Town of Clayton
Board of Adjustment Agenda
Wednesday, April 19, 2023 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. Board of Adjustment - Jan 18 2023 - Minutes - Pdf

4. PUBLIC HEARINGS

a. 2023-07-VAR Clayton Logistics Landscape Variance
Presenter: Bruce Venable, Planner I
2023-07-VAR Clayton Logistics Landscaping Variance - Planning - Pdf

b. 2022-192-Summer Glen Subdivision Variance
Presenter: Ben Howell, Planning Director
2022-192-Summer Glen Subdivision Variance. - Planning - Pdf

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

Town of Clayton
Board of Adjustment Minutes
Wednesday, January 18, 2023 at 6:00 PM
Council Chambers

Board Members Present: Marty Bizzell Jim Perricone Thomas Antoine Rebecca Berry Richie Wiggins John Saluppo Ruth Anderson **Board Attorney Absent:** Francis Rasberry	**Staff Present:** Ben Howell, Planning Director Love Ott, Land Development Specialist

1 CALL TO ORDER

Chair Bizzell calls the meeting to order at 6:00pm.

2 SWEARING-IN OF RE-APPOINTED MEMBERS

Elizabeth Worner swore in reappointed members Chair Bizzell and Board Member Berry

3 ELECTION OF CHAIR AND VICE CHAIR

Planning Director Howell opened the floor for the nomination of Chair and Vice Chair

Board Member Perricone made a motion and nominated Chair Bizzell as Chair and Board Member Antoine as Vice Chair

Board Member Anderson seconded the nomination

Result: Approved, Unanimous

4 APPROVAL OF MINUTES

Motion: Board Member Berry
Second: Board Member Wiggins
Result: Approved, Unanimous

5 ADJOURNMENT

February Board of Adjustment meeting is canceled based on the Board consensus.
Motion to Adjourn: Board Member Berry
Second: Board Member Anderson
Result: Approved, Unanimous

Chair Bizzell adjourned the meeting at 6:10pm.

Board of Adjustment
Agenda Cover Sheet

Meeting Date	Agenda Location
April 19, 2023	PUBLIC HEARINGS

Item Title

2023-07-VAR Clayton Logistics Landscaping Variance

Presenter(s)

Bruce Venable

Suggested Action

Other - Approve or Deny Variance Request

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☒ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Quasi

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☒ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey
☒ Special Mailing	☐ None Required

Summary

Applicant is requesting a reduction in the number of plantings associated with Section 155.402(D)(1) of the Town's Unified Development Code that states 20 percent of the total lot area shall be landscaped.

Recommendation

N/A

Funding Source

N/A

Corresponding Documentation

1-2023-07-VAR Staff Report Clayton Logistic Landscaping Variance

2- 2023-07-VAR Application Packet Clayton Logistics Landscaping Variance

3-2023-07-VAR Staff Report Map Clayton Logistics Landscape Variance

---

Submitted By: Bruce Venable, Planning

Reviewed By:

Ben Howell, Planning Director	Denied - Apr 12 2023
Love Ott, Land Development Specialist	Approved - Apr 12 2023

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

Board of Adjustment
Meeting Date: April 19, 2023

STAFF REPORT

Application Number: 2023-07-VAR
Project Name: Clayton Logistics Landscaping Variance

Tag #: 05G02006G
Overlay: N/A
Applicant: Dave Williams, Landmark Industrial
Owner: NBPIII CLAYTON, LLC
Location: 853 Shotwell Rd, Clayton, NC 27520
Project Planner: Bruce Venable

Public Noticing dates:

- **Sign Posted:** April 5, 2023
- **Newspaper Ad Published:** Wednesday, April 5, 2023**;** Wednesday, April 12, 2023
- **Adjacent Property Letters Mailed:** April 4, 2023

REQUEST: The applicant is requesting a variance from the following code section(s):

UDO SECTION	TEXT	REQUEST
155.402(D)(1)	(a) 20 percent of the total lot area shall be landscaped. (b) One canopy tree, one understory tree, and two shrubs shall be planted for each 1,000 square feet of landscape area required. Trees need to be evenly planted throughout the landscaped area, but may be staggered or clustered as necessary to maximize visual and screening objectives, and to meet the needs of the particular species of plants for root space, water, light, and air circulation. 1. Landscaping provided within vehicular use areas may be counted toward the site interior landscape requirement. 2. Resource conservation areas (see § 155.500) may be used to satisfy a maximum of 40% of the total required landscaped area."	A variance is being requested to reduce the number of plantings that are required by the Town's Unified Development Code.

SITE DATA:
Acreage: +/- 23.72
Existing Use: Industrial



STAFF ANALYSIS AND COMMENTARY:

SITE INTERIOR LANDSCAPING REQUIREMENT

The applicant is requesting a variance in the form of a reduction in the 20% interior landscaping requirement outlined in Section 155.402(D)(1). The property is zoned I-1 (Industrial-Light) and will still meet all other landscaping requirements such as street yard and perimeter buffer plantings that are required by Section 155.402 of the Town's Unified Development Code. Figure 1 below is the approved Landscape Plan, meeting the interior landscaping requirements in Section 155.402(D)(1). Figure 2 below is the proposed landscaping plan if the variance is approved. If the variance is approved by the Board of Adjustment, the applicant will be required to submit an Administrative Amendment for staff to approve the proposed landscaping plan.

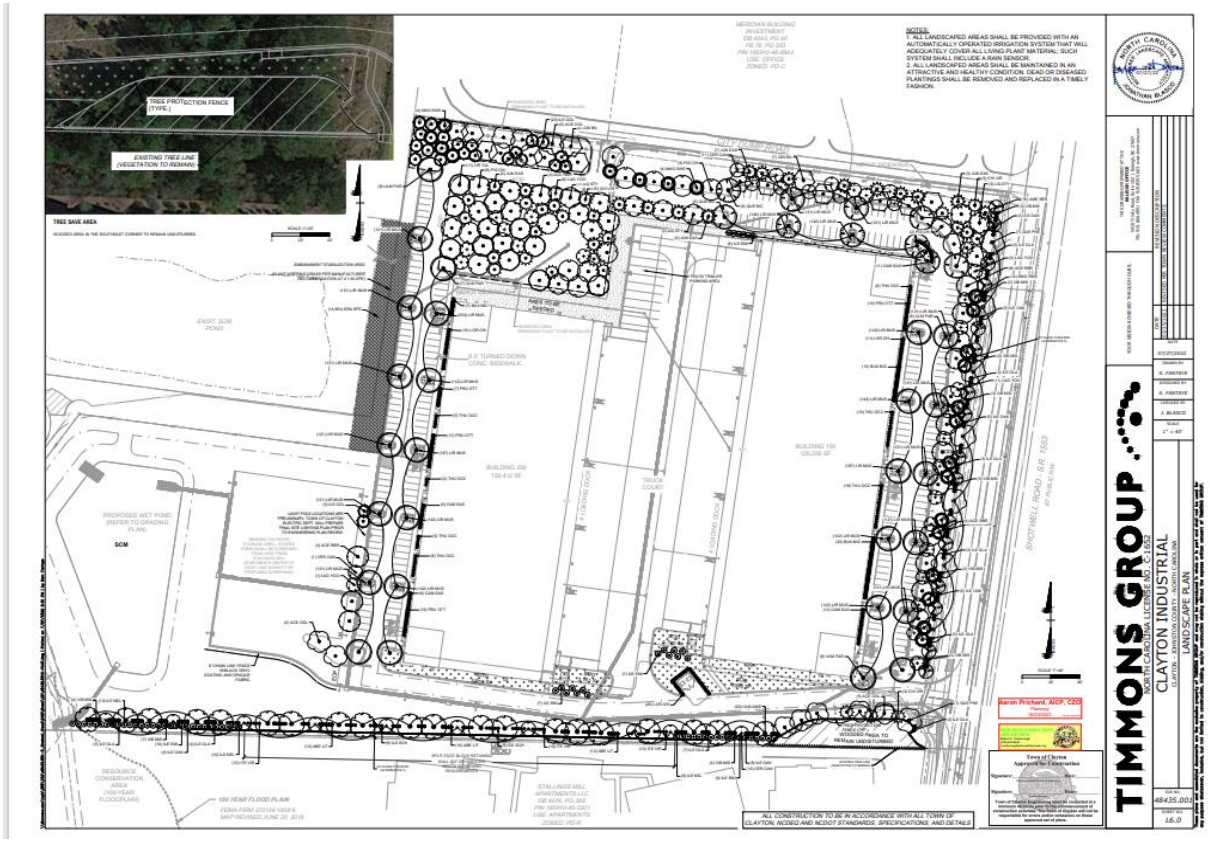


Figure 1 Approved Landscape Plan Sheet 2022-133-AA

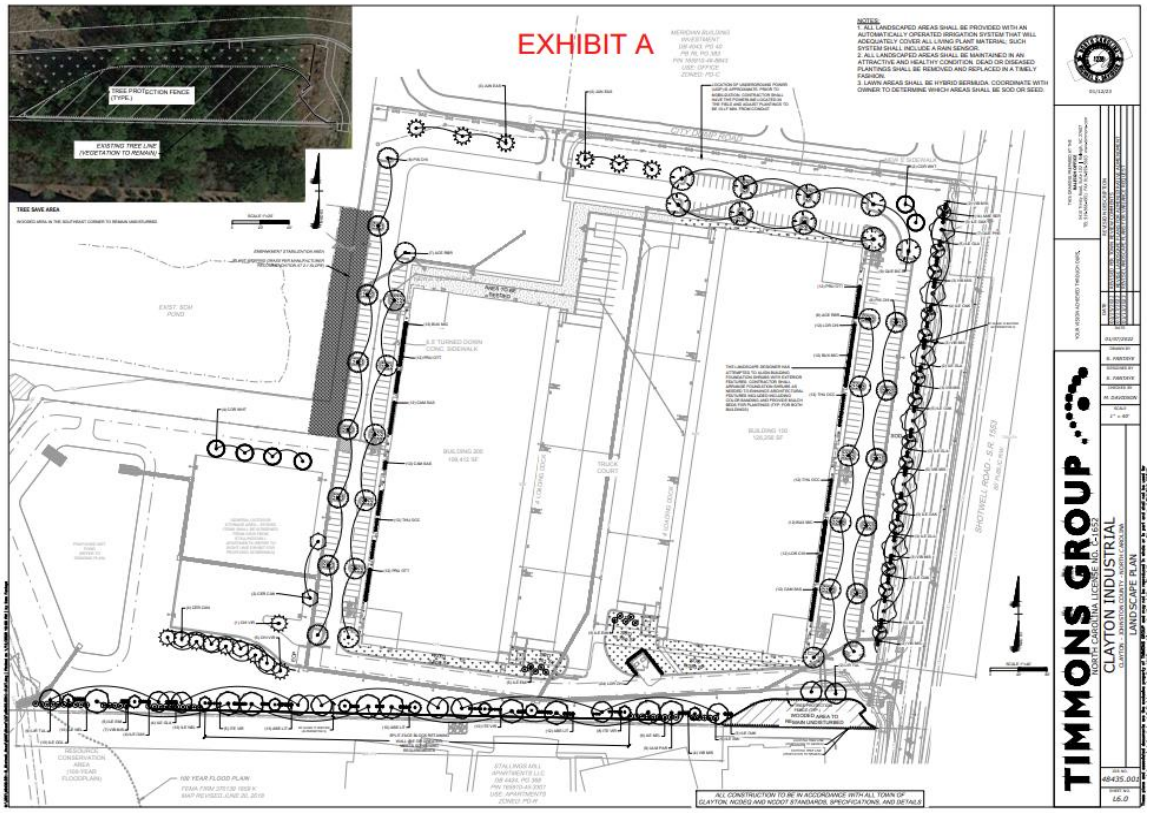


Figure 2 New Proposed Landscape Plan Sheet

FINDINGS OF FACT

1. **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.**

Applicant Response:

The strict application of the ordinance will result in the following:

1) planting more trees and shrubs on the site to meet the interior landscape requirements than what is sustainable; and

2) overcrowding, resulting in shade, causing understory tree, shrubs, and grass to die over time.

The maintenance expenses associated with trees and shrubs include irrigation, pruning, pine straw, mulch, and replacing dead trees and shrubs. Landscaping maintenance expenses are paid by tenants of the building as part of their gross rent, and as currently designed (i.e., additional trees and shrubs), the tenants, will be paying a higher gross rent than competing properties.

Staff Commentary:

As the site has been developed and built out there now exist the possibility that strict application the above-mentioned ordinance may result in undesirable outcomes which may result in additional financial responsibility by the property owner to replace and maintain.

2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

Applicant Response:

There are peculiar environmental and physical constraints associated with the property including: wetlands, steep slopes, poor soils, gas, sewer and power easements, large buildings, truck courts, detention ponds, tree retention areas, parking lots/driveway and Resource Conservation Areas ("Constraints"). These Constraints severely limit the available area to plant trees and shrubs in areas that are conducive for sustainable plant growth. Overplanting will result in ongoing maintenance and replacement costs caused by shading the understory trees, plants, and grass.

Staff Commentary:

Environmental and physical constraints are present on the site in the form of steep slopes, wetlands and Resource Conservation Area. Additionally, there is a large storm water detention pond that was required in order to meet the stormwater management requirements. Staff does not consider the building or parking lot size to fit the description of an undue hardship as this was directly designed and submitted by the applicant at the time of development review.

3. **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

Applicant Response:

The hardship results from the environmental and physical constraints (wetlands, steep slopes, resource conservation areas, poor soils and gas, tree retention areas, sewer and power easements, buildings, parking lots, truck courts, detention ponds) that restrict available planting areas on the property. There are cut slopes on the north and east edges of the property and fill slopes on the south and west sides of the property too, ranging from 2.5:1 on the south side to 4:1 on the east side. The landscaping standard in question, as applied to this site, is not feasible over the long term and results in over planting. The landscape design for the project meets or exceeds all UDO landscaping requirements, but for the 20% Interior Landscaping as defined; preserves existing landscaping buffers adjacent to multifamily and wetlands; preserves RCAs; and minimizes grading to protect existing vegetation.

Staff Commentary:

The applicant is correct in their description of the issues related to slopes on the south and east side of the property. As the site has been developed and built out there now exist the possibility of

overcrowding of plantings related to the interior landscaping requirement to experience undesirable outcomes which may result in additional financial responsibility by the property owner to replace and maintain. Staff will again reiterate that the applicant was aware of the Town's landscaping requirements during the approval process and developed the site in such a way that it has now become difficult to achieve the required interior landscaping.

4. **The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Applicant Response:

The requested variance is consistent with the spirit and purpose of the ordinance as summarized below:

1. The landscaping plan is compliant with number of trees and shrubs required by the Town's perimeter buffers (see Section 155.402 Part 2.E).
2. The landscaping plan compliments the high quality, Class A industrial development and is attractive to future tenants, from the public right of way, and adjacent residential properties.
3. The landscaping plan is sustainable, and the plants have adequate room (i.e., root space, water, light and air circulation) to mature over time and enhance the appearance of the project and community.
4. The number of trees and shrubs, and their locations on the property, do not create any blind spots for employees of the buildings when walking to their vehicles in the parking lots, thus promoting a safe environment.

Staff Commentary:

Staff believes that the applicant is attempting to achieve the intent and purpose of the ordinance by seeking this reduction while still providing all required perimeter plantings.

CONSIDERATIONS

- The Board of Adjustment shall review and make a final decision regarding Variance applications.
- Per UDC requirements, Conditions may be imposed by the Board of Adjustment regarding the location, character, and other features of the proposed building or use as may be deemed by the Board of Adjustment to protect property values and general welfare of the neighborhood. Failure to comply with such conditions and safeguards, when part of the terms under which the variance is granted, shall be deemed a violation of this chapter (155.716(F)(1)(b)).

ATTACHMENTS

The Applicant has provided all material within one document as listed below.

1. Staff Report
2. Application Packet
3. Staff Report Map

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

VARIANCE APPLICATION COVER SHEET

Name of Project: Clayton Logistics Center **Date:** 1-13-23

Applicant Name: Dave Williams/Landmark Industrial

The following checklist to be completed by applicant:

[X] Pre-application Meeting on: 10-24-22
[X] Application Review fee
[X] Advertising Fee
[X] Completed Application
[ ] Owner's Consent Form
[X] Neighborhood Meeting Letter
[X] Adjacent property Owner's List
[ ] Set of Stamped, addressed, empty envelopes for adjacent owner notification
[X] Copy of the plan in PDF on USB

11 plan sets of the following:

[ ] Preliminary plan sheet depicting the variance request
[ ] Signed and sealed Boundary Survey

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

VARIANCE APPLICATION

Application Fee: $250.00
Advertisement Fee: $200.00
Please note if a variance is sought "after the fact", the application fee is $500.00

05G02006G
165910-46-1070

SITE INFORMATION

Name of Project: Clayton Logistics Center

Acreage of Property: 23.4 **Zoning District:** I-1

County Tag #: 05G02006G **NC Pin #:** 165910-46-1070

Address/Location: 853 Shotwell Road

Existing Use: Under Construction **Proposed Use:** Light Industrial

Is project within a Planned Development? ☐ Yes ■ No **If yes, which:** _____

Is project within an Overlay District? ☐ Yes ■ No **If yes, which:** _____

APPLICANT INFORMATION

Name: Dave Williams, Landmark Industrial

Mailing Address: 233 Horton Grove Road

Phone Number: 704.965.9268 **Fax:** _____

Email Address: dwilliams@landmark-ind.com

FOR OFFICE USE ONLY

Date Received:_____ Amount Paid:_____ Permit Number: _____

PROPERTY OWNER INFORMATION

Name: NBPIII Clayton LLC

Mailing Address: 401 Edgewater Place, Suite 265

Phone Number: 704.965.9268 **Fax:**

Email Address: dwilliams@landmark-ind.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

Variance(s) Requested: *List each requested variance. Attach additional pages if necessary.*

Code Section: 155.402 Part 1 (D)(1)(a)(b)

Code Requirement: All site plans shall include interior landscaping on 20% of the property and include 1-canopy, 1-understory and 2 shrubs per 1,000 sq. ft.

Variance Sought (*describe specific request*): Reduce the number of canopy trees, understory trees and shrubs located on interior of the property

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

PLEASE SEE ADDENDUM

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance 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. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

PLEASE SEE ADDENDUM

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

PLEASE SEE ADDENDUM

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

PLEASE SEE ADDENDUM

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

PLEASE SEE ADDENDUM

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Variance request. 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.

Dave Williams		1-13-23
Print Name	***Signature of Applicant***	***Date***

ADDENDUM

BURDEN OF PROOF/EXPLANATION OF REQUEST

Variance(s) Requested:

Code Section: 155.402 Part 1(D)(1)(a)-(b)-Interior Landscaping

Code Requirements:

> *Interior landscaping.*
>
> *(a) Twenty percent of the total lot area shall be landscaped.*
>
> *(b) One canopy tree, one understory tree, and two shrubs shall be planted for each 1,000 square feet of landscape area required. Trees need to be evenly planted throughout the landscaped area, but may be staggered or clustered as necessary to maximize visual and screening objectives, and to meet the needs of the particular species of plants for root space, water, light, and air circulation.*

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information, as necessary.

Variance Sought (describe specific request): Reduce the number of interior canopy trees, understory trees and shrubs to promote a sustainable landscaping environment and provide adequate room for trees and shrubs to grow and mature on relatively flat areas of the site, thus reducing replacement and ongoing maintenance costs associated with overcrowding. Shade will cause understory trees and shrubs and grass to die out over time.

We are proposing to modify the calculation associated with the area to be planted on the interior of the property based on a typical light industrial site plan (hereafter "Modified Site Area Calculation"). The Modified Site Calculation **excludes** the following areas because they are not plantable: (i) building areas, (ii) truck court areas, (iii) parking lots and driveways, (iv) stormwater pond maintenance and public utility easements, (v) stormwater ponds, (vi) Neuse riparian buffer, and (vii) perimeter buffers and tree retention areas.

By excluding the above areas and including the allowable credit for Resource Conservation Areas and vehicular use area landscaping, the plant material is reduced by the following amounts:

- Net site area (minus parcel area in public ROWs including 50' NCDOT perpetual easement): 23.72 AC
- Areas that are not plantable as described above: 16.6 AC
- Remaining plantable area: 7.1 AC
- 20% of remaining plantable area to satisfy the interior landscaping requirement per the UDO: 1.4 AC
- 40% maximum Resource Conservation Area reduction allowed per 155. 402.Part 1.D.1(b)2: =0.85 AC
- Remaining area subject to interior landscape planting requirements: 0.56 AC or 24,000 SF

A copy of the revised landscaping plan, based on the Modified Site Area Calculation, is attached as **EXHIBIT A**.

A summary of required and provided trees and shrubs, based upon the Modified Site Area Calculation, is shown below:

CANOPY TREES	
REQUIRED	24
PROVIDED	36
UNDERSTORY TREES	
REQUIRED	24
PROVIDED	24
UNDERSTORY TREES	
REQUIRED	48
PROVIDED	202

A copy of the currently approved landscape plan and site are calculation is attached as **EXHIBIT B.**

REQUIRED FINDS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance 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.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The strict application of the ordinance will result in the following:

1) planting more trees and shrubs on the site to meet the interior landscape requirements than what is sustainable; and
2) overcrowding, resulting in shade, causing understory tree, shrubs, and grass to die over time.
3) .

The maintenance expenses associated with trees and shrubs include irrigation, pruning, pine straw, mulch, and replacing dead trees and shrubs. Landscaping maintenance expenses are paid by tenants of the building as part of their gross rent, and as currently designed (i.e., additional trees and shrubs), the tenants will be paying a higher gross rent than competing properties.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardship resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

There are peculiar environmental and physical constraints associated with the property including: wetlands, steep slopes, poor soils, gas, sewer and power easements, large buildings, truck courts,

detention ponds, tree retention areas, parking lots/driveway and Resource Conservation Areas ("Constraints"). **These Constraints severely limit the available area to plant trees and shrubs in areas that are conducive for sustainable plant growth**. Overplanting will result in ongoing maintenance and replacement costs caused by shading the understory trees, plants, and grass.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist may justify granting a variance shall not be regard as a self-created hardship.

The hardship results from the environmental and physical constraints (wetlands, steep slopes, resource conservation areas, poor soils and gas, tree retention areas, sewer and power easements, buildings, parking lots, truck courts, detention ponds) that restrict available planting areas on the property. There are cut slopes on the north and east edges of the property and fill slopes on the south and west sides of the property to, ranging from 2;5:1 on the south side to 4:1 on the east side. The landscaping standard in question, as applied to this site, is not feasible over the long term and results in over planting.

The landscape design for the project meets or exceeds all UDO landscaping requirements, but for the 20% Interior Landscaping as defined; preserves existing landscaping buffers adjacent to multifamily and wetlands; preserves RCAs; and minimizes grading to protect existing vegetation.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit and purpose of the ordinance as summarized below:

1. The landscaping plan is compliant with number of trees and shrubs required by the Town's perimeter buffers (see Section 155.402 Part 2.E).
2. The landscaping plan compliments the high quality, Class A industrial development and is attractive to future tenants, from the public right of way, and adjacent residential properties.
3. The landscaping plan is sustainable, and the plants have adequate room (i.e., root space, water, light and air circulation) to mature over time and enhance the appearance of the project and community.
4. The number of trees and shrubs, and their locations on the property, do not create any blind spots for employees of the buildings when walking to their vehicles in the parking lots, thus promoting a safe environment.

EXHIBIT A



TREE SAVE AREA

WOODED AREA IN THE SOUTHEAST CORNER TO REMAIN UNDISTURBED.

SCALE 1"=20'
0 20' 40'

NAD 83

MERIDIAN BUILDING INVESTMENT
DB 4043, PG 40
PB 76, PG 383
PIN 165910-46-8843
USE: OFFICE
ZONED: PD-C

NOTES:
1. 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.
2. 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.
3. LAWN AREAS SHALL BE HYBRID BERMUDA. COORDINATE WITH OWNER TO DETERMINE WHICH AREAS SHALL BE SOD OR SEED.

(3) JUN EAS
(3) JUN EAS
LOCATION OF UNDERGROUND POWER (UGP) IS APPROXIMATE. PRIOR TO MOBILIZATION, CONTRACTOR SHALL HAVE THE POWERLINE LOCATED IN THE FIELD AND ADJUST PLANTINGS TO BE 10 LF MIN. FROM CONDUIT
CITY DUMP ROAD
NEW 5' SIDEWALK
(8) PIS CHI
(2) COR WHT
(2) VIB MIS
(14) AME SER
(3) ILE OAK
(7) QUE PHE
(5) ILE GLA
(9) QUE BIC
(3) VIB MIS
(4) ILE OAK
20' CLASS 'A' BUFFER (ALTERNATIVE 3)
(3) VIB MIS
(2) ILE GLA
(3) VIB MIS
(5) ILE OAK
SOD
(2) ILE GLA
(5) VIB MIS
(3) ILE OAK
(3) ILE GLA
(3) VIB MIS
(5) ILE OAK
(3) ILE GLA
(2) VIB MIS
(7) ACE RBR
NEW 5' SIDEWALK
AREA TO BE SEEDED
EMBANKMENT STABILIZATION AREA
(PLANT WEEPING GRASS PER MANUFACTURER RECOMMENDATION AT 2:1 SLOPE)
EXIST. SCM POND
(12) BUX MIC
6.5' TURNED DOWN CONC. SIDEWALK
(12) PRU OTT
(12) CAM SAS
(12) PRU OTT
(6) PIS CHI
(6) ACE RBR
(12) LOR CHI
(12) BUX MIC
THE LANDSCAPE DESIGNER HAS ATTEMPTED TO ALIGN BUILDING FOUNDATION SHRUBS WITH EXTERIOR FEATURES. CONTRACTOR SHALL ARRANGE FOUNDATION SHRUBS AS NEEDED TO ENHANCE ARCHITECTURAL FEATURES INCLUDED INCLUDING COLOR BANDING AND PROVIDE MULCH BEDS FOR PLANTINGS (TYP. FOR BOTH BUILDINGS)
(12) THU OCC
(4) COR WHT
(12) CAM SAS
BUILDING 200
109,412 SF
BUILDING 100
126,256 SF
TRUCK COURT
4' LOADING DOCK
4' LOADING DOCK
600'
520'
210'
700 LFs
SHOTWELL ROAD - S.R. 1553
60' PUBLIC R/W
(12) THU OCC
(12) BUX MIC
(12) LOR CHI
(12) CAM SAS
(2) LIR TUL
GENERAL OUTDOOR STORAGE AREA - STORED ITEMS SHALL BE SCREENED FROM VIEW FROM STALLINGS MILL APARTMENTS (REFER TO SIGHT LINE EXHIBIT FOR PROPOSED SCREENING)
PROPOSED WET POND (REFER TO GRADING PLAN)
(12) THU OCC
(12) PRU OTT
(2) CER CAN
(4) CER CAN
(1) CHI VIR
(5) CHI VIR
EOP
SOD 3,605 SF
SOD 3,161 SF
SOD 5,780 SF
SOD 6,080 SF
(5) ILE EMI
(5) ILE EMI
(24) LOR CHI
SCALE 1"=40'
0 40' 80'
NAD 83
TREE PROTECTION FENCE (TYP.)
WOODED AREA TO REMAIN UNDISTURBED
(3) ILE OAK
(5) ILE EMI
EXISTING TREE LINE (VEGETATION TO REMAIN)
EXISTING TREE LINE (VEGETATION TO REMAIN)
(9) LIR TUL
(10) ILE NEL
(10) ILE GGL
(5) ILE EMI
(7) VIB MIS
(4) ILE OAK
(4) ILE GLA
(10) ILE NEL
(5) ITE VIR
(13) ABE LIT
20' CLASS 'C' BUFFER (ALTERNATIVE 3)
(10) ABE LIT
(10) ITE VIR
(12) ABE LIT
(8) ITE VIR
(9) ILE NEL
(9) ULM PAR
(4) VIB MIS
SPLIT-FACE BLOCK RETAINING WALL @6' OR GREATER; MEETS SCREENING REQUIREMENTS
985 LFs
RESOURCE CONSERVATION AREA (100-YEAR FLOODPLAIN)
100 YEAR FLOOD PLAIN
FEMA FIRM 370139 1659 K
MAP REVISED JUNE 20, 2018
STALLINGS MILL APARTMENTS LLC
DB 4424, PG 368
PIN 165910-45-3301
USE: APARTMENTS
ZONED: PD-R
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

THIS DRAWING PREPARED AT THE FOLLOWING SCALE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1738 MICHAEL G. DAVIDSON
01/12/23

DATE	REVISION DESCRIPTION
02/25/2022	REVISED PER TOWN REVIEW COMMENTS
07/27/2022	REVISE LANDSCAPE PLANS FOR ADMINISTRATIVE ADMENDMENT
01/12/2023	REVISE LANDSCAPE PLANS FOR VARIANCE REQUEST

DATE 01/07/2022
DRAWN BY S. FANTAYE
DESIGNED BY S. FANTAYE
CHECKED BY M. DAVIDSON
SCALE 1" = 40'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

CLAYTON INDUSTRIAL

CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO. 48435.001
SHEET NO. L6.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced, in whole or in part, and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\332\48435.001-C_Shotwell_Road\DWG\Sheet\CD\48435.001C-PLNT.dwg | Plotted on 1/12/2023 12:55 PM | by Sam Fantaye

EXHIBIT A

TOWN OF CLAYTON STANDARD LANDSCAPE MAINTENANCE NOTES:

1. 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.
2. NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS: TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARDS PRACTICES (PRUNING), AND SHALL NOT BE INTERPRETED TO INCLUDE TOPPING OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS 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. ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THIS CHAPTER. ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
3. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THESE REGULATIONS.
4. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
5. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50 FEET OF ANY PLANTING REQUIRING CONTINUING WATERING. WHERE NON-NATIVE OR NON-DROUGHT TOLERANT NATIVE VEGETATION IS INCORPORATED AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
6. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BERMS OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
7. WHERE OTHER USES, INCLUDING PEDESTRIAN, BIKE OR OTHER TRAILS THESE USES SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
8. FAILURE TO MAINTAIN. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THIS SECTION, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE ATTORNEY FEES. THE TOWN MAY ALSO, FOLLOWING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE BE CORRECTED, ENTER THE PLANTED AREA TO TAKE MAINTENANCE ACTION. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.

GENERAL PLANTING NOTES

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
2. CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
3. LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
4. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
5. PREPARE PLANT BEDS PER SPECIFICATIONS.
6. INSTALL PLANTS AND MULCH BEDS WITH 3" OF TRIPLE-SHREDDED HARDWOOD MULCH.
7. ALL DISTURBED AREAS NOT NOTED FOR PLANT BEDS OR PAVING TO BE STABILIZED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND SHALL BE PERMANENTLY SEEDED WITH BERMUDA SEED TURF GRASS.
8. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION PER SPECIFICATIONS.
9. CONTRACTOR TO MAINTAIN PLANT MATERIAL PER SPECIFICATIONS.
10. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
11. ANY EXISTING VEGETATION, NOT INVOLVED IN NEW CONSTRUCTION, SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING.
12. CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.
13. FOR NATURALIZED AREAS, CONTRACTOR TO GRADE SMOOTH AND UNIFORM, REMOVE ALL DEBRIS, STICKS, STONES, ETC., AND COVER WITH PINE STRAW MULCH.

INSTALLATION OF LANDSCAPING:

1. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE REAL ESTATE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN OF CLAYTON, SHALL BE PROVIDED TO THE DIRECTOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 9.05.B.5 - CONSTRUCTION DRAWINGS. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED WITHIN THE FIRST (3) MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
2. THE MONTHS OF JUNE, JULY AND AUGUST ARE CONSIDERED SEASON OR WEATHER CONDITIONS WHICH ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.

MAINTENANCE OF LANDSCAPING:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - 1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   - 1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   - 1.3. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF CLAYTON'S UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.

