

AGENDA
TOWN OF CLAYTON PLANNING BOARD MEETING
Monday, September 28, 2015
6:00 PM
TOWN COUNCIL CHAMBERS
111 E. SECOND STREET
For Information: (919) 553-5002

- I. CALL TO ORDER**
- II. ADJUSTMENTS TO THE AGENDA**
- III. APPROVAL OF MINUTES**
 - A. None
- IV. REPORTS AND COMMENTS**
 - A. None
- V. OLD BUSINESS**
 - A. None
- VI. NEW BUSINESS**
 - A. Blinson Office Rezoning, 15-40-01-RZ, Rezoning**

Rezoning of two Residential-8 (R-8) residential lots on 415 S Lombard Street to Office-Residential (O-R), to accommodate an office.
 - B. Grand Plaza Rezoning, 15-47-01-RZ, Rezoning**

Rezoning of two parcels, including the main body of the Grand Plaza strip commercial building at Gully Drive, from Highway Business-Special Use District (B-3-SUD) to the standard Highway Business (B-3).
 - C. Gateway Conference Center, 15-38-01-SP, Major Site Plan**

Request to develop a 5,000± SF conference and event center in the Gateway Medical Park area, at 501 Yates Drive.
 - D. East Village Walk, 12-05-04-PDD, Planned Development Rezoning**

Rezoning of the single-family residential portion of the East Village development (52± acres) from Planned Development-Residential to a differently configured Planned Development-Residential, to ultimately include 300± dwelling units.

E. East Village Walk, 12-05-05-SD, Major Subdivision (Master Plan)

Request for Master Plan approval for the newly configured East Village Walk Planned Development, including 300± dwelling units on 52± acres.

F. Creech Tract, 15-27-01-SD, Major Subdivision (Master Plan)

Request for Master Plan approval for 181 single-family detached residential homes and associated clubhouse/pool on 84± acres, generally located southeast of the intersection of Shotwell Road and Covered Bridge Road, and adjacent to the Cassedale residential subdivision.

G. Clayton Professional Center Phase 3, 14-151-01-SP, Major Site Plan

Request to develop a 9,800 SF medical office building on 4.65 acres, at 900 S Lombard Street.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

VIII. ADJOURN



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
September 28, 2015

STAFF REPORT

Application Number: 15-40-01-RZ
Project Name: Blinson Office Rezoning

NC PIN / Tag #: 166917-01-5123 / 05012001 & 166917-01-4066 / 05013001
Town Limits/ETJ: Town
Overlay: None
Applicant: Curk Lane, True Line Surveying
Owner: Blinson RE Holdings LLC / James & John Lipscomb
Location: Located off of South Lombard Street, between Canady Street and Andrews Street.

Public Noticing:

- Neighborhood meeting August 27, 2015
- Sign Posted September 18, 2015
- Letters mailed to adjacent property owners prior to October 23, 2015
- Newspaper ad noticed prior to October 21, 2015

REQUEST: Request to rezone the parcel from Residential-8 (R-8) to Office-Residential (O-R).

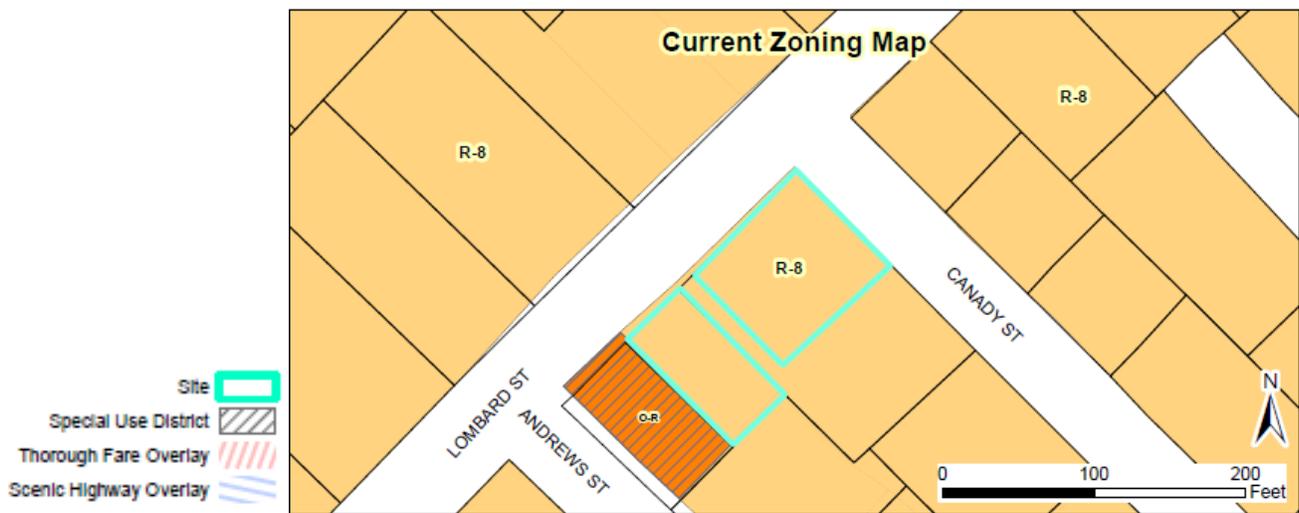


SITE DATA:

Acreage: .31 acres
Existing Uses: Single Family Homes

ADJACENT ZONING AND LAND USES:

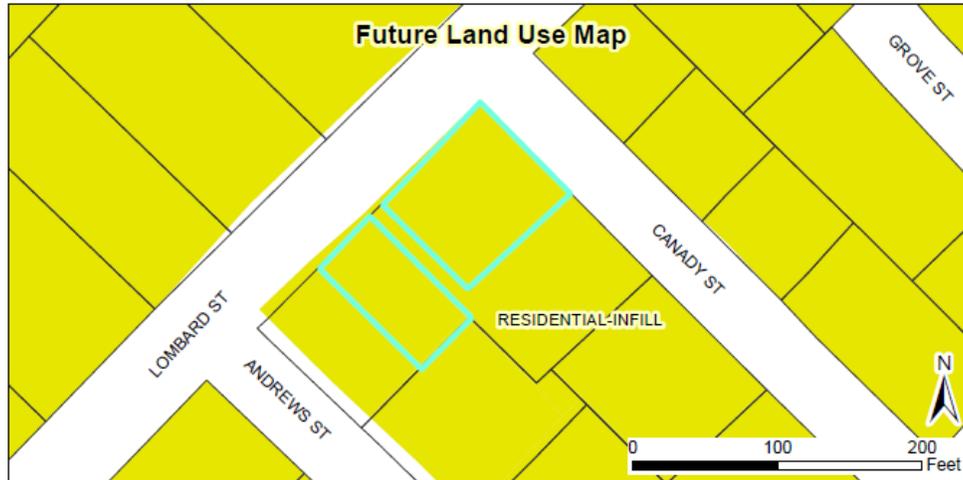
Direction	Zoning	Existing Use
North	Residential-8	Single-Family Residential
South	Residential-8	Single-Family Residential
East	Residential-8	Single-Family Residential
West	Residential-8 & Office-Residential (SUD)	Office & Single-Family Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone two parcels from R-8 to O-R. This would allow the properties to act as both residential uses and office uses. This zoning designation would be less intense than the O-I zoning designation, while maintaining the residential character of the neighborhood.



Compatibility with Surrounding Land Uses

The proposed zoning would be similar and compatible to the surrounding uses. Currently, the subject properties are surrounded by single-family homes along with one residential office. Because the properties are looking to rezone to O-R rather than O-I, the residential environment will be maintained in the area allowing it to blend in with the surrounding single-family residences.

Consistency with the Strategic Growth Plan

In Clayton’s 2008 Strategic Growth Plan, these parcels and all surrounding parcels are designated as “residential-infill”. Since the zoning district of O-R is intended to accommodate both small-scale office uses and single-family residential units, it is consistent with the Strategic Growth Plan.

CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

APPROVAL CRITERIA:

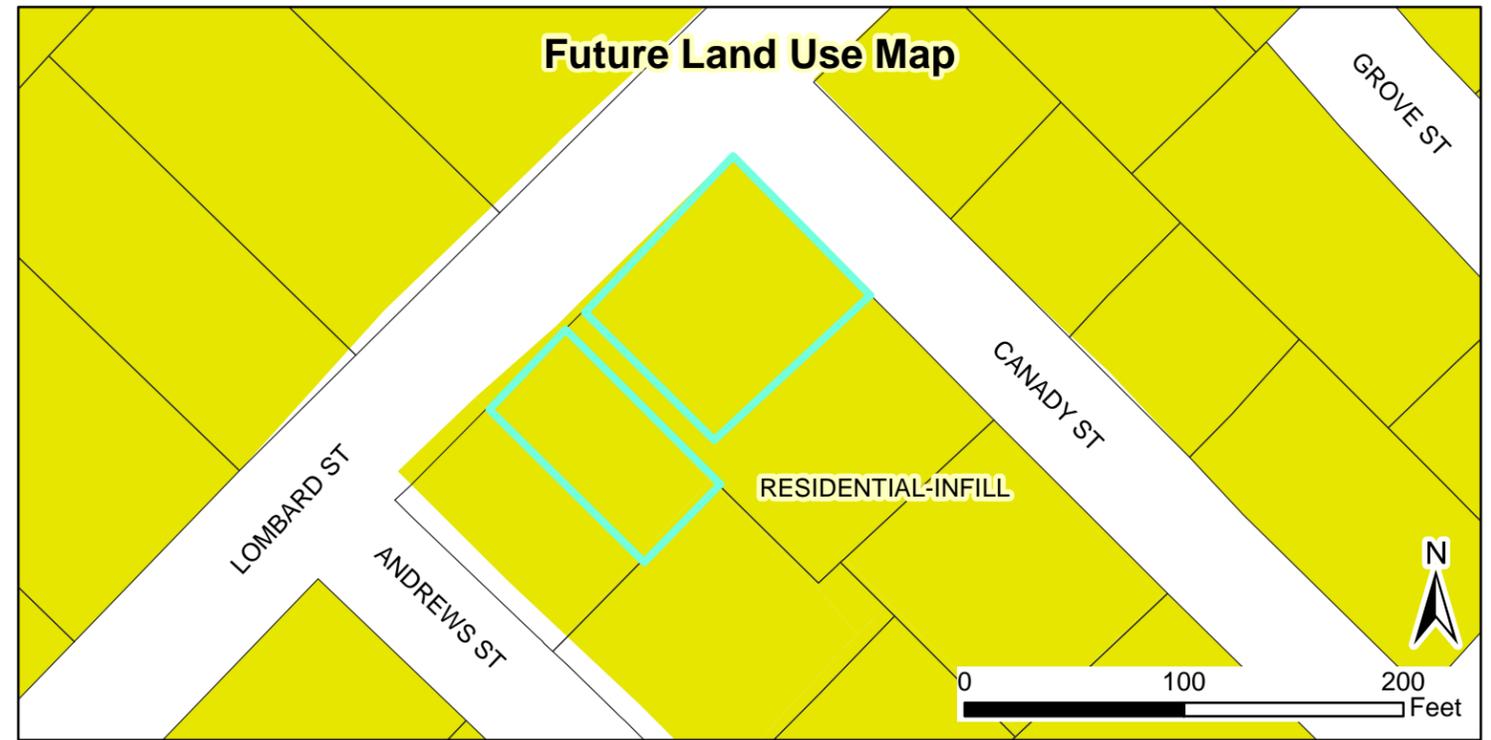
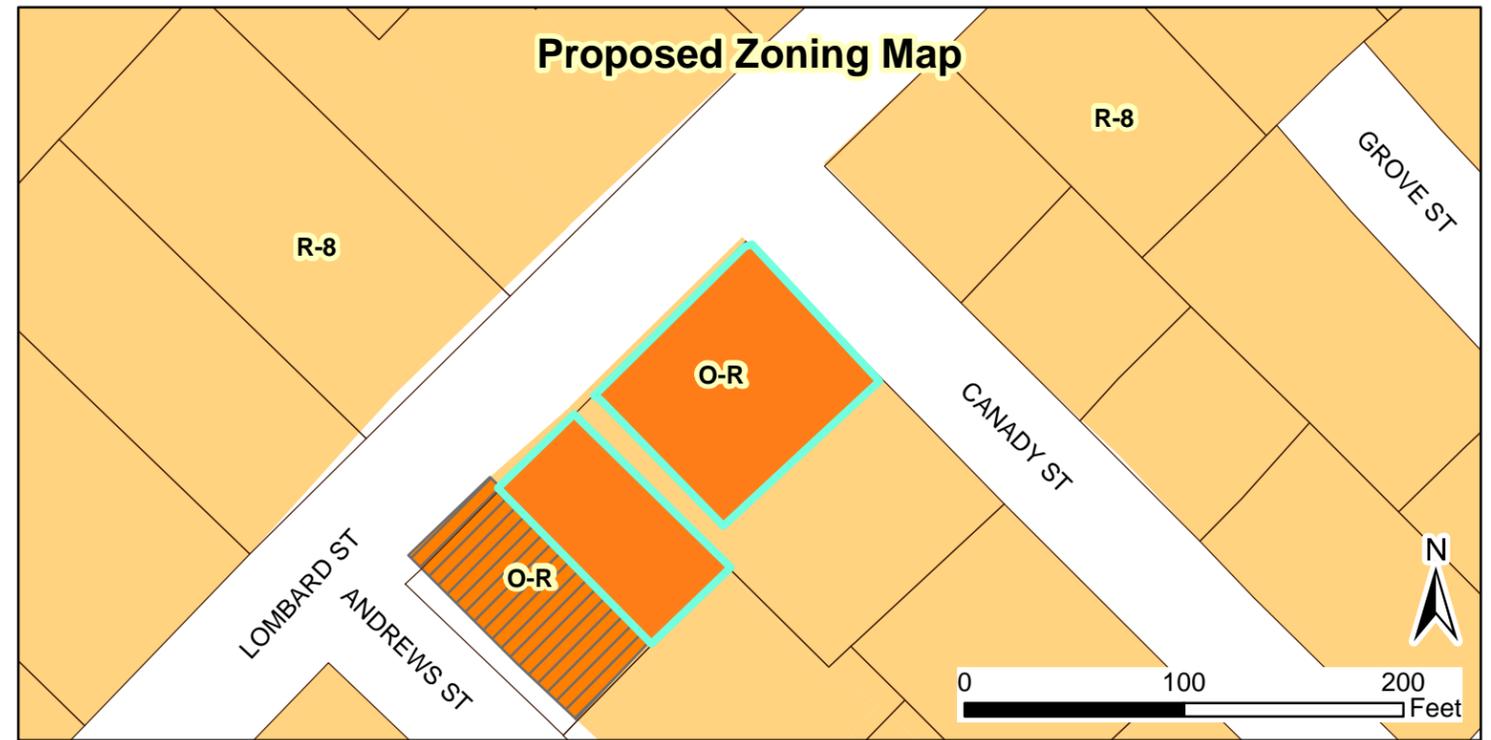
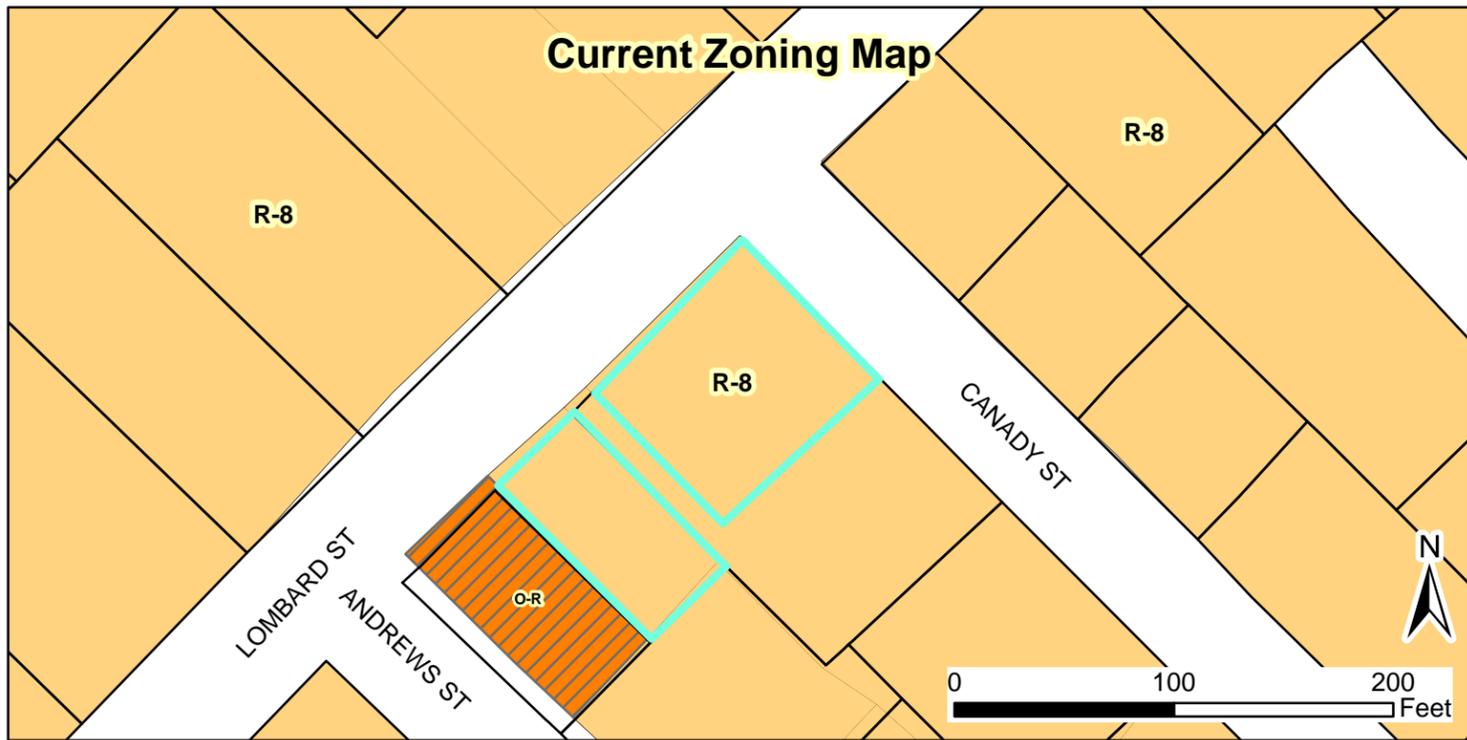
The applicant has addressed the Approval Criteria outlined in §155.704. The applicant’s responses are included as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighboring Property Addition
- 4) Neighborhood Meeting Materials



15-40-01-RZ Blinson Office Rezoning
Request: Rezoning from R-8 to O-R
 Applicant: True Line Surveying
 Property Owner: Blinson RE Holdings, LLC
 Parcel ID Number: 166917-01-5123 & 166917-01-4066
 Tag #: 05012001 & 05013001



- Site
 - Special Use District
 - Thorough Fare Overlay
 - Scenic Highway Overlay
- 09/16/2015
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





FILE COPY

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

REZONING APPLICATION

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

Application fee: Standard Rezoning: \$500.00
Rezoning to Planned Development District: \$1,000.00 + \$5.00 acre
All fees are due when the application is submitted.

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

SITE INFORMATION

Name of Project: Blinson RE Holdings LLC Acreage of Property: 0.200
County Tag Number: 05012001 NC PIN: 166917-01-5123
Address/Location: 415 S. Lombard St., Clayton

Existing Zoning District: R-8
Proposed Zoning District: O&R
Is project within an Overlay District? No
 Yes (list): _____

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying.com

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: \$500 File Number: 15-40-01-RZ



PROPERTY OWNER INFORMATION

Name: Blinson RE Holdings, LLC

Mailing Address: 486 NC Hwy 42 W Suite 200 Clayton, NC 27520

Phone Number: 919-550-6100

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning 1 lot owned by Blinson RE Holdings, LLC at the corner of S. Lombard and Canady St. Streets from R-8 to O&R. Changing use of property. Residential to small service business (residential).

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

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>					
1. A pre-application conference was held with Town of Clayton staff. Date: <u>7/30/15</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Completed application	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
6. <i>If property to be rezoned is a portion of a parcel:</i>					
- Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
- Plat showing property to be rezoned, matching legal description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Adjacent property owners list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>			Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>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.</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

~~Lombard corridor to downtown, commercial use is in agreement with the grown plan.~~

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

~~Current use is residential. Proposed is office/residential because of its frontage on Lombard St.~~

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

~~Proposed change of zoning to O&R is a good transitional zoning between residential and downtown commercial.~~

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

~~All streets and utilities are in place.~~

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

Yes.

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

~~No adverse effect on adjoining property owners. O&R already exists on that block along Lombard St.~~

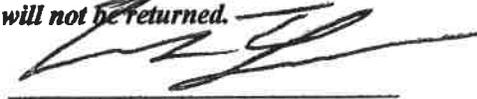
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

~~Change to O&R will benefit everyone along this corridor as a transition zone between residential and downtown.~~

APPLICANT AFFIDAVIT

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

Curk T. Lane
Print Name


Signature of Applicant

7/30/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Blinson RE Holdings LLC

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

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

PARCEL NUMBER	NAME	ADDRESS
166917-01-6222	SOUTH FAYETTEVILLE STREET LLC	603 SOUTH FAYETTEVILLE STREET CLAYTON, NC 27520-0000
166917-01-6176	AMELIA SUE CREECH C/O SUE CLARK	10 CATES CT., HILLSBOROUGH, NC 27278-0000
166917-01-5045	STEVE L. REGNER & MELANIE R. REGNER	828 PARKRIDGE DRIVE CLAYTON, NC 27527-0000
166917-01-6050	TILLEY M. PRESTON	409 CANADY ST. CLAYTON, NC 27520-2504
166917-00-5927	JESSE V. CORBETT, JR. & JANICE CORBETT	1020 RIDGE DR CLAYTON, NC 27520-0000
166917-01-4066	JAMES H. LIPSOMB & JOHN V. LIPSCOMB	107 STONE LANE CLAYTON, NC 27520-0000
166917-01-4022	JAMES H. LIPSOMB & JOHN V. LIPSCOMB	107 STONE LANE CLAYTON, NC 27520-0000
166917-01-4205	BRANDON M. DODICK	410 S LOMBARD ST CLAYTON, NC 27520-2521
166917-01-3210	KIMBERLY M. POWELL & SHAWN POWELL	418 LOMBARD STREET CLAYTON, NC 27520-0000



**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: Blinson RE Holdings LLC **Address or PIN #:** 166917-01-5123

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Rezoning Application
Minor Site Plan

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:

Lisa B. Denny
(Name - type, print clearly)

480 NC Hwy 42 suite 200
(Address)

Lisa B. Denny
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

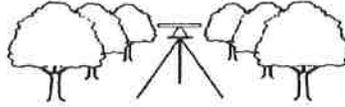
STATE OF NC
COUNTY OF Johnston



I, Molly L. Herring, a Notary Public for the above State and County, this 29th day of May, 2015.

Molly L. Herring
Notary Public
My Commission Expires: 11/5/19

TRUE LINE SURVEYING, P.C.



August 3, 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 Johnson 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: August 27, 2015

Location: True Line Surveying, 205 W. Main Street Clayton

Time: 6:00 PM

Type of Application: Rezoning

General Description: rezoning 1 lot owned by Blinson RE Holdings, LLC at the corner of S. Lombard and Canady St. Streets from R-8 to O&R. Changing use of property. Residential to small service business (residential).

If you have any question prior to or after this meeting, you may contact True Line Surveying at (919) 359-0427.

Sincerely,

Curk T. Lane
True Line Surveying



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

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Project Name: Blinson rezoning (15-40-01-RZ) Address or PIN #: 05013001

AGENT/APPLICANT INFORMATION:

Curk Lane (Name - type, print clearly)
True Line Surveying
205 W. Main St (Address)
Clayton, NC 27520 (City, State, Zip)

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

rezoning.

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:

[Signature] (Name - type, print clearly)
JAMES LAPScomb (Owner's Signature)
3407 BARBER MDR RD (Address)
CLAYTON NC 27520 (City, State, Zip)

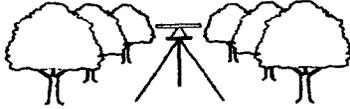
STATE OF _____
 COUNTY OF _____

Sworn and subscribed before me _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

 Notary Public
 My Commission Expires: _____

TRUE LINE SURVEYING, P.C.



August 3, 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 Johnson 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: August 27, 2015

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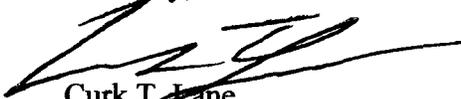
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If you have any question prior to or after this meeting, you may contact True Line Surveying at (919) 359-0427.

Sincerely,



Curk T. Lane
True Line Surveying

ADJACENT PROPERTY OWNERS LIST

Project Name: Blinson RE Holdings LLC

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

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166917-01-4066	JAMES H. LIPSOMB & JOHN V. LIPSCOMB	107 STONE LANE CLAYTON, NC 27520-0000
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166917-01-3210	KIMBERLY M. POWELL & SHAWN POWELL	418 LOMBARD STREET CLAYTON, NC 27520-0000

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 8/3/15

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

Printed Name: Molly Herring Signature: Molly Herring

Date of Meeting: 8/27/15 Time of Meeting: 6pm

Location of Meeting: True Line Surveying

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.

Nobody showed up.

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



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

Planning Board
September 28, 2015

STAFF REPORT

Application Number: 15-47-01-RZ Project Name: Grand Plaza Rezoning

NC PIN / Tag #: 164900-98-4001 / 05G01201 & 164900-97-4678 / 05G01201D
Town Limits/ETJ: Town
Overlay: Special Use District, Thorough Fare Overlay District
Applicant: Jim Perricone, Commercial Realty
Owner: Mohamed & Sons, Inc. & Grand Plaza LLC
Location: Located on Gullely Drive, off of US 70 BUS HWY W, across from the Wal-Mart shopping center

Public Noticing:

- Neighborhood meeting September 14, 2015
- Sign Posted September 18, 2015
- Letters mailed to adjacent property owners prior to October 23, 2015
- Newspaper ad noticed prior to October 21, 2015

REQUEST: Request to rezone the parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

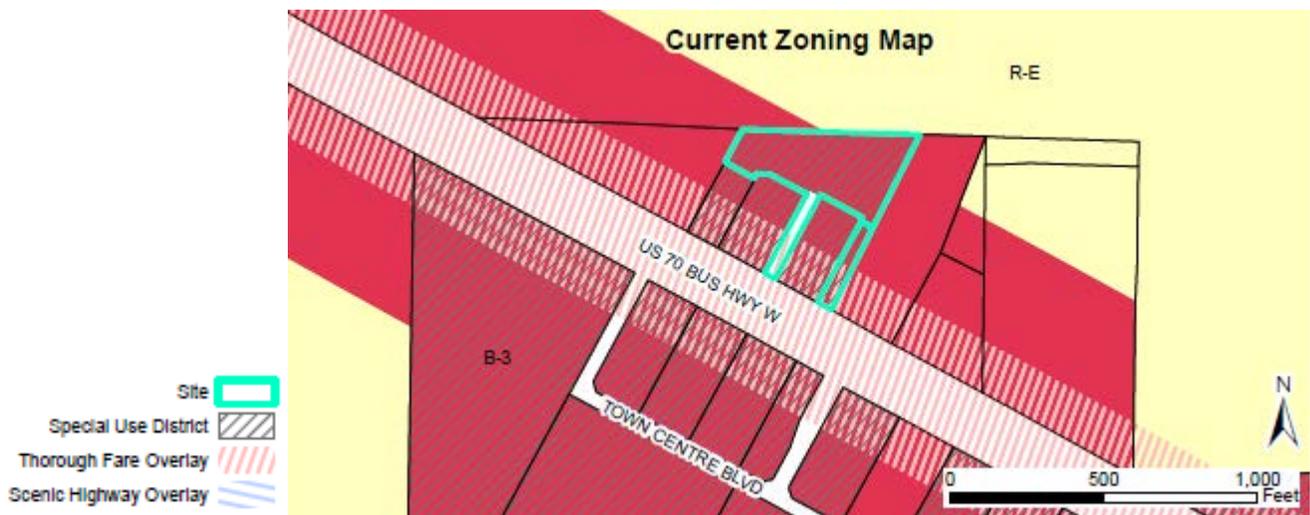


SITE DATA:

Acres: 3.2 acres
Existing Uses: Commercial/Retail & Vacant

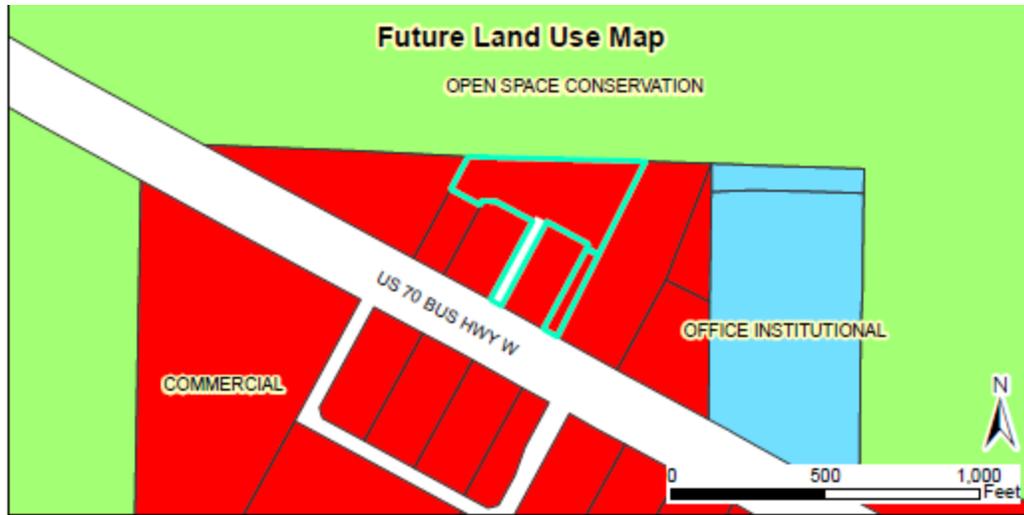
ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate	Agricultural
South	Highway-Business (Special Use District)	Commercial
East	Highway-Business	Commercial
West	Highway-Business	Commercial, Vacant



STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone the subject parcels from B-3 (SUD) to B-3, in order to remove the Special Use District designation from the properties. Special Use Districts require all potential uses to go through the special use process in order to operate, regardless of what the base zoning district allows. The intent of the applicant is to attract more businesses and development on these subject parcels through the removal of the special use district.



Compatibility with Surrounding Land Uses

The proposed zoning change is compatible with the surrounding land uses. The surrounding land uses are primarily commercial with some farmland directly north of the subject properties. Since the subject parcels will remain commercial uses, they are compatible with the surrounding land uses.

Consistency with the Strategic Growth Plan

The proposed zoning change is consistent with Clayton’s 2008 Strategic Growth Plan, which designates these parcels as “Commercial”. Since the proposed change is to simply remove the special use overlay, these parcels will keep their base zoning district of Highway-Business which maintains the intent of the Strategic Growth Plan.

CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

APPROVAL CRITERIA:

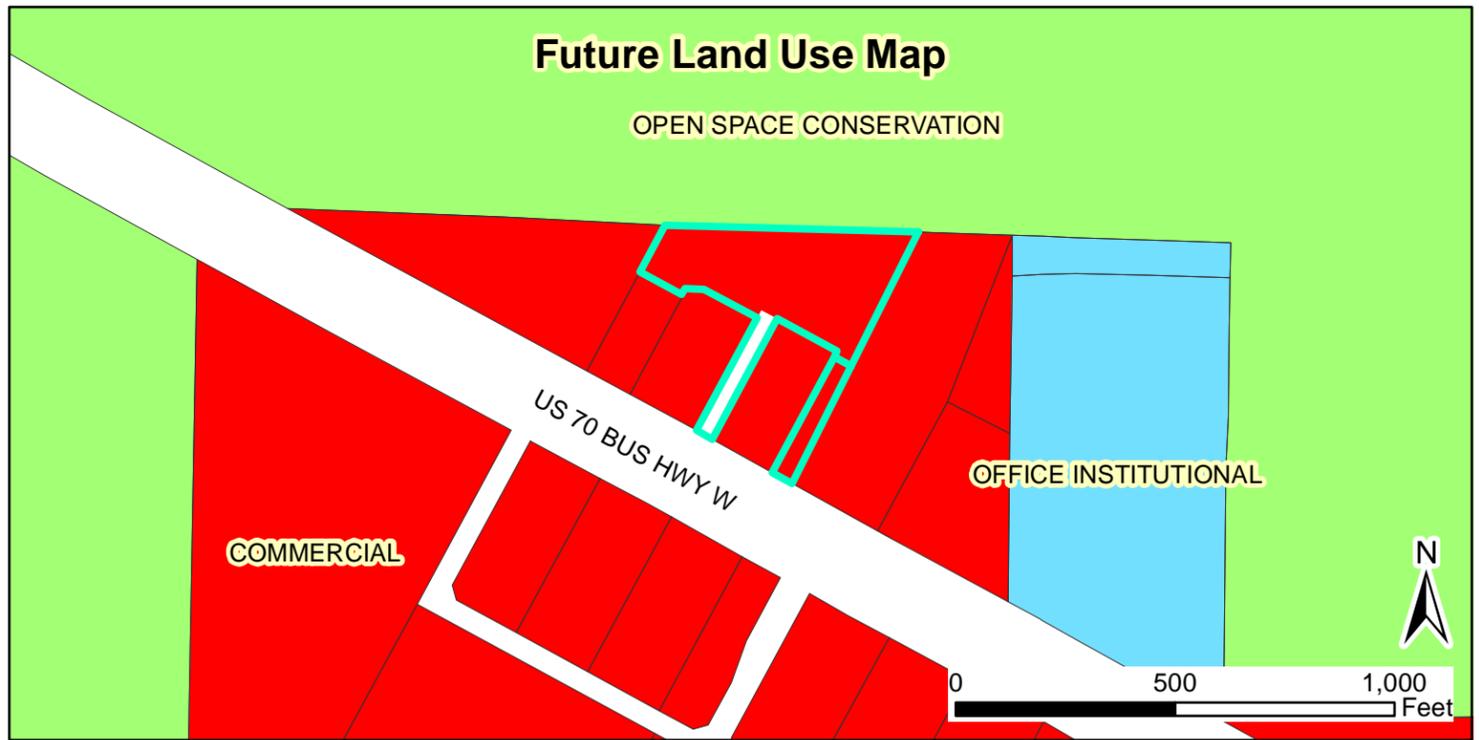
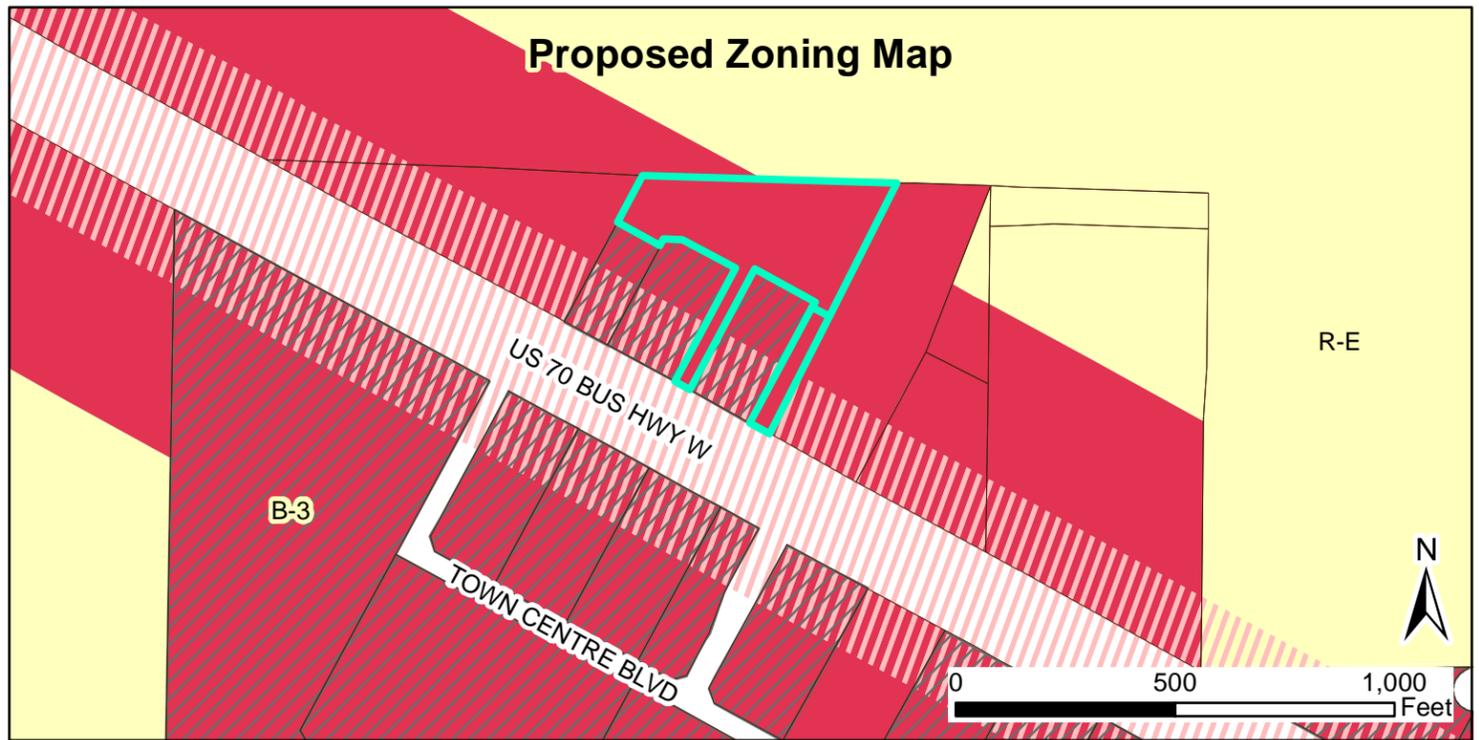
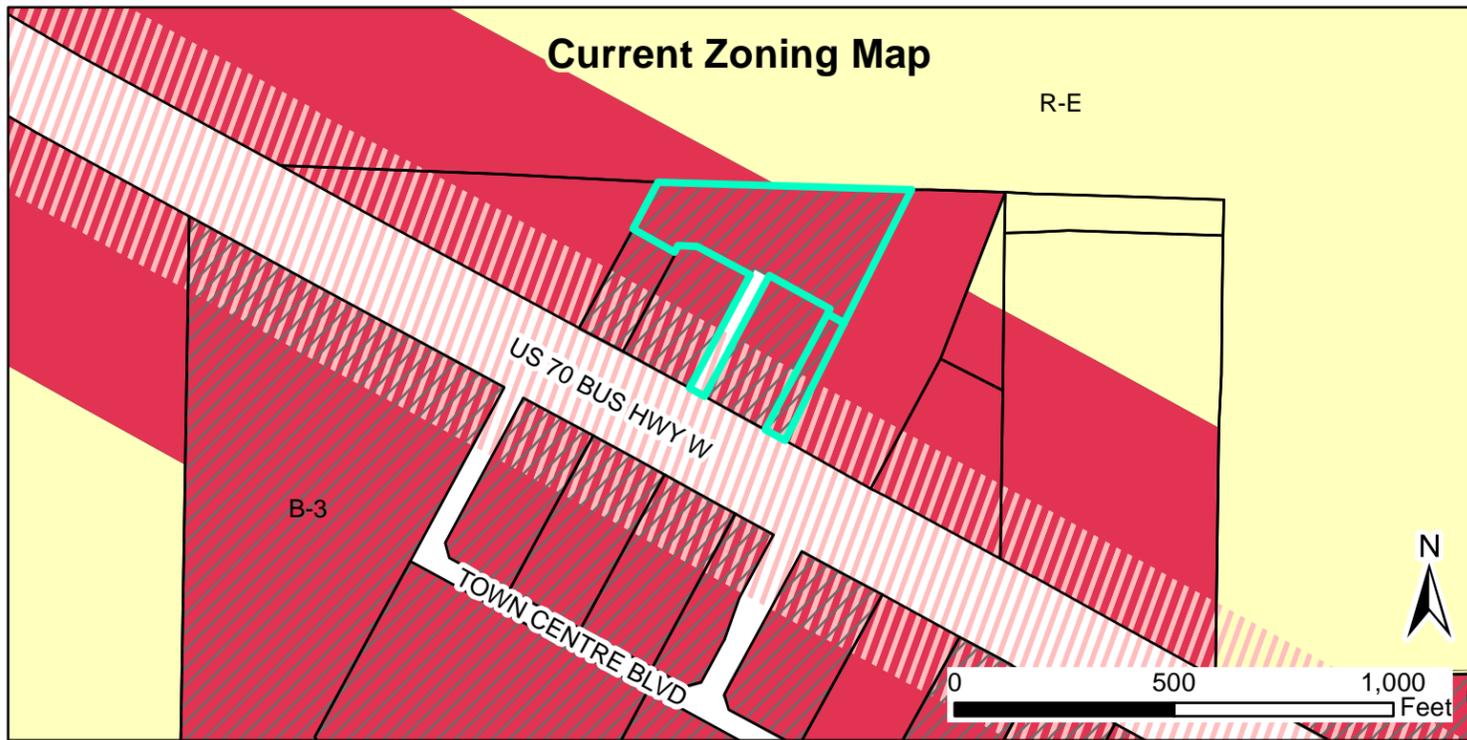
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant’s responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



15-47-01-RZ Grand Plaza Rezoning
Request: Rezoning from B-3-Special Use District to B-3.

Applicant: Jim Perricone c/o Partners Commercial Realty
 Property Owner: Mohamed & Sons, Inc and Grand Plaza, LLC
 Parcel ID Number: 164900-98-4001 & 164900-97-4678
 Tag #: 05g01201 & 05g01201d



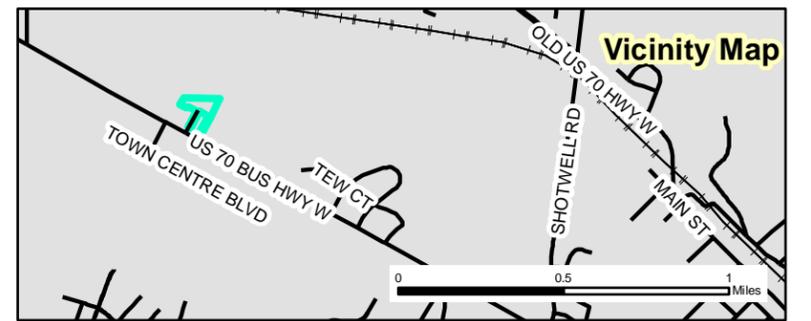
- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

09/15/2015

Produced by: TOC Planning

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

Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-47-01-RZ Grand Plaza Rezoning\Maps\StaffReportMap_GrandPlazaRezoning.mxd



APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
Shopping centers across the country were negatively impacted during the recession. The removal of the Special Use District overlay for this shopping center is in line with the Town's post-recession support of business expansion in existing shopping centers to ensure they remain thriving members of the Town's economic base.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
B-3 zoning represents the typical zoning for the majority of strip shopping centers across the Town, and is appropriate for the subject property which has been in operation since 2005.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The combination of the recession and the rise of Internet Retail has impacted the mix of services beyond retail being delivered through shopping centers from strip centers to full scale indoor malls. The trends include expansion into office use, including medical to fill space and create traffic for all tenants. This is reflected locally even in new grocery anchored centers like the Market At Riverwood and the Harris Teeter anchored Flowers Plantation center. The expansion of uses is part of keeping centers viable locally, regionally and nationally.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
The shopping center (subject property) has been in operation since 2005 and the proposed zoning change will have no impact on the referenced resources.

5. It has been determined that the legal purposes for which zoning exists are not violated.
Based on a pre-application meeting between the Town Planning staff and the
applicant, all parties agree the proposed rezoning is legal and consistent with the
zoning of similar properties throughout the Town.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
No adverse impact is foreseen. Considering the zoning change will support
keeping the subject property viable in to the future, it will be beneficial to the
surrounding properties.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
Failing shopping centers become a blight upon a community and a drain on
resources. The long term viability of the Town's commercial properties is in the
public's best interest; success breeds more success.

APPLICANT AFFIDAVIT

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

Jim Pericone

Print Name

[Signature]

Signature of Applicant

8/31/2015

Date



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

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: GRAND PLAZA Address or PIN #: 164900-98-4001

AGENT/APPLICANT INFORMATION:

JIM PERRICONE
 (Name - type, print clearly)

1652 E Booker Dairy Rd
 (Address)
Smithfield NC 27577-9405
 (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*):

REZONING: B-3 SUD to B-3

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:

Mohamed & Sons, Inc.
 (Name - type, print clearly)

PO Box 1236
 (Address)
Smithfield NC 27577-1236
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Johnston

Sworn and subscribed before me Teresa A. Daughtry, a Notary Public for the above State and County, this the 25 day of August, 2015.

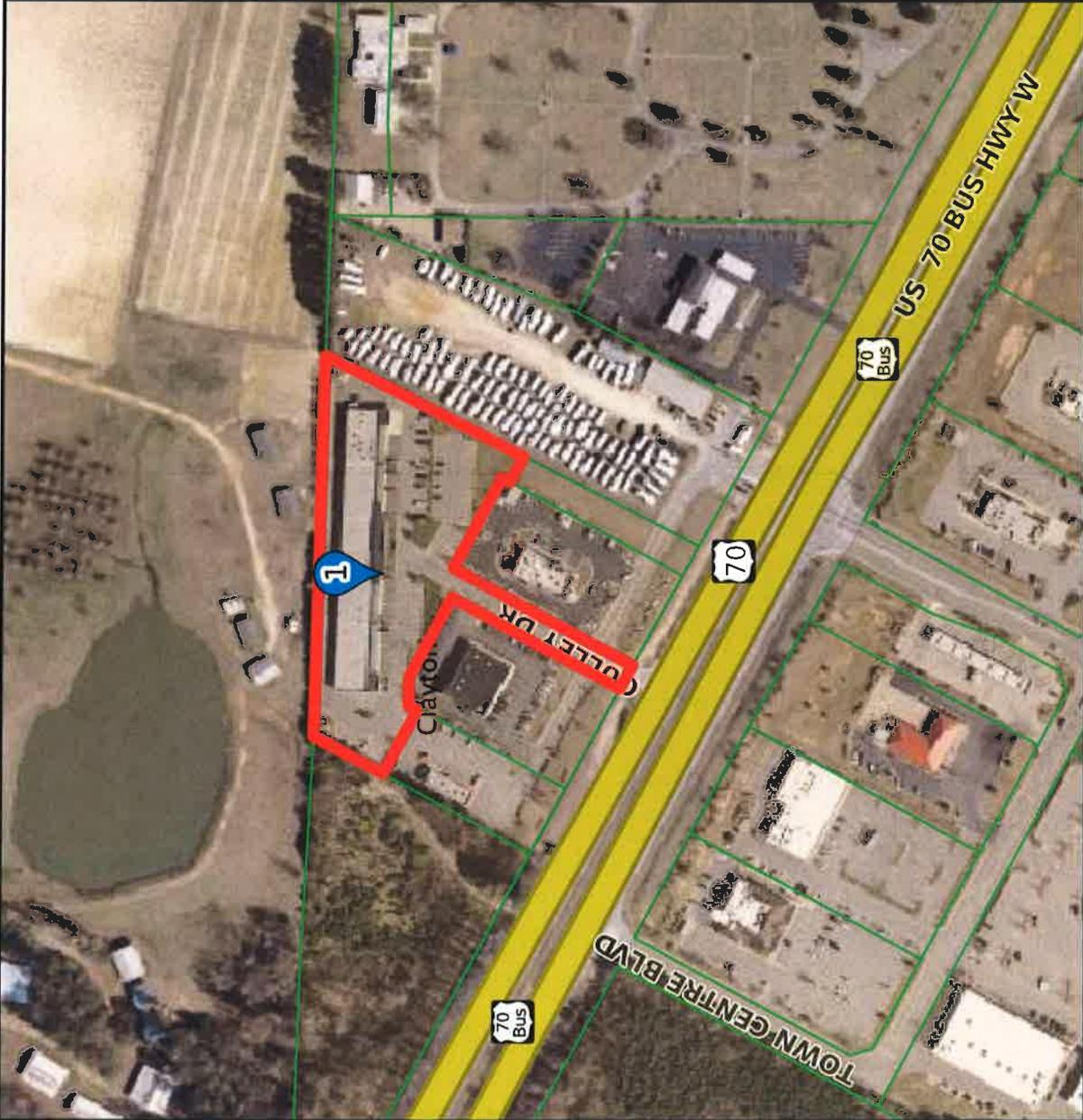
SEAL

Teresa A. Daughtry
 Notary Public

My Commission Expires: Aug. 21, 2017



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



Result 1

id: 05G01201
 Tag: 05G01201
 Tax Unique Id: 4228484
 NCPin: 164900-98-4001
 Mapsheet No: 1649
 Owner Name 1: MOHAMED & SONS INC
 Owner Name 2:
 Mail Address 1: PO BOX 1236
 Mail Address 2:
 Mail Address 3: SMITHFIELD, NC 27577-0000
 Site Address 1: 876 GULLEY DR
 Site Address 2: CLAYTON, NC 27520-

Book: 02977

Page: 0750

Market Value: 2619620

Assessed Acreage: 2.87

Calc. Acreage: 2.88

Sales Price: 3200000

Sale Date: 2005-09-15

Township: Clayton

Flood Panel: 3720164900 J | 2005-12-02

Water District: Clayton Water District

ETJ: Clayton

City Limits: Clayton

Town Zoning: B-3-SUD

County Zoning: N/A

OverLay Zoning: N/A

EMS District: STA4

Fire District: Claytex

Law District: CWST

Census Tract: 410

Electric District: CPL-GARNER

Voting District: NORTH CLAYTON 2

Special Tax N/A

Scale: 1:3152 - 1 in. = 262.63 feet

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

FILED Sep 15, 2005
AT 01:40:00 pm
BOOK 0297
START PAGE 0750
END PAGE 075
INSTRUMENT # 8223

notary/notaries public
is/are certified to be correct.

[Signature]
Deputy - Assistant - Register of Deeds

Johnston County 09-15-2005
NORTH CAROLINA
Real Estate
Excise Tax \$6,400.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 6,400.00

Parcel Identifier No. 05G01201 Verified by _____ County on the _____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: J. Lee Hatch, 3560 US Highway 301 South/P.O. Box 1689, Smithfield, NC 27577

Brief description for the Index: _____

THIS DEED made this 29th day of August, 20 05, by and between

GRANTOR	GRANTEE
Plaza Development Company LLC a NC Limited Liability Company 1623 Old Louisburg Road Raleigh, NC 27604	Mohamed & Sons Inc P. O. Box 1236 Smithfield, NC 27577

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Clayton, Clayton Township, Johnston County, North Carolina and more particularly described as follows:

BEING all of Lot 2, containing 3.80 acres as shown on map entitled "Grand Plaza LLC" and drawn by Aalsey J. Gilbert, PLS and recorded in Plat Book 62, page 418, Johnston County Registry.

LESS and EXCEPT Site 2, containing 1.15 acres as shown on map entitled "Grand Plaza LLC" drawn by Aalsey J. Gilbert, PLS and recorded in Plat Book 62, page 420, Johnston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2498 page 42.

A map showing the above described property is recorded in Plat Book 62 page 420.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609



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: Grand Plaza .33acs. **Address or PIN #:** 164900-97-4678

AGENT/APPLICANT INFORMATION:

Jim Perricone
 (Name - type, print clearly)

1652 E Booker Dairy Rd
 (Address)
Smithfield NC 27577-9405
 (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*):

Rezoning: B-3 SUD to B-3

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:

Grand Plaza LLC
 (Name - type, print clearly)
[Signature]
 (Owner's Signature)

5940 Perkins Road
 (Address)
Baton Rouge, Louisiana 70808
 (City, State, Zip)

STATE OF Louisiana
 COUNTY OF East Baton Rouge
 Parish
 Sworn and subscribed before me Brenda Sompayrac, a Notary Public for the above State and County, this
 the 28th day of August, 2015.

[Signature]
 Notary Public

SEAL

My Commission Expires: *[Signature]*

BRENDA SOMPAYRAC
 NOTARY PUBLIC ID #39375
 STATE OF LOUISIANA
 MY COMMISSION IS FOR LIFE



*** DISCLAIMER ***

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



Result 1

id: 05G01201D
Tag: 05G01201D
Tax Unique Id: 4276962
NCPin: 164900-97-4678
Mapsheet No: 1649
Owner Name 1: GRAND PLAZA LLC
Owner Name 2:
Mail Address 1: 5940 PERKINS RD
Mail Address 2:
Mail Address 3: BATON ROUGE, LA 70808-4281
Site Address 1:
Site Address 2:
Book: 04486
Page: 0470
Market Value: 29270
Assessed Acreage: 0.33
Calc. Acreage: 0.33
Sales Price: 29500
Sale Date: 2014-08-15

Scale: 1:8225 - 1 in. = 685.41 feet

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



NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$59

Parcel Identifier No. 164900-97-4678

Parcel ID# 05G01201D

Verified by Johnston County on the ____ day of August, 2014 By:

Prepared by and return to: Ellis & Winters LLP (DLH) P.O. Box 33550, Raleigh, NC 27636

Brief description for the Index: 0.33 acres US Hwy 70

THIS DEED made this 11 day of August, 2014, by and between

GRANTOR	GRANTEE
Plaza Development Company, LLC a North Carolina limited liability company 442 ½ East Main Street Clayton, NC 27520	Grand Plaza, LLC a North Carolina limited liability company <u>5940 Perkins Road</u> <u>Baton Rouge, LA 70808</u>

As used herein, Grantor and Grantee shall include the parties, their heirs, successors, and assigns.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Johnston County, North Carolina and more particularly described on **EXHIBIT A**, attached hereto and incorporated herein by reference (the "Property"):

The Property was acquired by Grantor by instrument recorded in Book 2498, Page 42, Johnston County Registry.

The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

EXHIBIT A**Legal Description**

BEGINNING at an iron stake in the northern right-of-way line of U.S. Highway 70 West, said iron stake also being set in the southeastern corner of Site 3, Plat Book 62, Page 419, Johnston County Registry and running along the eastern property line of said Site 3 North 33 degrees 01 minute 10 seconds East approximately 300 feet to a point; thence, running South 56 degrees 58 minutes 50 seconds East approximately 44.09 feet to a point located in the eastern property line of Lot 2, Plat Book 62, Page 419, Johnston County Registry; thence, running along the eastern property line of said Lot 2 South 31 degrees 29 minutes 27 seconds West approximately 300.11 feet to a point located in the northern right-of-way line of U.S. Highway 70 West; thence, running along the northern right-of-way line of U.S. Highway 70 West 52.10 feet to the point and place of BEGINNING and being that parcel of land having Johnston County Tax Identification Number 05G01201D and being the remaining parcel of land that is owned by Plaza Development Company, LLC in the Grand Plaza Shopping Center.



September 1, 2015

Dear Clayton Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a change in zoning (removal of **Special Use District** overlay) for an existing shopping center and a small strip of land 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: **Monday, September 14, 2015** Meeting Time: **6:00 PM**

Meeting Location: **868 Gulley Dr, Clayton NC 27520**

Type of Application: **Rezoning**

Project/Proposal Property Address: **876 Gulley Dr, Clayton NC 27520**

Description of Project/Proposal: **Change Zoning From B-3 SUD to B-3**

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

1. A copy of the project application.
2. A map appropriate to the proposed change showing roads and neighboring properties, including zoning.
3. An explanation of the current and proposed zoning.

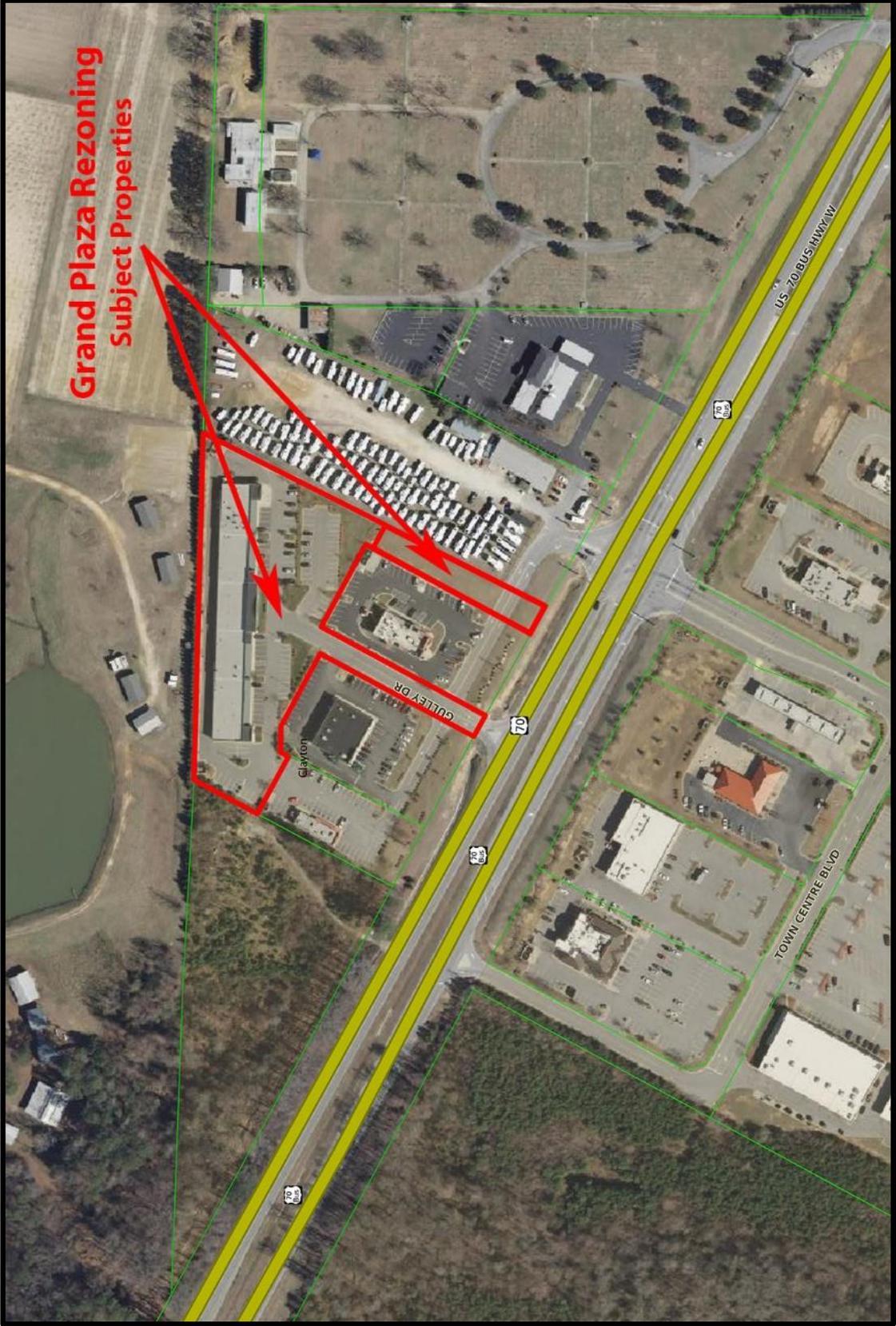
A map is enclosed with this letter showing the location of the property that is subject to this application for a zoning change.

If you have any questions prior to or after this meeting, you may contact me at 919-585-5321. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Jim Perricone
Partners Commercial Realty
Agent for Mohamed & Sons, Inc. & Grand Plaza, LLC (Applicants)

cc: Town of Clayton Planning Dept.



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezone 2 parcels from B-3 SUD to B-3

Date of Mailing: September 1, 2015

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

Printed Name: James P. Perricone

Signature: 

Date of Meeting: September 14, 2015 Time of Meeting: 6 PM

Location of Meeting: 868 Gulley Dr, Clayton NC 27520

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

The only attendee was Cathy Herring representing the NC Dept. of Agriculture.

An overview of the application was presented and the attendee was given a copy of the application.

The discussion focused on

1. an explanation of the zoning types, including zoning surrounding the subject parcels,
2. changes in uses for shopping centers as the retail economy changes, and
3. the specific use that prompted the rezoning application.

The attendee was satisfied and no changes to the application are required.

The meeting began at 6:00 PM and ended at 6:46 PM

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



Town of Clayton Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Grand Plaza Rezoning

Application: Rezone from B-3 SUD to B-3

Location/Date: 868 Gulley Dr, Clayton NC/6 PM Monday, September 14, 2015

	NAME	ADDRESS
1	<i>Cathy Herring</i>	<i>13587 U.S. 70 West Business Clayton, NC</i>
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
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14		
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19		
20		



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
September 28, 2015

STAFF REPORT

Application Number: 2015-38-01-SP Project Name: Gateway Conference Center Major Site Plan

NC PIN / Tag #: 165909-16-8277 / 05G02002A
Town Limits/ETJ: Town Limits
Overlay: Thorough Fare Overlay
Applicant: Terri Watson
Owner: Terri Watson
Location: 501 Yates Drive; located off of US 70 BUS HWY W, between Gateway Drive and Yates Drive

Public Noticing:

- Neighborhood meeting September 17, 2015
- Sign posted September 18, 2015

REQUEST: The applicant is requesting major site plan approval for a 4,950 square foot conference center located on 1.61 acres of land in an O-I zoning district.

SITE DATA:

Acreage: 1.61
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional	Vacant, Office
South	Highway-Business (Special Use District)	Commercial, Vacant
East	Office-Institutional	Office
West	Office-Institutional	Daycare

DEVELOPMENT DATA:

Proposed Uses: Conference Center
 Buildings: 1 Building
 Density/Intensity: .07 FAR
 Number of Stories: 1 Story
 Impervious Surface: 51%
 Required Parking: 54 spaces (1 space per 3 seats)
 Proposed Parking: 66 spaces
 Fire Protection: Town of Clayton
 Access/Streets: One access point will be provided; a driveway off of Yates Drive
 Water/Sewer Provider: Town of Clayton
 Electric Provider: Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval for a one story conference center located off of Hwy 70 W. The center will be approximately 4,950 square feet.



Consistency with Adopted Plans:

- **Strategic Growth Plan**
The 2008 Strategic Growth Plan designates this site as “Office Institutional” with properties directly to the north, east, and west as the same. South of the subject parcel, and further west, the properties are designated to be “Commercial”. This property, along with its surrounding properties, is currently all zoned in accordance with the intent of the Strategic Growth Plan. The proposed use for the subject property is permitted in O-I zoning districts, making it compatible with the Strategic Growth Plan.
- **Unified Development Code**
The proposed development meets all requirements in the Unified Development Code (UDC).

Landscaping and Buffering

The site meets all applicable elements of the UDC landscaping requirements. There will be a 10 ft. Class “A” buffer located along the perimeter of the property adjacent to Tew Drive and Yates Drive. As required by code, street yard trees have been provided along the perimeter of the property that fronts any street/roadway. There is also more vegetation provided along the perimeter of the property fronting Hwy 70 due to the Thoroughfare Overlay District landscaping requirements. Additionally, the applicant has opted to keep some existing vegetation on-site.

Environmental

N/A.

Access/Streets

The site will have one access; a two-way driveway off of Yates Drive.

Multi-Modal Access

Sidewalks are provided along the northern and eastern portions of the property. The sidewalk will connect to the existing sidewalk located at Growing Child Associates to the west, and will extend down to Hwy 70. There are also internal sidewalks provided in the northern parking lot for visitors to easily access the building. Three bike racks are also provided as required by Code.

Garbage / Recycling

There is one dumpster located on the site. This dumpster will be screened by plantings along with a privacy gate.

Architecture/Design

The building is a cream color with a green roof. The bottom of the building will use stone veneer. The front entrance, along with the rear entrance, will be arched with columns.

Waivers/Deviations/Variations from Code Requirements

The proposed plan exceeds the required number of parking spaces.

CONSIDERATIONS:

- Planning Board approves major site plans.

