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

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

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

a. Warranty Acceptances
- Riverwood Ranch Townhomes Subdivision
- Riverwood Villas II, Phase 1 & 2
- Riverwood Villas II, Phase 3

Riverwood Ranch Townhomes Subdivision
Riverwood Villas II, Phase 1 & 2
Riverwood Villas II, Phase 3

b. Direct Clerk to Certify Sufficiency - 2019-29-ANX - The Village @ Little Creek Subdivision Annexation
Resolution

c. DRAFT Minutes
- March 4, 2019 - Regular Session

March 4 2019 DRAFT Minutes

d. Proclamation - Arbor Day - March 22, 2019
Cover
Proclamation

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. 2019 Local Government Agencies Record and Retention Disposition Schedule
Presenter: Kimberly Moffett, Town Clerk
Cover
Resolution

POTENTIAL ACTION: Adoption of Resolution #2019-06

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Parks & Recreation Master Plan / Bond Projects
Presenters: Scott Barnard, P&R Director and Sara Burroughs, Sage Design
Cover

POTENTIAL ACTION: None - Informational Only

b. Harmony Playground Update
Presenter: Dean Penny, Clayton Community Recreational Foundation

POTENTIAL ACTION: None - Informational Only

6. PUBLIC HEARINGS

a. Abandonment of Portion of Horne Street
Resolution Abandonment Portion of Horne Street
Metes and Bounds
Plat

POTENTIAL ACTION: Continue Public Hearing to April 1, 2019

b. 2018-240-SD - Highgate Subdivision - Major Modification (Quasi-Judicial)
Presenter: Planning Department
Cover
Application
2nd Submittal Site Plan
Adjacent Property Letter
Neighborhood Meeting Materials
Original Approval - Highgate Ph4 2017-56-SD
Newspaper Ad
Owner's Consent Forms
Map
Staff Report
Motion Form

POTENTIAL ACTION: Approval/Denial 2018-240-SD

c. 2018-92-RZ - Creech Tract - Rezoning
Presenter: Planning Department
Cover
Application
Adjacent Property Letter
Consistency Statement
Newspaper Ad
PB Recommendation
Map
Staff Report
Motion Form
Ordinance

POTENTIAL ACTION: Adoption of Ordinance #2019-03-03

d. 2018-91-SUP - Creech Tract - Special Use Permit (Quasi-Judicial)
Presenter: Planning Department

Cover
Application - Updated
Adjacent Property Letter
Neighborhood Meeting Materials
Newspaper Ad
Map
Staff Report
Motion Form

POTENTIAL ACTION: Approval/Denial of 2018-91-SUP

e. 2018-90-SD - Creech Tract - Preliminary Plat (Quasi-Judicial)
Presenter: Planning Department
Cover
Application Updated
7th Submittal-Site Plan
Waste Water Allocation Request
Adjacent Property Letter
Neighborhood Meeting Materials
NCDOT Comments
Survey
Traffic Engineer Letter
Newspaper Ad
Maps
Staff Report
Motion Form
Resolution Wastewater

POTENTIAL ACTION: Approval/Denial of 2018-90-SD

POTENTIAL ACTION: Adoption of Resolution #2019-07 (Wastewater Allocation)

f. 2018-231-PDD - Barbour Tract - Rezoning
Presenter: Planning Department
Ordinance

POTENTIAL ACTION: Continue Public Hearing to April 1, 2019

g. 2018-233-SD - Barbour Tract - Master Plan (Quasi-Judicial)
Presenter: Planning Department

POTENTIAL ACTION: Continue Public Hearing to April 1, 2019

h. 2018-250-SD - Walk @ East Village - Major Modification (Quasi-Judicial)
Presenter: Planning Department
Cover
Application
2nd Submittal Site Plan
Adj Property Letter
Neighborhood Meeting Materials
Original Master Plan - 12-05-05-SD

Original Approval - 12-05-05-SD
Newspaper Ad
Waiver Requests
Map
Staff Report UPDATED
Motion Form

POTENTIAL ACTION: Approval/Denial 2018-250-SD

7. OLD BUSINESS

8. NEW BUSINESS

a. SB 179 / HB 278 Opposition
Presenter: Adam Lindsay, Town Manager
Resolution

POTENTIAL ACTION: Adoption of Resolution #2019-08

b. Recreational Trail Program Grant Pre-Application
Presenter: Scott Barnard, P&R Director
Cover
Pre-Application

POTENTIAL ACTION: Council Consensus

c. US Fire Administration SAFER Grant Application
Presenter: Lee Barbee, Fire Chief
Cover

POTENTIAL ACTION: Council Consensus

9. STAFF REPORTS

a. Town Manager
- 2019 Town Council Retreat - Continued - April 1, 2019
- Update on Setting of Public Hearings

b. Town Attorney

c. Town Clerk

d. Other Staff
- Parks & Recreation Special Events & Marketing Position
Presenter: Scott Barnard, P&R Director

Cover

10. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

11. CLOSED SESSION

a. Closed Session Pursuant to NCGS 143-318.11.(a)(3)&(5)

POTENTIAL ACTION: Motion to Go Into Closed Session

12. ADJOURNMENT

a. Adjourn Meeting

POTENTIAL ACTION: Motion to Adjourn

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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: Donnie Adams – Adams and Hodge
Reid Smith, Fred Smith/One 27 Homes
Lori Bryant, Development Services Coordinator

Date: February 15th, 2019

Subject: Riverwood Ranch Townhomes Subdivsion – 12-07-05-SDM

Please place a final acceptance request for the referenced public sewer, water, storm sewer utilities, and all pertinent easements on the next available agenda. (all streets are private)

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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: Donnie Adams – Adams and Hodge
Reid Smith, Fred Smith/One 27 Homes
Lori Bryant, Development Services Coordinator

Date: February 18th, 2019

Subject: Riverwood Villas II –Phase I & II – 12-07-05-SDM

Please place a final acceptance request for the referenced subject public water, sewer, associated, storm drainage utilities, and all pertinent easements, and the asphalt pavement structure on the next available agenda.

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

Memorandum

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: Donnie Adams, Adams & Hodge Engineering
Lori Bryant , Development Services Coordinator
Reid Smith, Fred Smith/One 27 Homes

Date: February 18th, 2019

Subject: Riverwood Villas II, Phase III SP 2013-39

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

ANNEXATION PETITION 2019-29-ANX
The Village at Little Creek Subdivision
Parcel: Portion of 05H04002A & Portion of 05H03024
Owners: Clayton Properties Group, Inc.
Contiguous; 21.89 +/- acres

TOWN OF CLAYTON
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on February 22, 2019, by the Town of Clayton; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation:

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Clayton that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the results of her investigation.

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

_____
Jody L. McLeod,
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Town of Clayton
Regular Town Council Meeting Minutes
Monday, March 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, D/Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Rich Cappola, Interim Public Works Director
Dave DeYoung, Economic Development Director
Blair Myhand, Police Chief
Robert McKie, Finance Director
Stacy Beard, Public Information Officer

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

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) Warranty Acceptance
- Umstead Subdivision

b) DRAFT Minutes
- February 4, 2019 - Regular Session
- February 18, 2019 - Regular Session

ACTION: Adoption of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

a) Warranty Acceptances
- Riverwood Ranch Townhomes Subdivision
- Riverwood Villas II, Phase 1 & 2
- Riverwood Villas II, Phase 3

ACTION: Placed on March 18, 2019 Consent Agenda

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

6 PUBLIC HEARINGS

a) 2019-12-ANX - East Clayton Elementary School
Presenter: Dave DeYoung, Economic Development Director

Mr. DeYoung stated this item had been advertised as required for a Public Hearing. Staff requested this item be continued.

ACTION: Continue Public Hearing to June 3, 2019

7 OLD BUSINESS

8 NEW BUSINESS

a) Water Capacity Purchase
Presenter: Rich Cappola, Interim Public Works Director & Engineering/Inspections Director

Mr. Cappola presented this item. He stated the request for purchase was to meet annual submission to State. Mr. Cappola stated rates were scheduled to increase effective July 1, 2019. A significant savings would be realized with early purchase. Mayor Pro Tem Grannis questioned if this item had been budgeted. Mr. McKie provided details regarding proposed purchase budgeting.

ACTION: Adopt Ordinance #2019-03-01

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

b) Code of Ordinance Amendment - Chapter 71 - Speed Limit
Presenter: Blair Myhand, Police Chief

Chief Myhand presented this item and requested an amendment to Chapter 71 with regard to speed limit enforcement. This amendment would allow the town to make the legal speed limit 25 mph on properly posted town roads. Ms. Ross provided details regarding the state statute, which states the speed limit inside municipalities is 35 mph on town owned roads. Further municipalities may authorize via ordinance higher or lower speeds on all streets that are not part of the state highway system. Further, the new speed limit would be effective when appropriate signage was in place. Adoption of this ordinance would allow the change to our code and allow for lower speed limits of 25 mph and enforcement of same with proper signage on town owned roads.

ACTION: Adoption of Ordinance #2019-03-02

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

c) 2019-26-SNA - Culver's - Alternate Sign Plan
Presenter: Haley Hogg, Planner

Ms. Hogg presented this item. Applicant is requesting Alternative Sign Plan to install a menu board with a height allowance of 6'3" and a sign area of 46.29 square feet. Current code allows for two drive-through boards per lane with a total allowable sign face of 36 square feet and height allowance of 8'.

Staff recommends approval with condition that sign material be consistent with primary building construction or other signs on site.

Council Member Satterfield questioned if the building would be brick and if sign would be the same. Ms. Hogg stated the building would be brick and the bottom of the sign would be brick as well.

ACTION: Approval of 2019-26-SNA with condition as listed in staff report

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

d) 2018-90-SD - Creech Tract Preliminary Plat (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

e) 2018-91-SUP - Creech Tract Special Use Permit (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

f) 2018-92-RZ - Creech Tract Rezoning
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

g) 2018-231-PDD - Barbour Tract
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

h) 2018-233-SD - Barbour Tract Master Plan (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

i) 2018-240-SD - Highgate Subdivision - Major Modification (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

j) 2018-250-SD - Walk @ East Village - Preliminary Plat (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for March 18, 2019

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

a) With there being nothing further, the meeting was adjourned at 6:14 p.m.

ACTION: Motion to Adjourn

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

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

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Consent Agenda

Item Title
Arbor Day Proclamation

Presenter
Mayor

Summary/Description
The Town will celebrate Arbor Day on March 22, 2019 at Clayton High School at 11:00 am. We will plant trees along S. Robertson Street between the Soccer and Baseball fields.



Requested Action
Place on Consent Agenda

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Proclamation

Meeting Timeline
March 18, 2019 Consent Agenda

PROCLAMATION

ARBOR DAY

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for planting trees; and

WHEREAS, the holiday – Arbor Day – was first observed with the planting of more than one million trees; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling cost, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, when properly selected and tended appropriately, trees increase property values, enhance economic vitality of business districts, provide buffers from traffic and provide a natural playground for people of all ages; and

WHEREAS, the Town of Clayton has been named Tree City, USA for the 13th year in a row and continues to maintain and improve our urban forest by the planting of additional trees to enhance our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton, North Carolina, that Friday, March 22, 2019, be recognized as "**Arbor Day**" and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands. We encourage all citizens to plant trees to promote the well-being of this and future generations.

Duly proclaimed by the Clayton Town Council this 18th day of March 2019, while in regular session.

_____

Jody L. McLeod,
Mayor

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Administrative

Item
Record Retention and Disposition Schedule

Presenter
Kimberly Moffett, Clerk

Summary/Description

The March 2019 update to North Carolina Local Government Records Retention Schedules have been signed by the Department of Natural and Cultural Resources. This universal update covers general records and supersedes all previous standards with regard to the following:

- Administration and Management Records
- Budget, Fiscal, and Payroll Records
- Geographic Information System (GIS) Records
- Information Technology Records
- Legal Records
- Personnel Records
- Public Relations Records
- Risk Management Records
- Workforce Development Records

It should be noted it is intended for this process to repeat in January 2020 with the Program Schedules for Municipalities. Schedules will continue to update on a 5-year rolling cycle.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

Resolution #2019-06

2019 Local Government Agencies
General Records Retention and Disposition Schedule

The records retention and disposition schedule and retention periods governing the records series listed herein are hereby approved. In accordance with the provisions of Chapters 121 and 132 of the *General Statutes of North Carolina*, it is agreed that the records do not and will not have further use or value for official business, research, or reference purposes after the respective retention periods specified herein and are authorized to be destroyed or otherwise disposed of by the agency or official having custody of them without further reference to or approval of either party to this agreement. The local government agency agrees to comply with 07 NCAC 04M .0510 when deciding on a method of destruction. Confidential records will be destroyed in such a manner that the records cannot be practicably read or reconstructed. However, records subject to audit or those legally required for ongoing official proceedings must be retained until released from such audits or official proceedings, notwithstanding the instructions of this schedule. ***Public records, including electronic records, not listed in this schedule are not authorized to be destroyed.***

All local government agencies and the Department of Natural and Cultural Resources agree that certain records series possess only brief administrative, fiscal, legal, research, and reference value. These records series have been designated by retention periods that allow these records to be destroyed when *"reference value ends."* All local government agencies hereby agree that they will establish and enforce internal policies setting minimum retention periods for the records that Natural and Cultural Resources has scheduled with the disposition instruction *"destroy when reference value ends."* If a local government agency does not establish internal policies and retention periods, the local government agency is not complying with the provisions of this retention schedule and is not authorized by the Department of Natural and Cultural Resources to destroy the records with the disposition instruction *"destroy when reference value ends."*

All local government agencies and the Department of Natural and Cultural Resources concur that the long-term and/or permanent preservation of electronic records requires additional commitment and active management by the agency. Agencies agree to comply with all policies, standards, and best practices published by the Department of Natural and Cultural Resources regarding the creation and management of electronic records.

It is further agreed that these records may not be destroyed prior to the time periods stated; however, for sufficient reason they may be retained for longer periods. This schedule supersedes the general standards in all previous local government retention and disposition schedules and is to remain in effect from the date of approval until it is reviewed and updated.

APPROVAL RECOMMENDED

Muncipal/County Clerk or Manager
Title: Town Clerk

Sarah E. Koonts
Sarah E. Koonts, Director
Division of Archives and Records

APPROVED

Head of Governing Body
Title: Mayor

Susi H. Hamilton
Susi H. Hamilton, Secretary
Department of Natural and Cultural Resources

Municipality/County: Town of Clayton

Duly adopted by the Clayton Town Council this the 18th day of March, 2019 while in regular session.

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Introductions & Special Presentations

Item Title
Sage Design's Parks and Recreation Master Plan/Bond Projects

Presenter
Sara Burroughs, Principal/Owner Sage Design
Scott Barnard, Parks and Recreation Director

Summary/Description
Sage Design has completed a compact public planning process with parks and recreation. The process included both stakeholders meetings, survey and a public meeting to test the conclusions of the 2013 Master Plan and the current demands/wants/needs for parks and recreation. Presentation will include data collected, conclusions and recommendations.

Requested Action
Informational Only

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Draft of report and schematic plans

Meeting Timeline
Click or tap here to enter text.

Resolution #2019-04

Resolution of Intent
Street Closing Order

A Resolution declaring the intention of the Town Council of Clayton to abandon a portion of Horne Street as described on the attached Exhibit "A".

Whereas, G.S. 160A-299 authorizes the Town Council of the Town of Clayton to close/abandon public streets; and

Whereas, G.S. 160A-299 requires that certain procedures be followed including the calling of a Public Hearing, and the Town Council of the Town of Clayton considers it advisable to conduct a Public Hearing for the purpose of giving consideration to the closing/abandoning of a portion of the Street; and

Whereas, G.S. 160A-299 allows a town to reserve its right, title, and interest in any utility improvement or easement within a street closed/abandoned pursuant to this section.

Now therefore, be it resolved by the Town Council of the Town of Clayton while meeting in regular session that:

(1) A Public Hearing will be held at 6:00 p.m. on the 18th of March, 2019 in the Town Council Chambers to consider adopting an order closing a portion of the above referenced street.
(2) The Town Clerk is hereby directed to publish the Resolution of Intent with the attached Exhibit once a week for four successive weeks prior to the date of the Public Hearing.
(3) The Planning Department is further directed to transmit by certified mail to all owners of property adjoining that portion of said street as shown in the Johnston County tax records a copy of this Resolution of Intent with Exhibit.
(4) The Town intends to reserve its right, title and interest in any utility improvement or easement.
(5) The Planning Department is directed to prominently post a notice of the Closing and Public Hearing in at least two places along said street. If the street is under the authority and control of the Department of Transportation, the Planning Department shall mail a copy of this Resolution of Intent to the Department of Transportation.

Upon motion made by Council Member Satterfield, and seconded by Council Member Holder, the above Resolution was duly this the 4th day of February, 2019 while in regular session.

TOWN OF CLAYTON
INCORPORATED
APRIL 1869
CLAYTON, N.C.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett

Kimberly Moffett, CMC, NCCMC
Town Clerk

Exhibit "A"

Description:

Beginning at a found iron rebar, said rebar being the along the southerly rights-of-way of South Fayetteville Street,
thence, along said rights-of-way, N 45° 06' 35" E 44.72' to a found iron rebar;
thence, leaving said rights-of-way of South Fayetteville Street, and running with the northerly rights-of-way of East Horne Street, S 45° 45' 49" E 323.29' to a found iron pipe, said iron pipe being the southwest comer of the now or formerly, Horne Memorial Methodist Church, property (DB 1743, PG 188);
thence, S 45° 45' 49" E 5.18' to a set iron rebar, said rebar being along the northerly rights-of-way of East Horne Street;
thence, running through the rights-of-way of East Horne Street, S 44° 19' 20" W 43.49'
to a set iron rebar, said rebar being along the southerly rights-of-way of East Horne Street; thence, along said rights-of-way, N 45° 40' 40" W 40.26' to a found iron rebar, said rebar being the northeast comer of the now or formerly, Horne Memorial Methodist Church, property (DB 5195, PG 485);
thence, N 46° 01' 07'' W 47.00' to a computed point;
thence, N 46° 01' 07'' W 50.00' to a found iron rebar;
thence, N 46° 01' 07'' W 191.83' to a found iron rebar and the point and place of beginning containing 14,466 square feet or 0.332 acres, more or less.

BOHLER™
ENGINEERING NC, PLLC

Date: March 5, 2019

Legal Description of
A 0.292 acre portion of Rights-of-Way Located on
East Horne Street
Located in Town of Clayton, North Carolina

Beginning at a found iron rebar, said rebar being along the southerly rights-of-way of South Fayetteville Street;
Thence, along said rights-of-way, N 45°06'35" E, 44.72' to a found iron rebar;
Thence, leaving said rights-of-way, S 45°45'49" E, 287.95' to a set iron rebar along the northerly rights-of-way of Ease Horne Street;
Thence, through the rights-of-way of East Horne Street, S 43°58'53" W, 43.43’ to a found iron rebar being along the southerly rights-of-way of East Horne Street;
Thence, N 46°01'07" W, 47.00’ to a computed point;
Thence, N 46°01'07" W, 50.00’ to a found iron rebar;
Thence, N 46°01'07" W, 191.83’ to a found iron rebar and the point and place of beginning containing 12,710 square feet or 0.292 acres, more or less.

“Preliminary, not for sales, recordation, or conveyances”

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720166900K, PANEL 1669 EFFECTIVE DATE JUNE 20, 2018, AND PER FLOOD INSURANCE RATE MAP 3720165900K PANEL 1659 EFFECTIVE DATE JUNE 20, 2018.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE *REVIEW OFFICER*

CERTIFICATE REQUIRED ON RECOMBINATION PLATS

THIS PLAT REPRESENTS A RECOMBINATION OF PREVIOUSLY RECORDED PARCELS OF LAND AND DOES NOT CONSTITUTE A SUBDIVISION AS SPECIFIED BY THE NORTH CAROLINA GENERAL STATUTES. APPROVAL FOR RECORDATION BY THE TOWN OF CLAYTON IS GRANTED CERTIFICATION BELOW.

_____ _____
DATE *PLANNING DIRECTOR -TOWN OF CLAYTON, NC*

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THE INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 20___ AT _____

_____ _____
REG. OF DEEDS *ASST. REG. OF DEEDS*

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN _____ SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX ii JOHNSTON COUNTY SUBDIVISION REGULATIONS FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLAN OR FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

_____ _____
DATE *HEALTH REPRESENTATIVE*

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY HEREON ___ IS _X_ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 1669
EFFECTIVE DATE: JUNE 20TH, 2018

_____ _____
DATE *SURVEYOR*

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

_____ _____
DATE *OWNER*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

I, _____
A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2018*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

_____ _____
DATE *OWNER*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

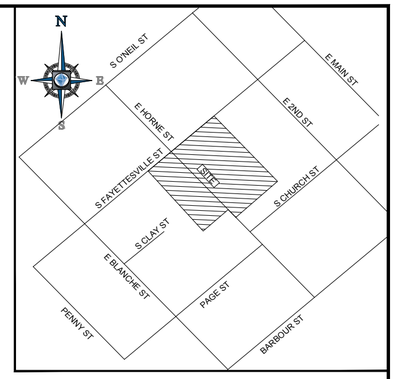
I, _____
A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2018*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____



LOCATION MAP

NOT TO SCALE

REFERENCES:

DB 1655, PG 767
DB 5114, PG 899
DB 5096, PG 1
DB 806, PG 283
DB 5195, PG 485
DB 3927, PG 155
DB 4308, PG 245
DB 754, PG 35080
DB 1743, PG 188
DB 3422, PG 887
DB 5211, PG 786
DB4584, PG 603
DB 1110, PG 312

SURVEYOR CERTIFICATION

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

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

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

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 10-01-18 TO 10-11-18
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99988564
(9) UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 6TH DAY OF MARCH A.D., 2019.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

_____
SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

RECOMBINATION & RIGHT-OF-WAY ABANDONMENT PLAT FOR THE
TOWN OF CLAYTON
PINS: 166913-02-1690,166917-02-1435,166913-02-0545

TOWN OF CLAYTON, CLAYTON TOWNSHIP,
JOHNSTON COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NSR182134	03/06/19	10/11/18	RJ	CM	TET	TET	1" = 50'	1 OF 2

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1152
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

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THE COPYING OR REUSE OF THIS CO-CAMERA FOR PURPOSES HEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

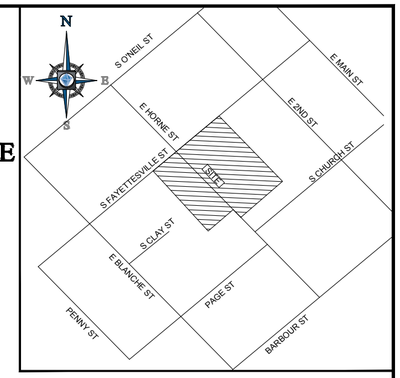
NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720166900K, PANEL 1669 EFFECTIVE DATE JUNE 20, 2018, AND PER FLOOD INSURANCE RATE MAP 3720165900K PANEL 1659 EFFECTIVE DATE JUNE 20, 2018.

LOT TABLE:

TOWN OF CLAYTON (OLD LOT 1)	98,474 SF/2.260 AC
TOWN OF CLAYTON (OLD LOT 2)	14,362 SF/0.330 AC
HORNE MEMORIAL CHURCH (OLD LOT 3)	10,400 SF/0.239 AC
ABANDONED PORTION OF HORNE ROAD	12,710 SF/0.292 AC
TOWN OF CLAYTON PROPERTY(NEW LOT 1)	135,946 SF/3.121 AC

N
W E
S
NC GRID
(NAD 83-NSRS 2011)



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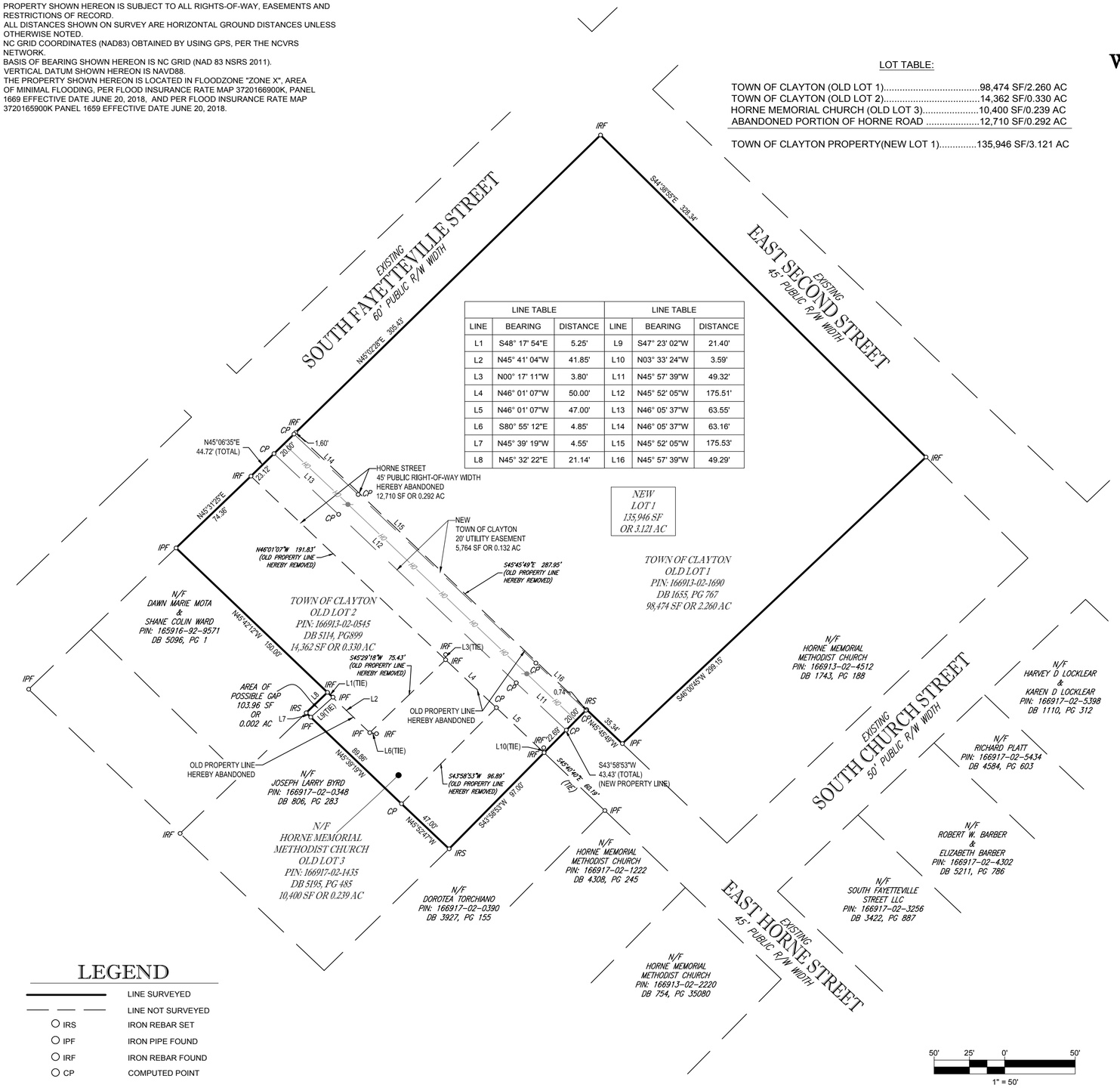
DB 4308, PG 245
DB 754, PG 35080
DB 3422, PG 887
DB 5211, PG 786
DB4584, PG 603
DB 1110, PG 312

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48° 17' 54"E	5.25'	L9	S47° 23' 02"W	21.40'
L2	N45° 41' 04"W	41.85'	L10	N03° 33' 24"W	3.59'
L3	N00° 17' 11"W	3.80'	L11	N45° 57' 39"W	49.32'
L4	N46° 01' 07"W	50.00'	L12	N45° 52' 05"W	175.51'
L5	N46° 01' 07"W	47.00'	L13	N46° 05' 37"W	63.55'
L6	S80° 55' 12"E	4.85'	L14	N46° 05' 37"W	63.16'
L7	N45° 39' 19"W	4.55'	L15	N45° 52' 05"W	175.53'
L8	N45° 32' 22"E	21.14'	L16	N45° 57' 39"W	49.29'



LEGEND

LINE SURVEYED	
LINE NOT SURVEYED	
IRS	IRON REBAR SET
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
CP	COMPUTED POINT

50' 25' 0' 50'
1" = 50'

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

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NSR182134	03/06/19	10/11/18	RJ	CM	TET	TET	1" = 50'	2 OF 2

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Public Hearings

Item Title
2018-240-SD Highgate Major Modification

Presenter
Planning Department

Summary/Description
The applicant is requesting a major modification to the previously approved preliminary plat 2017-56-SD Highgate Subdivision to remove a point of vehicular cross-connectivity (street stub) to an adjacent parcel of property.

Requested Action
Approval/Denial

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Staff Report
Staff Report Map
Neighborhood Meeting Materials
Newspaper Ad
Adjacent Property Letter
Previous Council Resolution (2017-56-SD)

Meeting Timeline
March 4 – Set Public Hearing (Town Council)
March 18 – Public Hearing (Town Council)

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: Highgate Subdivision **Date:** 12/4/18

Applicant Name: Dalton Engineering and Associates, P.A.

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 11/21/18

[✓] 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
DEC 04 2018
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: Highgate Subdivision **Acreage of Property:** 99.38 acres

Tag #: 05G01012Q, 05G01012R **NC Pin #:** 165907-79-3983, 175000-50-8319

Location: The Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road

Number of lots (Existing): 229 **(Proposed):** 229 **Min. Lot Size:** 6,000 s.f.

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

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

Recreation/Open Space Requirement: ☐ *Fee in lieu* ■ *Land Dedication – acreage:* 16.35 acres

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: P.O. Box 426 Clayton, NC 27528

Phone Number: 919-550-4740 **Fax:** 919-550-4741

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

OFFICE USE ONLY

Date Received: RECEIVED DEC 04 2018 PLANNING DEPARTMENT Amount Paid: _____ File Number: 2018-240-SD

PROPERTY OWNER INFORAMTION

Name: Creech NC, L.L.C. / Everland-Lee, L.L.C.

Mailing Address: 448 Viking Drive Suite 220 Virginia Beach, VA 23452 / 104 State Avenue Suite 103 Clayton, NC 27520

Phone Number: (757) 463-5000 x 305 / (919) 971-5353 **Fax:** (757) 463-3358 / (919) 934 - 3100

Email Address: anthony@lmssi.com / lannycliftonbuilder@gmail.com

EXPLANATION OF PROJECT

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

The Master Plan for Highgate Subdivision, which was previously approved on 01/12/18, contains 229 single-family residential lots. The Developer of subject project has requested a revision of the Master Plan be submitted to the Town of Clayton, based on the following change :

1. To request the removal of a point of vehicular cross-connectivity ('street stub') to an adjacent parcel of property.

The location, which is labeled as " Street 'H' " on the previously approved Master Plan, would continue to be utilized as an easement for both existing utilities (water main and electrical infrastructure) and access to a future greenway extension.

As per the previously approved Master Plan, the project is accessed off of Covered Bridge Road. The subdivision street system would tie to Cassedale Subdivision and stub to two other adjacent properties. All improvements are to meet current Town of Clayton specifications.

FINDINGS OF FACT

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

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

The Town of Clayton previously reviewed and approved the current Highgate Subdivision Master Plan on 01/12/18. The subdivision street system shown on the attached Plan is being proposed to tie to the same number of adjacent properties as shown on the approved Master Plan.

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

The revision to the previously approved Master Plan for Highgate Subdivision would meet the required specifications of the Town's Subdivision Regulations for Planned Developments, as described in the Unified Development Code.

(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.

The subject project is in the process of being developed as a single-family residential subdivision. Currently, there are similar uses (single-family residential subdivisions) located directly adjacent to Highgate Subdivision on the North side, the East side and the West side of the project's acreage.

(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 subject project would provide proper distribution of traffic to avoid congestion to the public in the immediate area. A Traffic Impact Analysis (T.I.A.) was required for the previously approved Master Plan. The T.I.A. was reviewed and approved by both the Town of Clayton and the N.C.D.O.T. The subdivision layout depicted in the attached Master Plan utilizes multiple connections to existing infrastructure and contains stormwater management best management practices, such as stormwater retention facilities. The subdivision design would not pose endangerment to the environment or public.

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.

Jonathan Barnes		12/4/18
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: Highgate Subdivision **Address or PIN #:** 175000-50-8319

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

P.O. Box 426
(Address)
Clayton, NC 27528
(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 Application

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:

Everland - Lee, LLC
(Name - type, print clearly)

(Owner's Signature)

104 State Ave Ste 103
(Address)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 27 day of November, 2018.

JILL M HOWARD NOTARY PUBLIC JOHNSTON CO. NC November 2018

SEAL

Jill M Howard
Notary Public

My Commission Expires: November 12, 2022

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: Highgate Subdivision **Address or PIN #:** 165907-79-3983

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(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 Application

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:

Creech NC, L.L.C.
(Name - type, print clearly)

448 Viking Drive Suite 220
(Address)

(Owner's Signature)

Virginia Beach, Virginia 23452
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

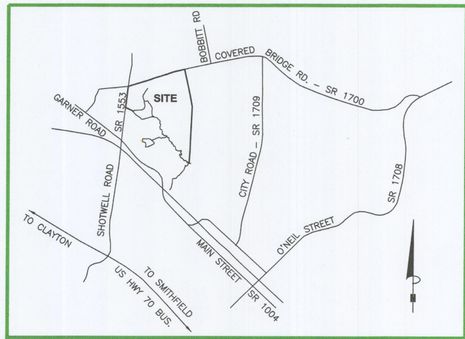
Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 31 day of December, 2018.

SEAL

JILL M HOWARD NOTARY PUBLIC JOHNSTON CO., NC My Comm. Exp. Jul 2018

Jill M Howard
Notary Public

My Commission Expires: November 12, 2022



VICINITY MAP (NOT TO SCALE)

MASTER PLAN

FOR

HIGHGATE SUBDIVISION

A MIXED USE PLANNED UNIT DEVELOPMENT

TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

SHEET 1 - COVER SHEET
SHEET 2 - SURVEY & EXISTING CONDITIONS
SHEET 3 - MASTER PLAN
SHEET 4 - DEVELOPMENT PHASING PLAN
SHEET 5 - VEHICULAR CIRCULATION PLAN
SHEET 6 - NEIGHBORHOOD DESIGN PLAN
SHEET 7 - PARKS OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
SHEET 8 - STORMWATER WET POND #1 DETAIL
SHEET 9 - STORMWATER WET POND #2 DETAIL
SHEET 10 - PRELIMINARY UTILITY PLAN
SHEET 11 - AMENITIES AND CLUBHOUSE PLAN
SHEET 12 - UTILITIES AND STORMWATER MANAGEMENT

CONDITIONS OF APPROVAL

General

1. The previous conditions of approval for 15-27-01-SD, Highgate Master Plan (formerly Creech or Wynwood Manor) shall be struck and replaced with the conditions contained herein.
2. Following Board approvals, three copies of the Master Plan / Preliminary Subdivision Plat, with the final Conditions of Approval inserted, and meeting the requirements of the Conditions of Approval and all requested revisions, shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be binding upon the master preliminary plat and upon the planned development rezoning, and shall be recorded on each associated ordinance, as well as on the associated master plan (preliminary plat). The following items shall be recorded on the plans before they are valid and before they receive final approval from the Planning Department:
   a. The dimensional standards table shall be revised to reflect the following criteria: 6,000 sqft min. lot size, 40% max. lot coverage, and 55% max. impervious surface.
   b. Add note under the Legend on the Master Plan sheet that "no more than 65% of lots shall be shall be 60' or narrower, and no more than 40% of lots shall be 50' or narrower."
   c. The greenways shall be extended to the property line, including across riparian buffers if necessary. Fee-in-lieu may be provided where full connection across a riparian buffer is not feasible at the time construction would be required. A wider sidewalk may be used to make greenway connections where appropriate. Where such sidewalk connection functions as part of the overall greenway trail or network, the wider sidewalk shall meet the dimensional requirements (width, clear zone and separation requirements, landscaping separation, grading and slope constraints, etc.) of the Town's greenway design specification.
   d. The sidewalk at Street F (also known as Street H) shall be connected to the greenway. A wider sidewalk may be used to make greenway connections where appropriate. Where such sidewalk connection functions as part of the overall greenway trail or network, the wider sidewalk shall meet the dimensional requirements (width, clear zone and separation requirements, landscaping separation, grading and slope constraints, etc.) of the Town's greenway design specification.
   e. On the Parks, Opens Space, and Pedestrian Circulation Plan sheet:
      i. Greenways that will become a linear section of the Sam's Branch greenway, including generally along the riparian buffer and connecting to and including the greenways on Shotwell Road and Covered Bridge Road shall be labeled as "public greenways, intended for dedication to the Town". All other greenways shall be labeled as "private".
      ii. Add a note stating that "all greenways shall be a minimum of 10' wide and built to Town standards".
3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review.
4. The development of the property is limited to the parameters established on the Master Plan as approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan or Master Plan Document shall require review and approval in accordance with Section 155.705 of the Unified Development Code. In addition, modifications to quality, style, and materials that are determined by the Planning Director not to meet or exceed the original intent or do not classify as "minor" modifications per the Unified Development Code shall require major review and approval.
5. A homeowners' association (HOA) document shall be recorded by the developer prior to final plat approval of the first residential phase. The HOA document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Parks/Recreation/Open Space

6. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
7. Neighborhood parks, phases of greenway, and recreational amenities, including the clubhouse/pool site, shall be reviewed as Minor Site Plans prior to construction.
8. The clubhouse and pool shall be completed (or have completion financially guaranteed) prior to the platting of Phase 2.
9. Five foot wide sidewalks or ten foot wide paved multi-use paths shall be installed along at least one side of all roadways within the development as identified in the Master Plan. Where sidewalks are on only one side of the road, the developer shall provide a minimum ten-foot wide paved greenway/multi-use trails within the development on an equivalent basis based on cost. An Engineer's estimate which documents the cost allocations (in linear footage) between the deleted five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu. This condition is consistent with the waiver granted from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street
10. All sidewalks and greenways shall be financially guaranteed or constructed prior to plat recordation for the associated phase, with the exception that the sidewalk in front of residential units must be installed prior to the issuance of a Certificate of Occupancy of the unit.
11. Street trees shall be installed at time of road construction or else financially guaranteed prior to platting.
12. The acreage of recreation and open space, and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced below that required for an open space subdivision without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction of the associated phase and shall be installed or financially guaranteed prior to the platting for that phase.

Development Standards

13. Final location of the CBU mailbox area has been approved in the Minor Site Plan for the clubhouse / recreation area, and all mailboxes for phases 1-4 shall be in this location.
14. All lots with pedestrian or drainage easements shall observe setbacks for fences from those easements as if those easement lines were the property lines.

Roadways and Access:

15. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or financially guaranteed for construction.
16. The Right-of-Way (ROW) dedication along Covered Bridge Road shall occur prior to platting Phase 1 or any subsequent phase.
17. The right-of-way reservation along Shotwell Road shall occur prior to the platting of Phase 4 or any phase adjacent to Shotwell Road.
18. The roadway connection to the south across the creek (in or adjacent to phase 1, labeled as either Street F or Street H) shall be constructed or financially guaranteed prior to the platting of the third phase (or phase 3, whichever comes first) of the development.
19. The road stubout from Phase 4 to the south, which involves a stream crossing, shall be constructed or financially guaranteed prior to the platting of Phase 4.
20. All roadway and traffic improvements recommended by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately.
21. If another development contributes to traffic at any location requiring traffic improvements, the other development will contribute to the cost of the traffic signal based on their proportional impact, at the Town's discretion of determining such impact.
22. A schedule for traffic improvements, including designation of responsibility and milestones for action, will be agreed upon by involved parties, including the Town, developers of land represented in the Traffic Impact Analysis, and NCDOT. This shall occur prior to the platting of any other phases, regardless of ownership or applicant.

Landscaping /Environmental

23. All required landscaping buffers or plantings shall be installed or financially guaranteed prior to the platting of the phase in which they occur.
24. Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat or site plan review.
25. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to the UDC requirements.
26. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas. Once the tree protection fence is installed, it must be inspected by the Planning Department prior to construction activity.

Waiver

27. The requirement to provide sidewalk on both sides of the street, per Section 155.602(H) of the Unified Development Code, is modified to require the provision of sidewalk on one side of each street, and 10' public greenway elsewhere in the development, substituted on a dollar-for-dollar basis.

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

CREECH NC, LLC
448 VIKING DRIVE, STE 220
VIRGINIA BEACH, VA 23452

Dalton Engineering and Associates, P. A.



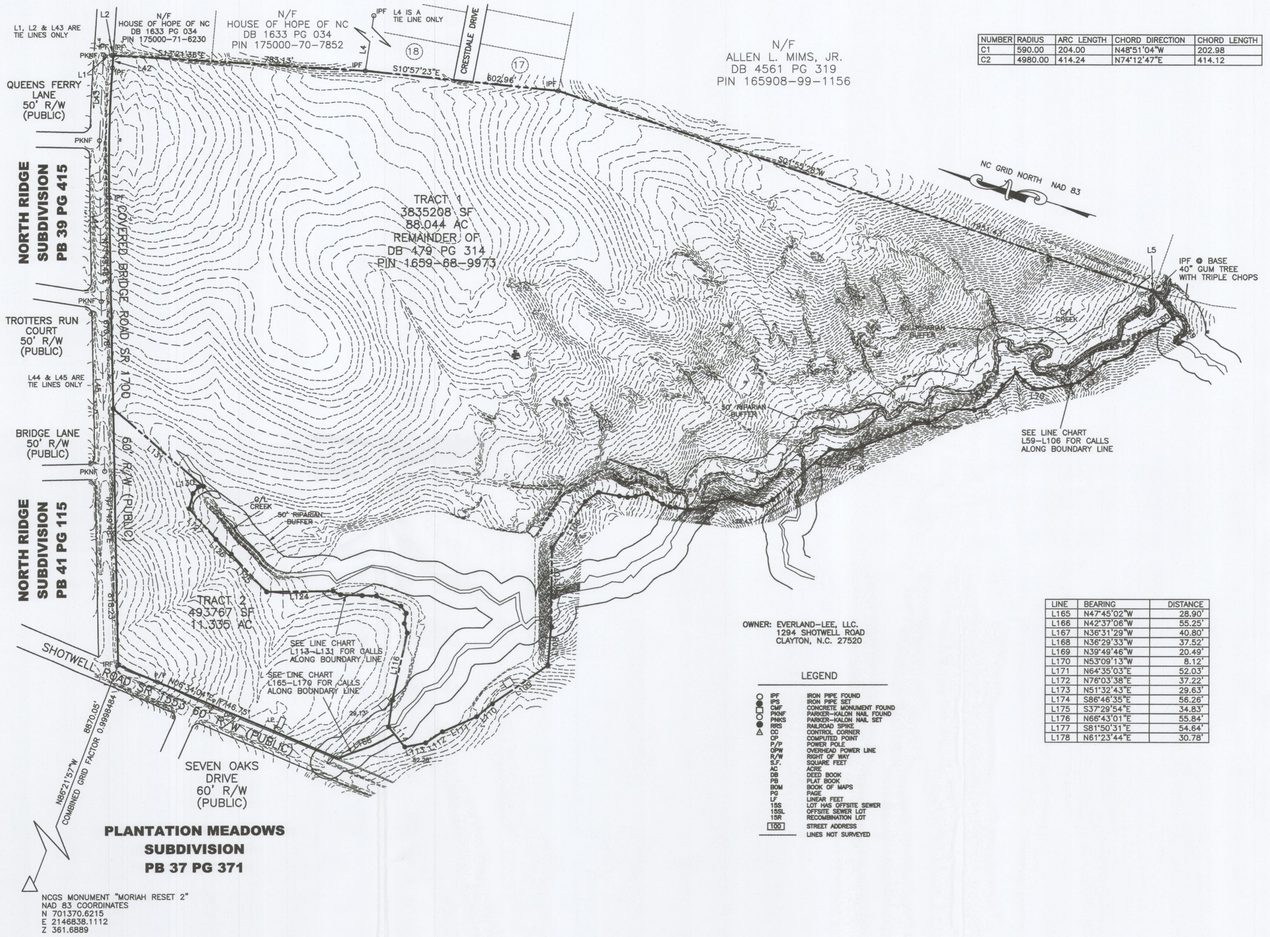


REVIEW ONLY
NOT FOR CONSTRUCTION

REVISION 002: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 1/9/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 11/6/17

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

COVER		
Job: 17014	**Date:** 4/3/17	**Revision:** 002
File: COVER	**Drawn:** WJB	**Sheet:** 1 OF 12



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

NUMBER	DIRECTION	DISTANCE
L1	S13°21'36"E	24.95'
L2	S13°21'36"E	5.05'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	107.02'
L7	S51°39'15"W	92.36'
L8	S61°13'34"W	49.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N86°49'30"W	19.61'
L13	S72°01'18"W	22.88'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.00'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.06'
L20	N40°34'14"W	24.67'
L21	N50°14'15"W	16.98'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	84.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°32'10"E	124.75'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'38"W	165.30'
L36	S46°46'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S75°26'48"W	275.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	538.36'
L46	S39°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.84'
L49	S08°29'02"W	222.28'
L50	S55°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	165.07'
L58	S38°00'20"E	28.94'

NUMBER	DIRECTION	DISTANCE
L59	S36°56'29"W	134.73'
L60	N53°34'40"W	35.77'
L61	N42°52'54"W	46.78'
L62	N56°20'46"W	56.17'
L63	N81°12'22"W	28.74'
L64	N55°43'45"W	28.73'
L65	N36°15'40"W	66.80'
L66	N55°23'44"W	55.30'
L67	N52°35'27"W	46.55'
L68	N39°02'00"W	23.43'
L69	N25°37'05"W	83.77'
L70	N14°57'37"W	35.32'
L71	N21°35'34"E	37.96'
L72	N29°23'47"E	33.93'
L73	N60°40'50"W	58.81'
L74	N81°07'58"W	19.66'
L75	N74°11'53"W	15.83'
L76	N54°50'11"W	31.09'
L77	N63°17'33"W	19.97'
L78	N39°44'17"W	34.90'
L79	N14°02'53"W	64.79'
L80	N47°21'50"W	65.44'
L81	N44°30'14"W	24.51'
L82	N17°28'06"W	42.98'
L83	N48°46'46"W	44.14'
L84	N42°06'39"W	44.83'
L85	N38°11'25"W	88.24'
L86	N37°49'37"W	34.76'
L87	N16°08'33"W	71.40'
L88	N59°25'24"W	239.48'
L89	N46°44'58"W	37.80'
L90	N07°48'33"W	38.90'
L91	N02°03'53"E	58.09'
L92	N28°10'28"W	61.27'
L93	N57°14'46"W	36.98'
L94	N20°33'22"W	42.04'
L95	N09°37'28"W	8.57'
L96	N06°35'52"W	37.48'
L97	N13°23'14"W	17.09'
L98	N05°35'56"E	24.91'
L99	N13°55'19"E	36.48'
L100	N23°55'38"E	22.53'
L101	N30°47'32"W	35.92'
L102	N24°35'06"W	25.32'
L103	N07°53'55"W	26.18'
L104	N06°46'35"W	65.81'
L105	N52°55'23"W	50.29'
L106	N72°02'07"W	180.10'
L107	S73°24'59"W	251.83'
L108	S77°33'35"W	122.47'
L109	N52°42'14"W	212.46'
L110	N57°07'44"W	64.85'
L111	N41°21'46"W	115.49'
L112	N51°05'36"W	63.12'
L113	N28°27'04"W	65.76'
L114	N34°27'14"E	81.41'
L115	N80°31'45"E	87.59'
L116	N85°13'47"E	218.15'
L117	N55°36'50"E	30.87'
L118	N83°11'59"E	33.53'
L119	N36°07'33"E	28.11'
L120	N05°54'14"E	83.13'
L121	N15°46'57"W	44.75'
L122	N14°20'35"W	67.39'
L123	N09°05'36"E	25.74'
L124	N17°40'36"W	205.98'
L125	N30°54'21"E	163.56'
L126	N27°24'42"E	66.31'
L127	N33°05'16"E	129.46'
L128	N86°59'23"E	49.80'
L129	S68°14'20"E	27.25'
L130	S23°17'34"E	15.23'
L131	N24°23'49"E	374.53'

NUMBER	DIRECTION	DISTANCE
L132	N57°20'40"E	123.00'
L133	N29°56'38"E	70.10'
L134	N29°56'38"E	268.50'
L135	N05°50'30"W	98.42'
L136	N23°05'16"E	117.94'
L137	N82°04'11"E	97.59'
L138	S88°46'22"E	199.59'
L139	S66°49'33"E	99.62'
L140	N60°08'12"E	92.62'
L141	N68°04'11"E	134.40'
L142	S86°25'29"E	89.64'
L143	S59°28'12"E	189.40'
L144	S35°07'57"E	155.97'
L145	S59°13'33"E	36.10'
L146	N30°57'18"E	2.78'
L147	S47°08'47"E	20.44'
L148	S30°57'18"W	18.49'
L149	N59°13'33"W	60.31'
L150	N35°07'57"W	155.92'
L151	N59°28'12"W	180.29'
L152	N86°25'29"W	80.32'
L153	S68°04'31"W	128.48'
L154	S60°06'12"W	101.21'
L155	N66°49'33"W	105.73'
L156	N88°46'22"W	194.11'
L157	S82°04'11"W	84.67'
L158	S23°05'16"W	101.47'
L159	S05°50'30"E	99.72'
L160	S29°56'38"W	177.81'
L161	S29°56'38"W	165.30'
L162	S43°28'12"W	12.85'
L163	S57°18'59"W	119.59'
L164	N38°00'20"W	20.09'

SURVEY INFORMATION:
All survey information/data shown, and/or represented in these construction drawings has been provided by a Professional Land Surveyor and is not the work of Dalton Engineering and Associates, PA.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 4282 TIMOTHY T. DALTON
4/3/17

REVIEW ONLY
NOT FOR CONSTRUCTIO

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

SURVEY & EXISTING CONDITIONS		
Job: 17014	**Date:** 4/3/17	**Revision:**
File: Master_Plan	**Drawn:** WJB	**Sheet:** 2 OF 12



IMPERVIOUS AREA CALCULATIONS

	TOTAL AREA (square feet)	PERCENTAGE OF TOTAL SITE	IMPERVIOUS AREA (square feet)	IMPERVIOUS PERCENTAGE
RESIDENTIAL LOTS	2,368,076	54.70%	1,302,442	55%
RIGHT-OF-WAY (street, sidewalk, & ROW dedication)	626,127	14.47%	331,541	52.95%
TOTAL RESOURCE CONSERVATION AREAS	392,089	9.06%	0	0%
TOTAL OPEN SPACE (includes pool, clubhouse, amenities, greenways, internal sidewalks and features in parks etc.)	725,332	16.75%	186,961	25.77%
STORMWATER BMP	129,987	3.00%	0	0%
LANDSCAPING BUFFERS	87,364	2.02%	0	0%
TOTAL AREA	4,328,975	100%	1,820,944	42.06%

Lot Data

Lot	Size (sf)	Width	Lot	Size (sf)	Width	Lot	Size (sf)	Width	Lot	Size (sf)	Width
1	9,874	79'	59	11,916	80'	117	7,000	50'	175	7,079	51'
2	9,867	79'	60	10,630	80'	118	7,000	50'	176	7,500	50'
3	10,033	80'	61	11,869	80'	119	7,355	49'	177	7,500	50'
4	12,083	77'	62	12,000	80'	120	9,911	64'	178	7,500	50'
5	13,057	83'	63	11,992	80'	121	9,542	69'	179	7,500	50'
6	11,214	83'	64	12,125	109'	122	7,365	49'	180	7,515	50'
7	11,656	95'	65	10,993	107'	123	10,000	80'	181	7,526	50'
8	9,723	80'	66	15,140	140'	124	10,000	80'	182	7,526	50'
9	9,733	80'	67	11,990	80'	125	10,766	81'	183	7,526	50'
10	11,895	83'	68	11,865	79'	126	10,481	80'	184	8,701	53'
11	10,619	80'	69	12,615	84'	127	10,831	80'	185	12,615	84'
12	10,411	80'	70	9,511	70'	128	9,316	78'	186	12,750	85'
13	10,411	80'	71	11,616	49'	129	10,857	65'	187	14,555	101'
14	10,421	80'	72	19,026	65'	130	9,559	83'	188	12,750	85'
15	10,659	84'	73	18,043	59'	131	10,801	80'	189	12,750	85'
16	7,838	60'	74	9,184	48'	132	10,800	80'	190	12,454	70'
17	7,839	60'	75	8,606	70'	133	10,800	80'	191	6,000	61'
18	9,252	77'	76	9,846	70'	134	10,800	80'	192	6,687	58'
19	7,201	60'	77	13,412	52'	135	10,800	80'	193	8,532	55'
20	7,125	60'	78	18,510	69'	136	11,190	80'	194	6,640	59'
21	7,638	60'	79	11,213	51'	137	10,800	80'	195	6,108	64'
22	7,497	60'	80	10,994	49'	138	10,800	80'	196	6,346	52'
23	7,356	60'	81	9,257	70'	139	10,671	79'	197	6,955	59'
24	7,280	60'	82	13,856	70'	140	10,661	79'	198	6,000	56'
25	8,925	61'	83	12,840	70'	141	12,756	82'	199	6,547	54'
26	8,722	65'	84	11,824	70'	142	14,380	82'	200	6,418	64'
27	6,352	60'	85	10,809	70'	143	16,299	82'	201	6,827	59'
28	6,137	60'	86	9,998	70'	144	19,426	82'	202	12,442	50'
29	6,593	59'	87	9,429	69'	145	25,144	82'	203	12,811	50'
30	7,189	59'	88	7,912	59'	146	16,635	101'	204	6,828	59'
31	7,555	60'	89	7,917	60'	147	9,853	55'	205	6,412	64'
32	7,906	60'	90	8,130	60'	148	8,463	106'	206	7,855	54'
33	9,374	63'	91	8,287	60'	149	7,014	50'	207	6,000	56'
34	7,861	60'	92	11,599	58'	150	11,035	87'	208	9,187	56'
35	8,005	60'	93	6,430	62'	151	11,194	87'	209	9,257	54'
36	10,481	54'	94	7,127	60'	152	11,529	61'	210	6,836	64'
37	10,046	89'	95	7,761	60'	153	7,526	50'	211	7,359	59'
38	8,069	60'	96	8,529	60'	154	7,519	50'	212	11,072	56'
39	7,816	60'	97	10,662	76'	155	7,257	50'	213	9,450	124'
40	7,364	60'	98	8,945	60'	156	7,200	50'	214	7,905	58'
41	12,172	64'	99	9,379	55'	157	10,880	91'	215	7,120	52'
42	9,755	60'	100	11,054	71'	158	7,489	50'	216	7,257	53'
43	8,385	60'	101	10,351	94'	159	7,659	50'	217	7,782	58'
44	8,836	59'	102	10,365	70'	160	7,772	50'	218	6,294	55'
45	12,220	103'	103	11,764	90'	161	8,177	51'	219	6,769	56'
46	9,162	60'	104	11,809	92'	162	8,872	52'	220	7,026	55'
47	9,160	60'	105	11,359	71'	163	12,217	55'	221	6,841	56'
48	9,073	60'	106	14,008	45'	164	8,310	61'	222	6,742	70'
49	8,985	60'	107	16,371	53'	165	7,000	50'	223	6,339	69'
50	8,763	59'	108	10,192	90'	166	7,000	50'	224	6,631	59'
51	12,360	78'	109	12,948	98'	167	7,125	50'	225	7,087	59'
52	13,390	82'	110	9,864	60'	168	9,001	69'	226	7,339	58'
53	12,000	80'	111	9,527	60'	169	7,010	51'	227	7,945	64'
54	12,000	80'	112	8,727	62'	170	6,942	51'	228	7,972	74'
55	12,000	80'	113	8,087	71'	171	7,083	51'	229	7,621	80'
56	12,000	80'	114	16,571	101'	172	7,148	51'			
57	11,891	80'	115	10,692	86'	173	7,129	51'			
58	13,465	98'	116	7,000	50'	174	7,104	51'			

NOTE: LOT WIDTHS SHOWN ARE BASED ON THE PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE. HOWEVER, ANY CHANGE IN LOT WIDTHS SHALL MEET THE REQUIREMENTS OF THE DIMENSIONAL STANDARDS OF THE NEIGHBORHOOD DDESIGN.

LEGEND:
- 80' WIDE LOTS
- 70' WIDE LOTS
- 60' WIDE LOTS
- 50' WIDE LOTS
- RECREATIONAL OPEN SPACE
- LANDSCAPE BUFFER
- RESOURCE CONSERVATION AREA
- SINGLE-FAMILY RESIDENTIAL USE
- 10' WIDE PUBLIC GREENWAY

NOTE: NO MORE THAN 65% OF LOTS SHALL BE 60' OR NARROWER, AND NO MORE THAN 40% OF LOTS SHALL BE 50' OR NARROWER.

SUMMARY INFORMATION - TRACT 1

DEVELOPMENT NAME: HIGHGATE SUBDIVISION

TOTAL AREA CONTAINED WITHIN TRACT: 99.379 AC (4,328,975 S.F.)

PARCEL PIN: 165907-79-0962; 175000-50-9426

OWNER:
CREECH NC, LLC
448 VIKING DRIVE STE 220
VIRGINIA BEACH, VA 23452

PROPERTY IS LOCATED WITHIN THE TOWN OF CLAYTON

ZONING: PD-R

PROPERTY IS NOT LOCATED WITHIN A WATERSHED PROTECTION OVERLAY

TOTAL LOTS: 229

DENSITY: 2.30 LOTS PER ACRE

AREA IN RIPARIAN BUFFER: 9.00 ACRES

PROPERTY IS NOT LOCATED IN FEMA DESIGINATED FLOOD PLAIN

ELECTRIC PROVIDER: TOWN OF CLAYTON

WATER PROVIDER: TOWN OF CLAYTON

SEWER PROVIDER: TOWN OF CLAYTON

EXISTING IMPERVIOUS AREA: NONE

PROPOSED IMPERVIOUS AREA: SEE CHART ON THIS SHEET

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, 229 LOTS

REVISION 004: REMOVED STREET H STUB TO ADJACENT PROPERTY - 1/31/19
REVISION 003: REMOVED STREET H ACCESS TO ADJACENT PROPERTY - 12/3/18
REVISION 002: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 1/9/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 11/6/17

NORTH CAROLINA PROFESSIONAL SEAL 42282 ENGINEER MICHAEL T. DALTON
1/9/18

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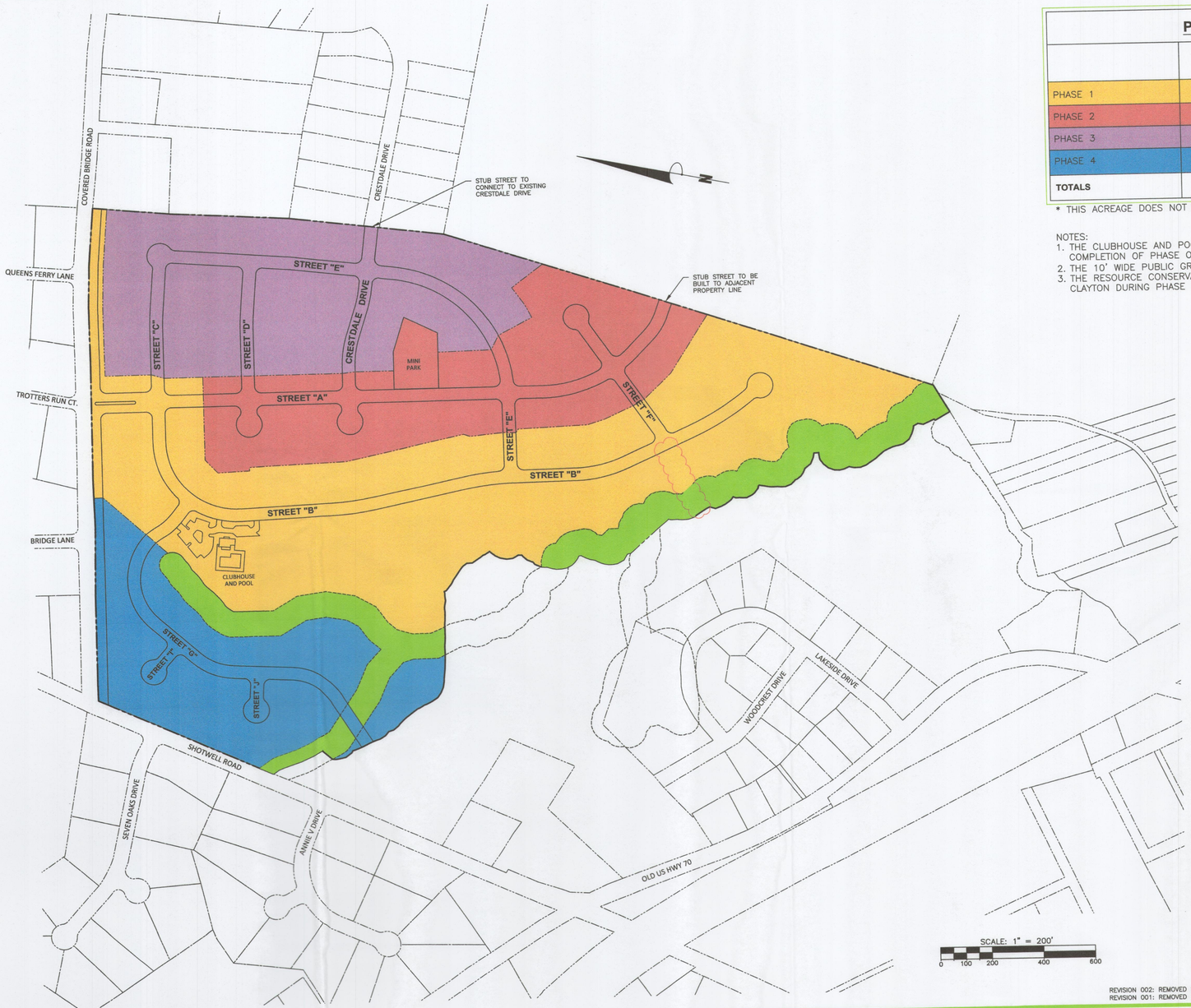
TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

MASTER PLAN

Job: 17014	**Date:** 4/3/17	**Revision:** 004
File: COVER	**Drawn:** WJB	**Sheet:** 3 OF 12



PHASING PLAN

	LOTS	ACREAGE (ACRES)	DENSITY (LOTS PER ACRE)	ANTICIPATED BUILD OUT DATE
PHASE 1	69	37.60	1.83	JULY 2017
PHASE 2	53	18.03	2.94	JANUARY 2018
PHASE 3	67	20.86	3.21	JULY 2019
PHASE 4	40	14.38	2.78	JANUARY 2020
TOTALS	229	90.87*	2.45	

* THIS ACREAGE DOES NOT INCLUDE THE RESOURCE CONSERVATION AREA.

NOTES:
1. THE CLUBHOUSE AND POOL AMENITIES WILL BE COMPLETED PRIOR THE COMPLETION OF PHASE ONE.
2. THE 10' WIDE PUBLIC GREENWAY WILL BE CONSTRUCTED DURING PHASE ONE.
3. THE RESOURCE CONSERVATION AREAS SHALL BE DEDICATED TO THE TOWN OF CLAYTON DURING PHASE 1.

NORTH CAROLINA PROFESSIONAL SEAL 6282 ENGINEER JERRY T. DALTON
4/3/17

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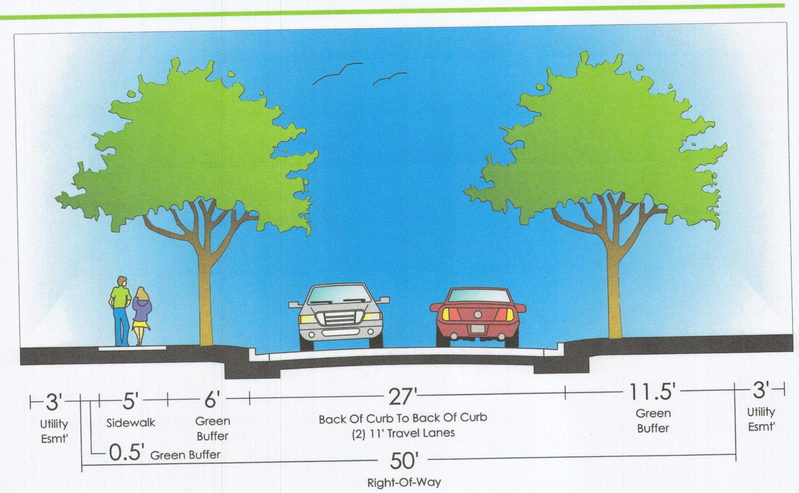
TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

DEVELOPMENT PHASING PLAN

Job: 17014	**Date:** 4/3/17	**Revision:** 002
File: COVER	**Drawn:** WJB	**Sheet:** 4 OF 12

REVISION 002: REMOVED STREET H STUB TO ADJACENT PROPERTY – 1/31/19
REVISION 001: REMOVED STREET H ACCESS TO ADJACENT PROPERTY – 12/3/18





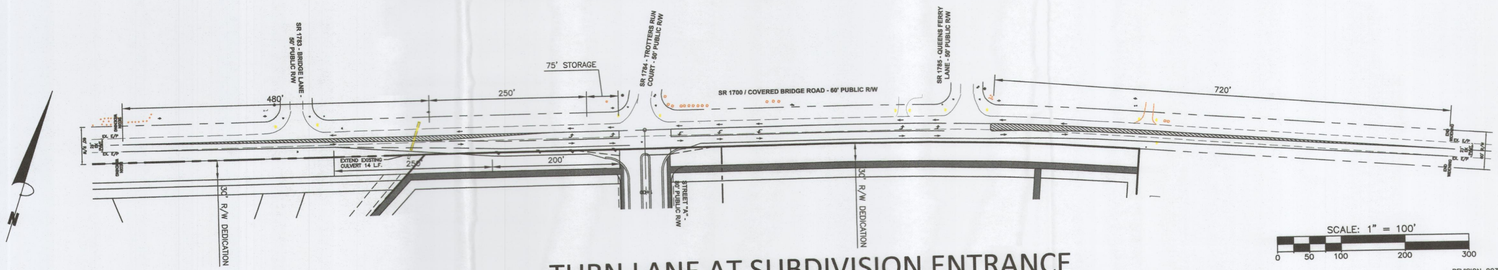
HIGHGATE SUBDIVISION RESIDENTIAL STREET Street Concept - Elevation

NOTE: THE DETAIL ABOVE IS CONCEPTUAL IN NATURE AND IS NOT DRAWN TO A CERTAIN SCALE. ALL DESIGN FEATURES AND LANDSCAPING WILL COMPLY WITH THE TOWN OF CLAYTON REQUIREMENTS.

NOTE: EACH QUADRANT OF EVERY INTERSECTION CONTAINS A TRIANGULAR AREA (10'x70' SIGHT TRIANGLE) FREE OF OBSTRUCTIONS THAT MIGHT BLOCK AN APPROACING DRIVER'S VIEW OF POTENTIALLY CONFLICTING VEHICLES. THE DEPTH AND LENGTH OF THIS TRIANGULAR AREA IS SUCH THAT DRIVERS CAN SEE ANY POTENTIALLY CONFLICTING VEHICLES IN SUFFICIENT TIME TO SLOW OR STOP THEIR VEHICLE.



GREENWAY STREAM CROSSING DETAIL



TURN LANE AT SUBDIVISION ENTRANCE

REVISION 003: REMOVED STREET H STUB TO ADJACENT PROPERTY – 1/31/19
REVISION 002: REMOVED STREET H ACCESS TO ADJACENT PROPERTY – 12/3/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS – 11/6/17

NORTH CAROLINA PROFESSIONAL SEAL 6282 ENGINEER JERRY T. DAVIS
11/6/17

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TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

VEHICULAR CIRCULATION PLAN

Job:	17014	**Date:**	4/3/17	**Revision:**	003
File:	COVER	**Drawn:**	WJB	**Sheet:**	5 OF 12

Single-Family - Detached Homes

LOT STANDARDS

1. Lot standards shall be as follows:
   a. The minimum lot size shall be according to the dimensional table below and no maximum is established.
   b. The minimum lot width shall be 50' and no maximum is established. (around horizontal curves and culdesacs frontage shall be 40')
   c. The minimum lot depth shall be 80' and no maximum is established.
   d. The maximum lot coverage shall be 40%.
   e. The maximum lot impervious area shall be 55%.

2. Setbacks shall be as follows:

Front Setback - Minimum	20'
Side Interior Setback	5'
Side Street Setback - Minimum	10'
Rear Setback - Minimum	15'
Height - Maximum	35'

Dimensional Starndards				
	50' Wide Lots	60' Wide Lots	70' Wide Lots	80' Wide Lots
Min. Lot Area (square feet)	6,000	6,000	6,000	6,400
Min. Lot Width (feet)	50	60	70	80
Min. Lot Width in Curves and Culdesacs (feet)	40	40	40	40
Max. Building Coverage per Lot	40%	40%	40%	40%
Max. Impervious Surface per Lot	55%	55%	55%	55%
Min. Dwelling Unit Size (square feet)	1,400	1,700	1,700	1,800
Max. Building Height (feet)	35	35	35	35
Setbacks				
Front (feet)	20	20	20	20
Side Interior (feet)	5	5	5	5
Side Street (feet)	10	10	10	10
Rear (feet)	15	15	15	15



TYPICAL LOT DIMENSIONAL STANDARDS

3. Where the lot is a corner lot, garages and parking may be accessed from the front or side street if desired.

4. Street trees shall be located in the center of the planting strip between the back of curb and the sidewalk. Trees shall be located no farther than 40' on center.

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Residences shall consist of detached Single-Family homes. Garages may be detached or attached.

2. Accessory buildings permitted by the Homeowners Association must follow the R-8 zoning standards associated with the Town of Clayton for setbacks and the number of accessory buildings allowed.

ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles and features shall be consistent with the standard set forth by the Architectural Review Committee. (see separate documentation for this committee)
2. Facade elements and other minor building placement criteria will vary on homes.
3. Minimum features for single-family homes shall include the following:
   - 1,400 square foot minimum size.
   - Partial brick and/or stone exterior.
   - Two car garage.
   - Concrete driveway.
   - Gutters and downspouts.
   - 5' minimum porch width.







NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 42282 TIMOTHY T. DALTON
1/9/18

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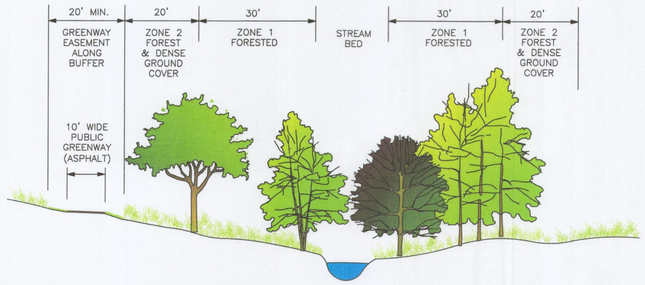
TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

REVISION 002: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 1/9/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 11/6/17

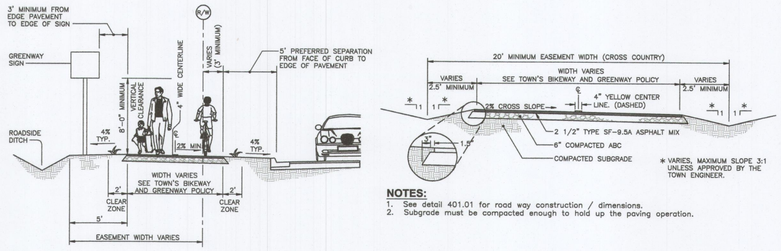
NEIGHBORHOOD DESIGN PLAN		
Job: 17014	**Date:** 4/3/17	**Revision:** 002
File: COVER	**Drawn:** WJB	**Sheet:** 6 OF 12

OPEN SPACE REQUIREMENTS

Wynwood Manor (Tract 1) contains ±99.38 acres. The recreation open space is calculated using the net land area after subtracting the recourse conservation areas. These are areas in riparian buffers, wetlands, etc. The net land area after subtracting the ± 9.00 acres of resource conservation area within the development is ± 90.38 acres. Based on 12.5% of net area, a total of 11.35 acres of recreation open space is required. All greenways will be built to Town of Clayton standards and will be open to the public. All open space, landscape buffers and recreation areas within the development will be privately maintained by the Homeowners Association. All resource conservation areas shall remain completely undisturbed in accordance with Article 5 of the Unified Development Code. Marked crosswalks and ramps will be provided at all sidewalk crossings.



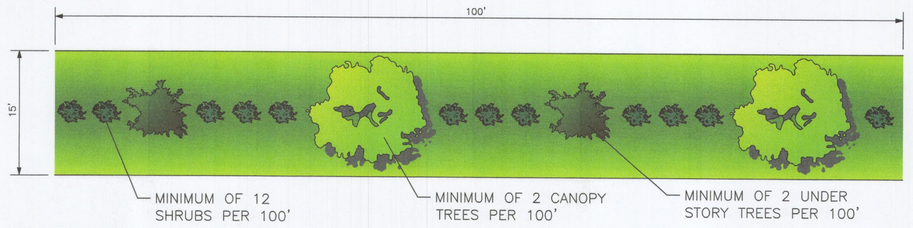
10' WIDE PUBLIC GREENWAY ALONG RIPARIAN BUFFER



NOTES:
1. See detail 401.01 for road way construction / dimensions.
2. Subgrade must be compacted enough to hold up the paving operation.

TYPICAL BIKEWAY / GREENWAY SECTION

NOTES: 1. All Greenway areas will require approval as a minor site plan.
2. All greenways shall be 10' wide and built to town standards.



NOTES:
1. THE BUFFER SHALL INCLUDE A WALL, OPAQUE FENCE, HEDGE, BERM, OR COMBINATION THEREOF WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION.
2. ALL SPECIES OF PLANT MATERIALS SHALL MEET THE TOWN OF CLAYTON REQUIREMENTS. EXISTING PLANT MATERIALS MAY BE USED TO MEET THE BUFFER REQUIREMENTS OR INTERIOR LANDSCAPE REQUIREMENTS.
3. AT PLANTING, CANOPY TREES ARE REQUIRED TO BE A MINIMUM OF 8' IN HEIGHT (2.5" CALIPER), AND UNDERSTORY TREES ARE REQUIRED TO BE A MINIMUM OF 6' IN HEIGHT (2" CALIPER) AND SHRUBS ARE REQUIRED TO BE A MINIMUM 12" IN HEIGHT (OR 24" IN HEIGHT IF USED EXPLICITLY FOR SCREENING).

CLASS "C" LANDSCAPE BUFFER DETAIL



LEGEND:

- RECREATIONAL OPEN SPACE
- LANDSCAPE BUFFER
- RESOURCE CONSERVATION AREA
- 10' WIDE PUBLIC GREENWAY

OPEN SPACE ACERAGE

AREA	SQ.FT.	*GREENWAY	NET AREA (sq.ft. / acres)	
1	35,778	500	35,278	0.81
2	62,556	N/A	62,556	1.436
3	233,868	24,980	208,888	4.795
4	69,409	12,730	56,679	1.30
5	47,066	4,007	43,059	0.99
6	42,212	5,200	37,012	0.85
7	24,199	4,840	19,359	0.444
8	12,577	2,530	10,047	0.23
9	125,460	N/A	125,460	2.88
GREENWAY			72,931	1.674
SIDEWALK			54,063	1.241
		TOTAL	725,332	16.65

* The area of greenway only includes the greenway area within that particular open space area.

OPEN SPACE, GREENWAYS AND OTHER RECREATION

	OPEN SPACE (ACRES)	ACTIVE REC. AREA (ACRES)	PERCENTAGE
PASSIVE OPEN SPACE	12.826		77.03%
ACTIVE RECREATION AREAS	3.842		22.97%
IMPROVED AREAS (pool, clubhouse property, developed parks)		2.168	
GREENWAY (paved surface area only)		1.674	
TOTAL OPEN SPACE	16.65	3.842	100%

NOTE: Per Town of Clayton development standards, greenways must have a minimum of 2.5' of cleared graded grass on each side. This area does not count toward active recreation area, and is not included in the active recreation calculations above.

RESOURCE CONSERVATION AREAS

	ACRES	PERCENTAGE
RIPARIAN BUFFER AREAS	9.00	100.00%
OPEN WATER BODIES AND PONDS	0	0%
100-YEAR FLOODPLAIN	0	0%
TOTAL RESOURCE CONSERVATION AREAS (TRACT 1)	9.00	100%

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 42821 JAMES T. DALTON
1/9/18

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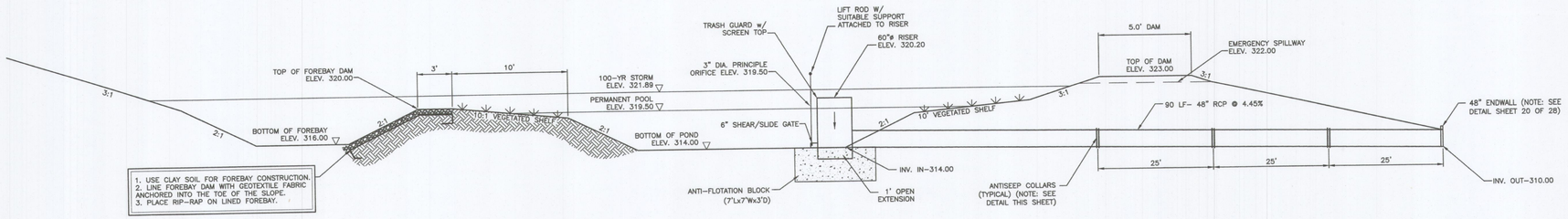
REVISION 004: REMOVED STREET H STUB TO ADJACENT PROPERTY - 1/31/19
REVISION 003: REMOVED STREET H ACCESS TO ADJACENT PROPERTY - 12/3/18
REVISION 002: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 1/8/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 11/6/17

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

PARKS, OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN

Job: 17014	**Date:** 4/3/17	**Revision:** 004
File: Master_Plan	**Drawn:** WJB	**Sheet:** 7 OF 12

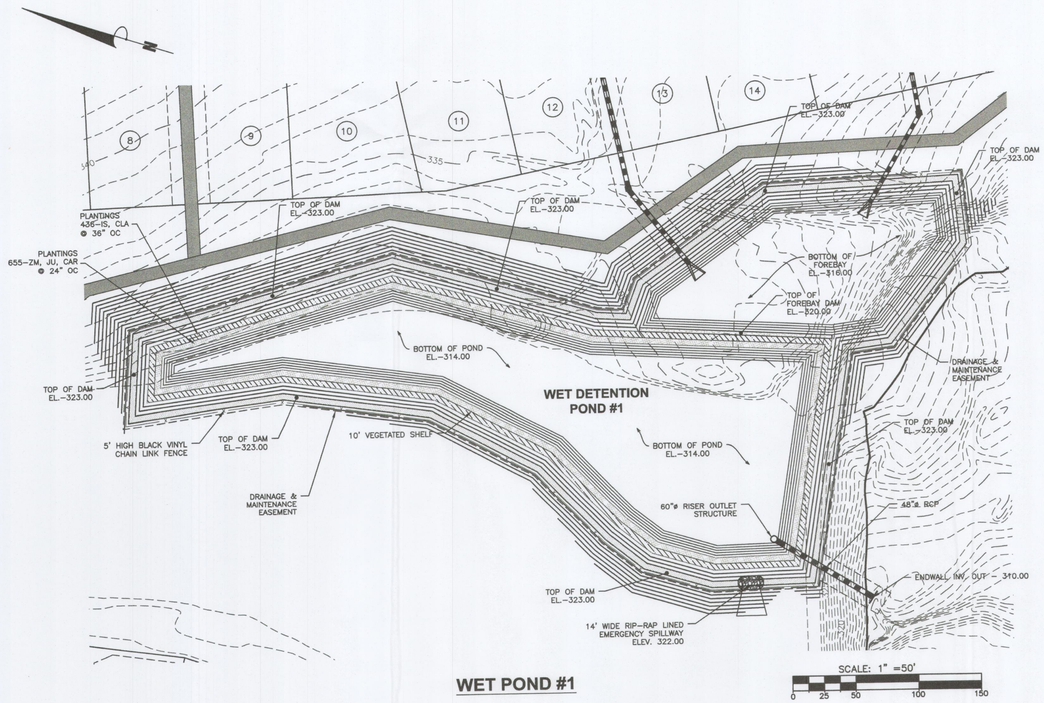


PERMANENT STORMWATER MANAGEMENT WET POND #1

NOT TO SCALE

PRIOR TO CONSTRUCTION OF BERMS, DAMS AND OTHER FILL MATERIAL, THE BASAL AREA SHALL BE COMPLETELY CLEARED AND ALL UNDESIRABLE ORGANIC AND SOIL MATERIAL REMOVED. ALL FILL SHALL BE PLACES WITH SUITABLE, COMPACTABLE MATERIAL AND COMPACTED IN SMALL LIFTS TO PLANNED GRADE.