PLANT SCHEDULE OVERALL LANDSCAPE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE RBR	13	ACER RUBRUM	RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
LIR TUL	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL., 10' HT. MIN.	B&B	
PIS CHI	14	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 10' HT. MIN.	B&B	
QUE BIC	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL., 10' HT. MIN.	B&B	
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL., 10' HT. MIN.	B&B	
ULM PAR	9	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME SER	14	AMELANCHIER ALNIFOLIA	SERVICEBERRY	1.5" CAL., 6' HT. MIN.	B&B	
CER CAN	6	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 6' HT. MIN.	B&B	
CHI VIR	6	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
COR WHT	6	CORNUS FLORIDA 'WHITE'	WHITE DOGWOOD	1.5" CAL., 8' HT MIN.	B&B	
ILE GGL	10	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	1.5" CAL., 8' HT MIN.	B&B	
JUN EAS	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
ABE LIT	35	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	GLOSSY ABELIA	24" HT. MIN.	CONTAINER	48" o.c.
BUX MIC	36	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	24" HT. MIN.	CONTAINER	48" o.c.
CAM SAS	36	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE GLA	19	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT. MIN.	CONTAINER	60" o.c.
ILE EMI	20	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE NEL	29	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE OAK	27	ILEX X 'OAK LEAF'	OAK LEAF HOLLY	24" HT. MIN.	CONTAINER	48" o.c.
ITE VIR	23	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT. MIN.	CONTAINER	36" o.c.
LOR CHI	48	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	24" HT. MIN.	CONTAINER	48" o.c.
PRU OTT	36	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	24" HT. MIN.	CONTAINER	48" o.c.
THU OCC	36	THUJA OCCIDENTALIS 'AUREA'	GOLDEN AMERICAN ARBORVITAE	24" HT. MIN.	CONTAINER	36" o.c.
VIB MIS	32	VIBURNUM OBOVATUM `MRS. SCHILLER`S DELIGHT'	VIBURNUM	24" HT. MIN.	CONTAINER	60" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CYN DAC	23,019 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TIFTUF'	TIFTUF BERMUDAGRASS	SOD		
ERA SPE	14,953	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	4" POT		12" o.c.
LIR MUS	3,482	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 QT.	CONTAINER	12" o.c.

(NOTE: THE INTERIOR AND PERIMETER LANDSCAPING MATERIALS ARE INCLUDED IN THE OVERALL PLANT MATERIAL TABLE.)

PLANT SCHEDULE INTERIOR LANDSCAPE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE RBR	13	ACER RUBRUM	RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
PIS CHI	14	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 10' HT. MIN.	B&B	
QUE BIC	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
CER CAN	6	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 6' HT. MIN.	B&B	
CHI VIR	6	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
COR WHT	6	CORNUS FLORIDA 'WHITE'	WHITE DOGWOOD	1.5" CAL., 8' HT MIN.	B&B	
JUN EAS	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
BUX MIC	36	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	24" HT. MIN.	CONTAINER	48" o.c.
CAM SAS	36	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE EMI	10	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
LOR CHI	48	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	24" HT. MIN.	CONTAINER	48" o.c.
PRU OTT	36	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	24" HT. MIN.	CONTAINER	48" o.c.
THU OCC	36	THUJA OCCIDENTALIS 'AUREA'	GOLDEN AMERICAN ARBORVITAE	24" HT. MIN.	CONTAINER	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CYN DAC	23,019 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TIFTUF'	TIFTUF BERMUDAGRASS	SOD		
LIR MUS	3,482	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 QT.	CONTAINER	12" o.c.

PLANT SCHEDULE PERIMETER BUFFER

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
LIR TUL	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL., 10' HT. MIN.	B&B	
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL., 10' HT. MIN.	B&B	
ULM PAR	9	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME SER	14	AMELANCHIER ALNIFOLIA	SERVICEBERRY	1.5" CAL., 6' HT. MIN.	B&B	
ILE GGL	10	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
ABE LIT	35	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	GLOSSY ABELIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE GLA	19	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT. MIN.	CONTAINER	60" o.c.
ILE EMI	10	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE NEL	29	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE OAK	27	ILEX X 'OAK LEAF'	OAK LEAF HOLLY	24" HT. MIN.	CONTAINER	48" o.c.
ITE VIR	23	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT. MIN.	CONTAINER	36" o.c.
VIB MIS	32	VIBURNUM OBOVATUM `MRS. SCHILLER`S DELIGHT'	VIBURNUM	24" HT. MIN.	CONTAINER	60" o.c.

INTERIOR LANDSCAPE CALCULATIONS:

EXISTING SITE AREA: 24.823 AC.

SITE AREA WITHIN SHOTWELL ROAD PUBLIC ROW AND 50' WIDE NCDOT PERPETUAL EASEMENT ALONG SHOTWELL ROAD: 1.1 AC.±

NET SITE AREA: 23.72 AC.±

NET SITE AREA THAT IS NOT PLANTABLE (*REFER TO ADDITIONAL INFORMATION BELOW): 16.6 AC.±

REMAINING PLANTABLE AREA: 7.1 AC.±

20% OF REMAINING PLANTABLE AREA TO SATISFY THE INTERIOR LANDSCAPING REQUIREMENT PER THE UDO: 1.4 AC.±

40% MAXIMUM RESOURCE CONSERVATION AREA REDUCTION ALLOWED PER THE UDO: 0.85 AC.±

REMAINING AREA SUBJECT TO INTERIOR LANDSCAPE PLANTING REQUIREMENTS: 0.55 AC.± OR 24,000 SF±

*PLANTABLE AREA IS THE NET SITE AREA MINUS APPROVED BUILDING AREAS, TRUCK COURT AREAS, PARKING LOTS AND DRIVEWAYS, PRESERVED TREE RETENTION AREA ALONG SHOTWELL ROAD, PERIMETER LANDSCAPE BUFFER AREAS, 2:1 STEEP SLOPE AREA ALONG THE WESTERN PROPERTY BOUNDARY, STORMWATER POND MAINTENANCE AND ACCESS EASEMENT, PUBLIC UTILITY EASEMENTS, AND NEUSE RIPARIAN BUFFER.

INTERIOR LANDSCAPE AREA
0.55 AC.± = 24,000 SF±
REQUIREMENTS PER 1,000 SF
1 CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS

CANOPY TREES
REQUIRED: 24
PROVIDED: 36
UNDERSTORY TREES
REQUIRED: 24
PROVIDED: 24
SHRUBS
REQUIRED: 48
PROVIDED: 202

ONLY LANDSCAPING PROVIDED WITHIN VEHICULAR USE AREAS ARE COUNTED TOWARD THE SITE INTERIOR LANDSCAPE REQUIREMENT.

PERIMETER LANDSCAPE BUFFERS

CLASS A BUFFER: ALTERNATIVE 3

700 LF - REQUIREMENTS PER 100' (1 CANOPY TREE, 2 UNDERSTORY TREES, 8 SHRUBS)

CANOPY TREES
REQUIRED: 7
PROVIDED: 7
UNDERSTORY TREES
REQUIRED: 14
PROVIDED: 14
SHRUBS
REQUIRED: 56
PROVIDED: 56

CLASS C BUFFER: ALTERNATIVE 3

985 LF - REQUIREMENTS PER 100' (2 CANOPY TREES, 1 UNDERSTORY TREE, 12 SHRUBS)

CANOPY TREES
REQUIRED: 20
PROVIDED: 20
UNDERSTORY TREES
REQUIRED: 10
PROVIDED: 10
SHRUBS
REQUIRED: 119
PROVIDED: 119

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

THIS DRAWING PREPARED AT THE FOLLOWING ADDRESS
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA LANDSCAPE ARCHITECT JOSE L. BLASCO NUMBER 1238 — 01/12/23

DATE	REVISION DESCRIPTION
02/25/2022	REVISED PER TOWN REVIEW COMMENTS
07/27/2022	REVISE LANDSCAPE PLANS FOR ADMINISTRATIVE ADMENDMENT
01/12/2023	REVISE LANDSCAPE PLANS FOR VARIANCE REQUEST

DATE: 01/07/2022
DRAWN BY: S. FANTAYE
DESIGNED BY: S. FANTAYE
CHECKED BY: J. BLASCO
SCALE:

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

CLAYTON INDUSTRIAL
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

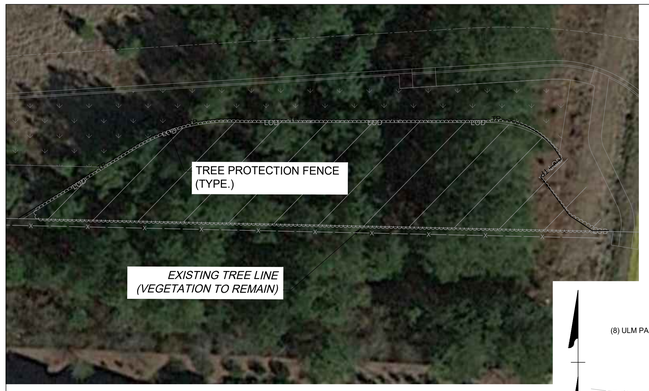
LANDSCAPE NOTES & SCHEDULE

JOB NO. 48435.001
SHEET NO. L6.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part or shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\333\48435.001-0_Sheets_Road\DWG\Sheet\CD\48435.001C-PLNT.dwg | Plotted on 1/12/2023 12:55 PM | by Sam Fantaye

EXHIBIT B



TREE SAVE AREA

WOODED AREA IN THE SOUTHEAST CORNER TO REMAIN UNDISTURBED.

SCALE 1"=20'
0 20' 40'

MERIDIAN BUILDING INVESTMENT
DB 4043, PG 40
PB 76, PG 383
PIN 165910-46-8843
USE: OFFICE
ZONED: PD-C

NOTES:
1. 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.
2. 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.

CITY DUMP ROAD
NEW 5' SIDEWALK
RESERVED AREA REMAINING PLANT TO BE INSTALLED
AREA TO BE SEEDED
EMBANKMENT STABILIZATION AREA
(PLANT WEEPING GRASS PER MANUFACTURER RECOMMENDATION AT 2:1 SLOPE)
EXIST. SCM POND
6.5' TURNED DOWN CONC. SIDEWALK
TRUCK TRAILER PARKING AREA
BUILDING 200
109,412 SF
BUILDING 100
126,256 SF
TRUCK COURT
4' LOADING DOCK
SHOTWELL ROAD - S.R. 1553
60' PUBLIC R/W
PROPOSED WET POND (REFER TO GRADING PLAN)
SCM
GENERAL OUTDOOR STORAGE AREA - STORED ITEMS SHALL BE SCREENED FROM VIEW FROM STALLINGS MILL APARTMENTS (REFER TO SIGHT LINE EXHIBIT FOR PROPOSED SCREENING)
LIGHT POLE LOCATIONS ARE PRELIMINARY. TOWN OF CLAYTON ELECTRIC DEPT. WILL PREPARE FINAL SITE LIGHTING PLAN PRIOR TO ENGINEERING PLAN REVIEW.
8' CHAIN LINK FENCE W/BLACK VINYL COATING AND OPAQUE FABRIC
SPLIT-FACE BLOCK RETAINING WALL @6' OR GREATER; MEETS SCREENING REQUIREMENTS
20' CLASS 'C' BUFFER (ALTERNATIVE 3)
20' CLASS 'A' BUFFER (ALTERNATIVE 3)
TREE PROTECTION FENCE (TYP.)
WOODED AREA TO REMAIN UNDISTURBED
EXISTING TREE LINE (VEGETATION TO REMAIN)
RESOURCE CONSERVATION AREA (100-YEAR FLOODPLAIN)
100 YEAR FLOOD PLAIN
FEMA FIRM 370139 1659 K
MAP REVISED JUNE 20, 2018
STALLINGS MILL APARTMENTS LLC
DB 4424, PG 368
PIN 165910-45-3301
USE: APARTMENTS
ZONED: PD-R

(4) MAG SWE, (20) ILE GGL, (5) ACE OGL, (6) GIN BIL, (11) LIR TUL, (9) PIS CHI, (4) JUN EAS, (4) ACE RBR, (8) LAG YOO, (7) LIQ STY, (15) CHI VIR, (8) ULM PAR, (121) LIR MUS, (7) ULM PAR, (7) BUX MIC, (233) LIR MUS, (14,953) ERA SPE, (16) LOR CHI, (142) LIR MUS, (7) PRU OTT, (5) THU OCC, (12) PRU OTT, (197) LIR MUS, (3) THU OCC, (9) CAM SAS, (142) LIR MUS, (5) THU OCC, (8) THU OCC, (2) ILE GGL, (3) ACE RBR, (1) CER CAN, (1) LAG YOO, (6) CAM SAS, (10) PRU OTT, (2) ACE OGL, (7) JUN EAS, (11) CER CAN, (7) GIN BIL, (5) PIS CHI, (4) MAG SWE, (5) QUE BIC, (146) LIR MUS, (121) LIR MUS, (142) LIR MUS, (3) LIQ STY, (4) JUN EAS, (6) ILE EMI, (7) ILE EMI, (26) LOR CHI, (20) ULM AME, (5) ACE OGL, (3) JUN EAS, (5) CHI VIR, (3) LIQ STY, (16) AME SER, (3) VIB MIS, (3) ILE OAK, (2) PIS CHI, (7) QUE PHE, (5) ILE GLA, (3) LAG YOO, (8) ACE RBR, (14) MAG SWE, (3) VIB MIS, (11) CAM SAS, (6) THU OCC, (10) PRU OTT, (5) ILE OAK, (121) LIR MUS, (6) ULM PAR, (142) LIR MUS, (11) LOR CHI, (13) BUX MIC, (3) VIB MIS, (3) ILE GLA, (11) LAG YOO, (142) LIR MUS, (13) THU OCC, (5) ILE OAK, (121) LIR MUS, SOD, (197) LIR MUS, (16) THU OCC, (3) ILE GLA, (5) VIB MIS, (121) LIR MUS, (4) ACE RBR, (3) ILE OAK, (142) LIR MUS, (23) BUX MIC, (3) ILE GLA, (3) VIB MIS, (121) LIR MUS, (5) ILE OAK, (142) LIR MUS, (13) CAM SAS, (3) ILE GLA, (6) ULM PAR, (3) VIB MIS, (4) VIB MIS, (10) ILE NEL, (5) ILE GLA, (7) VIB MIS, (10) ILE EMI, (4) ILE GLA, (4) ILE OAK, (10) ILE NEL, (10) ITE VIR, (13) ABE LIT, (9) ILE SCH, (10) ABE LIT, (9) ILE SCH, (10) ITE VIR, (12) ABE LIT, (10) ITE VIR, (7) ILE GLA, (4) VIB MIS, (8) ILE OAK, (10) CER CAN, (9) ILE NEL, (9) ILE EMI

SOD 3,605 SF; SOD 3,161 SF; SOD 5,780 SF; SOD 6,080 SF

SCALE 1"=40'
0 40' 80'

Town of Clayton Approved for Construction

Signature: _____ Date: _____
Director/ Assistant Director of Engineering

Signature: _____ Date: _____
Planning Director

Town of Clayton Engineering must be contacted at a minimum 48 hours prior to the commencement of construction activities. The Town of Clayton will not be responsible for errors and/or omissions on these approved set of plans.

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2069 07/27/22 JONATHAN BLASCO

THIS DRAWING PREPARED AT THE FOLLOWING ADDRESS:
5410 Trinity Road, Suite 102 / Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/25/2022	REVISED PER TOWN REVIEW COMMENTS

DATE: 07/27/2022
DRAWN BY: S. FANTAYE
DESIGNED BY: S. FANTAYE
CHECKED BY: J. BLASCO
SCALE: 1" = 40'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

CLAYTON INDUSTRIAL
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

JOB NO. 48435.001
SHEET NO. L6.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

\\timmons.com\ral\Jobs\300\324\48435.001-0_Shotwell_Road\DWG\Sheet\CO\48435.001C-PLNT.dwg | Plotted on 7/27/2022 5:01 PM | by Sam Fantaye

EXHIBIT B

TOWN OF CLAYTON STANDARD LANDSCAPE MAINTENANCE NOTES:

1. 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.
2. NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS: TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARDS PRACTICES (PRUNING), AND SHALL NOT BE INTERPRETED TO INCLUDE TOPPING OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS 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. ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THIS CHAPTER. ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
3. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THESE REGULATIONS.
4. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
5. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50 FEET OF ANY PLANTING REQUIRING CONTINUING WATERING. WHERE NON-NATIVE OR NON-DROUGHT TOLERANT NATIVE VEGETATION IS INCORPORATED AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
6. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BERMS OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
7. WHERE OTHER USES, INCLUDING PEDESTRIAN, BIKE OR OTHER TRAILS THESE USES SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
8. FAILURE TO MAINTAIN. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THIS SECTION, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE ATTORNEY FEES. THE TOWN MAY ALSO, FOLLOWING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE BE CORRECTED, ENTER THE PLANTED AREA TO TAKE MAINTENANCE ACTION. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.

GENERAL PLANTING NOTES

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI.Z60.
2. CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
3. LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
4. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
5. PREPARE PLANT BEDS PER SPECIFICATIONS.
6. INSTALL PLANTS AND MULCH BEDS WITH 3" OF TRIPLE-SHREDDED HARDWOOD MULCH.
7. ALL DISTURBED AREAS NOT NOTED FOR PLANT BEDS OR PAVING TO BE STABILIZED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND SHALL BE PERMANENTLY SEEDED WITH BERMUDA SEED TURF GRASS.
8. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION PER SPECIFICATIONS.
9. CONTRACTOR TO MAINTAIN PLANT MATERIAL PER SPECIFICATIONS.
10. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
11. ANY EXISTING VEGETATION, NOT INVOLVED IN NEW CONSTRUCTION, SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING.
12. CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.
13. FOR NATURALIZED AREAS, CONTRACTOR TO GRADE SMOOTH AND UNIFORM, REMOVE ALL DEBRIS, STICKS, STONES, ETC., AND COVER WITH PINE STRAW MULCH.

INSTALLATION OF LANDSCAPING:

1. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE REAL ESTATE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN OF CLAYTON, SHALL BE PROVIDED TO THE DIRECTOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 9.05.B.5 - CONSTRUCTION DRAWINGS. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED WITHIN THE FIRST (3) MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
2. THE MONTHS OF JUNE, JULY AND AUGUST ARE CONSIDERED SEASON OR WEATHER CONDITIONS WHICH ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.

MAINTENANCE OF LANDSCAPING:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - 1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE. ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   - 1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   - 1.3. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF CLAYTON'S UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.

PLANT SCHEDULE OVERALL LANDSCAPE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE RBR	19	ACER RUBRUM	RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
ACE OGL	12	ACER RUBRUM 'OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
GIN BIL	13	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL., 10' HT. MIN.	B&B	
LIQ STY	13	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL., 10' HT. MIN.	B&B	
LIR TUL	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL., 10' HT. MIN.	B&B	
PIS CHI	16	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 10' HT. MIN.	B&B	
QUE BIC	10	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL., 10' HT. MIN.	B&B	
QUE PHE	8	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL., 10' HT. MIN.	B&B	
ULM AME	20	ULMUS AMERICANA	AMERICAN ELM	2.5" CAL., 10' HT. MIN.	B&B	
ULM PAR	27	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME SER	16	AMELANCHIER ALNIFOLIA	SERVICEBERRY	1.5" CAL., 6' HT. MIN.	B&B	
CER CAN	22	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 6' HT. MIN.	B&B	
CHI VIR	23	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
ILE GGL	22	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	1.5" CAL., 8' HT MIN.	B&B	
JUN EAS	18	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	1.5" CAL., 8' HT MIN.	B&B	
LAG YOO	23	LAGERSTROEMIA LOUDONII	CRAPE MYRTLE	1.5" CAL., 8' HT MIN.	B&B	
MAG SWE	22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
ABE LIT	35	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	GLOSSY ABELIA	24" HT. MIN.	CONTAINER	48" o.c.
BUX MIC	43	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	24" HT. MIN.	CONTAINER	48" o.c.
CAM SAS	39	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE GLA	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT. MIN.	CONTAINER	60" o.c.
ILE SCH	18	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS YAUPON HOLLY	24" HT. MIN.	CONTAINER	36" o.c.
ILE EMI	39	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE NEL	29	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE OAK	33	ILEX X 'OAK LEAF'	OAK LEAF HOLLY	24" HT. MIN.	CONTAINER	48" o.c.
ITE VIR	30	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT. MIN.	CONTAINER	36" o.c.
LOR CHI	53	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	24" HT. MIN.	CONTAINER	48" o.c.
PRU OTT	39	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	24" HT. MIN.	CONTAINER	48" o.c.
THU OCC	56	THUJA OCCIDENTALIS 'AUREA'	GOLDEN AMERICAN ARBORVITAE	24" HT. MIN.	CONTAINER	36" o.c.
VIB MIS	38	VIBURNUM OBOVATUM 'MRS. SCHILLER`S DELIGHT'	VIBURNUM	24" HT. MIN.	CONTAINER	60" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CYN DAC	23,165 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TIFTUF'	TIFTUF BERMUDAGRASS	SOD		
ERA SPE	14,953	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	4" POT		12" o.c.
LIR MUS	3,482	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.	CONTAINER	12" o.c.

PLANT SCHEDULE INTERIOR LANDSCAPE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE RBR	15	ACER RUBRUM	RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
ACE OGL	2	ACER RUBRUM 'OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
GIN BIL	7	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL., 10' HT. MIN.	B&B	
LIQ STY	6	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL., 10' HT. MIN.	B&B	
PIS CHI	7	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 10' HT. MIN.	B&B	
QUE BIC	10	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL., 10' HT. MIN.	B&B	
ULM PAR	27	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
CER CAN	12	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 6' HT. MIN.	B&B	
CHI VIR	5	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
ILE GGL	2	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	1.5" CAL., 8' HT MIN.	B&B	
JUN EAS	14	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	1.5" CAL., 8' HT MIN.	B&B	
LAG YOO	15	LAGERSTROEMIA LOUDONII	CRAPE MYRTLE	1.5" CAL., 8' HT MIN.	B&B	
MAG SWE	18	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
BUX MIC	43	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	24" HT. MIN.	CONTAINER	48" o.c.
CAM SAS	39	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE EMI	20	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
LOR CHI	53	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	24" HT. MIN.	CONTAINER	48" o.c.
PRU OTT	39	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	24" HT. MIN.	CONTAINER	48" o.c.
THU OCC	56	THUJA OCCIDENTALIS 'AUREA'	GOLDEN AMERICAN ARBORVITAE	24" HT. MIN.	CONTAINER	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CYN DAC	23,165 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TIFTUF'	TIFTUF BERMUDAGRASS	SOD		
ERA SPE	14,953	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	4" POT		12" o.c.
LIR MUS	3,482	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.	CONTAINER	12" o.c.

PLANT SCHEDULE PERIMETER BUFFER

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE OGL	5	ACER RUBRUM 'OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
QUE PHE	8	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL., 10' HT. MIN.	B&B	
ULM AME	20	ULMUS AMERICANA	AMERICAN ELM	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME SER	16	AMELANCHIER ALNIFOLIA	SERVICEBERRY	1.5" CAL., 6' HT. MIN.	B&B	
CER CAN	10	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 6' HT. MIN.	B&B	
CHI VIR	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
ABE LIT	35	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	GLOSSY ABELIA	24" HT. MIN.	CONTAINER	48" o.c.
ILE GLA	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT. MIN.	CONTAINER	60" o.c.
ILE SCH	18	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS YAUPON HOLLY	24" HT. MIN.	CONTAINER	36" o.c.
ILE EMI	19	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE NEL	29	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	24" HT. MIN.	CONTAINER	96" o.c.
ILE OAK	33	ILEX X 'OAK LEAF'	OAK LEAF HOLLY	24" HT. MIN.	CONTAINER	48" o.c.
ITE VIR	30	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT. MIN.	CONTAINER	36" o.c.
VIB MIS	38	VIBURNUM OBOVATUM `MRS. SCHILLER`S DELIGHT'	VIBURNUM	24" HT. MIN.	CONTAINER	60" o.c.

TURF SEED: 75% TALL FESCUE / 20% COMMON BERMUDA / 5% ANNUAL RYEGRASS

PLANT SCHEDULE RESERVED AREA SMALL

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE OGL	5	ACER RUBRUM 'OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
GIN BIL	6	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ILE GGL	20	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	1.5" CAL., 8' HT MIN.	B&B	
MAG SWE	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL., 8' HT MIN.	B&B	

PLANT SCHEDULE RESERVED AREA LARGE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE RBR	4	ACER RUBRUM	RED MAPLE	2.5" CAL., 10' HT. MIN.	B&B	
LIQ STY	7	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL., 10' HT. MIN.	B&B	
LIR TUL	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL., 10' HT. MIN.	B&B	
PIS CHI	9	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 10' HT. MIN.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
CHI VIR	15	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	
JUN EAS	4	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	1.5" CAL., 8' HT MIN.	B&B	
LAG YOO	8	LAGERSTROEMIA LOUDONII	CRAPE MYRTLE	1.5" CAL., 8' HT MIN.	B&B	

LANDSCAPE CALCULATIONS:

GROSS SITE AREA: 24.82 AC.+/-
SITE AREA WITHIN NCDOT EASEMENT ALONG SHOTWELL ROAD AND WITHIN CITY DUMP ROAD: 1.1 AC.+/-
NET SITE AREA: 23.72 AC.+/-
20% OF NET SITE AREA TO BE LANDSCAPED: 4.74 AC.+/-

RESOURCE CONSERVATION AREA (RCA) ALLOWED TO SATISFY INTERIOR LANDSCAPE AREA REQUIREMENT:
1.89 AC+/- (40% OF 4.74 AC.+/-)
INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED: 2.85 AC.+/- (60% OF 4.74 AC.+/-)

INTERIOR LANDSCAPE
2.85 AC.+ 124,146 SF
REQUIREMENTS PER 1000 SF
1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS

CANOPY TREES
REQUIRED: 124
PROVIDED: 125
UNDERSTORY TREES
REQUIRED: 124
PROVIDED: 125
SHRUBS
REQUIRED: 250
PROVIDED: 250

ONLY LANDSCAPING PROVIDED WITHIN VEHICULAR USE AREAS ARE COUNTED TOWARD THE SITE INTERIOR LANDSCAPE REQUIREMENT.

LANDSCAPE BUFFERS

CLASS A BUFFER: ALTERNATIVE 3

750 LF - REQUIREMENTS PER 100' (1 CANOPY TREES, 2 UNDERSTORY TREES, 8 SHRUBS)

CANOPY TREES
REQUIRED: 8
PROVIDED: 8
UNDERSTORY TREES
REQUIRED: 15
PROVIDED: 16
SHRUBS
REQUIRED: 60
PROVIDED: 63

CLASS C BUFFER: ALTERNATIVE 3

1,240 LF - REQUIREMENTS PER 100' (2 CANOPY TREES, 1 UNDERSTORY TREES, 12 SHRUBS)

CANOPY TREES
REQUIRED: 25
PROVIDED: 25
UNDERSTORY TREES
REQUIRED: 13
PROVIDED: 13
SHRUBS
REQUIRED: 150
PROVIDED: 174

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

Town of Clayton
Approved for Construction

Signature:_____ Date:_____
Director/ Assistant Director of Engineering

Signature:_____ Date:_____
Planning Director

Town of Clayton Engineering must be contacted at a minimum 48 hours prior to the commencement of construction activities. The Town of Clayton will not be responsible for errors and/or omissions on these approved set of plans.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2069 JONATHAN BLASCO 07/27/22

THIS DRAWING PREPARED AT THE TIMMONS GROUP
5410 Trinity Road, Suite 102 / Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/25/2022	REVISED PER TOWN REVIEW COMMENTS

DATE 07/27/2022
DRAWN BY S. FANTAYE
DESIGNED BY S. FANTAYE
CHECKED BY J. BLASCO
SCALE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

CLAYTON INDUSTRIAL
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

LANDSCAPE NOTES & SCHEDULE

JOB NO. 48435.001
SHEET NO. L6.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

\\timmons.com\rgh\300\332\48435.001-C_Shotwell_Road\DWG\Sheet\C01\48435.001C-PLNT.dwg | Plotted on 7/27/2022 5:50 PM | by Sam Fantaye

January 13, 2023

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 variance request involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: February 22, 2023 Meeting Time: 6:00 pm

Meeting Location: MS Teams Video Meeting-Please email dwilliams@landmark-ind.com and a meeting invite will be sent to your attention with a link to the virtual meeting. Alternatively, the call-in number is +1 872-242-8873 and the pass code is 608478358#

Type of Application:	Variance Request-Site Interior Landscaping
Project Proposal Address:	853 Shotwell Road
Description of project/proposal:	Change the required interior landscaping requirements for the project.

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.
4. Zoning board of appeals meets 3rd Wednesday of every month

A preliminary site plan with this letter showing the location of the property and development proposal that is subject to this application is included.

If you have any questions prior to or after this meeting, you may contact us 704.965.9268. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Dave Williams
Landmark Industrial,

Cc: Town of Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: Landmark Light Industrial Building

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
165910267476	Wakemed Property Services	3000 New Bern Ave. Raleigh, NC 27610-0000
165910269035	Omkrishna LLC	248 Madison Ave. Decatur, GA 30030-3542
165910351926	Glenda Perry	31 Hastings Circle Greensboro, NC 27406-9323
16591035771	Jason Brock	12180 US Hwy 70 Bus Clayton, NC 27520
165910453301	Stallings Mill Apartments	639 Executive Place STE 400 Fayetville, NC 28305-5489
165910468843	Meridian Building Investments	2207 Oxford Rd Raleigh, NC 27608-1636
165911566583	Lee Brothers Rentals	400 W. Main St. Clayton, NC 27520-0000
165911552509	Tree House Properties, LLC	P.O. Box 4206 Greensboro, NC 27404-0000
165911577432	Douglas M. Hobbs LLC	343 E. Six Forks Road STE 300 Raleigh, NC 27609-7888
165911377624	SIF CDC LLC	725 Conshohocken State Rd Bala Cynwd, PA 19004-2122

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Industrial Project -853 Shotwell Road

Application: Landscape Variance Request

Location/Date: Virtual Meeting-MS Teams, February 22nd @ 6:00 pm

	NAME	ADDRESS
1	Dave Williams	233 Horton Grove Road, Fort Mill, SC
2	Mike Davidson	Timmons Group.5410 Trinity Road, Suite 102 | Raleigh, NC 27607
3	Mark Frederick	markfrederick@parkerpoe.com
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: Clayton Industrial

Date of Mailing: February 6, 2023

Date of Meeting: February 22, 2023 Time of Meeting: 6:00 pm

Location of Meeting: Virtual Meeting-MS Teams and Conference ID

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: Dave Williams Signature: Digitally signed by Dave Williams DN: C=US, E=dwilliams@landmark-ind.com, O="Landmark Industrial, LLC", CN=Dave Williams Date: 2023.02.22 16:55:13-05'00'

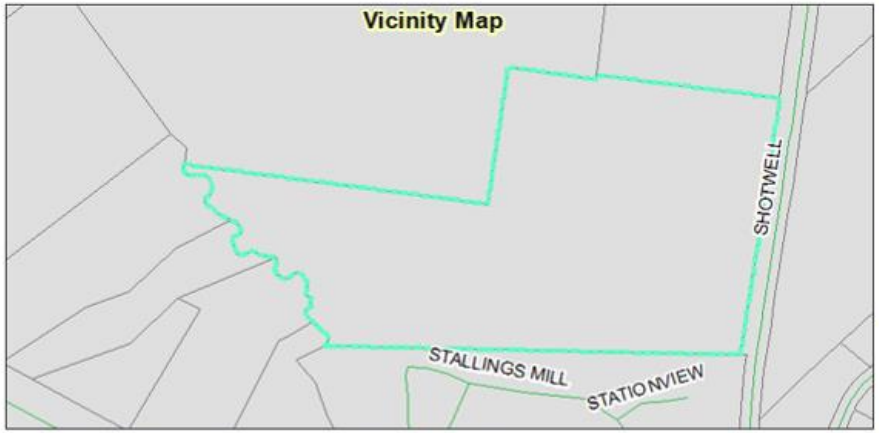
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

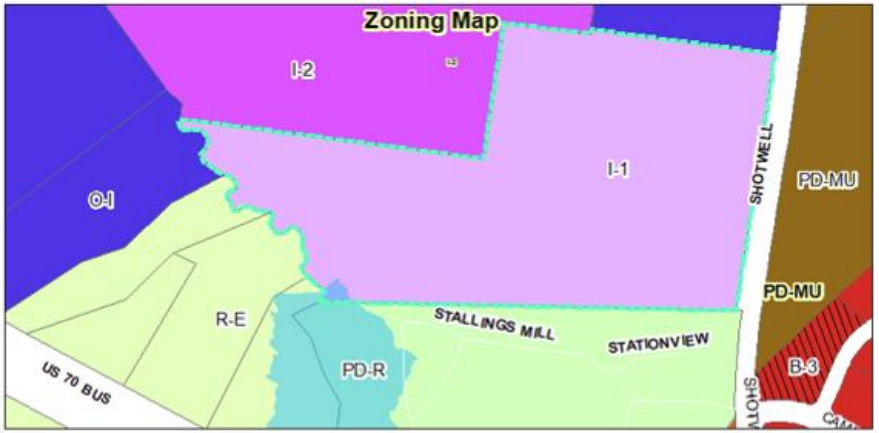
The meeting started at 6:00 pm and no neighbors attended the meeting. The meeting was adjourned at approximately 7:00 pm.

