The Town of Clayton
Town of Clayton Planning Board Agenda
Tuesday, December 19, 2017 @ 6:00 PM
Town Council Chambers

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1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

a. Draft Minutes- October 23, 2017
October 23, 2017 Draft Minutes

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

a. Adoption of 2018 Meeting Schedule
Planning Board 2018 Meeting Schedule

POTENTIAL ACTION: Adoption of 2018 Schedule

b. 2017-177-SD Cooper Meadows
NC PIN: 166704-94-8640
Tag: 05i05056
Location: Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.

Preliminary plat for 17-lot residential subdivision on pubic water and private septic.

Staff Report - 2017-177-SD Cooper Meadows
Application 2017-177-SD Cooper Meadows
Staff Report Map 2017-177-SD Cooper Meadows
Site Plan 2017-177-SD Cooper Meadows
Waiver Justification 2017-177-SD Cooper Meadows
Neighborhood Meeting Materials 2017-177-SD Cooper Meadows

POTENTIAL ACTION: Recommendation of Approval of 2017-177-SD to Town Council

c. **2017-171-SD Goodson Townhomes**
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting preliminary plat approval to develop 64 townhome units on 7 acres of land located off City Road. This request is running concurrently with a Special Use Permit request to develop townhomes (2017-172-SUP).
Staff Report- 2017-171-SD Goodson Tract
Application 2017-171-SD Goodson Tract
Staff Report Map- 2017-171-SD Goodson Tract
Site Plan 2017-171-SD Goodson Tract
Neighborhood Meeting Materials 2017-171-SD- Goodson Tract
Wastewater Allocation 2017-171-SD Goodson Tract
NCDOT Email 2017-171-SD Goodson Tract
Traffic Letter 2017-171-SD Goodson Tract

POTENTIAL ACTION: **Recommendation of Approval of 2017-171-SD to Town Council**

d. **2017-172-SUP Goodson Tract Townhomes**
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting a Special Use Permit to allow 64 townhomes to be developed on the subject property, which is zoned Residential-10 (R-10). A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD).
Staff Report 2017-172-SUP Goodson Tract
Application 2017-172-SUP Goodson Tract
Staff Report Map- 2017-172-SUP Goodson Tract
Site Plan 2017-171-SD Goodson Tract
Neighborhood Meeting Materials- 2017-171-SD & 2017-172-SUP - Goodson Tract
Wastewater Allocation 2017-171-SD Goodson Tract
NC DOT Email 2017-171-SD Goodson Tract
Traffic Letter 2017-172-SUP Goodson Tract

POTENTIAL ACTION: **Recommendation of Approval of 2017-172-SUP to Town Council**

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN

The Town of Clayton
Clayton Planning Board Minutes
Monday, October 23, 2017 @ 6:00 PM
Town Council Chambers

BOARD MEMBERS PRESENT:
Bob Ahlert
George "Bucky" Coats
Sarah Brooks
Marty Bizzell
James Lipscomb
Stephen Powers
Ross Benson
Andria Merritt

STAFF PRESENT:
David DeYoung, Planning Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Councilman
Brittany Parks, Administrative Support Specialist
Kimberly Moffett, Town Clerk

MEMBERS ABSENT:
Frank Price

1 CALL TO ORDER

a) Bob Ahlert called the meeting to order at 6:00 p.m.

2 ROLL CALL

a) Dave DeYoung completed roll call. All board members were present with the exception of Frank Price.

3 ADJUSTMENT OF THE AGENDA

a) Kimberly Moffett affirmed new board member, Andria Merritt.

4 APPROVAL OF MINUTES

a) Draft Minutes- September 25, 2017

ACTION: Approval of Minutes

Motion: Board Member Brooks
Second: Board Member Lipscomb
Vote: Unanimous

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

a) 2017-144-SP Powhatan Warehouse
NC PIN: 167700-39-6464
Tag: 05i05017d
Location: Northeast of US 70 Bus. and Powhatan Road, between Baker Thermal and the outdoor storage facility

Preliminary site plan approval to develop a warehouse within an industrial district.

Mr. McLeod presented that the applicant is requesting site plan approval for a 20,000 sqft warehouse in an industrial district. The lot is being recombined with an adjacent lot, in order to maximize the use of space. Both lots will meet all applicable dimensional standards after the recombination.

Mr. Bizzell asked about a cross access agreement? Jay noted that he has not seen the access agreement but that one has been recorded for some time.

Mr. Satterfield asked if it was part in the county and party in the city? Jay noted that the current parcel is in the city limits, but with the recombination twenty percent is in the county but we will be annexing it.

There were no further questions for staff.

The applicant. Steven Sanderson of Sanderson Enginnering mentioned they have no problem with conditions of approval and the annexation has been discussed but they were wanting to wait for approval before proceeding. Steven also gave more insight for Mr. Bizzell on the access agreement.

There were no further questions for the applicant.

ACTION: Approval of 2017-144- SP Powhatan Warehouse

Motion: Board Member Brooks
Second: Board Member Lipscomb
Vote: Unanimous

b) 2017-131-SUP Bannister Outdoor Storage
NC PIN:164900-68-4913
Tag:05G01200I
Location: Off US HWY 70 BUS, off of Woodmere Drive

To develop the subject property for the use of contractor office & storage yard, and self-storage facility with limited outdoor storage.

Mrs. Hogg reminded everyone that the Special Use Permit and the Site Plan would be presented together. Ms. Hogg presented that the applicant is requesting a special use permit to allow the uses noted below on the subject

property, which is zoned Industrial-Light Special Use District (I-1 SUD). A major site plan application (2017-129-SP) is running concurrently with this request.

There were no questions for staff.

Donnie Adams of Adams and Hodge Engineering noted they are familiar with the used proposed and have no issues with the conditions. He mentioned the owner, David Bannister is in the audience as well.

There were no questions for the applicant.

ACTION: Recommendation of Approval of 2017-131-SUP Bannister Outdoor Storage to Town Council

Motion: Board Member Powers
Second: Board Member Lipscomb
Vote: Unanimous

c) 2017-129-SP Bannister Outdoor Storage
NC PIN:164900-68-4913
Tag:05G01200I
Location: Off US HWY 70 BUS, off of Woodmere Drive

Major site plan request to develop the subject property into a storage yard, with a future office building and future covered outdoor storage structure.

Mrs. Hogg presented the Site Plan and Special Use Permit together and there were no questions for staff or the applicant.

ACTION: Approval of 2017-129-SP Bannister Outdoor Storage

Motion: Board Member Brooks
Second: Board Member Coats
Vote: Unanimous

d) 2017-56-SD Highgate
NC PIN: 175000-50-9246 and 165907-79-0962
Tag: 05g01012r and 05g01012q
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Addition of 11.34 acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. The addition would bring the total unit count to approx. 229 homes.

Mr. McLeod noted that the Major Subdivision and the Planned Development District Rezoning would be presented together. Mr. McLeod presented that the

applicant is requesting the addition of 11.34 acres (Phase 4) to the currently approved and in-development Highgate master planned subdivision. A rezoning request (2017-55-PDD) is running concurrently, to rezone both properties to Planned Development – Residential (PD-R). The total number of units for the entire tract (Phases 1-4) is proposed at 229, which equates to about 2.3 units per acre. There are large tracts of open space, resource conservation area (stream buffers), and a clubhouse.

Mr. Powers and Mr. Benson asked about the two stop lights the applicant has agreed to put up and if this was still in the works. Mr. McLeod mentioned that the town is not sure where the applicant stands on those improvements but it would be sorted out before going to Town Council.

There was further discussion with Mr. Coats, Mr. Bizzell and Mr. Satterfield on the changes to the intial plan and where we are in Phase 1. Mr. McLeod mentioned that Phase 1 had already been platted and that the impervious and lot approval would change.

There were no further questions for staff.

The applicant. Jonathan Barnes of Dalton Engineering mentioned he could answer any further questions.

Mr. Bizzell asked about feedback from the developer on the signal requirement. Jonathan deferred the question to the developer. The developer, Wakefield Development mentioned that currently no decisions have been made because the information they needed was just received the working day prior.

There was further discussion about the traffic light with the board and staff.

There were no further questions for the applicant.

ACTION: Recommendation of Approval of 2017-56-SD Highgate to Town Council

Motion: Board Member Bizzell
Second: Board Member Lipscomb
Vote: Unanimous

e) 2017-55-PDD Highgate
NC PIN: 175000-50-9246 and 165907-79-0962
Tag: 05g01012r and 05g01012q
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Addition of 11± acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. This planned development rezoning application is running concurrently with a master plan

(preliminary plat) application (2017-56-SD), which sets the standards for the planned development.

The Major Subdivision and the Planned Development District Rezoning were presented together.

ACTION: Recommendation of Approval of 2017-55-PDD Highgate to Town Council

Motion: Board member Brooks
Second: Board Member Lipscomb
Vote: Unanimous

f) 2017-146-SD Capps Tract Townhomes
NC PIN:all of 165911-65-2257, and portion of 165915-54-6707
Location: The property is located behind the hotel, at the end of Enterprise Drive and Cameron Way.

The applicant is requesting preliminary plat approval to develop 167 townhomes. A Special Use Permit (2017-145-SUP) request to allow townhomes in the R-10 zoning district is also running concurrently.

Mr. McLeod let everyone know that the Major Subdivision and Special Use Permit would be presented together. Mr. McLeod presented that the applicant is requesting preliminary subdivision plat approval for a 167± townhome neighborhood. Only a portion of the property is being used to develop town homes. Another portion of the parcel (approx. 7 acres with frontage on US Hwy 70 Bus.) is being subdivided off because it is commercially zoned. The easternmost portion of the parcel (approx. 7 acres) is separated from the town home section by a riparian area, and is being retained in natural condition. Mr. McLeod mentioned that there would be both alley and front loaded units.

There was small discussion on the amenities but it was deferred to the applicant.

There were no other questions of staff.

Applicants, Don Mizzell of Withers Ravenel, Brad Hart, and Gordon Pulson. They mentioned that some would be alley loaded and some would be front loaded to help concerns about parking. They mentioned they have agreed to all conditions and could answer any questions.

Mr. Coats asked how the neighborhood meeting went? The applicant mentioned that the neighbors would good to work with.

Mr. Bizzell asked if this was a one phase development and about the amenities. Marty- is this is a 1 phase development?

Mr. Hart and Mr. Pulson mentioned that they are hoping for two phases and that they did look into doing a clubhouse with a swimming pool but the size of the neighborhood didn't warrant it.

There were no further questions for the staff or applicant. .

ACTION: Recommendation of Approval of 2017-146-SD Capps Tract to Town Council

Motion: Board Member Bizzell
Second: Board Member Coats
Vote: Unanimous

g) 2017-145-SUP Capps Tract Townhomes
NC PIN:all of 165911-65-2257, and portion of 165915-54-6707
Location: The property is located behind the hotel, at the end of Enterprise Drive and Cameron Way.

The applicant is requesting a Special Use Permit to allow 167 townhomes in the Residential-10 (R-10) zoning district. A Preliminary Plat application (2017-146-SD) is also running concurrently.

The Special Use Permit and Major Subdivision were presented together.

ACTION: Recommendation of Approval of 2017-146-SUP Capps Tract to Town Council

Motion: Board Member Coats
Second: Board Member Powers
Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a) With there being nothing further, the meeting was adjourned at 7:12 p.m.

_____
Bob Ahlert, Vice-Chair

ATTEST:

_____

Brittany Parks, Clerk to the Board

TOWN OF CLAYTON
PLANNING BOARD
2018 MEETINGS

January 22, 2018

February 26, 2018

March 26, 2018

April 23, 2018

May 29, 2018 – (Tuesday)*

June 25, 2018

July 23, 2018

August 27, 2018

September 24, 2018

October 22, 2018

November 26, 2018

December 31, 2018

Meetings are held on the FOURTH Monday of the month at 6:00 p.m. in the Council Chambers in Town Hall located at 111 East Second Street, unless otherwise noted.*

In according with NC GS 143-318.10, this is an official meeting of the board and is open to the public.

ADOPTED BY THE TOWN OF CLAYTON PLANNING BOARD:

WWW.TOWNOFCLAYTONNC.ORG

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

Dec. 12, 2017

STAFF REPORT

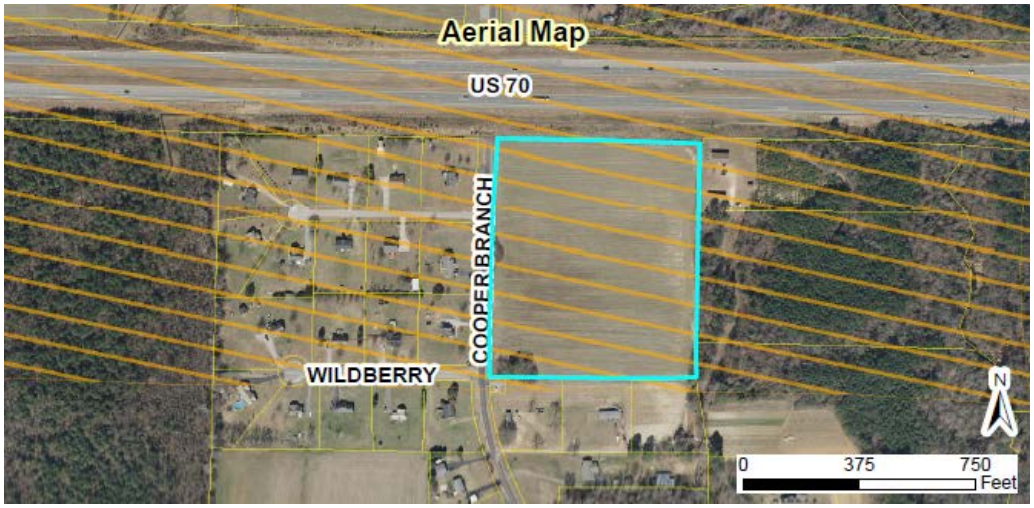
Application Number: 2017-177-SD
Project Name: Cooper Meadows, Preliminary Plat

NC PIN / Tag #:	166704-94-8640 / 05i05056
Town Limits/ETJ:	ETJ
Overlay:	Scenic Highway Overlay District
Applicant:	Dalton Engineering, c/o Jerry Dalton
Owner:	Cooper Branch LLC; represented by Vast Real Estate and Development, Inc.
Location:	Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.

Public Noticing:

- Neighborhood meeting December 5, 2017
- Sign posted December 8, 2017
- Letters mailed prior to January 25, 2018
- Newspaper ad posted prior to January 26, 2018

REQUEST: Preliminary plat for 17-lot residential subdivision on pubic water and private septic.



SITE DATA:

Acreage: 11.91 acres
Existing Use: Agriculture

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	US 70 Bypass, Agricultural, Large lot single family residential
South	County Agricultural Residential (AR)	Residential subdivision (Edinburgh)
West	County Agricultural Residential (AR)	Large lot single family residential
East	Residential-Estate (R-E)	Agricultural, vacant, large lot single family residential

DEVELOPMENT DATA:

Proposed Uses:	Single family residential
Lots:	17
Number of Stories:	Maximum height of 35 feet
Impervious Surface:	50%
Required Parking:	2 spaces per unit
Proposed Parking:	2 spaces per unit
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	One access point will be provided via a new driveway off of Cooper Branch Road, with stub out to the east. Two lots will front on Cooper Branch Road.
Water/Sewer Provider:	Johnston County water; private septic systems
Electric Provider:	Duke Energy

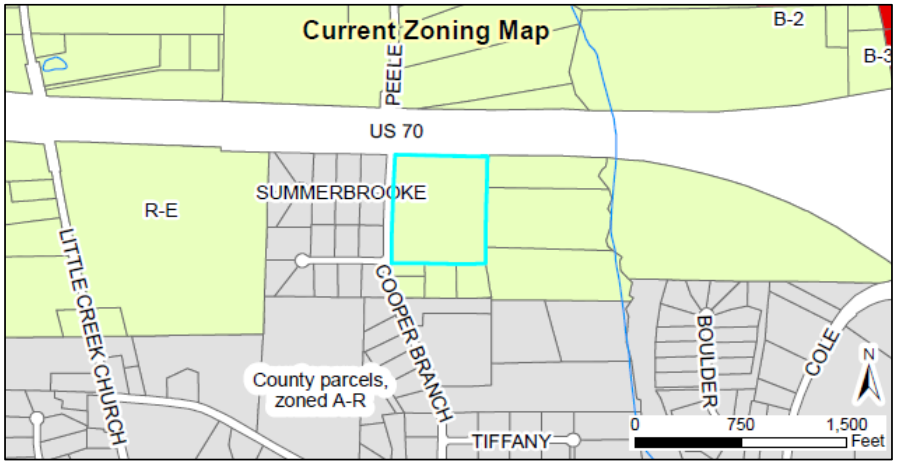
STAFF ANALYSIS:

Overview
The applicant is requesting preliminary subdivision plat approval for a 17-lot single family residential subdivision, using County water and private septic systems.

Consistency with Adopted Plans:

- **Comprehensive Plan**
  The request is consistent with the Comprehensive Plan.

- **Unified Development Code**
  The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), pending granting of the waiver for relief from constructing curb-and-gutter and sidewalks on the new roads.



Compatibility with Surrounding Land Uses
The proposed development is consistent with neighboring parcels, which are single family residential on either public water or private wells.

Scenic Highway Overlay District, Landscaping and Buffering
The 50' setback from US 70 Bypass is provided to comply with the Scenic Highway Overlay District. A Class "A" Landscape Buffer is provided along Us 70 Bypass, since it is a thoroughfare. Street trees are provided at the rate specified in the UDC.

Recreation and Open Space
None required.

Environmental
None identified.

Access/Streets
Access from Cooper Branch Road, with two lots fronting on Cooper Branch Road. Technically speaking, the entirety of Cooper Branch Road north of Wilson Jones Road is a cul-de-sac. This is a relic of the County's subdivision standards as well as the 70-Bypass construction, which eliminated the connection to Peele Road to the north. In the future, if a connection is ever made to the east over to Cole Road, there would be two access points to this subdivision.

Multi-Modal Access
No sidewalks or other pedestrian infrastructure is proposed.

Traffic Impact Analysis
None required.

Garbage / Recycling
Roll-outs.

Architecture/Design
The Town cannot regulate single family residential architecture.

Waivers/Deviations/Variances from Code Requirements
Waiver requested from curb-and-gutter and from sidewalks. These roads are intended for dedication to NCDOT. NCDOT does not maintain sidewalks. No Town infrastructure is proposed.

CONSIDERATIONS:

- A waiver from curb-and-gutter is requested.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, the following conditions of approval are recommended:

1. Any and all roads that are to be dedicated to either the Town or NCDOT shall be accepted by the appropriate entity on or before the 75th percentile unit is issued a Certificate of Occupancy on that road.

ATTACHMENTS:

1) Staff report map
2) Application
3) Neighborhood Meeting Materials
4) Justification of waiver from curb-and-gutter
5) Preliminary plat plan sheets

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: $400.00 + $5.00 per lot**
Advertisement Fee: $100.00
Modifications to Approved Plans Fee:
Major Modification: $400.00 + $5.00 per lot modified
Minor Modification: $200.00 + $5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See§155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☑ New Major Subdivision
Conventional: x *Open Space:* _____
☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ *Minor:* _____

Name of Project: Coopers Meadow Subdivision **Acreage of Property:** 11.91 ac
Tag #: 05I05056 **NC PIN:** 166704-94-8640
Location: On the East side of Cooper Branch Road, at the intersection of Cooper Branch Road and Summerbrooke Court.
Number of Lots (existing): 0 **(Proposed)** 17 **Min Lot Size:** 25,000 s.f.
Zoning District: R - E **Electric Provider:** Duke Energy - Progress
Wastewater: ☑ Septic ☐ Sewer (check one)
Water: ☐ Well ☑ Public/Private Water (check one)
Recreation/Open Space Requirement: ■ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: 2017-177-SD

PROPERTY OWNER INFORMATION

Name: Vast Real Estate and Development, Inc.

Mailing Address: Post Office Box 189 Clayton, North Carolina 27528

Phone Number: (919) 201 - 2626 **Fax:** (919) 359 - 0386

Email Address: jrcox14@live.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

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

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

Contact Person: Jerry Dalton

Email Address: jdalton@daltonengineering.com

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

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: 10/23/17	☑				
2. Completed Application	☑				
3. Review Fee and Advertisement Fee	☑				
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☑	☐			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☑	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☐	☑			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☑	☐			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☐	☑			

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* (1 copy) *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☑	☐			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☐	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. **Not required for minor modifications* *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☐				

EXPLANATION OF PROJECT

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

The Owner is requesting approval to develop subject property as a conventional residential subdivision. The subdivision consists of a 11.91 acre parcel which would be subdivided into 17 residential lots with a minimum size of 25,000 square feet per lot. Access to the development would be provided by Cooper Branch Road (SR 1571). Improvements within the project include subdivision streets designed to N.C.D.O.T. standards, a water system extension designed to Johnston County Public Utilities standards, and conventional on-site septic tanks.

Due to the location of the project and the N.C.D.O.T. design criteria for subdivision streets, Waivers for the following two items are part of the Coopers Meadow Subdivision Application :

1. The elimination of curb and gutter from the subdivision street standard detail.
2. The elimination of sidewalk from the subdivision street standard detail.

APPLICANT AFFIDAVIT

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

Jerry Dalton
Print Name

Signature of Applicant

11/1/17
Date

FINDINGS OF FACT

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

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The subject property is currently zoned R - E. The proposed use of the property, lot size, minimum building setbacks and landscape / buffer requirements shown in the Town of Clayton's Unified Development Code are met with the attached Preliminary Subdivision Plans. Due to the location of the project and the Owner requesting to use N.C.D.O.T.'s design standards for the subdivision streets, Waivers for two items (elimination of the curb and gutter and elimination of the sidewalk adjacent to the proposed subdivision streets) are considered part of the Coopers Meadow Subdivision Application.

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

The subject project will compliment the surrounding properties and is consistent with the surrounding development. Single-family residential development is currently located directly adjacent to the proposed subdivision, on the West side of Cooper Branch Road. The location of the subject parcel in relation to downtown Clayton will encourage continued residential growth and development of the surrounding properties.

