

**AGENDA**  
**CLAYTON PLANNING BOARD MEETING**

**Tuesday, May 26, 2015**

**6:00 PM**

TOWN COUNCIL CHAMBERS

111 E. SECOND STREET

For Information: (919) 553-5002

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**I. CALL TO ORDER**

**II. ADJUSTMENTS TO THE AGENDA**

**III. APPROVAL OF MINUTES**

**A. April 27, 2015 Meeting**

**IV. REPORTS AND COMMENTS**

**A. US 70/42 and US 70/70 Bypass Infrastructure Report Update**

**V. OLD BUSINESS**

**A. PSD 2014-97 Magnolia Pointe Major Subdivision**

Request to recommend approval for a major preliminary subdivision for a property located on the west of Shotwell Road, between US 70 Business Highway West and Amelia Church Road.

**VI. NEW BUSINESS**

**A. SP 2015-16 Edward Jones Site**

Request to approve major site plan for a commercial office building at 200 Butternut Lane that will include a paved parking lot and access drive.

**B. Comprehensive Plan**

Presentation by Land Design on the updated Comprehensive Plan.

**VII. INFORMAL DISCUSSION AND PUBLIC COMMENT**

**VIII. ADJOURN**

**MINUTES  
CLAYTON PLANNING BOARD  
APRIL 27, 2015**

The regular meeting of the Clayton Planning Board for the month of April was held at 6:00pm at Town Hall, 111 East Second Street.

**PRESENT:** Frank Price (Chair) (ETJ), David Teem (Vice Chair) (TL), George “Bucky” Coats (TL), Jim Lee (ETJ), Ronald L. Johnson (TL), Marty D. Bizzell (ETJ), Robert J. Ahlert (TL), James Lipscomb (ETJ) [Alt.], Sarah Brooks (TL); Jean M. Sandaire (TL) [Alt.], Michael Grannis (Councilman), Bob Satterfield (Councilman)

**ABSENT:** Dana Pounds (ETJ)

**ALSO PRESENT:** David DeYoung, Planning Director; Jay McLeod, Planner; John McCullen, Town Engineer; Rebecca Powers, Clerk to Planning Board

**I. CALL TO ORDER:**

At 6:02PM Frank Price called the meeting to order and Rebecca Powers took roll.

**II. ADJUSTMENTS TO THE AGENDA:**

Mr. DeYoung states that there are no adjustments to the agenda.

**III. APPROVAL OF MINUTES FROM THE JANUARY 26, 2015. FEBRUARY 23, 2015, AND MARCH 23, 2015 MEETINGS:**

Mr. Price states that there are several months of minutes that need to be approved and starts with the January 26, 2015 minutes and asks if there are any corrections or additions. Hearing none, Sarah Brooks makes a motion to approve the minutes. David Teem seconds the motion and it passes unanimously at 6:03PM. Next is the February 23, 2015 minutes. David Teem makes a motion to approve the minutes. Sarah Brooks seconds the motion and it passes unanimously at 6:03PM. Last is the March 23, 2015 minutes. Ronald Johnson makes a motion to approve the minutes. David Teem seconds the motion and it passes unanimously at 6:04PM.

**IV. REPORTS/COMMENTS:**

David DeYoung states that there are no reports or comments.

**V. OLD BUSINESS:**

David DeYoung states that there is no old business.

**VI. NEW BUSINESS:**

**A. RZ 2014-99 Magnolia Pointe Rezoning**

Mr. Price moves to item A., Magnolia Pointe Rezoning.

Jay McLeod approaches the podium and introduces RZ 2014-99 with the following PowerPoint presentation; herewith attached and incorporated into the record.



Jay explains that this project is a revised rezoning and is replacing a previously submitted planned development/rezoning.

**PLANNING DEPARTMENT**

## Magnolia Pointe RZ2014-99 (revised and replacing PDD2014-99)

**Request:**

- ◆ Rezoning of 13.89 acres from PD-MU and R-10 to R-8
- ◆ Applicant/Developer: ASCO Builders, Inc.



## Magnolia Pointe site location



PLANNING DEPARTMENT

## Magnolia Pointe Rezoning RZ2014-99



- ◆ Existing Zoning:
  - PD-MU (Planned Development - Mixed Use)
  - R-10 (Residential-10)
- ◆ Existing Use:
  - Vacant
- ◆ Proposed Zoning:
  - R-8 (Residential-8)



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## Magnolia Pointe Rezoning RZ2014-99



- ◆ Proposed Zoning is compatible with proposed FLU



Legend

- Subject parcel
- PROPOSED LAND USE
  - CEO
  - COMMERCIAL
  - INDUSTRIAL
  - MULTIFAMILY
  - NEIGHBORHOOD-COMMERCIAL
  - OFFICE/INSTITUTIONAL
  - OPEN SPACE CONSERVATION
  - PUBLIC
  - RESIDENTIAL-LIGHT
  - RESIDENTIAL-MEDIUM
  - RESIDENTIAL-LOW
  - RESIDENTIAL-MEDIUM
  - SMALL AREA PLAN

PLANNING DEPARTMENT



### Magnolia Pointe Rezoning RZ2014-99

- ◆ Rezoning of 13.89 acres from R-10 (Residential-10) and PD-MU (Planned Development – Mixed Use) to R-8 (Residential-8)
- ◆ Access: from Shotwell Rd; close access to US Hwy 70 Business
- ◆ Concurrently requesting preliminary subdivision plan approval (as PSD2014-97)



### Magnolia Pointe RZ2014-99

The rezoning is consistent with:

- ◆ Strategic Growth Plan
  - Consistent with Proposed Land Use Map, which designates land as “residential-medium.”
- ◆ Surrounding Land Uses
  - Compatible with adjacent zoning and existing uses
- ◆ Neighborhood Meeting:
  - Held March 12, 2015

PLANNING DEPARTMENT

**Magnolia Pointe  
Staff Recommendation**



◆ **Rezoning RZ2014-99**  
– Approval of the Rezoning of the subject property from R-10 and PD-MU to R-8

*Planning Board shall make a recommendation.  
Final decision shall be made by Town Council.*



**Questions/Discussion**

Jim Lee states that he didn't see any neighborhood meeting information. Frank Price asked for confirmed that the list was empty because no one showed. Jay McLeod confirmed that yes, that's correct, no one showed to the meeting. Jim Lee asked if staff was there. Jay answered that no, staff does not typically attend neighborhood meetings. Jim explains that he finds it odd that no one showed to the meeting. He states that he lives in an adjacent community and usually those folks show up when there is something going on in that area. Jay explains that staff relies on the applicant and their testimony being accurate to ensure that neighborhood meetings have in fact taken place. Frank Price asks if there are any other questions for staff. Being none, he calls on the applicant.

Mike Stewart with Stewart Proctor Engineering and Surveying approaches the podium on the behalf of the applicant. He states that he's happy to be before the Board to try to get a finished product on this property, as he's seen it sit there under multiple other developers and builders for the past 15 years. He goes on to explain that there is a builder that would like to come in and use this property as a foot-hold and then expand his presence here in Clayton. He then explains that last year's planned development project was revised, as they didn't have sufficient area at the property for what was initially being proposed. Mike then offered to hold another neighborhood meeting if need be. He explained that he would be happy to answer any questions and was happy to have a buyer interested in the property.

Frank Price stated that the original plan was townhomes and condominiums, and for whatever reason it didn't fly. He continues stating that it's been a wonder why the property has continued to sit there. He asks the Board if there are any questions for the applicant.

Bob Ahlert states that the package doesn't seem complete and it makes him a bit uncomfortable. He explains that usually there is the invitation letter that was sent to surrounding land owner's and then letter stating that no one showed, so he asks the applicant if he would be able to provide those documents before the Town Council meeting. Mike answers 'yes'.

Jim Lee begins to explain his desire to see a long term, good looking site at that location and then stops, realizing that there will be a presentation on the subdivision after the rezoning is addressed.

Frank Price entertains a motion since there are no more questions for staff or the applicant. Bucky Coates makes a motion to recommend approval as long as the applicant can submit the neighborhood materials requested by Bob Ahlert prior to the Town Council meeting. Bob Ahlert seconds the motion and it passes unanimously at 6:17PM.

***B. PSD 2014-97 Magnolia Pointe Major Subdivision***

Mr. Price moves on to item B., Magnolia Pointe Major Subdivision.

Jay McLeod approaches the podium and introduces PSD 2014-97 with the following PowerPoint presentation; herewith attached and incorporated into the record.

PLANNING DEPARTMENT

**Magnolia Pointe  
PSD2014-97**

**Request:**

- ◆ Approval of a preliminary subdivision plan / open space subdivision.
- ◆ Applicant/Developer: ASCO Builders, Inc.



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**Magnolia Pointe  
PSD2014-97**

- ◆ 37 lots proposed on 13.89 acres in R-8 Open Space Subdivision



PLANNING DEPARTMENT



## Magnolia Pointe PSD2014-97

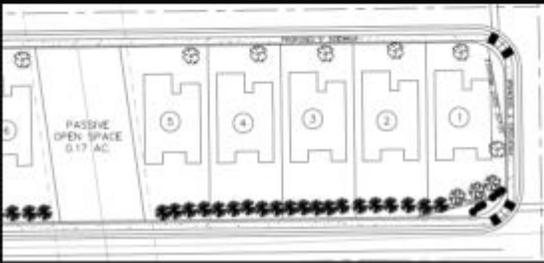
- ◆ Development Standards:
  - R-8 Open Space Subdivision requirements
    - Max. allowed density (as R-8 O.S.) = 7 du/acre
    - Proposed density = 2.95 du/acre
  - Sidewalks on both sides of streets and along Shotwell Rd.
- ◆ Landscaping & Buffering:
  - Open Space Subdivision requires Class C perimeter buffer
    - Min. 6' continuous visual buffer
    - Ex - 2 canopy trees, 3 understory trees, 12 shrubs per 100 linear feet at minimum 10' width
  - Requesting waiver for landscaping buffer along Shotwell Rd.

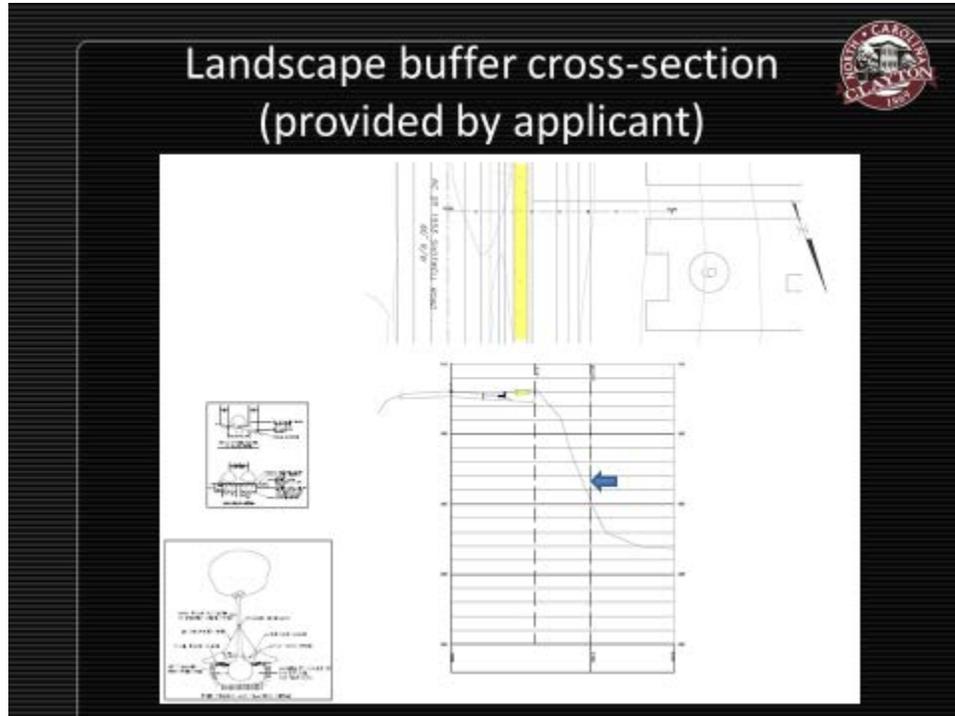
PLANNING DEPARTMENT



## Magnolia Pointe PSD2014-97

- ◆ Waivers or Deviations:
  - Waiver request from Section 155.402(E)(2)(d)(1) of the UDC to allow an alternate landscaping buffer along Shotwell Rd.
    - Leyland Cypress trees 10' O.C.





Jay explains the cross-section and discusses elevations. Bob Satterfield, Frank Price, and Jay McLeod have a discussion on the difference in elevation if Leyland Cypress are used, since it will take at least two years for the trees to grow high enough to hide the roof tops.

Bob Satterfield asks the point of the variance/waiver. Jay states that the applicant would probably better answer the question, but believes it's because the parcel has a lot of constraints and the applicant is trying to work within the UDC. Mr. Satterfield suggests that they move the trees closer together than 10 feet. Frank Price suggests moving them further up the hill to provide more screening. Mr. Satterfield asks about having a condition to extend the sidewalk from the Draft House to the proposed development or it may never get connected. Jay states again that this parcel has a lot of constraints and expects there will be more questions, including the ones already asked, so he urges them to try and finish the presentation and then address all questions at the end.

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**Magnolia Pointe  
PSD2014-97**



- ◆ Recreation & Open Space:
  - Required:
    - Open Space = 1.74 acres
    - Active Recreation Space = 0.43 acres
  - Open Space provided = 4.39 acres
    - 0.44 acres active recreation
    - 3.78 acres of passive recreation (mostly in 100-yr flood plain)
- ◆ Recreation will be private and maintained by the HOA

PLANNING DEPARTMENT

**Magnolia Pointe  
PSD2014-97**



Jay explains that the area in orange is a portion of the property being kept by the property owner. Green areas are open space. The blue arrow points out the 100 year flood plain. The dark green arrow at the bottom is the proposed Leyland Cypress buffer. Jay also points out that

the driveway into the development will line up with the Lion Spring development across Shotwell Road.

PLANNING DEPARTMENT

## Magnolia Pointe PSD2014-97

- ◆ Considerations:
  - Site is constrained by 100-yr floodplain
  - 1.19 acres designated as “Reserved by Owner”
  - Road bump-out has been approved by Town Engineer
  - Roads to be dedicated to Town



PLANNING DEPARTMENT



### Magnolia Pointe Subdivision PSD2014-97

- ◆ Compatible with surrounding uses
- ◆ Request is consistent with the UDC
- ◆ Applicant has addressed Findings of Fact
  - Accepted by staff as a part of a complete application
  - Made part of public record as attachment to the Staff Report



### Magnolia Pointe PSD2014-97

The proposed development is generally consistent with:

- ◆ Strategic Growth Plan
  - Goal 2: Manage Growth Producing Quality Development
  - Consistent with Proposed Land Use Map, which designates land as “residential-medium.”
- ◆ Surrounding Land Uses
  - Zoning dimensional standards are consistent with the zoning on adjacent properties
- ◆ Neighborhood Meeting:
  - Held March 12, 2015

PLANNING DEPARTMENT

## Magnolia Pointe Staff Recommendation



◆ **Subdivision PSD2014-97**

- Approval with conditions as stated in the staff report
- Approval of the waiver request subject to modification which verifies proper spacing at full height and landscaping within power line easement

*Planning Board shall make a recommendation.  
Final decision shall be made by Town Council.*

Frank Price asks if the planting of a landscaping buffer in the power line easement will require approval from Duke. Jay states that he believes so.

## Subdivision conditions PSD2014-97



**CONDITIONS:**

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

1. Following Board approvals, three copies of the final Preliminary Subdivision Plat meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plat. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
4. A sidewalk shall be constructed along Shotwell Rd along the entirety of the parcel, site, or development, including areas that will remain undeveloped or are reserved for future development.
5. No buildings shall be constructed within 20' of any riparian buffer, per UDC §155.502(D). A Class C buffer (or other Planning Dept. approved buffer) will be installed on the perimeter of the development, per Open-Space Subdivision development regulations. A waiver must be obtained for any alternate landscape buffer areas.



## Subdivision conditions cont. PSD2014-97

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

6. Five foot wide sidewalks shall be installed on both sides of all internal roads, including around the entirety of all cul-de-sacs, and shall be constructed or bonded prior to plat recordation for the associated phase.
7. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common areas/facilities and provide adequate means for funding to do so.
8. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
9. The perimeter landscaping buffer along Shotwell Rd must be installed prior to the issuance of a Certificate of Occupancy for the first dwelling.
10. All scheduled improvements to Shotwell Rd must be constructed or bonded prior to the issuance of a Certificate of Occupancy for the first dwelling.
11. An updated wastewater allocation request must be approved by the Town Manager.



## Questions/Discussion

James Lipscomb asks if the Town requires the HOA to file with a management company because he has concerns about the trees being proposed, among other things, and wants to point out the importance of and HOA needing direction. Mr. DeYoung explains how the development is typically managed and points out that it is a requirement and that their status and progress is monitored. James expresses his desire for a more formal process for HOA oversight. Mr. DeYoung states that he will work with the Town Attorney to see if they can tweak HOA requirements and can get back to the Board at the next meeting. Bob Ahlert asks for clarification on whether the cypress trees along Shotwell Road will be maintained by the homeowners or the HOA. Mr. DeYoung states that it will be maintained by the HOA.

There is discussion between Mr. Satterfield and Mr. DeYoung concerning sidewalk construction from the Draft House down to the bridge on Shotwell Road. Mr. Satterfield states that there should be some kind of pedestrian bridge or something of that nature for people to be able to cross the creek safely. Mr. DeYoung agrees that it is a concern and staff would need to consult with NCDOT. He goes on to state that there is a lot of history with that particular alignment and bridge. He also states that this would be a great project to acquire lap funding for from the state. Turn lanes into the development are briefly discussed. There is then a brief discussion about mailing dates and the opportunity for surrounding residents to voice concerns at the Town Council meeting.

The Board moves to applicant questions. Mr. Price asks why the developer didn't take the reserved by owner piece for open space. Mike Stewart states that he wishes he had a good answer. He mentions several ideas he has on why it wasn't included, but explains that he has no real answer. He explains that they have no real need for that piece and that the grandson's wanted to keep things consistent with what their grandfather had given his ok on. Mr. Stewart also explains that as an Engineer he isn't fond of building pedestrian bridges over creeks in a floodplain. He also agrees that he is not a landscaper and usually has to do revisions for landscape plans. He explains that the Leyland Cypress was chosen for its screening, but would offer tonight that they install a solid wood fence at the sidewalk's edge to hide the property from day one.

Mr. Lipscomb asks for clarification on the landscaping buffer in the power line easement. Mr. Stewart explains that they would more than likely plant ornamental trees in the easement.

Mr. Lipscomb, Mr. Stewart, and several other members of the Board have a back and forth discussion regarding the grading and slopes behind some of the lots, their severe steepness, and whether or not the Town wants to promote that type of development. There is much concern about erosion control with the lots that have such steep slopes. Mr. Price points out that unfortunately as long as it meets the UDC requirements then that is what the Board is supposed to consider. Mr. Lipscomb suggests revisiting the UDC and stating that the Board will not allow such severe slopes.

There are some questions regarding the cross-section shown and its confusing nature. Mike Stewart clarifies for the Board. The discussion moves back to the option of a fence and landscaping between the fence and the homes for buffering. Requirements for fencing is briefly

discussed, confirming that there is a 6 foot maximum height and the material would need to be a quality material such as wood, PVC, or aluminum.

It's stated again that this parcel has sat there for a long time and people have complained, so let's do something about it. Mr. DeYoung states that the Planning Board could recommend that a landscape architect review and update the cross-section profile. Mr. Satterfield states that in the past the Board has required information on the elevation and materials of houses and suggests that they have that for this project. Mr. Price states that with the questions that have come up tonight, it would be best to table the subdivision request until the next meeting then regresses that it could move on and let Town Council review if the Planning Board recommends approval. Mr. Lee expresses concerns about parking.

At 7:18PM Sarah Brooks makes a motion to table the item until next month's Planning Board meeting due to all of the issues discussed at tonight's meeting. David Teem seconds the motion. Bob Ahlert states that when the applicant comes back next month that he has considered the owner reserved piece of property be given to the neighborhood, more detailed neighborhood meeting information, elevation and housing design information, as well as the parking concerns. At 7:21PM the vote to table the item until next month's Planning Board meeting passes unanimously.

**C. Text Amendment – Public Facilities Zoning Category**

Mr. DeYoung introduces item C. with the following PowerPoint presentation; herewith attached and incorporated into the record.



# Public Facilities – PF Zoning District



(h) **PF | Public Facilities.** The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

Designed mostly to accommodate public and civic uses and open recreational uses.

# Public Facilities – PF Zoning District



Use Type	Zoning Districts													Specific Use Section	
	Residential				Nonresidential										
	R-C	R-10	R-8	R-4	O-R	O-1	D-1	D-2	D-3	I-1	I-2	PF			
<b>Public and Civic Uses</b>															
Assembly, Not For Profit	S					P				P				E	(155.302(A))
Cemetery	P									P				E	(144.302(B))
Church or Place of Worship	C	C	C	C		C		C	C					E	(144.302(C))
College or University						P								E	(155.302(D))
Day Care (Supervisor for 2-6)	C	C	C	C	C									E	(144.302(E))
Day Care (Supervisor for 2-6)	C	C	C	C	C	P	P	C	P					E	(155.302(F))
Government Service	S	S	S	S	P	P	P	P	P	P	P	P	P	E	(144.302(F))
Hospital or Medical Center						P				P				E	(144.302(G))
School (Elementary or Secondary)	S	S	S	S		S								E	(155.302(H))
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	P	P	E	(144.302(I))
<b>Recreational Uses</b>															
Entertainment, Indoor						C	C	C	P	P				E	(144.302(J))
Entertainment, Outdoor										C	P			E	(155.302(K))
Fitness Center						C	C	C	P	P				E	(144.302(L))
Golf Course	P	P	P	P										E	(155.302(M))
Sun Range							S	S	S	S	S	S	S	E	(144.302(N))
Park, Active	S	S	S	S	S	S	S	S	S	S	S	S	S	E	(155.302(O))
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	C	C	E	(155.302(P))
Stable, Private	P													E	(144.302(H))

# Public Facilities – PF Zoning District



Zoning District	Lot Standards			Minimum Setbacks (ft.)				Building Standards <sup>(4)</sup>		
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Public Water & Sewer	Street / Front (Max.)	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	Min. Building Height (ft.) <sup>(1)</sup>	Building Coverage	Impervious Surface
O-R	6,000	50	Required	20	6 (6)	10	20 (20)	25	50%	75%
O-I	6,000	60	Required	20	10 (20)	20	20 (20)	60	50%	75%
B-1 <sup>(2)</sup>	None	None	Required	0 <sup>(3)</sup>	0 (20)	0	0 (20)	50	--	--
B-2	8,000	50	Required	20	10 (30)	10	20 (30)	35	50%	75%
B-3	8,000	60	Required	25	15 (30)	30	30 (30)	60	50%	75%
I-1	20,000	100	Required	50	20 (50)	30	40 (40)	50	50%	75%
I-2	20,000	100	Required	50	30 (30)	30	40 (40)	50	50%	75%
PF	--	--	--	--	--	--	--	--	--	--

Notes:

(1) No maximum building coverage or impervious surface limit in the B-3 Zoning District.

