE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the day and year first written above, with the intent of signing this Agreement under seal.

Horne Memorial United Methodist Church:

By: _____(SEAL)

Name: _____

By: _____(SEAL)

Name: _____

STATE OF _____

COUNTY OF _____

I, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the signing of the foregoing instrument under seal.

Date: _____

_____
Official Signature of Notary

_____, Notary Public
Notary Public's printed or typed name

My Commission expires: _____

(Official Stamp or Seal)

EXHIBIT A

PARCEL 1 and 2

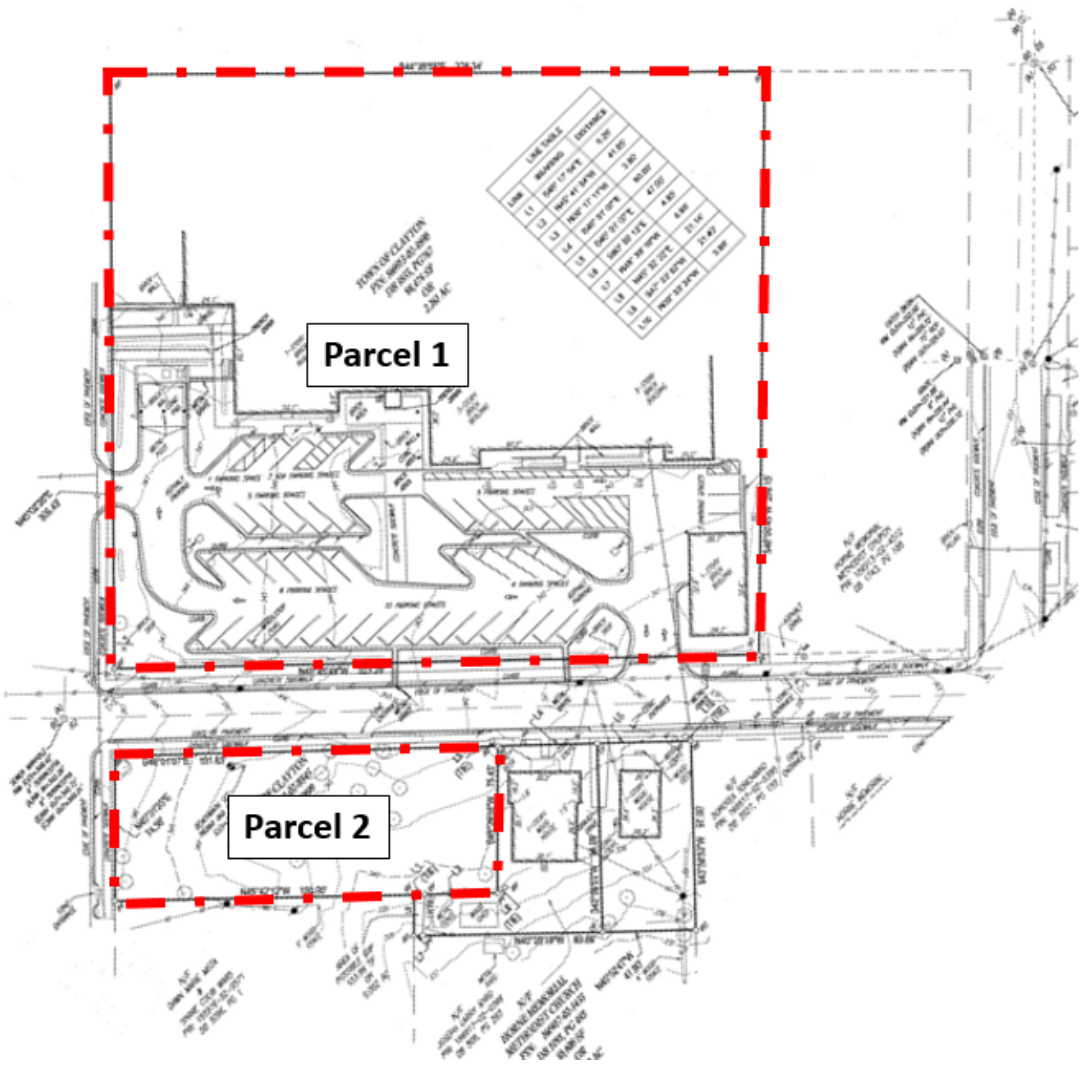


EXHIBIT B

PARCEL 3

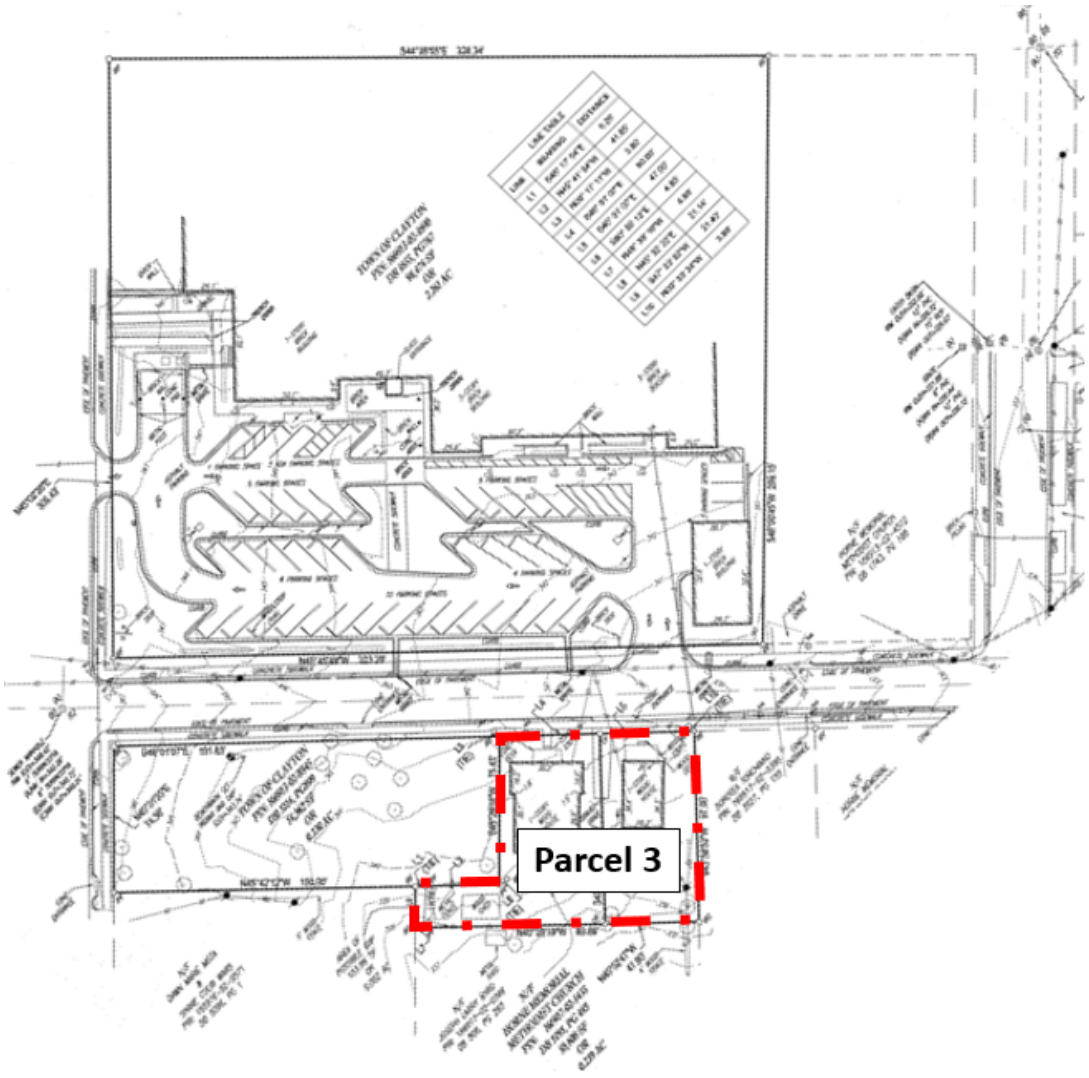


EXHIBIT C

PARCEL 4

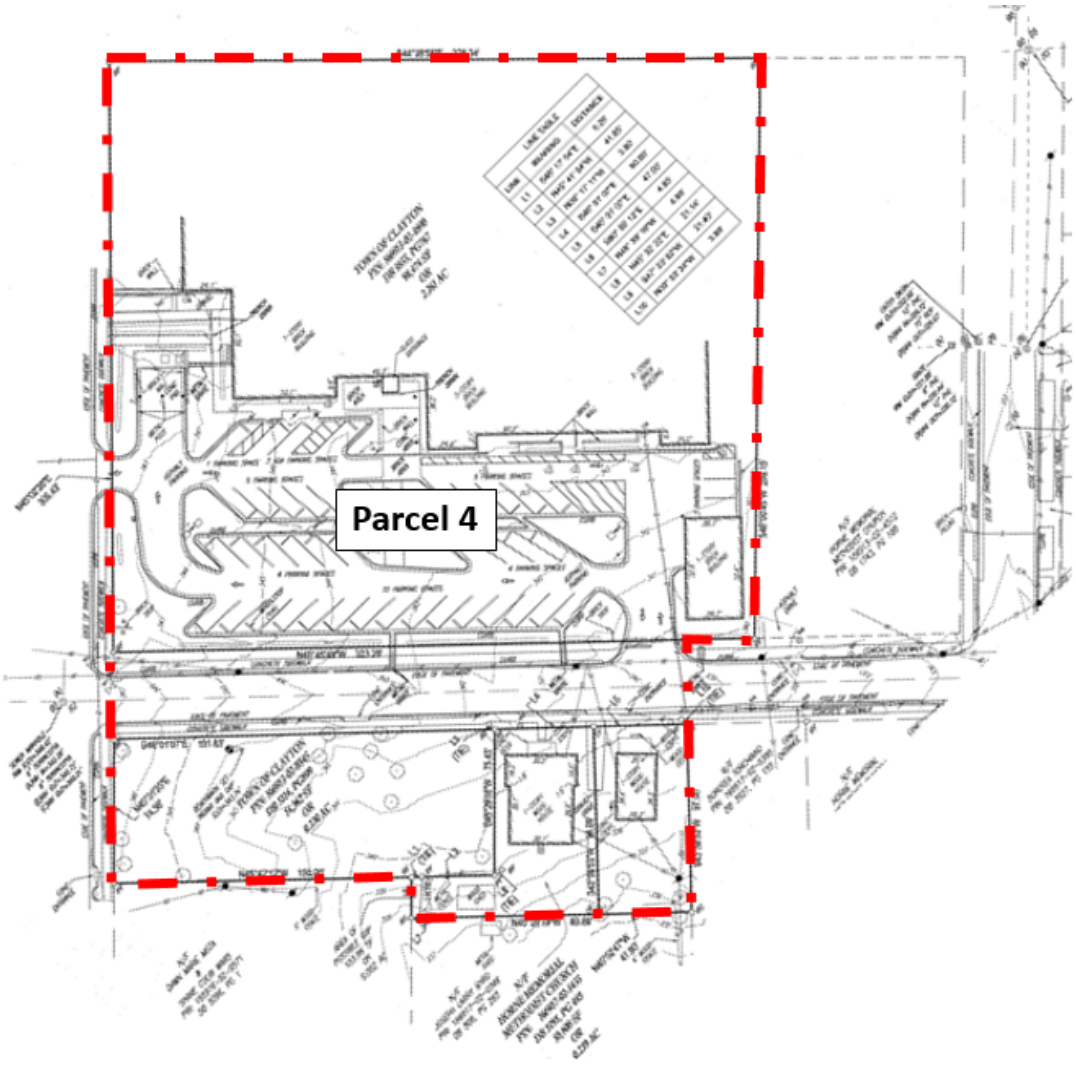
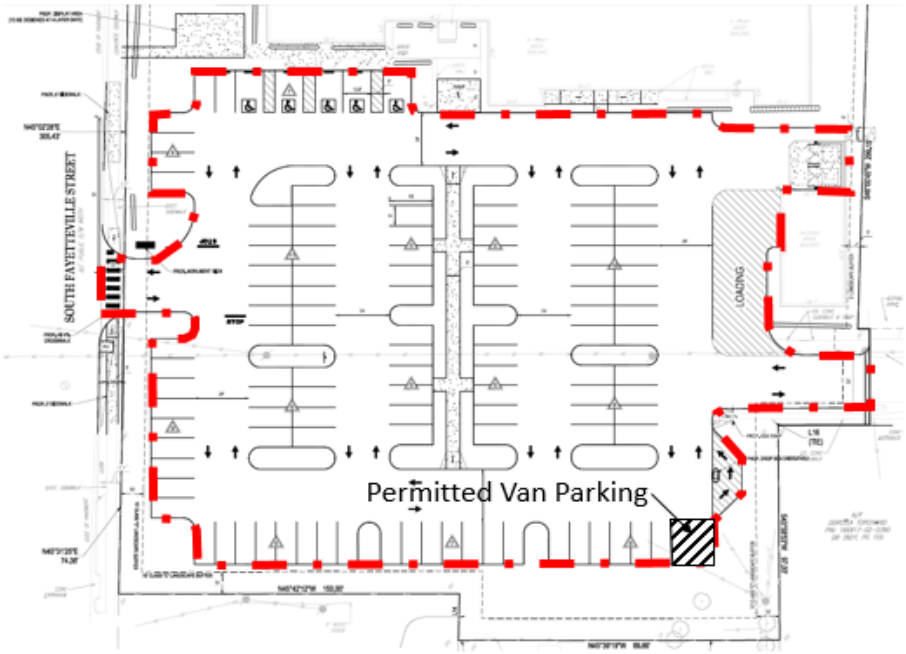


EXHIBIT D

AFFECTED AREA AND DUMPSTER AREA

Parcel 4 – Affected Area



Parcel 4 – Dumpster Area

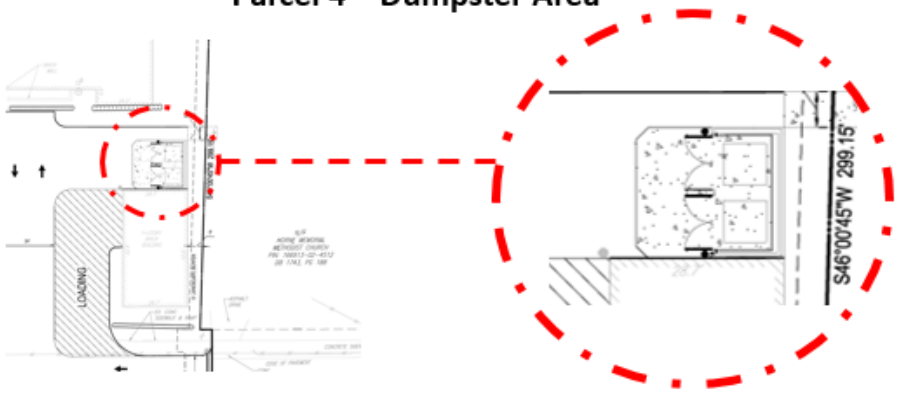
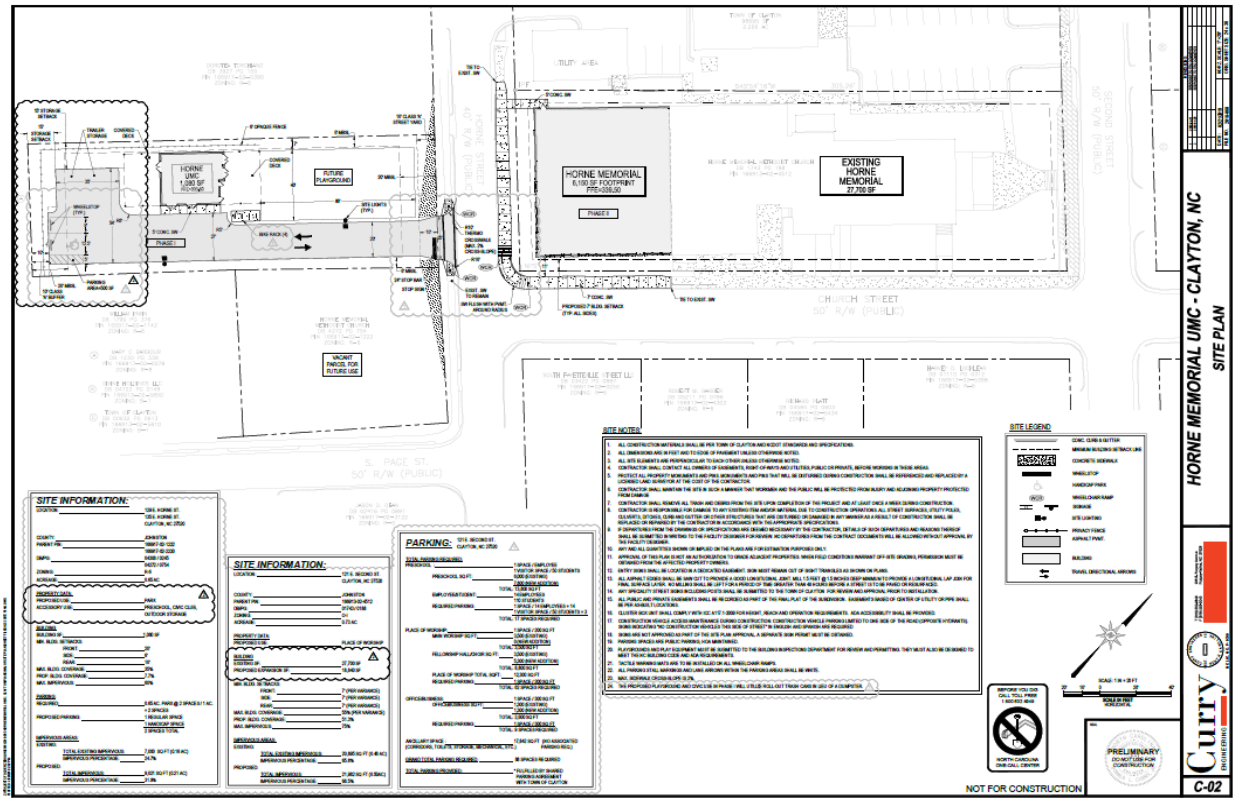