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

The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress / egress points, and the parcel for the proposed project is located at the end of a dead-end road (Cooper Branch Road). The project will utilize the extension of Johnston County's existing water system infrastructure to provide service to the public that is desired and would not be an endangerment to the environment or the public.

(4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The proposed development of the subject property is consistent with the overall development plan of the Town of Clayton. The requirements set by the Town of Clayton regarding lot size, housing / unit density, etc. are met with the attached Preliminary Subdivision Plans. The proposed use for the parcel is consistent with the current zoning of the parcel (R - E). A Special Use Application is not required for the use being proposed for the development.

Project Name: Coopers Meadow Subdivision

Jerry Dalton		11/1/17
Print Name	***Signature of Applicant***	***Date***

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☑	☐	
2. Separate **sheets for each**: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☑	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☑	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☑	☐	
6. Revision Date	☐	☑	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☑	☐	
8. Vicinity sketch/map.	☑	☐	
9. Surveyor or professional engineer's name and seal.	☑	☐	
10. Date of survey and plat preparation.	☐	☑	
11. Provide the following project data in Tabular form:			
- Area of tract in square feet and acres	☑	☐	
- Parcel Identification # (and/or Tag #)	☑	☐	
- Owner's name and address	☑	☐	
- Within Town limits or ETJ	☑	☐	
- Zoning District	☑	☐	
- Overlay District (if applicable)	☑	☐	
- Indicate if the site is within a Watershed Protection Overlay	☑	☐	
- Total Number of Lots	☑	☐	
- Number of lots per acre (density)	☑	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☐	☑	
- Annexation # (if applicable)	☐	☑	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☑	☐	
- Electric Provider - Water Provider (or indicate if well)	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic) - Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot - Maximum allowed impervious - Existing Use - Proposed Use	☑ ☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐ ☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☑	☐	
14. Accurate location and description of all monuments, markers and control points.	☐	☑	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☐	☑	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☑	☐	
17. Phase lines. Phases are clearly labeled.	☐	☑	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☑	☐	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☑	☐	
24. Width and type of any buffers and easements.	☑	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☐	☑	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☐ ☐	☑ ☑	
27. Lengths of all cul-de-sacs.	☑	☐	
28. Identify proposed traffic control signs and striping.	☐	☑	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☐	☑	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☐	☑	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☑	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☑	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☑	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☑	☐	
35. Location of clustered mailboxes.	☑	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☑	☐	
LANDSCAPING PLAN SHEET (*See §155.402 for Landscaping Requirements)*			
37. Show location, width, and type of all landscape buffers.	☑	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☑	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☐	☑	

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☑	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☑	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☑	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☑	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☑	☐	
45. Label subject parcel property owner, acreage, and zoning.	☑	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☑	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☑	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☑	☐	
49. Location of all existing and proposed drainage structures.	☑	☐	
50. Location of all existing and proposed fire hydrants.	☑	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
52. Show street cross-sections.	☑	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☑	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☐	☑	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☑	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☑	

Signed by Applicant: _____ Date: 11/1/17

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

NOV 01 2017

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: Coopers Meadow Subdivision **Address or PIN #:** 166704-94-8640

AGENT/APPLICANT INFORMATION:

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

446 East Main Street
(Address)
Clayton, North Carolina 27520
(City, State, Zip)

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

Major Subdivision Application

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

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

OWNER AUTHORIZATION:

Vast Real Estate and Development, Inc.
(Name - type, print clearly)

(Owner's Signature)

Post Office Box 189
(Address)

Clayton, North Carolina 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

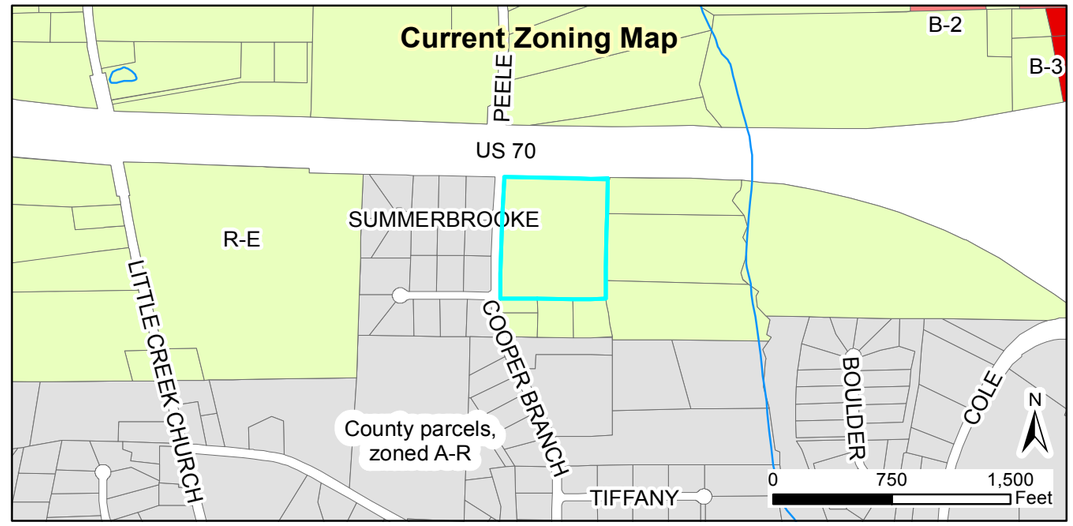
Sworn and subscribed before me Lynn A Watkins, a Notary Public for the above State and County, this the 1 day of November, 2017.

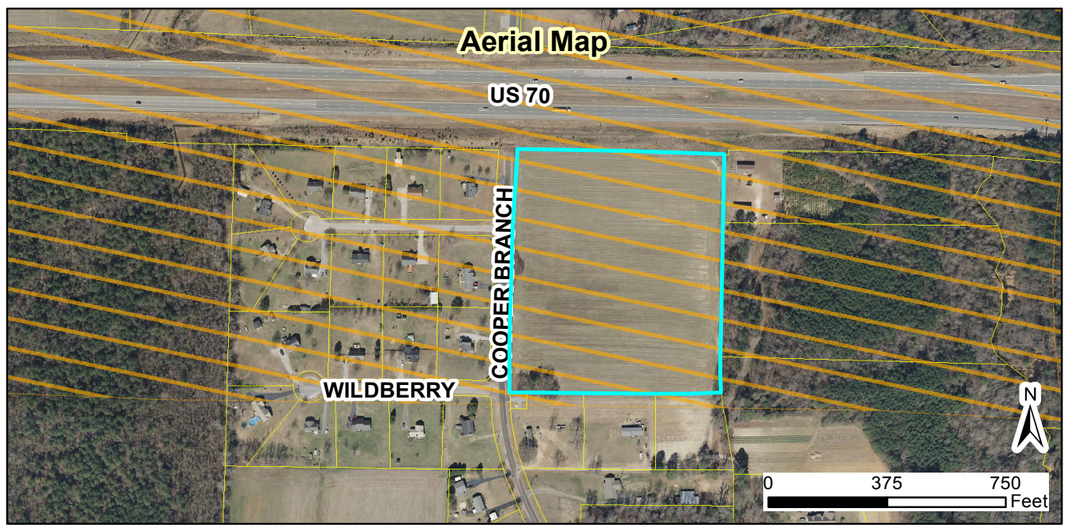
SEAL

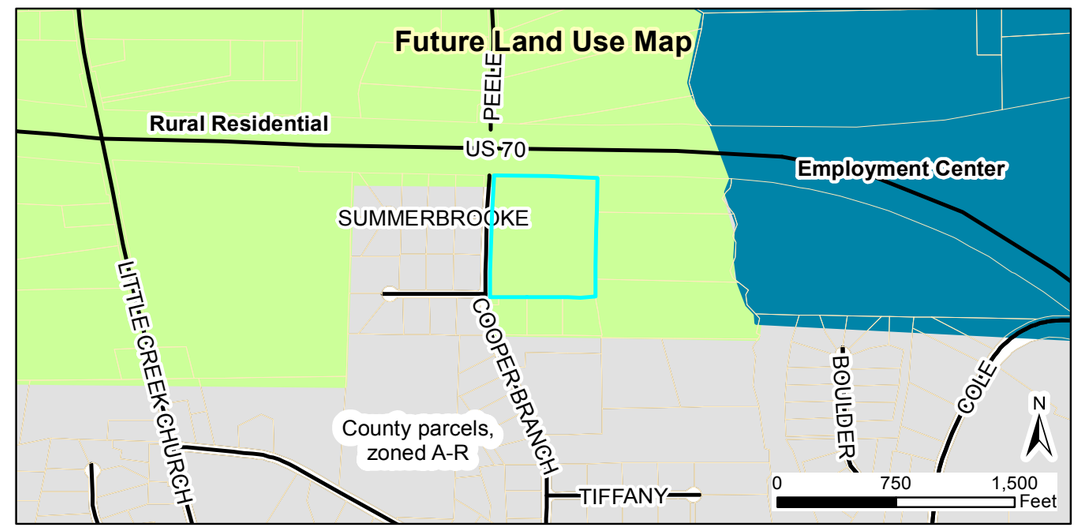
LYNN A. WATKINS NOTARY PUBLIC WAKE COUNTY, NC

Lynn A Watkins
Notary Public

My Commission Expires: 12-7-2021







Request:
2017-177-SD, Cooper Meadows residential subdivision, 17 septic lots in the R-E zoning district.

Applicant: Dalton Engineering and Assoc., PA
Property Owners: Vast Real Estate and Development, Inc.
Parcel ID: 166704-94-8640
Tag #: 05i05056

Staff Report Map

12/11/2017
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-177-SD Cooper Meadows\Map\Map - Cooper Meadows subdiv - 2017-177-SD.mxd

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

PRELIMINARY SUBDIVISION PLANS
FOR
COOPERS MEADOW SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

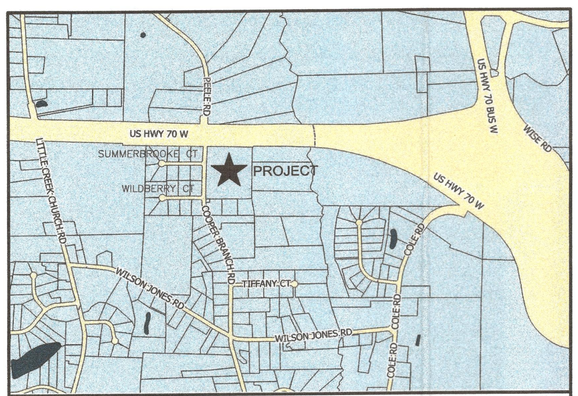
SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... PRELIMINARY SITE PLAN
SHEET 4..... PRELIMINARY UTILITY PLAN

ENGINEER

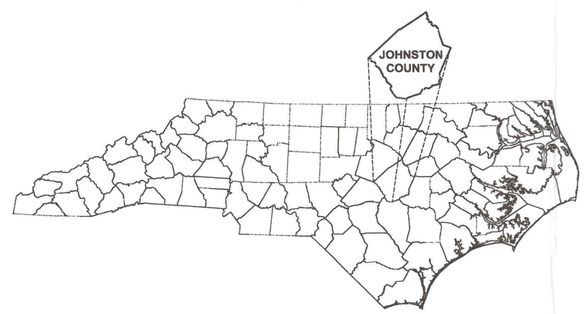
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

OWNER

VAST REAL ESTATE AND DEVELOPMENT, INC.
P. O. BOX 189
CLAYTON, NC 27528
(919) 201-2626



VICINITY MAP (NOT TO SCALE)



REVIEW ONLY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER JEFFREY T. DALTON

Dalton Engineering and Associates, P. A.

REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS – 12/12/17
REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS – 11/22/17

RECEIVED TOWN OF CLAYTON PLANNING

NOTES:

1. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL B 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS T CONDITIONS ALLOW.
2. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN D USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED E SECTIONS ARE USED ON SMALLER PIPES.
3. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERM PUBLIC DRAINAGE EASEMENT.
4. ALL ROADWAY DITCHES MUST BE STABLE BEFORE ACCEPTANCE U STATE SYSTEM FOR MAINTENANCE.
5. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIO SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
6. AERIAL PHOTO FROM NC ONEMAP
7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVID DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.

NOTES:

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

Job: 17055	Date: 11/01/17	Revision: 0
File: 17055--PRELIM	Drawn: RVM	Sheet:

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SCALE: 1" = 50'
0 25 50 100

EXISTING CONDITIONS
FOR
COOPERS MEADOW SU
CLAYTON TOWNSHIP - JOHNSTO

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

NORTH CAROLINA PROFESSIONAL SEAL 16282 ENGINEER JERRY T. DALTON
12/12/17

Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520

Job: 17055	**Date:** 11/01
File: 17055-PRELIM	**Drawn:** RV

REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS – 12/12/17

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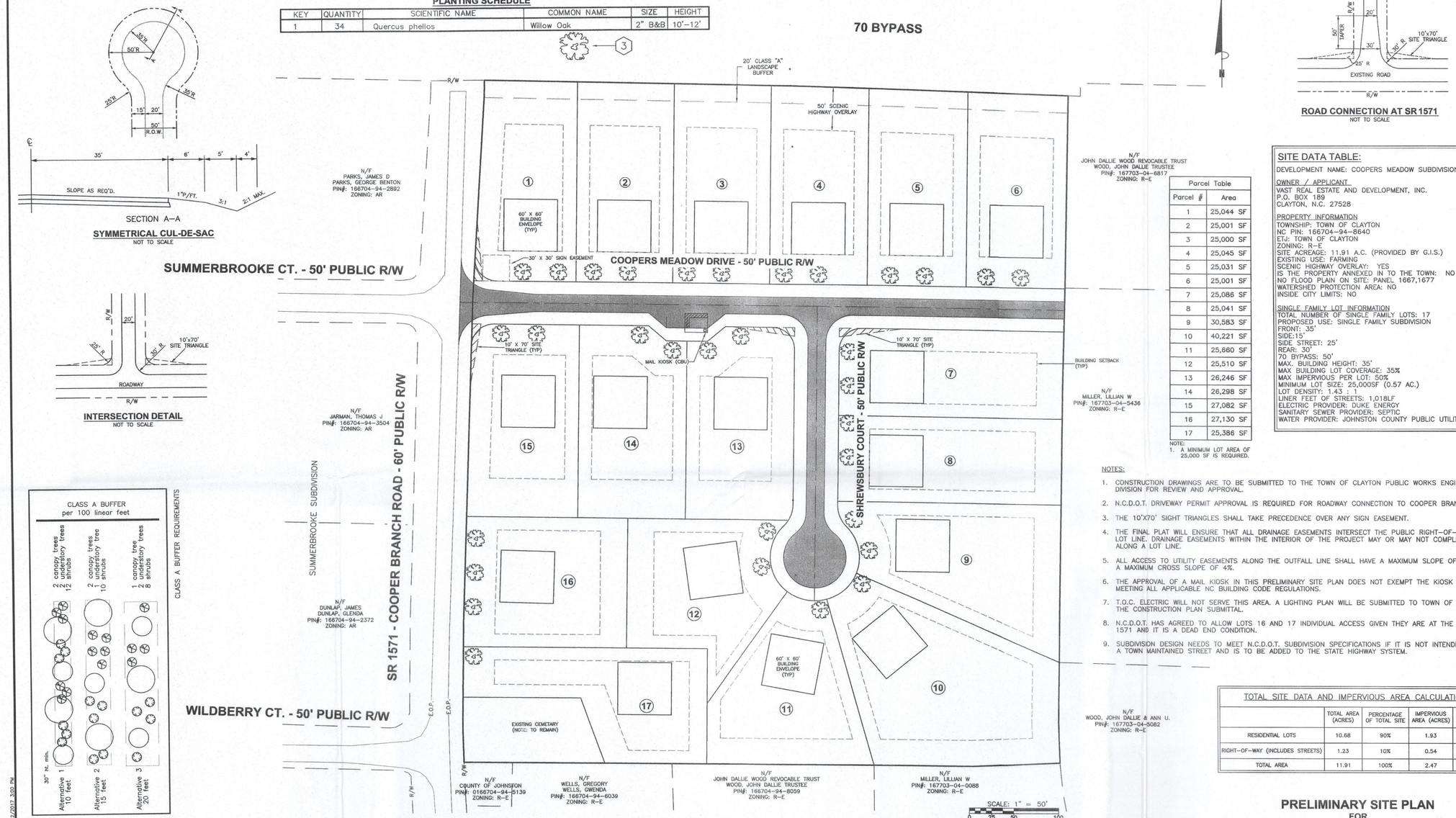
PLANTING SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
1	34	Quercus phellos	Willow Oak	2" B&B	10'-12'



SECTION A-A

SYMMETRICAL CUL-DE-SAC
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INTERSECTION DETAIL
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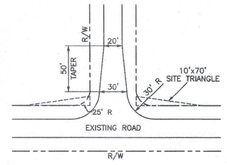


ROAD CONNECTION AT SR 1571
NOT TO SCALE

SITE DATA TABLE:

DEVELOPMENT NAME: COOPERS MEADOW SUBDIVISION

OWNER / APPLICANT
VAST REAL ESTATE AND DEVELOPMENT, INC.
P.O. BOX 189
CLAYTON, N.C. 27528

PROPERTY INFORMATION
TOWNSHIP: TOWN OF CLAYTON
NC PIN: 166704-94-8640
ETJ: TOWN OF CLAYTON
ZONING: R-E
SITE ACREAGE: 11.91 A.C. (PROVIDED BY G.I.S.)
EXISTING USE: FARMING
SCENIC HIGHWAY OVERLAY: YES
IS THE PROPERTY ANNEXED IN TO THE TOWN: NO
NO FLOOD PLAIN ON SITE: PANEL 1667,1677
WATERSHED PROTECTION AREA: NO
INSIDE CITY LIMITS: NO

SINGLE FAMILY LOT INFORMATION
TOTAL NUMBER OF SINGLE FAMILY LOTS: 17
PROPOSED USE: SINGLE FAMILY SUBDIVISION
FRONT: 35'
SIDE: 15'
SIDE STREET: 25'
REAR: 30'
70 BYPASS: 50'
MAX. BUILDING HEIGHT: 35'
MAX BUILDING LOT COVERAGE: 35%
MAX IMPERVIOUS PER LOT: 50%
MINIMUM LOT SIZE: 25,000SF (0.57 AC.)
LOT DENSITY: 1.43 : 1
LINER FEET OF STREETS: 1,018LF
ELECTRIC PROVIDER: DUKE ENERGY
SANITARY SEWER PROVIDER: SEPTIC
WATER PROVIDER: JOHNSTON COUNTY PUBLIC UTILITIES

Parcel Table	
Parcel #	Area
1	25,044 SF
2	25,001 SF
3	25,000 SF
4	25,045 SF
5	25,031 SF
6	25,001 SF
7	25,086 SF
8	25,041 SF
9	30,583 SF
10	40,221 SF
11	25,660 SF
12	25,510 SF
13	26,246 SF
14	26,298 SF
15	27,082 SF
16	27,130 SF
17	25,386 SF

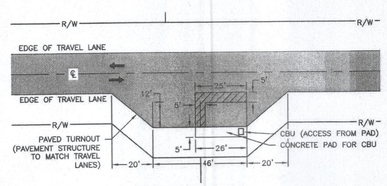
NOTE:
1. A MINIMUM LOT AREA OF 25,000 SF IS REQUIRED.

NOTES:

1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
2. N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO COOPER BRANCH RD.
3. THE 10'X70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENT.
4. THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.
5. ALL ACCESS TO UTILITY EASEMENTS ALONG THE OUTFALL LINE SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. THE APPROVAL OF A MAIL KIOSK IN THIS PRELIMINARY SITE PLAN DOES NOT EXEMPT THE KIOSK AREA FROM MEETING ALL APPLICABLE NC BUILDING CODE REGULATIONS.
7. T.O.C. ELECTRIC WILL NOT SERVE THIS AREA. A LIGHTING PLAN WILL BE SUBMITTED TO TOWN OF CLAYTON WITH THE CONSTRUCTION PLAN SUBMITTAL.
8. N.C.D.O.T. HAS AGREED TO ALLOW LOTS 16 AND 17 INDIVIDUAL ACCESS GIVEN THEY ARE AT THE END OF SR. 1571 AND IT IS A DEAD END CONDITION.
9. SUBDIVISION DESIGN NEEDS TO MEET N.C.D.O.T. SUBDIVISION SPECIFICATIONS IF IT IS NOT INTENDED TO BECOME A TOWN MAINTAINED STREET AND IS TO BE ADDED TO THE STATE HIGHWAY SYSTEM.

TOTAL SITE DATA AND IMPERVIOUS AREA CALCULATIONS

	TOTAL AREA (ACRES)	PERCENTAGE OF TOTAL SITE	IMPERVIOUS AREA (ACRES)	PERCENTAGE IMPERVIOUS SURFACE
RESIDENTIAL LOTS	10.68	90%	1.93	18.07%
RIGHT-OF-WAY (INCLUDES STREETS)	1.23	10%	0.54	43.90%
TOTAL AREA	11.91	100%	2.47	20.74%



MAIL KIOSK DETAIL
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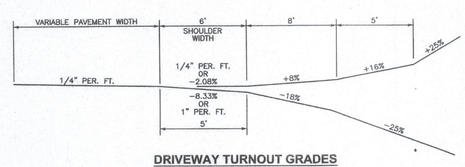
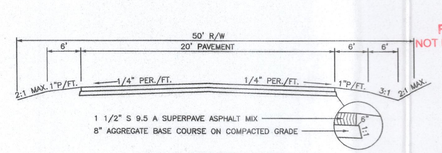


DRIVEWAY TURNOUT GRADES
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 12/12/17
REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 11/22/17

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

PRELIMINARY SITE PLAN
FOR
COOPERS MEADOW SUBDIVISION
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

REVIEW ONLY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEERING SEAL 16282 ENGINEER JERRY T. DALTON
12/12/17

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

Job: 17055	**Date:** 11/01/17	**Revision:** 002
File: 17055-PRELIM	**Drawn:** RVM	**Sheet:** 3 OF 4

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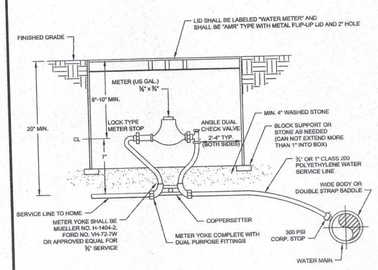


NOTE:
1. CONTRACTOR SHALL PLACE METER BOX IN NON TRAFFIC AREA ONLY, OUTSIDE FENCED AREAS, AND 4 FEET AWAY FROM BUSHES AND TREES THAT COULD COVER THE BOX.
2. PLASTIC METER BOX SHALL BE CENTURY #1015, NEE D1200, OR APPROVED EQUAL.
3. CONTRACTOR SHALL CENTER METER IN METER BOX.
4. METER YOKE TO MUELLER No. H-1404-2, FORD No. VH-72-7W OR APPROVED EQUAL.
5. METER TO MEET AWWA, JOHNSTON COUNTY, STDS. AND SPECS.
6. METER TO BE PROVIDED AND SET BY JOHNSTON COUNTY. METER WILL NOT BE INSTALLED IF THE METER IS NOT CENTERED IN THE BOX, THE SETTER HAS BEEN PULLED UP ON ONE SIDE, THE SETTER IS LAYING ON ITS SIDE, THE SETTER IS TO CLOSE TO THE BOX LID, THE BOX IS BELOW GRADE OR BROKEN, THE CUSTOMERS SERVICE LINE IS NOT HOOKED TO THE UNION NUT, THE 3/4 GATE VALVE HAS NOT BEEN INSTALLED WITHIN 12 INCHES OF THE METER BOX.
7. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.
8. SERVICE LINE TO HOME MUST PASS PLUMBING INSPECTION PRIOR TO SETTING METER.