(2) Maximum 10-foot street yard setback in B-1 Zoning District.

(3) Minimum Building Separation in all Zoning Districts is 20 feet.

(4) The Town Council may grant a special use permit in accordance with § 155.711 for structures exceeding the maximum height limits.

# Public Facilities – PF Zoning District



Zoning District	Lot Standards			Minimum Setbacks (ft.)				Building Standards <sup>(4)</sup>		
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Public Water & Sewer	Street / Front (Max.)	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	Min. Building Height (ft.) <sup>(1)</sup>	Building Coverage	Impervious Surface
O-R	6,000	50	Required	20	6 (6)	10	20 (20)	25	50%	75%
O-I	6,000	60	Required	20	10 (20)	20	20 (20)	60	50%	75%
B-1 <sup>(2)</sup>	None	None	Required	0 <sup>(3)</sup>	0 (20)	0	0 (20)	50	--	--
B-2	8,000	50	Required	20	10 (30)	10	20 (30)	35	50%	75%
B-3	8,000	60	Required	25	15 (30)	30	30 (30)	60	50%	75%
I-1	20,000	100	Required	50	20 (50)	30	40 (40)	50	50%	75%
I-2	20,000	100	Required	50	30 (30)	30	40 (40)	50	50%	75%
PF	--	--	--	--	--	--	--	--	--	--

Notes:

(1) No maximum building coverage or impervious surface limit in the B-3 Zoning District.

(2) Maximum 10-foot street yard setback in B-1 Zoning District.

(3) Minimum Building Separation in all Zoning Districts is 20 feet.

(4) The Town Council may grant a special use permit in accordance with § 155.711 for structures exceeding the maximum height limits.



At 7:27PM Bob Ahlert makes a motion to recommend approval of the new public facilities zoning category to Town Council. Sarah Brooks seconds the motion. Bucky Coats asks about the Maplewood cemetery and what would this change allow the Town to do with that cemetery. Mr. DeYoung explains that ultimately staff is not looking to change anything with Maplewood, but that the cemetery is across from the waste water plant. This category would allow those types of uses to be compatible. There is some confusion and questions regarding right to use a property versus the property being deeded to someone. Mr. Bizzell asks if dimensional standards would be involved with this category. Mr. DeYoung states that there would not, due to the fact that you would receive too many variance requests or these kind of sites covered by the category. Mr. Bizzell states that he's not necessarily against it, just hasn't seen this without dimensional requirements and that it seems unique for this area. Mr. DeYoung states that it is less common in this area and could get them more examples. Mr. DeYoung states that rezoning would still be required and this wouldn't make it more easy or difficult. The item is back up for vote and passes unanimously at 7:35PM.

## **VII. INFORMAL DISCUSSION AND PUBLIC COMMENT**

Mr. DeYoung goes back to the reserved by owner piece of property in the Magnolia Pointe subdivision, Item B. There is a brief discussion about acquiring easements, building a pedestrian bridge, future greenways and pedestrian paths, and the bond the Draft House is holding for the sidewalk extension. Mr. DeYoung simply wants to state the importance of future planning for those types of projects within that particular location.

Mr. Price points out that next month's meeting will fall on a Tuesday due to the fact that Memorial Day falls on their normally scheduled meeting day.

Mr. Lipscomb goes back to the issue regarding such severe slopes and it needing to be addressed in the Town's UDC. Mr. DeYoung agrees with him and states that it is great that the Board and staff are having these kind of conversations and that it is probably time to address some of these new concerns, especially when you consider how many waivers are being requested these days. Parking requirements are briefly discussed again and it's concluded that the slope and parking issues will receive more attention moving forward.

**VII. ADJOURN**

Bucky Coats makes a motion to adjourn. David Teem seconds the motion and it passes unanimously at 7:50PM.

Duly adopted this 26<sup>th</sup> day of May 2015, while in regular session.

X

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Frank Price  
Planning Board Chairman

ATTEST:

X

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Rebecca Powers  
Clerk to Planning Board

## Executive Summary

URS Corporation – North Carolina (URS) was tasked with developing an Infrastructure Analysis Report for the Town of Clayton (Town) under an existing on-call services contract to study projected growth, evaluate measures necessary to address needed infrastructure investments, and provide recommendations for the NC Hwy 42 W and Scenic 70 Bypass interchange vicinity.

The goal of this study is to evaluate the adequacy of existing infrastructure and determine the need for infrastructure investments when comparing current and projected land uses based on current zoning and projected development in the project study area. Combining this information, with the existing population and facilities and forecasted growth within the study area, the project team was able to evaluate the Town's preparedness to serve future growth. Three main elements are analyzed and addressed within this report: **Land Use Analysis, Traffic Operations Analysis, and Utility Analysis.**

**The Land Use Analysis** was derived from the Town zoning and current land use, available GIS sources, and Traffic Analysis Zone (TAZ) data from Capital Area Metropolitan Planning Organization (CAMPO). With this data and a review of the human and environmental features within the study area, the team was able to estimate the level of predicted growth and build-out land use scenario expected by 2040.

**The Traffic Operations Analysis** was conducted at major roadways and intersections within the study area. The

analysis included five signalized intersections for the Year 2013 and Year 2040 No-Build scenarios, and six signalized intersections for the Year 2040 Build scenario along NC 42. The southern-most end of the analysis was the intersection of NC 42 and SR 1556 (Government Road), and the northern terminus of the analysis was the intersection of NC 42 and SR 1552 (Amelia Church Road). Traffic data was collected for the base year analysis and growth rates were applied to provide a Future Year No-Build Scenario. Traffic generated by the proposed land uses in the Land Use Analysis was added to the Future Year No-Build Scenario, thus resulting in a Future Year Build Scenario. Based on this analysis, all studied intersections require signalization and significant upgrades to accommodate the projected traffic growth.

For the **Utility Analysis**, the existing capacities of both the existing water and sewer services in the project area were estimated. This information allowed the team to compare the adequacy of the existing utility services in the project area with the predicted utility services needs in the expected build-out horizon year. In general, the current water distribution network and sewerage system within the project area meets the current usage and consumption demands. However, the Future Year Build Scenario would likely require upgrades to the respective systems, and may require additional pump stations, to meet future demand.

In conclusion, infrastructure upgrades will be required to accommodate the projected growth for the area around the NC Hwy 42 W and Scenic 70 Bypass interchange. The report defines the estimated scope of the upgrade requirements to the infrastructure.

## 5 | Develop Cost Estimates of Infrastructure

### 5.1 Opinion of Probable Cost for Transportation Improvements

**Section 4.1** revealed several significant improvements are required for the roadway network in the Future Year Build Scenario. Signalization is warranted at all six of the intersections within the study area.

#### 5.1.1 Recommendations for Transportation Improvements

Improvements are recommended for not only all studied intersections, but also for all roadway segments between the intersections. Such improvement include adding extra lanes to the existing intersection lane geometry, widening roadway segments, adding intersection legs at two intersections, upgrading existing traffic signals and the addition of a new signal at a currently unsignalized intersection. The aim of the recommendations for improvements was to maintain Level of Service D at all intersections along the NC 42 corridor and reduce travel time delays in project study area.

Significant amount of the parcels in the vicinity of the NC Hwy 42 W and Scenic 70 Bypass interchange are undeveloped and development of these properties will not only require improvements to the existing roadway system,

but will also demand the construction of roadways that do not exist currently. One such road will be the extension of Government Road west of NC 42. The extension of this road would serve traffic generated in the southwest quadrant of the interchange. Another recommended road for construction is the extension of Springbrook Avenue east of NC 42. It will collect and deliver traffic to and from the mixed use and residential development in the northeast quadrant of the interchange.

#### 5.1.2 Cost Opinion for Improvements in the Transportation Network

For planning purposes, the total cost for the transportation improvements within the project study area are estimated to be near \$10 million. These values are based on current year dollars and derived from high-level cost estimates for similar facilities from NCDOT. The exact phasing and implementation of these improvements is not certain and would be tied to development and redevelopment of parcels in the study area. Additionally, some of the costs of these improvements are traditionally borne by various developments for transportation system improvements through various local requirements under the review and permitting processes. The opinion of probable cost was established in current year costs while it includes the transportation infrastructure upgrades necessary to maintain a Level of Service D or better inside the project study area in the build-out year for the study. It was also combined with a project prioritization which categorized recommended intersection improvements as having high or medium priority. The estimated roadway costs and priority can be seen in Table 5.1.

Table 5.1: Roadway Costs and Priority Level

INTERSECTION	EX. SIGNAL	SIGNAL UPGRADE	SIGNAL COST	PVMT. COST	TOTAL INTERSECTION COST	PRIORITY LEVEL
NC 42/Amelia Church Road	yes	yes	\$ 50,000	\$ 1,888,000	\$ 1,938,000	MEDIUM
NC 42/Johnston Medical Center	yes	yes	\$ 50,000	\$ 1,440,000	\$ 1,490,000	MEDIUM
NC 42/Springbrook Avenue	no	yes	\$ 100,000	\$ 2,188,800	\$ 2,288,800	MEDIUM
NC 42/US 70 WB Ramp	yes	yes	\$ 50,000	\$ 1,888,000	\$ 1,938,000	HIGH
NC 42/US 70 EB Ramp	yes	yes	\$ 50,000	\$ 2,212,267	\$ 2,262,267	HIGH
NC 42/Government Road	yes	yes	\$ 100,000	\$ 2,304,000	\$ 2,404,000	MEDIUM
<b>Estimated Total Transportation Investments</b>					<b>\$ 12,321,067</b>	

## 5.2 Opinion of Probable Cost for Utility Improvements

Utility and transportation system cost opinions were developed utilizing currently available cost estimating data from sources such as those available on a recent similar bid, NCDOT Statewide Project bid average data, and other high-level planning type estimating methods. Appropriate levels of engineering and contingency costs were applied to develop a current base year cost to implement these improvements. Prioritization and timing for these upgrades and investments, depending on the target implementation, will affect the actual estimated values and as such, careful attention should be exercised in determining reasonable inflation rates and sufficient contingency to cover any unforeseen fluctuations in the public sector construction market. **Exhibit 5.2-A** is a cost opinion for the expansion of

the sanitary sewer collection and conveyance system and water distribution system.

### 5.2.1 Cost Opinion for Expansion of Sanitary Sewer Collection and Conveyance System

Based on the recommendations described above, the cost of expanding the existing sanitary sewer collection and conveyance system could fluctuate greatly. It is assumed that a collection system consisting of 8-inch to 16-inch diameter gravity pipelines will drain into a 3 MGD pump station. Flow will then be discharged into a 12-inch diameter force main to a Clayton or Johnston County WWTP.

For planning purposes only, the total cost for the sanitary collection and conveyance system expansion could range from \$15 million to \$25 million. These values are based on the assumptions as described in previous sections,

including the possibility that renovations or expansions of down-stream infrastructure outside of the study area may be necessary. It should be noted that some portion of the total cost for expansion of these systems may be borne by developers.

### **5.2.2 Cost Opinion for Expansion of Water Distribution System**

It is estimated that the existing 16-inch water transmission main has the capacity to absorb the projected demand of the study area; however, based on the recommendations described above, there are issues to clarify regarding the total future demands which may be placed on the 16-inch

transmission main, elevated storage, and pressure zone to supply the estimated 2.9 MGD peak demand to the study area. Prior to the expansion, the Town should confirm that purchase contracts reflect the Town's desired flow and pressure.

For planning purposes only, the total cost for the water distribution expansion could range from \$5 million to \$7 million. These values are based on the assumptions as described in previous sections, including the possibility that water main loops and additional elevated storage may be necessary in the future. It should be noted that some portion of the total cost for expansion of these systems may be borne by developers.

## Executive Summary

URS Corporation – North Carolina (URS) was tasked with developing an Infrastructure Analysis Report for the Town of Clayton (Town) under an existing on-call services contract to study projected growth, evaluate measures necessary to address needed infrastructure investments, and provide recommendations for the US Highway 70 Business/Scenic US Highway 70 (US70B/US70) interchange vicinity.

The goal of this study is to evaluate the adequacy of existing infrastructure and determine the need for infrastructure investments when comparing current and projected land uses based on current zoning and projected development in the project study area. Combining this information, with the existing and forecasted growth within the study area, the project team was able to evaluate the Town's preparedness to serve future growth. Three main elements are analyzed and addressed within this report: **Land Use Analysis, Traffic Operations Analysis, and Utility Analysis.**

**The Land Use Analysis** was derived from the Town zoning, and current land use, available GIS sources and Traffic Analysis Zone (TAZ) data from Capital Area Metropolitan Planning Organization (CAMPO). With this existing and projected data and a review of the human and environmental features within the study area, the team was able to estimate the level of predicted growth and build-out land use scenario to the study horizon time for the study area.

**The Traffic Operations Analysis** looked at the major roadways and intersections within the study area, which includes two signalized intersections and five un-signalized intersections along US 70 Business. The western-most end of the analysis was the intersection of US 70 Business and Powhatan Road, and the eastern terminus of the analysis was the intersection of US 70 Business and West Olive Road. Traffic data was collected for the base year analysis and growth rates were applied to provide a Future Year No-Build Scenario. Traffic generated by the proposed land uses in the Land Use Analysis was added to the Future Year No-Build Scenario, which resulted in a Future Year Build Scenario. Based on this study, most of the intersections require significant upgrades to accommodate the projected traffic growth, and all of the area intersections will require signalization.

For the **Utility Analysis**, the existing capacities of both the existing water and sewer services in the project area were estimated. This information allowed the team to compare the adequacy of the existing utility services in the project area with the predicted utility service needs in the expected build-out horizon year. In general, the current water distribution network and sewerage system within the project area meets the current usage and consumption demands. However, the Future Year Build Scenario would likely require upgrades to the respective systems, and may require additional pump stations, to meet future demand.

In conclusion, infrastructure upgrades will be required to accommodate the projected growth for the area around the Scenic US 70/US 70 Business Interchange. The following sections of the report detail some of these upgrade needs.

## 5 | Develop Cost Estimates of Infrastructure

### 5.1 Opinion of Probable Cost for Transportation Improvements

**Section 4.1** revealed several significant improvements were required for the roadway network in the Future Year Build Scenario. Signalization was warranted and required at all seven of the intersections within the study area. At some intersections, traffic volumes are twice the amount as the 2040 Future Year No-Build Scenario.

#### 5.1.1 Cost Opinion for Improvements in the Transportation Network

Based on the recommendations described above, the opinion of upgrading the existing intersections and roadway systems within the project study area was based off the projected traffic growth discussed in **Section 2.2**. The opinion of probable cost was established in current year costs to include the necessary transportation infrastructure upgrades necessary to maintain a Level of Service of D or better inside the project study area in the build-out year for the study.

These improvements included several significant intersection improvements including traffic signal upgrades and the implementation of new signals along the corridor to maintain a Level of Service and reduce travel

time delays in the project study area. Due to the amount of undeveloped land and the current zoning, initial planning would indicate the potential for significant growth in the areas around North Tech Drive and Gordon Road. This growth could require additional collector roadway facility infrastructure to serve several undeveloped sections of land in the vicinity. These improvements would extend back to US 70 Business and require significant intersection improvements including additional through lanes along US 70 Business north of Gordon Road back up to and beyond Powhatan Road.

The current interchange at US 70 Business Highway West and US 70 Highway West (Scenic) is performing relatively well with the forecast growth in the study area and as such, no transportation infrastructure improvements are needed to handle the traffic growth predicted through the horizon year. South of the interchange, the area between Cole Road and US 70 Business could experience significant growth as well with the potential build-out in this area consistent with the current zoning and land use. This section could as well, see the need for some collector roadway infrastructure as well as intersection improvements to handle the forecast traffic growth in the vicinity.

For planning purposes only, the total cost for the transportation improvements within the project study area are estimated to be near \$10 million. These values are based in current year dollars and derived from high-level cost data for similar facilities from NCDOT. The exact phasing and implementation of these improvements is not certain and would be tied to development and redevelopment of parcels in the study area. Additionally,

some of the costs of these improvements are traditionally borne by various developments for transportation system improvements through various local requirements under the review and permitting processes.

**5.1.2 Recommendations for Transportation Improvements**

Based on the traffic operations analysis and the estimated roadway improvement costs, improvements at the key intersections were prioritized as high, medium or low. The intersection of US 70 Business at Gordon Road and Gordon Road at Wise Road are the highest priority. These intersections will require significant modifications to

accommodate the traffic demand generated by the Build Scenario. Due to their proximity to the US 70 interchange, it is crucial that these intersections are able to meet capacity demands so that traffic does not cause backups onto US 70. The US 70 Business intersections with North Tech Drive and with Sadisco Road are also high priority, mainly due to the access needs of the proposed developments. The complete table of roadway costs and priority level can be found in Table 5.1.

INTERSECTION	EXISTING SIGNAL	PROPOSED SIGNAL	SIGNAL COST*	PAVEMENT COST*	TOTAL COST*	PRIORITY LEVEL
US 70 Business at Powhatan Road	Yes	Upgrade	\$50	\$533	\$583	MEDIUM
US 70 Business at North Tech Drive	No	Yes	\$100	\$3,373	\$3,473	HIGH
US 70 Business at Gordon Road and Wise Road	No	Yes	\$100	\$2,400	\$2,500	HIGH
US 70 Business at US 70 Eastbound Ramps	Yes	Yes	\$0	\$0	\$0	LOW
US 70 Business at Sadisco Road	No	Yes	\$100	\$3,174	\$3,274	HIGH
US 70 Business at West Olive Road	No	Yes	\$100	\$43	\$143	LOW
<i>*All costs in \$1,000's</i>					<b>Total</b>	<b>\$ 9,973</b>

Table 5.1: Roadway Costs and Priority Level

## 5.2 Opinion of Probable Cost for Utility Improvements

Utility and transportation system cost opinions were developed utilizing currently available cost estimating data from sources such as those available on a recent similar bid, NCDOT Statewide Project bid average data, and other high-level planning type estimating methods. Appropriate levels of engineering and contingency costs were applied to develop a current base year cost to implement these improvements. Prioritization and timing for these upgrades and investments, depending on the target implementation, will affect the actual estimated values and as such, careful attention should be exercised in determining reasonable inflation rates and sufficient contingency to cover any unforeseen fluctuations in the public sector construction market.

### 5.2.1 Cost Opinion for Expansion of Sanitary Sewer Collection and Conveyance System

Based on the recommendations described in Section 4, the cost of expanding the existing sanitary sewer collection and conveyance system could fluctuate greatly. Without incorporating potential pharmaceutical development within this study area, it is assumed that a collection system consisting of 8-inch to ~~16~~15-inch diameter gravity pipelines will drain into a 3.09 MGD pump station. Flow will then be discharged into a 16-inch diameter force main to a Johnston County WWTP. The addition of two pharmaceutical facilities will not change the required pipeline diameters,

but will increase the total flow at the pump station to 3.59 MGD.

For planning purposes only, the total cost for the sanitary collection and conveyance system expansion could range from \$17 million to \$20 million, based on the assumptions described in previous sections. The cost estimate for this project was established by using costs that were generated for a project of similar scope and magnitude located in Eastern North Carolina. It was assumed that approximately 25% of the existing sanitary pipeline network will not be changed as a result of this growth. Exhibit 4.2-1 shows the cost comparison data both with and without the impact of pharmaceutical development.

### 5.2.2 Cost Opinion for Expansion of Water Distribution System

Based on the recommendations described above, there are many unknowns regarding the condition and demand of the existing water distribution system. Prior to the expansion, flow and pressure throughout this portion of the distribution system will need to be verified. The additional pharmaceutical flows will likely not contribute to the expansion of the water distribution system as they may depend on onsite water facilities to meet the facilities' high fire flow water demands.

For planning purposes only, the total cost for the water distribution expansion could range from \$4 million to \$6 million, should the existing water infrastructure in/adjacent to this study area be insufficient to meet the future demand. The cost estimate for this project was established by using

the costs that were generated for a project of similar scope and magnitude located in Eastern North Carolina. It was assumed that approximately 25% of the existing water pipeline network will not be changed as a result of this

growth. **Exhibit 4.2-I** shows the cost comparison data both with and without the impact of pharmaceutical development.



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

## MEMORANDUM

Date: May 21, 2015

To: Planning Board

From: Planning Staff

**SUBJECT: ADDENDUM TO STAFF REPORT FOR MAGNOLIA POINTE SUBDIVISION  
PSD2014-97**

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At the April 27, 2015 Planning Board meeting, the above referenced application was tabled until further information could be submitted by the applicant to address concerns raised by the Planning Board. Board concerns ranged from landscaping and buffering to public safety. The attached email(s) detail which information was subsequently requested from the applicant.

The applicant did hold another Neighborhood Meeting on May 8, to inform neighbors of the revised rezoning and subdivision application, and subsequently submitted minutes to the Planning Department. These materials are attached.

To date, the applicant has not submitted the remaining information that was requested, which included Board concerns about the following:

- Landscaping buffer and screening along Shotwell Road
- Steep grading of lots and common areas
- Landscape plantings underneath the powerline easement
- Cross-sections detailing the above

Attachments:

1. Email requesting additional information
2. Neighborhood meeting minutes from May 8<sup>th</sup> meeting

## Jay McLeod

---

**From:** Jay McLeod  
**Sent:** Friday, May 08, 2015 10:59 AM  
**To:** 'mattstephens@bellsouth.net'  
**Cc:** Michael Stewart (stewartpe@aol.com); David DeYoung  
**Subject:** retaining wall for Magnolia Pointe subdivision plans PSD2014-97

Hi,

As part of the plan revisions before the next Planning Board meeting on May 26, 2015 for the proposed Magnolia Pointe subdivision (PSD2014-97), please include a retaining wall on the site plans for the slope that is proposed adjacent to Shotwell Rd. The Planning Board expressed the opinion at the last meeting that this slope was too steep to be safely executed, particularly with the landscaping buffer as part of the equation. The Planning Department agrees that the most effective solution to this design problem may involve a retaining wall, and that any slopes on the site must be 3:1 or less.

Please also want to consider using a maximum slope of 3:1 for all slopes on the site, particularly since Planning Board members also raised concern about other slopes being too steep, most notably the slopes in the backyard of homes adjacent to the stormwater BMPs. Adding a cross-section showing this area would also help to alleviate Planning Board member concerns.

Along with the previously requested information for this application, please send a cross-section showing Shotwell Rd, the landscaping buffer (including a drawing of the trees proposed), a retaining wall, and the yard of the proposed homes adjacent to Shotwell Rd. I suggest that on this cross-section you use the same scale for both the vertical and horizontal axes.

If you do not consider the above-proposed design solutions feasible or you have alternative solutions to propose, please respond in writing by May 12, so that those responses can be included in the information presented to Planning Board at their next meeting.

Please deliver these cross-sections and plan revisions prior to May 12, along with the previously requested information. To summarize, the previously requested information is:

- Stamped, addressed letters
- Landscaping buffer and screening on Shotwell Rd.
- Steep grading concerns
- Neighborhood meeting minutes
- The above-mentioned cross-sections

If you have any questions, please contact me.