NOTE:
SUBGRADE OF THE STORMWATER POND SHOULD BE LINED WITH IMPERVIOUS CLAY MATERIAL FOR A HIGH WATER TABLE LESS THAN 4 FEET BELOW GRADE.



WET POND #1

PLANTING SCHEDULE FOR WET POND #1

KEY	QUANTITY POND #1	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
ZM	655	Zizaneopsis miliacea	Water millet	4" pot	8"
CAR	655	Carex ap.	Sedge Grass	4" pot	10"
JU	655	Juncus effusus	Softrush	4" pot	6"
IS	436	Iris versicolor	Blue Flag Iris	4" pot	6"
CLA	436	Clethra alnifolia	Summersweet Clethra	1-gal.	8"

SPECIES OF TREES AND SHRUBS AS SHOWN IN ABOVE CHART MAY BE SUBSTITUTED UPON APPROVAL BY THE JOHNSTON COUNTY STORMWATER ADMINISTRATOR.

CENTIPEDE OR BERMUDA GRASS

SHALLOW WATER PLANT GROUPING (ZM, CAR & JU)

IS, CLA

PLANTING NOTES:
ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL. PLANTINGS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE ONE (1) YEAR GUARANTY PERIOD.

INSTALL PLANT MATERIALS ONLY WITHIN RECOMMENDED 'NORMAL' PLANTING SEASON FOR SPECIES TO BE INSTALLED AS RECOMMENDED IN THE MOST CURRENT EDITION OF THE NC LANDSCAPE CONTRACTORS MANUAL.

SOIL AMENDMENTS (LIME, FERTILIZERS AND ORGANIC MATTER) WITHIN THE CONSTRUCTED WETLAND SHALL BE DETERMINED BASED ON SOIL TEST RECOMMENDATIONS BY USDA LABORATORY FOR EACH SPECIES AND GROWING CONDITION.

THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF WEEDS FROM HE WET POND AREAS DURING THE GUARANTEE PERIOD. PERIODIC VISITS TO THE SITE BY THE LANDSCAPE CONTRACTOR WILL BE NECESSARY DURING THE GUARANTEE PERIOD TO AVOID EXCESSIVE WEED REMOVAL BEFORE FINAL ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD.

REPLACEMENT OF DEAD OR UNSATISFACTORY PLANT MATERIALS: AT THE END OF THE TWELVE (12) MONTH GUARANTY PERIOD, INSPECTION WILL BE MADE BY THE ENGINEER UPON WRITTEN NOTICE REQUESTING SUCH INSPECTON SUBMITTED BY THE LANDSCAPE CONTRACTOR ACCORDING TO THE CONTRACT CONDITIONS. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE ENGINEER, SHALL BE REMOVED FROM THE SITE; THESE AND ANY PLANTS MISSING, SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT, BUT DURING THE NORMAL PLANTING SEASON.

ALL REPLACEMENTS AT THE END OF THE GUARANTY PERIOD SHALL BE PLANTS OF THE SAME KIND AS ORIGINALLY PLANTED UNLESS APPROVED FOR SUBSTITUTION BY THE ENGINEER AND SHALL BE OF SIZE EQUAL TO THAT ATTAINED BY ADJACENT PLANTS OF THE SAME KIND AT THE TIME REPLACEMENT IS MADE. ALL COSTS OF REPLACEMENT SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR. ONLY ONE REPLACEMENT IN CONFORMANCE WITHOUT HE PROVISION OF THIS SECTION WILL BE REQUIRED FOR EACH PLANT DECLARED DEAD, IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, OR MISSING AT THE TIME OF FINAL ACCEPTANCE, PROVIDED THE REPLACEMENT PLANT IS STILL HEALTHY SIXTY (60) DAYS AFTER INSTALLATION.

STORMWATER WET POND #1 DETAIL SHEET
FOR THE
HIGHGATE SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL 14282 ENGINEER JEFFREY T. DALTON
4/3/17

REVIEW ONLY
NOT FOR CONSTRUCTION

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

STORMWATER WET POND #1 DETAIL		
Job: 17014	**Date:** 4/3/17	**Revision:**
File: Master_Plan	**Drawn:** WJB	**Sheet:** 8 OF 12

PLANTING SCHEDULE FOR WET POND #1

KEY	QUANTITY POND #1	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
ZM	112	Zizaneopsis miliacea	Water millet	4" pot	8"
CAR	112	Carex sp.	Sedge Grass	4" pot	10"
JU	112	Juncus effusus	Softrush	4" pot	6"
IS	120	Iris versicolor	Blue Flag Iris	4" pot	6"
CLA	120	Clethra alnifolia	Summersweet Clethra	1-gal.	8"

SPECIES OF TREES AND SHRUBS AS SHOWN IN ABOVE CHART MAY BE SUBSTITUTED UPON APPROVAL BY THE JOHNSTON COUNTY STORMWATER ADMINISTRATOR.

CENTIPEDE OR BERMUDA GRASS

SHALLOW WATER PLANT GROUPING (ZM, CAR & JU)

IS, CLA

PLANTING NOTES:
ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL. PLANTINGS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE ONE (1) YEAR GUARANTY PERIOD.

INSTALL PLANT MATERIALS ONLY WITHIN RECOMMENDED 'NORMAL' PLANTING SEASON FOR SPECIES TO BE INSTALLED AS RECOMMENDED IN THE MOST CURRENT EDITION OF THE NC LANDSCAPE CONTRACTORS MANUAL.

SOIL AMENDMENTS (LIME, FERTILIZERS AND ORGANIC MATTER) WITHIN THE CONSTRUCTED WETLAND SHALL BE DETERMINED BASED ON SOIL TEST RECOMMENDATIONS BY USDA LABORATORY FOR EACH SPECIES AND GROWING CONDITION.

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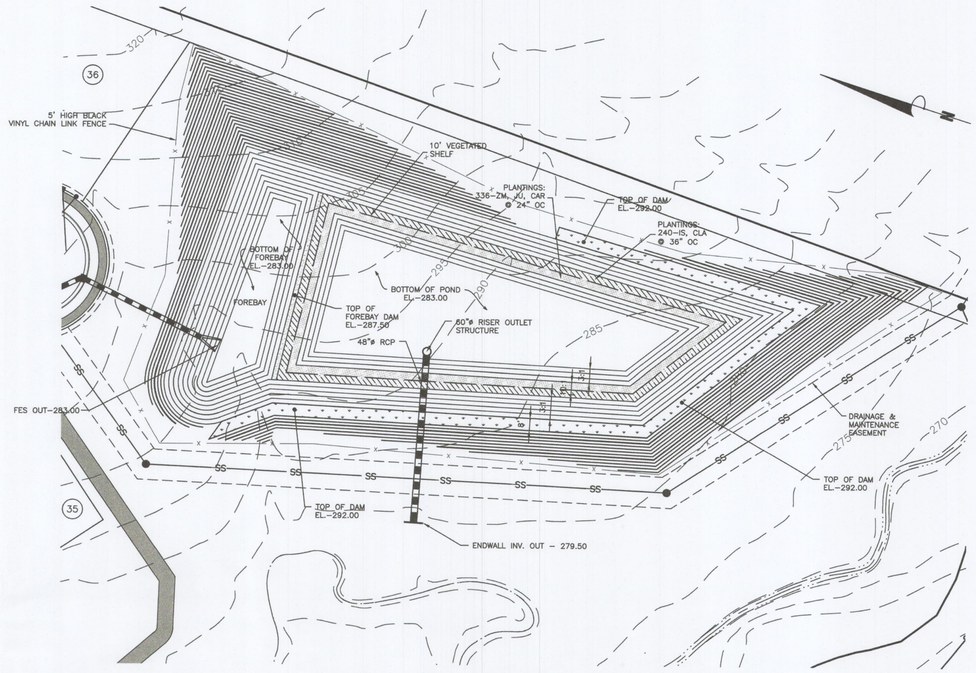
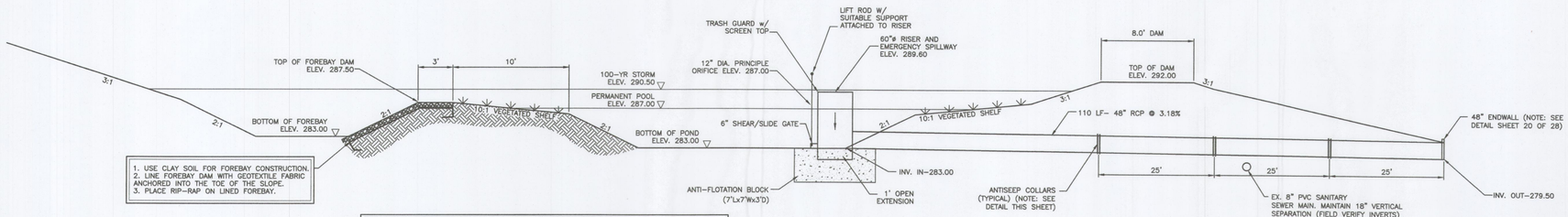
PRIOR TO CONSTRUCTION OF BERMS, DAMS AND OTHER FILL MATERIAL, THE BASAL AREA SHALL BE COMPLETELY CLEARED AND ALL UNDESIRABLE ORGANIC AND SOIL MATERIAL REMOVED. ALL FILL SHALL BE PLACES WITH SUITABLE, COMPACTABLE MATERIAL AND COMPACTED IN SMALL LIFTS TO PLANNED GRADE.



WET POND #2

SCALE: 1" = 40'
0 20 40 80 120



1. USE CLAY SOIL FOR FOREBAY CONSTRUCTION.
2. LINE FOREBAY DAM WITH GEOTEXTILE FABRIC ANCHORED INTO THE TOE OF THE SLOPE.
3. PLACE RIP-RAP ON LINED FOREBAY.

NOTE:
SUBGRADE OF THE STORMWATER POND SHOULD BE LINED WITH IMPERVIOUS CLAY MATERIAL FOR A HIGH WATER TABLE LESS THAN 4 FEET BELOW GRADE.

PERMANENT STORMWATER MANAGEMENT WET POND #2

NOT TO SCALE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18882 TIMOTHY T. T. DALTON
11/6/17

REVIEW ONLY
NOT FOR CONSTRUCTION

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

STORMWATER WET POND #2 DETAIL

Job: 17014	**Date:** 4/3/17	**Revision:** 001
File: Master_Plan	**Drawn:** WJB	**Sheet:** 9 OF 12

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS - 11/6/17



REVISION 002: REMOVED STREET H ACCESS TO ADJACENT PROPERTY – 12/3/18
REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS – 11/6/17

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON
11/6/17

REVIEW ONLY
NOT FOR CONSTRUCTION

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

PRELIMINARY UTILITY PLAN

Job: 17014	**Date:** 4/3/17	**Revision:** 002
File: Master_Plan	**Drawn:** WJB	**Sheet:** 10 OF 12

Amenity and Clubhouse

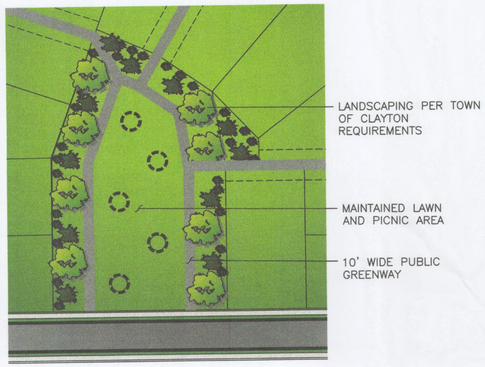
The development will provide several amenities throughout the project to enhance the lives of the residents. The centerpiece of the amenities is a community center / clubhouse to serve all residents. The cabana type clubhouse will feature a community pool with convenient vehicular and pedestrian access. Another featured amenity will be a mini-park centrally located and developed in Phase 2. In addition, sidewalks, green way connections and more open space areas for passive recreation will be located throughout the community. All of these areas will be maintained by the homeowners association. The clubhouse / pool area will be required to submit a site plan to the Town of Clayton for review and approval.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
   a. There is no minimum lot size established.
   b. There is no minimum lot width established.
   c. There is no minimum lot depth established.

2. Setbacks shall be as follows:

Front Setback - Minimum	20'
Side Interior Lot Setback	5' (10' Min. between blgs.)
Side Street Setback - Minimum	10'
Rear Setback - Minimum	15'
Height - Maximum	45'



MINI-PARK CONCEPTUAL PLAN
SCALE: 1"=60'



CLUBHOUSE AREA CONCEPTUAL PLAN
SCALE: 1"=60'

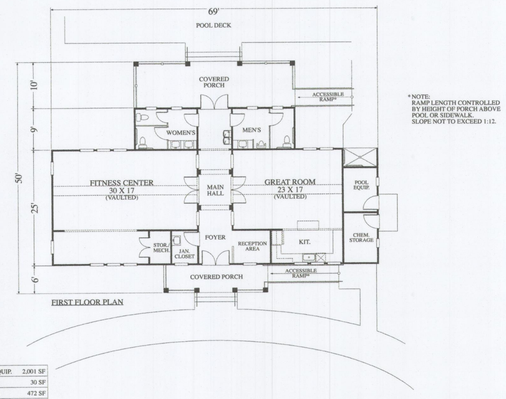


FRONT ELEVATION

HIGHGATE CLUBHOUSE
CLAYTON, NC
113-62
AUGUST 18, 2016

CHESAPEAKE HOMES NC
3100 SMOKETREE COURT
SUITE 210
RALEIGH, NC 27604
(919) 256 - 3060

JAMES WENTLING / ARCHITECT
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110
(215) 568-2551



*NOTE:
RAMP LENGTH CONTROLLED BY HEIGHT OF PORCH ABOVE POOL OR SIDEWALK. SLOPE NOT TO EXCEED 1:12.

FIRST FLOOR PLAN

TOTAL HEATED + STORAGE/ EQUIP.	2,001 SF
OUTDOOR COVERED SHOWER	30 SF
OUTDOOR COVERED PORCHES	472 SF
TOTAL COVERED AREA	2,503 SF

HIGHGATE CLUBHOUSE
CLAYTON, NC
113-62
AUGUST 16, 2016

CHESAPEAKE HOMES NC
3100 SMOKETREE COURT
SUITE 210
RALEIGH, NC 27604
(919) 256 - 3060

JAMES WENTLING / ARCHITECT
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110
(215) 568-2551

NORTH CAROLINA PROFESSIONAL SEAL 6282 ENGINEER TIMOTHY T. DALTON
4/3/17

REVIEW ONLY
NOT FOR CONSTRUCTION

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

AMENITIES AND CLUBHOUSE PLAN

Job: 17014	**Date:** 4/3/17	**Revision:**
File: Master_Plan	**Drawn:** WJB	**Sheet:** 11 OF 12

Utilities and Stormwater Management

PUBLIC UTILITIES AND INFRASTRUCTURE

Required improvements shall be made as development occurs within each area of development. Infrastructure will be designed so that it will accommodate the entire community at total build-out. At the time of Plan preparation, the developer will meet with Town Staff to determine critical construction priorities for phased utility improvements as development occurs.

SANITARY SEWER

Per the Town of Clayton engineering staff, the Town has adequate capacity to accommodate the necessary sanitary sewer services for this project. The estimated waste water peak flow for the single-family area, the multi-family residential area and the commercial area are shown in figure 8.1. The entire development will connect to an existing public sanitary sewer system that is part of the Sam's Branch Interceptor in coordination of other area developments. Sewer main extensions and service connections to the Town's sewer systems will be approved, prior to construction, by the Engineering Department and in accordance with the general guidelines and regulations of the Town. It is the Town's policy to utilize gravity sewer extension to provide sewer services to serve the project.

WATER

Public water is available to the site via a series of 8-inch and 12-inch water mains. A 12-inch water main is present on Covered Bridge Road and an 8-inch water main is present on Shotwell Road. Connections will be made and extended throughout the property to provide a system of inner-connected mains that supply residents and property owners an adequate potable water supply as well as maintain sufficient pressures to provide fire protection.

STORMWATER RUNOFF AND DRAINAGE

Storm water runoff will be collected in an adequately sized storm drainage system that runs throughout the development. Discharge will be into the respective tributaries of Sam's Branch maintaining existing drainage patterns. Plans are to construct wet detention ponds on the property to help meet the stormwater requirements. Additional BMP devices may be required with this development. A stormwater management plan will be designed that complies with all the nitrogen and stormwater runoff control requirements in the Town's ordinance and by all pertinent regulatory agencies. Devices and control measures may be physically located outside of the current phase under construction so as to meet the requirements of the approved stormwater plan.

Figure 8.1 - Estimate of total peak wastewater flow for Highgate Subdivision

Schedule of Sewer Usage

Highgate Subdivision

	Approx Total			7/1/2017		1/1/2018		7/1/2019		1/1/2020	Totals
Single Family	229	units	Requested:	25,530		19,610		24,790		14,800	84,730
4 bdrm (avg)			Daily Flow:	69	units	53	units	67	units	40	
Clubhouse / Recreation	2.06	Acres	Requested:					2,472			2,472
			Daily Flow:					2.06	acres		
			Total:	**25,530**		**19,610**		**27,262**		**14,800**	

Town of Clayton - Acceptable Values		
Single Family:		
Flow/Unit (gal/day)	370	(4 bdrm)
Clubhouse / Recreation		
1200 gal/day/acre	2.06	Acres

Total Anticipated flow requirements (gpd) -----> 87,202



REVIEW ONLY
NOT FOR CONSTRUCTION

TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

UTILITIES AND STORMWATER MANAGEMENT		
Job: 17014	**Date:** 4/3/17	**Revision:**
File: COVER	**Drawn:** WJB	**Sheet:** 12 OF 12

Town of Cla
Planning Depart
111 E. Second Street, Clayton, NC
P.O. Box 879, Clayton, NC
Phone: 919-553
Fax: 919-553

March 6, 2018

NOTICE

SUBJECT:	**Project:**	2018-240-SD Highgate SD Maj. Modification
	Address:	The southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road
	PIN #:	165907-79-3983 & 175000-50-8319
	Applicant:	Dalton Engineering and Associates, P.A.

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on **Monday, March 18, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Preliminary Plat Major Modification application. This application is a modification to the approved Residential Planned Development, Highgate Subdivision (2017-55-PDD).The applicant is requesting to remove a vehicular street stub connection to an adjacent parcel of property. The former street stub connection is now proposed to be utilized as an easement for both existing utilities and access to a future greenway extension. The property is located at the Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road. Please see the map attached with this letter.

For major subdivisions (preliminary plats), 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 dpowell@townofclaytonnc.org.

Sincerely,

Darlene Powell
Town Planner



ADJACENT PROPERTY OWNERS LIST

Project Name: Highgate Subdivision

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
175000-50-8319	Everland-Lee LLC	104 State Ave Ste 103 Clayton, NC 27520
175000-61-4196	David & Amy White	207 Covered Bridge Rd Clayton, NC 27520
165907-79-3983	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-61-2181	David Wayne Creech	143 Covered Bridge Rd Clayton, NC 27520
165907-69-2203	Everland-Lee LLC	104 State Ave Ste 103 Clayton, NC 27520
175000-61-0033	Sandra Johnson & Donald Leu	103 Covered Bridge Rd Clayton, NC 27520
175000-50-4310	Roberto Martinez	2 Seven Oaks Dr Clayton, NC 27520
175000-50-4631	Diana & Kevin Kelly	1 Seven Oaks Dr Clayton, NC 27520
175000-50-7961	Thomas & Cassandra Colclough	73 Covered Bridge Rd Clayton, NC 27520
175000-60-5837	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-4789	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-41-9334	Kathryn & Donald Creasy	1577 Shotwell Rd Clayton, NC 27520
165907-59-3981	David & Erin Beck	1 Annie V Dr Clayton, NC 27520
165907-78-3775	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-4678	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165908-77-7804	Jose Juarez	181 Saint Jiles Dr Clayton, NC 27520
165907-78-3820	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452

ADJACENT PROPERTY OWNERS LIST

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PARCEL NUMBER	NAME	ADDRESS
165907-79-1042	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-4980	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-2849	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-1292	Aimee & Christopher Vasilik	497 Ballast Pt Clayton, NC 27520
165907-79-1343	Monica Sawyer	461 Ballast Pt Clayton, NC 27520
165908-78-5873	James & Nancy Duncan	619 Ballast Pt Clayton, NC 27520
165908-78-7722	Roxsand Brown	645 Ballast Pt Clayton, NC 27520
175000-71-3402	Michael & Lisa Ray	363 Covered Bridge Rd Clayton, NC 27520
165907-69-9269	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8958	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8568	Joseph & Dorothy Ross	388 Ballast Pt Clayton, NC 27520
165907-79-0117	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-8015	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-61-9023	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-6899	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6463	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-7163	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452

ADJACENT PROPERTY OWNERS LIST

Project Name: Highgate Subdivision

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PARCEL NUMBER	NAME	ADDRESS
165907-69-9416	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-5149	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8991	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6996	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-9834	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8591	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-9283	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-0151	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-61-8207	Richard & Linda McLoughlin	271 Covered Bridge Rd Clayton, NC 27520
165907-79-1268	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-1329	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6530	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-1405	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-2185	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-0591	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-82-5012	Everett & Bernice Jones Trust, Shelton Jones Trustee	41 Stone Dr Brevard, NC 28712
175000-70-8511	Rupesh & Candace Prajapati	552 Crestdale Dr Clayton, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: Highgate Subdivision

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PARCEL NUMBER	NAME	ADDRESS
175000-71-6230	House of Hope of NC, Inc.	PO Box 339 Clayton, NC 27528
165908-99-1146	Allen Mims, Jr.	920 City Rd Clayton, NC 27520
175000-60-4394	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-8841	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-5170	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-5226	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-9875	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-7978	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-7232	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6785	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6912	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-9777	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-70-8270	Casey & Meghan Brown	547 Crestdale Dr Clayton, NC 27520
175000-71-0303	Oscar Reyes	313 Covered Bridge Rd Clayton, NC 27520
175000-60-6013	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6508	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-70-8955	House of Hope of NC, Inc.	PO Box 339 Clayton, NC 27528

ADJACENT PROPERTY OWNERS LIST

Project Name: Highgate Subdivision

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PARCEL NUMBER	NAME	ADDRESS
165907-69-7775	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8633	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-7219	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-7768	Luke & Kathryn Marron	35 Ballast Pt Clayton, NC 27520
175000-60-6617	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-6956	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-7832	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
175000-60-6386	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-1006	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-4721	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-0710	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-1039	Everland-Lee, LLC	104 State Ave Ste 103 Clayton, NC 27520
165907-79-0652	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-4021	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-1977	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-78-2884	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-79-2141	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452

ADJACENT PROPERTY OWNERS LIST

Project Name: Highgate Subdivision

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
165907-78-3996	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-8609	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165908-78-6769	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165907-69-9345	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165908-78-5826	Daniel & Erika Wade	607 Ballast Pt Clayton, NC 27520
165907-69-9430	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452
165908-87-6859	Donald Adams	1340 Old Drug Store Rd Garner, NC 27529
165908-77-9925	City Road, LLC	114 W Main St Ste 102 Clayton, NC 27520

Dalton Engineering
and Associates, P.A.

January XX, 2019 (Note: date to be determined.)

Dear Clayton Area Property Owner,

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

Meeting Date: **Tuesday, January XX, 2019** (Note: date to be determined.)

Meeting Time: **6:30 PM**

Meeting Location: **446 East Main Street**

Clayton, NC 27520

Type of Application: **Major Subdivision Application – Major Modification**

Project/proposal property location: **Highgate Subdivision, a residential subdivision currently under construction, located on Covered Bridge Road near the intersection of Covered Bridge Road and Shotwell Road.**

Description of project/proposal: **The Developer of Highgate Subdivision is submitting a Major Subdivision Application – Major Modification to the Town of Clayton to request the removal of a point of cross-connectivity ('street stub') to an adjacent parcel of property.**

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

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

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

If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Department

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

NEIGHBORHOOD MEETING SUMMARY FORM

RECEIVED
MAR 06 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

FILL OUT THE FOLLOWING:

Application: Highgate Subdivision : Major Subdivision - Major Modification Date of Mailing: 2/21/19

Date of Meeting: 3/5/19 Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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: Jonathan Barnes Signature: [signature] 3/6/19

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.*

There were a total of four (4) attendees at the Highgate Subdivision Neighborhood Meeting, including the Representative of the Applicant. The Neighborhood Meeting began at 6:35 p.m. and ended at 7:15 p.m. The adjacent property owners wanted to verify that the project would remain a residential project and was not going to be converted into a mixed-use project. I verified that there were no plans to add any commercial uses into Highgate Subdivision. The adjacent property owners also wanted to discuss the off-site traffic improvements that are proposed, as well as the project's previously approved landscape buffers and greenway improvements. The adjacent property owners did not express any concerns regarding the proposed Major Modification of the subdivision, the removal of the point of vehicular cross-connectivity at Street 'H'. Our office has not received any inquiries by phone, e-mail or walk-in visits pertaining to the Highgate Subdivision Major Modification Application. There have not been any changes made to the Application as a result of the Neighborhood Meeting.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Highgate Subdivision

Application: Major Subdivision - Major Modification

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 3/5/19

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	Cassandra Colclough	73 Covered Bridge Rd
3	Thomas Colclough	73 Covered Bridge Rd
4	Oscar Torres R.	313 - Covered bridg R.C
5		
6		
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RECEIVED
MAR 06 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

TOWN OF CLAYTON
SUBDIVISION APPROVAL 2017-56-SD
HIGHGATE SUBDIVISION
GRANTED

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant:	Creech NC, LLC / Everland Lee, LLC
Property Location:	Southeast Quadrant Intersection Shotwell & Covered Bridge Roads
Tax Parcel Number:	165907-79-0962 / 175000-50-9426
Proposed Use of Property:	229 Single-Family Residential Lots
Meeting Date:	December 4, 2017

Having heard all the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Clayton Zoning Ordinance for the subdivision proposed, and that, therefore, the application to subdivide the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the following conditions:

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

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

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

General

1. The previous conditions of approval for 15-27-01-SD, Highgate Master Plan (formerly Creech or Wynwood Manor) shall be struck and replaced with the conditions contained herein.
2. Following Board approvals, three copies of the Master Plan / Preliminary Subdivision Plat, with the final Conditions of Approval inserted, and meeting the requirements of the Conditions of Approval and all requested revisions, shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be binding upon the master preliminary plat and upon the planned development rezoning, and shall be recorded on each associated ordinance, as well as on the associated master plan (preliminary plat). The following items shall be recorded on the plans before they are valid and before they receive final approval from the Planning Department:
    a. The dimensional standards table shall be revised to reflect the following criteria: 6,000 sqft min. lot size, 40% max. lot coverage, and 55% max. impervious surface.
    b. Add note under the Legend on the Master Plan sheet that "no more than 65% of lots shall be 60' or narrower, and no more than 40% of lots shall be 50' or narrower."
    c. The greenways shall be extended to the property line, including across riparian buffers if necessary. Fee-in-lieu may be provided where full connection across a riparian buffer is not feasible at the time construction would be required. A wider sidewalk may be used to make greenway connections where appropriate. Where such sidewalk connection functions as part of the overall greenway trail or network, the wider sidewalk shall meet the dimensional requirements (width, clear zone and separation requirements, landscaping separation, grading and slope constraints, etc.) of the Town's greenway design specification.
    d. The sidewalk at Street F (also known as Street H) shall be connected to the greenway. A wider sidewalk may be used to make greenway connections where appropriate. Where such sidewalk connection functions as part of the overall greenway trail or network, the wider sidewalk shall meet the dimensional requirements (width, clear zone and separation requirements, landscaping separation, grading and slope constraints, etc.) of the Town's greenway design specification.

e. On the Parks, Opens Space, and Pedestrian Circulation Plan sheet:
    i. Greenways that will become a linear section of the Sam's Branch greenway, including generally along the riparian buffer and connecting to and including the greenways on Shotwell Road and Covered Bridge Road shall be labeled as "public greenways, intended for dedication to the Town". All other greenways shall be labeled as "private".
    ii. Add a note stating that "all greenways shall be a minimum of 10' wide and built to Town standards".

3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review.
4. The development of the property is limited to the parameters established on the Master Plan as approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan or Master Plan Document shall require review and approval in accordance with Section 155.705 of the Unified Development Code. In addition, modifications to quality, style, and materials that are determined by the Planning Director not to meet or exceed the original intent or do not classify as "minor" modifications per the Unified Development Code shall require major review and approval.
5. A homeowners' association (HOA) document shall be recorded by the developer prior to final plat approval of the first residential phase. The HOA document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Parks/Recreation/Open Space

6. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
7. Neighborhood parks, phases of greenway, and recreational amenities, including the clubhouse/pool site, shall be reviewed as Minor Site Plans prior to construction.
8. The clubhouse and pool shall be completed (or have completion financially guaranteed) prior to the platting of Phase 2.
9. Five foot wide sidewalks or ten foot wide paved multi-use paths shall be installed along at least one side of all roadways within the development as identified in the Master Plan. Where sidewalks are on only one side of the road, the developer shall provide a minimum ten-foot wide paved greenway/multi-use trails within the development on an equivalent basis based on cost. An Engineer's estimate which documents the cost allocations (in linear footage) between the deleted five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu. This condition is consistent with the

waiver granted from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street

10. All sidewalks and greenways shall be financially guaranteed or constructed prior to plat recordation for the associated phase, with the exception that the sidewalk in front of residential units must be installed prior to the issuance of a Certificate of Occupancy of the unit.

11. Street trees shall be installed at time of road construction or else financially guaranteed prior to platting.

12. The acreage of recreation and open space, and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced below that required for an open space subdivision without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction of the associated phase and shall be installed or financially guaranteed prior to the platting for that phase.

Development Standards

13. Final location of the CBU mailbox area has been approved in the Minor Site Plan for the clubhouse / recreation area, and all mailboxes for phases 1-4 shall be in this location.
14. All lots with pedestrian or drainage easements shall observe setbacks for fences from those easements as if those easement lines were the property lines.

Roadways and Access:

15. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or financially guaranteed for construction.
16. The Right-of-Way (ROW) dedication along Covered Bridge Road shall occur prior to platting Phase 1 or any subsequent phase.
17. The right-of-way reservation along Shotwell Road shall occur prior to the platting of Phase 4 or any phase adjacent to Shotwell Road.
18. The roadway connection to the south across the creek (in or adjacent to phase 1, labeled as either Street F or Street H) shall be constructed or financially guaranteed prior to the platting of the third phase (or phase 3, whichever comes first) of the development.
19. The road stubout from Phase 4 to the south, which involves a stream crossing, shall be constructed or financially guaranteed prior to the platting of Phase 4.
20. All roadway and traffic improvements recommended by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately.
21. If another development contributes to traffic at any location requiring traffic improvements, the other development will contribute to the cost of the traffic

signal based on their proportional impact, at the Town's discretion of determining such impact.

22. A schedule for traffic improvements, including designation of responsibility and milestones for action, will be agreed upon by involved parties, including the Town, developers of land represented in the Traffic Impact Analysis, and NCDOT. This shall occur prior to the platting of any other phases, regardless of ownership or applicant.

Landscaping /Environmental

23. All required landscaping buffers or plantings shall be installed or financially guaranteed prior to the platting of the phase in which they occur.
24. Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat or site plan review.
25. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to the UDC requirements.
26. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas. Once the tree protection fence is installed, it must be inspected by the Planning Department prior to construction activity.

Waiver

27. The requirement to provide sidewalk on both sides of the street, per Section 155.602(H) of the Unified Development Code, is modified to require the provision of sidewalk on one side of each street, and 10' public greenway elsewhere in the development, substituted on a dollar-for-dollar basis.

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

TOWN OF CLAYTON

TOWN OF CLAYTON INCORPORATED APRIL 1869 CLAYTON, N.C.

BY: _____
Jody L. McLeod
Mayor

ATTEST:

_____ (SEAL)
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, March 18, 2019 at 6:00 PM at Town Hall, 111 East Second Street, to consider 2018-240-SD Highgate SD Major Modification (Preliminary Plat); request for a major modification to the previously approved preliminary plat to remove a street stub to an adjacent property. The development is located off Shotwell Rd. and Covered Bridge Rd.; parcel #s 165907-79-3983 & 175000-50-8319.

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.

Damiere Powell, Planner
919-553-5002

_____

The Johnstonian

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

Affidavit of publication required.

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: Highgate Subdivision **Address or PIN #:** 175000-50-8319

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

P.O. Box 426
(Address)
Clayton, NC 27528
(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 Application

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:

Everland - Lee, LLC
(Name - type, print clearly)

(Owner's Signature)

104 State Ave Ste 103
(Address)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 27 day of November, 2018.

JILL M HOWARD NOTARY PUBLIC JOHNSTON CO. NC November 2018

SEAL

Jill M Howard
Notary Public

My Commission Expires: November 12, 2022

17 of 17

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: Highgate Subdivision **Address or PIN #:** 165907-79-3983

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(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 Application

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:

Creech NC, L.L.C.
(Name - type, print clearly)

448 Viking Drive Suite 220
(Address)

(Owner's Signature)

Virginia Beach, Virginia 23452
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

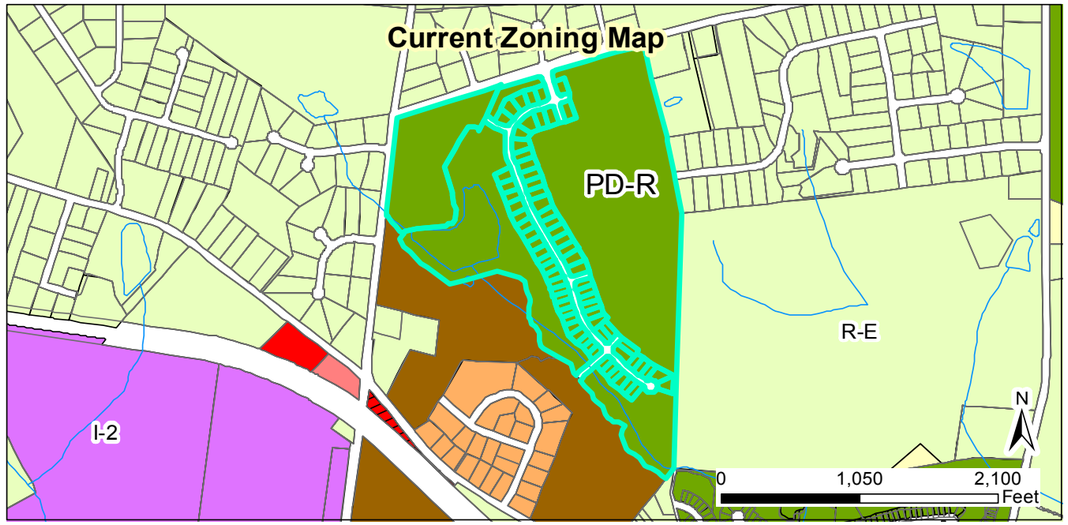
Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 31 day of December, 2018.

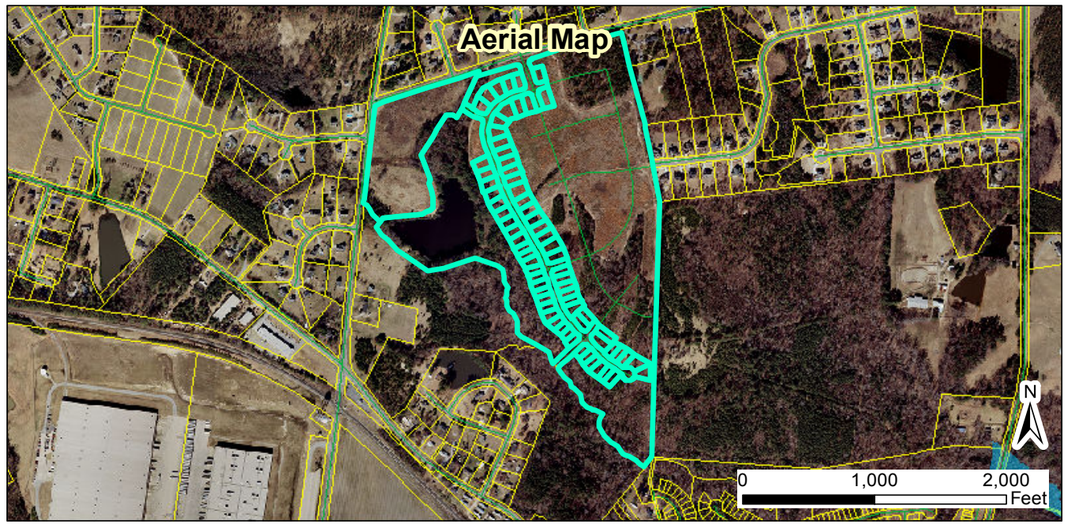
SEAL

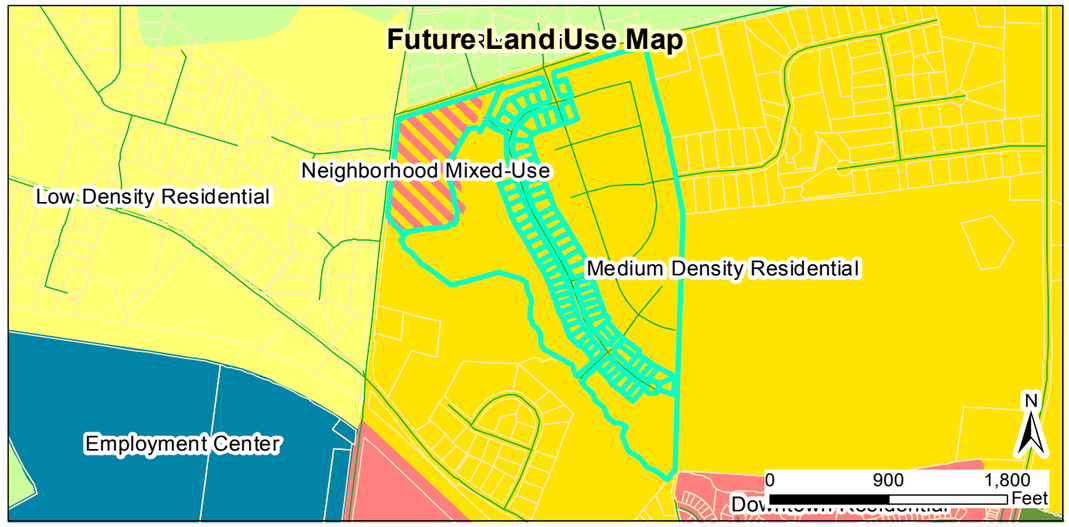
JILL M HOWARD NOTARY PUBLIC JOHNSTON CO., NC My Comm. Exp. Jul 2018

Jill M Howard
Notary Public

My Commission Expires: November 12, 2022







Request:
2018-240-SD, Highgate SD Major Modifcation

Applicant: Dalton Engineering and Associates, P.A.
Property Owners: Creech NC, L.L.C. / Everland-Lee, L.L.C.
Parcel ID: 165907-79-3983 & 175000-50-8319
Tag #: 05G01012Q & 05G01012R

Staff Report Map

03/01/2019

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\2018\2018-240-SD Highgate SD Maj. Modification\Maps\Update 2018-240-SD Highgate SD Maj. Modification.mxd

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

March 18, 2019

STAFF REPORT

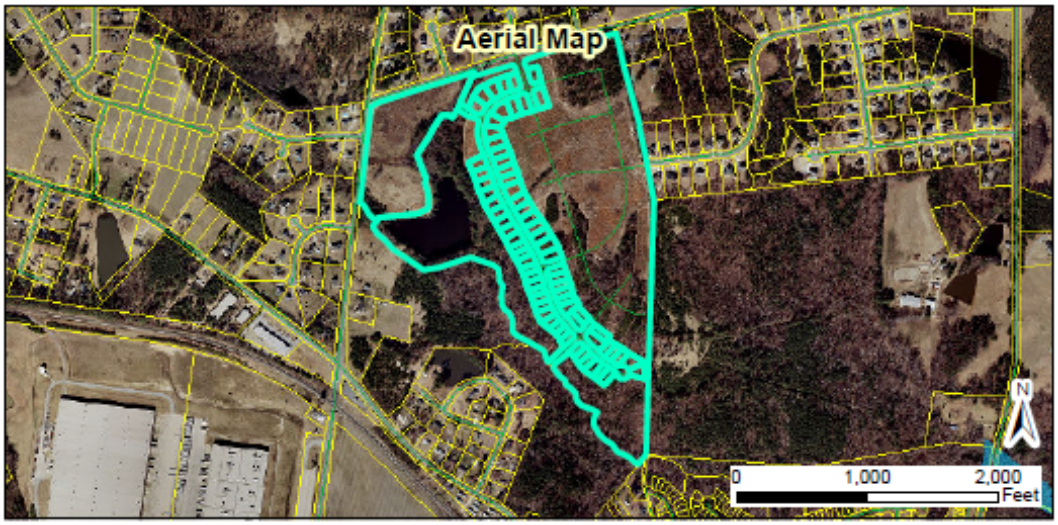
Application Number: 2018-240-SD
Project Name: Highgate Subdivision - Major Modification

NC PIN / Tag #:	165907-79-3983 / 05G01012Q & 175000-50-8319 / 05G01012R
Town Limits/ETJ:	Town Limits
Overlay:	None
Applicant:	Dalton Engineering and Associates, P.A.
Owner:	Creech NC, L.L.C / Everland-Lee, L.L.C
Location:	The Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road

Public Noticing:

- Sign posted March 7, 2019
- Letters mailed March 5, 2019
- Newspaper ad published March 6, 2019 and March 13, 2019

REQUEST: Major Modification to the previously approved preliminary plat (2017-56-SD) to remove a point of vehicular cross-connectivity (street stub) to an adjacent parcel of property.

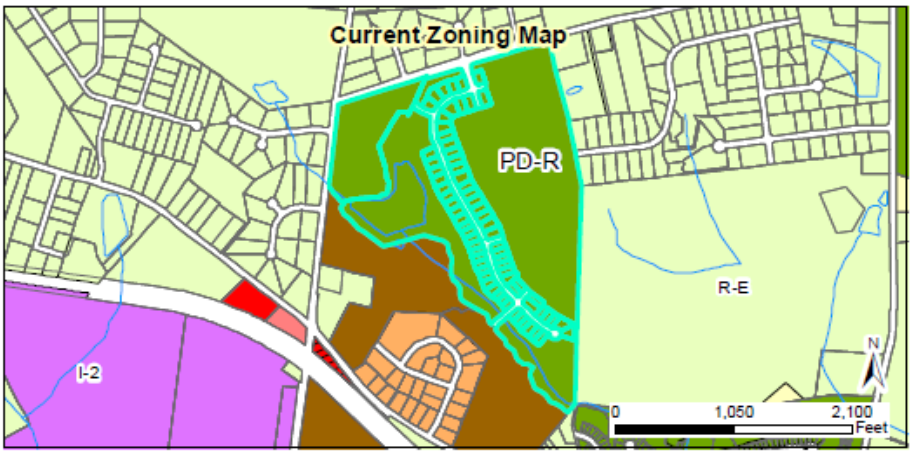


SITE DATA:

Acreage: 99.38 acres
Existing Use: Single-Family residential

ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

Proposed Uses: Single-Family Homes

Buildings: 229 Single-Family Residential Lots

Density/Intensity: 2.30 Lots per acre

Access/Streets: One access point off of Covered Bridge Road and stubs connecting into the existing Crestdale Drive, an extension of Street "A" stubbing into the adjacent property to the East, a stub at Street "H" into the adjacent Creech Tract Development, and another street stub connecting Street "G" to Creech Tract.

STAFF ANALYSIS:

Overview
The applicant is requesting a major modification to a previously approved preliminary plat (2017-56-SD, Highgate Subdivision) in order to remove the vehicular access point that was formerly labeled as Street "H" into the adjacent Creech Tract Development.

The applicant is proposing to continue to utilize the approved Street "H" access point as an easement for both existing utilities and access to a future greenway extension. The existing utilities located in the proposed easement would include a water main and electrical infrastructure.

Staff supports the request to remove this access point. The subdivision would still have 3 other vehicular access points, which meets the minimum 3 access point requirement for residential subdivisions of 250 or more lots found in section §155.400(E)(d). The greenway located in the proposed easement should be constructed or bonded prior to the platting of the third phase of development as noted in the originally approved phasing plan.

CONSIDERATIONS:

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

FINDINGS:
The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706.

ATTACHMENTS:

1.) Staff report
2.) Maps
3.) Application
4.) Site Plan
5.) Previous Council Resolution (2017-56-SD)

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 **2018-240-SD – Highgate**

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

MOTION FORM
Item 6g
2018-240-SD
Highgate Subdivision Major Modification

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).

****

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:

MOTION FORM
Item 6g
2018-240-SD
Highgate Subdivision Major Modification

Town Council Agenda Cover Sheet

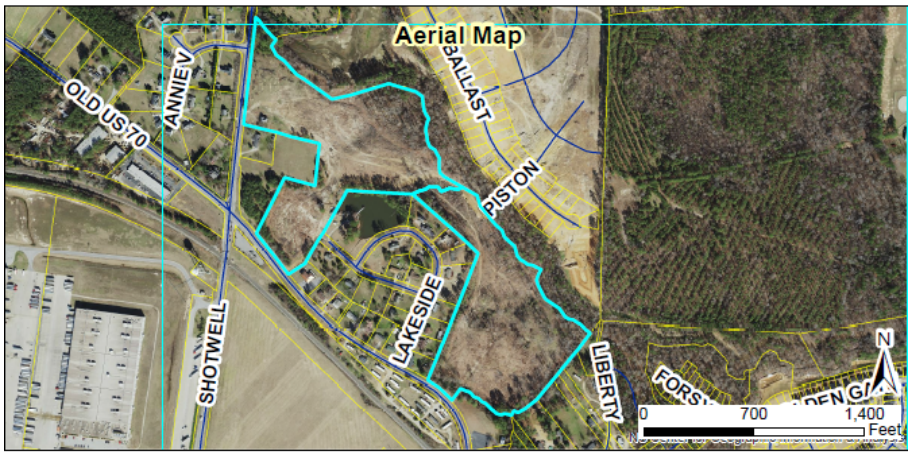
Meeting Date
March 18 2019

Agenda Location
Public Hearings

Item Title
2018-92-RZ Creech Tract Rezoning

Presenter
Planning Department

Summary/Description
Request for a rezoning of the subject properties from Planned Development Mixed Use (PD-MU) to Residential-10 (R-10). The properties are located off Shotwell Road and Old US Hwy 70. A preliminary plat application (major subdivision) and special use permit application are running concurrently with this request to develop 189 townhomes on the subject properties.



Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Staff Report
Staff Report Maps
Neighborhood Meeting Materials

Planning Board Recommendation
Newspaper Ad
Adjacent Property Letter
Consistency Statement

Meeting Timeline

February 25- Planning Board
March 4- Set Public Hearing (Town Council)
March 18- Public Hearing (Town Council)

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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: $500.00**
Rezoning to Planned Development District Fee: $1,000.00 + $5.00 acre
Advertisement Fee: $100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Creech Tract Development **Acreage of Property:** 38.88 acres (total)

County Tag Number: 05G01012A and 05G01012S **NC PIN:** 165907-69-2203 and 165907-78-1039

Address/Location: 1294 Shotwell Road Clayton, North Carolina 27528

Existing Zoning District: PD - MU

Proposed Zoning District: R -10

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

FOR OFFICE USE ONLY

Date Received: RECEIVED MAY 02 2018 TOWN OF CLAYTON PLANNING DEPARTMENT Amount Paid: $600 – File Number: 2018-92-RZ

PROPERTY OWNER INFORMATION

Name: Everland - Lee, L.L.C.

Mailing Address: 104 State Avenue Suite 103 Clayton, North Carolina 27520

Phone Number: (919) 971 - 5353 **Fax:** (919) 934 - 3100

Email Address: lannycliftonbuilder@gmail.com

EXPLANATION OF PROJECT

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

The Developer of subject parcels is requesting the rezoning of the 38.88 acres to R - 10, with the Rezoning Application to run concurrent with the Major Subdivision Application and Special Use Application for subject project.

REQUIRED INFORMATION (*to be submitted with the application*)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 5/2/18	•				
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments) and Advertisement Fee ($100)	•				
3. Completed application	•				
4. Owner's Consent Form *Required if applicant is not property owner.*	•				
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	•				
6. *If property to be rezoned is a portion of a parcel:* - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.		•			
7. Adjacent property owners list	•				
8. Neighborhood meeting notice letter (1 copy) *See sample letter and meeting requirements included in this packet*	•				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	•				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   The Town of Clayton previously approved the rezoning of the subject parcels to a Planned Development use (PD - MU). The current Developer is seeking to develop the parcels for residential use only, and is requesting the parcels be rezoned to R - 10.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

   The subject project would be developed as a multi-family, residential subdivision. Currently, there are residential subdivisions located directly adjacent to the parcels to the North (Highgate S/D) and the South (Lakewood Acres S/D). Currently, there is on-going construction of a multi-family project (Stallings Mill Apartments) to the South, also on Shotwell Road.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

   The proposed change would allow the subject parcels to be developed for residential use only. Currently, there are residential developments located directly adjacent to the proposed project on the North side and the South side of the project's acreage. There are no known commercial uses adjacent to the subject parcels.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

   The capacity of public facilities in the area is adequate to support the proposed use of the anticipated development. A Traffic Impact Analysis for the project has been reviewed and approved by the Town and N.C.D.O.T. The Town of Clayton would provide sanitary sewer and water service for the project. The project contains multiple stormwater detention facilities throughour the site.

5. It has been determined that the legal purposes for which zoning exists are not violated.

   The subject parcels are proposed to be zoned R - 10 and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

   The subject parcels are proposed to be zoned R - 10 and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code. No adverse effects upon adjoining properties are expected.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

   The development of the subject parcels would be beneficial to the Town of Clayton as well as the surrounding area.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. 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.

Dalton Engineering and Associates, P.A.
Print Name

Jerry T. Dalton
Signature of Applicant

5/2/18
Date

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

March 5, 2019

NOTICE

SUBJECT: **Project:** 2018-92-RZ Creech Tract Rezoning
2018-91-SUP Creech Tract Special Use Permit
2018-90-SD Creech Tract Preliminary Plat

Location: Off Old US HWY 70 and Shotwell Road

NC PIN / Tag #: 165907-69-2203 / 05G01012A, 165907-78-1039 / 05G01012S

Applicant: Dalton Engineering

Dear Clayton Area Property Owner:

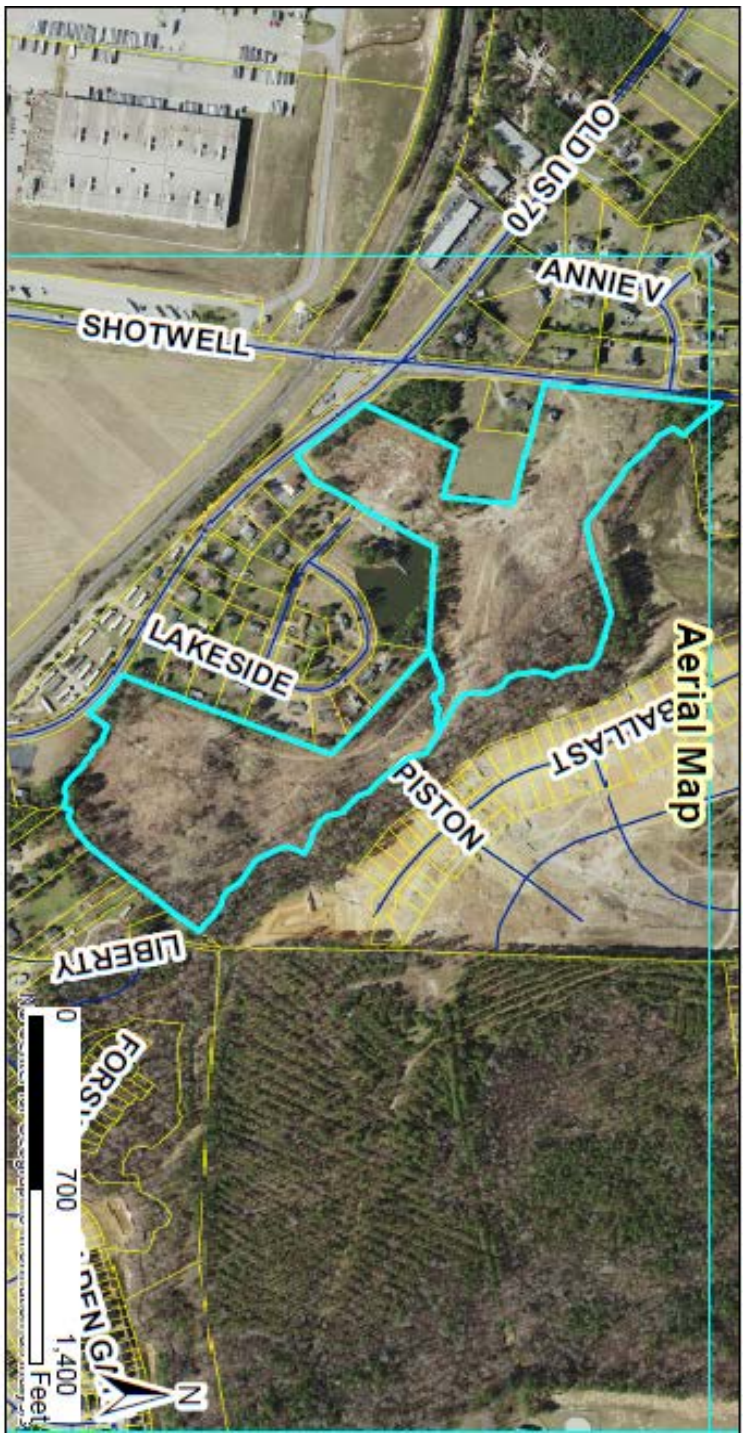
Notice is hereby given that the Clayton Town Council will hold a public hearing and evidentiary hearings on ***Monday, March 18, 2019 at 6:00 PM*** at Town Hall, 111 E. Second Street, to make a final decision on the above referenced Rezoning, Special Use Permit, and Preliminary Plat applications. The applicant is requesting to rezone 38.88 acres from Planned Development Mixed Use (PD-MU) to Residential-10 (R-10). The applicant is also requesting issuance of a Special Use Permit to allow the development of townhomes on the properties. Townhomes are only permitted in the R-10 zoning district subject to issuance of a Special Use Permit from Town Council, per UDC requirements. Running concurrently with the rezoning and special use applications is a preliminary plat (major subdivision) application, which is requesting to develop 189 townhome lots on the properties. The subject properties are located off Shotwell Road and Old US HWY 70; please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request which is why you are receiving this letter of notification. You are invited to attend this meeting and express your opinions on these requests. During an evidentiary hearing (Special Use Permit and Preliminary Plat), 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.

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, CZO
Planner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Aerial Map

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

[2018-92-RZ Creech Tract Rezoning]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

Section 2: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Comprehensive Plan 2040, specifically:

- Objective LU1.1.2- Support residential development at varying densities based upon the future land use map
- Goal H1- Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced objective within the Comprehensive Plan 2040. The Future Land Use Map designates this property as being located within the "Medium Density Residential" designation, which is typically made up of more urban housing units and may consist of up to 5 dwelling units per acre.

Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically

that the rezoning is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

the above referenced zoning amendment is reasonable and in the public interest.

PUBLIC NOTICE

In accordance with NC GS 160A-384 the Clayton Town Council will hold a public hearing on Monday, March 18, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider 2018-92-RZ Creech Tract Rezoning; request to rezone two properties from PD-MU to R-10. The properties are located off Shotwell Rd/Old US Hwy 70; TAG #s 05G01012A & 05G01012S

For a rezoning, the Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

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

Haley Hogg, Planner
919-553-5002

_____

The Johnstonian Newspaper

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

Affidavit of publication required.

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TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
REZONING

2018-92-RZ Creech Tract Rezoning

On February 25, 2019 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to:

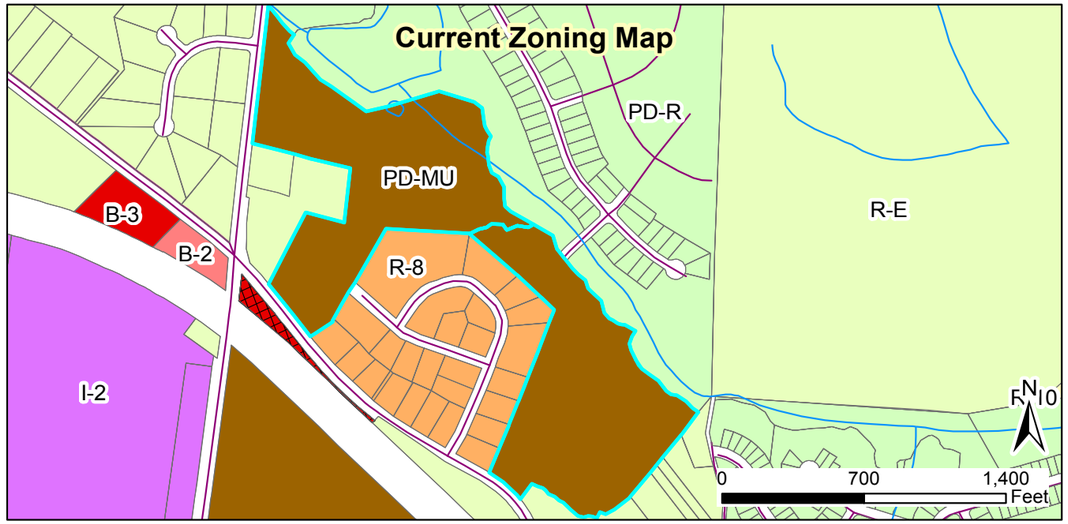
☒ approve the request.

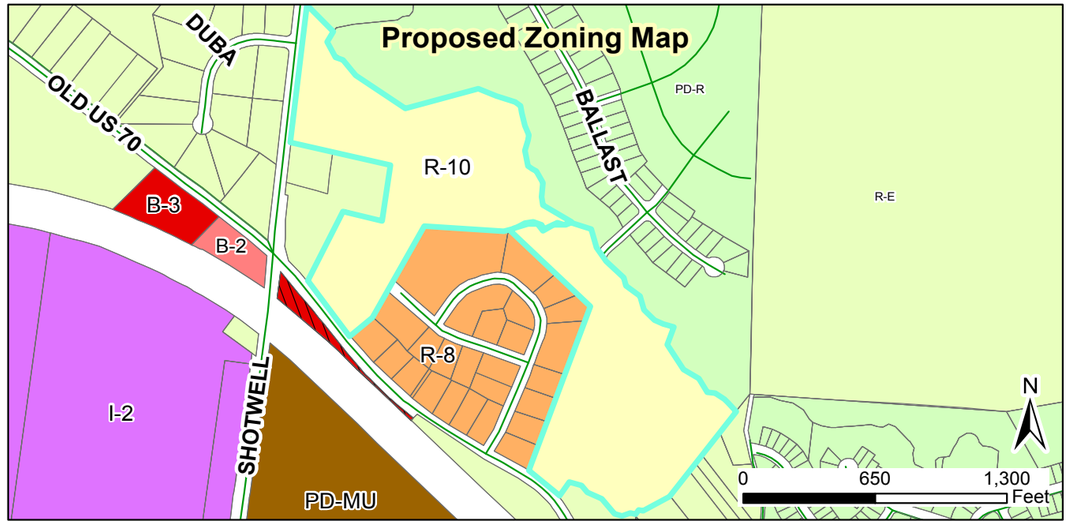
☐ deny the request.

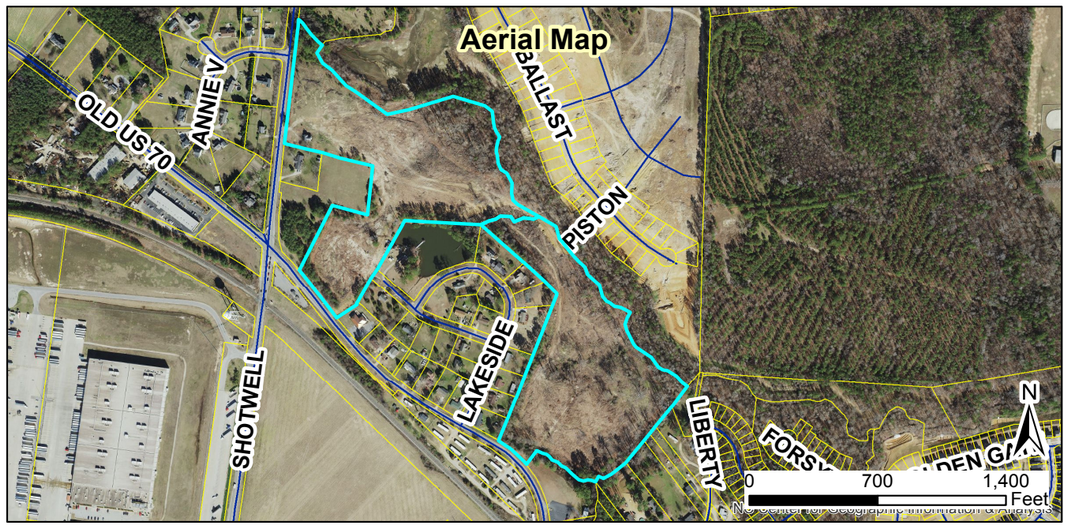
Recommendation(s) made this 25th day of February, 2019 while in regular session.

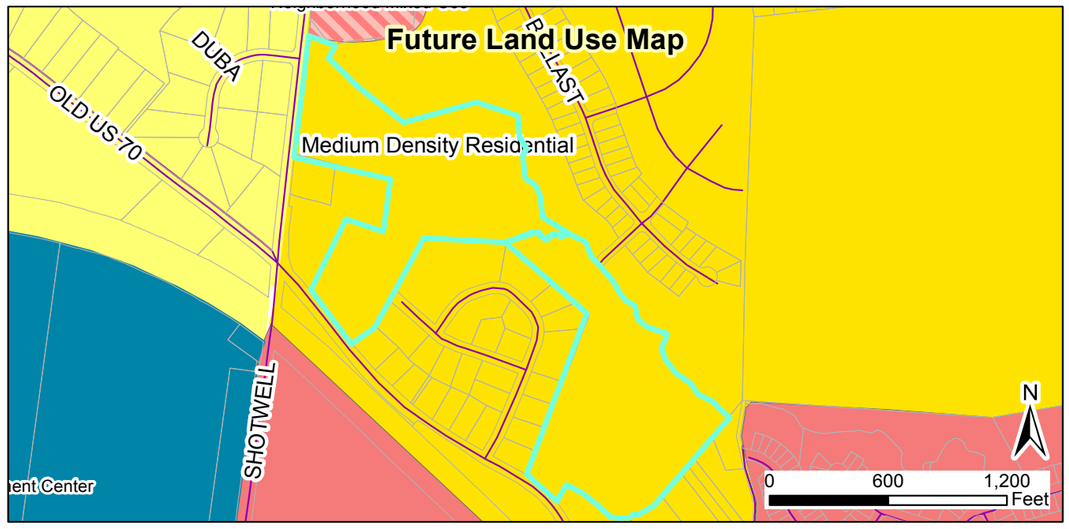
Signed:

Robert J. Ahlert, Planning Board Chair









2018-92-RZ
Creech Tract Rezoning
Applicant: Dalton Engineering and Associates
Property Owner: Everland Lee, LLC
Parcel ID: 165907-69-2203 / 165907-78-1039
Tag #: 05G01012A / 05G01012S

Staff Report Map

01/22/2019
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2018\2018-92-RZ Creech Tract Development\Staff Report Maps\2018-92-RZ.mxd

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

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

Town Council
March 18, 2019

STAFF REPORT

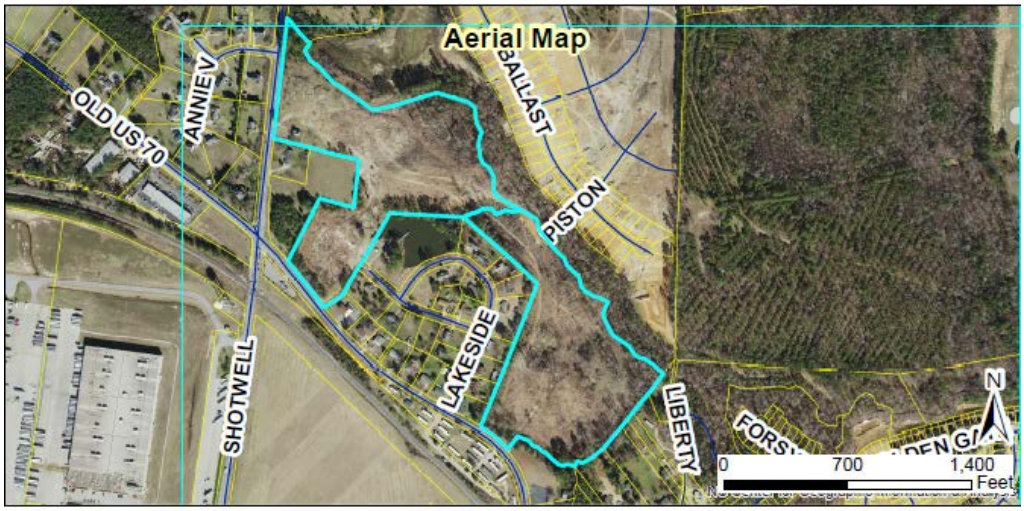
Application Number: 2018-92-RZ
Project Name: Creech Tract Rezoning

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

Public Noticing:

- Neighborhood meeting held October 12, 2018
- Signs Posted prior to January 18, 2019
- Letters mailed prior March 5, 2019
- Newspaper ad published March 6, 2019 and March 13, 2019

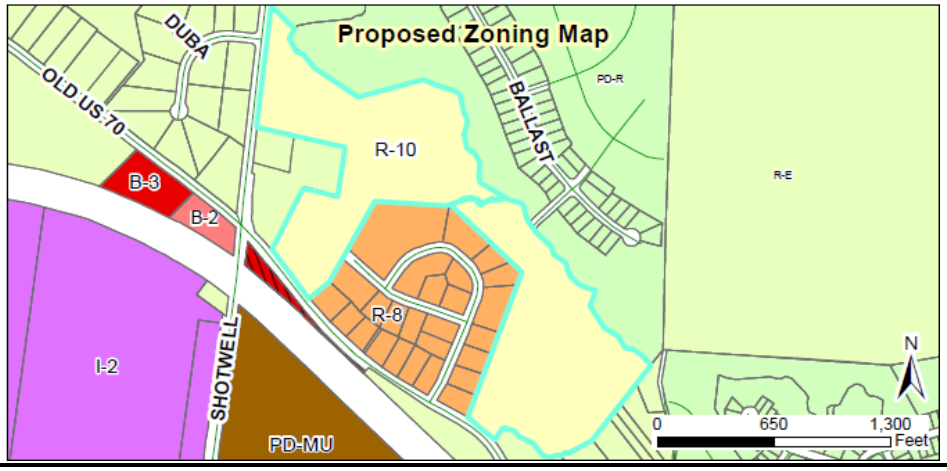
REQUEST: Request to rezone the subject property from Planned Development Mixed Use (PD-MU) to Residential-10 (R-10).



SITE DATA:
Acreage: 38.88 acres
Existing Uses: Vacant

ADJACENT ZONING AND LAND USES:

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

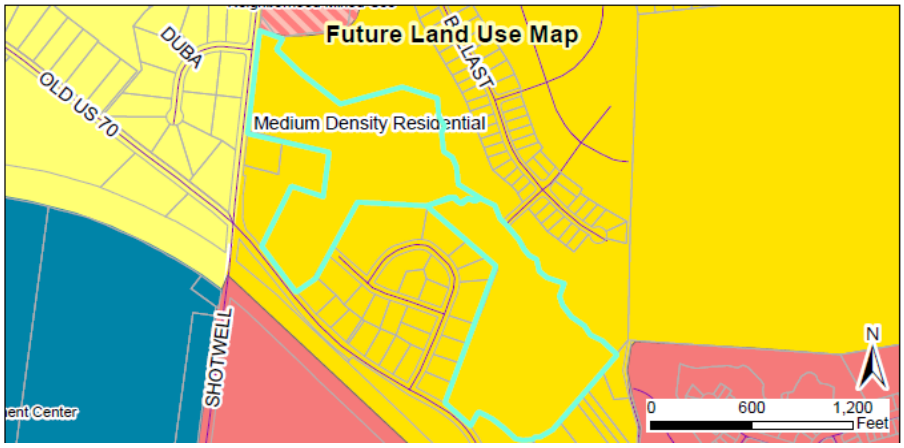


STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting to rezone 38.88 acres of land from Planned Development-Mixed Use (PD-MU) to Residential-10 (R-10). These properties were zoned PD-MU as a part of a Planned Development Master Plan approved in 2006 that included Highgate (PDD-06-01). On the original master plan, the subject properties were noted as "future development" with uses of commercial and multi-family. That plan was not developed and has since expired, leaving these properties zoned PD-MU as a result. These properties are also now separate from the most recent Highgate Development. The applicant is requesting to now rezone the properties to a standard residential zoning district. This application is running concurrently with a Preliminary Plat application and Special Use Permit application to develop townhomes on the subject properties.

Compatibility with Surrounding Land Uses
The proposed rezoning is compatible with surrounding land uses, which primarily consists of single-family residential uses.

Consistency with the 2040 Comprehensive Plan
The proposed rezoning is compatible with the 2040 Comprehensive Plan and Future Land Use Map, which designates this land as "Medium Density Residential". Medium density residential typically consists of neighborhoods that are located within closer proximity to commercial services and centers. Densities of three to five units per acre are typical within this designation.



CONSIDERATIONS:

- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending ***approval*** of the rezoning of the subject parcel.

ATTACHMENTS:

1) Staff Report Maps
2) Application
3) Survey
4) Neighborhood Meeting Materials
5) Adjacent Property Letter
6) Newspaper Ad
7) Consistency Statement

Town of Clayton
Town Council
Zoning Ordinance Amendment Motion Sheet
(Rezoning or Text Amendment)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny]** **2018-92-RZ (Creech Tract)**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY]**.**

MOTION FORM
Item 6b
2018-92-RZ
Creech Tract

Ordinance #2019-03-03

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Residential 10 (R-10) zone the property described below, said property formerly being zoned Planned Development Mixed Use (PD MU) and

WHEREAS said property is owned by Everland – Lee, L.L.C. and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on March 18, 2019 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Residential-10 (R-10) zone the following described property:

General Description:
Property is located at 1294 Shotwell Road, Clayton, NC

Specific Description:
NC Parcel Identification Numbers: 165907-69-2203 and 165907-78-1039

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Residential-10 (R-10) zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED by the Clayton Town Council this 18th day of March, 2019 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Town Council Agenda Cover Sheet

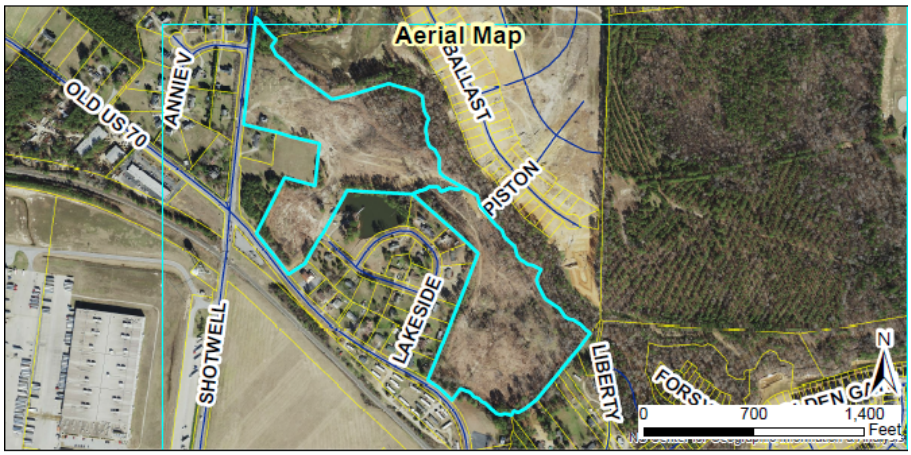
Meeting Date
March 18 2019

Agenda Location
Public Hearings

Item Title
2018-91-SUP Creech Tract Special Use Permit

Presenter
Planning Department

Summary/Description
Request for issuance of a Special Use Permit to allow the use of townhomes on the subject properties. The properties are located off Shotwell Road and Old US Hwy 70. The properties are currently zoned PD-MU, but the applicant has submitted an associated rezoning application (running concurrently) requesting to change the zoning to R-10. In the R-10 zoning district, the use of townhomes is only permitted via issuance of a Special Use Permit per the Unified Development Code. Along with the associated rezoning application, a preliminary plat (major subdivision) application is also running concurrently for the development of 189 townhomes on these parcels.



Requested Action
Approval/Denial

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Staff Report
Staff Report Map

Neighborhood Meeting Materials
Newspaper Ad
Adjacent Property Letter

Meeting Timeline
February 25- Planning Board
March 4- Set Public Hearing (Town Council)
March 18- Public Hearing (Town Council)

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: Creech Tract Development

Acreage of Property: 38.88 acres (total) **Zoning District:** PD - MU

County Tag #: 5180947 and 5180950 **NC Pin #:** 165907-69-2203 and 165907-78-1039

Address/Location: 1294 Shotwell Road Clayton, North Carolina 27520

Existing Use: Vacant parcels **Proposed Use:** Multi-family residential subdivision

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: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

OFFICE USE ONLY

RECEIVED
JAN 23 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

Date Received: _____ Amount Paid: _____ File Number: _____

PROPERTY OWNER INFORAMTION

Name: Everland - Lee, L.L.C.

Mailing Address: 104 State Avenue, Suite 103 Clayton, North Carolina 27520

Phone Number: (919) 971 - 5353 **Fax:** (919) 934 - 3100

Email Address: lannycliftonbuilder@gmail.com

EXPLANATION OF PROJECT

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

The Developer is requesting approval to develop subject properties into a residential subdivision utilizing townhome dwellings. The proposed subdivision is located on two parcels which total 33.88 acres and would contain a total of 189 dwelling units. Access to the development would be provided at four (4) locations, including Old US Highway 70 West (2 entrances), Shotwell Road and the adjacent development - Highgate Subdivision. Improvements to the site include curb and gutter streets with sidewalk, a pair of mailbox kiosks and an amenities area with pool. Public water and sanitary sewer service would be provided by the Town of Clayton. The Town of Clayton would also act as the electrical provider for the proposed townhomes. All improvements are to meet Town of Clayton specifications.

REQUIRED FINDINGS OF FACT

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

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

   The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress / egress points and a Driveway Access Permit Application would be submitted to the Town and N.C.D.O.T. for review and approval prior to the commencement of construction. A paved asphalt 'stub-out' has been provided to the parcel to the North to assist with the future development of Highgate Subdivision. The project will utilize the extension of the Town of Clayton's existing infrastructure to provide services to the public that are desired and will not be an endangerment to the environment or the public.

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.

The subject properties are currently zoned PD - MU. A concurrent Rezoning Application has been submitted to the Town to request the parcels be zoned to R - 10. The proposed use of the parcels, lot sizes, minimum building setbacks and landscape and buffer requirements are reviewed and approved during the Special Use Application submittal process. The items listed are delineated and noted on the attached preliminary Subdivision Plan sheets.

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

The proposed development of the subject properties is consistent with the overall development plan of the Town of Clayton. The requirements set by the Town of Clayton regarding lot size, housing / unit density, etc. will be revised as necessary during the Special Use Application submittal process. The proposed use is consistent with the concurrent Rezoning Application request.

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.

The subject project will compliment the surrounding properties and the proposed use is consistent with the existing surrounding residential development. Existing residential development is located directly adjacent to the project to the North (Highgate Subdivision) and the South (Lakewood Acres Subdivision). Additionally, there is currently on-going construction of a multi-family development to the South (Stallings Mill Apartments). The location of the subject project in relation to downtown Clayton will encourage continued residential growth and development of the surrounding 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.

Jerry T. Dalton		1/22/19
Print Name	*Signature of Applicant*	*Date*

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

March 5, 2019

NOTICE

SUBJECT: **Project:** 2018-92-RZ Creech Tract Rezoning
2018-91-SUP Creech Tract Special Use Permit
2018-90-SD Creech Tract Preliminary Plat

Location: Off Old US HWY 70 and Shotwell Road

NC PIN / Tag #: 165907-69-2203 / 05G01012A, 165907-78-1039 / 05G01012S

Applicant: Dalton Engineering

Dear Clayton Area Property Owner:

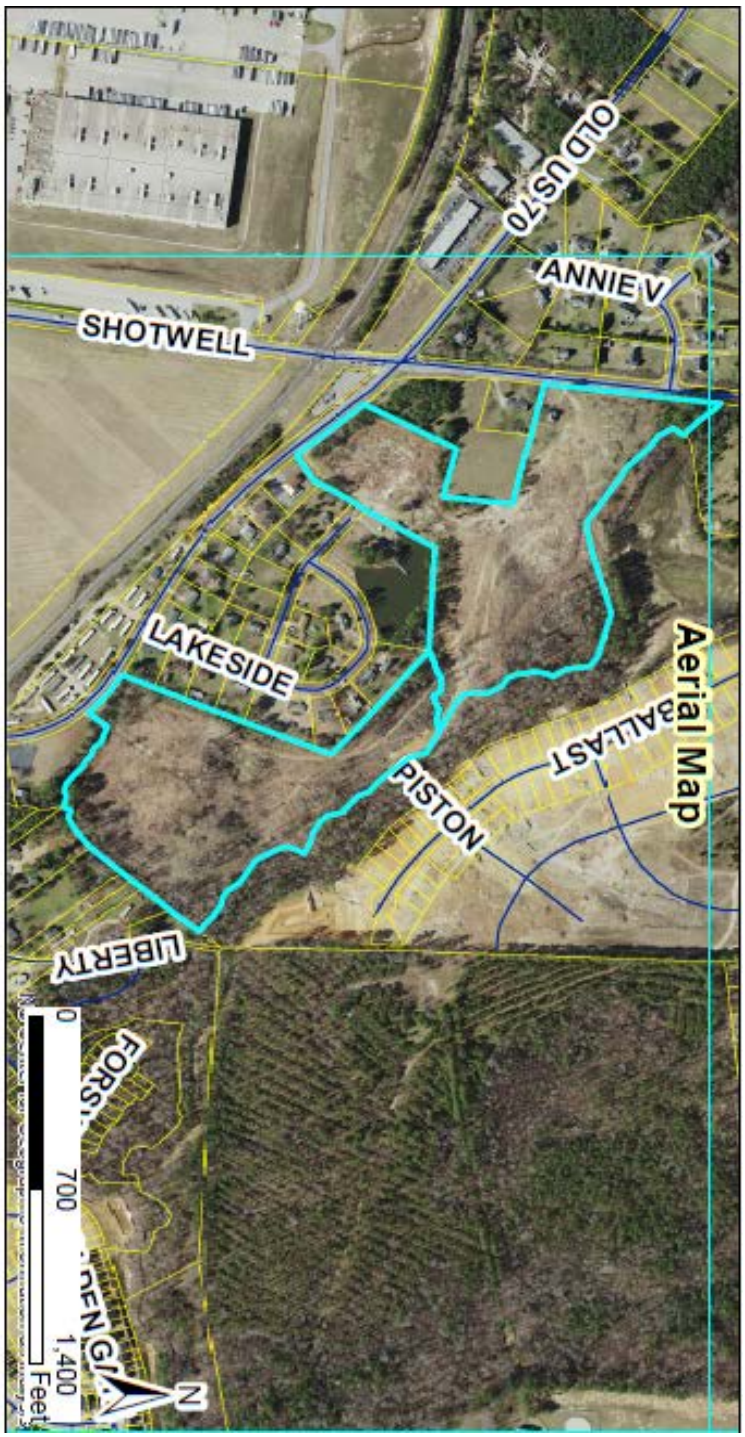
Notice is hereby given that the Clayton Town Council will hold a public hearing and evidentiary hearings on ***Monday, March 18, 2019 at 6:00 PM*** at Town Hall, 111 E. Second Street, to make a final decision on the above referenced Rezoning, Special Use Permit, and Preliminary Plat applications. The applicant is requesting to rezone 38.88 acres from Planned Development Mixed Use (PD-MU) to Residential-10 (R-10). The applicant is also requesting issuance of a Special Use Permit to allow the development of townhomes on the properties. Townhomes are only permitted in the R-10 zoning district subject to issuance of a Special Use Permit from Town Council, per UDC requirements. Running concurrently with the rezoning and special use applications is a preliminary plat (major subdivision) application, which is requesting to develop 189 townhome lots on the properties. The subject properties are located off Shotwell Road and Old US HWY 70; please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request which is why you are receiving this letter of notification. You are invited to attend this meeting and express your opinions on these requests. During an evidentiary hearing (Special Use Permit and Preliminary Plat), 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.