EXHIBIT E

CHURCH SITE SPECIFIC DEVELOPMENT PLAN, 2019-37-SP



Final 10/15/2019

EXHIBIT F

New Town Hall Parking Lot Estimated Long-Term Maintenance Costs

Item	Description	Unit	Quantity	Unit Price	Frequency of Work (Years)	Total Cost	Estimated Long-Term Budgeted Annual Cost	Likely Annual Costs for Years 1-5	Estimated Annual Flat Rate Billing	Other Estimated Annual Costs that are Billed as Incurred
1	Parking Lot Sealcoat	Square Yards	6400	$ 1.35	5	$ 8,640.00	$ 1,728.00	$ 1,728.00		$ 1,728.00
2	Parking Lot Asphalt Paving	Square Yards	6400	$ 15.00	20	$ 96,000.00	$ 4,800.00			$ 4,800.00
3	Parking Lot Milling	Square Yards	6400	$ 5.00	20	$ 32,000.00	$ 1,600.00			$ 1,600.00
4	Parking Lot Curb / gutter	Lineal Feet	2550	$ 40.00	50	$ 102,000.00	$ 2,040.00			$ 2,040.00
5	Parking Lot Sidewalks	Square Yards	210	$ 70.00	50	$ 14,700.00	$ 294.00			$ 294.00
6	Mowing / Landscaping	Estimated	1	$ 12,400.00	1	$ 12,400.00	$ 12,400.00	$ 12,400.00	$ 12,400.00	
7	Parking Lot Lighting	Per Light Fixture	19	$ 29.00	1/12	$ 551.00	$ 6,612.00	$ 6,612.00	$ 6,612.00	
8	Snow removal / Brine	Estimated	1	$ 200.00	1	$ 200.00	$ 200.00	$ 200.00		$ 200.00
9	Street Sweeper (weekly)	Estimated	1	$50	1/52	$ 50.00	$ 2,600.00	$ 2,600.00	$ 2,600.00	
	Total						**$ 32,274.00**	**$ 23,540.00**	**$ 21,612.00**	**$ 10,662.00**

Note: Storm Sewer costs are not shown separately, however, these costs would be cost shared as they occur. In addition, any other costs that are not specifically mentioned that are directly related to the parking lot should be considered a shared cost.

Town Council Agenda Cover Sheet

Meeting Date
November 18 2019

Agenda Location
New Business

Item Title
Advisory Board Appointment Recommendations

Presenter
Kimberly Moffett, Town Clerk

Summary/Description
Recommendations for appointments to upcoming vacancies for the Recreation Advisory Board are submitted for your consideration and approval. All board vacancies were advertised and numerous applications received. Everyone who submitted an application was offered an interview. Recommendations were difficult, as there were many excellent applicants. Interviews were conducted by town clerk, board staff liaison and board council liaison. The attached chart indicates name of recommended appointee as well as term expirations.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Recommendation Chart
Applications

Meeting Timeline
Click or tap here to enter text.

2019 Appointment Recommendations for Volunteer Advisory Boards

BOARD	POSITION NUMBER	RECOMMENDED APPOINTEE NAME	APPOINTMENT TYPE	RESIDENCY	TERM EXPIRATION
Recreation Advisory Board	REC3	Travis Crowder	Re-Appointment	In-Town	12/31/2022
Recreation Advisory Board	REC4	Gina Garera*	New-Appointment	In-Town	12/31/2020
Recreation Advisory Board	REC5	Emily Beddingfield	Re-Appointment	In-Town	12/31/2022
Recreation Advisory Board	REC7	Bennett Jones*	New-Appointment	In-Town	12/31/2021
Recreation Advisory Board	REC11	Theodore Willer, Jr.	Re-Appointment	In-Town	12/31/2022

* - Filling Unexpired Term

ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

- ☐ Planning & Zoning Board
- ☐ Board of Adjustment
- ☐ Downtown Development Assoc.
- ☐ Clayton Library Board
- ☒ Recreation Advisory Committee
- ☐ Fire Dept. Advisory Board
- ☐ Public Arts Advisory Board

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

Please type or use dark ink.

Name: Travis Crowder

Mailing Address: 694 Randolph Drive Clayton NC 27520

Physical HOME Address: 694 Randolph Drive Clayton NC 27520

Phone Number (HOME): _____ **(WORK)** _____

FAX Number: _____ **Mobile Number:** 913-948-2223

Email Address: Tcrowder4466@gmail.com

***Female** ☐ ***Male** ☒ ***Race** _____

Employer: ScriptPro

Occupation: Field Service Tech

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

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

Length of residence in Clayton: 3 years

Do you live in the Clayton town limits: Yes ☒ No ☐ ETJ: Yes ☐ No ☐

How did you find out about this board or committee? Facebook ☐ Website ☒ TV ☐

Newspaper ☐ Email ☐ Twitter ☐ Mail ☐ Other _____

Outline your qualifications and why you wish to serve the board/committee you indicated.

I'm someone who loves helping out. Parks & Rec was a big part of my youth. I hope to be able to impact others just like I was

State why you would be an asset to this board or committee. My Schedule allows me to be free to volunteer. I am active on the Greenway and would like to be an advocate for the cyclists.

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No ☒ Yes ☐ If Yes, explain:

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic	From	To

Signature

9/6/19
Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active until August 1 of the following year.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (kmoffett@townofclaytonnc.org)

Recd 6.12.2019
In-town

ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

- ☐ Planning & Zoning Board
- ☐ Board of Adjustment
- ☐ Downtown Development Assoc.
- ☐ Clayton Library Board
- ☑ Recreation Advisory Committee
- ☐ Fire Dept. Advisory Board
- ☐ Public Arts Advisory Board

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

Please type or use dark ink.

Name: Gina Garera

Mailing Address: 169 Forsyth Parkway

Physical HOME Address: 169 Forsyth Parkway 27520

Phone Number (HOME): 615-594-5683 (WORK) 919-508-2039

FAX Number: _____ Mobile Number: 615-594-5683

Email Address: RM1998@aol.com

*Female ☑ *Male ☐ *Race White

Employer: William Peace University

Occupation: Educator/Advisor

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

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

Length of residence in Clayton: 1 year

Do you live in the Clayton town limits: Yes ☑ No ☐ **ETJ:** Yes ☐ No ☐

How did you find out about this board or committee? Facebook ☑ Website ☐ TV ☐ Newspaper ☐ Email ☐ Twitter ☐ Mail ☐ Other _____

Outline your qualifications and why you wish to serve the board/committee you indicated.
I have background in planning many events for different colleges as well as for Alpha Delta Pi Sorority. I helped with fundraising, contracts, and marketing for small events with 75 attendess, as well as large events with a few thousand attendees. I would love to work with others in the community and be able to give back by being a part of the committee.

State why you would be an asset to this board or committee. I will bring a different perspective as a new resident of Clayton. I have the passion for making our town and parks better for everyone. I think my previous experience makes me a good fit.

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No ☑ Yes ☐ **If Yes, explain:**

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic	From	To
N/A		

[signature] June 12, 2019
Signature Date

- Please do not submit resumes or attachments.
- This application is a **public record.**
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active until August 1 of the following year.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (kmoffett@townofclaytonnc.org)

Clerk's Office Use
Date Rec'd: _____
Town/ETJ: _____

ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

- ☐ Planning Board
- ☐ Downtown Development Association
- ☒ Recreation Advisory Committee
- ☐ Library Advisory Board
- ☐ Fire Department Advisory Board
- ☐ Public Arts Advisory Board

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

Please type or print using dark ink.

Name: Emily Beddingfield

Mailing Address: 217 W Stallings St Clayton NC 27520

Physical HOME Address: same

Phone Number (HOME): 321-795-7413 (WORK) _____

FAX Number: _____ Mobile Number: _____

Email Address: emilybeddingfield@gmail.com

☒ Female* ☐ Male*

Employer: James Lipscomb, CPA

Occupation: Development Coordinator

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

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

Length of residence in Clayton: 9 years

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

How did you find out about this board?

☐ Facebook ☐ Website ☐ Newspaper ☐ Twitter

☐ TV ☐ Friend ☐ Email ☒ Other

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

Currently the Chair of this Board

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

Knowledgable about board, Planning, & process etc.
Urban Planner by trade.