FINDINGS:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following additional conditions be applied to the approval of the Major Site Plan for Gateway Conference Center:

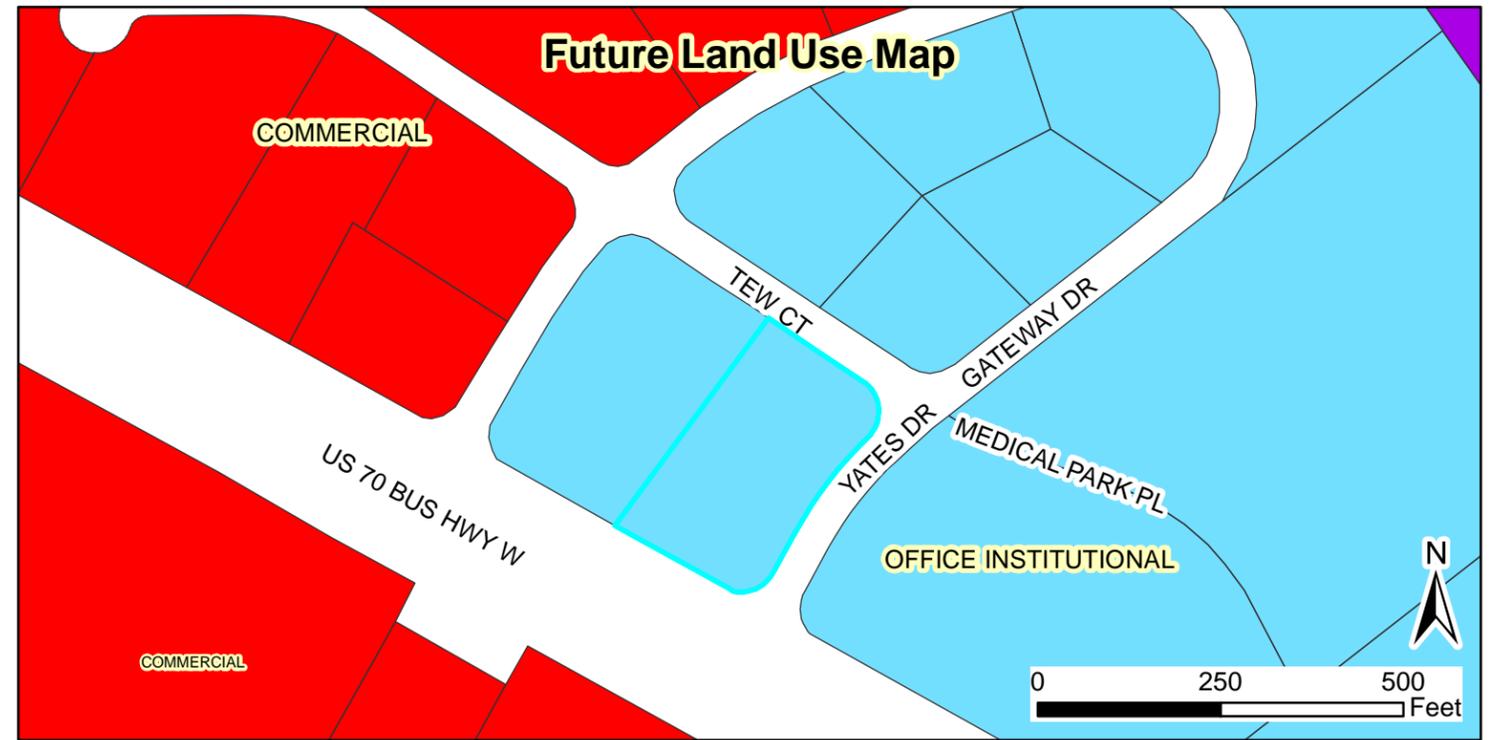
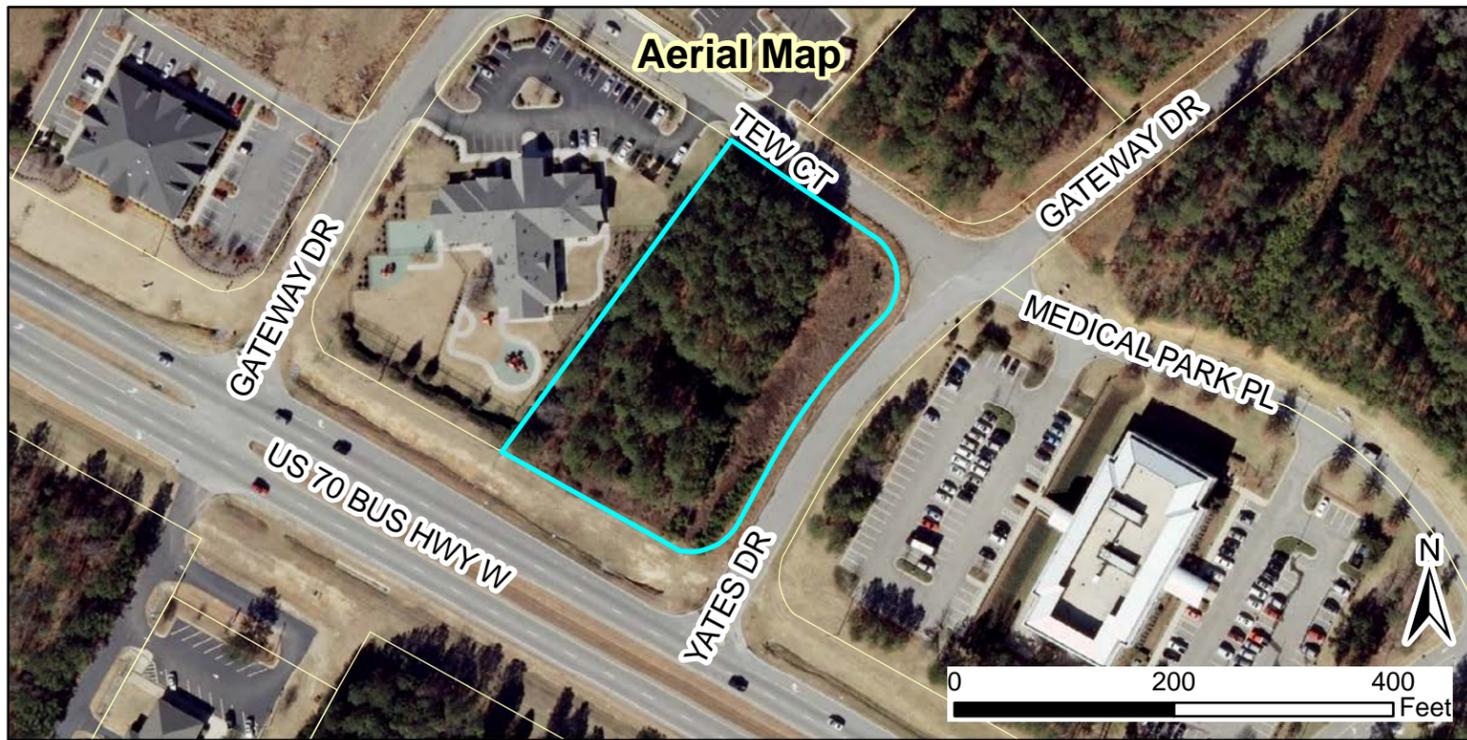
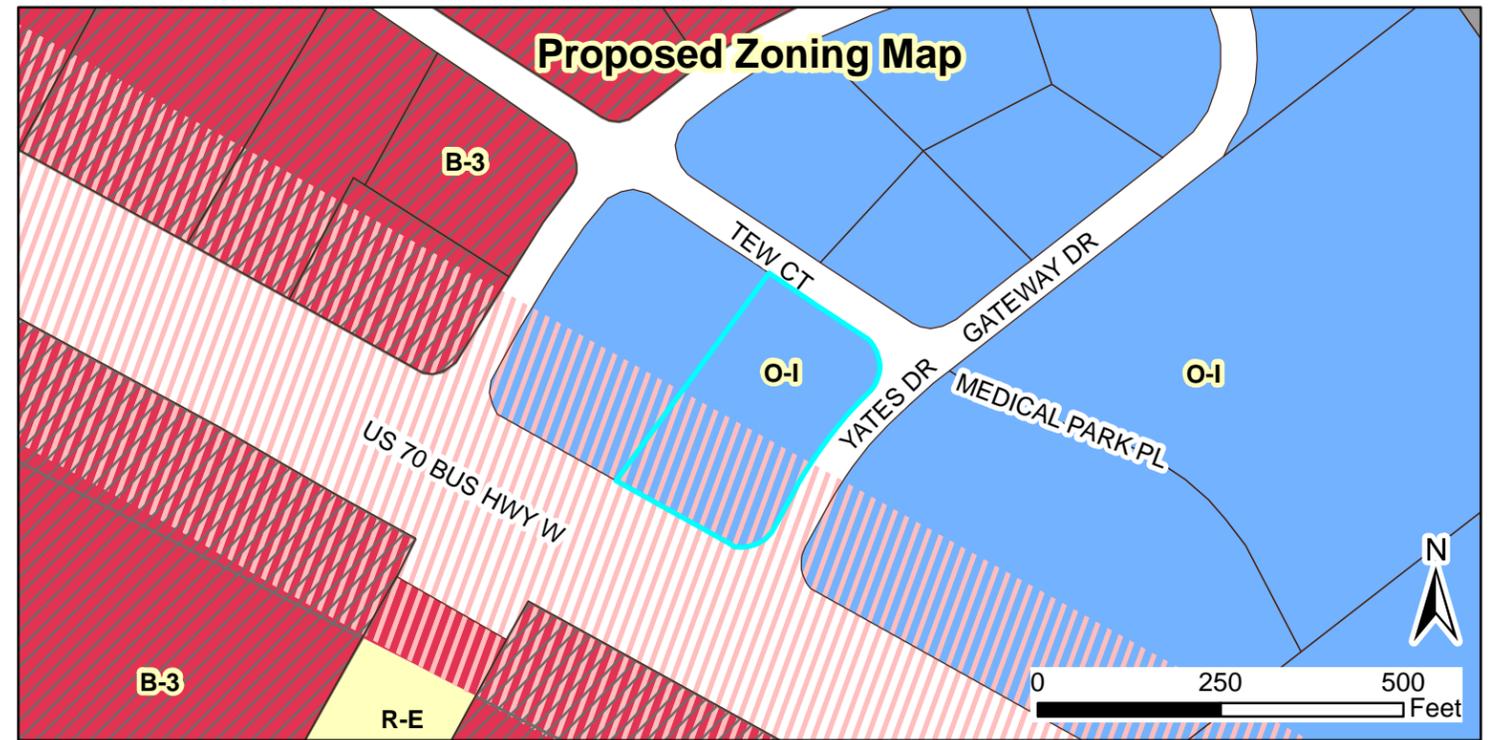
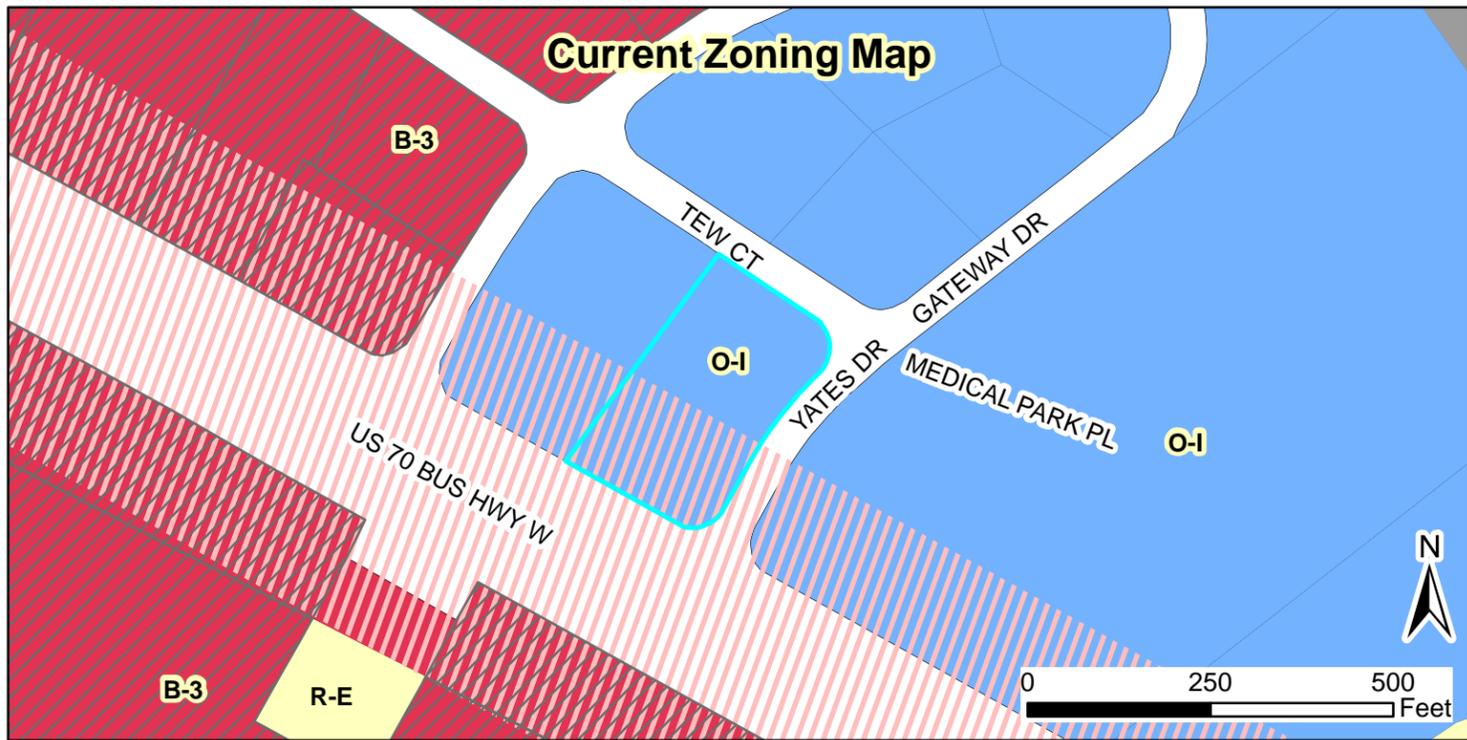
1. An interior landscape island shall be provided for the parking row closest to the building in the northern parking area. Per UDC requirements, an interior landscape island shall be provided every ten spaces.
2. Following board approvals, three copies of the Final Site Plan, Landscape Plan, and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for Final approval. The conditions of approval shall be recorded on the final approved site plan.
3. The development of the site is limited to the site design and uses approved by the Planning Board. Modification to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
4. 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.
5. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
6. All four sides of the building shall have similar architectural features.
7. All roof mounted and ground mechanical equipment must be completely screened from view.
8. Verification of an approved utility allocation shall be provided prior to the issuance of building permits.
9. Development fees shall be paid to the Town prior to issuance of any building permits.
10. All signage for the site shall require a sign permit and shall comply with requirements of the Unified Development Code.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed Major Site Plan (15-38-01-SP).

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



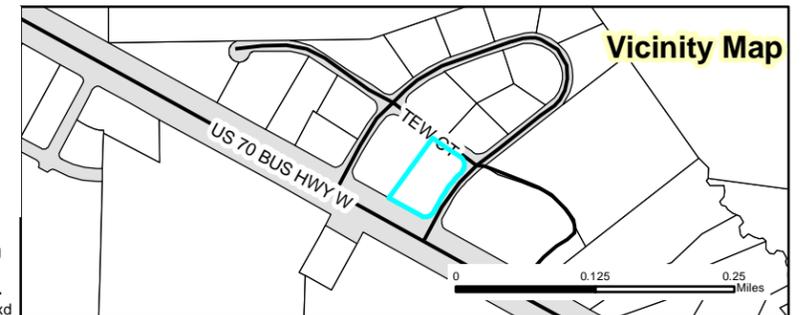
15-38-01-SP Gateway Conference Center
Request: Major Site Plan Approval for a Conference Center

Applicant: Terri Watson
 Property Owner: Terri Watson
 Parcel ID Number: 165909-16-8277
 Tag #: 05G02002A



- Site
 - Special Use District
 - Thorough Fare Overlay
 - Scenic Highway Overlay
- 8/26/2015
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2015\15-38-01-SP Gateway Conference Center\Maps\StaffReportMap_15-38-01-SP.mxd





TOWN OF CLAYTON

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

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

- Input fields for 'New Major Site Plan' (checked) and 'Major Modification to an approved site plan'.

Name of Project: Gateway Conference Acreage of Property: 1.66 Acres

Parcel ID Number: Tax ID: OSG02002A

Address/Location: US TO GATEWAY 501 Yates Dr.

Existing Use: Vacant Proposed Use: conference Center

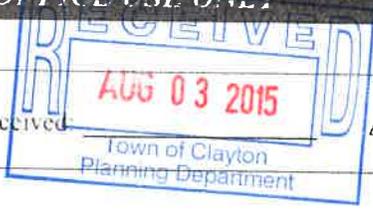
Zoning District: OFI

Is project within a Planned Development?: [X] No [] Yes (list):

Is project within an Overlay District?: [] No [X] Yes (list): Thoroughfare

FOR OFFICE USE ONLY

File Number: 15-38-01-SP Date Received: AUG 03 2015 Amount Paid: \$510.00



PROPERTY OWNER INFORMATION

Name: Terri D. Watson
 Mailing Address: 121 Red Star lane
 Phone Number: 919-333-1988 Fax: _____
 Email Address: terriwatson5@aol.com

APPLICANT INFORMATION

Applicant: Terri D. Watson
 Mailing Address: 121 Red Star lane Clayton NC. 27520
 Phone Number: 919 333-1988 Fax: _____
 Contact Person: Terri Watson
 Email Address: terriwatson5@aol.com copy akaygilbut@yma.com

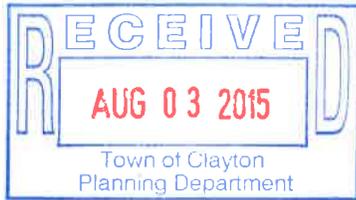
REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

08/03/15

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: <u>Jay McLeon & DeeDee</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Site Plan Review Fee (\$500 + \$5/acre)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. Completed application (9 copies)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Owner's Consent Form (9 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" 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"/>	<input checked="" type="checkbox"/>		
7. Adjacent property owners list (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Wastewater allocation request OR verification of wastewater allocation (9 copies) <u>Need Conference with Tim</u>	<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.				

(Need L.A. plan)



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: Gateway Conference Ctr Address or PIN #: 501 Yates Dr, Clayton, NC

Tag# 05g02002a

AGENT/APPLICANT INFORMATION:

Teri D. Watson
 (Name - type, print clearly)

 (Address)

 (City, State, Zip)

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

Major Site Plan

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: Norwood Thompson

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

442 1/2 E. Main Street
 (Address)

 (Owner's Signature)

Clayton, NC 27520
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Johnston

Sworn and subscribed before me Celeste M Lopez a Notary Public for the above State and County, this the 3rd day of August, 2015.

Celeste M Lopez
 Notary Public

My Commission Expires: October 22, 2016



ALSEY J. GILBERT PLS
442 ½ EAST MAIN ST.
CLAYTON NC 27520

PHONE 919-553-5104

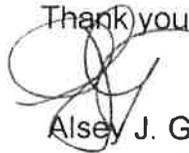
APRIL 02, 2014

Clayton Neighbors,

RE: Site plan submittal for Gateway Conference Center

A neighborhood meeting to discuss the New Gateway Conference Center will be held on 9/17/2015 at 6:00pm at The Horne Building located at 442 ½ East Main Street Clayton NC 27520. (This building is located behind First Federal). The new Gateway Conference Center is to be located at the intersection of Yates Drive and US 70 business west. If you are unable to attend you may call me at 919-422-4838 for an opportunity to view plans and ask any questions.

Thank you

A handwritten signature in black ink, appearing to be 'Alsey J. Gilbert PLS', written over the printed name below it.

Alsey J. Gilbert PLS

- 1 HAROLD B WELLS JR. HAWKLEY 17 SEPT 2015
WELLS HOLDINGS LIMITED LLC
- 2 Alsay Gilbert 42 1/2 EAST MAIN ST. CLAYTON NC 27520
- 3 Terri Watson - 121 Red star lane, Clayton NC.
27520
- 4 Eric Edwards - 133 Hein Dr. Clayton, NC 27527
- 5

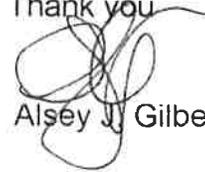
ALSEY J. GILBERT PLS
442 ½ EAST MAIN ST.
CLAYTON NC 27520
PHONE 919-553-5104
9/18/15

Gateway Conference Center

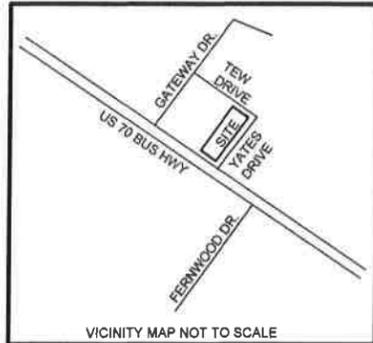
RE: Meeting Summary

A neighborhood meeting for Gateway Conference Center was held on 9/17/2015 at The Horne Building located at 442 ½ East Main St. at 6:00 pm. Only one person other than applicants attended, that was Mr. Harold B. Wells Jr., Mr. Wells currently owns the lots across Tew Drive other than the lot occupied by Mr. McNutt. The only concern was pavement along Tew Road, if we had heard what the Town was doing at this time. I also fielded phone calls from Dr. McMutt and Mr. Heavner. A copy of the Site plan was sent to Mr. McNutt and Mr Heavner didn't stay on phone long enough(I am assuming it was him caller ID).

Thank you



Alsey J. Gilbert PLS



WELLS HOLDINGS LIMITED LLC
 DB 3568 OG 113
 ZONING O&I
 TP 05G02003I



- LEGEND:
- IP... EXISTING IRON PIPE
 - IP... IRON PIPE SET
 - IS... EXISTING IRON STAKE
 - MS... IRON STAKE SET
 - RM... RIGHT OF WAY
 - PK... PARKER KALON RAIL
 - SCM... EXISTING CONC. MONUMENT
 - CSM... CONCRETE MONUMENT SET
 - FM... FIRE HYDRANT
 - SC... SEWER CLEANOUT
 - TE... TELEPHONE BOX
 - CS... CABLE BOX
 - TR... TRANSFORMER
 - WV... WATER VALVE
 - BSM... SANITARY SEWER MANHOLE
 - W... WOOD OR FORMERLY
 - BC... BACK OF CURB
 - CP... COMPUTED POINT
 - SCM... SECTIONED MONUMENT
 - RCM... REINFORCED CONCRETE PIPE
 - PS... PARCEL BOUNDARY
 - PT... POINT OF TYP
 - TL... TIE LINE
 - FE... FEATURE
 - ST... STREAM (DE WATER COURSE)
 - NS... NOT SURVEYED
- AREA BY COORDINATE METHOD
 TITLE BY LAWYER
 PROPERTY SUBJECT TO EASEMENT OF RECORD

GROWING CHILD ASSOCIATES
 ZONING O&I
 PARCEL NO. 05G02003L
 PB 54 PG 476

Lot 17
 1.61 acres
 70330.49 sq ft
 DB 3580 PG 41
 PB 55 PG 477

WELLS HOLDING LIMITED LLC.
 ZONING O&I
 DB 1814 PG 733
 TP 05G02002W

I, ALSEY J. GILBERT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3580 PAGE 41 OR OTHER REFERENCE SOURCE 3580 PG 41) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:3125 AND THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 66 1800) THIS 7/31/2015.



WELLS HOLDING LIMITED LLC.
 ZONING O&I
 DB 1814 PG 733
 TP 05G02002W

EXISTING CONDITIONS
GATEWAY CONFERENCE CENTER
 CLAYTON TWP JOHNSTON COUNTY NORTH CAROLINA
 SCALE 1"=30' DATE 7/31/2015



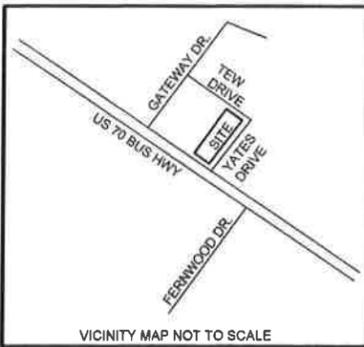
REVISED 8/25/15

SHEET 2 OF 5

ALSEY J. GILBERT PLS
 112 NORTH CHURCH ST.
 CLAYTON NC 27820
 PHONE 919/853-5104
 FAX 919/853-3892

OWNER ADDRESS:
 THOMPSON-LEE
 442 1/2 EAST MAIN ST.
 CLAYTON NC 27520

PRELIMINARY PLAT: NOT FOR RECORDATION SALES OR CONVEYANCES



SITE DATA
 GATEWAY CONFERENCE CENTER
 TAX NO. 05G02002A
 1.81 ACRES
 PROPERTY IS WITH CITY LIMITS
 ZONING O&I
 THOROUGHFARE OVERLAY DISTRICT
 EXISTING USE VACANT
 CONFERENCE CENTER
 NUMBER OF SEATS 180
 DENSITY N/A
 PROPOSED INTENSITY 5500SF
 BUILDING COVERAGE 7.47%
 PERVIOUS AREA 34500 SF OR 49%
 IMPERVIOUS SURFACE AREA 35552SF OR 51%
 REQUIRED PARKING (ASSEMBLY 1 PER 3 SEATS) 180/3=64 PARKING
 PROPOSED PARKING 86 SPACES AND 3 HANDICAP

- LEGEND:**
- SP - EXISTING IRON PIPE
 - UP - IRON PIPE SET
 - ES - EXISTING IRON STAKE
 - IS - IRON STAKE SET
 - RM - RIGHT OF WAY
 - PC - EXISTING CONC. MONUMENT
 - CS - CONCRETE MONUMENT SET
 - PH - FGS HYDRANT
 - SC - SEWER CLEAN-OUT
 - TC - TELEPHONE BOX
 - CB - CABLE BOX
 - TR - TRANSFORMER
 - WV - WATER VALVE
 - SM - SANITARY SEWER MANHOLE
 - WP - WOOD OR POTABLE
 - BC - BACK OF CURB
 - CP - COMPUTED POINT
 - OC - OCEANIC MONUMENT
 - RC - REINFORCED CONCRETE PIPE
 - PS - PARCEL BOUNDARY
 - TL - THE LINE
 - RT - RIGHT OF WAY
 - FE - FEATURE
 - FW - FUTURE WATER COURSE
 - NS - NOT SURVEYED
- AREA BY COORDINATE METHOD
 TITLE BY JAWNS
 PROPERTY SUBJECT TO EASEMENT OF RECORD

SETBACKS
 FRONT 30'
 SIDE 20'
 SIDE STREET 20'
 REAR 20'

GROWING CHILD ASSOCIATES
 ZONING O&I
 PARCEL NO. 05G02003L
 PB 54 PG 476

Lot 17
 1.61 acres
 70330.49 sq ft

MCNUTT FAMILY HOLDING
 TP 05G02003K
 DB 3500 PG 257
 ZONING O&I

WELLS HOLDINGS LIMITED LLC
 DB 3568 OG 113
 ZONING O&I
 TP 05G02003I



ALBEY J. GILBERT PLS
 112 NORTH CHURCH ST.
 CLAYTON NC 27520
 PHONE 919/553-6104
 FAX 919/553-3893

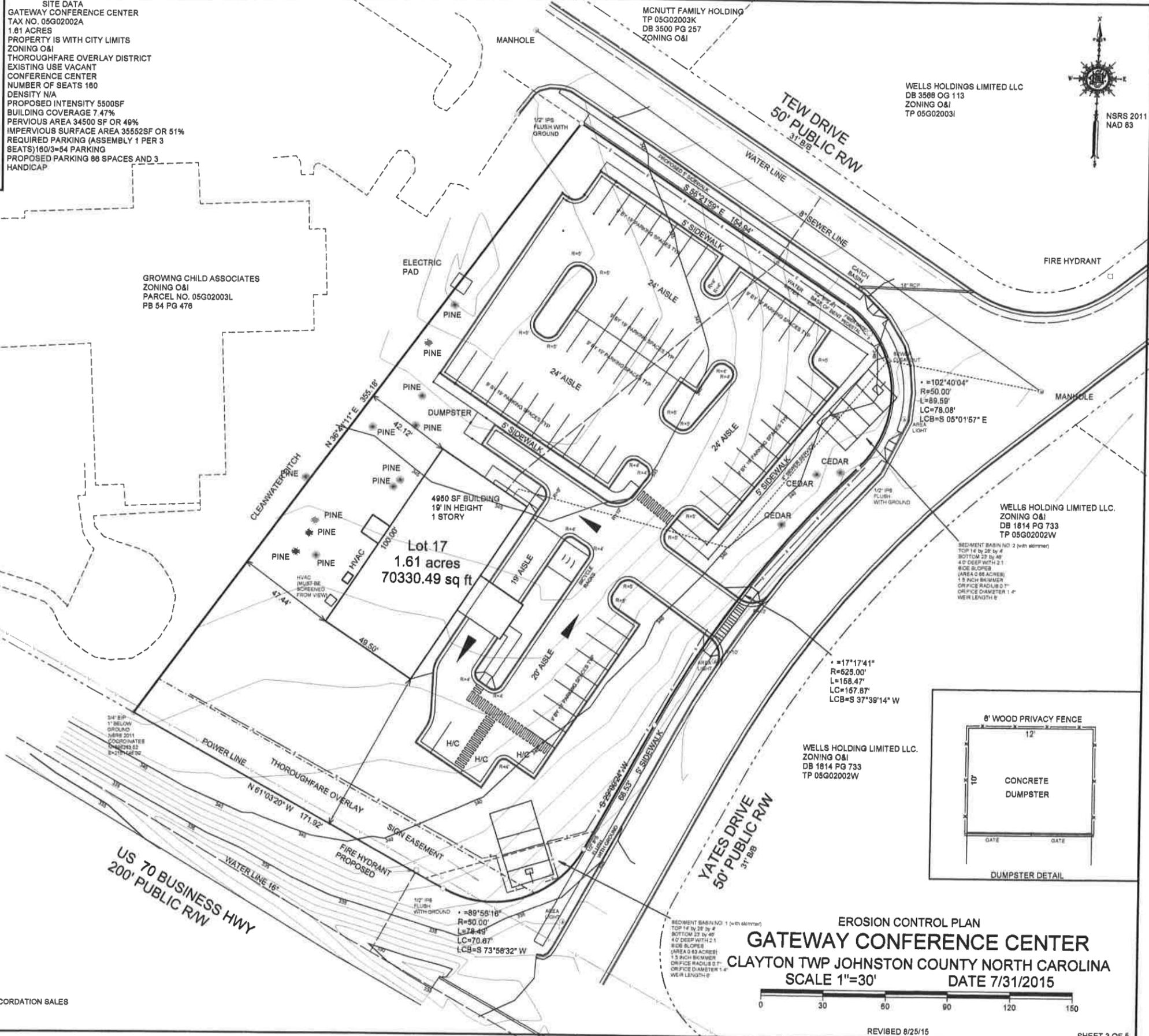
PRELIMINARY PLAT: NOT FOR RECORDATION SALES OR CONVEYANCES

EROSION CONTROL PLAN
GATEWAY CONFERENCE CENTER
 CLAYTON TWP JOHNSTON COUNTY NORTH CAROLINA
 SCALE 1"=30' DATE 7/31/2015



REVISED 8/25/15

SHEET 3 OF 5



Installation Avoid curves in public roads and steep slopes. Remove all vegetation and other objectionable material from the foundation area. Grade and crown foundation for positive drainage.

If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 side slopes, across the foundation approximately 15 ft from the entrance to divert runoff away from the public road (Figure 6.06c).

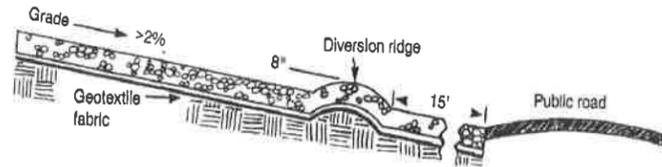


Figure 6.06c Temporary gravel construction entrance/exit with diversion ridge where grade exceeds 2%.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WITH DIVERSION RIDGE

1. GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE
2. INSTALL POST ACROSS THE WIDTH OF THE SEDIMENT TRAP
3. STEEL POST SHOULD BE DRIVE TO A DEPTH OF 24" SPACED A MAXIMUM OF 4' APART AND SPACED A MAXIMUM OF 4' APART AND INSTALLED UP THE SIDES OF THE BASIN AS WELL. THE TOP OF THE FABRIC SHOULD BE 6" HIGHER THAN THE INLET AND OUTLET DISCHARGE POINT
4. INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND OUTLET DISCHARGE POINT
5. BAFFLES LESS THAN 20' IN LENGTH MAY USE 2 BAFFLES SPLITTING BASIN INTO THREE
6. WHEN USING POST ADD A SUPPORT WIRE OR ROPE ACROSS THE TOP OF THE FABRIC TO PREVENT BAGGING
7. WEARPOUS MATERIAL, LIKE JUTE BACKED BY COB MATERIAL, OVER A SADDLE LEGS FOR ANCHORING. THE FABRIC SHOULD HAVE FIVE TO TEN PERCENT OPENING IN THE WEAVE. ATTACH FABRIC TO A ROPE AND A SUPPORT STRUCTURE WITH ZIP TIES, WIRE, OR STAPLES
8. THE BOTTOM AND SIDES OF THE FABRIC SHOULD BE ANCHORED IN A TRENCH OR PINNED WITH 8" INCH ERICHSO CONTROL MATTING STAPLES
9. DO NOT SPlice THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE BASIN

- Deswating—Allow the maximum reasonable detention period before the basin is completely deswated (at least 24 hours)
- Inflow rate—Reduce the inflow velocity and divert all sediment-free runoff.

MAINTENANCE
INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
BE SURE TO MAINTAIN ACCESS TO THE BAFFLE. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

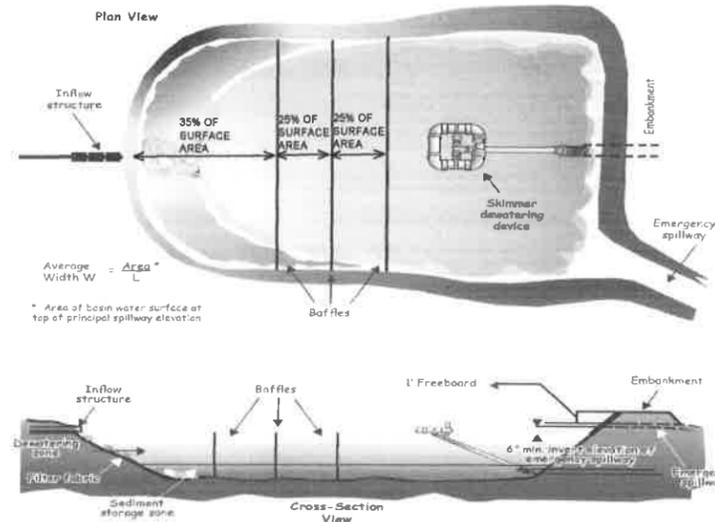
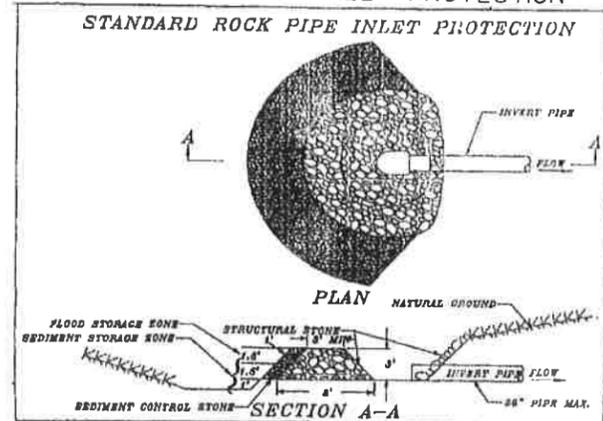


Figure 6.04c Example of a sediment basin with a skimmer outlet and emergency spillway. From Penn Erosion and Sediment Pollution Control Manual, March 2000.

**STONE FILTER INLET PROTECTION
STANDARD ROCK PIPE INLET PROTECTION**



SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE
2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH
3. REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW 4)
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 8 INCHES DEEP
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 80% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, AND SEEDING RATES
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

TEMPORARY SEEDING SPECIFICATIONS

Between May 1 and August 15, add 40 lb/acre German Millet. Prior to May 1 or after August 15, add 120 lb/acre rye (grain).
Fall is best for Tall Fescue and late winter for Lespedeza. Overseeding of Koba Lespedeza over the fall seeded tall fescue is very effective. Use unhulled bermudagrass seed in fall.