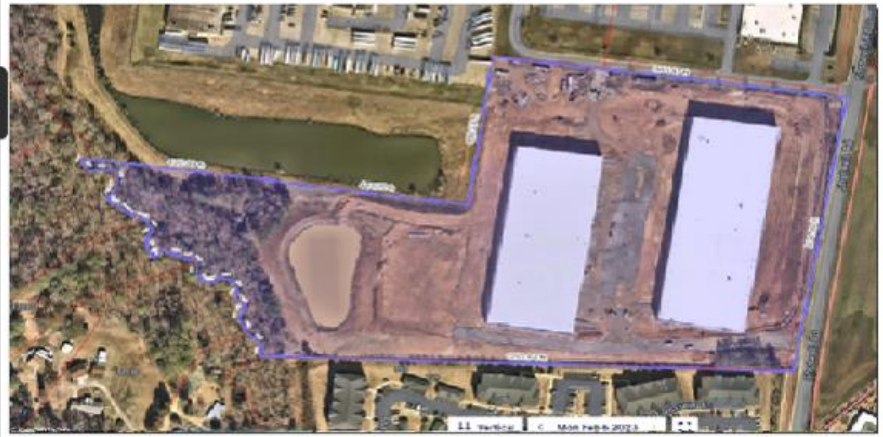
.

.

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









Clayton Logistics Landscape Variance
2023-07-VAR
Request: Variance for a reduction in required interior landscape plantings.

Applicant: Dave Williams, Landmark Industrial, LLC
Property Owners: NBPIII Clayton, LLC
Tag #: 05G02006G

site
100-yr Flood Zone

N

Staff Report Map
Prepared by: TOC Planning Department
April 4, 2023

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

Document Path: O:\PLANNING\VARIANCE\2023\2023-07-VAR Clayton Logistics Center\Staff Report Map\Staff Report Map - 2023-07-VAR Clayton Logistics.mxd

Board of Adjustment
Agenda Cover Sheet

Meeting Date	Agenda Location
April 19, 2023	PUBLIC HEARINGS

Item Title

2022-192-Summer Glen Subdivision Variance.

Suggested Action

Other - Approve Or Deny Variance Request

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☒ Think Public Services & Infrastructure

Public Hearing: Yes - Quasi

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☒ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey
☒ Special Mailing	☐ None Required

Summary

Applicant is Requesting a Variance from Roadway Improvements for a residential development near Glen Laurel and Vinson Rd. Please see Staff report for more detail.

Recommendation

N/A

Funding Source

N/A

Corresponding Documentation

1-2022-192-VAR Summer Glen Variance Staff Report

2-2022-192-VAR Summer Glen Variance Application Packet

3-2022-192-VAR Summer Glen Variance Neighborhood Meeting Packet

4-2022-192-VAR Summer Glen Variance UDC and Transportation Plan Excerpt

5-2022-192-VAR Summer Glen Variance Development Site Plan

6-2022-192-VAR Summer Glen Variance Turn Lane Exhibit

7-2022-192-VAR Summer Glen Variance Development TIA

8-2022-192-VAR Summer Glen Variance NCDOT TIA Review

9-2022-192-VAR Summer Glen Variance Proposed Development Master Plan Set

10-2022-192-VAR Summer Glen Variance Staff Report Map

Submitted By: Ben Howell, Planning

Reviewed By:

Ben Howell, Planning Director	Approved - Apr 12 2023
Love Ott, Land Development Specialist	Approved - Apr 11 2023

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

Board of Adjustment
Meeting Date: April 19, 2023

STAFF REPORT

Application Number: 2022-192-VAR
Project Name: Summer Glen Subdivision Variance

Tag #: 05I04010A,05I04203F,05I04203G,05I04200S,05I04010
Overlay: N/A
Applicant: Wakefield Development, LLC
Owner: Charles B. Gordon Jr
Location: Along Glen Laurel Road and Vinson Road Clayton, NC
Project Planner: Ben Howell

Public Noticing dates:

- **Sign Posted:** April 5, 2023
- **Newspaper Ad Published:** Wednesday, April 5, 2023**;** Wednesday, April 12, 2023
- **Adjacent Property Letters Mailed:** April 4, 2023

REQUEST: The applicant is requesting a variance from the following code section(s):

UDC Section	Requirement	Variance Request
155.602(B)	"The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual. (a) The applicant shall be responsible for making improvements to thoroughfare rights-ofway, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur: 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.	A variance from Section 155.602(B)'s requirement that a subdivision applicant be responsible for cost and installation of all right of way improvements. Due to the cost that the applicant feels is disproportionate to the size of the Summer Glen subdivision project.

	2. The improvement would be an extension of an already existing section of thoroughfare roadway. 3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area."	

SITE DATA:
Acreage: +/- 52.58
Existing Use: Residential



STAFF ANALYSIS AND COMMENTARY:
The applicant is requesting a variance from the above-referenced code section, in order to not construct frontage improvements along Glen Laurel Road and Vinson Road.

Roadway and Street Improvements
The applicant is requesting a variance from having to construct proposed street improvements that are required in Section 155.602(2)(B) of the Town of Clayton's Unified Development Code. The property is currently zoned R-E, but it should be noted that this petition for a variance is related to a current Conditional Zoning with a Master Plan application (2022-125-CZM) under review with the Planning department. The proposed development will include approximately 136 single-family lots with frontage on both sides of Glen Laurel Road and along one side of Vinson Road, as shown in Figure 1 below.



Figure 1 Layout of the Site

Transportation Impact Analysis Recommendations

The applicant had a Transportation Impact Analysis (TIA) conducted for the project in July 2022, studying the following intersections:

- Glen Laurel Road at Vinson Road
- Glen Laurel Road at Powhatan Road
- Glen Laurel Road at Proposed Site Driveway
- Vinson Road at Proposed Site Driveway

According to the TIA, the proposed development is expected to generate 1,370 daily trips, 101 AM Peak Hour Trips and 135 PM Peak Hour Trips. The TIA studied the intersections under four scenarios – Existing, No-Build, Buildout and Buildout with Recommended Improvements. Since NCDOT currently has a funded project to install a traffic signal at Glen Laurel Road and Vinson Road, the TIA considered that improvement a committed improvement, and included it in the Buildout scenario. The TIA did recommend that the following improvements be completed by the developer to accommodate the project traffic:

- Glen Laurel Road at Proposed Site Driveway: Provide one ingress and one egress lane on the eastbound and westbound approaches of the proposed site driveway.
- Vinson Road at Proposed Site Driveway: Provide one ingress and one egress lane on the southbound approach of the Proposed Site Driveway.

NC Department of Transportation (NCDOT) Recommendations

NCDOT reviewed TIA that was conducted by the applicant, and recommended the following additional improvements for Glen Laurel Road and Vinson Road (See Figure 2 below):

- Site Driveways on Glen Laurel Road: Construct northbound and southbound left-turn lanes on Glen Laurel Road at the site driveways, with a minimum of 100 feet of storage.
- Site Driveway on Vinson Road: Construct an eastbound left-turn lane on Vinson Road with a minimum of 100 feet of storage.

The improvements identified in the TIA and by NCDOT will be required to be constructed by the applicant in order to receive driveway permits for the site driveways on Glen Laurel Road and Vinson Road (both roads are owned and maintained by NCDOT).

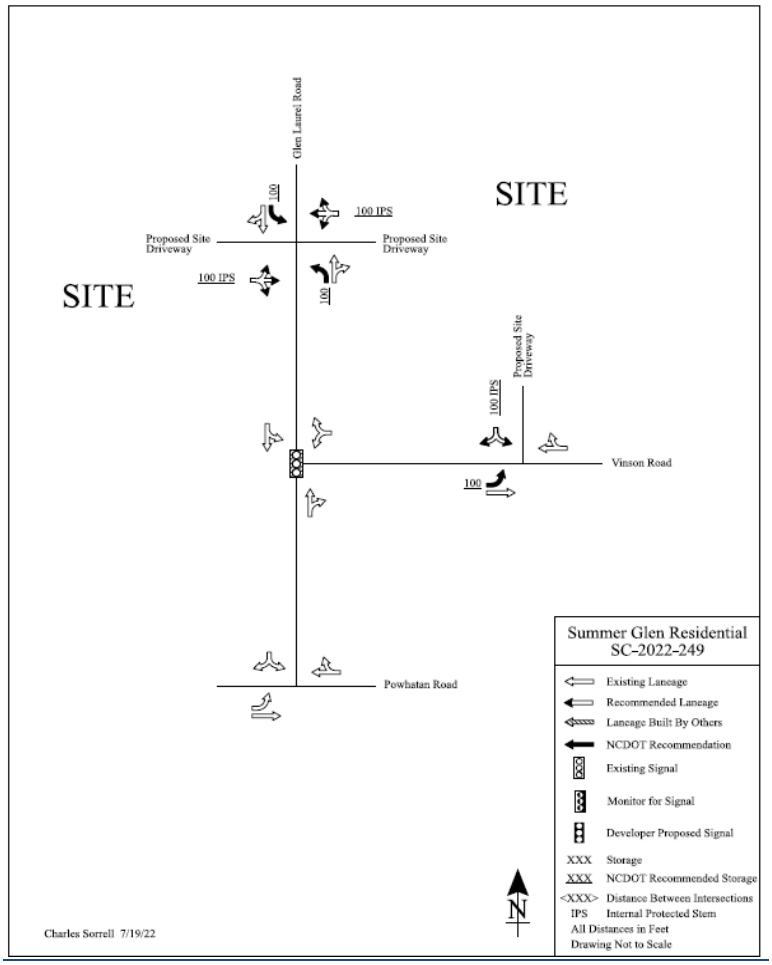


Figure 2 NCDOT Congestion Management Section Recommend Lane Geometry

The Town's Unified Development Code requires frontage improvements of public roads in accordance with the Clayton Transportation Plan (currently using the Roadway System Map and associated table in

the 2045 Comprehensive Growth Plan and Appendix) for all developments. In addition to the frontage improvements, developers are also required to construct improvements recommended by a Transportation Impact Analysis and the NCDOT. In the case of this development, the applicant will be required to install approximately 200 feet of combined north- and southbound left-turn lanes on Glen Laurel Road in order to receive a driveway permit from NCDOT. The total frontage on Glen Laurel Road is approximately 1,500 feet. The applicant will be required to construct a 100-foot long eastbound left-turn lane on Vinson Road in order to receive a driveway permit from NCDOT – the total frontage along Vinson Road is approximately 700-800 feet long. The frontage improvements on both Glen Laurel Road and Vinson Road consist of additional Right-of-Way dedication and construction of a 3-lane cross-section (two travel lanes and a center two-way turn lane) with bike lanes, curb-and-gutter and sidewalks. While the frontage improvements are more substantial than the NCDOT-required left-turn lanes, the ultimate cross-section required for the frontage improvements would include the left-turn lanes required by NCDOT. Construction of the frontage improvements would also reduce future costs to the Town to improve Glen Laurel Road and Vinson Road.

Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.

    Applicant Response:
    The applicant requests a variance from Section 155.602(B)'s requirements that a subdivision applicant be responsible for cost and installation of all right of way improvements designated on the Clayton Transportation Plan (i.e., the 2045 Comprehensive Growth Plan Roadway Systems Map). The costs associated with providing the widths and improvements required by the Roadway Systems Map for the Summer Glen subdivision project substantially outweigh the size of the project and transportation needs in this area and thereby create an unnecessary hardship on the properties and project as a whole. The size and shape of both the individual parcels, and the assemblage as a whole, are unique and result in substantial roadway frontage improvement obligations that outweigh the size and scale of development on the assemblage. The circumstances creating this hardship are not a result of actions taken by the applicant or property owners. This variance is consistent with the spirit purpose and intent of the ordinance because it will allow for the applicant to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area.

    Staff Commentary:
    Staff finds that the required roadway improvements are aligned with the intent of the ordinance and are reasonable and necessary. The amount of frontage improvements is related to the unique layout of the project and its location along Glen Laurel Road and Vinson Road. The property may still be improved and developed in accordance with Town of Clayton regulations. The hardship that the applicant is referring to is related to their

specific subdivision proposal, its layout and the related roadway improvements recommended by the TIA and the additional requirements suggested by the North Carolina Department of Transportation. Public road improvements are required of most, if not all, developments in the Town.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

   Applicant Response:
   The extent of right of way dedications and improvements that are required for the Summer Glen subdivision result from the unique size and shape of the individual parcels, and the property assemblage as a whole. The triangular-shaped parcel situated along the western boundary of Glen Laurel Drive is very long and skinny, which results in limited development option but substantial right of way dedication and improvement obligations. The remainder of the assemblage is unique in its configuration and results in development limitations.

   Staff Commentary:
   The size and scope of the required improvements are solely related to the proposed project and the corresponding use, layout, and density of the of the proposal. This does not constitute a hardship that is resulting from the peculiarity of the previously mentioned parcels of land.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

   Applicant Response:
   The hardship did not result from actions taken by the applicant or the property owner. Neither the requirements under Section 155.602(B) or the existing shape of the parcels are a result of the applicant or property owner's actions.

   Staff Commentary:
   The hardship did not result from actions taken by the applicant or property owner – the requirement to make public road frontage improvements is the same for most developments in Clayton. The hardship that the applicant is referring to is related to their specific subdivision proposal, its layout and the related roadway improvements recommended by the TIA and the additional requirements by the North Carolina Department of Transportation which do not constitute a hardship.

4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Applicant Response:

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved because it will allow for the applicant to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area. The goal of the roadway improvement requirements is to provide a safe and efficient transportation network that meets the needs of its citizens. The applicant conducted a TIA, which concluded that the traffic associated with the Summer Glen subdivision does not rise to the level of the requirements within Roadway Systems Map The applicant seeks to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area.

Staff Commentary:

Staff does not find that this proposed variance meets the spirit, purpose, or the intent of the ordinance. General Statute 160D-804(c) grants the ability to regulate transportation and utility right of way and easement dedications. As this is a public road all improvements would be required to meet the regulations laid out by the Town of Clayton and the State of North Carolina's Department of Transportation. Additionally, TIAs generally only address improvements at intersections, not general mainline improvements that are required as frontage improvements. A TIA is required if a development is expected to generate a certain amount of traffic (over 1,000 trips per day or over 100 trips in a peak hour), while frontage improvements are required to address future infrastructure needs in Town to better move vehicular, bicycle and pedestrian traffic around Town.

CONSIDERATIONS:

- The Board of Adjustment shall review and make a final decision regarding Variance applications.
- Per UDC requirements, Conditions may be imposed by the Board of Adjustment regarding the location, character, and other features of the proposed building or use as may be deemed by the Board of Adjustment to protect property values and general welfare of the neighborhood. Failure to comply with such conditions and safeguards, when part of the terms under which the variance is granted, shall be deemed a violation of this chapter (155.716(F)(1)(b)).

FINDINGS OF FACT:

The applicant has addressed the Findings of Fact, as outlined above and included as a part of the application.

ATTACHMENTS:

1. Variance Application Packet
2. Neighborhood Meeting Packet

3. Unified Development Code and Transportation Plan Excerpt
4. Proposed Development Site Plan
5. Proposed Development Turn Lane Exhibit
6. Proposed Development TIA
7. NCDOT TIA Review
8. Proposed Development Master Plan Set
9. Staff Report Map

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

VARIANCE APPLICATION COVER SHEET

Name of Project: Summer Glen Subdivison **Date:** 11/22/2022

Applicant Name: Wakefield Development, LLC

The following checklist to be completed by applicant:

[ ] Pre-application Meeting on: Waived
[ ] Application Review fee
[ ] Advertising Fee
[ ] Completed Application
[ ] Owner's Consent Form
[ ] Neighborhood Meeting Letter
[ ] Adjacent property Owner's List
[ ] Set of Stamped, addressed, empty envelopes for adjacent owner notification
[ ] Copy of the plan in PDF on USB

11 plan sets of the following:

[ ] Preliminary plan sheet depicting the variance request
[ ] Signed and sealed Boundary Survey

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

VARIANCE APPLICATION

Application Fee: **$500.00**
Please note if a variance is sought "after the fact", the application fee is $1,000.00

SITE INFORMATION

Name of Project: Summer Glen Subdivision

Acreage of Property: +/- 52.58 **Zoning District:** R-E

County Tag #: See Attached. **NC Pin #:** See Attached.

Address/Location: Intersection of Glen Laurel Rd. and Vinson Rd.

Existing Use: RE **Proposed Use:** CZM

Is project within a Planned Development? ☐ **Yes** ■ **No If yes, which:** _____

Is project within an Overlay District? ☐ **Yes** ■ **No If yes, which:** _____

APPLICANT INFORMATION

Name: Wakefield Development, LLC

Mailing Address: 3100 Smoketree Ct Suite 210 Raleigh, NC 27604

Phone Number: 1-757-463-5145 **Fax:** 1-252-459-8197

Email Address: mike@lmssi.com

FOR OFFICE USE ONLY

Date Received:_____ Amount Paid:_____ Permit Number: _____

PROPERTY OWNER INFORMATION

Name: See Attached.

Mailing Address: See Attached.

Phone Number: See Attached. **Fax:**

Email Address: See Attached.

BURDEN OF PROOF / EXPLANATION OF REQUEST

Variance(s) Requested: *List each requested variance. Attach additional pages if necessary.*

Code Section: Section 155.602(B)

Code Requirement: That a subdivision applicant be responsible for cost and installation of all right of way improvements designated on the town's Transportation Plan.

Variance Sought (*describe specific request*): Relief from Section 155.602(B)'s roadway improvement requirements.

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

The applicant requests a variance from Section 155.602(B)'s requirement that a subdivision applicant be responsible for cost and installation of all right of way improvements designated on the Clayton Transportation Plan (i.e., the 2045 Comprehensive Growth Plan Roadway Systems Map). The costs associated with providing the widths and improvements required by the Roadway Systems Map for the Summer Glen subdivision project substantially outweigh the size of the project and transportation needs in this area and thereby create an unnecessary hardship on the properties and project as a whole. The size and shape of both the individual parcels, and the assemblage as a whole, are unique and result in substantial roadway frontage improvement obligations that outweigh the size and scale of development on the assemblage. The circumstances creating this hardship are not a result of actions taken by the applicant or property owners. This variance is consistent with the spirit purpose and intent of the ordinance because it will allow for the applicant to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area.

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance 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. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The costs associated with providing the widths and improvements required by the Roadway Systems Map for the Summer Glen subdivision project substantially outweigh the size of the project and transportation needs in this area and thereby create an unnecessary hardship on the properties and project as a whole. The right of way dedications and improvements demanded of a developer must roughly correspond to the burden being placed on the Town as a result of the proposed development. Due to the size and shape of the property assemblage, the right of way dedications and improvements required by the Roadway Systems Map for the Summer Glen subdivision go beyond that which is roughly proportional to burden being placed on the Town by the new residential subdivision or what is actually needed in this area. The applicant has conducted a Traffic Impact Analysis indicating that the traffic needs in the area to not warrant the dedications and improvements required under the Unified Land Development Ordinance. Because the dedications and improvements being demanded substantially outweigh the burdens associated with the development, these requirements create an unnecessary hardship.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

The extent of right of way dedications and improvements that are required for the Summer Glen subdivision result from the unique size and shape of the individual parcels, and the property assemblage as a whole. The triangular-shaped parcel situated along the western boundary of Glen Laurel Drive is very long and skinny, which results in limited development option but substantial right of way dedication and improvement obligations. The remainder of the assemblage is unique in its configuration and results in development limitations.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The hardship did not result from actions taken by the applicant or the property owner. Neither the requirements under Section 155.602(B) or the existing shape of the parcels are a result of the the applicant or property owner's actions.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved because it will allow for the applicant to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area. The goal of the roadway improvement requirements is to provide a safe and efficient transportation network that meets the needs of its citizens. The applicant conducted a TIA, which concluded that the traffic associated with the Summer Glen subdivision does not rise to the level of the requirements within Roadway Systems Map. The applicant seeks to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Variance request. 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.

Wakefield Development, LLC		
Print Name	***Signature of Applicant***	***Date***

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

The extent of right of way dedications and improvements that are required for the Summer Glen subdivision result from the unique size and shape of the individual parcels, and the property assemblage as a whole. The triangular-shaped parcel situated along the western boundary of Glen Laurel Drive is very long and skinny, which results in limited development option but substantial right of way dedication and improvement obligations. The remainder of the assemblage is unique in its configuration and results in development limitations.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The hardship did not result from actions taken by the applicant or the property owner. Neither the requirements under Section 155.602(B) or the existing shape of the parcels are a result of the the applicant or property owner's actions.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved because it will allow for the applicant to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area. The goal of the roadway improvement requirements is to provide a safe and efficient transportation network that meets the needs of its citizens. The applicant conducted a TIA, which concluded that the traffic associated with the Summer Glen subdivision does not rise to the level of the requirements within Roadway Systems Map. The applicant seeks to provide right of way improvements that are consistent with the scale of the development and transportation needs in the area.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Variance request. 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.

Wakefield Development, LLC
Print Name

Signature of Applicant
Raymond L. Gottlieb
Manager, TMPR, LLC
Manager, Wakefield Development, LLC

11/10/2022
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: Summer Glen Subdivison **Address or PIN #:** 05I04203F, 05I04203G, & 05I04200S

AGENT/APPLICANT INFORMATION:

Wakefield Development, LLC
(Name - type, print clearly)

3100 Smoketree Ct Suite 210
(Address)
Raleigh, NC 27604
(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***):

Summer Glen Subdivision Variance Request

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:

Charles B. Gordon Jr.
(Name - type, print clearly)

(Owner's Signature)

276 Benning Circle
(Address)

Clayton, North Carolina 27575
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF Johnston

Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this the 17 day of November, 2022.

CELESTE M. LOPEZ NOTARY PUBLIC JOHNSTON COUNTY, NC

SEAL

Notary Public

My Commission Expires: October 22, 2026

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: Summer Glen Subdivison **Address or PIN #:** 05I04010 & 05I04010A

AGENT/APPLICANT INFORMATION:

Wakefield Development, LLC
(Name - type, print clearly)

3100 Smoketree Ct Suite 210
(Address)
Raleigh, NC 27604
(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***):

Summer Glen Subdivision Variance Request

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:

1. TGS Properties, LLC
(Name - type, print clearly)

514 Daniels Street, Suite 414
(Address)

Manager 11/11/2022
(Owner's Signature)

Raleigh, North Carolina 27605
(City, State, Zip)

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn and subscribed before me Rebecca Horvath, a Notary Public for the above State and County, this the 11th day of November, 20 22.

SEAL

REBECCA HORVATH
Notary Public - State of Florida
Commission # GG 970678
My Comm. Expires Jun 8, 2024
Bonded through National Notary Assn.

Rebecca Horvath
Notary Public

My Commission Expires: 06/08/2024

PROPERTY OWNER INFORMATION

1. **TGS Properties, LLC**

Manager: William T. Smith

Address: 514 Daniels Street, Suite 414, Raleigh, North Carolina 27605

Telephone: (919) 805-2020

Email: bsmith@tgsgroup.biz

2. **Charles B. Gordon Jr.**

Address: 276 Benning Circle, Clayton, North Carolina, 27527

Telephone: (919) 4273736

Email: Ebg3736@gmail.com

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.

Result 0

id: 05I04010A
Tag: 05I04010A
Owner Name 1: TGS PROPERTIES LLC
Owner Name 2:
Mail Address 1: 514 DANIELS ST STE 414
Mail Address 2:
Mail Address 3: RALEIGH, NC 27605-0000
Book: 03962
Page: 0691

Result 0

id: 05I04203F
Tag: 05I04203F
Owner Name 1: GORDON, CHARLES B JR
Owner Name 2:
Mail Address 1: 276 BENNING CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5286
Book: 01154
Page: 0409

Result 0

id: 05I04203G
Tag: 05I04203G
Owner Name 1: GORDON, CHARLES B JR
Owner Name 2:
Mail Address 1: 276 BENNING CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5286
Book: 01154
Page: 0409

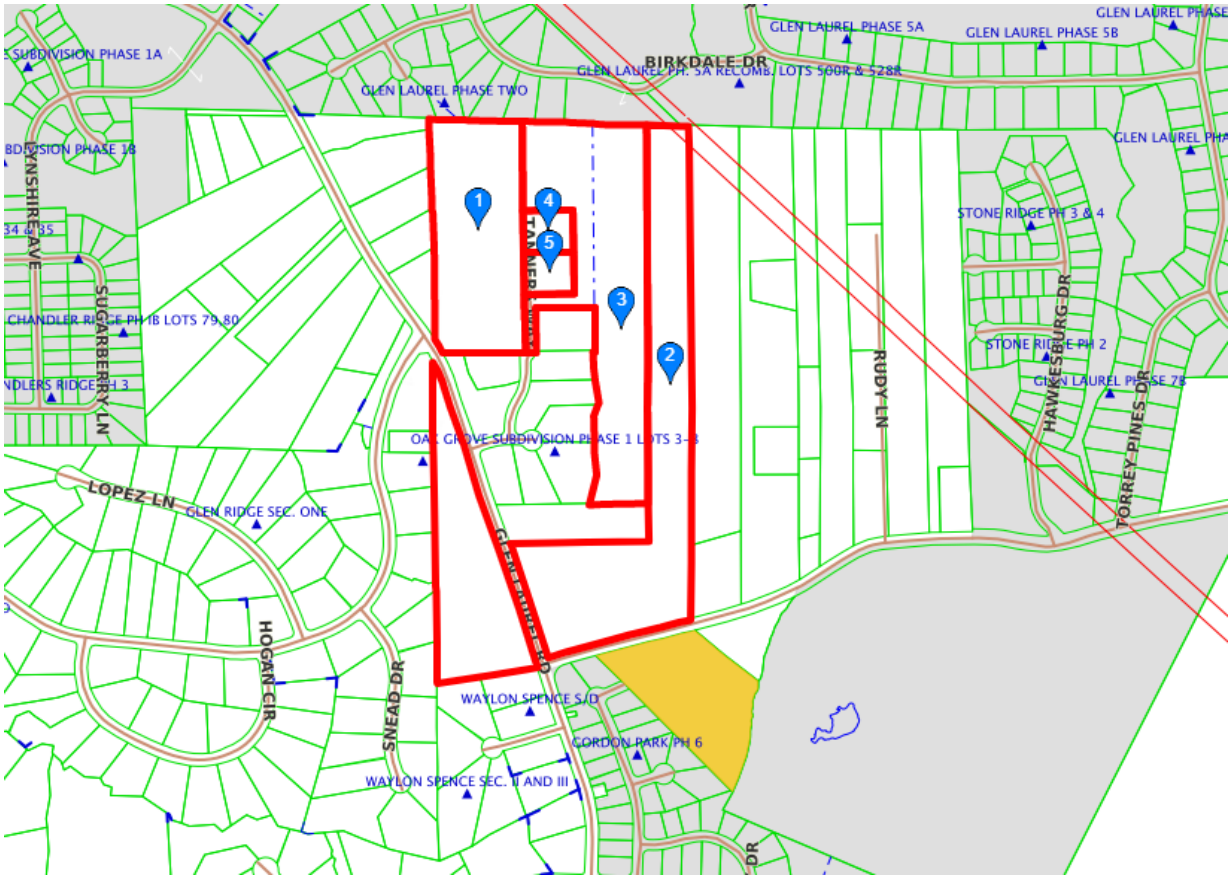
Result 0

id: 05I04200S
Tag: 05I04200S
Owner Name 1: GORDON, CHARLES B JR
Owner Name 2: GORDON, ERIC B
Mail Address 1: 276 BENNING CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5286
Book: 04205
Page: 0161

Result 0

id: 05I04010
Tag: 05I04010
Owner Name 1: TGS PROPERTIES LLC
Owner Name 2:
Mail Address 1: 514 DANIELS ST STE 414
Mail Address 2:
Mail Address 3: RALEIGH, NC 27605-0000
Book: 03962
Page: 0691

SUBJECT PROPERTY



NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. 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.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: Summer Glen 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
05I04199M, Ava C Spence, 4579 C Barber Mill Rd. Clayton, NC 27520		
05I04013X, Leslie and Michael Alan Sharp, 307 Snead Rd, Clayton, NC 27527-7544		
05I04013T, Jodi and William D Bloom, 117 Palmer Dr. Clayton NC 27527		
05I04013U, Margarito Fernandez Santos and Dismairy Florian-Cruz, 112 Palmer Dr. Clayton, NC 27527		
05I04013S, Suzan and Rober Puttkamer, 113 Palmer Dr. Clayton, NC 27527-7540		
05I04015J, Cemetery		
05104015K, Lillian and Andrew Kent Seaton, 109 Palmer Dr. Clayton, NC 27527-7540		
05I01013W, Debra A Farmer, 305 Snead Dr. Clayton, NC 27527-7544		
0504013V, Johnnie M McManus, 303 Snead Dr. Clayton, NC 27527		
05I04058L, Toni and Johnny Robinson, 541 Wildlife Pkwy, Clayton, NC 27527-5139		
05I04200J, Sharon S Whitley, 317 Hereford Dr. Clayton, NC 27520-8549		
05E99015N, Kelly and Jon Authier, 958 Glen Laurel Rd. Clayton, NC 27527-6685		
05E99014T, Alton Morgan Heirs, PO Box 28743 Raleigh, NC 27611		
05E99014D, Pember and Patrick Matthew Wood, 972 Glen Laurel Rd. Clayton, NC 27527-6685		
05E99014U, Longview Acre, LLC, 2405 Poole Rd. Raleigh, NC 27610-2748		
05I04011I, Anne Marie and Francis Patrick Hunter, 3 Pinnacle Pt. Clayton, NC 27527-6635		

ADJACENT PROPERTY OWNERS LIST

Project Name: Summer Glen 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
05I04013R, Glen Ridge Homeowners Association, PO Box 212 Clayton, NC 27520		
05I04011J, Kimberly and Brandon Foster Roberts, 4 Pinnalcle Pt. Clayton, NC 27527-6635		
05E99013L, Kristen and Mark J Zillioux, 830 Glen Laurel Rd. Clayton, NC 27527		
05I04011Q, Christin Butler Murphy and Christoper D. Hopper, 909 Birkdale Dr. Clayton, NC 27527-6601		
05E99023A, Deborah and Phillip James Kirby, 598 Glen Laurel Rd. Clayton, NC 27520		
05I04203K, Diane Alford Strouse and Steve Kehne Strouse, 68 Tanners Way, Clayton, NC 27527-9504		
05I04011O, Kelly and Leonard D Poole, 905 Birkdale Dr. Clayton, NC 27527		
05I04203Q, Katie and Denis Canelo, 67 Tanners Way, Clayton, NC 27527-9504		
05I04200U, Jamie and Roark Garth Stewart Jr., 100 Tanners Way, Clayton, NC 27527		
05I04203N, Centennial and James Brent Gurganus, 26 Oak Cine Cir. Clayton, NC 27527-9503		
05I04203O, Jacqueline and Michael Patrick Dunlop, 33 Tanners Way, Clayton, NC 27527-9504		
05I04011R, Janice Cutinho and Justin Patrick Sullivan, 911 Birkdale Dr. Clayton, NC 27527-6601		
05I04011P, Diane E Morris and Alan G Wood, 907 Birkdale Dr. Clayton, NC 27527-6601		
05I04011Y, Neuse Country Club, LLC, 918 Birkdale Dr. Clayton, NC 27527-6600		
05I04203L, Christy Lynn Harmon and Charles Chirstopher Sutton, 67 Oak Vine Cir. Clayton, NC 27527-9502		
05I04203M, Brandy E. B. Creech, 64 Oak Vine Cir. Clayton, NC 27527-9503		

ADJACENT PROPERTY OWNERS LIST

Project Name: Summer Glen 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
05I04203J, Andrea and Warrick L Jones, 34 Tanners Way, Clayton, NC 27527-9504		
05I04009, Betty Sue Woodall, 484 Packing Plant Rd, Smithfield, NC 27577-7729		
05J05003B, Geraldine B Byrd Life Estate, 3165 Vinson Rd. Clayton, NC 27527		
05I04018I, Glen Laurel Tennis Courts Holdings, LLC, 204 Cherry Laurel Dr. Clayton, NC 27527-6639		
05J05003, Stanley C Jones, PO Box 1345 Clayton, NC 27528		
05J05003A, Debra and Stanley Cleveland Jones, PO Box 1345 Clayton, NC 27528-1345		
05I04058M, Paulette and Marcus K Sanders, 557 Wildlife Pkwy Clayton, NC 27527-5139		

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

January 9, 2023

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 variance involving property adjacent to, or in close proximity to the property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date & Time: **January 24, 2022, 6-8pm**
Meeting Location: **Virtual Zoom Meeting** (see link and information below to register)
Type of Application: **Variance**
Project/proposal property address: **Summer Glen - 584 & 700 Glen Laurel Rd** (see attached vicinity map)
Description of project/proposal: **Single-Family Development**

Upcoming public meetings for this application:
Public hearing to be determined.