3/4" & 1" WATER METER SERVICE DETAIL

NOT TO SCALE

	Name	Date
Drawn By:		
Checked By:		
Approved By:		
Scale:		

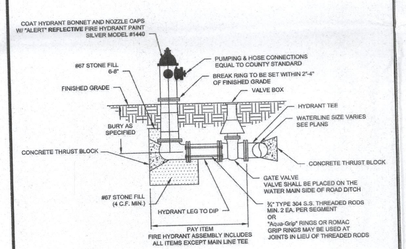
Rev.	Description	Date	Init.

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2283
Smithfield, NC 27577

WATER STANDARD DETAIL
¾" and 1"
Water Meter Service

PAGE 21

NOTE:
1. MIN. OF 4 CU. FT. STONE (MORE IF REQ'D).
2. CONC. THRUST BLOCK TO HAVE MIN. OF 6 SQ. FT. BEARING ON SOLID BANK (MORE IF REQ'D.).
3. DRAIN HOLES AND FLANGES SHALL BE CLEAR OF CONC.
4. FIRE HYDRANT BARREL SHALL BE PLUMB.
5. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.



FIRE HYDRANT ASSEMBLY

NOT TO SCALE

****FIRE HYDRANTS INSTALLED ON EXISTING 6" WATER MAINS, MUST BE INSTALLED USING A 6"x6" TEE CUT INTO THE EXISTING WATER MAIN. FIRE HYDRANTS INSTALLED ON EXISTING WATER MAINS LARGER THAN 6", CAN BE INSTALLED USING A TAPPING SLEEVE AND VALVE ON THE EXISTING WATER MAIN.**

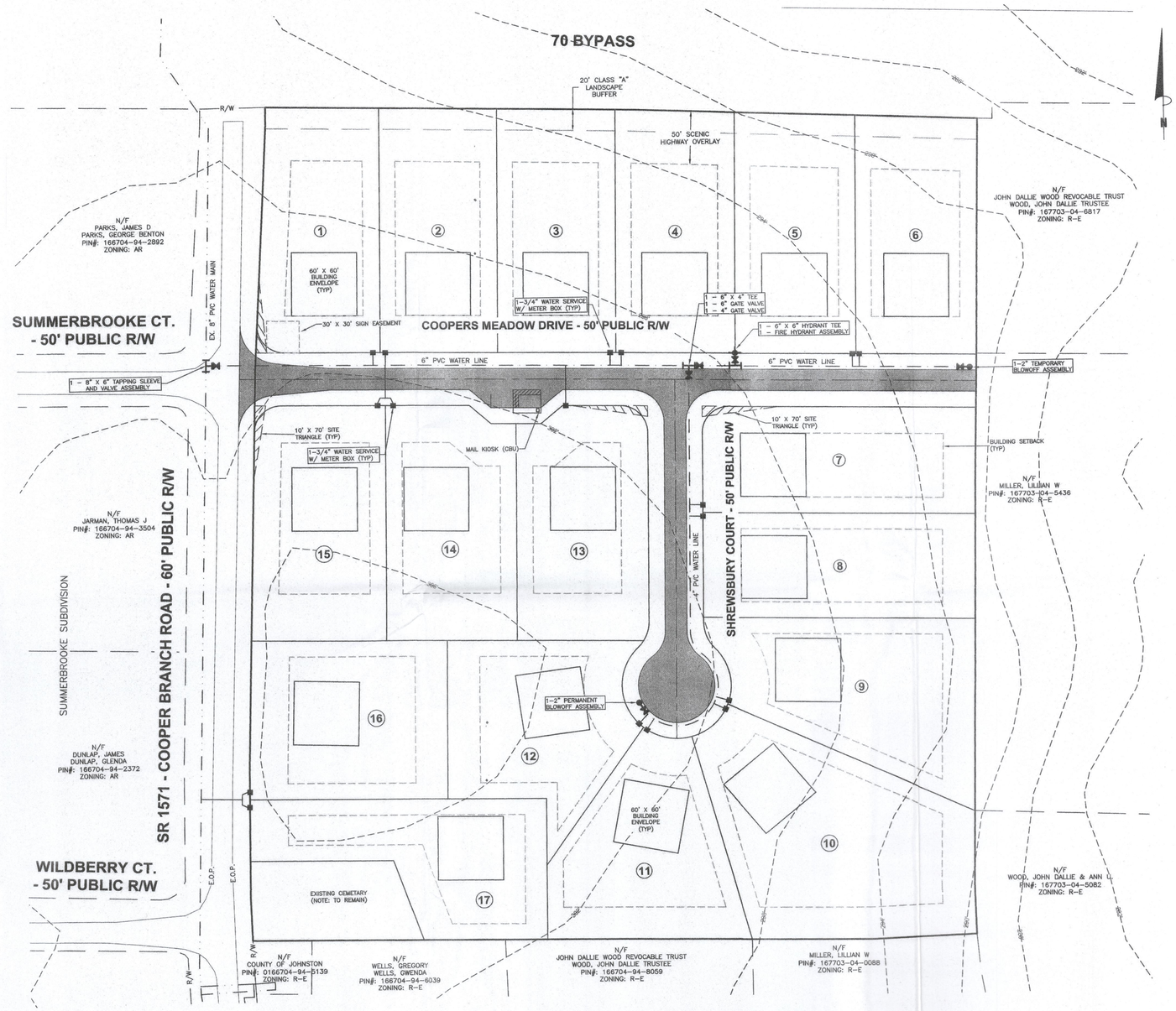
	Name	Date
Drawn By:		
Checked By:		
Approved By:		
Scale:		

Rev.	Description	Date	Init.

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2283
Smithfield, NC 27577

WATER STANDARD DETAIL
Fire Hydrant Assembly

PAGE 4



SCALE: 1" =50'
0 25 50 100 150

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

PRELIMINARY UTILITY PLAN
FOR
COOPERS MEADOW SUBDIVISION
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 12/12/17

REVIEW ONLY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON
12/12/17

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

Job: 17055	Date: 11/01/17	Revision: 001
File: 17055--PRELIM	Drawn: RVM	Sheet: 4 OF 4

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

F:\PROJECTS\17055\DRAWINGS\17055--PRELIM.dwg\ROBERT LA\12/12/2017 5:44 PM

Dalton Engineering

and Associates, P.A.

12/08/17

To: Town of Clayton
Planning Department
111 East Second Street
Clayton, North Carolina 27570

Sub: Coopers Meadow Subdivision
Waivers : Curb-and-Gutter and Sidewalk
Statement of Justification

Attn: Jay McLeod

The Developer of Coopers Meadow Subdivision is requesting two Waivers be granted by the Town of Clayton for the proposed development. The Waivers being requested are in regards to the following items :

1. Curb-and-gutter installation adjacent to the subdivision streets.
2. Sidewalk installation adjacent to the subdivision streets.

The Waivers that are being requested are due to the N.C.D.O.T. subdivision roadway section that is being proposed to be utilized for the design of the project's subdivision streets. The N.C.D.O.T. subdivision roadway section is comprised of a 20' wide asphalt street with graded and grassed roadside shoulders and ditches. The roadway section does not utilize curb-and-gutter or sidewalks.

The N.C.D.O.T. roadway section is widely used within subdivisions throughout Johnston County, including Summerbrooke Subdivision and Tiffanys Way Subdivision. Summerbrooke Subdivision is located directly adjacent to the Coopers Meadow site, on the West side of Cooper Branch Road (SR 1571). Tiffanys Way Subdivision is also located on Cooper Branch Road, South of the project site.

The N.C.D.O.T. subdivision roadway section being proposed for Coopers Meadow is consistent with the existing residential developments in the immediate area.

Existing service providers for the subdivision's parcel include Johnston County and Duke Energy - Progress. Water service for the proposed development would be provided by Johnston County Public Utilities and electrical service would be provided by Duke Energy – Progress. Sanitary sewer service would be provided by a conventional on-site septic tank located on each residential lot.

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

The Town of Clayton does not currently provide the services listed above to the project site. There are currently no plans for Town of Clayton infrastructure to be installed within the subdivision or the subdivision streets' rights-of-way.

It is the Developer's intention to submit construction plans, designed to N.C.D.O.T. standards, to N.C.D.O.T. for review and approval. Following plan approval, a copy of the N.C.D.O.T. subdivision design letter of approval would be submitted to the Town of Clayton Planning and Engineering Departments for their use. At the appropriate time of occupancy, it is the Developer's intention to petition N.C.D.O.T. to take over maintenance of the subdivision streets.

N.C.D.O.T. District Engineer, Jiles P. Harrell, P.E., has been informed of the proposed development and is aware that the project is located within the Town of Clayton E.T.J. Based on the feedback provided by Mr. Harrell, our office is unaware of any issues with submitting the subdivision to N.C.D.O.T. for review and approval.

If you have additional questions, please call.

Jonathan Barnes

Dalton Engineering

and Associates, P.A.

November 15, 2017

John D. & Ann U. Wood
286 Little Creek Church Rd
Clayton, NC 27520
166703-04-5082

Dear Mr. and Mrs. Wood:

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

Meeting Date: Tuesday, December 5, 2017 Meeting Time: 6:30 PM

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

Type of Application: Major Subdivision Application

Project/proposal property address: The project is located directly adjacent to and North of 2300 Cooper Branch Road, Clayton, NC 27520. The project site is located east of the existing Summerbrooke Subdivision.

Description of project/proposal: The Developer of the subject project has submitted a Major Subdivision Application to the Town due to an interest in developing the parcel into a subdivision containing 17 single-family residential lots.

Upcoming public meetings for this application (Planning Board and/or Town Council):
Planning Board and Town Council

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

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

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

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

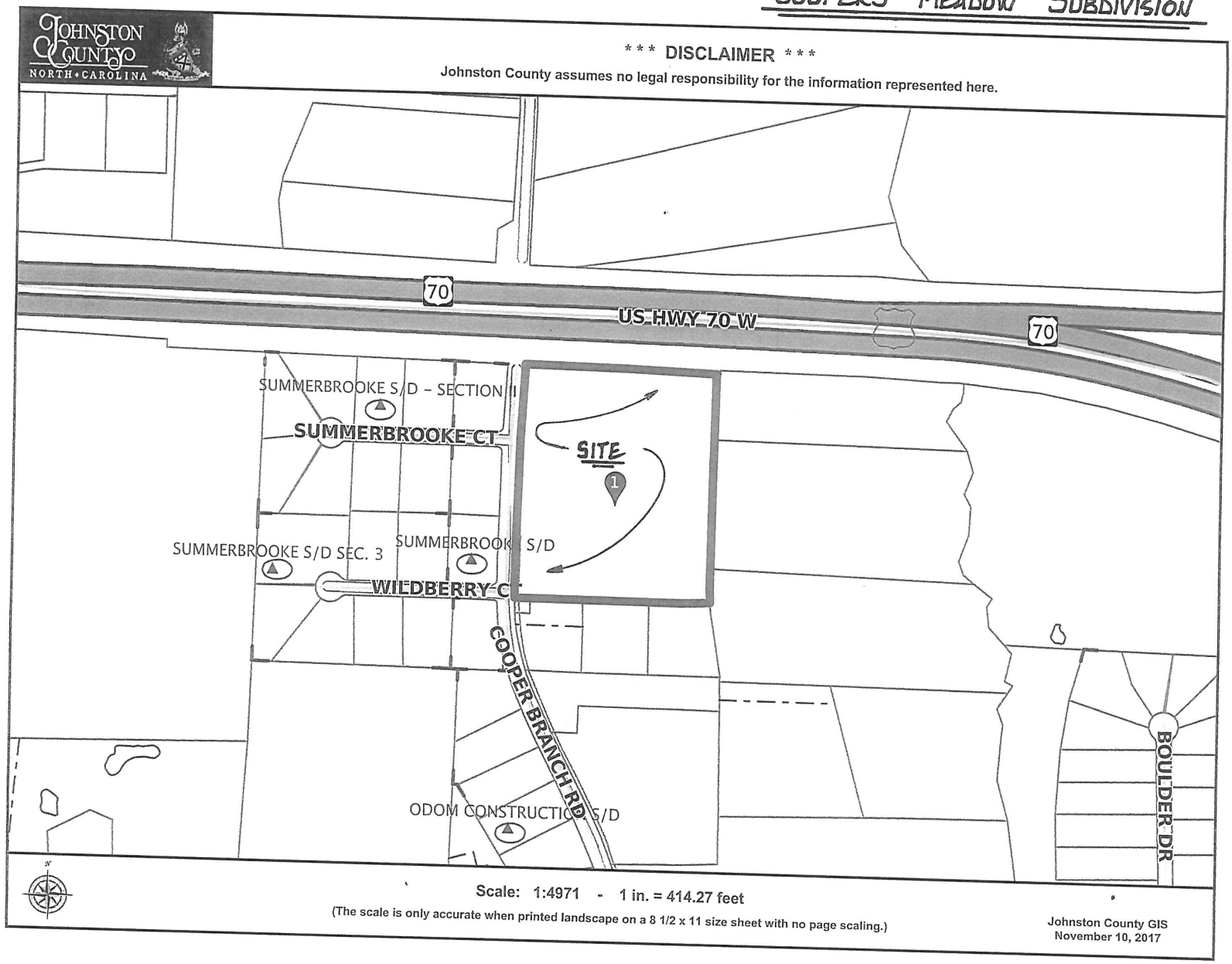
If you have any questions prior to or after this meeting, you may contact our office at 919-550-4740. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Dept.

COOPERS MEADOW SUBDIVISION



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes Signature:

Date of Meeting: Tuesday, December 5, 2017 Time of Meeting: 6:30 p.m.

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

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

There were a total of six Participants that attended the Neighborhood Meeting held for subject project, including one Representative of the Applicant. A general overview of the project was provided to the Participants, as well as the meeting dates and location of the upcoming public hearings. Issues that were raised during the Neighborhood Meeting included the location of a graveyard located on the parcel proposed to be developed, the concern of stormwater runoff onto adjacent properties, and the concern of traffic movement during Contractor mobilization and the site construction efforts. At the conclusion of the Neighborhood Meeting, each family that attended was provided a blank Summary Form in order to write down their comments and concerns. As of the end of the business day on 12/11/17, our office has not received any of the family's Summary Forms. Two other adjacent Property Owners (Dallie and Ann Wood) stopped by our office during the early afternoon of 12/5/17 to view the subdivision lot layout and street alignment. At the conclusion of their office visit, they did not voice any concerns or comments. One change that has been made to the Preliminary Lot Layout Sheet has been the addition of the area which contains the graveyard, as well as the configuration of some of the lot lines adjacent to the graveyard area. Jonathan Barnes - Dalton Engineering and Associates, P.A. (Applicant)

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

RECEIVED
DEC 11 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering & Associates, P.A.

Location/Date: Dalton Engineering & Associates, P.A. 446 East Main Street Clayton, NC 27520 12/5/17

	NAME	ADDRESS
1	JONATHAN BARNES	446 EAST MAIN ST. CLAYTON, NC
2	Lynn Wells	2270 Cooper Branch Rd Clayton NC
3	Elliott Rice	2252 Cooper Branch Rd Clayton, NC
4	Melanie Rice	2252 Cooper Branch Rd., Clayton NC.
5	Thomas Jarman	2377 Cooper Branch Rd Clayton NC
6	NOTE: MRS. THOMAS JARMAN WAS ALSO PRESENT	
7	DURING THE NEIGHBORHOOD MEETING. JWB 12/5/17	
8		
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RECEIVED
DEC 11 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes Signature: Lurnda Wells

Date of Meeting: Tuesday December 5, 2017 Time of Meeting: 6:30

Location of Meeting: Dalton Engineering & Associates, P.A. 446 East Main St Clayton, NC 27520

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

Graveyard - headstones, and graves without headstones
If they will have homeowner association
Sq. ft. of homes

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

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

Planning Board
December 19, 2017

STAFF REPORT

Application Number: 2017-171-SD
Project Name: Goodson Tract Preliminary Subdivision (Major Subdivision)

NC PIN / Tag #: 166909-06-4838/ 05H02020
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch, LLC
Location: Off City Road, south of Legend Park

Public Noticing:

- Neighborhood meeting held on December 5, 2017
- Sign posted prior to December 8, 2017
- Letters mailed prior to January 26, 2018
- Newspaper published January 26, 2018 and February 2, 2018

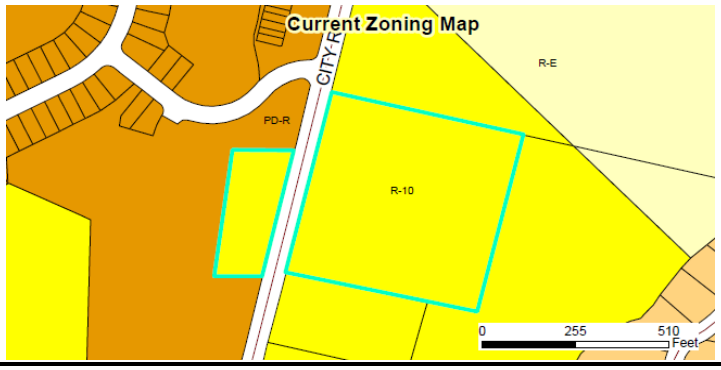
REQUEST: The applicant is requesting preliminary plat approval to develop 64 townhome units on 7 acres of land located off City Road. This request is running concurrently with a Special Use Permit request to develop townhomes (2017-172-SUP).

SITE DATA:

Acreage: 7 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Legend Park
South	Residential-10	Single-Family Residential
East	Residential-10	Vacant
West	Planned Development-Residential (PD-R)	Single-Family Residential (Parkview)



DEVELOPMENT DATA:

Proposed Uses:	Townhomes (64 units)
Buildings:	9 buildings, with each unit on its own lot; no clubhouse is proposed
Density/Intensity:	9.14 units/acre
Impervious Surface:	maximum 75% per lot
Required Parking:	144 spaces (2 spaces per unit, plus 1 guest space per 4 units)
Proposed Parking:	160 spaces
Access/Streets:	The applicant is proposing the main entrance to be located off Street "A", located to the North. A stub-out is proposed to the South, which will serve as a required secondary access if the properties to the south are redeveloped in the future.

STAFF ANALYSIS:

Overview
The applicant is requesting preliminary subdivision approval to develop 64 townhome units on 7 acres of land, zoned R-10. The subject property is located off City Road, south of and adjacent to Legend Park, and east of Parkview subdivision. Running concurrently with this request is a Special Use Permit (2017-172-SUP), to allow the use of townhomes on the subject property. In the R-10 zoning district, townhomes are permitted through the issuance of a Special Use Permit.

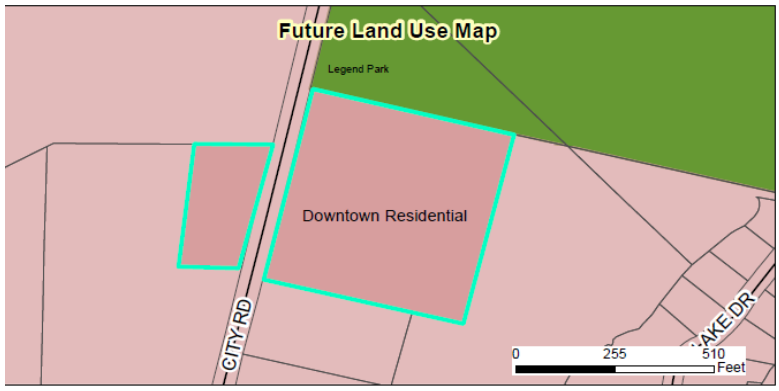
The property is located on both sides of City Road. The portion located on the western side of City Road will not have any townhomes located on it. Instead, it will be utilized as passive open space, which is needed to meet the minimum open space requirements for the subdivision. Additionally, this portion of the property will have a greenway located on it (Sam's Branch Phase 3), which will connect to existing greenway along City Road.

The portion of the property located on the eastern side of City Road is where the townhomes will be located. The townhomes will be accessed off a proposed street to the north that will be paved and serve as an entrance to this development, as well as Legend Park (Street "A"). The townhomes will be located around the outermost portions of the property, with the center containing passive open space, mail kiosks, and dumpsters for the development.

<u>Consistency with Adopted Plans</u>

- **Comprehensive Plan 2040**
  The future land use map designates this property as "Downtown Residential". This request is consistent with this designation, which calls for higher-density developments of up to 12 units/acre.

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



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

Landscaping and Buffering
Based on the zoning district, no landscape buffer is required along adjacent properties since they are all zoned Residential-10 as well. However, the applicant is required to provide a Class "A" landscape buffer along City Road, in order to meet the street buffer requirements of the Unified Development Code. The applicant is also proposing landscaping throughout the site, in order to meet the street tree requirements and 20% interior landscape requirement of the UDC. The portion of the property across City Road, which serves as passive open space for the development, is proposed to remain wooded.