SOIL AMENDMENTS

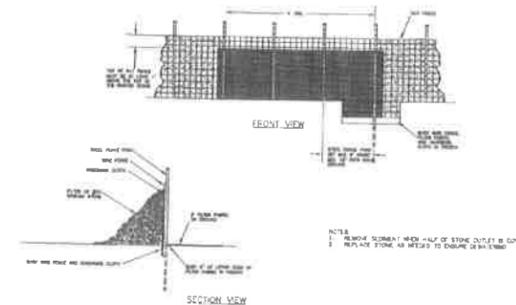
Apply lime and fertilizer according to tests, or apply 2,000 lb/acre ground agriculture limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre grain straw, or equivalent cover of another suitable mulching material. Anchor mulch by lacing with asphalt, raving or netting. Netting is the preferred anchoring method on steep slopes.

MAINTENANCE

Re-fertilize if growth is not fully adequate, reseed, re-fertilize and mulch immediately following erosion or other damage.

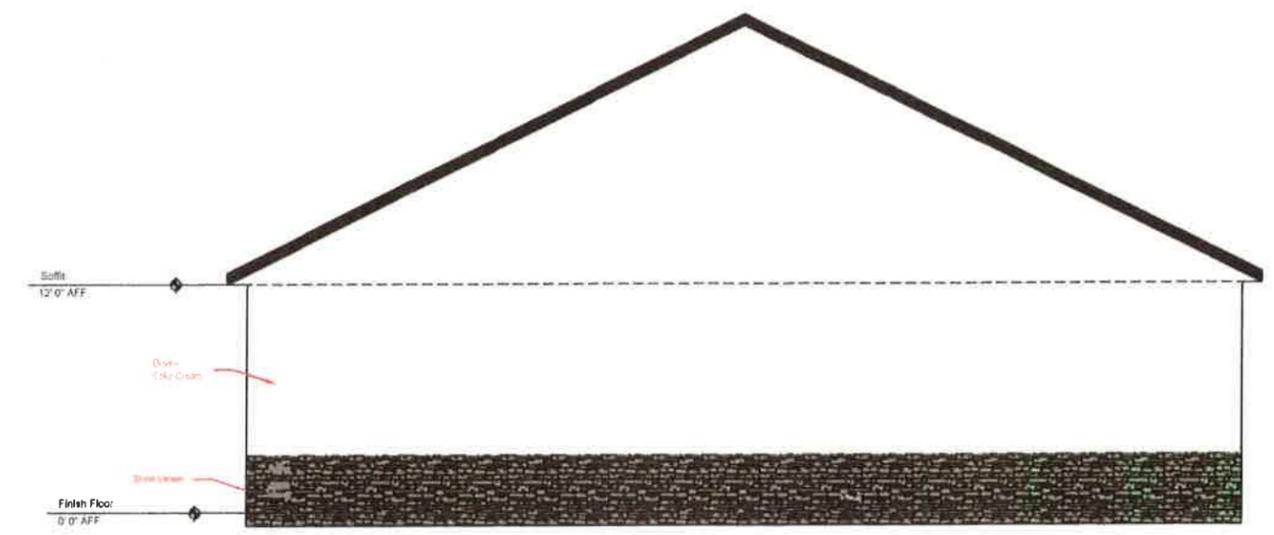


CONSTRUCTION SEQUENCE:

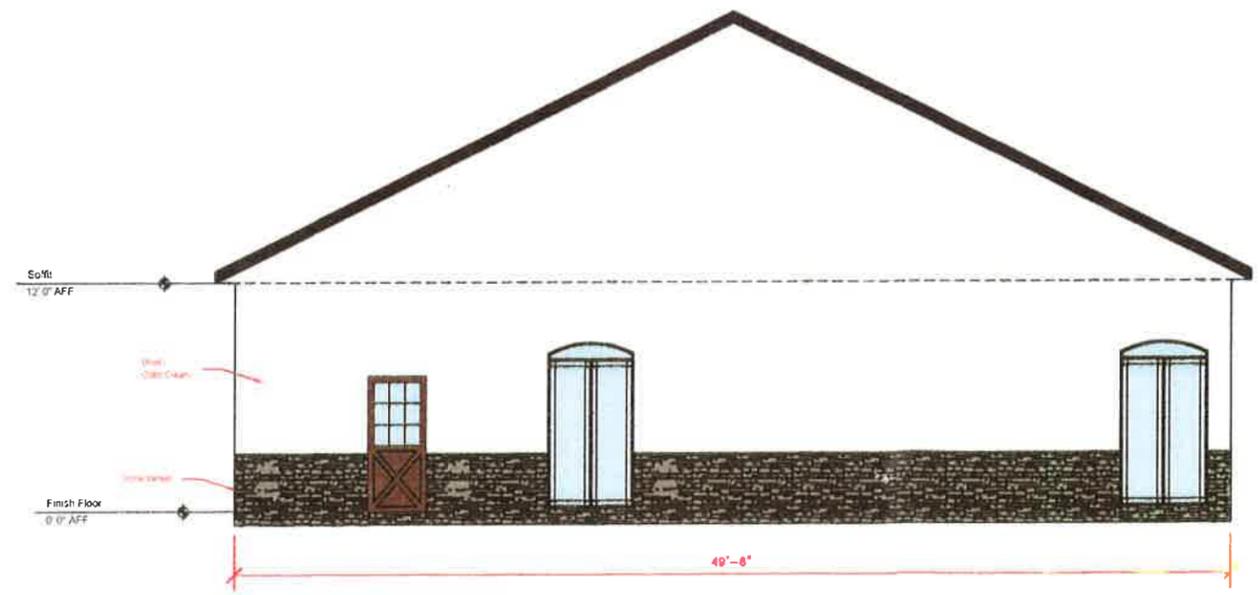
1. OBTAIN PLAN APPROVAL FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
2. NOTIFY LAND QUALITY WHEN CONSTRUCTION BEGINS 919-791-4200
3. INSTALL PIPES AS SHOWN ALONG VINCEN ROAD TO DIVERT CLEAN WATER AND GAIN ACCESS TO JOB
- 3A. INSTALL DIVERSION BERM ALONG WESTERN PROPERTY LINE AND SEED AND MULCH
4. INSTALL CONSTRUCTION ENTRANCE AND PROVIDE EROSION CONTROL MEASURES AS SHOWN ON THE PLAN.
5. INSTALL SILT FENCE AS SHOWN ON PLAN.
6. INSTALL/CONSTRUCT THE TEMPORARY SEDIMENT TRAPS AND SWALES, SEED, MULCH AND ANCHOR BASINS AND SWALES UNDER CONSTRUCTION. PLACE TEMPORARY DIVERSIONS INTO SEDIMENT BASIN AS SHOWN. INSTALL PIPES IN THESE AREAS TO INSURE NATURAL DRAIN.
7. CALL FOR INSPECTION BY LAND QUALITY 919-791-4200
8. PROCEED WITH CLEARING AND GRADING ACTIVITIES.
9. WHEN FINAL GRADES ARE ESTABLISHED, ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE PROTECTED FROM SOIL EROSION BY MEANS OF PERMANENT VEGETATIVE COVER, SEE TEMPORARY AND PERMANENT SEEDING SCHEDULE BELOW.
10. UPON ESTABLISHMENT OF PERMANENT GROUND COVER CALL FOR FINAL INSPECTION. 919-791-4200
11. REMOVE THE TEMPORARY SEDIMENT TRAP AND SEED AREA

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34

A B C D E F G H I J K L M N O P Q R S T U V



B
B3.02 Side & West Elevation
Scale: 1/4" = 1' - 0"



A
B3.02 Side & East Elevation
Scale: 1/4" = 1' - 0"

RECEIVED
AUG 03 2015
Town of Clayton
Planning Department

RECEIVED
AUG 03 2015
Town of Clayton
Planning Department



2700 Barton Ln Suite 103
Raleigh, NC 27604
O 919 424-9131 F 919 411-7365
Email: gary@aecvis.com Web: www.aecvis.com

ENGINEERING, BUILDING DESIGN
SURVEYING, PLANNING
DESIGN-BUILD TEAMING
ENERGY EVALUATION
COMMISSIONING



CERTIFICATION 7/24/2015

Terri Watson
121 Redstar
Ln. Clayton, NC
27520

CLIENT

**Floor Plan Drawings -
Conference Center
442 1/2 East Main St.
Clayton, North Carolina**

ALL ELEVATIONS AND DIMENSIONS MUST BE VERIFIED BY CONTRACTOR(S), MATERIAL SUPPLIERS AND SUBCONTRACTORS. ANY DISCREPANCY BETWEEN ACTUAL CONDITIONS AND THESE DOCUMENTS MUST BE PROVIDED IN WRITING TO THE PROFESSIONAL IN CHARGE PRIOR TO ORDERING AND/OR INSTALLING ANY ASSEMBLIES.

THIS DESIGN IS THE PROPERTY OF AEC VISUALIZATIONS, INC. AS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF AEC VISUALIZATIONS, INC. COPYRIGHT 2014

NO.	DATE	DESCRIPTION

PROJECT NO: 15-214
DRAWN BY: DLP
CHECKED BY: GOB
SHEET TITLE:

ELEVATIONS

SHEET B3.02 of 3ea B
PLOT DATE: 7/24/2015

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34

A B C D E F G H I J K L M N O P Q R S T U V



3700 Bannock Ln. Suite 103
 Raleigh, NC 27604
 O 919 422-0124 F 919 711-7583
 Email gary@aecvis.com Web www.aecvis.com

ENGINEERING BUILDING DESIGN
 SURVEYING PLANNING DESIGN
 DESIGN-BUILD TEAMING
 ENERGY EVALUATION
 COMMISSIONING



CERTIFICATION 7/24/2015

Terr Watson
 121 Redstar
 Ln. Clayton, NC
 27520

CLIENT
**Floor Plan Drawings -
 Conference Center
 442 1/2 East Main St.
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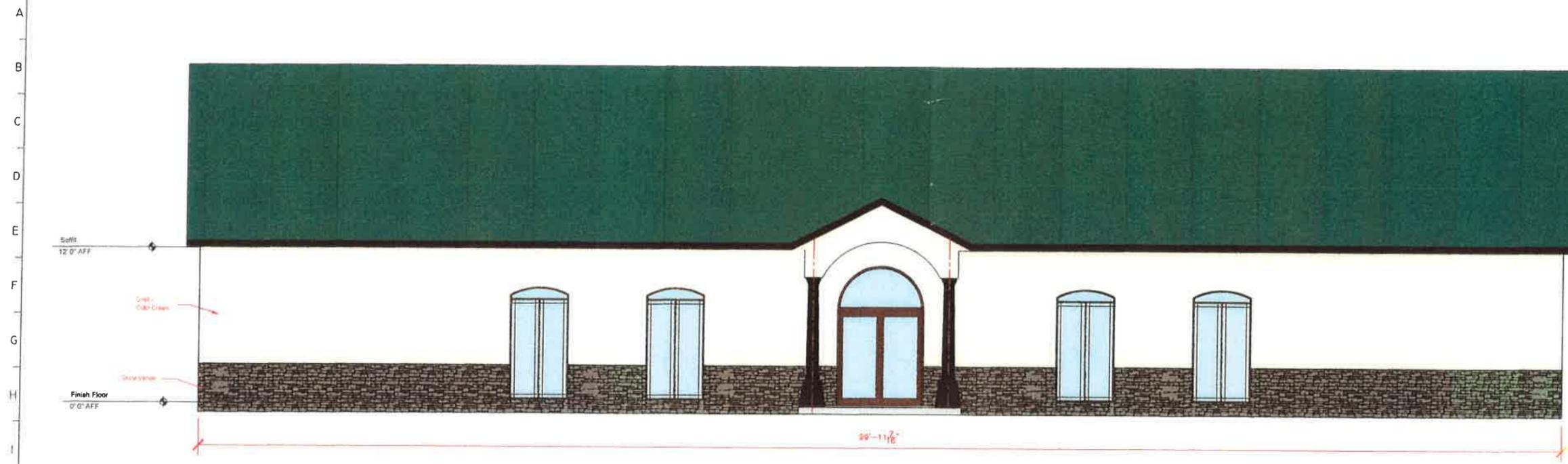
REVISIONS	DATE	DESCRIPTION

PROJECT NO.	15-214
DRAWN BY:	DLP
CHECKED BY:	GOB
SHEET TITLE	

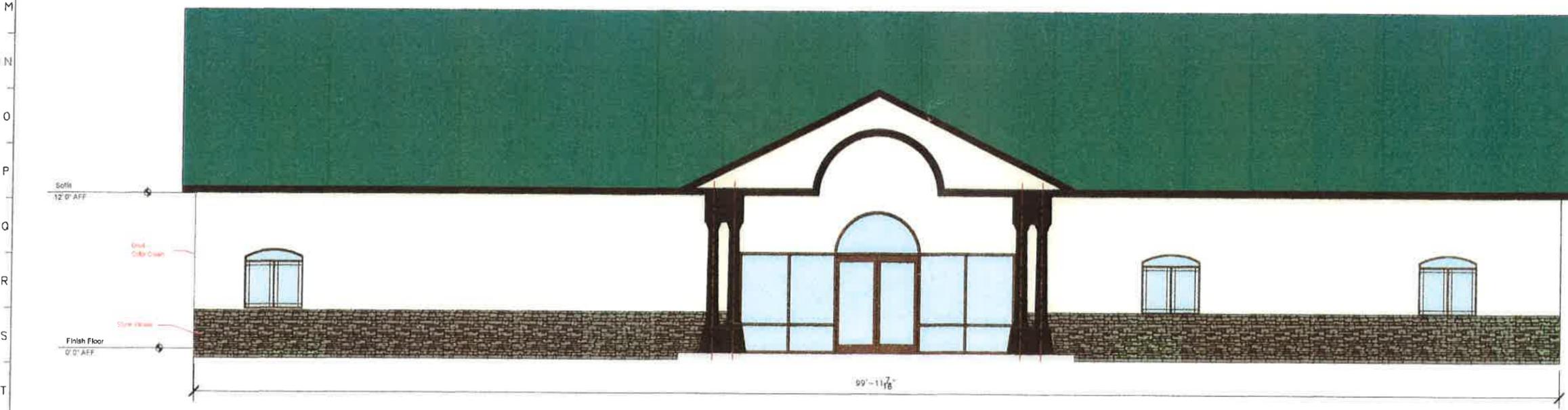
ELEVATIONS

SHEET	B3.01 of 2ea B
PILOT DATE	7/24/2015

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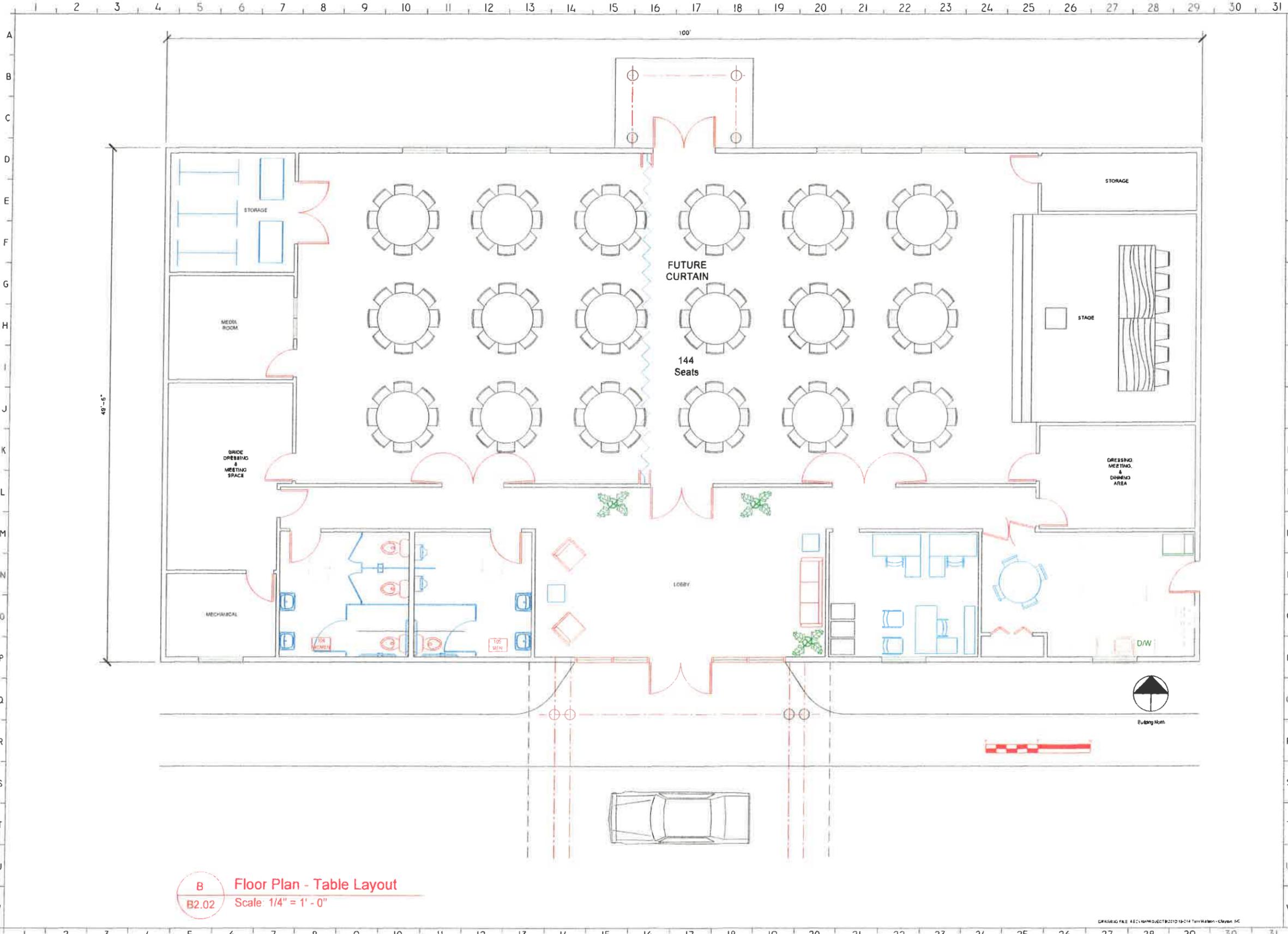


B Rear & North Elevation
 B3.01 Scale: 1/4" = 1' - 0"



A Front & South Elevation
 B3.01 Scale: 1/4" = 1' - 0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34



B Floor Plan - Table Layout
B2.02 Scale: 1/4" = 1' - 0"

AEC Visualizations
 7700 Barton Ln. Suite 103
 Raleigh, NC 27604
 P: 919-427-9134 F: 919-427-1153
 Email: gae@aecvis.com Web: www.aecvis.com

ENGINEERING BUILDING DESIGN
 SURVEYING PLANNING
 DESIGN-BUILD TEAMING
 ENERGY EVALUATION
 COMMISSIONING

NORTH CAROLINA PROFESSIONAL SEAL 8828
 ENGINEER
 GARY O. BLEDSOE
 FOR CONSTRUCTION

CERTIFICATION 7/24/2015

Terri Watson
 121 Redstar Ln. Clayton, NC 27520

CLIENT
Floor Plan Drawings - Conference Center
 442 1/2 East Main St. Clayton, North Carolina

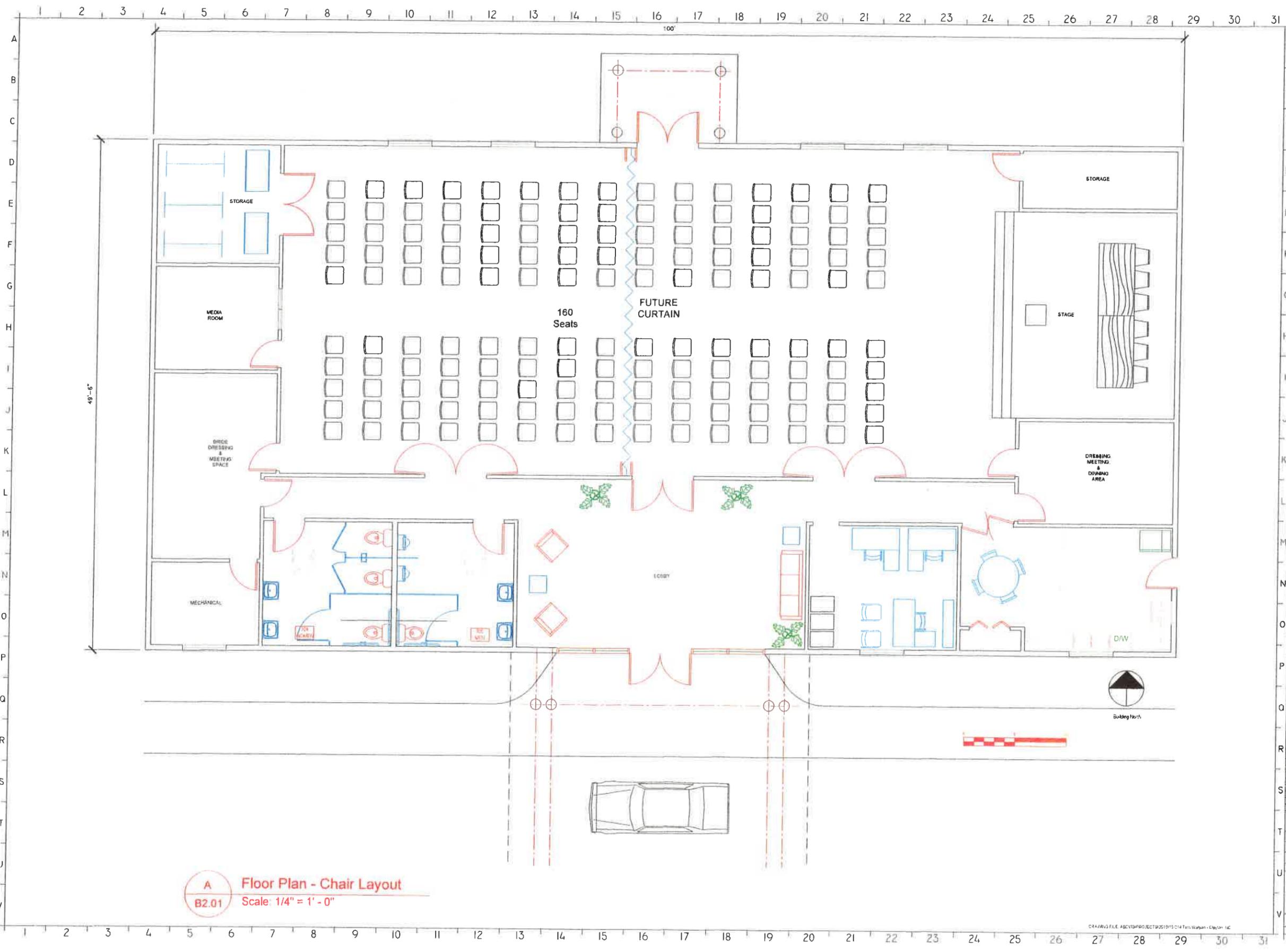
ALL ELEVATIONS AND DIMENSIONS MUST BE VERIFIED BY CONTRACTORS, MATERIAL SUPPLIERS AND SUBCONTRACTORS. ANY DISCREPANCY BETWEEN ACTUAL CONDITIONS AND THESE DOCUMENTS MUST BE PROVIDED IN WRITING TO THE PROFESSIONAL IN CHARGE PRIOR TO ORDERING AND/OR INSTALLING ANY ASSEMBLIES.

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REV	DATE	DESCRIPTION

PROJECT NO: 15-214
 DRAWN BY: DLP
 CHECK BY: GOB
 SHEET TITLE: SHOP DRAWING TYPICAL WALLS
 SHEET: B2.02 of 4ea B
 PLOT DATE: 7/24/2015

DRAWING FILE: AEC\WORK\PROJECT\2015\15-214 Terri Watson - Clayton, NC



A Floor Plan - Chair Layout
B2.01 Scale: 1/4" = 1' - 0"

AEC Visualizations
 5700 Research Ln. Suite 103
 Raleigh, NC 27604
 919 422-0134 F 919 717-7303
 Email: gary@aecvis.com Web: www.aecvis.com

ENGINEERING BUILDING DESIGN
 SURVEYING PLANNING DESIGN
 DESIGN-BUILD TEAMING
 ENERGY EVALUATION
 COMMISSIONING

NORTH CAROLINA PROFESSIONAL SEAL
 BEAL 8620
 ENGINEER
 GARY O. BLEDSOE
 7/24/2015

Client:
 Terri Watson
 121 Redstar Ln.
 Clayton, NC 27520

**Floor Plan Drawings -
 Conference Center -
 442 1/2 East Main St.
 Clayton, North Carolina**

ALL ELEVATIONS AND DIMENSIONS MUST BE VERIFIED BY CONTRACTOR(S), MATERIAL SUPPLIERS AND SUBCONTRACTORS. ANY DISCREPANCY BETWEEN ACTUAL CONDITIONS AND THESE DOCUMENTS MUST BE PROVIDED IN WRITING TO THE PROFESSIONAL IN CHARGE PRIOR TO ORDERING AND/OR INSTALLING ANY ASSEMBLIES.

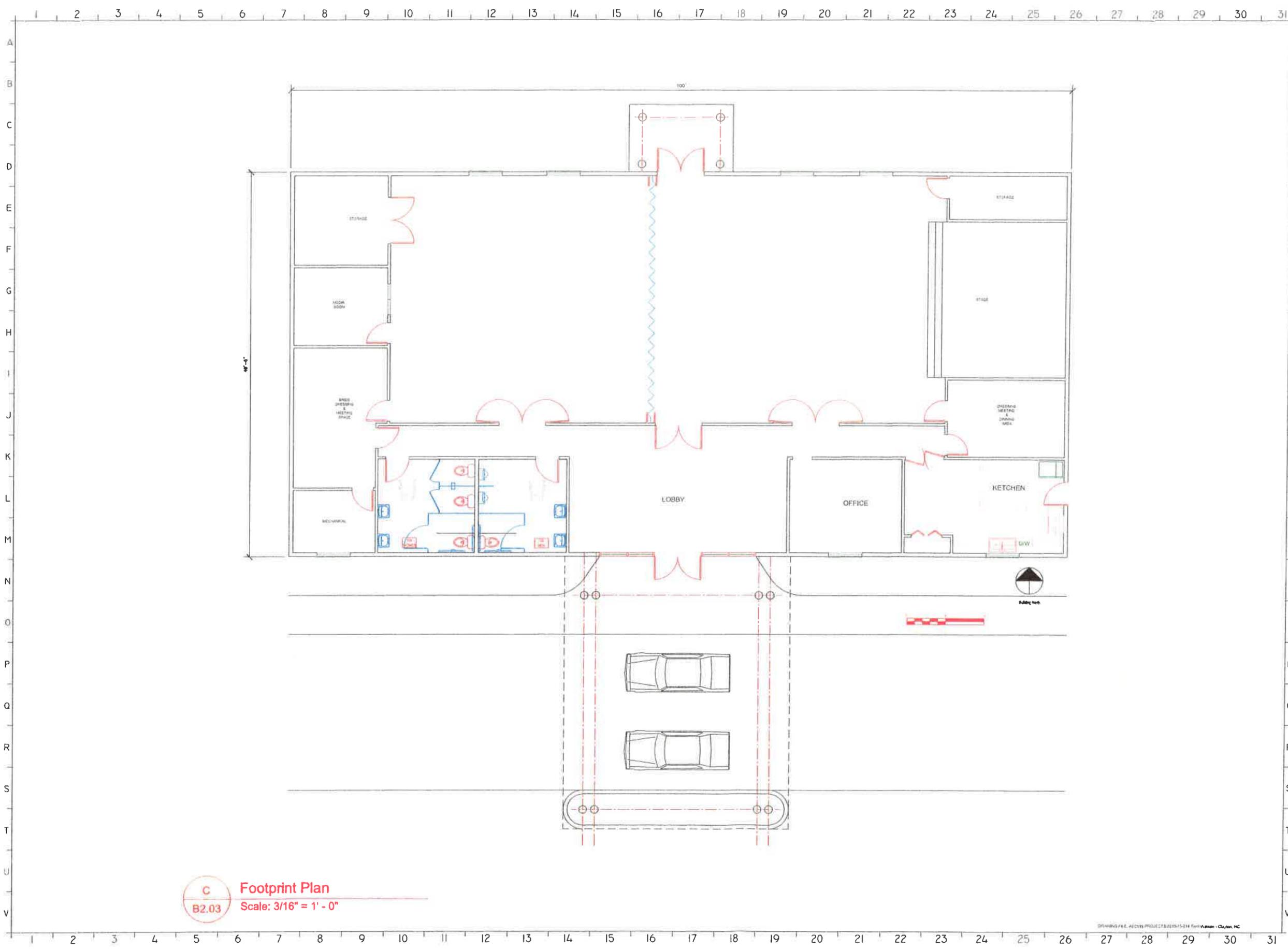
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REVISION	DATE	DESCRIPTION

PROJECT NO: 15-214
 DRAWN BY: DLP
 CHECK'D BY: GOB
 SHEET TITLE:

FLOOR PLAN WITH CHAIR LAYOUT

SHEET **B2.01** OF **4ea B**
 PLOT DATE: 7/24/2015



C Footprint Plan
 B2.03 Scale: 3/16" = 1' - 0"

AEC visualizations
 3510 Research Drive 100
 Raleigh, NC 27604
 O 919 422-9134 F 919 717-1265
 Email gary@aecvis.com Web www.aecvis.com

ENGINEERING BUILDING DESIGN
 SURVEYING PLANNING
 DESIGN-BUILD TEAMING
 ENERGY EVALUATION
 COMMISSIONING



CERTIFICATION 7/24/2015

Terri Watson
 121 Redstar
 Ln. Clayton, NC
 27520

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 Conference Center**
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REVISIONS	MARK	DATE	DESCRIPTION

PROJECT NO: 15-214
 DRAWN BY: DLP
 CHK'D BY: GOB
 SHEET TITLE:

**SHOP DRAWING
 TYPICAL WALLS**

SHEET B2.03 of 4ea B
 PLOT DATE: 7/24/2015



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
September 28, 2015

STAFF REPORT

Application Number: 12-05-04-PDD Project Name: East Village Walk Rezoning

NC PIN / Tag #: 166807-50-2827 / 05037010E
Town Limits/ETJ: Town Limits
Overlay: Watershed Protection Overlay
Applicant: East Village Investments, LLC
Owner: East Village Investments, LLC
Location: The project is located at the intersection of East Front Street and Bent Branch Loop.

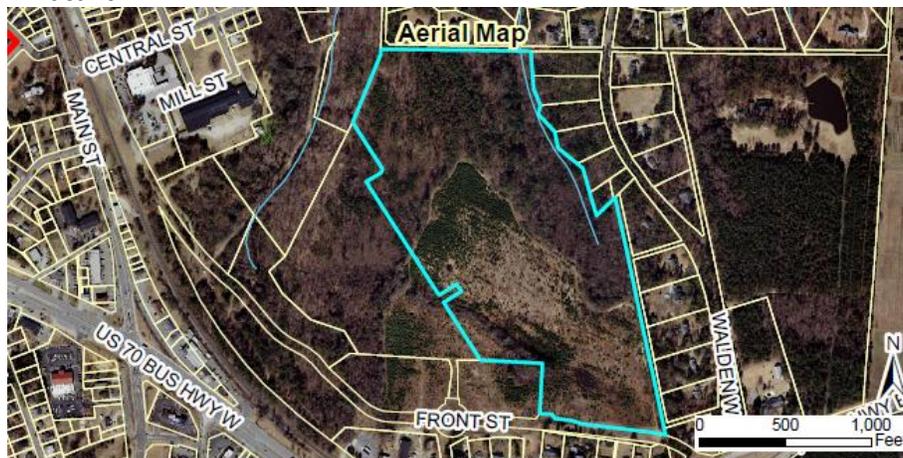
Public Noticing:

- Neighborhood meeting September 9, 2015
- Sign posted September 18, 2015
- Letters mailed prior to October 21, 2015
- Newspaper Ad posted prior to October 21, 2015

REQUEST: Rezoning 52.57 acres from PD-R to PD-R. This application is running concurrently with preliminary subdivision plat application, acting as a master plan, 12-05-05-SD East Village Walk.

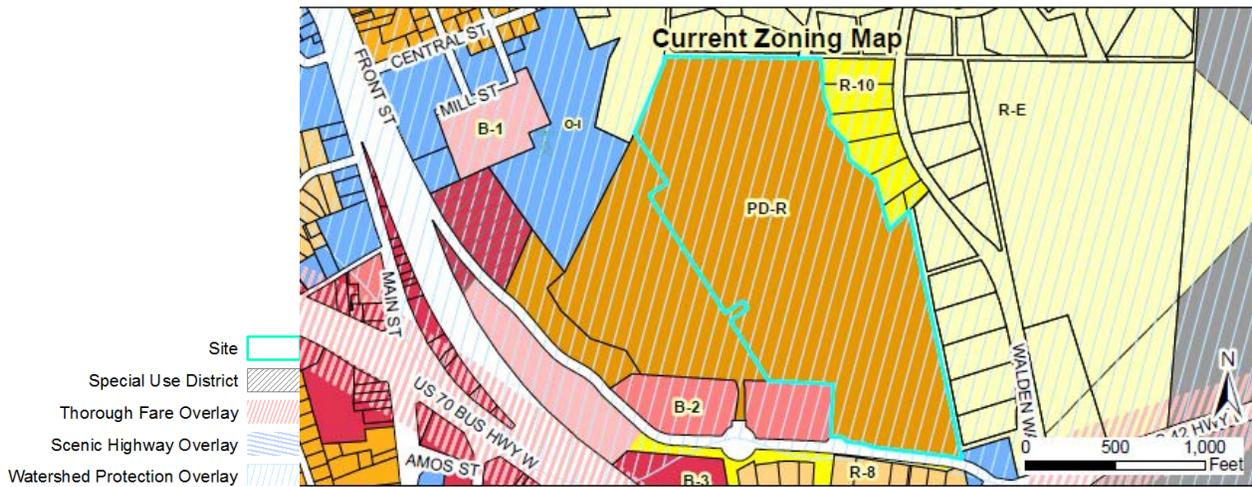
SITE DATA:

Acreage: 52.57
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate	Single-Family Homes, Vacant
South	Neighborhood-Business, Residential-8, Residential-10	Vacant, Single-Family Homes
East	Residential-10, Residential-8	Single-Family Homes
West	Planned Development-Residential, Residential-Estate	Apartments, Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 52.57 acres of land to PD-R. This application is running concurrently with a major preliminary plat, acting as a master plan, for East Village Walk. The subject property’s existing zoning is PD-R. However, this was designated in 2012 when the property was running concurrently with a different master plan than the one currently proposed for the site. All Planned Developments are tied to specific Master Plans. As a result, in order for the new master plan to be approved the property must go through the rezoning process again.