The following will be available for your review at the Neighborhood Meeting:

1. Aerial Image of Property
2. Current Zoning Map of Property
3. Copy of Application
4. Anticipated Public Meeting dates
5. Proposed Site Plan

If you have any questions prior to or after this meeting, you may contact us at (919) 484-8880 or email me at tony@tmtla.com.

You may also contact the Town of Clayton Planning Department at 919-553-5002.

Thank you,
Tony M. Tate, PLA
Principal
TMTLA Associates
P: (919) 484-8880
E: tony@tmtla.com

Cc: Town of Clayton Planning Department

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

How to Register for and Participate in the January 24th Neighborhood Meeting:

To Register for Zoom meeting: if you would like the link emailed to you, please contact:

robin@tmtla.com

Use this link to register for the Neighborhood Meeting
https://us02web.zoom.us/meeting/register/tZIlcOqpqzotGdKoHQMj0ur-FTFRoQF4teXJ

To Participate by PC, Mac, iPad, iPhone, or Android Device:
NOTE: This meeting will require registration prior to attending if participating by video.

- Go to the following website to attend the meeting: https://zoom.us/
- Click on the "Join A Meeting" link at the top of the website.
- Enter the following information where prompted:
  - Meeting ID: **868 7315 1736**
- Once you enter the Meeting ID and click "Join" you will be prompted to register for the meeting. Fill out the required information. After you register for the meeting, you will receive an email with a link to join the meeting.

To Participate by Phone:

- Dial the following number: **(929) 205-6099**
- Enter the following information when prompted:
  - Meeting ID: **868 7315 1736**
- After you enter the Meeting ID please press # to enter the meeting. There is no passcode for this meeting.
- If you are participating by phone all graphics to be discussed during the meeting can be mailed to you.

Once the meeting has started and attendance has been taken, all participants will be muted to allow for presentation by the meeting host. Please note that participants' video will be off by default, as well, so meeting host can display the below maps during the meeting. **Please note this meeting will be recorded.**

During the call attendees are asked to use the raise hand function to ask questions. This can be done by using the Raise Hand function if joining by video or by dialing *9 if joining by telephone.

We look forward to discussing our proposal with you.

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com


US 70 Business Hwy W
NC Highway 42 E
Glen Laurel Rd
Rolling Meadows Ln
Oak Alley Trail
Glen Laurel Rd
Trailing Oak Trail
Black Forest Dr
Deer Hill Dr
Fox Ridge Rd
Mulberry Banks Dr
Sugarberry Ln
Lynnshire Ave
Cherry Bark Loop
Fox Glove Dr
Poquoson Rd
Hogan Circle
Palmer Dr
Lopez Ln
Mohawk Trail
Mohican Trail
Creed Dr
Glen Laurel Dr
SITE
Muirfield Ln
Birkdale Dr
Muirfield Dr
Neuse River
Bridgham Pl
Berner Pl
Jasmine Dr
Wisteria Ct
Hibiscus Dr
Flamingo Dr
Lake Point Dr
Queen Ann Dr
Skyway Dr
National Dr
Rudy Ln
Lucy Dr
Cherry Lane Dr
Neuse Ridge Dr
The Neuse Golf Club
Colonial Dr
Green Path
Hawkesburg Dr
Torrey Pines Dr
Greenlyn Dr
Partridge Dr
Pretwick Dr
Avenel Ln
Waverly Dr
Kensington Ct
Townsend Dr
Mountain Laurel Dr
Wiltshire Dr
Vinson Rd
Windsor Green Dr
Heathgreen Dr
Middlecrest Way
Sycamore Dr
Glenwood Dr N
Neuse River
Neuse Colony Dr

PUBLIC STREET
PHASE 3
PHASE 1
PHASE 4
PHASE 3
PHASE 4
PHASE 2
PHASE 1
PHASE 2
MANSON RD.
MOBILIS WAY
ENGLISH LAUREL ST.
BAY LAUREL CT.
GLEN LAUREL RD.
MOUNTAIN LAUREL TRAIL
SUMMER LOOP
OPEN
SCM
Sketch Plan Notes
SUMMER GLEN
GLEN LAURAL RD. at VINSON RD.
CLAYTON, NORTH CAROLINA
STOCKS
ENGINEERING
MASTER PLAN
CE-02

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Summer Glen Subdivision

Application: Variance

Location/Date: Zoom on January 24, 2023

	NAME	ADDRESS
1	Andrew Stocks	801 E. Washington St, Nashville, NC
2	Cindy Schenck	68 Tanners Way, Clayton, NC
3	Mary Lally	306 Snead Dr, Clayton NC
4	Sharon Whitley	445/447 Glen Laurel Rd, Clayton, NC
5	Alan Wood	907 Birkdale Dr, Clayton, NC
6	Mike Baust	448 Viking Dr, Virginia Beach, VA
7	Debra Anderson Farmer	305 Snead Dr, Clayton, NC
8	John Barnes	448 Viking Dr, Virginia Beach, VA
9	Sannia Howard	311 Snead Dr, Clayton, NC 27527
10	Samuel Morris	4509 Creedmoor Rd STE 32, Raleigh, NC
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Summer Glen Subdivision

Date of Mailing: January 12, 2023

Date of Meeting: January 24, 2023 Time of Meeting: 6:00pm-8:00pm

Location of Meeting: Zoom

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: Samuel Morris Signature: Samuel Morris

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

See Attached.

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

Introduction

Development Team represented on the virtual meeting tonight are

Mike Baust and Matthew Danielson with Wakefield Development

Andrew Stocks with Stocks Engineering

John Barnes, CEO with Chesapeake Homes

Robin McAdoo with TMTLA Associates

We are holding this neighborhood meeting with you tonight as part of the development process for the Town of Clayton. We are required to hold this meeting before we can submit a request to the Town. The 5 parcels, 53 acres, that make up this proposed rezoning and single-family neighborhood are located on both sides of Glen Laurel Road with frontage on Vinson Road.

The current zoning is R-E which is a Clayton Zoning for undeveloped former and current agricultural or vacant parcels when developed to be low density. The Town of Clayton 2045 Comprehensive Growth Plan suggests residential development at densities less than 3 units per acre with 25% Open Space.

We are requesting a conditional zoning district to allow for the construction of single-family residential lots. The property will be accessed from a common intersection on Glen Laurel Road and a secondary access on Vinson Road. We will stub two streets to the east as what we feel will be required by the Town of Clayton. We will not be connecting to the existing Tanner's Way.

Our open space areas are scattered throughout the neighborhood following the Neuse Riparian Buffer, perimeter buffers and an active area slated for a tot lot and a dog run. All open space shall be owned and maintained by the homeowner's association formed. Open spaces will be left in their mostly wooded state with some exceptions for grading.

100% of the homes will be built by Chesapeake Homes. The Highgate Community, built by Chesapeake is a local example that of the size and quality of homes proposed here. The neighborhood is

on Covered Bridge Road near Shotwell Road. Mr. Barnes will address homes further.

We have initiated a transportation impact analysis with a transportation engineering firm that will be submitted to the Town and NCDOT and will be following the requirements of NCDOT for any improvements to Glen Laurel and Vinson Roads.

Some questions raised to our office prior to the meeting included.

What improvements to Glen Laurel and Vinson Roads will be made, turn lanes or traffic lights? TIA directed

Will surrounding properties be annexed? NO

Open Spaces, will they be cleared or remain wooded? Mostly wooded

Size of lots and homes?

Erosion control plans? At CD's

What is the notation of SCM on the plans? Stormwater Control Measure

Will Oak Grove streets be used as construction entrances? NO

Will the street crossing the stream be a bridge or culvert? Culvert

Will vegetation be planted to define the boundaries? 10' Class B buffer

Our plans will be submitted to the Town for their review prior to going to any of the public meeting of which you will be notified by the Town of the dates and times by the Town.

§ 155.602 STREETS.

(A) *General.*

(1) Streets within the town are intended for multi-purpose use, as follows:

(a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;

(b) To provide a safe and convenient passageway for pedestrian traffic; and

(c) To serve as an important link in the town's drainage system.

(2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.

(3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) *Street improvements.*

(1) *Required improvements.*

(a) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.

(b) The applicant shall be responsible for making improvements to thoroughfare rights-of- way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:

1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.

2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) *Fee-in-lieu.*

(a) The town may require a fee-in-lieu of installation payment (at 125% of estimated cost) to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:

1. No direct access to the thoroughfare is proposed.

2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.

3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.

(b) The Town may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:

1. Where existing unimproved streets have:

A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;

B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;

C. There are no plans for town improvements on the same block; and

D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.

2. Where construction of the streets by the town or other party is imminent.

3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.

4. Where approved by the Planning Director for a new street that traverses a site when:

A. Street construction will not connect to an existing improved street;

B. There are no plans to construct an adjoining street in the near future; and

C. A letter of credit is not an appropriate financial security.

5. Where approved by the Town Engineer, when for reasons of topography, street construction is impractical due to:

A. The need for off-site construction or slope encroachment;

B. Proper street alignment should be determined with off-site development; or

C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.

(c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:

1. The roadway is a freeway, expressway or any other fully controlled access facility.

2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.

3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in- lieu of installation will be required as a contribution towards town-funded improvements.

(C) *Street classification.* In all new subdivisions, streets that are dedicated to public use shall be classified as provided in division (D) of this section.

(1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;

(2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and

(3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) *Street types.* See defined terms (§ 155.802) for description of each street type.

(1) Residences shall not front on a major thoroughfare.

(2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the residential lots shall be provided access by a frontage road and no driveways shall be located within 150 feet of the intersection.

(E) *Thoroughfare dedication.*

(1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.

(2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) *Cross-sections.*

RESOLUTION TO DESIGNATE THE CLAYTON TRANSPORTATION PLAN

WHEREAS, the Clayton Town Council adopted the 2045 Comprehensive Growth Plan on November 15, 2021; and

WHEREAS, the 2045 Comprehensive Growth Plan includes a Roadway System Map that provides recommended roadway improvements and cross-sections for a variety of roads in Clayton; and

WHEREAS, the Town has also adopted, or is developing, various other plans providing specific transportation infrastructure recommendations, including but not limited to the Draft Comprehensive Pedestrian Plan; and

WHEREAS, Johnston County has adopted a Comprehensive Transportation Plan with recommendations for transportation infrastructure improvements within the Town of Clayton and surrounding area; and

WHEREAS, the Unified Development Code references the Town Transportation Plan in Section 155.602 for requiring necessary infrastructure improvements for development in Town; and

WHEREAS, the Town does not have a stand-alone Transportation Plan, but considers the Roadway System Map from the adopted 2045 Comprehensive Growth Plan and other plans adopted by the Town and Johnston County that include specific transportation infrastructure recommendations in the planning jurisdiction of the Town of Clayton to be the Town Transportation Plan in absence of a Comprehensive Transportation Plan; and

WHEREAS, the Town Council will be considering funding the development of a Comprehensive Transportation Plan beginning in Fiscal Year 2023, with the development of such a plan expected to take approximately 2 years; and

WHEREAS, Town staff believe that the Town needs to designate a Transportation Plan that can be used in conjunction with the Unified Development Code until such time that a Comprehensive Transportation Plan is adopted by the Town Council; and

WHEREAS, the North Carolina General Statutes Section 160D-601 requires review and recommendation by the Planning Board and a Public Hearing at the Town Council before the decision.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Clayton, North Carolina designate the Roadway System Map from the adopted 2045 Comprehensive Growth Plan, the adopted Johnston County Comprehensive Transportation Plan and any other adopted plans, now or in the future, to be considered as the Town of Clayton Transportation Plan until a stand-alone Comprehensive Transportation Plan is adopted by the Clayton Town Council.

Duly adopted this the 18th day of April 2022.

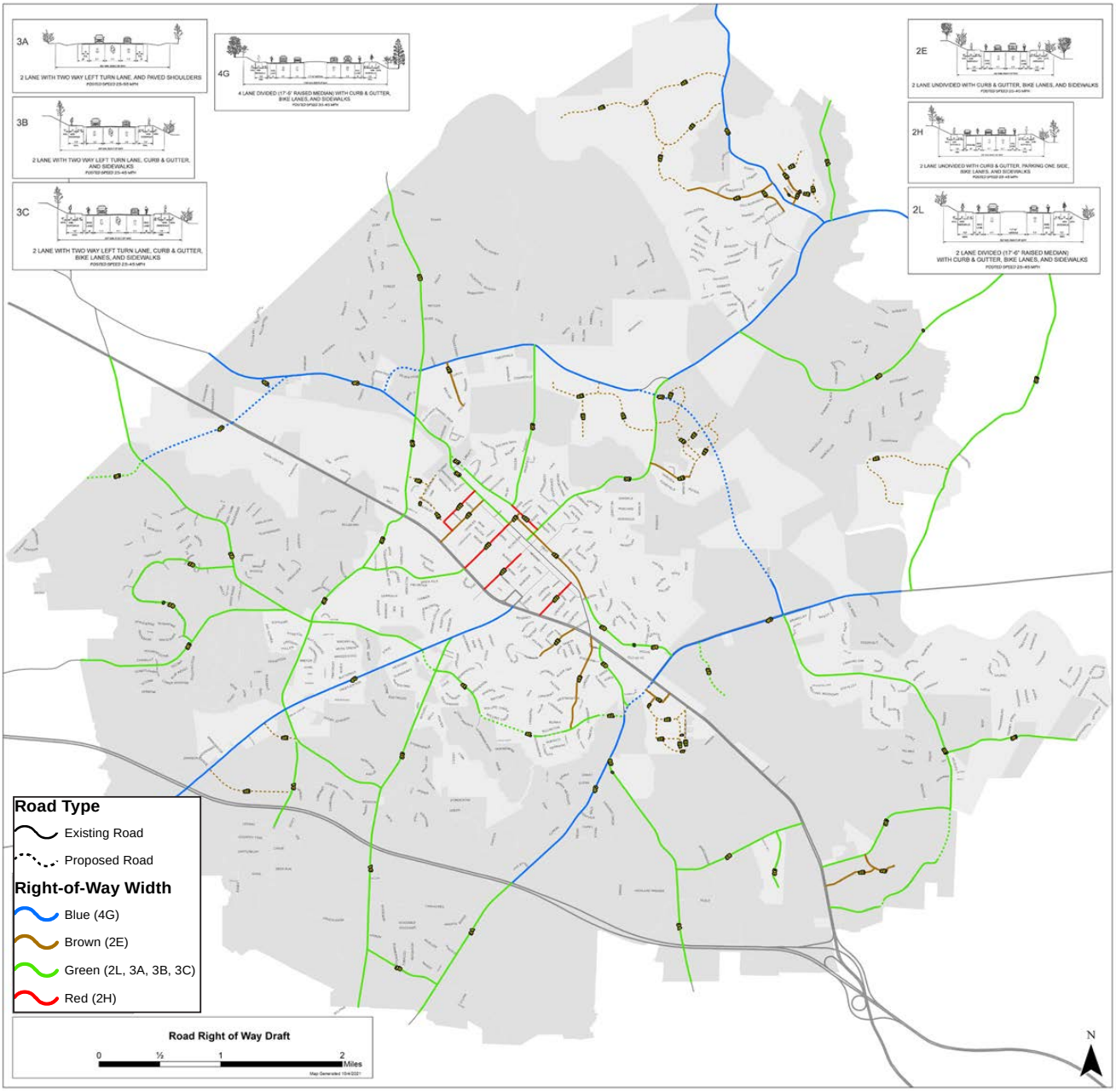
Jody L. McLeod, Mayor

ATTEST:

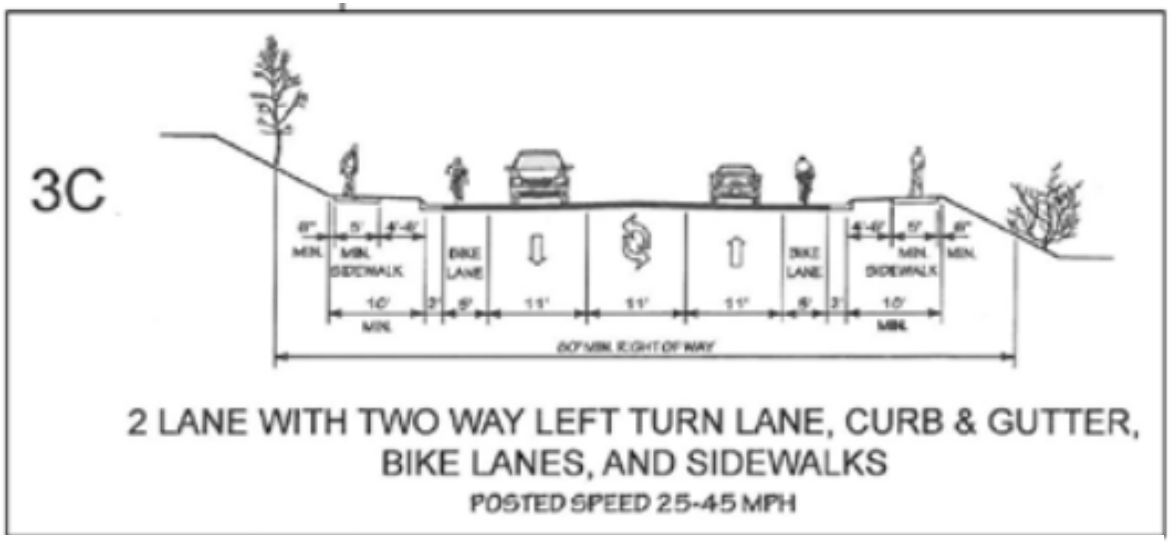
Sherry L. Scoggins, MMC; Town Clerk

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

Roadway System Map



The Roadway System map identifies future right of way widths for key roadways in the Town of Clayton's planning jurisdiction. See the Appendix for detailed recommendations.



80-foot Right-of-Way

- 1+ feet of ROW on outside edge of sidewalks (both sides)
- 5-foot-wide sidewalks (both sides)
- 4-foot-wide utility strip (both sides)
- Standard 2.5' Curb & Gutter (both sides)
- 6-foot-wide bike lanes (both sides)
- Three 11-foot-wide lanes



Preliminary - Subject to Change

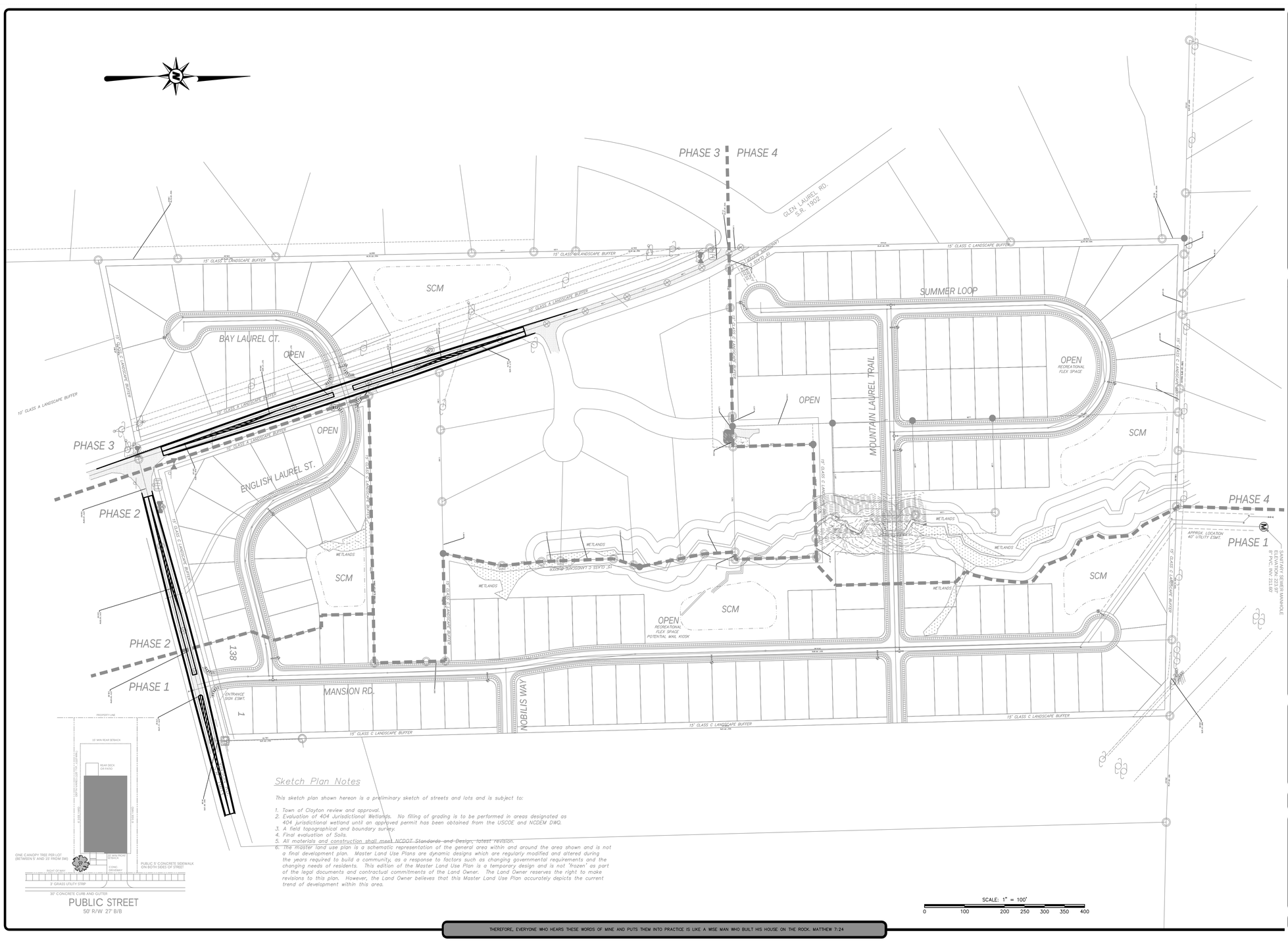
Glen Laurel Subdivision

Glen Laurel Road @ Vinson Road

Clayton, North Carolina

TMTLA Associates
Landscape Architecture & Planning

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM



Sketch Plan Notes

This sketch plan shown hereon is a preliminary sketch of streets and lots and is subject to:

1. *Town of Clayton review and approval.*
2. *Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDEM DWQ.*
3. *A field topographical and boundary survey.*
4. *Final evaluation of Soils.*
5. *All materials and construction shall meet NCDOT Standards and Design, latest revision.*
6. *The master land use plan is a schematic representation of the general area within and around the area shown and is not a final development plan. Master Land Use Plans are dynamic designs which are regularly modified and altered during the years required to build a community, as a response to factors such as changing governmental requirements and the changing needs of residents. This edition of the Master Land Use Plan is a temporary design and is not "frozen" as part of the legal documents and contractual commitments of the Land Owner. The Land Owner reserves the right to make revisions to this plan. However, the Land Owner believes that this Master Land Use Plan accurately depicts the current trend of development within this area.*

SCALE: 1" = 100'
0 100 200 250 300 350 400

THEREFORE, EVERYONE WHO HEARS THESE WORDS OF MINE AND PUTS THEM INTO PRACTICE IS LIKE A WISE MAN WHO BUILT HIS HOUSE ON THE ROCK: MATTHEW 7:24

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

SUMMER GLEN
GLEN LAURAL RD. at VINSON RD.
CLAYTON, NORTH CAROLINA

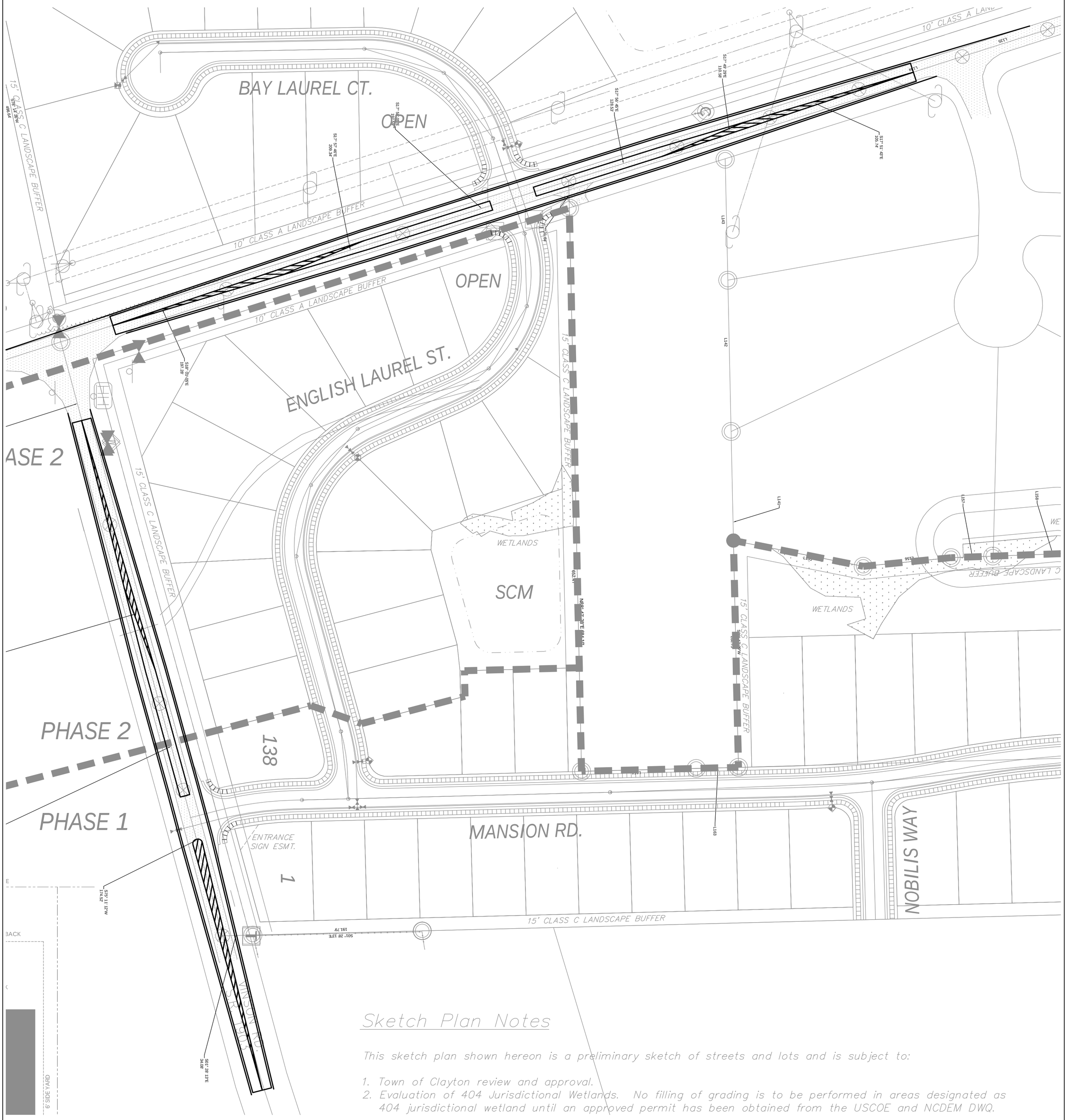
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
7/15/22

MASTER PLAN

REVISIONS
10/28/22 CZM Submittal #2

FILE NO.	2022-031
HORZ. SCALE:	1"=100'
VERT. SCALE:	N/A

CE-02



Sketch Plan Notes

This sketch plan shown hereon is a preliminary sketch of streets and lots and is subject to:

1. Town of Clayton review and approval.
2. Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDEM DWQ.

July 2022





SUMMER GLEN RESIDENTIAL

Traffic Impact Analysis

LOCATED IN CLAYTON, NC

Prepared for:

Wakefield Development, LLC
3100 Smoketree Court, Suite 210
Raleigh, North Carolina 27604

Prepared by:

Exult Engineering, PC
P.O. Box 99277
Raleigh, NC 27624

EXULT ENGINEERING

This document entitled Summer Glen Residential Traffic Impact Analysis was prepared by Exult Engineering, PC for the account of Wakefield Development, LLC. The material in it reflects Exult Engineering's best judgement in light of the information available to them at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Exult Engineering, PC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Summer Glen Residential Traffic Impact Analysis

Prepared by: _____ (sign)

Date: 7-14-22

Brittany Chase, PE

Reviewed by: _____ (sign)

Date: 7-14-22

Lisa Lundeen, PE

EXULT ENGINEERING

NORTH CAROLINA PROFESSIONAL SEAL 033825 ENGINEER BRITTANY L. W. CHASE

7-14-22

TABLE OF CONTENTS

EXECUTIVE SUMMARY 5
INTRODUCTION 7
EXISTING CONDITIONS 10
FUTURE CONDITIONS 13
PROPOSED SITE 16
CAPACITY ANALYSIS 21
Glen Laurel Road at Vinson Road 23
Glen Laurel Road at Powhatan Road 25
Glen Laurel Road at Proposed Site Driveway 26
Vinson Road at Proposed Site Driveway 27
RECOMMENDATIONS 28
APPENDIX 30

LIST OF FIGURES

Figure 1: Vicinity Map 8
Figure 2: Site Plan 9
Figure 3: Existing Lane Geometry 11
Figure 4: Existing 2022 AM and PM Peak Hour Traffic Volumes 12
Figure 5: 2025 AM Peak Hour No-Build Traffic 14
Figure 6: 2025 PM Peak Hour No-Build Traffic 15
Figure 7A: Site Traffic Distribution and Assignment 17
Figure 7B: Site Traffic Distribution and Assignment 18
Figure 8: 2025 AM Peak Hour Buildout Traffic 19
Figure 9: 2025 PM Peak Hour Buildout Traffic 20
Figure 10: Recommended Lane Geometry 29

LIST OF TABLES

Table 1: Trip Generation 16
Table 2: Highway Capacity Manual (LOS and Delay) 21
Table 3: Level-of-Service: Glen Laurel Road and Vinson Road (Unsignalized and Signalized) 24
Table 4: Level-of-Service: Glen Laurel Road at Powhatan Road (Unsignalized) 25
Table 5: Level-of-Service: Glen Laurel Road at Proposed Site Driveway (Unsignalized) 26
Table 6: Level-of-Service: Vinson Road at Proposed Site Driveway (Unsignalized) 27

EXECUTIVE SUMMARY

The proposed 54.07-acre site is located on the east and west side of Glen Laurel Road, north of Vinson Road in Clayton, North Carolina. The property is currently zoned as Residential Estate (R-E). The proposed development consists of approximately 135 single family detached homes. The proposed site is to be developed within three years by the year 2025 and requires Conditional Zoning. The proposed development will be accessed by one full movement driveway on Glen Laurel Road and one full movement driveway on Vinson Road. The purpose of this Traffic Impact Analysis (TIA) is to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of the project traffic.

The North Carolina Department of Transportation (NCDOT) TIA Scoping Checklist was prepared and submitted to the Town of Clayton and NCDOT. The NCDOT TIA Scoping Checklist and subsequent correspondence regarding the scope of the TIA is included in the Appendix of this report. The *NCDOT Congestion Management Capacity Analysis Guidelines* and the Town of Clayton's *Code of Ordinances* were referenced to perform this traffic study.

As determined by the Town and NCDOT, the study area includes:

1. Glen Laurel Road at Vinson Road
2. Glen Laurel Road at Powhatan Road
3. Glen Laurel Road at Proposed Site Driveway
4. Vinson Road at Proposed Site Driveway

The proposed development is expected to generate 1,370 daily trips, 101 AM peak hour trips (26 entering, 75 exiting), and 135 PM peak hour trips (85 entering, 50 exiting).

As justified by historical daily traffic volumes in the vicinity, a 3% annual growth rate was assumed as required by the Town. Approved developments are developments in the area of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the no-build traffic volumes projected for the study intersections. According to the Town and NCDOT, there are no approved developments to consider in the study area. All adjacent development is expected to be accounted for in the annual growth rate.

To determine the traffic impacts of the proposed development, capacity analyses were performed at the study intersections under the following scenarios:

- Existing (2022) Traffic Conditions
- No-Build (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions with Recommended Improvements

As indicated by NCDOT, the following roadway improvement is committed to **by NCDOT** and included in the future year analysis scenarios:

Glen Laurel Road at Vinson Road:

- Install a traffic signal

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by the developer** to accommodate project traffic:

Glen Laurel Road at Proposed Site Driveway:

- Provide one ingress and one egress lane on the eastbound and westbound approaches of the Proposed Site Driveway.