Thanks,

**Jay McLeod, AICP**

Planner

Town of Clayton

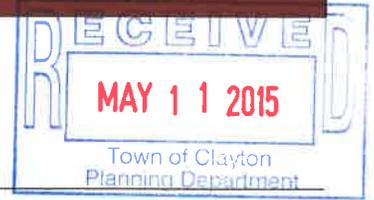
111 East Second Street | PO Box 879 | Clayton, NC 27528

P (919)359-9335 | F (919)553-1720

[jwmcleod@townofclaytonnc.org](mailto:jwmcleod@townofclaytonnc.org)

# NEIGHBORHOOD MEETING SUMMARY FORM

## FILL OUT THE FOLLOWING:



Date of Mailing: 4/28/15

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

Printed Name: MICHAEL STEWART Signature: [Handwritten Signature]

Date of Meeting: 5/8/15 Time of Meeting: 6:30 PM

Location of Meeting: ON SITE

**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.

MR. JESSE CORBETT WAS THE ONLY NEIGHBOR PRESENT. WE HAD TALKED EARLIER IN THE WEEK AND HE STOPPED BY TO PICK UP A FULL SIZED COPY OF THE PLANS. HE STATED HE HAD NO ISSUES AND WOULD SIGN A LETTER STATING SUCH IF NECESSARY. ADDITIONAL DISCUSSIONS PERTAINED TO THE PROPOSED HOUSING PLANS.

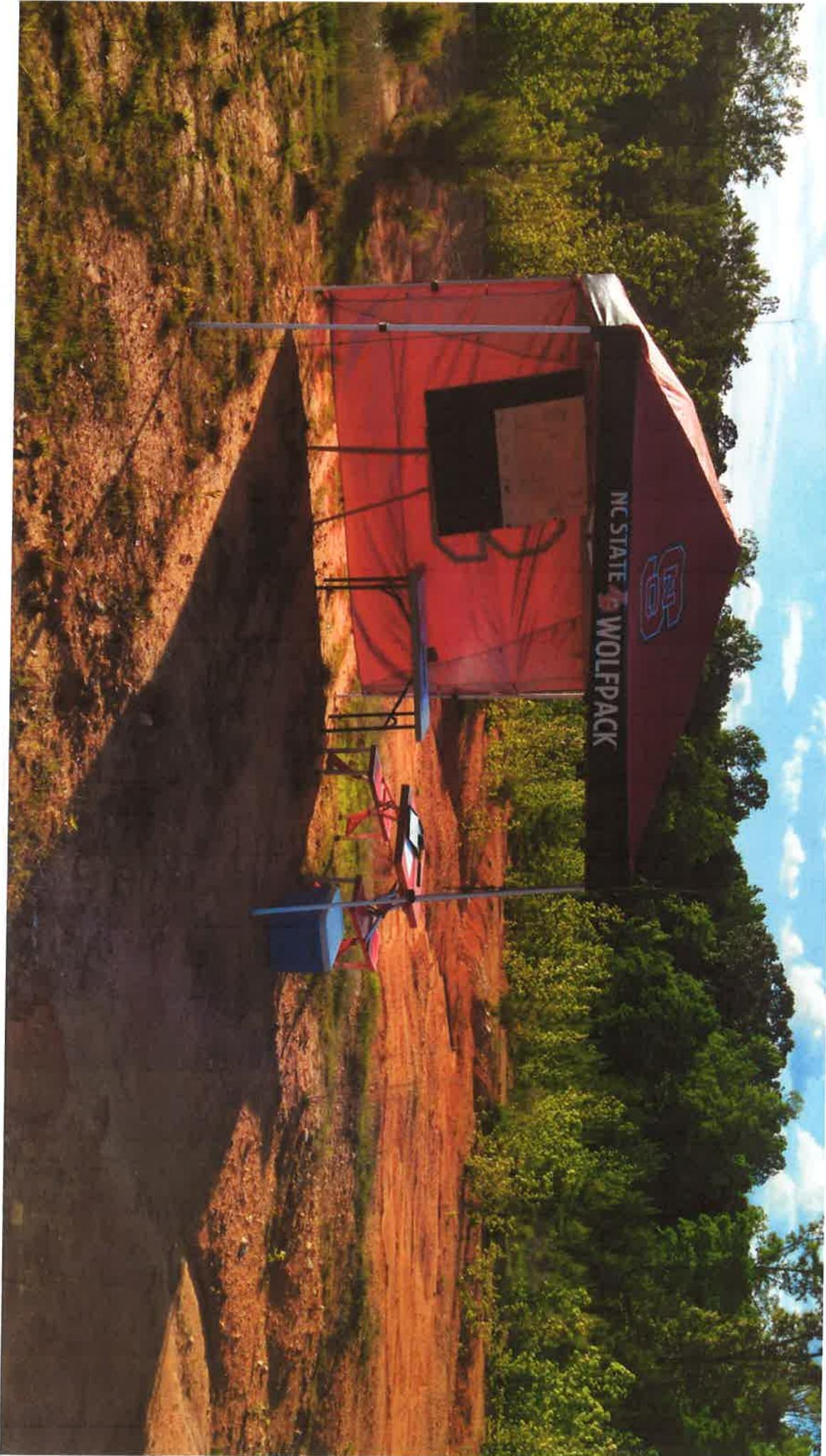
**Please write clearly (or submit a typed summary), and use additional sheets if necessary.**

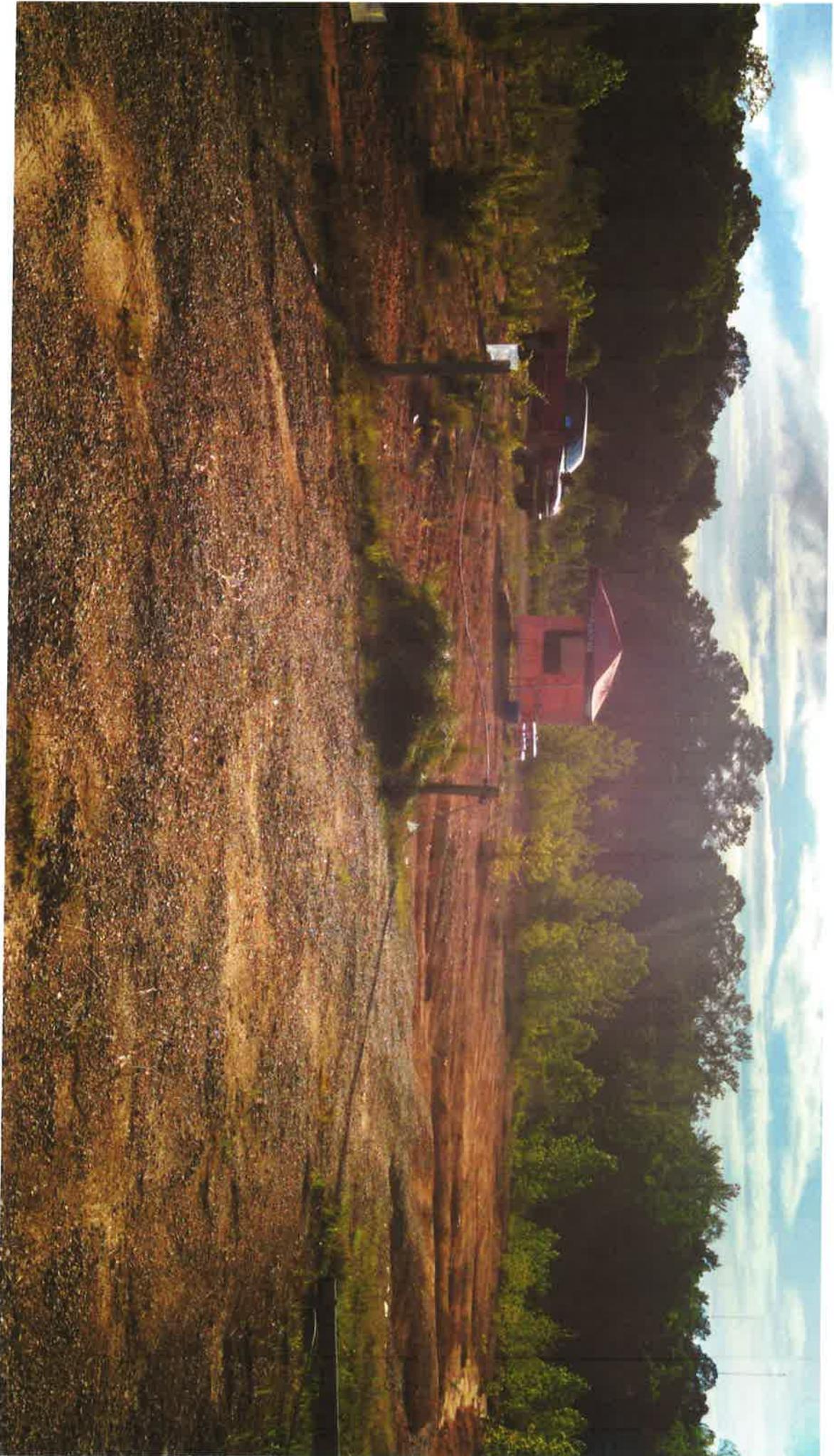
# NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: ASCO BUILDERS SUNNY - 78°

Location/Date: ON SITE 5/8/15 6:30

	NAME	ADDRESS
1	MIKE STEWART	4716 CAROLTON DR. RAL.
2	JESSE CORBETT	1020 RIDGE DR
3		
4		
5		
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7		
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20		





ASCO BUILDERS INC  
319 CHAPANOKE RD STE 102  
RALEIGH, NC 27603-0000

FOSTER PARTNERS LLC  
1600 S BRENTWOOD BLVD, STE 770  
ST LOUIS, MO 63144-0000

HUTH, DONALD W  
HUTH, GERRY H  
921 MULBERRY RD  
CLAYTON, NC 27520-2129

WALLACE, RUTH  
WELCH, CARL  
1008 RIDGE DR  
CLAYTON, NC 27520-9667

HOWARD, E FRANK JR  
252 COOPER BRANCH RD  
CLAYTON, NC 27520-0000

ARCHIE, ADISON L  
HOJNACKI, KATELYNN E  
1012 RIDGE DRIVE  
CLAYTON, NC 27520-0000

PHILLIPS, ERNEST LUTRELL &  
PHILLIPS, CYNTHIA HOCUTT  
917 MULBERRY ROAD  
CLAYTON, NC 27520-0000

PLEASANT, JAMES ANDREW  
925 MULBERRY RD  
CLAYTON, NC 27520-2129

STEPHENSON, JAMES W  
STEPHENSON, MARY  
1016 RIDGE DR  
CLAYTON, NC 27520-9667

MEEHAN MEDICAL LLC  
45 SHOTWELL ROAD  
CLAYTON, NC 27520-0000

LIONS SPRING HOUSING ASSOC LLC  
7706 SIX FORKS RD SUITE 202  
RALEIGH, NC 27615-0000

LIONSGATE VILLAGE LLC  
A NC LIMITED LIABILITY COMPANY  
400 RIVERWOOD DRIVE  
CLAYTON, NC 27520-0000

HEDAYATZADEH, MELISSA ANN  
MEZYNSKI, MELISSA ANN  
124 BURKWOOD LN  
RALEIGH, NC 27609-0000

LIONSGATE VILLAGE LLC  
A NC LIMITED LIABILITY COMPANY  
400 RIVERWOOD DRIVE  
CLAYTON, NC 27520-0000

CORBETT, JESSE V JR  
CORBETT, JANICE  
1020 RIDGE DR  
CLAYTON, NC 27520-0000

BALDIES RESTAURANT GROUP LLC  
6101 NC HIGHWAY 42 W  
GARNER, NC 27629-8443

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printing.

Label Type: AV6160  
16 label(s) printed

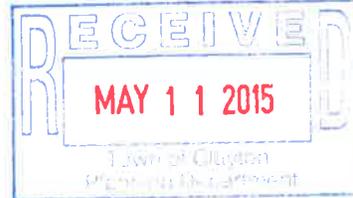
# ASCO Builders, Inc.

---

319 Chapanoke Road  
Suite 102  
Raleigh, NC 27603

Phone: 919-779-8649  
Fax: 919-779-7952

April 28, 2015



Dear Clayton Area Property Owner:

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

**Meeting Date:** *Friday, May 8, 2015*

**Location:** *On site, Shotwell Road*

**Time:** *6:30 P.M.*

**Type of Application:** *Residential Rezoning R-8 and Subdivision Plan*

**General Description:** *37 Lot Subdivision*

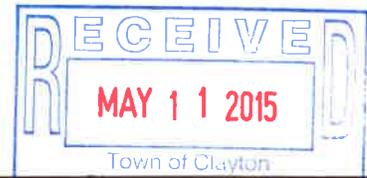
If you have any questions prior to or after this meeting, you may contact us at (919) 779-8649.

Sincerely,

Matt Stephens,  
ASCO Builders, Inc.

cc: Clayton Planning Dept.





## NEIGHBORHOOD MEETING INFORMATION

***NOTE:*** *Neighborhood meetings are not required for developments that are part of an approved Planned Development Master Plan.*

**Purpose:**

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and development features, answer questions, respond to concerns, and solicit comments.

**Meeting Date:**

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

**Meeting Time & Location:**

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request.

**Meeting Notice Mailing requirements:**

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the neighborhood meeting.

**Information provided to Planning Department:**

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- Neighborhood Meeting Summary Form
- Copy of the letter mailed
- Mailing list
- Attendance roster
- Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *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.*

**From:** stewartpe <stewartpe@aol.com>  
**To:** jwmcleod <jwmcleod@townofclaytonnc.org>; mattstephens <mattstephens@bellsouth.net>  
**Cc:** rpowers <rpowers@townofclaytonnc.org>; DDeYoung <DDeYoung@townofclaytonnc.org>  
**Subject:** Re: Magnolia Pointe - public noticing - need letters  
**Date:** Fri, May 8, 2015 11:11 am

---

Jay,

We are holding a new neighborhood meeting tonight May 8 at 6:30 on site.  
Letters were mailed out 4/28 and we will bring meeting summary/attendance information on Monday.

This was done for several reasons: The amount of concern from the planning board, I was not personally at the first meeting, the weather for that meeting(outdoors) was wet and 35 degrees, we had not changed our zoning request at the time, subdivision outlines for neighborhood meeting require a mon.-fri. after 6pm slot and the first meeting was a Sunday afternoon.

I just felt it was better to hold a new meeting with updated information.  
You are welcome to attend should you choose.

I will bring 2 sets of addressed envelopes on Monday as well.

Michael L. Stewart, P.E.  
**STEWART-PROCTOR, PLLC**  
**Engineering and Surveying**  
office 919 779-1855  
cell 919 417-6671

-----Original Message-----

**From:** Jay McLeod <jwmcleod@townofclaytonnc.org>  
**To:** 'mattstephens@bellsouth.net' <mattstephens@bellsouth.net>  
**Cc:** Michael Stewart (stewartpe@aol.com) <stewartpe@aol.com>; Rebecca Powers <rpowers@townofclaytonnc.org>; David DeYoung <DDeYoung@townofclaytonnc.org>  
**Sent:** Fri, May 8, 2015 10:21 am  
**Subject:** Magnolia Pointe - public noticing - need letters

Hi,

In order to complete the public noticing requirements for the proposed Magnolia Pointe rezoning and subdivision – RZ2014--- and PSD2014-97, we need you to deliver to us two sets of stamped, addressed envelopes.

The letters need to be addressed to the property owners of the parcels within 100' of the proposed subdivision. Please be sure to use the property owner's address, and not the parcel's site address.

Please do not include a return address on the envelopes – the Town will use our own return address.

Please deliver these stamped, addressed envelopes to the Planning Department, c/o Jay McLeod on or before May 14, 2015. Failure to do so may result in these applications being postponed.

Thanks,  
**Jay McLeod, AICP**  
Planner

Town of Clayton  
111 East Second Street | PO Box 879 | Clayton, NC 27528  
P (919)359-9335 | F (919)553-1720  
[jwmcleod@townofclaytonnc.org](mailto:jwmcleod@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

*Planning Board  
April 20, 2015*

## STAFF REPORT

**Application Number:** PSD 2014-97  
**Project Name:** Magnolia Pointe Major Subdivision – Preliminary Plat

**NC PIN / Tag #:** 165914-33-6257 / 05B02031V  
**Town Limits/ETJ:** Town Limits  
**Overlay:** NA  
**Applicant:** ASCO Builders Inc., c/o Matt Shephens ([mattshephens@bellsouth.net](mailto:mattshephens@bellsouth.net))  
**Owner:** ASCO Builders Inc.

**Neighborhood Meeting:** meeting pending

**Public Noticing:**

- sign posted April 17, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

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**PROJECT LOCATION:** The property is located on and west off of Shotwell Road, between US 70 Bus Hwy W and Amelia Church Rd. It is a vacant lot directly across from Lion's Spring development.

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**REQUEST:** The applicant is requesting preliminary subdivision plat approval for the major subdivision of the subject property to allow between 35 and 40 single family detached residential units.

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**SITE DATA:**

**Acreeage:** 13.89 acres  
**Existing Zoning:** Planned Development Mixed Use (PD-MU) and Residential-10 (R-10)  
**Proposed Zoning:** Residential-8 (R-8) (a concurrent rezoning application exists (RZ 2014-99) to rezone to R-8)  
**Existing Use:** Vacant  
**Existing Impervious:** None - property is vacant.

**DEVELOPMENT DATA:**

**Proposed Uses:** single family detached residential units in an R-8 Open Space Subdivision

Buildings:	37 residential units
Number of Stories:	Maximum height of 35 feet
Impervious Surface:	Maximum 55% impervious for overall development
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:	Two access points onto Shotwell Road.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

**ADJACENT ZONING AND LAND USES:**

<b>North:</b>	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential
<b>South:</b>	Zoning:	Planned Development Mixed Use (PD-MU) and Office-Institutional (O-I)
	Existing Use:	Lion’s Gate single-family subdivision and a medical office.
<b>East:</b>	Zoning:	Residential-Estate (R-E)
	Existing Use:	Lion’s Gate single-family subdivision and Lion’s Spring retirement residential
<b>West:</b>	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential

**STAFF ANALYSIS AND COMMENTARY:**

**Overview**

The applicant is requesting preliminary subdivision plat approval for a new single family residential subdivision. This would be an Open-Space R-8 subdivision and is running concurrently with a rezoning (RZ2014-97).

**Consistency with the Strategic Growth Plan**

The request is consistent with the Strategic Growth Plan.

**Consistency with the 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**

This use is compatible with surrounding residential uses.

**Landscaping and Buffering**

A perimeter landscape buffer (Class C) is required along the entire boundary of the property. An existing sewer easement is along the northern border. A riparian buffer, which includes 100-year floodplain resource conservation area, exists on the western and northern borders of the project and will be used to achieve the landscaping buffer along those sides.

The proposed buffer along Shotwell Rd, in lieu of a traditional Class C buffer, is Leyland Cypress trees, spaced 10' on center. Leyland Cypress trees are fast growing and can eventually become 70' tall and 15' wide. At 10' on center, they should provide an almost immediate evergreen visual screen.

### **Recreation and Open Space**

The development will meet the requirements of an Open-Space Subdivision, through a 0.44 acre active recreation site and a 3.78 passive open space site.

### **Environmental**

Resource conservation areas (stream buffers, 100-year flood zones) shall be preserved by a binding legal instrument recorded with the deed as each phase is platted. Riparian buffers not considered "stream buffers" by the UDC must meet all state preservation requirements.

### **Signs**

Signage will be located at the entrances to the project, and will occur as a separate sign application. They will not be allowed to encroach upon the safe sight triangles at the intersections.

### **Access/Streets**

Access will be from Shotwell Road, and will require driveway permits from NCDOT. The "bump-out" turn in the road within the development, on the west side, has been approved by the Town Engineer.

### **Multi-Modal Access**

Sidewalks are provided along both sides of all streets. A sidewalk will be provided along Shotwell Road along the entirety of the parcel.

### **Garbage / Recycling**

Roll-out garbage cans will be utilized.

### **Architecture/Design**

The request is for a single family detached home subdivision. As it has been designed as an Open Space Subdivision, minimum lot sizes are 6,000 square feet (per standards for R-8 zoning).

### **Waivers/Deviations/Variances from Code Requirements**

The applicant may request an alternate landscape buffer along Shotwell Rd.

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## **CONSIDERATIONS:**

- The applicant is requesting Preliminary Subdivision Plat approval of a R-8 Open Space Residential Subdivision.
- This approval is subject to concurrent approval of RZ2014-99 Magnolia Pointe rezoning to R-8.

- Preliminary Subdivision Plats (major subdivisions) are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
  - The applicant appears to be proposing an alternative landscape buffer along Shotwell Rd, in the form of Leyland Cypress, planted 10' on center.
- 

### **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.

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### **CONDITIONS:**

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

1. Following Board approvals, three copies of the final Preliminary Subdivision Plat meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plat. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
4. A sidewalk shall be constructed along Shotwell Rd along the entirety of the parcel, site, or development, including areas that will remain undeveloped or are reserved for future development.
5. No buildings shall be constructed within 20' of any riparian buffer, per UDC §155.502(D).
6. A Class C buffer (or other Planning Dept. approved buffer) will be installed on the perimeter of the development, per Open-Space Subdivision development regulations. A waiver must be obtained for any alternate landscape buffer areas.
7. Five foot wide sidewalks shall be installed on both sides of all internal roads, including around the entirety of all cul-de-sacs, and shall be constructed or bonded prior to plat recordation for the associated phase.
8. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.
9. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in

perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.

10. The perimeter landscaping buffer along Shotwell Rd must be installed prior to the issuance of a Certificate of Occupancy for the first dwelling.
11. All scheduled improvements to Shotwell Rd must be constructed or bonded prior to the issuance of a Certificate of Occupancy for the first dwelling.
12. An updated wastewater allocation request must be approved by the Town Manager.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the preliminary subdivision with the conditions listed above.