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

☒ No ☐ Yes *If Yes, please explain:*

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

Boards/Civic Organization/Talents	From	To
Recreation Advisory Committee	?	Current

Signature

9/29/19
Date

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

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

Clerk's Office Use
Date Rec'd: _____
Town/ETJ: _____

ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

- ☐ Planning Board
- ☐ Clayton Downtown Development Association Advisory Board
- ☒ Recreation Advisory Board
- ☐ Hocutt-Ellington Memorial Library Advisory Board
- ☐ Fire Advisory Board
- ☐ Public Art Advisory Board

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

Please type or print using dark ink.

Name: BENNETT JONES

Mailing Address: 193 TOWNSEND DRIVE

Physical HOME Address: 193 TOWNSEND DRIVE

Phone Number (PERSONAL): 919-333-3942 (WORK): 919-369-4107

Email Address: coach.bennettjones@gmail.com

Employer: Johnston County Schools

Occupation: School Administrator

☐ Female* ☒ Male*

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

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

Length of residence in Clayton: 13 YEARS

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

How did you find out about this board?

☒ Facebook ☐ Website ☐ Newspaper ☐ Twitter

☐ TV ☐ Friend ☐ Email ☐ Other

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

HAVE DEGREE IN EXERCISE & SPORTS SCIENCE.
HS COACH FOR 16 YEARS
COACHED RECREATION SOCCER, BASEBALL, & BASKETBALL

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

I HAVE A WEALTH OF EXPERIENCE IN ATHLETICS. HAVING WORKED IN SCHOOL SYSTEM, I KNOW PARENTS, STUDENTS, AND FACILITIES. CAN SPEAK ON TOWN GROWTH & NEED FOR RECREATION AREAS AND ACTIVITIES.

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

☒ No ☐ Yes *If Yes, please explain:*

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

Boards/Civic Organization/Talents	From	To
GRANITE LODGE 191 PAST MASTER	2012	CURRENT
TOWN OF CLAYTON 150TH	2018	CURRENT
SUDAN SHRINERS	2014	CURRENT

Signature

9-23-19
Date

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

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

Scanned with CamScanner

Clerk's Office Use
Date Rec'd: 9-4-19
Town/ETJ: In town

ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

☐ Planning Board
☐ Library Advisory Board
☐ Downtown Development Association
☐ Fire Department Advisory Board
☒ Recreation Advisory Committee
☐ Public Arts Advisory Board

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

Please type or print using dark ink.

Name: Theodore J. Willer Jr.
Mailing Address: 29 Lafay Dr. Clayton NC 27527
Physical HOME Address: SAME
Phone Number (HOME): 267.973.7943 (WORK) N/A
FAX Number: N/A Mobile Number: SAME
Email Address: tlwiller@embarqmail.com

☐ Female* ☒ Male*

Employer: N/A
Occupation: Retired

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

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

Length of residence in Clayton: 12 + YEARS

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

How did you find out about this board?

☐ Facebook ☐ Website ☒ Newspaper ☐ Twitter

☐ TV ☐ Friend ☐ Email ☐ Other

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

I have been a member of the Parks and Rec board since 2010

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

My experience as a board member

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

☒ No ☐ Yes *If Yes, please explain:*

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

Boards/Civic Organization/Talents	From	To
Parks and Recreation	1/2010	Present

Signature

8/26/2019
Date

- Please do not submit resumes or attachments.
- This application is a PUBLIC RECORD.
- Information contained in the application will be considered when making appointments.
- Candidates may be interviewed prior to appointment.
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Applications should be submitted to the Town Clerk in person at 111 East Second Street, by mail at Town of Clayton, PO Box 879, Clayton, NC 27528 or via email at kmoffett@townofclaytonnc.org

Town Council Agenda Cover Sheet

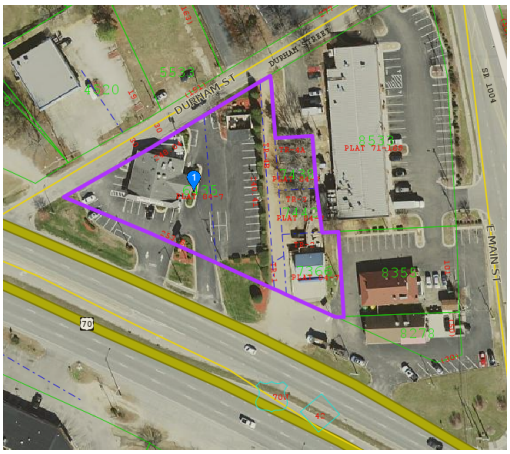
Meeting Date
November 18 2019

Agenda Location
New Business

Item Title
2019-233-SNA Smithfield Chicken & BBQ Alternative Sign Plan

Presenter
Planning Department

Summary/Description
Request for an approval of an Alternative Sign Plan that would be tailored to the specific needs for the re-built Smithfield's Chicken N Bar-B-Q location at 10414 US Hwy 70 Bus. The applicant is requesting a freestanding 'juke box' sign to match the new franchise design.



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
Site Plan
Sign Renderings

Meeting Timeline
November 18- Town Council Decision

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

ALTERNATIVE SIGN PLAN APPLICATION

Pursuant to Article 7, Section 155.713 of the Unified Development Code (UDC), no sign, unless specifically exempted under Section 155.403(D) of the UDC may be erected, located or altered in any manner until a sign permit (and building permit if necessary) has been secured from the Planning Department. An owner of land within the jurisdiction of the Town (or a duly authorized agent) may make application with the Planning Department for an Alternative Sign Plan.

See Section 155.403 of the UDC for information on sign regulations. Note that signs in overlay districts (i.e. Downtown Overlay) may be subject to additional requirements.

APPLICATION REQUIREMENTS

- ☐ One copy of this application, signed
- ☐ Owner's Consent Form (if applicant is other than the property owner)
- ☐ All applicable drawings and documents
- ☐ Application Fee ($100.00)

SITE INFORMATION

Business or Site Name: Smithfield's Chicken N Bar-B-Q

Parcel ID Number: 166806-29-6474 **Parcel TAG Number:** 05008001

Business Address: 10414 US HWY 70 BUS

Property Owner: Clayton 001 LLC (Junius Moore)

Property Owner Email &/or Phone: jmoore@scnbnc.com

Is the site a multi-tenant building or shopping center? ☒ No ☐ Yes:

Applicable Alternative Sign Plan number (if replacing):

Overlay District (if applicable): ☐ Downtown ☒ Thoroughfare ☐ Scenic Highway

Property Owner: Clayton 001 LLC (Junius Moore)

APPLICANT INFORMATION

Applicant Name: Sign & Awning Systems, Inc.

Contact Person: Brandon Johnson

Mailing Address: 2785 US Hwy 301 N. Dunn, NC 28334

Phone Number: 910-892-5900 **Fax:** 910-892-2140

Email Address: signs@signandawning.net

OFFICE USE ONLY

Date Received: 11-6-19 Amount Paid: $100 Permit Number: 2019-233-SNA

July 2018

REQUIRED INFORMATION

Please provide a typed document including the following items:

Provided?			Item
Yes	N/A	Staff	
☐			1. Justification statement which details project information, modifications being requested, specific code references and proposed alternatives. Statement must include a response to each of the approval criteria outlined in Section 155.403(K)(3) of the UDC.
☐			2. Location (address and development name)
☐			3. All information required for the applicable sign application that the Alternative Sign Plan is replacing, as listed in the tables in this application

APPLICANT AFFIDAVIT

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

Jaymes Elliott
Print Name

Signature of Applicant

11-5-19
Date

Note: A Permanent Sign Permit Application is required following an Alternative Sign Plan approval in order to install a permanent sign.