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, CZO
Planner


OLD US 70
ANNIE V
SHOTWELL
LAKESIDE
PISTON
BALLAST
LIBERTY
FORS
0
700
1,400
Feet
N
Aerial Map

Dalton Engineering
and Associates, P.A.

October 2, 2018

Dear Clayton Area Property Owner,

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

Meeting Date: **Friday, October 12, 2018**

Meeting Time: **6:30 PM**

Meeting Location: **Dalton Engineering & Associates, PA**
446 East Main Street
Clayton, NC 27520

Type of Application: **Major Subdivision Application, Special Use Permit Application and Rezoning Application**

Project/proposal property location: 1294 Shotwell Rd Clayton, NC 27520

Description of project/proposal: The Developer of the parcels has submitted a Major Subdivision Application, a Special Use Permit Application and a Rezoning Application to the Town to request the parcels be developed into a multi-family, residential (townhome) subdivision.

Upcoming public meetings for this application: Planning Board and Town Council

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

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

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

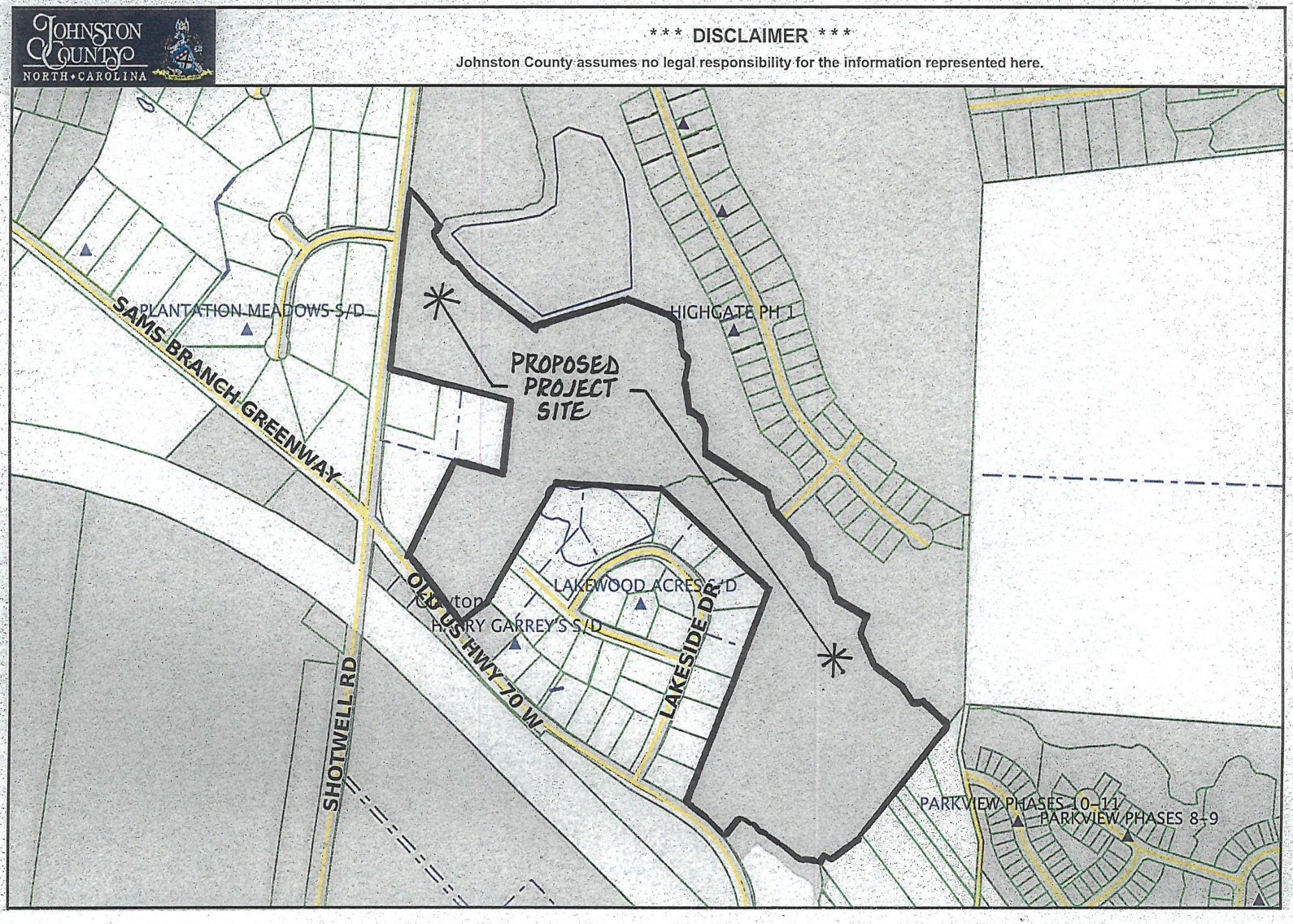
If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Department

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741


JOHNSTON COUNTY
NORTH CAROLINA
*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.
PLANTATION MEADOWS S/D
SAMS BRANCH GREENWAY
PROPOSED PROJECT SITE
HIGHGATE PH 1
LAKEWOOD ACRES S/D
HARRY GARREY'S S/D
OLD US HWY 70 W
LAKESIDE DR
SHOTWELL RD
PARKVIEW PHASES 10-11
PARKVIEW PHASES 8-9

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Creech Tract Development Date of Mailing: 10/2/18

Date of Meeting: 10/12/18 Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: [signature]

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

A total of fifteen (15) individuals attended the subject project's Neighborhood Meeting, including a Representative of the Applicant. Items that were discussed included the type of proposed development, the number of proposed dwelling units, locations of cross-connectivity, the landscape and perimeter buffering, the proposed roadway widening and turn lane improvements adjacent to the site entrances, etc. Following the Neighborhood Meeting, several participants chose to submit their comments by either mail or e-mail. Nine copies of each of the post-Meeting comments are attached (8 total). There have not been any changes made to the Creech Tract Development Subdivision Application as a result of the Neighborhood Meeting

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Creech Tract Development

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application

Location/Date: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 / 10/12/18

	NAME	ADDRESS
1	Barbara Beasley	164 Liberty Lane
2	Mike Beasley	164 Liberty Lane
3	Barbara Bank	101 Lakeside Dr.
4	Annie Ross	388 Ballast Point
5	Joe Ross	388 Ballast Point
6	Alfred Smoak	217 Lakeside Dr.
7	Hut R	152 LIBERTY LN
8	Doug Phillips	925 Thanksgiving Fire Rd Selma
9	Ann Phillips	" " "
10	Kenny Chestnut	103 Lakeside Dr.
11	Barbara Chestnut	103 Lakeside DR
12	Emmy Johnson	1414 Old US Hwy 70 W
13	Rickie Johnson	1414 Old US Hwy 70 W
14	Scott Smalley	2121 Powell Dr Clayton, NC
15	JONATHAN BARNES	446 EAST MAIN STREET CLAYTON, NC
16		
17		
18		
19		
20		

July 2018

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivison Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: Jonathan Barnes

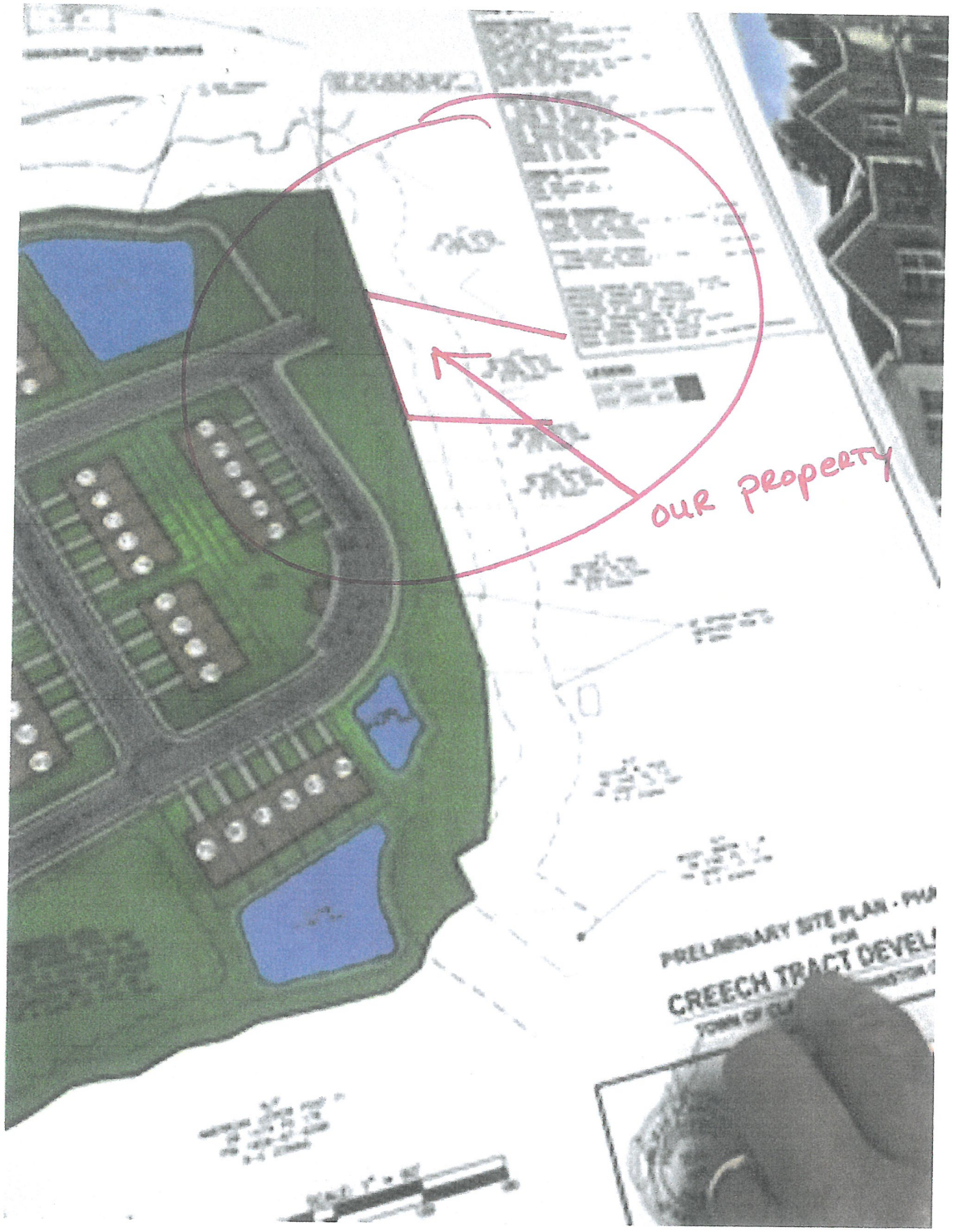
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Our property is adjacent to both Parkview and Highgate Subdivisions. It appears by the design layout of both subdivisions that a future road to connect the two subdivisions had already been planned. This connector, according to the drafts, will come across our property and we will be losing land. We would like to understand if this is the future plans, and if so, why our property is part of the future road connector considering with better planning, a road connection could have been done without touching our property. If we are correct in our assessment, we would also like to understand why there has been no notification to us in regards to losing property, which is very disappointing.

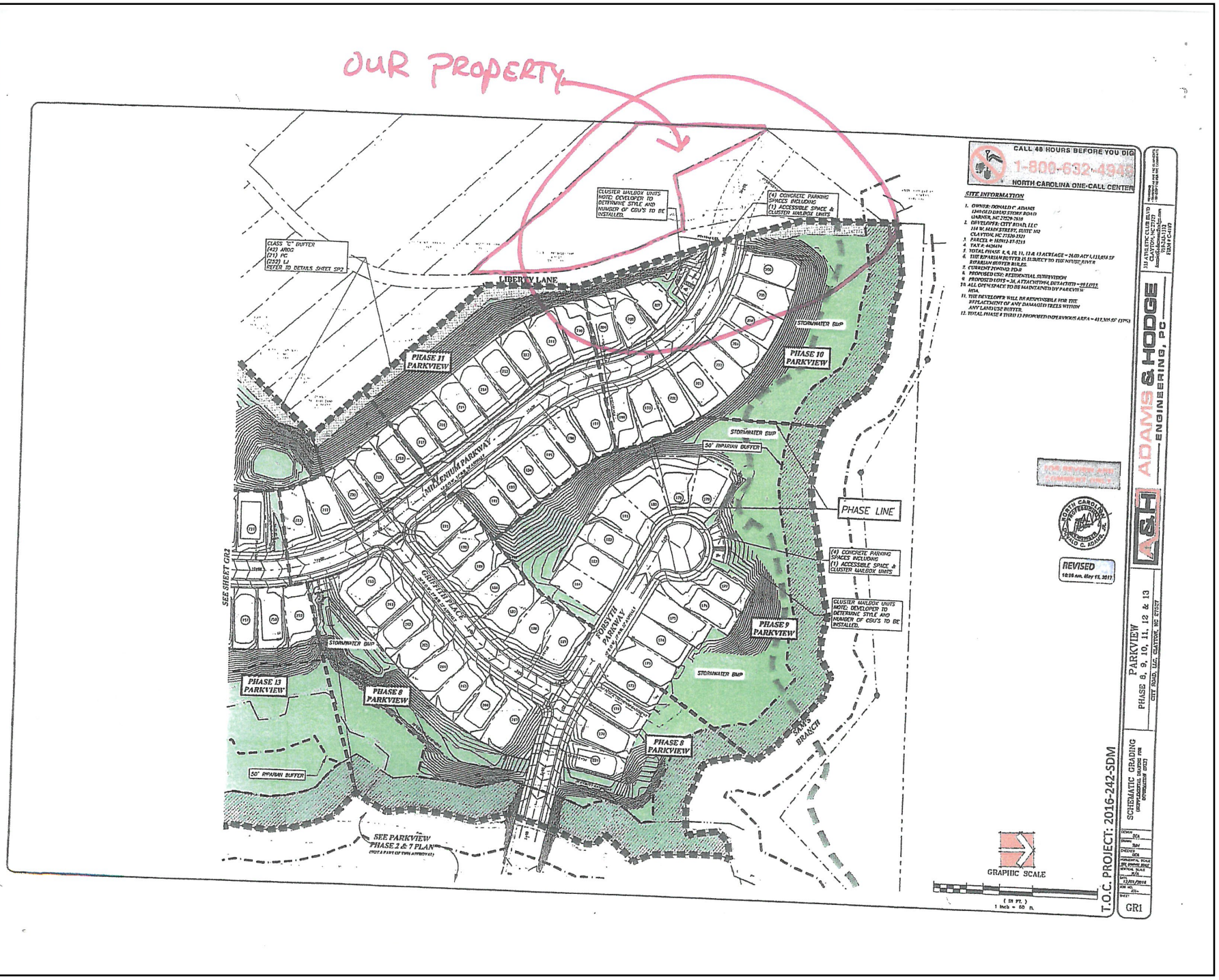
Please write clearly (or submit a typed summary). Use additional sheets if necessary.

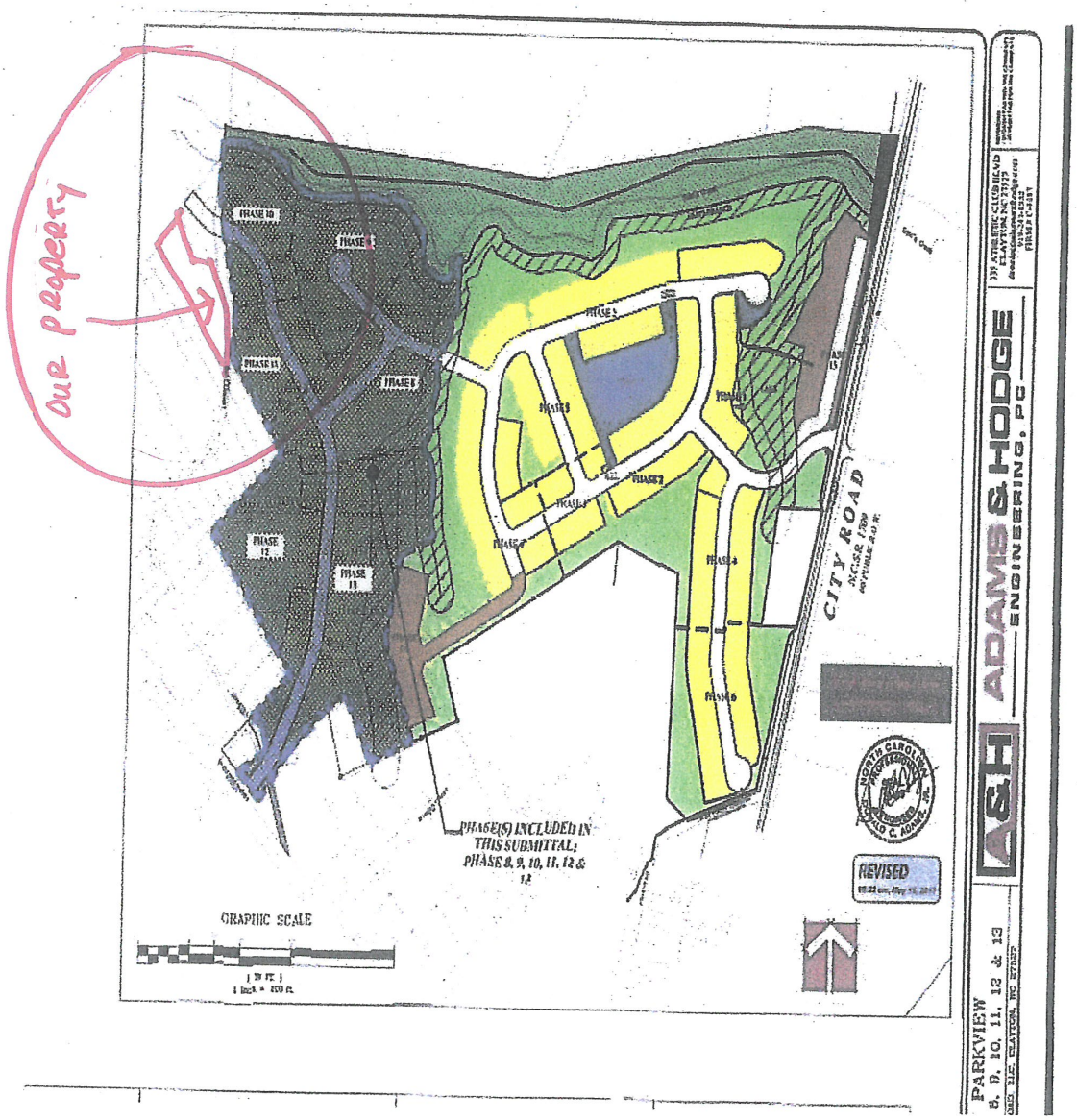
Mike & Barbara Beasley

July 2018



This plan appears to be taking our land.


OUR PROPERTY
CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER
SITE INFORMATION
1. OWNER: DONALD C. ADAMS
1240 OLD BANKSTORE ROAD
GARNER, NC 27529-7010
2. DEVELOPER: CITY ROAD, LLC
114 W. MAIN STREET, SUITE 102
CLAYTON, NC 27520-2521
3. PARCEL #: 15911-37-2215
4. TAX #: 405434
5. TOTAL PHASE 8, 9, 10, 11, 12 & 13 ACREAGE = 26.03 AC± / 1,133,654 SF
6. THE RIPARIAN BUFFER IS SUBJECT TO THE NEUSE RIVER RIPARIAN BUFFER RULES.
7. CURRENT ZONING: PD-R
8. PROPOSED USE: RESIDENTIAL SUBDIVISION
9. PROPOSED LOTS = 74, ATTACHED(54), DETACHED) = 128 LOTS.
10. ALL OPEN SPACE TO BE MAINTAINED BY PARKVIEW HOA.
11. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LANDUSE BUFFER.
12. TOTAL PHASE 8 THRU 13 PROPOSED IMPERVIOUS AREA = 417,305.0 SF (37%)
CLASS "C" BUFFER
(42) ARDG
(21) PC
(252) LJ
REFER TO DETAILS SHEET SP2
CLUSTER MAILBOX UNITS NOTE: DEVELOPER TO DETERMINE STYLE AND NUMBER OF CBU'S TO BE INSTALLED.
(4) CONCRETE PARKING SPACES INCLUDING (1) ACCESSIBLE SPACE & CLUSTER MAILBOX UNITS
LIBERTY LANE
PHASE 11 PARKVIEW
PHASE 10 PARKVIEW
PHASE 9 PARKVIEW
PHASE 8 PARKVIEW
PHASE 13 PARKVIEW
PHASE 8 PARKVIEW
STORMWATER BMP
50' RIPARIAN BUFFER
MILLENNIUM PARKWAY
GRIFFITH PLACE
FORSYTH PARKWAY
SAM'S BRANCH
PHASE LINE
SEE SHEET GR2
SEE PARKVIEW PHASE 2 & 7 PLAN
(NOT A PART OF TOWN APPROVAL)
GRAPHIC SCALE
1 INCH = 60 FT.
REVISED
10:38 am, May 11, 2017
T.O.C. PROJECT: 2016-242-SDM
ADAMS & HODGE ENGINEERING, PC
A&H
PARKVIEW
PHASE 8, 9, 10, 11, 12 & 13
CITY ROAD, LLC, CLAYTON, NC 27527
SCHEMATIC GRADING
GR1


our property
PHASE 10
PHASE 9
PHASE 11
PHASE 8
PHASE 12
PHASE 13
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
CITY ROAD
PHASE(S) INCLUDED IN THIS SUBMITTAL: PHASE 8, 9, 10, 11, 12 & 13
GRAPHIC SCALE
REVISED
A&H
ADAMS & HODGE
ENGINEERING, PC
PARKVIEW
8, 9, 10, 11, 12 & 13

Jonathan Barnes

From: Kerry Chestnut [contact@chestnutphoto.com]
Sent: Thursday, October 11, 2018 12:36 PM
To: Jonathan Barnes
Subject: Project sight

Johnathan Barnes,

Thank you for asking for our input.

No one is inn the neighborhood is happy at the prospect of multi-unit housing. Our neighborhood is moderate individual housing and on the other side are new larger one and two story individual houses with the small exception of the older neighborhood next to the RR tracks.

The preference is, if it has to be developed, that it should be individual homes to the same level of the surrounding homes.

Also, if purchase of lots connected to ours could be purchased, what would be the price.

Thanks,

Kerry Chestnut

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivison Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: [signature]

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

1. Property owner Rickie L. Johnson concerned about the access road near the property. Request additional turning lane length to help reduce the effect on church patrons.

2. Property owner Rickie L. Johnson concerned about the buffer adjoining the property. Request that the water easement not be considered as the 20ft. buffer required. I am requesting an additional 20 ft. buffer. This will prevent disturbing the landscaping on the property line.

3. Request the speed limit on Old US 70 change to 35 MPH.

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

4. Request a fixed buffer, Fencing or wall near adjoining Properties.

NEIGHBORHOOD MEETING 10/12/2018

Dalton Engineering and Assoc., P.A.

To: Samantha Wullenwabbr, Haley Hogg,

and

Planning Board

Our take-away from the meeting is that this is a very bad plan for this area:

1. Far too many townhomes for the space allowed.
2. Traffic survey needs to be made as this will add major traffic volume to this area.
3. An intersection in the middle of a curve that is already overloaded at rush-hours will create deadly situations.
4. Paving and concrete of this magnitude will create major watershed problems and will have major negative effect bordering neighborhoods (especially those with septic tanks).
5. Will destroy a natural spring.

These plans are not good for Clayton's growth as this will overcrowd this small area and will likely insure highway deaths by adding two hundred plus vehicles to already overcrowded rush-hours on two-lane highways.

It will also make a very noticeable reduction on clean air by removing so much plant-life.

This property could be developed by building individual houses with space for lawns and trees.

10/15/2018

Jonathan Barnes

From: Annie Ross [rossannie1402@gmail.com]
Sent: Monday, October 15, 2018 1:19 PM
To: Jonathan Barnes
Subject: Crèech Tract Proposal

I'm certainly glad I attended the recent meeting. I cannot believe that there is going to be a cut through the Highgate community, especially where it is going to be located.

Although I have only lived here for about a month and a half I have consistently found the Covered Bridge Rd and Shotwell intersection to be an area with great traffic concerns. Now I hear there is a possibility of another 189 households, not necessarily single persons, adding to the stressful intersection. I might add that I would certainly never make a left across Shotwell if I could avoid it to enter the proposed tract of town homes. The same goes for making a left across old Rt70, which is only available at one entrance anyway...and that entrance is on a curve.

Now with the far less than desirable egresses to the Creech Tract development I feel Highgate will be caught in the cross hairs. The residents of Creech Tract can cut through Highgate to avoid both Shotwell and the intersection of Covered Bridge by cutting through Highgate,both coming and going.

Unfortunately the proposed connecting road will enter the Highgate development in the worst possible area - right between the mail area and the pool/ fitness area where many of the eventual 229 households will be going each day. The chances for accidents plus the wear and tear of the road greatly concern me. The Highgate short cut will be used my many in my opinion and is an accident waiting to happen. Not only will it be used by residents but also by their visitors.

I sincerely hope this mishmash of likely trouble can be avoided. Make sure there is a good study taking into consideration all the growth that the surrounding Clayton area is experiencing on making this decision. I heard talk of light at Shotwell and Covered Bridge....again not a solution but only more reason for people to cut through Highgate.

I am thrilled that we moved to Clayton and looked at many houses before making our final decision. I would hope the board considers the effects on all the people, not just the dollars of the developer or increase in tax base if it is a bad decision for the town and its communities.

Annie Ross
388 Ballast Point
Clayton, NC 27520
252-622-8969

a

Sent from my iPad

Jonathan Barnes

From: Annie Ross [rossannie1402@gmail.com]
Sent: Monday, October 15, 2018 1:32 PM
To: Jonathan Barnes
Subject: Proposed Creech Tract Townhomes

I am deeply concerned about the new Townhomes development that will interact with the Highgate development. Highgate is to have 229 households. Now with Creech tract and it's additional 189 units that might be added, are the community services in place to handle all this growth?

There will certainly be an increase in students attending public schools, more sewers,lights and garbage needs. Do we have the support to deal with all this without it burdening existing residents unfairly? How is the developer helping with the new challenges?

Joe Ross
388 Ballast Point
Clayton, NC 27520
252-622-5040
Sent from my wife's iPad

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application
LakeSide Dr.

Date of Meeting: 10/12/18 Date of Mailing: 10/2/18

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 Time of Meeting: 6:30 p.m.

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: Jonathan Barnes Signature: [signature]

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

(1) Concerns: Traffic on Old US 70 - Traffic is very heavy from 6:30 to 8:00 AM, and from 4:00 to 6:00 PM. It is very hard to exit off LakeSide Dr. to Old US. 70. The Entrance/Exit is Close to the Curve.

(2) Concern about the Noise. The only Noise Barrier is Trees between the Properties.

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

July 2018

101 Lakeside Dr
Clayton NC 27520

RALEIGH NC 275
Research Triangle Region
15 OCT 2018 PM 1 L



Dalton Engineering
Jonathan Barnes
PO Box 426
Clayton NC 27520

Jonathan Barnes

From: Ann Phillips [APhillips86@nc.rr.com]
Sent: Friday, October 19, 2018 8:58 AM
To: Jonathan Barnes
Subject: Creech property
Attachments: Project Concerns- Shotwell.rtf

Mr Barnes,

Attached are our concerns pertaining to the Creech property development. Your patience and time are appreciated in presenting this to the neighborhood. Ann Phillips

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes

Signature:

I have two concerns as follow regarding the proposed Creech Project adjoining my property located at 1274 Shotwell Road.

1-) It is my understanding that the project will have one road providing access to Old 70 and that this road will be an improved version of the one currently located in the curve just West of the American Legion building. The certain increase in traffic seeking access to Old 70 resulting from this project will make an already dangerous intersection even more dangerous. To eliminate having an existing paved stub adjoining my property which, at a future date, could be extended to Old 70 thereby providing additional egress from the Creech project, I request that the developer ***NOT*** place said stub on the rear portion of my property. Additionally, I request assurance from the Town of Clayton and/or NC DOT that there will be no subsequent attempt to confiscate any portion of my property via Eminent Domain in order to provide such additional egress from the property. If and when an increase in traffic accidents makes such additional egress necessary, purchase of my property should be subject to standard real estate negotiation.

2-) After reviewing the project plans provided by Dalton Engineering personnel, it appears that there is little or no recreational space allocated for utilization by residents of the dwellings to be built. Consequently, I request that the developers be required to either erect a fence or an elevated berm along those areas bordering my property. Said structure should be sufficient to eliminate unrestricted access to my property thereby preventing it from becoming an unauthorized community playground which could make me subject to law suit should accidents occur there.

Douglas Phillips
925 Thanksgiving Fire Road
Selma, NC 27576
919-351-0366 ddphillips@nc.rr.com

ADJACENT PROPERTY OWNERS LIST

Project Name: Creech Tract Development

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
165907-79-3983	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452-7331
165907-58-4492	Gregory E Messick	6713 Kyle Stewart Ct North Las Vegas, NV 89086-1302
165907-59-6201	Douglas & Ann Phillips	925 Thanksgiving Fire Rd Selma, NC 27576
165907-59-3304	William & Doris Powell	146 Jameson Ave Woodland, NC 27897
165907-58-9325	Rickie L Johnson	1414 Old US 70 Hwy W Clayton, NC 27520
165907-59-3631	Royastine & Mary Bryant	2 Annie V Dr Clayton, NC 27520
165907-68-5693	Carol A Fifield	215 Lakeside Dr Clayton, NC 27520
165907-59-7141	Douglas & Ann Phillips	925 Thanksgiving Fire Rd Selma, NC 27576
165907-58-9376	SECU*RE Inc	119 N Salisbury St 10th Floor Raleigh, NC 27603
175000-50-8319	Everland-Lee LLC	104 State Ave Ste 103 Clayton, NC 27520
165907-59-3981	David & Erin Beck	1 Annie V Dr Clayton, NC 27520
165907-68-2793	Neal & Melissa Konneker	1413 Woodcrest Dr Clayton, NC 27520
165908-87-4986	Owner name not provided on Johnston County GIS	Owner address not provided on Johnston County GIS
165911-77-3189	Martin Moody, Jr.	41 Ocean Dr Clayton, NC 27520
165911-77-4352	Hector Pena	156 Liberty Lane Clayton, NC 27520
165908-77-7804	Jose Lisandro Juarez	181 Saint Jiles Dr Clayton, NC 27520
165908-77-6575	Michael Beasley	164 Liberty Lane Clayton, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: Creech Tract Development

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
165911-77-0431	American Legion Post 71	1300 Old US 70 Hwy W Clayton, NC 27520
165907-68-7491	Dillion & Bobbie Blackmon	207 Lakeside Dr Clayton, NC 27520
165907-68-7288	Alfred & Agnes Moore	203 Lakeside Dr Clayton, NC 27520
165907-67-5741	Nilous I Banks	101 Lakeside Dr Clayton, NC 27520
165907-67-5892	Kerry & Barbara Chestnut	103 Lakeside Dr Clayton, NC 27520
165912-77-6459	Michael Beasley	164 Liberty Lane Clayton, NC 27520
165908-77-7604	Michael Beasley	164 Liberty Lane Clayton, NC 27520
165912-77-5490	Hector Pena	156 Liberty Lane Clayton, NC 27520
165907-67-6943	Betty Britt	105 Lakeside Dr Clayton, NC 27520
165907-68-7520	Carol A Fifield	215 Lakeside Dr Clayton, NC 27520
165907-68-6095	Helen S Jones	109 Lakeside Dr Clayton, NC 27520
165907-68-2793	Neal & Melissa Konneker	1413 Woodcrest Dr Clayton, NC 27520
165907-67-3633	Avant-Garde Investments, LLC	5842 NC Highway 42 W Garner, NC 27529

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, March 18, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- **2018-91-SUP Creech Tract Special Use Permit; request for a special use permit to develop the use of townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. Per UDC requirements, the use of townhomes is only permitted in this district via issuance of a special use permit. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-90-SD Creech Tract Preliminary Plat; request to develop 189 townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-250-SD Walk at East Village Ph. 2-4 Preliminary Plat Major Modification (Master Plan); request for a major modification to the design of phases 2-4 of the previously approved master plan for Walk at East Village. The property is located off E Front Street; TAG # 05037010E**

For 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
919-553-5002

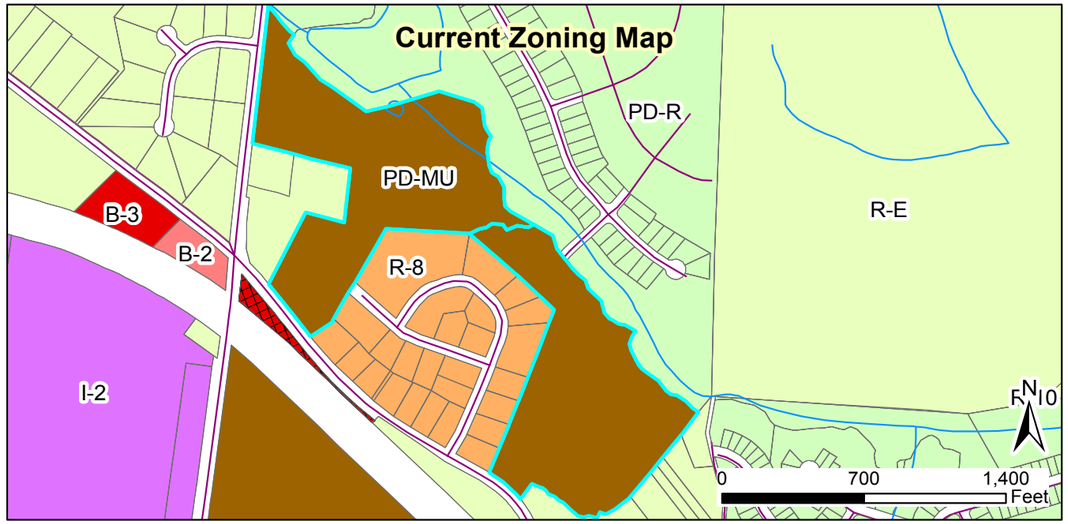
_____

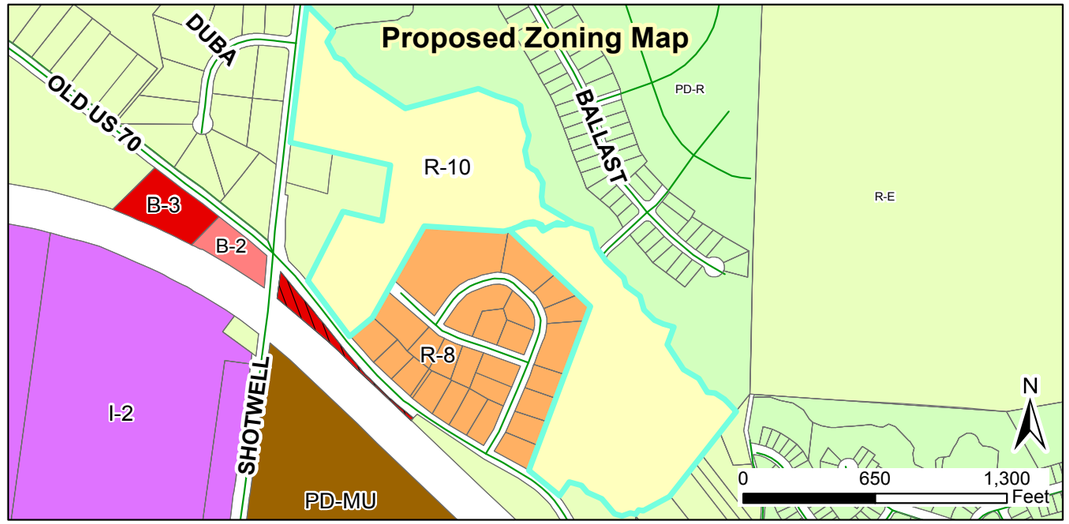
The Johnstonian

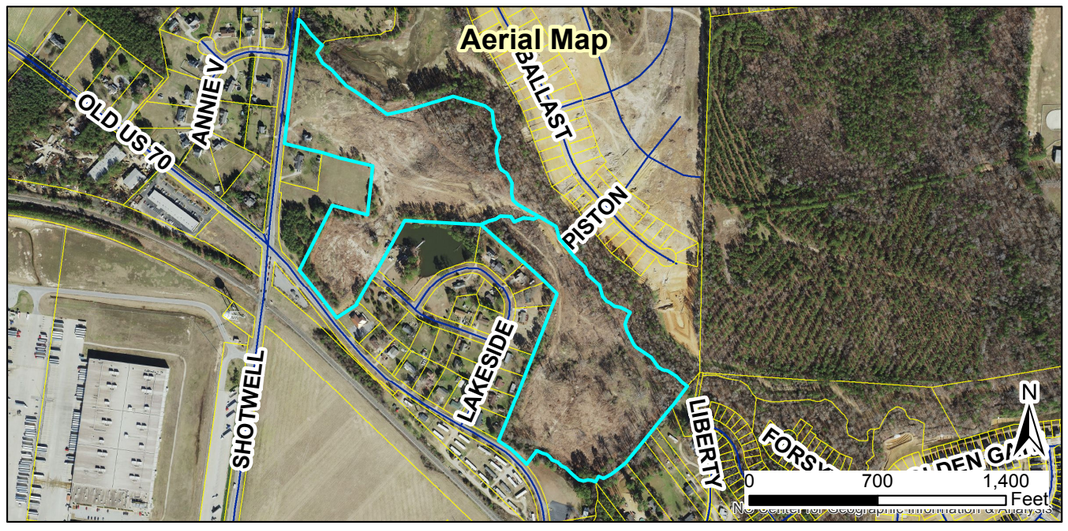
Please advertise on the following dates:

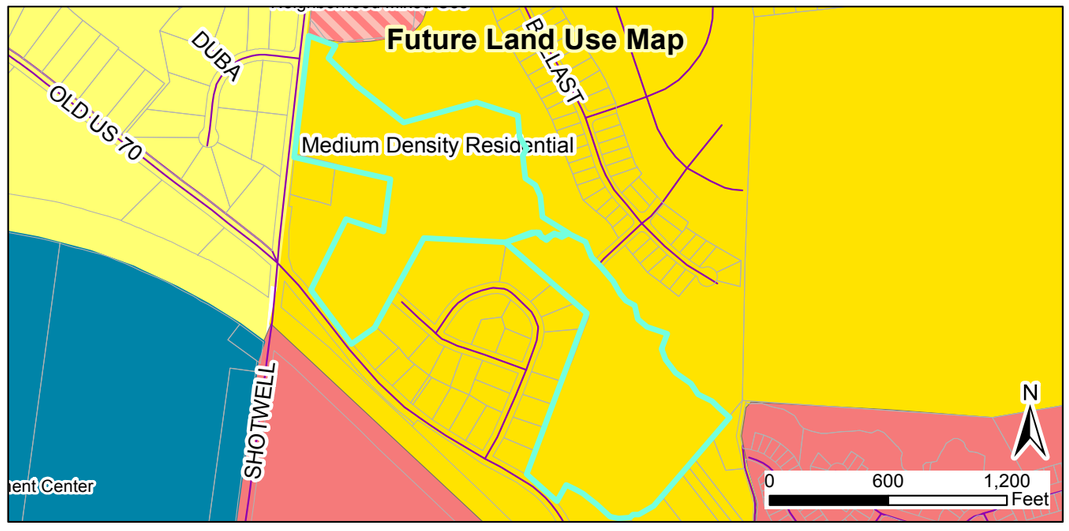
March 6, 2019
March 13, 2019

Affidavit of publication required.









2018-91-SUP
Creech Tract Special Use Permit
Applicant: Dalton Engineering and Associates
Property Owner: Everland Lee, LLC
Parcel ID: 165907-69-2203 / 165907-78-1039
Tag #: 05G01012A / 05G01012S

Staff Report Map

01/22/2019
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\SPECIAL USE\2018\2018-91-SUP Creech Tract Development\staff report maps\2018-91-SUP.mxd

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

Planning Board
February 25, 2019

STAFF REPORT

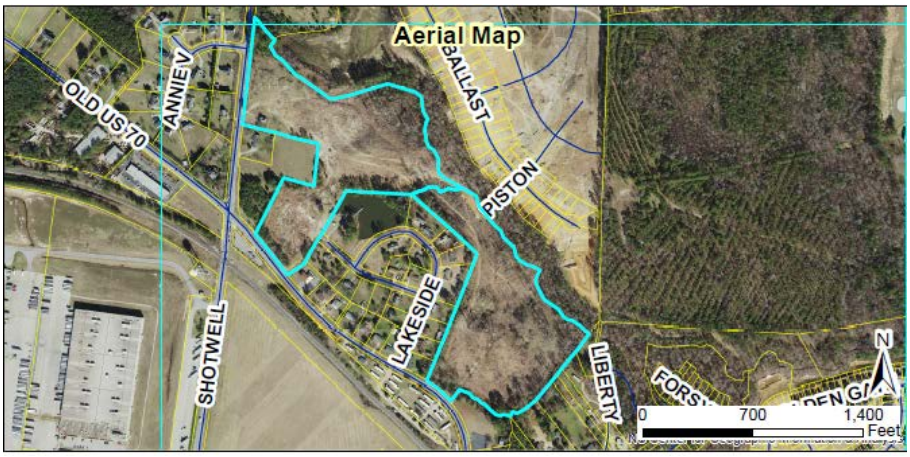
Application Number: 2018-90-SUP
Project Name: Creech Tract Special Use Permit

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

Public Noticing:

- Neighborhood meeting held October 12, 2018
- Signs Posted February 15, 2019
- Letters mailed March 5, 2019
- Newspaper ad published March 6, 2019 and March 13, 2019

REQUEST: Special Use Permit issuance to develop townhomes on the subject properties (189 total).

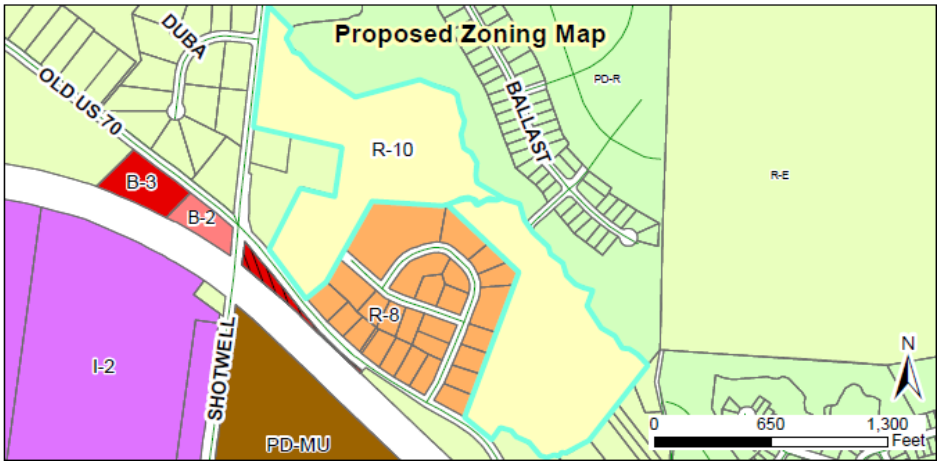


SITE DATA:

Acreage: 38.88 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

Proposed Uses: Townhomes (189 units)

Density/Intensity: 4.86 units/acre

Impervious Surface: Maximum 80% per lot

Required Parking: 2 spaces/unit required= 378 spaces

Proposed Parking: 393 spaces

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

STAFF ANALYSIS:

Overview
The applicant is requesting issuance of a Special Use Permit to develop 189 townhomes on the subject properties. The properties are currently zoned PD-MU but a rezoning request is running concurrently with this application requesting to rezone the parcels to R-10. Per UDC requirements, the use of townhomes requires a special use permit to be permitted in the R-10 zoning district. A preliminary plat application is also running concurrently with this application.

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

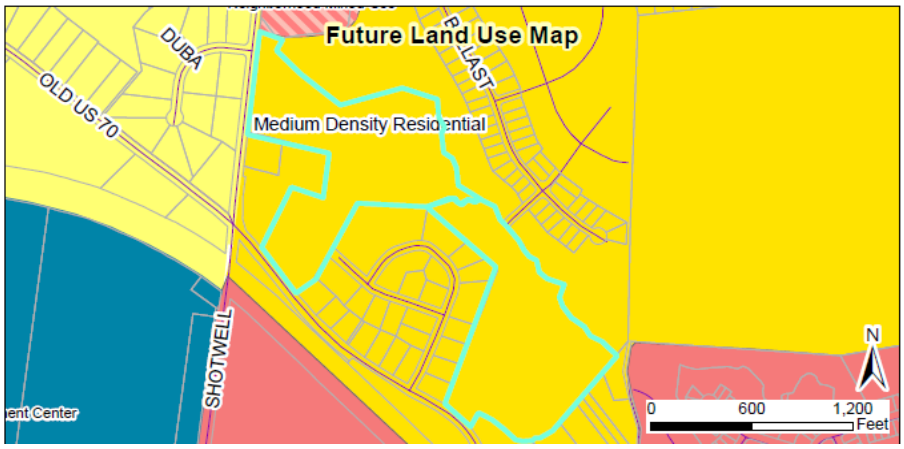
Dimensional Standards (Proposed)	
Min. Lot Size	1610 SF
Min. Lot Width	22’
Min. Lot Depth	70’
Max. Building Height	35’
Max. Building Coverage	75%
Max. Impervious Coverage per lot	80%

Proposed Setbacks	
Front	10’
Side (end unit)	5’
Side (interior unit)	0’
Rear	10’

Associated Site Plan
Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2018-90-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 2018-90-SD.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
  The future land use map designates this property as “Medium Density Residential”, which allows all residential housing types and densities up to 5 units per acre. The proposed development is consistent with this designation.



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

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

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

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

   Applicant Response: "The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress/egress points and a driveway permit application would be submitted to the Town and NCDOT for review and approval prior to the commencement of construction. A paved asphalt stub out has been provided to the parcel to the north to assist with the future development of high gate subdivision. The project will utilize the extension of the Town of Clayton's existing infrastructure to provide services to the public that are desired and will not be an endangerment to the environment or the public."

   Staff Commentary: The associated development will be making required traffic improvements as outlined in the TIA. The development does meet the requirements for access points as a part of the associated preliminary plat application.

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

   Applicant Response: "The subject properties are currently zoned PD-MU. A concurrent rezoning application has been submitted to the Town to request the parcels be zoned to R-10. The proposed use of the parcels, lot sizes, minimum building setbacks, and landscape and buffer requirements are reviewed and approved during the Special Use application process. The items are delineated and noted on the attached preliminary subdivision plan sheets."

   Staff Commentary: The applicant has submitted an associated rezoning application. If approved, townhomes are permitted in the R-10 district via issuance of a special use permit. The dimensional standards of the townhomes are set through the special use permit process; the landscaping and buffer requirements are subject to requirements of the UDC.

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

   Applicant Response: "The proposed development of the subject properties is consistent with the overall development plan of the Town of Clayton. The requirements set by the Town of Clayton regarding lot size, housing/unit density, etc. will be revised as necessary during the special use application submitted process. The proposed us is consistent with the concurrent rezoning application request."

   Staff Commentary: Townhomes are permitted in the R-10 district via issuance of a special use permit. The dimensional standards of the townhomes are set through the special use permit process.

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: "The subject project will complement the surrounding properties and the proposed use is consistent with the existing surrounding residential development. Existing residential development is located directly adjacent to the project to the North (Highgate) and the South (Lakewood Acres). Additionally, there is currently on-going construction of a multi-family development to the South (stallings mill apartments). The location of the subject project in relation to downtown Clayton will encourage continued residential growth and development of the surrounding properties."

   Staff Commentary: The developments to the north and south are both single-family residential developments. Highgate subdivision to the north is higher in density. To the South along HWY 70 BUS, there is a multi-family apartment development.

CONSIDERATIONS:

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

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the Special Use Permit:

1. These conditions of approval, and any others associated with the Preliminary Plat (2018-90-SD) shall be recorded upon the final plan set, which must be submitted to the Planning Department for review and final approval.
2. This Special Use Permit shall be valid only for the 38.88 acres of land, outlined in the application and the associated preliminary plat (2018-90-SD). Any addition of land or units shall be subject to the modification criteria outlined in UDC Section 155.711.

ATTACHMENTS:

1.) Staff Report Maps
2.) Application
3.) Owner's Consent Form
4.) Neighborhood Meeting Materials

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 **2018-91-SUP – Creech Tract**

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.)

****

MOTION FORM
Item 6c
2018-91-SUP
Creech Tract Special Use Permit

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

OR

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

****

4. The application **WILL NOT** adversely affect the adopted plans and 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:

MOTION FORM
Item 6c
2018-91-SUP
Creech Tract Special Use Permit

Town Council Agenda Cover Sheet

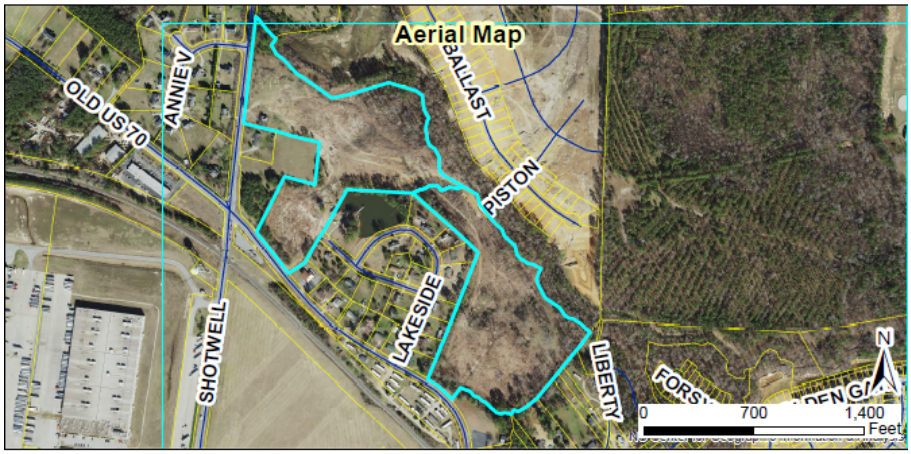
Meeting Date
March 18 2019

Agenda Location
Public Hearings

Item Title
2018-90-SD Creech Tract Preliminary Plat

Presenter
Planning Department

Summary/Description
Request for preliminary plat (major subdivision) approval to develop 189 townhome units on the subject properties. The subject properties are 38.88 acres total, and the proposed development would allow for 4.86 dwelling units per acre. The properties are currently zoned PD-MU, but a rezoning application has been submitted (running concurrently) to rezone the properties to R-10. Along with the associated rezoning application, a Special Use Permit application to allow the use of townhomes on these properties.



Requested Action
Approval/Denial

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Staff Report
Staff Report Map
Neighborhood Meeting Materials
Wastewater Allocation Request

Site Plan
TIA
NCDOT TIA Recommendations
Traffic Engineer Letter

Meeting Timeline
February 25- Planning Board
March 4- Set Public Hearing (Town Council)
March 18- Public Hearing (Town Council)

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: Creech Tract Development **Acreage of Property:** 33.88 acres (total)

Tag #: 05G01012A and 05G01012S **NC Pin #:** 165907-69-2203 and 165907-78-1039

Location: 1294 Shotwell Road Clayton, North Carolina 27520

Number of lots (Existing): 0 **(Proposed):** 189 **Min. Lot Size:** _____

Zoning District: PD - MU **Electric Provider:** Town of Clayton

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

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

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Bpx 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

RECEIVED
JAN 23 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORAMTION

Name: Everland - Lee, L.L.C.

Mailing Address: 104 State Avenue, Suite 103 Clayton, North Carolina 27520

Phone Number: (919) 971 - 5353 **Fax:** (919) 934 - 3100

Email Address: lannycliftonbuilder@gmail.com

EXPLANATION OF PROJECT

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

The Developer is requesting approval to develop subject properties into a residential subdivision utilizing townhome dwellings. The proposed subdivision is located on two parcels which total 33.88 acres and would contain a total of 189 dweilling units. Access to the development would be provided at four (4) locations, including Old US Highway 70 West (2 entrances), Shotwell Road and the adjacent development - Highgate Subdivision. Improvements to the site include curb and gutter streets with sidewalk, a pair of mailbox kiosks and an amenities area with pool. Public water and sanitary sewer services would be provided by the Town of Clayton. The Town of Clayton would also act as the electrical provider for the proposed townhomes. All improvements are to meet Town of Clayton specifications.

FINDINGS OF FACT

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

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

The Major Subdivision Application for the Creech Tract Development would meet the required specifications of the Town's Subdivision Regulations for multi-family developments, as described in the Unified Development Code. The two parcels of property contained within the Subdivision Application are currently zoned PD - MU and a concurrent Rezoning Application is requesting the parcels be zoned R - 10. The subject project would compliment the surrounding properties and the proposed use is consistent with the existing surrounding residential development.

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

The Major Subdivision Application for the Creech Tract Development would meet the required specifications of the Town's Subdivision Regulations for multi-family developments, as described in the Unified Development Code. The subject project has been reviewed by the Town of Clayton's Technical Review Committee. The comments provided by the Technical Review Committee have been addressed on the current set of Creech Tract Development - Subdivision Plans.

(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.

The subject project would compliment the surrounding properties and the proposed use is consistent with the existing surrounding residential development. Existing residential development is located directly adjacent to the proposed project to the North (Highgate Subdivision) and the South (Lakewood Acres Subdivision). Additionally, there is currently on-going construction of a multi-family development located to the South (Stallings Mill Apartments), at the intersection of Shotwell Road and US Highway 70 Business.

(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 subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress / egress points and a Driveway Access Permit Application would be submitted to the Town and N.C.D.O.T. for review and approval prior to the start of construction. The project will utilize the extension of the Town's existing infrastructure to provide services to the public that are desired and will not be an endangerment to the environment or the public.

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.

Jerry T. Dalton
Print Name

Signature of Applicant

1/22/19
Date

TOWN OF CLAYTON PROJECT NUMBER: 2018-90-SD

PRELIMINARY SUBDIVISION PLAN

FOR

CREECH TRACT DEVELOPMENT

TOWN OF CLAYTON - JOHNSTON COUNTY, NC

Received By:
Town of Clayton
2/19/20

INDEX TO DRAWINGS

SHEET 1..... COVER SHEET
SHEET 2..... BOUNDARY SURVEY (NOTE: PROVIDED BY OTHERS)
SHEET 3..... BOUNDARY SURVEY (NOTE: PROVIDED BY OTHERS)
SHEET 4..... OVERALL PRELIMINARY SITE PLAN / PHASING PLAN
SHEET 4.1.. TRAFFIC IMPROVEMENTS PLAN
SHEET 5..... PRELIMINARY SITE PLAN - PHASE ONE
SHEET 6..... PRELIMINARY SITE PLAN - PHASE TWO
SHEET 7..... PRELIMINARY SITE PLAN - PHASE TWO
SHEET 8..... PRELIMINARY UTILITY PLAN - PHASE ONE
SHEET 9..... PRELIMINARY UTILITY PLAN - PHASE TWO
SHEET 10... PRELIMINARY UTILITY PLAN - PHASE TWO
SHEET 11... PRELIMINARY LANDSCAPE PLAN - PHASE ONE
SHEET 12... PRELIMINARY LANDSCAPE PLAN - PHASE TWO
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SHEET 14... LANDSCAPE DETAIL SHEET
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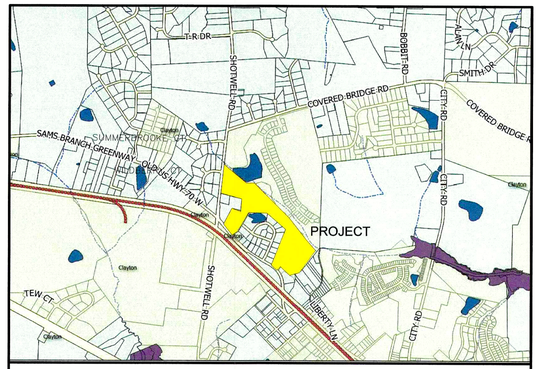
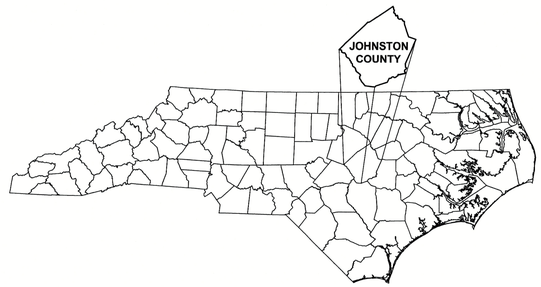
SHEET 16... WATER & SEWER DETAIL SHEET
SHEET 17... TYPICAL BUILDING ELEVATION (FRONT LOADED)
SHEET 18... TYPICAL BUILDING ELEVATION (FRONT LOADED)
SHEET 19... TYPICAL BUILDING ELEVATION (ALLEY LOADED)
SHEET 20... TYPICAL BUILDING ELEVATION (ALLEY LOADED)
SHEET 21... TYPICAL BUILDING RENDERINGS
SHEET 22... TYPICAL BUILDING ELEVATION (CLUBHOUSE)



VICINITY MAP (NOT TO SCALE)



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

EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520
(919) 971-5353

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. 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.

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.

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.nococ.org
1-800-632-4949

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 T. DALTON 2/15/19

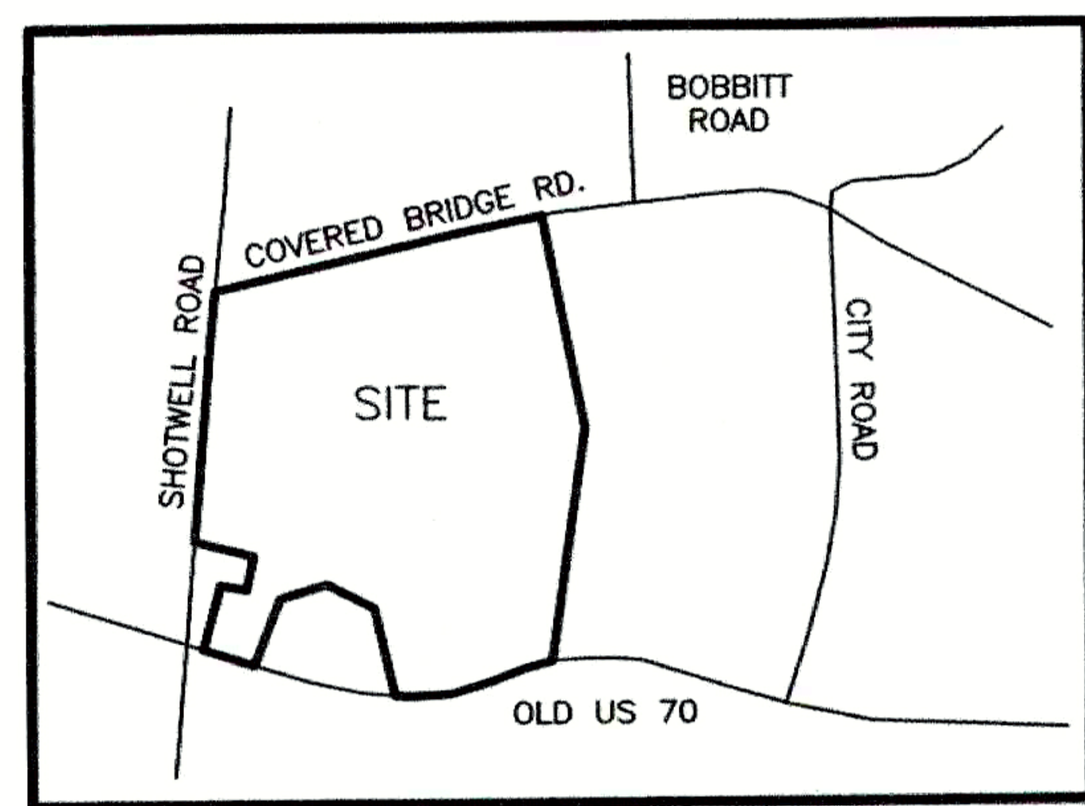
PRELIMINARY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A.

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS – 2/15/19

Job: 16048	**Date:** 8/29/18	**Revision:**
File: 16048-Prelim_Subd_REV	**Drawn:** WJB	**Sheet:** 1 OF 22

C:\Users\Bill Benca\Documents\Projects\16048 D.R. Horton - SGA\16048-Prelim_Subd_REV.dwg\Bill_BRENDAN\2/18/2019 9:39 AM



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

6-15-2016 DATE — [signature] OWNER

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

THIS SURVEY:

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

6-15-16 DATE — [signature] 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.

6-15-16 DATE — [signature] 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 2916, PAGE 504, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2916, PAGE 504, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF June, A.D., 2016

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

[signature] SURVEYOR

L - 3990
LICENSE NUMBER

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

6-15-16 DATE — Beth Branson PLANNING DIRECTOR

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

NUMBER	DIRECTION	DISTANCE
L1	S13°21'36"E	24.95'
L2	S13°21'36"E	5.05'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	107.02'
L7	S51°39'15"W	92.36'
L8	S61°13'34"W	49.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N86°49'30"W	19.61'
L13	S72°01'18"W	22.88'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.00'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.06'
L20	N40°34'34"W	24.67'
L21	N50°14'15"W	16.98'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	94.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°32'10"E	124.75'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'38"W	165.30'
L36	S46°46'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S75°26'48"W	275.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	538.36'
L46	S39°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.64'
L49	S08°29'02"W	222.28'
L50	S55°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	165.07'
L58	S38°00'20"E	28.94'

NUMBER	DIRECTION	DISTANCE
L59	S36°56'29"W	134.73'
L60	N53°34'40"W	35.77'
L61	N42°52'54"W	46.78'
L62	N56°20'46"W	56.17'
L63	N81°12'22"W	26.74'
L64	N55°43'45"W	28.73'
L65	N36°15'40"W	66.80'
L66	N55°23'44"W	55.30'
L67	N52°35'27"W	46.55'
L68	N39°02'00"W	23.43'
L69	N25°37'05"W	83.77'
L70	N14°57'37"W	35.32'
L71	N21°35'34"E	37.96'
L72	N29°23'47"E	33.93'
L73	N60°40'50"W	58.81'
L74	N81°07'58"W	19.66'
L75	N74°11'53"W	15.83'
L76	N54°50'11"W	31.09'
L77	N63°17'33"W	19.97'
L78	N39°44'17"W	34.90'
L79	N14°02'53"W	64.79'
L80	N47°21'50"W	65.44'
L81	N44°30'14"W	24.51'
L82	N17°28'08"W	42.98'
L83	N48°46'46"W	44.14'
L84	N42°06'39"W	44.83'
L85	N38°11'25"W	88.24'
L86	N37°49'37"W	34.76'
L87	N16°08'33"W	71.40'
L88	N59°25'24"W	239.48'
L89	N46°44'58"W	37.60'
L90	N07°48'33"W	38.90'
L91	N02°03'53"E	58.09'
L92	N28°10'28"W	61.27'
L93	N57°14'46"W	36.98'
L94	N20°33'22"W	42.04'
L95	N09°37'28"W	8.57'
L96	N06°35'52"W	37.48'
L97	N13°23'14"W	17.09'
L98	N05°35'56"E	24.91'
L99	N13°55'19"E	36.48'
L100	N23°55'38"E	22.53'
L101	N30°47'32"W	35.92'
L102	N24°35'06"W	25.32'
L103	N07°53'55"W	26.18'
L104	N06°46'35"W	65.81'
L105	N52°55'23"W	50.29'
L106	N72°02'07"W	180.10'
L107	S73°24'59"W	251.83'
L108	S77°33'35"W	122.47'
L109	N52°42'14"W	212.46'
L110	N57°07'44"W	64.85'
L111	N41°21'46"W	115.49'
L112	N51°05'36"W	63.12'
L113	N28°27'04"W	65.76'
L114	N34°27'14"E	81.41'
L115	N80°31'45"E	87.59'
L116	N85°13'47"E	218.15'
L117	N55°36'50"E	30.87'
L118	N83°11'59"E	33.53'
L119	N36°07'33"E	28.11'
L120	N05°54'14"E	83.13'
L121	N15°46'57"W	44.75'
L122	N14°20'35"W	67.39'
L123	N09°05'36"E	25.74'
L124	N17°40'36"W	205.96'
L125	N30°54'21"E	163.56'
L126	N27°24'42"E	66.31'
L127	N33°05'16"E	129.46'
L128	N86°59'23"E	49.80'
L129	S68°14'20"E	27.25'
L130	S23°17'34"E	15.23'
L131	N24°23'49"E	374.53'

NUMBER	DIRECTION	DISTANCE
L132	N57°20'40"E	123.00'
L133	N29°56'38"E	70.10'
L134	N29°56'38"E	268.50'
L135	N05°50'30"W	98.42'
L136	N23°05'16"E	117.94'
L137	N82°04'11"E	97.59'
L138	S88°46'22"E	199.59'
L139	S66°49'33"E	99.62'
L140	N60°06'12"E	92.62'
L141	N68°04'31"E	134.40'
L142	S86°25'29"E	89.64'
L143	S59°28'12"E	189.40'
L144	S35°07'57"E	155.97'
L145	S59°13'33"E	36.10'
L146	N30°57'18"E	2.78'
L147	S47°06'47"E	20.44'
L148	S30°57'18"W	18.49'
L149	N59°13'33"W	60.31'
L150	N35°07'57"W	155.92'
L151	N59°28'12"W	180.29'
L152	N86°25'29"W	80.32'
L153	S68°04'31"W	128.48'
L154	S60°06'12"W	101.21'
L155	N66°49'33"W	105.73'
L156	N88°46'22"W	194.11'
L157	S82°04'11"W	84.67'
L158	S23°05'16"W	101.47'
L159	S05°50'30"E	99.72'
L160	S29°56'38"W	177.81'
L161	S29°56'38"W	165.30'
L162	S43°28'12"W	12.85'
L163	S57°18'59"W	119.59'
L164	N38°00'20"W	20.09'

ADJOINING PROPERTY INFORMATION

1-CAROL A. FIFIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907-68-5693
2-CAROL A. FIFIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907-68-7520
3-DILLION D. BLACKMON
BOBBIE LOU BLACKMON
DB 708 PG 576
PB 10 PG 145
PIN 165907-68-7491
4-ALFRED RAY MOORE
AGNES MOORE
DB 802 PG 716
PB 10 PG 145
PIN 165907-68-7288
5-HELEN S. JONES
DB 1286 PG 415
PB 10 PG 145
PIN 165907-68-6095
6-WILLIAM R. BRITT, JR.
BETTY B. BRITT
DB 4571 PG 259
PB 10 PG 145
PIN 165907-67-6943
7-KERRY SCOTT CHESNUT
BARBARA CHESTNUT
DB 798 PG 411
PB 10 PG 145
PIN 165907-67-5892
8-NILOUS I. BANKS
DB 1745 PG 849
PB 10 PG 145
PIN 165907-67-5741
9-ZABIULLAH NAZARI
RAHIMA NAZARI
DB 3721 PG 145
PB 5 PG 3
PIN 165911-77-3010
10-MARTIN L. MOODY, JR.
DB 4760 PG 112
PB 5 PG 3
PIN 165911-77-3038
11-HECTOR M. PENA
DB 1468 PG 716
PB 5 PG 3
PIN 165911-77-3281
12-HECTOR PENA
DB 3767 PG 217
PIN 165912-77-5490
13-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912-77-6459
14-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912-77-6575
15-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165908-77-7604
16-JOSE L. JUAREZ
DB 1939 PG 538
PB 5 PG 3
PIN 165908-77-7804
17-CASEY RANDALL BROWN
MEGHAN WAGNER BROWN
DB 4358 PG 960
PIN 175000-70-8270
18-RUPESH PRAJAPATI
CANDACE PRAJAPATI
DB 4552 PG 097
PIN 175000-70-8511

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) GRID TIE BY GPS
6) ZONING: PD-MU
7) PARENT TRACT DEED DB 2916 PG 504
8) NC PIN NO. 165907-69-6977
9) PARCEL NO. 05G01012A

REFERENCES:

DB 479 PG 314
DB 424 PG 097
DB 285 PG 106
DB 137 PG 416
DB 109 PG 133
DB 1857 PG 298
DB 1359 PG 740
DB 2627 PG 560
DB 1633 PG 034
DB 1474 PG 176
DB 1233 PG 399
DB 2830 PG 892
DB 2400 PG 665
DB 1141 PG 108
DB 771 PG 699
DB 1495 PG 394
DB 1399 PG 049
DB 1343 PG 101
DB 1408 PG 718
DB 2088 PG 960
DB 2093 PG 146
DB 1359 PG 030
DB 1994 PG 034
DB 1514 PG 751
DB 1954 PG 848
DB 1418 PG 433
DB 634 PG 517
DB 1872 PG 597
DB 708 PG 576
DB 802 PG 716
DB 1286 PG 415
DB 742 PG 290
DB 798 PG 411
DB 1745 PG 849
DB 1409 PG 496
DB 2561 PG 253
DB 1468 PG 716
DB 731 PG 631
DB 1204 PG 705
DB 1939 PG 538
DB 1387 PG 514
DB 2758 PG 965
DB 4571 PG 259
DB 3721 PG 145
DB 3767 PG 217
DB 4760 PG 112
DB 3082 PG 455
DB 4358 PG 960
DB 4552 PG 097

PB 37 PG 371
PB 1 PG 205
PB 63 PG 405
PB 19 PG 153
PB 41 PG 115
PB 39 PG 415
PB 6 PG 111
PB 60 PG 088
PB 61 PG 476
PB 5 PG 003
PB 66 PG 294-295

LINE	BEARING	DISTANCE
L165	N47°45'02"W	28.90'
L166	N42°37'06"W	55.25'
L167	N36°31'29"W	40.80'
L168	N36°29'33"W	37.52'
L169	N39°49'46"W	20.49'
L170	N53°09'13"W	8.12'
L171	N64°35'03"E	52.03'
L172	N76°03'38"E	37.22'
L173	N51°32'43"E	29.63'
L174	S86°46'35"E	56.26'
L175	S37°29'54"E	34.83'
L176	N66°43'01"E	55.84'
L177	S81°50'31"E	54.64'
L178	N61°23'44"E	30.78'

REVIEW OFFICER'S CERTIFICATE

I, Toni R. Sanderford REVIEW OFFICER OF JOHNSTON COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/16/2016 DATE — [signature] REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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

CRAIG OLIVE REGISTER OF DEEDS BY [signature] DEPUTY REG. OF DEEDS

RECORDED IN PB 83 PG 117

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

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
●	PNKS	PARKER-KALON NAIL SET
●	RRS	RAILROAD SPIKE
△	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRE
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BOOK 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

SUBDIVISION PLAT FOR

EVERLAND-LEE, LLC.