Access/Streets
The main access to the site will be located off Street "A" located to the North. This street is proposed to be a public street and will also serve as an entrance to Legend Park. The streets within the development are proposed to be private. A stub-out will connect to the property to the South, which will serve as a required secondary access in the future. Staff is recommending a condition of approval requiring the stub-out to be constructed to the property line, prior to issuance of the 30th certificate of occupancy.

Traffic
Based on the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report) which indicates the future left turn onto proposed Street "A" will satisfy peak hour demands. NCDOT has reviewed the letter submitted by the applicant, and concurs with its findings.

Multi-Modal Access
Interior sidewalks are located throughout the development, connecting to the future Sam's Branch Greenway that will be located along Street "A". Greenway is also provided across City Road, along the portion of the property that is designated as passive open space. This greenway will connect to the existing greenway along City Road, developed as a part of the Parkview development.

Garbage / Recycling
Two dumpster units will be provided within the development. These will be located in the center of the development, with sidewalk connections for pedestrian accessibility. The dumpster enclosures will be brick and 8' in height.

Architecture/Design
The applicant is proposing 9 buildings, which will have a minimum 20' building separation. These buildings will consist of vinyl siding, and will contain 2 bedroom/2 bathroom units.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2017-172-SUP

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision:

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

2. All off-site roadway improvements shall be installed prior to the issuance of the first certificate of occupancy.

3. The required stub-out connecting to the south (including sidewalks) shall be constructed and maintained to the property line, prior to issuance of the 30th Certificate of Occupancy.

4. All dead underbrush and debris within designated open space shall be removed and these areas maintained by the Homeowner's Association.

5. The Class "A" landscape buffer along City Road shall be installed prior to issuance of the first Certificate of Occupancy.

6. All interior landscape islands shall contain a minimum of one tree with a minimum caliper of 2.5", as required within 155.402(D)(2)(b)(1).

7. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

1.) Staff Report Maps
2.) Application
3.) Neighborhood Meeting Materials
4.) Site Plan
5.) Wastewater Allocation Request
6.) Traffic Letter
7.) NCDOT Email

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: $400.00 + $5.00 per lot**
Advertisement Fee: $100.00
Modifications to Approved Plans Fee:
Major Modification: $400.00 + $5.00 per lot modified
Minor Modification: $200.00 + $5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See§155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision
Conventional: _____ *Open Space:* ✓
☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ *Minor:* _____

Name of Project: Goodson Tract **Acreage of Property:** 7 acres
Tag #: 4710390 (tax #) **NC PIN:** 1666909-06-4838
Location: Off of City Road
Number of Lots (existing): No **(Proposed)** 64 **Min Lot Size:** _____
Zoning District: R-10-SUP **Electric Provider:** Town of Clayton
Wastewater: ☐ Septic ☒ Sewer (check one) **Water:** ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☐ Fee in lieu ☑ Land Dedication – Acreage: 2.97

FOR OFFICE USE ONLY

NOV 01 2017

Date Received: _____ Amount Paid: $720 File Number: 2017-171-SD

01/06/2016

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC

Mailing Address: 114 W. Main St. Suite 102 Clayton, NC 27520

Phone Number: 919-763-7278 **Fax:** N/A

Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd.

Phone Number: 919-763-7278 **Fax:** N/A

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

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

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: _____	☑				
2. Completed Application	☑				
3. Review Fee and Advertisement Fee	☑				
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☐	☑			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☐	☑			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☐	☑			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☐	☑			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☐	☑			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☑	☐			

FINDINGS OF FACT

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

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

This subdivision meets all applicable regulations and conforms to the UDO.

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

The subdivision design is such that it will be beneficial to orderly development on adjacent tracts.

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

The subdivision is designed to provide proper traffic flow within the neighborhood and provides appropriate points of connection to the existing street system for safe ingress and egress.

(4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

This subdivision is consistent with the orderly growth and development pattern of the town.

Project Name: Goodson Tract

Donnie Adams
Print Name

Signature of Applicant

11-1-17
Date

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* (1 copy) *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☑	☐	at proper time		
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☐	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. **Not required for minor modifications* *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☑	at proper time			

EXPLANATION OF PROJECT

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

64 Townhome units

APPLICANT AFFIDAVIT

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

Donnie Adams
Print Name

Signature of Applicant

11-1-17
Date

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

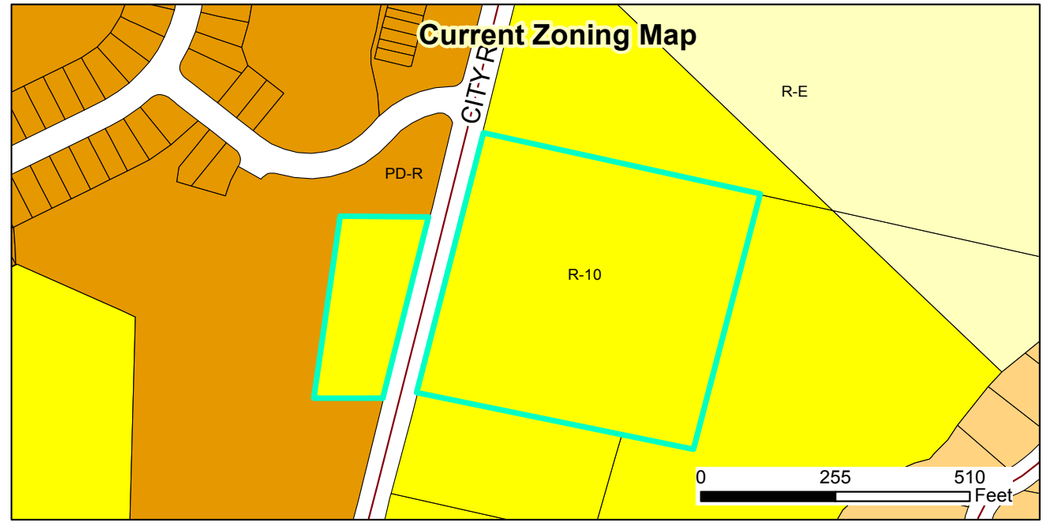
To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☑	☐	
2. Separate **sheets for each**: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☑	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☑	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☑	☐	
6. Revision Date	☑	☐	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☑	☐	
8. Vicinity sketch/map.	☑	☐	
9. Surveyor or professional engineer's name and seal.	☑	☐	
10. Date of survey and plat preparation.	☑	☐	
11. Provide the following project data in Tabular form:			
- Area of tract in square feet and acres	☑	☐	
- Parcel Identification # (and/or Tag #)	☑	☐	
- Owner's name and address	☑	☐	
- Within Town limits or ETJ	☑	☐	
- Zoning District	☑	☐	
- Overlay District (if applicable)	☑	☐	
- Indicate if the site is within a Watershed Protection Overlay	☐	☑	
- Total Number of Lots	☐	☑	
- Number of lots per acre (density)	☑	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☑	☐	
- Annexation # (if applicable)	☐	☑	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☐	☑	
- Electric Provider	☐	☑	
- Water Provider (or indicate if well)	☑	☐	

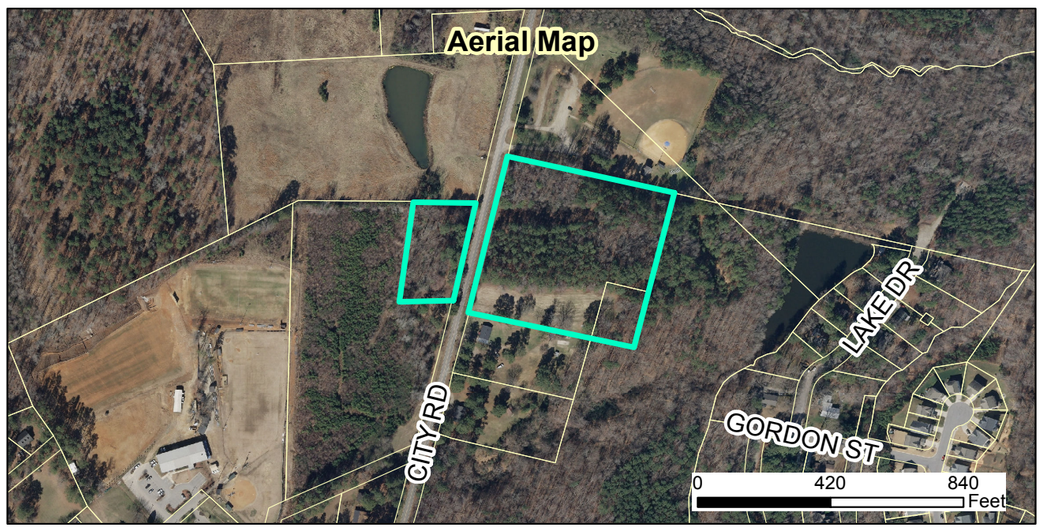
To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic) - Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot - Maximum allowed impervious - Existing Use - Proposed Use	☑ ☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐ ☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☑	☐	
14. Accurate location and description of all monuments, markers and control points.	☑	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☐	☑	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☑	☐	
17. Phase lines. Phases are clearly labeled.	☐	☑	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☑	☐	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☑	☐	
24. Width and type of any buffers and easements.	☑	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☑	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☑	☐	

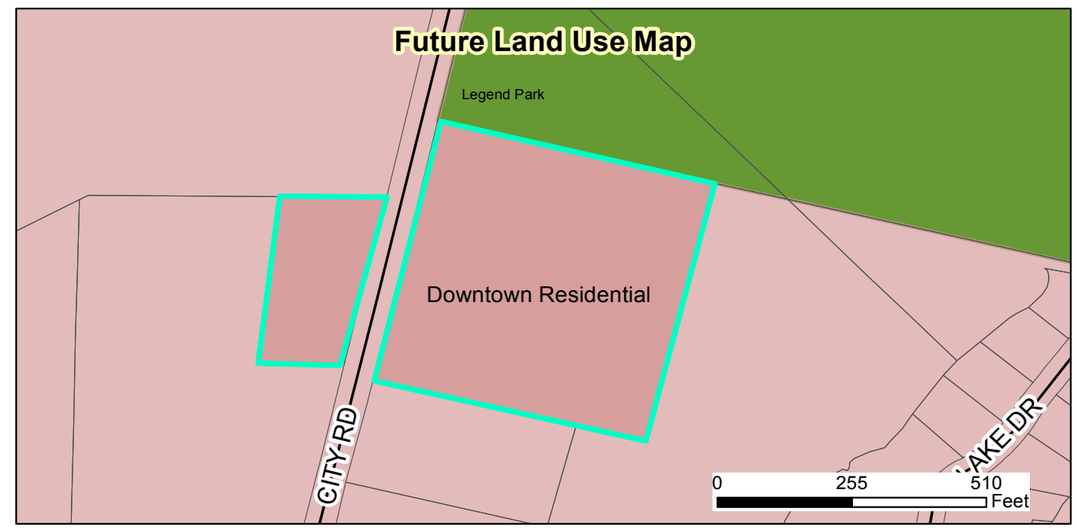
To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☑ ☑	☐ ☐	
27. Lengths of all cul-de-sacs.	☐	☑	
28. Identify proposed traffic control signs and striping.	☑	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☑	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☐	☑	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☑	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☑	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☑	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☑	☐	
35. Location of clustered mailboxes.	☐	☑	
36. Location and orientation of freestanding signs (signage is permitted separately).	☐	☑	
LANDSCAPING PLAN SHEET (*See §155.402 for Landscaping Requirements)*			
37. Show location, width, and type of all landscape buffers.	☑	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☑	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☑	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☑	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☑	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☑	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☑	☐	
45. Label subject parcel property owner, acreage, and zoning.	☑	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☑	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☑	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☑	☐	
49. Location of all existing and proposed drainage structures.	☑	☐	
50. Location of all existing and proposed fire hydrants.	☑	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
52. Show street cross-sections.	☑	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☑	☐	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☑	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	LIKE PARKWAY TOWNHOMES	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☑	☐	

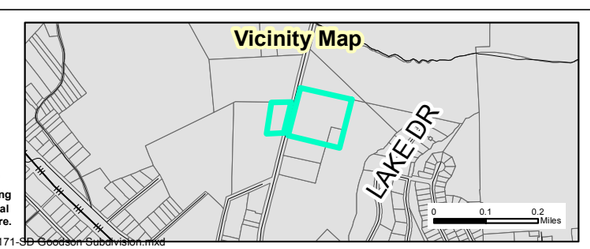
Signed by Applicant: _____ Date: 11-1-17







2017-171-SD Goodson Tract Townhomes Major Subdivision
Request: To develop 64 townhome units
Applicant: Adams & Hodge Engineering
Property Owners: Sam's Branch LLC
Parcel ID: 166909-06-4838
Tag #: 05H02020



12/11/17
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

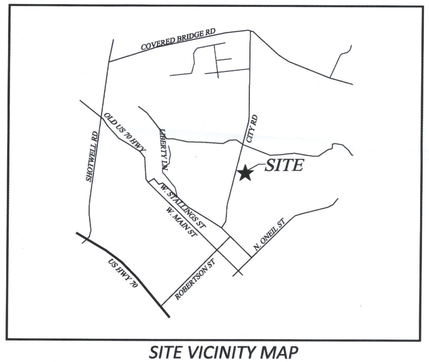
Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-171-SD Goodson Tract townhomes\Maps\Staff Report Map- 2017-171-SD Goodson Subdivision.mxd

PRELIMINARY SUBDIVISION PLAN

GOODSON TRACT

IN

TOWN OF CLAYTON



SITE VICINITY MAP
NOT TO SCALE

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 18489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS	EC1
SITE PLAN	SP1
LANDSCAPE PLAN	SP2
UTILITY PLAN	UT1
GRADING PLAN	GR1
REGULATORY STANDARDS	RS1

ADAMS & HODGE ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

GOODSON TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY NC

OCTOBER 31,2017
DECEMBER 4, 2017 AS PER TOC

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

RECEIVED
DEC 05 2017
TOWN OF CLAYTON PLANNING DEPARTMENT

2017-171-SD GOODSON TOWNHOMES MAJOR SUBDIVISION

EXISITING GRAVEL PARKING LOT

EXISITING LEGEND PARK

N/F
TOWN OF CLAYTON
TAG: 05E99027
TAX: 4710389
PIN: 166909-07-5206
BOOK/PAGE:
ZONING: R-10

PARKVIEW DRIVE
(60' PUBLIC R/W)

S78°03'18"E 546.41' (TOTAL)

30.01'
R/W

N/F
CITY ROAD, LLC
TAG: 05030069
TAX: 4772351
PIN: 165908-98-7935
BOOK/PAGE: 04557/0814
ZONING: PD-R

N/F
SAM'S BRANCH, LLC
TAG: 05H02020
TAX: 4710390
PIN: 166909-06-4838
BOOK/PAGE: 04938/0100
ZONING: R-10

N13°34'27"E 488.45'

N13°34'27"E 488.43'

CENTERLINE

CITY ROAD
(60' PUBLIC R/W)

BOUNDARY

N/F
SAM'S BRANCH, LLC
TAG: 05H02020
TAX: 4710390
PIN: 166909-06-4838
BOOK/PAGE: 04938/0100
ZONING: R-10

S13°37'49"W 488.00' (TOTAL)

N/F
HARVEY B. GORDON
MILDRED S. GORDON
TAG: 05029021
TAX: 4680292
PIN: 166909-06-6358
BOOK/PAGE:
ZONING: R-10

BOUNDARY

30.01'
R/W

N78°06'10"W 545.95' (TOTAL)

N/F
CITY ROAD, LLC
TAG: 05030069
TAX: 4772351
PIN: 165908-98-7935
BOOK/PAGE: 04557/0814
ZONING: PD-R

N/F
MACUS DONALD JOHNSON
TAG: 05H02199C
TAX: 4713639
PIN: 166909-06-1495
BOOK/PAGE: 04702/0956
ZONING: R-10

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dennis@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISIONS
12/04/2017 REVISED PER TOC COMMENTS

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

EXISTING CONDITIONS

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	EC1

VICINITY MAP
(NO SCALE)

DEVELOPER/APPLICANT:

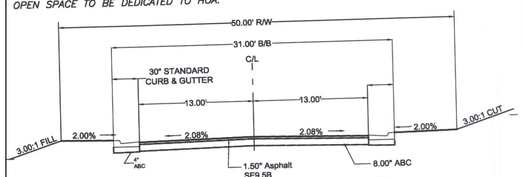
SAM'S BRANCH, LLC
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

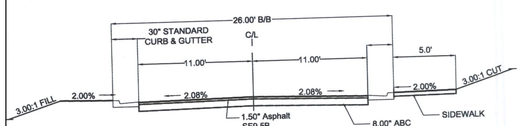
AN INFORMATION:

	SAM'S BRANCH, LLC, 114 W. MAIN STREET, SUITE 102, CLAYTON, NC 27520
TIFICATION NUMBER:	05H02020
	166909-06-4838
R:	4710390
ZE (SF):	304,814 SF/7.00 ACS
SPACE (SF):	129,378.66 SF/2.99 ACS
CATION:	INSIDE TOWN LIMITS
POSED ZONING:	R-10/R-10
:	VACANT
SE:	RESIDENTIAL SINGLE-FAMILY TOWNHOME UNITS
NITS/LOTS:	64
ENSITY:	9.14 UNITS PER ACRE
ENSITY:	N/A
SIZE	1250 SF
	12'
CK	5'
K	ZERO LOT LINE
E SETBACK	10'
K	5'
SETBACK	20'
PARATION	
NTENSITY (GROSS FLOOR AREA (SF):	53,760 SF (6,720 SF/FLOOR)
VERAGE (AS % OF TOTAL SITE):	30%
	60%
ERVIOUS AREA:	75%
MPERVIOUS AREA PER LOT:	2 STORY BLDGS / ~35'-0"
IGHT (NUMBER OF STORIES & FEET):	144 SPACES/160 SPACES (2 SPACES PER UNIT, 1 GUEST SPACE PER 4 UNITS)
ROPOSED PARKING:	6 / 8 ACCESSIBLE SPACES
ROPOSED ACCESSIBLE PARKING:	TOWN OF CLAYTON
ROVIDER:	TOWN OF CLAYTON
VIDER:	TOWN OF CLAYTON
VIDER:	64 UNITS @ 250 GPD/UNIT = 16,000 GPD (SUBJECT TO TOC APPROVAL)
DAILY WASTEWATER FLOW:	

OPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
RCE CONSERVATION AREA.
PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
OPEN SPACE TO BE DEDICATED TO HOA.



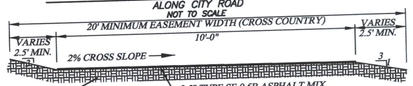
TYPICAL LOCAL RESIDENTIAL PUBLIC STREET
(STREET "A")
NO SCALE



TYPICAL PRIVATE STREET
(STREET "B")
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE

TYPICAL GREENWAY PAVEMENT SECTION

ALONG CITY ROAD
NOT TO SCALE



1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

NOTE:
1. TOWN OF CLAYTON GREENWAY TRAIL ALONG SAMS BRANCH AND CITY ROAD TO BE CONSTRUCTED TO TOWN OF CLAYTON TYPICAL BIKEWAY/GREENWAY PAVEMENT SECTION STANDARDS REFER TO DETAIL 401.03 FOR SPECIFICS.
2. HOA GREENWAY TRAIL SPECIFICATIONS MAY VARY FROM TOWN OF CLAYTON STANDARDS.

NOTE: ALL UNITS TO HAVE 5' SIDEWALK CONNECTIONS THROUGHOUT SITE.

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

REVISING TO 12/04/17 REVISED PER TOC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

SITE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	SP1

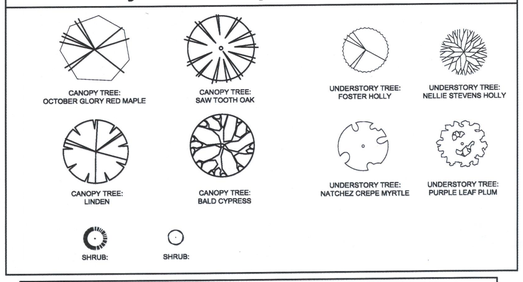
Plant List

PLANT LIST

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AROG	33	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12' MIN.	-	B&B
QA	21	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12' MIN.	-	B&B
TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12' MIN.	-	B&B
TCG	23	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12' MIN.	-	B&B
IAF	63	ILEX ATTENUATA 'FOSTERI	FOSTER HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
INS	19	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
LIN	23	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8' MIN.	-	B&B/15 GAL
PCP	16	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8' MIN.	-	B&B/15 GAL
CJ	30	CAMELLIA JAPONICA	CAMELLIA	-	24"-30" MIN	-	7GAL
CP	54	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24"-30" MIN	-	7GAL
IC	60	ILEX CORNUTA 'BURFORDII'		-	24"-30" MIN	-	7GAL
LJ	30	LIGUSTRUM JAPONICA	GLOSSY PRIVIT	-	24"-30" MIN	-	7GAL
LC	62	LOROPETALUM CHINESE RUBRUM 'ZHUZHOU'	ZHUZHOU LORPETALUM	-	24"-30" MIN	-	7GAL
AG	30	ABELIA GRANDIFLORA 'LITTLE RICHARD'	ABELIA	-	15"-18" MIN	-	3GAL
BT	17	BERBERIS THUMBERGIATROPURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15"-18" MIN	-	3GAL
CH	53	ILEX CORNUTA 'CARRISSA'	CARISSA HOLLY	-	15"-18" MIN	-	3GAL
IG	34	ILEX GLABRA	INKBERRY HOLLY	-	15"-18" MIN	-	3GAL
JH	48	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPEN	-	-	15"-18" MIN	3GAL

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS

Plant Symbol Key



Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 251,812.71 SQ.FT.
20% OF LOT AREA: 50,362.54 SQ.FT.
PLANTINGS REQUIRED: 50.36 CANOPY TREES 50.36 UNDERSTORY TREES 100.72 SHRUBS
PLANTINGS PROVIDED: 50 CANOPY TREES 50 UNDERSTORY TREES 101 SHRUBS

STREET TREE PLANTINGS REQUIRED: (4,625) AT 40' O.C. [5 PROVIDED]*
PARKING LOT TREES REQUIRED: (16) [20 PROVIDED]
BUFFER PROVIDED: PROPERTY LINES (2008.79 L.F. OF BUFFER)
BUFFER TYPE: CLASS "A" ATLERNATIVE 3 (10' WIDE)
REQUIRED PLANTINGS PER 100 LIN FT OF "A" BUFFER:
(2) CANOPY TREES [41 TOTAL] / 41 PROVIDED
(2) UNDERSTORY TREE [41 TOTAL] / 61 PROVIDED
(12) SHRUBS [242 TOTAL] / 242 PROVIDED

*REQUESTING ALTERNATE MEANS OF COMPLIANCE DUE TO AN OVERHEAD POWER LINE LOCATED WITHIN THE BUFFER FOR SAM'S BRANCH ACCESS ROAD ONLY. IT IS ASSUMED THAT STREET TREE PLANTINGS WILL NOT BE REQUIRED ADJACENT TO CITY ROAD DUE TO EXISTING OVERHEAD POWER LINES (OPL).