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**Planning Board Recommendation:**

**ATTACHMENTS:**

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Subdivision Findings of Fact
- 4) Preliminary Subdivision Plat
- 5) Application
- 6) Neighborhood Meeting Materials (if available)
- 7) Planning Board Motion Form

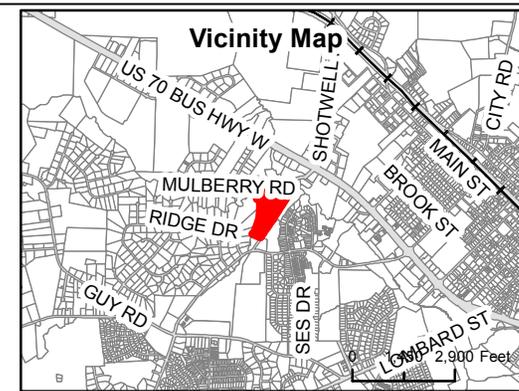


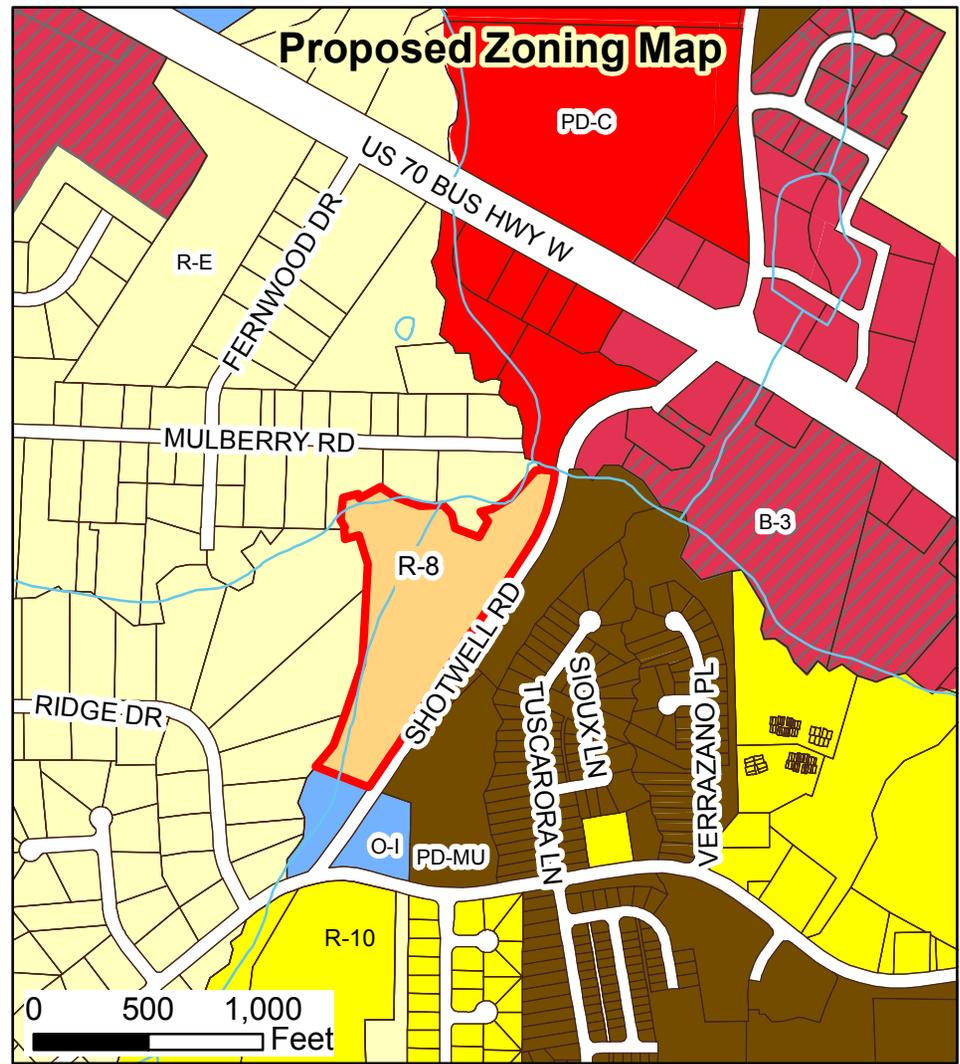
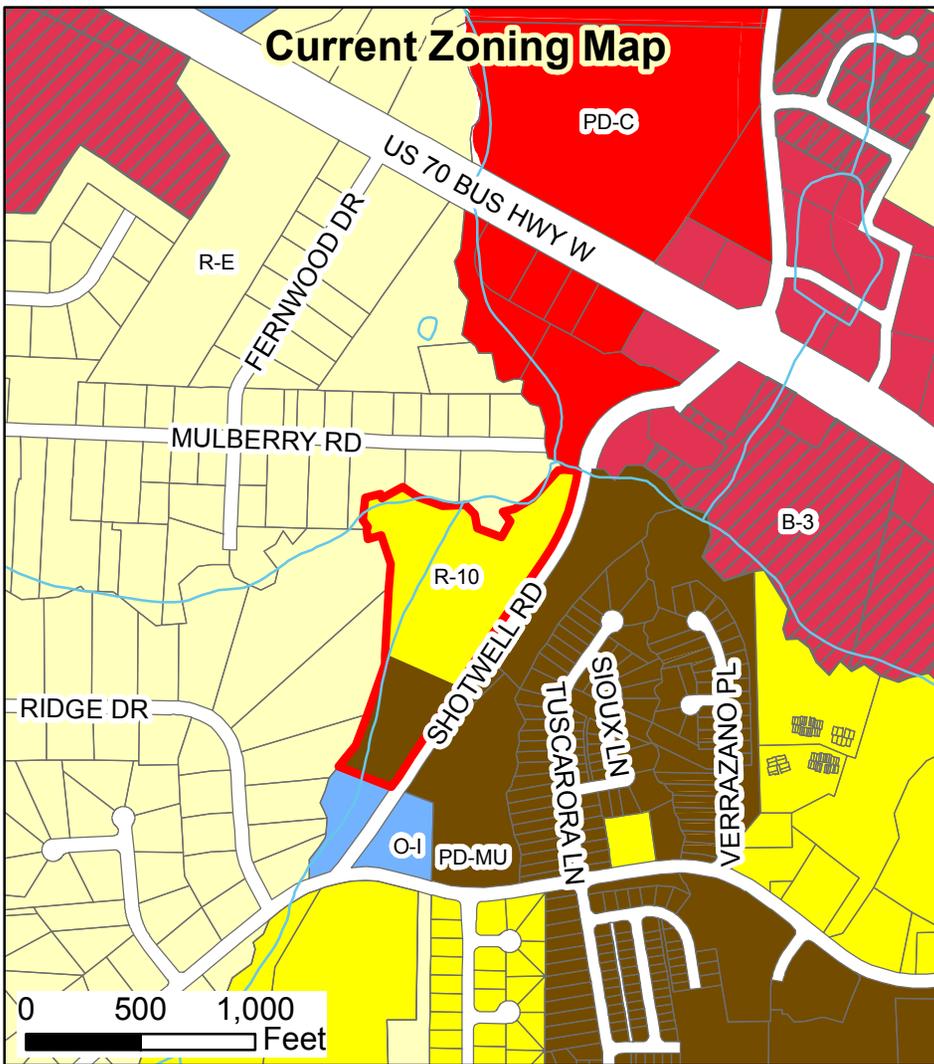
**PSD2014-97 and RZ2014-99 Magnolia Pointe Subdivision  
Subdivision and Rezoning from R-10 and PD-MU to R-8**

Applicant: ASCO Builders Inc  
 Property Owner: ASCO Builders Inc  
 Parcel ID Number: 165914-33-6257  
 Tag #: 05B02031V

Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





## PSD2014-97 and RZ2014-99 Magnolia Pointe Subdivision Subdivision and Rezoning from R-10 and PD-MU to R-8

Applicant: ASCO Builders Inc  
 Property Owner: ASCO Builders Inc  
 Parcel ID Number: 165914-33-6257  
 Tag #: 05B02031V

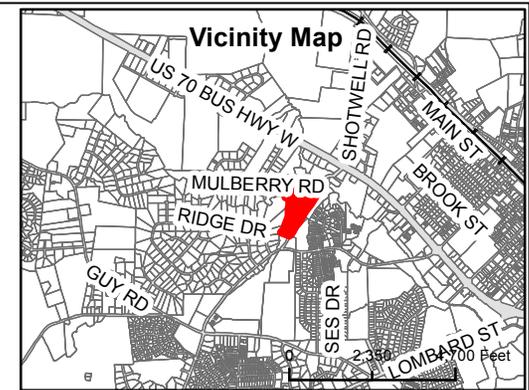
Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



### Legend

- |  |                |  |       |
|--|----------------|--|-------|
|  | Subject parcel |  | B-2   |
|  | R-E            |  | B-3   |
|  | R-10           |  | PD-C  |
|  | R-8            |  | I-1   |
|  | R-6            |  | I-2   |
|  | PD-R           |  | O-I   |
|  | O-R            |  | PD-MU |
|  | B-1            |  |       |



**APPLICANT STATEMENT - MAJOR SUBDIVISIONS ONLY**

Section 155.706(1)(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 SUBDIVISION WILL MEET THE STANDARDS SET FORTH IN THE PROPOSED R-8 ZONING 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.

THIS SMALL SUBDIVISION WILL FILL IN AN AREA DESIGNED FOR A RESIDENTIAL DEVELOPMENT SUCH AS THIS

- (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.

SUBDIVISION WILL HAVE TWO ENTRANCES AND SHOW IMPROVEMENTS ALONG SHOTWELL ROAD.

- (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.

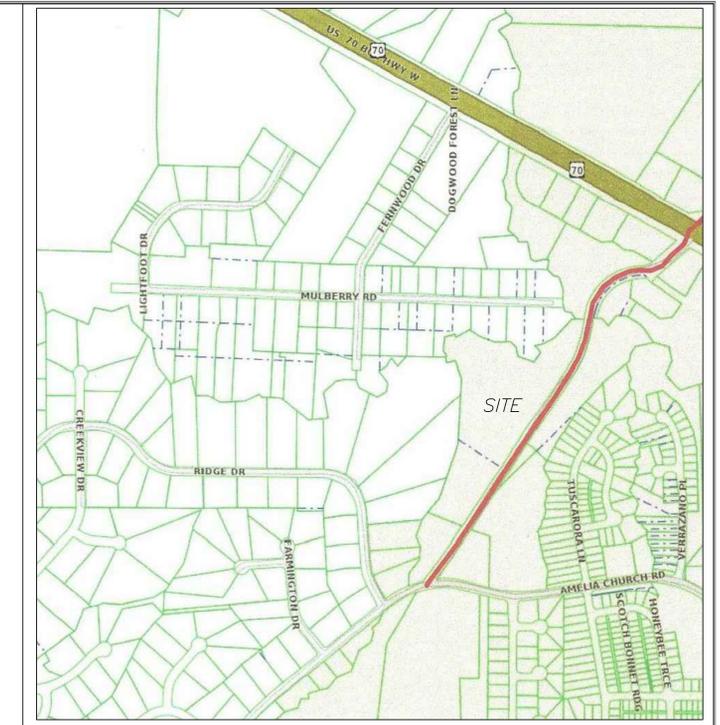
THIS PLAN CONFORMS WITH THE TOWN'S DEVELOPMENT PLANS ALONG THIS ROADWAY.

# PRELIMINARY PLANS MAGNOLIA POINTE SUBDIVISION

(FORMERLY KNOWN AS EDENTON SUBDIVISION)

OWNER/DEVELOPER: ASCO BUILDERS INC.

319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603



VICINITY MAP  
SCALE: 1"=500'

## INDEX TO PLANS

SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY SITE PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	PRELIMINARY GRADING AND DRAINAGE PLAN
SHEET 5	PRELIMINARY LANDSCAPE PLAN
SHEET 6	PRELIMINARY ROAD WIDENING PLAN

**STEWART – PROCTOR**  
ENGINEERING and SURVEYING

319 CHAPANOKE ROAD SUITE 100  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

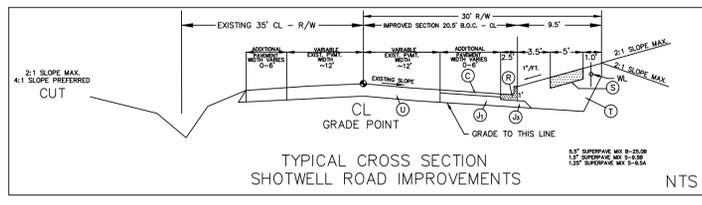
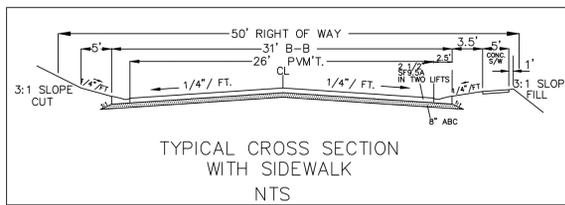
SURVEY INFORMATION FROM  
MAP BY MICHAEL D. BARR  
PROFESSIONAL LAND SURVEYOR  
PO BOX 30217  
RALEIGH, NC 27622-0217  
(919) 783-6918

FOR REVIEW ONLY—  
NOT FOR CONSTRUCTION  
PLAN IS SUBJECT TO REVISIONS DURING  
THE CONSTRUCTION APPROVAL PROCESS



## GENERAL PROJECT NOTES

- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN OF CLAYTON PRIOR TO START OF CONSTRUCTION.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON.
- CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON TO REFER TO DURING CONSTRUCTION OF THE PROJECT. SEE CONST. DRAWINGS AND DETAIL SHEETS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE THE RELOCATION OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NORTH CAROLINA SEDIMENT AND EROSION CONTROL ORDINANCE.
- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND THE NORTH CAROLINA DEPT. OF TRANSPORTATION.



PAVEMENT SCHEDULE

1	1.5\" SUPERPAVE MIX 5-9.5B
2	1.5\" SUPERPAVE MIX 5-9.5A
3	5.0\" SUPERPAVE MIX B-25.0B
4	PROP. VAR. DEPTH AGGREGATE BASE COURSE
5	2-4\" CONCRETE CURB AND GUTTER
6	4\" SIDEWALK
7	EARTH MATERIAL
8	EXISTING PAVEMENT
9	1 1/4\" OVERLAY ENTIRE STREET

NOTE: PAVEMENT EDGE SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.

Open Space Subdivision Standards

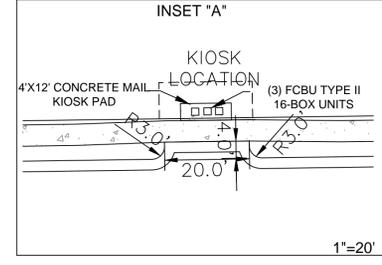
Code	Lot Standards	Density (dwelling units/acre)	Minimum Setbacks (ft)	Building Standards
1-3	Single Family	10	Front: 25, Side: 10, Rear: 10, Corner: 15	Min. Height: 10', Min. Dwelling Area: 900 sq ft

**SITE DATA**

TOTAL SITE AREA: 13.75 AC.  
 RESERVED BY OWNER: 1.19 AC.  
 DEVELOPED ACREAGE: 12.56 AC.  
 NUMBER OF LOTS: 37  
 MAX. ALLOWED DENSITY: 7.0 UNITS/ACRE  
 PROPOSED DENSITY: 2.95 UNITS/ACRE  
 OPEN SPACE: 4.39 AC.  
 100-YR FLOOD PLAINS (RCA): 1.61 AC.  
 RIPARIAN BUFFER OUTSIDE 100 YR (RCA): 0.78 AC.  
 TOTAL RESOURCE CONSERVATION AREAS: 2.39 AC.  
 ACTIVE PARK AREA: 0.44 AC.  
 PASSIVE AREA: 1.24 AC.  
 STORMWATER POND AREA: 0.32 AC.  
 LINEAR FEET OF STREET: 1,450 ft  
 AREA IN STREETS: 1.79 AC.  
 IMPERVIOUS IN STREETS: 1.49 AC.  
 AREA IN LOTS: 6.38 AC.  
 AVERAGE LOT SIZE: 7,511 SF.  
 SMALLEST LOT SIZE: 6,500 SF.  
 MAX. IMPERVIOUS SURFACE PER LOT: 55%  
 ZONED: R-8  
 OWNER: ASCO BUILDERS INC.  
 PARCEL ID#: 165914-33-6257  
 SETBACKS: 20' FRONT, 15' REAR, 6' SIDE, 10' CORNER

SITE WITHIN TOWN LIMITS AND OUTSIDE OF THE WATERSHED PROTECTION OVERLAY

- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
  - ALL STREETS WITHIN THE SUBDIVISION SHALL HAVE A MIN. 50' R/W.
  - ALL CUL-DE-SACS WILL HAVE A R.O.W. RADIUS OF 50'
  - ALL STREET INTX. SHALL HAVE A 25' RADIUS ALONG THE R.O.W.
  - ALL STREET INTX. SHALL HAVE A 30' RADIUS ALONG THE E.O.P.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
  - WATER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - SEWER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - ALL EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
  - TOPO FIELD SURVEYED BY MICHAEL D. BARR.
  - CONTOUR INTERVAL IS 2'
  - BOUNDARY INFORMATION TAKEN FROM OTHERS, ACTUAL BOUNDARY SURVEY IN PROGRESS BY THIS OFFICE.
  - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NC SEDIMENT AND EROSION CONTROL ORDINANCE.
  - ALL STORM DRAINAGE PIPES SHALL BE DESIGNED TO HANDLE THE 25 YEAR STORM.
  - ALL STORM DRAINAGE PIPES SHALL HAVE A F.E.S. AT THE OUTLET.
  - ALL STORM DRAINAGE PIPES SHALL HAVE AN ENERGY DISSIPATOR AT THE OUTLET.
  - NO LOT TO HAVE DIRECT ACCESS TO SHOTWELL ROAD
  - COMMON AREAS (DETENTION POND, OPEN SPACE, KIOSK) TO BE MAINTAINED BY HOME OWNER ASSOCIATION.
  - PROPOSED ROADS TO BE DEDEDICATED TO THE TOWN OF CLAYTON AND PUBLICLY MAINTAINED



LOCATION, QUANTITY, AND PLACEMENT OF DRAINAGE PIPES AND EROSION CONTROL DEVICES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON, JOHNSTON COUNTY AND NORTH CAROLINA DEPT. OF TRANSPORTATION. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.

BYRON & JOYCE HAYNES  
DB 1180, PG. 106  
TAX #: 1659-22-8465  
AR/R-40/20  
RESIDENTIAL

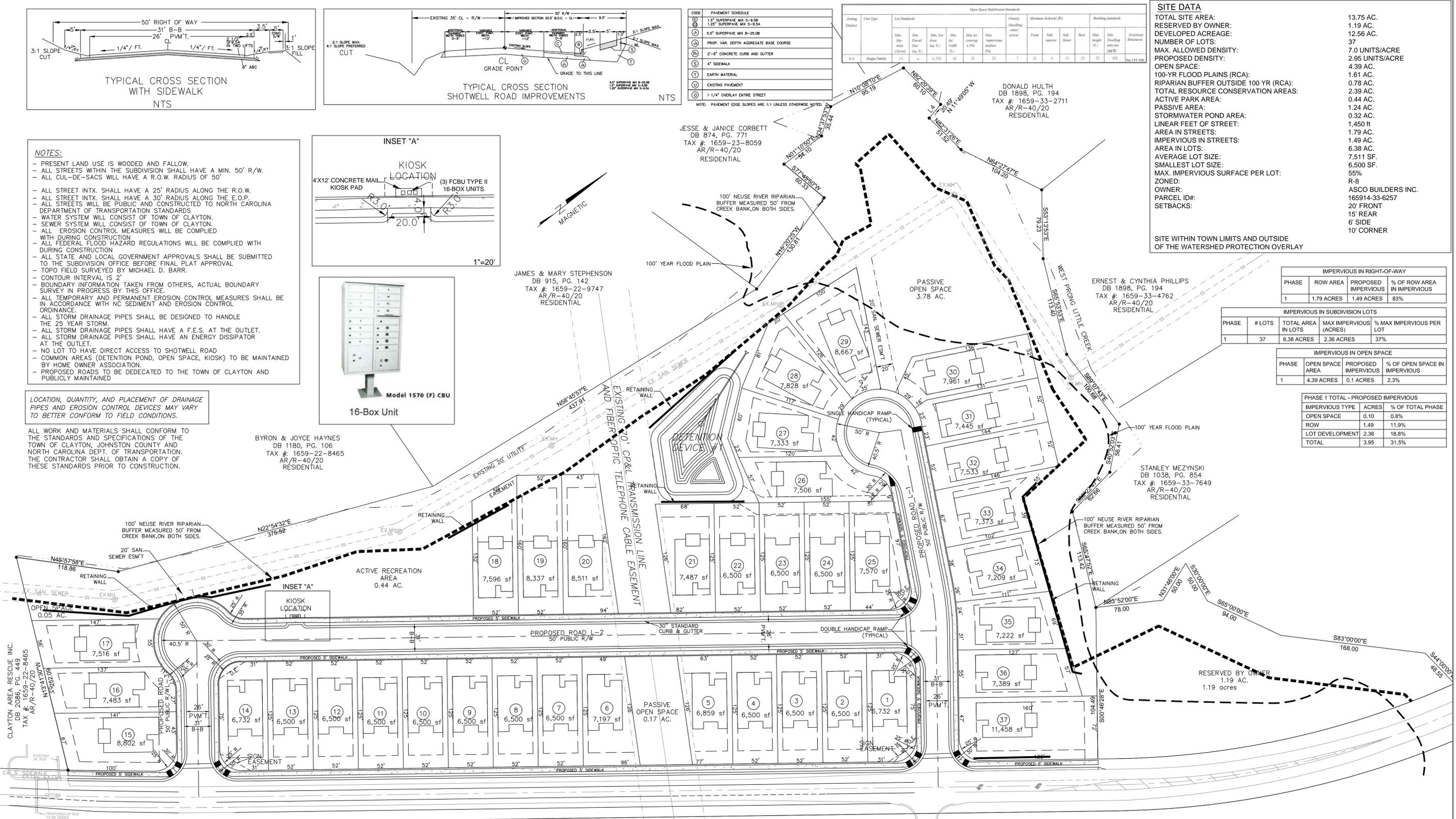
JAMES & MARY STEPHENSON  
DB 915, PG. 142  
TAX #: 1659-23-9747  
AR/R-40/20  
RESIDENTIAL

JESSE & JANICE CORBETT  
DB 874, PG. 771  
TAX #: 1659-23-8059  
AR/R-40/20  
RESIDENTIAL

DONALD HULTH  
DB 1898, PG. 194  
TAX #: 1659-33-2711  
AR/R-40/20  
RESIDENTIAL

ERNEST & CYNTHIA PHILLIPS  
DB 1898, PG. 194  
TAX #: 1659-33-4762  
AR/R-40/20  
RESIDENTIAL

STANLEY MEZYNSKI  
DB 1038, PG. 854  
TAX #: 1659-33-7649  
AR/R-40/20  
RESIDENTIAL



IMPERVIOUS IN RIGHT-OF-WAY

PHASE	ROW AREA	PROPOSED IMPERVIOUS	% OF ROW AREA IMPERVIOUS
1	1.79 ACRES	1.49 ACRES	83%

IMPERVIOUS IN SUBDIVISION LOTS

PHASE	# LOTS	TOTAL AREA IN LOTS	MAX IMPERVIOUS (ACRES)	% MAX IMPERVIOUS PER LOT
1	37	6.38 ACRES	2.36 ACRES	37%

IMPERVIOUS IN OPEN SPACE

PHASE	OPEN SPACE AREA	PROPOSED IMPERVIOUS	% OF OPEN SPACE IN IMPERVIOUS
1	4.39 ACRES	0.1 ACRES	2.3%

PHASE 1 TOTAL - PROPOSED IMPERVIOUS

IMPERVIOUS TYPE	ACRES	% OF TOTAL PHASE
OPEN SPACE	0.10	0.8%
ROW	1.49	11.9%
LOT DEVELOPMENT	2.36	18.8%
TOTAL	3.95	31.5%

NC SR 1553 SHOTWELL ROAD 60' R/W

LIONSGATE VILLAGE  
DB 2207, PG. 867  
TAX #: 1659-42-3853  
R-10  
RESIDENTIAL

LIONSGATE VILLAGE  
DB 2207, PG. 867  
TAX #: 1659-43-2406  
R-10  
RESIDENTIAL

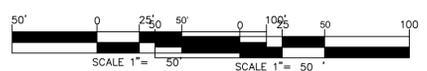


4-14-15  
SURVEY INFORMATION FROM MAP BY MICHAEL D. BARR PROFESSIONAL LAND SURVEYOR PO BOX 30217 RALEIGH, NC 27622-0217 (919) 783-6918

NOTE: THERE ARE NO EXISTING BUILDINGS ON SITE. OPEN SPACE TO BE OWN AND MAINTAIN BY HOMEOWNERS ASSOCIATION

OWNER/DEVELOPER  
ASCO BUILDERS INC  
C/O MATT STEPHENS  
319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603

FOR REVIEW ONLY— NOT FOR CONSTRUCTION  
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

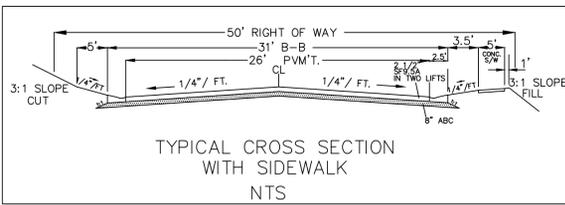


STEWART-PROCTOR, PLLC  
ENGINEERING and SURVEYING  
319 CHAPANOKE ROAD SUITE 100  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

DATE 1-9-15	SURVEYED BY OTHERS	JOB
SCALE 1\"/>		
REVISIONS 4-14-15	DRAWN BY MLS	DWG. NO. SA-SHOTWELL

PRELIMINARY SITE PLAN FOR  
**MAGNOLIA POINTE SUBDIVISION**

TOWN OF CLAYTON	NORTH CAROLINA
JOHNSTON COUNTY	OWNER
ZONED R-8	P.I.N. 1659-43-3036



- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
  - ALL STREETS WITHIN THE SUBDIVISION SHALL HAVE A MIN. 50' R/W.
  - ALL CUL-DE-SACS WILL HAVE A R.O.W. RADIUS OF 50'
  - ALL STREET INTX. SHALL HAVE A 25' RADIUS ALONG THE R.O.W.
  - ALL STREET INTX. SHALL HAVE A 30' RADIUS ALONG THE E.O.P.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
  - WATER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - SEWER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - ALL EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
  - TOPO FIELD SURVEYED BY MICHAEL D. BARR.
  - CONTOUR INTERVAL IS 2'
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LOCATION, QUANTITY, AND PLACEMENT OF DRAINAGE PIPES AND EROSION CONTROL DEVICES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

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**GENERAL UTILITY NOTES:**

ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE AUTHORITIES. CONTRACTOR SHALL INFORM THE TOWN OF CLAYTON AND THE ENGINEER OF ANY CONFLICTING UTILITIES. ELECTRIC SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVING AUTHORITY. TELEPHONE SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVING AUTHORITY. NATURAL GAS SERVICE, IF ANY, TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVING AUTHORITY.