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 26, 2016
SHEET 1 OF 2

SURVEYED BY:	STEVE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	5-25-05
JOB NO.	122.244

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

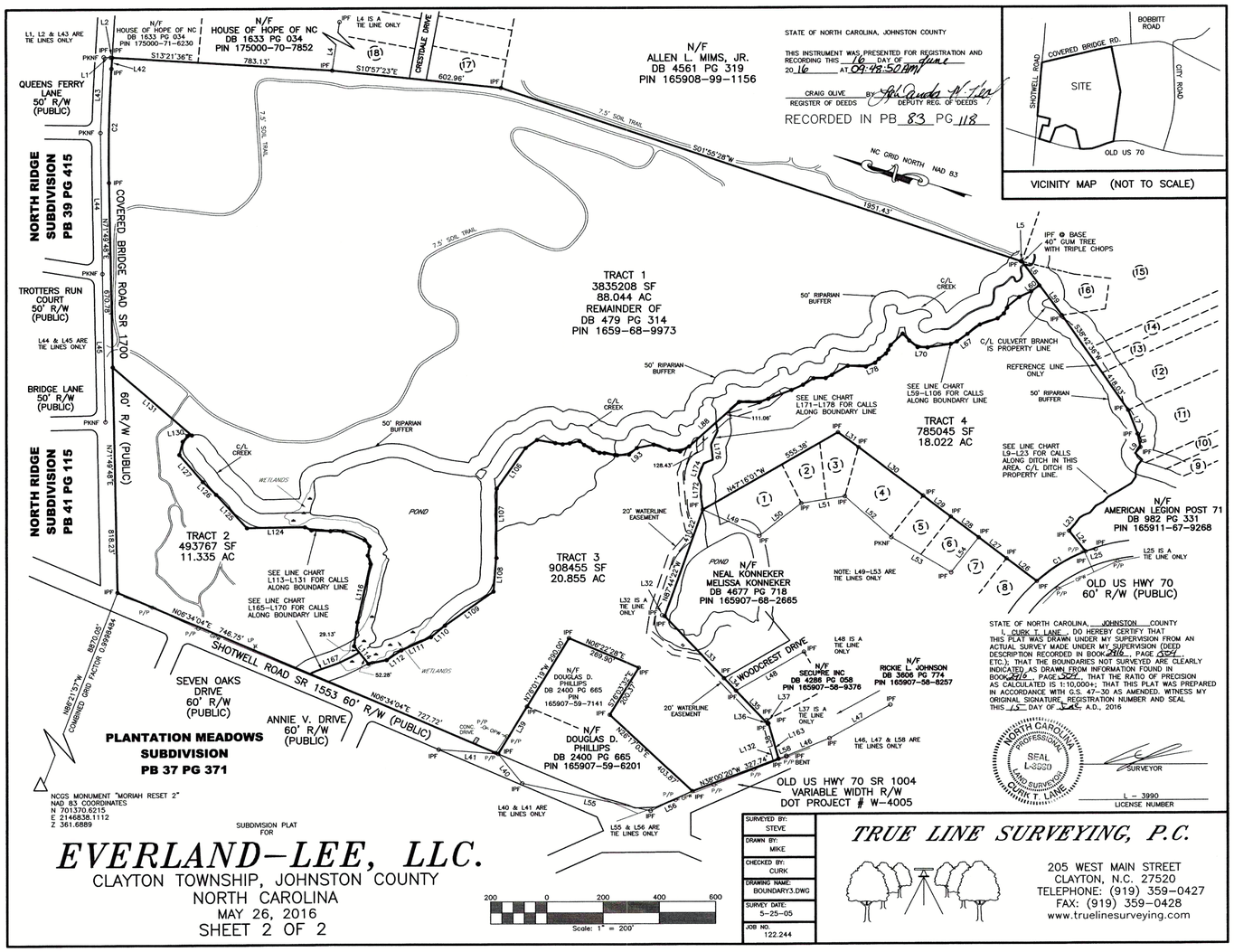
C:\Users\Bill_Breland\Documents\Projects\16048 D.R. Horton Site\16048-Prelim_ELEVATIONS.dwg\BILL_BRELAND\8/30/2018 10:16 AM

BOUNDARY SURVEY
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

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: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 2 OF 22



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BOUNDARY SURVEY
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A.
446 East Main Street
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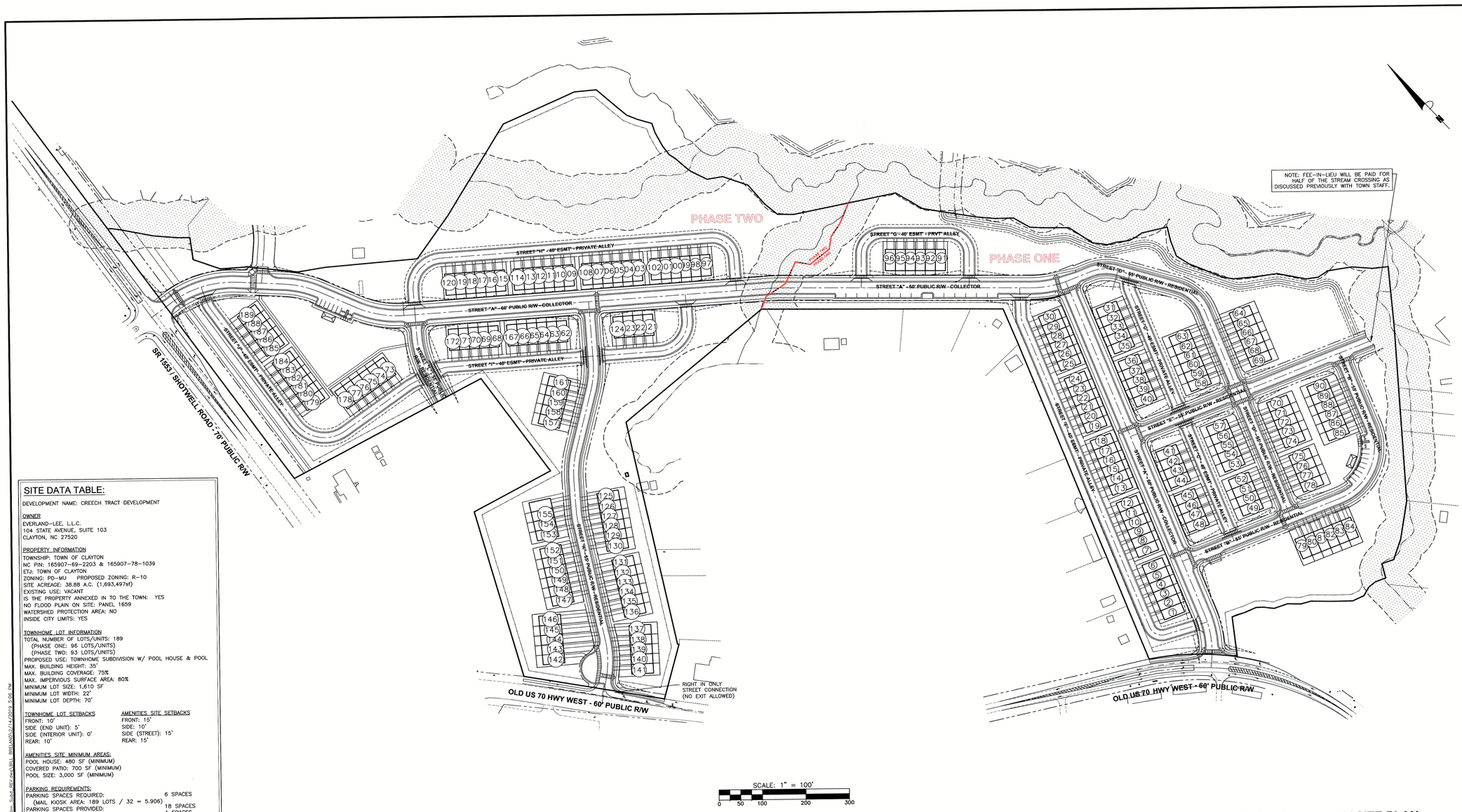
(919)550-4740
Fax (919) 550-4741

Job: 16048	**Date:** 8/29/18	**Revision:**
File: 16048--Prelim_ELEVATIONS	**Drawn:** WJB	**Sheet:** 3 OF 22



SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER
EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520

PROPERTY INFORMATION
TOWNSHIP: TOWN OF CLAYTON
NC PIN: 165907-69-2203 & 165907-78-1039
ETJ: TOWN OF CLAYTON
ZONING: PD-MU PROPOSED ZONING: R-10
SITE ACREAGE: 38.88 A.C. (1,693,497sf)
EXISTING USE: VACANT
IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
NO FLOOD PLAIN ON SITE: PANEL 1659
WATERSHED PROTECTION AREA: NO
INSIDE CITY LIMITS: YES

TOWNHOME LOT INFORMATION
TOTAL NUMBER OF LOTS/UNITS: 189
(PHASE ONE: 96 LOTS/UNITS)
(PHASE TWO: 93 LOTS/UNITS)
PROPOSED USE: TOWNHOME SUBDIVISION W/ POOL HOUSE & POOL
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 75%
MAX. IMPERVIOUS SURFACE AREA: 80%
MINIMUM LOT SIZE: 1,610 SF
MINIMUM LOT WIDTH: 22'
MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS	AMENITIES SITE SETBACKS
FRONT: 10'	FRONT: 15'
SIDE (END UNIT): 5'	SIDE: 10'
SIDE (INTERIOR UNIT): 0'	SIDE (STREET): 15'
REAR: 10'	REAR: 15'

AMENITIES SITE MINIMUM AREAS:
POOL HOUSE: 480 SF (MINIMUM)
COVERED PATIO: 700 SF (MINIMUM)
POOL SIZE: 3,000 SF (MINIMUM)

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED: (MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	6 SPACES
PARKING SPACES PROVIDED:	18 SPACES
HANDICAP SPACES PROVIDED:	4 SPACES
PARKING SPACES REQUIRED: (TOWNHOME: 189 UNITS X 2 = 378)	378 SPACES
PARKING SPACES PROVIDED:	393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
PROPOSED DENSITY: 4.86 UNITS/ACRE
LINER FEET OF STREETS: 9,294 LF
ELECTRIC PROVIDER: TOWN OF CLAYTON
SANITARY SEWER PROVIDER: TOWN OF CLAYTON
WATER PROVIDER: TOWN OF CLAYTON
TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

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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OVERALL PRELIMINARY SITE PLAN TRAFFIC MANAGMENT / PHASING PLAN FOR CREECH TRACT DEVELOPMENT

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

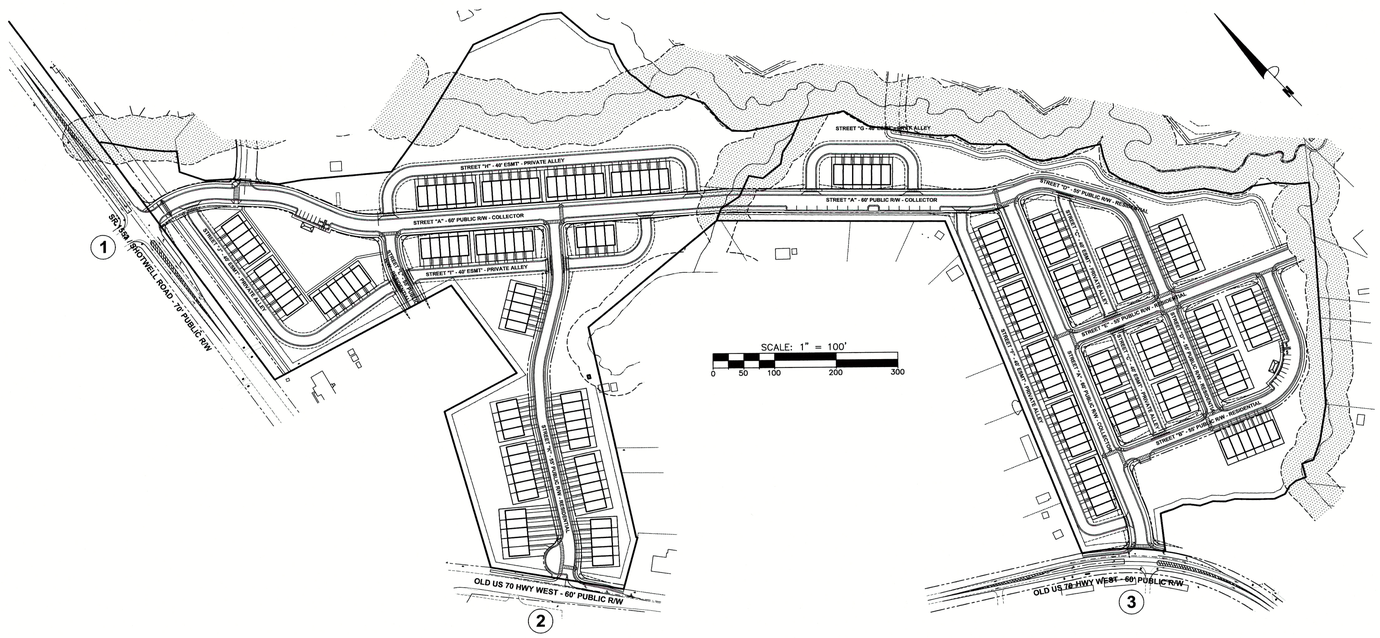
PRELIMINARY
NOT FOR CONSTRUCTION

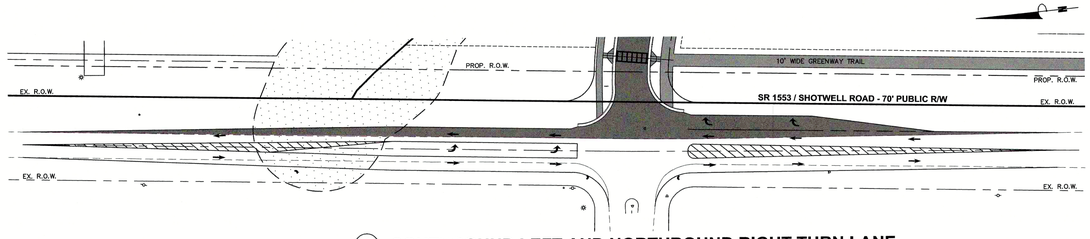
REVISION 003: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 2/15/19
REVISION 002: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 1/17/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 12/3/18

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON 2/15/19

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

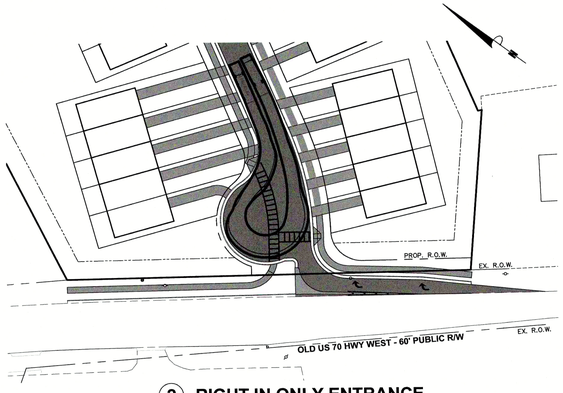
Job: 16048	**Date:** 8/29/18	**Revision:** 003
File: 16048--Prelim_Subd_REV	**Drawn:** WJB	**Sheet:** 4 OF 22





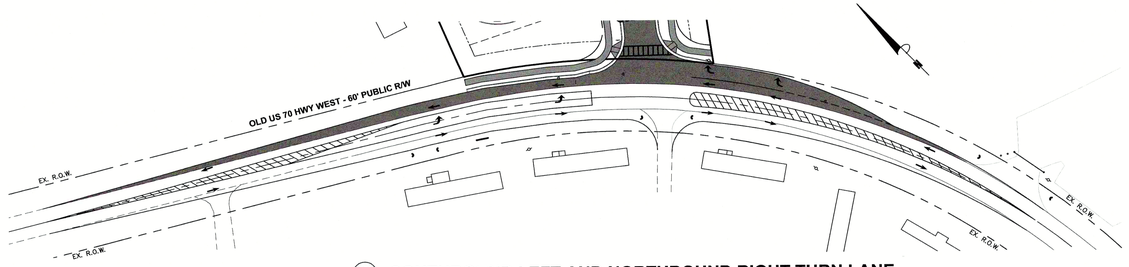
1 SOUTHBOUND LEFT AND NORTHBOUND RIGHT TURN LANE

SCALE: 1" = 50'



2 RIGHT IN ONLY ENTRANCE

SCALE: 1" = 50'



3 SOUTHBOUND LEFT AND NORTHBOUND RIGHT TURN LANE

SCALE: 1" = 50'

TRAFFIC IMPROVEMENTS
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER JERRY T. DALTON 2/18/19

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: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_Subd_REV	Drawn: WJB	Sheet: 4.1 OF 22

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DRIVEWAY TURNOUT GRADES

NOT TO SCALE

TYPICAL WOODEN PRIVACY FENCE SECTION

NOT TO SCALE

NOTE:
A MINIMUM OF 3" PAVEMENT/ASPHALT AND 8" OF STONE BASE SECTION IS REQUIRED FOR ALL SECTIONS. PRIOR TO COMPLETION OF FINE GRADING OF THE ROADWAY, THE OWNER SHALL PROVIDE A DESIGN DETAIL OF THE PAVEMENT AND BASE IN ACCORDANCE WITH THE MOST CURRENT TOWN OF CLAYTON MANUAL OF SPECIFICATIONS, STANDARDS AND DESIGN, FOR REVIEW AND APPROVAL.

RESIDENTIAL COLLECTOR STREET SECTION

NOT TO SCALE

TYPICAL RESIDENTIAL STREET SECTION

NOT TO SCALE

TYPICAL PRIVATE ALLEY STREET SECTION

NOT TO SCALE

INSET DETAIL "A"

SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER
EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520

PROPERTY INFORMATION
TOWNSHIP: TOWN OF CLAYTON
NC PIN: 165907-69-2203 & 165907-78-1039
ETJ: TOWN OF CLAYTON
ZONING: PD-MU PROPOSED ZONING: R-10
SITE ACREAGE: 38.88 A.C. (1,693,497sf)
EXISTING USE: VACANT
IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
NO FLOOD PLAIN ON SITE: PANEL 1659
WATERSHED PROTECTION AREA: NO
INSIDE CITY LIMITS: YES

TOWNHOME LOT INFORMATION
TOTAL NUMBER OF LOTS/UNITS: 189
(PHASE ONE: 96 LOTS/UNITS)
(PHASE TWO: 93 LOTS/UNITS)
PROPOSED USE: TOWNHOME SUBDIVISION W/ POOL HOUSE & POOL
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 75%
MAX. IMPERVIOUS SURFACE AREA: 80%
MINIMUM LOT SIZE: 1,610 SF
MINIMUM LOT WIDTH: 22'
MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS	AMENITIES SITE SETBACKS
FRONT: 10'	FRONT: 15'
SIDE (END UNIT): 5'	SIDE: 10'
SIDE (INTERIOR UNIT): 0'	SIDE (STREET): 15'
REAR: 10'	REAR: 15'

AMENITIES SITE MINIMUM AREAS:
POOL HOUSE: 480 SF (MINIMUM)
COVERED PATIO: 700 SF (MINIMUM)
POOL SIZE: 3,000 SF (MINIMUM)

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:	6 SPACES
(MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	
PARKING SPACES PROVIDED:	18 SPACES
HANDICAP SPACES PROVIDED:	4 SPACES
PARKING SPACES REQUIRED:	378 SPACES
(TOWNHOME: 189 UNITS X 2 = 378)	
PARKING SPACES PROVIDED:	393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
PROPOSED DENSITY: 4.86 UNITS/ACRE
LINER FEET OF STREETS: 9,294 LF
ELECTRIC PROVIDER: TOWN OF CLAYTON
SANITARY SEWER PROVIDER: TOWN OF CLAYTON
WATER PROVIDER: TOWN OF CLAYTON
TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

LEGEND

ALLEY LOADED UNITS	
FRONT LOADED UNITS	

NOTES:

1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
2. N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO SHOTWELL ROAD AND OLD US HWY 70 WEST.
3. THE 10'X70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENT.
4. THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.
5. ALL ACCESS TO UTILITY EASEMENTS ALONG THE OUTFALL LINE SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. THE APPROVAL OF A MAIL KIOSK IN THIS PRELIMINARY SITE PLAN DOES NOT EXEMPT THE KIOSK AREA FROM MEETING ALL APPLICABLE NC BUILDING CODE REGULATIONS.
7. THE POOL HOUSE / AMENITIES AREA WILL BE APPROVED UNDER A MINOR SITE PLAN SUBMITTAL TO THE TOWN OF CLAYTON.
8. RETAINING WALLS WILL REQUIRE A BUILDING PERMIT UNLESS WAIVED BY THE BUILDING DEPARTMENT.

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

PRELIMINARY SITE PLAN - PHASE ONE
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 002: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 1/17/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 12/3/18

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JEFFREY T. DALTON 1/10/19

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: 16048	Date: 8/29/18	Revision: 002
File: 16048-Prelim_Subd_REV	Drawn: WJB	Sheet: 5 OF 22

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SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER
EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520

PROPERTY INFORMATION
TOWNSHIP: TOWN OF CLAYTON
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ETJ: TOWN OF CLAYTON
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(PHASE ONE: 96 LOTS/UNITS)
(PHASE TWO: 93 LOTS/UNITS)
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HANDICAP SPACES PROVIDED: 4 SPACES

PARKING SPACES REQUIRED: 378 SPACES
(TOWNHOME: 189 UNITS X 2 = 378)
PARKING SPACES PROVIDED: 393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
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LINER FEET OF STREETS: 9,294 LF
ELECTRIC PROVIDER: TOWN OF CLAYTON
SANITARY SEWER PROVIDER: TOWN OF CLAYTON
WATER PROVIDER: TOWN OF CLAYTON
TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

LEGEND

ALLEY LOADED UNITS	
FRONT LOADED UNITS	

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
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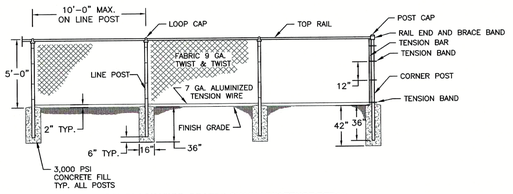

TYPICAL BLACK VINYL COATED CHAIN LINK FENCE DETAIL
NOT TO SCALE

PRELIMINARY SITE PLAN - PHASE TWO
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 003: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 2/15/19
REVISION 002: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 1/17/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 12/3/18

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JEFFREY 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: 16048	**Date:** 8/29/18	**Revision:** 003
File: 16048-Prelim_Subd_REV	**Drawn:** WJB	**Sheet:** 6 OF 22

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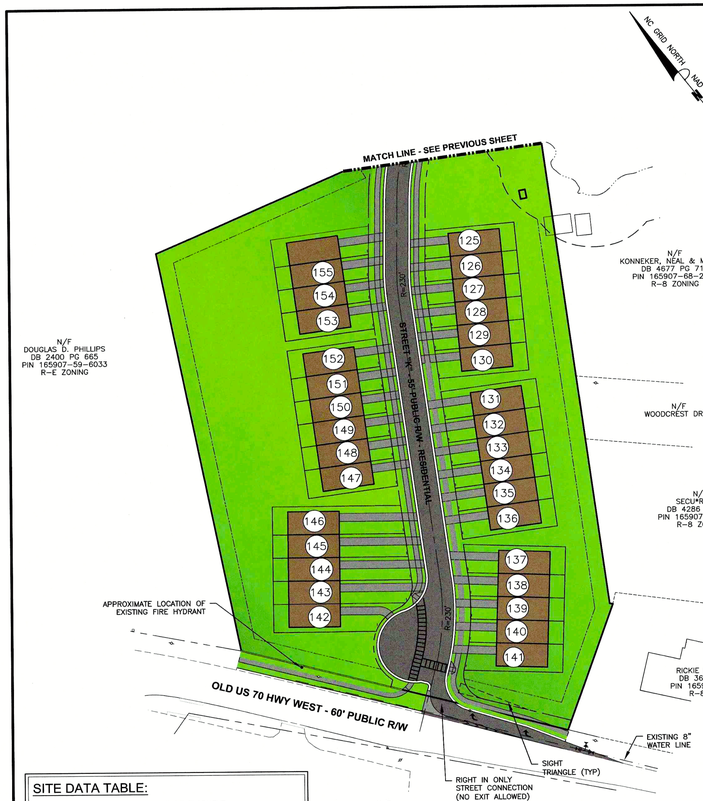
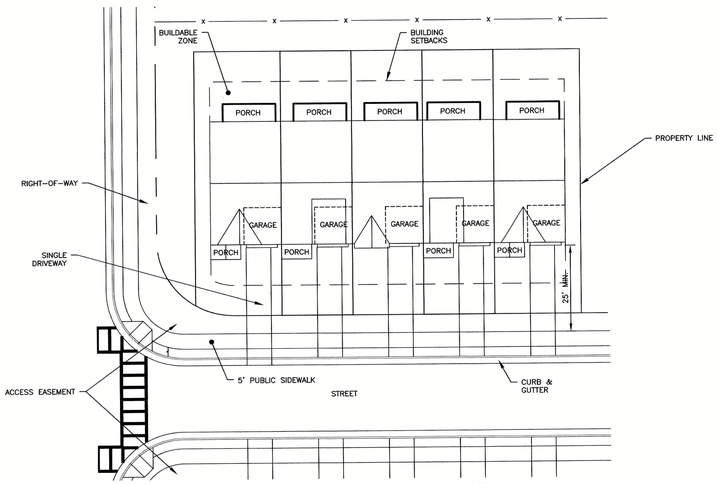
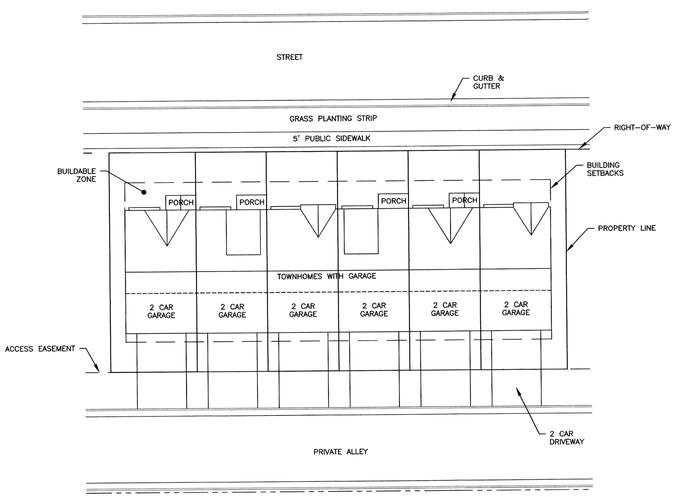
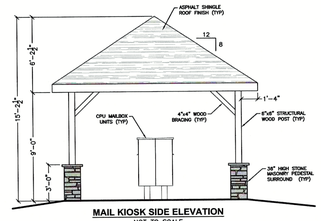




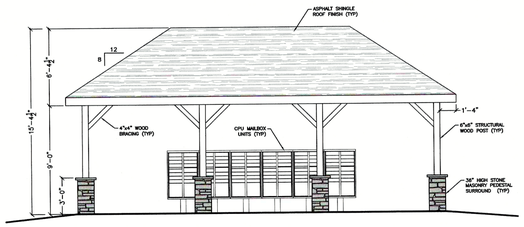
TOWNHOMES: FRONT LOADED GARAGE
SCALE: 1" = 20'
NOTE: SEE DATA TABLE ON THIS SHEET FOR DIMENSIONAL STANDARDS.



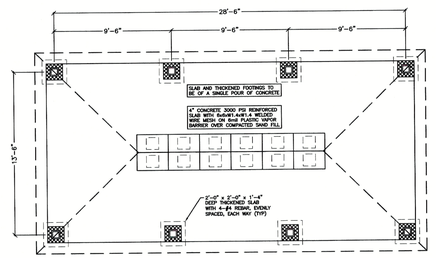
TOWNHOMES: ALLEY LOADED GARAGE
SCALE: 1" = 20'
NOTE: SEE DATA TABLE ON THIS SHEET FOR DIMENSIONAL STANDARDS.



MAIL KIOSK SIDE ELEVATION
NOT TO SCALE



MAIL KIOSK FRONT ELEVATION
NOT TO SCALE



MAIL KIOSK FLOOR PLAN
NOT TO SCALE
NOTE: MAIL KIOSK DETAILS FOR PHASE ONE AND TWO

SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER
EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520

PROPERTY INFORMATION
TOWNSHIP: TOWN OF CLAYTON
NC PIN: 165907-69-2203 & 165907-78-1039
ETJ: TOWN OF CLAYTON
ZONING: PD-MU PROPOSED ZONING: R-10
SITE ACREAGE: 38.88 A.C. (1,693,497sf)
EXISTING USE: VACANT
IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
NO FLOOD PLAIN ON SITE: PANEL 1659
WATERSHED PROTECTION AREA: NO
INSIDE CITY LIMITS: YES

TOWNHOME LOT INFORMATION
TOTAL NUMBER OF LOTS/UNITS: 189
(PHASE ONE: 96 LOTS/UNITS)
(PHASE TWO: 93 LOTS/UNITS)
PROPOSED USE: TOWNHOME SUBDIVISION W/ POOL HOUSE & POOL
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 75%
MAX. IMPERVIOUS SURFACE AREA: 80%
MINIMUM LOT SIZE: 1,610 SF
MINIMUM LOT WIDTH: 22'
MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS	AMENITIES SITE SETBACKS
FRONT: 10'	FRONT: 15'
SIDE (END UNIT): 5'	SIDE: 10'
SIDE (INTERIOR UNIT): 0'	SIDE (STREET): 15'
REAR: 10'	REAR: 15'

AMENITIES SITE MINIMUM AREAS:
POOL HOUSE: 480 SF (MINIMUM)
COVERED PATIO: 700 SF (MINIMUM)
POOL SIZE: 3,000 SF (MINIMUM)

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:	6 SPACES
(MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	
PARKING SPACES PROVIDED:	18 SPACES
HANDICAP SPACES PROVIDED:	4 SPACES
PARKING SPACES REQUIRED:	378 SPACES
(TOWNHOME: 189 UNITS X 2 = 378)	
PARKING SPACES PROVIDED:	393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
PROPOSED DENSITY: 4.86 UNITS/ACRE
LINER FEET OF STREETS: 9,294 LF
ELECTRIC PROVIDER: TOWN OF CLAYTON
SANITARY SEWER PROVIDER: TOWN OF CLAYTON
WATER PROVIDER: TOWN OF CLAYTON
TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

LEGEND

ALLEY LOADED UNITS	
FRONT LOADED UNITS	

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1-800-632-4949

PRELIMINARY SITE PLAN - PHASE TWO
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 003: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 2/15/19
REVISION 002: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 1/17/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 12/3/18

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER TREY 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: 16048	**Date:** 8/29/18	**Revision:** 002
File: 16048-Prelim_Subd_REV	**Drawn:** WJB	**Sheet:** 7 OF 22

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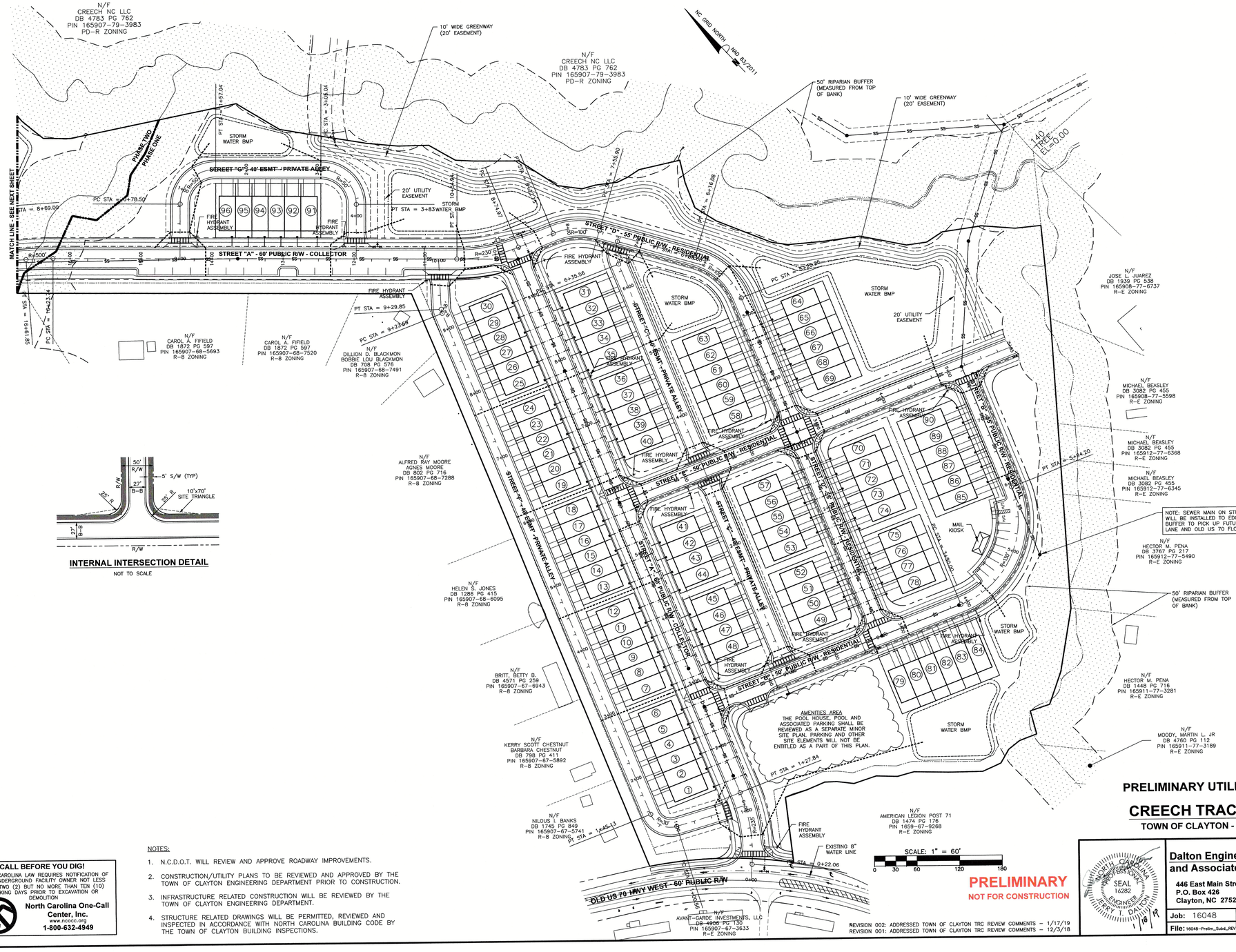

INTERNAL INTERSECTION DETAIL

NOT TO SCALE

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NOTES:

1. N.C.D.O.T. WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.
2. CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE TOWN OF CLAYTON ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE TOWN OF CLAYTON ENGINEERING DEPARTMENT.
4. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.

PRELIMINARY UTILITY PLAN - PHASE ONE
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON

Job: 16048	**Date:** 8/29/18	**Revision:** 002
File: 16048-Prelim_Subd_REV	**Drawn:** WJB	**Sheet:** 8 OF 22

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TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

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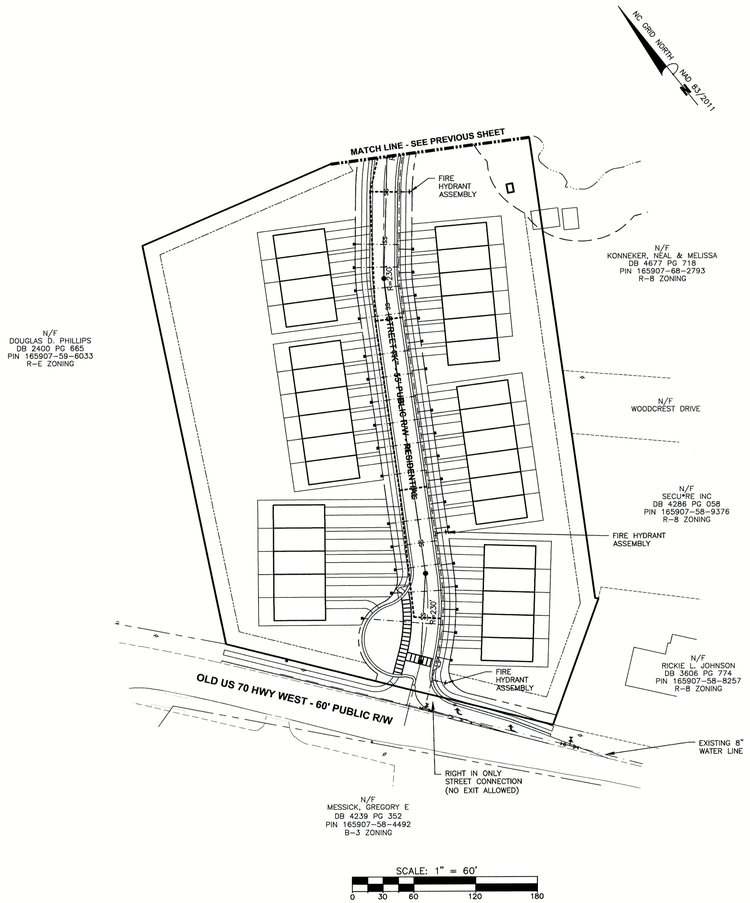
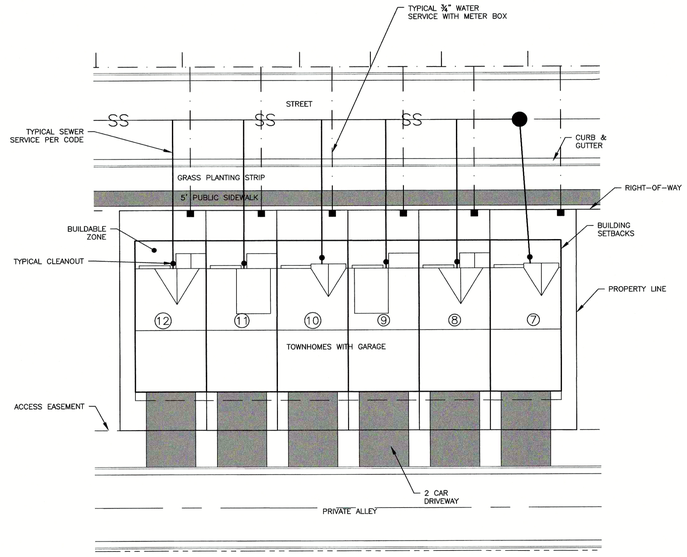
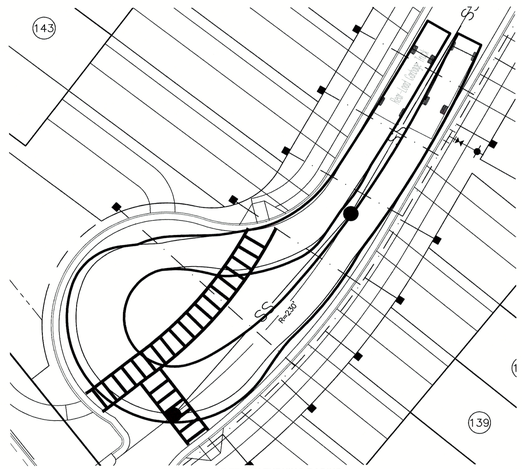




TYPICAL WATER AND SEWER SERVICE CONNECTION
SCALE: 1" = 20'



GARBAGE TRUCK TURNING RADIUS
SCALE: 1" = 20'

PRELIMINARY UTILITY PLAN - PHASE TWO
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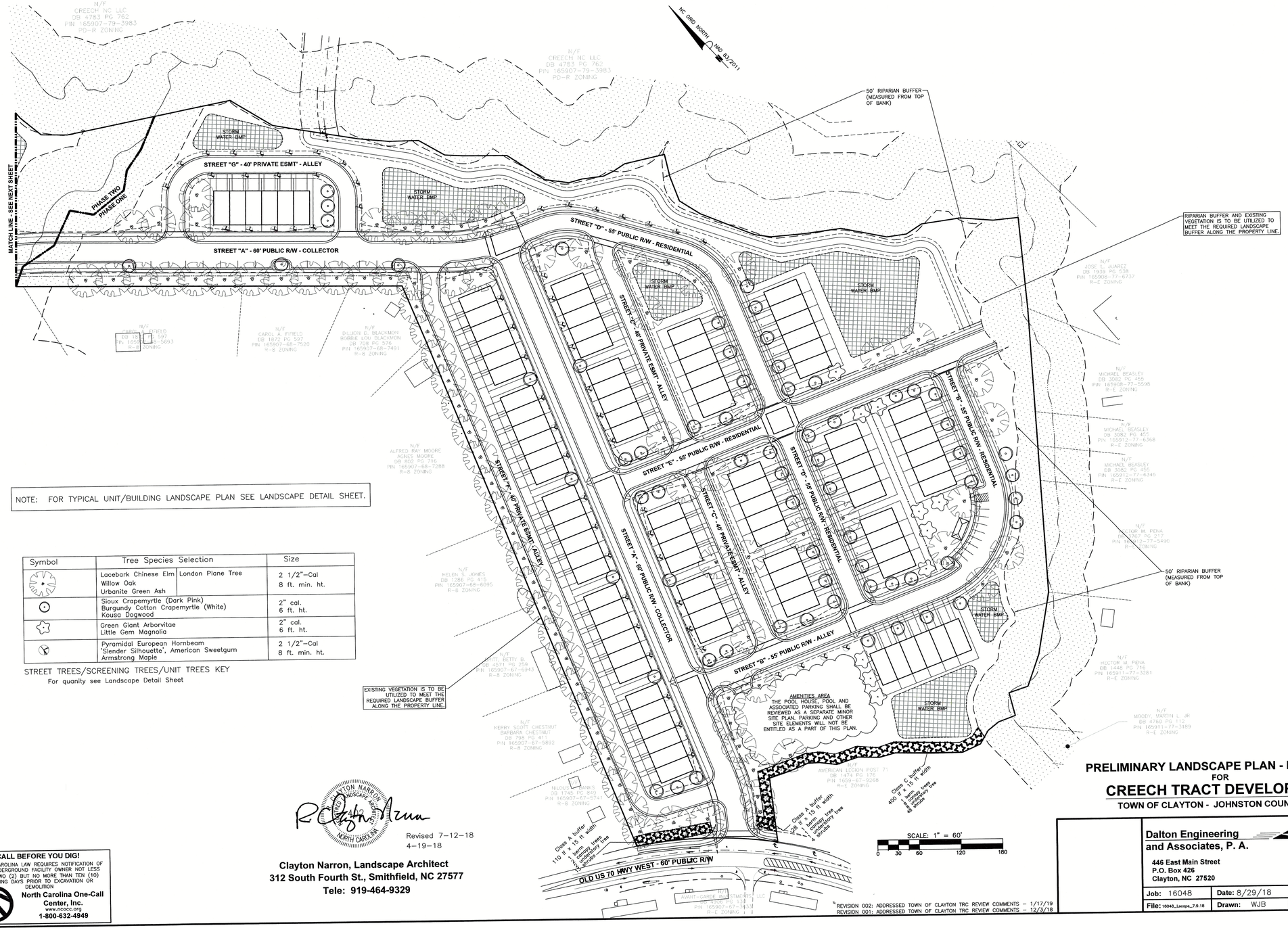

NOTE: FOR TYPICAL UNIT/BUILDING LANDSCAPE PLAN SEE LANDSCAPE DETAIL SHEET.

Symbol	Tree Species Selection		Size
	Lacebark Chinese Elm Willow Oak Urbanite Green Ash	London Plane Tree	2 1/2"–Cal 8 ft. min. ht.
	Sioux Crapemyrtle (Dark Pink) Burgundy Cotton Crapemyrtle (White) Kousa Dogwood		2" cal. 6 ft. ht.
	Green Giant Arborvitae Little Gem Magnolia		2" cal. 6 ft. ht.
	Pyramidal European Hornbeam 'Slender Silhouette', American Sweetgum Armstrong Maple		2 1/2"–Cal 8 ft. min. ht.

STREET TREES/SCREENING TREES/UNIT TREES KEY
For quanity see Landscape Detail Sheet

CLAYTON NARRON LANDSCAPE ARCHITECT NORTH CAROLINA

Revised 7–12–18
4–19–18

Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

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File: 16048_Lscape_7.9.18	**Drawn:** WJB	**Sheet:** 11 OF 22

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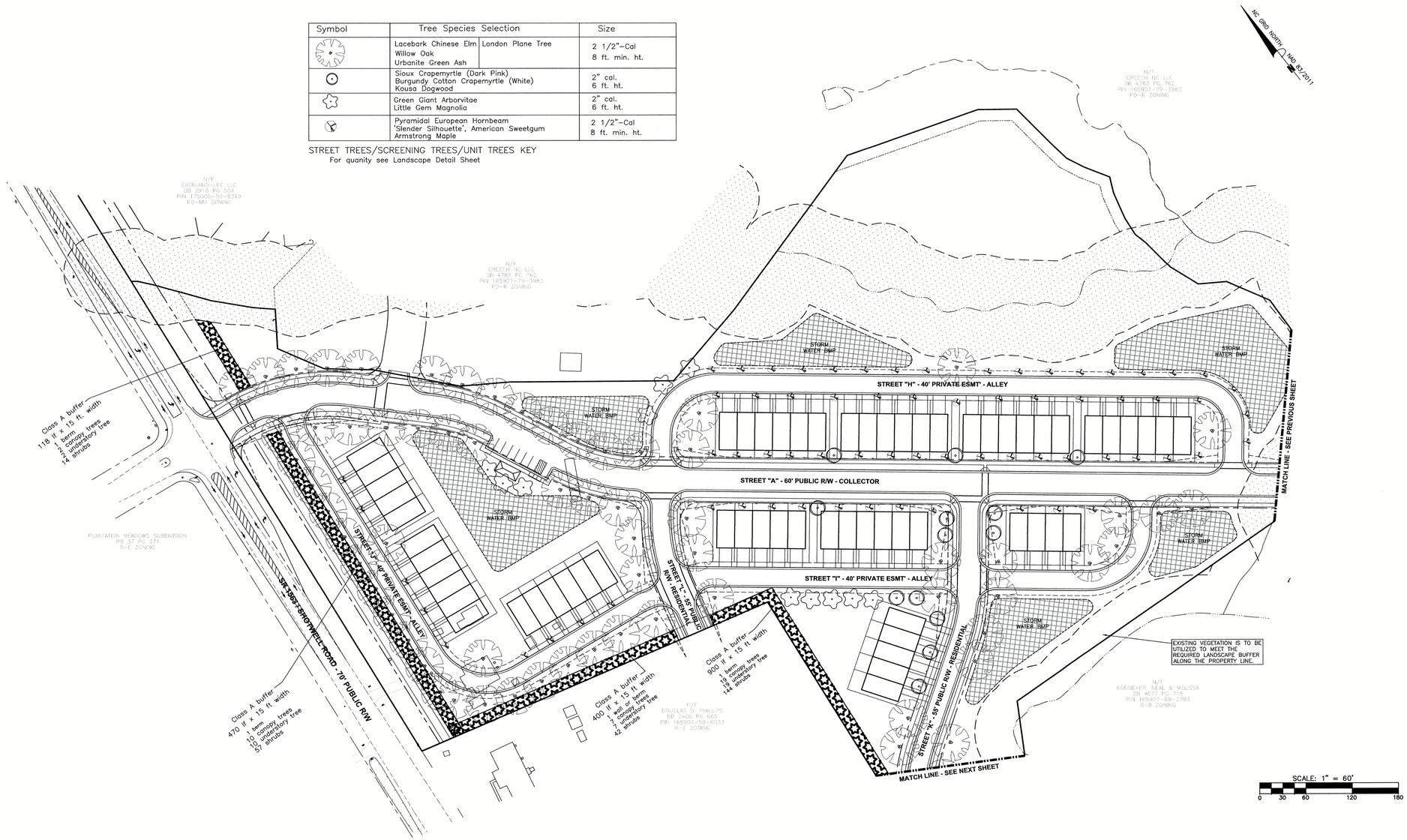

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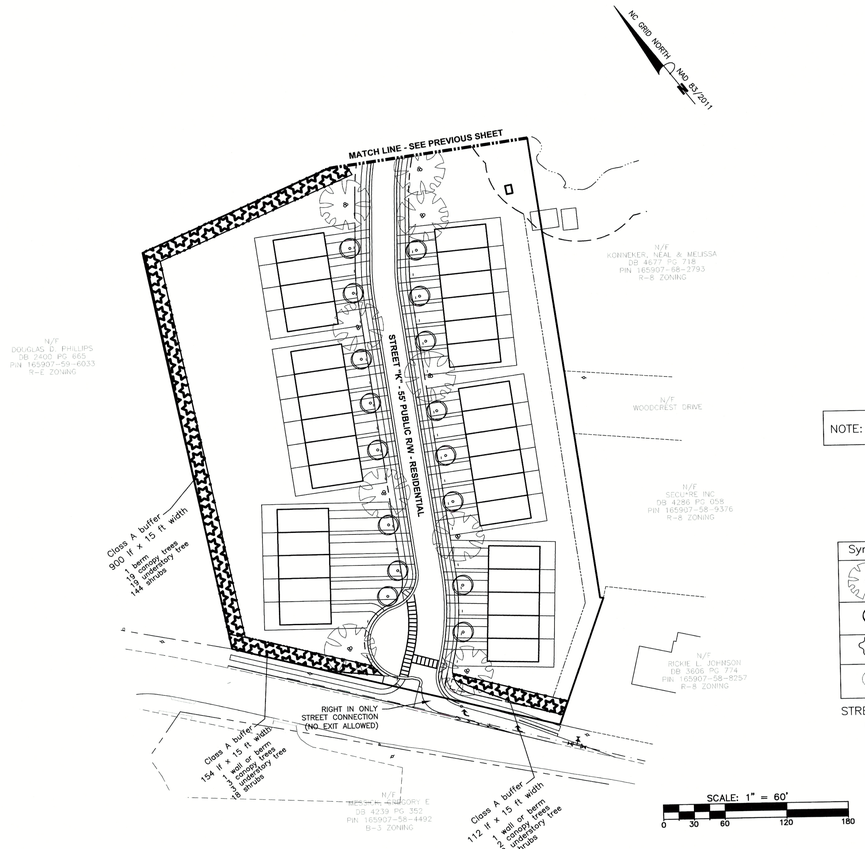

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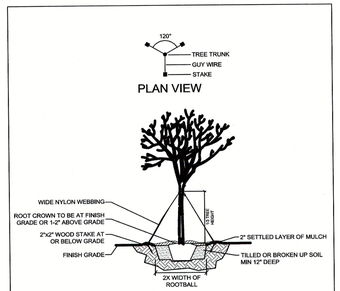
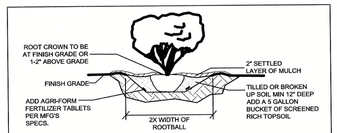


TREE PLANTING

NOT TO SCALE



TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE

NOT TO SCALE

LAWN PREPARATION AND SEEDING NOTES:

A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3–inches in any diameter shall be removed from the soil.

B. Not earlier than 24 hours before seed is to be sown, the soil surface to be seeded shall be thoroughly cultivated to a depth of not less than 4–inches with a weighted disc, tiller, pulvimixer or other equipment, until the surface is smooth and in an acceptabe condition.

C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for seeding.

D. Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.

E. All seeded areas shall be uniformly mulched in a continuous blanket immediately after seeding. The mulch shall be applied evenly so as to permit sunlight to penetrate and the air to circulate and at the same time shade the ground, reduce erosion and conserve soil moisture. Approximately 45 percent of the ground shall be visible through the mulch blanket.

F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.

G. Seeding rate: Drought resistant Fescue seed, 5 lbs/1000sf, 10 lbs. (5–10–15) plus 3% iron fertilizer/1000sf, 45 lbs. limestone/1000sf.

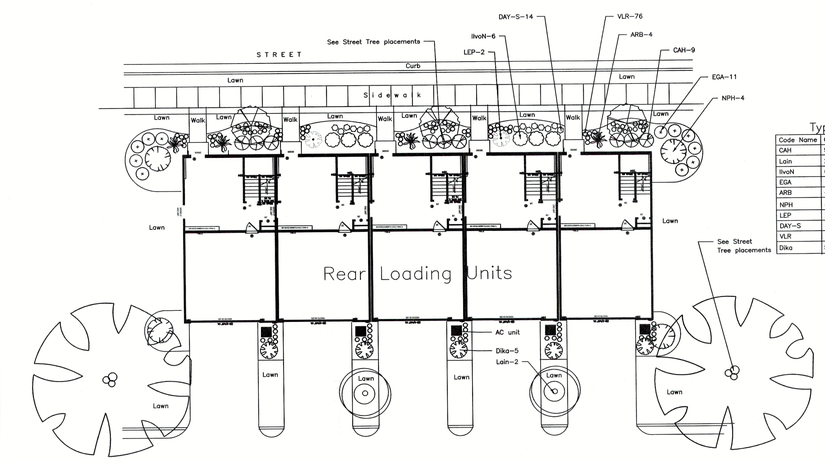
LANDSCAPE SUMMARY

SITE DATA

PROPOSED USE:	TOWN HOMES
TOTAL LOT ACREAGE:	20.86 AC 908,662 SF
ZONING DISTRICT:	R 10

LANDSCAPE DATA

% OF SITE LANDSCAPED:	
% REQ. = 20%	
20% LANDSCAPED AREA:	181,732 SF
CANOPY TREE REQ. AND PROVIDED	1/1000 SF = 182 REQ/PROVIDED
UNDERSTORY TREE REQ. AND PROVIDED	1/1000 SF = 182 REQ/PROVIDED
SHRUBS REQ. AND PROVIDED	2/1000 SF = 364 REQ/PROVIDED



Typical Planting Schedule: Rear Loading Bldg.

Code	Name	Quantity	Common Name	Scientific Name	Planting Size
CAH		9	Carissa Holly	Ilex cornuta 'Carissa'	3–Gal 15–18" spd.
Lain		2	Crape myrtle 'Tuscarora'	Lagerstroemia indica 'Tuscarora'	7 gal. 5 ft. ht.
IlvoN		6	Dwarf youpon	Ilex vomitoria 'Nana'	3–Gal 15–18" spd.
EGA		11	Koleidescope Abelia	Abelia x 'Koleidescope'	3–Gal 15–18" spd.
ARB		4	Globe Arborvitae	Thuja occidentalis hybrid	3–Gal 15–18" spd.
NPH		4	Oak leaf Red Holly	Ilex x 'Oakleaf'	10–gallon 4 ft. ht.
LEP		2	Pink Lorepetalum	Lorepetalum chinense, 'Purple Diamond'	3–Gal 15–18" spd.
DAY–S		14	Stella de Oro Daylily	Hemerocallis, 'Stella de Oro'	1–Gal
VLR		76	Variegated Liriope	Liriope muscari 'Variegata'	1–Gal
Dika		5	Blue cascade Distylium	Distylium x 'Blue cascade'	3–Gal 15–18" spd.

GENERAL PLANTING NOTES:
1. Mulch all new plant beds with 3" clean pinestraw mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 5" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
4. See site plan for actual number of units per building and street tree locations.
5. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction.
6. New lawn to be drought resistant fescue seed.

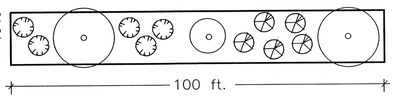
Not To Scale

Rear Loading Units: Typical Landscape Plantings

CLASS A BUFFER
Perimeter Buffer symbol (typical)

15 feet

CLASS A BUFFER
Alternative 2
15 feet



100 ft.

2 canopy trees
1 understory tree
10 shrubs

CLASS A BUFFER PLANT SELECTION

Plant type	Qty.	Plant Selection	Size
Canopy tree Plant no more than 25 of one species	54	Lacebark Chinese Elm London Plane Tree Willow Oak Urbanite Green Ash	2 1/2"–Cal 8 ft. min. ht.
Understory Tree Plant no more than 25 of one species	27	Sioux Crapemyrtle (Dark Pink) Nellie Stevens Holly, Little Gem Magnolia Kousa Dogwood	2"–Cal. 6 ft. min. ht.
Shrub Plant in groups of 3, 5 or 7	269	Abelia, Sea Green Juniper, Miscanthus, Wavy leaf privet Dwarf Burford Holly, Zhuzhou Fuchsia Loropetalum Viburnum tinus 'Compactum', Bridal Wreath Spirea	24" min. ht.

Class A Buffer Berm Requirements

Symbol	Qty.	Tree Species Selection		Size
	115	Lacebark Chinese Elm Willow Oak Urbanite Green Ash	London Plane Tree	2 1/2"–Cal 8 ft. min. ht.
	92	Sioux Crapemyrtle (Dark Pink) Burgundy Cotton Crapemyrtle (White) Kousa Dogwood		2" cal. 6 ft. ht.
	21	Green Giant Arborvitae Little Gem Magnolia		2" cal. 6 ft. ht.
	128	Pyramidal European Hornbeam 'Slender Silhouette', American Sweetgum Armstrong Maple		2 1/2"–Cal 8 ft. min. ht.

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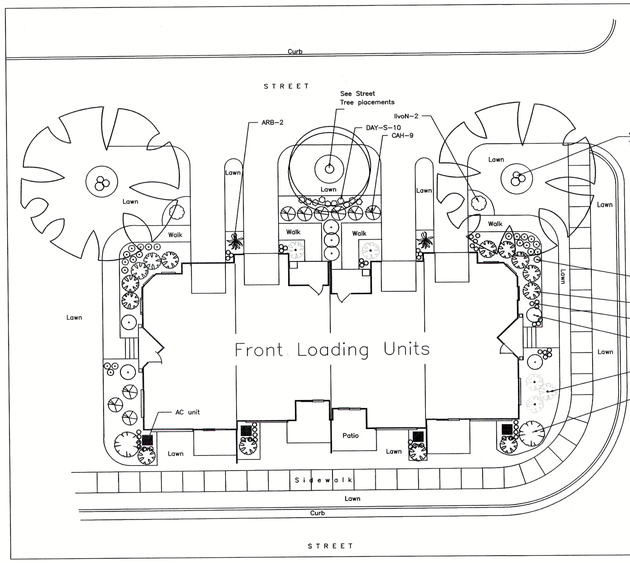

Typical Planting Schedule: Front Loading Bldg.

Code	Name	Quantity	Common Name	Scientific Name	Planting Size
CAH		9	Carissa Holly	Ilex cornuta 'Carissa'	3–Gal 15–18" spd.
IlcrC		7	Dwarf Japanese holly	Ilex crenata 'Compacta'	3–Gal 15–18" spd.
IlvoN		2	Dwarf youpon	Ilex vomitoria 'Nana'	3–Gal 15–18" spd.
ARB		2	Globe Arborvitae	Thuja occidentalis hybrid	3–Gal 15–18" spd.
DNA		22	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3–Gal 12–15" spd.
Dika		14	Blue Cascade Distylium	Distylium x 'Blue Cascade'	3–Gal 15–18" spd.
NPH		2	Oak leaf Red Holly	Ilex x 'Oak leaf'	10–gallon 4 ft. ht.
LEP		5	Pink Lorepetalum	Lorepetalum chinense, 'Purple Diamond'	3–Gal 15–18" spd.
DAY–S		10	Stella de Oro Daylily	Hemerocallis, 'Stella de Oro'	1–Gal
VLR		28	Variegated Liriope	Liriope muscari 'Variegata'	1–Gal

GENERAL PLANTING NOTES:
1. Mulch all new plant beds with 2" Brown Designer hardwood mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 5" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
4. See site plan for actual number of units per building and street tree locations.
5. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction.
6. New lawn to be drought resistant fescue seed.

Not To Scale

Front Loading Units: Typical Landscape Plantings

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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PRELIMINARY LANDSCAPE PLAN DETAILS FOR CREECH TRACT DEVELOPMENT

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

CLAYTON NARRON 402 LANDSCAPE ARCHITECT NORTH CAROLINA

Revised 7–12–18
4–19–18

Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS – 12/3/18

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: 16048	**Date:** 8/29/18	**Revision:** 001
File: 16048_Lscape_7.9.18	**Drawn:** WJB	**Sheet:** 14 OF 22

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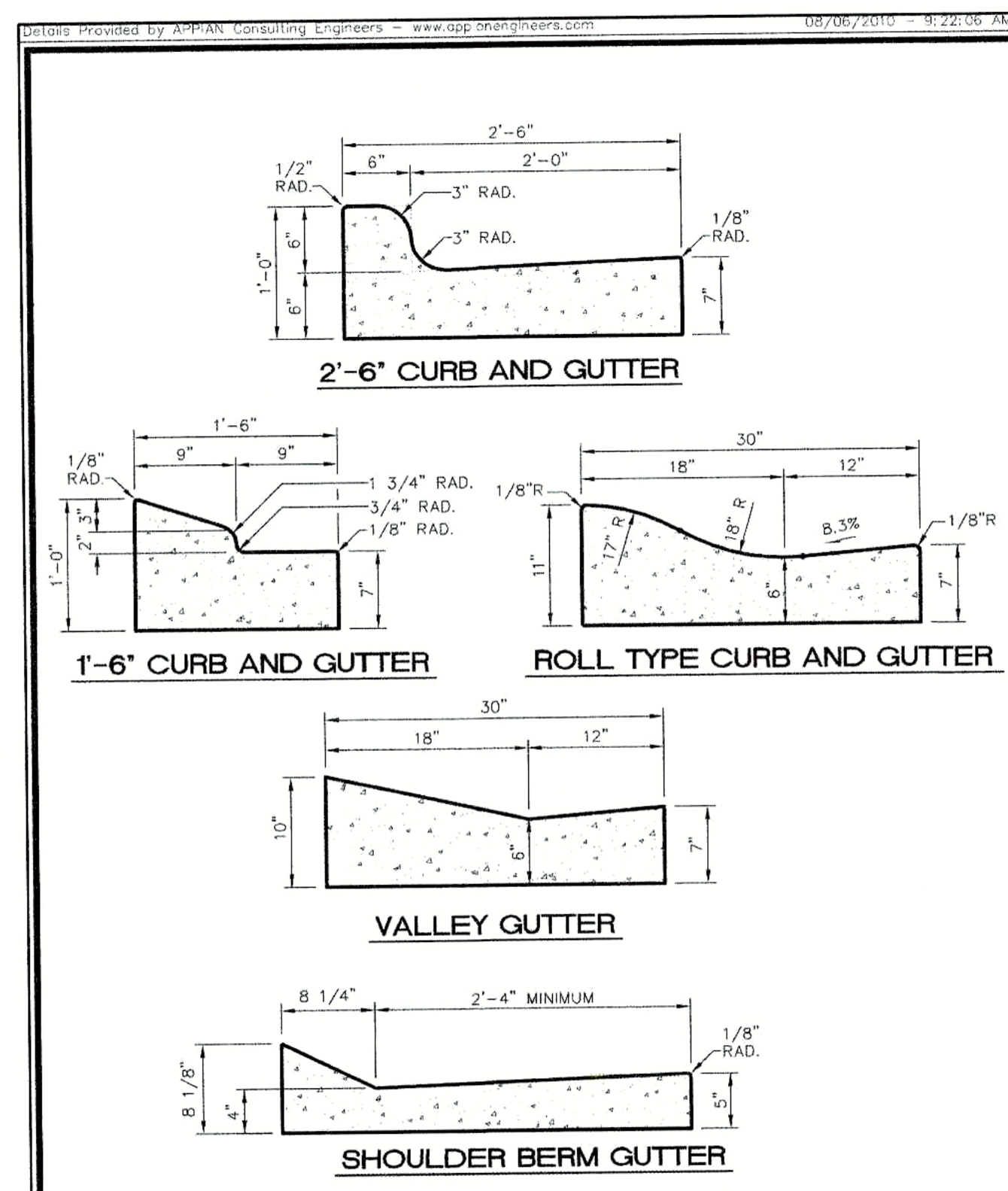

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
CONCRETE CURB AND GUTTER SECTIONS
SCALE: Not To Scale | DETAIL # 2 402.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 2

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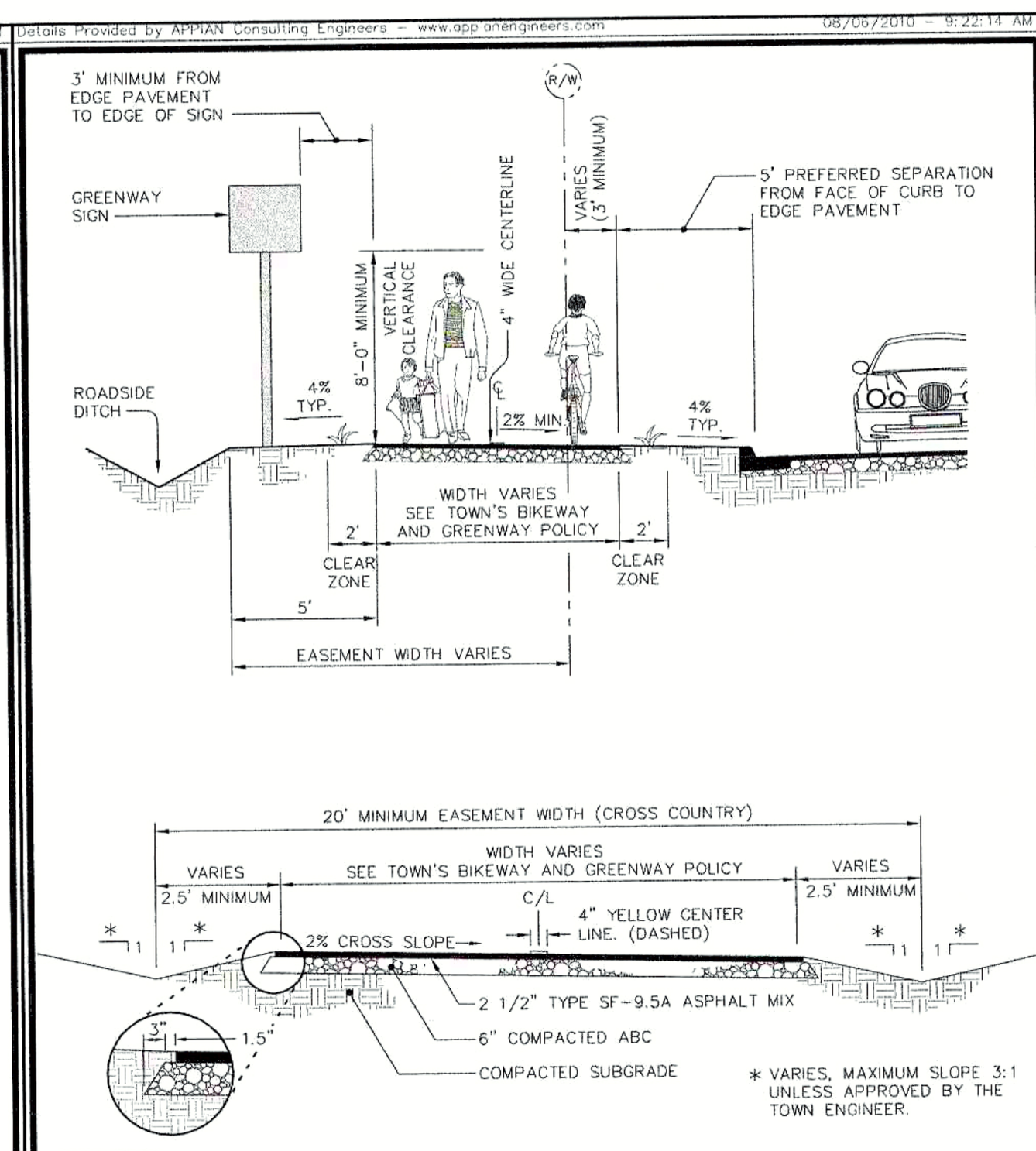

NOTES:
1. See detail 401.01 for road way construction / dimensions.
2. Subgrade must be compacted enough to hold up the paving operation.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION
SCALE: Not To Scale | DETAIL # 2 401.03 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

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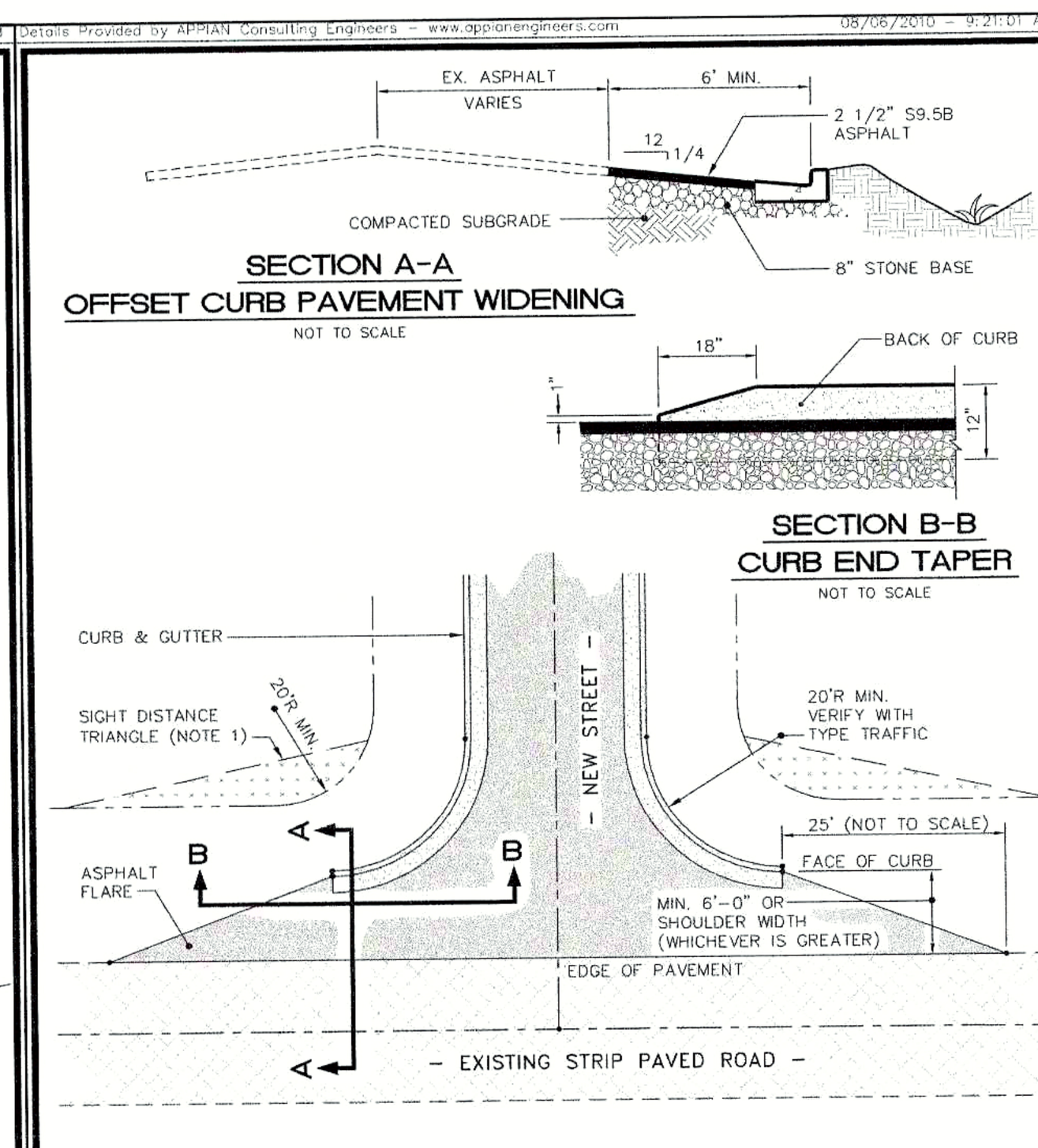
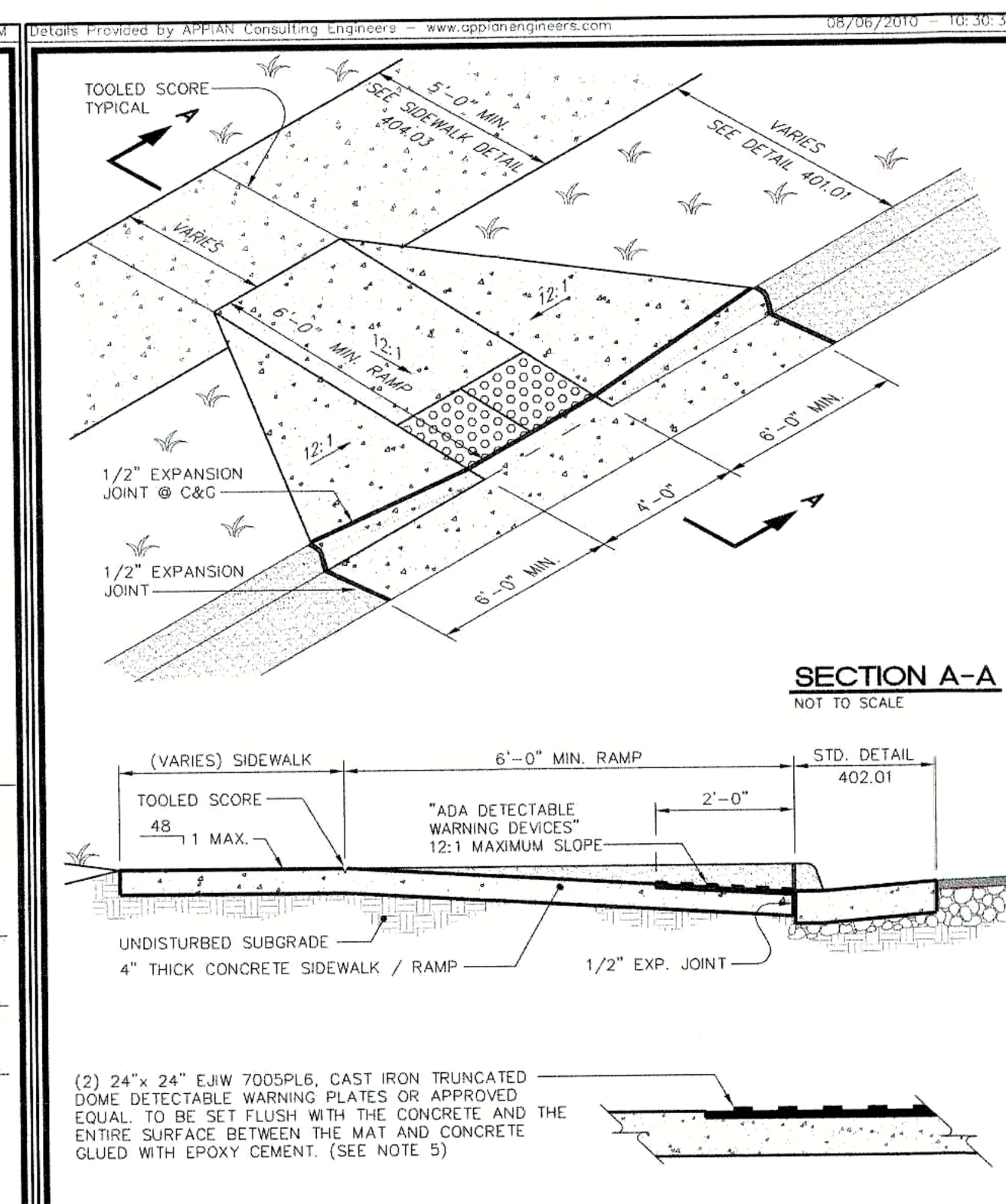


NOTES:
1. If intersecting a town street refer to detail 403.01 for sight distance requirements. If intersecting NCDOT roadway, refer to NCDOT Policy on Street and Driveway Access to North Carolina Highways.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL TOWN C&G STREET CONNECTION to CITY or NCDOT STRIP PAVED STREET
SCALE: Not To Scale | DETAIL # 2 403.02 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 08/06/2010 – 10:30:30 AM



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL WHEELCHAIR RAMP - TYPE I
SCALE: Not To Scale | DETAIL # 2 405.02 | REVISION DATE: July, 2010 | SHEET #: 1 of 2

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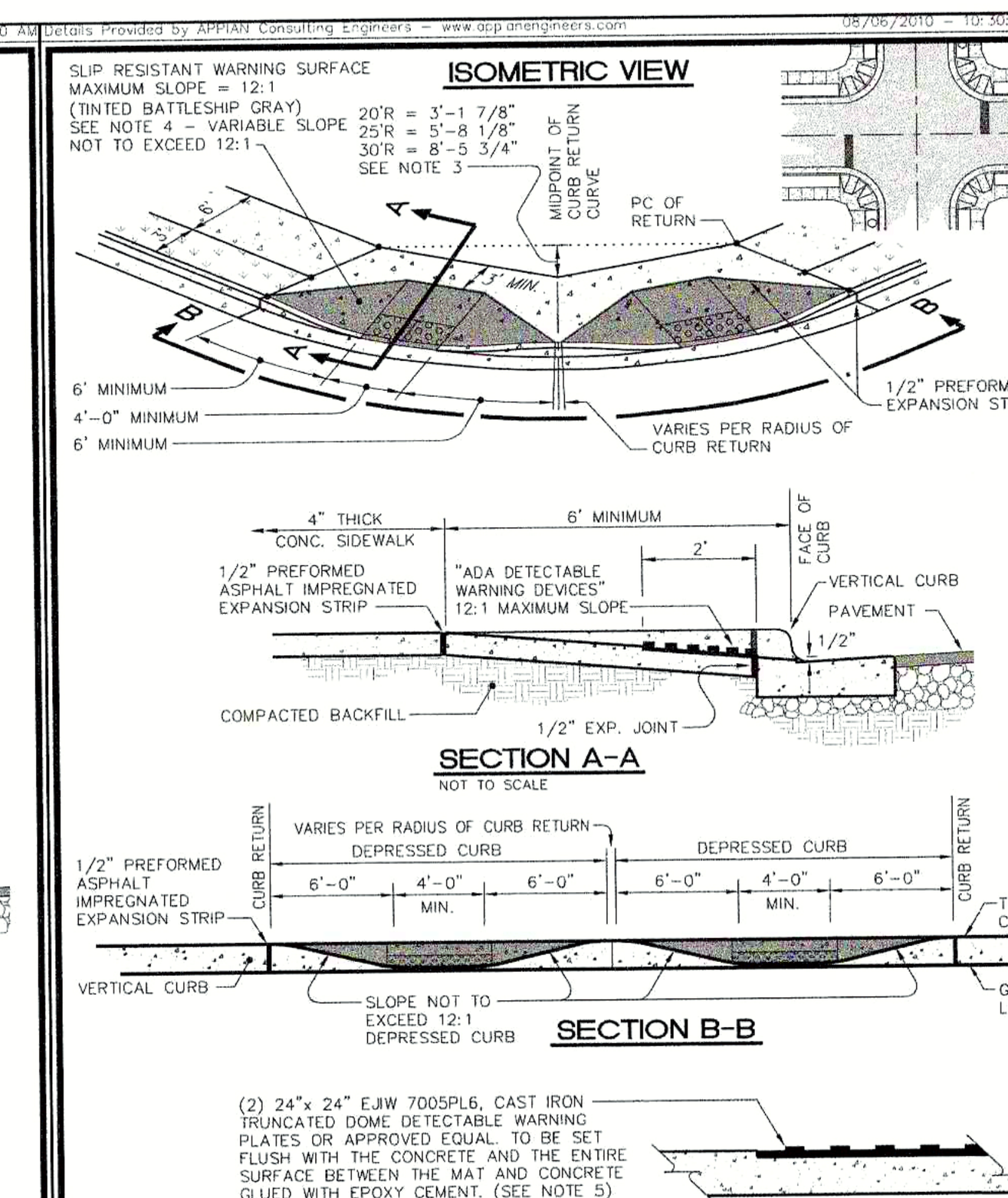

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL WHEELCHAIR RAMP - TYPE II
SCALE: Not To Scale | DETAIL # 2 405.03 | REVISION DATE: July, 2010 | SHEET #: 1 of 2

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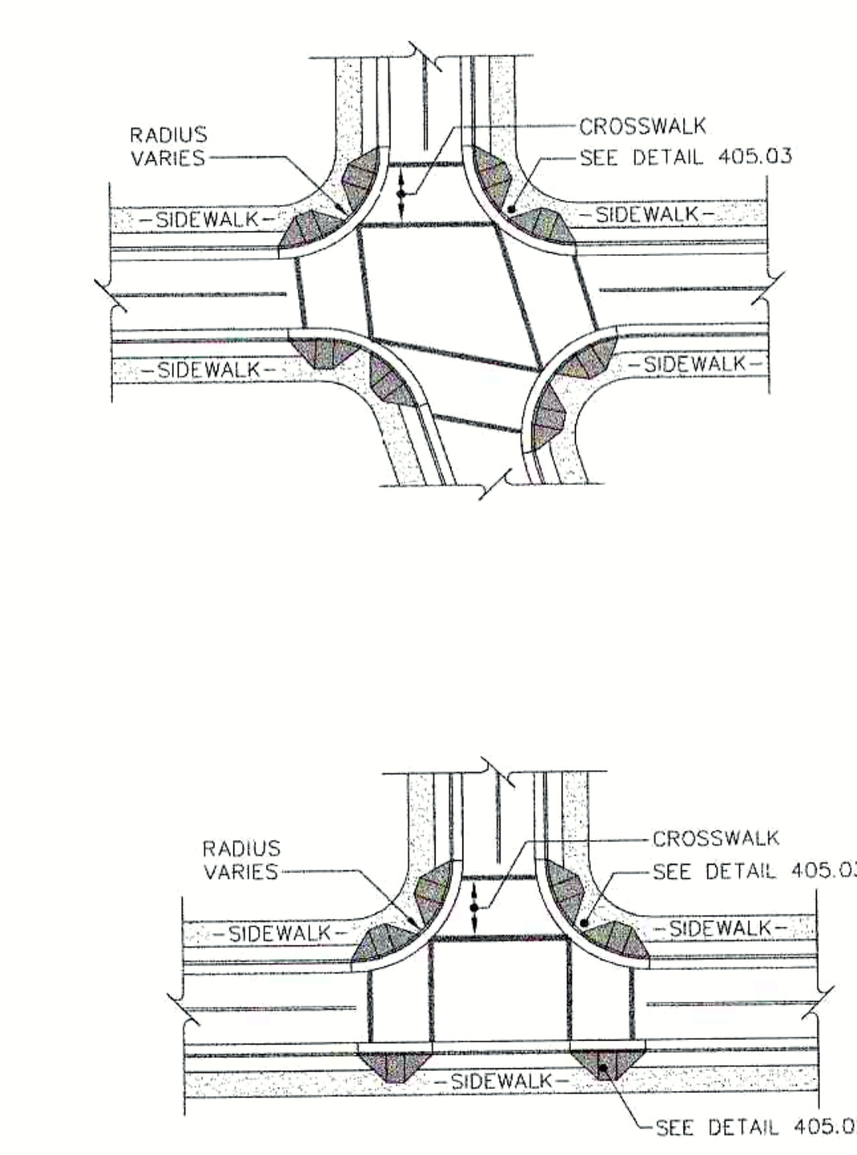
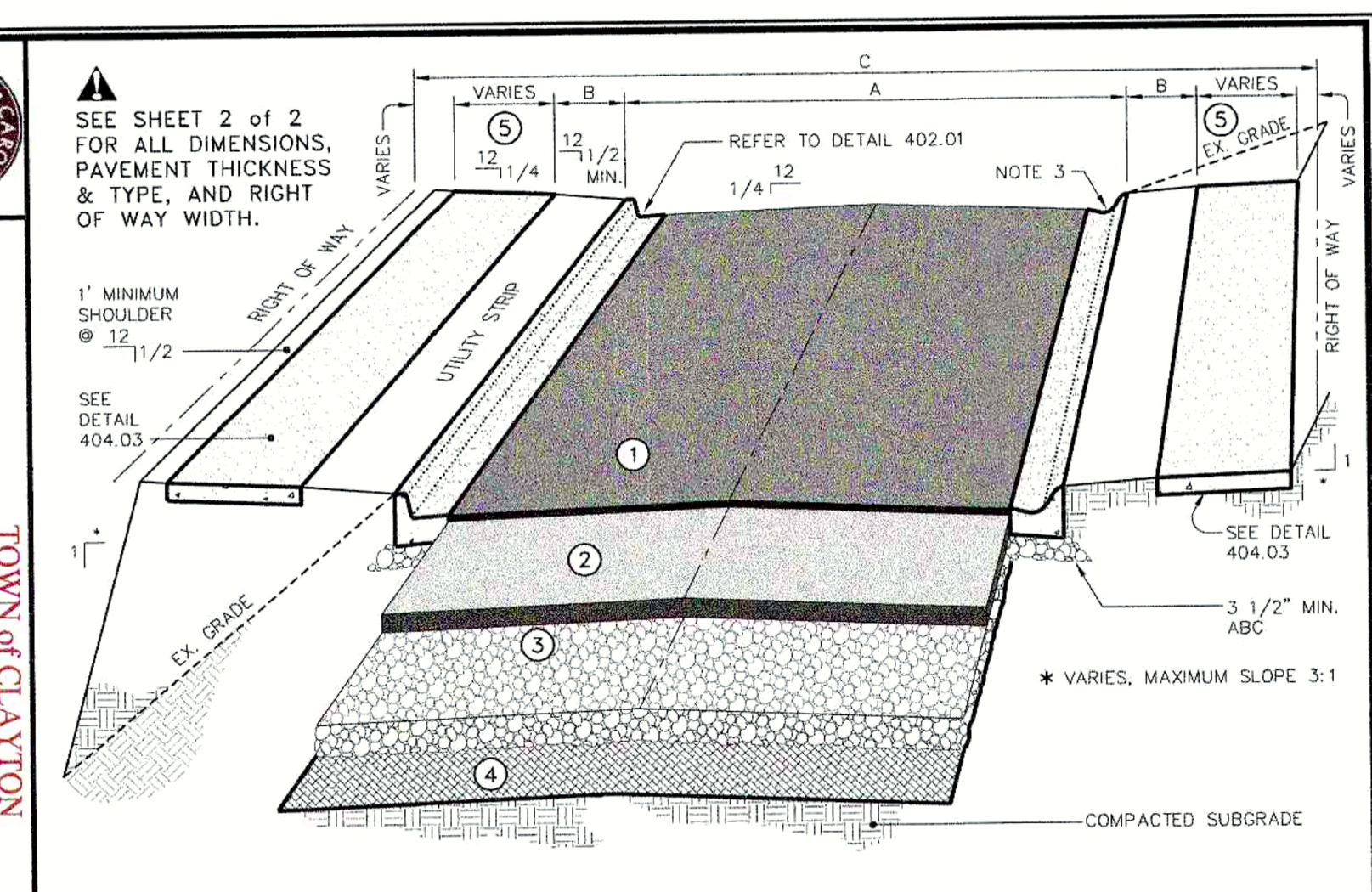


TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL WHEELCHAIR RAMP SCHEMATICS
SCALE: Not To Scale | DETAIL # 2 405.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 1



NOTES:
1. Pavement design, pavement width, and street right of way shall be as shown unless otherwise specified. Where unusual conditions exist, or excessive traffic volume is anticipated, the project engineer may vary the typical street section or pavement design accordingly.
2. Refer to plan cross-sections for slope tie-ins.
3. Mountable roll curb and gutter may be used in lieu of straight back curb on residential and residential collectors.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL STREET CROSS SECTION (CURB & GUTTER APPLICATION)
SCALE: Not To Scale | DETAIL # 2 401.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 6

Roadway Geometric Properties Matrix

Facility Classification	C&G Application Back to Back (Ft) (minimum)	Minimum Utility Strip Back to Back (Ft) if applicable	Minimum ROW (ft)	Pavement Section: Riding Surface (minimum)	Asphalt Base (minimum)	Aggregate Base (minimum)	Geogrid Required Between Earth Subgrade and Stone Base	Sidewalk Required (one side, both or none)
	A	B	C	1	2	3	4	5
Residential cul-de-sacs	27'	3'	50'	2 1/2" S 9.5B	-	8"	-	
Commercial cul-de-sacs	31'	3'	60'	2 1/2" S 9.5B	-	8"	-	
Residential Streets	27'	3'	50'	2 1/2" S 9.5B		8"	-	Both
Residential Collector	31'	3'	50'	2 1/2" S 9.5B		8"	-	Both
Frontage Road	27'	3'	40'	2 1/2" S 9.5B		8"	-	One
Commercial	41'	3'	60'	2 1/2" S 9.5B		8"	-	Both
Collector	41'	3'	60'	2" S 9.5B	2 ½" B 25.X	8"	-	Both
Minor Thoroughfare – 2 Lane w/ parking on one side	35'	5'	60'	2" S 9.5B	2 ½" B 25.X	8"	Yes	Both
Minor Thoroughfare a – 3 Lane	41'	Varies per sheet 5 of 6	70'	2" S 9.5B	4" B 25.X	8"	Yes	Both b
Major Thoroughfare a – 4 Lane	53'	Varies per sheet 5 of 6	80'	3" S 9.5C	6" B 25.X	8"	Yes	Both b
Major Thoroughfare a – 4 Lane divided	69'	Varies per sheet 5 of 6	100'	3" S 9.5C	6" B 25.X	10"	Yes	Both b
Major Thoroughfare a – 5 Lane	65'	Varies per sheet 6 OF 6	90'	3" S 9.5C	6" B 25.X	10"	Yes	Both b
Major Thoroughfare a – 5 Lane	65'	Varies per sheet 6 of 6	100'	3" S 9.5C	6" B 25.X	10"	Yes	Both b

a. Minimum non-residential lane width = 12' ft.
b. For shared Pedestrian & Bicycle Facility, use 8' width on one of sidewalks.