LANDSCAPE CALCULATION*

TOTAL AREA OF LOT:	251,812.71 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	50,362.54 SQ.FT.	CANOPY TREE	50	50
REQUIRED LANDSCAPE AREA:	50,362.54 SQ.FT.	UNDERSTORY TREE	50	50
PROPOSED LANDSCAPE AREA:	±100,000 SQ.FT.***	SHRUBS	101	101

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

STREET YARD TREES

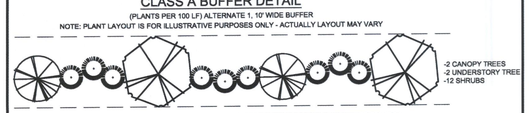
1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

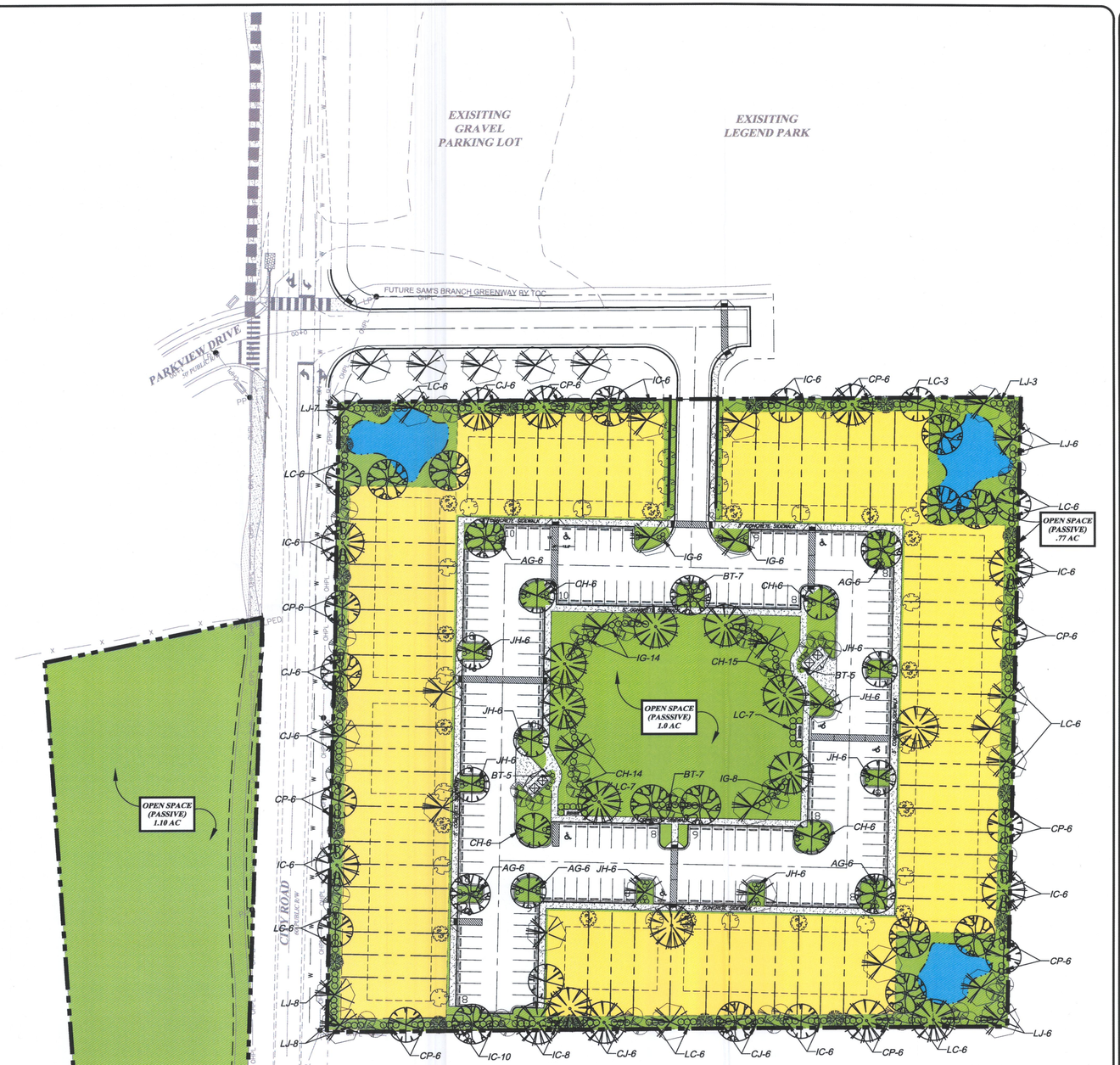
**REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.*
**PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.*

CLASS A BUFFER DETAIL

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER
NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



**NOTE* EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)*



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27520
donnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

DIVISION/ SUBDIVISION REVIEW COMMENTS

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

LANDSCAPE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH--
SHEET	SP2

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. **THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:**
   ±1623 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. **THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:**
   ± ?LF OF 8" PVC MAIN

STREET SUMMARY:

1. **THE TOTAL LINEAR OF STREETS:**
   ±1623 LF

LEGEND

PROPOSED

- WATERLINE
- BLOWOFF
- HYDRANT
- VALVE
- REDUCER
- METER
- SEWERLINE
- MANHOLE
- CLEANOUT
- STORM DRAINAGE
- CATCH BASIN
- DROP INLET/YARD INLET

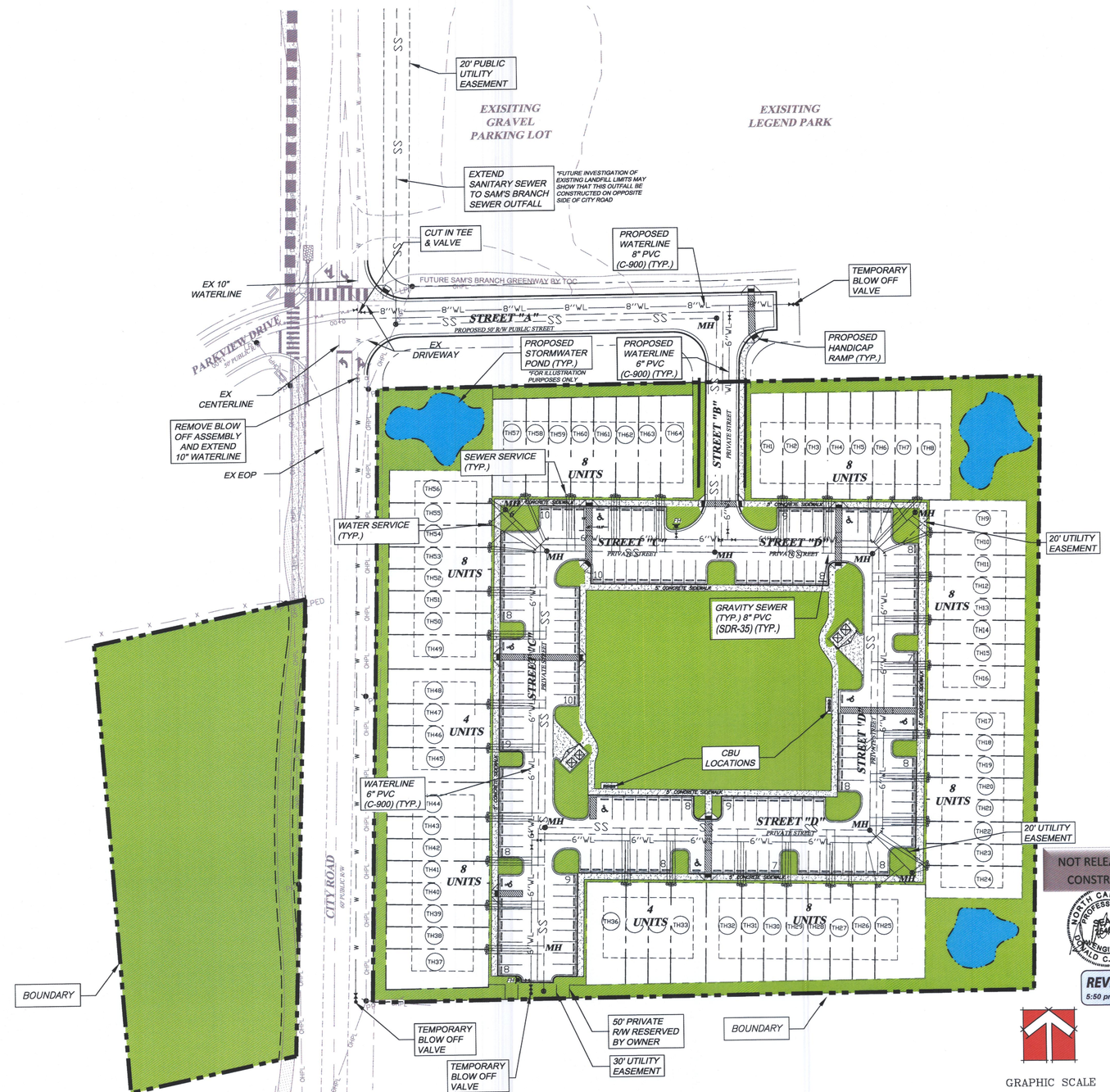
NOTES:

1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS. INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER
5. ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1(H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.+
7. ALL 5' DIAMETER MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
8. ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12' DEEP SHALL BE 4" 401 LINED DIP.
9. ALL CONCRETE THROUGH LIMITS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.

THE TOWN OF CLAYTON AND/OR JOHSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PER CHANGE IN THE NORTH CAROLINA GERNERAL STATUTES (NCGS 87-121(g)), UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS GREATER THAN 8 FT. FROM FINAL SURFACE ELEVATION, PLACE THE WIRE AT A DEPTH BETWEEN 7 AND 8 FT. BELOW FINAL SURFACE ELEVATION. THE TOWN IS PREPARING A DETAIL.



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donna@adamsandhodge.com
919-553-4187
FIRM # C-4187

REVISIONS:
12-02-17 REVISED PER TOC COMMENTS

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

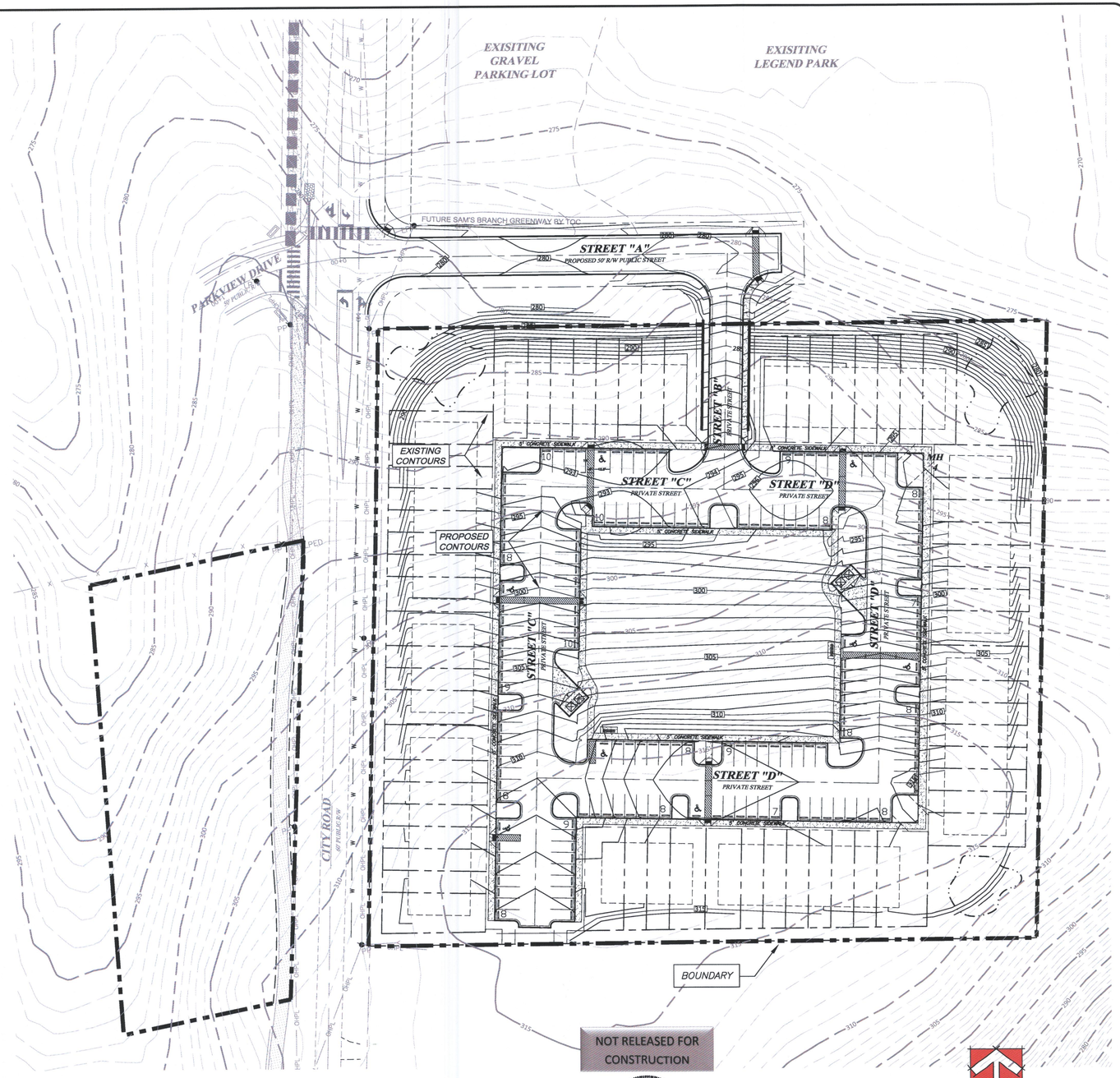
UTILITY PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/26/2017
JOB NO.	AH-
SHEET	UT1

ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS UNLESS OTHERWISE SPECIFIED.

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:51 pm, Dec 04, 2017

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS:
1) UPDATED PER TOC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dacadams@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

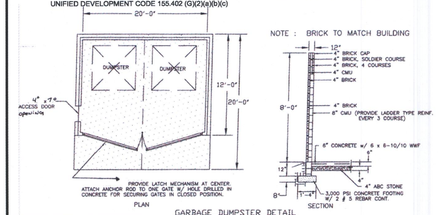
GOODSON TRACT
TOWN OF CLAYTON, NC 27520

GRADING PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/26/2017
JOB NO.	AH-
SHEET	GR1

DUMPSTER ENCLOSURE DETAIL

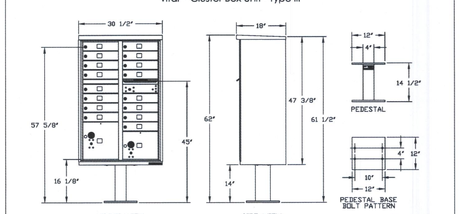
NOTE: DUMPSTER ENCLOSURES WILL BE SCREENED AND LANDSCAPED AS PER TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE 155.402 (G)(2)(e)(b)(c)



GARBAGE DUMPSTER DETAIL
NOT TO SCALE

NOTE: THE DUMPSTER ENCLOSURE GATES WILL BE METAL

vital™ Cluster Box Unit - Type III



DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TOWER	31-3/8"x36-1/8"x19"
10" PARCEL	31-3/8"x36-1/8"x10"
15" PARCEL	31-3/8"x36-1/8"x15"
LETTERING BLADE	6"x7"x0.125"

NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CD5EQ-08-B-0012

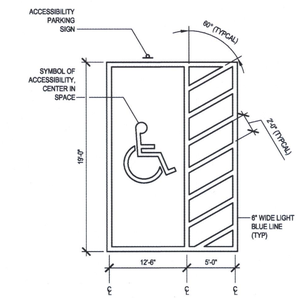
REFERENCE: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)

FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

DRAWN	12/2/16	REV A
SCALE	NONE	LAST REVISED 1/18/2017
DRAWING NUMBER	15/0-16CS	DRAWN BY A/D

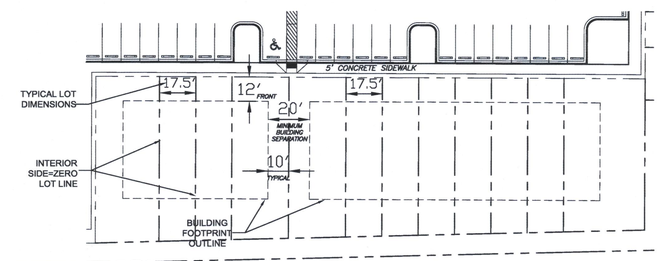
CLUSTER MAILBOX UNIT

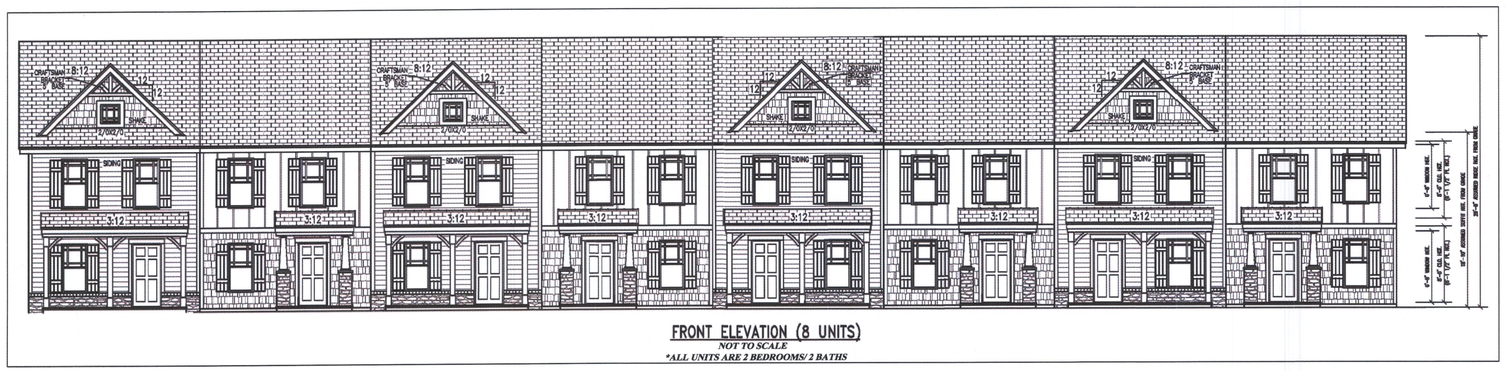
NOT TO SCALE



ACCESSIBLE PARKING DETAIL

AS PER 155.401(C)(3)(b) OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE





FRONT ELEVATION (8 UNITS)

NOT TO SCALE

**ALL UNITS ARE 2 BEDROOMS/ 2 BATHS*

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

NOTE:
MINIMUM LOT WIDTH = 17.5'
MINIMUM LOT DEPTH = 75'

MINIMUM BUILDING SETBACKS
FRONT = 12'
SIDE = 5'
INTERIOR SIDE = ZERO LOT LINE
REAR = 10'
STREET SIDE = 5'
BUILDING SEPARATION = 20'

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19865 DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

REVISIONS / UPDATES
1 REVISED PER TDC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dadams@adamshodge.com
919-243-1332
FIRM # C-1187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

REGULATORY STANDARDS

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH--
SHEET	RG1

ADAMS & HODGE
ENGINEERING, PC

November 21, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of a neighborhood meeting that will be held to provide information to adjacent property owners about the proposed Goodson Tract residential project. A representative of the applicant will be present to share details about the project as well as answer questions, and solicit comments.

Meeting Date: **December 5, 2017**

Location:
114 West Main St.
Clayton, NC 27520

Time: **6:30 PM**

Type of Application: Major Subdivision Plan

General Description: The applicant is requesting a Major Subdivision approval.