Compatibility with Surrounding Land Uses

The surrounding land uses are primarily residential, along with some vacant parcels. The proposed zoning category is Planned Development-Residential, making it compatible with surrounding residential uses.

Consistency with the Strategic Growth Plan

Clayton’s 2008 Strategic Growth Plan designates this parcel as “Residential-Light”. The proposed rezoning for this site is Planned Development-Residential. This zoning category will be consistent with the strategic growth plan because it allows the property to be developed for residential use, which is what was envisioned in the Growth Plan.



CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- This rezoning is running concurrently with a major subdivision request (12-05-05-SD East Village Walk)

APPROVAL CRITERIA:

The applicant has addressed the Rezoning Approval Criteria outlined in §155.705. The applicant’s responses are incorporated as an attachment to the Staff Report.

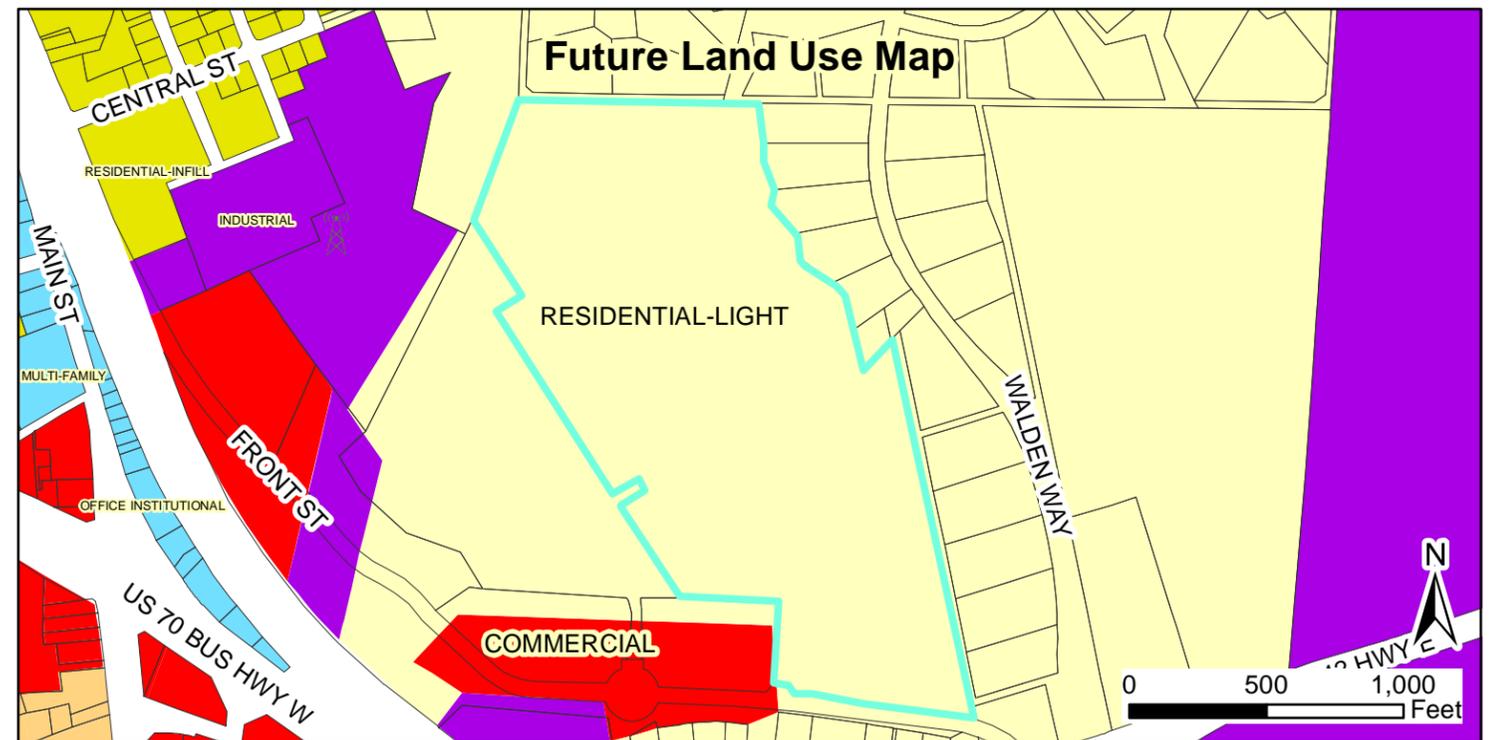
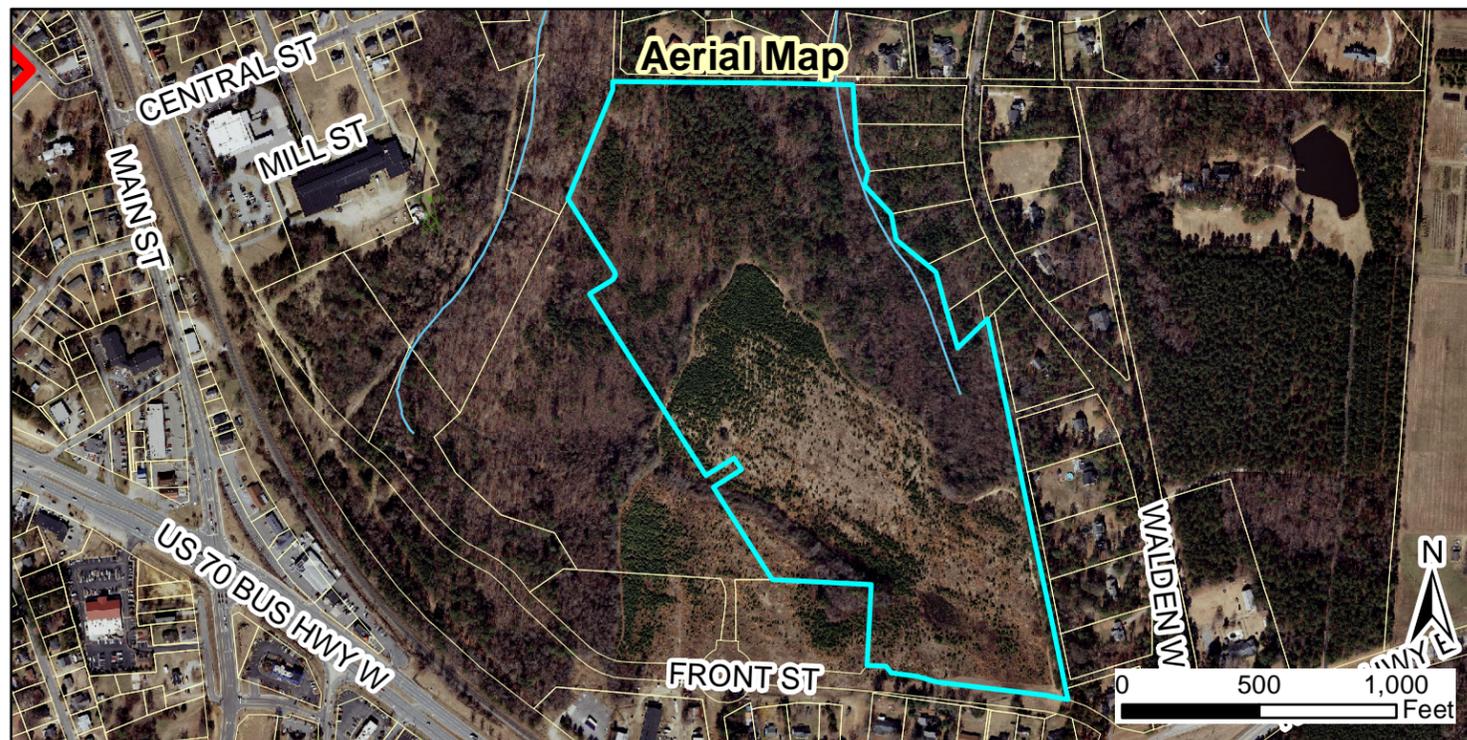
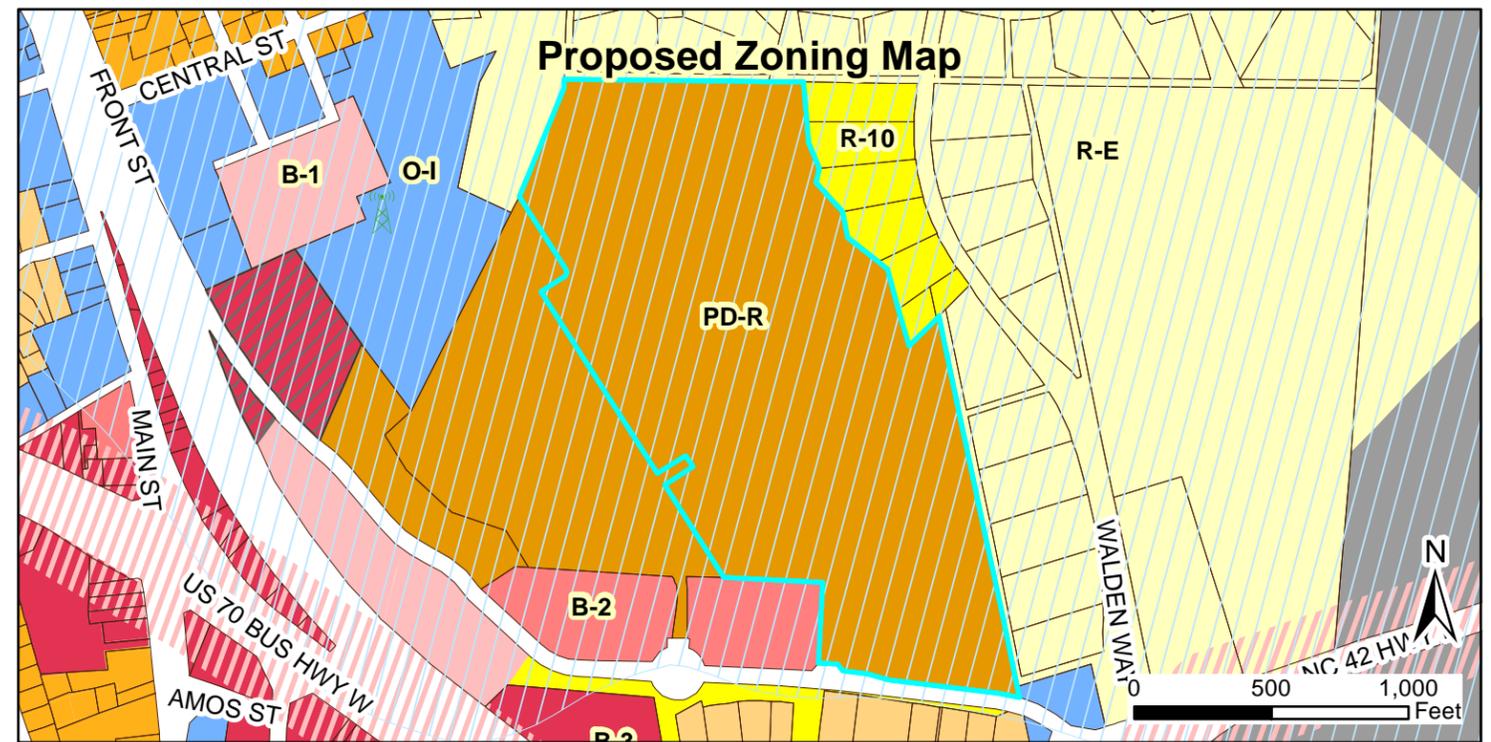
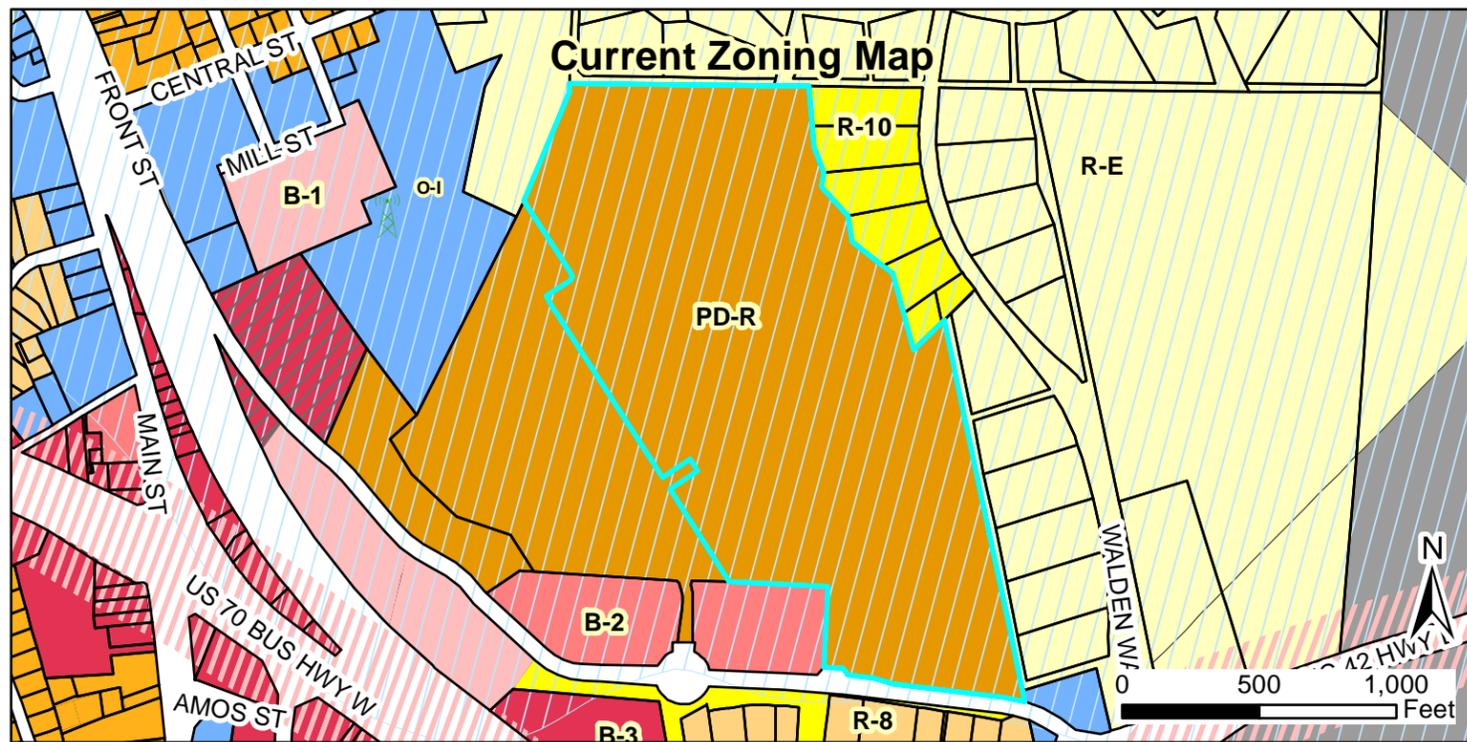
STAFF RECOMMENDATION:

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

Staff Report
12-05-04-PDD East Village Walk Rezoning

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



12-05-04-PDD East Village Walk
Request: Rezoning from PD-R to PD-R
12-05-05-SD East Village Walk
Request: 300-lot sbudivision

Applicant: East Village Investments, LLC
 Property Owner: East Village Investments, LLC
 Parcel ID Number: 166807-50-2827
 Tag #: 05037010E

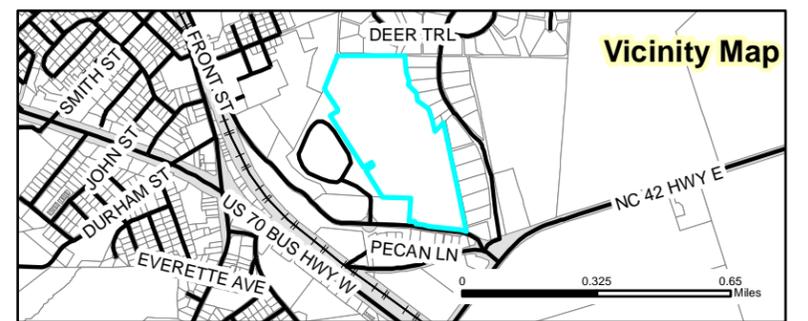


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay

09/15/2015

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2015\12-05-05-SD East Village Walk - maj subdivision\Maps\StaffReportMap_EastVillageRezoning&Subdivision.mxd





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

REZONING APPLICATION

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

Application fee: Standard Rezoning: \$500.00
 Rezoning to Planned Development District: \$1,000.00 + \$5.00 acre
All fees are due when the application is submitted.

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

SITE INFORMATION

Name of Project: EAST VILLAGE Pocket Community Acreage of Property: 52.57
 County Tag Number: 05037010E NC PIN: 166807-59-2827
 Address/Location: NORTH SIDE EAST FRONT ST.

Existing Zoning District: ~~PR-D~~ PD-R
 Proposed Zoning District: ~~PR-D~~ PD-R

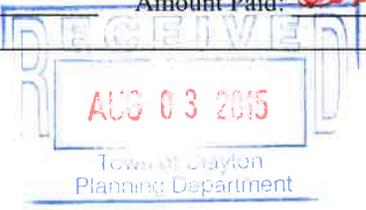
Is project within an Overlay District? No
 Yes (list): Watershed Protection

APPLICANT INFORMATION

Applicant: EAST VILLAGE INVESTMENTS, LLC.
 Mailing Address: 2217 STATIONBURG RD, GREENVILLE, NC
 Phone Number: 919-796-1612 Fax: _____
 Contact Person: MARK GRAMLING
 Email Address: mark@timugroup.com

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: ~~500.00~~ \$1265.00 File Number: 12-050-04-~~RE~~ PDD



PROPERTY OWNER INFORMATION

Name: EAST VILLAGE INVESTMENTS, LLC
 Mailing Address: 2217 STANTONS BURG RD, GREENVILLE, NC
 Phone Number: _____ Fax: _____
 Email Address: _____

EXPLANATION OF PROJECT

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

AS PER SUBMITTED

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>					
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	<input checked="" type="checkbox"/>		✓		
3. Completed application	<input checked="" type="checkbox"/>		✓		
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓ needed.	
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department). <u>AS SUBMITTED</u>	<input type="checkbox"/>		✓		
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
7. Adjacent property owners list <u>AS SUBMITTED</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓ forthcoming.	
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input type="checkbox"/>			✓ forthcoming.	
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>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.</i>	<input type="checkbox"/>			✓ needed.	

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

AS PER SUBMISSION, YES

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

AS PER SUBMISSION, YES

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

AS PER SUBMISSION, MEETS DEMAND IN THE TOWN.

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

ADEQUATE SERVICES & FACILITIES ARE AVAILABLE.

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

As per submission, Yes

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

As per submission, Yes

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

Yes.

APPLICANT AFFIDAVIT

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

Mark Gramling
Print Name

[Signature]
Signature of Applicant

8-3-15
Date



3715 Neil Street * Raleigh, NC 27607 * O) 919.827.1790 * www.timugroup.com

August 26, 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 proposed Rezoning and Subdivision Development adjacent or in close proximity to property shown in your ownership by Johnston County tax records. Per Town ofPo 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: Wednesday, September 9th, 2015

Meeting Time: 6:30 – 7:30 PM

Meeting Location: The Clayton Center, Hales Room: 111 E 2nd Street Clayton, NC 27520

Type of Application: Rezoning & Major Subdivision

Project Address: Please see attached map and project description, below

Project Description: East Village Pocket Community is a 52.57 acre Planned Residential Development (PD-R) in the Town of Clayton. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates. The development plan incorporates a mixture of single-family homes and townhomes, and will be age targeted to an active adult population (55 years and older). Single-family homes and townhomes will be clustered into pods. The single family home pods front a pedestrian oriented greenspace. A private Amenity Center, including a swimming pool and fitness center, is proposed.

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/ or development proposal. If you have any questions prior to or after this meeting, you may contact us at (919) 363-0404. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Gramling".

Mark Gramling
TIMU Group

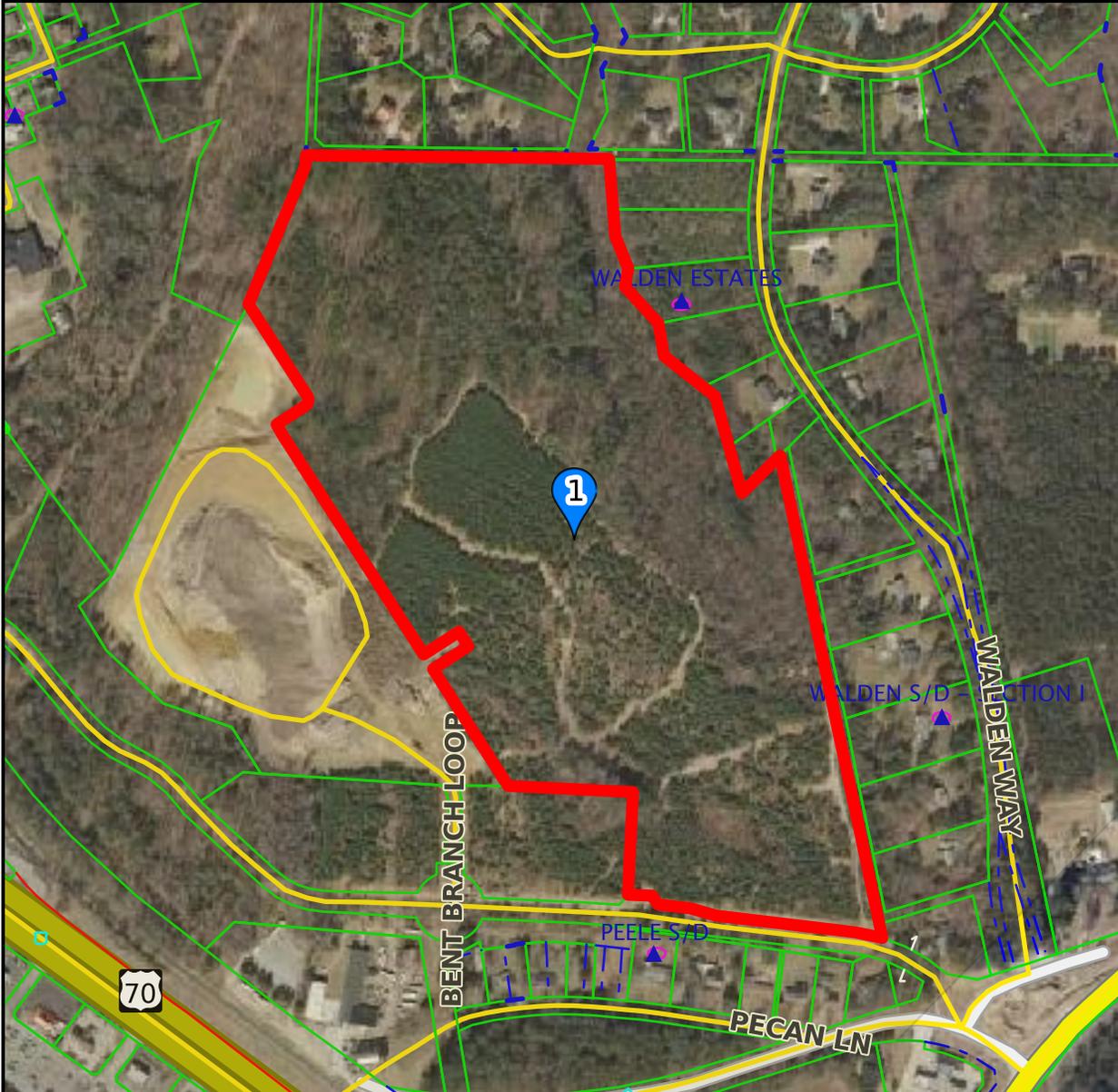
Cc: Town of Clayton Planning Department

East Village Pocket Community- Vicinity Map



*** DISCLAIMER ***

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



Result 1

id: 166807-59-2827
Tag: 05037010E
Tax Unique Id: 4244398
NCPin: 166807-59-2827
Mapsheets No: 166807
Owner Name 1: TH CLAYTON DEVELOPMENT COMPANY LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Site Address 1:
Site Address 2:
Book: 04483
Page: 0821
Market Value: 1010540
Assessed Acreage: 52.57
Calc. Acreage: 52.8
Sales Price: 2704500
Sale Date: 2014-08-08



Scale: 1:5993 - 1 in. = 499.38 feet

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

Johnston County GIS
August 17, 2015

EAST VILLAGE WALK

NEIGHBORHOOD MEETING AGENDA, September 9, 2015

- 6:30-6:45pm - Review of plans (informal discussions, attendees roam at their leisure)
 - 6:45- 7:10pm – Official welcome of attendees; introduction of team
 - Developer comments; thanks attendees for coming; describes his firm’s interest in project and connection to Clayton as place appropriate for project.
 - Project background: existing subdivision approved September 2012; completion of East Front Street and The Arbors
 - Comparison of layouts of original and proposed: street access points unchanged; arrangement of lots, open space, and greenway trails basically the same; amenities now include clubhouse and swimming pool; density increase from 208 to 300 .
 - Project Design features: (1) The Common Courtyards Concept (Focus on intimate “front yard” pedestrian-only community open spaces; Cars in alleys; reduce visual impact of cars on neighborhood; Small to midsize lots for lower maintenance)
 - Architectural Character: (1) Small to mid-sized houses; (2) Downstairs master suites; (3) Garage parking (option); (4) Front porches for architectural character and promotion of community.
 - 7:10-7:30pm – Questions from attendees. See Q&A sheets
 - 7:30pm – Meeting ends
-

EAST VILLAGE WALK

NEIGHBORHOOD MEETING – Questions & Answers

September 9, 2015

Notes by: Jimmy Thiem, HagerSmith Design

- Q: Will proposed Tupelo Street (Subdivision Entrance 1) intersect E. Front Street at same location as shown on previously approved subdivision plan? Berm on south side of Front Street installed as part of Front Street project built to height of 3' vs. 6', with limited screening vegetation. [from: owner of PIN 166807-58-3397]
 - A: Tupelo Street is proposed to remain in the same location as shown on the existing approved subdivision plan. Recommended contacting Town of Clayton Public Works regarding height of berm and plantings. Representative of TIMU Group offered to go look at the situation to see what improvements might be made to enhance buffering of traffic.
- Q: What is residential density of approved and proposed plans?
 - A: Approved density is 208 units. Proposed density is 300 units.
- Q: What is time frame for build-out of project?
 - A: 4-5 years with construction starting early 2016.
- Q: How will parking be provided on streets/lanes?
 - Groups of parallel parking spaces are provided in various locations along the streets/lanes.
- Q: Where are vehicle ingress/egress locations for project?
 - A: There are three: (1) proposed Tupelo Street connecting to E. Front Street, (2) public street connecting to existing street stub-out at The Arbors, (3) public street stub-out at northwest corner of site to undeveloped lot west of Walden subdivision.
- Q: Has traffic study been done? Concern for impact of traffic on E. Front Street.
 - A: The original traffic study has been updated to reflect both the increased density proposed for East Village Walk as well as for the proposed expansion of The Arbors which replaces property originally planned for future commercial development. The study indicates a reduction in daily vehicle trips, primarily related to the reduced traffic levels associated with the 55+ year adult focus for East Village Walk. The study has been submitted to the Town of Clayton and is presently under review.
- Q: Where will you start construction?
 - A: The southern end of the site near E. Front Street.
- Q: What is proposed for property bordered by Pecan Lane and Old NC 42?

- That property is not part of the East Village Walk project, and we are not involved in its development.
 - Q: There is a problem with drivers east bound on E. Front Street making a left-hand turn onto NC 42 during certain times of the day. What can be done to fix this?
 - A: We understood, during the planning phase for the E. Front Street extension, that a traffic light was proposed for this intersection at some future date. Recommended that they contact Clayton Public Works or the local N.C. Division of Highways District office for more information.
 - Q: Are there alternative locations for vehicular access.
 - A: Discussion focused on routing of street from proposed East Village Walk stub-out at the north end of the site after it exited the property. All agreed that tying back into the Walden subdivision to the west was highly unlikely. Extending the street to the west the most likely connection was to Central Street which would involve crossing a stream channel with riparian buffers and significant side slopes.
-

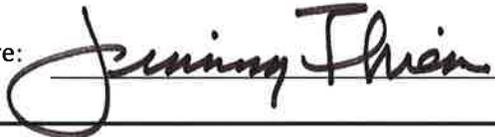
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: EAST VILLAGE WALK 12-05-05-SD

Date of Mailing: AUG. 27, 2015

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

Printed Name: JIMMY THIEM Signature: 

Date of Meeting: SEPT. 10, 2015 Time of Meeting: 6:30 PM

Location of Meeting: THE CLAYTON CENTER, HALES ROOM

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

SEE ATTACHMENT: NEIGHBORHOOD
MEETING - QUESTIONS & ANSWERS

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

EAST VILLAGE WALK**NEIGHBORHOOD MEETING – Questions & Answers****September 9, 2015****Notes by: Jimmy Thiem, HagerSmith Design**

- Q: Will proposed Tupelo Street (Subdivision Entrance 1) intersect E. Front Street at same location as shown on previously approved subdivision plan? Berm on south side of Front Street installed as part of Front Street project built to height of 3' vs. 6', with limited screening vegetation. [from: owner of PIN 166807-58-3397]
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-

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: EAST VILLAGE WALK

Application: 12-05-03-SD (Preliminary Plat / Major Subdivision)

Location/Date: CLAYTON CENTER, HALFS ROOM SEPT. 9, 2015

	NAME	ADDRESS
1	Jimmy Thiem	634 N. Blount St., Raleigh, NC 27604
2	Tim Kurmashkie	1030 Washington St. Raleigh, NC 27605
3	Mark Cramling	3715 Lenoir St., Raleigh, NC
4	Devin Sprole	" " "
5	Joe Smith	118 Ashtz Ave Raleigh
6	Elizabeth Babbitt	116 Pecan Lane Clayton
7	Angela Jones	118 Pecan Lane
8	" "	106 Pecan Lane
9		
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17		
18		
19		
20		



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
September 28, 2015

STAFF REPORT

Application Number: 12-05-05-SD

Project Name: East Village Walk Preliminary Subdivision/Master Plan

NC PIN / Tag #: 166807-59-2827 / 05037010E
Town Limits/ETJ: Town Limits
Overlay: Watershed Protection Overlay
Applicant: East Village Investments, LLC
Owner: East Village Investments, LLC
Location: Off of East Front Street, between the Arbors at East Village apartments and Walden Way Subdivision

Public Noticing:

- Neighborhood meeting September 9, 2015
- Sign posted September 18, 2015
- Letters mailed prior to October 21, 2015
- Newspaper Ad posted prior to October 21, 2015

REQUEST: The applicant is requesting preliminary subdivision approval for a 300 unit, single-family subdivision to be developed on 52.57 acres of land. This project is running concurrently with rezoning request 12-05-04-PDD to rezone the property to PD-R.



SITE DATA:

Acreage: 52.57 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate	Single-Family Homes, Vacant
South	Neighborhood-Business, Residential-8, Residential-10	Vacant, Single-Family Homes
East	Residential-10, Residential-8	Single-Family Homes
West	Planned Development-Residential, Residential-Estate	Apartments, Vacant

DEVELOPMENT DATA:

Proposed Uses: Single-Family Homes
Buildings: 300 residential units
Density/Intensity: 5.7 dwelling units per acre
Number of Stories: Maximum height of 35 feet
Impervious Surface: 49.08%
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: There will be three access points. One will be provided off of East Front Street. Another access will be connected to an existing stub-out in the Arbors at East Village Apartment complex. The third access will be a stub-out located on the northwestern corner of the property for future development.
Water/Sewer Provider: Town of Clayton
Electric Provider: Town of Clayton

STAFF ANALYSIS:

Overview

The applicant is requesting preliminary subdivision plat approval, acting as a Master Plan, for East Village Walk. This 52.57 acre project is running concurrently with rezoning request 12-05-04-PDD which would rezone this property to PD-R. The rezoning request must be approved in order for the revised subdivision to be approved.

The plan proposes to develop 300 single-family units. These units are clustered together in a higher density with very small setbacks due to the unique design of the development. The development is proposed to be a “Pocket Community” which means that the homes in the community will be clustered into “pods” that front a 30 foot pedestrian greenspace/courtyard. Vehicular access to these homes will be located at the rear of the homes off of small side streets (alleys) referred to as “cottage lanes”. The development is proposed to be a 55+ community, and will have amenities such as a club house, swimming pool, fitness center, and “pocket parks”.



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS



Consistency with Adopted Plans

- 2008 Strategic Growth Plan**
 The 2008 Strategic Growth Plan designates this property as “residential-light”. The high density proposed for this development is not what the Strategic Growth Plan originally envisioned for the property and the surrounding area. However, one of the goals of the Strategic Growth Plan is to increase residential presence in the downtown area which is what this project would do. When the Growth Plan

was adopted in 2008, East Front Street had not yet been developed. With the development of East Front Street, the subject property and surrounding properties, now have a much quicker and easier access to downtown Clayton. The Town of Clayton has already begun incorporating residential uses with higher densities in the surrounding area. For example, the property directly to the West of the subject property was developed into 192 multi-family apartments (Arbors at East Village), and is currently seeking approval for 72 additional units in 3 new buildings. While the high density seen in this proposal is not what was originally intended for the subject property, it is consistent with the direction of having higher densities close to the Downtown Core.