1. The compacted subgrade and the aggregate base must pass proof roll before constructing next stage.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL STREET CROSS SECTION (CURB & GUTTER APPLICATION)
SCALE: Not To Scale | DETAIL # 2 401.01 | REVISION DATE: July, 2010 | SHEET #: 2 of 6

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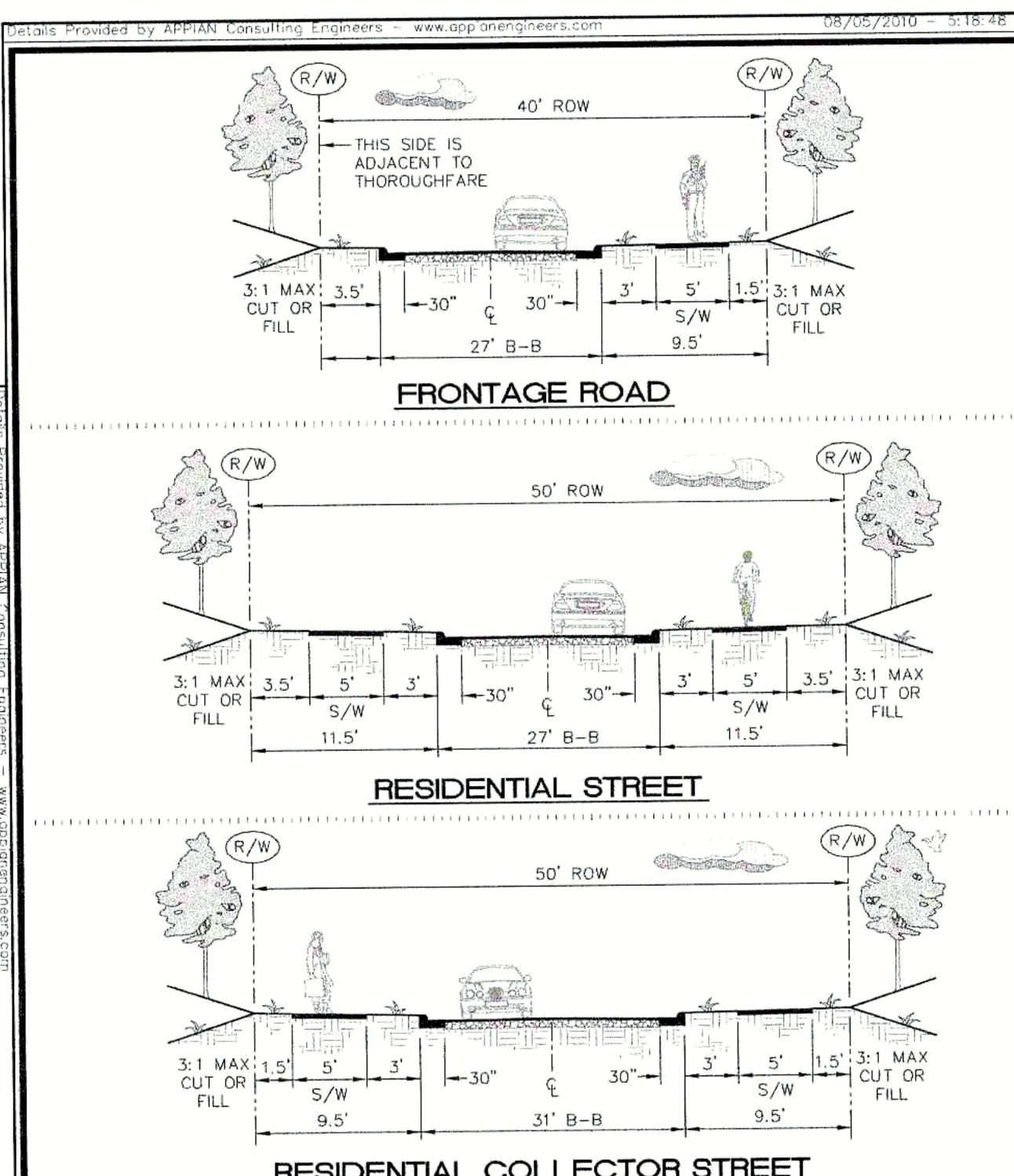

NOTES:
1. See sheet 1 & 2 for pavement properties & matrix.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL STREET CROSS SECTION (CURB & GUTTER APPLICATION)
SCALE: Not To Scale | DETAIL # 2 401.01 | REVISION DATE: July, 2010 | SHEET #: 3 of 6

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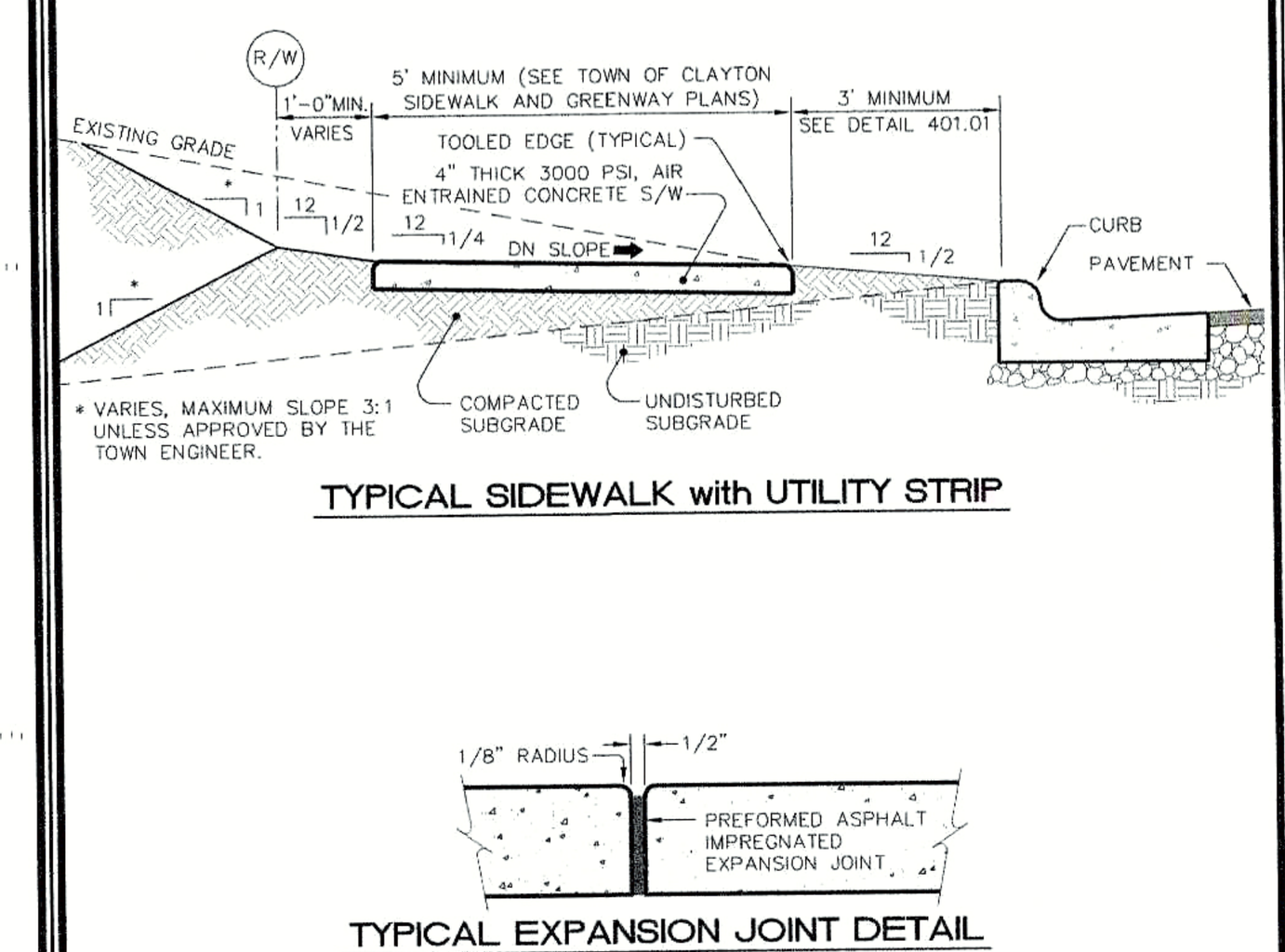

NOTES:
1. Provide 1" deep tooled traverse structural score joint with 1/8" radius at 5'-0" o.c.
2. 1/2" preformed asphalt impregnated expansion strip joints to be placed 40'-0" o.c. longitudinally, adjacent to curbs, when butting existing structures, concrete, or buildings, and at changes in width.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL CONCRETE SIDEWALK AND EXPANSION JOINT DETAIL
SCALE: Not To Scale | DETAIL # 2 404.03 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

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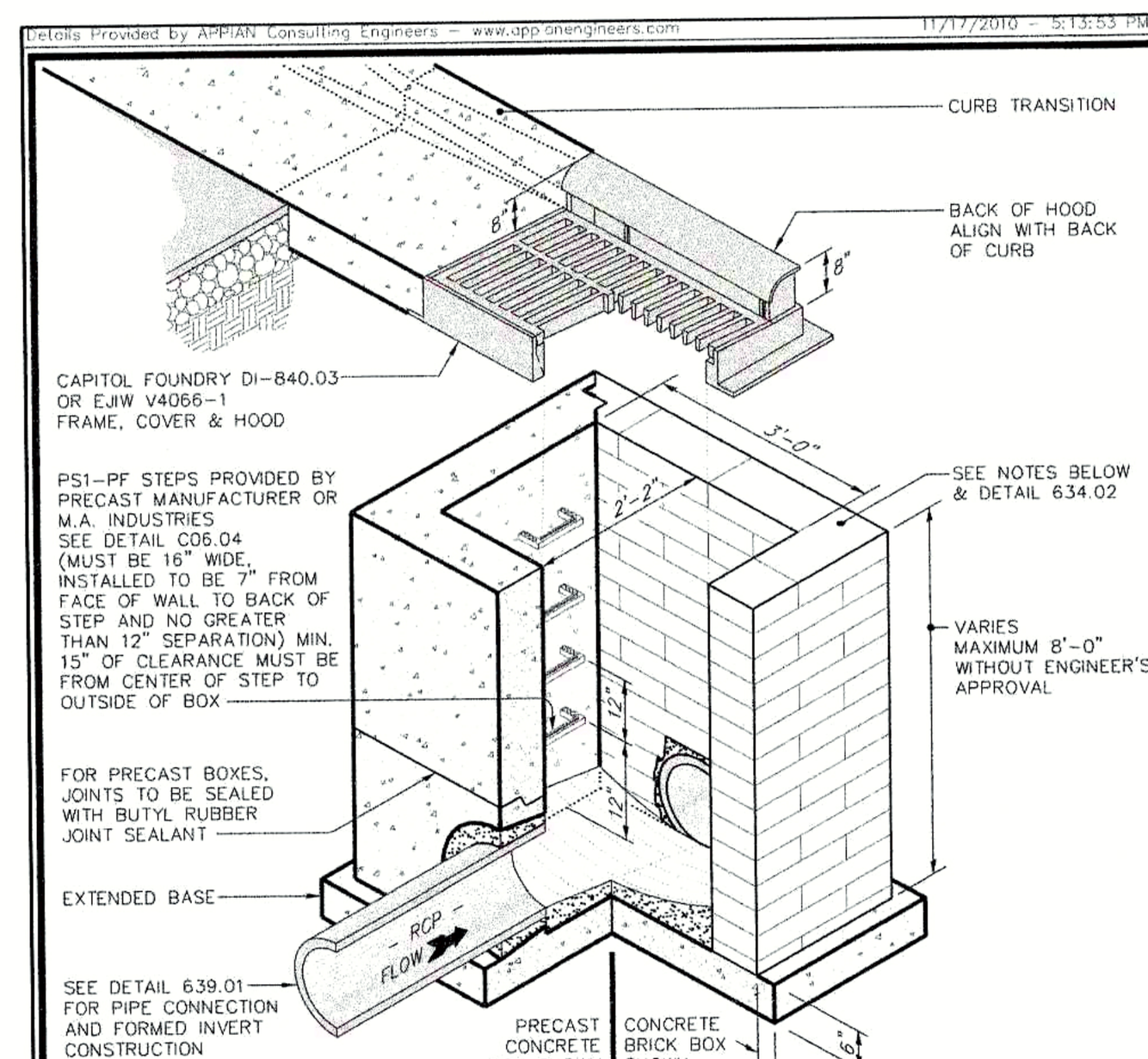

NOTES:
1. Use either concrete building brick – ASTM C55, grade N, type 1 or clay brick – ASTM C32, grade MS.
2. Mortar to be type M.
3. Concrete pipe to be class III
4. Precast boxes to conform to latest ASTM C-913
5. Precast boxes concrete strength to be a minimum 4,000 PSI at 28 days
6. See detail 634.02 for miscellaneous notes.
7. Top of precast box to be field adjusted using methods outlined in specifications.
8. This detail is a representation of the minimum standards for town of Clayton combination curb opening inlet & catch basin. Refer to NCDOT Std. Details 840.00, 840.01, 840.02, 840.03, 840.45, & 840.46 for additional details and requirements.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL CATCH BASIN AND CURB INLET WITH HOOD
SCALE: Not To Scale | DETAIL # 2 633.02 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

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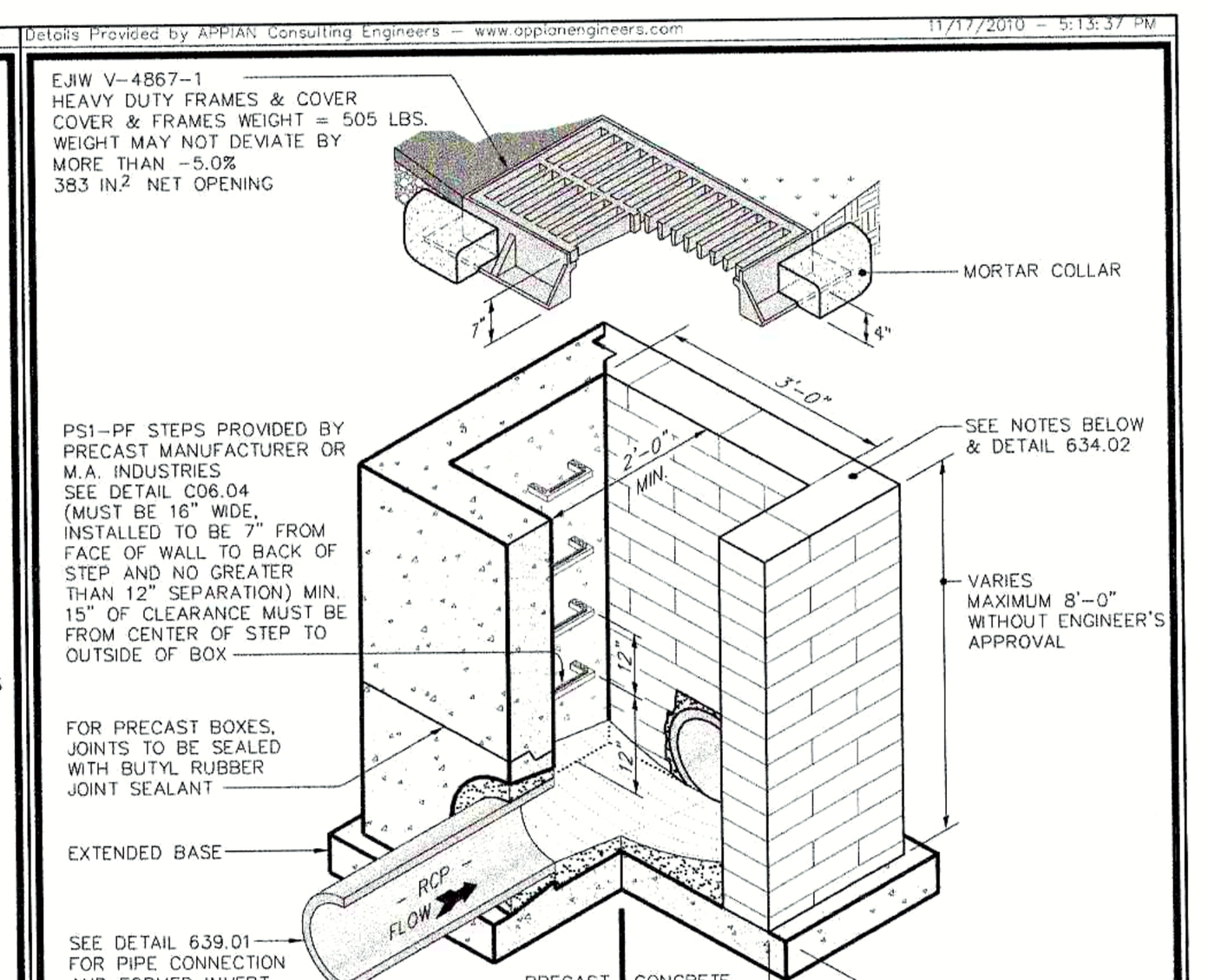

NOTES:
1. Use either concrete building brick – ASTM C55, grade N, type 1 or clay brick – ASTM C32, grade MS.
2. Mortar to be type M.
3. Concrete pipe to be class III
4. Precast boxes to conform to latest ASTM C-913
5. Precast boxes concrete strength to be a minimum 4,000 PSI at 28 days
6. See detail 634.02 for miscellaneous notes.
7. Top of precast box to be field adjusted using methods outlined in specifications.
8. This detail is a representation of the minimum standards for town of Clayton combination curb opening inlet & catch basin. Refer to NCDOT Std. Details 840.00, 840.14, 840.15, 840.16, 840.45, 840.46 & 840.52 for additional details and requirements. Other DOT catch basin standard details may be used with the approval of the Town Engineer. (i.e. In medians, ditches, & swales.)

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL DROP INLET DETAIL
SCALE: Not To Scale | DETAIL # 2 633.04 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

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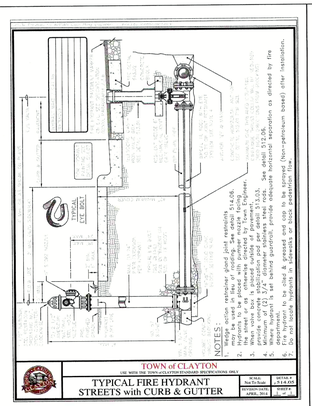
SITE DETAIL SHEET
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON 10/5/18

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

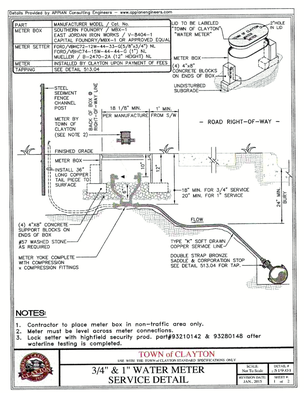
Job: 16048	Date: 8/29/18	Revision:
File: 16048–Prelim_Subd_REV	Drawn: WJB	Sheet: 15 OF 22



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL FIRE HYDRANT STREETS with CURB & GUTTER

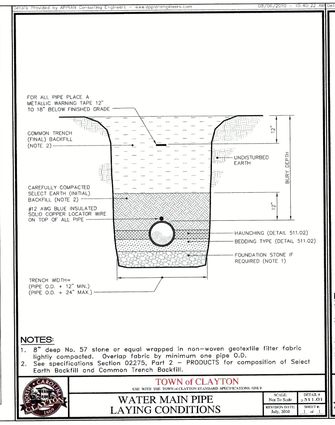
SCALE: Not To Scale | DETAIL #: S-511.01
REVISION DATE: FINAL SUB. | SHEET #: 1 of 2



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

3/4" & 1" WATER METER SERVICE DETAIL

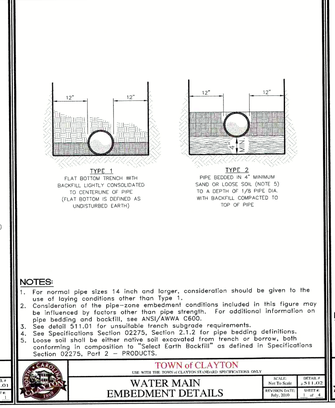
SCALE: Not To Scale | DETAIL #: S-511.04
REVISION DATE: FINAL SUB. | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

WATER MAIN PIPE LAYING CONDITIONS

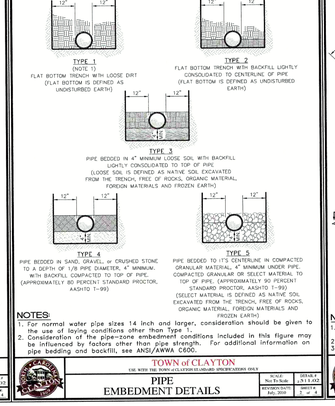
SCALE: Not To Scale | DETAIL #: S-511.00
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

WATER MAIN EMBEDMENT DETAILS

SCALE: Not To Scale | DETAIL #: S-511.03
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

PIPE EMBEDMENT DETAILS

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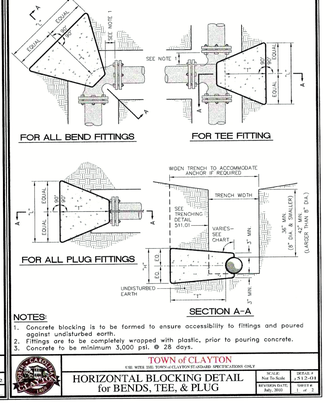
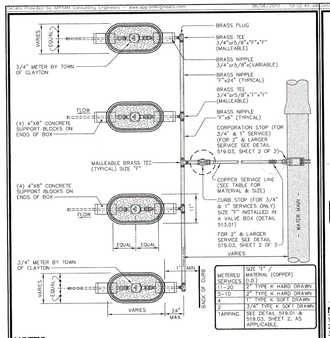
REVISION DATE: Adj. 2018 | SHEET #: 2 of 2



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

HORIZONTAL BLOCKING DETAIL for BENDS, TEE, & PLUG

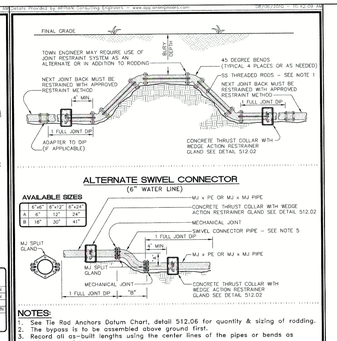
SCALE: Not To Scale | DETAIL #: S-512.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

STANDARD GANG METER ASSEMBLY

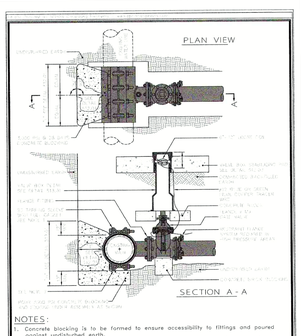
SCALE: Not To Scale | DETAIL #: S-513.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

VERTICAL BEND, RODDING, and BLOCKING DETAIL

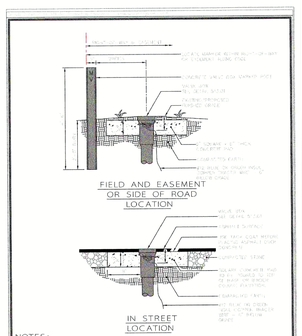
SCALE: Not To Scale | DETAIL #: S-512.04
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY

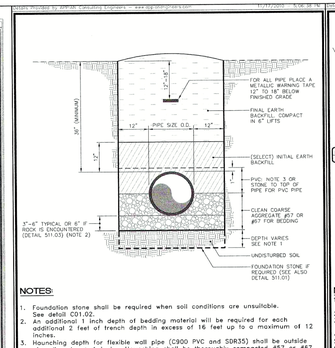
SCALE: Not To Scale | DETAIL #: S-513.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

VALVE, VALVE BOX, AND MARKER INSTALLATION DETAIL

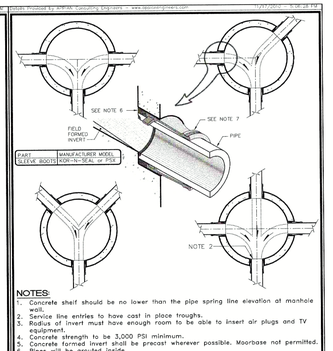
SCALE: Not To Scale | DETAIL #: S-514.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

SANITARY SEWER PIPE LAYING CONDITIONS

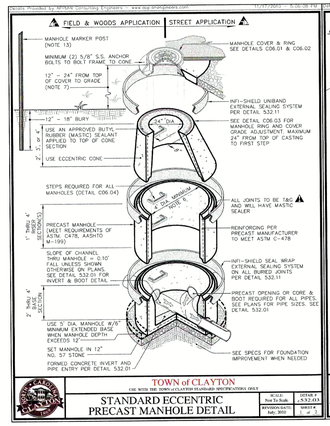
SCALE: Not To Scale | DETAIL #: S-515.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 2



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL SEWER INVERT PLANS FOR MANHOLES

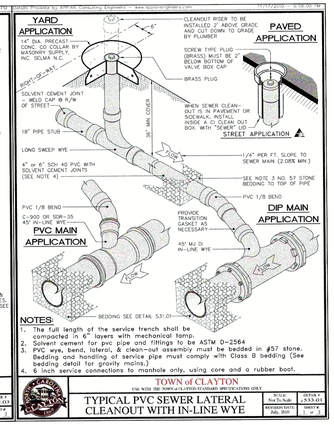
SCALE: Not To Scale | DETAIL #: S-515.01
REVISION DATE: Adj. 2018 | SHEET #: 2 of 2



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

STANDARD ECCENTRIC PRECAST MANHOLE DETAIL

SCALE: Not To Scale | DETAIL #: S-532.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL PVC SEWER LATERAL CLEANOUT WITH IN-LINE WYE

SCALE: Not To Scale | DETAIL #: S-532.01
REVISION DATE: Adj. 2018 | SHEET #: 1 of 1

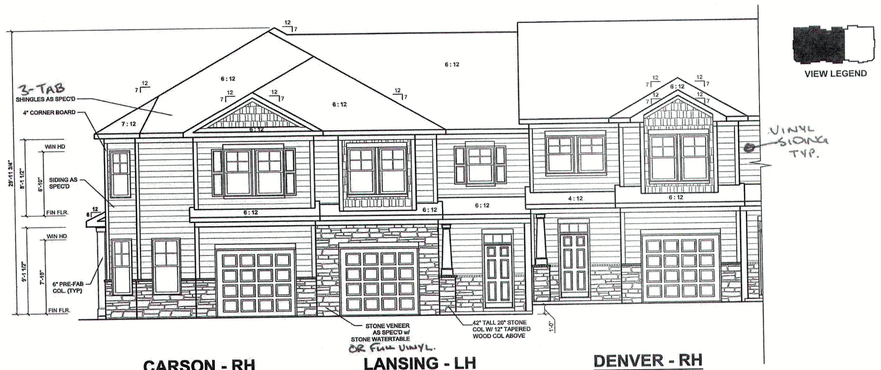
WATER & SEWER DETAIL SHEET
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

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

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER JERRY T. DALTON

PRELIMINARY
NOT FOR CONSTRUCTION

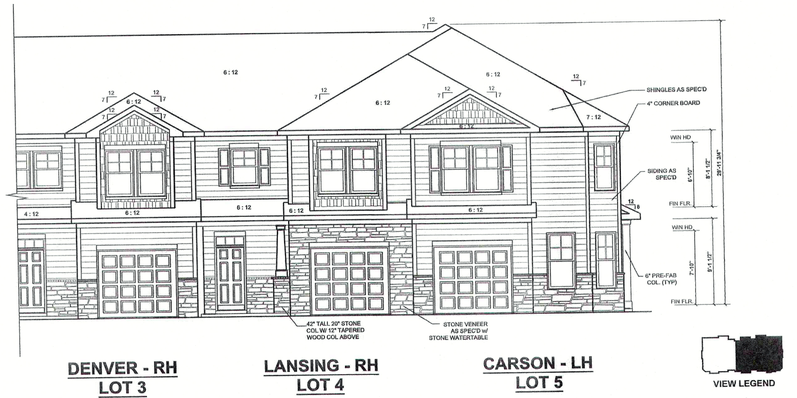
Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_Subd_RDY	Drawn: WJB	Sheet: 16 OF 22



CARSON - RH
LOT 1

LANSING - LH
LOT 2

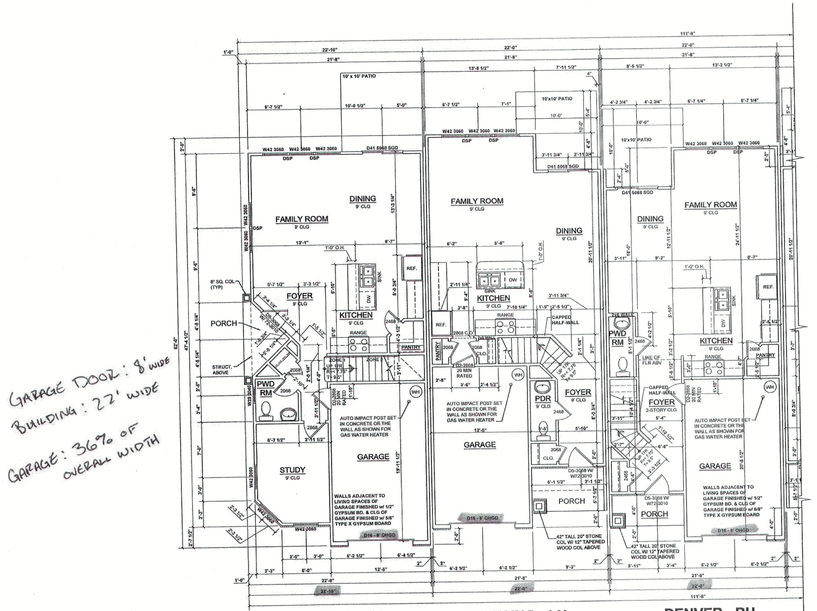
DENVER - RH
LOT 3



DENVER - RH
LOT 3

LANSING - RH
LOT 4

CARSON - LH
LOT 5



GARAGE DOOR: 8' WIDE
BUILDING: 22' WIDE
GARAGE: 36% OF OVERALL WIDTH

CARSON - RH
LOT 1

LANSING - LH
LOT 2

DENVER - RH
LOT 3



TYPICAL BUILDING ELEVATION (FRONT)

NOT TO SCALE

TYPICAL BUILDING ELEVATION (FRONT LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS – 12/3/18

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: 16048	Date: 8/29/18	Revision: 001
File: 16048-Prelim_ELEVATIONS (2)	Drawn: WJB	Sheet: 17 OF 22

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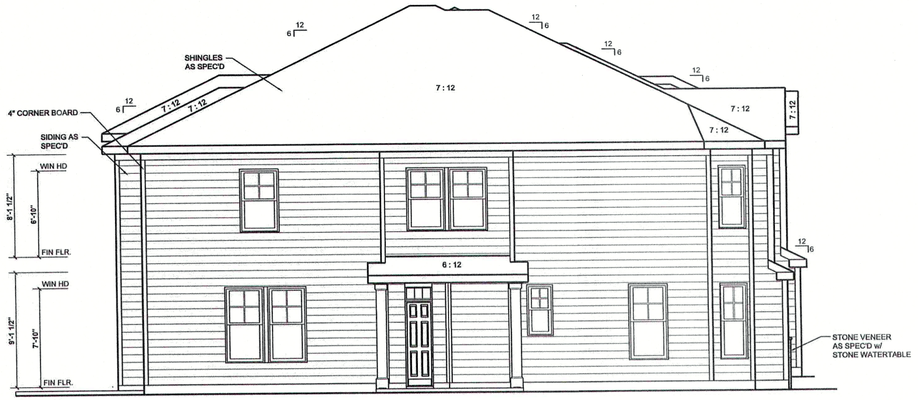
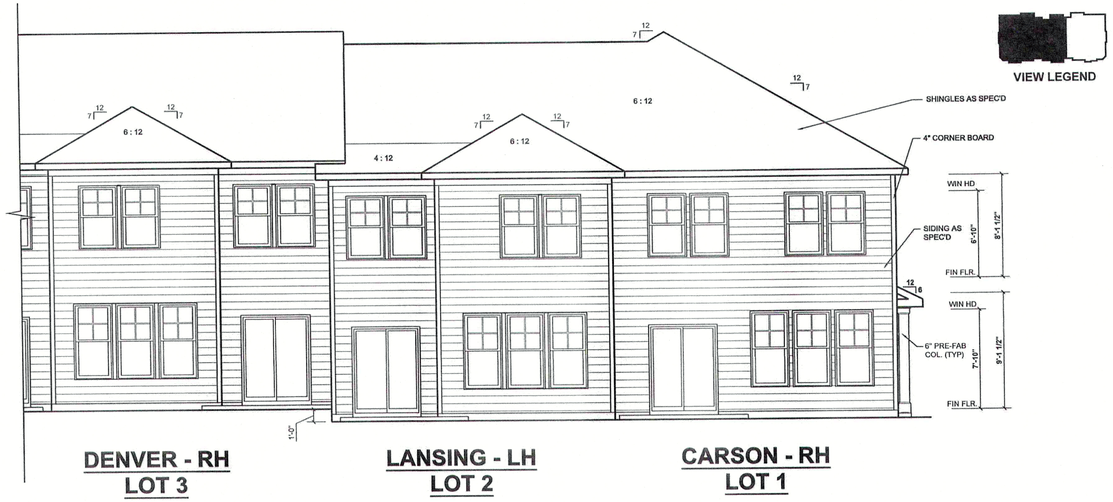


TYPICAL BUILDING ELEVATION (LEFT SIDE)

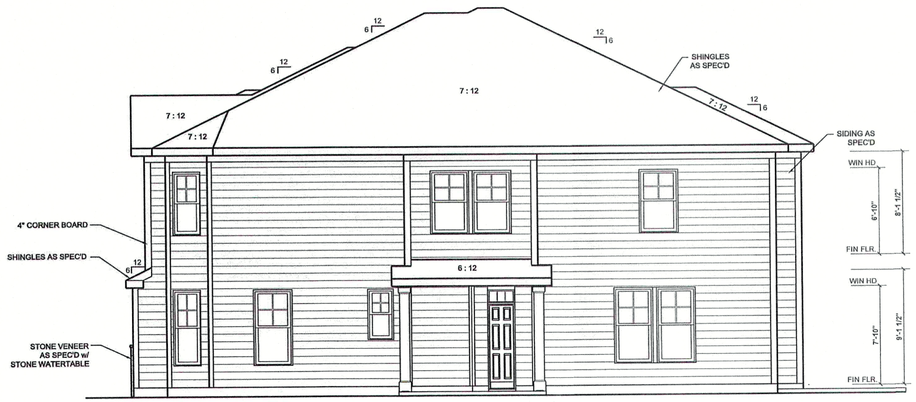
NOT TO SCALE



DENVER - RH
LOT 3

LANSING - LH
LOT 2

CARSON - RH
LOT 1



TYPICAL BUILDING ELEVATION (RIGHT SIDE)

NOT TO SCALE



CARSON - LH
LOT 5

LANSING - RH
LOT 4

DENVER - RH
LOT 3



TYPICAL BUILDING ELEVATION (REAR)

NOT TO SCALE

TYPICAL BUILDING ELEVATION (FRONT LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS – 12/3/18

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: 16048	**Date:** 8/29/18	**Revision:** 001
File: 16048--Prelim_ELEVATIONS (2)	**Drawn:** WJB	**Sheet:** 18 OF 22

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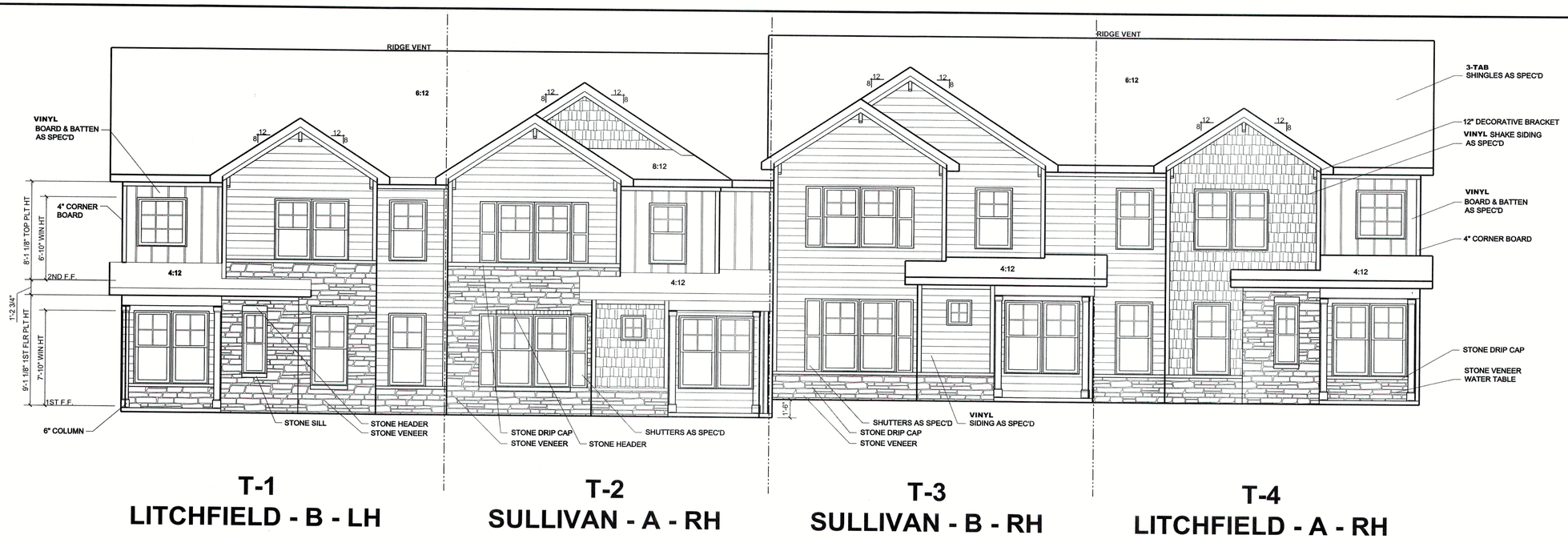
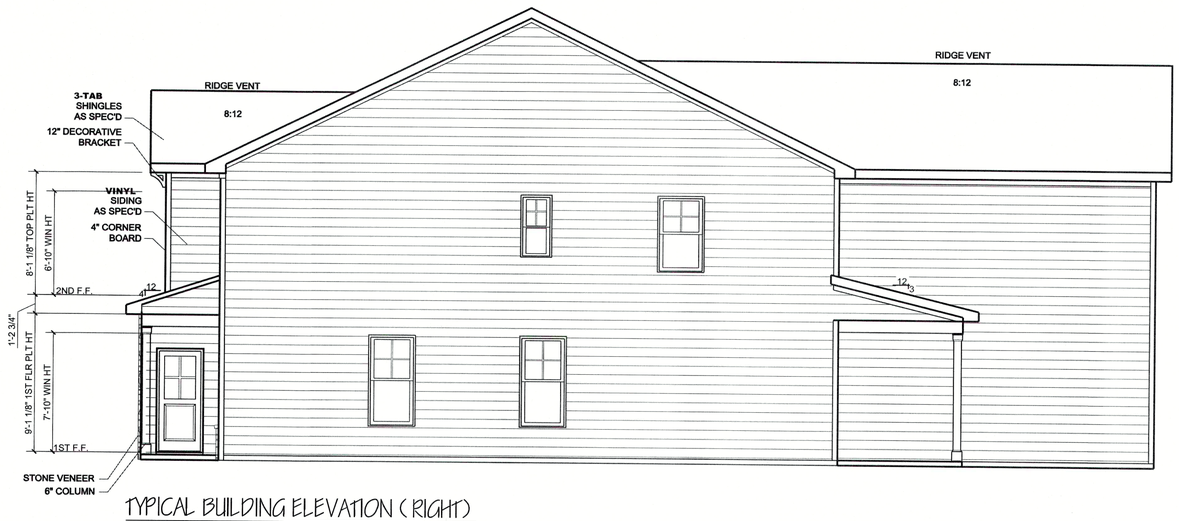


TYPICAL BUILDING ELEVATION (FRONT)

1/4"=1'-0"



TYPICAL BUILDING ELEVATION (RIGHT)

1/4"=1'-0"

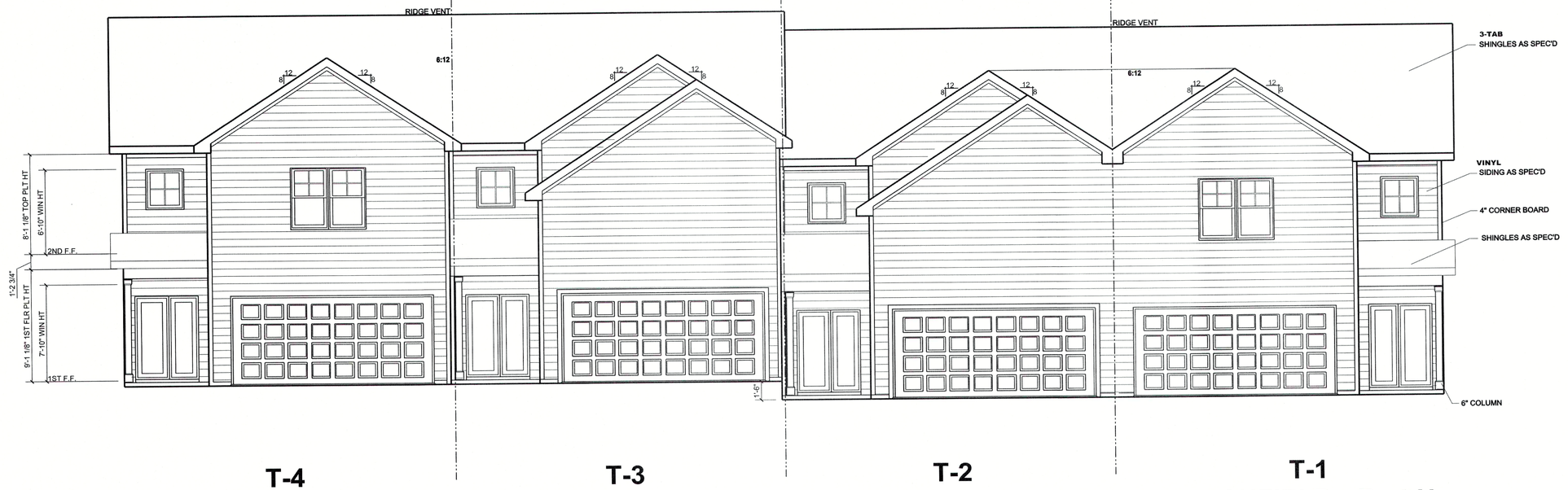
TYPICAL BUILDING ELEVATION (ALLEY LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS – 12/3/18

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: 16048	Date: 8/29/18	Revision: 001
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 19 OF 22



T-4
LITCHFIELD - A - RH

T-3
SULLIVAN - B - RH

T-2
SULLIVAN - A - RH

T-1
LITCHFIELD - B - LH

TYPICAL BUILDING ELEVATION (REAR)

1/4"=1'-0"



TYPICAL BUILDING ELEVATION (LEFT)

1/4"=1'-0"

TYPICAL BUILDING ELEVATION (ALLEY LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC REVIEW COMMENTS - 12/3/18

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: 16048	**Date:** 8/29/18	**Revision:** 001
File: 16048--Prelim_ELEVATIONS	**Drawn:** WJB	**Sheet:** 20 OF 22

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TOWNHOMES: FRONT LOADED GARAGE



TOWNHOMES: ALLEY LOADED GARAGE

TYPICAL BUILDING RENDERINGS
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

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: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 21 OF 22

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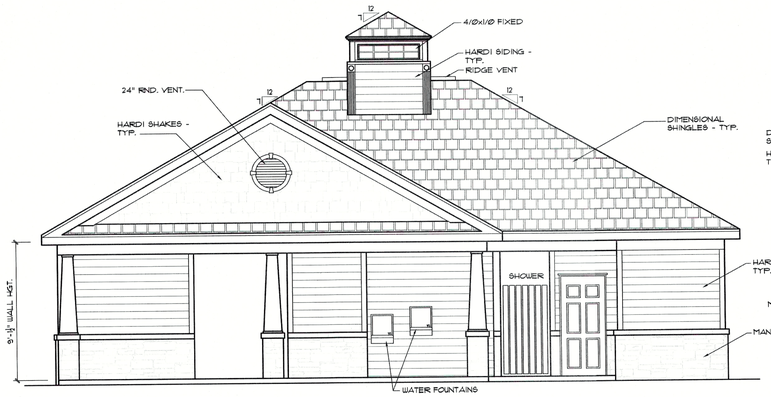
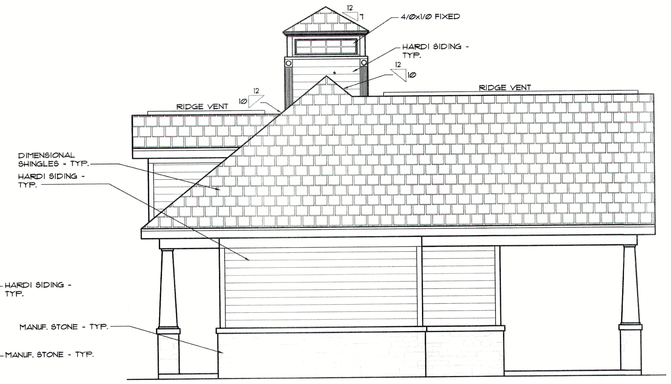


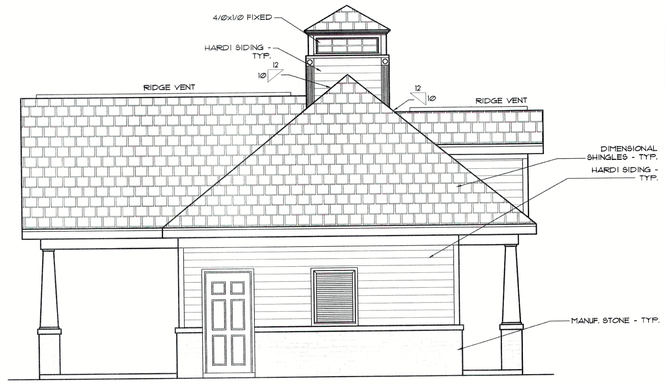
FRONT ELEVATION

1/4"=1'-0"



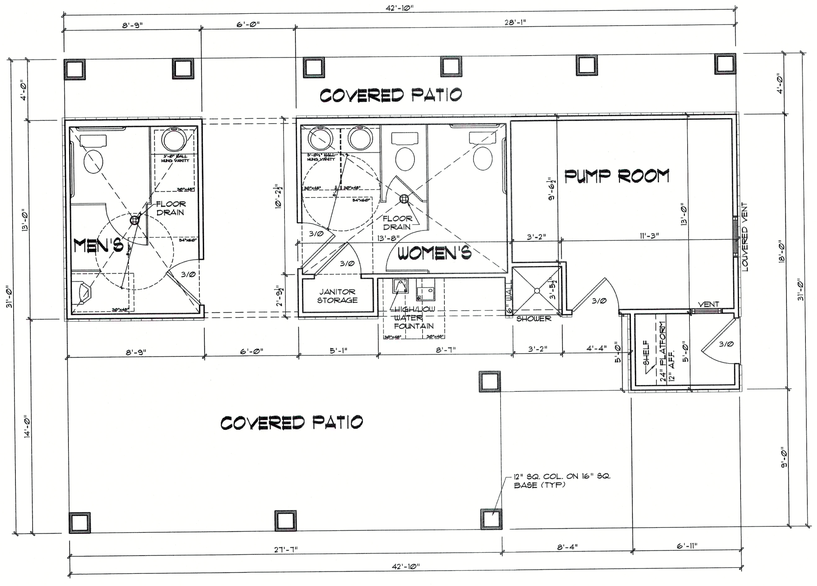
LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

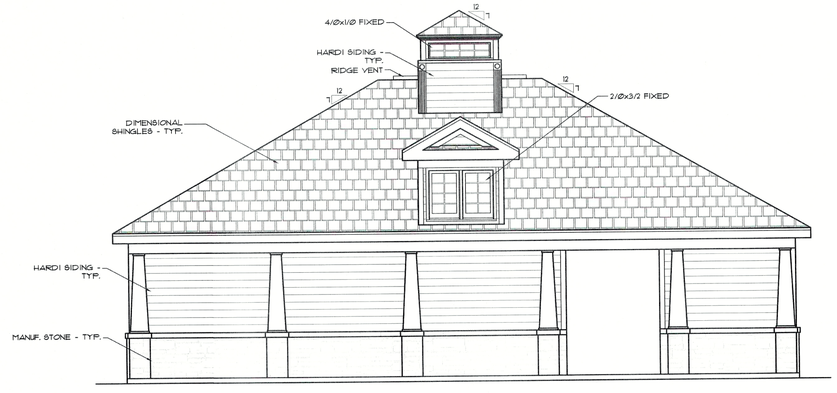
1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

Heated Square Footage	
Pool House	481.8
Total	481.8
Unheated Square Footage	
Covered Patio	708.1



REAR ELEVATION

1/4"=1'-0"

TYPICAL BUILDING ELEVATION (CLUB HOUSE)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

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: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 22 OF 22

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Creech Tract Development **Acreage of Property:** 38.88 acres
County Tag Number: 05G01012A and 05G01012S **NC PIN:** 165907-69-2203 and 165907-78-1039
Address/Location: 1294 Shotwell Road Clayton, North Carolina 27520

Zoning District: PD - MU
Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

PROPERTY OWNER INFORMATION

Name: Everland - Lee, L.L.C.
Mailing Address: 104 State Avenue Suite 103 Clayton, North Carolina 27520
Phone Number: (919) 971 - 5353 **Fax:** (919) 934 - 3100
Email Address: lannycliftonbuilder@gmail.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☑ New ☐ Expanded ☐ Change **Use Type:** ☑ Residential ☑ Non-Residential

Proposed Use(s): Multi-family residential subdivision **Existing Use(s):** Vacant parcels

Invoice shall be mailed to the following:

Developer Name: D.R. Horton

Mailing Address: 2000 Aerial Center Parkway Suite 110 Morrisville, NC 27560

Phone Number: (919) 460 - 2939 **Fax Number:** N/A

Email Address: ZAnderson@drhorton.com

ALLOCATION REQUEST

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

Residential:

Gross Acreage: 38.03 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	0	N/A	0
Total	0	------	0

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	143	250	35,750
>3 Bedroom Units	61	370	22,570
Total	204	------	58,320

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 0.85 acre

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Clubhouse / Recreation	gallons/day/acre	0.85 acre	1,200	1,020
Total			------	1,020

TOTAL REQUESTED GALLONS PER DAY: 59,340

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

Fee Development:
Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Dalton Engineering and Associates, P.A.
Print Name

Signature of Applicant

4/30/18
Date

Engineer Seal:



TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution)*

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

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

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

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

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

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

March 5, 2019

NOTICE

SUBJECT: **Project:** 2018-92-RZ Creech Tract Rezoning
2018-91-SUP Creech Tract Special Use Permit
2018-90-SD Creech Tract Preliminary Plat

Location: Off Old US HWY 70 and Shotwell Road

NC PIN / Tag #: 165907-69-2203 / 05G01012A, 165907-78-1039 / 05G01012S

Applicant: Dalton Engineering

Dear Clayton Area Property Owner:

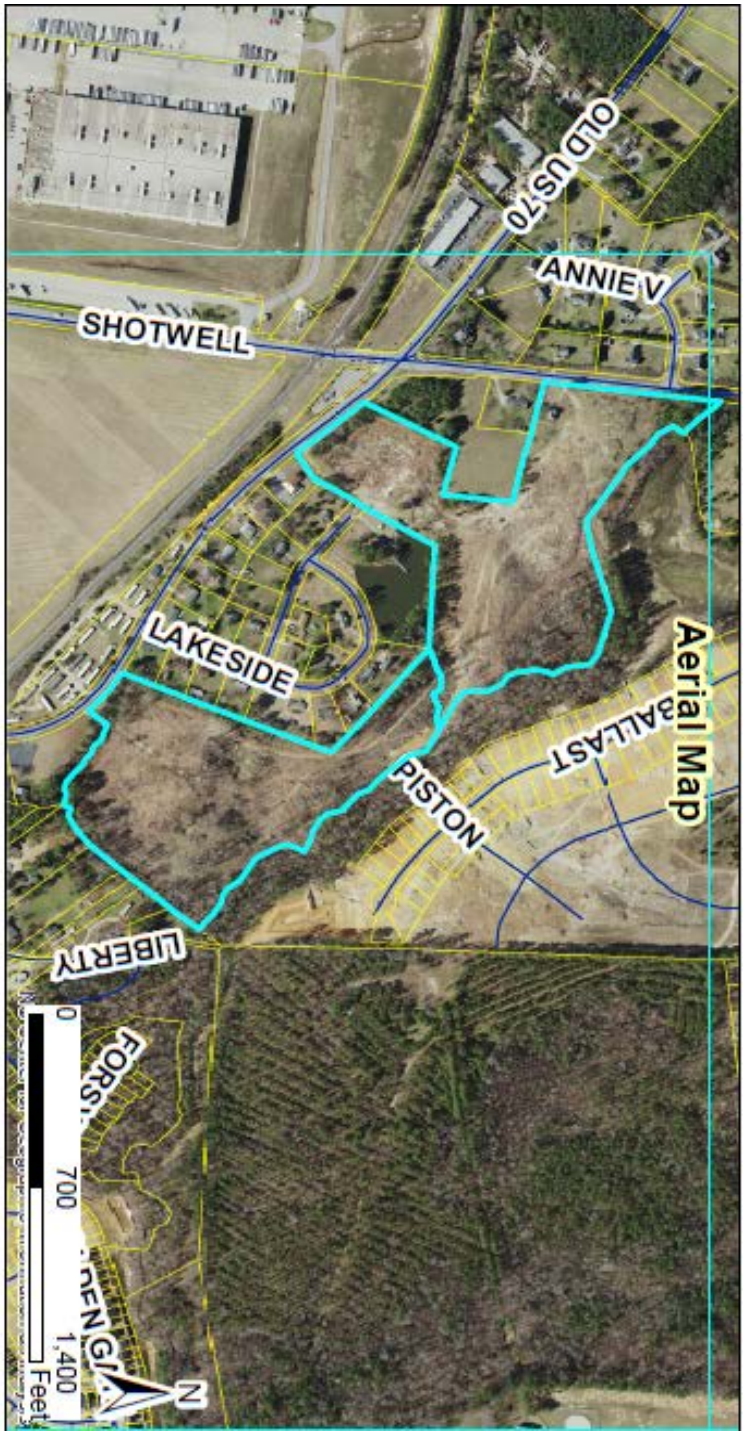
Notice is hereby given that the Clayton Town Council will hold a public hearing and evidentiary hearings on ***Monday, March 18, 2019 at 6:00 PM*** at Town Hall, 111 E. Second Street, to make a final decision on the above referenced Rezoning, Special Use Permit, and Preliminary Plat applications. The applicant is requesting to rezone 38.88 acres from Planned Development Mixed Use (PD-MU) to Residential-10 (R-10). The applicant is also requesting issuance of a Special Use Permit to allow the development of townhomes on the properties. Townhomes are only permitted in the R-10 zoning district subject to issuance of a Special Use Permit from Town Council, per UDC requirements. Running concurrently with the rezoning and special use applications is a preliminary plat (major subdivision) application, which is requesting to develop 189 townhome lots on the properties. The subject properties are located off Shotwell Road and Old US HWY 70; please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request which is why you are receiving this letter of notification. You are invited to attend this meeting and express your opinions on these requests. During an evidentiary hearing (Special Use Permit and Preliminary Plat), 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.

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, CZO
Planner


OLD US 70
ANNIE V
SHOTWELL
LAKESIDE
PISTON
BALLAST
LIBERTY
FORS
0
700
1,400
Feet
N
Aerial Map

Dalton Engineering
and Associates, P.A.

October 2, 2018

Dear Clayton Area Property Owner,

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

Meeting Date: **Friday, October 12, 2018**

Meeting Time: **6:30 PM**

Meeting Location: **Dalton Engineering & Associates, PA**
446 East Main Street
Clayton, NC 27520

Type of Application: **Major Subdivision Application, Special Use Permit Application and Rezoning Application**

Project/proposal property location: 1294 Shotwell Rd Clayton, NC 27520

Description of project/proposal: The Developer of the parcels has submitted a Major Subdivision Application, a Special Use Permit Application and a Rezoning Application to the Town to request the parcels be developed into a multi-family, residential (townhome) subdivision.

Upcoming public meetings for this application: Planning Board and Town Council

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

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

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

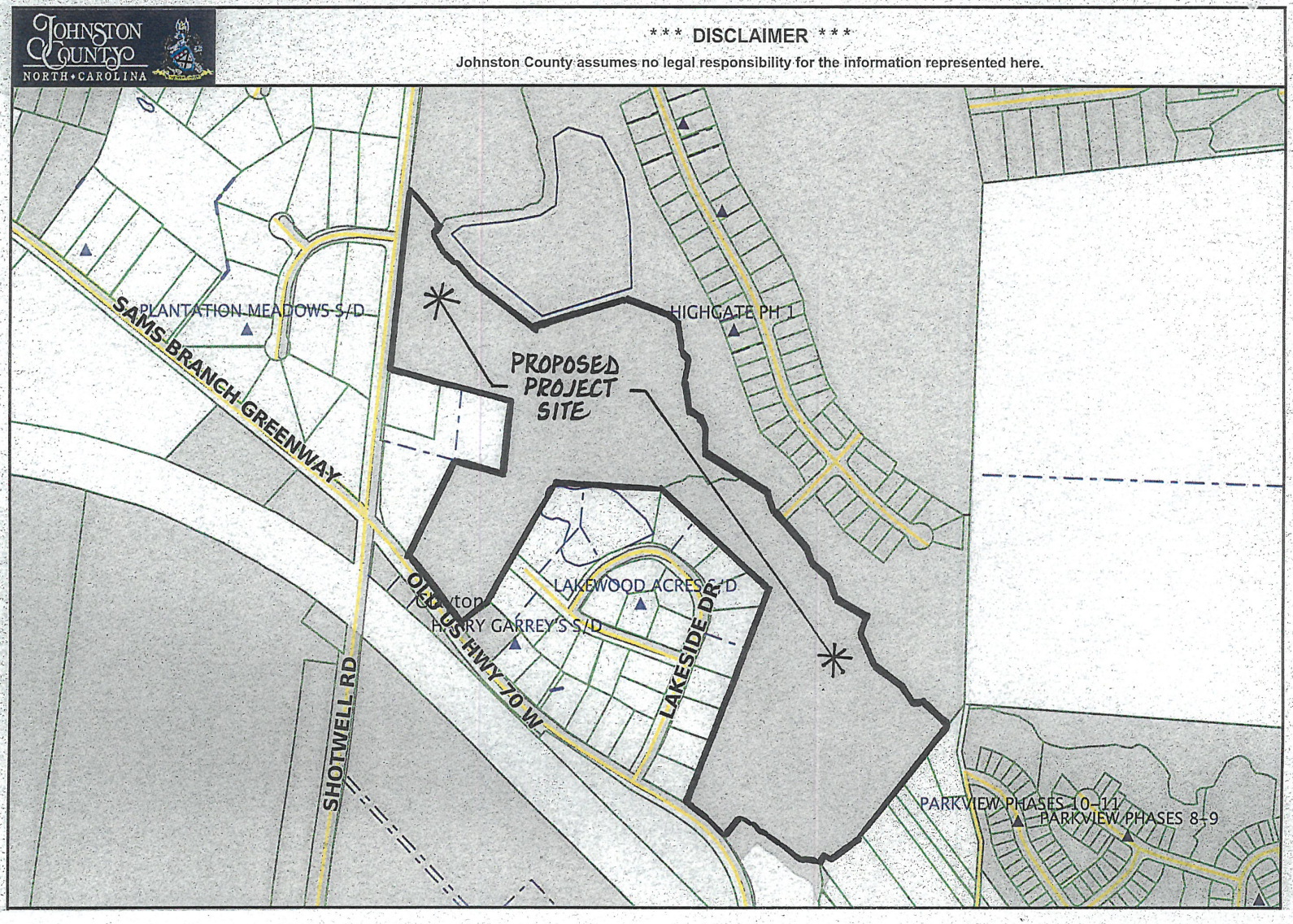
If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Department

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741


JOHNSTON COUNTY
NORTH CAROLINA
*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.
PLANTATION MEADOWS S/D
SAMS BRANCH GREENWAY
PROPOSED PROJECT SITE
HIGHGATE PH 1
LAKEWOOD ACRES S/D
HENRY GARREY'S S/D
OLD US HWY 70 W
LAKESIDE DR
SHOTWELL RD
PARKVIEW PHASES 10-11
PARKVIEW PHASES 8-9

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Creech Tract Development Date of Mailing: 10/2/18

Date of Meeting: 10/12/18 Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: [signature]

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

A total of fifteen (15) individuals attended the subject project's Neighborhood Meeting, including a Representative of the Applicant. Items that were discussed included the type of proposed development, the number of proposed dwelling units, locations of cross-connectivity, the landscape and perimeter buffering, the proposed roadway widening and turn lane improvements adjacent to the site entrances, etc. Following the Neighborhood Meeting, several participants chose to submit their comments by either mail or e-mail. Nine copies of each of the post-Meeting comments are attached (8 total). There have not been any changes made to the Creech Tract Development Subdivision Application as a result of the Neighborhood Meeting

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Creech Tract Development

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application

Location/Date: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 / 10/12/18

	NAME	ADDRESS
1	Barbara Beasley	164 Liberty Lane
2	Mike Beasley	164 Liberty Lane
3	Barbara Bank	101 Lakeside Dr.
4	Annie Ross	388 Ballast Point
5	Joe Ross	388 Ballast Point
6	Alfred Smoak	217 Lakeside Dr.
7	Hut R	152 LIBERTY LN
8	Doug Phillips	925 Thanksgiving Fire Rd Selma
9	Ann Phillips	" " "
10	Kenny Chestnut	103 Lakeside Dr.
11	Barbara Chestnut	103 Lakeside DR
12	Emmy Johnson	1414 Old US Hwy 70 W
13	Rickie Johnson	1414 Old US Hwy 70 W
14	Scott Smalley	2121 Powell Dr Clayton, NC
15	JONATHAN BARNES	446 EAST MAIN STREET CLAYTON, NC
16		
17		
18		
19		
20		

July 2018

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivison Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: [signature]

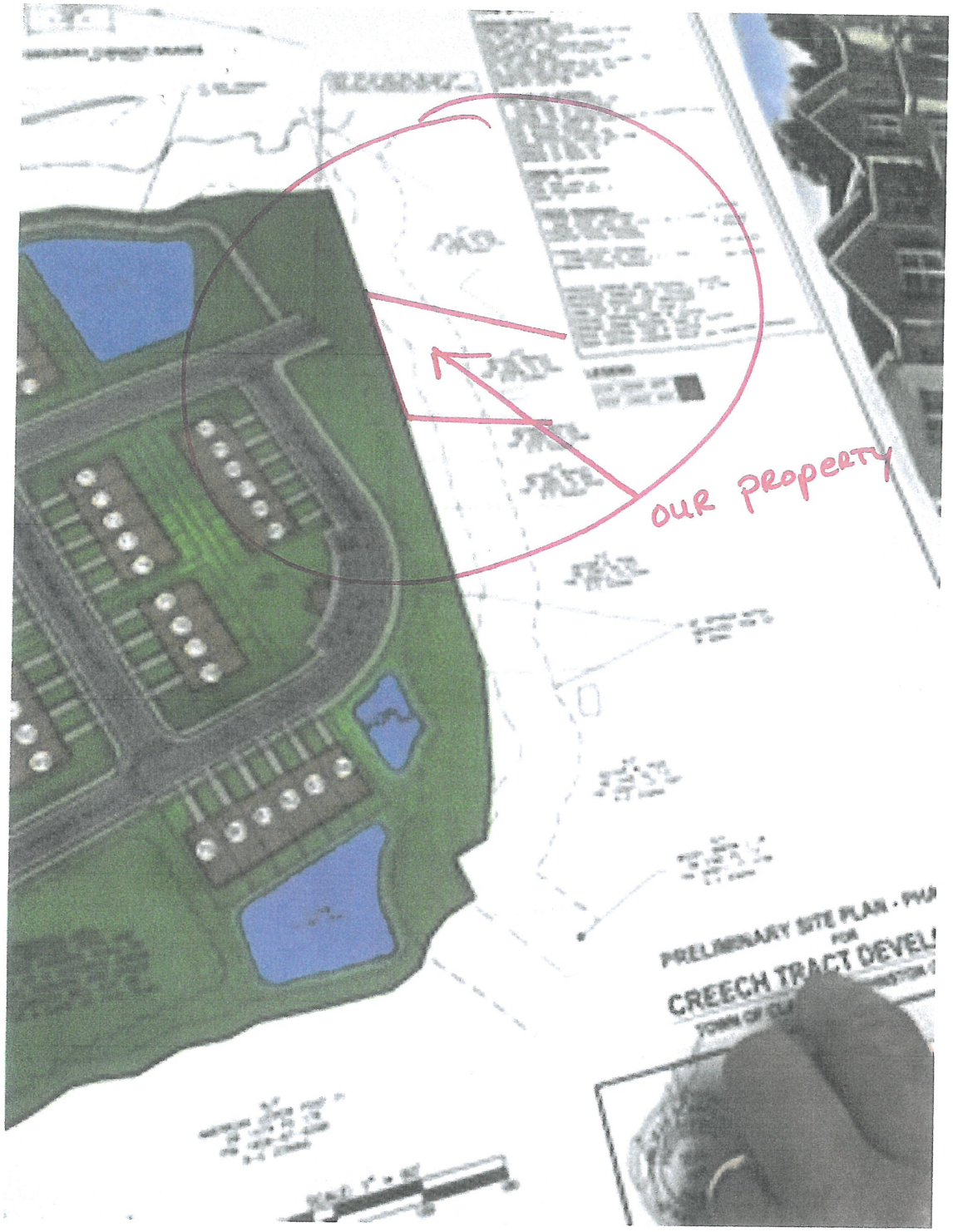
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Our property is adjacent to both Parkview and Highgate Subdivisions. It appears by the design layout of both subdivisions that a future road to connect the two subdivisions had already been planned. This connector, according to the drafts, will come across our property and we will be losing land. We would like to understand if this is the future plans, and if so, why our property is part of the future road connector considering with better planning, a road connection could have been done without touching our property. If we are correct in our assessment, we would also like to understand why there has been no notification to us in regards to losing property, which is very disappointing.

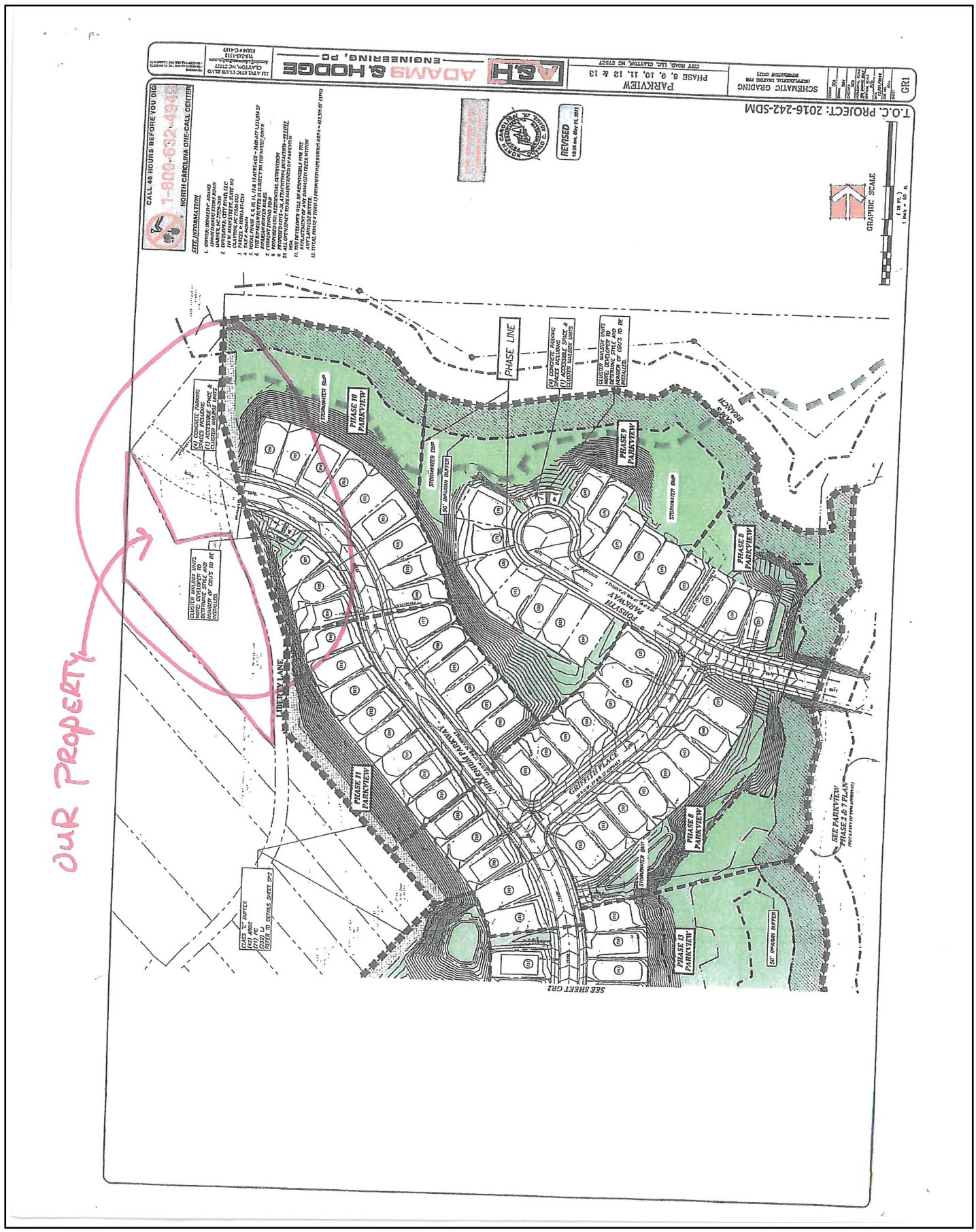
Please write clearly (or submit a typed summary). Use additional sheets if necessary.

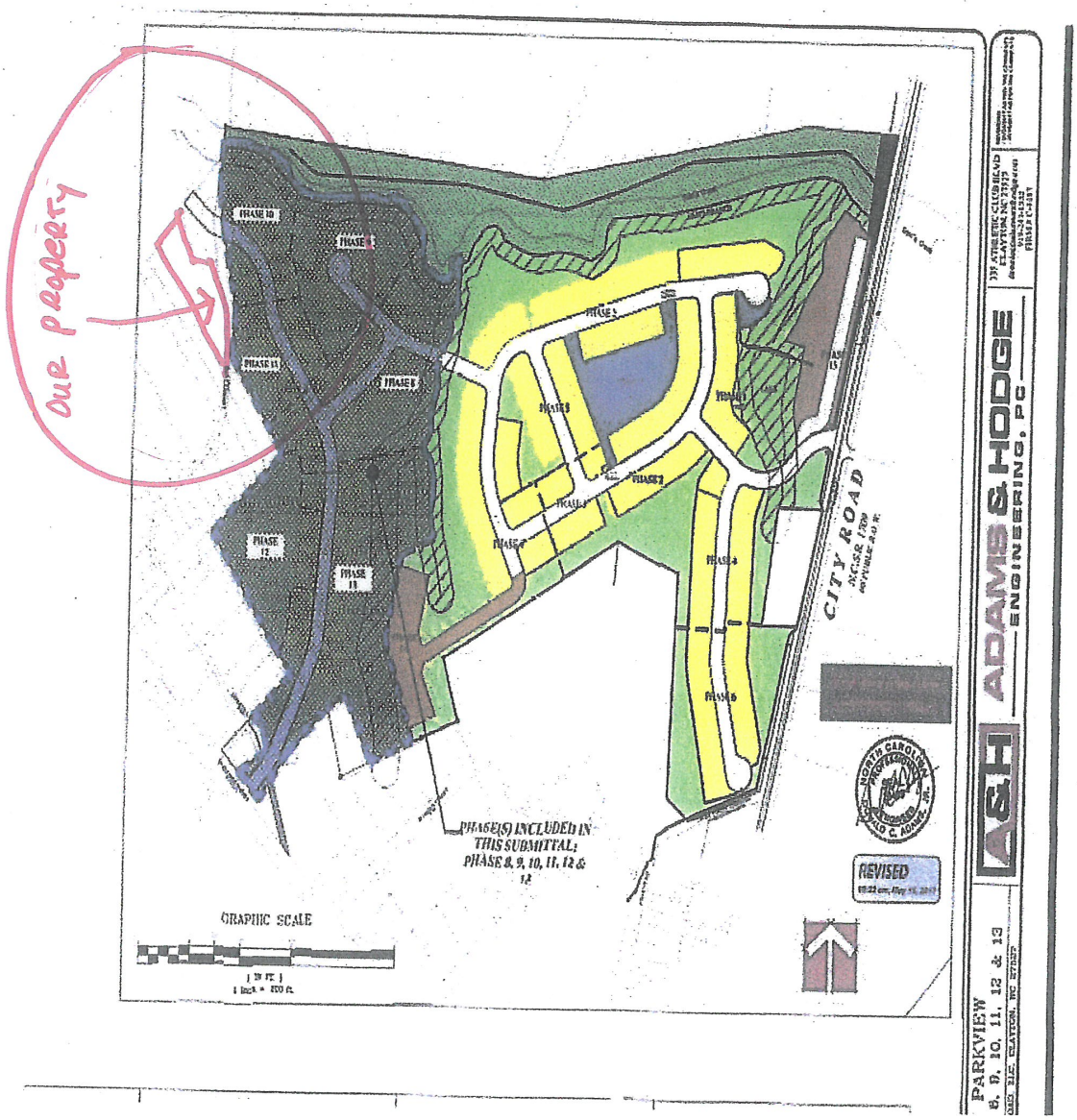
Mike & Barbara Beasley

July 2018



This plan appears to be taking our land.


OUR PROPERTY
CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER
ADAMS & HODGE
ENGINEERING, PC
PARKVIEW
PHASE 8, 9, 10, 11, 12 & 13
SCHEMATIC GRADING
T.O.C. PROJECT: 2016-242-SDM
GRAPHIC SCALE
REVISED
PHASE LINE
PHASE 10 PARKVIEW
PHASE 9 PARKVIEW
PHASE 8 PARKVIEW
PHASE 11 PARKVIEW
PHASE 13 PARKVIEW
LIBERTY LANE
FORSYTH PARKWAY
MILLENNIUM PARKWAY
GRIFFITH PLACE
SAM'S BRANCH
STORMWATER BMP
50' RIPARIAN BUFFER
SEE PARKVIEW PHASE 2 & 7 PLAN
SEE SHEET GR2


our property
PHASE 10
PHASE 9
PHASE 11
PHASE 8
PHASE 12
PHASE 13
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
CITY ROAD
PHASE(S) INCLUDED IN THIS SUBMITTAL: PHASE 8, 9, 10, 11, 12 & 13
GRAPHIC SCALE
REVISED
A&H
ADAMS & HODGE
ENGINEERING, PC
PARKVIEW
8, 9, 10, 11, 12 & 13

Jonathan Barnes

From: Kerry Chestnut [contact@chestnutphoto.com]
Sent: Thursday, October 11, 2018 12:36 PM
To: Jonathan Barnes
Subject: Project sight

Johnathan Barnes,

Thank you for asking for our input.

No one is inn the neighborhood is happy at the prospect of multi-unit housing. Our neighborhood is moderate individual housing and on the other side are new larger one and two story individual houses with the small exception of the older neighborhood next to the RR tracks.

The preference is, if it has to be developed, that it should be individual homes to the same level of the surrounding homes.

Also, if purchase of lots connected to ours could be purchased, what would be the price.

Thanks,

Kerry Chestnut

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivison Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes Signature: [signature]

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

1. Property owner Rickie L. Johnson concerned about the access road near the property. Request additional turning lane length to help reduce the effect on church patrons.

2. Property owner Rickie L. Johnson concerned about the buffer adjoining the property. Request that the water easement not be considered as the 20ft. buffer required. I am requesting an additional 20 ft. buffer. This will prevent disturbing the landscaping on the property line.

3. Request the speed limit on Old US 70 change to 35 MPH.

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

4. Request a fixed buffer, Fencing or wall near adjoining Properties.

NEIGHBORHOOD MEETING 10/12/2018

Dalton Engineering and Assoc., P.A.

To: Samantha Wullenwabbr, Haley Hogg,

and

Planning Board

Our take-away from the meeting is that this is a very bad plan for this area:

1. Far too many townhomes for the space allowed.
2. Traffic survey needs to be made as this will add major traffic volume to this area.
3. An intersection in the middle of a curve that is already overloaded at rush-hours will create deadly situations.
4. Paving and concrete of this magnitude will create major watershed problems and will have major negative effect bordering neighborhoods (especially those with septic tanks).
5. Will destroy a natural spring.

These plans are not good for Clayton's growth as this will overcrowd this small area and will likely insure highway deaths by adding two hundred plus vehicles to already overcrowded rush-hours on two-lane highways.

It will also make a very noticeable reduction on clean air by removing so much plant-life.

This property could be developed by building individual houses with space for lawns and trees.

10/15/2018

Jonathan Barnes

From: Annie Ross [rossannie1402@gmail.com]
Sent: Monday, October 15, 2018 1:19 PM
To: Jonathan Barnes
Subject: Crèech Tract Proposal

I'm certainly glad I attended the recent meeting. I cannot believe that there is going to be a cut through the Highgate community, especially where it is going to be located.

Although I have only lived here for about a month and a half I have consistently found the Covered Bridge Rd and Shotwell intersection to be an area with great traffic concerns. Now I hear there is a possibility of another 189 households, not necessarily single persons, adding to the stressful intersection. I might add that I would certainly never make a left across Shotwell if I could avoid it to enter the proposed tract of town homes. The same goes for making a left across old Rt70, which is only available at one entrance anyway...and that entrance is on a curve.

Now with the far less than desirable egresses to the Creech Tract development I feel Highgate will be caught in the cross hairs. The residents of Creech Tract can cut through Highgate to avoid both Shotwell and the intersection of Covered Bridge by cutting through Highgate,both coming and going.