A vicinity map of the property is attached.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

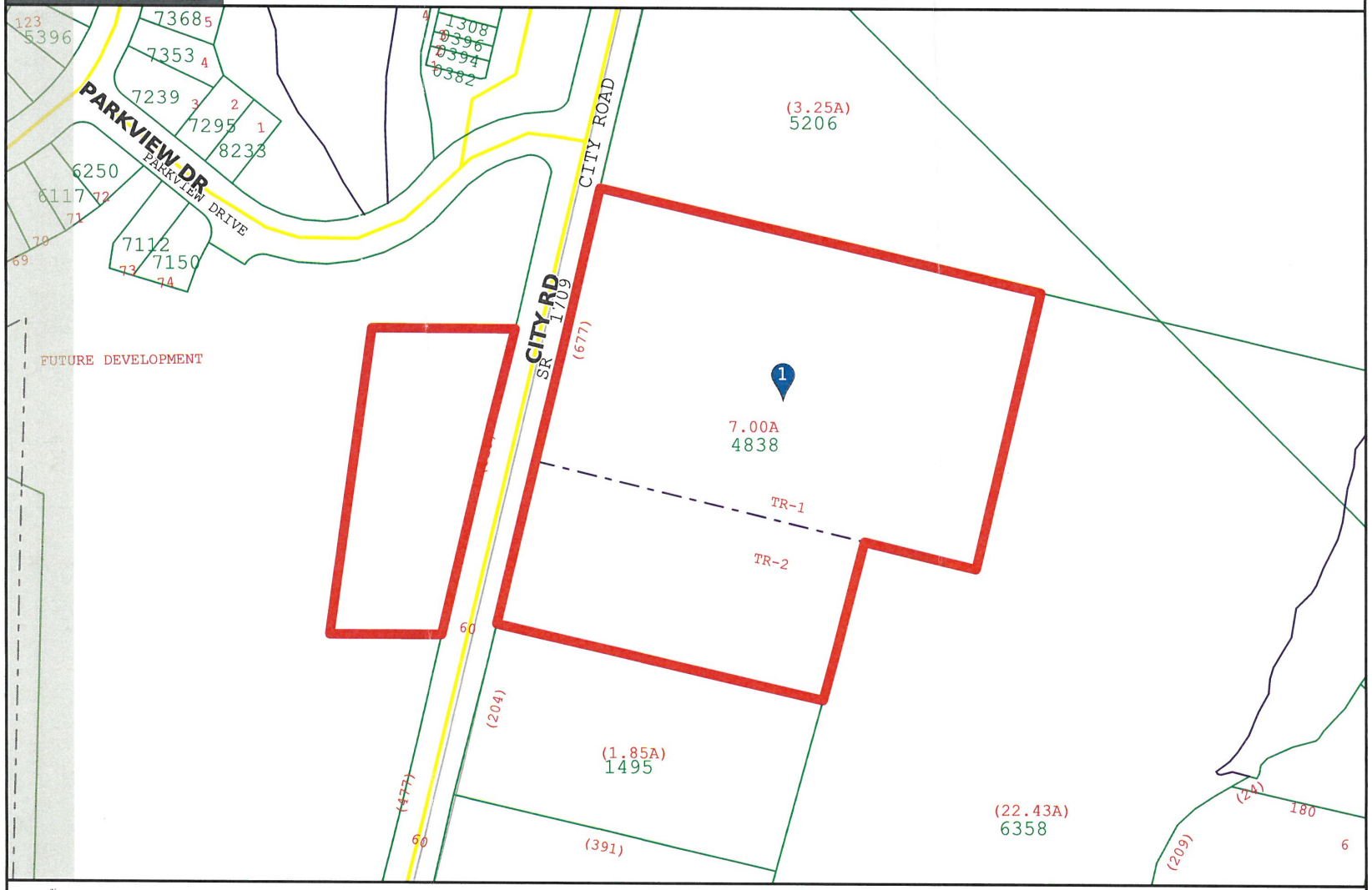
Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning

JOHNSTON COUNTY
NORTH • CAROLINA

*** DISCLAIMER ***

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



Scale: 1:1932 - 1 in. = 160.99 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 21, 2017

ADAMS & HODGE ENGINEERING, PC

Project: Goodson Tract

Date of Meeting: December 5, 2017

Location of Meeting: 114 West Main St. Clayton, NC 27520 (NC PAPER CO)

Time of Meeting: 6:30 pm

In Attendance: Donnie Adams, Holland Adams, Jaclyn Smith

Meeting Summary/Minutes:

Donnie waited until 6:45pm to begin the meeting giving more time for those invited to show up.

Donnie had the Major Subdivision plan displayed on the TV for all to view, ready to discuss the project.

At 6:50 pm we concluded the meeting because no adjacent property owners showed up.

*Donald Macus Johnson who is an adjacent property owner called Donnie to let him know that he had to work and would not be able to attend the meeting, but wanted to talk to someone to discuss his adjacent property. James Lipscomb reached out to Donald Macus Johnson on December 6, 2017 by phone.

ADAMS & HODGE ENGINEERING, PC

November 21, 2017

Dear Clayton Area Property Owner:

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Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning

JOHNSTON COUNTY
NORTH • CAROLINA

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Scale: 1:1932 - 1 in. = 160.99 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 21, 2017

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL 32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC

Location/Date: 114 W Main St. Clayton, NC Suite 102 / 12-5-17

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd. Clayton
2	Holland Adams	" "
3	Jaclyn Smith	Parkview Townhomes Ph. 1
4		
5		
6		
7		
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9		
10		
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15		
16		
17		
18		
19		
20		

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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Result 1

id: 05E99027Q
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Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
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Mail Address 1:
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Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL 32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Goodson Tract **Acreage of Property:** 7.00acres
County Tag Number: 4710390 **NC PIN:** 166909-06-4838
Address/Location: Off of City Rd

Zoning District: R-10-SUP
Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton
Phone Number: 919-763-7278 **Fax:**
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC
Mailing Address: 114 W. Main St, Clayton, NC 27520
Phone Number: 919-763-7278 **Fax:**
Email Address: donnie@adamsandhodge.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☑ New ☐ Expanded ☐ Change **Use Type:** ☑ Residential ☐ Non-Residential

Proposed Use(s): Residential Townhomes **Existing Use(s):** Vacant

Invoice shall be mailed to the following:

Developer Name: Sam's Branch, LLC

Mailing Address: 114 W. Main St, Clayton, NC 27520

Phone Number: 919-763-7278 **Fax Number:**

Email Address: donnie@adamsandhodge.com

ALLOCATION REQUEST

- *Use additional sheets if necessary.*
- *Provide any documentation supporting/justifying the request as an attachment.*
- *If a phasing / take-down schedule is proposed, include as an attachment.*

Residential:

Gross Acreage: 7.0

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	64	250	16,000
3 Bedroom Units			
>3 Bedroom Units			
Total		------	

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

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage:

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total			------	

TOTAL REQUESTED GALLONS PER DAY: 16,000

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

Fee Development:
Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Donnie Adams, PE		11/1/2017
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution)*

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

December 12, 2017

Haley Hogg
Planning and Development Department
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
hhogg@townofclaytonnc.org

Subject: **Trip Generation Letter**
Goodson Tract
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along City Road in Clayton, North Carolina.

The proposed development is anticipated to consist of 64 townhomes and access will be provided off of the Legend Park driveway (Street "A" on the attached site plan), which aligns with Parkview Drive to the west. It should be noted that both Parkview Drive and the park driveway will have exclusive left-turn lanes along City Road.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate one-hundred or more vehicular trips (100) during the weekday AM or PM peak hours.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 230 (Residential Condominium/Townhouse) rates.

Table 1: Site Trip Generation Based on LUC 230

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (230)	64 units	400	5	23	22	11

As shown in Table 1, based on the ITE *Trip Generation Manual*, 9th Edition, it is estimated the site is expected to generate 400 daily trips; with 28 trips (5 entering and 23 exiting) during the weekday AM peak hour and 33 total trips (22 entering and 11 exiting) are expected to occur during the weekday PM peak hour. It should be noted that the proposed land use is not expected to have peak periods coinciding with the existing baseball field, with which it shares access.

Findings and Summary

The calculations provided in this letter are estimations of the trip generation potential for the site based on both ITE *Trip Generation Manual*, 9th Edition data and also local data. Based on the trip generation results, it is expected that the proposed Goodson Tract development will have minimal impact on the surrounding roadway network and is expected to be well below the traffic study threshold, as identified in the Town's ordinance.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
RAMEY KEMP & ASSOCIATES, INC.

NORTH CAROLINA PROFESSIONAL SEAL 039251 ENGINEER JOSHUA T. REINKE
12-12-17

Joshua Reinke, P.E.
Transportation Manager
NC Corporate License # C-0910

cc: Donnie Adams (Adams & Hodge Engineering, PC)

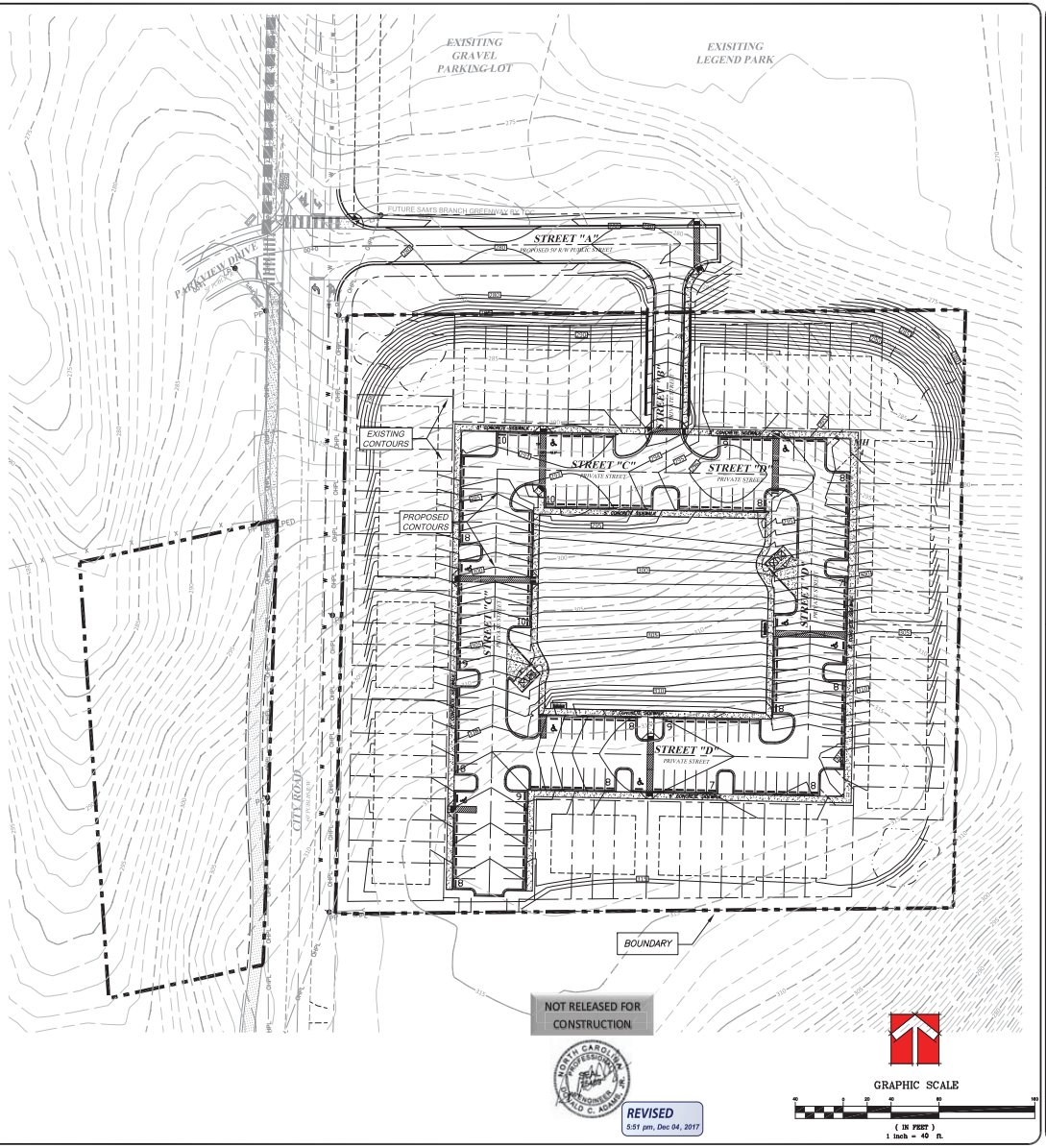
Attachments: Proposed Site Plan

RAMEY KEMP & ASSOCIATES

ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS UNLESS OTHERWISE SPECIFIED.

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



REVISIONS
1 12/04/17 REVISED FOR TOC
2 12/05/17 REVISED

333 ATHLETIC CLUB RD NO
CLAYTON, NC 27527
donnie@adamshodge.com
919-553-2153
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

GRADING PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 09/26/2017
JOB NO.: AH-
SHEET: GR1

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

Planning Board
December 19, 2017

STAFF REPORT

Application Number: 2017-172-SUP
Project Name: Goodson Tract Special Use Permit

NC PIN / Tag #: 166909-06-4838/ 05H02020
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch, LLC
Location: Off City Road, south of Legend Park

Public Noticing:

- Neighborhood meeting held on December 5, 2017
- Sign posted prior to December 8, 2017
- Letters mailed prior to January 26, 2018
- Newspaper published January 26, 2018 and February 2, 2018

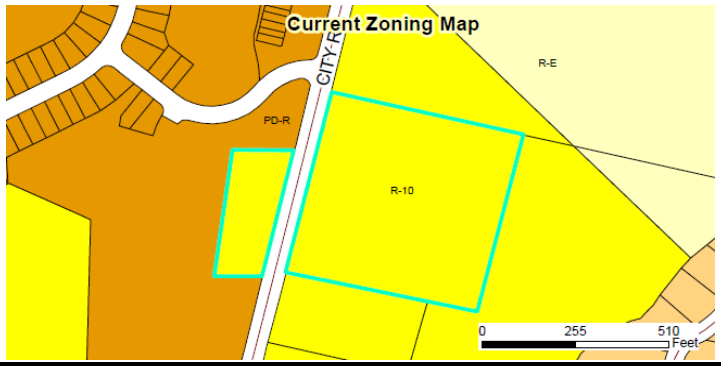
REQUEST: The applicant is requesting a Special Use Permit to allow 64 townhomes to be developed on the subject property, which is zoned Residential-10 (R-10). A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD).

SITE DATA:

Acreage: 7 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Legend Park
South	Residential-10	Single-Family Residential
East	Residential-10	Vacant
West	Planned Development-Residential (PD-R)	Single-Family Residential (Parkview)



DEVELOPMENT DATA:

Proposed Uses:	Townhomes (64 units)
Buildings:	9 buildings
Density/Intensity:	9.14 units/acre
Impervious Surface:	maximum 75% per lot
Required Parking:	144 spaces (2 spaces per unit, plus 1 guest space per 4 units)
Proposed Parking:	160 spaces
Access/Streets:	The applicant is proposing the main entrance to be located off Street "A", located to the North. A stub-out is proposed to the South, which will serve as a secondary access if the properties to the south are redeveloped in the future.

STAFF ANALYSIS:

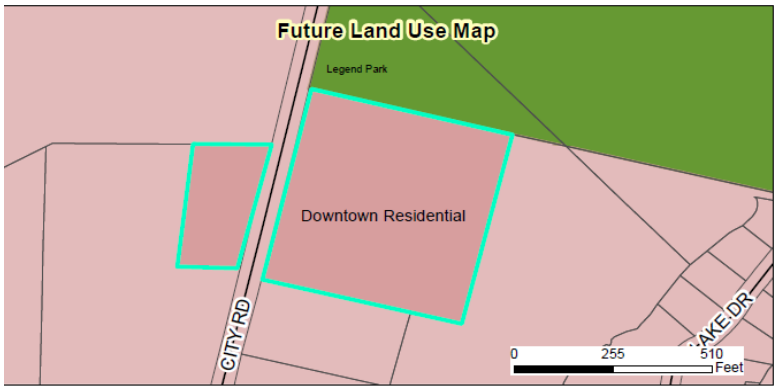
Overview
The applicant is requesting a Special Use Permit to allow townhomes on the subject property, which is zoned R-10. A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD). As shown within the associated subdivision plan, the property is split into two pieces located east and west of City Road. The portion located to the west will not have any townhomes located on it, and instead will be utilized as passive open space needed to meet the minimum open space requirements for the development. This portion will include a greenway along City Road, connecting to existing greenway. The portion of the development located to the east of City Road is proposed to be developed with 64 total units, located within 9 buildings.

Associated Site Plan
Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2017-171-SD) with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2017-171-SD.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
  The future land use map designates this property as "Downtown Residential". This request is consistent with this designation, which calls for higher-density developments of up to 12 units/acre.

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



Compatibility with Surrounding Land Uses
The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residential including some higher densities to the west.

Landscaping and Buffering

Based on the zoning district, no landscape buffer is required along adjacent properties since they are all zoned Residential-10 as well. However, the applicant is required to provide a Class "A" landscape buffer along City Road, in order to meet the street buffer requirements of the Unified Development Code. The applicant is also proposing landscaping throughout the site, in order to meet the street tree requirements and 20% interior landscape requirement of the UDC. The portion of the property across City Road, which serves as passive open space for the development, is proposed to remain wooded.

Access/Streets
The main access to the site will be located off Street "A" located to the North. This street is proposed to be a public street and will also serve as an entrance to Legend Park. The streets within the development are proposed to be private. A stub-out will connect to the property to the South, which will serve as a required secondary access in the future. Staff is recommending a condition of approval requiring the stub-out to be constructed to the property line, prior to issuance of the 30th certificate of occupancy, as a part of the associated Major Subdivision application (2017-171-SD).

Traffic
Based on the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report) which indicates the future left turn onto proposed Street "A" will satisfy peak hour demands. NCDOT has reviewed the letter submitted by the applicant, and concurs with its findings.

Multi-Modal Access
Interior sidewalks are located throughout the development, connecting to the future Sam's Branch Greenway that will be located along Street "A". Greenway is also provided across City Road, along the portion of the property that is designated as passive open space. This greenway will connect to the existing greenway along City Road, developed as a part of the Parkview development.

Garbage / Recycling
Two dumpster units will be provided within the development. These will be located in the center of the development, with sidewalk connections for pedestrian accessibility. The dumpster enclosures will be brick and 8' in height to meet UDC requirements.

Architecture/Design
The applicant is proposing 9 buildings, which will have a minimum 20' building separation. These buildings will consist of vinyl siding, and will contain 2 bedroom/2 bathroom units.

CONSIDERATIONS:

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

FINDINGS:

The applicant has addressed the Special Use Major Subdivision Approval Criteria outlined in UDC Section 155.711. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

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

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2017-171-SD) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2017-171-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

1.) Staff Report Maps
2.) Application
3.) Neighborhood Meeting Materials
4.) Associated Site Plan
5.) Wastewater Allocation Request
6.) Traffic Letter
7.) NCDOT Email

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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: $400.00.
Advertisement Fee: $100.00.
All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☒ **New Special Use Permit** ☐ **Major Modification to an approved SUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Goodson Tract **Acreage of Property:** 7
Parcel ID Number: 0540220 **Tax ID:** 4710390
Deed Book: 04938 **Deed Page(s):** 0100
Address/Location: Off of City Rd.

Existing Use: Vacant **Proposed Use:** R-10-SUP
Is project within a Planned Development? ☒ No ☐ Yes
Planned Development District (if applicable): _____
Is project within an Overlay District: ☒ No ☐ Yes
Overlay District (if applicable): _____

OFFICE USE ONLY

Date Received: NOV 01 2017 Amount Paid: $ 500 - Permit Number: 2017-172-SUP

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC

Mailing Address: 114 W. Main St. Suite 102 Clayton, NC 27520

Phone Number: 919-763-7278 **Fax:** N/A

Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd.

Phone Number: 919-763-7278 **Fax:** N/A

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

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

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☑	☐			
2. Review Fee ($400) and Application Fee ($100)	☑	☐			
3. Completed application (9 copies)	☑	☐			
4. Owner's Consent Form (9 copies)	☐	☑			
5. Adjacent property owners list (9 copies)	☑	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☑	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☑			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☑	☐			
9. Neighborhood meeting notice letter (9 copies) *See sample letter and meeting requirements included in this packet*	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) *Form is included in this packet*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

FINDINGS OF FACT

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

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

This subdivision meets all applicable regulations and conforms to the UDO.

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

The subdivision design is such that it will be beneficial to orderly development on adjacent tracts.

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

The subdivision is designed to provide proper traffic flow within the neighborhood and provides appropriate points of connection to the existing street system for safe ingress and egress.

(4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

This subdivision is consistent with the orderly growth and development pattern of the town.