Vinson Road at Proposed Site Driveway:

- Provide one ingress and one egress lane on the southbound approach of the Proposed Site Driveway.

INTRODUCTION

The proposed 54.07-acre site is located on the east and west side of Glen Laurel Road, north of Vinson Road in Clayton, North Carolina as shown on Figure 1. The property is currently zoned as Residential Estate (R-E). The proposed development consists of approximately 135 single family detached homes and requires Conditional Zoning. As shown on Figure 2, the proposed development will be accessed by one full movement driveway on Glen Laurel Road and one full movement driveway on Vinson Road. The proposed site is to be developed within three years by the year 2025.

The purpose of this TIA is to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of the project traffic. This study includes the analysis of the following traffic scenarios:

- Existing (2022) Traffic Conditions
- No-Build (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions with Recommended Improvements

As justified by historical daily traffic volumes in the vicinity, a 3% annual growth rate was assumed as required by the Town. Approved developments are developments in the area of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the no-build traffic volumes projected for the study intersections. According to the Town and NCDOT, there are no approved developments to consider in the study area. All adjacent development is expected to be accounted for in the annual growth rate.

Summer Glen Residential TIA

Vicinity Map

EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

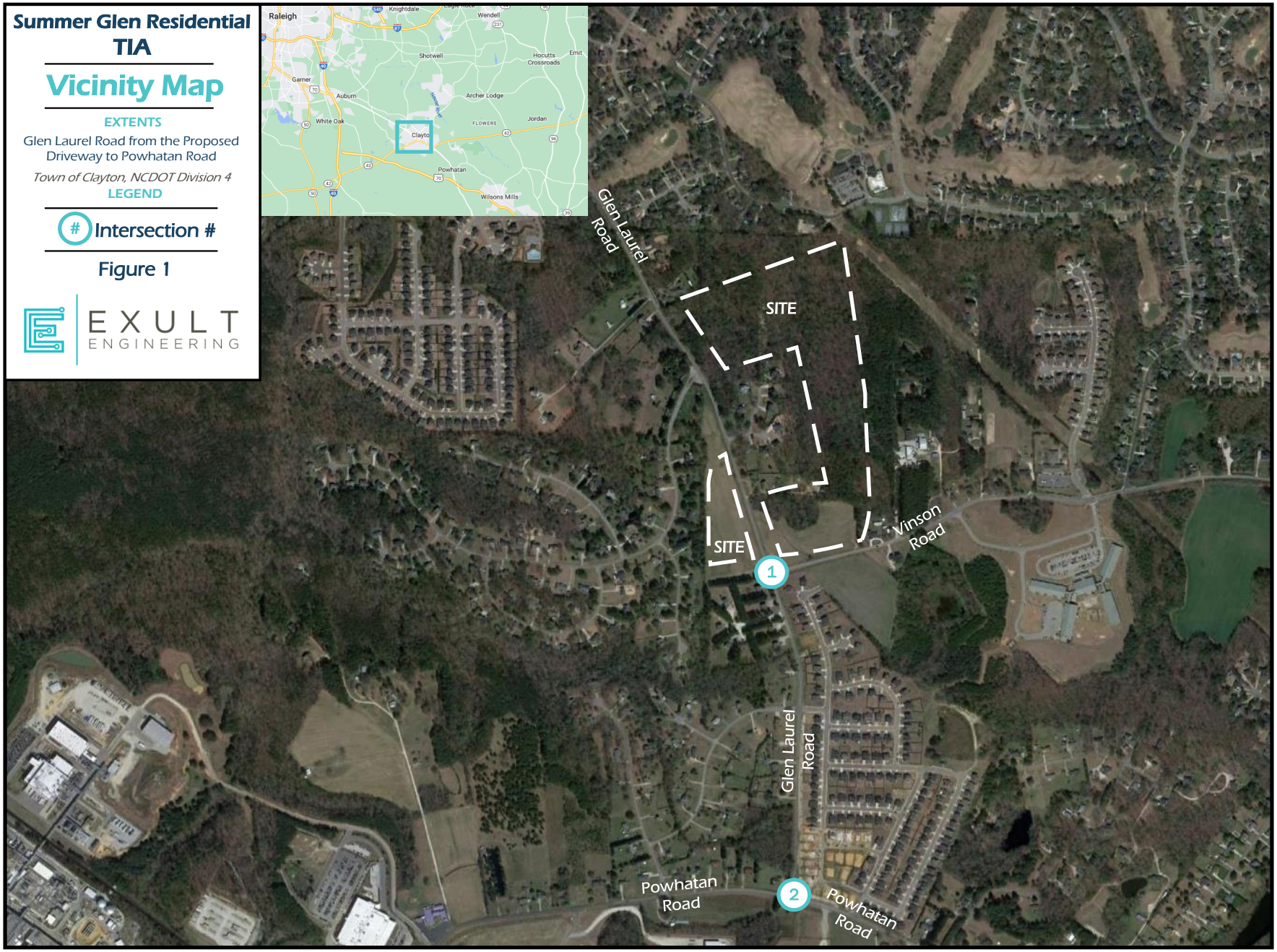
Town of Clayton, NCDOT Division 4

LEGEND

(#) Intersection #

Figure 1

EXULT ENGINEERING



Summer Glen Residential TIA

Proposed Site Plan

Prepared by
TMTLA Associates

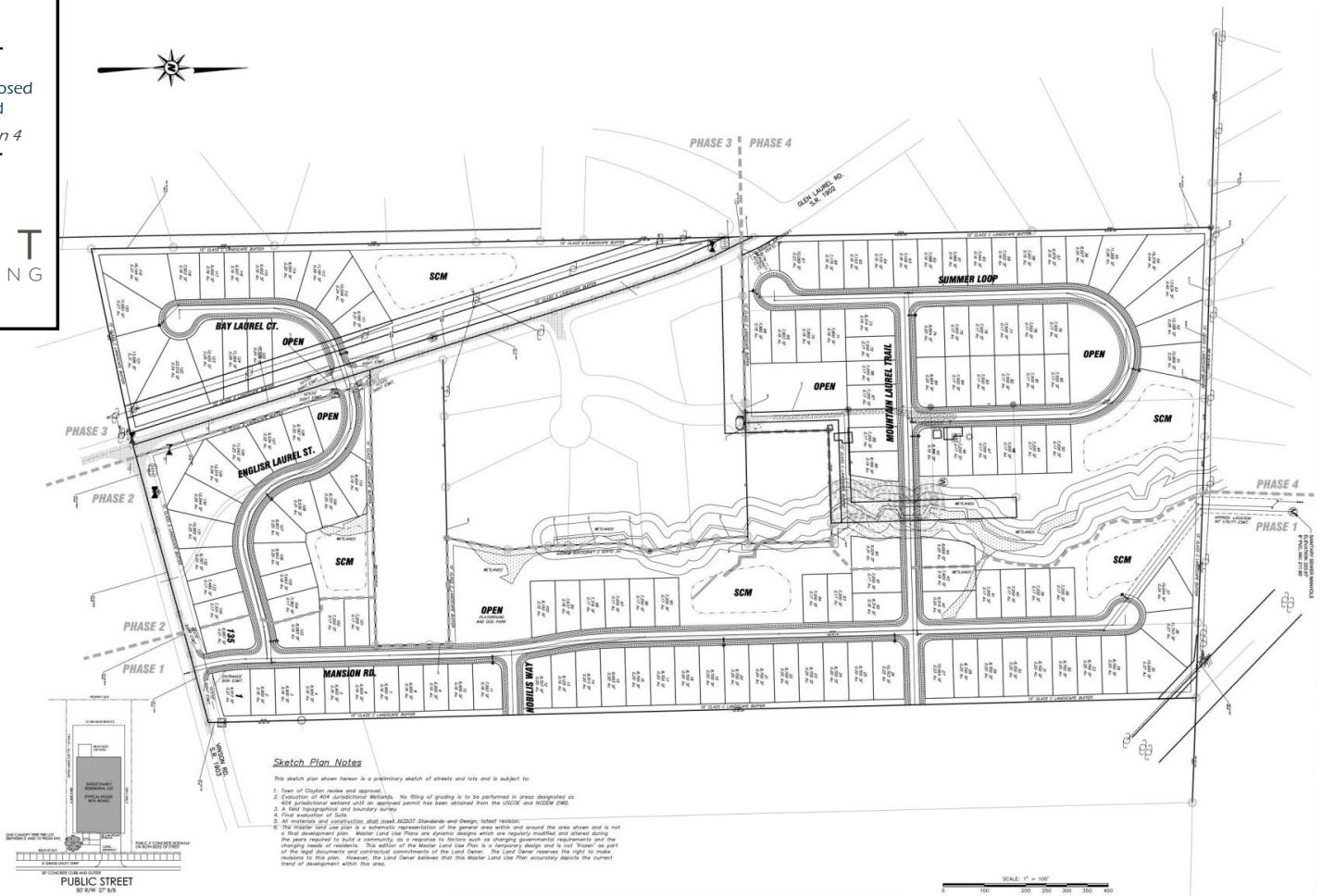
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 2

EXULT ENGINEERING



EXISTING CONDITIONS

The proposed 54.07-acre site is located on the east and west side of Glen Laurel Road, north of Vinson Road in Clayton, North Carolina. The property is currently zoned as Residential Estate (R-E). Per the Town and NCDOT, the study area for the proposed development includes the following intersections:

1. Glen Laurel Road at Vinson Road
2. Glen Laurel Road at Powhatan Road
3. Glen Laurel Road at Proposed Site Driveway
4. Vinson Road at Proposed Site Driveway

A site visit was performed on Thursday, May 16, 2022 to observe existing field conditions, such as lane geometry, posted speed limits, and traffic operations. Figure 3 shows the Existing Lane Geometry at the above existing study intersections.

Peak-hour turning movement traffic counts were performed at the existing study intersections during the AM (7:00 – 9:00) and PM (3:45 – 6:00) peak periods on Thursday, May 12, 2022 while school was still in session. As required by NCDOT, the PM peak period began 15 minutes early to ensure school traffic volumes were captured. Traffic count data is included in the Appendix of this report. Any traffic imbalances were justified based on the number of access points and land uses located between study intersections. Figure 4 shows the 2022 AM and PM Peak Hour Existing Traffic Volumes for the study intersections.

Glen Laurel Road (SR-1902) is currently a 2-lane undivided roadway with a posted speed limit of 45 miles per hour in the project vicinity. Glen Laurel Road is classified as a Local Road on the *NCDOT Functional Class Map* and has a 2019 average annual daily traffic (AADT) volume of 4,400 vehicles per day on the *NCDOT Interactive Traffic Volume Map*.

Vinson Road (SR-1903) is currently a 2-lane undivided roadway with a posted speed limit of 45 miles per hour in the project vicinity with a 35 miles per hour school zone. Vinson Road is classified as a Local Road on the *NCDOT Functional Class Map*. Assuming the PM peak hour accounts for approximately 10% of the daily traffic volume, Vinson Road has an estimated 2022 annual daily traffic volume of 5,970 vehicles per day.

Powhatan Road (SR-1901) is currently a 2-lane undivided roadway with a posted speed limit of 45 miles per hour to the west of Glen Laurel Road and 55 miles per hour to the east of Glen Laurel Road. Powhatan Road is classified as a Local Road on the *NCDOT Functional Class Map*. Assuming the PM peak hour accounts for approximately 10% of the daily traffic volume, Powhatan Road has an estimated 2022 annual daily traffic volume of 7,020 vehicles per day.

Summer Glen Residential TIA

Existing Lane Geometry

LEGEND

Stop Control — Approach Lane

Speed Limit — Departure Lane

Signal Control — XX' — Intersection Spacing

XX' - Full Storage Length

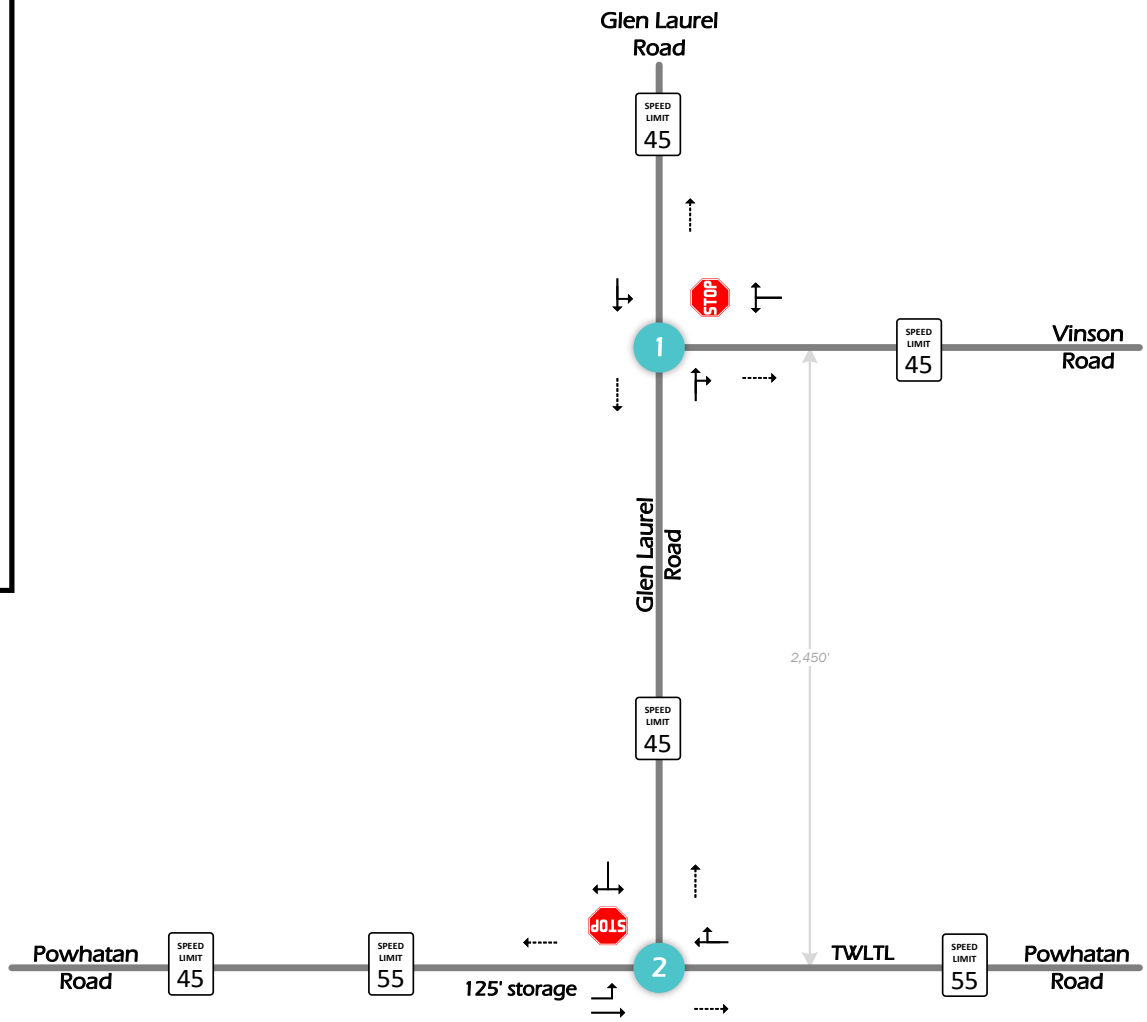
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 3

EXULT ENGINEERING



Summer Glen Residential TIA

Existing 2022 AM and PM Traffic Volumes

LEGEND

(XX) XX – (PM) AM Traffic Volumes

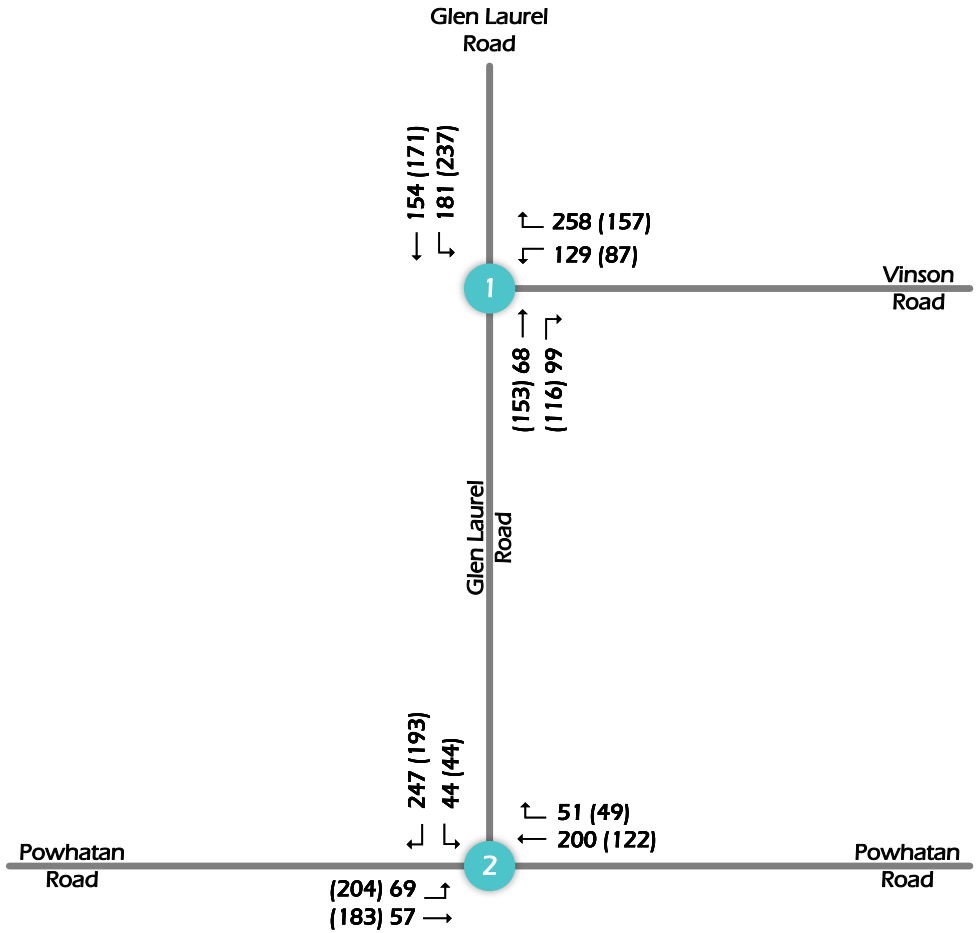
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 4

EXULT ENGINEERING



FUTURE CONDITIONS

The proposed site is to be developed within three years by the year 2025. The projected 2025 no-build traffic volumes consist of existing 2022 traffic volumes plus background growth and approved development traffic.

As justified by historical daily traffic volumes in the vicinity, a 3% annual growth rate was assumed as required by the Town. Approved developments are developments in the area of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the no-build traffic volumes projected for the study intersections. According to the Town and NCDOT, there are no approved developments to consider in the study area. All adjacent development is expected to be accounted for in the annual growth rate.

The projected no-build traffic volumes at the study intersections are shown in Figure 5 (2025 AM Peak Hour No-Build Traffic Volumes) and Figure 6 (2025 PM Peak Hour No-Build Traffic Volumes). Traffic volume calculations are also included in the Appendix of this report.

NCDOT indicated the following roadway improvement is committed to **by NCDOT** and is therefore included in the future year analysis scenarios:

Glen Laurel Road at Vinson Road:

- Install a traffic signal

Summer Glen Residential TIA

2025

AM Peak Hour No-Build Traffic

LEGEND

XX – 2022 Existing Traffic
(XX) – Background Growth
[XX] – 2025 Total No-Build Traffic

XX + (XX) = [XX]

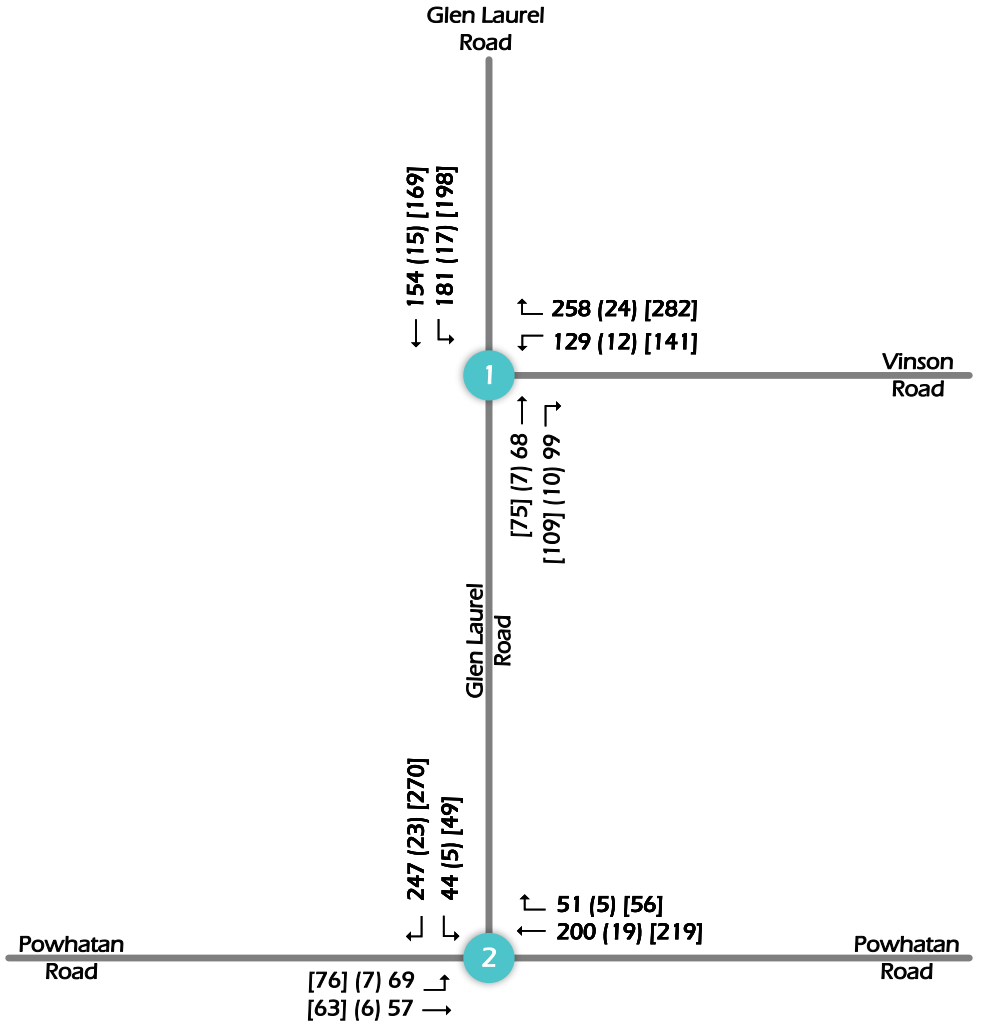
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 5

EXULT ENGINEERING



Summer Glen Residential TIA

2025

PM Peak Hour No-Build Traffic

LEGEND

XX – 2022 Existing Traffic
(XX) – Background Growth
[XX] – 2025 Total No-Build Traffic

XX + (XX) = [XX]

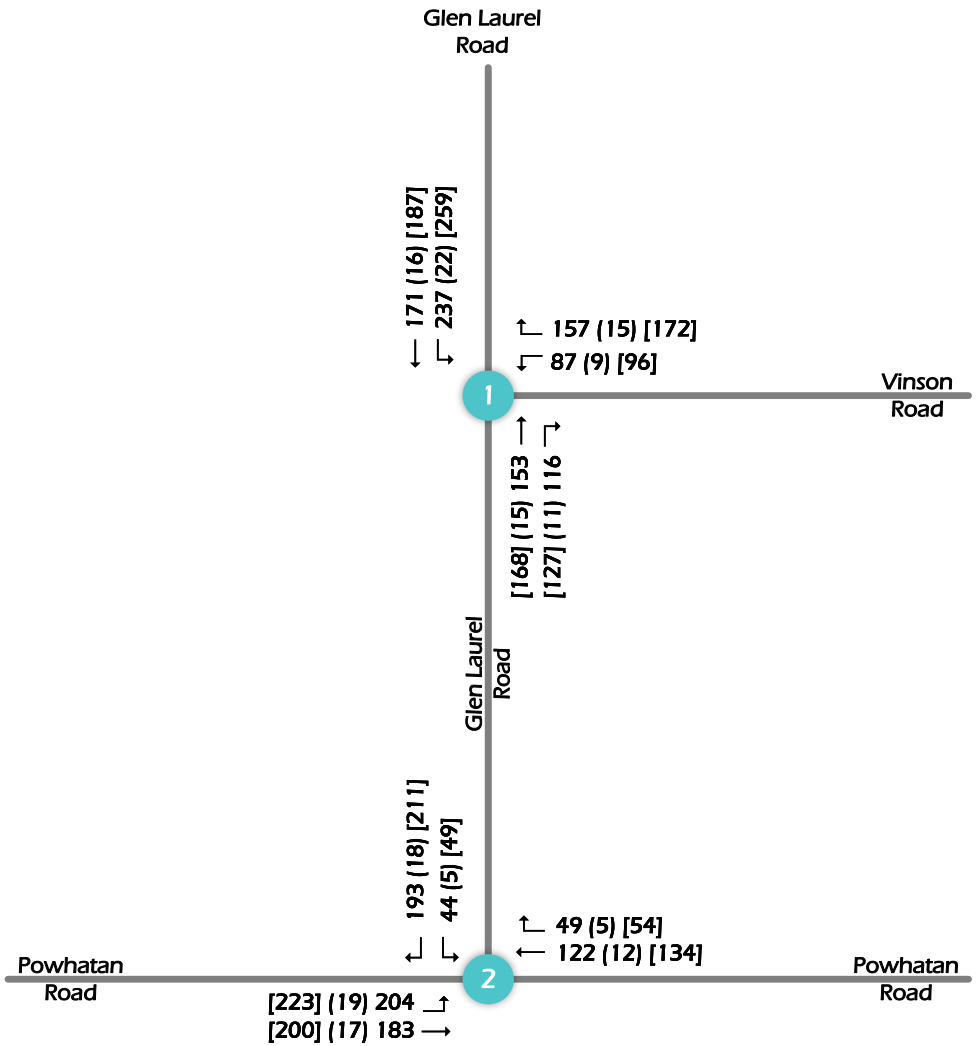
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 6

EXULT ENGINEERING



PROPOSED SITE

The proposed 54.07-acre site is located on the east and west side of Glen Laurel Road, north of Vinson Road in Clayton, North Carolina. The property is currently zoned as Residential Estate (R-E). The proposed development consists of approximately 135 single family detached homes and requires Conditional Zoning. The proposed site is to be developed within three years by the year 2025. The proposed development will be accessed by one full movement driveway on Glen Laurel Road and one full movement driveway on Vinson Road.

Table 1 shows the projected trip generation for the proposed development. Trips were calculated for the portion of the site east of Glen Laurel Road (120 homes) and the portion of the site west of Glen Laurel Road (15 homes). The trip generation was based on rates published in the ITE *Trip Generation Manual,* 11th Edition. The proposed development is expected to generate 1,370 daily trips, 101 AM peak hour trips (26 entering, 75 exiting), and 135 PM peak hour trips (85 entering, 50 exiting).

Table 1: Trip Generation

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
210: Single-Family Detached Housing	120	d.u.	1,194	88	23	65	118	74	44
210: Single-Family Detached Housing	15	d.u.	176	13	3	10	17	11	6
Total Site Trips			**1,370**	**101**	**26**	**75**	**135**	**85**	**50**

References: *Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers, September 2021

Based on the existing traffic patterns, surrounding opportunities to access retail and office developments, and access to commuter roadways, the proposed trip distribution for the site is as follows:

- 30% to/from the north on Glen Laurel Road
- 15% to/from the east on Vinson Road
- 15% to/from the east on Powhatan Road
- 40% to/from the west on Powhatan Road

The proposed site trip distributions were previously approved by the Town and NCDOT. Figure 7A shows the Site Traffic Distribution and Assignment at each of the study intersections for the Eastern Portion of the site. Figure 7B shows the Site Traffic Distribution and Assignment at each of the study intersections for the Western Portion of the site.

The trip assignment was applied to the trips generated for the proposed development to determine the projected AM and PM peak hour site traffic volumes. The projected AM and PM peak hour site traffic volumes were added to the 2025 no-build traffic volumes to determine the buildout traffic volumes at the study intersections. The projected buildout traffic volumes at the study intersections are shown in Figure 8 (2025 AM Peak Hour Buildout Traffic Volumes) and Figure 9 (2025 PM Peak Hour Buildout Traffic Volumes).