Unfortunately the proposed connecting road will enter the Highgate development in the worst possible area - right between the mail area and the pool/ fitness area where many of the eventual 229 households will be going each day. The chances for accidents plus the wear and tear of the road greatly concern me. The Highgate short cut will be used my many in my opinion and is an accident waiting to happen. Not only will it be used by residents but also by their visitors.

I sincerely hope this mishmash of likely trouble can be avoided. Make sure there is a good study taking into consideration all the growth that the surrounding Clayton area is experiencing on making this decision. I heard talk of light at Shotwell and Covered Bridge....again not a solution but only more reason for people to cut through Highgate.

I am thrilled that we moved to Clayton and looked at many houses before making our final decision. I would hope the board considers the effects on all the people, not just the dollars of the developer or increase in tax base if it is a bad decision for the town and its communities.

Annie Ross
388 Ballast Point
Clayton, NC 27520
252-622-8969

a

Sent from my iPad

Jonathan Barnes

From: Annie Ross [rossannie1402@gmail.com]
Sent: Monday, October 15, 2018 1:32 PM
To: Jonathan Barnes
Subject: Proposed Creech Tract Townhomes

I am deeply concerned about the new Townhomes development that will interact with the Highgate development. Highgate is to have 229 households. Now with Creech tract and it's additional 189 units that might be added, are the community services in place to handle all this growth?

There will certainly be an increase in students attending public schools, more sewers,lights and garbage needs. Do we have the support to deal with all this without it burdening existing residents unfairly? How is the developer helping with the new challenges?

Joe Ross
388 Ballast Point
Clayton, NC 27520
252-622-5040
Sent from my wife's iPad

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application
LakeSide Dr.

Date of Meeting: 10/12/18 Date of Mailing: 10/2/18

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 Time of Meeting: 6:30 p.m.

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: Jonathan Barnes Signature: [signature]

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

(1) Concerns: Traffic on Old US 70 - Traffic is very heavy from 6:30 to 8:00 AM, and from 4:00 to 6:00 PM. It is very hard to exit off LakeSide Dr. to Old US. 70. The Entrance/Exit is Close to the Curve.

(2) Concern about the Noise. The only Noise Barrier is Trees between the Properties.

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

101 Lakeside Dr
Clayton NC 27520

RALEIGH NC 275
Research Triangle Region
15 OCT 2018 PM 1 L



Dalton Engineering
Jonathan Barnes
PO Box 426
27528-0426 Clayton NC 27520

Jonathan Barnes

From: Ann Phillips [APhillips86@nc.rr.com]
Sent: Friday, October 19, 2018 8:58 AM
To: Jonathan Barnes
Subject: Creech property
Attachments: Project Concerns- Shotwell.rtf

Mr Barnes,

Attached are our concerns pertaining to the Creech property development. Your patience and time are appreciated in presenting this to the neighborhood. Ann Phillips

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision Application, Special Use Permit Application and Rezoning Application

Date of Mailing: 10/2/18

Date of Meeting: 10/12/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

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

Printed Name: Jonathan Barnes

Signature:

I have two concerns as follow regarding the proposed Creech Project adjoining my property located at 1274 Shotwell Road.

1-) It is my understanding that the project will have one road providing access to Old 70 and that this road will be an improved version of the one currently located in the curve just West of the American Legion building. The certain increase in traffic seeking access to Old 70 resulting from this project will make an already dangerous intersection even more dangerous. To eliminate having an existing paved stub adjoining my property which, at a future date, could be extended to Old 70 thereby providing additional egress from the Creech project, I request that the developer ***NOT*** place said stub on the rear portion of my property. Additionally, I request assurance from the Town of Clayton and/or NC DOT that there will be no subsequent attempt to confiscate any portion of my property via Eminent Domain in order to provide such additional egress from the property. If and when an increase in traffic accidents makes such additional egress necessary, purchase of my property should be subject to standard real estate negotiation.

2-) After reviewing the project plans provided by Dalton Engineering personnel, it appears that there is little or no recreational space allocated for utilization by residents of the dwellings to be built. Consequently, I request that the developers be required to either erect a fence or an elevated berm along those areas bordering my property. Said structure should be sufficient to eliminate unrestricted access to my property thereby preventing it from becoming an unauthorized community playground which could make me subject to law suit should accidents occur there.

Douglas Phillips
925 Thanksgiving Fire Road
Selma, NC 27576
919-351-0366 ddphillips@nc.rr.com

ADJACENT PROPERTY OWNERS LIST

Project Name: Creech Tract Development

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
165907-79-3983	Creech NC, LLC	448 Viking Dr Ste 220 Virginia Beach, VA 23452-7331
165907-58-4492	Gregory E Messick	6713 Kyle Stewart Ct North Las Vegas, NV 89086-1302
165907-59-6201	Douglas & Ann Phillips	925 Thanksgiving Fire Rd Selma, NC 27576
165907-59-3304	William & Doris Powell	146 Jameson Ave Woodland, NC 27897
165907-58-9325	Rickie L Johnson	1414 Old US 70 Hwy W Clayton, NC 27520
165907-59-3631	Royastine & Mary Bryant	2 Annie V Dr Clayton, NC 27520
165907-68-5693	Carol A Fifield	215 Lakeside Dr Clayton, NC 27520
165907-59-7141	Douglas & Ann Phillips	925 Thanksgiving Fire Rd Selma, NC 27576
165907-58-9376	SECU*RE Inc	119 N Salisbury St 10th Floor Raleigh, NC 27603
175000-50-8319	Everland-Lee LLC	104 State Ave Ste 103 Clayton, NC 27520
165907-59-3981	David & Erin Beck	1 Annie V Dr Clayton, NC 27520
165907-68-2793	Neal & Melissa Konneker	1413 Woodcrest Dr Clayton, NC 27520
165908-87-4986	Owner name not provided on Johnston County GIS	Owner address not provided on Johnston County GIS
165911-77-3189	Martin Moody, Jr.	41 Ocean Dr Clayton, NC 27520
165911-77-4352	Hector Pena	156 Liberty Lane Clayton, NC 27520
165908-77-7804	Jose Lisandro Juarez	181 Saint Jiles Dr Clayton, NC 27520
165908-77-6575	Michael Beasley	164 Liberty Lane Clayton, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: Creech Tract Development

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
165911-77-0431	American Legion Post 71	1300 Old US 70 Hwy W Clayton, NC 27520
165907-68-7491	Dillion & Bobbie Blackmon	207 Lakeside Dr Clayton, NC 27520
165907-68-7288	Alfred & Agnes Moore	203 Lakeside Dr Clayton, NC 27520
165907-67-5741	Nilous I Banks	101 Lakeside Dr Clayton, NC 27520
165907-67-5892	Kerry & Barbara Chestnut	103 Lakeside Dr Clayton, NC 27520
165912-77-6459	Michael Beasley	164 Liberty Lane Clayton, NC 27520
165908-77-7604	Michael Beasley	164 Liberty Lane Clayton, NC 27520
165912-77-5490	Hector Pena	156 Liberty Lane Clayton, NC 27520
165907-67-6943	Betty Britt	105 Lakeside Dr Clayton, NC 27520
165907-68-7520	Carol A Fifield	215 Lakeside Dr Clayton, NC 27520
165907-68-6095	Helen S Jones	109 Lakeside Dr Clayton, NC 27520
165907-68-2793	Neal & Melissa Konneker	1413 Woodcrest Dr Clayton, NC 27520
165907-67-3633	Avant-Garde Investments, LLC	5842 NC Highway 42 W Garner, NC 27529

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

October 20, 2017

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Highgate Subdivision on SR 1553 Shotwell Road and SR 1700 Covered Bridge Road in Clayton**

Dear Mr. DeYoung,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. These comments are in addition to any requirements that are included in the attached Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. All requirements or recommendations included herein are based off of current Department policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.

RIGHT-OF-WAY DEDICATION & RESERVATION

- A 25' right-of-way reservation shall be a requirement of the driveway permit and recorded via plat for the proposed subdivision for the property frontage along SR 1700 and SR 1553.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

The following comments are in addition to individual intersection improvements recommended by the TIA and TIA Review Report and are considered necessary for consistency with local District and Division policy. If an intersection is not listed herein, then the Division concurs with the TIA Review Report recommendations.

SR 1553 Shotwell Road and SR 1700 Covered Bridge Road

- A northbound right turn lane on SR 1553 with a minimum storage of 250' and appropriate taper
- A southbound left turn lane on SR 1553 with a minimum storage of 100' and appropriate taper
- A westbound right turn lane on SR 1700 with a minimum storage of 200' and appropriate taper
- The above requirements are consistent with the requirements of the previously reviewed TIA for Creech Tract dated September 28, 2015

SR 1553 Shotwell Road and Creech Western Entrance Intersection

- A northbound right turn lane on SR 1553 with a minimum storage of 100' and appropriate taper

As previously stated, these conditions and recommendations are in addition to any requirements that have been provided by the Traffic Impact Analysis Review Report performed by the Congestion Management Unit. Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:

6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

cc: Ronnie Keeter, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Solomon Mengesha – Congestion Management Unit
Jerry Dalton, PE – Dalton Engineering and Associates, P. A.
Don Darity, PE – Moffatt & Nichol, Inc.
Driveway Permit File

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION MOBILITY AND SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
CONGESTION MANAGEMENT SECTION

October 12, 2017

Traffic Impact Analysis Review Report

Highgate/Creech Subdivision

TIA Project: SC-2017-103
Division: 4
County: Johnston
Description: Highgate/Creech Subdivision on SR 1553 (Shotwell Rd) and SR 1700 (Covered Bridge Rd) in Clayton

NORTH CAROLINA PROFESSIONAL SEAL 18080 ENGINEER JAMES H. DUNLOP

10/12/2017

James H. Dunlop, P. E.
Congestion Management Engineer

Solomon Mengesha
Congestion Management Project Design Engineer

MAILING ADDRESS:
1561 Mail Service Center
Raleigh, North Carolina 27699-1561

Telephone: 919-814-5000

LOCATION:
750 North Greenfield Parkway
Garner, North Carolina 27529

Website: WWW.NCDOT.ORG/DOH/Preconstruct/Traffic/Congestion/CM/

Highgate/Creech Subdivision

SC-2017-103	Johnston County	10/12/2017

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	08/22/2017	Date of Site Plan Prepared by Dalton Engineering & Associates, P. A.	08/17/2017
Date Latest Information Received	09/22/2017		
Date of Preliminary Review Letter Accepting TIA for Review	09/26/2017	Date of Sealed TIA Prepared by Moffatt & Nichol, Inc.	09/21/2017

Proposed Development

According to the TIA, the proposed Highgate/Creech Subdivision is to be located on SR 1553 (Shotwell Rd) and SR 1700 (Cover Bridge Rd) in Clayton, Johnston County. The TIA states the development is to be constructed in two phases.

Phase 1 is to be constructed by 2019, phase 2 by 2021 and consisted of the following.

Land Use	Land Use Code	Size
Phase 1		
Single Family Homes	210	69
Phase 2		
Townhouse	230	252
Single Family Homes	210	160

Trip Generation – Total Phase 1 & 2 Unadjusted Volumes During a Typical Weekday Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 9th Ed.*

	IN	OUT	TOTAL
AM Peak Hour	62	221	283
PM Peak Hour	232	128	360
Daily Trips			**3,656**

Requested Access Points

Driveway	Public Roadway	Access Type
Highgate Entrance	SR 1004 (Covered Bridge Rd)	All-Movements
Creech Western Entrance	SR 1553 (Shotwell Rd)	All-Movements
Creech Southern Entrance	SR 1004 (Old US Hwy 70)	All-Movements

TIP Projects in Study Area

None In Area

General Reference

For reference to various documents applicable to this review please reference the following link: http://www.ncdot.org/doh/preconstruct/traffic/teppl/Topics/C-37/C-37.html

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section at (919) 773-2800.

Recommendations

LEGEND

❶ Improvement by Developer. Congestion Management concurs with recommendation.
❷ Improvement by Developer. Additional or modified recommendation.

General comments



General comments

The following comments and recommendations are based on the full buildout of the site.

SR 1553 (Shotwell Rd) and SR 1700 (Cover Bridge Rd) Intersection

Poor LOS and queuing are anticipated to persist after recommended developer mitigation on the WB approach.

New Signal ❶

- **NB SR 1553 (Shotwell Rd)**
  - 100' Right-Turn Lane ❷

SR 1700 (Covered Bridge Rd) and Highgate Entrance/Trotter's Run Ct Intersection

- **EB RS 1700 (Covered Bridge Rd)**
  - 75' Right-Turn Lane ❶
- **WB RS 1700 (Covered Bridge Rd)**
  - 75' Left-Turn Lane ❶
- **NB Highgate Entrance**
  - Two-lane cross-section: one ingress, one egress ❶
  - Egress: Left/Thru/Right Lane ❶
  - 150' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and SR 1709 (City Rd)/Smith Dr. Intersection

No Improvements are recommended for site traffic

SR 1553 (Covered Bridge Rd) and N O'Neil St Intersection

New Signal ❶

SR 1553 (Shotwell Rd) and Creech Western Entrance Intersection

- **NB SR 1553 (Shotwell Rd)**
  - 50' Right-Turn Lane ❶
- **SB SR 1553 (Shotwell Rd)**
  - 100' Left-Turn Lane ❶
- **WB Creech Western Entrance**
  - Two-lane cross-section: one ingress, one egress ❶
  - Egress: Left/Right Lane ❶
  - 150' Internal Protected Stem ❷

SR 1553 (Shotwell Rd) and SR 1004 (Old US Hwy 70) Intersection

Poor LOS/excessive queuing is anticipated to persist after recommended developer mitigation at this location.

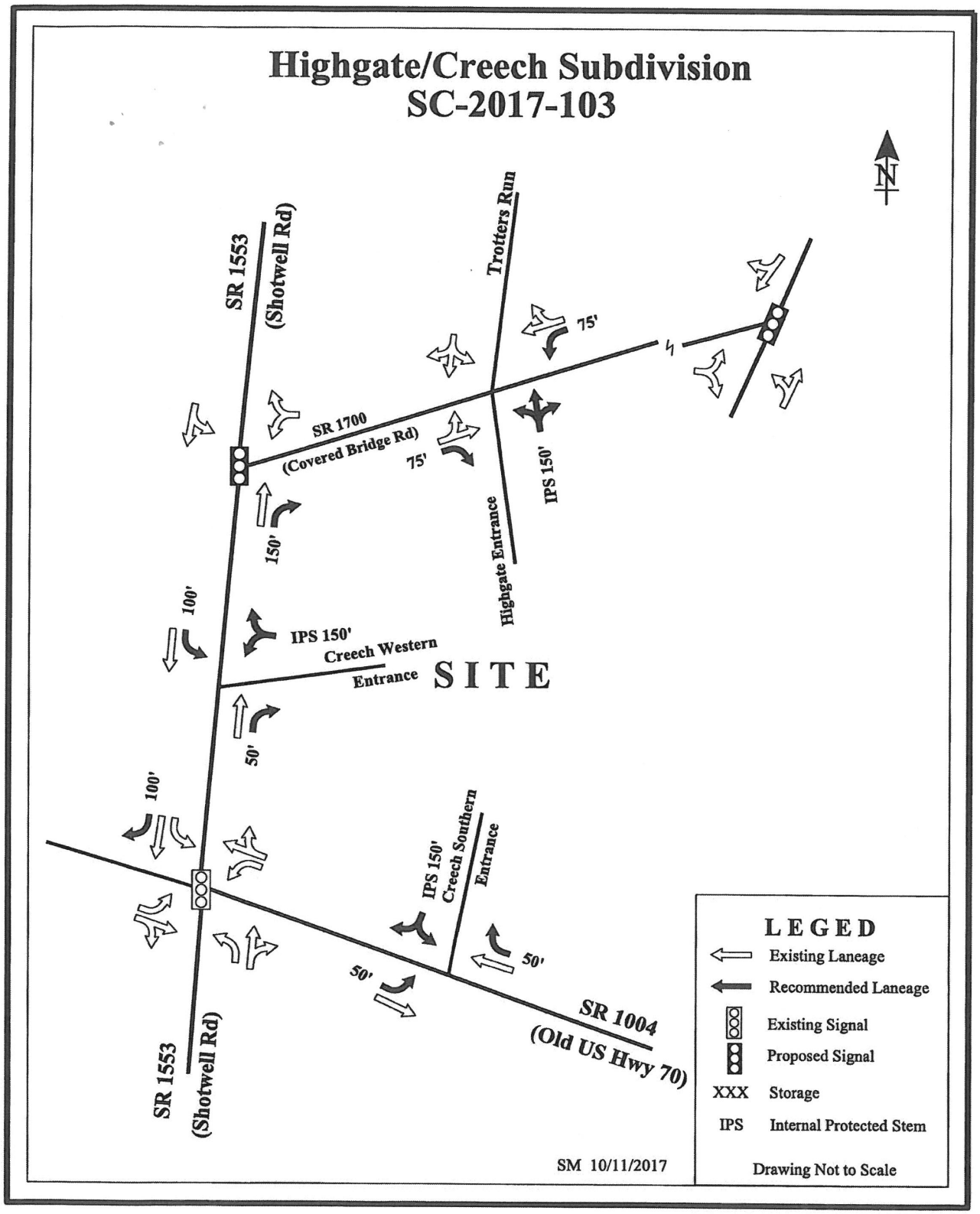
- **SB SR 1553 (Shotwell Rd)**
  - 100' Right-Turn Lane ❷

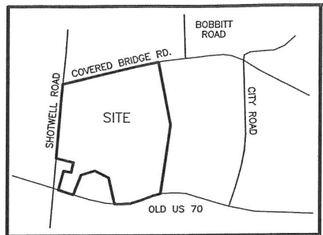
SR 1553 (Shotwell Rd) and US 70 Business Intersection

Poor LOS/excessive queuing is anticipated to persist at this location; however, no Improvements are recommended for site traffic

SR 1004 (Old US Hwy 70) and Creech Southern Entrance Intersection

- **EB SR 1004 (Old Hwy 70)**
  - 50' Left-Turn Lane ❶
- **WB SR 1004 (US Hwy 70)**
  - 50' Right-Turn Lane ❶
- **SB Creech Southern Entrance**
  - Two-lane cross-section: one ingress, one egress ❶
  - Egress: Left/Right Lane ❶
  - 100' Internal Protected Stem ❷


Highgate/Creech Subdivision
SC-2017-103
N
SR 1553
(Shotwell Rd)
Trotters Run
75'
SR 1700
(Covered Bridge Rd)
75'
IPS 150'
Highgate Entrance
150'
100'
IPS 150'
Creech Western
Entrance
SITE
50'
100'
IPS 150'
Creech Southern
Entrance
50'
50'
SR 1004
(Old US Hwy 70)
SR 1553
(Shotwell Rd)
SM 10/11/2017
LEGED
Existing Laneage
Recommended Laneage
Existing Signal
Proposed Signal
XXX Storage
IPS Internal Protected Stem
Drawing Not to Scale



VICINITY MAP (NOT TO SCALE)

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

6-15-16 DATE — Beth Lamson PLANNING DIRECTOR

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

NUMBER	DIRECTION	DISTANCE
L1	S13°21'36"E	24.95'
L2	S13°21'36"E	5.05'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	107.02'
L7	S51°39'15"W	92.36'
L8	S61°13'34"W	49.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N86°49'30"W	19.61'
L13	S72°01'18"W	22.88'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.00'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.06'
L20	N40°34'34"W	24.67'
L21	N50°14'15"W	16.98'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	94.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°32'10"E	124.75'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'38"W	165.30'
L36	S46°46'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S75°26'48"W	275.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	538.36'
L46	S39°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.64'
L49	S08°29'02"W	222.28'
L50	S55°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	165.07'
L58	S38°00'20"E	28.94'

NUMBER	DIRECTION	DISTANCE
L59	S36°56'29"W	134.73'
L60	N53°34'40"W	35.77'
L61	N42°52'54"W	46.78'
L62	N56°20'46"W	56.17'
L63	N81°12'22"W	26.74'
L64	N55°43'45"W	28.73'
L65	N36°15'40"W	66.80'
L66	N55°23'44"W	55.30'
L67	N52°35'27"W	46.55'
L68	N39°02'00"W	23.43'
L69	N25°37'05"W	83.77'
L70	N14°57'37"W	35.32'
L71	N21°35'34"E	37.96'
L72	N29°23'47"E	33.93'
L73	N60°40'50"W	58.81'
L74	N81°07'58"W	19.66'
L75	N74°11'53"W	15.83'
L76	N54°50'11"W	31.09'
L77	N63°17'33"W	19.97'
L78	N39°44'17"W	34.90'
L79	N14°02'53"W	64.79'
L80	N47°21'50"W	65.44'
L81	N44°30'14"W	24.51'
L82	N17°28'08"W	42.98'
L83	N48°46'46"W	44.14'
L84	N42°06'39"W	44.83'
L85	N38°11'25"W	88.24'
L86	N37°49'37"W	34.76'
L87	N16°08'33"W	71.40'
L88	N59°25'24"W	239.48'
L89	N46°44'58"W	37.60'
L90	N07°48'33"W	38.90'
L91	N02°03'53"E	58.09'
L92	N28°10'28"W	61.27'
L93	N57°14'46"W	36.98'
L94	N20°33'22"W	42.04'
L95	N09°37'28"W	8.57'
L96	N06°35'52"W	37.48'
L97	N13°23'14"W	17.09'
L98	N05°35'56"E	24.91'
L99	N13°55'19"E	36.48'
L100	N23°55'38"E	22.53'
L101	N30°47'32"W	35.92'
L102	N24°35'06"W	25.32'
L103	N07°53'55"W	26.18'
L104	N06°46'35"W	65.81'
L105	N52°55'23"W	50.29'
L106	N72°02'07"W	160.10'
L107	S73°24'59"W	251.83'
L108	S77°33'35"W	122.47'
L109	N52°42'14"W	212.46'
L110	N57°07'44"W	64.85'
L111	N41°21'46"W	115.49'
L112	N51°05'36"W	63.12'
L113	N28°27'04"W	65.76'
L114	N34°27'14"E	81.41'
L115	N80°31'45"E	87.59'
L116	N85°13'47"E	218.15'
L117	N55°36'50"E	30.87'
L118	N83°11'59"E	33.53'
L119	N36°07'33"E	28.11'
L120	N05°54'14"E	83.13'
L121	N15°46'57"W	44.75'
L122	N14°20'35"W	67.39'
L123	N09°05'36"E	25.74'
L124	N17°40'36"W	205.96'
L125	N30°54'21"E	163.56'
L126	N27°24'42"E	66.31'
L127	N33°05'16"E	129.46'
L128	N86°59'23"E	49.80'
L129	S68°14'20"E	27.25'
L130	S23°17'34"E	15.23'
L131	N24°23'49"E	374.53'

NUMBER	DIRECTION	DISTANCE
L132	N57°20'40"E	123.00'
L133	N29°56'38"E	70.10'
L134	N29°56'38"E	268.50'
L135	N05°50'30"W	98.42'
L136	N23°05'16"E	117.94'
L137	N82°04'11"E	97.59'
L138	S88°46'22"E	199.59'
L139	S66°49'33"E	99.62'
L140	N60°06'12"E	92.62'
L141	N68°04'31"E	134.40'
L142	S86°25'29"E	89.64'
L143	S59°28'12"E	189.40'
L144	S35°07'57"E	155.97'
L145	S59°13'33"E	36.10'
L146	N30°57'18"E	2.78'
L147	S47°06'47"E	20.44'
L148	S30°57'18"W	18.49'
L149	N59°13'33"W	60.31'
L150	N35°07'57"W	155.92'
L151	N59°28'12"W	180.29'
L152	N86°25'29"W	80.32'
L153	S68°04'31"W	128.48'
L154	S60°06'12"W	101.21'
L155	N66°49'33"W	105.73'
L156	N88°46'22"W	194.11'
L157	S82°04'11"W	84.67'
L158	S23°05'16"W	101.47'
L159	S05°50'30"E	99.72'
L160	S29°56'38"W	177.81'
L161	S29°56'38"W	165.30'
L162	S43°28'12"W	12.85'
L163	S57°18'59"W	119.59'
L164	N38°00'20"W	20.09'

ADJOINING PROPERTY INFORMATION

1–CAROL A. FIFIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907–68–5693

2–CAROL A. FIFIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907–68–7520

3–DILLION D. BLACKMON
BOBBIE LOU BLACKMON
DB 708 PG 576
PB 10 PG 145
PIN 165907–68–7491

4–ALFRED RAY MOORE
AGNES MOORE
DB 802 PG 716
PB 10 PG 145
PIN 165907–68–7288

5–HELEN S. JONES
DB 1286 PG 415
PB 10 PG 145
PIN 165907–68–6095

6–WILLIAM R. BRITT, JR.
BETTY B. BRITT
DB 4571 PG 259
PB 10 PG 145
PIN 165907–67–6943

7–KERRY SCOTT CHESNUT
BARBARA CHESTNUT
DB 798 PG 411
PB 10 PG 145
PIN 165907–67–5892

8–NILOUS I. BANKS
DB 1745 PG 849
PB 10 PG 145
PIN 165907–67–5741

9–ZABIULLAH NAZARI
RAHIMA NAZARI
DB 3721 PG 145
PB 5 PG 3
PIN 165911–77–3010

10–MARTIN L. MOODY, JR.
DB 4760 PG 112
PB 5 PG 3
PIN 165911–77–3038

11–HECTOR M. PENA
DB 1468 PG 716
PB 5 PG 3
PIN 165911–77–3281

12–HECTOR PENA
DB 3767 PG 217
PIN 165912–77–5490

13–MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912–77–6459

14–MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912–77–6575

15–MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165908–77–7604

16–JOSE L. JUAREZ
DB 1939 PG 538
PB 5 PG 3
PIN 165908–77–7804

17–CASEY RANDALL BROWN
MEGHAN WAGNER BROWN
DB 4358 PG 960
PIN 175000–70–8270

18–RUPESH PRAJAPATI
CANDACE PRAJAPATI
DB 4552 PG 097
PIN 175000–70–8511

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) GRID TIE BY GPS
6) ZONING: PD–MU
7) PARENT TRACT DEED DB 2916 PG 504
8) NC PIN NO. 165907–69–6977
9) PARCEL NO. 05G01012A

REFERENCES:

DB 479 PG 314
DB 424 PG 097
DB 285 PG 108
DB 137 PG 416
DB 109 PG 133
DB 1857 PG 298
DB 1359 PG 740
DB 2627 PG 560
DB 1633 PG 034
DB 1474 PG 176
DB 1233 PG 399
DB 2830 PG 892
DB 2400 PG 665
DB 1141 PG 108
DB 771 PG 699
DB 1495 PG 394
DB 1399 PG 049
DB 1343 PG 101
DB 1408 PG 718
DB 2088 PG 960
DB 2093 PG 146
DB 1359 PG 030
DB 1994 PG 034
DB 1514 PG 751
DB 1954 PG 848
DB 1418 PG 433
DB 634 PG 517
DB 1872 PG 597
DB 708 PG 576
DB 802 PG 716
DB 1286 PG 415
DB 742 PG 290
DB 798 PG 411
DB 1745 PG 849
DB 1409 PG 496
DB 2561 PG 253
DB 1468 PG 716
DB 731 PG 631
DB 1204 PG 705
DB 1939 PG 538
DB 1387 PG 514
DB 2758 PG 965
DB 4571 PG 259
DB 3721 PG 145
DB 3767 PG 217
DB 4760 PG 112
DB 3082 PG 455
DB 4358 PG 960
DB 4552 PG 097

PB 37 PG 371
PB 1 PG 205
PB 63 PG 405
PB 19 PG 153
PB 41 PG 115
PB 39 PG 415
PB 6 PG 111
PB 60 PG 088
PB 61 PG 476
PB 5 PG 003
PB 66 PG 294–295

LINE	BEARING	DISTANCE
L165	N47°45'02"W	28.90'
L166	N42°37'06"W	55.25'
L167	N36°31'29"W	40.80'
L168	N36°29'33"W	37.52'
L169	N39°49'46"W	20.49'
L170	N53°09'11"W	8.12'
L171	N64°35'03"E	52.03'
L172	N76°03'38"E	37.22'
L173	N51°32'43"E	29.63'
L174	S86°46'35"E	56.26'
L175	S37°29'54"E	34.83'
L176	N66°43'01"E	55.84'
L177	S81°50'31"E	54.64'
L178	N61°23'44"E	30.78'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

6/15/2016 DATE — Ron Lee OWNER

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

THIS SURVEY:

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

6-15-16 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.

6-15-16 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 2916, PAGE 504, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2916, PAGE 504; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF June A.D., 2016

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

SURVEYOR

L – 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

I, Judith Spivey Ward REVIEW OFFICER OF JOHNSTON COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/16/2016 DATE — REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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

CRAIG OLIVE REGISTER OF DEEDS — BY: Kelli Linda M. Neal DEPUTY REG. OF DEEDS

RECORDED IN PB 83 PG 117

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

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER–KALON NAIL FOUND
●	PKNS	PARKER–KALON NAIL SET
●	RRS	RAILROAD SPIKE
⊕	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRE
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BOOK OF MAPS
	PG	PAGE
	LF	LINEAR FEET
	1SS	LOT HAS OFFSITE SEWER
	1SSL	OFFSITE SEWER LOT
	1RR	RECOMBINATION LOT
	100	STREET ADDRESS
		LINES NOT SURVEYED

SUBDIVISION PLAT FOR

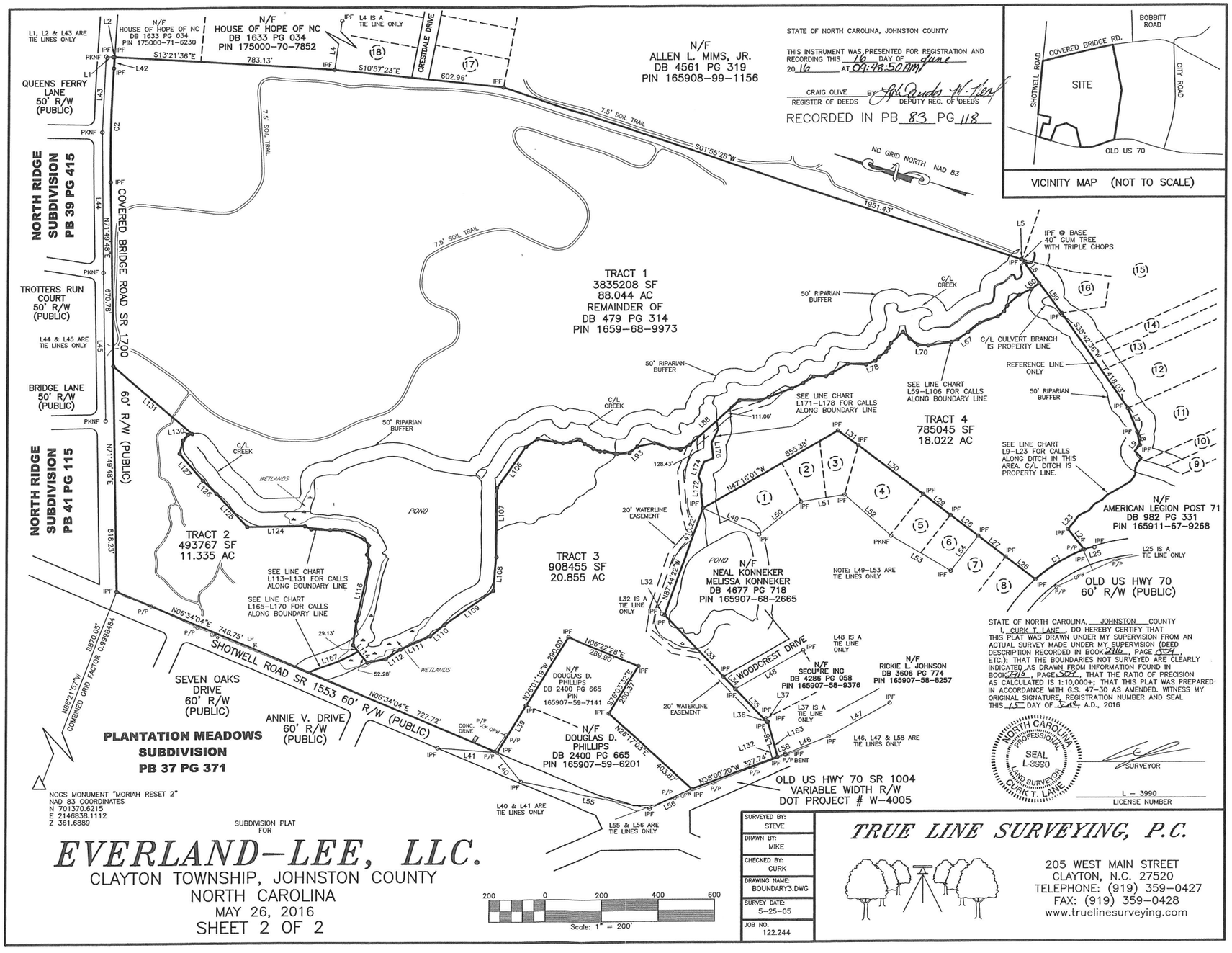
EVERLAND–LEE, LLC.

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 26, 2016
SHEET 1 OF 2

SURVEYED BY:	STEVE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	5–25–05
JOB NO.	122.244

TRUE LINE SURVEYING, P.C.

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


N/F
HOUSE OF HOPE OF NC
DB 1633 PG 034
PIN 175000-71-6230
N/F
HOUSE OF HOPE OF NC
DB 1633 PG 034
PIN 175000-70-7852
N/F
ALLEN L. MIMS, JR.
DB 4561 PG 319
PIN 165908-99-1156
L1, L2 & L43 ARE TIE LINES ONLY
L4 IS A TIE LINE ONLY
CRESTDALE DRIVE
QUEENS FERRY LANE 50' R/W (PUBLIC)
NORTH RIDGE SUBDIVISION PB 39 PG 415
NORTH RIDGE SUBDIVISION PB 41 PG 115
COVERED BRIDGE ROAD SR 1700 60' R/W (PUBLIC)
TROTTERS RUN COURT 50' R/W (PUBLIC)
L44 & L45 ARE TIE LINES ONLY
BRIDGE LANE 50' R/W (PUBLIC)
7.5' SOIL TRAIL
TRACT 1
3835208 SF
88.044 AC
REMAINDER OF
DB 479 PG 314
PIN 1659-68-9973
TRACT 2
493767 SF
11.335 AC
TRACT 3
908455 SF
20.855 AC
TRACT 4
785045 SF
18.022 AC
50' RIPARIAN BUFFER
C/L CREEK
WETLANDS
POND
20' WATERLINE EASEMENT
SEE LINE CHART L113-L131 FOR CALLS ALONG BOUNDARY LINE
SEE LINE CHART L165-L170 FOR CALLS ALONG BOUNDARY LINE
SEE LINE CHART L171-L178 FOR CALLS ALONG BOUNDARY LINE
SEE LINE CHART L59-L106 FOR CALLS ALONG BOUNDARY LINE
SEE LINE CHART L9-L23 FOR CALLS ALONG DITCH IN THIS AREA. C/L DITCH IS PROPERTY LINE.
C/L CULVERT BRANCH IS PROPERTY LINE
REFERENCE LINE ONLY
IPF @ BASE 40" GUM TREE WITH TRIPLE CHOPS
N/F
NEAL KONNEKER
MELISSA KONNEKER
DB 4677 PG 718
PIN 165907-68-2665
N/F
DOUGLAS D. PHILLIPS
DB 2400 PG 665
PIN 165907-59-7141
N/F
DOUGLAS D. PHILLIPS
DB 2400 PG 665
PIN 165907-59-6201
N/F
SECURE INC
DB 4286 PG 058
PIN 165907-58-9376
N/F
RICKIE L. JOHNSON
DB 3606 PG 774
PIN 165907-58-8257
N/F
AMERICAN LEGION POST 71
DB 982 PG 331
PIN 165911-67-9268
NOTE: L49-L53 ARE TIE LINES ONLY
L32 IS A TIE LINE ONLY
L48 IS A TIE LINE ONLY
L37 IS A TIE LINE ONLY
L46, L47 & L58 ARE TIE LINES ONLY
L40 & L41 ARE TIE LINES ONLY
L55 & L56 ARE TIE LINES ONLY
L25 IS A TIE LINE ONLY
WOODCREST DRIVE
SEVEN OAKS DRIVE 60' R/W (PUBLIC)
ANNIE V. DRIVE 60' R/W (PUBLIC)
SHOTWELL ROAD SR 1553 60' R/W (PUBLIC)
PLANTATION MEADOWS SUBDIVISION PB 37 PG 371
OLD US HWY 70 SR 1004 VARIABLE WIDTH R/W DOT PROJECT # W-4005
OLD US HWY 70 60' R/W (PUBLIC)
NC GRID NORTH NAD 83
S13°21'36"E 783.13'
S10°57'23"E 602.96'
S01°55'28"W 1951.43'
N17°49'48"E 670.78'
N17°49'48"E 818.23'
S35°42'38"W 419.03'
N47°16'01"W 555.38'
N38°00'20"W 327.74'
N06°34'04"E 746.75'
N06°34'04"E 727.72'
N06°22'28"E 269.90'
S72°01'12"E 200.37'
N38°17'03"E 403.87'
N87°21'57"W 8870.05'
COMBINED GRID FACTOR 0.9999484
NCGS MONUMENT "MORIAH RESET 2"
NAD 83 COORDINATES
N 701370.6215
E 2146838.1112
Z 361.6889
SUBDIVISION PLAT FOR
EVERLAND-LEE, LLC.
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 26, 2016
SHEET 2 OF 2
Scale: 1" = 200'
BOBBITT ROAD
COVERED BRIDGE RD.
SHOTWELL ROAD
CITY ROAD
SITE
OLD US 70
VICINITY MAP (NOT TO SCALE)
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 16 DAY OF June 20 16 AT 09:48:50 AM
CRAIG OLIVE REGISTER OF DEEDS BY DEPUTY REG. OF DEEDS
RECORDED IN PB 83 PG 118
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 2016, PAGE 3541, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2016, PAGE 3527, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF June, A.D., 2016
NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE
SURVEYOR
L - 3990
LICENSE NUMBER
SURVEYED BY: STEVE
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: BOUNDARY3.DWG
SURVEY DATE: 5-25-05
JOB NO. 122.244
TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

Dalton Engineering
and Associates, P. A.

LETTER OF TRANSMITTAL

TO: Town of Clayton ATTENTION: Samantha Wullenwaber

DATE: 2/15/2019 REFERENCE: Creech Tract Development

We are sending You:

	PLANS		CHECK
	SPECIFICATIONS		COPY OF LETTER
X	REVISED PLANS		APPLICATIONS
	PERMITS	X	OTHER

Copies	Date	Dwg. #	Description
1			**Traffic Impact Analysis e-mail with attached transmittal, as provided by Moffatt & Nichol**
3		16048	**Subdivision Plans - revised**

These are transmitted as checked below:

X	For Approval		Revisions As Requested
	As Requested		Return Corrected Copies
	Review & Comment		Make Corrections Needed
	For Your Use		Other :

COMMENTS

Note : The Traffic Impact Analysis that is referred to in the attached Moffatt & Nichol transmittal (Highgate - Creech Developments) was previously reviewed and approved by both the Town of Clayton and N.C.D.O.T.

THANK YOU

Jonathan Barnes
Dalton Engineering and Associates, P.A.

RECEIVED
FEB 15 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

Jonathan Barnes

From: Darity, Don [ddarity@moffattnichol.com]
Sent: Wednesday, February 13, 2019 8:02 AM
To: Jonathan Barnes; Jerry Dalton
Cc: Paleti, Chaitanya
Subject: RE: Creech Tract Timeline
Attachments: HighGate-Creech Developments_2019 TIA Updates.pdf

Jerry/Jonathan,

Attached is a memo addressing the HighGate-Creech Development project in Clayton, NC. Per our conversation, I have prepared this memo to address concerns from the Town of Clayton concerning the need to obtain new 2019 traffic counts at the original five study intersections as noted in the 2017 TIA study prepared by our office.

Please review the attached memo and let me know if you are in agreement with the contents of the subject matter.

Best Regards,

Don Darity, PE
Sr. Traffic Operations Manager
Moffatt & Nichol
4700 Falls of Neuse Road, Suite 300 | Raleigh, NC 27609
P 919.781.4626 | **F** 919.781.4869 | **C** 919.624.3938

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From: Jonathan Barnes <jbarnes@daltonengineering.com>
Sent: Thursday, February 7, 2019 4:34 PM
To: Darity, Don <ddarity@moffattnichol.com>
Subject: FW: Creech Tract Timeline

Don,

Good afternoon. Hope everything has been going well over your way.

Please see the e-mail, below, as received from the Town of Clayton Planning Department regarding the Creech Tract Development, located within the Town of Clayton.

After you have a chance to review, would you give me a call at the office to discuss the scope of work associated in the Town's comments ?

Thank you.

Jonathan Barnes

Dalton Engineering and Associates, P.A.

(919) 550 – 4740 office

From: Samantha Wullenwaber [mailto:swullenwaber@townofclaytonnc.org]
Sent: Thursday, February 07, 2019 1:43 PM
To: Jonathan Barnes
Cc: Haley Hogg; Jerry Dalton
Subject: RE: Creech Tract Timeline

Hi Jonathan,

Due to the new development in the area since the joint TIA was completed and the layout change, can you please update your counts and verify that the TIA is still valid and the improvements suggested are still accurate. How soon can you get this to us? Thank you.

Samantha Wullenwaber

From: Jonathan Barnes <jbarnes@daltonengineering.com>
Sent: Wednesday, February 06, 2019 12:55 PM
To: Samantha Wullenwaber <swullenwaber@townofclaytonnc.org>
Cc: Haley Hogg <hhogg@townofclaytonnc.org>; Jerry Dalton <jdalton@daltonengineering.com>
Subject: RE: Creech Tract Timeline

Samantha,

Good afternoon. Hope everything is going well over your way.

I wanted to take a couple of minutes and reach out to you regarding subject project.

At one time, there was discussion with the Planning Department about the project being placed on the January Planning Board agenda. Following our previous meeting about the project and due to the reasons provided, below, the Planning Department felt it necessary to place the project on the agenda for the February Planning Board Meeting.

Can you confirm that the Creech Tract Development is scheduled to be presented at the February Planning Board Meeting ?

Thank you.

Jonathan Barnes

Dalton Engineering and Associates, P.A.

(919) 550 – 4740 office

From: Samantha Wullenwaber [mailto:swullenwaber@townofclaytonnc.org]
Sent: Wednesday, January 23, 2019 8:54 AM
To: Jerry Dalton; Jonathan Barnes
Cc: Haley Hogg
Subject: Creech Tract Timeline

Jerry & Jonathan,

Thank you for the re-submittal on Friday. We are still reviewing the plans. For the following reasons, this project will go to Planning Board in February:

- The ability to do a full review in a short amount of time by multiple departments. We have to fully review the plans again. Staff has looked through them and there are items missing and some incorrect items.
- We have furthered reviewed the "right-in" only that was submitted on Friday and we have concerns about the design and layout. We will be reviewing the design with NCDOT. The letter that Jonathan provided from NCDOT states the below:

> owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

- We will be in touch later this week about the TIA and road improvements.

We need to be sure that we thoroughly review all submittals and do not rush them through without the proper review. I apologize for any inconvenience but the plans need to be accurate and the transportation needs of the subdivision and area have to be evaluated. If you have any questions, please let me know.

Samantha L. Wullenwaber, MPA
Planning Director
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
O (919)553-5002 | D (919)359-9364
swullenwaber@townofclaytonnc.org

moffatt & nichol

Traffic Impact Analysis, HighGate-Creech Developments

Clayton, NC

February 13, 2019

Direct Client Information

Dalton Engineering & Associates, P.A.
446 E. Main Street
Clayton, NC 27520

Reference Information

Mr. Jerry Dalton
President, Dalton Engineering & Assoc., PA
Phone: 919-550-4740
Email: jdalton@daltonengineering.com

Synopsis

At the request of Dalton Engineering, PA, Moffatt & Nichol prepared a Traffic Impact Analysis (TIA) of two concurrent residential developments located near the intersections of SR 1553 (Shotwell Road) at SR 1700 (Covered Bridge Road) and at SR 1553 (Shotwell Road) and SR 1004 (Old Hwy 70) in Clayton, NC. The TIA was completed and approved by the NCDOT on 9-21-2017. As part of the TIA requirements established by NCDOT guidelines, traffic counts were obtained on April 5th, 2017 at the five study intersections noted below:

- US 70 Business & SR 1553 (Shotwell Road), Signalized
- SR 1553 (Shotwell Road) & SR 1004 (Old Hwy 70), Signalized
- SR 1553 (Shotwell Road) & SR 1700 (Covered Bridge Road), Unsignalized
- SR 1700 (Covered Bridge Road) & SR 1709 (City Road), Unsignalized
- SR 1700 (Covered Bridge Road) & SR 1700 (Covered Bridge Rd)/O'Neil Street, Unsignalized

The TIA included analysis of the study intersections as 2017 Existing Conditions, 2019 No-Build Conditions 2019 Build Conditions, 2021 No-Build Conditions, and 2021 Build Conditions. The existing traffic volumes were projected and expanded into the future years of 2019 and 2021 using a 3% growth rate per year. Build Condition (with the site development) volumes were projected using the 2015 Trip Generation Manual. All analyses were completed using Synchro 9.2.

TIA Results

Based on the existing 2017 traffic volumes obtained, and the fact that most roadways within the study area consist of two-lane roadways, one lane in each direction except for US 70 Business, the intersection analysis shows the Existing Conditions at the two major intersections at Shotwell Road at Covered Bridge Road, and Shotwell Road at Old Highway 70 operate at an overall Level of Service (LOS) "F" during the PM Peak Hour period. Projecting traffic volumes at 3% growth per year for the 2019 and 2021 Background traffic conditions only compound the delays resulting in a worsening LOS "F".

As shown in Appendix "I", fully developed site results in 118 trips in and 70 trips out for the HighGate development, and, 81 trips in and 43 trips out for the Creech development. Distributing these trips to the

analysis of operational performance at the inlet and outlet locations indicated very little impact to the normal operations at these locations.

Conclusions

The 2017 TIA indicates the major intersections under existing 2017 conditions are operating at LOS "F" during the PM Peak period. The original TIA prepared by Morton & Morton for the HighGate development was completed and approved in 2015. Both TIA's indicate poor LOS levels at the major study intersections at the time of completion. Since both TIA's indicate poor existing operations, it should be assumed that any new traffic counts taken in 2019 will also show similar results. Using the 3% growth rate, or any new 2019 counts should show similar results as shown in Figure 5: 2019 No-Build Volumes.

As noted in the 2017 TIA, the recommendations indicate that signalizing the intersections of Shotwell Road at Covered Bridge Road and Covered Bridge Road at O'Neil Street should bring the LOS levels back to existing conditions. It is recommended to discuss shared responsibility between the NCDOT, Town of Clayton, and the Developer for the installation of these signals and/or turn-lane additions at the major study intersections.

Sincerely,

Don Darity, PE
Moffatt & Nichol

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, March 18, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- **2018-91-SUP Creech Tract Special Use Permit; request for a special use permit to develop the use of townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. Per UDC requirements, the use of townhomes is only permitted in this district via issuance of a special use permit. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-90-SD Creech Tract Preliminary Plat; request to develop 189 townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-250-SD Walk at East Village Ph. 2-4 Preliminary Plat Major Modification (Master Plan); request for a major modification to the design of phases 2-4 of the previously approved master plan for Walk at East Village. The property is located off E Front Street; TAG # 05037010E**

For 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
919-553-5002

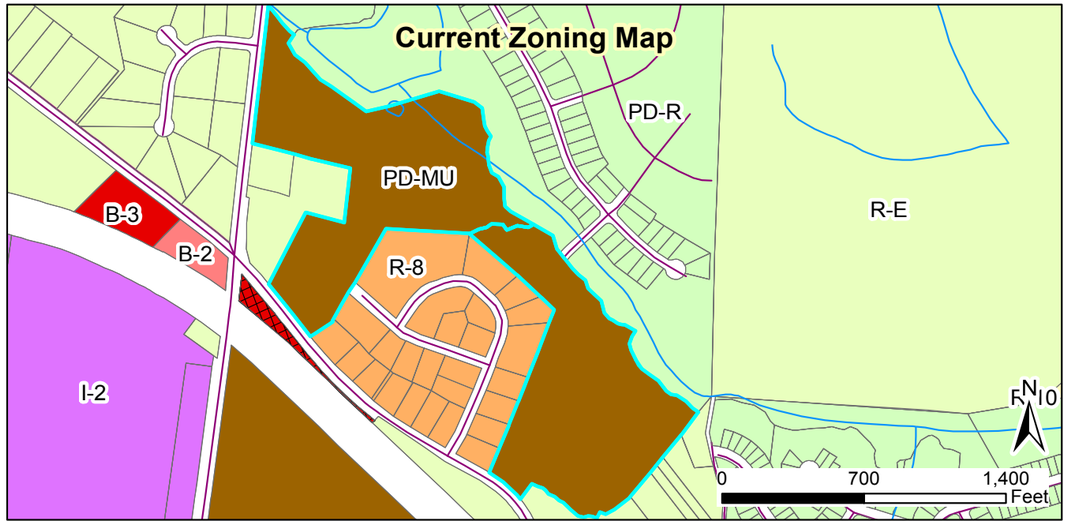
_____

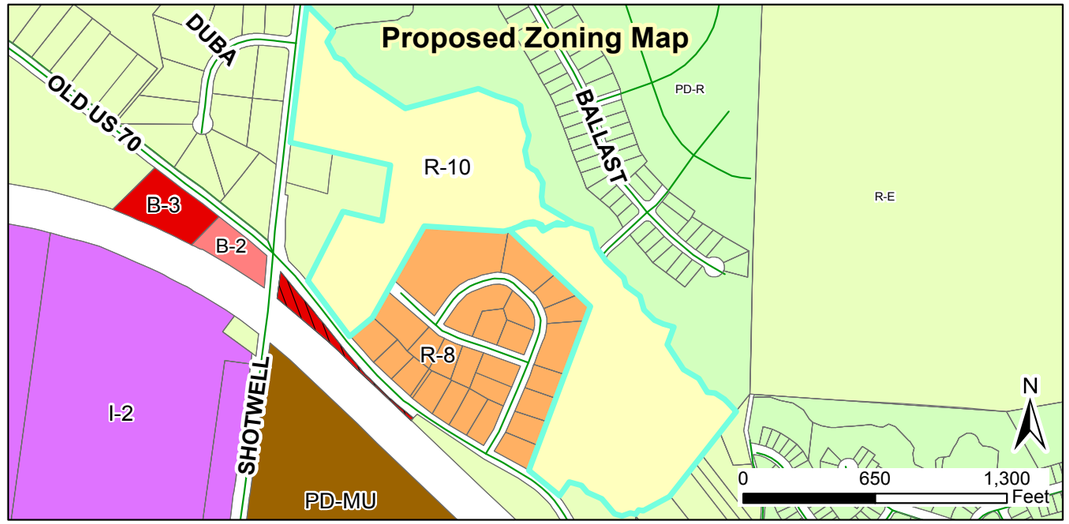
The Johnstonian

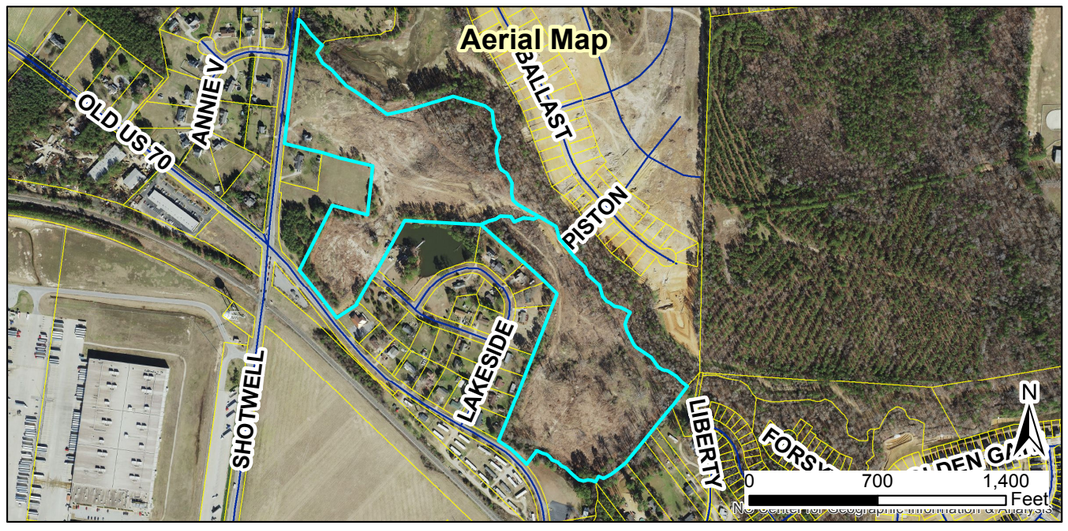
Please advertise on the following dates:

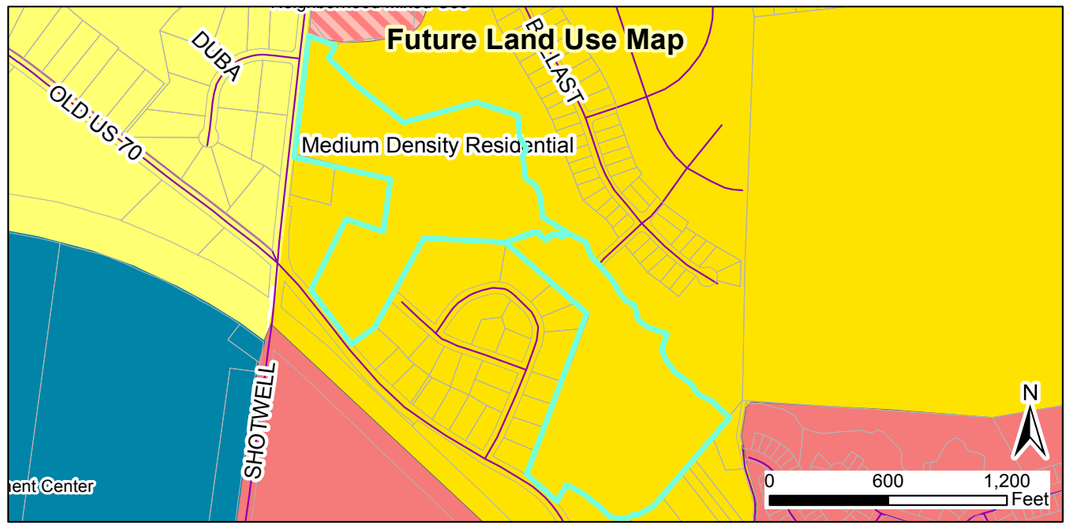
March 6, 2019
March 13, 2019

Affidavit of publication required.









2018-90-SD
Creech Tract Preliminary Plat
Applicant: Dalton Engineering and Associates
Property Owner: Everland Lee, LLC
Parcel ID: 165907-69-2203 / 165907-78-1039
Tag #: 05G01012A / 05G01012S

Staff Report Map

01/22/2019
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\2018\2018-90-SD Creech Tract Development\staff report maps\2018-90-SD.mxd

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

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

Town Council
March 18, 2019

STAFF REPORT

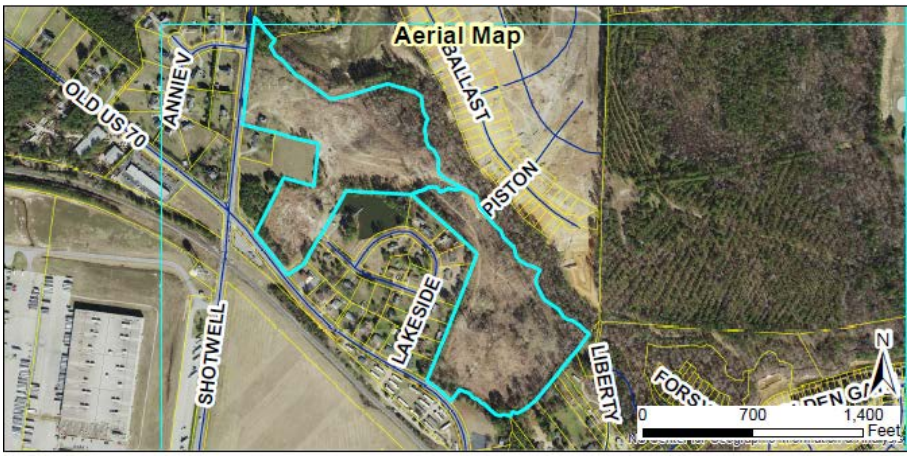
Application Number: 2018-90-SD
Project Name: Creech Tract Preliminary Plat

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

Public Noticing:

- Neighborhood meeting held October 12, 2018
- Signs Posted February 15, 2019
- Letters mailed March 5, 2019
- Newspaper ad published March 6, 2019 and March 13, 2019

REQUEST: Preliminary Plat approval to develop 189 townhomes on the subject property.

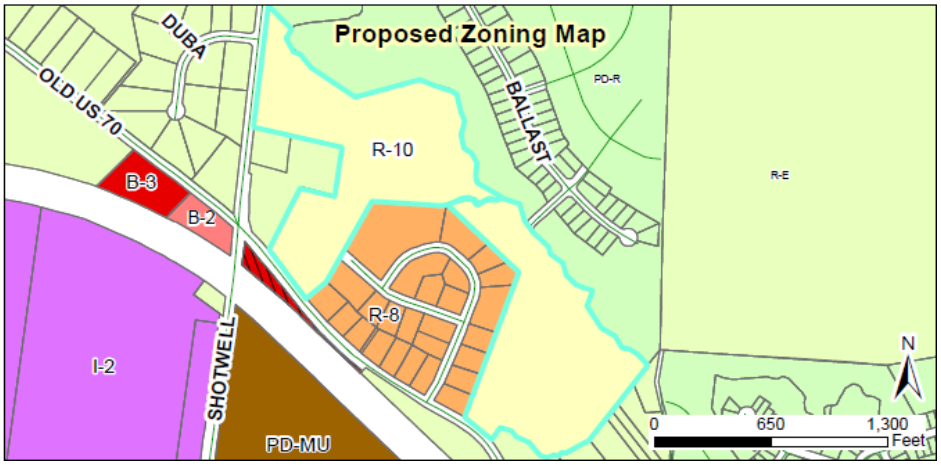


SITE DATA:

Acreage: 38.88 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

Proposed Uses: Townhomes (189 units)

Density/Intensity: 4.86 units/acre

Impervious Surface: Maximum 80% per lot

Required Parking: 2 spaces/unit required= 378 spaces

Proposed Parking: 393 spaces

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

STAFF ANALYSIS:

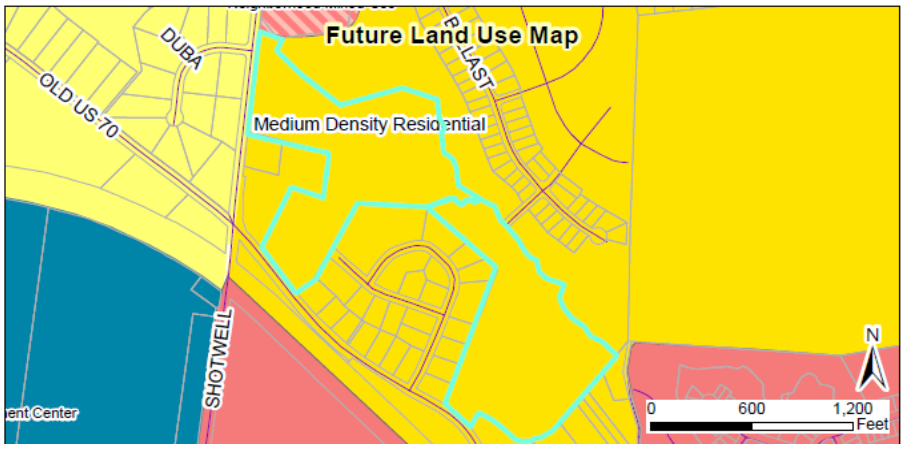
Overview
The applicant is requesting preliminary plat approval to develop 189 townhomes units on the subject properties. These properties are 38.88 acres total, and the proposed development would allow for 4.86 dwelling units per acre. The properties are currently zoned PD-MU, but an application has been submitted to rezone the properties to R-10. This rezoning application is running concurrently with the preliminary plat request. The applicant has also submitted a Special Use Permit application to allow the use of townhomes on the subject properties, and set the dimensional standards per lot.

The development will be split into two phases. There will be one access point off Shotwell, and two access points off OLD US HWY 70, one of which will be a right-in only due to the proximity to the intersection of Shotwell/Old US HWY 70. The development will also be accessible via a connection to Highgate Subdivision to the North. Additionally, the applicant will be constructing a portion of a connection to the eastern property line in order to provide future connectivity into Parkview Subdivision. This connection requires a stream crossing, and the applicant will pay fee-in-lieu for half of this stream crossing while the Town will construct the remainder when the connection is made in the future.

The townhomes throughout the development will be a mixture of front-loaded and alley-loaded units. All lots will have frontage on a public street though, as required by the UDC. An on-site amenity center will be located to the south, and greenway connections are provided to the northeast connecting to Highgate Subdivision.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
  The future land use map designates this property as "Medium Density Residential", which allows all residential housing types and densities up to 5 units per acre. The proposed development is consistent with this designation.



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

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

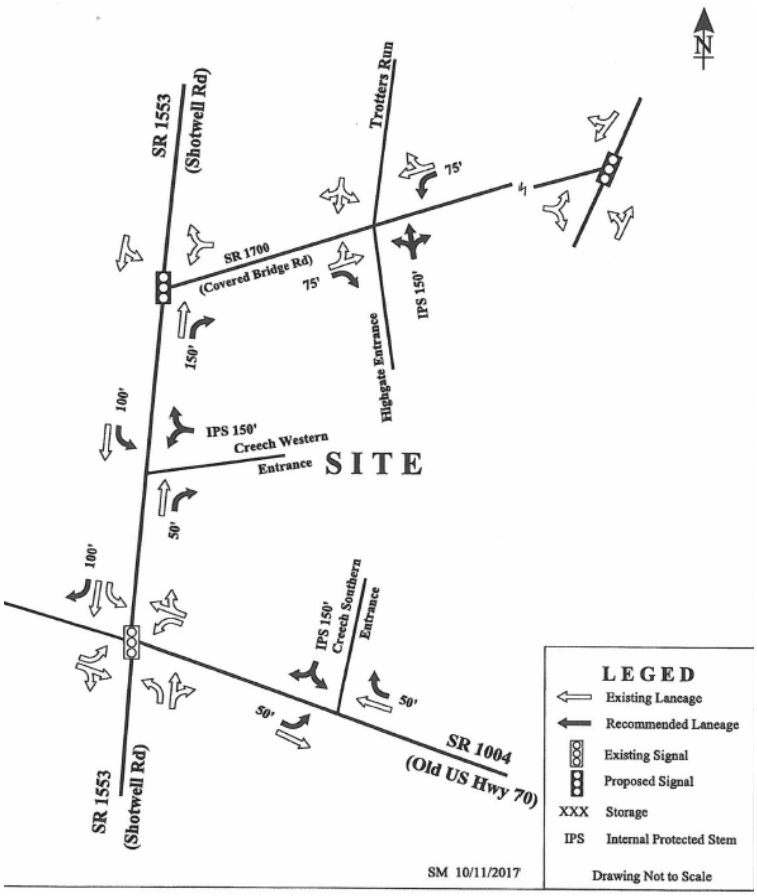
Landscaping and Buffering
The development is required to install a Class "A" landscape buffer along all property lines zoned R-E. The applicant is proposing to utilize existing vegetation in these locations to meet this buffer requirement. No buffer is required along property lines zoned R-8. However, the development will utilize existing vegetation along those property lines in order to mitigate any impact on adjacent residential uses. A Class "A" landscape buffer will be provided along Old US HWY 70 and Shotwell Road as required by the UDC.

Access/Streets
There will be two access points off Old US HWY 70, one of which will be a right-in only due to the proximity to the intersection. NCDOT is comfortable with this design, but staff does recommend that the median be extended in order to fully prevent anyone from making a left-turn at this location (see conditions of approval). A connection into Highgate Subdivision will also be provided to the North, and a full-access connection off Shotwell will be provided as well. The applicant is also providing a partial connection to the southeast, in order to eventually connect to Parkview Subdivision. This connection requires a stream crossing, so the applicant is proposing to pay fee-in-lieu for half of this crossing while the Town will develop the remainder.

Traffic
A joint TIA was done for this development in 2017 with Highgate Subdivision, which projected a 3% growth rate through 2021. The original TIA accounted for more townhomes than what is now proposed and only anticipated one access point off Old US HWY 70. However, the applicant has coordinated the new right-in only on Old US HWY 70 with NCDOT and they are comfortable with this modification.

The TIA recommends a new signal at Shotwell Road and Covered Bridge Road, as well as Covered Bridge Road and N. O'Neil Street intersections. Turn lanes are also recommended at all project entrances, with tapers as outlined in the TIA document. NCDOT has concurred with these Findings, and has added the following additional requirements:

- 100' Right-Turn Lane on Shotwell Road (at intersection of Shotwell/Covered Bridge Road)
- 150' internal protected stem at both full-access entrances
- 100' Right-Turn Lane on Shotwell Road (at intersection of Shotwell/Old US Hwy 70)



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

Garbage / Recycling
Dumpsters will not be provided to serve the units. They will utilize curbside pickup instead.

Amenities
The development is proposing a pool house and pool area as an amenity center. This site plan has not been finalized yet and instead will be submitted as a separate minor site plan (see conditions of approval) if this preliminary plat is approved. The minor site plan approval will be subject to the dimensional standards set in this application. The townhomes meet all design requirements of the Unified Development Code.

Architecture/Design
The townhomes will also consist of vinyl shake siding. The front loaded units will include garages, which will be setback a minimum of 25' from the back of sidewalk to allow enough space for vehicles to park without interfering with the sidewalk. The proposed elevations meet all applicable requirements of the UDC.

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

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

    - **Applicant Response*:*** "The Major Subdivision Application for the Creech Tract Development would meet the required specifications of the Town's Subdivision Regulations for multi-family developments, as described in the Unified Development Code. The two parcels of property contained within the Subdivision application are currently zoned PD-MU and a concurrent rezoning application is requesting the parcels be zoned R-10. The subject project would complement the surrounding properties and the proposed use is consistent with the existing surrounding residential development."

    - **Staff Commentary:** The applicant is requesting a rezoning to R-10, and the use of townhomes is permitted via issuance of a Special Use Permit. A Special Use Permit is also running concurrently with this application. The surrounding properties are primarily single-family residential.

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

    - **Applicant Response:** "The Major Subdivision Application for the Creech Tract Development would meet the required specifications of the Town's Subdivision Regulations for multi-family developments, as described in the Unified Development Code. The subject project has been reviewed by the Town's Technical Review Committee. The comments provided by the committee have been addressed on the current set of subdivision plans."

    - **Staff Commentary:** This application has been reviewed by the Town's TRC and has been deemed certified to meet code requirements to move forward in development review.

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

    - **Applicant Response:** "The subject project would complement the surrounding properties and the proposed use is consistent with the existing surrounding residential development. Existing residential development is located directly adjacent to the proposed project to the north (Highgate) and the South (lakewood acres). Additionally, there is a currently on-going construction of a multi-family development located to the South (Stallings Mill Apartments), at the intersection of Shotwell Road and US HWY 70 BUS.

- **Staff Commentary:** The surrounding adjacent properties are primarily developed for residential uses (single-family). Highgate subdivision does include higher density development.

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

    - **Applicant Response:** "The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress/egress points and a driveway access permit application would be submitted to the Town and NCDOT for review and approval prior to the start of construction. The project will utilize the extension of the Town's existing infrastructure to provide services to the public that are desired and will not be an endangerment to the environment or the public."

    - **Staff Commentary:** The project does meet the minimum access point requirement of the UDC. A TIA was done to show the traffic impacts of the development and recommend improvements. NCDOT and staff have both reviewed the TIA.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2018-91-SUP and 2018-92-RZ.

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision:

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. A separate minor site plan application shall be submitted for the amenity center.
3. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
4. The median at the right-in only off Old US HWY 70 shall be extended for the entire length of the turn lane in order to prevent any left-turn movements at this location. Flexible bollards shall be installed in the median to further prevent any left hand turning movements.
5. No more than 75 building permits shall be issued within the subdivision until the required secondary access has been constructed.
6. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of the development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately.
7. The new traffic signals required at the intersections of Covered Bridge Road and N. O'Neil Street shall be installed prior to the completion of the subdivision.

8. The traffic signal required at the intersection of Shotwell Road and Covered Bridge Road shall be installed prior to the completion of the subdivision.
9. Fee-in-lieu shall be paid at plat recordation for Phase 1 to provide for half of the proposed stream crossing to the east.
10. If another development contributes traffic to any required signal modifications, they will contribute to the cost of the improvements based on their impact at the intersection at the Town's discretion of determining such impact.
11. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
12. Multi-use trails shall be constructed or bonded prior to the platting for the phase in which they occur.
13. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
14. 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 Section 155.706 of the Unified Development Code.

ATTACHMENTS:

1.) Staff Report Maps
2.) Application
3.) Neighborhood Meeting Materials
4.) Site Plan
5.) TIA
6.) NCDOT Congestion Management Comments
7.) Traffic Letter from Engineer

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 **2018-90-SD – Creech Tract**

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

MOTION FORM
Item 6d
2018-90-SD
Creech Tract Preliminary Plat

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).

****

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:

MOTION FORM
Item 6d
2018-90-SD
Creech Tract Preliminary Plat

Town of Clayton
Resolution Granting Wastewater Treatment Capacity
For Creech Tract

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

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

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

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

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

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

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.

2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.

3. An allocation for wastewater treatment capacity is granted in the amount of 59,340 GPD to Creech Tract Development as outlined in allocation request from Dalton Engineering and Associates, P.A.; **herewith attached**.

4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.

5. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

6. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.

7. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

Duly resolved by the Clayton Town Council this 18th day of March, 2019 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Creech Tract Development **Acreage of Property:** 38.88 acres
County Tag Number: 05G01012A and 05G01012S **NC PIN:** 165907-69-2203 and 165907-78-1039
Address/Location: 1294 Shotwell Road Clayton, North Carolina 27520

Zoning District: PD - MU
Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

PROPERTY OWNER INFORMATION

Name: Everland - Lee, L.L.C.
Mailing Address: 104 State Avenue Suite 103 Clayton, North Carolina 27520
Phone Number: (919) 971 - 5353 **Fax:** (919) 934 - 3100
Email Address: lannycliftonbuilder@gmail.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☑ New ☐ Expanded ☐ Change **Use Type:** ☑ Residential ☑ Non-Residential

Proposed Use(s): Multi-family residential subdivision **Existing Use(s):** Vacant parcels

Invoice shall be mailed to the following:

Developer Name: D.R. Horton

Mailing Address: 2000 Aerial Center Parkway Suite 110 Morrisville, NC 27560

Phone Number: (919) 460 - 2939 **Fax Number:** N/A

Email Address: ZAnderson@drhorton.com

ALLOCATION REQUEST

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

Residential:

Gross Acreage: 38.03 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	0	N/A	0
Total	0	------	0

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	143	250	35,750
>3 Bedroom Units	61	370	22,570
Total	204	------	58,320

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 0.85 acre

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Clubhouse / Recreation	gallons/day/acre	0.85 acre	1,200	1,020
Total			------	1,020

TOTAL REQUESTED GALLONS PER DAY: 59,340

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

Fee Development:
Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Dalton Engineering and Associates, P.A.
Jerry T Dalton
Print Name

Signature of Applicant

4/30/18
Date

Engineer Seal:



TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution)*

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

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

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

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

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

Ordinance #2019-03-04

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Planned Development Residential (PD-R) zone the property described below, said property formerly being zoned Residential 8 (R-8) and

WHEREAS said property is owned by Blondell Johnson, and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on March 18, 2019, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Planned Development Residential (PD-R) zone the following described property:

General Description:
Property is located at 706 Fernwood Drive, Clayton, NC

Specific Description:
NC Parcel Identification Numbers: 166913-14-9727

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Planned Development Residential (PD-R) zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED by the Clayton Town Council this 18th day of March, 2019 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Public Hearings

Item Title
2018-250-SD Walk at East Village Ph. 2-4 Preliminary Plat Major Modification

Presenter
Planning Department

Summary/Description
Request for a major modification to a previously approved preliminary plat (acting as a master plan) for Walk at East Village Phases 2 thru 4. The applicant is requesting to amend the master plan to alter the design of the undeveloped portion of the existing subdivision (phases 2, 3, and 4). Phase 1 of the original master plan has already been developed and will remain as currently built and previously approved. The new master plan includes removal of the courtyard design to create more traditional front-loaded single-family lots. The applicant is not proposing an increase in lots from the original approval. The development is located off Front Street, between the Arbors at East Village and Walden Woods subdivision.



Requested Action
Set Public Hearing

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Application
Staff Report
Staff Report Map

Neighborhood Meeting Materials
Newspaper Ad
Adjacent Property Letter
Site Plan
Former Approval 12-05-05-SD

Meeting Timeline
March 4- Set Public Hearing (Town Council)
March 18- Public Hearing (Town Council)

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: Walk at East Village - Phases 2 - 4 **Date:** 01/02/2019

Applicant Name: David Arnold, PE c/o The Nau Company, PLLC

The following checklist to be completed by applicant:

[X] Pre-Application Meeting on: 12/19/2018

[X] Review fee

[X] Advertisement Fee

[X] Copy of plan sets in PDF on USB (only one USB needed)

11 copies of the following:

[X] Completed Application

[X] Owner's Consent Form

[X] Adjacent Property Owner's List

[X] Road Name Application

[X] Wastewater Allocation Request Form or verification of Wastewater

[N/A] Signed/Sealed Traffic Impact Analysis (if applicable)

[X] Neighborhood Meeting Notice Letter (1 copy)

[X] Set of stamped, addressed, empty envelopes for adjacent property owner notification

[X] Stormwater Management Statement

11 copies of the plan set which includes the following:

[X] Cover Sheet

[X] Existing Conditions Sheet

[X] Signed & Sealed Boundary Survey

[X] Site Plan Sheet

[X] Phasing Plan Sheet

[X] Preliminary Engineering Plan Sheet

[X] Preliminary Grading Plan Sheet

[X] Landscaping Plan Sheet

[N/A] Architectural Elevations Sheet

[N/A] Lighting Plan Sheet (Ok to wait per Haley Hogg)

Reviewed by: _____

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

MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

☐ **New Major Subdivision: $400.00 + $5.00 per lot**
- ☐ **Conventional**
- ☐ **Open Space**
- ☐ **Master Plan**

☒ **Modification to approved plan**
- ☒ **Major: $400.00 + $5.00 per lot modified**
- ☐ **Minor: $200.00 + $5.00 per lot modified**
- ***Modified Plan:*** _____

Advertising Fee: $200.00

SITE INFORMATION

Name of Project: Walk at East Village - Phases 2 - 4 **Acreage of Property:** _____

Tag #: 05037010E **NC Pin #:** 166807-59-0985

Location: Walk at East Village Subdivision - Village Walk Drive

Number of lots (Existing): 65 **(Proposed):** 200 **Min. Lot Size:** 3,000 sf

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

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

Recreation/Open Space Requirement: ☐ *Fee in lieu* ☒ *Land Dedication – acreage:* 11.00

APPLICANT INFORMATION

Applicant: The Nau Company

Mailing Address: PO Box 810, Rolesville NC 27571

Phone Number: 919-630-2552 **Fax:** _____

Contact Person: David Arnold, PE

Email Address: darnold@thanauco.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

PROPERTY OWNER INFORAMTION

Name: Hubie Tolson - TH Clayton Development Company, LLC

Mailing Address: PO Box 566 - Greenville, NC 27835

Phone Number: 252-638-4215 **Fax:** 252-638-7456

Email Address: hubie@uhfdevelopmentgroup.com

EXPLANATION OF PROJECT

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

We wish to amend the current master plan for the reconfiguration of the Phase 2 and 3 lots at the Walk at East Village. Courtyard/Village style homes are to be removed and traditional front loading homes are to be proposed fronting either public or private streets.

FINDINGS OF FACT

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

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

See attached

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

See attached

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

See attached

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

See attached

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).
☐	x	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.
☐	x	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.
☐	X	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.

David Arnold, PE — *Print Name*

Signature of Applicant

01/02/2019 — *Date*

The Nau Company
Consulting Civil Engineers

Findings of Fact

Project Summary: In February 2016, the Town of Clayton approved a Preliminary Plat/Major Subdivision Plan submission for the PD-R zoning of a proposed 300 lot subdivision called "East Village Walk". This subdivision is an over 55 age-targeted single family neighborhood in which homes were to be clustered into pockets and face common oriented greenspaces. Each home would be served by an alley to provide access to the rear loaded garages. Currently, 65 of these homes have been constructed or are planned to be constructed as part of Phase 1.

This submittal requests to maintain the PD-R zoning, however modify the proposed layout to include more of a traditional style neighborhood for the remaining phases. Both public and private streets will be utilized to provide front loaded garages and each resident will be given their own backyard instead of the common greenspaces. The revised Phases will now seek to allow 200 lots which is 35 total lots less than originally approved.

FOF-1: That the subdivision meets all required specifications of the Town Subdivision Regulations and conforms to the Town Unified Development Code:

The proposed modification to the subdivision will meet all specifications of the Town Subdivision Regulations and shall conform to the Town UDO with the exception of requested variances for the PD-R district. These variances include reduction of building setbacks, reduction of driveway separations, and allowance of private streets (to replace previously approved alleys).

Roadways: Both public and private streets have been designed to meet town standards. The main thoroughfare of the community (Village Walk Drive) has been designed as a Residential Collector. Three other streets within the community that are anticipated to collect traffic from the private streets have been designed as Residential Streets. Per recommendation from town staff, the private streets have been designed to meet the Town of Clayton Frontage Street typical section.

Public Utilities: Public utilities (water and sewer) have been laid out and shall be designed to meet all Town of Clayton requirements. Fire Hydrants will be spaced as recommended by the Fire Marshal to provide adequate coverage for emergency use.

Open Space: Open space shall be provided throughout the community to exceed the minimum Town of Clayton requirements. An approximately 12,000 sf amenity center that includes a swimming pool, pickleball courts, bocce ball courts, and a putting green are proposed as part of the amenity layout. A 10' wide asphalt greenway is also proposed around the perimeter of the project.

Resource Conservation Areas: All resource conservation areas are to be preserved as required by the Town of Clayton standards as well as those required by the State of North Carolina.

Stormwater Management: Stormwater management facilities have been previously designed as part of the Phase 1 Construction and will be utilized for the remainder of proposed construction.

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

As previously mentioned, this proposed modification is a re-configuration of existing approved lots at the East Village Walk (now Walk at East Village) subdivision. Look, style, and appearance of homes will remain the same as the Phase 1 homes with the exception of homes now fronting roadways instead of common oriented greenspaces. These revisions, along with the subdivision itself, will not be detrimental to development of other properties nor will they violate the character of existing standards for development of properties in the surrounding area. A 30' Type C Landscape buffer has been included (where a Resource Conservation Area does not presently existing) to help screen this neighborhood from those adjacent that may be of a lesser density.

The main collector road (Village Walk Drive) has been stubbed to the northern property to provide a future connection and public utilities will be stubbed at this location as well to allow for future extension.

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

Traffic: As part of the original approval in February 2016, a Traffic Impact Analysis was performed for the site. This subdivision modification incorporates those findings and the connection points to the site remain consistent. The primary exits from the neighborhood are via Village Walk Drive to the south, a western connection to the adjacent apartment complex, and the future northern connection of Village Walk Drive. Internally, the streets have been redesigned to meet town standards as both public and private streets. This new layout should be a vast improvement over the previously approved alley layout. Emergency vehicles, solid waste pickup, and general traffic flow should all see improvements due to the wider streets. Additional room for parking is also provided on lots which should help alleviate on-street parking and blockage of streets. Sidewalks are also now included along all streets which will also promote and aid in pedestrian connectivity.