- **Unified Development Code**

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

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the current land uses surrounding the subject property which are primarily residential with some agricultural. The property directly west of the subject property is currently used for multi-family apartments. The high density of this residential subdivision would fit in well with this use.

The properties directly east of the subject property are single-family residences in an R-E zoning district. The lot sizes of these residences are much larger than that of the proposed subdivision. However, the existing vegetation and riparian buffer area that lies between the subject property and these residences is a large enough buffer to mitigate the impact on the existing homes.

Landscaping and Buffering

The applicant is proposing to provide a “streetscape” along the main collector road of the subdivision. A landscape buffer is also being provided along the perimeter of the property. A detailed landscaping plan will be submitted when each phase of the subdivision comes in for review. Each residential lot will have one ornamental street tree and two shrubs. Corner lots with a side yard will contain two ornamental street trees and two shrubs per lot.

Recreation and Open Space

The subdivision includes six “pocket parks” for the residents. There is also a club house located on the site with amenities such as a pool, fitness center, and club rooms.

Environmental

The property has a resource conservation area located on the western portion of the property. The total acreage of resource conservation areas for the property is 2.01 acres. A buffer is provided per code, and the applicant will comply with all conservation buffer requirements from the Town of Clayton.

This site is within the Watershed Protection Overlay, and already has a previously approved Special Intensity Allocation, which will allow it to exceed the 2 dwelling units/acre (or 36% impervious surface) development restriction. As currently proposed, the site will have ±49% impervious surface.

Access/Streets

There will be three access points to the subdivision. The first access is a two-way entrance driveway located off of East Front Street. There is also be an entrance connecting to The Arbors at East Village Apartments via an existing stub-out. The third access point is located on the northwestern corner of the property. A stub-out will be provided here to connect the property to any future development to the north.

Multi-Modal Access

Interior sidewalks are provided throughout the subdivision for residents. These sidewalks are located along the perimeter of each “pod” and extend throughout the entire community, allowing pedestrian access to all “pocket parks” and club house amenities. A greenway trail is also provided from East Front Street which extends along the western and northern perimeter of the property.

Garbage / Recycling

Residents will use roll-outs and the club house will use dumpsters.

Architecture/Design

All homes will have slab-on-grade, crawl-space, or basement foundation. The homes will include decorative features, such as shutters and bay windows. Garage doors will have will also have windows and other decorative features. The homes will consist of varied color palettes and the materials of the homes will consist of cementations stucco, wood, wood composite, glass, and architectural metals. The applicant has stated that vinyl siding is not permitted in the subdivision.

Waivers/Deviations/Variations from Code Requirements

None.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval, which is functioning as a Master Plan, for a 300 unit residential subdivision.
- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 12-05-04-PDD

FINDINGS:

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

CONDITIONS:

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

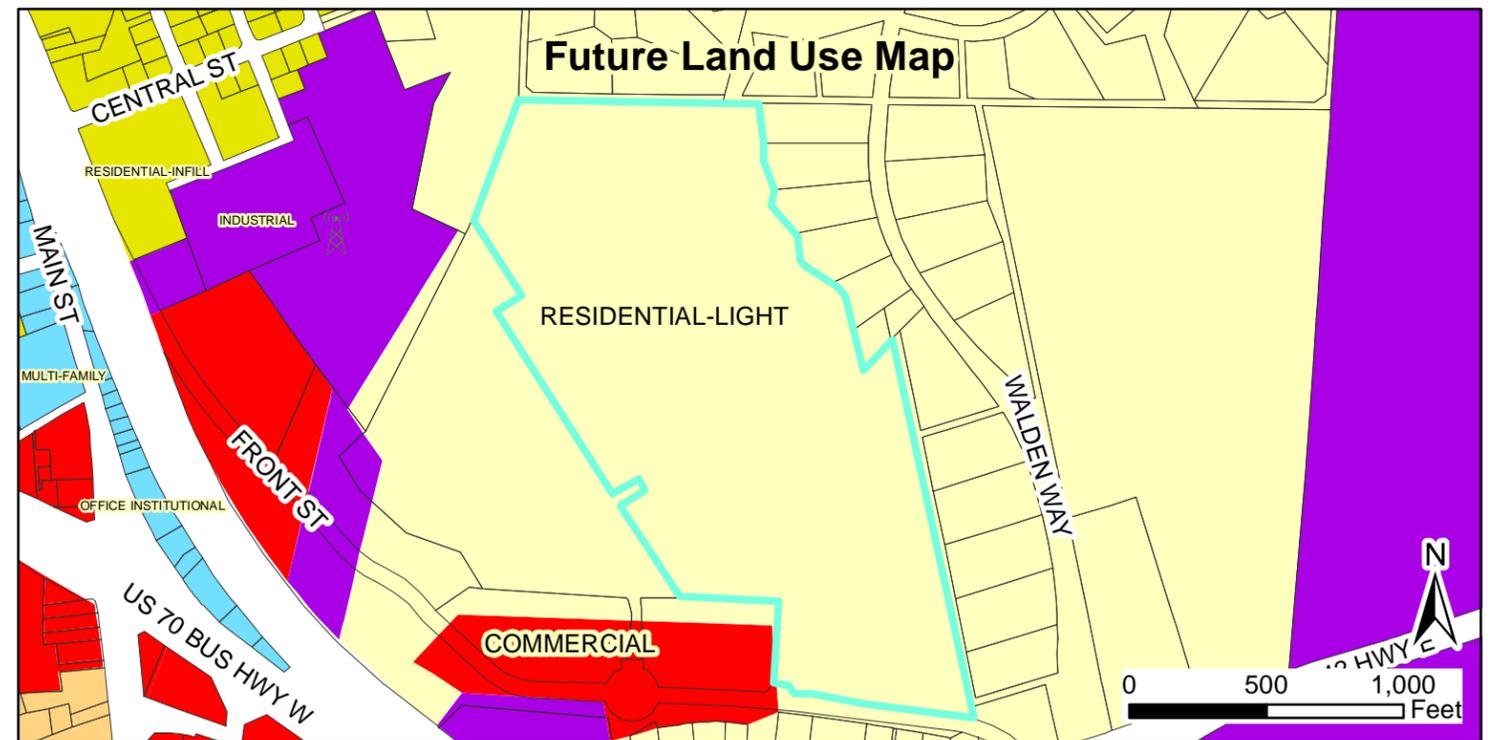
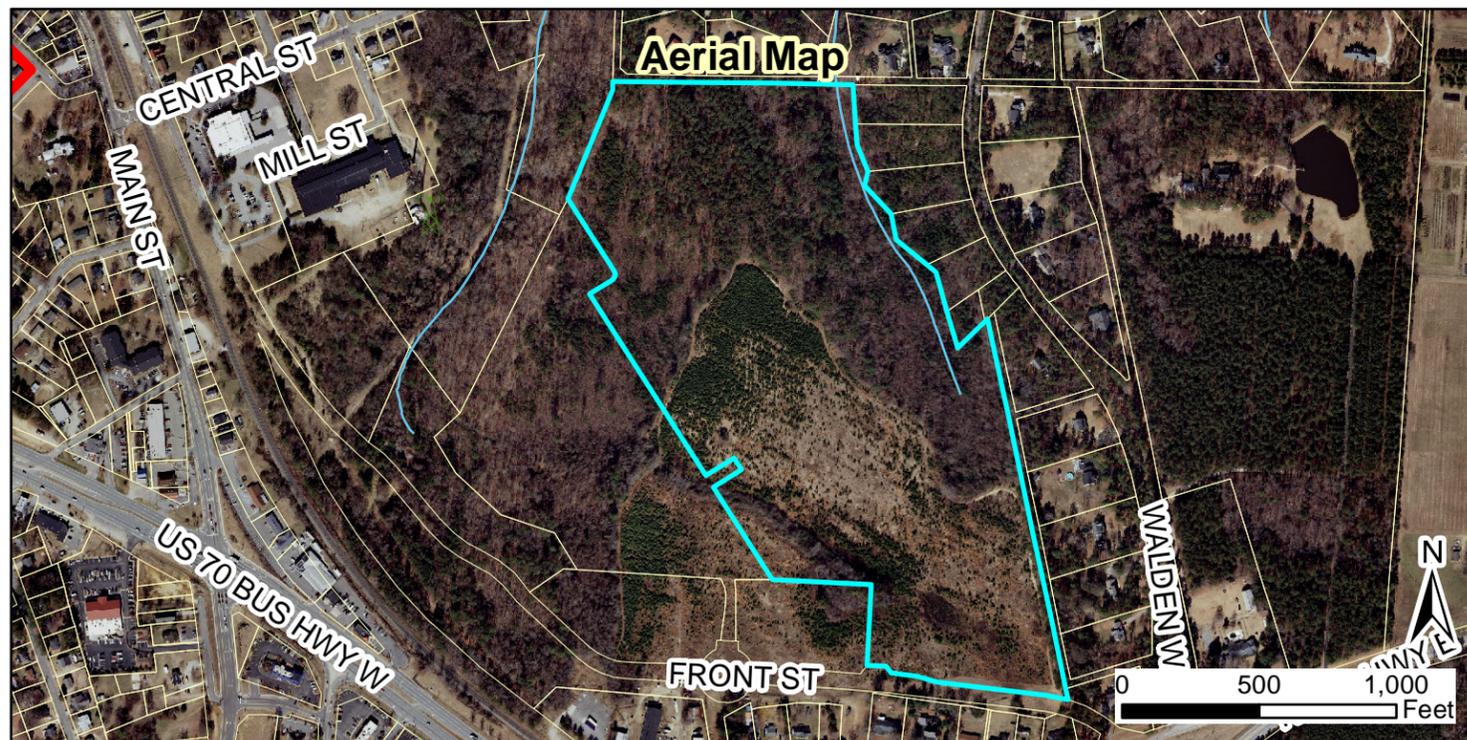
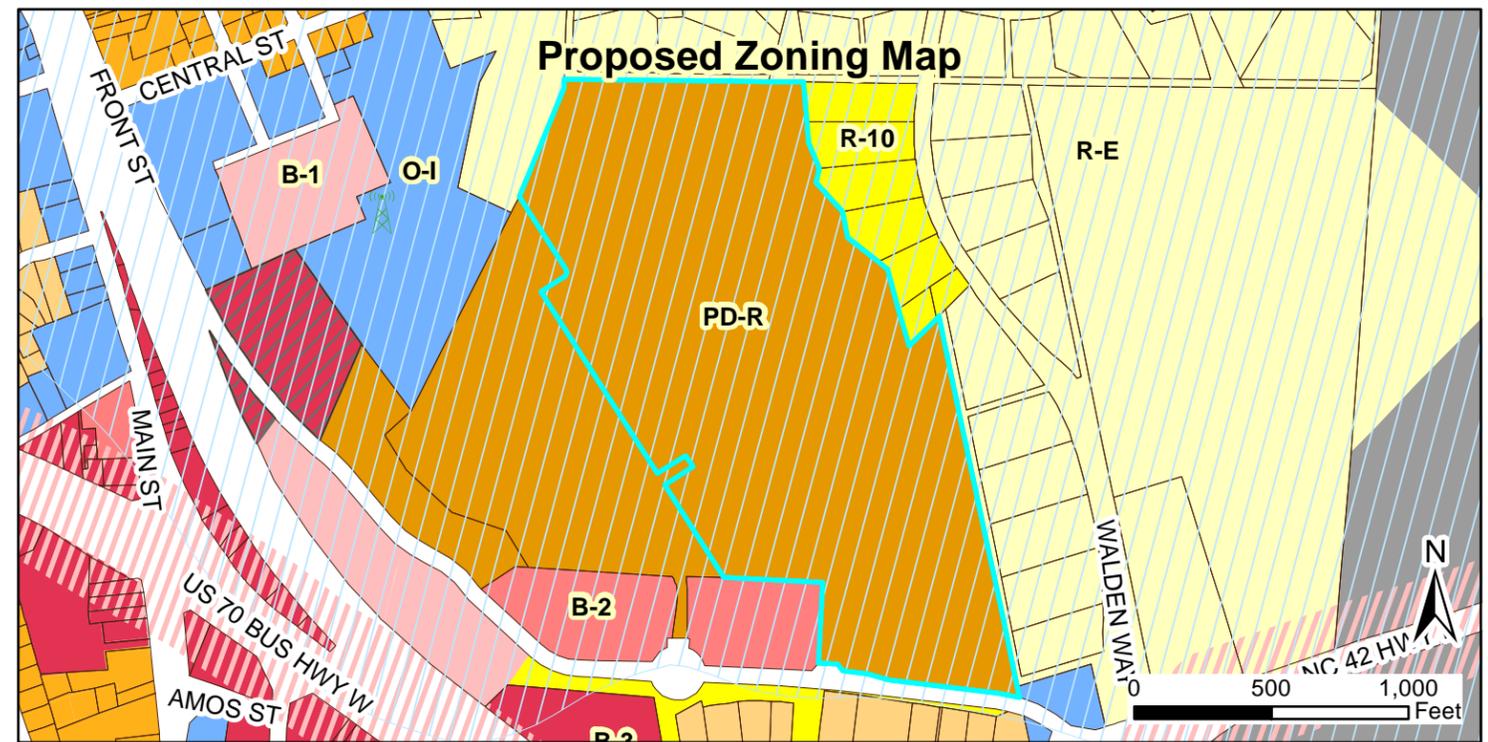
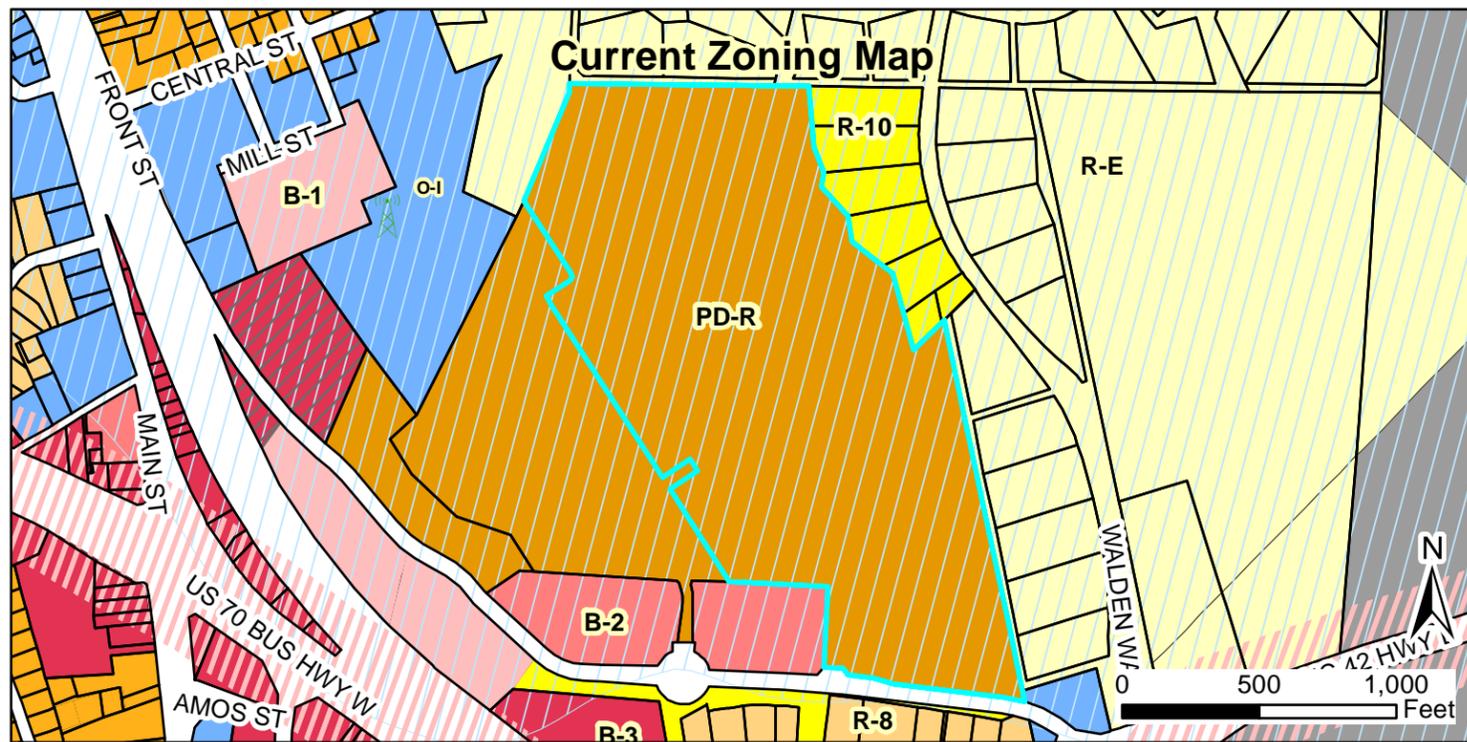
1. The unmet Conditions of Approval accepted as a part of Petition Number PSD 2012-60 and 2012-96 for the single-family and townhome portion of East Village are hereby deleted and replaced as follows:
2. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
4. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
5. The Master Plan/Preliminary Subdivision Plan is considered to be a preliminary plat. Individual phases are subject to final plat review. This includes neighborhood parks and amenities.
6. All sidewalks and greenways shall be bonded and constructed prior to plat recordation for the associated phase.
7. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
8. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction.
9. All signs shall require review/approval pursuant to 155.713.
10. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to 155.500(C).
11. Prior to grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning Department before construction activities begin.
12. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.
13. A wastewater allocation request must be approved by the Town Council.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed preliminary subdivision plat, acting as a master plan, of the subject parcel.

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Site Plan
- 5.) East Village- Previous Approval/Conditions



12-05-04-PDD East Village Walk
Request: Rezoning from PD-R to PD-R
12-05-05-SD East Village Walk
Request: 300-lot sbudivision

Applicant: East Village Investments, LLC
 Property Owner: East Village Investments, LLC
 Parcel ID Number: 166807-50-2827
 Tag #: 05037010E

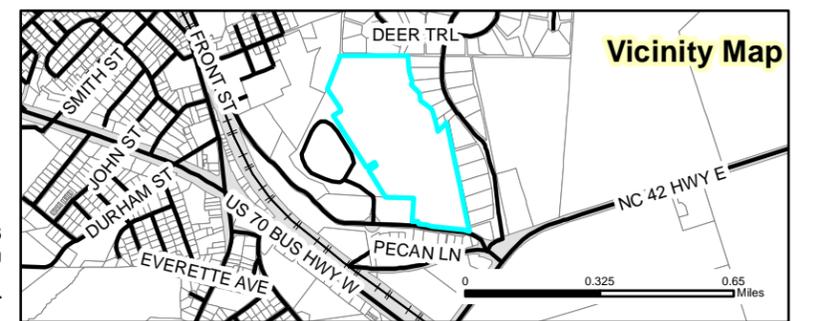


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay

09/15/2015

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2015\12-05-05-SD East Village Walk - maj subdivision\Maps\StaffReportMap_EastVillageRezoning&Subdivision.mxd





TOWN OF CLAYTON

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

Application fees: Major Preliminary Subdivision Plat: \$400.00 + \$5.00 per lot
Modifications to approved plans:
Major Modification: \$400.00 + \$5.00 per lot modified
Minor Modification: \$200.00 + \$5.00 per lot modified

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

SITE INFORMATION

New Major Subdivision
Conventional: Open Space:
 New Subdivision Master Plan
 Modification to Approved Preliminary Plat
Major: Minor:

Name of Project: EAST VILLAGE Pocket community Acreage of Property: 52.57

Tag #: 05037010E NC PIN: 166807-59-2827

Location: NORTH SIDE OF EAST FRONT ST.

Number of Lots (existing): 209 (Proposed) 300 Min Lot Size: 40x80

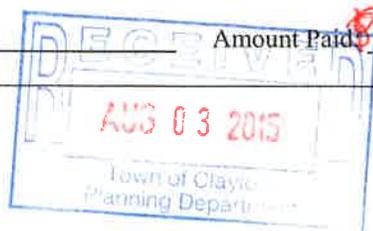
Zoning District: _____ Electric Provider: Duke Power

Wastewater: Septic Sewer (check one) Water: Well Public/Private Water (check one)

Recreation/Open Space Requirement: Fee in lieu Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: ~~88000.00~~ 31900.00 File Number: 12-05-05-5D



PROPERTY OWNER INFORMATION

Name: East Village Investments, LLC
 Mailing Address: 2217 STANFORDS BURG RD, GROEVILLE, NC
 Phone Number: _____ Fax: _____
 Email Address: _____

APPLICANT INFORMATION

Applicant: Same
 Mailing Address: _____
 Phone Number: 919-796-1012 Fax: _____
 Contact Person: MARK CHAMBERS
 Email Address: marketing@rouf.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

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

FINDINGS OF FACT

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

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

AS PER SUBMISSION

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

AS PER SUBMISSION

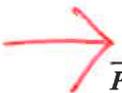
- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public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

AS PER SUBMISSION

- (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.

IT WILL NOT ADVERSELY AFFECT THE ORDERLY GROWTH & DEVELOPMENT OF THE TOWN

Project Name: EAST VILLAGE



Print Name

Signature of Applicant

Date

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

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

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

To be completed by the applicant:			Staff:
	Yes	N/A	
<p>section detail provided. Label street type based on definitions in §155.602(D).</p> <p>If streets are private:</p> <ul style="list-style-type: none"> - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." <p>Street names must be approved by Town of Clayton via a Road Name Application.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27. Lengths of all cul-de-sacs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
28. Identify proposed traffic control signs and striping.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.)</p> <ul style="list-style-type: none"> - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided:</p> <p>"The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
35. Location of clustered mailboxes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
36. Location and orientation of freestanding signs (signage is permitted separately).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>38. Provide a plant list summary table which includes:</p> <ul style="list-style-type: none"> - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

Signed by Applicant: _____ Date: _____



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: EAST VILLAGE WALK Address or PIN #: 4294398

AGENT/APPLICANT INFORMATION:

MARK W. GRAMMICH
 (Name - type, print clearly)

3715 NEIL ST.
 (Address)
RAVENHIT, NC 27007
 (City, State, Zip)

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

RE-ZONING
MASTER PLAN

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:

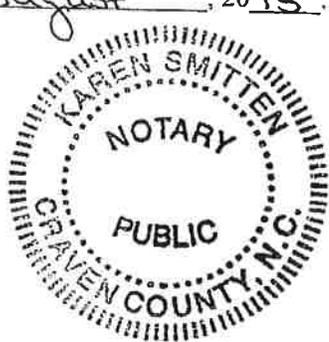
Hubert G. Tolson, III
 (Name - type, print clearly)
[Signature]
 (Owner's Signature)

227 E. Front Street
 (Address)
New Bern, NC 28560
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Craven

Sworn and subscribed before me Karen Smitten, a Notary Public for the above State and County, this the 17th day of August, 2015.

SEAL



Karen Smitten
 Notary Public
 My Commission Expires: 9-16-19



3715 Neil Street * Raleigh, NC 27607 * O) 919.827.1790 * www.timugroup.com

August 26, 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 proposed Rezoning and Subdivision Development adjacent or in close proximity to property shown in your ownership by Johnston County tax records. Per Town ofPo 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: Wednesday, September 9th, 2015

Meeting Time: 6:30 – 7:30 PM

Meeting Location: The Clayton Center, Hales Room: 111 E 2nd Street Clayton, NC 27520

Type of Application: Rezoning & Major Subdivision

Project Address: Please see attached map and project description, below

Project Description: East Village Pocket Community is a 52.57 acre Planned Residential Development (PD-R) in the Town of Clayton. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates. The development plan incorporates a mixture of single-family homes and townhomes, and will be age targeted to an active adult population (55 years and older). Single-family homes and townhomes will be clustered into pods. The single family home pods front a pedestrian oriented greenspace. A private Amenity Center, including a swimming pool and fitness center, is proposed.

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/ or development proposal. If you have any questions prior to or after this meeting, you may contact us at (919) 363-0404. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Gramling".

Mark Gramling
TIMU Group

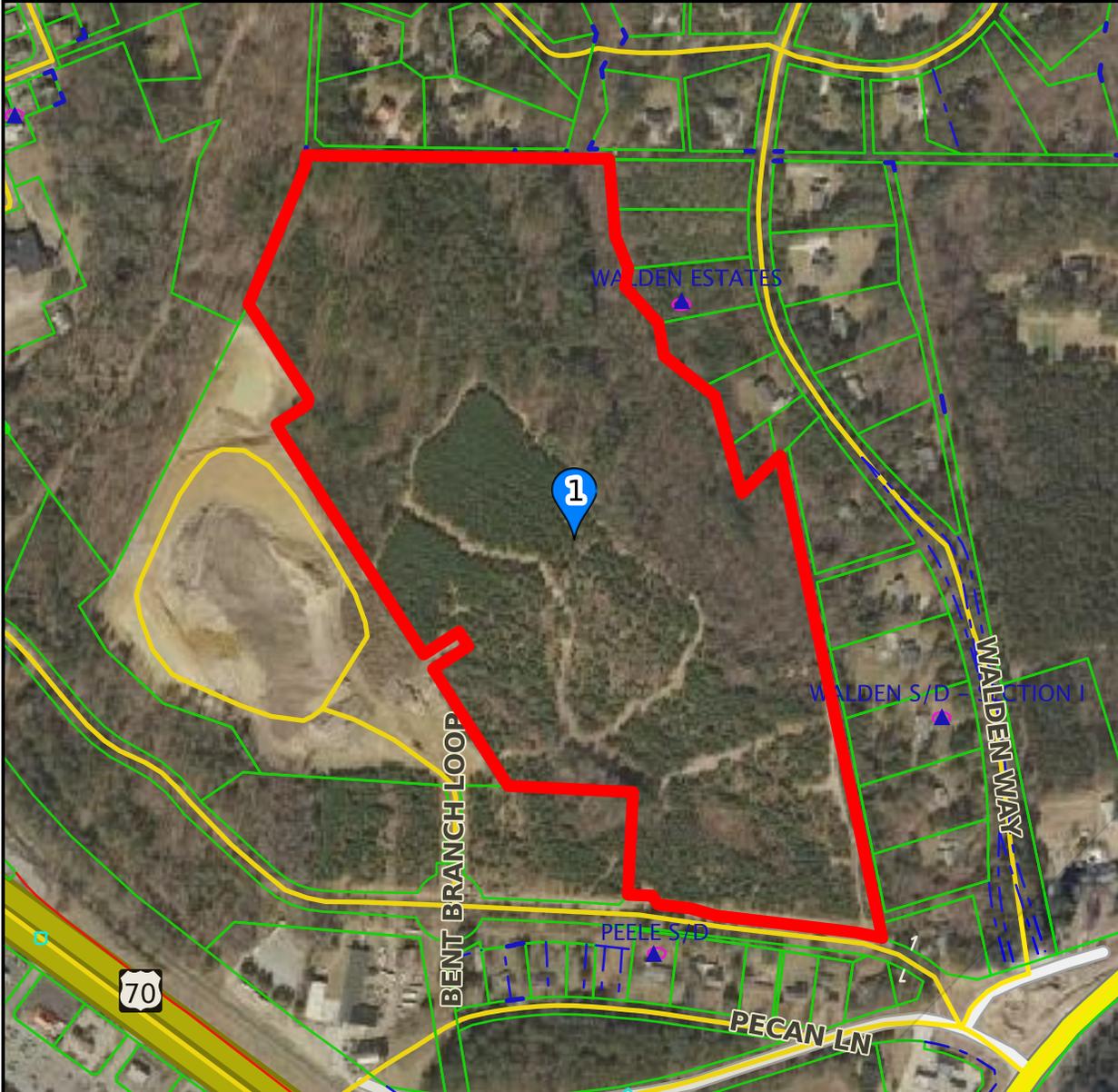
Cc: Town of Clayton Planning Department

East Village Pocket Community- Vicinity Map



*** DISCLAIMER ***

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



Result 1

id: 166807-59-2827
Tag: 05037010E
Tax Unique Id: 4244398
NCPin: 166807-59-2827
Mapsheet No: 166807
Owner Name 1: TH CLAYTON DEVELOPMENT COMPANY LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Site Address 1:
Site Address 2:
Book: 04483
Page: 0821
Market Value: 1010540
Assessed Acreage: 52.57
Calc. Acreage: 52.8
Sales Price: 2704500
Sale Date: 2014-08-08



Scale: 1:5993 - 1 in. = 499.38 feet

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

Johnston County GIS
August 17, 2015

EAST VILLAGE WALK

NEIGHBORHOOD MEETING AGENDA, September 9, 2015

- 6:30-6:45pm - Review of plans (informal discussions, attendees roam at their leisure)
 - 6:45- 7:10pm – Official welcome of attendees; introduction of team
 - Developer comments; thanks attendees for coming; describes his firm’s interest in project and connection to Clayton as place appropriate for project.
 - Project background: existing subdivision approved September 2012; completion of East Front Street and The Arbors
 - Comparison of layouts of original and proposed: street access points unchanged; arrangement of lots, open space, and greenway trails basically the same; amenities now include clubhouse and swimming pool; density increase from 208 to 300 .
 - Project Design features: (1) The Common Courtyards Concept (Focus on intimate “front yard” pedestrian-only community open spaces; Cars in alleys; reduce visual impact of cars on neighborhood; Small to midsize lots for lower maintenance)
 - Architectural Character: (1) Small to mid-sized houses; (2) Downstairs master suites; (3) Garage parking (option); (4) Front porches for architectural character and promotion of community.
 - 7:10-7:30pm – Questions from attendees. See Q&A sheets
 - 7:30pm – Meeting ends
-

EAST VILLAGE WALK**NEIGHBORHOOD MEETING – Questions & Answers****September 9, 2015****Notes by: Jimmy Thiem, HagerSmith Design**

- Q: Will proposed Tupelo Street (Subdivision Entrance 1) intersect E. Front Street at same location as shown on previously approved subdivision plan? Berm on south side of Front Street installed as part of Front Street project built to height of 3' vs. 6', with limited screening vegetation. [from: owner of PIN 166807-58-3397]
 - A: Tupelo Street is proposed to remain in the same location as shown on the existing approved subdivision plan. Recommended contacting Town of Clayton Public Works regarding height of berm and plantings. Representative of TIMU Group offered to go look at the situation to see what improvements might be made to enhance buffering of traffic.
- Q: What is residential density of approved and proposed plans?
 - A: Approved density is 208 units. Proposed density is 300 units.
- Q: What is time frame for build-out of project?
 - A: 4-5 years with construction starting early 2016.
- Q: How will parking be provided on streets/lanes?
 - Groups of parallel parking spaces are provided in various locations along the streets/lanes.
- Q: Where are vehicle ingress/egress locations for project?
 - A: There are three: (1) proposed Tupelo Street connecting to E. Front Street, (2) public street connecting to existing street stub-out at The Arbors, (3) public street stub-out at northwest corner of site to undeveloped lot west of Walden subdivision.
- Q: Has traffic study been done? Concern for impact of traffic on E. Front Street.
 - A: The original traffic study has been updated to reflect both the increased density proposed for East Village Walk as well as for the proposed expansion of The Arbors which replaces property originally planned for future commercial development. The study indicates a reduction in daily vehicle trips, primarily related to the reduced traffic levels associated with the 55+ year adult focus for East Village Walk. The study has been submitted to the Town of Clayton and is presently under review.
- Q: Where will you start construction?
 - A: The southern end of the site near E. Front Street.
- Q: What is proposed for property bordered by Pecan Lane and Old NC 42?

- That property is not part of the East Village Walk project, and we are not involved in its development.
 - Q: There is a problem with drivers east bound on E. Front Street making a left-hand turn onto NC 42 during certain times of the day. What can be done to fix this?
 - A: We understood, during the planning phase for the E. Front Street extension, that a traffic light was proposed for this intersection at some future date. Recommended that they contact Clayton Public Works or the local N.C. Division of Highways District office for more information.
 - Q: Are there alternative locations for vehicular access.
 - A: Discussion focused on routing of street from proposed East Village Walk stub-out at the north end of the site after it exited the property. All agreed that tying back into the Walden subdivision to the west was highly unlikely. Extending the street to the west the most likely connection was to Central Street which would involve crossing a stream channel with riparian buffers and significant side slopes.
-

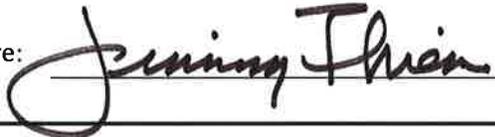
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: EAST VILLAGE WALK 12-05-05-SD

Date of Mailing: AUG. 27, 2015

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

Printed Name: JIMMY THIEM Signature: 

Date of Meeting: SEPT. 10, 2015 Time of Meeting: 6:30 PM

Location of Meeting: THE CLAYTON CENTER, HALES ROOM

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

SEE ATTACHMENT: NEIGHBORHOOD MEETING - QUESTIONS & ANSWERS

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

EAST VILLAGE WALK**NEIGHBORHOOD MEETING – Questions & Answers****September 9, 2015****Notes by: Jimmy Thiem, HagerSmith Design**

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-

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: EAST VILLAGE WALK

Application: 12-05-03-SD (Preliminary Plat / Major Subdivision)

Location/Date: CLAYTON CENTER, HALFS ROOM SEPT. 9, 2015

	NAME	ADDRESS
1	Jimmy Thiem	634 N. Blount St., Raleigh, NC 27604
2	Tim Kurmashkie	1030 Washington St. Raleigh, NC 27605
3	Mark Cramling	3715 Lenoir St., Raleigh, NC
4	Devin Sprole	" " "
5	Joe Smith	118 Ashtz Ave Raleigh
6	Elizabeth Babbitt	116 Pecan Lane Clayton
7	Angela Jones	118 Pecan Lane
8	" "	106 Pecan Lane
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

EAST VILLAGE WALK

12-05-05-SD

(PRELIMINARY PLAT / MAJOR SUBDIVISION)

CLAYTON, NC

JOHNSTON COUNTY

PD-R SUBMISSION

SHEET INDEX:

- CS1 - COVER SHEET
- EX1 - EXISTING CONDITIONS
- EX2 - PHASING MASTER PLAN
- EX3 - GREENWAY & NATURAL AREA PLAN
- EX4 - CIRCULATION PLAN
- EX5 - ENLARGED POCKET NEIGHBORHOOD PLANS
- EX6 - TYPICAL HOME ELEVATIONS & PERSPECTIVE LAYOUT
- EX7 - TYPICAL HOME & AMENITIES ELEVATIONS
- EX8 - UTILITY PLAN

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

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TIMU
GROUP
Construction IQ™

EAST VILLAGE INVESTMENTS, LLC
C/O HUBIE TOLSON
2217 STANTONSBURG RD
GREENVILLE, NC 27834
PHONE (252) 638-4253
FAX (252) 670-0070



PD-R PLAN for

East Village Walk Clayton, North Carolina

Prepared for:
The Town of Clayton
August 2015

Prepared by:
Timu Group and
Architect Kurmaskie and Associates
3715 Neil St.
Raleigh, NC 27607

Developer:
East Village Investments, LLC
c/o Hubie Tolson
2217 Stantonburg Rd.
Greenville, NC 27834

PURPOSE

East Village Walk is a 52.57-acre Planned Residential Development (PD-R) in Town of Clayton, North Carolina. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates.