Project Name: Goodson Tract

Donnie Adams
Print Name

Signature of Applicant

11-1-17
Date

EXPLANATION OF PROJECT

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

64 Townhome units

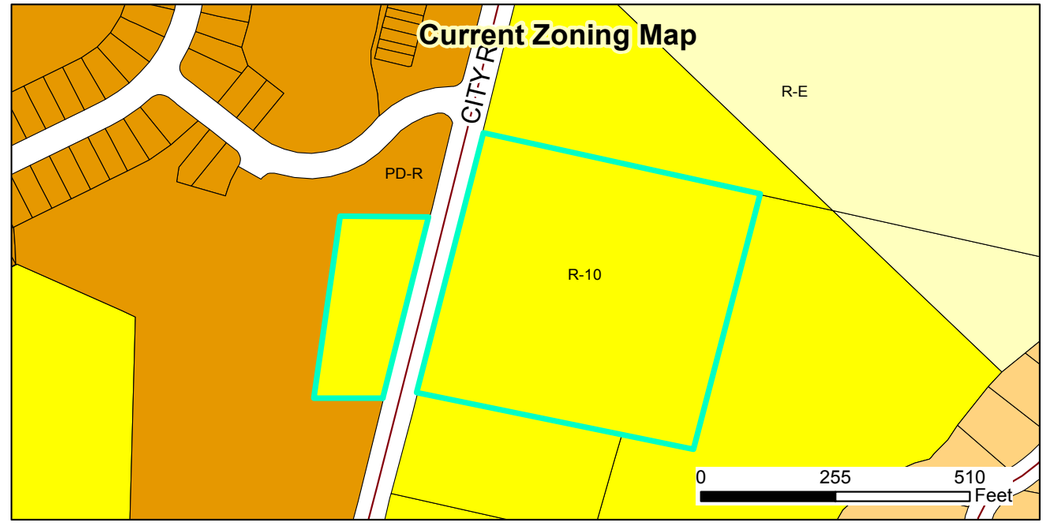
APPLICANT AFFIDAVIT

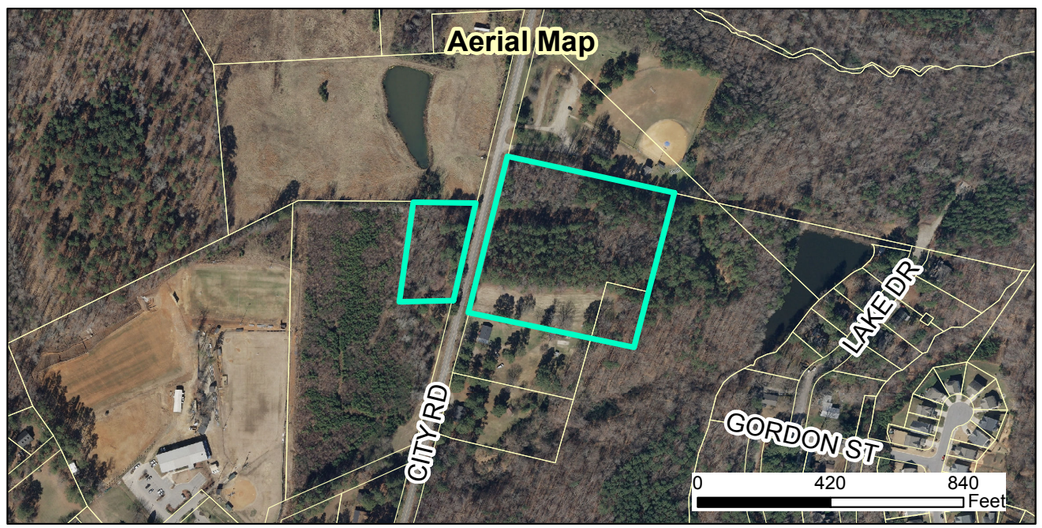
I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith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

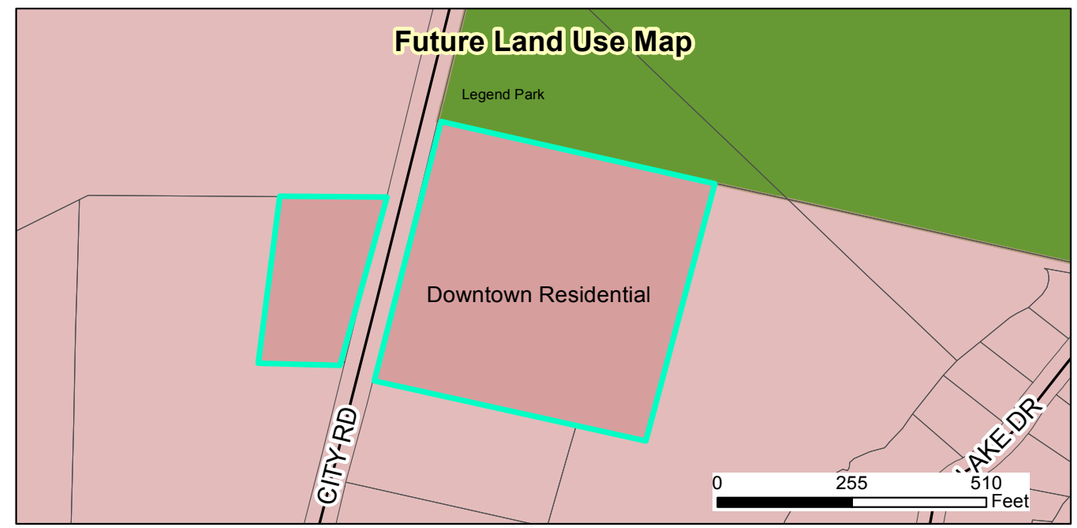
Donnie Adams
Print Name

Signature of Applicant

11-1-17
Date

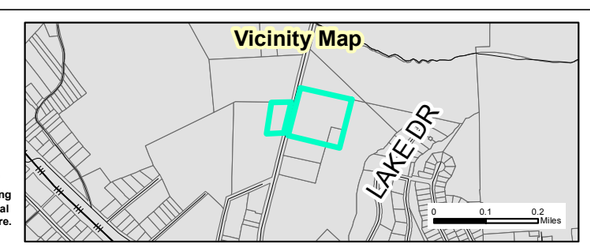






2017-172-SD Goodson Tract Townhomes Special Use Permit
Request: To develop 64 townhomes on property zoned R-10

Applicant: Adams & Hodge Engineering
Property Owners: Sam's Branch LLC
Parcel ID: 166909-06-4838
Tag #: 05H02020



12/11/17
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

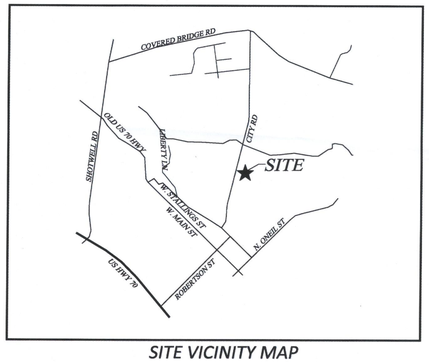
Document Path: O:\PLANNING\SPECIAL USE\2017\2017-172-SUP Goodson Tract Townhomes\Staff Report Maps\Staff Report Map- 2017-172-SUP Goodson SUP.mxd

PRELIMINARY SUBDIVISION PLAN

GOODSON TRACT

IN

TOWN OF CLAYTON



SITE VICINITY MAP
NOT TO SCALE

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS	EC1
SITE PLAN	SP1
LANDSCAPE PLAN	SP2
UTILITY PLAN	UT1
GRADING PLAN	GR1
REGULATORY STANDARDS	RS1

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

ADAMS & HODGE ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

GOODSON TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY NC

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

OCTOBER 31,2017
DECEMBER 4, 2017 AS PER TOC

RECEIVED DEC 05 2017 TOWN OF CLAYTON PLANNING DEPARTMENT

2017-171-SD GOODSON TOWNHOMES MAJOR SUBDIVISION

EXISITING GRAVEL PARKING LOT

EXISITING LEGEND PARK

N/F
TOWN OF CLAYTON
TAG: 05E99027
TAX: 4710389
PIN: 166909-07-5206
BOOK/PAGE:
ZONING: R-10

PARKVIEW DRIVE
(60' PUBLIC R/W)

S78°03'18"E 546.41' (TOTAL)

30.01'
R/W

N/F
CITY ROAD, LLC
TAG: 05030069
TAX: 4772351
PIN: 165908-98-7935
BOOK/PAGE: 04557/0814
ZONING: PD-R

N13°34'27"E 488.45'
N13°34'27"E 488.43'
CENTERLINE

N/F
SAM'S BRANCH, LLC
TAG: 05H02020
TAX: 4710390
PIN: 166909-06-4838
BOOK/PAGE: 04938/0100
ZONING: R-10

N/F
SAM'S BRANCH, LLC
TAG: 05H02020
TAX: 4710390
PIN: 166909-06-4838
BOOK/PAGE: 04938/0100
ZONING: R-10

BOUNDARY

CITY ROAD
(60' PUBLIC R/W)

S13°37'49"W 488.00' (TOTAL)

N/F
HARVEY B. GORDON
MILDRED S. GORDON
TAG: 05029021
TAX: 4680292
PIN: 166909-06-6358
BOOK/PAGE:
ZONING: R-10

BOUNDARY

30.01'
R/W

N78°06'10"W 545.95' (TOTAL)

N/F
CITY ROAD, LLC
TAG: 05030069
TAX: 4772351
PIN: 165908-98-7935
BOOK/PAGE: 04557/0814
ZONING: PD-R

N/F
MACUS DONALD JOHNSON
TAG: 05H02199C
TAX: 4713639
PIN: 166909-06-1495
BOOK/PAGE: 04702/0956
ZONING: R-10

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dennis@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISIONS
12/04/2017 REVISED PER TOC COMMENTS

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

EXISTING CONDITIONS

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	EC1

VICINITY MAP
(NO SCALE)

DEVELOPER/APPLICANT:

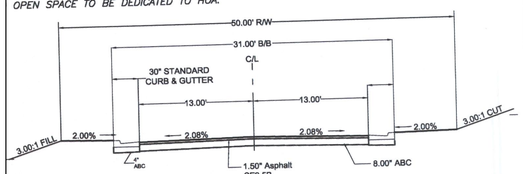
SAM'S BRANCH, LLC
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

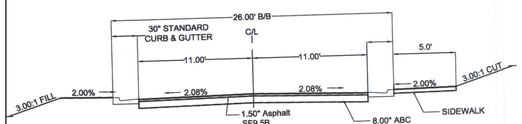
AN INFORMATION:

	SAM'S BRANCH, LLC, 114 W. MAIN STREET, SUITE 102, CLAYTON, NC 27520
IFICATION NUMBER:	05H02020
	166909-06-4838
R:	4710390
ZE (SF):	304,814 SF/7.00 ACS
SPACE (SF):	129,378.66 SF/2.99 ACS
CATION:	INSIDE TOWN LIMITS
POSED ZONING:	R-10/R-10
	VACANT
SE:	RESIDENTIAL SINGLE-FAMILY TOWNHOME UNITS
NITS/LOTS:	64
ENSITY:	9.14 UNITS PER ACRE
ENSITY:	N/A
SIZE	1250 SF
	12'
CK	5'
K	ZERO LOT LINE
E SETBACK	10'
K	5'
SETBACK	20'
PARATION	
NTENSITY (GROSS FLOOR AREA (SF):	53,760 SF (6,720 SF/FLOOR)
VERAGE (AS % OF TOTAL SITE):	30%
	60%
ERVIOUS AREA:	75%
MPERVIOUS AREA PER LOT:	2 STORY BLDGS / ~35'-0"
IGHT (NUMBER OF STORIES & FEET):	144 SPACES/160 SPACES (2 SPACES PER UNIT, 1 GUEST SPACE PER 4 UNITS)
ROPOSED PARKING:	6 / 8 ACCESSIBLE SPACES
ROPOSED ACCESSIBLE PARKING:	TOWN OF CLAYTON
ROVIDER:	TOWN OF CLAYTON
VIDER:	TOWN OF CLAYTON
VIDER:	64 UNITS @ 250 GPD/UNIT = 16,000 GPD (SUBJECT TO TOC APPROVAL)
DAILY WASTEWATER FLOW:	

OPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
RCE CONSERVATION AREA.
PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
OPEN SPACE TO BE DEDICATED TO HOA.

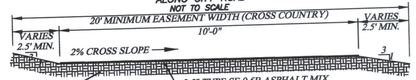


TYPICAL LOCAL RESIDENTIAL PUBLIC STREET
(STREET "A")
NO SCALE



TYPICAL PRIVATE STREET
(STREET "B")
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE

TYPICAL GREENWAY PAVEMENT SECTION
ALONG CITY ROAD
NOT TO SCALE



1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

NOTE:
1. TOWN OF CLAYTON GREENWAY TRAIL ALONG SAMS BRANCH AND CITY ROAD TO BE CONSTRUCTED TO TOWN OF CLAYTON TYPICAL BIKEWAY/GREENWAY PAVEMENT SECTION STANDARDS REFER TO DETAIL 401.03 FOR SPECIFICS.
2. HOA GREENWAY TRAIL SPECIFICATIONS MAY VARY FROM TOWN OF CLAYTON STANDARDS.

NOTE: ALL UNITS TO HAVE 5' SIDEWALK CONNECTIONS THROUGHOUT SITE.

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

REVISING TO 12/04/17 REVISED PER TOC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

SITE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	SP1

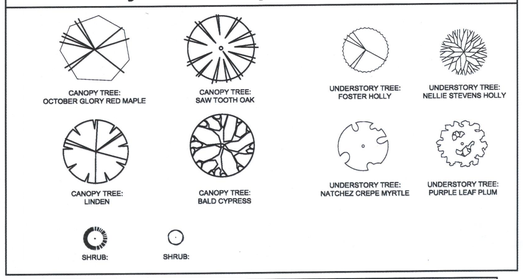
Plant List

PLANT LIST

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AROG	33	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12' MIN.	-	B&B
QA	21	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12' MIN.	-	B&B
TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12' MIN.	-	B&B
TCG	23	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12' MIN.	-	B&B
IAF	63	ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
INS	19	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
LIN	23	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8' MIN.	-	B&B/15 GAL
PCP	16	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8' MIN.	-	B&B/15 GAL
CJ	30	CAMELLIA JAPONICA	CAMELLIA	-	24"-30" MIN	-	7GAL
CP	54	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24"-30" MIN	-	7GAL
IC	60	ILEX CORNUTA 'BURFORDII'		-	24"-30" MIN	-	7GAL
LJ	30	LIGUSTRUM JAPONICA	GLOSSY PRIVIT	-	24"-30" MIN	-	7GAL
LC	62	LOROPETALUM CHINESE RUBRUM 'ZHUZHOU'	ZHUZHOU LORPETALUM	-	24"-30" MIN	-	7GAL
AG	30	ABELIA GRANDIFLORA 'LITTLE RICHARD'	ABELIA	-	15"-18" MIN	-	3GAL
BT	17	BERBERIS THUMBERGIATROPURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15"-18" MIN	-	3GAL
CH	53	ILEX CORNUTA 'CARRISSA'	CARISSA HOLLY	-	15"-18" MIN	-	3GAL
IG	34	ILEX GLABRA	INKBERRY HOLLY	-	15"-18" MIN	-	3GAL
JH	48	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPEN	-	-	15"-18" MIN	3GAL

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS

Plant Symbol Key



Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 251,812.71 SQ.FT.
20% OF LOT AREA: 50,362.54 SQ.FT.
PLANTINGS REQUIRED: 50.36 CANOPY TREES 50.36 UNDERSTORY TREES 100.72 SHRUBS
PLANTINGS PROVIDED: 50 CANOPY TREES 50 UNDERSTORY TREES 101 SHRUBS

STREET TREE PLANTINGS REQUIRED: (4,625) AT 40' O.C. [5 PROVIDED]*
PARKING LOT TREES REQUIRED: (16) [20 PROVIDED]
BUFFER PROVIDED: PROPERTY LINES (2008.79 L.F. OF BUFFER)
BUFFER TYPE: CLASS "A" ATLERNATIVE 3 (10' WIDE)
REQUIRED PLANTINGS PER 100 LIN FT OF "A" BUFFER:
(2) CANOPY TREES [41 TOTAL] / 41 PROVIDED
(2) UNDERSTORY TREE [41 TOTAL] / 61 PROVIDED
(12) SHRUBS [242 TOTAL] / 242 PROVIDED

*REQUESTING ALTERNATE MEANS OF COMPLIANCE DUE TO AN OVERHEAD POWER LINE LOCATED WITHIN THE BUFFER FOR SAM'S BRANCH ACCESS ROAD ONLY. IT IS ASSUMED THAT STREET TREE PLANTINGS WILL NOT BE REQUIRED ADJACENT TO CITY ROAD DUE TO EXISTING OVERHEAD POWER LINES (OPL).

LANDSCAPE CALCULATION*

TOTAL AREA OF LOT:	251,812.71 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	50,362.54 SQ.FT.	CANOPY TREE	50	50
REQUIRED LANDSCAPE AREA:	50,362.54 SQ.FT.	UNDERSTORY TREE	50	50
PROPOSED LANDSCAPE AREA:	±100,000 SQ.FT.***	SHRUBS	101	101

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

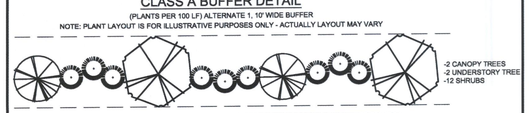
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

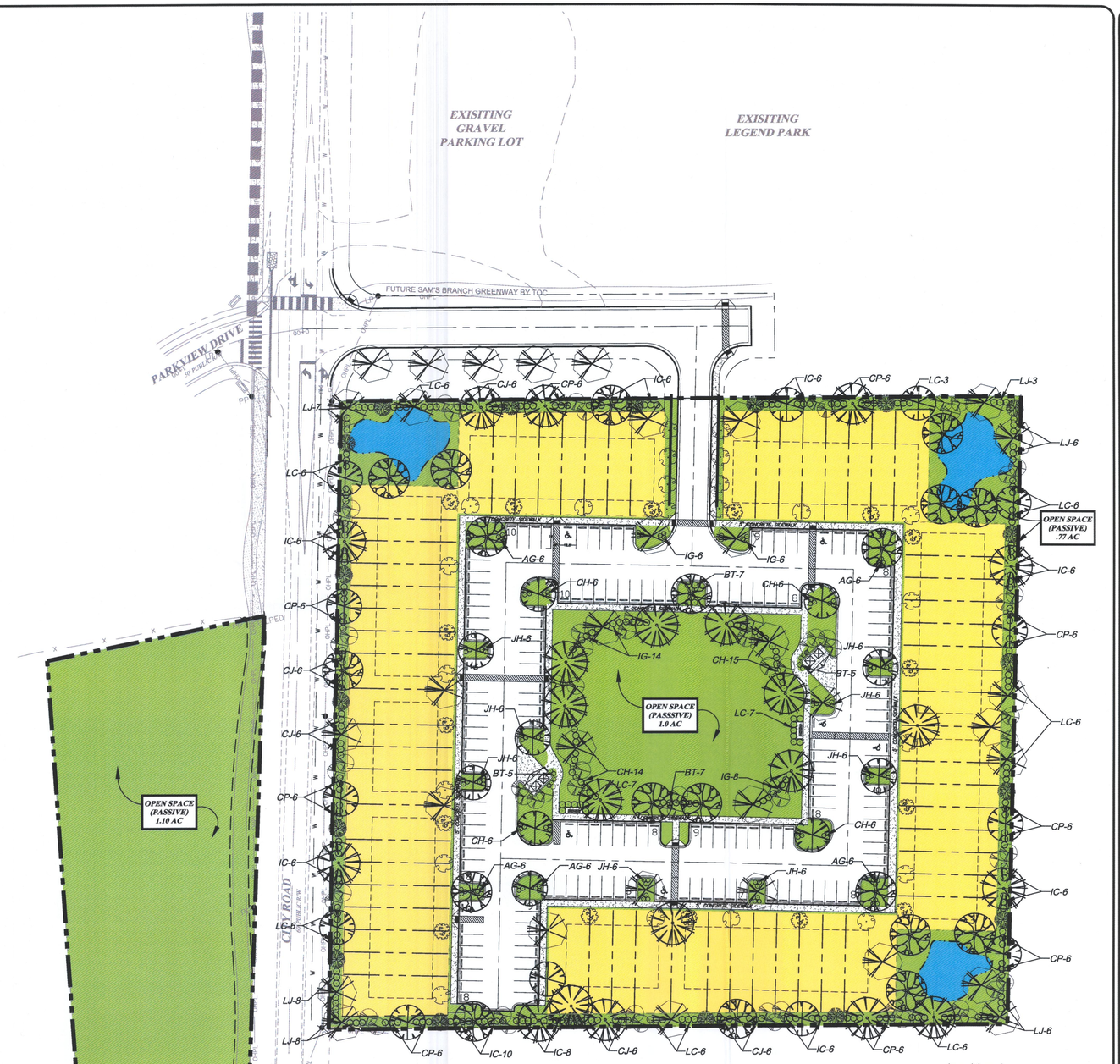
CLASS A BUFFER DETAIL

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER

NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



NOTE EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27520
donnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISION/ ISSUE DATE - REVISED PER TOC COMMENTS

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

LANDSCAPE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH--
SHEET	SP2

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. **THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:**
   ±1623 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. **THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:**
   ± ?LF OF 8" PVC MAIN

STREET SUMMARY:

1. **THE TOTAL LINEAR OF STREETS:**
   ±1623 LF

LEGEND

PROPOSED

- WATERLINE
- BLOWOFF
- HYDRANT
- VALVE
- REDUCER
- METER
- SEWERLINE
- MANHOLE
- CLEANOUT
- STORM DRAINAGE
- CATCH BASIN
- DROP INLET/YARD INLET

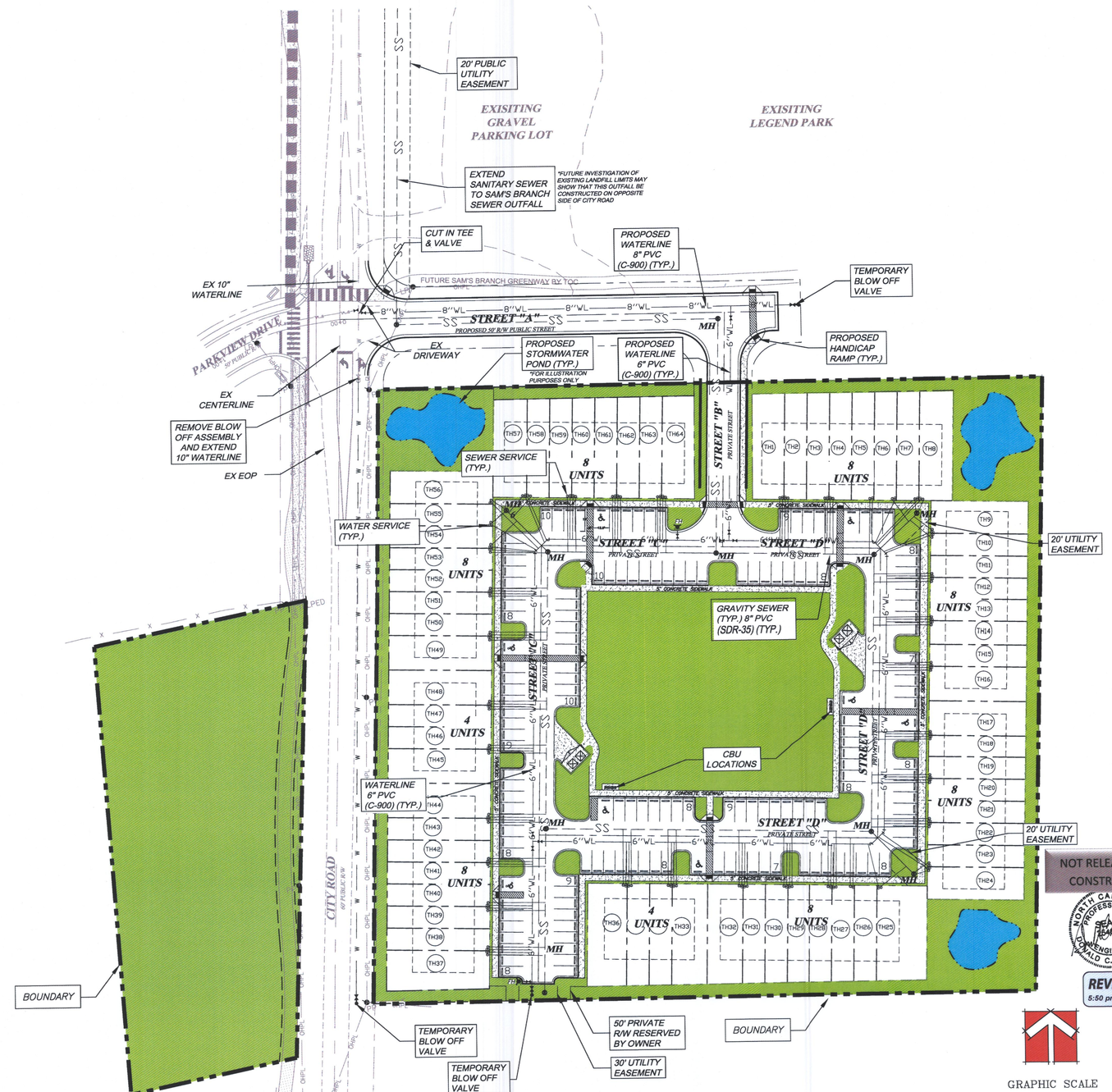
NOTES:

1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS. INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER
5. ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1(H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.+
7. ALL 5' DIAMETER MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
8. ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12' DEEP SHALL BE 4" 401 LINED DIP.
9. ALL CONCRETE THROUGH LIMITS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.