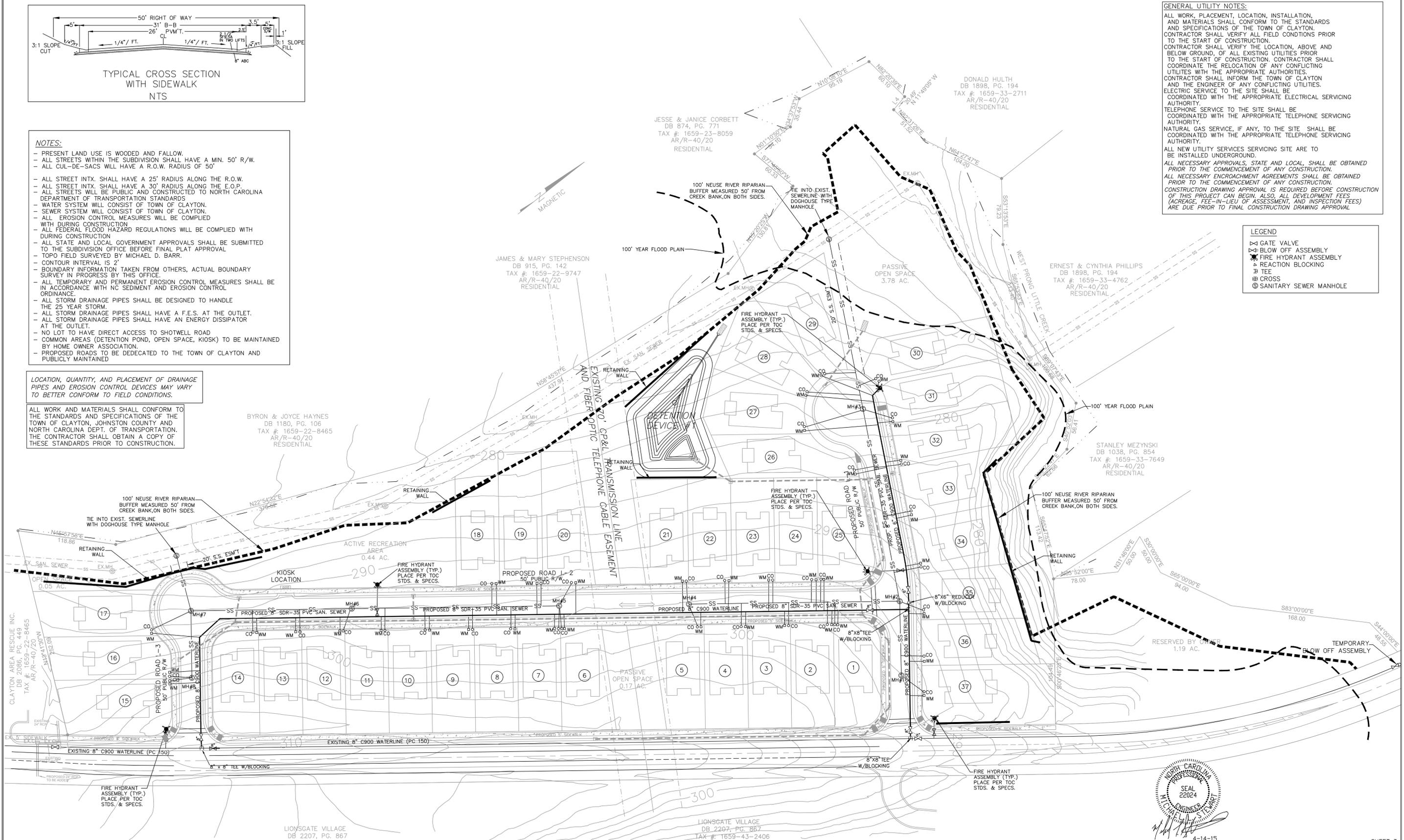
ALL NEW UTILITY SERVICES SERVING SITE ARE TO BE INSTALLED UNDERGROUND.

ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

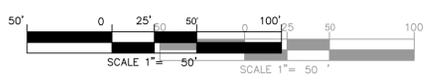
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL

- LEGEND**
- ⊠ GATE VALVE
  - ⊠ BLOW OFF ASSEMBLY
  - ⊠ FIRE HYDRANT ASSEMBLY
  - ⊠ REACTION BLOCKING
  - ⊠ TEE
  - ⊠ CROSS
  - ⊠ SANITARY SEWER MANHOLE



OWNER/DEVELOPER  
 ASCO BUILDERS INC  
 C/O MATT STEPHENS  
 319 CHAPANOKE ROAD SUITE 106  
 RALEIGH, NC 27603

FOR REVIEW ONLY-  
 NOT FOR CONSTRUCTION  
 PLAN IS SUBJECT TO REVISIONS DURING  
 THE CONSTRUCTION APPROVAL PROCESS



SURVEY INFORMATION FROM  
 MAP BY MICHAEL D. BARR  
 PROFESSIONAL LAND SURVEYOR  
 PO BOX 30217  
 RALEIGH, NC 27622-0217  
 (919) 783-6918



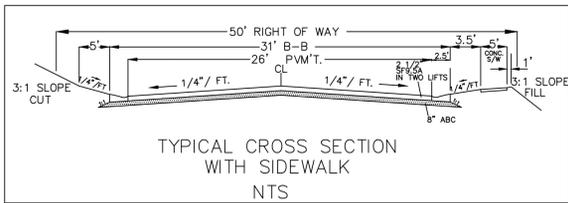
STEWART-PROCTOR, PLLC  
 ENGINEERING and SURVEYING  
 319 CHAPANOKE ROAD SUITE 100  
 RALEIGH, NC 27603  
 TEL. 919 779-1855 FAX 919 779-1661

DATE 1-9-15	SURVEYED BY OTHERS	JOB
SCALE 1"=50'	DRAWN BY MLS	DWG. NO.
REVISIONS 4-14-15		SA-SHOTWELL

PRELIMINARY UTILITY PLAN FOR  
 MAGNOLIA POINTE SUBDIVISION

TOWN OF CLAYTON	NORTH CAROLINA
JOHNSTON COUNTY	OWNER
ZONED R-10	P.I.N. 1659-43-3036





**GENERAL EROSION CONTROL NOTES**

PLAN SHALL BE USED FOR EROSION CONTROL MEASURES ONLY.

PLACEMENT AND LOCATION OF EROSION CONTROL MATERIALS AND DRAINAGE STRUCTURES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

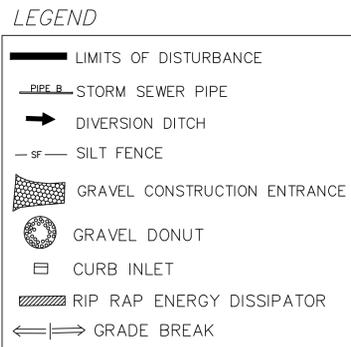
THE TOWN OF CLAYTON AND/OR NCDCNR RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES SHOULD THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

SEE EROSION CONTROL DETAIL SHEET FOR DETAILS, CONSTRUCTION SEQUENCE, SEEDING SPECIFICATIONS AND SEEDING SCHEDULE.

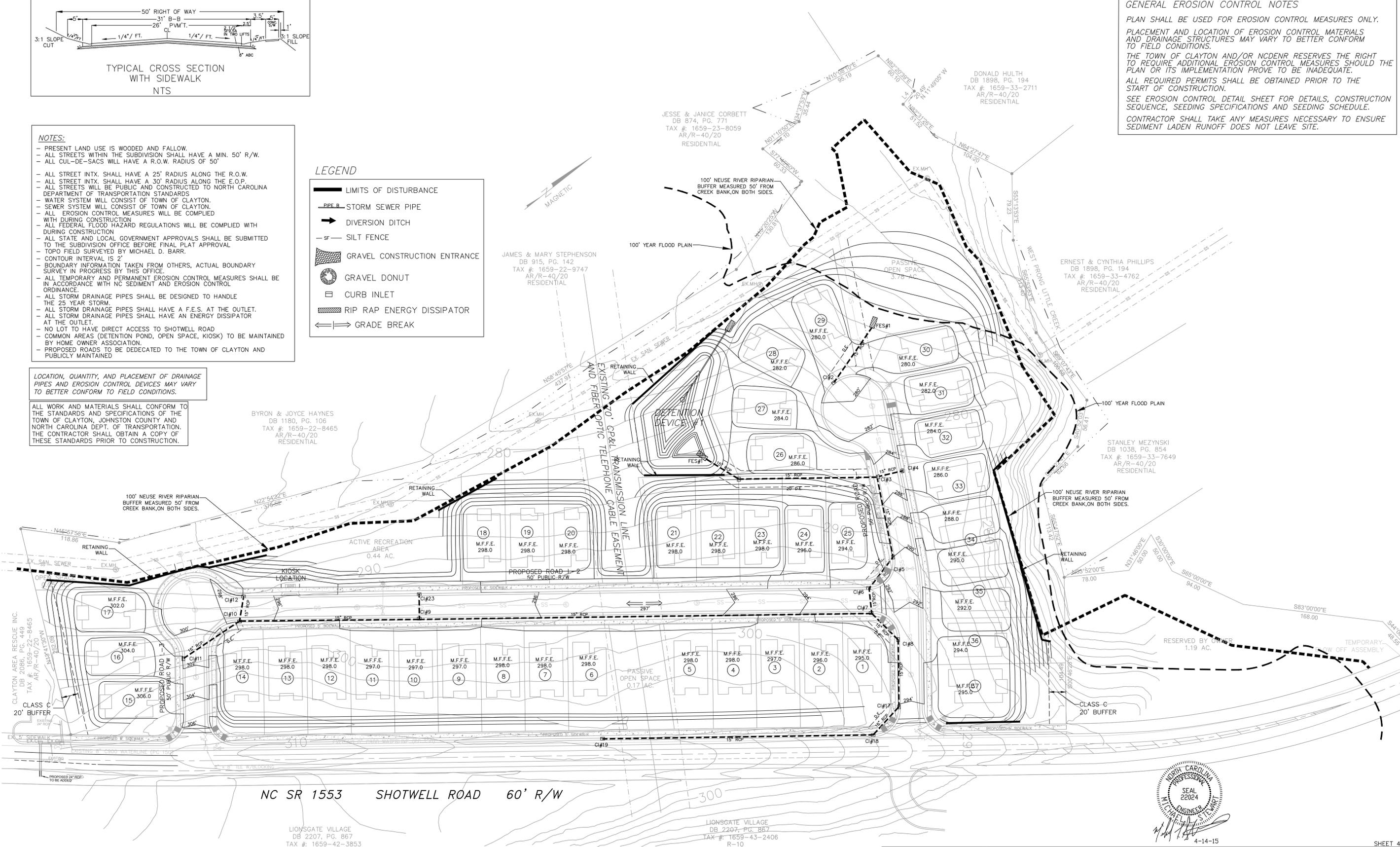
CONTRACTOR SHALL TAKE ANY MEASURES NECESSARY TO ENSURE SEDIMENT LADEN RUNOFF DOES NOT LEAVE SITE.

- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
  - ALL STREETS WITHIN THE SUBDIVISION SHALL HAVE A MIN. 50' R/W.
  - ALL CUL-DE-SACS WILL HAVE A R.O.W. RADIUS OF 50'
  - ALL STREET INTX. SHALL HAVE A 25' RADIUS ALONG THE R.O.W.
  - ALL STREET INTX. SHALL HAVE A 30' RADIUS ALONG THE E.O.P.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
  - WATER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - SEWER SYSTEM WILL CONSIST OF TOWN OF CLAYTON.
  - ALL EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
  - TOPO FIELD SURVEYED BY MICHAEL D. BARR.
  - CONTOUR INTERVAL IS 2'
  - BOUNDARY INFORMATION TAKEN FROM OTHERS, ACTUAL BOUNDARY SURVEY IN PROGRESS BY THIS OFFICE.
  - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NC SEDIMENT AND EROSION CONTROL ORDINANCE.
  - ALL STORM DRAINAGE PIPES SHALL BE DESIGNED TO HANDLE THE 25 YEAR STORM.
  - ALL STORM DRAINAGE PIPES SHALL HAVE A F.E.S. AT THE OUTLET.
  - ALL STORM DRAINAGE PIPES SHALL HAVE AN ENERGY DISSIPATOR AT THE OUTLET.
  - NO LOT TO HAVE DIRECT ACCESS TO SHOTWELL ROAD
  - COMMON AREAS (DETENTION POND, OPEN SPACE, KIOSK) TO BE MAINTAINED BY HOME OWNER ASSOCIATION.
  - PROPOSED ROADS TO BE DEDICATED TO THE TOWN OF CLAYTON AND PUBLICLY MAINTAINED



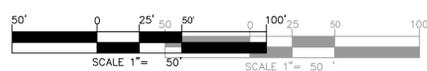
LOCATION, QUANTITY, AND PLACEMENT OF DRAINAGE PIPES AND EROSION CONTROL DEVICES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON, JOHNSTON COUNTY AND NORTH CAROLINA DEPT. OF TRANSPORTATION. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.



OWNER/DEVELOPER  
 ASCO BUILDERS INC  
 C/O MATT STEPHENS  
 319 CHAPANOKE ROAD SUITE 106  
 RALEIGH, NC 27603

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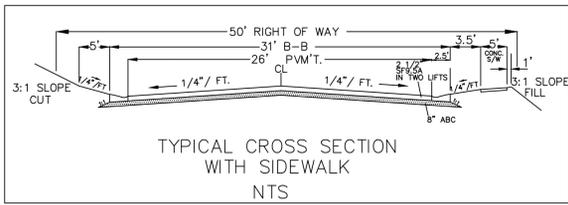
STEWART-PROCTOR, PLLC  
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 319 CHAPANOKE ROAD SUITE 100  
 RALEIGH, NC 27603  
 TEL. 919 779-1855 FAX 919 779-1661

DATE 1-9-15	SURVEYED BY OTHERS	JOB	TOWN OF CLAYTON	NORTH CAROLINA
SCALE 1"=50'	DRAWN BY MLS	DWG. NO.	JOHNSTON COUNTY	OWNER
REVISIONS 4-14-15		SA-SHOTWELL	ZONED R-10	P.I.N. 1659-43-3036



4-14-15

SHEET 4



**SUGGESTED PLANTING LIST**

TREES	QUANTITY
BRADFORD PEAR (PYRUS CALLERYANA) 2.5" CAL., 8' HT.	12
RED MAPLE (ACER RUBRUM) 2.5" CAL., 8' HT.	53
LELAND CYPRUS 2" CAL., 8' HT.	92

**SHRUBS**

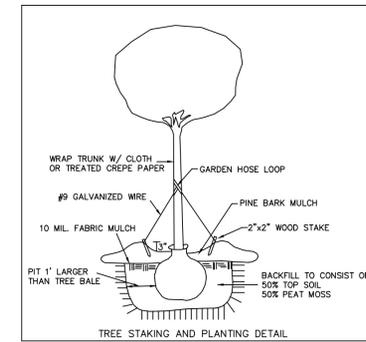
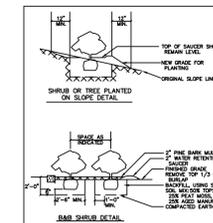
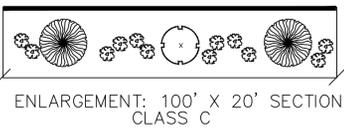
BOXWOODS 18" MIN. HT.	
COMMON LAUREL CHERRY (PRUNUS LAUROCESTRUS) 36" MIN. HT.	

**GENERAL NOTES**

ALL PLANTS AND PLANTING PROCEDURES TO MEET OR EXCEED A.A.N. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" 1986 OR LATEST EDITION.

ALL TREES AND SHRUBS SHALL BE FULL WELL BRANCHED PLANTS WHICH ARE TYPICAL OF THE SPECIES.

DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN SIX MONTHS WITH TYPICAL PLANT MATERIAL.

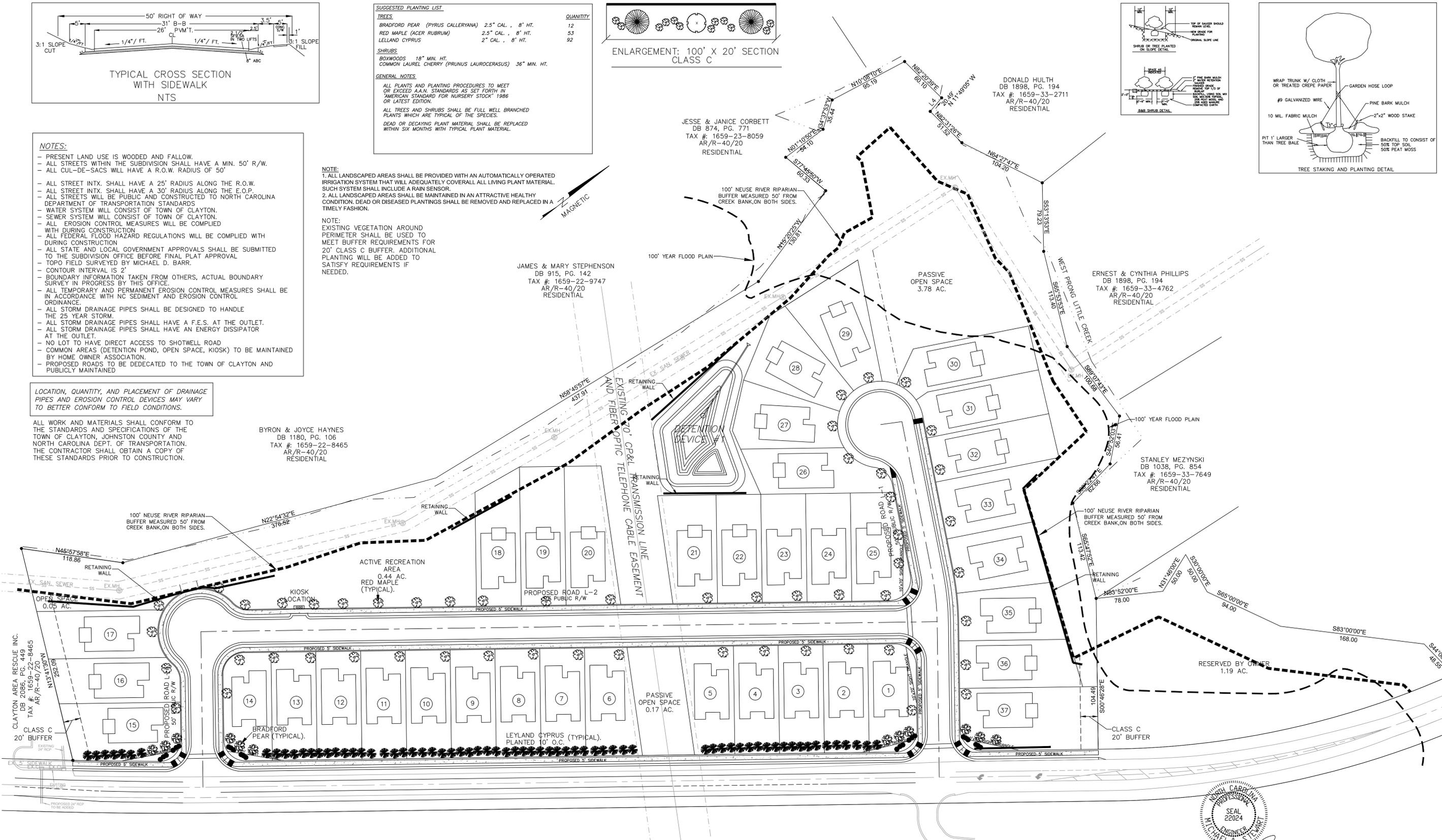


- NOTES:**
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- NOTE:**
1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
  2. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- NOTE:**
- EXISTING VEGETATION AROUND PERIMETER SHALL BE USED TO MEET BUFFER REQUIREMENTS FOR 20' CLASS C BUFFER. ADDITIONAL PLANTING WILL BE ADDED TO SATISFY REQUIREMENTS IF NEEDED.