Public Infrastructure: Public infrastructure will be extended throughout the community to provide both water and sanitary sewer services. The public infrastructure is also proposed to be extended to the end of Village Walk Drive to provide for future extension.

Environment/Public Health/Safety/General Welfare: The subdivision along with proposed modifications have been designed to avoid disturbance of all Resource Conservation Areas and to promote mitigation of stormwater runoff from development. An erosion control plan shall be approved with Johnston County to ensure protection of adjacent water features and properties during construction. All streets shall include lighting and sidewalks are now included along roadways (previously were not along alleys) which will provide additional safety to pedestrians

and encourage a walkable community. Open spaces (both active and passive) are included in the subdivision for the benefit of the residents.

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

The subdivision and proposed modifications have been reviewed by staff to ensure it promotes for the orderly growth and development of the town. Additionally, this subdivision has been previously approved as a PD-R by the Clayton Town Council with a number of modifications to the Unified Development Ordinance and Town Standards. The modifications proposed with this request attempt to create a more traditional subdivision and some of the previously approved deviations will now meet Town Standards (lots fronting streets, standard roadways, etc.).

Please let me know if you have any questions and/or require any additional information.

Sincerely,
The Nau Company, PLLC

David Arnold, PE
Project Manager
darnold@thenauco.com

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: Walk at East Village - Phase 2-4 **Address or PIN #:** 166807-59-0985

AGENT/APPLICANT INFORMATION:

David Arnold, PE
(Name - type, print clearly)

PO Box 810
(Address)
Rolesville, NC 27571
(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 Modification Site Plan Application

Construction Drawing Application

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:

Mr. Hubie Tolson - TH Clayton Development
(Name - type, print clearly)

(Owner's Signature)

PO Box 566
(Address)

Greenville, NC 27835
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Craven

Sworn and subscribed before me Karen Smitten, a Notary Public for the above State and County, this the 12th day of December, 2018.

SEAL

KAREN SMITTEN NOTARY PUBLIC CRAVEN COUNTY, NC

Karen Smitten
Notary Public

My Commission Expires: 9-6-2019

July 2018

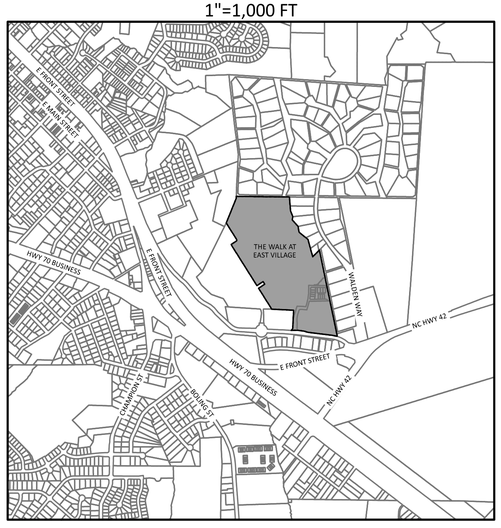
THE WALK AT EAST VILLAGE
PHASES 2 - 4

MAJOR SUBDIVISION MODIFICATION PLAN
TOWN OF CLAYTON PROJECT #: 2018-250-SD

CLAYTON, NC

REVISED: FEBRUARY 22, 2019
JANUARY 2, 2019

VICINITY MAP
1"=1,000 FT



CLIENT

TH CLAYTON DEVELOPMENT COMPANY, LLC
ATTN: MR. HUBIE TOLSON
PO BOX 566
GREENVILLE, NC 27835

SHEET INDEX

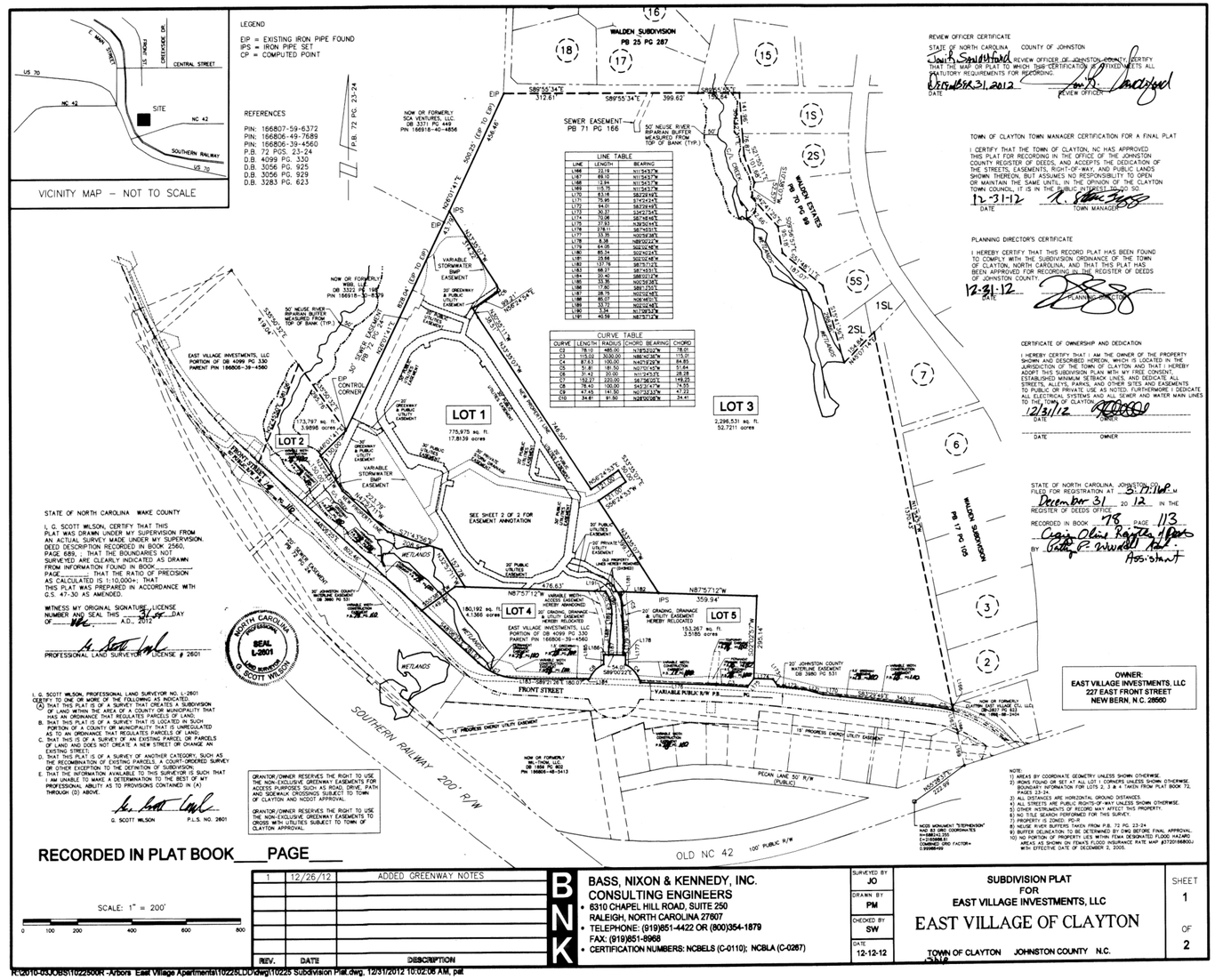
C0	COVER SHEET
C1.0	EXISTING SURVEY
C1.1	EXISTING CONDITIONS PLAN
C1.2	EXISTING CONDITIONS PLAN - PHASE 1
C2.0	SITE AND PHASING PLAN
C2.1	OPEN SPACE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN

SEAL
PRELIMINARY
02/22/2019

The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE WALK AT EAST VILLAGE
PHASES 2 - 4
MAJOR SUBDIVISION MODIFICATION PLAN
TOWN OF CLAYTON PROJECT #: 2018-250-SD



REV.	DATE	DESCRIPTION
1	12/26/12	ADDED GREENWAY NOTES

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

SURVEYED BY	JO
DRAWN BY	PM
CHECKED BY	SW
DATE	12-12-12

SUBDIVISION PLAT
FOR
EAST VILLAGE INVESTMENTS, LLC
EAST VILLAGE OF CLAYTON
TOWN OF CLAYTON JOHNSTON COUNTY N.C.

SHEET 1 OF 2

I:\2010-053\OBS\10225\DR-Arbors East Village Apartments\10225LDD\dwg\10225 Subdivison Plat.dwg, 12/31/2012 10:02:08 AM, pat

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
TH CLAYTON DEVELOPMENT GROUP, LLC
PO BOX 566
GREENVILLE, NC 27835

REVISIONS
1 2019-02-22 REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE
PHASES 2 - 4
CLAYTON, NORTH CAROLINA

EXISTING SURVEY

NORTH CAROLINA PROFESSIONAL SEAL 036722 ENGINEER JAMES DAVID ATWOOD
PRELIMINARY
02/22/2019

PROJECT NO: -
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: AS SHOWN
DATE: 2019-01-02
SHEET NO: C1.0

EXISTING CONDITIONS SOURCES

1. THE PROPERTY BOUNDARY, ENVIRONMENTAL FEATURES, EXISTING OVERALL SITE FEATURES, AND EXISTING WATERLINE WERE TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY TH CLAYTON AND PREPARED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS DATED 9/21/2016.
2. EXISTING RIMOGRAPHY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY HAWKEYE GEOMATICS ON 11/26/2018.
3. EXISTING SITE FEATURES (BUILDINGS, ROADWAYS, SANITARY SEWER, STORM DRAINAGE, ETC.) LOCATED WITHIN THE PROJECT LIMITS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY HAWKEYE GEOMATICS ON 11/26/2018.

ENVIRONMENTAL CONDITIONS NOTES

1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY THE NEUSE RIVER BUFFER RULES.
2. THIS PROPERTY IS/NOT LOCATED IN A FLOODPLAIN PER FEMA MAP # 3720166800K DATED 06/20/2018.
3. THERE ARE STREAM BUFFERS ON THIS SITE.
4. THERE ARE WETLANDS ON THIS SITE.

100 0 50 100 200

SCALE: 1"=100'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
TH CLAYTON DEVELOPMENT COMPANY, LLC
PO BOX 566
GREENVILLE, NC 27835

REVISIONS		
1	2019-02-22	REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE PHASES 2 - 4

CLAYTON, NORTH CAROLINA

EXISTING CONDITIONS

SEAL 30360

PRELIMINARY

02/22/2019

PROJECT NO: -

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=100'

DATE: 2019-01-02

SHEET NO: C1.1

N/F
KABAT, DONNA BARNES
2029 WALDEN WAY
CLAYTON, NC 27527
PIN: 166807-59-9720
ZONING: R-E
N/F
KABAT, DONNA BARNES
2029 WALDEN WAY
CLAYTON, NC 27527
PIN: 166807-59-9720
ZONING: R-E
N/F
MATTHEWS, RITCHIE H
MATTHEWS, TERESA C
2025 WALDEN WAY
CLAYTON, NC 27527
PIN: 166807-69-0463
ZONING: R-E
N/F
KLUKAS FAMILY TRUST
KLUKAS, CRAIG A TRUSTEE
2037 WALDEN WAY
CLAYTON, NC 27527
PIN: 166919-59-7962
ZONING: R-10
EXISTING PRIVATE GREENWAY
EXISTING MILL ROOM
AMENITY AREA
(REFER TO MINOR SITE PLAN SUBMITTAL: 2018-220-SPM)
EXISTING WETLANDS
BEAUFORT LOOP
DUPLIN LANE
COURTYARD A
COURTYARD B
COURTYARD C
BEAUFORT LOOP
BEAUFORT LOOP
BEAUFORT LOOP

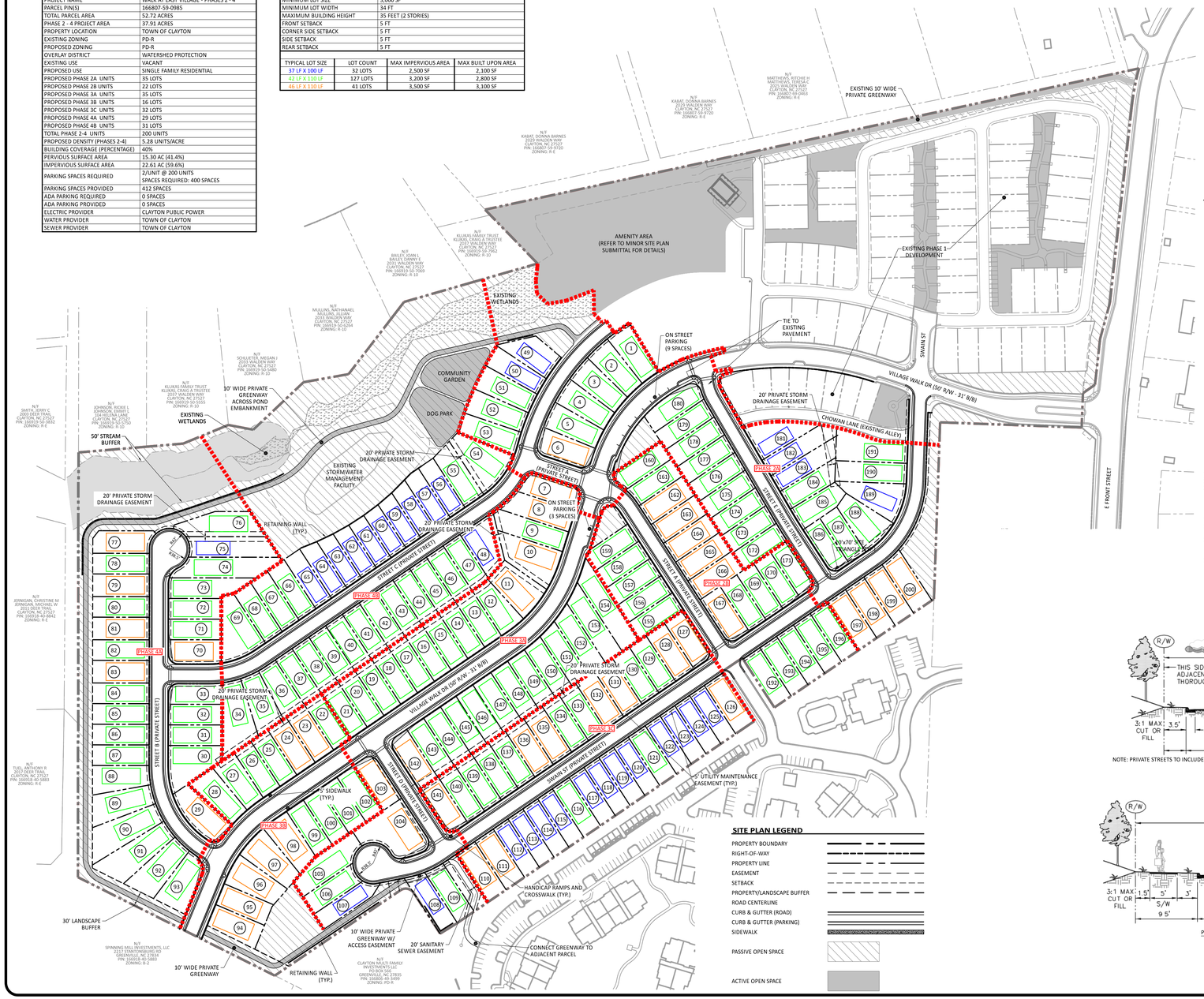
SITE DATA

PROJECT NAME	WALK AT EAST VILLAGE - PHASES 2 - 4
PARCEL PIN(S)	166807-59-0985
TOTAL PARCEL AREA	52.72 ACRES
PHASE 2 - 4 PROJECT AREA	37.91 ACRES
PROPERTY LOCATION	TOWN OF CLAYTON
EXISTING ZONING	PD-R
PROPOSED ZONING	PD-R
OVERLAY DISTRICT	WATERSHED PROTECTION
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED PHASE 2A UNITS	35 LOTS
PROPOSED PHASE 2B UNITS	22 LOTS
PROPOSED PHASE 3A UNITS	35 LOTS
PROPOSED PHASE 3B UNITS	16 LOTS
PROPOSED PHASE 3C UNITS	32 LOTS
PROPOSED PHASE 4A UNITS	29 LOTS
PROPOSED PHASE 4B UNITS	31 LOTS
TOTAL PHASE 2-4 UNITS	200 UNITS
PROPOSED DENSITY (PHASES 2-4)	5.28 UNITS/ACRE
BUILDING COVERAGE (PERCENTAGE)	40%
PERVIOUS SURFACE AREA	15.30 AC (41.4%)
IMPERVIOUS SURFACE AREA	22.61 AC (59.6%)
PARKING SPACES REQUIRED	2/UNIT @ 200 UNITS SPACES REQUIRED: 400 SPACES
PARKING SPACES PROVIDED	412 SPACES
ADA PARKING REQUIRED	0 SPACES
ADA PARKING PROVIDED	0 SPACES
ELECTRIC PROVIDER	CLAYTON PUBLIC POWER
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON

LOT DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	3,000 SF
MINIMUM LOT WIDTH	34 FT
MAXIMUM BUILDING HEIGHT	35 FEET (2 STORIES)
FRONT SETBACK	5 FT
CORNER SIDE SETBACK	5 FT
SIDE SETBACK	5 FT
REAR SETBACK	5 FT

TYPICAL LOT SIZE	LOT COUNT	MAX IMPERVIOUS AREA	MAX BUILT UPON AREA
37 LF X 100 LF	32 LOTS	2,500 SF	2,100 SF
42 LF X 110 LF	127 LOTS	3,200 SF	2,800 SF
46 LF X 110 LF	41 LOTS	3,500 SF	3,100 SF

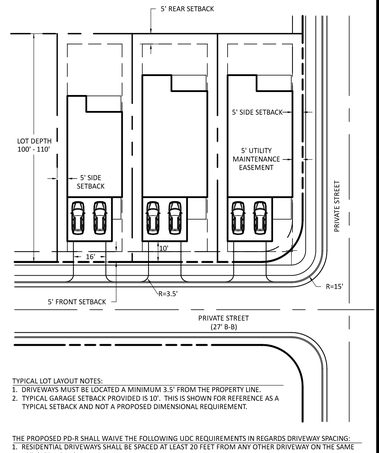


SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- SETBACK
- PROPERTY/LANDSCAPE BUFFER
- ROAD CENTERLINE
- CURB & GUTTER (ROAD)
- CURB & GUTTER (PARKING)
- SIDEWALK
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE

PROJECT NOTES

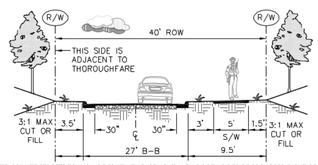
1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CLAYTON.
2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CLAYTON.
3. STREETS FOR THIS PROJECT IDENTIFIED AS PUBLIC SHALL BE MAINTAINED BY THE TOWN OF CLAYTON. STREETS IDENTIFIED AS PRIVATE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. ROAD WIDENING IS REQUIRED NOT FOR THIS PROJECT.
5. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION.
6. TRASH CANS TO BE ISSUED TO INDIVIDUAL PROPERTY OWNERS AND COLLECTED BY TOWN OF CLAYTON PUBLIC WORKS.
7. CLUSTER MAILBOX UNITS (CBU) TO BE PART OF AMENITY AREA. REFER TO MINOR SITE PLAN SUBMITTAL.



TYPICAL LOT LAYOUT NOTES:
1. DRIVEWAYS MUST BE LOCATED A MINIMUM 3.5' FROM THE PROPERTY LINE.
2. TYPICAL GARAGE SETBACK PROVIDED IS 10'. THIS IS SHOWN FOR REFERENCE AS A TYPICAL SETBACK AND NOT A PROPOSED DIMENSIONAL REQUIREMENT.

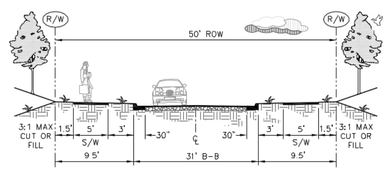
THE PROPOSED PD-R SHALL WAIVE THE FOLLOWING UDC REQUIREMENTS IN REGARDS DRIVEWAY SPACING:
1. RESIDENTIAL DRIVEWAYS SHALL BE SPACED AT LEAST 20 FEET FROM ANY OTHER DRIVEWAY ON THE SAME LOT. (155.4.F.4.a).
2. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF WAY LINES, WHICHEVER IS GREATER. (155.4.F.4.c)
3. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE (155.4.F.4.d)

TYPICAL LOT LAYOUT
SCALE: 1" = 30'



NOTE: PRIVATE STREETS TO INCLUDE 5' UTILITY EASEMENT ALONG BOTH SIDES OF PROPOSED RIGHT OF WAY.

PRIVATE STREET
N.T.S



PUBLIC STREET (VILLAGE WALK DRIVE)
N.T.S

N

100 0 50 100 200
SCALE: 1"=100'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
TH CLAYTON DEVELOPMENT COMPANY, LLC
PO BOX 566
GREENVILLE, NC 27835

REVISIONS

2	2019-03-06	REVISED IMPERVIOUS AND BUILT UPON AREA
1	2019-02-22	REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE
PHASES 2 - 4
CLAYTON, NORTH CAROLINA

SITE AND PHASING PLAN

SEAL
PRELIMINARY
NORTH CAROLINA ENGINEER JAMES DAVID ARNOLD
03/06/2019

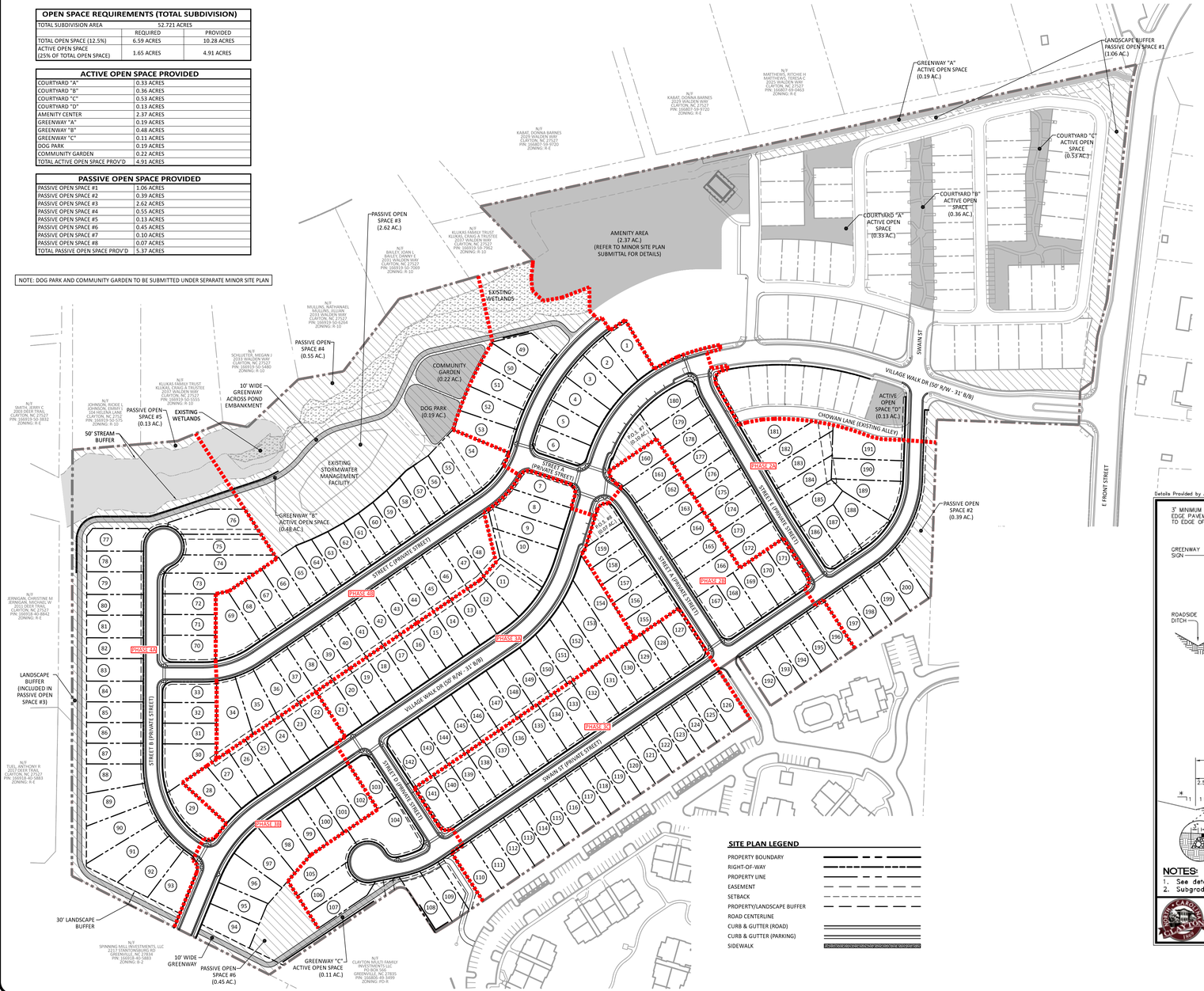
PROJECT NO: -
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=100'
DATE: 2019-01-02
SHEET NO: C2.0

OPEN SPACE REQUIREMENTS (TOTAL SUBDIVISION)		
TOTAL SUBDIVISION AREA	52.721 ACRES	
	REQUIRED	PROVIDED
TOTAL OPEN SPACE (12.5%)	6.59 ACRES	10.28 ACRES
ACTIVE OPEN SPACE (25% OF TOTAL OPEN SPACE)	1.65 ACRES	4.91 ACRES

ACTIVE OPEN SPACE PROVIDED	
COURTYARD "A"	0.33 ACRES
COURTYARD "B"	0.36 ACRES
COURTYARD "C"	0.53 ACRES
COURTYARD "D"	0.13 ACRES
AMENITY CENTER	2.37 ACRES
GREENWAY "A"	0.19 ACRES
GREENWAY "B"	0.48 ACRES
GREENWAY "C"	0.11 ACRES
DOG PARK	0.19 ACRES
COMMUNITY GARDEN	0.22 ACRES
TOTAL ACTIVE OPEN SPACE PROV'D	4.91 ACRES

PASSIVE OPEN SPACE PROVIDED	
PASSIVE OPEN SPACE #1	1.06 ACRES
PASSIVE OPEN SPACE #2	0.39 ACRES
PASSIVE OPEN SPACE #3	2.62 ACRES
PASSIVE OPEN SPACE #4	0.55 ACRES
PASSIVE OPEN SPACE #5	0.13 ACRES
PASSIVE OPEN SPACE #6	0.45 ACRES
PASSIVE OPEN SPACE #7	0.10 ACRES
PASSIVE OPEN SPACE #8	0.07 ACRES
TOTAL PASSIVE OPEN SPACE PROV'D	5.37 ACRES

NOTE: DOG PARK AND COMMUNITY GARDEN TO BE SUBMITTED UNDER SEPARATE MINOR SITE PLAN



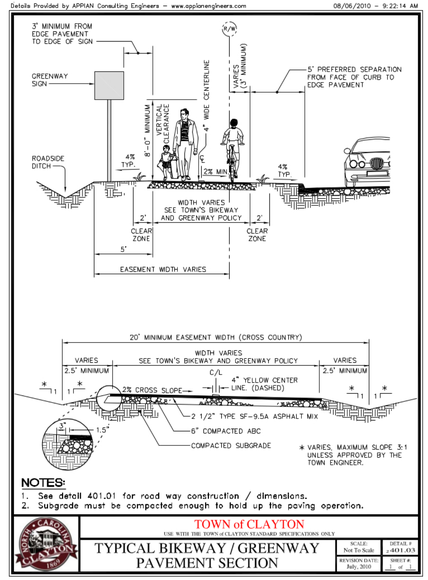
SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- SETBACK
- PROPERTY/LANDSCAPE BUFFER
- ROAD CENTERLINE
- CURB & GUTTER (ROAD)
- CURB & GUTTER (PARKING)
- SIDEWALK

HATCH LEGEND

- STREAM BUFFER
- WETLANDS
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 08/06/2010 – 9:22:14 AM



NOTES:
1. See detail 401.01 for road way construction / dimensions.
2. Subgrade must be compacted enough to hold up the paving operation.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION

SCALE: Not To Scale | DETAIL: 401.45
REVISION DATE: July, 2010 | SHEET #: 2 of 2

100 0 50 100 200
SCALE: 1"=100'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
TH CLAYTON DEVELOPMENT COMPANY, LLC
PO BOX 566
GREENVILLE, NC 27835

REVISIONS		
1	2019-02-22	REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE
PHASES 2 - 4
CLAYTON, NORTH CAROLINA

OPEN SPACE PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 1301133 JAMES DAVID ARNOLD
PRELIMINARY
02/22/2019

PROJECT NO: -
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=100'
DATE: 2019-01-02
SHEET NO: C2.1

GRADING/DRAINAGE PLAN LEGEND

EXISTING MAJOR (5') CONTOUR	100
EXISTING MINOR (1') CONTOUR	101
PROPOSED MAJOR (5') CONTOUR	100
PROPOSED MINOR (1') CONTOUR	101
STORM DRAINAGE PIPE	
STORM DRAINAGE STRUCTURES	

N

100 0 50 100 200

SCALE: 1"=100'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
The Nau Company
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PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
TH CLAYTON DEVELOPMENT COMPANY, LLC
PO BOX 566
GREENVILLE, NC 27835

REVISIONS		
1	2019-02-22	REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE PHASES 2 - 4

CLAYTON, NORTH CAROLINA

PRELIMINARY GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030881 JOHN DAVID ABBOTT

PRELIMINARY

02/22/2019

PROJECT NO: -

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=100'

DATE: 2019-01-02

SHEET NO: **C3.0**

UTILITY NOTES

1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CLAYTON.
2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CLAYTON.
3. STREETS FOR THIS PROJECT IDENTIFIED AS PUBLIC SHALL BE MAINTAINED BY THE TOWN OF CLAYTON. STREETS IDENTIFIED AS PRIVATE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITY PLAN LEGEND

EX. SANITARY SEWER PIPE	SS
SANITARY SEWER PIPE	SS
SANITARY SEWER MANHOLE	●
EX. WATER PIPE	W
WATER PIPE	W
FIRE HYDRANT	

100 0 50 100 200

SCALE: 1"=100'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
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PO Box 810 | Rolesville, NC 27571
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CLIENT:
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REVISIONS

1	2019-02-22	REVISED PER TOWN OF CLAYTON COMMENTS

THE WALK AT EAST VILLAGE PHASES 2 - 4

CLAYTON, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

SEAL
PRELIMINARY
02/22/2019

PROJECT NO: -
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=100'
DATE: 2019-01-02
SHEET NO: C4.0

NO BUFFER REQUIRED ADJACENT TO OFF-SITE RESOURCE CONSERVATION AREAS, EXISTING WOODLANDS TO BE PRESERVED

AMENITY AREA (SEPARATE SUBMITTAL)

AMENITY AREA (SEPARATE SUBMITTAL)

EXISITNG WETLANDS

BLADEN PL

PHASE LINE (TYPICAL)

STREET C (PRIVATE)

VILLAGE WALK DRIVE

STREET A (PRIVATE)

STREET E (PRIVATE)

SWAIN ST (PRIVATE)

CHOWAN LN (Existing Alley)

EXISTING LOTS

COMMUNITY GARDEN

NOTE: THE DOG PARK AND COMMUNITY GARDEN WILL BE SUBMITTED AND APPROVED DURING A FUTURE MINOR SITE PLAN SUBMITTAL.

DOG PARK

OPEN SPACE

OPEN SPACE

MATCH LINE - SHEET L3

MATCH LINE - SHEET L1

MATCH LINE - SHEET L1

MATCH LINE - SHEET L2

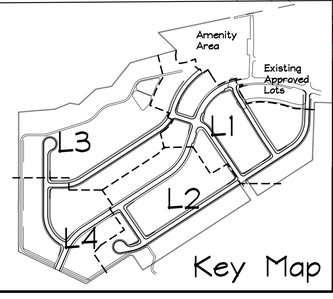
(8)ATM
(3)TDM
(5)TDM
(3)ATM
(2)QN
(2)LSS
(2)LSS
(2)QN
(2)QN
(3)TDM
(4)QRP
(3)ATM
(5)ATM
(2)QRP
(3)ATM
(2)QN
(3)LSS
(5)QCS
(5)QCS
(3)LSS
(4)TDM
(3)LSS
(3)LSS
(4)TDM
(3)ATM
(5)TDM
(4)TDM
(3)ATM
(2)QN

L1-3 PLANT LIST

TOTAL QUAN	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPACING
		STREET CANOPY TREES				
93	ATM	Acer truncatum `WF-AT1` PP#20,109	Main Street® Shantung Maple	2 1/2" Min.	8' Ht.	
46	LSS	Liquidambar styraciflua `Slender Silhouette`	Slender Silhouette Fruitless Sweet Gum	2 1/2" Min.	8' Ht.	
22	QN	Quercus nuttallii	Nuttall Oak	2 1/2" Min.	8' Ht.	
29	QCS	Quercus robur x alba `Crimson Spire`	Crimson Spire™ Oak	2 1/2" Min.	8' Ht.	
6	QRP	Quercus robur x bicolor `Long` PP#12,673	Regal Prince® Oak	2 1/2" Min.	8' Ht.	
96	TDM	Taxodium distichum `Mickelson`	Shawnee Brave™ Bald Cypress	2 1/2" Min.	8' Ht.	
		BUFFER CANOPY TREES				
4	ARO	Acer rubrum `October Glory`	October Glory Red Maple	2 1/2" Min.	8' Ht.	
14	PT	Pinus taeda	Loblolly Pine	2 1/2" Min.	8' Ht.	
6	QL	Quercus lyrata	Overcup Oak	2 1/2" Min.	8' Ht.	
		BUFFER UNDERSTORY TREES				
7	AC	Amelanchier canadensis	Serviceberry	2" Min.	6' Ht.	
6	CC	Cercis canadensis	Eastern Redbud	2" Min.	6' Ht.	
		BUFFER SHRUBS				
46	JVB	Juniperus virginiana `Brodie`	Brodie Red Cedar		6' Ht. Min.	8' o/c
89	LLD	Ligustrum lucidum `Davidson Hardy`	Davidson Hardy Privet		6' Ht. Min.	8' o/c

L1-2 STREET TREE LEGEND

- NUTTALL OAK (QN)
- CRIMSON SPIRE OAK (QCS)
- SHAWNEE BRAVE BALD CYPRESS (TDM)
- MAIN STREET SHANTUNG MAPLE (ATM)
- REGAL PRINCE OAK (QRP)
- SLENDER SILHOUETTE FRUITLESS SWEET GUM (LSS)



Key Map

MINIMUM PLANT SIZES REQUIRED
CANOPY TREES = 2.5' MIN, 8' HT.
UNDERSTORY TREES = 2" MIN., 6' HT.
SCREENING SHRUBS = 24"
NON-SCREENING SHRUBS = 12"

SEE SHEET L2 FOR STREET TREE REQUIREMENT SUMMARY

SEE SHEET L4 FOR TYPICAL HVAC SCREENING DETAIL

L1-1 LANDSCAPING PLAN

SCALE: 1"=40'-0"

0 20 40 80 FEET

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-26 ROBERT L. PRICE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 573 ROBERT L. PRICE

PHASES 2 - 4

THE WALK AT EASTFIELD VILLAGE

CLAYTON, NORTH CAROLINA

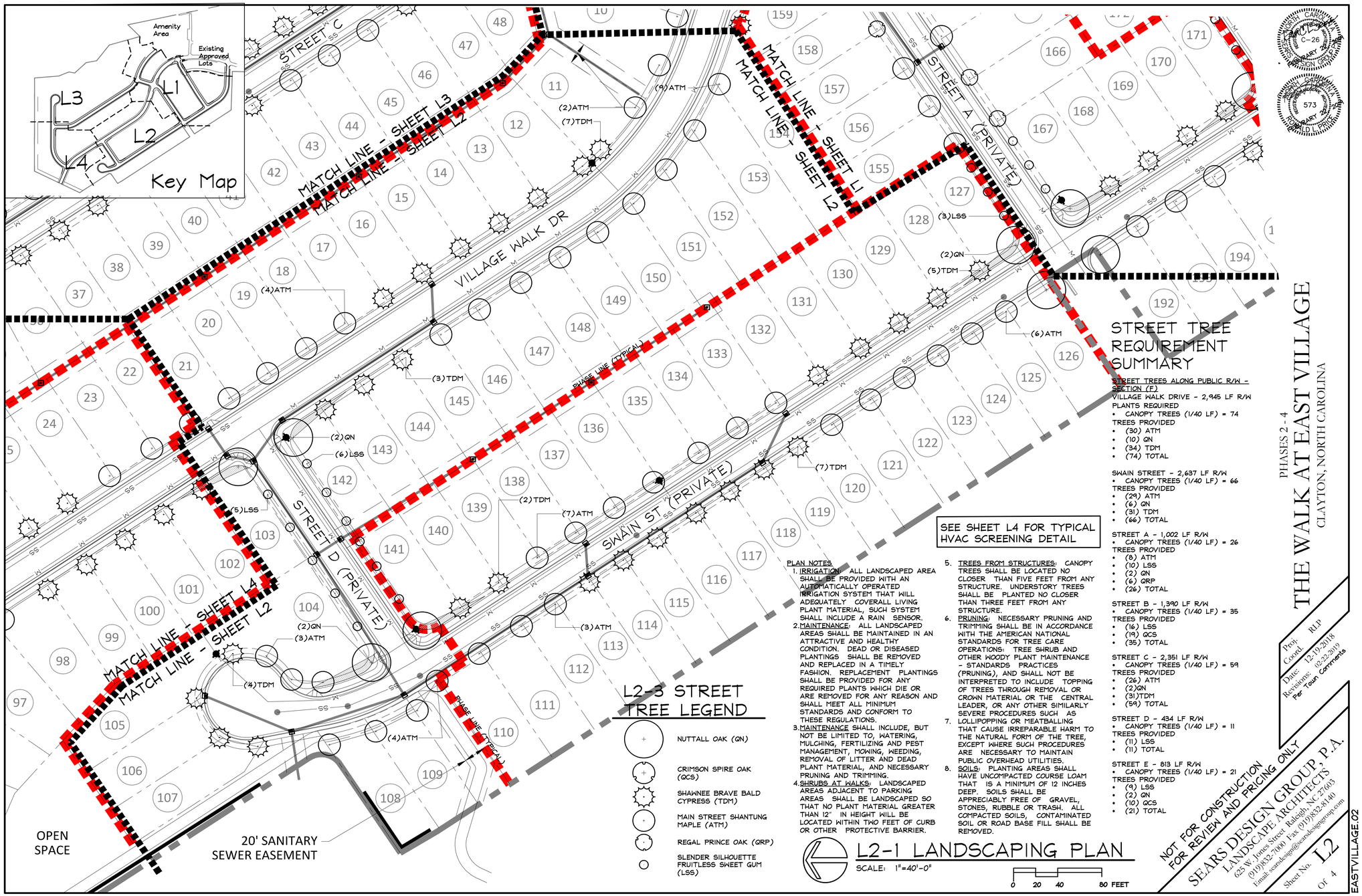
Proj: RLP
Coord.
Date: 12-19-2018
Revisions: 02-22-2019
Per Town Comments

NOT FOR CONSTRUCTION
FOR REVIEW AND PRICING ONLY

SEARS DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS
625 W. Jones Street Raleigh, NC 27603
(919)832-7000 Fax (919)832-8140
E-mail: searsdesign@searsdesigngroup.com

Sheet No. L1
Of 4

EASTVILLAGE.02



STREET TREE REQUIREMENT SUMMARY

STREET TREES ALONG PUBLIC R/W - SECTION (F)

VILLAGE WALK DRIVE - 2,945 LF R/W

PLANTS REQUIRED
- CANOPY TREES (1/40 LF) = 74

TREES PROVIDED
- (30) ATM
- (10) QN
- (34) TDM
- (74) TOTAL

SWAIN STREET - 2,637 LF R/W
- CANOPY TREES (1/40 LF) = 66

TREES PROVIDED
- (29) ATM
- (6) QN
- (31) TDM
- (66) TOTAL

STREET A - 1,002 LF R/W
- CANOPY TREES (1/40 LF) = 26

TREES PROVIDED
- (8) ATM
- (10) LSS
- (2) QN
- (6) QRP
- (26) TOTAL

STREET B - 1,390 LF R/W
- CANOPY TREES (1/40 LF) = 35

TREES PROVIDED
- (16) LSS
- (19) QCS
- (35) TOTAL

STREET C - 2,351 LF R/W
- CANOPY TREES (1/40 LF) = 59

TREES PROVIDED
- (26) ATM
- (2)QN
- (31)TDM
- (59) TOTAL

STREET D - 434 LF R/W
- CANOPY TREES (1/40 LF) = 11

TREES PROVIDED
- (11) LSS
- (11) TOTAL

STREET E - 813 LF R/W
- CANOPY TREES (1/40 LF) = 21

TREES PROVIDED
- (9) LSS
- (2) QN
- (10) QCS
- (21) TOTAL

PLAN NOTES

1. IRRIGATION: ALL LANDSCAPED AREA SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVERALL LIVING PLANT MATERIAL, SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
2. MAINTENANCE: 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. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THESE REGULATIONS.
3. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, MULCHING, FERTILIZING AND PEST MANAGEMENT, MOWING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING.
4. SHRUBS AT WALKS: LANDSCAPED AREAS ADJACENT TO PARKING AREAS SHALL BE LANDSCAPED SO THAT NO PLANT MATERIAL GREATER THAN 12" IN HEIGHT WILL BE LOCATED WITHIN TWO FEET OF CURB OR OTHER PROTECTIVE BARRIER.
5. TREES FROM STRUCTURES: CANOPY TREES SHALL BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY STRUCTURE. UNDERSTORY TREES SHALL BE PLANTED NO CLOSER THAN THREE FEET FROM ANY STRUCTURE.
6. PRUNING: NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS: TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARDS PRACTICES (PRUNING), AND SHALL NOT BE INTERPRETED TO INCLUDE TOPPING OF TREES THROUGH REMOVAL OR CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS LOLLIPOPPING OR MEATBALLING THAT CAUSE IRREPARABLE HARM TO THE NATURAL FORM OF THE TREE, EXCEPT WHERE SUCH PROCEDURES ARE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES.
7. SOILS: PLANTING AREAS SHALL HAVE UNCOMPACTED COURSE LOAM THAT IS A MINIMUM OF 12 INCHES DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOILS, CONTAMINATED SOIL OR ROAD BASE FILL SHALL BE REMOVED.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-26 ROBERT L. SEARS JR. FEBRUARY 28, 2020

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 573 RONALD L. SEARS FEBRUARY 28, 2020

THE WALK AT EAST VILLAGE

PHASES 2 - 4

CLAYTON, NORTH CAROLINA

Prep. RLP
Coord.
Date: 12-19-2018
Revisions: 02-22-2019
Per Town Comments

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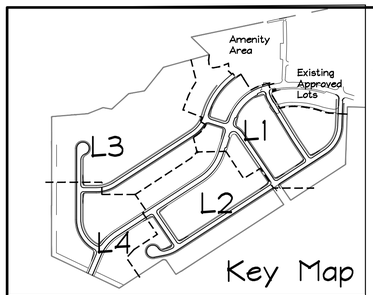
Sheet No. L2 Of 4

EASTVILLAGE.02



L3-2 STREET TREE LEGEND

- NUTTALL OAK (QN)
- CRIMSON SPIRE OAK (QCS)
- SHAWNEE BRAVE BALD CYPRESS (TDM)
- MAIN STREET SHANTUNG MAPLE (ATM)
- REGAL PRINCE OAK (QRP)
- SLENDER SILHOUETTE FRUITLESS SWEET GUM (LSS)

PROJECT BOUNDARY BUFFER
NORTH PROPERTY LINE (SHT L3 & L4)
CODE SECTION (E) (2) (d) 2
PLANNED DEVELOPMENT
706 LF @ "CLASS C BUFFER"
PROPOSED WIDTH = 20'
PLANTS REQUIRED
CANOPY TREES (2/100) = 15
UNDERSTORY TREES (1/100) = 8
SHRUBS (12/100) = 85
PLANTS PROVIDED
CANOPY TREES
- (3) ARO
- (8) PT
- (4) QL

UNDERSTORY TREES
- (5) AC
- (3) CC

SHRUBS, 6' HT*
- (31) JVB
- (54) LLD (15) LLD

* 6' OPAQUE SCREEN PROVIDED WITH SHRUBS

NO BUFFER REQUIRED ADJACENT TO OFF-SITE RESOURCE CONSERVATION AREAS, EXISTING WOODLANDS TO BE PRESERVED

NO BUFFER REQUIRED ADJACENT TO OFF-SITE RESOURCE CONSERVATION AREAS, EXISTING WOODLANDS TO BE PRESERVED

EXISITNG WETLANDS

EXISITNG WETLANDS

EXISITNG WETLANDS

EXISTING 50' UNDISTURBED STREAM BUFFER

EXISTING STORMWATER MANAGEMENT FACILITY

COMMUNITY GARDEN

NOTE: THE DOG PARK AND COMMUNITY GARDEN WILL BE SUBMITTED AND APPROVED DURING A FUTURE MINOR SITE PLAN SUBMITTAL.

DOG PARK

STREET B (PRIVATE)

STREET C (PRIVATE)

PHASE LINE (TYPICAL)

(1)QCS (3)LSS (4)LLD (1)AC (1)QL (3)JVB (1)PT (4)LSS (2)QCS (4)QCS (1)PT (9)LLD (3)JVB (1)AC (5)LLD (1)PT (4)JVB (1)QL (3)LLD (1)CC (1)QCS (2)TDM (7)TDM (2)ATM (5)ATM (7)TDM (5)ATM (7)TDM (3)ATM (1)TDM

MATCH LINE SHEET L3
MATCH LINE - SHEET L4
MATCH LINE SHEET L1
MATCH LINE SHEET L3
MATCH LINE - SHEET L3
MATCH LINE - SHEET L2

SEE SHEET L2 FOR STREET TREE REQUIREMENT SUMMARY

SEE SHEET L4 FOR TYPICAL HVAC SCREENING DETAIL

L3-1 LANDSCAPING PLAN

SCALE: 1"=40'-0"

0 20 40 80 FEET

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Sheet No. L3 Of 4

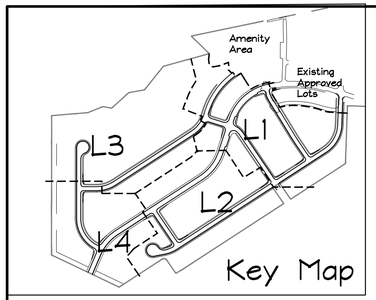
Prep. RLP
Coord.
Date: 12-19-2018
Revisions: 02-22-2019 Per Town Comments

THE WALK AT EAST VILLAGE

PHASES 2-4

CLAYTON, NORTH CAROLINA

EASTVILLAGE.02



L4-2 STREET TREE LEGEND

- NUTTALL OAK (QN)
- CRIMSON SPIRE OAK (QCS)
- SHAWNEE BRAVE BALD CYPRESS (TDM)
- MAIN STREET SHANTUNG MAPLE (ATM)
- REGAL PRINCE OAK (QRP)
- SLENDER SILHOUETTE FRUITLESS SWEET GUM (LSS)

SEE SHEET L2 FOR STREET TREE REQUIREMENT SUMMARY

SEE BELOW FOR TYPICAL HVAC SCREENING DETAIL

PROJECT BOUNDARY BUFFER
NORTH PROPERTY LINE (SHT L3 & L4)
PLANNED DEVELOPMENT
706 LF @ "CLASS C BUFFER"
CODE SECTION (E) (2) (d) 2
PROPOSED WIDTH = 20'
PLANTS REQUIRED
CANOPY TREES (2/100) = 15
UNDERSTORY TREES (1/100) = 8
SHRUBS (12/100) = 85
PLANTS PROVIDED
CANOPY TREES
- (3) ARO
- (8) PT
- (4) QL

UNDERSTORY TREES
- (5) AC
- (3) CC

SHRUBS, 6' HT.*
- (31) JVB
- (54) LLD

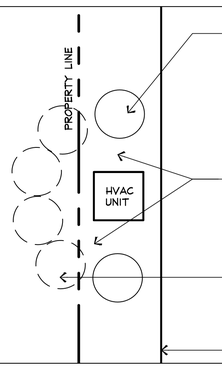
* 6' OPAQUE SCREEN PROVIDED WITH SHRUBS

PROJECT BOUNDARY BUFFER
NORTHWEST PROPERTY LINE #1
CODE SECTION (E) (2) (d) 2
PLANNED DEVELOPMENT
237 LF @ "CLASS C BUFFER"
PROPOSED WIDTH = 30'
PLANTS REQUIRED
CANOPY TREES (2/100) = 5
UNDERSTORY TREES (1/100) = 3
SHRUBS (12/100) = 29
PLANTS PROVIDED
CANOPY TREES
- (1) ARO
- (3) PT
- (1) QL

UNDERSTORY TREES
- (1) AC
- (2) CC

SHRUBS, 6' HT*
- (9) JVB
- (20) LLD

* 6' OPAQUE SCREEN PROVIDED WITH SHRUBS



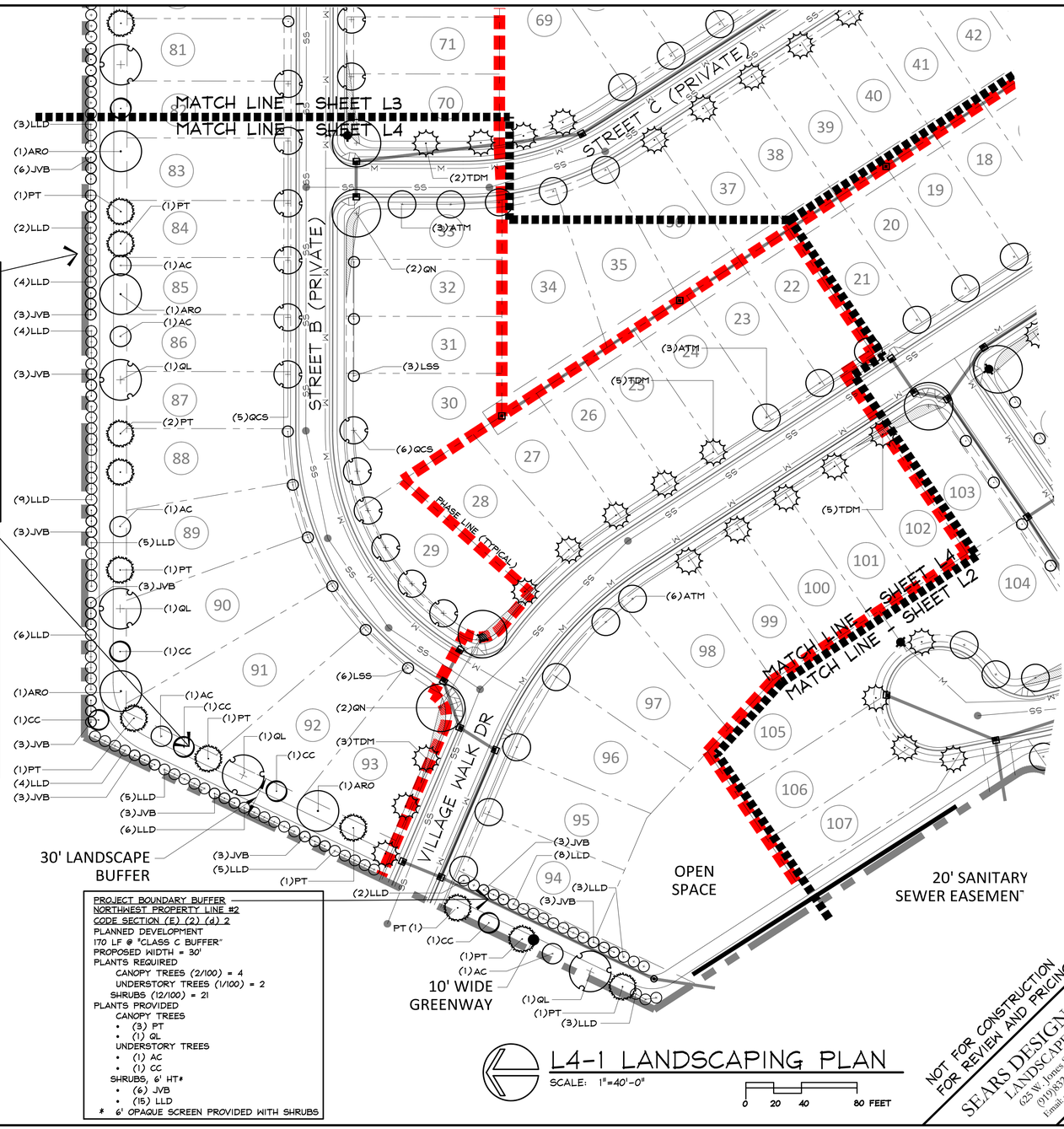
NOTE: HVAC UNIT WILL BE SCREENED FROM VIEWS FROM ALL STREETS WITH AN EVERGREEN HEDGE CONSISTING OF ONE OF THE FOLLOWING DEPENDING ON SITE ORIENTATION (MIN. 24" HT. AT INSTALLATION):
- NEEDLEPOINT HOLLY (ILEX CORNUTA 'NEEDLEPOINT')
- CURLY LEAF LIGUSTRUM (LIGUSTRUM JAPONICUM 'ROTUNDIFOLIUM')
- JAPANESE AUCUBA (AUCUBA JAPONICA)
- COMPACT LAURUSTINUS (VIBURNUM TINUS 'COMPACTUM')

NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

MINIMUM (1) SHRUB EACH SIDE TO SCREEN AT 5' SETBACKS. PROVIDE ADDITIONAL SHRUBS TO WRAP WHERE PROPERTY WIDTH ALLOWS.

EXTERIOR WALL OF RESIDENCE

L4-3: TYPICAL HVAC SCREENING SCALE: 1/4"=1'-0"



L4-1 LANDSCAPING PLAN
SCALE: 1"=40'-0"
0 20 40 80 FEET

NOT FOR CONSTRUCTION
FOR REVIEW AND PRICING ONLY

SEARS DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS
625 W. Jones Street Raleigh, NC 27603
(919)832-7000 Fax (919)832-8140
E-mail: searsdesign@searsdesigngroup.com

Sheet No. L4
Of 4

EASTVILLAGE.02

PHASES 2-4
THE WALK AT EASTVILLAGE
CLAYTON, NORTH CAROLINA

Proj. Coord: RLP
Date: 12-19-2018
Revisions: 02-22-2019
Per Town Comments

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-26 PERMANENT SEAL DESIGN GROUP

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 573 PERMANENT SEAL RONALD L. PRICE

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

March 5, 2019

NOTICE

SUBJECT: **Project:** 2018-250-SD Walk at East Village Phases 2-4 Preliminary Plat (Major Modification)

Address: Village Walk Drive; off Front Street

PIN #s: 166807-59-0985

Applicant: The Nau Company

Dear Clayton Area Property Owner:

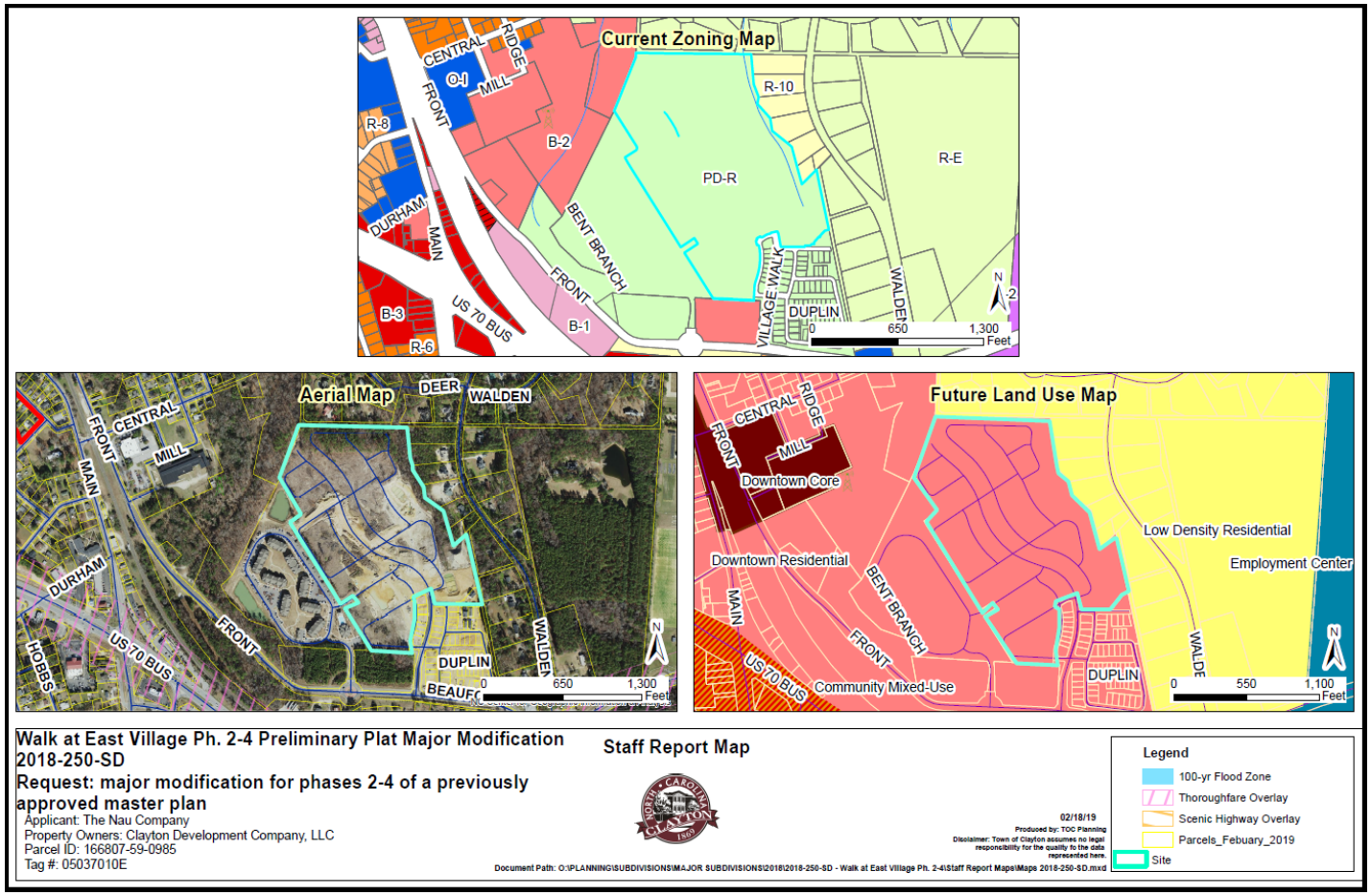
Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on ***Monday, March 18, 2019 at 6:00 PM*** at Town Hall, 111 E Second Street, to consider the above referenced major modification to a previously approved Preliminary Plat (Master Plan) for the Walk at East Village Subdivision. The original master plan was approved in 2015 (12-05-05-SD) by Town Council. The applicant is now requesting to modify phases 2, 3, and 4 of the original master plan in order to reduce the total lot count and redesign the layout of the lots. Per UDC requirements, this modification is considered major which means that it must obtain Town Council approval in order to be permitted. The subject property is located off Front Street, adjacent to Walden Woods and the Arbors at East Village. Please see the map on the back of this letter.

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

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

Sincerely,

Haley Hogg, CZO


Current Zoning Map
CENTRAL
RIDGE
O-I
MILL
FRONT
R-8
B-2
R-10
R-E
PD-R
DURHAM
MAIN
BENT BRANCH
FRONT
VILLAGE WALK
WALDEN
DUPLIN
B-3
US 70 BUS
B-1
R-6
0
650
1,300
Feet
Aerial Map
DEER
WALDEN
CENTRAL
FRONT
MILL
MAIN
DURHAM
US 70 BUS
FRONT
HOBBS
DUPLIN
WALDEN
BEAUFC
0
650
1,300
Feet
Future Land Use Map
CENTRAL
RIDGE
FRONT
MILL
Downtown Core
Low Density Residential
Employment Center
Downtown Residential
MAIN
BENT BRANCH
FRONT
US 70 BUS
Community Mixed-Use
DUPLIN
WALDE
0
550
1,100
Feet
Walk at East Village Ph. 2-4 Preliminary Plat Major Modification 2018-250-SD
Request: major modification for phases 2-4 of a previously approved master plan
Applicant: The Nau Company
Property Owners: Clayton Development Company, LLC
Parcel ID: 166807-59-0985
Tag #: 05037010E
Staff Report Map
02/18/19
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\2018\2018-250-SD - Walk at East Village Ph. 2-4\Staff Report Maps\Maps 2018-250-SD.mxd
Legend
100-yr Flood Zone
Thoroughfare Overlay
Scenic Highway Overlay
Parcels_Febuary_2019
Site

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Walk at East Village

Application: Major Subdivision Modification Plan

Location/Date: March 7th - 1540 E Front Street

	NAME	ADDRESS
1	Elizabeth Baldwin	116 Pecan Lane
2	Greg C. Jones	118 Pecan Lane
3	Angela Jones	118 Pecan / 106 Pecan
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Walk at East Village - Phase 2-4 Date of Mailing: 02/21/2019

Date of Meeting: 03/07/2019 Time of Meeting: 6:00 pm

Location of Meeting: 1540 E Front Street - Clayton, NC

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: David Arnold, PE Signature: [signature]

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

Tom Holden (developer) and David Arnold (engineer) discussed the project with the 3 attendees. The meeting was more informational in nature as the attendees wanted to see what was changing. It was discussed that we were providing less homes than originally approved and the general feel was that this was a better layout/option than that previously approved. The one concern raised during the meeting was in regards to traffic. One resident asked how many stub roads would be built in accordance with the approved plans and what were the requirements on those connections. Resident indicated the previous plan had some kind of restriction but couldn't remember what it was.

Per discussions with Town Staff and review of proposed plans the connection points and stub roads were consistent with what was previously approved and no conditions were requested by town staff. The resident did note that traffic is already an issue even without the development. It was also pointed out to the resident that this is an age-targeted, over 55 community and the bulk of the trips leaving this subdivision would most likely not occur during the typical peak hour traffic. Additionally, a number of these residents frequently travel and are out of town for long periods of time which generates less traffic than a typical subdivision.

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

EAST VILLAGE WALK

12-05-05-SD

(PRELIMINARY PLAT / MAJOR SUBDIVISION)

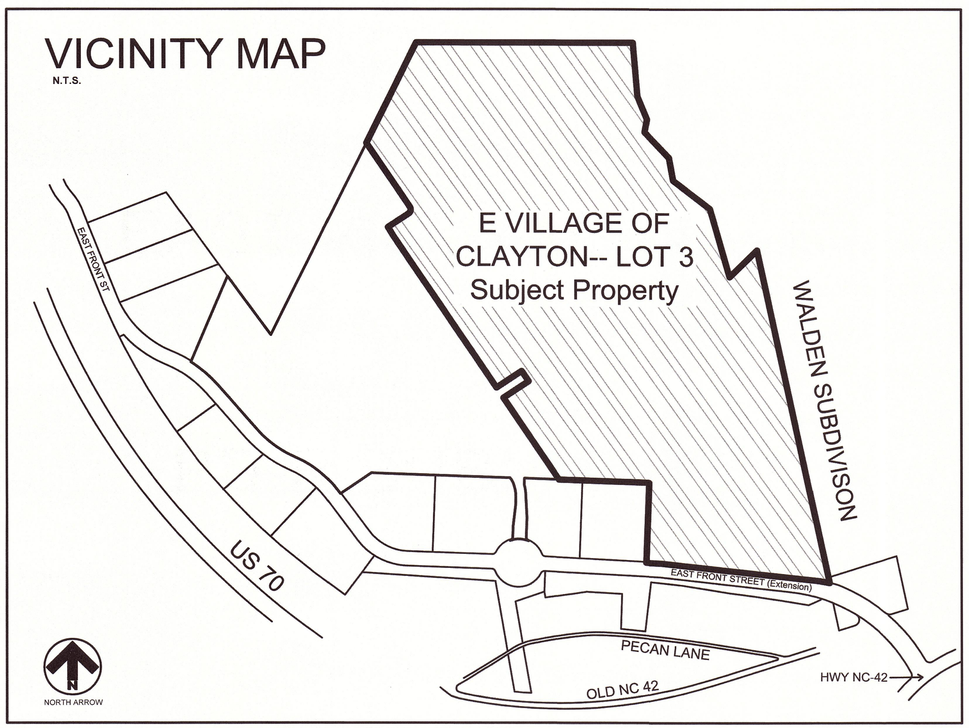
CLAYTON, NC

JOHNSTON COUNTY

PD-R SUBMISSION

VICINITY MAP

N.T.S.



TOWN OF CLAYTON
SUBDIVISION APPROVAL 12-05-05-SD
GRANTED

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant:	East Village Investments, LLC
Owner:	East Village Investments, LLC
Property Location:	North side of East Front Street, Clayton
Tax Parcel Numbers:	166807-59-2827
Proposed Use of Property:	300 unit, single-family subdivision.
Meeting Date:	January 4, 2016

Having heard all the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Clayton Unified Development Ordinance, hereafter referred to as UDO, for the subdivision proposed, and that, therefore, the application to subdivide the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the UDO and the following conditions:

1. The unmet Conditions of Approval accepted as part of Petition Number PSD 2012-60 and 2012-96 for the single-family and townhouse portion of East Village are hereby deleted and replaced as follows:
2. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.

3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
4. 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 Section 155.706 of the Unified Development Code.
5. The Master Plan/Preliminary Subdivision Plan is considered to be a preliminary plate. Individual phases are subject to final plat review. This includes neighborhood parks and amenities.
6. All sidewalks and greenways shall be bonded and constructed prior to plat recordation for the associated phase.
7. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
8. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction.
9. All signs shall require review/approval pursuant to 155.713.
10. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to 155-500(C).
11. Prior to grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning department before construction activities begin.
12. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

13. A wastewater allocation request must be approved by the Town Council.
14. If the project should deviate from the planned 55+ age restriction, a revised Traffic Impact Analysis shall be submitted to the Planning Department.

Waivers:

15. Allow reduction of public right of ways to a minimum of 43'.

[Remainder of Page Intentionally Left Blank]

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

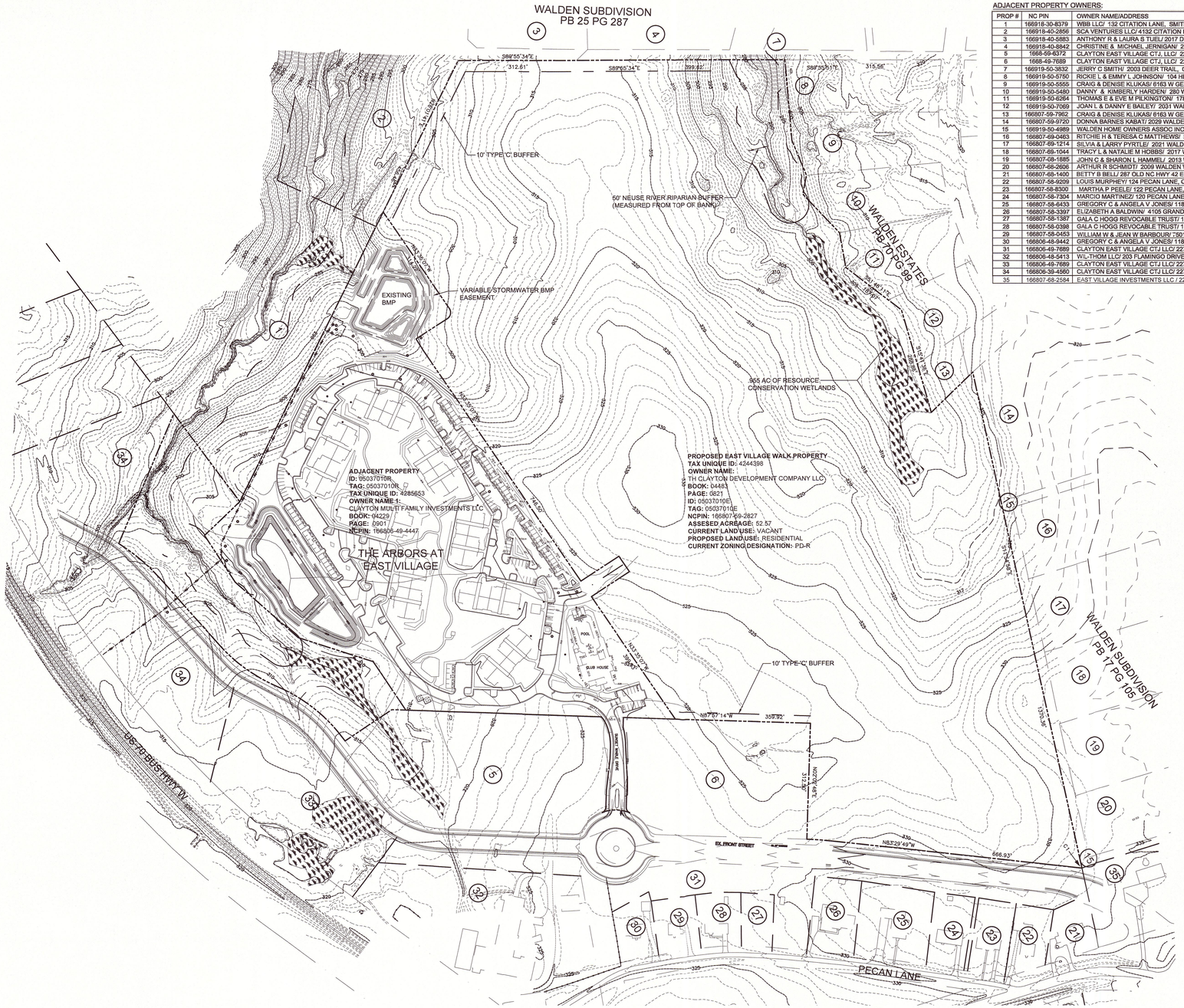
TOWN OF CLAYTON

BY: _____
Judy L. McLeod,
Mayor

ATTEST:

_____ (SEAL)
Kimberly A. Moffett
Town Clerk

***



ADJACENT PROPERTY OWNERS:

PROP #	NC PIN	OWNER NAME/ADDRESS	ZONING
1	166918-30-8379	WBB LLC/ 132 CITATION LANE, SMITHFIELD, NC 27577	O-I
2	166918-40-2856	SCA VENTURES LLC/ 4132 CITATION LANE, SMITHFIELD, NC 27577	R-2
3	166918-40-5883	ANTHONY R & LAURA S TUEL/ 2017 DEER TRAIL CLAYTON, NC 27527	R-E
4	166918-40-8842	CHRISTINE & MICHAEL JERNIGAN/ 2011 DEER TRAIL CLAYTON, NC 27520	R-E
5	1668-59-8372	CLAYTON EAST VILLAGE CTJ, LLC/ 227 E FRONT ST, NEW BERN NC 28560	ZONING
6	1668-49-7689	CLAYTON EAST VILLAGE CTJ, LLC/ 227 E FRONT ST, NEW BERN NC 28560	ZONING
7	166919-50-3832	JERRY C SMITH/ 2003 DEER TRAIL, CLAYTON, NC 27520	R-E
8	166919-50-5760	RICKIE L & EMMY L JOHNSON/ 104 HELENA LANE, CLAYTON NC 27527	R-10
9	166919-50-5555	CRAIG & DENISE KLUKAS/ 6163 W GELDING DRIVE, GLENDALE, AZ 85306	R-10
10	166919-50-5480	DANNY & KIMBERLY HARDEN/ 280 WILSON JONES RD, CLAYTON, NC 27520	R-10
11	166919-50-6264	THOMAS E & EVE M PELKINGTON/ 178 JOSIAH DRIVE, CLAYTON, NC 27527	R-10
12	166919-50-7069	JOAN L & DANNY E BAILEY/ 2031 WALDEN WAY, CLAYTON, NC 27527	R-10
13	166807-59-7962	CRAIG & DENISE KLUKAS/ 6163 W GELDING DRIVE, GLENDALE, AZ 85306	R-10
14	166807-59-9720	DONNA BARNES KABAT/ 2029 WALDEN WAY, CLAYTON, NC 27527	R-E
15	166919-50-4989	WALDEN HOME OWNERS ASSOC INC/ 2044 DEER TRAIL, CLAYTON, NC 27527	R-E
16	166807-69-0463	RITCHIE H & TERESA C MATTHEWS/ 2025 WALDEN WAY, CLAYTON, NC 27527	R-E
17	166807-69-1214	SILVIA & LARRY PYRTLE/ 2021 WALDEN WAY, CLAYTON, NC 27527	R-E
18	166807-69-1044	TRACY L & NATALIE M HOBBS/ 2017 WALDEN WAY, CLAYTON, NC 27527	R-E
19	166807-68-1885	JOHN C & SHARON L HAMMEL/ 2013 WALDEN WAY, CLAYTON, NC 27527	R-E
20	166807-68-2606	ARTHUR R SCHMIDT/ 2009 WALDEN WAY, CLAYTON, NC 27527	R-E
21	166807-68-1400	BETTY B BELL/ 287 OLD NC HWY 42 E, CLAYTON, NC 27527	R-8
22	166807-58-9209	LOUIS MURPHEY/ 124 PECAN LANE, CLAYTON, NC 27527	R-8
23	166807-58-8300	MARTHA P PEELE/ 122 PECAN LANE, CLAYTON, NC 27527	R-8
24	166807-58-7304	MARCIO MARTINEZ/ 120 PECAN LANE, CLAYTON, NC 27527	R-8
25	166807-58-6433	GREGORY C & ANGELA V JONES/ 118 PECAN LANE, CLAYTON, NC 27527	R-8
26	166807-58-3397	ELIZABETH A BALDWIN/ 4105 GRAND MANOR CT, APT 304, RALEIGH, NC 27612	R-8
27	166807-58-1387	GALA G HOGG REVOCABLE TRUST/ 110 PECAN LANE, CLAYTON, NC 27527	R-8
28	166807-58-0398	GALA G HOGG REVOCABLE TRUST/ 110 PECAN LANE, CLAYTON, NC 27527	R-8
29	166807-58-0453	WILLIAM W & JEAN W BARBOURI 7301 HOLLY SPRINGS DR, RALEIGH, NC 27606	R-8
30	166806-48-9442	GREGORY C & ANGELA V JONES/ 118 PECAN LANE, CLAYTON, NC 27527	R-8
31	166806-49-7689	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN NC 28560	R-10
32	166806-48-5413	WIL-THOM LLC/ 205 FLAMINGO DRIVE, CLAYTON, NC 27527	B-3
33	166806-49-7689	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN NC 28560	B-1
34	166806-39-4560	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN NC 28560	PD-R
35	166807-68-2584	EAST VILLAGE INVESTMENTS LLC / 227 E FRONT ST, NEW BERN, NC 28560	O-I

akai
ARCHITECT
KURMASKIE
ASSOCIATES,
INC.
1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

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TIMU GROUP
Construction IQ™

EAST VILLAGE INVESTMENTS, LLC
C/O HUBIE TOLSON
2217 STANTONSBURG RD
GREENVILLE, NC 27834
PHONE: (252) 609-4225
FAX: (252) 670-9370

TIMOTHY KURMASKIE
REGISTERED ARCHITECT
10590
NORTH CAROLINA
RALEIGH, NC

11/05/15

Architect Kurmaskie Associates, Inc.
51883
North Carolina
Raleigh, NC

EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

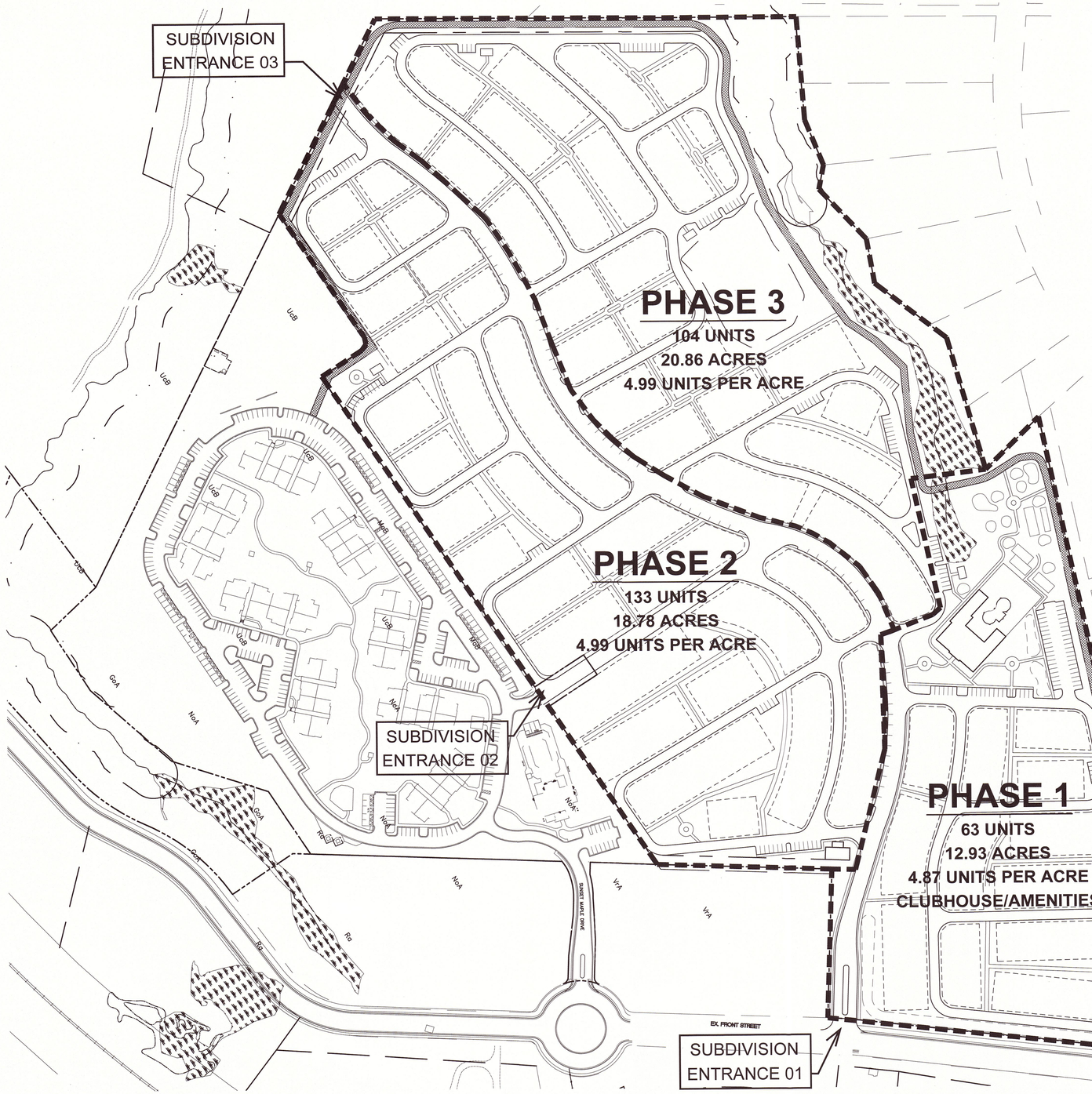
DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

EXISTING CONDITIONS

SHEET NUMBER

EX1



PHASING
It is anticipated that the completion of East Village Walk will occur in year 2019. Build out of the subdivision will take place in multiple phases. Phase one includes the roadway and utility connections from East Front Street to the Arbors Apartments.

Phasing Chart:

PERMITTED USES

Proposed Uses shall be limited to the following:

1. Single-Family Detached
2. Alley Loaded Homes
3. Village and Cottage Style Homes
4. Community Center, with Gym, Spa, Pickleball Courts, Pool, Private Meeting Rooms
5. Commons Buildings – Buildings that are located in common areas for use as gathering areas for community use. Building and common areas are to be owned and maintained by the HOA.