THE TOWN OF CLAYTON AND/OR JOHSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PER CHANGE IN THE NORTH CAROLINA GERNERAL STATUTES (NCGS 87-121(g)), UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS GREATER THAN 8 FT. FROM FINAL SURFACE ELEVATION, PLACE THE WIRE AT A DEPTH BETWEEN 7 AND 8 FT. BELOW FINAL SURFACE ELEVATION. THE TOWN IS PREPARING A DETAIL.



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

REVISIONS:
11-30-17 REVISED PER TOC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donna@adamsandhodge.com
919-553-4187
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

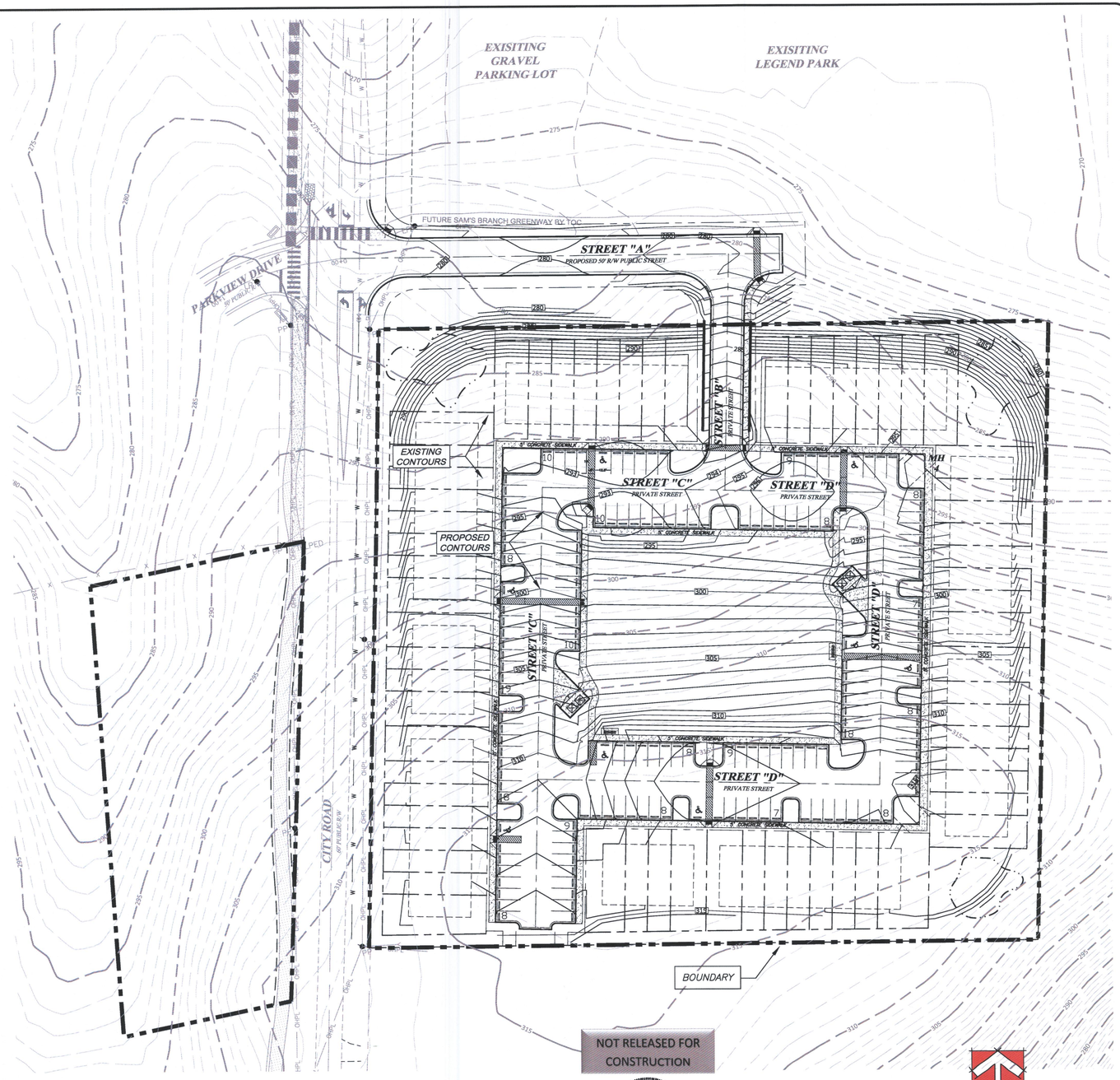
UTILITY PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/26/2017
JOB NO.	AH-
SHEET	UT1

ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS UNLESS OTHERWISE SPECIFIED.

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



REVISIONS:
11/06/17 - REVISED PER TOC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dacadams@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

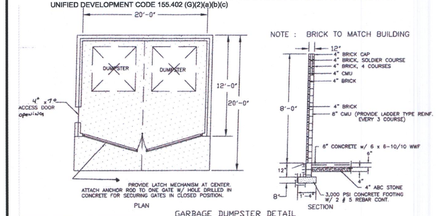
GOODSON TRACT
TOWN OF CLAYTON, NC 27520

GRADING PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/26/2017
JOB NO.	AH-
SHEET	GR1

DUMPSTER ENCLOSURE DETAIL

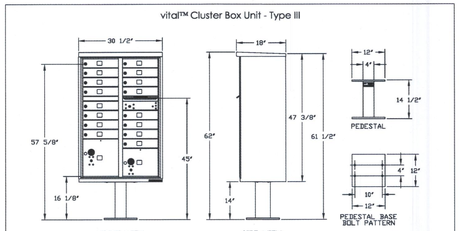
NOTE: DUMPSTER ENCLOSURES WILL BE SCREENED AND LANDSCAPED AS PER TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE 155.402 (G)(2)(e)(b)(c)



GARBAGE DUMPSTER DETAIL
NOT TO SCALE

NOTE: THE DUMPSTER ENCLOSURE GATES WILL BE METAL

vital™ Cluster Box Unit - Type III



DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TOWER	21-3/8"X26-1/2"X18"
10" PARCEL	10-1/2"X26-1/2"X18"
15" PARCEL	15"X26-1/2"X18"
LETTERING BLOCK	6"X1"X6-3/4"

NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CD5EQ-08-B-0012

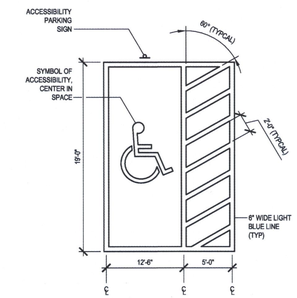
REFERENCE BIBLE: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)

FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

DATE	12/7/16	REV	A
SCALE	NONE	LAST REVISED	10/18/2016
DRAWING NUMBER	1570-16CS	DRAWN BY	AFD

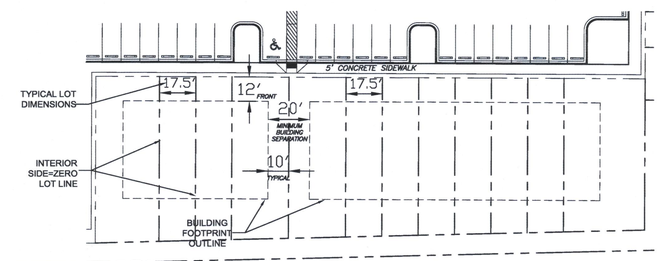
CLUSTER MAILBOX UNIT

NOT TO SCALE



ACCESSIBLE PARKING DETAIL

AS PER 155.401(C)(3)(b) OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE



FRONT ELEVATION (8 UNITS)

NOT TO SCALE

**ALL UNITS ARE 2 BEDROOMS/ 2 BATHS*

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

NOTE:
MINIMUM LOT WIDTH = 17.5'
MINIMUM LOT DEPTH = 75'

MINIMUM BUILDING SETBACKS
FRONT = 12'
SIDE = 5'
INTERIOR SIDE = ZERO LOT LINE
REAR = 10'
STREET SIDE = 5'
BUILDING SEPARATION = 20'

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019845 DONALD C. ADAMS, JR.

REVISED
5:50 pm, Dec 04, 2017

REVISIONS / UPDATES
1 REVISED PER TDC COMMENTS

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dadams@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

REGULATORY STANDARDS

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH--
SHEET	RG1

ADAMS & HODGE
ENGINEERING, PC

November 21, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of a neighborhood meeting that will be held to provide information to adjacent property owners about the proposed Goodson Tract residential project. A representative of the applicant will be present to share details about the project as well as answer questions, and solicit comments.

Meeting Date: **December 5, 2017**

Location:
114 West Main St.
Clayton, NC 27520

Time: **6:30 PM**

Type of Application: Major Subdivision Plan

General Description: The applicant is requesting a Major Subdivision approval.

A vicinity map of the property is attached.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donald C. Adams, Jr., PE

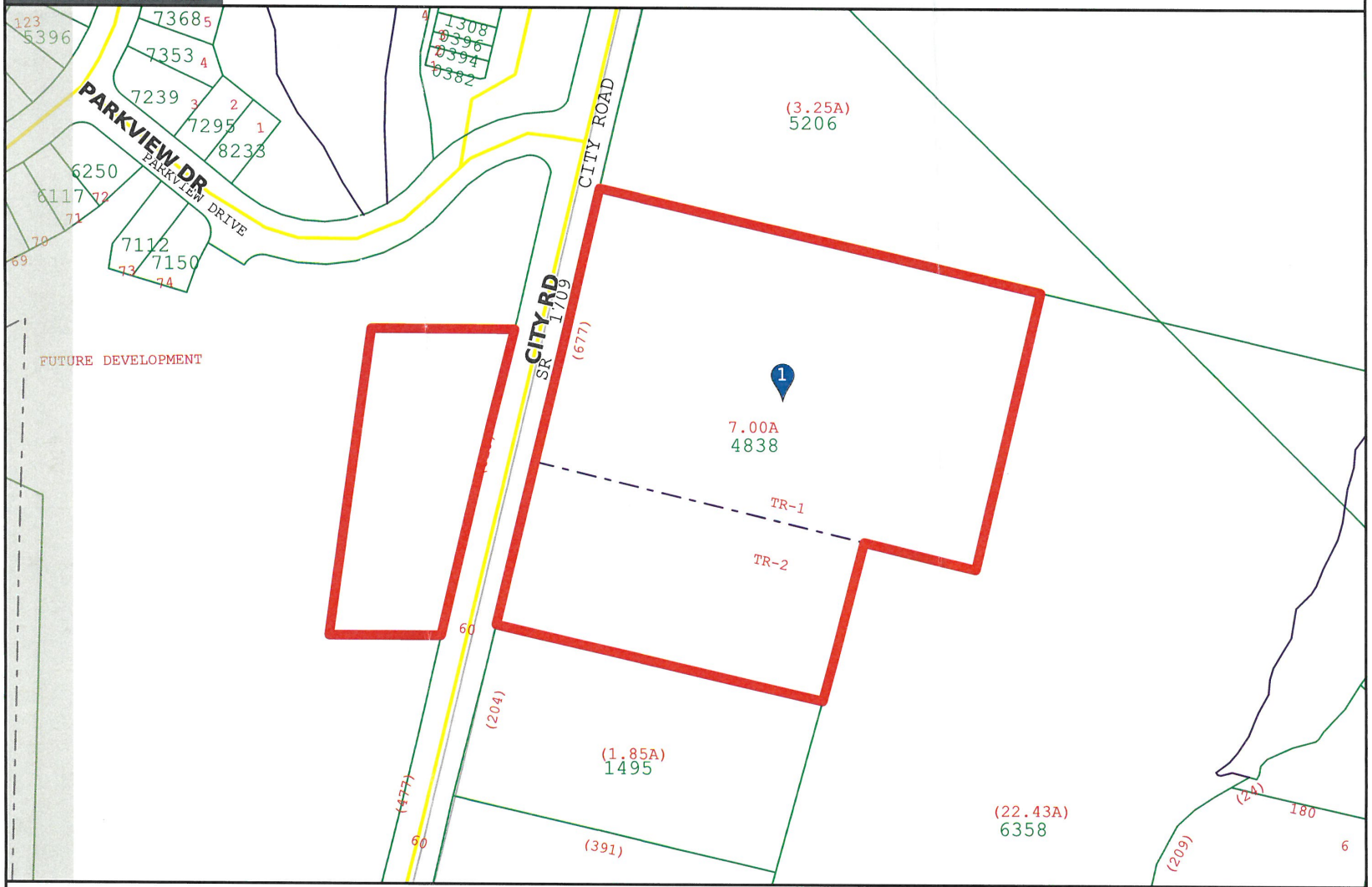
Cc: Town of Clayton Planning

ADAMS & HODGE ENGINEERING, PC • 335 Athletic Club Blvd, Clayton, NC 27527 • 919-369-1938 / 919-763-7278 • Firm # C-4187

JOHNSTON COUNTY
NORTH • CAROLINA

*** DISCLAIMER ***

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



Scale: 1:1932 - 1 in. = 160.99 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 21, 2017

ADAMS & HODGE ENGINEERING, PC

Project: Goodson Tract

Date of Meeting: December 5, 2017

Location of Meeting: 114 West Main St. Clayton, NC 27520 (NC PAPER CO)

Time of Meeting: 6:30 pm

In Attendance: Donnie Adams, Holland Adams, Jaclyn Smith

Meeting Summary/Minutes:

Donnie waited until 6:45pm to begin the meeting giving more time for those invited to show up.

Donnie had the Major Subdivision plan displayed on the TV for all to view, ready to discuss the project.

At 6:50 pm we concluded the meeting because no adjacent property owners showed up.

*Donald Macus Johnson who is an adjacent property owner called Donnie to let him know that he had to work and would not be able to attend the meeting, but wanted to talk to someone to discuss his adjacent property. James Lipscomb reached out to Donald Macus Johnson on December 6, 2017 by phone.

ADAMS & HODGE
ENGINEERING, PC

November 21, 2017

Dear Clayton Area Property Owner:

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Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning

JOHNSTON COUNTY
NORTH • CAROLINA

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Scale: 1:1932 - 1 in. = 160.99 feet

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Johnston County GIS
November 21, 2017

JOHNSTON COUNTY NORTH • CAROLINA

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Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL 32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC

Location/Date: 114 W Main St. Clayton, NC Suite 102 / 12-5-17

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd. Clayton
2	Holland Adams	" "
3	Jaclyn Smith	Parkview Townhomes Ph. 1
4		
5		
6		
7		
8		
9		
10		
11		
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13		
14		
15		
16		
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18		
19		
20		

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL 32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Goodson Tract **Acreage of Property:** 7.00acres
County Tag Number: 4710390 **NC PIN:** 166909-06-4838
Address/Location: Off of City Rd

Zoning District: R-10-SUP
Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton
Phone Number: 919-763-7278 **Fax:**
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC
Mailing Address: 114 W. Main St, Clayton, NC 27520
Phone Number: 919-763-7278 **Fax:**
Email Address: donnie@adamsandhodge.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☑ **New** ☐ **Expanded** ☐ **Change** **Use Type:** ☑ **Residential** ☐ **Non-Residential**

Proposed Use(s): Residential Townhomes **Existing Use(s):** Vacant

Invoice shall be mailed to the following:

Developer Name: Sam's Branch, LLC

Mailing Address: 114 W. Main St, Clayton, NC 27520

Phone Number: 919-763-7278 **Fax Number:**

Email Address: donnie@adamsandhodge.com

ALLOCATION REQUEST

- *Use additional sheets if necessary.*
- *Provide any documentation supporting/justifying the request as an attachment.*
- *If a phasing / take-down schedule is proposed, include as an attachment.*

Residential:

Gross Acreage: 7.0

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	64	250	16,000
3 Bedroom Units			
>3 Bedroom Units			
Total		------	

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

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage:

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total			------	

TOTAL REQUESTED GALLONS PER DAY: 16,000

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

Fee Development:
Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Donnie Adams, PE		11/1/2017
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution)*

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

December 12, 2017

Haley Hogg
Planning and Development Department
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
hhogg@townofclaytonnc.org

Subject: **Trip Generation Letter**
Goodson Tract
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along City Road in Clayton, North Carolina.

The proposed development is anticipated to consist of 64 townhomes and access will be provided off of the Legend Park driveway (Street "A" on the attached site plan), which aligns with Parkview Drive to the west. It should be noted that both Parkview Drive and the park driveway will have exclusive left-turn lanes along City Road.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate one-hundred or more vehicular trips (100) during the weekday AM or PM peak hours.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 230 (Residential Condominium/Townhouse) rates.

Table 1: Site Trip Generation Based on LUC 230

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (230)	64 units	400	5	23	22	11

As shown in Table 1, based on the ITE *Trip Generation Manual*, 9th Edition, it is estimated the site is expected to generate 400 daily trips; with 28 trips (5 entering and 23 exiting) during the weekday AM peak hour and 33 total trips (22 entering and 11 exiting) are expected to occur during the weekday PM peak hour. It should be noted that the proposed land use is not expected to have peak periods coinciding with the existing baseball field, with which it shares access.

Findings and Summary

The calculations provided in this letter are estimations of the trip generation potential for the site based on both ITE *Trip Generation Manual*, 9th Edition data and also local data. Based on the trip generation results, it is expected that the proposed Goodson Tract development will have minimal impact on the surrounding roadway network and is expected to be well below the traffic study threshold, as identified in the Town's ordinance.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
RAMEY KEMP & ASSOCIATES, INC.

NORTH CAROLINA PROFESSIONAL SEAL 039251 ENGINEER JOSHUA T. REINKE
12-12-17

Joshua Reinke, P.E.
Transportation Manager
NC Corporate License # C-0910

cc: Donnie Adams (Adams & Hodge Engineering, PC)

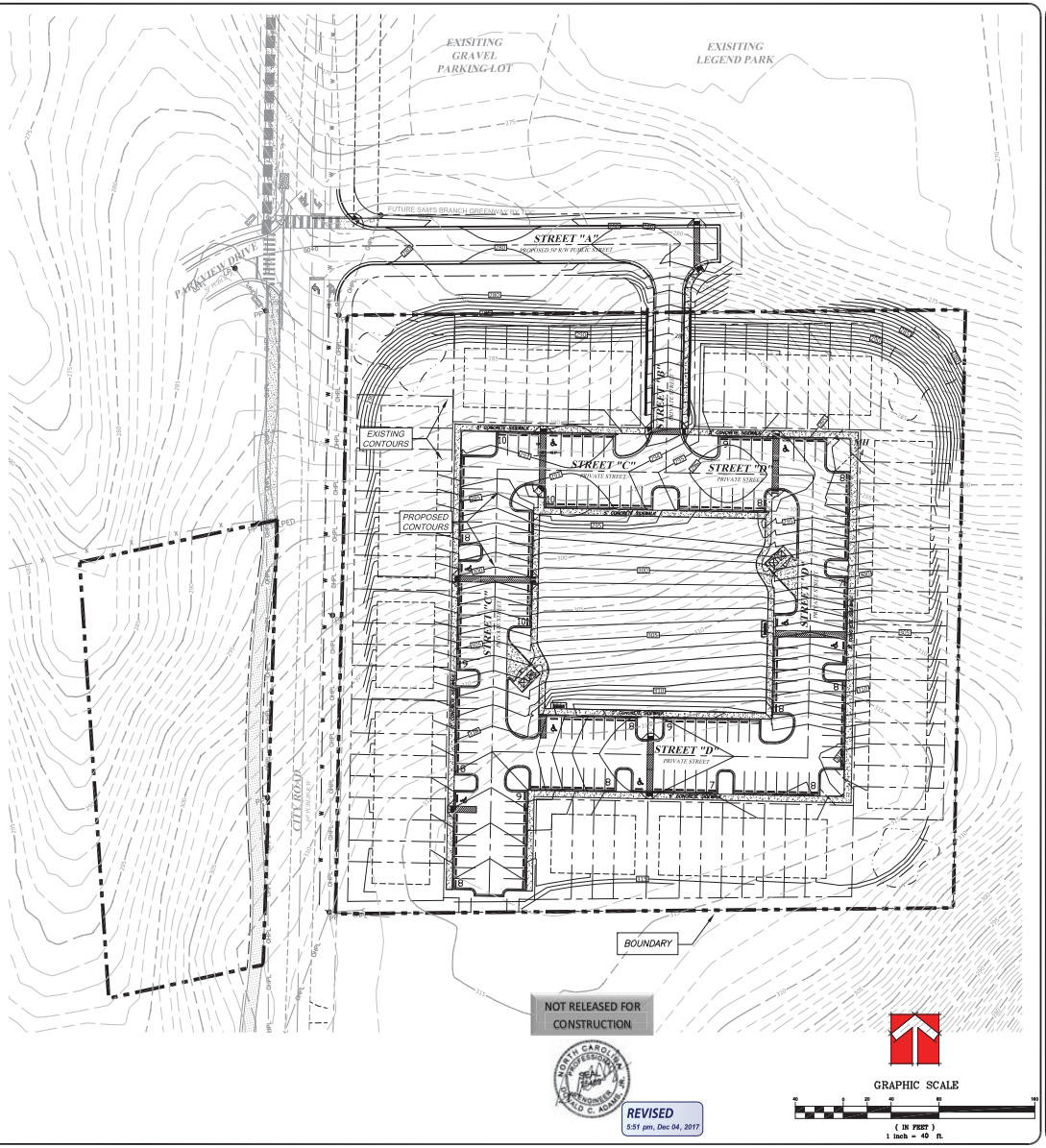
Attachments: Proposed Site Plan

RAMEY KEMP & ASSOCIATES

ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS UNLESS OTHERWISE SPECIFIED.

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



REVISIONS
1 12/04/17 REVISED FOR TOC
2 01/22/18 REVISED

333 ATHLETIC CLUB RD NO
CLAYTON, NC 27527
donnie@adamshodge.com
919-553-2153
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

GRADING PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 09/26/2017
JOB NO.: AH-
SHEET: GR1