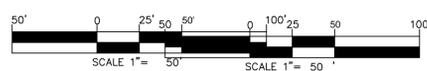
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OWNER/DEVELOPER  
ASCO BUILDERS INC  
C/O MATT STEPHENS  
319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603

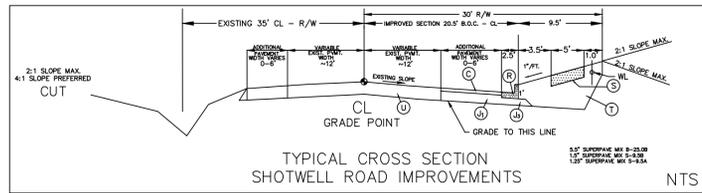
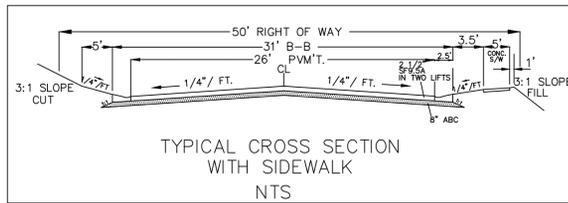
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SURVEY INFORMATION FROM  
MAP BY MICHAEL D. BARR  
PROFESSIONAL LAND SURVEYOR  
PO BOX 30217  
RALEIGH, NC 27622-0217  
(919) 783-6918

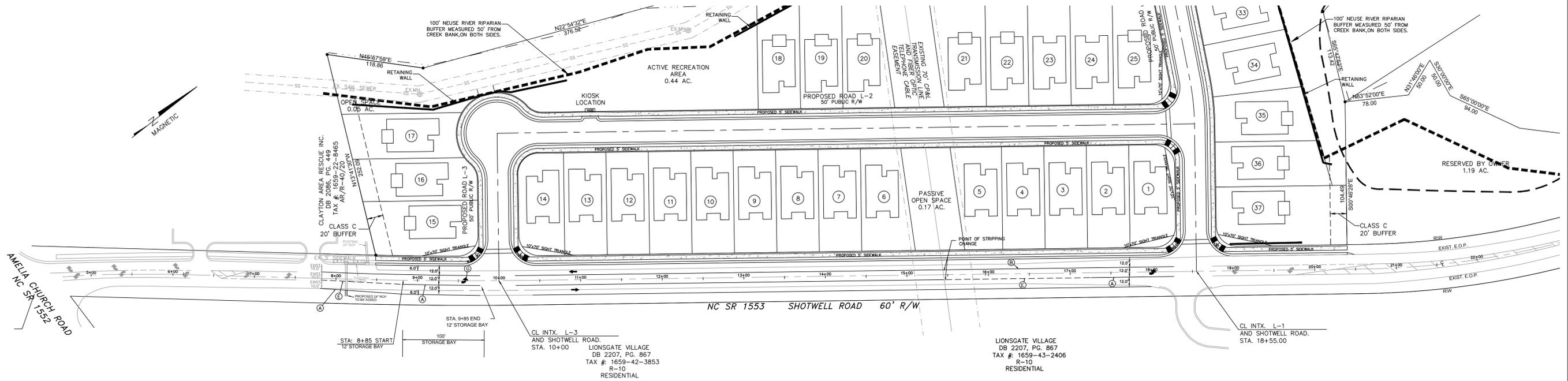


STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING 319 CHAPANOKE ROAD SUITE 100 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		PRELIMINARY LANDSCAPE PLAN FOR MAGNOLIA POINTE SUBDIVISION	
DATE 1-9-15	SURVEYED BY OTHERS	JOB	TOWN OF CLAYTON
SCALE 1"=50'	DRAWN BY MLS	DWG. NO.	NORTH CAROLINA
REVISIONS 4-14-15		SA-SHOTWELL	JOHNSTON COUNTY
		ZONED	R-10
		P.I.N.	1659-43-3036

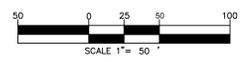


CODE	PAVEMENT SCHEDULE
(1)	1.5\"/>
(2)	1.5\"/>
(3)	5.5\"/>
(4)	PROP. VAR. DEPTH AGGREGATE BASE COURSE
(5)	2\"/>
(6)	4\"/>
(7)	EARTH MATERIAL
(8)	EXISTING PAVEMENT
(9)	1 1/4\"/>

NOTE: PAVEMENT EDGE SLOPES ARE 1:1 UNLESS OTHERWISE NOTED.



OWNER/DEVELOPER  
 ASCO BUILDERS INC  
 C/O MATT STEPHENS  
 319 CHAPANOKE ROAD SUITE 106  
 RALEIGH, NC 27603



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 MAP BY MICHAEL D. BARR  
 PROFESSIONAL LAND SURVEYOR  
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 RALEIGH, NC 27622-0217  
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**PAVEMENT MARKING SCHEDULE**

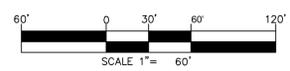
- A 4" SOLID WHITE (THERMO PLASTIC)
- B 4" DOUBLE SOLID YELLOW (THERMO PLASTIC)
- C 4" SOLID YELLOW LINE (THERMO PLASTIC)
- D 4" x 10" SKIPPED WHITE LINE (THERMO PLASTIC)
- E 4" x 2" MINI SKIPPED WHITE WHITE LINE (THERMO PLASTIC)
- F 4" SOLID YELLOW LINE W/ 10" SKIPPED YELLOW LINE INSIDE
- G TURN ARROWS - WHITE (THERMO PLASTIC)

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS ON FINAL WEARING SURFACE AS SHOWN.
2. CONTRACTOR SHALL REMOVE ALL EXISTING CONFLICTING PAVEMENT MARKINGS.
3. CONTRACTOR SHALL REPLACE ALL EXISTING MARKINGS DISTURBED DURING CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT N.C. DOT TO INSPECT THE PAVEMENT "PRE-MARKINGS" PRIOR TO FINAL PAVEMENT MARKING PLACEMENT.
5. ALL MARKING SHALL COMPLY WITH THE MUTCD STANDARDS AND SPECIFICATIONS.

**GENERAL NOTES:**

PLANS REFLECT A CONCEPTUAL VIEW OF PROPOSED ROADWAY IMPROVEMENTS  
 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION  
 CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO GRADING FOR ROADWAY IMPROVEMENTS  
 CONTRACTOR SHALL VERIFY EXISTING TYPICAL SECTION PRIOR TO CONSTRUCTION  
 ALL WORK SHALL BE DONE IN ACCORDANCE TO NC DOT STANDARDS AND SPECIFICATIONS  
 ALL MARKING, SIGNAGE, AND STRIPPING SHALL BE DONE IN ACCORDANCE TO MUTCD  
 PLAN SHOWN IS NOT BASED ON FIELD SURVEYED INFORMATION

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 ENGINEERING and SURVEYING  
 319 CHAPANOKE ROAD SUITE 100  
 RALEIGH, NC 27803  
 TEL. 919 779-1855 FAX 919 779-1661

DATE 1-9-15	SURVEYED BY OTHERS	JOB
SCALE 1"=60'	DRAWN BY MLS	DWG. NO.
REVISIONS 4-14-15		SA-SHOTWELL

PRELIMINARY ROAD WIDENING PLAN FOR  
 MAGNOLIA POINTE SUBDIVISION

TOWN OF CLAYTON	NORTH CAROLINA
JOHNSTON COUNTY	OWNER
ZONED R-10	P.I.N. 1659-43-3036



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

REVISED

## SUBDIVISION APPLICATION

Pursuant to Article 7, Section 155.706 of the Unified Development Code, 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 (major, minor, final plat, or exempt) application. Applicants seeking subdivision approval shall schedule a pre-application conference with the Planning Director in accordance with Section 155.702(A).

Subdivision applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fees are as follows:

- Minor Subdivision: \$200.00 + \$5.00/lot.
- Major Subdivision: \$400.00 + \$5.00/lot.
- Open Space Subdivision = \$700.00 + \$5.00/acre.
- Final Plat: \$250.00 + \$5.00/lot.
- Exempt Map/Recombination: \$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 Major Subdivision applications.

### SUBDIVISION TYPE:

Application Type:

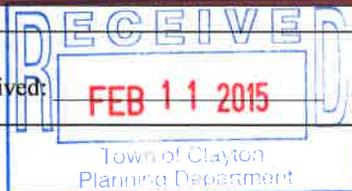
- Minor Subdivision     
  Major Subdivision     
  Final Plat     
  Exempt Map  
 Recombination

### SITE INFORMATION:

Name of Project: MAGNOLIA BUNTE      Acreage of Property: 13.89  
 Preliminary Plat Approval Date (if applicable): \_\_\_\_\_  
 Parcel ID Number: 165914-33-6257      Tax ID: \_\_\_\_\_  
 Location: SHOTWELL ROAD  
 Section(s): \_\_\_\_\_      Phase(s): \_\_\_\_\_  
 Number of Lots (Existing): \_\_\_\_\_ (Proposed): 38      Min. Lot Size: 6250 SF  
 Zoning District: R-B      Planned Development? (Y/N): N      Electric Provider: CLAYTON  
 Specific Use: RESIDENTIAL  
 Recreation/Open Space Requirement:     
  Fee in lieu     
  Land Dedication (acreage) \_\_\_\_\_

### FOR OFFICE USE ONLY

File Number: 2014-97      Date Received: FEB 11 2015      Amount Paid: 600 = (8/5/14)



**OWNER INFORMATION:**

Name: ASCO BUILDERS INC  
Mailing Address: 319 CHAPANOKE RD. SUITE 102 RALEIGH NC 27603  
Phone Number: 919 779-8649 Fax: 919 779-7952  
Email Address: MATT STEPHENS@BELLSOUTH.NET

**APPLICANT INFORMATION:**

Applicant: SAME  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact Person: MATT STEPHENS  
Email Address: \_\_\_\_\_

**REQUIRED PLANS AND SUPPLEMENTAL INFORMATION**

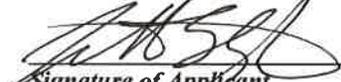
*The following items must accompany a Subdivision Plan application. This information is required, except where otherwise noted:*

- Required plans (please see the plan requirements checklist below).
- Road Name Approval Application (if applicable).
- A signed and sealed traffic impact analysis (if required).
- Verification of wastewater allocation (granted or requested).
- Verification of approval for the potable water and waste water system improvements from North Carolina Department of Environment and Natural Resources (NCDENR).
- Verification of approval for individual well and septic systems from Johnston County Department of Environmental Health Services (if applicable).
- Driveway permits (Town of Clayton or NCDOT encroachment with associated documentation).
- A copy of proposed deed restrictions and/or covenants (if applicable).

**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Subdivision Plan. 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.*

Matthew Stephens  
Print Name

  
Signature of Applicant

2-11-15  
Date

**APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY**

*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 SUBDIVISION WILL MEET THE STANDARDS SET FORTH IN THE PROPOSED R-8 ZONING 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.

THIS SMALL SUBDIVISION WILL FILL IN AN AREA DESIGNED FOR A RESIDENTIAL DEVELOPMENT SUCH AS THIS

- (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.

SUBDIVISION WILL HAVE TWO ENTRANCES AND SHOW IMPROVEMENTS ALONG SHOTWELL ROAD.

- (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 PLAN CONFORMS WITH THE TOWN'S DEVELOPMENT PLANS ALONG THIS ROADWAY.



**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

## 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:** MAGNOLIA POINTE      **Address or PIN #:** 165914-33-6257

**AGENT/APPLICANT INFORMATION:**

MATT STEPHENS  
(Name - type, print clearly)

319 CHAPANOKE RD. SUITE 102  
(Address)  
RALEIGH, NC. 27603  
(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*):

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:**

Matthew Stephens  
(Name - type, print clearly)  
[Signature]  
(Owner's Signature)

319 Chapanoke Rd, Ste 102  
(Address)  
Raleigh, NC 27603  
(City, State, Zip)

**STATE OF** North Carolina  
**COUNTY OF** Wake

Sworn and subscribed before me Brenda E. Jones, a Notary Public for the above State and County, this the 1st day of August, 2014.



Brenda E. Jones  
Notary Public

**My Commission Expires:** June 17, 2015

**TOWN OF CLAYTON  
PLANNING BOARD WRITTEN RECOMMENDATION  
PRELIMINARY SUBDIVISION PLAT**

**PSD 2014-97 Magnolia Pointe Subdivision**

On April 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

approve the request with the conditions presented by staff;

approve the request with the following modified or added conditions:

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---

deny the request.

Recommendation(s) made this \_\_\_ day of \_\_\_\_\_ while in regular session.

Signed:

\_\_\_\_\_  
Frank Price, Planning Board Chair



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  
May 26, 2015*

## STAFF REPORT

**Application Number:** SP2015-16(Major Site Plan)  
**Project Name:** Edward Jones Site

**Parcel # / Tag #:** 05G02039Q  
**Town Limits/ETJ:** Town Limits  
**Overlay:** Thoroughfare Overlay District  
**Applicant:** Dalton Engineering and Associates, PA  
**Owners:** Boll Weevil LLC  
**Developer:** Unknown

**Neighborhood Meeting:** Held May 7, 2015  
**Public Noticing:** Property posted prior to May 15, 2015

---

**PROJECT LOCATION:** 200 Butternut Ln, Clayton, NC. This is a double-frontage lot between NC 42 Hwy W and Butternut Ln. See map.

---

**REQUEST:** The applicant is requesting site plan approval for a 3,120 SF general office building, along with the associated parking.

---

### SITE DATA:

**Acreage:** 0.313 acres  
**Present Zoning:** O-I (Office-Institutional)  
**Proposed Zoning:** Same  
**Existing Use:** Vacant

### DEVELOPMENT DATA:

**Proposed Uses:** General Office  
**Buildings:** One building, 3,120 square feet  
**Number of Stories:** 24'  
**Impervious Surface:** 10,175 square feet (74.56%)

Required Parking: 11 (1 space per 300 square feet)

Proposed Parking: 16 spaces, one handicapped space, and one bike rack

Fire Protection: Town of Clayton Fire Department

Access/Streets: Access will be from Butternut Ln. The driveway is offset from the intersection of Alder Ln on Butternut Ln

Water/Sewer Provider: Town of Clayton

Electric Provider: Duke Energy (Progress)

**ADJACENT ZONING:**

O-I (Office-Institutional) and R-10 (Residential-10) across the street. See zoning map.

**ADJACENT EXISTING LAND USES:**

Vacant parcels to the north, south, east and west with single family detached residential to the south, across NC 42 Hwy W.

**STAFF ANALYSIS AND COMMENTARY:**

**Overview**

The applicant is requesting site plan approval to develop a small office building and associated parking on a vacant parcel where general office uses are permitted.

**Consistency with the Strategic Growth Plan**

The proposed development is consistent with the Strategic Growth Plan.

**Consistency with the Unified Development Code**

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



**Landscaping and Buffering**

The site plan meets all applicable elements of the UDC landscaping requirements, including the increased landscape buffering required because the subject parcel is within the Thoroughfare Overlay District. All mechanical equipment will be screened appropriately.

**Recreation and Open Space**

N/A.

**Environmental**

N/A.

**Signs**

No monument signs are requested at this time; the applicant has been informed of the sign permitting process.

**Site Design**

The site is a standard office building with parking in front. The architectural elevations are acceptable to staff. Mechanical equipment is screened.

**Access/Streets**

The site is accessed from Butternut Ln, which runs parallel with NC 42 Hwy W.

**Multi-Modal Access**

Sidewalks are located across Butternut Ln on one side of the street. The applicant has provided a sidewalk across the front of the building that runs the length of the parcel and will connect to future development on either side. A bicycle rack will be provided adjacent to the building to provide 2 bicycle parking spaces.

No sidewalks are being required along NC 42 Hwy W on account of inconsistent existing sidewalk coverage and impending future widening / re-paving of the highway by NCDOT.

**Garbage / Recycling**

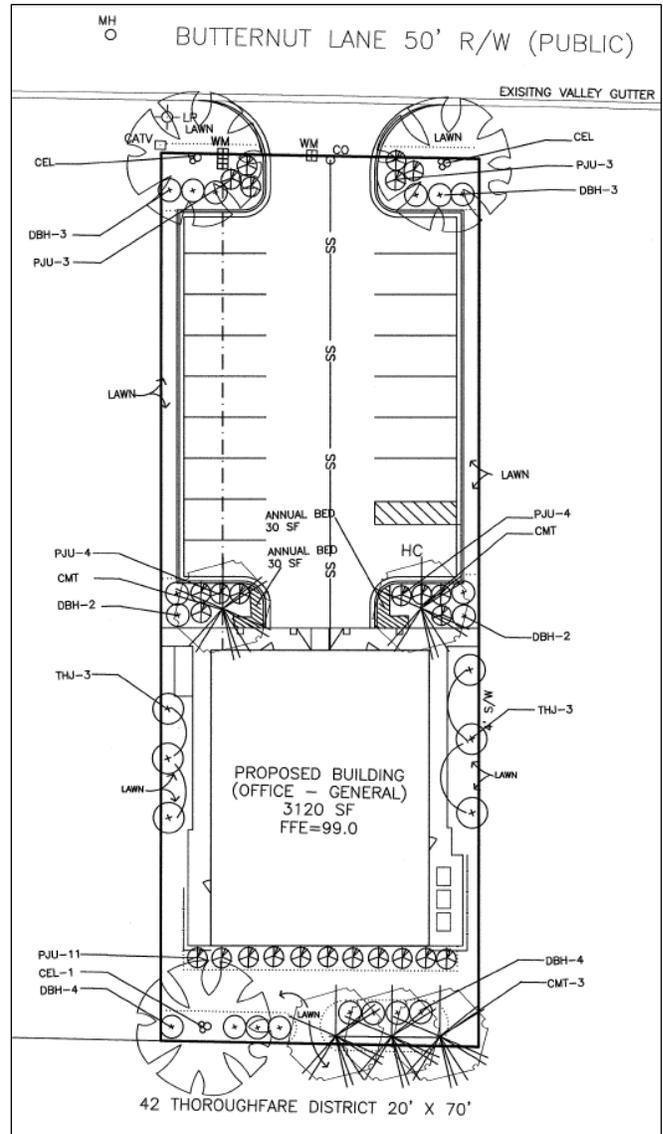
Garbage and recycling will be via roll out carts, kept on the side of the building.

**Architecture**

The architectural elevations are acceptable to staff.

**Waivers/Deviations/Variations from Code Requirements**

None.



## **CONSIDERATIONS**

- A general office is an approved use for zoning.
  - The Planning Board approves major site plans.
- 

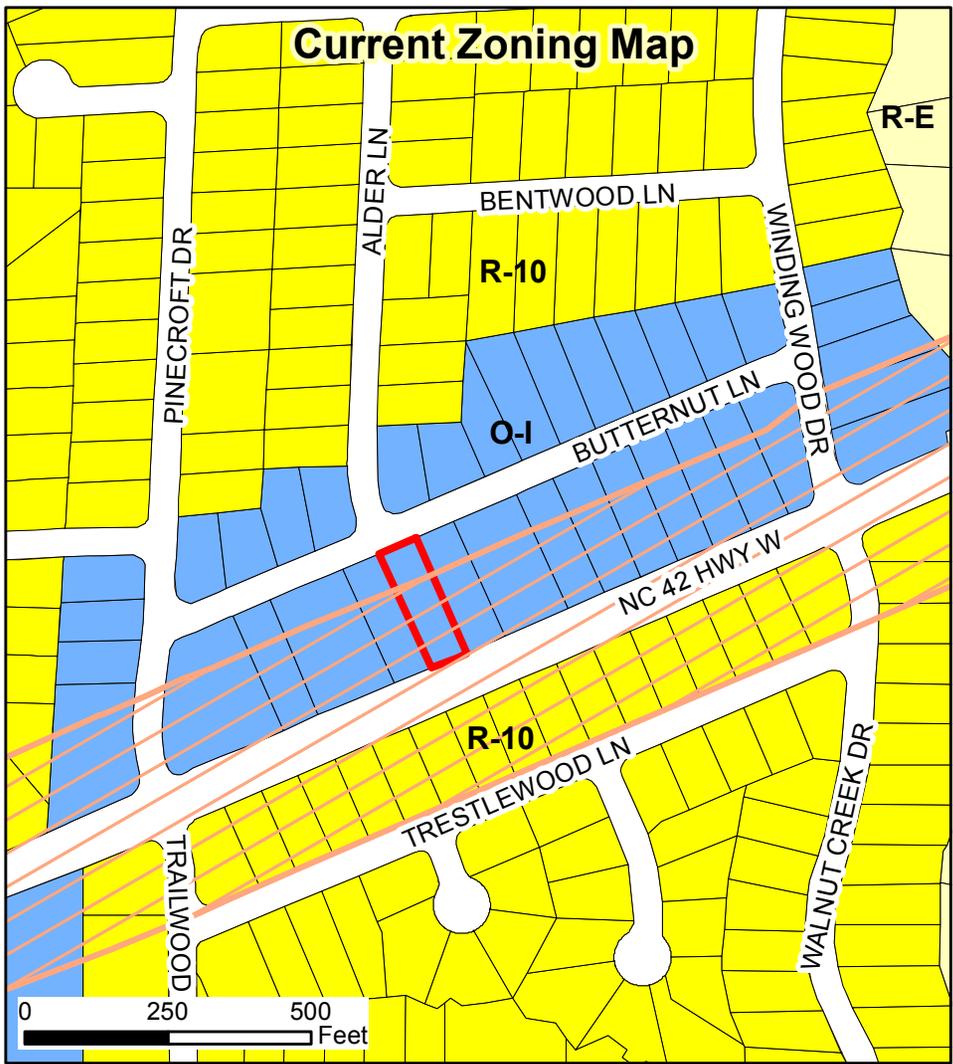
## **RECOMMENDATION:**

Staff is recommending approval of the site plan with the following conditions:

1. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
  2. All mechanic equipment shall be completely screened from view.
  3. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
  4. Utility fees shall be paid to the Town prior to issuance of any building permits.
  5. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
  6. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.
- 

## **ATTACHMENTS:**

- 1) Map
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



## Edward Jones Site Major Site Plan SP2015-16

Applicant: Dalton Engineering and Associates, PA  
 Property Owner: Boll Weevil LLC  
 Tag #: 05G02039Q  
 File Number: SP2015-16

Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.  
 05/20/2015

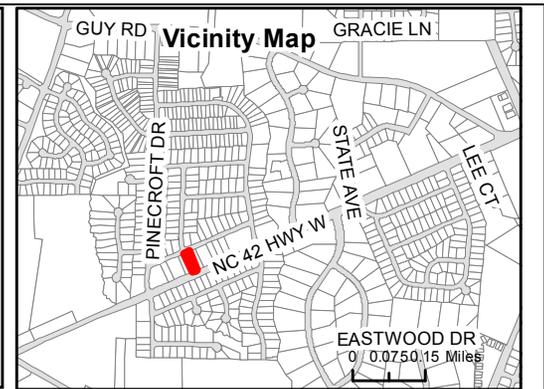


Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2015\SP 2015-16 Edward Jones Site\Maps\Staff Report Map SP 2014-144 and SUP 2014-143.mxd



### Legend

- |                      |       |
|----------------------|-------|
| Subject parcel       | B-1   |
| Thoroughfare Overlay | B-2   |
| Parcels              | B-3   |
| R-E                  | PD-C  |
| R-10                 | I-1   |
| R-8                  | I-2   |
| R-6                  | O-I   |
| PD-R                 | PD-MU |
| O-R                  |       |





# 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

## MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. 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 Major Site Plan applications.