Entrance / Rear Sides

83 Sq Ft

COLORS:
Faces - Clear
Neon: Smithfield's - RED / Chicken 'N Bar-B-Que - White
Returns: Smithfield's - RED / Chicken 'N Bar-B-Que - White
Trim: Gold
Raceway: Bronze

SMITHFIELD'S CNB

36" Channel Letters - Dunn

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

Front Side

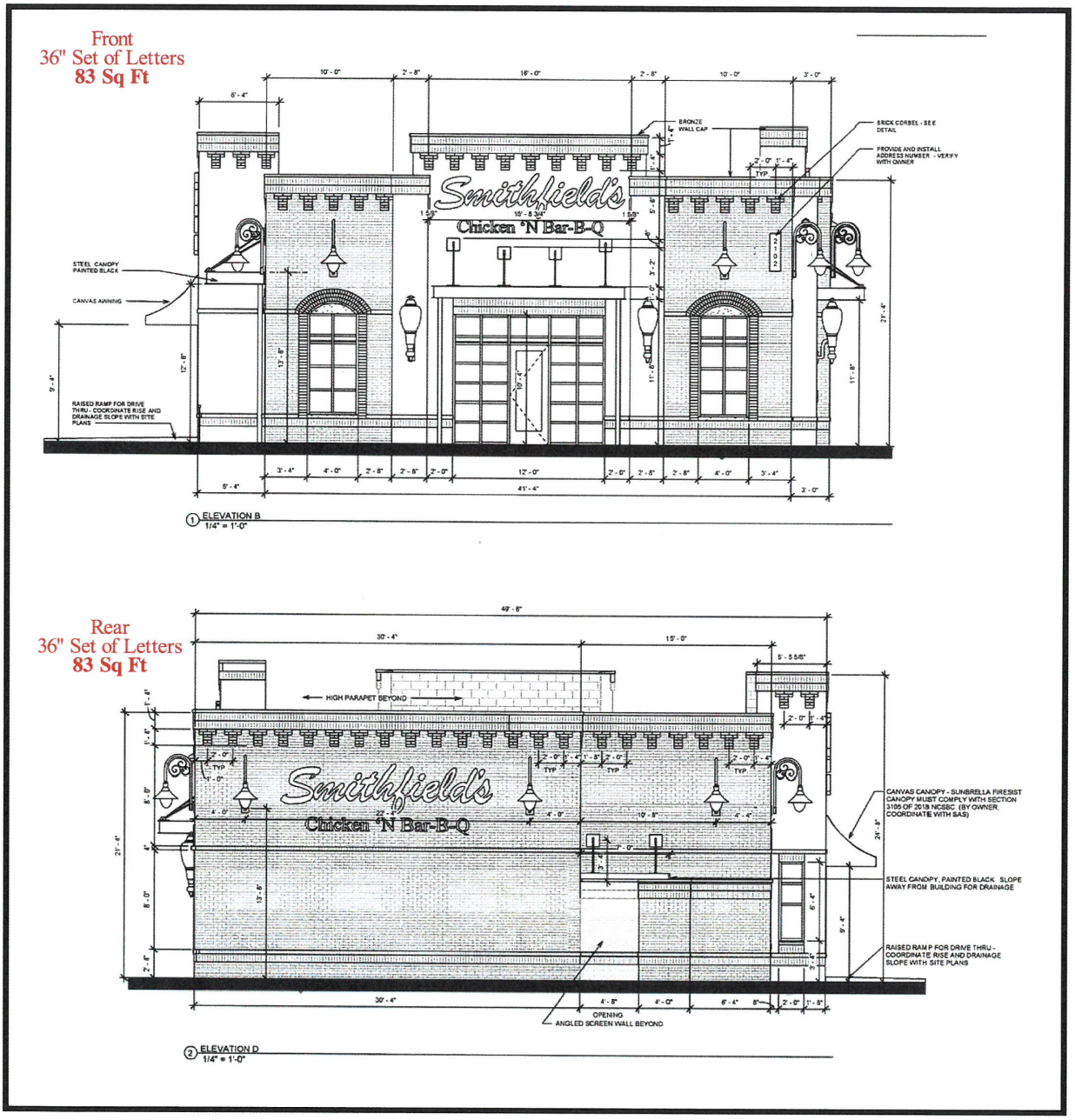
66 Sq Ft

COLORS:
Faces - Clear
Neon: Smithfield's - RED / Chicken 'N Bar-B-Que - White
Returns Smithfield's - RED / Chicken 'N Bar-B-Que - White
Trim: Gold
Raceway: Bronze

SMITHFIELD'S CNB

32" Channel Letters

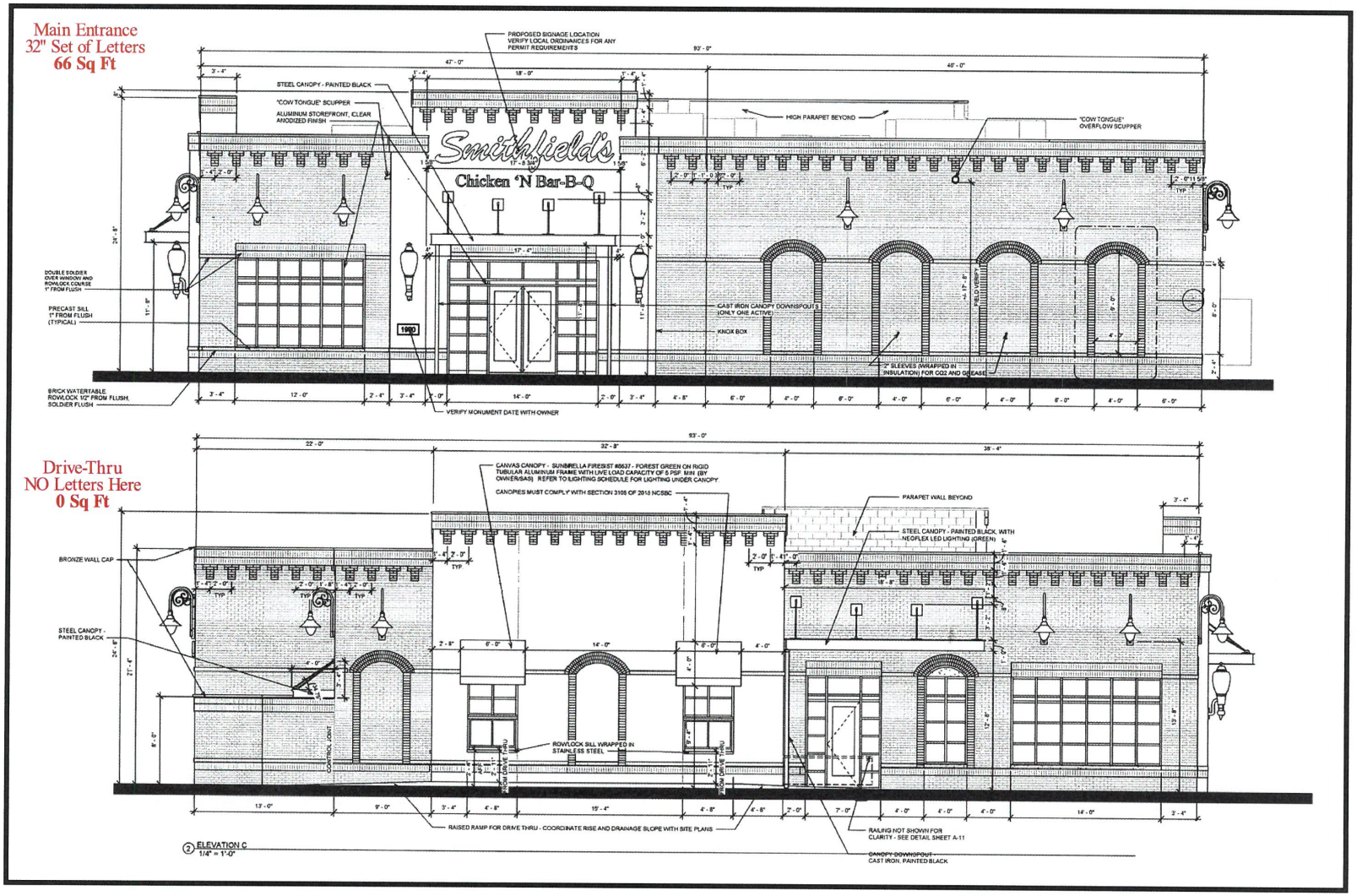
SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140