Summer Glen Residential TIA

Eastern Portion: Site Traffic Distribution & Assignment

LEGEND

(XX%) – Outbound Site Traffic
XX% – Inbound Site Traffic

XX% – Overall Distribution

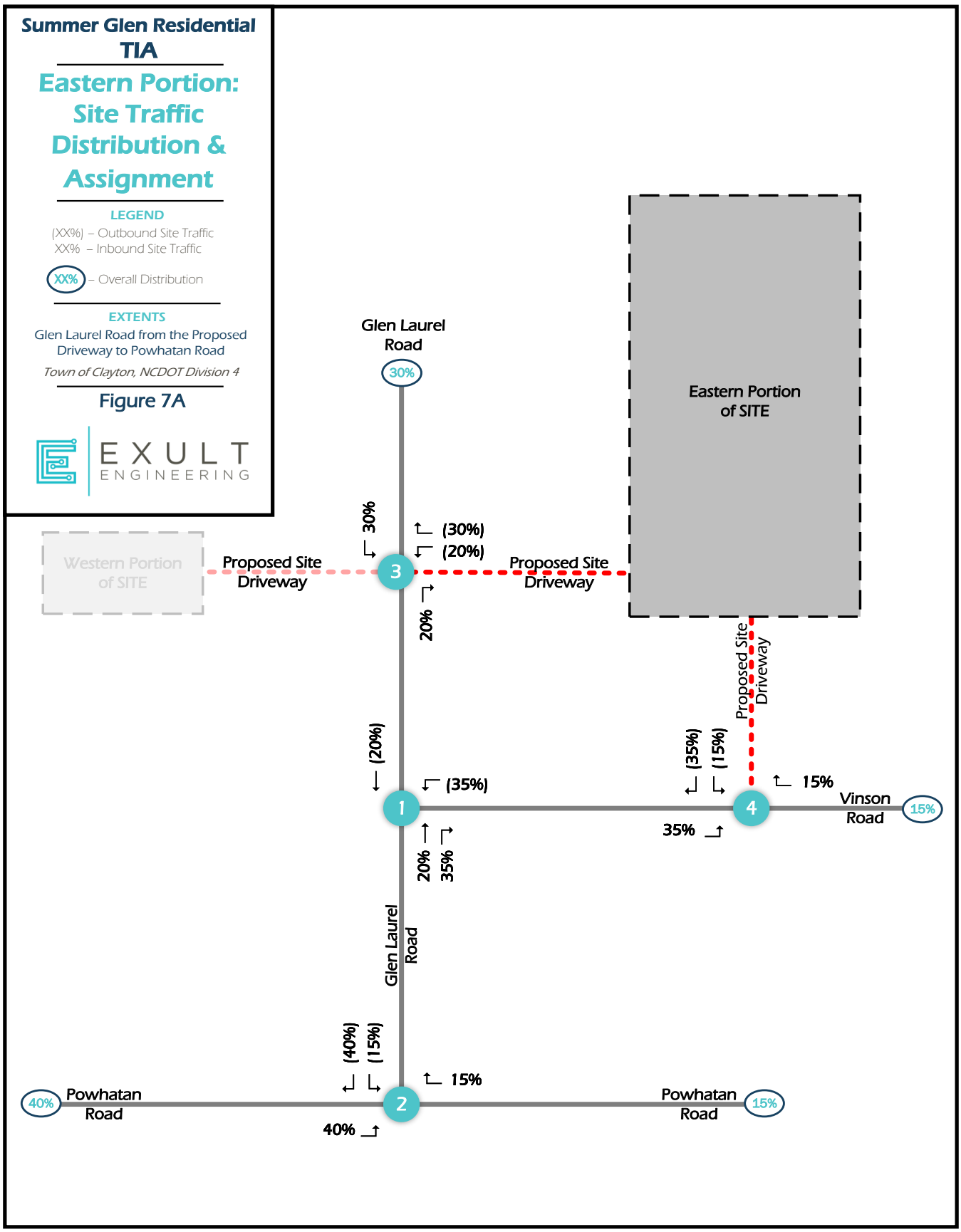
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 7A

EXULT ENGINEERING



Summer Glen Residential TIA

Western Portion: Site Traffic Distribution & Assignment

LEGEND

(XX%) – Outbound Site Traffic
XX% – Inbound Site Traffic

XX% – Overall Distribution

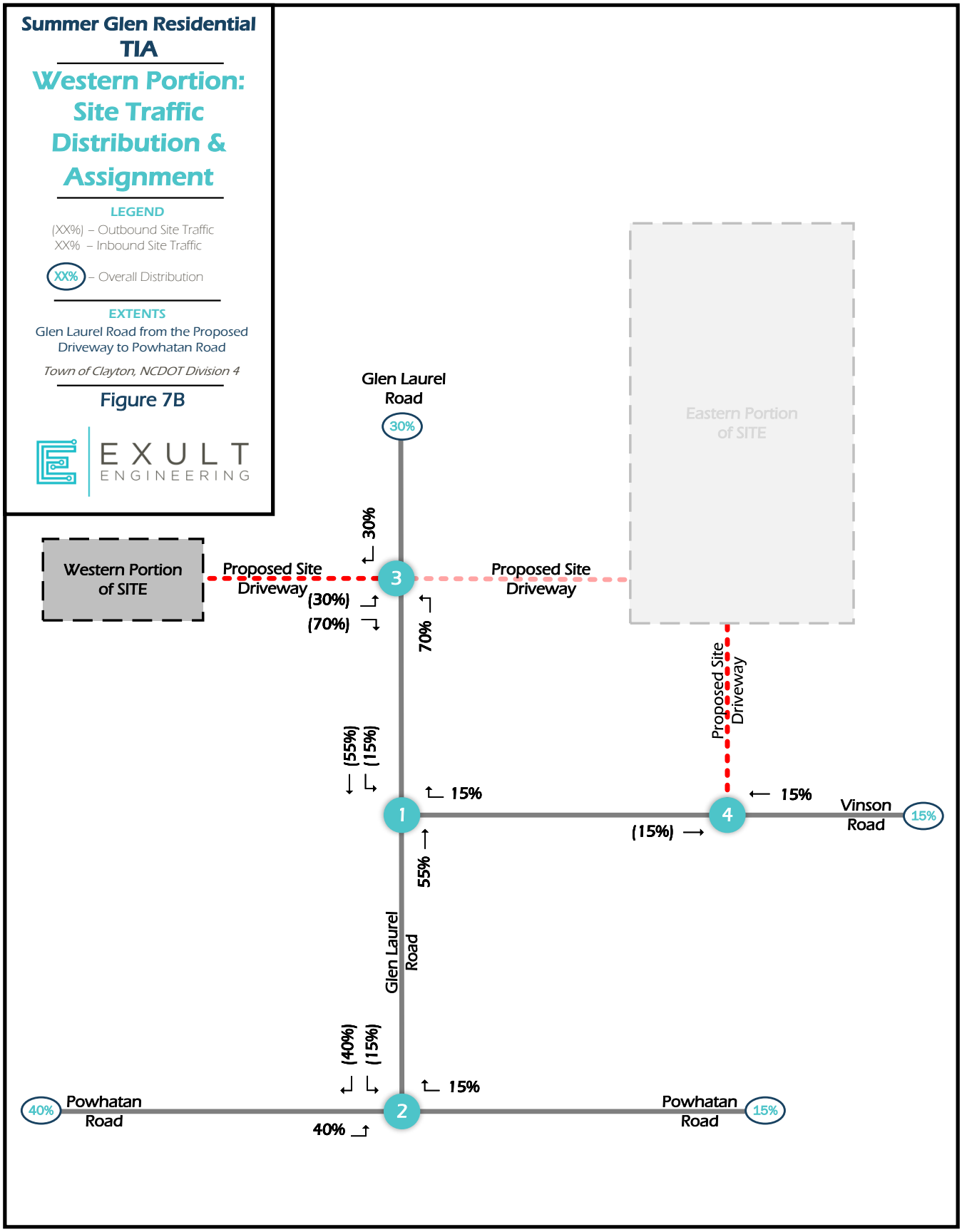
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 7B

EXULT ENGINEERING



Summer Glen Residential TIA

2025 AM Peak Hour Buildout Traffic

LEGEND

XX – No-Build Traffic
(XX) – Site Traffic
[XX] – Total Buildout Traffic

XX + (XX) = [XX]

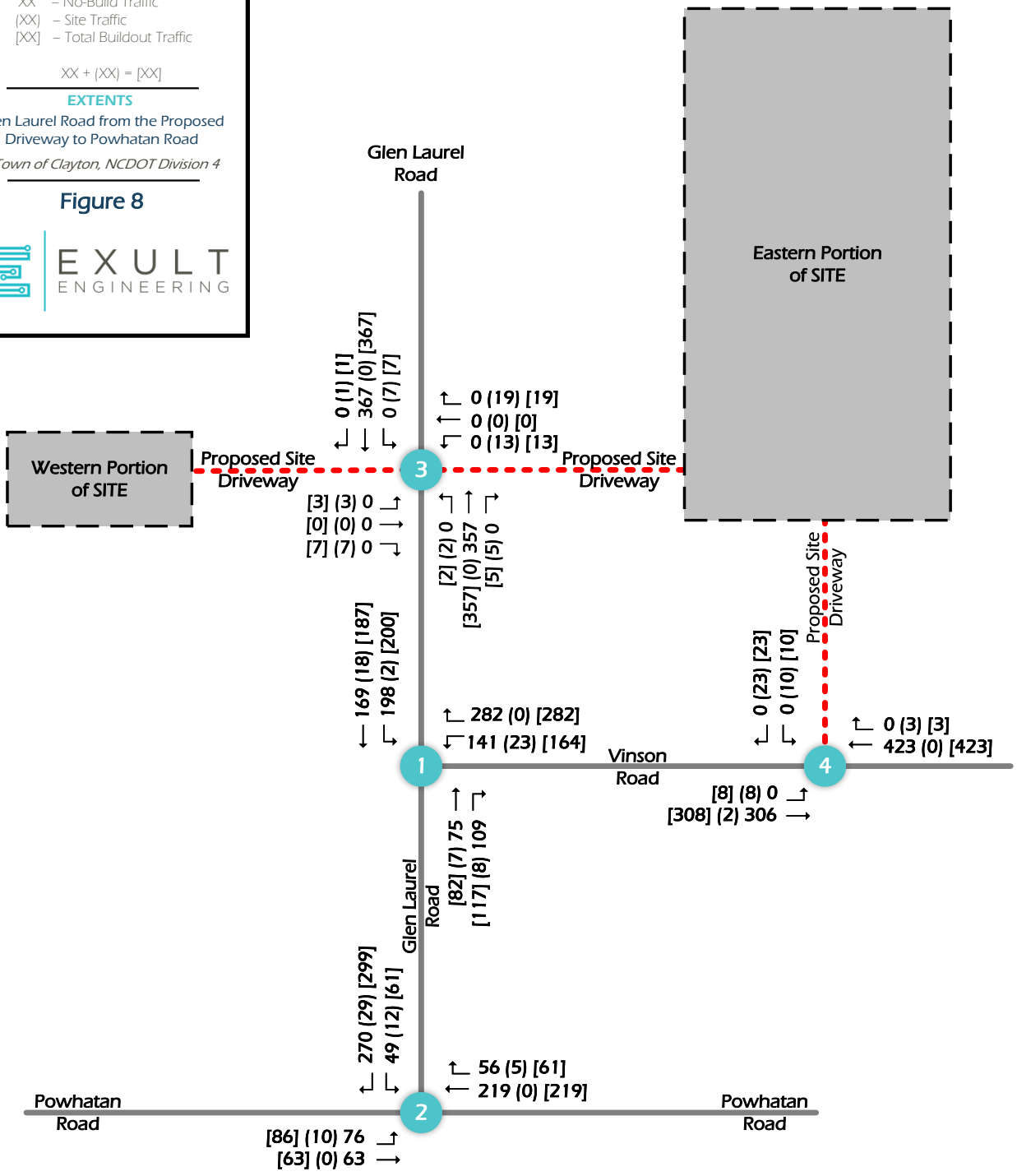
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 8

EXULT ENGINEERING



Summer Glen Residential TIA

2025

PM Peak Hour Buildout Traffic

LEGEND

XX – No-Build Traffic
(XX) – Site Traffic
[XX] – Total Buildout Traffic

XX + (XX) = [XX]

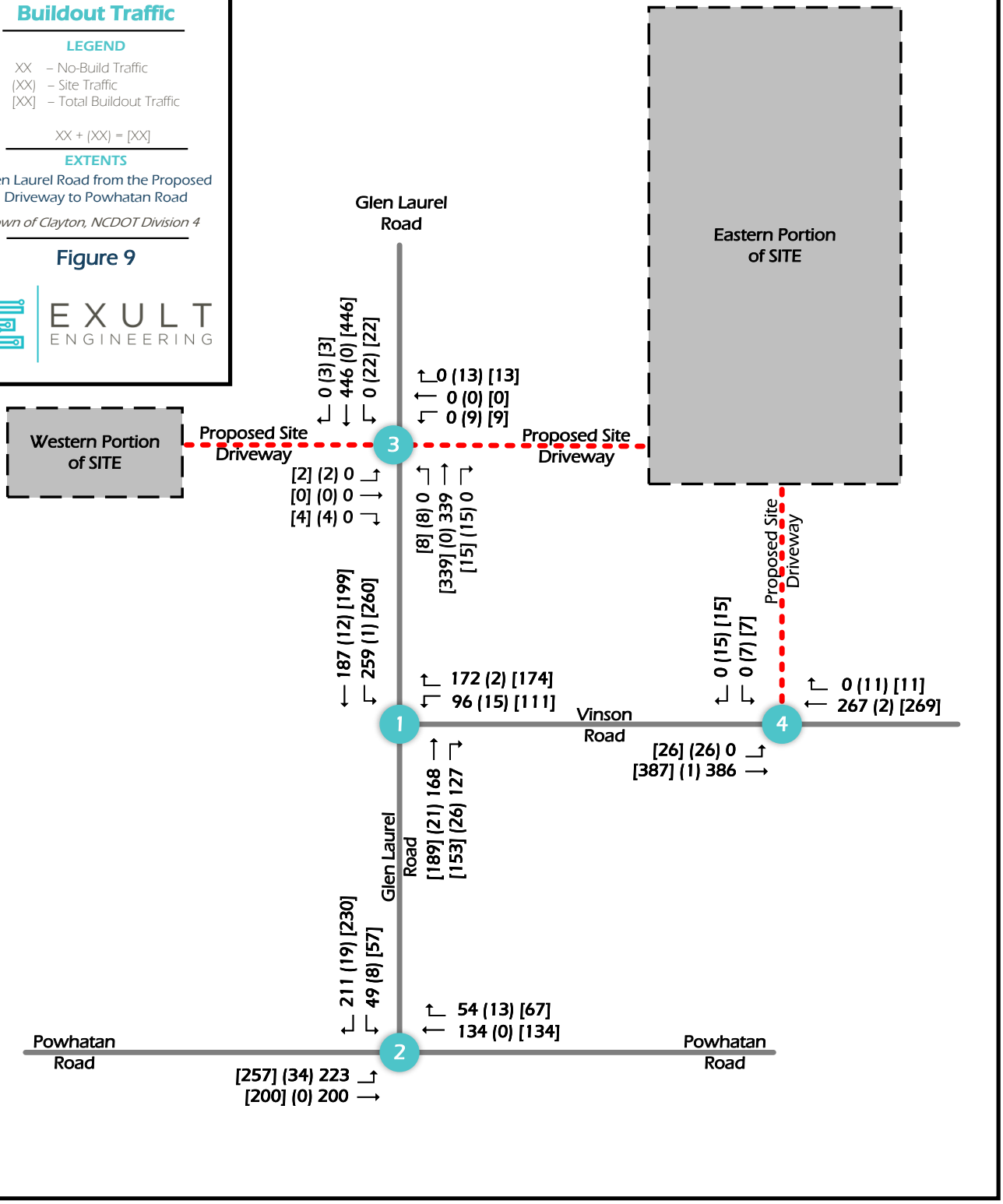
EXTENTS

Glen Laurel Road from the Proposed Driveway to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 9

EXULT ENGINEERING



CAPACITY ANALYSIS

The intersections identified within the study area were analyzed under 2022 existing, 2025 no-build, and 2025 buildout conditions to identify the potential traffic impact of the proposed development on the roadway network. Necessary roadway improvements to mitigate the anticipated impact of the proposed site traffic were recommended based on the level-of-service (LOS) analysis results.

The proposed site is to be developed within three years by the year 2025. This study includes the analysis of the following traffic scenarios:

- Existing (2022) Traffic Conditions
- No-build (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions
- Buildout (2025) Traffic Conditions with Recommended Improvements

LOS is a qualitative measurement of traffic operations that is a measure of delay time. The Transportation Research Board's *Highway Capacity Manual* (HCM) defines six levels of service for intersections with LOS "A" representing the best operating condition and LOS "F" representing the worst. The following table summarizes the criteria for signalized intersections and stop-controlled intersections.

Table 2: Highway Capacity Manual (LOS and Delay)

Signalized Intersection		Stop-Controlled Intersection	
Level-of-Service (LOS)	Average Control Delay (Seconds per Vehicles)	Level-of-Service (LOS)	Average Control Delay (Seconds per Vehicle)
A	≤ 10.0	A	≤ 10.0
B	> 10.0 and ≤ 20.0	B	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	C	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	D	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	E	> 35.0 and ≤ 50.0
F	> 80.0	F	> 50.0

Version 10.3 of Synchro Professional software was used to determine the LOS, delay, and expected queue length at the signalized and unsignalized intersections. SimTraffic was also used to determine the maximum queue length experienced at the study intersections. This software is based on the analysis procedures defined in the HCM. For unsignalized intersections, Synchro reports were created using the HCM 6th Edition option for unsignalized intersections. Queue lengths for the turn lanes are shown in the summary tables. Detailed Synchro and SimTraffic reports are included in the Appendix of this report.

LOS for a two-way stop-controlled (TWSC) intersection is determined by the control delay and is defined for the minor approaches. Control delay includes initial deceleration delay, queue move-up time, stopped

delay, and final acceleration delay. With respect to field measurements, this summation of control delay is defined as the total time elapsed from the time a vehicle stops at the end of the queue to the time the vehicle departs from the stop line. Capacity analysis results between LOS A and LOS C for the minor street stop-controlled approaches are assumed to represent short delays. Results between LOS D and LOS E for the minor street stop-controlled approaches are assumed to represent moderate delays, and LOS F for the minor street stop-controlled approaches is assumed to represent long delays. It is typical for minor street stop-controlled approaches and driveways intersecting major streets to experience long delays during peak hours, particularly for left-turn movements. However, the majority of the traffic moving through the intersection experiences little or no delay on the major street approaches.

Capacity Analysis Inputs

The following inputs were used for all intersections:

- Peak Hour Factor (PHF) was based on existing count data by intersection for existing scenarios. For no-build and buildout scenarios, a PHF of 0.90 was used to remain conservative.
- Heavy vehicle (HV%) percentages were based on existing count data by approach for existing scenarios. Heavy vehicle percentages were set to existing percentages for no-build and buildout scenarios to remain conservative and account for school buses.
- For allowable movements where zero (0), one (1), two (2), or three (3) volumes are projected, a value of four (4) was used in the Synchro capacity analysis model.
- For signalized intersections with movements without a detector, “none” was coded for the detector phase.
- For signals in future scenarios, cycle lengths were optimized separately for all future year scenarios following minimum and maximum cycle length guidelines.
- Right-turns on red were not permitted.
- Lost time set to 5 seconds, yellow time set to 5 seconds, and red time set to 2 seconds in future scenarios.

For unsignalized intersections, queue length for HCM from Synchro is given in terms of number of vehicles. To convert to queue length in feet, an estimated 25’/vehicle was applied.

The following subsections summarize the LOS and queue length results for the capacity analysis under 2022 existing, 2025 no-build, and 2025 buildout traffic scenarios for each study intersection.

Glen Laurel Road at Vinson Road

Glen Laurel Road at Vinson Road is currently a three-legged unsignalized intersection with the westbound Vinson Road minor street approach operating under stop control and the northbound and southbound major street approaches of Glen Laurel Road operating as free-flow.



Southbound Approach of Glen Laurel Road at Vinson Road

According to NCDOT, there are plans to install a traffic signal at the intersection. Therefore, a signal was assumed to be in place under future year analysis scenarios. For future no-build and buildout scenarios, the following input values were used in accordance with *NCDOT Congestion Management Capacity Analysis Guidelines:*

- Cycle lengths were optimized following minimum and maximum cycle length guidelines. Lead/lag phasing and splits were optimized.
- Minimum initial was set to 12 seconds for the major street through movements and 7 seconds for the major street left-turn and minor street movements.
- Left-turn treatment for exclusive left-turn movements was set to protected only.
- Default detector settings were used.

The capacity analysis results for the intersection are summarized in Table 3 below under 2022 existing, 2025 no-build, and 2025 buildout scenarios. As shown in Table 3 below, the intersection currently operates with moderate delays for the westbound minor street approach. Under future no-build conditions, with the signal in place, the intersection is expected to operate at LOS C during the AM and PM peak hour. The intersection is expected to continue to operate at an acceptable LOS C during the AM and PM peak hour under buildout conditions. As shown in Table 3, the proposed site has minimal impact on the operation of the intersection.

According to the guidelines published in NCDOT's *Policy on Street and Driveway Access to North Carolina Highways* (July 2003), mitigation improvements should be identified if the total average delay at the intersection increases by 25% or more with the addition of the proposed development site trips. The overall projected delay for the intersection and each approach under buildout conditions increases by less than 25% when compared to no-build conditions. Therefore, there are no roadway improvements recommended to be completed by the developer to accommodate site traffic.

Table 3: Level-of-Service: Glen Laurel Road and Vinson Road (Unsignalized and Signalized)

Condition	AM Peak		PM Peak	
	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)
2022 Existing	WB – E (48.5) SBL – A (8.2)	No Turn Lanes	WB – E (46.4) SBL – A (8.8)	No Turn Lanes
2025 No-Build (Signalized)	Overall – C (27.2) WB – C (31.7) NB – B (14.3) SB – C (28.5)	No Turn Lanes	Overall – C (24.5) WB – D (36.6) NB – A (9.2) SB – C (27.3)	No Turn Lanes
2025 Buildout (Signalized)	Overall – C (30.6) WB – C (34.2) NB – B (15.2) SB – C (34.2)	No Turn Lanes	Overall – C (28.3) WB – D (43.7) NB – A (9.3) SB – C (32.8)	No Turn Lanes

Glen Laurel Road at Powhatan Road

Glen Laurel Road at Powhatan Road is currently a three-legged unsignalized intersection with the southbound Glen Laurel Road approach operating under stop control and the eastbound and westbound major street approaches of Powhatan Road operating as free-flow.



Westbound Approach of Powhatan Road at Glen Laurel Road

The capacity analysis results for the intersection are summarized in Table 4 below under 2022 existing, 2025 no-build, and 2025 buildout scenarios. As shown in Table 4 below, the intersection currently operates with short delays for the southbound minor street approach. Under future no-build conditions, the intersection is expected to continue to operate with short delays for the minor street approach. The intersection is expected to continue to operate with short delays for the southbound minor street approach during the AM and PM peak hour under buildout conditions.

According to the guidelines published in NCDOT's *Policy on Street and Driveway Access to North Carolina Highways* (July 2003), mitigation improvements should be identified if the total average delay at the intersection increases by 25% or more with the addition of the proposed development site trips. The projected delay for each approach under buildout conditions increases by less than 25% when compared to no-build conditions. The intersection is expected to operate acceptably at project buildout and the site traffic has minimal impact on the operation of the intersection. Therefore, there are no roadway improvements recommended to be completed by the developer to accommodate site traffic.

Table 4: Level-of-Service: Glen Laurel Road at Powhatan Road (Unsignalized)

Condition	AM Peak		PM Peak	
	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)
2022 Existing	EBL – A (8.0) SB – B (13.5)	EBL – 5'/45'	EBL – A (8.1) SB – B (12.7)	EBL – 15'/54'
2025 No-Build	EBL – A (8.1) SB – B (14.8)	EBL – 5'/46'	EBL – A (8.2) SB – B (13.9)	EBL – 18'/61'
2025 Buildout	EBL – A (8.1) SB – C (16.5)	EBL – 8'/48'	EBL – A (8.4) SB – C (15.6)	EBL – 20'/71'

Glen Laurel Road at Proposed Site Driveway

The future intersection of Glen Laurel Road at Proposed Site Driveway is an unsignalized four-legged intersection. The eastbound and westbound (Proposed Site Driveway) minor street approaches will operate under stop control while the major street approaches (Glen Laurel Road) will operate as free-flow. The Proposed Site Driveway will serve as access for the portion of the development located west of Glen Laurel Road as well as east of Glen Laurel Road.

The capacity analysis results for the intersection are summarized in Table 5 below. The intersection of Glen Laurel Road at Proposed Site Driveway is expected to operate with short delays for the eastbound and westbound approaches (Proposed Site Driveway) during the AM and PM peak hours at project buildout.

According to the "Warrant for Left and Right-Turn Lanes" published in the NCDOT's *Policy On Street And Driveway Access to North Carolina Highways* (July 2003), the projected traffic volumes at the Proposed Site Driveway do not firmly support the need for turn lanes. Warrant information is included in the Appendix of this report. Furthermore, turn lanes are not needed based on Synchro and SimTraffic capacity analysis results. The following roadway improvements are recommended for the intersection of Glen Laurel Road at Proposed Site Driveway to accommodate the proposed site traffic:

- Provide one ingress and one egress lane on the eastbound and westbound approaches of Proposed Site Driveway.

Table 5: Level-of-Service: Glen Laurel Road at Proposed Site Driveway (Unsignalized)

Condition	AM Peak		PM Peak	
	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)
2025 Buildout	NBL – A (8.2) SBL – A (8.1) EB – B (14.9) WB – C (15.0)	No Turn Lanes	NBL – A (8.4) SBL – A (8.2) EB – C (18.0) WB – C (16.4)	No Turn Lanes

Vinson Road at Proposed Site Driveway

The future intersection of Vinson Road at Proposed Site Driveway is an unsignalized three-legged intersection. The southbound (Proposed Site Driveway) minor street approach will operate under stop control while the major street approaches (Vinson Road) will operate as free-flow.

The capacity analysis results for the intersection are summarized in Table 7 below. The intersection of Vinson Road at Proposed Site Driveway is expected to operate with short delays for the southbound approach (Proposed Site Driveway) during the AM and PM peak hours at project buildout.

According to the "Warrant for Left and Right-Turn Lanes" published in the NCDOT's *Policy On Street And Driveway Access to North Carolina Highways* (July 2003), the projected traffic volumes at the Proposed Site Driveway do not firmly support the need for turn lanes. Warrant information is included in the Appendix of this report. Furthermore, turn lanes are not needed based on Synchro and SimTraffic capacity analysis results. The following roadway improvements are recommended for the intersection of Vinson Road at Proposed Site Driveway to accommodate the proposed site traffic:

- Provide one ingress and one egress lane on the southbound approach of Proposed Site Driveway.

Table 6: Level-of-Service: Vinson Road at Proposed Site Driveway (Unsignalized)

Condition	AM Peak		PM Peak	
	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)	LOS and Delay (sec/veh)	Turn Lane Synchro 95% Queue Length (feet)
2025 Buildout	EBL – A (8.3) SB – B (13.1)	No Turn Lanes	EBL – A (8.0) SB – B (12.0)	No Turn Lanes

RECOMMENDATIONS

The recommended lane geometry is shown on Figure 10.

As indicated by NCDOT, the following roadway improvement is committed to **by NCDOT** and included in the future year analysis scenarios:

Glen Laurel Road at Vinson Road:

- Install a traffic signal

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by the developer** to accommodate project traffic:

Glen Laurel Road at Proposed Site Driveway:

- Provide one ingress and one egress lane on the eastbound and westbound approaches of the Proposed Site Driveway.

Vinson Road at Proposed Site Driveway:

- Provide one ingress and one egress lane on the southbound approach of the Proposed Site Driveway.

Summer Glen Residential TIA

Recommended Lane Geometry

LEGEND

- Stop Control
- Speed Limit XX
- Committed Signal Control by Others
- Existing Approach Lane
- Recommended Approach Lane (By Developer)
- Departure Lane
- XX' Intersection Spacing
- XX' - FULL STORAGE LENGTH

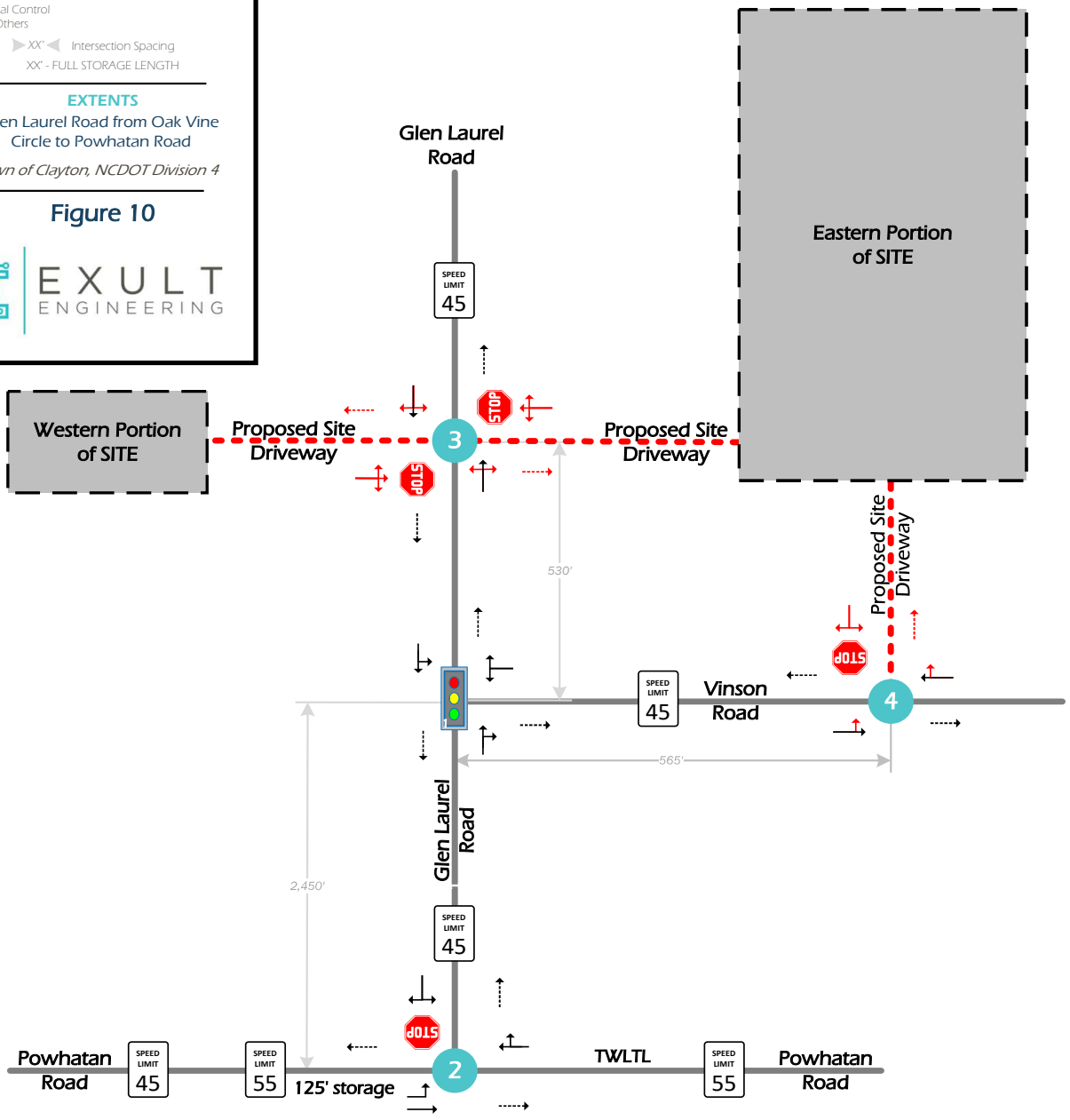
EXTENTS

Glen Laurel Road from Oak Vine Circle to Powhatan Road

Town of Clayton, NCDOT Division 4

Figure 10

EXULT ENGINEERING



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DELIVERY VIA EMAIL

August 4, 2022

Jonathan K. Jacobs, PE
Assistant Town Engineer - Town of Clayton
111 E. Second Street
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Summer Glen Residential TIA**

Dear Mr. Jacobs,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development. Please accept this letter as concurrence with the TIA and the attached TIA Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. Any comments below are in addition to the requirements that are included in the actual TIA or Traffic Impact Analysis Review. All requirements or recommendations included herein are based off current Department and Division policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, final plat, site plans, or access locations. A driveway permit must be obtained prior to construction and NCDOT will approve site plan and access locations during this review. 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

- Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. All required ROW shall be dedicated as public ROW in the final plat. Installation of right turn lanes will typically require at least 15' of dedication.
- 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.
- These conditions are based on current traffic volumes and projected growth for the study area. If the proposed build out year for this development, as stated in the TIA, varies more than one year an addendum or revised TIA may be required.

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

- The installation of any improvements being identified by a TIA for an adjacent development does not dismiss or release this development from installation and/or participation of these improvements provided the other development does not move forward as intended. It is recommended that the Developers coordinate this installation with other committed developments. The Department will not participate in determining the value of each individual contribution to this roadway improvement.

Additional Requirements

- All driveways for this site on NCDOT ROW must be spaced 600'on secondary and 1,000' on primary routes. This is measured along the ROW line between the tangent projection of the inside edges of adjacent driveways apart measuring the distance between the radiuses of both driveways.
- Any additional improvements that are constructed by others and not shown on this TIA must be maintained while constructing the improvements required by this letter.
- All left and right turns installed on NCDOT ROW at will required a minimum of 100' of storage if located at a site driveway. If any left turn lane taper overlaps with any existing or proposed middle turn lane or taper, the entire section will need to be widened to three lanes.
- The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Feel free to contact me if you have any additional questions or concerns.

Sincerely,



Sam Lawhorn, PE
District Engineer

cc: Kevin Bowen, PE - Division Engineer
Paul Marak, PE - Division Traffic Engineer
Charles Sorrell - Congestion Management Engineer
Brittany Chase, P.E. – Exult Engineering
Driveway Permit File

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 3, 2022

Summer Glen Residential

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-249
Division: 4
County: Johnston



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Charles Sorrell, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Summer Glen Residential TIA

SC-2022-249	Clayton	Johnston County

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 for background conditions presented in the 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	7/18/22	Date of Site Plan	N/A
Date of Complete Information	7/18/22	Date of Sealed TIA	7/14/22

Proposed Development

The TIA assumes the development is to be completed by 2025 and consist of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	120 units
Single-Family Detached Housing	210	15 units

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	26	75	101
PM Peak Hour	85	50	135
Daily Trips			1,370

General Reference

For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx*

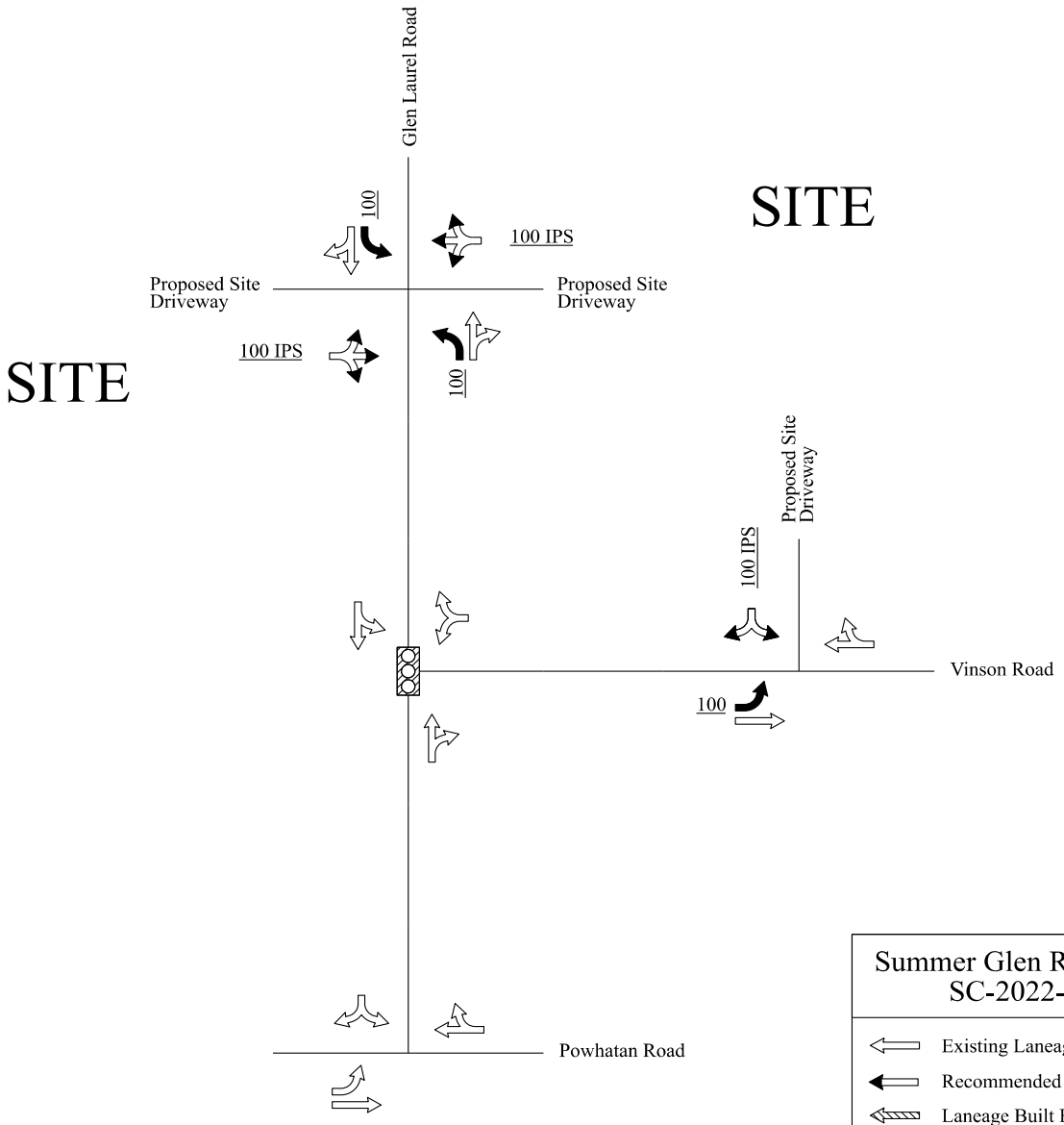
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.