### SITE INFORMATION

New Major Site Plan

Major Modification to an approved site plan

Name of Project: Edward Jones Site Acreage of Property: 0.31 acre  
Parcel ID Number: ~~165801-27-2020~~ 056020390 Tax ID: 4228580  
Address/Location: 200 Butternut Lane Clayton, NC 27520

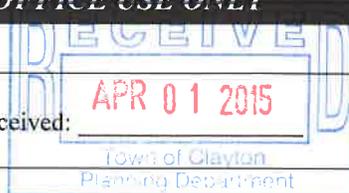
Existing Use: Vacant Lot Proposed Use: Commercial Office Space  
Zoning District: O-1

Is project within a Planned Development?:  No  
 Yes (list): \_\_\_\_\_

Is project within an Overlay District?:  No  
 Yes (list): \_\_\_\_\_

### FOR OFFICE USE ONLY

File Number: 2015-16 Date Received: APR 01 2015 Amount Paid: \$05.00



## PROPERTY OWNER INFORMATION

Name: Boll Weevil, L.L.C.

Mailing Address: 472 East Second Street Clayton, NC 27520

Phone Number: (919) 631 - 6953 Fax: n/a

Email Address: n/a

## APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, NC 27528

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

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

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

*The following items must accompany a Major Site Plan 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	<input checked="" type="checkbox"/>				
3. Site Plan Review Fee (\$500 + \$5/acre)	<input checked="" type="checkbox"/>				
4. Completed application (9 copies)	<input checked="" type="checkbox"/>				
5. Owner's Consent Form (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i> (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Adjacent property owners list (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Wastewater allocation request OR verification of wastewater allocation (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>			
9. Signed and sealed traffic impact analysis (2 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements</i>	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.				
11. Neighborhood meeting summary form (9 copies)	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				



Dalton Engineering  
and Associates, P.A.



April 20, 2015

165801-27-2092  
165801-27-0158  
165801-27-1275  
165801-27-2266  
Milbar, Inc.  
P.O. 595  
Selma, NC 27576

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

Meeting Date: Thursday, May 7, 2015

Location: Dalton Engineering  
446 East Main Street  
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Site Plan

General Description: The proposed Site Plan improvements consist of a single building with a paved access drive and parking, to be used for general office space

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

Thank you.

Sincerely,

Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

Cc: Clayton Planning Dept.

# Dalton Engineering

and Associates, P.A.

April 20, 2015

165801-26-1966  
165801-27-1031  
Neighborhood Select Properties, LLC  
58 Austin Pond Drive  
Clayton, NC 27520

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

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Thank you.

Sincerely,



Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

Cc: Clayton Planning Dept.

# Dalton Engineering

and Associates, P.A.



April 20, 2015

165801-27-3076  
Stancil 1995 Family Limited Partnership  
1003 South Pollock Street  
Selma, NC 27576

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

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Location: Dalton Engineering  
446 East Main Street  
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Site Plan

General Description: The proposed Site Plan improvements consist of a single building with a paved access drive and parking, to be used for general office space

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

Thank you.

Sincerely,

Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

Cc: Clayton Planning Dept.

# Dalton Engineering

and Associates, P.A.



April 20, 2015

165801-26-3726  
William Ray Barbour  
3621 Pine Hollow Drive  
Clayton, NC 27520

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

Meeting Date: Thursday, May 7, 2015

Location: Dalton Engineering  
446 East Main Street  
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Site Plan

General Description: The proposed Site Plan improvements consist of a single building with a paved access drive and parking, to be used for general office space.

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

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Barnes".

Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

Cc: Clayton Planning Dept.

# Dalton Engineering

and Associates, P.A.

April 20, 2015

165801-26-3789  
Wendy L. Levesque  
213 Trestlewood Lane  
Clayton, NC 27520

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

Meeting Date: Thursday, May 7, 2015

Location: Dalton Engineering  
446 East Main Street  
Clayton, NC 27520

Time: 6:00 PM

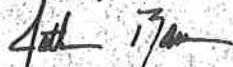
Type of Application: Major Site Plan

General Description: The proposed Site Plan improvements consist of a single building with a paved access drive and parking, to be used for general office space

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

Thank you.

Sincerely,



Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

Cc: Clayton Planning Dept.

# Dalton Engineering

and Associates, P.A.



April 20, 2015

165801-26-2753  
Elvivan Brown  
205 Trestlewood Lane  
Clayton, NC 27520

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulation, 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 the application, answer questions, and solicit comments.

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Location: Dalton Engineering  
446 East Main Street  
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Site Plan

General Description: The proposed Site Plan improvements consist of a single building with a paved access drive and parking, to be used for general office space

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

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Barnes". The signature is written in a cursive style with a large initial "J".

Jonathan Barnes  
Dalton Engineering and Associates, P.A.  
(919) 550-4740

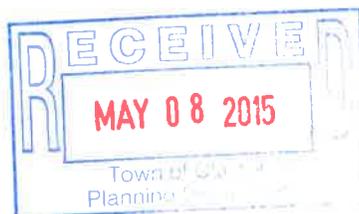
Cc: Clayton Planning Dept.

# NEIGHBORHOOD MEETING ATTENDANCE ROSTER

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

**Location/Date:** Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC 27520 / 5/7/15

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	Elvivan Brown	205 Trestlewood Ln. Clayton
3		Clayton NC 27520
4		
5		
6		
7		
8		
9		
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20		



# NEIGHBORHOOD MEETING SUMMARY FORM

## FILL OUT THE FOLLOWING:

Date of Mailing: APRIL 20, 2015

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: 5/7/15

Time of Meeting: 6:00 p.m.

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

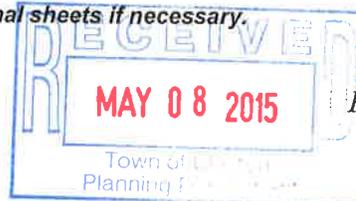
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.*

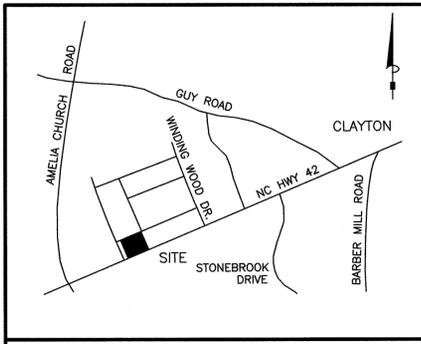
1. THERE WERE A TOTAL OF TWO INDIVIDUALS WHO ATTENDED THE NEIGHBORHOOD MEETING: 1. JONATHAN BARNES - REPRESENTING THE APPLICANT, AND 2. ELUVIAN BROWN - ADJACENT PROPERTY OWNER.

2. MS. BROWN ASKED ABOUT WHAT WAS PROPOSED TO BE CONSTRUCTED ON THE LOT, IF THERE WAS ANY CONSTRUCTION PROPOSED IN HER SUBDIVISION (WALNUT CREEK) DUE TO THIS PROJECT, AND IF THIS PROJECT WOULD CAUSE ANY CONSTRUCTION ON NC HWY. 42 WEST.

3. THERE HAVE BEEN NO CHANGES TO THE SITE PLAN AS A RESULT OF THE NEIGHBORHOOD MEETING.

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





VICINITY MAP (NOT TO SCALE)

# SITE PLAN FOR **EDWARD JONES SITE** TOWN OF CLAYTON - JOHNSTON COUNTY, NC

## INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS SHEET
- SHEET 3 - SITE LAYOUT PLAN
- SHEET 4 - GRADING & UTILITIES PLAN
- SHEET 5 - LANDSCAPE PLAN (NOTE: BY OTHERS)
- SHEET 6 - BUILDING ELEVATIONS

**NOTES:**

1. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED, AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY TOWN OF CLAYTON INSPECTIONS.
2. OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.
3. RECREATION FEES SHALL BE PAID PRIOR TO RECORDATION OF FINAL PLAT.

### 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

BOLL WEEVIL LLC  
472 E SECOND STREET  
CLAYTON, NC 27520

**Dalton Engineering  
and Associates, P. A.**



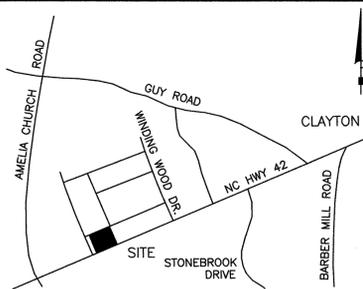
REVIEW ONLY  
NOT FOR CONSTRUCTION



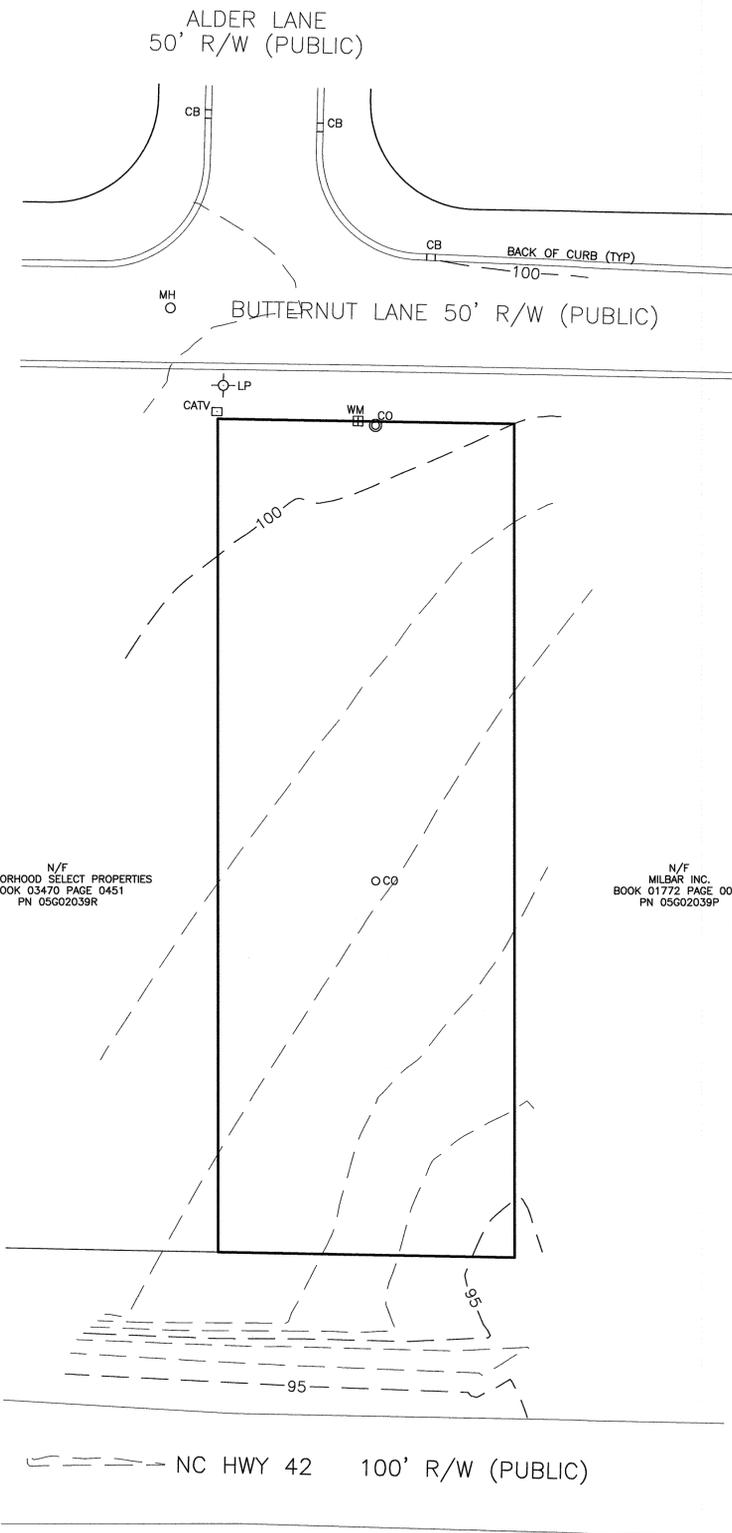
**CALL BEFORE YOU DIG!**  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION



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



VICINITY MAP (NOT TO SCALE)



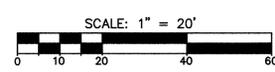
N/F  
NEIGHBORHOOD SELECT PROPERTIES  
BOOK 03470 PAGE 0451  
PN 05G02039R

N/F  
MILBAR INC.  
BOOK 01772 PAGE 0080  
PN 05G02039P

**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.ncoccc.org  
1-800-632-4949



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



**REVIEW ONLY**  
NOT FOR CONSTRUCTION

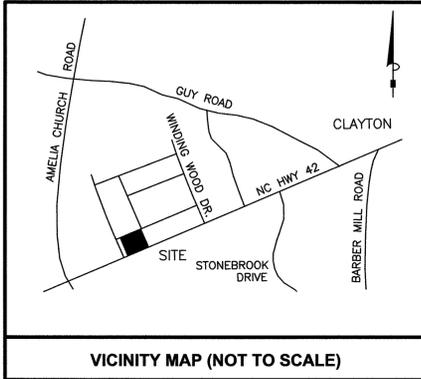
**EXISTING CONDITIONS**  
FOR  
**EDWARD JONES SITE**  
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.



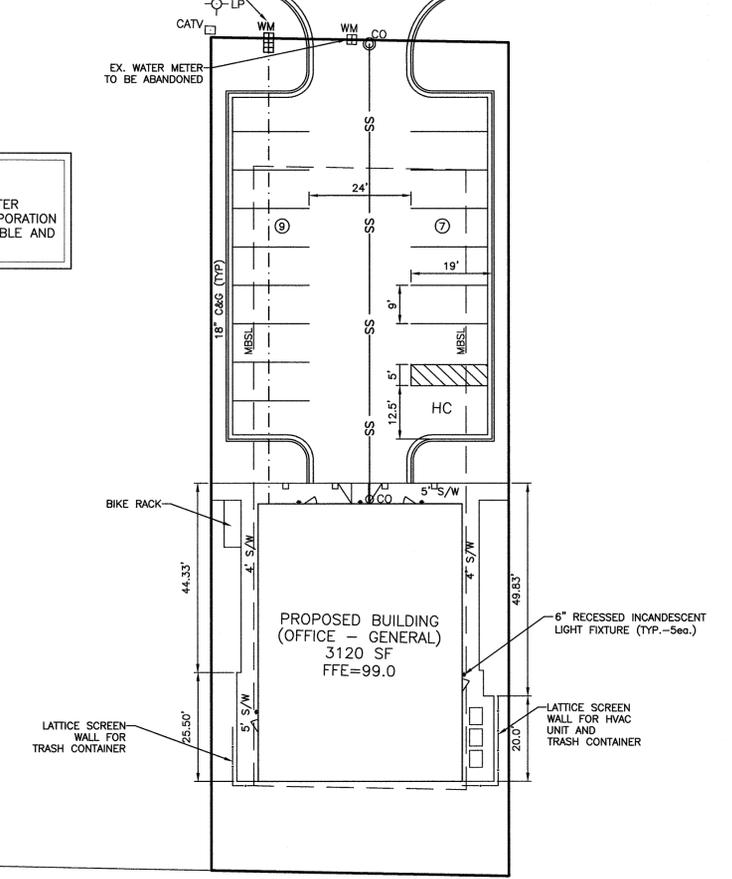
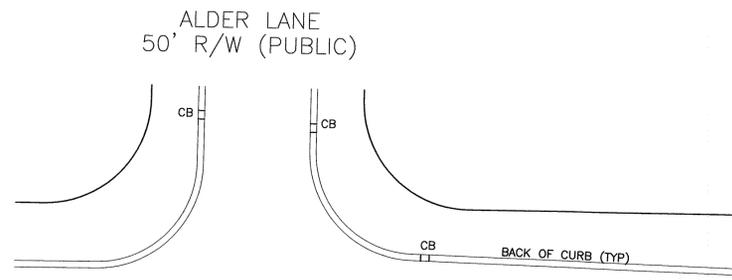
**Dalton Engineering and Associates, P. A.**

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

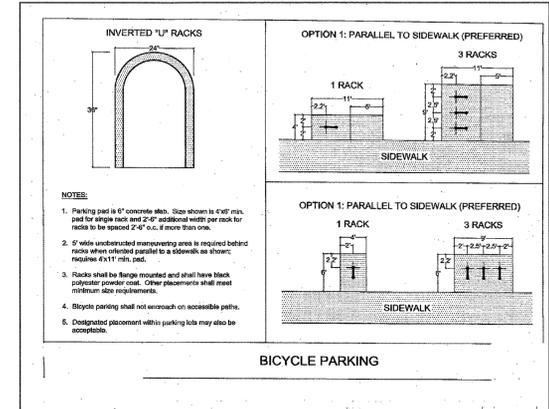
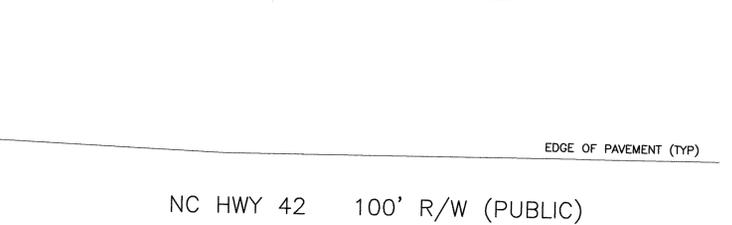
Job: 15008	Date: 4/1/15	Revision: 001
File: EXISTING	Drawn: WJB	Sheet: 2 of 6



VICINITY MAP (NOT TO SCALE)



**NOTE:**  
 ABANDONMENT OF WATER SERVICES 2" OR LESS IN DIAMETER SHALL BE PERFORMED BY CUTTING THE LINE AT THE CORPORATION STOP ON THE MAIN OR AS CLOSE TO THE MAIN AS POSSIBLE AND A MINIMUM ONE-FOOT SEGMENT OF LINE REMOVED.



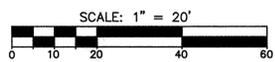
POST AND RING BICYCLE RACK  
 NOT TO SCALE

SITE DATA TABLE	
DEVELOPMENT NAME:	EDWARD JONES SITE
PARCEL PIN:	165801-27-2020
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE
TOTAL LOT ACREAGE:	0.313 AC. (13,646.86 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
ZONING DISTRICT:	WALNUT CREEK II PHASE ONE
OVERLAY DISTRICT:	O-1
CONSTRUCTION	
HEATED SF:	3,120 SF
BUILDING COVERAGE:	22.86%
MAXIMUM BUILDING HEIGHT:	24'-0" (SEE PLAN)
IMPERVIOUS AREA:	10,175.71 SF (74.56%)
MAXIMUM PER LOT IMPERVIOUS AREA:	75%
PARKING SPACES REQUIRED:	11 SPACES (1 PER 300 SF)
PARKING SPACES PROVIDED:	16 SPACES
HANDICAP SPACES PROVIDED:	1 SPACES
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	PROGRESS ENERGY
O-1 BUILDING SETBACKS REQUIRED:	
STREET YARD	30'
SIDE STREET	20'
SIDE: (ABUTTING RESIDENTIAL)	30'
SIDE: (INTERIOR)	10'
REAR:	20'
REAR: (ABUTTING RESIDENTIAL)	30'

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

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

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

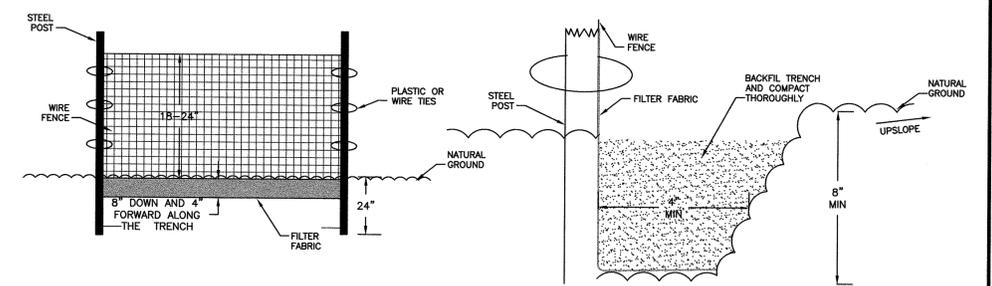
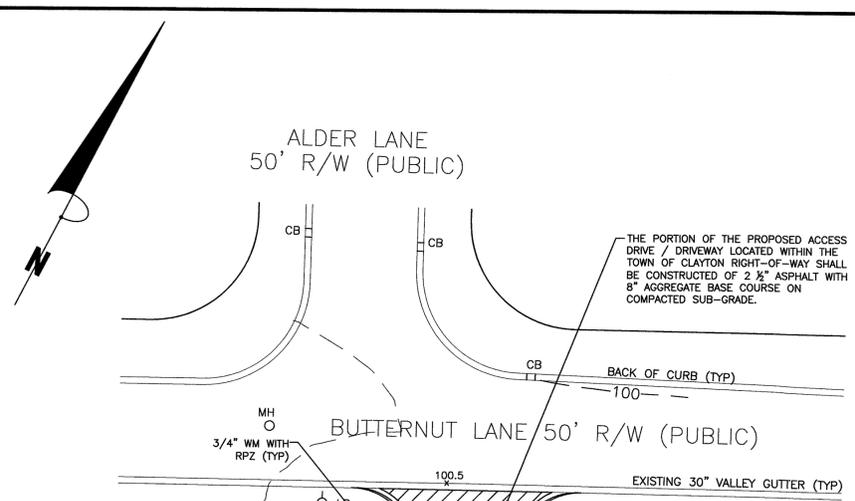
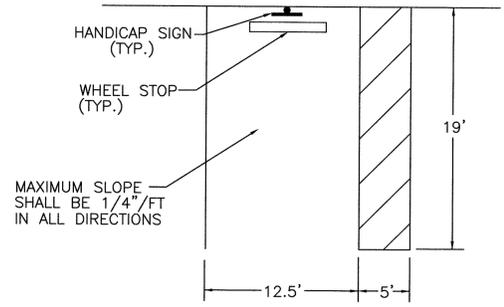
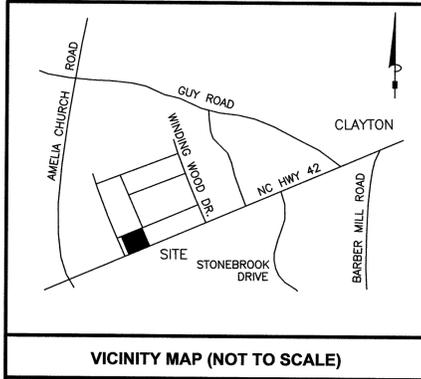


REVIEW ONLY  
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**SITE LAYOUT PLAN FOR EDWARD JONES SITE**  
 CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

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

Job: 15008 Date: 4/1/15 Revision: 001  
 File: GRADING Drawn: WJB Sheet: 3 of 6



**INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE**

INSTALL SEDIMENT FENCE IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING ON THE LOT.