SMITHFIELD'S CNB - Clayton, NC

Front & Rear Elevations

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

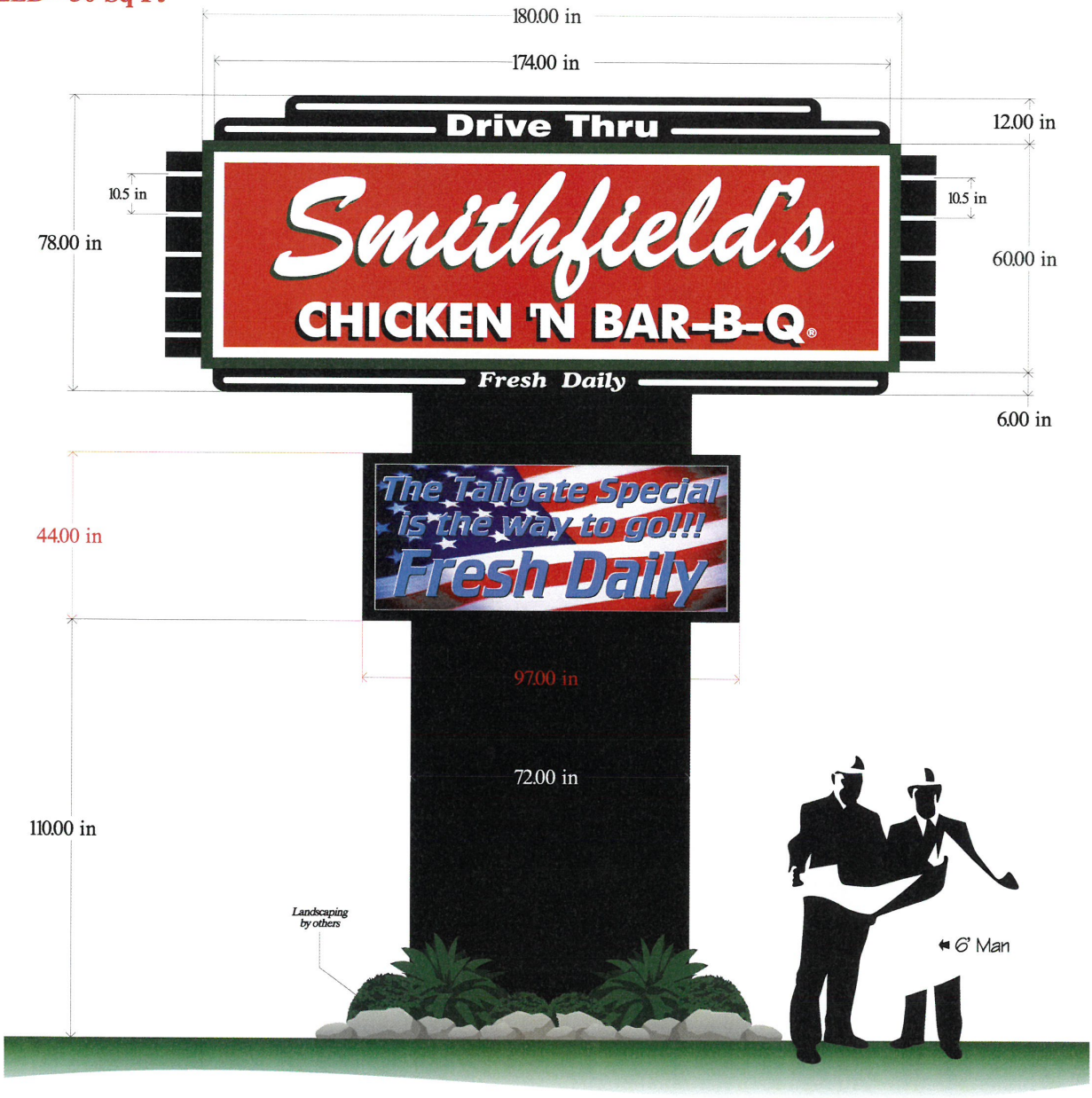


SMITHFIELD'S CNB - Clayton, NC

Main Entrance & Drive-Thru Elevations

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

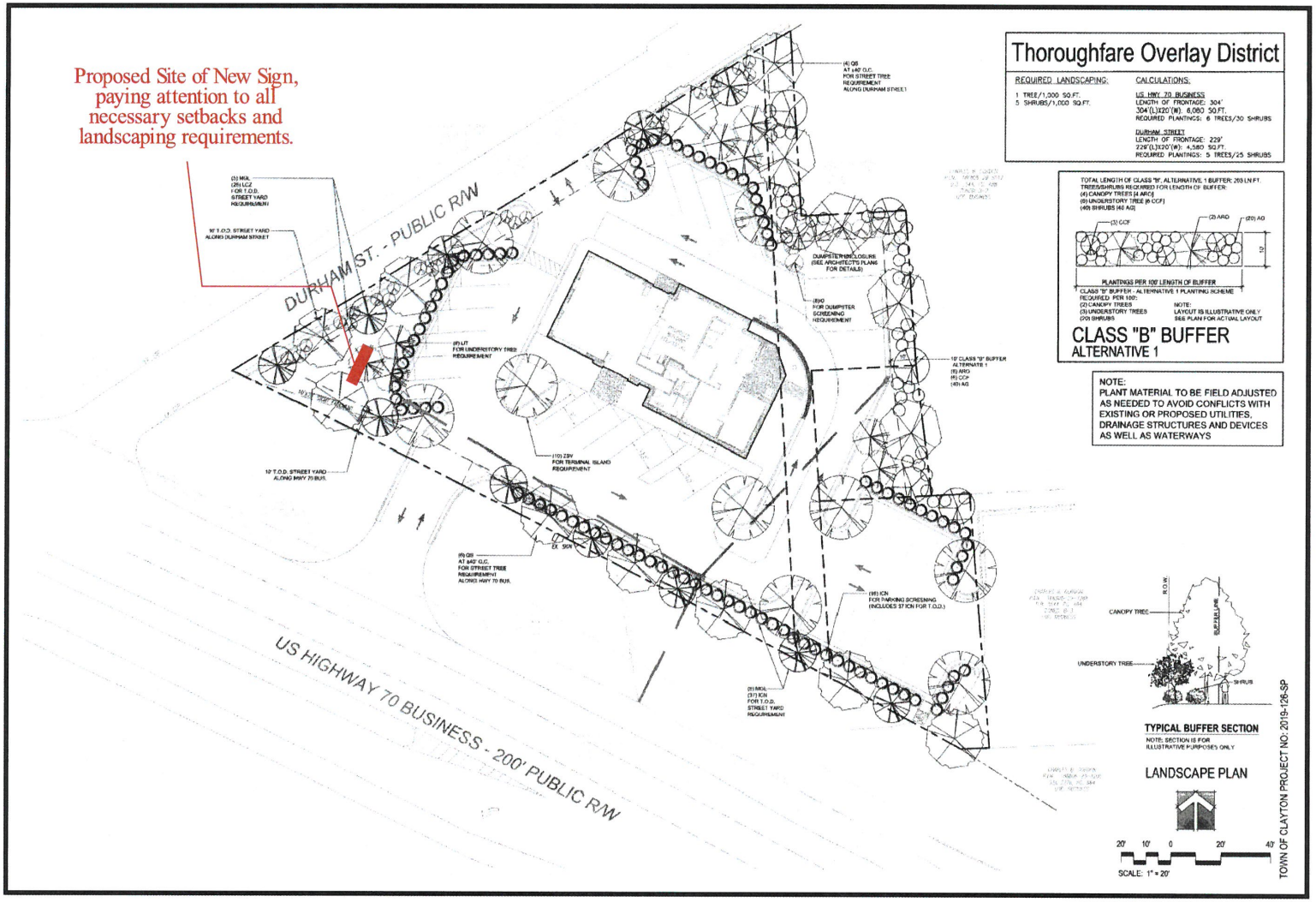
ID Sign - **75 Sq Ft**
LED - **30 Sq Ft**



SMTHFIELD'S CNB

5' x 15' ID Sign - Clayton NC

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140



SMITHFIELD'S CNB - Clayton, NC

Proposed Site Plan for New Road Sign

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

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: Smithfields of Clayton **Address or PIN #:** 10414 Hwy. 70 Clayton, NC 27520

AGENT/APPLICANT INFORMATION:

Signs and Awnings- Brandon Johnson
(Name - type, print clearly)

2785 US Highway 301 N
(Address)
Dunn, NC 28334
(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***):

All concerning signage at Clayton location

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:

Junius Moore- VP
(Name - type, print clearly)

Junius Moore
(Owner's Signature)

Po box 979
(Address)

Cary NC 27514
(City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Russell E. Meinert, a Notary Public for the above State and County, this the 6th day of November, 2019.