IMPERVIOUS ARE CALCULATION

DESCRIPTION	NO. LOTS.	AVERAGE SIZE OF LOTS	TOTAL AREA	% OF TOTAL SITE	IMPERVIOUS AREA (SQ. FT.)	% IMPERVIOUS SURFACE
RESIDENTIAL LOTS:						
VILLAGE LOTS -	136	4,051	550,936	24.06%	303,014.80	13.23%
COTTAGE LOTS -	164	3,060	501,840	21.91%	276,012.00	12.05%
ROW (INCLUDES STREETS AND SIDEWALKS) -			437,586	19.11%	380,000	16.59%
TOTAL RCA			87,944	3.84%	-	0.00%
TOTAL OPEN SPACE (INCLUDES POOL, CLUBHOUSE AMENITIES GREEWAYS,			574,916	25.11%	165,934	7.25%
LANDSCAPE BUFFERS			140,016	6.11%	-	0.00%
TOTAL AREA -	300	3,509	2,293,238	100%	1124960.8	49.13%

DWELLING TYPE	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	MINIMUM NO. OF UNITS	MINIMUM % OF UNITS	MAXIMUM NO. OF UNITS	MAXIMUM % OF UNITS
VILLAGE HOMES	3780	4320	136	45%	136	45%
COTTAGE HOMES	3060	3060	164	55%	164	55%
TOTALS DWELLINGS -			**300**	**100%**	**300**	**100%**

OPEN SPACE, GREENWAYS AND OTHER RECREATION

DESCRIPTION	ACRES	% OF TOTAL SITE
PASSIVE OPEN SPACE	5.58	10.61%
ACTIVE RECREATION AREAS (POOL, CLUBHOUSE, DEVELOPED PARKS, ETC)	9.19	17.48%
GREENWAYS (PAVED SURFACE ONLY)	0.97	1.85%
TOTAL OPEN SPACE -	15.74	29.94%
NOTE: PER TOWN OF CLAYTON DEVELOPMENT STANDARDS,		

RESOURCE CONSERVATION AREAS

DESCRIPTION	ACRES	% OF TOTAL SITE
RIPPARIAN BUFFER AREA	1.12	2.12%
OPEN BODIES OF WATER AND JURISDICTIONAL WETLAND	0.89	1.69%
100 YEAR FLOOD PLAIN	0	0.00%
RESOURCE CONSERVATION AREAS -	2.01	2.12%

FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By:
Plan Approval
12-05-05-SD
12-05-04-PDD

LOT INFORMATION:

LOT SIZE & QUANTITY:

SINGLE FAMILY VILLAGE UNITS: 136 (45%)
TYP. LOT SIZE : 42' X 90' & 48' X 90'

SINGLE FAMILY COTTAGE UNITS: 164 (55%)
TYP. LOT SIZE : 34' X 80'

TOTAL UNITS: 300

PHASING INFO:

PHASE	UNITS	DENSITY	ACREAGE
PHASE 1	63 UNITS	4.87 UNITS PER ACRE	12.93 AC
PHASE 2	133 UNITS	7.08 UNITS PER ACRE	18.78 AC
PHASE 3	104 UNITS	4.99 UNITS PER ACRE	20.86 AC
TOTAL	300 UNITS	5.71 UNITS PER ACRE	52.57 AC

0 100 200 Feet
SCALE: 1" = 100'
N
NORTH ARROW

akai
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KURMASKIE
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Raleigh, NC 27605
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EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

PHASING
MASTER PLAN

SHEET NUMBER
EX2



LANDSCAPING
The Landscape Plan, which will be submitted on future plans, will demonstrate compliance with the standards set forth in the Town of Clayton's Unified Development Ordinance. Specifically as as approved for the East Village:

Perimeter Buffers – As shown on plans.

Street Buffers – As shown on plans.

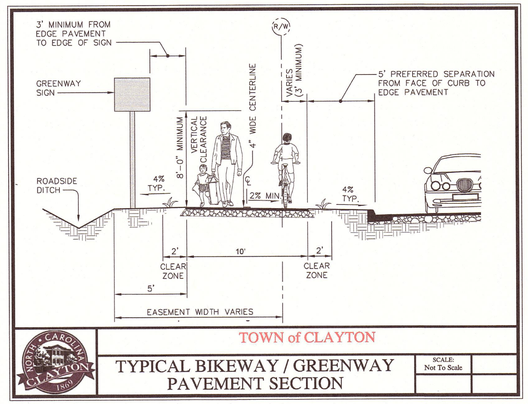
Residential Lot Landscaping Requirements – The front yard for each building lot will contain one appropriate ornamental type street tree and two shrubs per lot. All rear yards fronting the "Cottage Lanes" will contain the same requirements as the front yard. Corner building lots with a side yard will contain two appropriate ornamental type street trees and two shrubs per lot. All mechanical units and utilities visible from the public right-of-way will be screened with evergreen shrubs.

PARKS AND RECREATION
East Village will provide active and passive recreation for its residents and will provide the greenway connection as shown on the plans.

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION
The East Village plan will comply with all conservation buffer rules enforced by the Town of Clayton as well as all other governing jurisdictions. There is no FEMA designated 100-year floodplain within the property.

See RCA and Open Space, Greenways and other Recreation Charts.

STORMWATER MANAGEMENT
East Village will comply with the Town's requirements for stormwater management. The owners and/or their assigns will maintain all storm water facilities. Stormwater design shall meet the applicable requirements of the Town of Clayton UDO.



FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By: Hailey Nigg
Plan Approval

12-05-04- PDD
12-05- 05- SD

LEGEND
- POCKET PARK/ GREENSPACE
- RESIDENCES
- COMMUNITY BUILDING
- GREENWAY (SEE DETAIL)
- STREETSCAPE
- SIDEWALK (5'-0" WIDE MIN., 8'-0" WIDE IN MAJOR COURTYARDS)
- STREAM BUFFER/WETLAND
- LANDSCAPE BUFFER

0 100 200 Feet
SCALE: 1" = 100'
N
NORTH ARROW

akai
ARCHITECT
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PHONE: (252) 638-4215
FAX: (252) 670-8370

TIMOTHY KURMASKIE
REGISTERED ARCHITECT
10580
NORTH CAROLINA
RALEIGH, NC
11/05/15

Kurmaskie Associates Architectural Corporation
51883
South Carolina
Raleigh, NC

EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

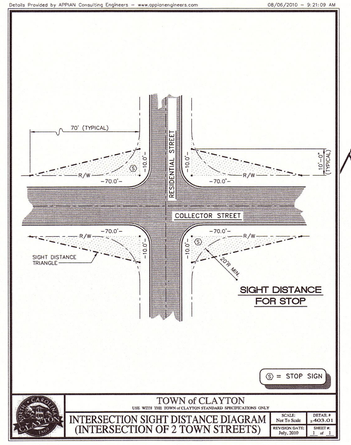
DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

GREENWAY &
NATURAL AREA
MASTER PLAN

SHEET NUMBER

EX3

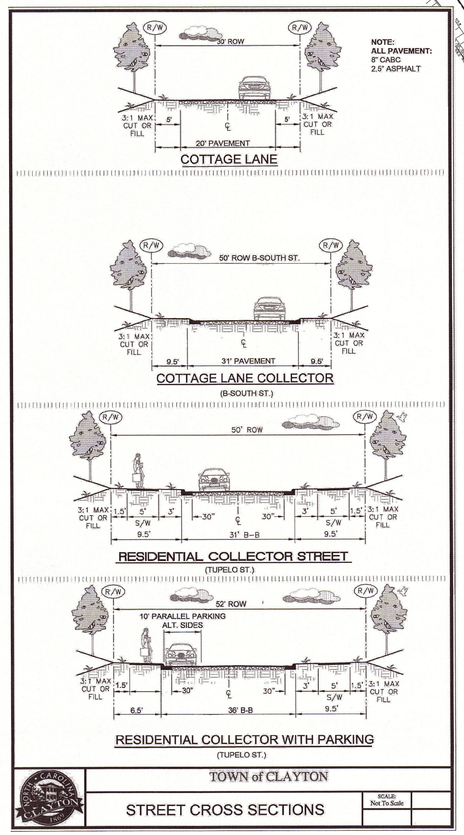


TOWN of CLAYTON

INTERSECTION SIGHT DISTANCE DIAGRAM (INTERSECTION OF 2 TOWN STREETS)

SCALE: Not To Scale | DETAIL #: ASDS #14

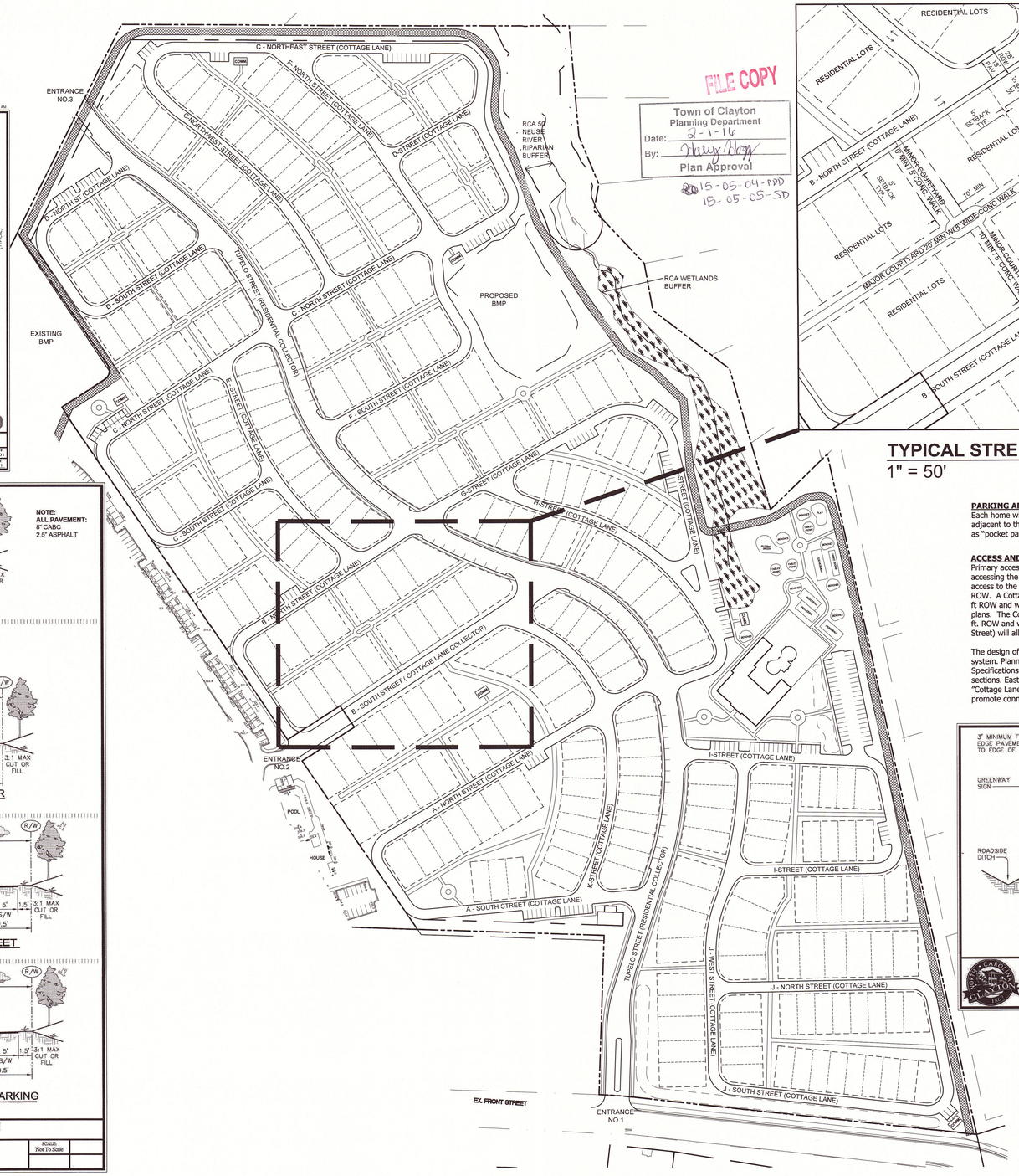
REVISION DATE: July, 2010 | SHEET #: 1 of 4

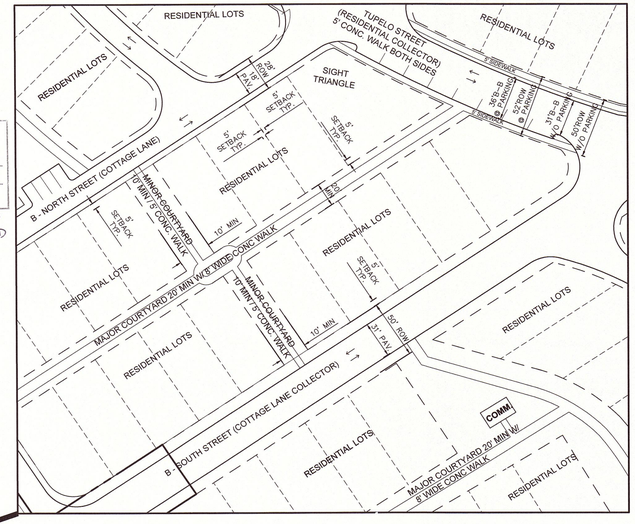


TOWN of CLAYTON

STREET CROSS SECTIONS

SCALE: Not To Scale





TYPICAL STREET & LOT DIMENSIONS

1" = 50'

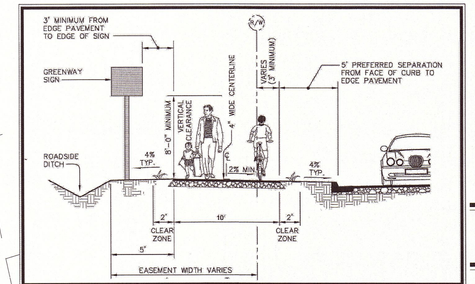
PARKING AND LOADING REQUIREMENTS

Each home will have a minimum of 2 parking spaces. Additional guest parking will be provided adjacent to the pocket neighborhoods. Bicycle racks will be provided at the clubhouse as well as "pocket parks" and "common buildings".

ACCESS AND CIRCULATION

Primary access would be via a primary residential collector road connecting to Front Street and accessing the residences via a network of traffic circle and "Cottage Lanes" that provide direct access to the garages. The "Cottage Lane" will be a 20 ft. paved roadway section with a 30 ft. ROW. A Cottage Lane – "Collector" (B-South Street) will be a 31 ft. paved roadway with a 50 ft ROW and will connect to the Arbors of Clayton and to a third access point as shown on the plans. The Cottage Lane – Collector (E-West Street) will be a 31 ft. paved roadway with a 43 ft. ROW and will connect to property North. The primary residential collector road (Tupelo Street) will allow for on street visitor parallel parking. All streets to be public.

The design of East Village allows for a safe and adequate on-site transportation circulation system. Planned roadways are consistent with the Town's Transportation Plan and Standard Specifications and Construction Details and show required right-of-way widths and road sections. East Village will be connected by an urban grid of residential streets, including "Cottage Lanes" and pedestrian walkways (major/minor courtyards, greenway) in order to promote connectivity.



TOWN of CLAYTON

TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION

SCALE: Not To Scale

LEGEND

HATCH ON PLAN INDICATES GREENWAY WITH CLEAR ZONES (SEE TYP. SECTION ABOVE FOR DETAILS)

HATCH ON PLAN INDICATES RCA WETLANDS

0 100 200 Feet

SCALE: 1" = 100'

NORTH ARROW

akai

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11/05/15

Architect Kurmaskie Associates, Inc. 51883 North Carolina Raleigh, NC

EAST VILLAGE WALK

12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

OPTION A
CIRCULATION PLAN

SHEET NUMBER

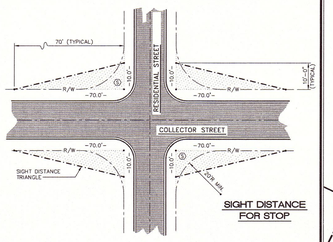
EX4.1

FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By: Haley Thorp
Plan Approval

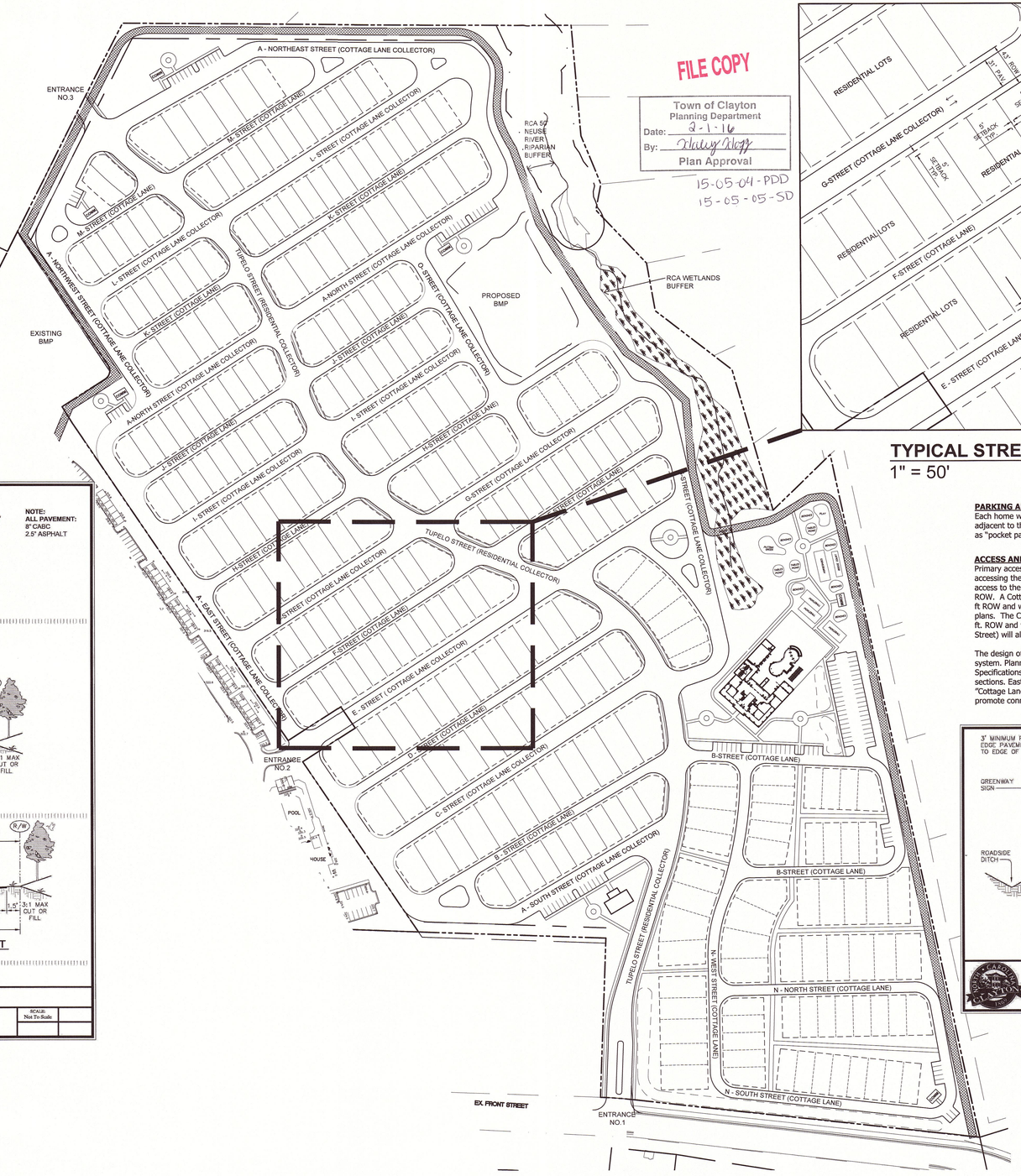
15-05-04-PPD
15-05-05-SD

Details Provided by: APPIAN Consulting Engineers — www.appianengineers.com 08/06/2010 — 9:21:09 AM



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

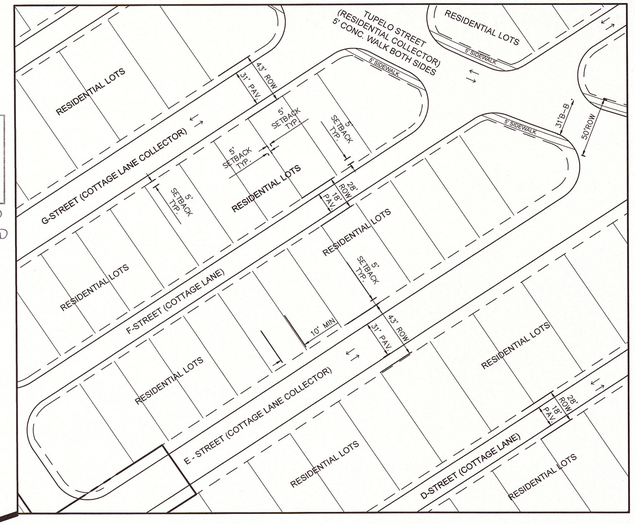
INTERSECTION SIGHT DISTANCE DIAGRAM (INTERSECTION OF 2 TOWN STREETS)	SCALE: Not To Scale	DETAIL #: s-403.01
	REVISED DATE: July, 2010	SHEET # of



FILE COPY

Town of Clayton
Planning Department
Date: 8-1-16
By: Haley Hoff
Plan Approval

15-05-04 - PDD
15-05-05-SD



TYPICAL STREET & LOT DIMENSIONS
1" = 50'

PARKING AND LOADING REQUIREMENTS
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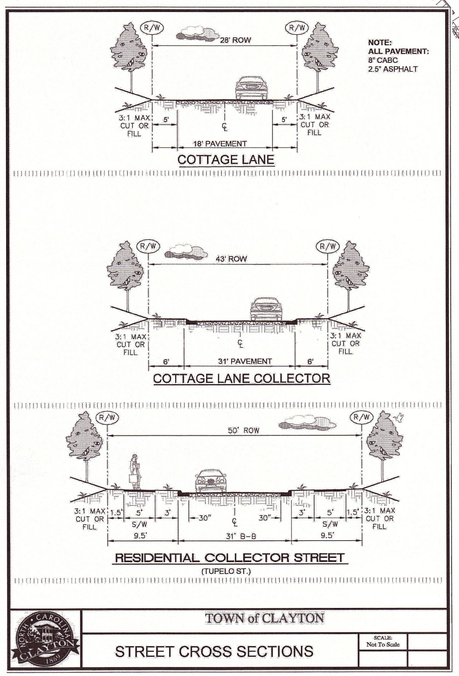
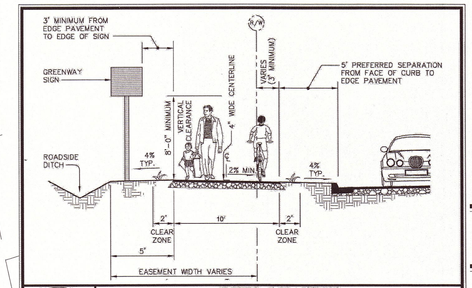


NOTE:
ALL PAVEMENT:
8" CABC
2.5" ASPHALT

TOWN of CLAYTON
STREET CROSS SECTIONS
SCALE: Not To Scale



TOWN of CLAYTON
TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION
SCALE: Not To Scale

LEGEND

HATCH ON PLAN INDICATES GREENWAY WITH CLEAR ZONES (SEE TYP. SECTION ABOVE FOR DETAILS)

HATCH ON PLAN INDICATES RCA WETLANDS

0 100 200 Feet
SCALE: 1" = 100'

N
NORTH ARROW

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TIMOTHY KURMASKIE REGISTERED ARCHITECT 10580 NORTH CAROLINA RALEIGH, NC
11/05/15

Architect Kurmaskie Associates, Inc. 51883 North Carolina Raleigh, NC

EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

OPTION B
CIRCULATION PLAN

SHEET NUMBER
EX4.2

PURPOSE

East Village Walk is a 52.57-acre Planned Residential Development (PD-R) in Town of Clayton, North Carolina. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates.

This single entity Developer will be the sole party from which the Town will accept decisions regarding the Planned Residential Development and PD-R Plan.

East Village will be age targeted to an active adult population (55 years and older). The development plan incorporates a mixture of single-family village and cottage-style homes. Single-family village and cottage homes will be clustered into pocket neighborhoods. The single family village and cottage homes will front a pedestrian oriented greenspace. Each home is then served for vehicular traffic and services through a "Cottage Lane".

The East Village property lies within a PD-R zoning as designated on the Official Town of Clayton Zoning Map, adopted June 19, 2006.

A private Amenity Center will be incorporated into East Village. The facility will provide a recreational size swimming pool and other active and passive outdoor recreational activities. In addition, there will be a fitness center and club rooms housed inside the building. Commons buildings will be situated throughout the development.

East Village's land use patterns promote pedestrian connectivity. This has been stressed in order to link all parts of the neighborhood to the planned private Amenity Center, as well as community open space amenities, commons buildings, sidewalks, multi-use paths and Greenway system of the Town of Town of Clayton.

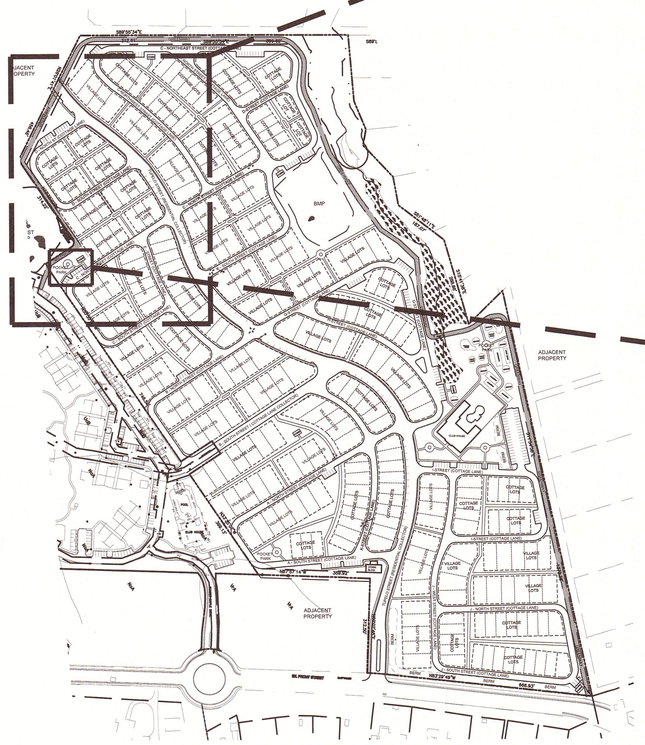
COMMON COURT YARDS (MAJOR AND MINOR)

The single family homes (village and cottage style) will front a "Major" common space court yard. "Minor" common space courtyards will provide lateral accessibility between adjacent pocket neighborhoods. The courtyard system will provide connectivity throughout the residential development and create a community environment. The width of the "major" common space courtyards will be variable from lot line to lot line, but will be a minimum of 20 ft. and the "Minor" common space courtyards will be a minimum width of 10 ft.

FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By: Shelley Kopp
Plan Approval

15-05-04-PDD
15-05-05-SD

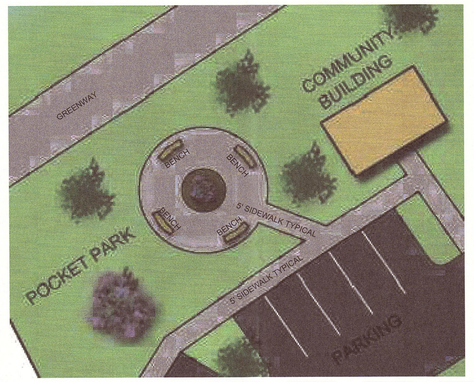


COMPOSITE SITE PLAN
1" = 200'

0 200 400 Feet
SCALE: 1" = 200'
NORTH ARROW



ENLARGED POCKET NEIGHBORHOOD PLAN
NTS
NORTH ARROW



ENLARGED TYPICAL POCKET PARK PLAN
NTS
NORTH ARROW

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10580
NORTH CAROLINA
RALEIGH, NC

11/05/15

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EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

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08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

ENLARGED POCKET NEIGHBOORHOOD PLAN

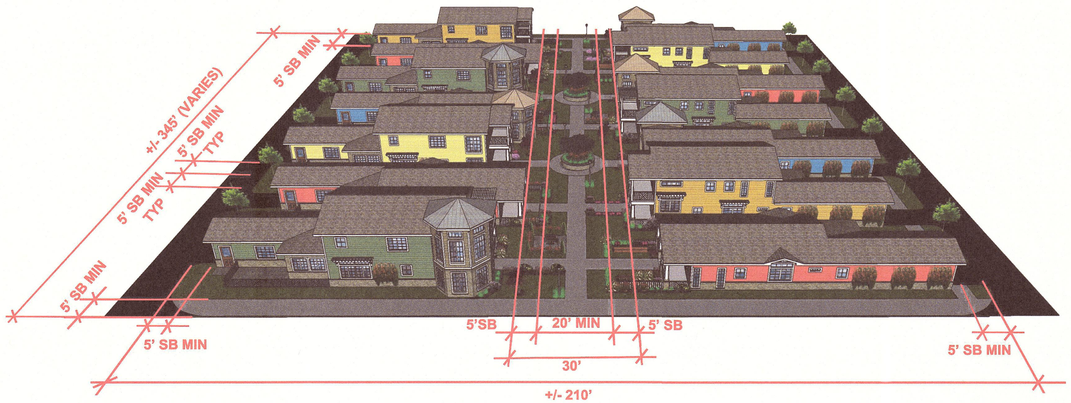
SHEET NUMBER

EX5

FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By: Hailey Boggs
Plan Approval

15-05-04-PPD
15-05-05-SD



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS



TYP. RESIDENTIAL SINGLE-FAMILY (VILLAGE & COTTAGE) HOME ELEVATIONS: ALLEY SIDE
(NOT-TO-SCALE)



TYP. RESIDENTIAL SINGLE-FAMILY (VILLAGE & COTTAGE) HOME ELEVATIONS: COURTYARD SIDE
(NOT-TO-SCALE)

TYPICAL HOUSE ELEVATIONS
NTS



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS

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RALEIGH, NC

11/05/15

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EAST VILLAGE WALK
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(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

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TYP. HOME ELEVATIONS & PERSPECTIVE LAYOUT

SHEET NUMBER

EX6

PURPOSE
East Village Walk is a 52.57-acre Planned Residential Development (PD-R) in Town of Clayton, North Carolina. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates.

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East Village's land use patterns promote pedestrian connectivity. This has been stressed in order to link all parts of the neighborhood to the planned private Amenity Center, as well as community open space amenities, commons buildings, sidewalks, multi-use paths and Greenway system of the Town of Town of Clayton.

Applicable Design Standards – Unless otherwise stated or clarified, the following will be applicable and represent the minimum standards for the PDR-Plan.

Chapter 155 – Unified Development Ordinance
Article 1: General Provision
Article 2: Zoning Districts
Article 3: Specific Use Standards
Section 155.301 Residential Use Standards
(B) Alley-Loaded House
(J) Townhouse
(L) Single Family House
Section 155.308 Accessory Structures and Uses
(A) General
(B) Accessory Uses in Residential Districts
(3) Swimming Pools
(b) Outdoor Community Pools
Article 4: General Development Standards
Section 155.400 Access
Section 155.401 Off-Street Parking and Loading
Section 155.402 Landscaping, Screening and Buffering
Part 1. Site Interior Landscape Requirements
(D) Site Interior Landscaping
(1) Interior Landscaping
Part 2. Perimeter Buffers
Part 4. Screening
(G) Screening
(4) Mechanical Equipment
(6) Fencing and Walls (no chain link fence permitted)
Part 5. General Landscaping, Screening and Buffering Provisions
Section 155.403 Signs
Section 155.404 Outdoor Lighting
Article 5: Natural Resource Protection
Section 155.500 Resource Conservation Areas
Section 155.501 Watershed Protection
Section 155.502 Stream Buffers
Article 6: Subdivision Standards
Section 155.600 Applicability
Section 155.601 Sequence of Improvements
Section 155.602 Streets (as specifically designated)
Section 155.604 Utilities
Section 155.605 Public Facilities
(C) Recreation and Open Space
Section 155.607 Permanent Reference Points
Section 155.607 Guarantee of Improvements
Article 7: Administration
Article 8: Definitions

DESIGN CONTROLS

Max Impervious Coverage:	60% of Gross Project Area
Max Density:	6 units/acre

Village Homes

Max Building Height:	2 Stories (35 ft.)
Minimum Lot Width:	40 ft.
Front Setback:	5 ft.
Side Setback:	3 ft.
Corner Side Setback at Public Right-of-Way	5 ft.
Rear Setback:	5 ft.

Cottage Homes

Max Building Height:	2 Stories (35 ft.)
Minimum Lot Width:	32 ft.
Front Setback:	5 ft.
Side Setback:	5 ft.
Rear Setback:	5 ft.

Yard Encroachments
Yard Encroachments will be as per Town of Claytons UDO, Article 2: Section 155.201 J. (4) Yard Encroachments with the following exceptions:

(b) Chimneys, pre-fabricated chimneys, flues, or smokestacks may extend into any required yard, but shall remain at least three feet from the property line.
(d) Sills and ornamental features may extend into any required yard, but shall remain at least three feet from the property line.
(I) Bay windows, entrances, balconies, and similar features that are less than ten feet wide may extend up to 18 inches into any required yard, but shall remain at least three feet from the property line.
Fronts steps and stoops may extend into any required yard, but shall remain at least two feet from the property line.

ARCHITECTURAL STANDARDS
The PD-R will follow the additional architectural standards.

1. All single-family, village, and cottage homes will be slab on-grade, crawl-space or basement foundation.
2. The single-family, village, and cottage homes shall include decorative features such as shutters, bay windows, garage trellis, and raised trim around the windows.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Materials will consist of cementitious stucco or siding, architectural masonry (full brick, stone, synthetic stone, etc.), cementitious siding, wood, wood composite, glass and architectural metals. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted. A varied color palette will be utilized.
5. The side elevations of end units and corner single-family homes (village/cottage) will incorporate unique architectural elements, such as bay windows, porches and decorative trim.
6. Retaining walls, if necessary, will have a brick or stone veneer or be composed of precast segmental concrete block, in a complementary color.
7. The project will be pedestrian friendly with sidewalks connecting all parts of the neighborhood to each other. To minimize the effects of on-site lighting, down lighting and shielded fixtures will be utilized where applicable. Electrical transformers and HVAC units will be screened in accordance with the stated UDO.
8. An Architectural Review Board (ARB) will be established before and building permits will be applied for. A representative from the Town of Clayton's Planning Department will be a member of the ARB. A portfolio of homes must be approved by the ARB prior to applying for any building permits. The portfolio of homes will include the following:

a. Detailed exteriors of all homes to be constructed
b. Color pallets
c. Details of windows, finishes, doors, shutters, etc.

FILE COPY

Town of Clayton
Planning Department
Date: 2-1-16
By:
Plan Approval

15-05-04-PDD
15-05-05-SD

ACCESS AND CIRCULATION
Primary access would be via a primary residential collector road connecting to Front Street and accessing the residences via a network of traffic circle and "Cottage Lanes" that provide direct access to the garages. The "Cottage Lane" will be a 20 ft. paved roadway section with a 30 ft. ROW. A Cottage Lane – "Collector" (B-South Street) will be a 31 ft. paved roadway with a 50 ft ROW and will connect to the Arbors of Clayton and to a third access point as shown on the plans. The Cottage Lane – Collector (E-West Street) will be a 31 ft. paved roadway with a 43 ft. ROW and will connect to property North. The primary residential collector road (Tupelo Street) will allow for on street visitor parallel parking. All streets to be public.

The design of East Village allows for a safe and adequate on-site transportation circulation system. Planned roadways are consistent with the Town's Transportation Plan and Standard Specifications and Construction Details and show required right-of-way widths and road sections. East Village will be connected by an urban grid of residential streets, including "Cottage Lanes" and pedestrian walkways (major/minor courtyards, greenway) in order to promote connectivity.

PARKS AND RECREATION
East Village will provide active and passive recreation for its residents and will provide the greenway connection as shown on the plans.

COMMON COURT YARDS (MAJOR AND MINOR)

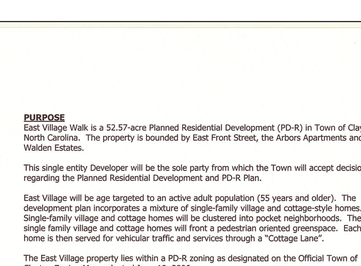
The single family homes (village and cottage style) will front a "Major" common space court yard. "Minor" common space courtyards will provide lateral accessibility between adjacent pocket neighborhoods. The courtyard system will provide connectivity throughout the residential development and create a community environment. The width of the "major" common space courtyards will be variable from lot line to lot line, but will be a minimum of 20 ft. and the "Minor" common space courtyards will be a minimum width of 10 ft.

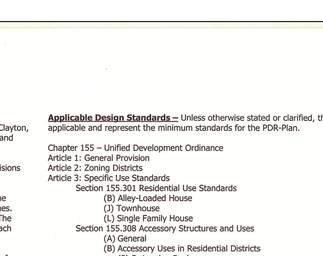
LANDSCAPING
The Landscape Plan, which will be submitted on future plans, will demonstrate compliance with the standards set forth in the Town of Clayton's Unified Development Ordinance. Specifically as as approved for the East Village:

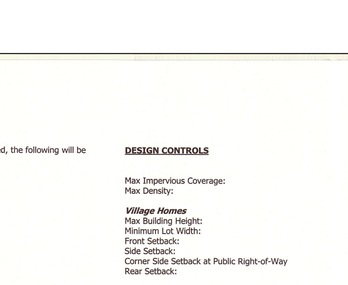
Perimeter Buffers – As shown on plans.

Street Buffers – As shown on plans.

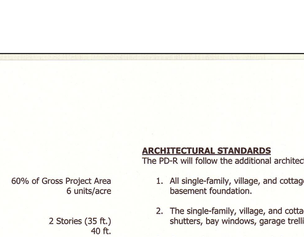
Residential Lot Landscaping Requirements – The front yard for each building lot will contain one appropriate ornamental type street tree and two shrubs per lot. All rear yards fronting the "Cottage Lanes" will contain the same requirements as the front yard. Corner building lots with a side yard will contain two appropriate ornamental type street trees and two shrubs per lot. All mechanical units and utilities visible from the public right-of-way will be screened with evergreen shrubs.

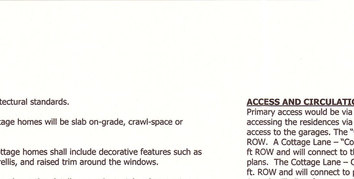


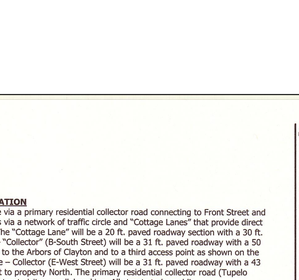




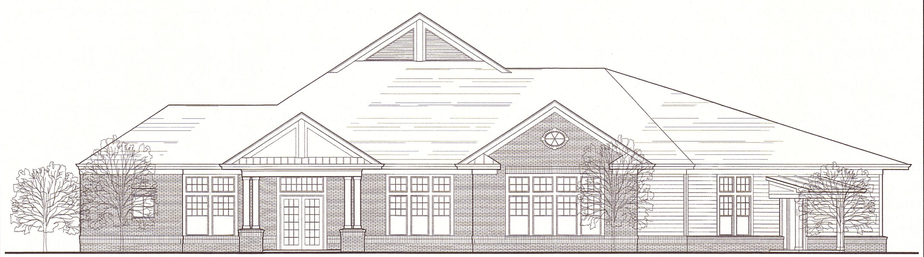
TYPICAL COTTAGE HOME ELEVATIONS
NTS







TYPICAL VILLAGE HOME ELEVATIONS
NTS



AMENITIES CLUBHOUSE CONCEPTUAL ELEVATION
NTS

akai
ARCHITECT
KURMASKIE
ASSOCIATES,
INC.
1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

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TIMU GROUP
Construction IQ™

EAST VILLAGE INVESTMENTS, LLC
C/O HUBIE TOLSON
2227 STANTONSBURG RD
GREENVILLE, NC 27834
PHONE: (252) 638-4215
FAX: (252) 670-9370

TIMOTHY KURMASKIE 10580 REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, NC
11/05/15

Kurmaskie Associates Architectural Corporation 51883 North Carolina Raleigh, NC

EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

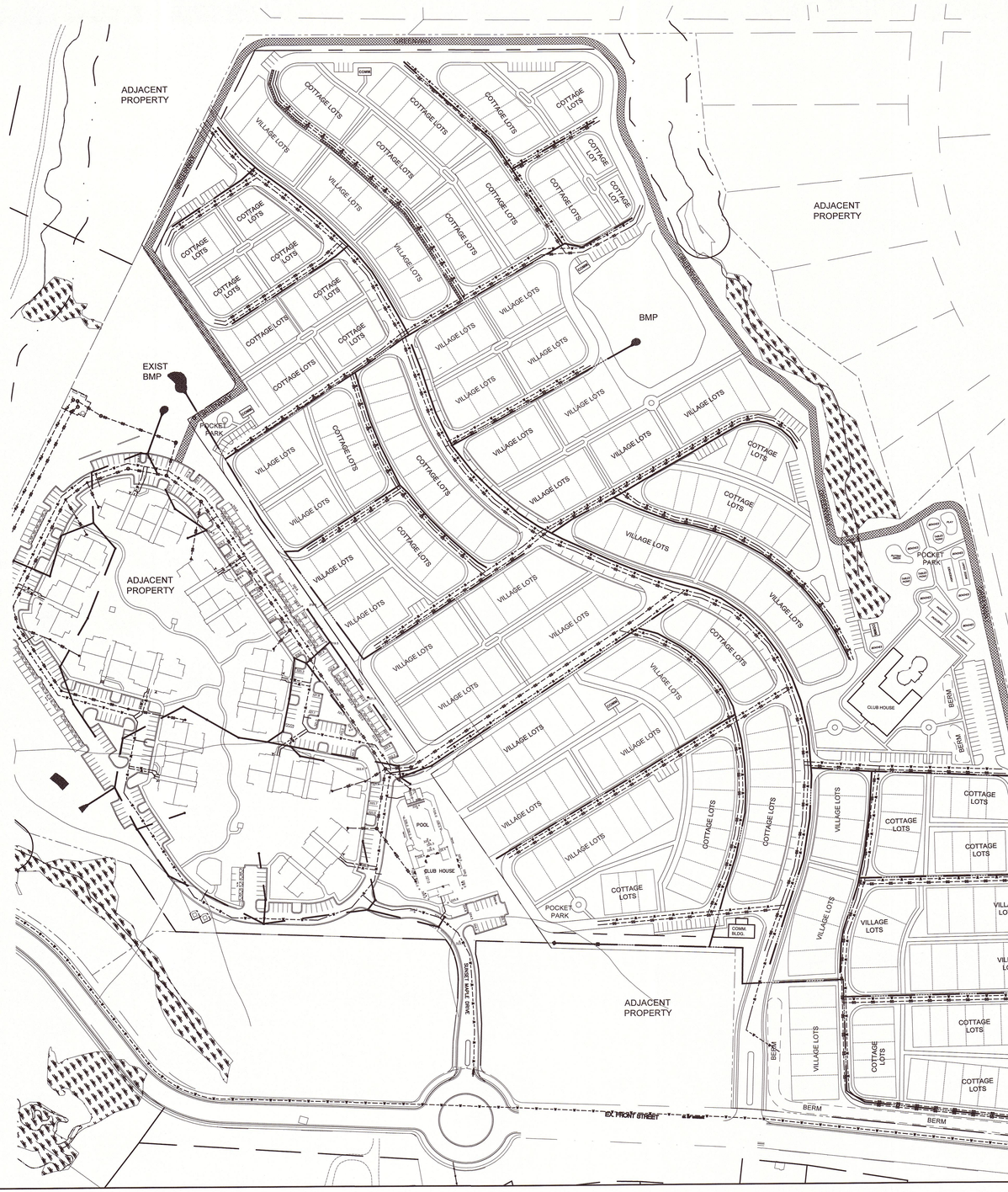
DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

TYPICAL HOME/AMENITIES ELEVATIONS

SHEET NUMBER

EX7



NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION

The East Village plan will comply with all conservation buffer rules enforced by the Town of Clayton as well as all other governing jurisdictions. There is no FEMA designated 100-year floodplain within the property.

See RCA and Open Space, Greenways and other Recreation Charts.

STORMWATER MANAGEMENT

East Village will comply with the Town's requirements for stormwater management. The owners and/or their assigns will maintain all storm water facilities. Stormwater design shall meet the applicable requirements of the Town of Clayton UDO.

PUBLIC FACILITIES

All improvement standards applicable to the public facilities that will serve East Village shall comply with the Town of Clayton's UDO and all other design standards. All on-site potable water and wastewater lines will be designed according to sound engineering standards and provided by the developer. All easement acquisition will occur at the construction document submittal stage. Routing of other utilities, to include electricity, phone, cable and gas, will be in keeping with the Town of Clayton standards.

East Village development will be served by the existing sanitary sewer pump station located adjacent to the property.

Potable water will be supplied by an existing water line located along East Front Street. The development will provide a looped waterline connection along the major streets to connect from East Front Street and tie into the existing waterline in the Arbors Apartments.

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
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REGISTERED ARCHITECT
10580
NORTH CAROLINA
RALEIGH, NC

11/05/15

Architect Kurmaskie Associates, Inc.
51883
North Carolina
Raleigh, NC

EAST VILLAGE WALK

12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS

08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	10/22/15
REVISED	11/05/15

UTILITIES PLAN

SHEET NUMBER

EX8

TOWN OF CLAYTON
SUBDIVISION APPROVAL 12-05-05-SD
GRANTED

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant:	East Village Investments, LLC
Owner:	East Village Investments, LLC
Property Location:	North side of East Front Street, Clayton
Tax Parcel Numbers:	166807-59-2827
Proposed Use of Property:	300 unit, single-family subdivision.
Meeting Date:	January 4, 2016

Having heard all the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Clayton Unified Development Ordinance, hereafter referred to as UDO, for the subdivision proposed, and that, therefore, the application to subdivide the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the UDO and the following conditions:

1. The unmet Conditions of Approval accepted as part of Petition Number PSD 2012-60 and 2012-96 for the single-family and townhouse portion of East Village are hereby deleted and replaced as follows:

2. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.

3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.

4. 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 Section 155.706 of the Unified Development Code.

5. The Master Plan/Preliminary Subdivision Plan is considered to be a preliminary plate. Individual phases are subject to final plat review. This includes neighborhood parks and amenities.

6. All sidewalks and greenways shall be bonded and constructed prior to plat recordation for the associated phase.

7. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.

8. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction.

9. All signs shall require review/approval pursuant to 155.713.

10. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to 155-500(C).

11. Prior to grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning department before construction activities begin.

12. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

13. A wastewater allocation request must be approved by the Town Council.

14. If the project should deviate from the planned 55+ age restriction, a revised Traffic Impact Analysis shall be submitted to the Planning Department.

Waivers:

15. Allow reduction of public right of ways to a minimum of 43'.

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

TOWN OF CLAYTON

BY: _____
Jody L. McLeod,
Mayor

ATTEST:

Kimberly A. Moffett (SEAL)
Kimberly A. Moffett
Town Clerk

****

NORTH CAROLINA
JOHNSTON COUNTY

I, Anna C Anastasi **, a Notary Public, do hereby certify that Kimberly A. Moffett personally appeared before me this day and acknowledged that she is Town Clerk of the Town of Clayton and that by authority duly given and as the act of the Town, the foregoing instrument was signed in its name by Jody L. McLeod, Mayor of the Town of Clayton.**

Witness my hand and notarial seal this the 14th **day of** January **2016.**

Anna C Anastasi
Notary Public Anna C Anastasi
(Printed Name)

(SEAL)

NC County of Commission: Johnston

Commission expires: 03-08-2020

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, March 18, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- **2018-91-SUP Creech Tract Special Use Permit; request for a special use permit to develop the use of townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. Per UDC requirements, the use of townhomes is only permitted in this district via issuance of a special use permit. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-90-SD Creech Tract Preliminary Plat; request to develop 189 townhomes on the subject properties. The properties are proposed to be rezoned to R-10 via an associated rezoning application. The properties are 38.88 acres and are located off Shotwell Rd/Old US Hwy 70. Tag #: 05G01012A & 05G01012S**
- **2018-250-SD Walk at East Village Ph. 2-4 Preliminary Plat Major Modification (Master Plan); request for a major modification to the design of phases 2-4 of the previously approved master plan for Walk at East Village. The property is located off E Front Street; TAG # 05037010E**

For 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
919-553-5002

_____

The Johnstonian

Please advertise on the following dates:

March 6, 2019
March 13, 2019

Affidavit of publication required.

The Nau Company
Consulting Civil Engineers

March 7, 2019

Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520

RE: Walk at East Village Waiver Request

Dear Sir/Madam:

As part of the proposed revisions to the PD-R for the Walk at East Village, we have noted three driveway waivers that are being requested for the submitted plans. These waivers include:

1. Residential driveways shall be spaced at least 20 feet from any other driveway on the same lot. (UDC 155.4.F.a).
2. The minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of right-of-way lines, whichever is greater. (UDC 155.4.F.c).
3. The radius of the driveway shall not encroach on the minimum corner clearance. (UDC 155.4.F.4.d).

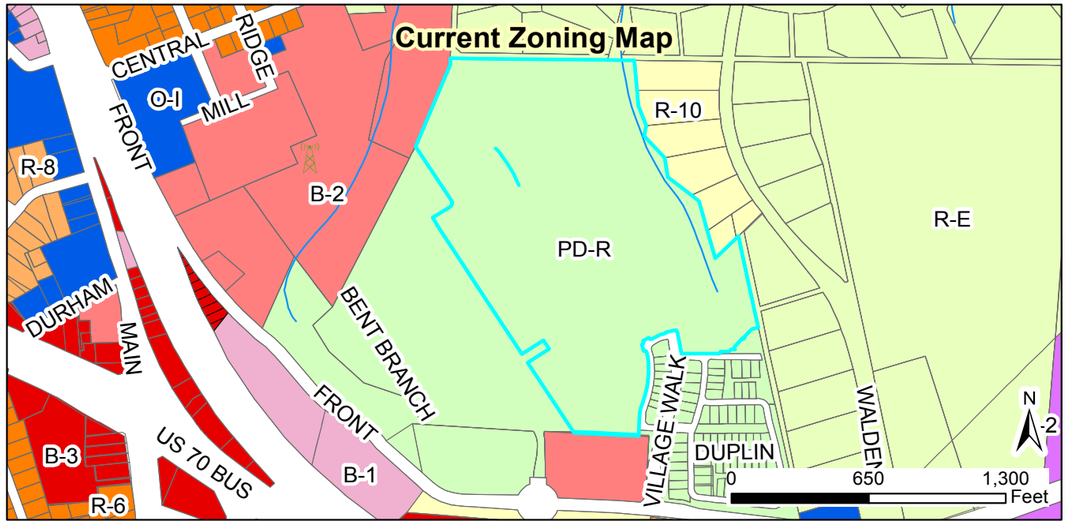
Per direction from Town staff, waiver item 1 is no longer needed as each driveway is located on its own lot and no minimum separation distance is required.

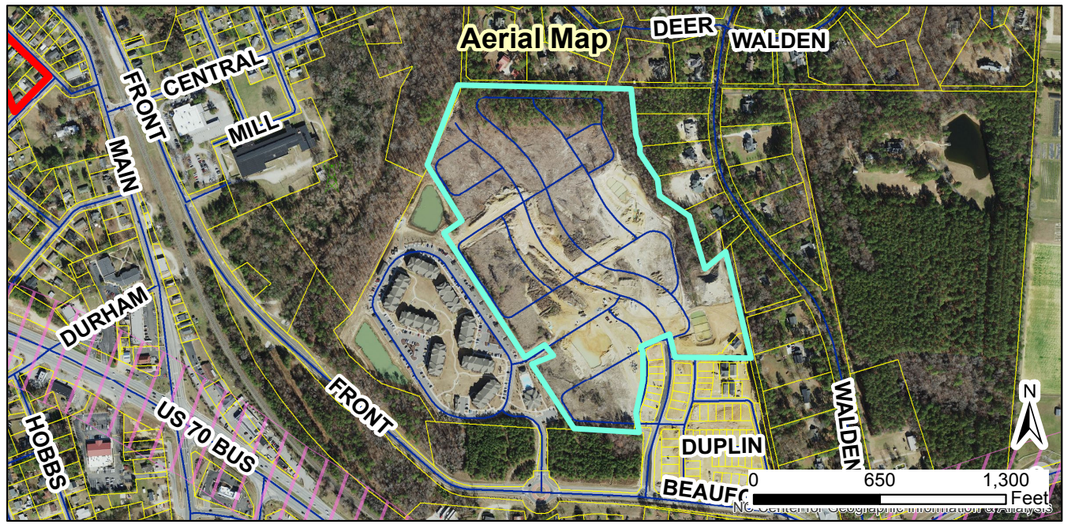
For waiver items 2 and 3, per direction from Town staff, a 10' setback from the side property/right-of-way line of the adjoining side street shall be applied for each corner lot. Driveways will be located so that they are a minimum of 10' from this side property/right-of-way line.

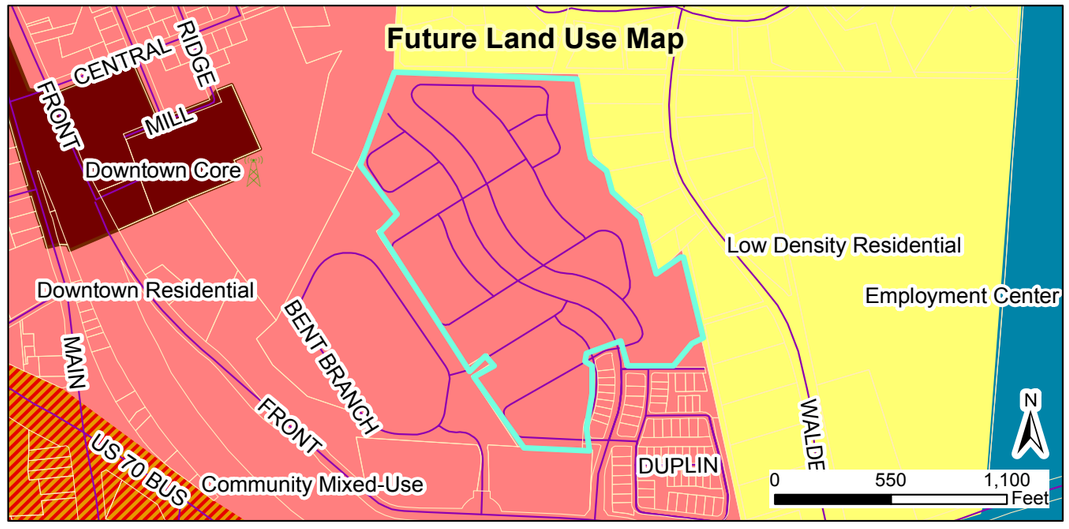
Thank you for your consideration of these waivers.

Sincerely,
The Nau Company, PLLC

David Arnold, PE
darnold@thenauco.com







Walk at East Village Ph. 2-4 Preliminary Plat Major Modification 2018-250-SD

Request: major modification for phases 2-4 of a previously approved master plan

Applicant: The Nau Company
Property Owners: Clayton Development Company, LLC
Parcel ID: 166807-59-0985
Tag #: 05037010E

Staff Report Map

02/18/19

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\2018\2018-250-SD - Walk at East Village Ph. 2-4\Staff Report Maps\Maps 2018-250-SD.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Parcels_Febuary_2019
- Site

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

Town Council
March 18, 2019

STAFF REPORT

Application Number: 2018-250-SD
Project Name: Walk at East Village Preliminary Plat (Major Modification)

NC PIN / Tag #:	166807-59-0985 / 05037010E
Town Limits/ETJ:	Town Limits
Overlay:	Watershed Protection Overlay
Applicant:	The Nau Company
Owner:	TH Clayton Development Company, LLC
Location:	Off Front Street; between Arbors at East Village and Walden Woods Subdivision

Public Noticing:

- Neighborhood meeting held March 7, 2019
- Signs Posted prior to March 8, 2019
- Letters mailed March 5, 2019
- Newspaper ad published March 6, 2019 and March 13, 2019

REQUEST: Major Modification to a previously approved preliminary plat for Phases 2-4 of the Walk at East Village Master Plan.



SITE DATA:

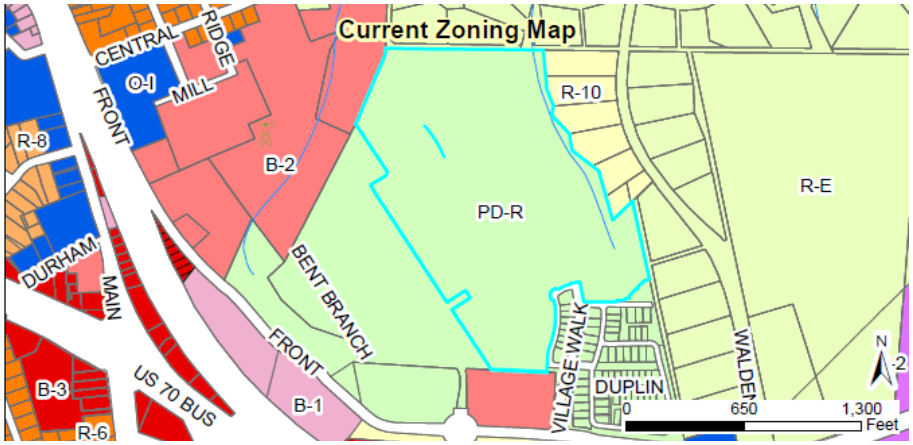
Acreage: 52.72 overall (only 37.91 acres proposed to change as part of phases 2, 3, and 4)

Existing Use: Vacant; phase 1 of the Walk at East Village has already been platted and is under development

---

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E) and Neighborhood Business (B-2)	Single-family residential & future Apartments (Spinning Mill)
South	Neighborhood Business (B-2) and Planned Development Residential (PD-R)	Vacant & Phase 1 of Walk at East Village
East	Residential-10 (R-10) and Residential-Estate (R-E)	Single-family residential
West	Planned Development Residential (PD-R) and Neighborhood Business (B-2)	Apartments (Arbors at East Village and future Spinning Mill apartments)



DEVELOPMENT DATA:

Proposed Uses: Single-Family Residential

Density/Intensity: 5.28 units/acre

Impervious Surface: 70% of overall site; % per lot is dependent on lot size (see below)

TYPICAL LOT SIZE	LOT COUNT	MAX IMPERVIOUS AREA	MAX BUILT UPON AREA
37 LF X 100 LF	32 LOTS	2,500 SF	2,100 SF
42 LF X 110 LF	127 LOTS	3,200 SF	2,800 SF
46 LF X 110 LF	41 LOTS	3,500 SF	3,100 SF

Required Parking: 2 spaces/unit = 400 spaces

Proposed Parking: 412 spaces (includes garage parking, on-street parking, amenity center parking)

Access/Streets: The phases will be accessed via an existing access off Front Street and a connection into the Arbors Apartments site. These access points were previously approved and

the applicant is not requesting to modify these connections as a part of this application.

STAFF ANALYSIS:

Overview

The applicant is requesting a major modification to a previously approved preliminary plat (acting as a Master Plan) for the Walk at East Village. The property was rezoned in 2015 to Planned Development-Residential (PD-R), and the master plan was approved at that time to include 300 units within the overall development. This modification is only for phases 2, 3, and 4 of the development. Phase 1 is proposed to remain as approved in the original master plan. If this application is approved, the overall lot count within the development will be reduced to 265 units.

The original master plan consisted primarily of alley-loaded units with frontage on a shared courtyard area. Two housing types (village and cottage style units) were proposed in the original master plan. The applicant is now requesting to modify phases 2, 3, and 4 of the Master Plan to switch to a traditional style subdivision with no courtyards. All units within phases 2-4 are proposed to be front-loaded units. Phase 1 of the development was approved to consist of 14.81 acres with 65 total units. This phase is not being proposed to change as a part of this modification. Since Phase 1 has already been platted, it will continue to be built out as the original master plan was designed with alley-loaded units and shared courtyards.

Phases 2-4 of the development will consist of 37.91 acres of land, and will include a total of 200 units. The total lot count for the entire development will be less than what was originally approved in 2015, with 35 fewer lots. All of the streets will be private with sidewalk on one side, with the exception of Village Walk Drive which will be public and have sidewalk along both sides of the street.

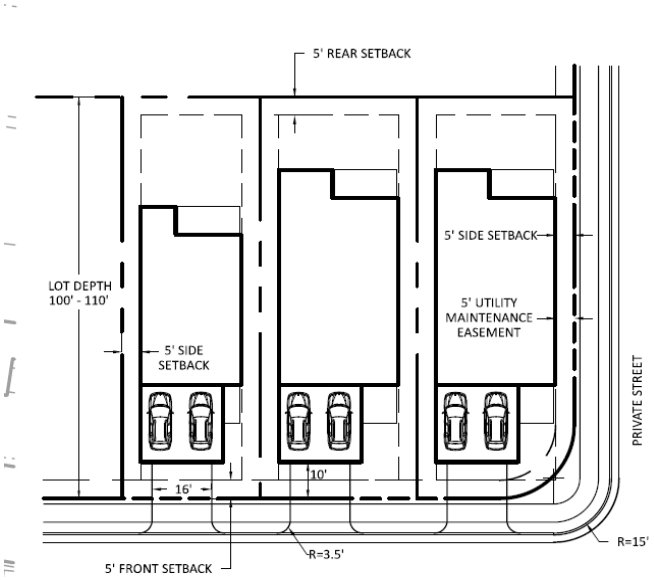
Lot Standards

The applicant is proposing the following dimensional standards within the development:

LOT DIMENSIONAL STANDARDS	
MINIMUM LOT SIZE	3,000 SF
MINIMUM LOT WIDTH	34 FT
MAXIMUM IMPERVIOUS AREA	75% OF LOT AREA
MAXIMUM BUILDING COVERAGE	65% OF LOT AREA
MAXIMUM BUILDING HEIGHT	35 FEET (2 STORIES)
FRONT SETBACK	5 FT
CORNER SIDE SETBACK	5 FT
SIDE SETBACK	5 FT
REAR SETBACK	5 FT

Overall, staff is comfortable with the proposed lot standards as they are consistent with the standards for Phase 1 of the subdivision. However, staff does have concerns regarding the minimum 5’ front setback that is proposed on the plan. These phases will no longer utilize the alley design that Phase 1 is approved for. Staff is concerned that a 5’ minimum setback for front-loaded units in these phases would not allow enough driveway space for visitors to park, which would disrupt the pedestrian access of adjacent sidewalks. The typical lot detail provided on the plan shows a minimum 10’ setback for the garage. However, they are requesting a 5’ minimum to provide

leniency in unique situations where 10’ may not be feasible. Staff is not comfortable with all lots having the ability to be developed at a 5’ front setback, and feels that in those unique situations the units may be pushed further back in order to accommodate a 10’ front setback. As such, staff is recommending a condition of approval be placed upon the application requiring that lots adhere to a minimum 10’ front setback (see conditions of approval), as shown in the lot detail provided on the site plan.



Open Space/Recreation

The overall development will meet the minimum open space requirements of the UDC for a Planned Development as proposed on the site plan. The amenity area and greenway included in the original Master Plan are not proposed to change as a part of this application. The amenity center was approved by staff as a minor site plan in February of 2019. The development will provide private greenway along the eastern and northern property lines, which will connect from the greenway along Front Street to future greenway within the Arbors site. The development will also provide a community garden and a dog park in the eastern portion of the development. These sites are proposed to be submitted for further review and approval as a minor site plan in the future. At this time, staff does recommend a condition of approval be placed upon the application requiring additional landscaping along the lots that abut the dog park and community garden to provide the residents of these lots (Lots 49-55) additional privacy (see conditions of approval).

Watershed Protection Overlay

The property is located within the Watershed Protection Overlay. The development was granted a Special Intensity Allocation (SIA) in 2015 for this development when the master plan was originally approved. Staff has reviewed the original SIA and the proposed changes, and has determined that no additional allocation is needed.

Landscaping

The development is not proposing any changes to the required landscape buffers that were approved as a part of the original master plan in 2015. A Class “C” buffer is required along the eastern and northern property lines. The applicant is proposing to utilize existing woods to meet the requirements to the east. Street trees will be provided

throughout the development in accordance with the UDC's landscaping standards. All mechanical equipment will also be screened entirely from view.

Traffic Impact Analysis
A TIA was done in 2015 for this development. No changes to the original traffic study were required as a part of this modification due to the reduction in total lot count.

Waivers
The applicant is requesting the following waivers from the Unified Development Code in regards to residential driveways:

1. *The minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of ROW lines, whichever is greater. (155.400(F)(4)(c)).*

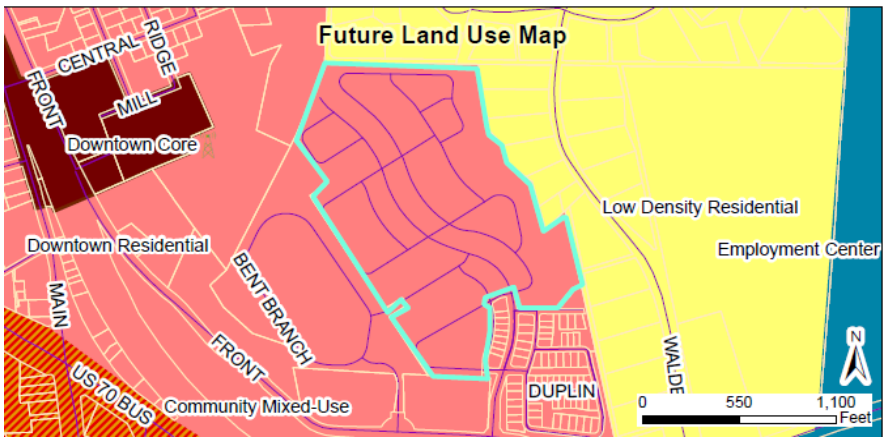
   Staff Comments: This will only apply to corner lots located at an intersection. It will allow for the lots to have driveways located closer to the intersection than what is typically permitted. Due to the size of these lots, they will not be able to meet this requirement of our ordinance. It is worth noting that Phase 1 of the development has already had difficulty meeting this requirement in the past as originally approved. Staff supports the waiver request, but does recommend a condition of approval be placed upon the application requiring that driveways be located a minimum of 10 feet from the side street (corner) property line in order to ensure a safe separation from the intersection. Staff also recommends that driveways on corner lots be placed as far away from the intersection as possible to avoid encroaching too much into the safe sight triangle (see conditions of approval).

2. *The radius of the driveway shall not encroach on the minimum corner clearance. (155.400(F)(4)(d)).*

   Staff Comments: Staff interprets this waiver to be the same as the one noted above. Staff recommends that Council sets a minimum driveway setback from the side street (corner) property line as outlined above and in the conditions of approval.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
  The future land use map designates this property as "Downtown Residential". The proposed plan is consistent with this designation, which allows higher-density housing types/development to support the growth of the Downtown Core. It also allows up to 20 units per acre within a Planned Development. This development is providing 5.28 units/acre.



- **Unified Development Code**
  The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), with the exception of the waivers outlined above.

Compatibility with Surrounding Land Uses
The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residences and higher-density multi-family apartments to the west (Arbors at East Village).

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

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

   - **Applicant Response*:***

The proposed modification to the subdivision will meet all specifications of the Town Subdivision Regulations and shall conform to the Town UDO with the exception of requested variances for the PD-R district. These variances include reduction of building setbacks, reduction of driveway separations, and allowance of private streets (to replace previously approved alleys).

Roadways: Both public and private streets have been designed to meet town standards. The main thoroughfare of the community (Village Walk Drive) has been designed as a Residential Collector. Three other streets within the community that are anticipated to collect traffic from the private streets have been designed as Residential Streets. Per recommendation from town staff, the private streets have been designed to meet the Town of Clayton Frontage Street typical section.
Public Utilities: Public utilities (water and sewer) have been laid out and shall be designed to meet all Town of Clayton requirements. Fire Hydrants will be spaced as recommended by the Fire Marshal to provide adequate coverage for emergency use.
Open Space: Open space shall be provided throughout the community to exceed the minimum Town of Clayton requirements. An approximately 12,000 sf amenity center that includes a swimming pool, pickleball courts, bocce ball courts, and a putting green are proposed as part of the amenity layout. A 10' wide asphalt greenway is also proposed around the perimeter of the project.
Resource Conservation Areas: All resource conservation areas are to be preserved as required by the Town of Clayton standards as well as those required by the State of North Carolina.
Stormwater Management: Stormwater management facilities have been previously designed as part of the Phase 1 Construction and will be utilized for the remainder of proposed construction.

- **Staff Commentary:** This application has been reviewed by the Town's Technical Review Committee and has been deemed TRC Certified by staff. The plan meets the requirements of the UDC, with the exception of the waiver requests proposed by the applicant. The plan is also consistent with the Town's Future Land Use Map.

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

- **Applicant Response:**

As previously mentioned, this proposed modification is a re-configuration of existing approved lots at the East Village Walk (now Walk at East Village) subdivision. Look, style, and appearance of homes will remain the same as the Phase 1 homes with the exception of homes now fronting roadways instead of common oriented greenspaces. These revisions, along with the subdivision itself, will not be detrimental to development of other properties nor will they violate the character of existing standards for development of properties in the surrounding area. A 30' Type C Landscape buffer has been included (where a Resource Conservation Area does not presently existing) to help screen this neighborhood from those adjacent that may be of a lesser density.

The main collector road (Village Walk Drive) has been stubbed to the northern property to provide a future connection and public utilities will be stubbed at this location as well to allow for future extension.

- **Staff Commentary:** This application has been reviewed by the Town's TRC and has been deemed certified to meet code requirements to move forward in development review.

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

- **Applicant Response:**

Traffic: As part of the original approval in February 2016, a Traffic Impact Analysis was performed for the site. This subdivision modification incorporates those findings and the connection points to the site remain consistent. The primary exits from the neighborhood are via Village Walk Drive to the south, a western connection to the adjacent apartment complex, and the future northern connection of Village Walk Drive. Internally, the streets have been redesigned to meet town standards as both public and private streets. This new layout should be a vast improvement over the previously approved alley layout. Emergency vehicles, solid waste pickup, and general traffic flow should all see improvements due to the wider streets. Additional room for parking is also provided on lots which should help alleviate on-street parking and blockage of streets. Sidewalks are also now included along all streets which will also promote and aid in pedestrian connectivity.

Public Infrastructure: Public infrastructure will be extended throughout the community to provide both water and sanitary sewer services. The public infrastructure is also proposed to be extended to the end of Village Walk Drive to provide for future extension.

Environment/Public Health/Safety/General Welfare: The subdivision along with proposed modifications have been designed to avoid disturbance of all Resource Conservation Areas and to promote mitigation of stormwater runoff from development. An erosion control plan shall be approved with Johnston County to ensure protection of adjacent water features and properties during construction. All streets shall include lighting and sidewalks are now included along roadways (previously were not along alleys) which will provide additional safety to pedestrians and encourage a walkable community. Open spaces (both active and passive) are included in the subdivision for the benefit of the residents.

- **Staff Commentary:** The Walk at East Village is already entitled to development of up to 300 units, per the original master plan approval from 2015. The proposed modification is a redesign of the original master plan, and reduces the total lot count by 35 units.

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

- **Applicant Response:**

The subdivision and proposed modifications have been reviewed by staff to ensure it promotes for the orderly growth and development of the town. Additionally, this subdivision has been previously approved as a PD-R by the Clayton Town Council with a number of modifications to the Unified Development Ordinance and Town Standards. The modifications proposed with this request attempt to create a more traditional subdivision and some of the previously approved deviations will now meet Town Standards (lots fronting streets, standard roadways, etc.).

- **Staff Commentary:** The Walk at East Village was originally approved in 2016, and at that time included more units than what is currently proposed. The original plan did complete a Traffic Study which outlined required improvements. The new design for phases 2-4 does not include alleys and does include a more reasonable design for emergency vehicles.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- Town Council shall vote to approve/deny the associated waiver requests as outlined below:

1. The minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of ROW lines, whichever is greater. (155.400(F)(4)(c)).
2. The radius of the driveway shall not encroach on the minimum corner clearance. (155.400(F)(4)(d)).

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision:

1. Following Board approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. This approval shall only be valid for Phases 2, 3, and 4 as outlined in the preliminary plat site plan. No changes that are included within this application shall apply to Phase 1 of the subdivision, or the amenity center.
3. Phase 1 of the Master Plan and the Amenity Center shall be subject to all Conditions of Approval placed upon 12-05-05-SD East Village Walk Preliminary Plat Master Plan.
4. A separate minor site plan application shall be submitted for the dog park and community garden.
5. The Master Plan/Preliminary Plat are considered to be Preliminary only. Individual phases are subject to minor subdivision review by the Technical Review Committee.
6. Additional landscaping/screening shall be provided along Lots 49-54 to provide additional screening of these areas for those property owners.
7. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
8. Parking shall be limited only to one side of the street so as not to disrupt traffic flow and emergency vehicle access.
9. Front setbacks shall be a minimum of 10' for all lots within Phases 2, 3, and 4 of the development in order to ensure that vehicles parked in the driveways do not block adjacent sidewalk access.
10. On corner lots, driveways shall be set back a minimum of 10' from the side street (corner) property line to ensure a safe separation distance from the intersection. Additionally, driveways shall be placed furthest away from the corner as possible in order to prevent encroachment into the safe sight triangle.
11. All sidewalks/greenways shall be bonded or constructed prior to plat recordation for the associated phase.
12. No more than 75 building permits shall be issued within the development until the required secondary access has been constructed.
13. No more than 250 building permits shall be issued within the development until the required third access has been constructed.
14. Any modifications to the approved preliminary plat (Master Plan) shall be subject to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

1.) Staff Report Maps
2.) Application
3.) Neighborhood Meeting Materials
4.) Site Plan

5.) Original Town Council Approval 12-05-05-SD
6.) Original Approved Master Plan

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 **2018-250-SD – Walk @ East Village**

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

MOTION FORM
Item 6h
2018-250-SD
Walk @ East Village Preliminary Plat

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).

****

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:

MOTION FORM
Item 6h
2018-250-SD
Walk @ East Village Preliminary Plat

Resolution #2019-08

IN OPPOSITION OF
SENATE BILL 179 AND HOUSE BILL 278
PARITY FOR FIRST RESPONDERS

WHEREAS, the Town of Clayton is aware that Senate Bill 179 and House Bill 278 would create an unfunded mandate requiring it to provide and pay for a new retirement benefit for firefighters and rescue squad workers called a "special separation allowance;" and,

WHEREAS, municipal taxpayers would bear the entire cost of this new retirement without their local elected municipal officials having a say in this decision; and

WHEREAS, the legislation comes just weeks after the board which governs the Local Government Employees Retirement system, to which firefighters belong, made the difficult decision to require municipalities to increase the amount which they pay into the retirement system by 1.2 percent of payroll in each of the next three years, which is approximately an additional $75 million in annual costs from local government employers in each of those three years; and,

WHEREAS, a "special separation allowance" benefit would be in addition to the firefighter and rescue squad workers' pension benefit with an actuarial analysis by the state showing the present total value of the additional benefit for all eligible local government employees at roughly $300 million; and,

WHEREAS, the cost of this new retirement benefit would be paid solely by the last employer, creating a deterrent to the hiring of late-career firefighters; and,

WHEREAS, cities and towns already have the authority in law to offer this benefit if they choose to do so without any state mandate; and,

WHEREAS, municipalities' funding of the current retirement system has allowed it to remain one of the best-funded in the country, allowing all classes of employees to be secure in their retirement; and,

NOW, THEREFORE, BE IT RESOLVED that the Town Council for the Town of Clayton adopts this resolution in **OPPOSITION** of Senate Bill 179 and House Bill 278, Parity for First Responders.

FURTHER BE IT RESOLVED that copies of this resolution are transmitted to the members of the General Assembly representing the Town of Clayton to let them know of our opposition on this issue.

Duly adopted this the 18th day of March, 2018 while in regular session

_____
Jody McLeod
Mayor

ATTEST:

_____

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
New Business

Item Title
Recreational Trails Program (RTP) Grant: Pre-Application

Presenter
Scott Barnard, Parks and Recreation Director
Executive Director, Sandy Sweitzer, Triangle Land Conservancy (TLC)
Sarwat Khattak, President, Triangle Off-Road Cyclist (TORC)

Summary/Description
The Triangle Land Conservancy in partnership with the Triangle Off Road Cyclist intends to apply for an RTP grant to fund the design and construction of multi-use natural surface trails on the Riverwood area property the Town leases from NC State Parks. If successful, the trails would be constructed by combination of contractor and volunteers.

Post construction, it would be the parks and recreation director's recommendation that the town, via MOU, partner with TORC for the ongoing maintenance of the trails. This would be brought back as a future action item.

Requested Action
Council Consensus

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Copy of Pre-Application

Meeting Timeline
Click or tap here to enter text.

To view the full contents of this document, you need a later version of the PDF viewer. You can upgrade to the latest version of Adobe Reader from www.adobe.com/products/acrobat/readstep2.html

For further support, go to www.adobe.com/support/products/acrreader.html

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
New Business

Item Title
2018 Staffing for Adequate Fire and Emergency Response Grant (SAFER)

Presenter
Lee Barbee, Fire Chief

Summary/Description
Fire Department staff are working to complete the submittal of the 2018 Staffing for Adequate Fire and Emergency Response (SAFER) Grant for fifteen firefighters. The grant submittal is due by March 22, 2019.

This will add 5 new full-time positions per shift. We currently utilize a four-person crew per Engine Company made up of two fulltime and two part time. These new positions will replace the two part time with full time positions on the engines at each station. It is harder and harder to depend on part time for these full time roles. By having four reliable (full time) positions, we may then begin to utilize part time to fill the fifth slot as recommended by NFPA 1710 Standards and to backfill with part time, which is more reasonable and manageable.

There is one new position per shift in this request that will add to the rescue truck that will convert to the ladder truck company in the near future. The rescue truck, staffing is two positions per shift at this time.

Federal funding provided for hiring a firefighter in the first and second years of the grant is 75 % of the annual cost (salary/benefits) of a first-year firefighter. In the third year of the grant, it is 35 % of the usual annual cost. The total cost of the SAFER Grant for three-year period is $2,550,780, includes salary and benefits.

The Town's approximate share for the grant during the 3-year period is;

- Year 1- $215,000
- Year 2- $230,000
- Year 3- $575,000
- Year 4 and forward $900,000

The Federal share of the Grant will have spent approximately $1.5 million over three years.

Requested Action
Council Consensus

Funding Source (If Applicable):
FEMA/USFA

Cost: **N/A** **Yes** ☒ **No** ☐

Additional Documents to be Included in Agenda Packet

Meeting Timeline
Click or tap here to enter text.

Town Council Agenda Cover Sheet

Meeting Date
March 18 2019

Agenda Location
Staff Reports

Item Title
Special Events Coordinator

Presenter
Scott Barnard, Parks and Recreation Director

Summary/Description
Due to staff vacancies and the need to keep the special events process moving, we are requesting mid-year approval of a new position, Special Events Coordinator, within the Parks and Recreation Department. In municipalities across North Carolina, special events are often managed by the Parks and Recreation Department with staff that specializes in event management.

Creation of this new position will enhance the Town's ability to support our own events as well as those we support from our partners. This position request is part of a reorganization and will address efficiencies for the Public Information, Economic Development, Parks and Recreation, and Planning Offices.

The creation of a special events coordinator affords the Economic Development Specialist the ability to focus on economic development related initiatives, including those related to Downtown, instead of the planning and execution of special events. The new coordinator's duties will range from day of staffing/volunteers, logistics, event equipment, vendor coordination, contract administration and more. The new position will also handle customer service duties, including walking promoters through the necessary process, coordinating other department's support and streamlining the process, policy and procedures to keep events awesome.

Other duties will include serving as the marketing coordinator of the Parks and Recreation Department to improve our messaging and brand. This coordinator will manage Parks and Recreation social media, all promotion materials in print or online and assist in its efforts to earn and retain sponsors.

There is no request for additional new funding in this fiscal year. The salary for this position will be covered by existing lapsed salary dollars and may require a budget transfer before the end of the year.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Job description to include salary range