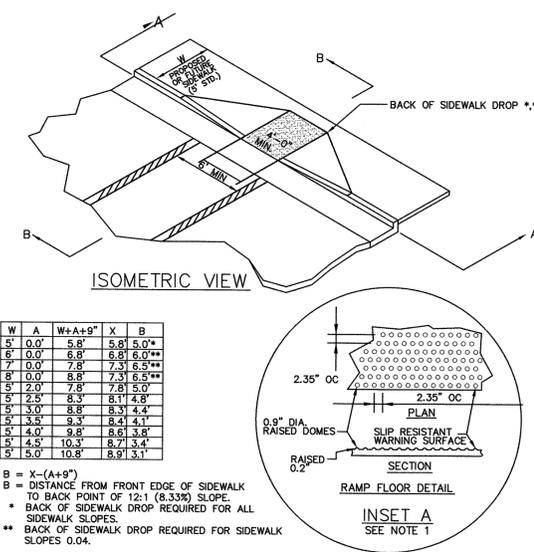
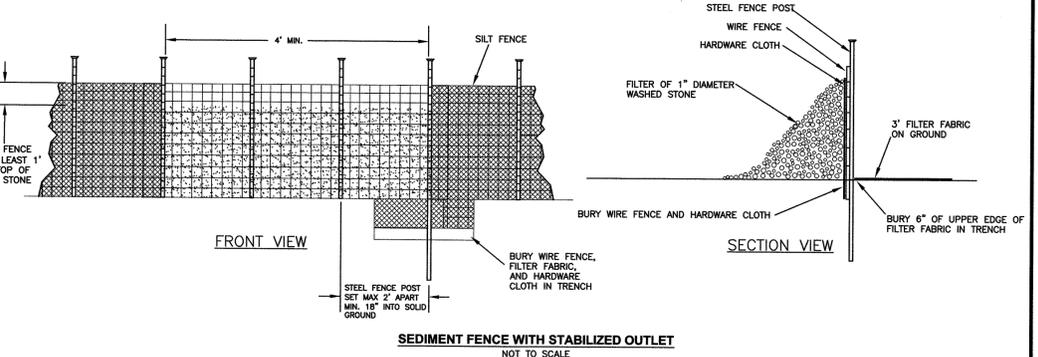
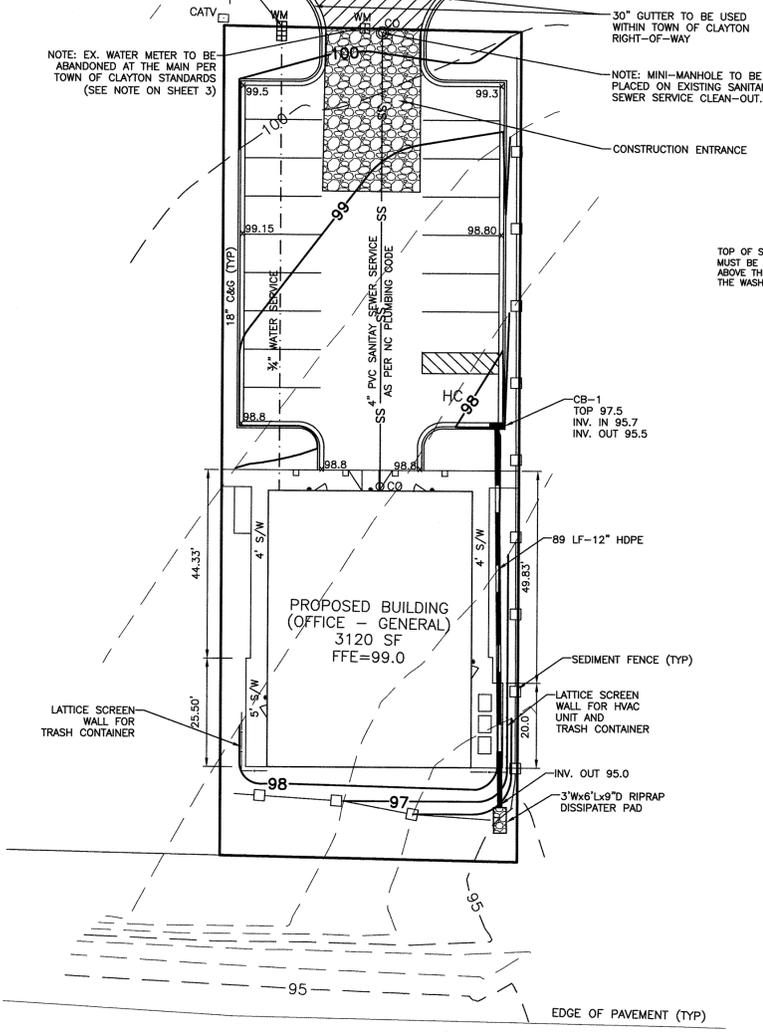
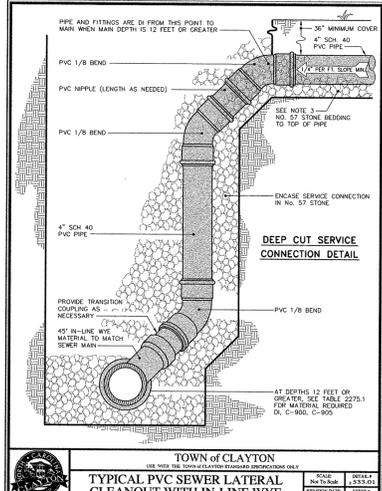
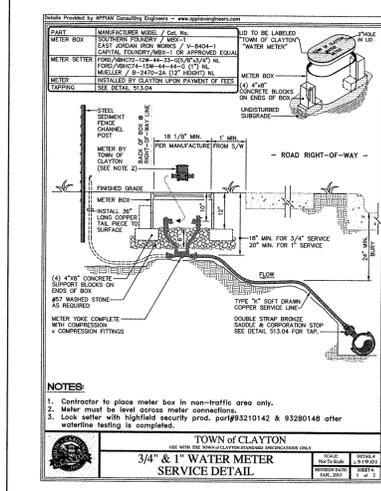
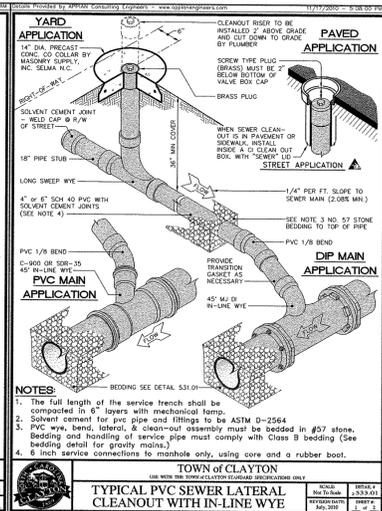
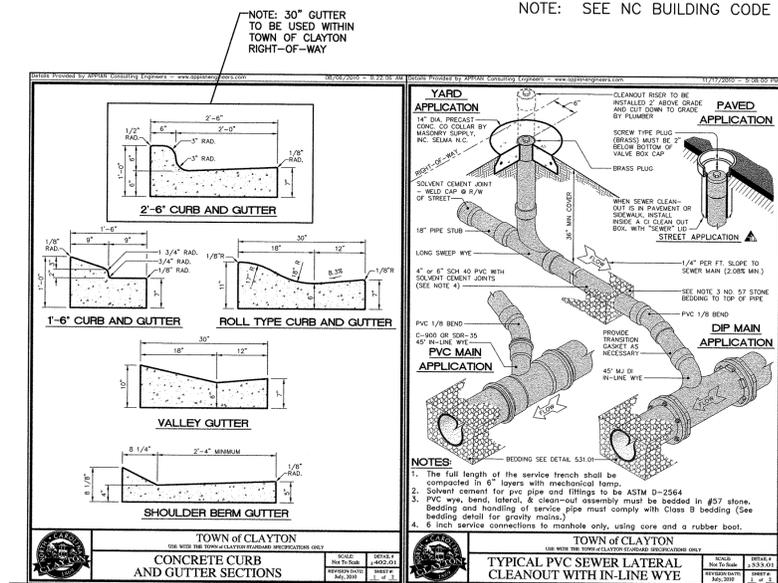
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

LAND QUALITY MUST BE CONTACTED FOR AN INSPECTION PRIOR TO REMOVING ANY TEMPORARY DEVICES.

AFTER LAND QUALITY INSPECTION AND APPROVAL, REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENTS DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



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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

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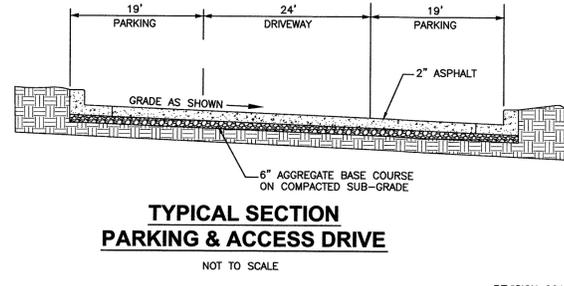
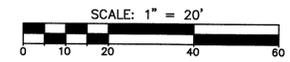
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**INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR CONSTRUCTION ENTRANCE**

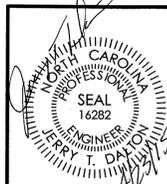
INSTALL THE CONSTRUCTION ENTRANCE BEFORE CLEARING/STRIPPING BEGINS ON THE SITE.

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

REMOVE THE CONSTRUCTION ENTRANCE AT THE TIME THAT GRADING ON THE SITE IS COMPLETED AND THE SITE HAS AN ESTABLISHED, VEGETATIVE COVER.



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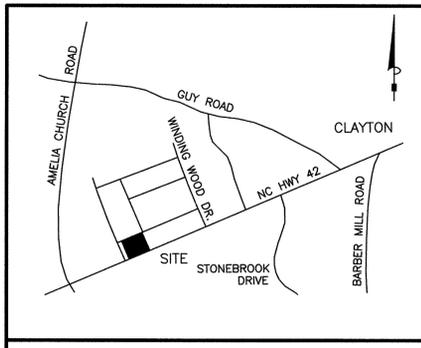


**GRADING & UTILITIES PLAN**  
FOR  
**EDWARD JONES SITE**  
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

**Dalton Engineering and Associates, P.A.**

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

Job: 15008 Date: 4/1/15 Revision: 001  
File: GRADING Drawn: WJB Sheet: 4 of 6



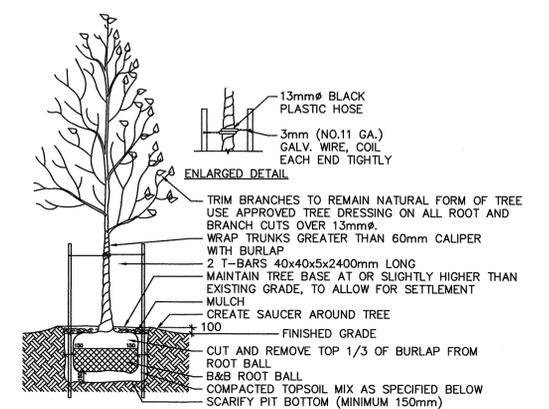
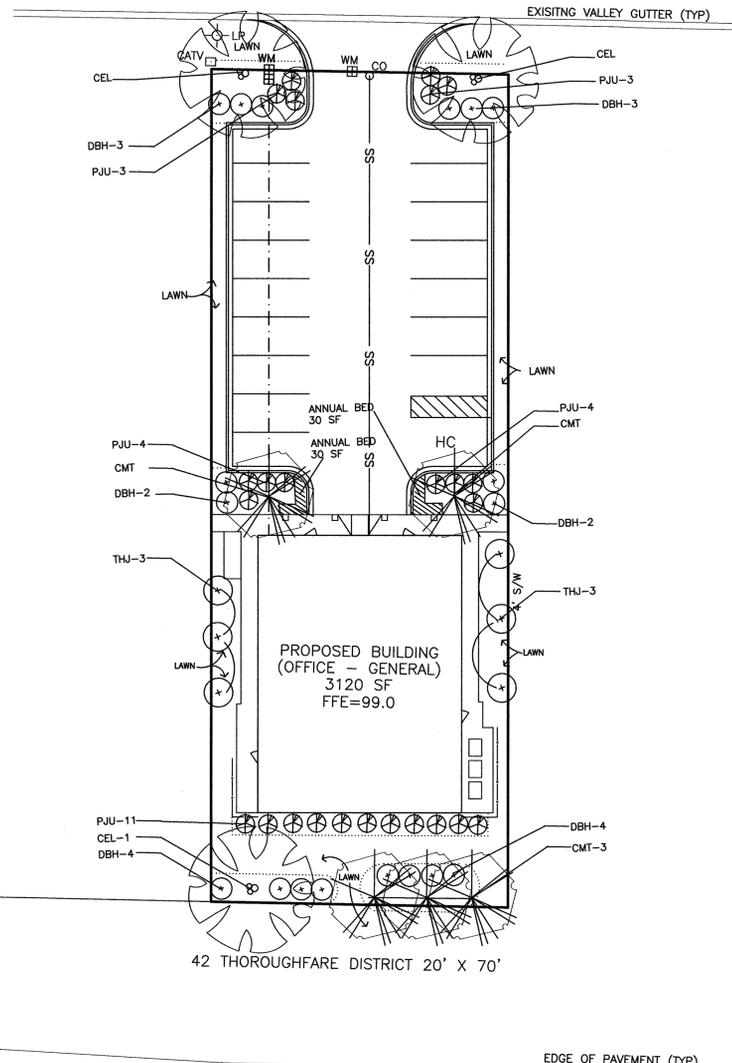
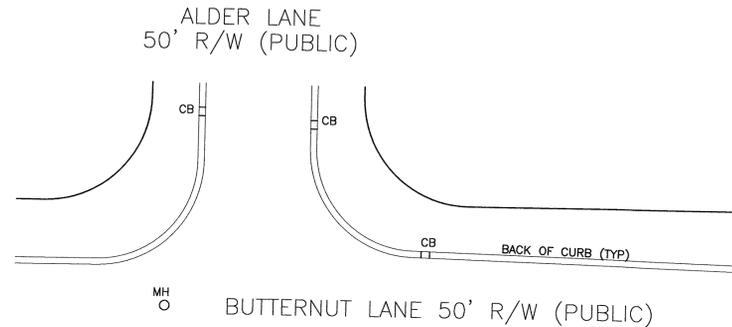
VICINITY MAP (NOT TO SCALE)

Landscape Summary

<b>SITE DATA</b>	
PROPOSED USE:	OFFICE
TOTAL LOT ACREAGE:	0.313 AC. (13,646.86 SF)
ZONING DISTRICT:	O-1
<b>CONSTRUCTION</b>	
HEATED SF:	3,120 SF
BUILDING COVERAGE:	22.86%
MAXIMUM BUILDING HEIGHT:	24'-0" (SEE PLAN)
IMPERVIOUS AREA:	10,175.71 SF (74.56%)
MAXIMUM PER LOT IMPERVIOUS AREA:	75%
<b>LANDSCAPE DATA</b>	
LANDSCAPED AREA:	3,471.15 SF
% OF SITE LANDSCAPED:	25 + %
% REQ. = 20%	
<b>LANDSCAPED AREA:</b>	
CANOPY TREE REQ. AND PROVIDED	3
UNDERSTORY TREE REQ. AND PROVIDED	3
SHRUBS REQ. AND PROVIDED	6
<b>HWY 42 STREET BUFFER DATA</b>	
BUFFER TYPE: A	70 LF
CANOPY TREE REQ. AND PROVIDED	1
UNDERSTORY TREE REQ. AND PROVIDED	2
SHRUBS REQ. AND PROVIDED	8

HWY 42 STREET THROUGHFARE DISTRICT DATA

Minimum Landscape Requirements 20' depth x 70' length = 1400 sf			
	Trees per 1000 sf	Shrubs per 1000 sf	
TOD Commercial	1	2	
Provided	1	2	



DECIDUOUS TREE DETAIL

- SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
  2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
  3. WATER THOROUGHLY AFTER INSTALLATION
  4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION
  5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL

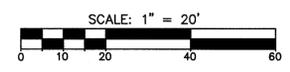
Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Height	Width	Comments
<b>CANOPY TREES</b>						
CEL	3	Chinese elm	Ulmus parvifolia	2 1/2" Cal, 8' min	4-5'	B&B
<b>UNDERSTORY TREES</b>						
CMT	5	Dark Pink Crepe Myrtle	Lagerstroemia x 'Tuskegee'	8' - 9' 6' min. ht.	4-5'	B&B
THJ	6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6'	2'	Container
<b>SHRUBS</b>						
DBH	18	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	30" min. ht.	18-22"	Container
PJU	25	Variegated Parson's Juniper	Juniperus davurica 'Expansa Variegata'	18-22" 12" min. ht.	12-15"	Container

- General Planting Notes:
1. Mulch all new plant beds with 2" brown designer hardwood mulch.
  2. Warranty plantings for 1 year period following completion.
  3. Prepare plant beds by removing grass, add 6" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
  4. New lawn areas to be drought resistant Fescue sod.
  5. 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.
  6. All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.

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

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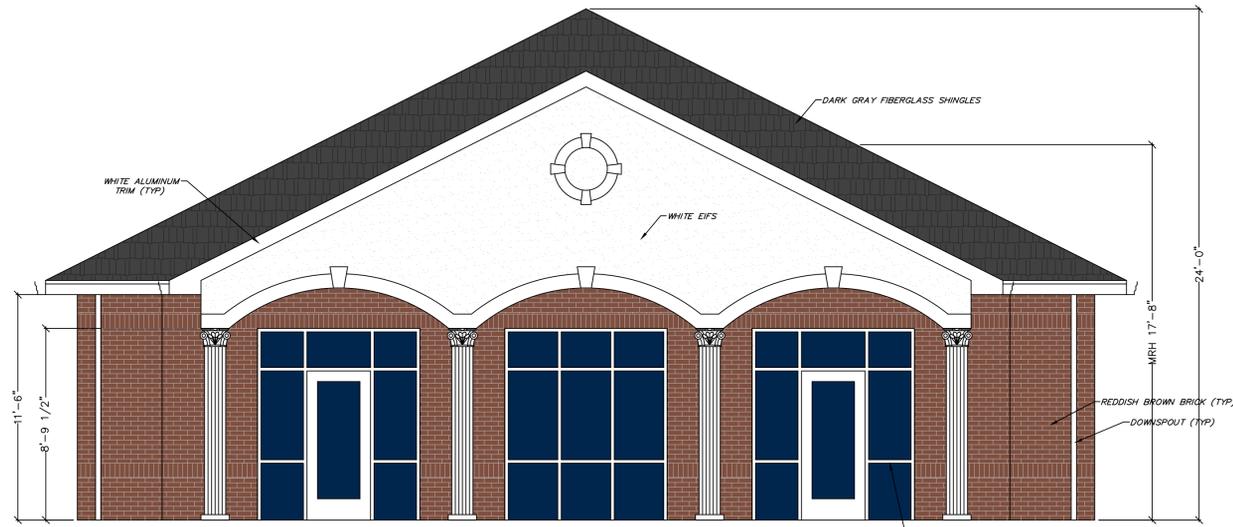
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 CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

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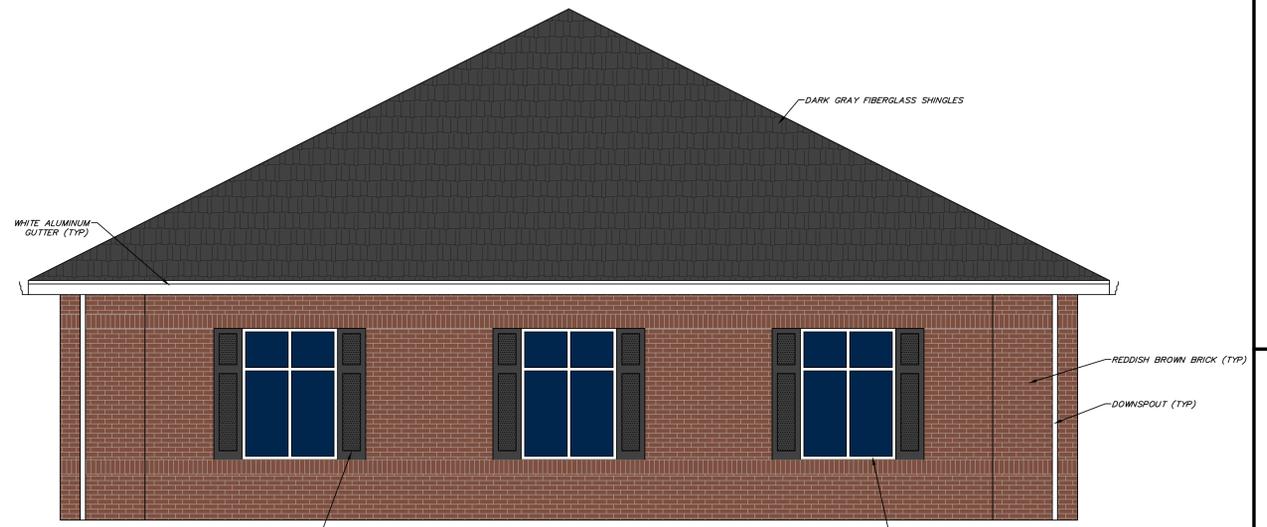
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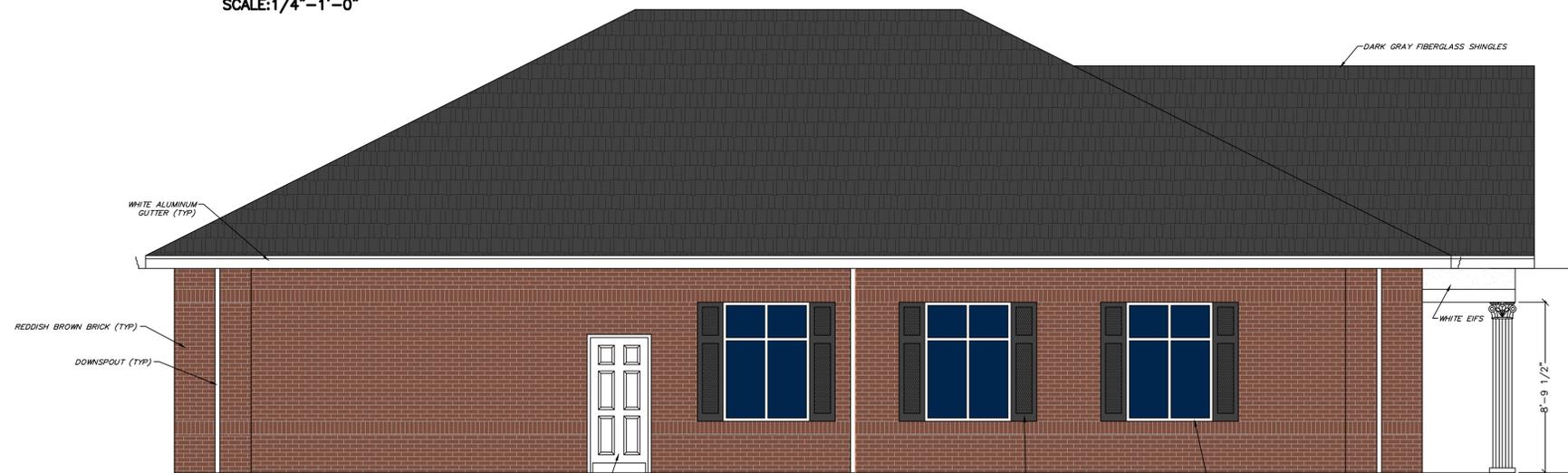
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
(ONE STORY-CLG. HT. 9'-6")  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATIONS**

**EDWARD JONES  
OFFICE BUILDING**  
200 BUTTERNUT LANE  
CLAYTON, NC 27520

**DALTON GENERAL CONTRACTORS LLC.**  
446 EAST MAIN STREET  
CLAYTON, NC 27520  
(919) 550-4740

MARCH 24, 2015

**REVISIONS**

1	
2	
3	

SHEET NO.

**A-2**