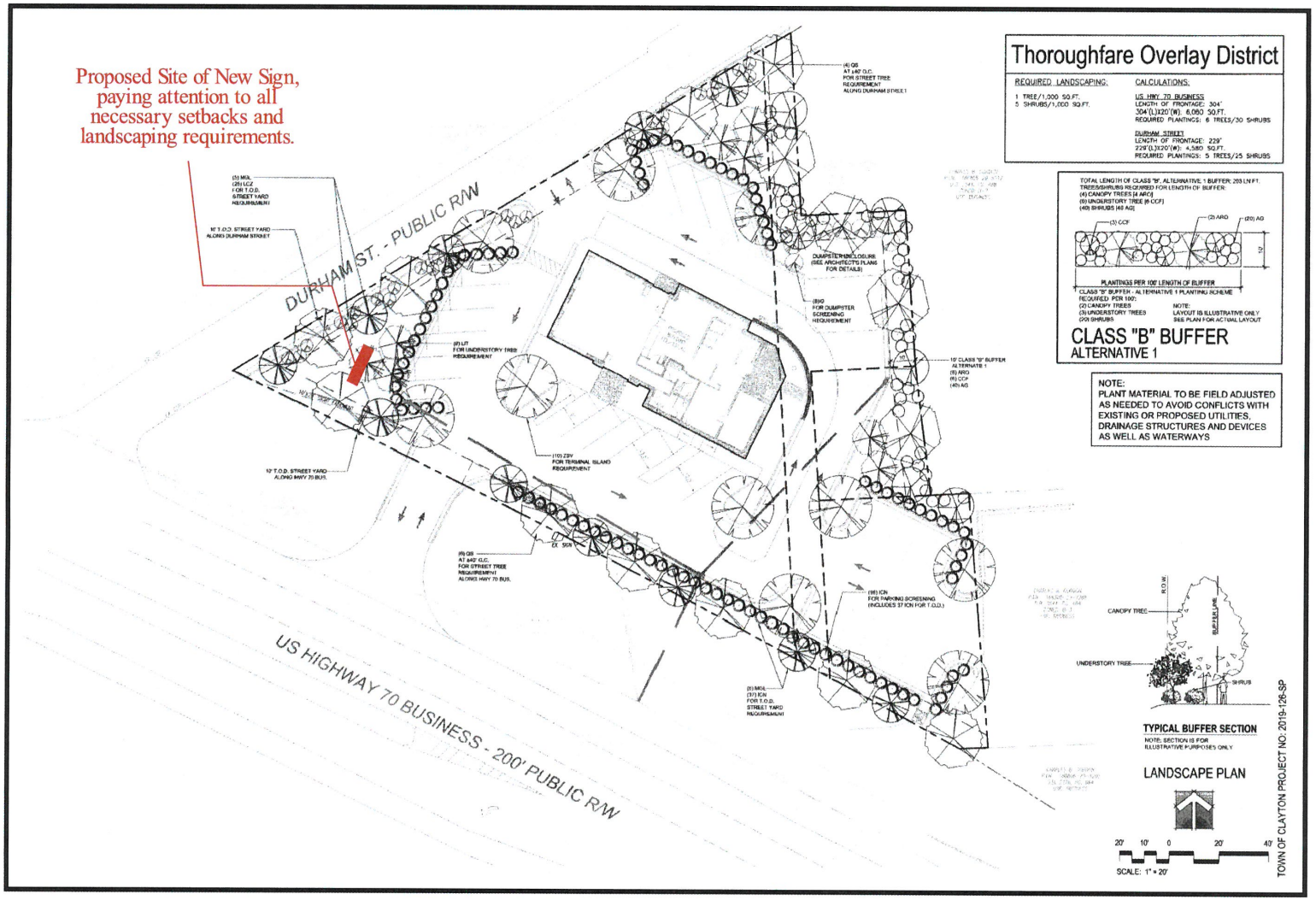
SEAL

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

Notary Public

My Commission Expires: 11-09-23 11-09-23

July 2018

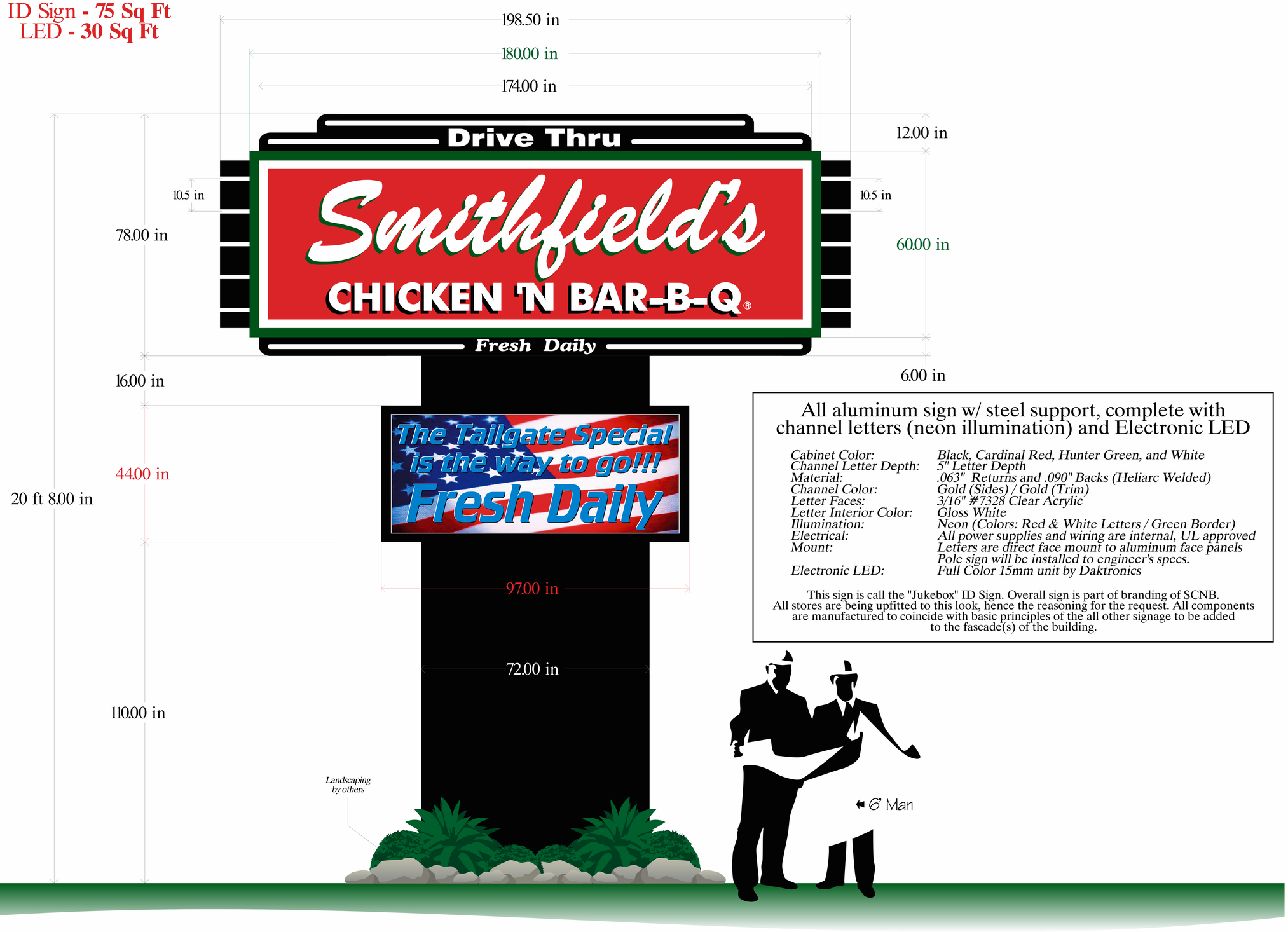


SMITHFIELD'S CNB - Clayton, NC

Proposed Site Plan for New Road Sign

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

ID Sign - **75 Sq Ft**
LED - **30 Sq Ft**



All aluminum sign w/ steel support, complete with channel letters (neon illumination) and Electronic LED

Cabinet Color:	*Black, Cardinal Red, Hunter Green, and White*
Channel Letter Depth:	*5" Letter Depth*
Material:	*.063" Returns and .090" Backs (Heliarc Welded)*
Channel Color:	*Gold (Sides) / Gold (Trim)*
Letter Faces:	*3/16" #7328 Clear Acrylic*
Letter Interior Color:	*Gloss White*
Illumination:	*Neon (Colors: Red & White Letters / Green Border)*
Electrical:	*All power supplies and wiring are internal, UL approved*
Mount:	*Letters are direct face mount to aluminum face panels*
	Pole sign will be installed to engineer's specs.
Electronic LED:	*Full Color 15mm unit by Daktronics*

This sign is call the "Jukebox" ID Sign. Overall sign is part of branding of SCNB. All stores are being upfitted to this look, hence the reasoning for the request. All components are manufactured to coincide with basic principles of the all other signage to be added to the fascade(s) of the building.