Summer Glen Residential
SC-2022-249

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

Charles Sorrell 7/19/22

SUMMER GLEN

GLEN LAUREL ROAD at VINSON ROAD
CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
TOWN OF CLAYTON PROJECT NO. 2022-000-CZM

CONDITIONAL REZONING WITH MASTER PLAN - JULY 15, 2022

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

GOVERNING AGENCIES:

PLANNING:

TOWN OF CLAYTON
PLANNING DEPARTMENT.
111 E. SECOND STREET
CLAYTON, NC 27520

CONTACT: MRS. LORI BRIDGET
(919) 359-9337
LBRYANT@TOWNOFCLAYTONNC.ORG

PUBLIC UTILITIES:
TOWN OF CLAYTON
ENGINEERING
111 E. SECOND STREET
CLAYTON, NC 27520

CONTACT: MR. JOSHUA BAIRD
(919) 359-1288
JBAIRD@TOWNOFCLAYTONNC.ORG

NATURAL GAS
PIEDMONT NATURAL GAS
250 FIVE POINTS ROAD
DUDLEY, NC 28333

CONTACT: MARCUS THOMPSON
(919) 920-0257

ELECTRIC
TOWN OF CLAYTON
653 NC HIGHWAY 42 W
CLAYTON, NC 27520

MR. DALE MEDLIN
(919) 359-1292
DMEDLIN@TOWNOFCLAYTONNC.ORG

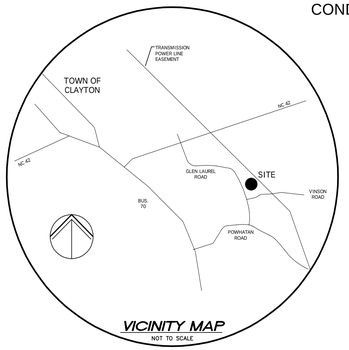
UTILITY AGENCIES:

WATER & SEWER:
TOWN OF CLAYTON
PUBLIC UTILITIES
111 E SECOND STREET
CLAYTON, NC 27520

CONTACT: (OFFICE)
919.553.5002
UTILITIES@TOWNOFCLAYTONNC.ORG

EROSION CONTROL:
TOWN OF CLAYTON
ENGINEERING
PO BOX 879
111 E. SECOND STREET
CLAYTON, NC 27520

CONTACT: JONATHAN JACOBS
(919) 359-1297
JJACOBS@TOWNOFCLAYTONNC.ORG



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PROJECT NAME:	SUMMER GLEN SUBDIVISION
SITE LOCATION:	GLEN LAUREL RD AND VINSON RD CLAYTON, NORTH CAROLINA
PARID:	05I04010A, 05I04203G, 05I04010 05I04203F, 05I04200S
DEED BOOK/PAGE	0691/03962, 0409/01154, 0691/03962, 0409/01154, 0161/04205
ZONE:	EX. – RESIDENTIAL ESTATE (RE) PRO. – CONDITIONAL ZONING WITH MASTER PLAN (CZM)
USE:	EX. – AG./RES./VACANT PRO. – SINGLE FAMILY RES.
TOTAL TRACK ACREAGE:	±53.06 Ac.
NUMBER OF PROPOSED LOTS:	±136 LOTS
PROPOSED DENSITY:	2.6 per Acre (<3)
MINIMUM LOT SIZE:	6,900 SF
LINEAR FOOTAGE OF STREETS:	±6,420 LF
AREA OF PROPOSED STREET R/W:	±7.46 Ac.

MINIMUM BUILDING SETBACKS:
FRONT/ R/W: 20'
SIDE: 6'
CORNER SIDE: 10'
REAR: 15'

REQ. OPEN SPACE (155.203.I.2.B) – 1,245 SF/LOT=169,320 SF(3.89 AC.)
OPEN SPACE COMMON AREA (155.501.E.1): ±17.9 Ac. (±34%)
MAX. IMPERVIOUS AREA: 36% (19.10 AC)

WATER AND SEWER SERVICES PROVIDED BY THE TOWN ON CLAYTON
136 SEWER SERVICES WILL BE REQUIRED TO SERVE THIS DEVELOPMENT.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED FROM THE TOWN OF CLAYTON PRIOR TO ANY CONSTRUCTION ACTIVITY RELATED TO THIS PROJECT. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

THIS PLAN IS SUBJECT TO REVISION THROUGHOUT THE CONSTRUCTION DRAWING APPROVAL PROCESS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON ENGINEERING DESIGN STANDARDS, SPECIFICATIONS, AND DETAILS.

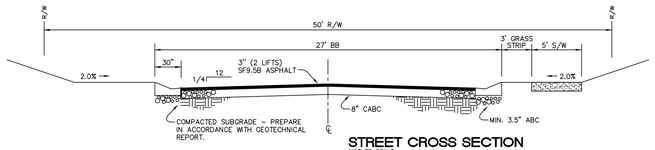
INDEX

COVER	COVER SHEET
CE-01.1	BOUNDARY AND ALTA SURVEY
CE-01.2	BOUNDARY AND ALTA SURVEY
CE-02	MASTER PLAN
CE-03	FIRE TRUCK VEHICLE TRACKING

TOWN OF CLAYTON GENERAL ZONING CONDITIONS:

General Notes:

1. BOUNDARY AND ALTA SURVEY DATA PERFORMED BY BATEMAN CIVIL SURVEY COMPANY.
2. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OF FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. THE OWNER SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF ANY EXISTING FACILITIES.
3. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
4. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD.
5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED SOLID WASTE LANDFILL.
6. THERE IS EXISTING UNDERGROUND WATER, SEWER, ELECTRICAL, OR FIBER OPTIC ON-SITE OR WITHIN CLOSE PROXIMITY. CONTRACTORS SHALL CALL 811 72 HOURS PRIOR TO DIGGING. CONTRACTORS SHALL DIG WITH EXTREME CAUTION.
8. CONCRETE SUB SHALL BE RESPONSIBLE FOR ALL SCORE JOINTS AND EXPANSION JOINTS. CONTRACTOR TO SUBMIT PROPOSED SCORE JOINT PLAN TO THE ENGINEER PRIOR TO POURING.
9. CONTRACTOR TO FURNISH ALL PAVEMENT MARKINGS AS SHOWN.
10. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 72 HOURS PRIOR TO DIGGING @ 811. BATEMAN CIVIL SURVEY HAS ONLY LOCATED THE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
11. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, NCDOT, JOHNSTON COUNTY, AND THE TOWN OF CLAYTON.
13. ALL CONSTRUCTION AND MATERIALS SHALL MEET TOWN OF CLAYTON AND NCDOT SPECIFICATIONS AND STANDARDS, LATEST EDITION. ALL WORK WITHIN NCDOT RIGHT-OF-WAY SHALL MEET THE SPECIFICATIONS AND STANDARDS OF NCDOT.
14. ALL CONCRETE PIPE IS TO BE ASTM C-76, CLASS III WITH RAM-NEK, UNLESS OTHERWISE NOTED.
15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
16. WETLANDS AND PONDS ARE SHOWN.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
18. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE PROJECT ENGINEER TO INSPECT AND PROOF ROLL THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
19. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT STOCKS ENGINEERING WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE DESIGN ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A SOILS ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.
20. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SOD, SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED.
21. SITE LIGHTING IS PRIVATELY OWNED.
22. PROPERTY IS TO BE SERVED BY TOWN OF CLAYTON PUBLIC UTILITIES.
23. THE BUILDING SETBACK LINES SHOWN ON THIS PLAT ARE FOR THE ENGINEER'S USE IN ESTABLISHING MINIMUM LOT FRONTAGES AT THE SETBACK LINE AND FOR RESERVING SUFFICIENT BUILDING AREA. BUILDING CONTRACTORS ARE TO VERIFY LOT LINE SETBACKS BEFORE SETTING FORMS OR DIGGING FOOTINGS.
24. REGULATORY SIGNS, STOPS SIGNS AND ADA SIGNS SHALL BE MANUFACTURED FROM HIGH INTENSITY REFLECTIVE MATERIALS AND MEET TOWN OF CLAYTON STANDARD DETAILS.
25. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
26. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE PROJECT ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
27. THE SURVEYOR DID NOT VISIBLY SEE ANY CEMETERIES IN ANY OPEN AREAS UNLESS OTHERWISE NOTED.
28. THIS PROPERTY DOES NOT DEPICT ENCUMBRANCES THAT ARE FOUND DURING A THOROUGH TITLE SEARCH.
29. ALL HVAC UNITS FOR THE PROPOSED BUILDING WILL BE SCREENED FROM PUBLIC RIGHT OF WAY.
30. ALL CURB AND GUTTER TO BE 30" ROLL CURB AND GUTTER. ALL CURB AND GUTTER WITHIN NCDOT OR R/W SHALL BE 30" STANDARD.
31. ALL CURB AND GUTTER AND SIDEWALK CONCRETE IS TO BE MINIMUM 3,000 PSI AT 28 DAYS, AIR ENTRAINED.
32. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
33. PROVIDE HANDICAP SIGNS, MARKING AND RAMPS AS SHOWN AND WHERE SIDEWALK TERMINATES AT INTERSECTIONS AND CUL DE SACS.
34. HANDICAP RAMPS ARE TO MEET "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" AS DETAILED IN THE FEDERAL REGISTER, VOLUME 56, NUMBER 144 DATED JULY 26, 1991, RULES AND REGULATIONS ACTIVATED JANUARY 26, 1992. FOR ADDITIONAL INFORMATION, REFER TO THE NC STATE BUILDING CODE VOLUME I-C, "MAKING BUILDINGS AND FACILITIES ACCESSIBLE TO THE USEABLE BY THE PHYSICALLY HANDICAPPED", 1991 EDITION. ALL STREET RETURNS TO HAVE H.C. RAMPS. H.C. RAMPS SHALL MEET CITY OF CLINTON AND NCDOT STANDARDS/SPECIFICATIONS.
35. CONTRACTOR SHALL NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED BY THE PROJECT ENGINEER AND/OR OWNER. ANY CONCRETE THAT HAS NOT BEEN APPROVED BY THE ENGINEER AND/OR OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
36. ALL AREAS NOT COVERED BY BUILDING OR PARKING SHALL BE COVERED WITH 4" MINIMUM OF TOPSOIL, FREE OF ROOT MATTER AND ROCKS AND GRASSED.
37. CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS WHERE EXISTING ASPHALT AND/OR CURB AND GUTTER IS TO BE REMOVED.
38. THE CONTRACTOR SHALL PROVIDE ALL THE MATERIAL AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED PRIOR TO BEING COVERED.
39. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE ASPHALT. NOTE STALLS TO RECEIVE 'VAN ACCESSIBLE' SIGNAGE.
40. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE POINTS.
41. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
42. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL/UNCLASSIFIED HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
43. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. THE OWNER, SAMPSON COUNTY, CITY OF CLINTON & STOCKS ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
44. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
45. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE STATE OF NORTH CAROLINA DEPARTMENT OF HEALTH CONSTRUCTION PERMIT, JOHNSTON COUNTY AND/OR AQUA.
46. ASPHALT PAVEMENT SHALL BE SMOOTH, WITH STRAIGHT OVERLAPPING SEAMS, FREE OF SEGREGATION, STAINS, BIRD BATHS, AND IMPERFECTIONS. ASPHALT PATCHING, SKIN PATCHES, OR RE-HEATING AND ROLLING WILL NOT BE ALLOWED. AREAS THAT ARE NOT ACCEPTABLE TO THE OWNER/ENGINEER WILL BE SAWCUT AND REMOVED. NO PATCH SMALLER THAN 200 SF WILL ALLOWED AND THE SAWCUTS MUST FALL ON A PAINT LINE OR EXISTING SEAM.
47. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE STATE OF NORTH CAROLINA DEPARTMENT OF HEALTH & THE TOWN OF CLAYTON.
48. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
49. NATURAL GAS IS AVAILABLE. COORDINATE INSTALLATION WITH PEIDMONT NATURAL GAS.
50. TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE STRUCTURAL ENGINEER. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). --IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
51. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 90% OF MAXIMUM DENSITY FOR LAWNS OR UNPAVED AREAS.
52. THE BUILDING CONTRACTOR AND THE SITE WORK CONTRACTOR ARE TO COORDINATE THE INSTALLATION OF DRAINAGE PIPES AROUND THE BUILDING STRUCTURE.
53. ANY RELOCATION OF EXISTING UTILITIES WILL BE AT THE COST OF THE OWNER. THE TOWN WILL NOT ACCEPT RESPONSIBILITY FOR DAMAGES TO CURB AND GUTTER OR STREET IMPROVEMENTS INSTALLED PRIOR TO UNDERGROUND SERVICES, NOR WILL THE TOWN ABSORB THE COST FOR BORINGS TO INSTALL UNDERGROUND SERVICE, PAVEMENT PATCHING OR DAMAGE TO LANDSCAPING. THESE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
54. FIRE DEPARTMENT VEHICULAR ACCESS TO ALL STRUCTURES UNDER CONSTRUCTION SHALL BE PROVIDED AT ALL TIMES. IN AREAS WHERE GROUND SURFACES ARE SOFT OR LIKELY TO BECOME SOFT, HARD ALL WEATHER SURFACE ROADS SHALL BE PROVIDED AND MAINTAINED.
55. ADDRESS NUMBERS, BOTH COMMERCIAL AND RESIDENTIAL, MUST BE POSTED ON THE FRONT OF THE STRUCTURE NEAREST TO THE MAIN ENTRANCE IN A POSITION TO BE PLAINLY LEGIBLE, VISIBLE, AND UNOBSTRUCTED FROM THE STREET OR ROAD FRONTING THE PROPERTY.
56. DISTURBED AREA IS OVER 1 ACRE AND A FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. THE SEDIMENTATION & EROSION CONTROL PLAN PROVIDED SHOULD BE REGARDED AS MINIMUM REQUIREMENTS; ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE.
57. (CONSTRUCTION/SITE PLANS) WATER AND SEWER PERMIT APPLICATIONS HAVE BEEN APPROVED BY THE DENR. PERMIT NUMBERS ARE AS FOLLOWS:
    WATER PERMIT NUMBER: 00000000
    SEWER PERMIT NUMBER: 00000000
58. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
59. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL NCDOT, JOHNSTON COUNTY, TOWN OF CLAYTON AND NCDENR STANDARDS AND SPECIFICATIONS.
60. MAINTAIN MINIMUM 3' COVER FOR ALL WATER PIPE.
61. WHERE WATERLINE CROSSES:
    A. SANITARY SEWER: WATERLINE SHALL CROSS ABOVE AND MAINTAIN 2' VERTICAL SEPARATION OR 10' OF HORIZONTAL SEPARATION. IF THIS SEPARATION CANNOT MAINTAIN OR IF WATERLINE PASSES BELOW SEWER LINE THEN BOTH WATERLINE AND SEWER LINE SHALL BE CLASS 50 DUCTILE IRON PIPE FOR A MINIMUM OF 10' EACH SIDE OF CROSSING.
    B. STORM SEWER: WHERE WATERLINE CROSSES ABOVE MAINTAIN 1' VERTICAL SEPARATION, WHERE WATERLINE CROSSES BELOW MAINTAIN 2' VERTICAL SEPARATION. IF THIS SEPARATION CANNOT BE MAINTAINED WATERLINE SHALL BE CLASS 50 DUCTILE IRON PIPE FOR MINIMUM OF 10' EACH SIDE OF CROSSING.
62. WHERE SANITARY SEWER CROSSES STORM MAINTAIN 2' SEPARATION. IF THIS SEPARATION CANNOT BE MAINTAINED SANITARY SEWER SHALL BE CLASS 50 DUCTILE IRON PIPE FOR MINIMUM OF 10' EACH SIDE OF CROSSING. 63.REFERENCE NC 15A, 18C, .0906 FOR ADDITIONAL CROSSING INFORMATION. THIS CRITERIA SHALL BE MET AT ALL CROSSINGS.
63. REFERENCE NC 15A, 18C, .0906 FOR ADDITIONAL CROSSING INFORMATION. THIS CRITERIA SHALL BE MET AT ALL CROSSINGS.



STREET CROSS SECTION
NOT TO SCALE

Owner/Developer:

Wakefield Development, LLC
448 Viking Drive, Suite 220
Virginia Beach, VA 23452
757.463.5000 (v)
Contact: Mike Baust

Civil Engineering:

Stocks Engineering, PA
801 East Washington Street
Nashville, North Carolina 27856
252.459.8196 (v) 252.903.6891 (c)
Contact: Mike Stocks, PE
mstocks@stocksengineering.com

Surveying:

Bateman Civil Survey Company
2524 Reliance Avenue
Apex, North Carolina 27539
919.577.1080 (v)
Contact: Josh Davidson, PLS
josh@batemancivilsurvey.com

THEREFORE, EVERYONE WHO HEARS THESE WORDS OF MINE AND PUTS THEM INTO PRACTICE IS LIKE A WISE MAN WHO BUILT HIS HOUSE ON THE ROCK. MATTHEW 7:24

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
PHONE: (252) 459-8196
P.O. BOX 1108
WWW.STOCKSENGINEERING.COM

BLN-C-1874

SUMMER GLEN
GLEN LAURAL RD. at VINSON RD.
CLAYTON, NORTH CAROLINA

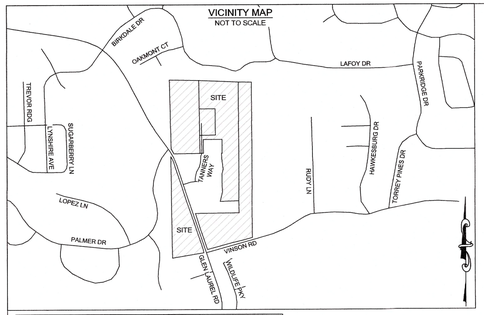
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER MICHAEL STOCKS
7/15/22

COVER SHEET

REVISIONS

FILE NO.	2022-031
HORZ. SCALE:	1"=100'
VERT. SCALE:	NONE

COVER



LEGEND

- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- AIR CONDITIONING UNIT
- WELL
- SIGN
- F — UNDERGROUND FIBER
- T — UNDERGROUND TELEPHONE
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- SD — STORM DRAIN
- OHE — OVERHEAD UTILITY
- GUY WIRE
- BURIED UTILITY MARKER

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
IPS	IRON PIPE SET
PKS	PK NAIL SET
PKF	PK NAIL FOUND
SSMH	SANITARY SEWER MANHOLE
N	NORTH
E	EAST
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL
~	TIE (INDICATES 2 PARTS OF THE SAME PARCEL)

NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720167800K, DATED 06/20/2018.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83/NSRS 2011/SPC UNLESS OTHERWISE SHOWN.
3. SITE ZONED "R-E" FOR THE TOWN OF CLAYTON PER JOHNSTON COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
8. NO BUILDINGS OR STRUCTURES WERE OBSERVED AS A RESULT OF THIS SURVEY
9. STREAMS, STREAM BUFFERS & WETLANDS SHOWN PER WETLAND SKETCH MAP BY SAGE ECOLOGICAL SERVICES, DATED MARCH 21, 2022

TO: EQUITY TITLE COMPANY, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON APRIL 28TH, 2022.

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON

7/11/22

STEVEN P. CARSON, PLS — DATE
NC LICENSE NO. 4752

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 3962 PAGE 691, DEED BOOK 4205 PAGE 161, DEED BOOK 1154 PAGE 409); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; 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 11 DAY OF JULY, A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR " EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON

7/11/22

STEVEN P. CARSON, PLS
NC LICENSE NO. 4752

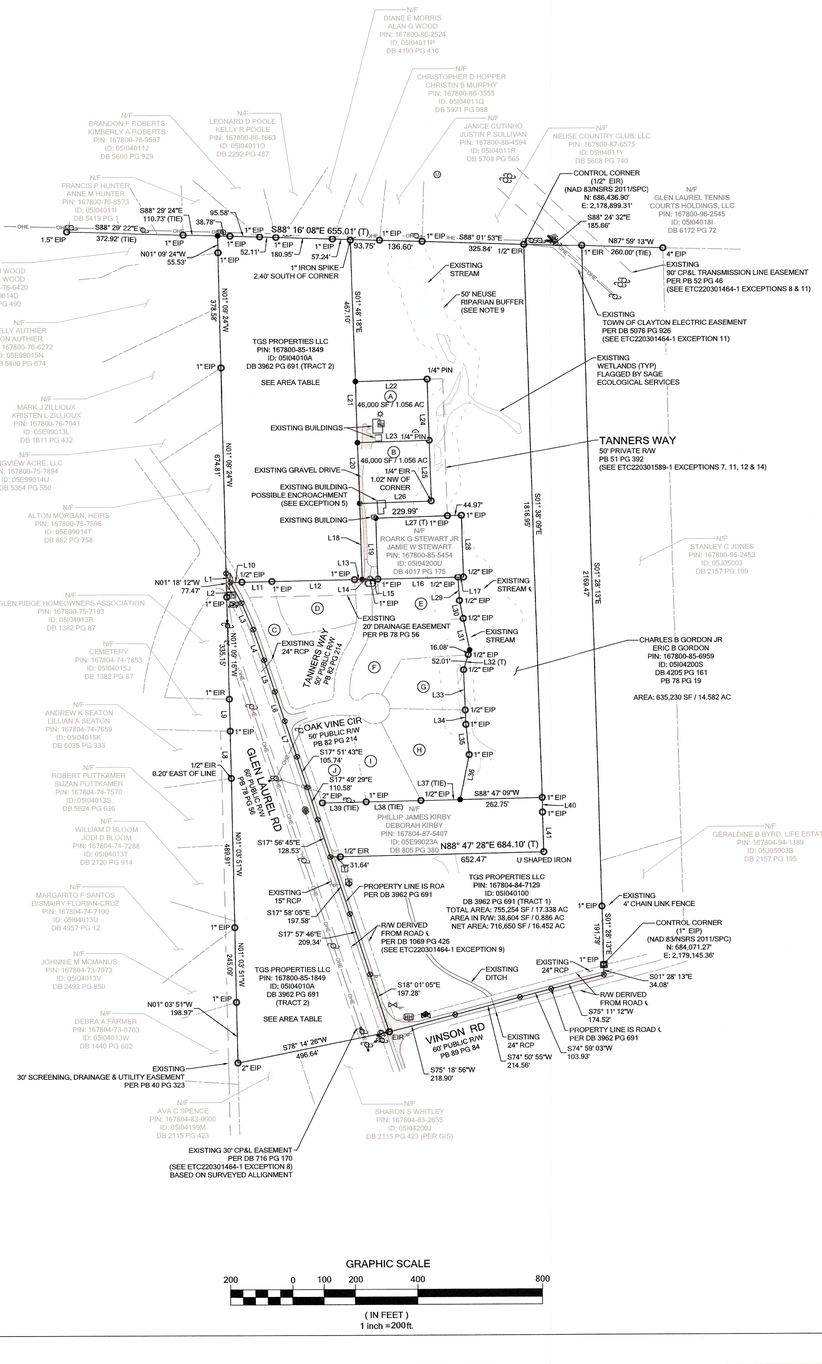
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

LOT INFORMATION

PROPERTY	OWNER	DEED	PIN	ID
A	CHARLES B GORDON JR	DB 1154 PG 409	167800-85-4971	05I04203F
B	CHARLES B GORDON JR	DB 1154 PG 409	167800-85-4781	05I04203G
C	MICHAEL P DUNLOP JACQUELINE W DUNLOP	DB 5952 PG 691	167800-85-1063	05I04203O
D	DENIS CANELO KATIE CANELO	DB 4943 PG 703	167800-85-2226	05I04203Q
E	STEVE K STROUSE DIANE A STROUSE	DB 5855 PG 522	167800-85-5247	05I04203K
F	WARRICK L JONES ANDREA M JONES	DB 5039 PG 189	167800-85-5124	05I04203J
G	CHARLES C SUTTON CHRISTY LYNN H SUTTON	DB 4721 PG 209	167800-85-5969	05I04203L
H	BRANDY E B CREECH	DB 4801 PG 579	167804-84-5766	05I04203M
I	AARON L THOMAS VANESA THOMAS	DB 4312 PG 754	167804-84-4723	05I04203I
J	JAMES B GURGANUS CENTENNIAL H GURGANUS	DB 4461 PG 357	167804-84-2765	05I04203N

AREAS OF PIN 167800-85-1849

NORTHERN SECTION	AREA
TOTAL	485,021 SF / 11.134 AC
IN R/W	2,011 SF / 0.046 AC
NET	483,010 SF / 11.088 AC
SOUTHERN SECTION	
TOTAL	410,453 SF / 9.423 AC
IN R/W	46,740 SF / 1.073 AC
NET	363,713 SF / 8.350 AC
TOTAL PARCEL	
TOTAL	895,474 SF / 20.557 AC
IN R/W	48,751 SF / 1.119 AC
NET	846,723 SF / 19.438





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch =200 ft.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S24° 41' 24"E	32.33'
L2	N27° 50' 58"W	76.78'
L3	S22° 47' 42"E	94.11'
L4	S19° 08' 39"E	106.37'
L5	S18° 18' 38"E	109.77'
L6	S18° 01' 43"E	101.50'
L7	S18° 00' 29"E	123.02'
L8	N01° 03' 51"W	155.03'
L9	N01° 09' 16"W	105.00'
L10	S88° 49' 44"W	36.97'
L11	S88° 49' 44"W	96.87'
L12	S88° 49' 44"W	264.47'
L13	S88° 49' 44"W	24.97'
L14	S88° 50' 00"W	25.02'
L15	S88° 50' 00"W	25.04'
L16	N88° 50' 00"E	257.08'
L17	S88° 50' 00"W	17.98'
L18	S01° 44' 46"E	250.03'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L19	S01° 45' 16"E	200.61'
L20	S01° 45' 30"E	200.00'
L21	S01° 45' 30"E	200.00'
L22	S88° 14' 30"W	230.00'
L23	S88° 14' 30"W	230.00'
L24	N01° 45' 30"W	200.00'
L25	N01° 45' 30"W	200.00'
L26	N88° 14' 30"E	230.00'
L27	S88° 15' 57"W	274.96'
L28	N01° 46' 36"W	203.34'
L29	N03° 17' 54"W	77.05'
L30	N11° 06' 00"W	59.49'
L31	N11° 06' 00"W	105.09'
L32	N16° 41' 40"E	68.09'
L33	N02° 07' 38"W	132.30'
L34	N02° 07' 38"W	47.67'
L35	N05° 45' 24"W	99.82'
L36	N11° 29' 43"E	149.79'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L37	S88° 46' 47"W	126.36'
L38	S88° 46' 47"W	175.27'
L39	S88° 46' 47"W	140.20'
L40	S01° 29' 44"E	47.82'
L41	S01° 29' 44"E	129.73'

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS ● SURVEYORS ● PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

ALTA/NSPS/LAND TITLE SURVEY
EXCLUSIVELY FOR: WAKEFIELD DEVELOPMENT

PROPERTY PINS:
167800-85-1849, 167800-85-6959, 167804-84-7129, 167800-85-4781 & 167800-85-4971
AS RECORDED IN: DEED BOOK 3962, PAGE 691, DEED BOOK 4205, PAGE 161,
& DEED BOOK 1154, PAGE 409
CLAYTON TOWNSHIP - JOHNSTON COUNTY - NORTH CAROLINA

REVISIONS
1. ADDED FEATURES FOR LOTS A & B (5/02/22)
2. ADDED SECOND TITLE REPORT (6/02/22)
3. REVISED SECOND TITLE REPORT (7/06/22)
4.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: 1" = 200'
DATE: 04/28/2022
JOB NUMBER: 220214

SHEET 1 OF 2

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 04/27/2022, JOB NO. 220214

SCHEDULE A

ISSUING AGENT: EQUITY TITLE COMPANY, LLC
ISSUING OFFICE: 200 GOLDEN OAK COURT, STE. 150, VIRGINIA BEACH, VA 23452
ISSUING OFFICE'S ALTA REGISTRY ID: 1117969
COMMITMENT NO.: ETC220301464-1
PROPERTY ADDRESS: 36.89 ACRES, MORE OR LESS, ON GLEN LAUREL RD, CLAYTON, NC 27527

1. COMMITMENT DATE: APRIL 1, 2022 AT 08:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNERS POLICY (06/17/06)
PROPOSED INSURED: WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
POLICY AMOUNT: $1,660,050.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE.

4. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS, AT THE COMMITMENT DATE, VESTED IN:
TGS PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

5. THE LAND IS DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A STAKE IN THE INTERSECTION OF STATE ROAD 1902 AND STATE ROAD 1903, CORNER OF LOT NOS. 1 AND 5, AND RUNNING THENCE WITH THE CENTER OF STATE ROAD 1902, NORTH 13 DEGREES 55 MINUTES WEST 607.75 FEET TO A STAKE IN THE CENTER OF THE ROAD, CORNER OF LOT NO. 4; THENCE WITH THE LINE OF LOT NO. 4 NORTH 86 DEGREES 45 MINUTES WEST 690 FEET TO A STAKE, CORNER OF LOT NO. 4; THENCE WITH THE LINE OF LOT NO. 4 NORTH 3 DEGREES 15 MINUTES EAST 2001 FEET TO A STAKE, CORNER OF LOT NO. 4; THENCE SOUTH 83 DEGREES 30 MINUTES EAST 205.25 FEET TO A STAKE; THENCE SOUTH 3 DEGREES 15 MINUTES WEST 2409 FEET TO A STAKE IN THE MIDDLE OF STATE ROAD 1903; CORNER OF LOT NO. 4-A; THENCE WITH THE CENTER OF STATE ROAD 1903 NORTH 79 DEGREES 25 MINUTES EAST 697.5 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 19.5 ACRES, MORE OR LESS.
SAID TRACT BEING LOT NO. 5 IN THE DIVISION OF THE LANDS OF AMANDA E. DAVIS, DECEASED, AND AS ALLOTTED THEREIN TO EMMA D. BENSON, DECEASED; SAID DIVISION BEING MADE IN SPECIAL PROCEEDING NO. 2372 AND CID #6909, OFFICE OF CLERK OF SUPERIOR COURT OF JOHNSTON COUNTY; AND SIMALL CORNER LOT INCLUDED IN LOT NO. 3-A CONVEYED TO VESTOR BENSON, DECEASED, AND WIFE, EMMA BENSON, DECEASED, BY DEED RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSTON COUNTY IN BOOK NO. 638, PAGE 625; AND BEING ALL OF THAT PROPERTY ACQUIRED BY THADDEUS A. SMITH AND SPOUSE, GRACE B. SMITH PURSUANT TO DEED RECORDED IN BOOK 870, PAGE 101, JOHNSTON COUNTY REGISTRY; AND BEING ALL OF THAT PROPERTY ACQUIRED BY THAD AND GRACE SMITH PROPERTIES, L.L.C., PURSUANT TO DEED RECORDED IN BOOK 1921, PAGE 351, JOHNSTON COUNTY REGISTRY.