This single entity Developer will be the sole party from which the Town will accept decisions regarding the Planned Residential Development and PD-R Plan.

East Village will be age targeted to an active adult population (55 years and older). The development plan incorporates a mixture of single-family village and cottage-style homes. Single-family village and cottage homes will be clustered into pocket neighborhoods. The single family village and cottage homes will front a pedestrian oriented greenspace. Each home is then served for vehicular traffic and services through a "Cottage Lane".

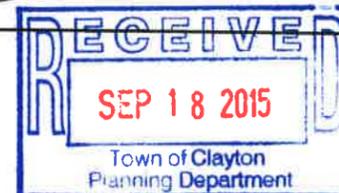
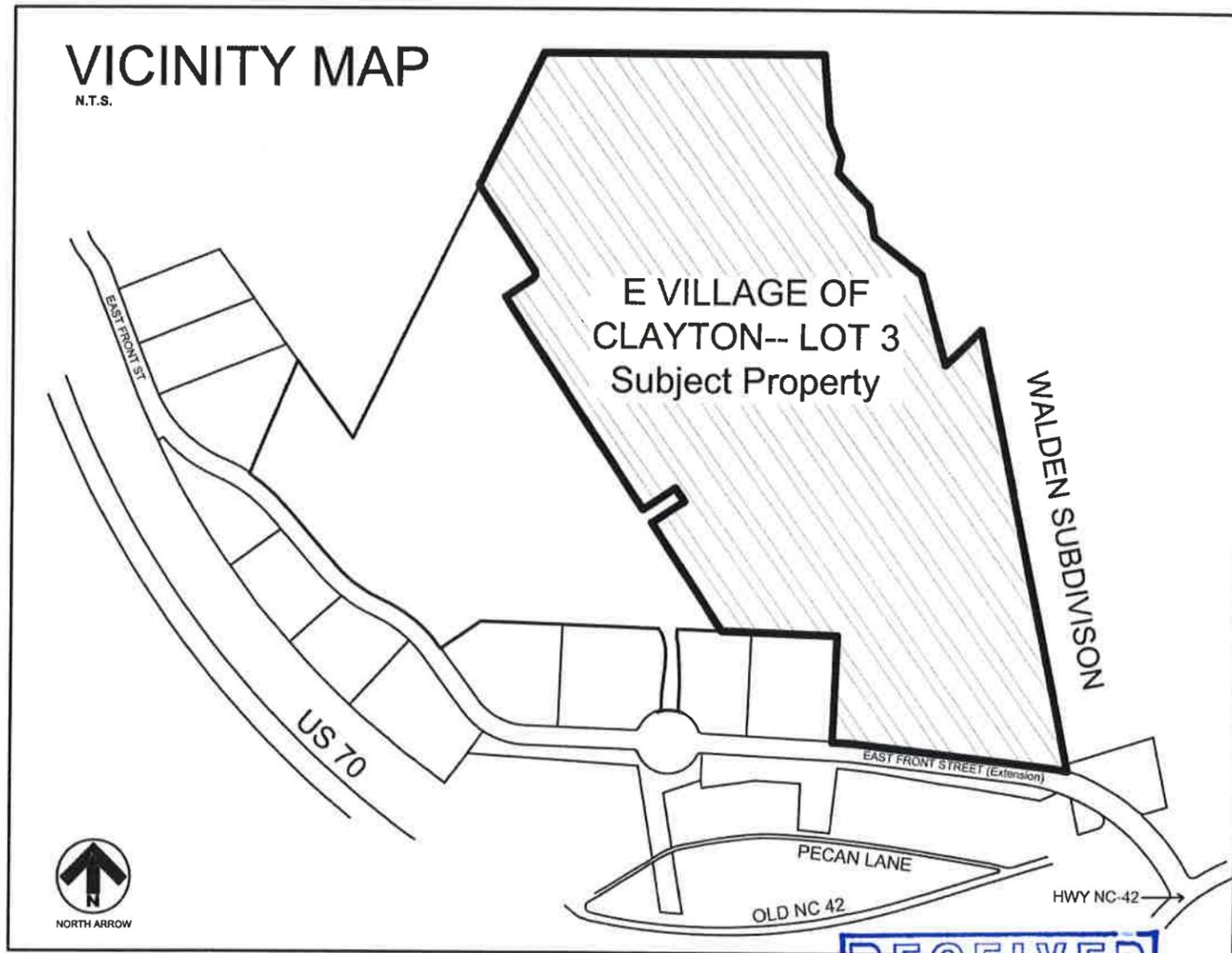
The East Village property lies within a PD-R zoning as designated on the Official Town of Clayton Zoning Map, adopted June 19, 2006.

A private Amenity Center will be incorporated into East Village. The facility will provide a recreational size swimming pool and other active and passive outdoor recreational activities. In addition, there will be a fitness center and club rooms housed inside the building. Commons buildings will be situated throughout the development.

East Village's land use patterns promote pedestrian connectivity. This has been stressed in order to link all parts of the neighborhood to the planned private Amenity Center, as well as community open space amenities, commons buildings, sidewalks, multi-use paths and Greenway system of the Town of Clayton.

VICINITY MAP

N.T.S.



EAST VILLAGE WALK
12-05-05-SD
(PRELIMINARY PLAT / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By : NK

REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES	
PHASE	ISSUED
REVISED	08/28/15
REVISED	09/17/15

COVERSHEET

SHEET NUMBER

CS1

ADJACENT PROPERTY OWNERS:

PROP #	NC PIN	OWNER NAME/ADDRESS	ZONING
1	166918-30-8379	WEB LLC/ 132 CITATION LANE, SMITHFIELD, NC 27577	O-1
2	166918-40-5883	SCA VENTURES LLC/ 4132 CITATION LANE, SMITHFIELD, NC 27577	R-2
3	166918-40-5883	ANTHONY R & LAURA S TREL/ 2017 DEER TRAIL, CLAYTON, NC 27527	R-E
4	166918-40-5882	CHRISTINE & MICHAEL JERNIGAN/ 2011 DEER TRAIL, CLAYTON, NC 27527	R-E
5	1668-49-6372	CLAYTON EAST VILLAGE CTJ, LLC/ 227 E FRONT ST, NEW BERN, NC 28560	ZONING
6	1668-49-7680	CLAYTON EAST VILLAGE CTJ, LLC/ 227 E FRONT ST, NEW BERN, NC 28560	ZONING
7	166918-50-3832	JERRY C SMITH/ 2003 DEER TRAIL, CLAYTON, NC 27527	R-E
8	166918-50-3750	RICKIE L & EMMY L JOHNSON/ 104 HELENA LANE, CLAYTON, NC 27527	R-10
9	166918-50-5550	CRAIG & DENISE KLUKAS/ 6163 W GELDING DRIVE, GLENDALE, AZ 85306	R-10
10	166918-50-5180	DANNY & KIMBERLY HANDEW/ 280 WILSON JONES RD, CLAYTON, NC 27527	R-10
11	166918-50-5264	THOMAS E & EVE M PILKINGTON/ 178 JOSHUA DRIVE, CLAYTON, NC 27527	R-10
12	166918-50-7069	JOAN L & DANNY E BAILEY/ 2031 WALDEN WAY, CLAYTON, NC 27527	R-10
13	166807-59-7962	CRAIG & DENISE KLUKAS/ 6163 W GELDING DRIVE, GLENDALE, AZ 85306	R-10
14	166807-59-9720	DONNA BARNES KABAT/ 2029 WALDEN WAY, CLAYTON, NC 27527	R-E
15	166918-50-4989	WALDEN HOME OWNERS ASSOC INC/ 2044 DEER TRAIL, CLAYTON, NC 27527	R-E
16	166918-50-5863	RICHIE H & TERESA C MATTHEWS/ 2025 WALDEN WAY, CLAYTON, NC 27527	R-E
17	166807-59-1214	SILVIA & LARRY PYRTLE/ 2021 WALDEN WAY, CLAYTON, NC 27527	R-E
18	166807-68-1044	TRACY L & NATALIE M HOBBS/ 2017 WALDEN WAY, CLAYTON, NC 27527	R-E
19	166807-68-1885	JOHN C & SHARON L HAMMEL/ 2013 WALDEN WAY, CLAYTON, NC 27527	R-E
20	166807-68-2906	ARTHUR R SCHMIDT/ 2009 WALDEN WAY, CLAYTON, NC 27527	R-E
21	166807-68-1400	BETTY B BELL/ 287 OLD NC HWY 42 E, CLAYTON, NC 27527	R-8
22	166807-58-9209	LOUIS MURPHY/ 124 PECAN LANE, CLAYTON, NC 27527	R-8
23	166807-58-9412	MARTHA P PEELE/ 122 PECAN LANE, CLAYTON, NC 27527	R-8
24	166807-58-7304	MARCO MARTINEZ/ 120 PECAN LANE, CLAYTON, NC 27527	R-8
25	166807-58-6433	GREGORY C & ANGELA V JONES/ 118 PECAN LANE, CLAYTON, NC 27527	R-8
26	166807-58-3397	ELIZABETH A BALDWIN/ 3105 GRAND MANOR CT, APT 304, RALEIGH, NC 27612	R-8
27	166807-58-1387	GALA C HOGG REVOCABLE TRUST/ 110 PECAN LANE, CLAYTON, NC 27527	R-8
28	166807-58-0398	GALA C HOGG REVOCABLE TRUST/ 110 PECAN LANE, CLAYTON, NC 27527	R-8
29	166807-58-0453	WILLIAM W & JEAN W BARBOUR/ 7501 HOLLY SPRINGS DR, RALEIGH, NC 27608	R-8
30	166807-58-9412	GREGORY C & ANGELA V JONES/ 118 PECAN LANE, CLAYTON, NC 27527	R-8
31	166806-48-7869	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN, NC 28560	R-10
32	166806-48-5413	WIL THOM LLC/ 203 FLAMINGO DRIVE, CLAYTON, NC 27527	B-3
33	166806-48-7869	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN, NC 28560	B-1
34	166806-39-4500	CLAYTON EAST VILLAGE CTJ LLC/ 227 E FRONT ST, NEW BERN, NC 28560	PD-R
35	166807-68-2584	EAST VILLAGE INVESTMENTS LLC/ 227 E FRONT ST, NEW BERN, NC 28560	O-1



ARCHITECT
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1030 Washington St
Raleigh, NC 27605
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EAST VILLAGE
INVESTMENTS, LLC
C/O HUBE TOLSON
227 STANTONBURG RD
GREENVILLE, NC 27604
PHONE: (282) 638-4228
FAX: (282) 670-0270



EAST VILLAGE
WALK
12-05-05-SD
(PRELIMINARY PLAN / MAJOR SUBMISSION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By: NK

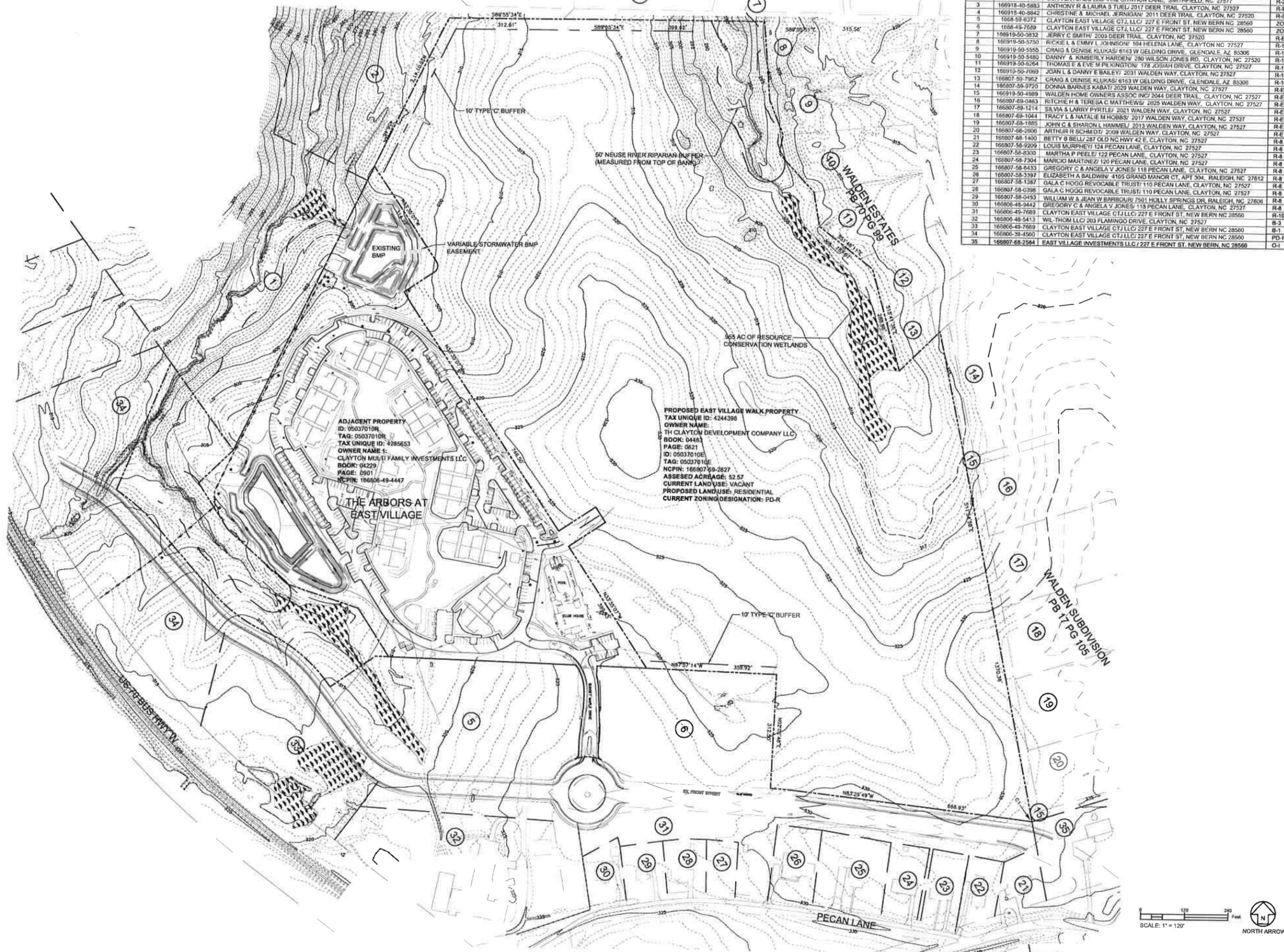
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DATES
PHASE ISSUED
REVISED 08/28/15
REVISED 09/17/15

EXISTING CONDITIONS

SHEET NUMBER

EX1



ADJACENT PROPERTY
ID: 05037010E
TAG: 05037010E
TAX UNIQUE ID: 4285653
OWNER NAME 1:
CLAYTON MULTI FAMILY INVESTMENTS LLC
BOOK: 04229
PAGE: 0301
NC PIN: 166806-49-4447

PROPOSED EAST VILLAGE WALK PROPERTY
TAX UNIQUE ID: 4244398
OWNER NAME:
TH CLAYTON DEVELOPMENT COMPANY LLC
BOOK: 04483
PAGE: 0421
ID: 05037010E
TAG: 05037010E
NC PIN: 166807-69-3827
ASSESSED ACREAGE: 52.57
CURRENT LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
CURRENT ZONING DESIGNATION: PD-R



SUBDIVISION
ENTRANCE 03

SUBDIVISION
ENTRANCE 02

SUBDIVISION
ENTRANCE 01

PHASE 2
96 UNITS
13.7 ACRES
7 UNITS PER ACRE

PHASE 3
100 UNITS
21.1 ACRES
4.74 UNITS PER ACRE

PHASE 1
104 UNITS
17.8 ACRES
5.84 UNITS PER ACRE
CLUBHOUSE/AMENITIES

PHASING
It is anticipated that the completion of East Village Walk will occur in year 2019. Build out of the subdivision will take place in multiple phases. Phase one includes the roadway and utility connections from East Front Street to the Arbors Apartments.

Phasing Chart:
PERMITTED USES

- Proposed Uses shall be limited to the following:
1. Single-Family Detached
 2. Alley Loaded Homes
 3. Village and Cottage Style Homes
 4. Community Center, with Gym, Spa, Pickleball Courts, Pool, Private Meeting Rooms
 5. Commons Buildings - Buildings that are located in common areas for use as gathering area for community use. Building and common areas are to be owned and maintained by the HOA.

IMPERVIOUS ARE CALCULATION

DESCRIPTION	NO. LOTS	AVERAGE SIZE OF LOTS	TOTAL AREA	% OF TOTAL SITE	IMPERVIOUS AREA (SQ. FT.)	% IMPERVIOUS SURFACE
RESIDENTIAL LOTS:						
VILLAGE LOTS -	134	4.051	542,834	23.71%	298,558.70	13.04%
COTTAGE LOTS -	166	3.060	507,960	22.18%	279,378.00	12.70%
ROW (INCLUDES STREETS AND SIDEWALKS) -			437,586	19.11%	380,000	16.59%
TOTAL RCA			87,944	3.84%	-	0.00%
TOTAL OPEN SPACE (INCLUDES POOL, CLUBHOUSE, AMENITIES, GREENWAYS, LANDSCAPE BUFFERS)			574,916	25.11%	165,934	7.25%
			140,016	6.11%	-	0.00%
TOTAL AREA -	300	3,503	2,291,256	100%	1,123,870.7	49.08%

DWELLING TYPE	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	MINIMUM NO. OF UNITS	MINIMUM % OF UNITS	MAXIMUM NO. OF UNITS	MAXIMUM % OF UNITS
VILLAGE HOMES	3780	4320	134	45%	134	45%
COTTAGE HOMES	3060	3060	166	55%	166	55%
TOTALS DWELLINGS -			300	100%	300	100%

OPEN SPACE, GREENWAYS AND OTHER RECREATION

DESCRIPTION	ACRES	% OF TOTAL SITE
PASSIVE OPEN SPACE	5.58	10.61%
ACTIVE RECREATION AREAS (POOL, CLUBHOUSE, DEVELOPED PARKS, ETC)	9.19	17.48%
GREENWAYS (PAVED SURFACE ONLY)	0.97	1.85%
TOTAL OPEN SPACE -	15.74	29.94%

NOTE: PER TOWN OF CLAYTON DEVELOPMENT STANDARDS.

RESOURCE CONSERVATION AREAS

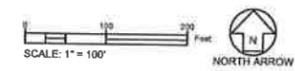
DESCRIPTION	ACRES	% OF TOTAL SITE
RIPARIAN BUFFER AREA	1.12	2.12%
OPEN BODIES OF WATER AND JURISDICTIONAL WETLAND	0.89	1.69%
100 YEAR FLOOD PLAIN	0	0.00%
RESOURCE CONSERVATION AREAS -	2.01	2.12%

LOT INFORMATION:

LOT SIZE & QUANTITY:
SINGLE FAMILY VILLAGE UNITS: 134
TYP. LOT SIZE: 42' X 90' & 48' X 90'
SINGLE FAMILY COTTAGE UNITS: 166
TYP. LOT SIZE: 34' X 80'
TOTAL UNITS: 300

PHASING INFO:

PHASE	UNITS	DENSITY	ACREAGE
PHASE 1	104 UNITS	5.84 UNITS PER ACRE	17.8 AC
PHASE 2	96 UNITS	7.00 UNITS PER ACRE	13.7 AC
PHASE 3	100 UNITS	4.74 UNITS PER ACRE	21.1 AC
TOTAL	300 UNITS	5.70 UNITS PER ACRE	52.57 AC



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EAST VILLAGE WALK
12-05-05-SD
PRELIMINARY PLAN / MAJOR SUBDIVISION
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029
Drawn By: NK
REVISIONS
08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.
DATES
PHASE ISSUED
REVISED 08/28/15
REVISED 09/17/15

PHASING MASTER PLAN

SHEET NUMBER
EX2



LANDSCAPING

The Landscape Plan, which will be submitted on future plans, will demonstrate compliance with the standards set forth in the Town of Clayton's Unified Development Ordinance. Specifically as approved for the East Village.

Perimeter Buffers - As shown on plans.

Street Buffers - As shown on plans.

Residential Lot Landscaping Requirements - The front yard for each building lot will contain one appropriate ornamental type street tree and two shrubs per lot. All rear yards fronting the "Cottage Lanes" will contain the same requirements as the front yard. Corner building lots with a side yard will contain two appropriate ornamental type street trees and two shrubs per lot. All mechanical units and utilities visible from the public right-of-way will be screened with evergreen shrubs.

PARKS AND RECREATION

East Village will provide active and passive recreation for its residents and will provide the greenway connection as shown on the plans.

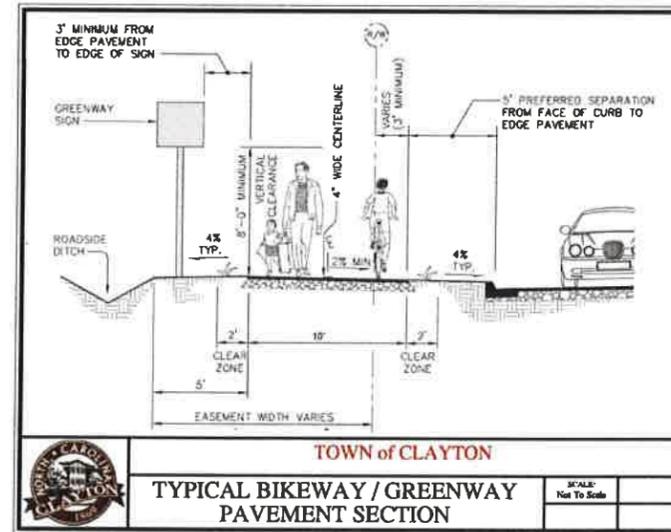
NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION

The East Village plan will comply with all conservation buffer rules enforced by the Town of Clayton as well as all other governing jurisdictions. There is no FEMA designated 100-year floodplain within the property.

See RCA and Open Space, Greenways and other Recreation Charts.

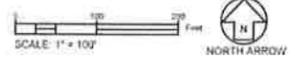
STORMWATER MANAGEMENT

East Village will comply with the Town's requirements for stormwater management. The owners and/or their assigns will maintain all storm water facilities. Stormwater design shall meet the applicable requirements of the Town of Clayton UDO.



LEGEND

- POCKET PARK GREENSPACE
- RESIDENCES
- COMMUNITY BUILDING
- GREENWAY (SEE DETAIL)
- STREETScape
- SIDEWALK (5'-0" WIDE MIN., 8'-0" WIDE IN MAJOR COURTYARDS)
- STREAM BUFFER/WETLAND
- LANDSCAPE BUFFER



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**EAST VILLAGE
WALK**
12-05-05-SD
(PRELIMINARY PLAN / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

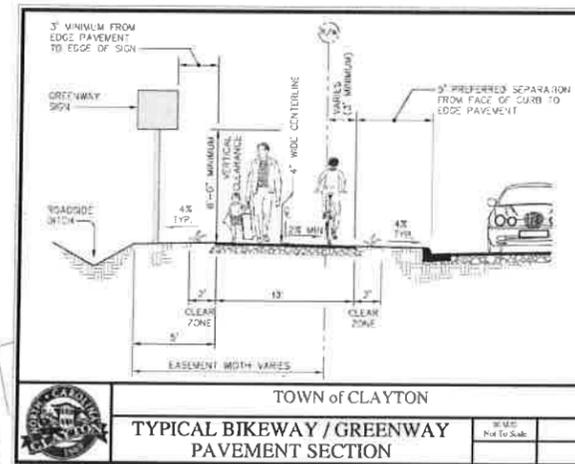
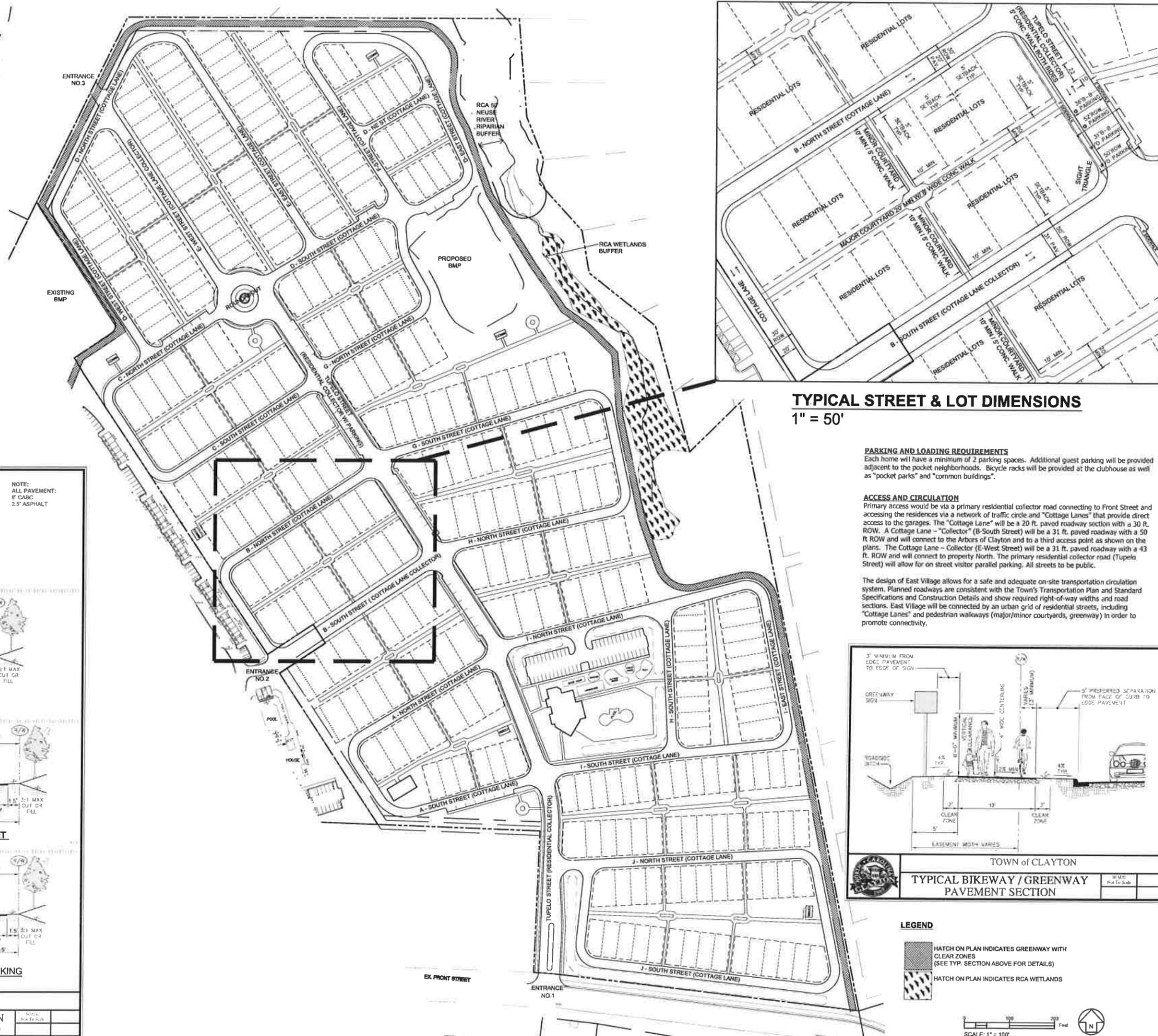
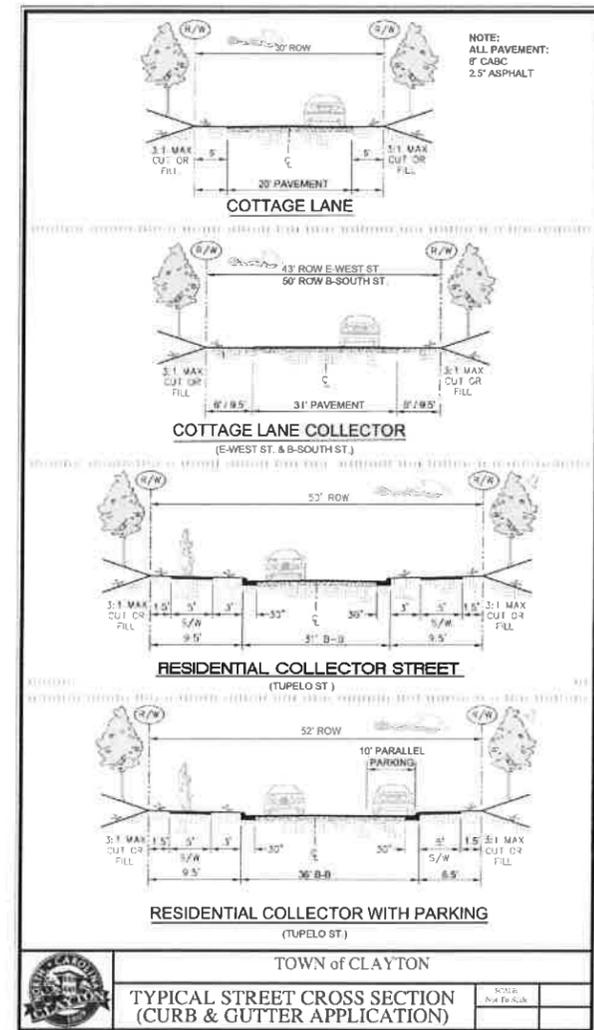
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08-17-15 TRC - 2ND REVIEW CMNTS.

DATES	
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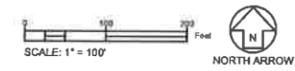
GREENWAY &
NATURAL AREA
MASTER PLAN
SHEET NUMBER

EX3



LEGEND

- HATCH ON PLAN INDICATES GREENWAY WITH CLEAR ZONES (SEE TYP. SECTION ABOVE FOR DETAILS)
- HATCH ON PLAN INDICATES RCA WETLANDS



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12-05-05-SD
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REVISIONS

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09-17-15 TRC - 2ND REVIEW CMNTS	
DATES	
PHASE	ISSUED
REVISED	08/28/15
REVISED	09/17/15

CIRCULATION PLAN

SHEET NUMBER

EX4

PURPOSE

East Village Walk is a 52.57-acre Planned Residential Development (PD-R) in Town of Clayton, North Carolina. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates.

This single entity Developer will be the sole party from which the Town will accept decisions regarding the Planned Residential Development and PD-R Plan.

East Village will be age targeted to an active adult population (55 years and older). The development plan incorporates a mixture of single-family village and cottage-style homes. Single-family village and cottage homes will be clustered into pocket neighborhoods. The single family village and cottage homes will front a pedestrian oriented greenspace. Each home is then served for vehicular traffic and services through a "Cottage Lane".

The East Village property lies within a PD-R zoning as designated on the Official Town of Clayton Zoning Map, adopted June 19, 2006.

A private Amenity Center will be incorporated into East Village. The facility will provide a recreational size swimming pool and other active and passive outdoor recreational activities. In addition, there will be a fitness center and club rooms housed inside the building. Commons buildings will be situated throughout the development.

East Village's land use patterns promote pedestrian connectivity. This has been stressed in order to link all parts of the neighborhood to the planned private Amenity Center, as well as community open space amenities, commons buildings, sidewalks, multi-use paths and Greenway system of the Town of Clayton.

COMMON COURT YARDS (MAJOR AND MINOR)

The single family homes (village and cottage style) will front a "Major" common space court yard. "Minor" common space courtyards will provide lateral accessibility between adjacent pocket neighborhoods. The courtyard system will provide connectivity throughout the residential development and create a community environment. The width of the "major" common space courtyards will be variable from lot line to lot line, but will be a minimum of 20 ft. and the "minor" common space courtyards will be a minimum width of 10 ft.



ENLARGED POCKET NEIGHBORHOOD PLAN
NTS



COMPOSITE SITE PLAN
1" = 200'



ENLARGED POCKET NEIGHBORHOOD PLAN
NTS



ENLARGED TYPICAL POCKET PARK PLAN
NTS



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**EAST VILLAGE
WALK**
12-05-05-SD
(PRELIMINARY PLAN / MAJOR SUBDIVISION)
CLAYTON, NC
JOHNSTON COUNTY

Project Reference Numbers
Architect's Project No. 150029

Drawn By: NK

REVISIONS

08-28-15 TRC - 1ST REVIEW CMNTS.
09-17-15 TRC - 2ND REVIEW CMNTS.