SMTHFIELD'S CNB

5' x 15' ID Sign - Clayton NC

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

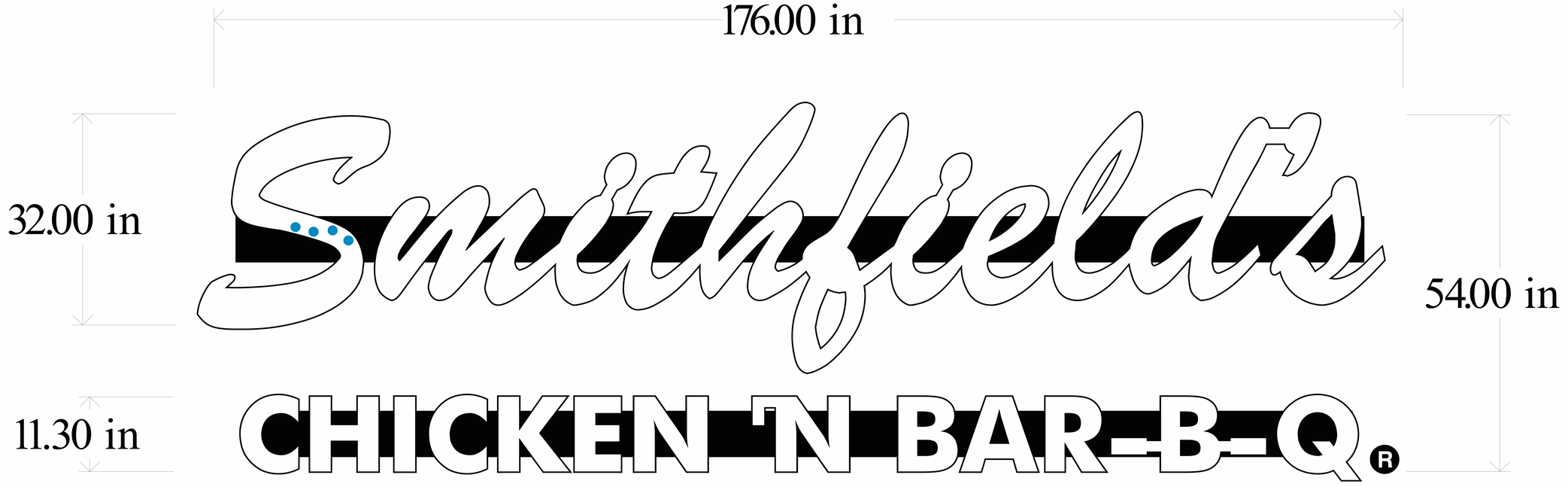
Front Side

66 Sq Ft

Internally Illuminated Channel Letters on Raceway

Letter Depth:	*5" Letter Depth*
Material:	*.063" Returns and .090" Backs (Heliarc Welded)*
Channel Color:	*Red (Sides) Gold (Trim)*
Letter Faces:	*3/16" #7328 Clear Acrylic*
Letter Interior Color:	*Gloss White*
Illumination:	*LED Illumination, Neon (White)*
Raceway Color:	*Bronze*
Electrical:	*Secondary - Enclosed in Raceway*
Mount:	*Install Raceway Flush to Brick Fascia*

Lettering (Brush Script font and Helvetic Bold font) is part of the overall branding of SCNB.
These letters have been in longtime use. All NEW stores are being upfitted to neon.



SMITHFIELD'S CNB

32" Channel Letters

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

Entrance & Rear Sides
83 Sq Ft

Internally Illuminated Channel Letters on Raceway

Letter Depth:	*5" Letter Depth*
Material:	*.063" Returns and .090" Backs (Heliarc Welded)*
Channel Color:	*Red (Sides) Gold (Trim)*
Letter Faces:	*3/16" #7328 Clear Acrylic*
Letter Interior Color:	*Gloss White*
Illumination:	*LED Illumination, Neon (White)*
Raceway Color:	*Bronze*
Electrical:	*Secondary - Enclosed in Raceway*
Mount:	*Install Raceway Flush to Brick Fascia*

Lettering (Brush Script font and Helvetic Bold font) is part of the overall branding of SCNB.
These letters have been in longtime use. All NEW stores are being upfitted to neon.

SMITHFIELD'S CNB

36" Channel Letters

SIGN & AWNING SYSTEMS, INC.
2785 US Hwy 301 N Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

Town
Planning
111 E. Second Street, Clayto
P.O. Box 879, Clayto
Phone: 9

Town Council
November 18, 2019

STAFF REPORT

Application Number: 2019-233-SNA
Project Name: Smithfield's Chicken N BBQ, Alternative Sign Plan

NC PIN / Tag #: 166806-29-6474 / 05008001
Location: 10414 US HWY 70 BUS Clayton, NC 27520
Town Limits/ETJ: Town Limits
Applicant: Sign & Awning Systems
Owner: Clayton 001 LLC (Junius Moore)

Public Noticing:

- None required.

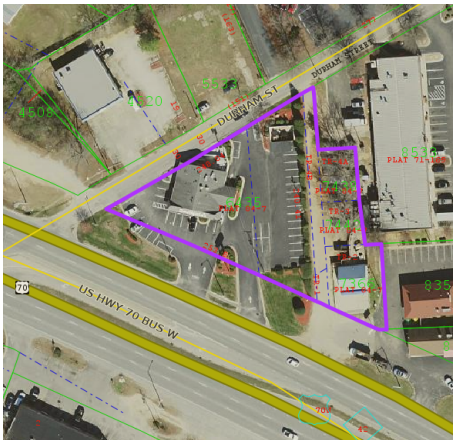
REQUEST: To install a 20ft 8in tall "jukebox sign" at the re-built Smithfield Chicken N BBQ to match the franchise design. The sign includes an electronic LED board. See attached drawings for the jukebox sign design and specifications. The proposed channel lettering for the building is also included in this alternative sign plan.

SITE DATA:

Acreage: .91 acres

Present Zoning: B-3

Existing Use: Smithfield Chicken N BBQ



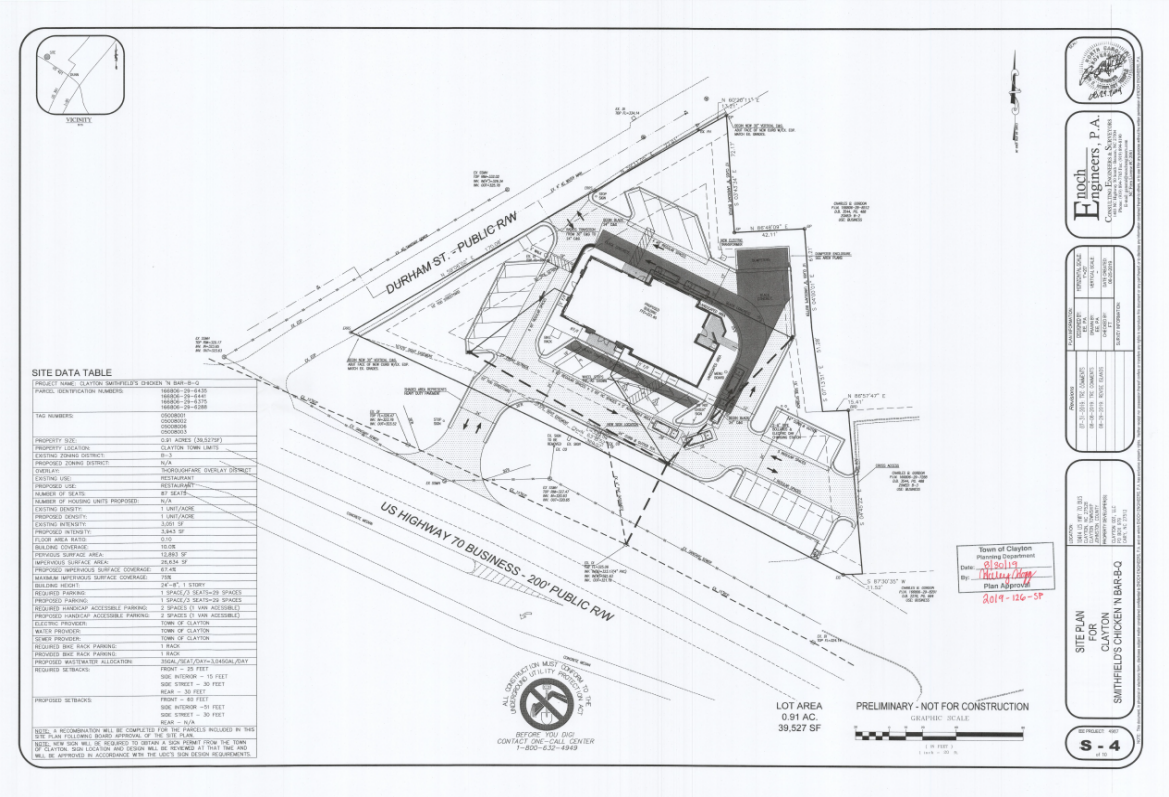
STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant has requested an alternative sign plan to allow a juke box sign with a height allowance of 20'8" and a sign area of 105 square feet. Per §155.403(F) of the Unified Development Code, a freestanding sign has a total allowable sign face area of 64 square feet with a height allowance of 8'. The proposed sign exceeds the square footage and height as allowed in code, thus the request for an alternative sign plan.

Approved Site Plan

The sign plan is consistent with the approved site plan 2019-126-SP SCNB, approved on 8/30/19 and shown below. The freestanding sign is now proposed to go on the corner of the property between Durham Street and US HWY 70 BUS.



Staff Analysis:

The proposed sign is 12ft8in taller than what is allowed by code. It also exceeds the allowed square footage. The existing SCNB sign is a freestanding sign but it must be removed because it is currently in the right of way of US HWY 70 BUS. The proposed sign is a new franchise design that the owners intend to put at all of their locations. If approved at 20ft8in the sign will be the tallest new sign on US HWY 70 BUS. Staff does feel that the electronic LED board should be lower to prevent any safety issues for traffic. If approved as is, the LED board

would have to be dimmed at night. The sign can be lowered in overall height and thus attach the LED screen to the main sign and create an attached appearance. Another alternative would be a ground monument sign with the LED screen as part of the monument sign.

Consistency with Adopted Plans:

- **Unified Development Code**
  The proposed sign does not meet the requirements of the Unified Development Code (UDC).

CONSIDERATIONS

- The applicant has provided justification for their requested Alternative Sign Plan.

STAFF RECOMMENDATION:

Approve as presented by the applicant or select one of the options provided by staff.

ATTACHMENTS:

1) Application
2) Sign Plan