TRACT 2:
BEGINNING AT A STAKE IN THE INTERSECTION OF THE POWHATAN ROAD AND A PUBLIC ROAD, CORNER OF LOT NOS. 1 AND 3-A AND RUNS THENCE WITH THE LINE OF LOT NO. 3-A, NORTH 86 DEGREES 45 MINUTES WEST 490.3 FEET TO A STAKE, CORNER OF LOT NO. 3-A; THENCE NORTH 3 DEGREES 15 MINUTES EAST 2628.2 FEET TO A STAKE; THENCE SOUTH 83 DEGREES 30 MINUTES EAST 420.25 FEET TO A STAKE, CORNER OF LOT NO. 2; THENCE WITH THE LINE OF LOT NO. 2, SOUTH 3 DEGREES 15 MINUTES WEST 1111.5 FEET TO A STAKE; THENCE NORTH 86 DEGREES 45 MINUTES WEST 418 FEET TO A STAKE IN THE CENTER OF THE POWHATAN ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 13 DEGREES 55 MINUTES EAST 1557.75 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 19.6 ACRES, MORE OR LESS. SAID TRACT BEING LOT NO. 1 IN THE DIVISION OF THE LANDS OF AMANDA E. DAVIS, DECEASED, AND AS ALLOTTED THEREIN TO THE HEIRS-AT-LAW OF MYRTLE DAVIS BENSON, DECEASED; SAID DIVISION BEING MADE IN SPECIAL PROCEEDING NO. 2372 AND CID#6909, OFFICE OF CLERK OF SUPERIOR COURT OF JOHNSTON COUNTY; AND BEING ALL OF THAT PROPERTY ACQUIRED BY THADDEUS A. SMITH AND SPOUSE, GRACE B. SMITH PURSUANT TO DEED RECORDED IN BOOK 870, PAGE 102, JOHNSTON COUNTY REGISTRY; AND BEING ALL OF THAT PROPERTY ACQUIRED BY THAD AND GRACE SMITH PROPERTIES, L.L.C. PURSUANT TO DEED RECORDED IN BOOK 1921, PAGE 351, JOHNSTON COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION OF RIGHT-OF-WAY CONVEYED IN BOOK 1069, PAGE 426.

NOTE: DESCRIPTION FOR TRACT 1 ABOVE, AS SHOWN ON DEED INTO TGS PROPERTIES, LLC RECORDED IN BOOK 3692, PAGE 691 CONTAINS INCORRECT DIRECTIONS AT CALLS 2 AND 6. SAID CALLS MUST BE CORRECTED IN DEED REQUIRED HEREIN WITH NEW METES AND BOUNDS DESCRIPTION FOR THE INSURED PARCEL AS PROVIDED BY SURVEYOR.

COMMITMENT NO.: ETC220301464-1

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

3. ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

4. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

NOTE: ITEMS 1, 2, 3 AND 4 ABOVE WILL NOT APPEAR ON THE FINAL MORTGAGEE TITLE POLICY PROVIDED THAT THE REQUIREMENTS APPEARING UNDER SCHEDULE B-SECTION I OF THIS COMMITMENT HAVE BEEN COMPLIED WITH.

5. ANY DISCREPANCY, CONFLICT, MATTER AFFECTING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH-WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN HEREON)

6. THE LIEN FOR ALL TAXES FOR THE YEAR 2022 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)

7. ANY PRESENT, PAST OR FUTURE REAL ESTATE TAXES WHICH MAY BECOME DUE AND PAYABLE ON THE LAND UNDER THE LAND USE ORDINANCE OF THE COUNTY OF JOHNSTON, NC OR ANY OTHER ROLL BACK TAXES WHICH ARE NOT YET DUE AND PAYABLE BECAUSE OF THE CLASSIFICATION OR THE USE OF THE LAND.
(NO MATTER OF SURVEY)

8. EASEMENT IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY AS RECORDED IN BOOK 646, PAGE 372 AND BOOK 716, PAGE 170.
(AS SHOWN HEREON)

9. RIGHT OF WAY AGREEMENT IN FAVOR OF NC DEPARTMENT OF TRANSPORTATION, AS RECORDED IN BOOK 1069, PAGE 426 (TRACT 2).
(AS SHOWN HEREON)

10. RIGHT OF WAY AND EASEMENT AGREEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN BOOK 1109, PAGE 354.
(NO PLOTTABLE DESCRIPTION FOUND)

11. EASEMENT IN FAVOR OF TOWN OF CLAYTON AS RECORDED IN BOOK 5076, PAGE 926, AND AS SHOWN ON EXHIBIT THERETO, A 90' DUKE PROGRESS TRANSMISSION RIGHT OF WAY.
(AS SHOWN HEREON)

12. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 9, PAGE 3, JOHNSTON COUNTY REGISTRY.
(AS SHOWN HEREON)

13. REFERENCE TO QUANTITY OF ACREAGE IS FOR DESCRIPTIVE PURPOSES ONLY AND THE POLICY WILL NOT INSURE AS TO QUANTITY OF ACREAGE NOR TO THE ACCURACY OF THE COMPUTATION THEREOF.
(NO MATTER OF SURVEY)

14. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF ANY PUBLIC ROAD.
(AS SHOWN HEREON)

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARLSON

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 04/27/2022, JOB NO. 220214

SCHEDULE A

ISSUING AGENT: EQUITY TITLE COMPANY, LLC
ISSUING OFFICE: 200 GOLDEN OAK COURT, STE. 150, VIRGINIA BEACH, VA 23452
ISSUING OFFICE'S ALTA REGISTRY ID: 1117969
COMMITMENT NO.: ETC220301589-1
PROPERTY ADDRESS: TWO 1.06 ACRES TRACTS ON TANNERS WAY NEAR GLEN LAUREL DRIVE, CLAYTON, NC 27527
15.06 ACRES MORE OR LESS NEAR GLEN LAUREL DRIVE, CLAYTON, NC 27527
REVISION NO.: 2

1. COMMITMENT DATE: APRIL 22, 2022 AT 08:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNERS POLICY (06/17/06)
PROPOSED INSURED: WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
POLICY AMOUNT: $793,100.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE AND THE APPURTENANT EASEMENT.

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
CHARLES B. GORDON, JR. (AS TO PARCEL ONE)
CHARLES B. GORDON, JR. AND ERIC B. GORDON (AS TO PARCEL TWO)

5. THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF LOT 1, 1.056 ACRES AND ALL OF LOT 2, 1.056 ACRES AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 381, JOHNSTON COUNTY, REGISTRY.

TOGETHER WITH THAT CERTAIN 50' ACCESS EASEMENT AS INDICATED ON PLAT RECORDED IN PLAT BOOK 44, PAGE 381, JOHNSTON COUNTY, REGISTRY, LESS THAT PORTION OF THE 50' ACCESS EASEMENT EXTINGUISHED IN PLAT BOOK 77, PAGE 480 (SEE ALSO PLAT BOOK 51, PAGE 392 AND PLAT BOOK 8, PAGE 19, FOR FURTHER DEPICTIONS OF SAID EASEMENT)

PARCEL TWO:
BEGINNING AT AN EXISTING PK NAIL LOCATED IN THE CENTERLINE OF NCSR 1901 (GLEN LAUREL ROAD), SAID EXISTING PK NAIL BEING SOUTHWEST CORNER OF PROPERTY OWNED BY ERIC B. GORDON AND AMANDA DAVIS GARDNER (DEED BOOK 3150, PAGE 687) AND RUNNING THENCE ALONG THE CENTERLINE OF NCSR 1902 THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 34 MINUTES 56 SECONDS WEST 114.10 FEET, NORTH 13 DEGREES 58 MINUTES 07 SECONDS WEST 146.66 FEET, NORTH 14 DEGREES 53 MINUTES 02 SECONDS WEST 19.25 FEET, NORTH 13 DEGREES 16 MINUTES 02 SECONDS WEST 75.00 FEET, NORTH 15 DEGREES 38 MINUTES 35 SECONDS WEST 159.74 FEET, NORTH 14 DEGREES 53 MINUTES 05 SECONDS WEST 53.56 FEET, NORTH 16 DEGREES 31 MINUTES 45 SECONDS WEST 100.00 FEET, NORTH 20 DEGREES 28 MINUTES 13 SECONDS WEST 87.30 FEET, NORTH 35 DEGREES 01 MINUTE 01 SECOND WEST 15.91 FEET TO AN EXISTING PK NAIL, THENCE RUNNING SOUTH 87 DEGREES 17 MINUTES 53 SECONDS EAST 423.28 FEET TO AN EXISTING IRON PIPE; THENCE RUNNING NORTH 02 DEGREES 06 MINUTES 08 SECONDS EAST 1,116.36 FEET TO AND EXISTING IRON PIPE; THENCE RUNNING SOUTH 84 DEGREES 30 MINUTES 33 SECONDS EAST 556.50 FEET TO A POINT; THENCE RUNNING SOUTH 02 DEGREES 19 MINUTES 10 SECONDS WEST 1,664.31 FEET TO A POINT; THENCE RUNNING SOUTH 01 DEGREE 35 MINUTES 30 SECONDS WEST 54.26 FEET TO A POINT; THENCE RUNNING SOUTH 01 DEGREE 30 MINUTES 09 SECONDS WEST 100.08 FEET TO A POINT; THENCE RUNNING NORTH 87 DEGREES 20 MINUTES 05 SECONDS WEST 262.77 FEET TO AN EXISTING IRON PIPE; THENCE RUNNING NORTH 87 DEGREES 20 MINUTES 05 SECONDS WEST 473.01 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:
1. BEING ALL OF LOT 1, CONTAINING 1.275 ACRES, MORE OR LESS, AS SHOWN ON A MAP RECORDED IN PLAT BOOK 51, PAGE 392, JOHNSTON COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF SAID LOT.

2. BEING ALL OF LOT 1, CONTAINING 1.056 ACRES, MORE OR LESS, AS SHOW ON A MAP RECORDED IN PLAT BOOK 44, PAGE 381, JOHNSTON COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF SAID LOT.

3. BEING ALL OF LOT 2, CONTAINING 1.056 ACRES, MORE OR LESS, AS SHOWN ON A MAP CORDED IN PLAT BOOK 44, PAGE 381, JOHNSTON COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF SAID LOT.

4. BEING ALL OF THAT 50' ACCESS EASEMENT WHICH IS SHOWN AS TANNER'S WAY ON THOSE MAPS RECORDED IN PLAT BOOK 44, PAGE 381 AND PLAT BOOK 51, PAGE 392, JOHNSTON COUNTY REGISTRY.

THE ABOVE-DESCRIBED REAL PROPERTY IS NOW SHOWN ON THAT MAP RECORDED IN PLAT BOOK 78, PAGE 19, JOHNSTON COUNTY REGISTRY.

LESS AND EXCEPT THOSE PARCELS DEPICTED ON PLAT BOOK 78, PAGE 56 AND ON PLAT BOOK 82, PAGE 214, JOHNSTON COUNTY REGISTRY.

COMMITMENT NO.: ETC220301589-1

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

3. ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

4. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, MATTER AFFECTING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH-WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (TO BE DELETED UPON RECEIPT OF REQUIREMENT NOTED UNDER SCHEDULE B, PART I, ITEM #7, HEREIN)
(AS SHOWN HEREON)

6. THE LIEN FOR ALL TAXES FOR THE YEAR 2022 , WHICH ARE NOT YET DUE AND PAYABLE, AND SUBSEQUENT YEARS.
(NO MATTER OF SURVEY)

7. DECLARATION OF RESTRICTIONS AND PROVISIONS FOR PRIVATE ROAD MAINTENANCE RECORDED IN BOOK 1683, PAGE 155, JOHNSTON COUNTY REGISTRY.
(AS SHOWN HEREON)

8. EASEMENTS IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 716, PAGE 171, BOOK 1045, PAGE 315, BOOK 1447, PAGE 695 AND BOOK 3995, PAGES 23, 25 AND 27, JOHNSTON COUNTY REGISTRY.
(EASEMENTS ARE BLANKET IN NATURE, UNABLE TO PLOT)

9. DELETED PER SURVEYOR

10. MEMORANDUM OF WATER USE AGREEMENT RECORDED IN BOOK 2373, PAGE 455, JOHNSTON COUNTY REGISTRY.
(NO MATTER OF SURVEY)

11. RIGHTS OF OTHERS IN AND TO TANNER'S WAY AND ACCESS EASEMENT ON PLAT BOOK 44, PAGE 381.
(AS SHOWN HEREON)

12. FIFTY (50) FOOT PRIVATE RIGHT OF WAY AS SHOWN ON PLAT BOOK 51, PAGE 392, JOHNSTON COUNTY REGISTRY.
(AS SHOWN HEREON)

13. TITLE TO ANY HOUSE TRAILER, MOBILE HOME, OR MANUFACTURED HOME LOCATED ON THE LAND.
(NO MATTER OF SURVEY)

14. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 44, PAGE 381, PLAT BOOK 51, PAGE 392, PLAT BOOK 78, PAGE 19, PLAT BOOK 77, PAGE 480, PLAT BOOK 32, PAGE 343 AND PLAT BOOK 9, PAGE 3.
(AS SHOWN HEREON)

15. THE FOLLOWING MATTER(S) AS SHOWN ON PLAT OF SURVEY BY BATEMAN CIVIL SURVEY COMPANY, DATED APRIL 28, 2022 LAST REVISED JUNE 2, 2022, AND ANY EASEMENT(S) OR RIGHT(S)-OF-WAY ASSOCIATED THEREWITH, INCLUDING THE FOLLOWING:

A) EXISTING BUILDING ENCROACHMENTS AS SHOWN ON SURVEY;
B) 50' NEUSE RIPARIAN BUFFER; AND 50' RIPARIAN BUFFER SHOW ON PLAT BOOK 78, PAGE 56;
C) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF STREAM CROSSING OR ADJOINING THE LAND, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION;
D) 50' PRIVATE R/W AS SHOWN ON SURVEY;
E) ANY TITLE OR RIGHTS ASSERTED BY ANYONE, INCLUDING BUT NOT LIMITED TO, PERSONS, CORPORATION, GOVERNMENTS OR OTHER ENTITIES, TO WETLANDS AS ESTABLISHED OR CHANGED BY THE UNITED STATES GOVERNMENT OR WATERS RIGHTS, IF ANY.
(AS SHOWN HEREON)

AS-SURVEYED LEGAL DESCRIPTIONS
COMMITMENT NO.: ETC220301589-1

167800-85-4971
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND NOW OR FORMERLY OF CHARLES B GORDON JR AS DESCRIBED IN DEED BOOK 1154 AT PAGE 409 AND FURTHER DESCRIBED AS LOT 1 IN PLAT BOOK 44, PAGE 381 OF THE JOHNSTON COUNTY REGISTER OF DEEDS (PIN: 167800-85-4971), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/4" IRON PIN FOUND ON THE NORTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 1154 AT PAGE 409 AND FURTHER DESCRIBED AS LOT 1 IN PLAT BOOK 44, PAGE 381 OF THE JOHNSTON COUNTY REGISTER OF DEEDS, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 685,995.21' AND E= 2,178,588.01'; THENCE, FROM THE POINT OF BEGINNING, S01°45'30"E A DISTANCE OF 200.00 FEET TO A 1/4" IRON PIN FOUND; THENCE, S88°14'30"W A DISTANCE OF 230.00 FEET TO A 3/4" IRON PIPE SET; THENCE, N01°45'30"W A DISTANCE OF 200.00 FEET TO A 3/4" IRON PIPE SET; THENCE, N88°14'30"E A DISTANCE OF 230.00 TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 46,000 SQUARE FEET OR 1.056 ACRES, MORE OR LESS.

167800-85-4781
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND NOW OR FORMERLY OF CHARLES B GORDON JR AS DESCRIBED IN DEED BOOK 1154 AT PAGE 409 AND FURTHER DESCRIBED AS LOT 2 IN PLAT BOOK 44, PAGE 381 OF THE JOHNSTON COUNTY REGISTER OF DEEDS (PIN: 167800-85-4781), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/4" IRON PIN FOUND ON THE NORTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 1154 AT PAGE 409 AND FURTHER DESCRIBED AS LOT 2 IN PLAT BOOK 44, PAGE 381 OF THE JOHNSTON COUNTY REGISTER OF DEEDS, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 685,795.35' AND E= 2,178,594.14'; THENCE, FROM THE POINT OF BEGINNING, S01°45'30"E A DISTANCE OF 200.00 FEET TO A COMPUTED POINT, SAID POINT BEING 1.02 FEET SOUTHEAST OF A 1/4" IRON REBAR FOUND; THENCE, S88°14'30"W A DISTANCE OF 230.00 FEET TO A 3/4" IRON PIPE SET; THENCE, N01°45'30"W A DISTANCE OF 200.00 FEET TO A 3/4" IRON PIPE SET; THENCE, N88°14'30"W A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 46,000 SQUARE FEET OR 1.056 ACRES, MORE OR LESS.

167800-85-6959
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND NOW OR FORMERLY OF CHARLES B GORDON JR AND ERIC B GORDON AS DESCRIBED IN DEED BOOK 4205 AT PAGE 161 OF THE JOHNSTON COUNTY REGISTER OF DEEDS (PIN: 167800-85-6959), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON REBAR FOUND ON THE NORTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 4205 AT PAGE 161 OF THE JOHNSTON COUNTY REGISTER OF DEEDS, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 686,436.90' AND E= 2,178,899.31'; THENCE, FROM THE POINT OF BEGINNING S01°38'09"E A DISTANCE OF 1,816.95 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°47'09"W A DISTANCE OF 262.75 FEET TO A 3/4" IRON PIPE SET; THENCE, N11°29'43"E A DISTANCE OF 149.79 FEET TO A 1" IRON PIPE FOUND; THENCE, N05°45'24"W A DISTANCE OF 99.82 FEET TO A 1" IRON PIPE FOUND; THENCE, N02°07'38"W A DISTANCE OF 47.67 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N02°07'38"W A DISTANCE OF 132.30 FEET TO A 1/2" IRON PIE FOUND; THENCE, N16°41'40"E A DISTANCE OF 52.01 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N16°41'40"E A DISTANCE OF 16.08 FEET TO A 3/4" IRON PIPE SET; THENCE, N11°06'00"W A DISTANCE OF 105.09 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N11°06'00"W A DISTANCE OF 59.49 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N03°17'54"W A DISTANCE OF 77.05 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N68°50'00"E A DISTANCE OF 17.98 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N01°46'36"W A DISTANCE OF 203.34 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°15'57"W A DISTANCE OF 44.97 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°15'57"W A DISTANCE OF 229.99 FEET TO A 3/4" IRON PIPE SET; THENCE, S01°45'16"E A DISTANCE OF 200.61 FEET TO A 1" IRON PIPE FOUND ON THE NORTHERN EDGE OF THE PUBLIC RIGHT OF WAY OF TANNERS WAY; THENCE, WITH SAID RIGHT OF WAY, S88°50'00"W A DISTANCE OF 25.04 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S88°50'00"W A DISTANCE OF 25.02 FEET TO A 3/4" IRON PIPE SET; THENCE, N01°44'46"W A DISTANCE OF 250.03 FEET TO A 3/4" IRON PIPE SET; THENCE, N80°41'40"E A DISTANCE OF 230.00 FEET TO A COMPUTED POINT, SAID POINT BEING 1.02 FEET SOUTHEAST OF A 1/4" IRON REBAR FOUND; THENCE, N01°45'30"W A DISTANCE OF 200.00 FEET TO A 1/4" IRON PIN FOUND; THENCE, N01°45'30"W A DISTANCE OF 200.00 FEET TO A 1/4" IRON PIN FOUND; THENCE, S88°14'30"W A DISTANCE OF 230.00 FEET TO A 3/4" IRON PIPE SET; THENCE, N01°48'18"W A DISTANCE OF 467.10 FEET TO A COMPUTED POINT, SAID POINT BEING 2.40 FEET NORTH OF A 1" IRON SPIKE FOUND; THENCE, S88°16'08"E A DISTANCE OF 93.75 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°16'08"E A DISTANCE OF 136.60 FEET TO A 1" IRON PIPE FOUND; THENCE S88°01'53"E A DISTANCE OF 325.84 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 635,230 SQUARE FEET OR 14.582 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS BEING THE SAME AS THOSE DESCRIBED IN SCHEDULE C OF THE TITLE COMMITMENT CREATED BY EQUITY TITLE COMPANY, LLC, COMMITMENT NUMBER ETC220301589, DATED APRIL 22, 2002.

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

ALTA/NSPS/LAND TITLE SURVEY

EXCLUSIVELY FOR: WAKEFIELD DEVELOPMENT

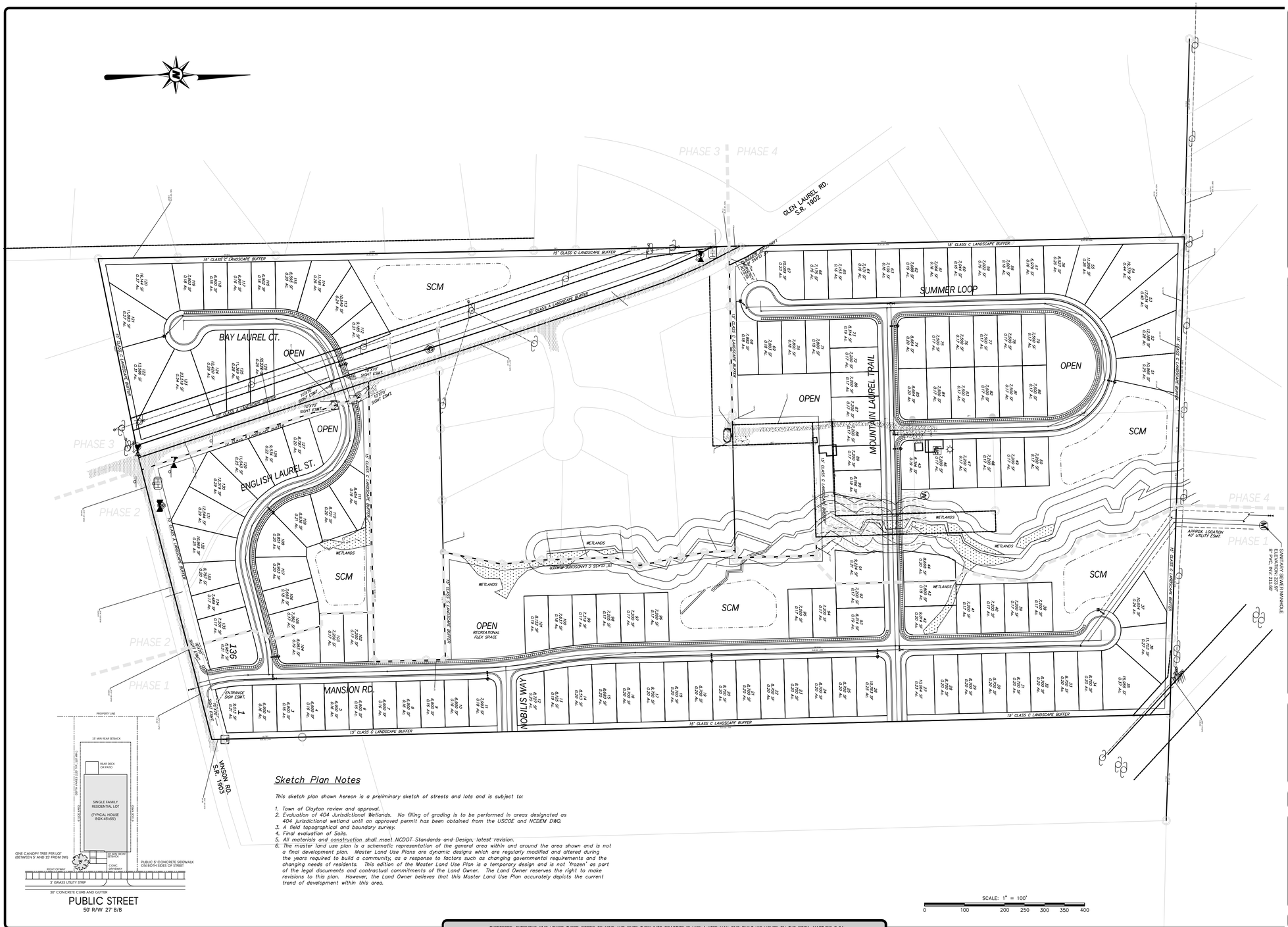
PROPERTY PINS:
167800-85-1849, 167800-85-6959, 167904-84-7129, 167800-85-4781 & 167800-85-4971
AS RECORDED IN: DEED BOOK 3992, PAGE 691, DEED BOOK 4205, PAGE 161, & DEED BOOK 1154, PAGE 409

CLAYTON TOWNSHIP - JOHNSTON COUNTY - NORTH CAROLINA

REVISIONS
1. ADDED FEATURES FOR LOTS A & B (5/02/22)
2. ADDED SECOND TITLE REPORT (6/02/22)
3. REVISED SECOND TITLE REPORT (7/06/22)
4.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: 1" = 200'
DATE: 04/28/2022
JOB NUMBER: 220214

SHEET 2 OF 2



PROPERTY LINE
10' MIN REAR SETBACK
REAR DECK OR PATIO
SINGLE FAMILY RESIDENTIAL LOT
(TYPICAL HOUSE BOX 45'x90')
SIDE SETBACK
SIDE SETBACK
FRONT SETBACK
ONE CANOPY TREE PER LOT (BETWEEN 5' AND 15' FROM SW)
20' MIN FROM SLMOL
CONC. DRIVEWAY
PUBLIC 5' C CONCRETE SIDEWALK ON BOTH SIDES OF STREET
RIGHT OF WAY
3' GRASS UTILITY STRIP
30" CONCRETE CURB AND GUTTER

PUBLIC STREET
50' R/W 27' B/B

Sketch Plan Notes

This sketch plan shown hereon is a preliminary sketch of streets and lots and is subject to:

1. *Town of Clayton review and approval.*
2. *Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDEM DWQ.*
3. *A field topographical and boundary survey.*
4. *Final evaluation of Soils.*
5. *All materials and construction shall meet NCDOT Standards and Design, latest revision.*
6. *The master land use plan is a schematic representation of the general area within and around the area shown and is not a final development plan. Master Land Use Plans are dynamic designs which are regularly modified and altered during the years required to build a community, as a response to factors such as changing governmental requirements and the changing needs of residents. This edition of the Master Land Use Plan is a temporary design and is not "frozen" as part of the legal documents and contractual commitments of the Land Owner. The Land Owner reserves the right to make revisions to this plan. However, the Land Owner believes that this Master Land Use Plan accurately depicts the current trend of development within this area.*

SCALE: 1" = 100'
0 100 200 250 300 350 400

THEREFORE, EVERYONE WHO HEARS THESE WORDS OF MINE AND PUTS THEM INTO PRACTICE IS LIKE A WISE MAN WHO BUILT HIS HOUSE ON THE ROCK. MATTHEW 7:24

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

SUMMER GLEN
GLEN LAURAL RD. at VINSON RD.
CLAYTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER MICHAEL STOCKS
7/15/22

MASTER PLAN

REVISIONS

FILE NO.	2022-031
HORZ. SCALE:	1"=100'
VERT. SCALE:	N/A

CE-02

THEREFORE, EVERYONE WHO HEARS THESE WORDS OF MINE AND PUTS THEM INTO PRACTICE IS LIKE A WISE MAN WHO BUILT HIS HOUSE ON THE ROCK. MATTHEW 7:24

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

SUMMER GLEN
GLEN LAURAL RD. at VINSON RD.
CLAYTON, NORTH CAROLINA

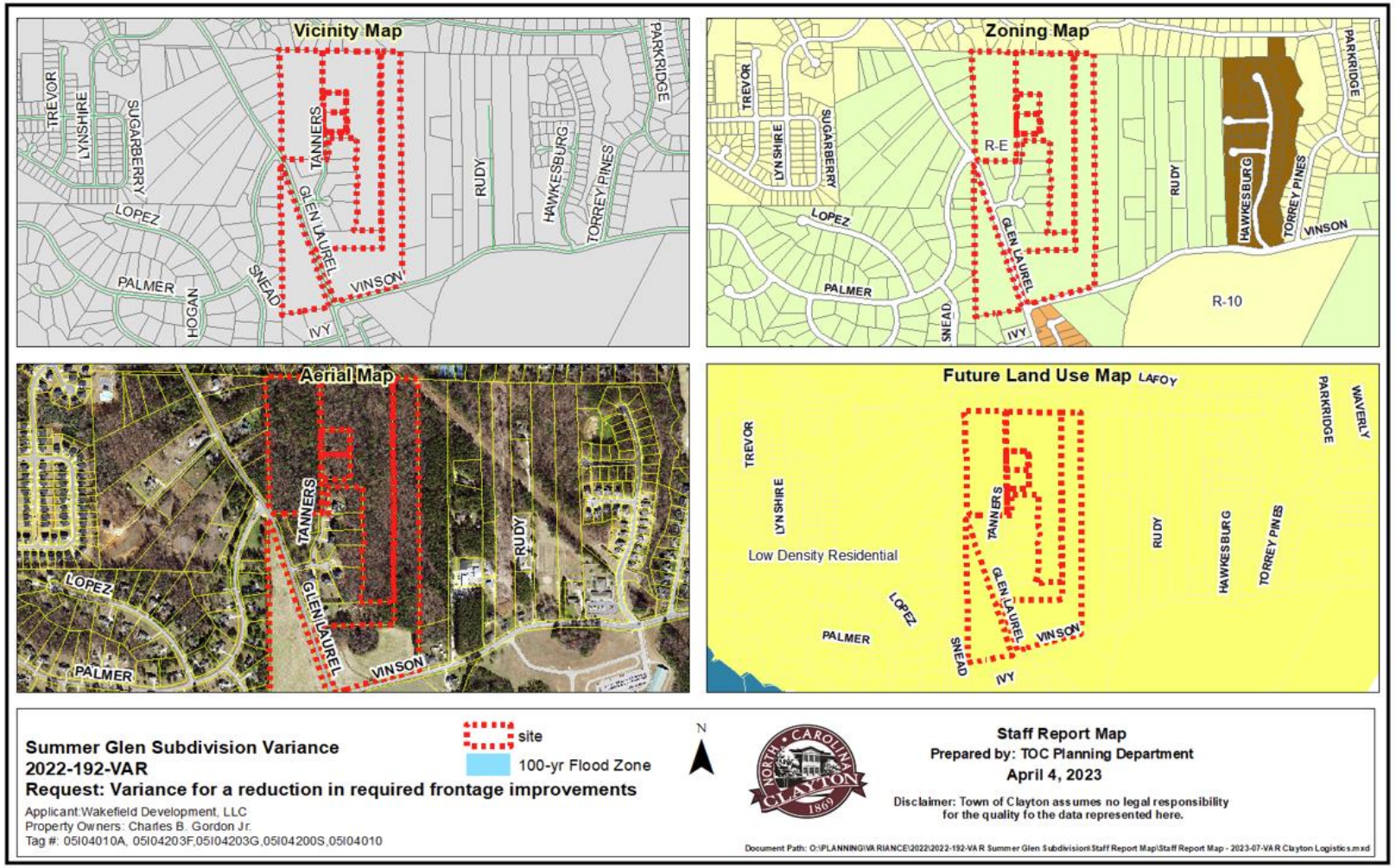
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
7/15/22

FIRE TRUCK TRACKING

REVISIONS

FILE NO.	2022-031
HORZ. SCALE:	1"=100'
VERT. SCALE:	N/A

CE-03


Vicinity Map
TREVOR
LYNSHIRE
SUGARBERRY
LOPEZ
PALMER
HOGAN
SNEAD
TANNERS
GLEN LAUREL
IVY
VINSON
RUDY
HAWKESBURG
TORREY PINES
PARKRIDGE
Zoning Map
R-E
R-10
Aerial Map
Future Land Use Map
LAFOY
WAVERLY
Low Density Residential
Summer Glen Subdivision Variance
2022-192-VAR
Request: Variance for a reduction in required frontage improvements
Applicant:Wakefield Development, LLC
Property Owners: Charles B. Gordon Jr.
Tag #: 05I04010A, 05I04203F,05I04203G,05I04200S,05I04010
site
100-yr Flood Zone
N
NORTH CAROLINA CLAYTON 1869
Staff Report Map
Prepared by: TOC Planning Department
April 4, 2023
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.
Document Path: O:\PLANNING\VARIANCE\2022\2022-192-VAR Summer Glen Subdivision\Staff Report Map\Staff Report Map - 2023-07-VAR Clayton Logistics.mxd