DATES

PHASE	ISSUED
REVISED	08/28/15
REVISED	09/17/15

ENLARGED POCKET
NEIGHBORHOOD
PLAN

SHEET NUMBER

EX5

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09/11/2015



EAST VILLAGE
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12-05-05-SD
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TYP. HOME ELEVATIONS
& PERSPECTIVE
LAYOUT
SHEET NUMBER

EX6



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS



TYP. RESIDENTIAL SINGLE-FAMILY (VILLAGE & COTTAGE) HOME ELEVATIONS: ALLEY SIDE
(NOT-TO-SCALE)



TYP. RESIDENTIAL SINGLE-FAMILY (VILLAGE & COTTAGE) HOME ELEVATIONS: COURTYARD SIDE
(NOT-TO-SCALE)

TYPICAL HOUSE ELEVATIONS
NTS



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS



TYPICAL POCKET NEIGHBORHOOD RENDERING-PERSPECTIVE
NTS

PURPOSE
East Village Walk is a 52.57-acre Planned Residential Development (PD-R) in Town of Clayton, North Carolina. The property is bounded by East Front Street, the Arbors Apartments and Walden Estates.

This single entity Developer will be the sole party from which the Town will accept decisions regarding the Planned Residential Development and PD-R Plan.

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East Village's land use patterns promote pedestrian connectivity. This has been stressed in order to link all parts of the neighborhood to the planned private Amenity Center, as well as community open space amenities, commons buildings, sidewalks, multi-use paths and Greenway system of the Town of Town of Clayton.

Applicable Design Standards – Unless otherwise stated or clarified, the following will be applicable and represent the minimum standards for the PDR-Plan.

- Chapter 155 – Unified Development Ordinance
- Article 1: General Provisions
- Article 2: Zoning Districts
- Article 3: Specific Use Standards
 - Section 155.301 Residential Use Standards
 - (B) Alley-Loaded House
 - (3) Townhouse
 - (4) Single Family House
 - Section 155.308 Accessory Structures and Uses
 - (A) General
 - (B) Accessory Uses In Residential Districts
 - (3) Swimming Pools
- Article 4: General Development Standards
 - (b) Outdoor Community Pools
 - Section 155.400 Access
 - Section 155.401 Off-Street Parking and Loading
 - Section 155.402 Landscaping, Screening and Buffering
 - Part 1. Site Interior Landscape Requirements
 - (D) Site Interior Landscaping
 - (1) Interior Landscaping
 - Part 2. Perimeter Buffers
 - Part 4. Screening
 - (4) Mechanical Equipment
 - (6) Fencing and Walls (no chain link fence permitted)
 - Part 5. General Landscaping, Screening and Buffering Provisions
 - Section 155.403 Signs
 - Section 155.404 Outdoor Lighting
- Article 5: Natural Resource Protection
 - Section 155.500 Resource Conservation Areas
 - Section 155.501 Watershed Protection
 - Section 155.502 Stream Buffers
- Article 6: Subdivision Standards
 - Section 155.600 Applicability
 - Section 155.601 Sequence of Improvements
 - Section 155.602 Streets (as specifically designated)
 - Section 155.604 Utilities
 - Section 155.605 Public Facilities
 - (C) Recreation and Open Space
 - Section 155.607 Permanent Reference Points
 - Section 155.607 Guarantee of Improvements
- Article 7: Administration
- Article 8: Definitions

DESIGN CONTROLS

Max Impervious Coverage: 60% of Gross Project Area
Max Density: 6 units/acre

Village Homes
Max Building Height: 2 Stories (35 ft.)
Minimum Lot Width: 40 ft.
Front Setback: 5 ft.
Side Setback: 3 ft.
Corner Side Setback at Public Right-of-Way: 5 ft.
Rear Setback: 5 ft.

Cottage Homes
Max Building Height: 2 Stories (35 ft.)
Minimum Lot Width: 32 ft.
Front Setback: 5 ft.
Side Setback: 5 ft.
Rear Setback: 5 ft.

Yard Encroachments
Yard Encroachments will be as per Town of Clayton UDO, Article 2: Section 155.201.J, (4) Yard Encroachments with the following exceptions:

- (b) Chimneys, pre-fabricated chimneys, flues, or smokestacks may extend into any required yard, but shall remain at least three feet from the property line.
- (d) Sills and ornamental features may extend into any required yard, but shall remain at least three feet from the property line.
- (i) Unenclosed patios, decks or terraces, including lighting structures may extend into any required yard, but shall remain at least three feet from the property line.
- (j) Bay windows, entrances, balconies, and similar features that are less than ten feet wide may extend up to 18 inches into any required yard, but shall remain at least three feet from the property line.
- (k) Front steps and stoops may extend into any required yard, but shall remain at least two feet from the property line.

ARCHITECTURAL STANDARDS

The PD-R will follow the additional architectural standards.

1. All single-family, village, and cottage homes will be slab on-grade, crawl-space or basement foundation.
2. The single-family, village, and cottage homes shall include decorative features such as shutters, bay windows, garage trellis, and raised trim around the windows.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Materials will consist of cementitious stucco or siding, architectural masonry (full brick, stone, synthetic stone, etc.), cementitious siding, wood, wood composite, glass and architectural metals. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted. A varied color palette will be utilized.
5. The side elevations of end units and corner single-family homes (village/cottage) will incorporate unique architectural elements, such as bay windows, porches and decorative trim.
6. Retaining walls, if necessary, will have a brick or stone veneer or be composed of precast segmental concrete block, in a complementary color.
7. The project will be pedestrian friendly with sidewalks connecting all parts of the neighborhood to each other. To minimize the effects of on-site lighting, down lighting and shielded fixtures will be utilized where applicable. Electrical transformers and HVAC units will be screened in accordance with the stated UDO.
8. An Architectural Review Board (ARB) will be established before and building permits will be applied for. A representative from the Town of Clayton's Planning Department will be a member of the ARB. A portfolio of homes must be approved by the ARB prior to applying for any building permits. The portfolio of homes will include the following:
 - a. Detailed exteriors of all homes to be constructed
 - b. Color pallets
 - c. Details of windows, finishes, doors, shutters, etc.

ACCESS AND CIRCULATION

Primary access would be via a primary residential collector road connecting to Front Street and accessing the residences via a network of traffic circle and "Cottage Lanes" that provide direct access to the garages. The "Cottage Lane" will be a 20 ft. paved roadway section with a 30 ft. ROW. A Cottage Lane - Collector (B-South Street) will be a 31 ft. paved roadway with a 50 ft. ROW and will connect to the Arbors of Clayton and to a third access point as shown on the plans. The Cottage Lane - Collector (E-West Street) will be a 31 ft. paved roadway with a 43 ft. ROW and will connect to property North. The primary residential collector road (Tupele Street) will allow for on street visitor parallel parking. All streets will be public.

The design of East Village allows for a safe and adequate on-site transportation circulation system. Planned roadways are consistent with the Town's Transportation Plan and Standard Specifications and Construction Details and show required right-of-way widths and road sections. East Village will be connected by an urban grid of residential streets, including "Cottage Lanes" and pedestrian walkways (major/minor courtyards, greenway) in order to promote connectivity.

PARKS AND RECREATION

East Village will provide active and passive recreation for its residents and will provide the greenway connection as shown on the plans.

COMMON COURT YARDS (MAJOR AND MINOR)

The single family homes (village and cottage style) will front a "Major" common space court yard. "Minor" common space courtyards will provide lateral accessibility between adjacent pocket neighborhoods. The courtyard system will provide connectivity throughout the residential development and create a community environment. The width of the "major" common space courtyards will be variable from lot line to lot line, but will be a minimum of 20 ft. and the "minor" common space courtyards will be a minimum width of 10 ft.

LANDSCAPING

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Perimeter Buffers – As shown on plans.

Street Buffers – As shown on plans.

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TYPICAL COTTAGE HOME ELEVATIONS
NTS



TYPICAL VILLAGE HOME ELEVATIONS
NTS



AMENITY CLUBHOUSE CONCEPTUAL ELEVATION
NTS

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09-17-15 TRC - 2ND REVIEW CMNTS.

DATES	
PHASE	ISSUED
REVISED	08/28/15
REVISED	09/17/15

TYPICAL
HOME/AMENITIES
ELEVATIONS
SHEET NUMBER

EX7



NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION

The East Village plan will comply with all conservation buffer rules enforced by the Town of Clayton as well as all other governing jurisdictions. There is no FEMA designated 100-year floodplain within the property.

See RCA and Open Space, Greenways and other Recreation Charts.

STORMWATER MANAGEMENT

East Village will comply with the Town's requirements for stormwater management. The owners and/or their assigns will maintain all storm water facilities. Stormwater design shall meet the applicable requirements of the Town of Clayton UDO.

PUBLIC FACILITIES

All improvement standards applicable to the public facilities that will serve East Village shall comply with the Town of Clayton's UDO and all other design standards. All on-site potable water and wastewater lines will be designed according to sound engineering standards and provided by the developer. All easement acquisition will occur at the construction document submittal stage. Routing of other utilities, to include electricity, phone, cable and gas, will be in keeping with the Town of Clayton standards.

East Village development will be served by the existing sanitary sewer pump station located adjacent to the property.

Potable water will be supplied by an existing water line located along East Front Street. The development will provide a looped waterline connection along the major streets to connect from East Front Street and tie into the existing waterline in the Arbores Apartments.



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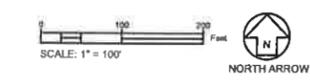
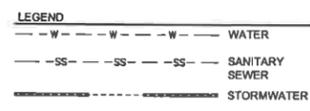
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REVISED	08/28/15
REVISED	09/17/15

UTILITIES
PLAN

SHEET NUMBER

EX8



**TOWN OF CLAYTON
SUBDIVISION APPROVAL SUB 2012-60
GRANTED**

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

Applicant: James E. Thiem of HagerSmith Design, PA
Owner: East Village Investments LLC
Property Location: Fronts on East Front Street Extension to the south and borders Walden subdivision to the north and east
Tax Parcel Numbers: 05037010E
Proposed Use of Property: Single-Family Subdivision
Meeting Date: September 4, 2012

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

- (1) The applicant shall complete the subdivision strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Planning Department office.
- (2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval shall be void and of no effect.

As set forth in Section 155.706 of the UDO, the Town Council imposed the following additional conditions of the Subdivision Permit:

- **Provisions of PDD-R 2012-05 apply:**
 1. All public infrastructures shall be constructed to Town of Clayton standards and approved by the Public Works Department prior to the approval of zoning permits.
 2. Homeowners Association documents which delineate funding and maintenance of common areas shall be prepared and submitted to the town prior to the recordation of final plats.
 3. Additional conditions (as modified 4-16-12) that were originally part of the preliminary subdivision plan for the Clayton East Village Subdivision (SUB 06-04) as approved July 17, 2006:
 - A. Acreage, capacity and nutrient offset fees for water/sewer shall be paid prior to recording of final plat.
 - B. The review and approval of project water, sewer, storm drainage, and street construction drawings is a separate process. Two sets of these drawings must be submitted to the Public Works Department when they become available.
 - C. Street name request forms shall be submitted to TOC GIS and approved prior to submitting final plat.
 - D. Debris from the clearing of the site will not be burned within TOC Limits.
 - E. A registered landscape architect shall complete a landscape design plan for the storm water control structures.
 - F. Storm water detention ponds shall be designed as amenity areas for the project and be in compliance with TOC's General Design Guidelines. Such facilities shall be owned and maintained by a HOA with adequate financial surety to the Town to assure their future integrity.
 - G. Wetland and riparian buffer areas will be undisturbed except as required for the installation of streets, utilities and greenways. All work shall be in accordance with applicable state and local regulations. Existing trees and vegetation will be preserved as much as practical and in accordance with all applicable regulations.
 - H. All phases of the planned development shall require Site Plan review and approval by the Planning Board.
 - I. No stucco foundations (Council condition).
 - J. Use of the single-family house at the intersection of proposed East Front Street and Old NC 42 HWY East shall be discontinued following completion of the single-family component of East Village. The future use of the property shall be determined at this time and fully comply with the Town of Clayton's Unified Development Code.

New Conditions:

1. The perimeter landscaping along East Front Street for the project's frontage must be installed prior to the issuance of a Certificate of Occupancy for Phase I.

2. Traffic improvements to be completed by the developer will be determined based on coordination with the NCDOT District Office and will be installed prior to the issuance of a certificate of occupancy for the phase that generates an improvement. The timing of the installation of a proposed traffic signal at the intersection of East Front Street and NC 42 Hwy. East will be determined based on a warrant analysis to be completed by the developer and approved by the NCDOT Division Office. An initial signal warrant analysis will be prepared by the developer and submitted to NCDOT upon completion of the East Front Street Extension.
3. Consistent with the Locally Administered Project Agreement (Project U-3605) dated January 17, 2012, execution of a Developers Agreement between the Town and the Developer shall be complete prior to the start of construction of the Front Street Extension.
4. In order to facilitate expedited construction of the East Village greenway system, the applicant is permitted to limit sidewalk construction to one side of each street as approved by the Planning Department.
5. In order to facilitate expedited construction of the East Village greenway system, the applicant will receive 100 percent credit toward Recreation and Open Space fees associated with Land Units S-1 through S-6, M-1 and M-2 as indicated on the Master Plan.

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

TOWN OF CLAYTON

BY: *Jody L. McLeod*
Jody L. McLeod,
Mayor

ATTEST:

Sherry L. Scoggins (SEAL)
Sherry L. Scoggins, MMC
Town Clerk

NORTH CAROLINA
JOHNSTON COUNTY

I, Stephanie B. Lanzolla, a Notary Public, do hereby certify that Sherry L. Scoggins personally appeared before me this day and acknowledged that she is Town Clerk of the Town of Clayton and that by authority duly given and as the act of the Town, the foregoing instrument was signed in its name by Jody L. McLeod, Mayor of the Town of Clayton.

Witness my hand and notarial seal this the 1st day of October 2012.

(SEAL)

Stephanie B. Lanzolla
Notary Public - Stephanie B. Lanzolla
(Printed Name)

NC County of Commission: Johnston^{SL}

Commission expires: 6/10/2017



James E. Thiem, applicant, of the above-identified property for the above Preliminary Subdivision Permit, does hereby acknowledge receipt of this Preliminary Subdivision Permit issued by the Clayton Town Council. The undersigned does hereby acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding on them and their successors in interest.

James E Thiem III
Signature of Applicant

NORTH CAROLINA

WAKE COUNTY

I, Adam D Wakefield, a Notary Public in and for said County and State, do hereby certify that James E Thiem III (applicant) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

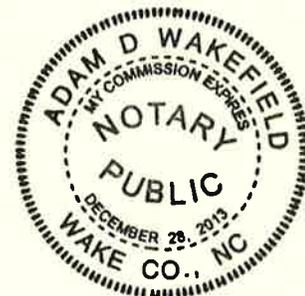
Witness my hand and notarial seal, this the 17th day of SEPT, 2012.

Adam D Wakefield

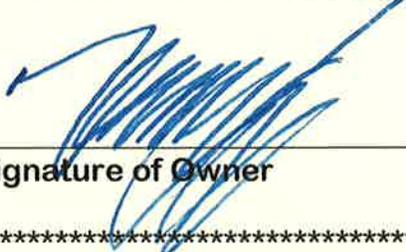
Notary Public - Adam D. Wakefield
(Printed Name)

NC County of Commission: WAKE

Commission expires: 12/28/2013



Thomas F. Taft Sr., owner and registered agent of East Village Investments LLC, of the above-identified property for the above Preliminary Subdivision Permit, does hereby acknowledge receipt of this Preliminary Subdivision Permit issued by the Clayton Town Council. The undersigned does hereby acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding on them and their successors in interest.



Signature of Owner

NORTH CAROLINA
Pitt COUNTY

I, Jessica M McGowan, a Notary Public in and for said County and State, do hereby certify that Thomas F. Taft, Sr. (owner) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20th day of September, 2012.





Notary Public - Jessica M. McGowan
(Printed Name)

NC County of Commission: Pitt

Commission expires: May 13, 2017





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

September 28, 2015

STAFF REPORT

Application Number: 15-27-01-SD

Project Name: Creech/Wynwood Manor – Tract 1, Residential Master Plan

NC PIN / Tag #: 165907-69-6977 / 05g01012a
Town Limits/ETJ: Town limits
Overlay: none
Applicant: Jerry Dalton, Dalton Engineering and Associates
Owner: Everland Lee LLC
Location: Site address: 1294 Shotwell Rd. The property is located south of Covered Bridge Rd, and east of Shotwell Rd.

Public Noticing:

- Neighborhood meeting August 17, 2015
- Sign posted prior to September 5, 2015
- Letters mailed prior to October 21, 2015
- Newspaper ad posted prior to October 21, 2015

REQUEST: The applicant is requesting preliminary subdivision plat approval (acting as a Residential Master Plan) to develop 181 single-family detached residential lots, within Town Limits.



SITE DATA:

Acreage: 87.4± acres
Existing Use: Agriculture

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential Estate (R-E)	Single-family residential (on 1± acre lots)
South	Residential Estate (R-E) and Planned Development-Mixed Use (PD-MU)	Single-family residential (on ½± acre lots) and vacant/agricultural for the PD-MU zoned parcels.
East	Residential Estate (R-E)	Single-family residential (on ½± acre lots) for parcels in the Cassedale subdivision, and vacant and/or agricultural for the remainder of adjacent parcels (Mims property)
West	Residential Estate (R-E) for parcels across Shotwell Rd, and Planned Development Mixed Use (PD-MU) for the remainder of the Creech parcel	Single-family residential (on 1± acre lots) for parcels across Shotwell Rd, and vacant and/or agricultural for the remainder of the Creech parcel

DEVELOPMENT DATA:

Proposed Uses: 181 single family detached residential units with clubhouse/pool amenity building, greenway, and mini-park.

Number of Stories: Single family units, maximum height of 35 feet; Clubhouse, max. height of 45’.

Min. lot size: 7,000 square feet

Impervious Surface: Max. 75% per residential lot, 50% for entire 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: One access point will be provided via a new driveway off of Covered Bridge Road, across from Trotters Run Court. A connection will be made to the east to Crestdale Drive, which connects to the Cassedale Subdivision. Three stub-outs will be provided to future developments, one to the east (Mims Property), one to the south across the creek (to ultimately connect to Parkview Subdivision and Main Street (Old US Hwy 70)), and one to the west toward the portion of the Creech parcel located near the intersection of Covered Bridge Road and Shotwell Road.

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:

Overview

The applicant is requesting preliminary subdivision plat approval (acting as a Residential Master Plan) to build 181 single-family detached residential units on the eastern portion (87.4 acres) of the Creech parcel. The proposed development will be very similar to an open space subdivision, consisting of three phases, and will include greenways, a mini-park, and a clubhouse/pool amenity. A road connection will be made across the riparian buffer to Tract 4 for future connectivity, as well as a stub-out to Tract 2 (on the corner of Shotwell Road and Covered Bridge Road). The majority of access to the 181 homes will come from a single, full-access entrance off of Covered Bridge Road. The western border of the project is the pond, creek, and associated riparian buffer.

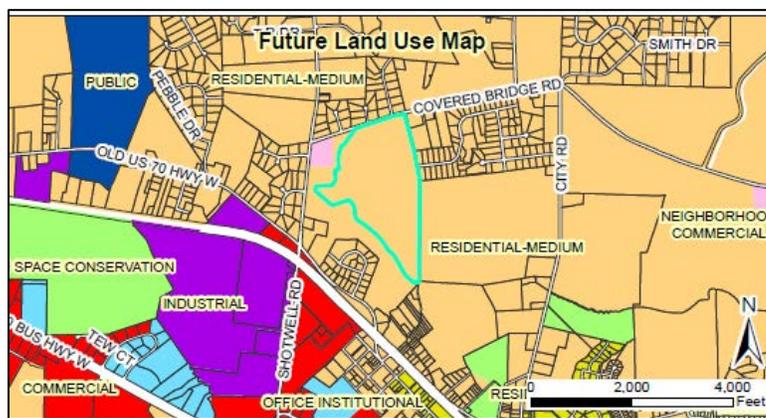


The overall property, excluding areas (Tracts 2-4) that will remain currently undeveloped (and are primarily divided from the residential section by the creek and stream buffer) will function generally as an open space subdivision with a clubhouse/pool amenity building. Open Spaces, a mini-park, and greenways are scattered throughout the project. Greenways are proposed to be provided along Covered Bridge Road as well. The impervious summary and site breakdown for the development is provided below.

IMPERVIOUS AREA CALCULATIONS				
	TOTAL AREA (square feet)	PERCENTAGE OF TOTAL SITE	IMPERVIOUS AREA (square feet)	IMPERVIOUS PERCENTAGE
RESIDENTIAL LOTS	1,938,777	50.93%	1,454,083	75%
RIGHT-OF-WAY (street, sidewalk, & ROW dedication)	512,889	13.47%	272,506	53.13%
TOTAL RESOURCE CONSERVATION AREAS	670,698	17.62%	0	0%
TOTAL OPEN SPACE (includes pool, clubhouse, amenities, greenways, internal sidewalks and features in parks etc.)	573,704	15.08%	177,743	30.98%
STORMWATER BMP	43,969	1.16%	0	0%
LANDSCAPING BUFFERS	66,195	1.74%	0	0%
TOTAL AREA (TRACT 1)	3,806,232	100%	1,904,332	50.03%

Consistency with Adopted Plans:

- Comprehensive Plan**
The request is consistent with the Strategic Growth Plan.
- Unified Development Code**
The proposed development is generally consistent with the Unified Development Code (UDC), with additional discussion of specific elements below.



Compatibility with Surrounding Land Uses

The proposed use – residential subdivision – is generally consistent with current adjacent uses, which are for the most part single family residential subdivisions and vacant/agricultural land. The proposed minimum residential lot size (7,000 square feet, or 0.16 acres) is somewhat smaller than surrounding lots in residential subdivisions, with the majority of directly adjacent residential lots being between 0.5 and 1.0 acres (21,780 square feet to 43,560 square feet) in size, more or less. The lots as drawn on the plans are of varying sizes, but 7,000 square feet is the regulating size.

Development Standards

The proposed Creech / Wynwood Manor development standards describe noticeably smaller lots than surrounding residential development, most of which is zoned Residential-Estate. The overall density of the Creech / Wynwood Manor project is proposed at 2.07 units per acre, which accounts for open space, riparian buffers, the pond, and landscaping buffers.

Given the stated minimum lot sizes for the proposed development, the maximum building coverages and maximum impervious surface allowable per lot are higher than the adjacent residential uses. However, it is important to note that these development standards are per lot, and not for the entire development, which has considerable natural and recreational areas (32±% of total site).

Regardless, at the minimum lot size of 7,000 square feet and with a maximum building coverage of 70%, fully 4,900 square feet of the typical minimum lot could be covered by the building itself. Therefore, staff suggests

that the ‘maximum building coverage’ and ‘maximum impervious surface per lot’ standards should be adjusted to be more reflective of the actual type of development that is intended.

The proposed setbacks for Creech / Wynwood Manor are also less stringent than most other setbacks allowed in current Open Space subdivisions within the Town (see table below). Staff suggests that the front setback be revised to 20 feet, to be more reflective of the nature of surrounding residential development.

Comparison of setbacks*					
	Lesser setbacks ←————→ Greater setbacks				
	Creech / Wynwood Manor	Town Zoning Residential-6 (R-6)**	Town Zoning Residential-8 (R-8)	Town Zoning Residential-10 (R-10)	Town Zoning Residential- Estate (R-E)
Front (ft)	10	20	20	25	21
Side interior (ft)	5	6	6	6	9
Side street (ft)	10	10	10	15	15
Rear (ft)	15	20	15	15	18
*Since Creech/Wynwood Manor is most comparable to an Open Space Subdivision (which allows reduced parameters and/or more dense development), the figures above represent the Town’s requirements for Open Space subdivisions.					
**No Open Space subdivision is allowed in R-6, so conventional R-6 standards are provided.					

Landscaping and Buffering

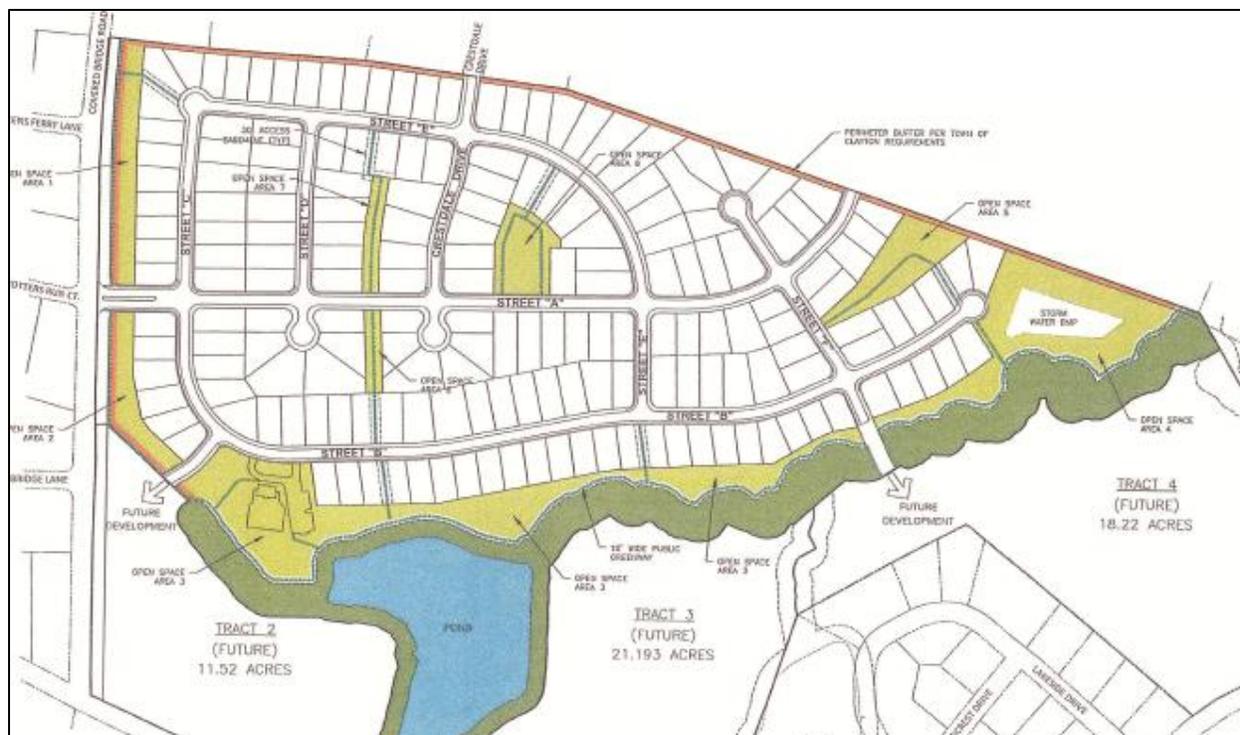
A 15 foot Class C perimeter buffer is provided along the boundary of the property, as required by Code. This is would provide a continuous 6’ visual buffer through either wall, berm, fence, evergreen hedge, or combination thereof. A maximum slope for berms of 3:1 is allowable.

Recreation and Open Space

Planned Developments such as this are required to meet or exceed the requirements of Open Space subdivisions. In this case, that means that 12.5% of the net site (total site area minus Resource Conservation Areas) will be provided as Open Space. Further, 25% of the total Open Space must be developed as active recreation. Resource Conservation Areas and Open Space are exclusive of each other. The table below summarizes the Open Space for the proposed development.

There is ample Open Space adjacent to the greenway that runs along the riparian buffer. This greenway will eventually tie into the Sam’s Branch greenway that is part of the Parkview subdivision. Another section of greenway runs along Covered Bridge Road between the landscape buffer and the right-of-way of Covered Bridge Road.

OPEN SPACE, GREENWAYS AND OTHER RECREATION			
	OPEN SPACE (ACRES)	ACTIVE REC. AREA (ACRES)	PERCENTAGE
PASSIVE OPEN SPACE	9.513		72.23%
ACTIVE RECREATION AREAS	3.657		27.76%
IMPROVED AREAS (pool, clubhouse property, developed parks)		0.954	
GREENWAY (paved surface area only)		1.674	
SIDEWALK (paved surface area only)		1.029	
TOTAL OPEN SPACE (TRACT 1)	13.17		100%
NOTE: Per Town of Clayton development standards, greenways must have a minimum of 2.5’ of cleared graded grass on each side. This area does not count toward active recreation area, and is not included in the active recreation calculations above.			



An Open Space area and internal greenway that runs between Street “D” and Crestdale Drive is the minimum required width to be considered Open Space (50’), and includes a greenway connecting Street “E” to the greenway along the riparian buffer. This Open Space Area 7 incorporates the required minimum pedestrian connectivity of a 30’ wide passage.

Open Space Areas 1 and 2 are located between Covered Bridge Road and the lots backing up to it. These Open Spaces are the minimum Code-required width (50’) to be considered Open Space. They are located between a landscape buffer and the back of residential lots. Adequate access is provided, and the adjacent greenway ties into the riparian greenway.

Staff recommends that all lots backing up to or adjacent to Open Space areas be limited to a maximum fence height of 4’, to preserve the visibility and safety of these areas. Should a 50’ wide open space area become lined with 6’ tall privacy fences, staff feels it would create an unsafe condition, and so visibility and public accessibility should be preserved.

With regards to active recreation, the Clubhouse/Pool amenity area counts toward the active recreation area. It is further described in the Plans. The area of the greenway trails (width x length) also counts toward active recreation. The Clubhouse/Pool amenity area and the Mini-Park are adequately connected to the development by greenways and sidewalks. All greenways along Covered Bridge Road and the riparian buffer are intended to be dedicated to the Town following construction.

Environmental

Resource conservation areas (water bodies, 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 will meet all state preservation requirements. The Resource Conservation Areas

table describes acreage of each resource type. These are exclusive of Open Space, and are not considered part of net site area when calculating required open space for the development.

RESOURCE CONSERVATION AREAS		
	ACRES	PERCENTAGE
RIPARIAN BUFFER AREAS	10.02	65.07%
OPEN WATER BODIES AND PONDS	5.38	34.93%
100-YEAR FLOODPLAIN	0	0%
TOTAL RESOURCE CONSERVATION AREAS (TRACT 1)	15.40	100%

Access/Streets

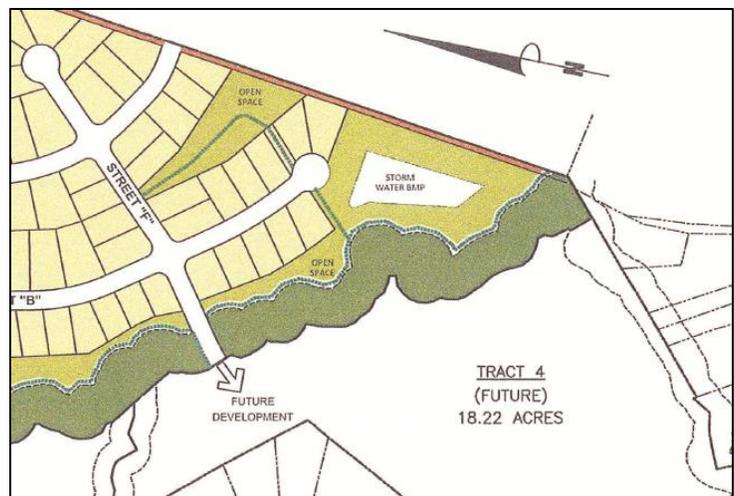
Access is intended via a new, full-access driveway off of Covered Bridge Road, that aligns with Trotters Run Court. There will be a secondary access through the Cassedale Subdivision (Crestdale Drive). Stub-outs are provided to Tract 2, and to Tract 4 (across the riparian buffer). When Tract 4 is developed, it is intended to ultimately connect the residential development through to Old US Hwy 70. The roads are intended to be a 27' back-to-back paved section inside a 50' public rights-of-way, with street trees planted in a 6' wide planting strip just behind the curb. On road sides with sidewalks, this tree strip will separate sidewalks and pedestrians from traffic. The street tree species will be vetted through staff to determine species that will not overly distress adjacent pavement, curbs, and sidewalks.

It is worth noting that Parkview Subdivision, which is currently being constructed southeast of the Creech property, is ultimately envisioned as connecting to the proposed road network in the Creech property via a future road connection (Street "F") through Tract 4 of the Creech property. This connection would provide a tertiary access point for Parkview, as well as for this proposed development. The timeframe for this connection is uncertain, but it will increase fire/ems/police access when constructed.

Multi-Modal Access

Sidewalks are provided along one side of each street, with greenways provided throughout the development. Staff believes this trade-off increases pedestrian connectivity within the development while preserving pedestrian safety. Adequate access points throughout the development are provided to the greenway system.

Adequate pedestrian connectivity is created by the greenways (mentioned in the Recreation and Open Space section above) and the sidewalks that are located on one side of each street. The tradeoff for sidewalks on one side of the street (instead of both) is at the developer's request (waiver from UDC Section 155.602(H)) in consideration for their provision of greenways throughout the development.



Traffic Impact Analysis

See excerpted findings provided as an attachment to this report. As currently proposed, this development will not trigger significant improvements on adjacent roadways. NCDOT and the developer will finalize these details between their organizations. The developer is providing adequate right-of-way for future improvements on Covered Bridge Road along this portion of the project.

Architecture/Design

Please see the plans. The applicant has proposed a minimum size of 2,000 square feet for homes. By current state law, the Town is restricted from requiring architectural details for single family residential homes. The Clubhouse/Pool amenity area will be as described on the plans. Staff finds the specifications for the Clubhouse/Pool amenity area to be sufficient for this development.

Waivers/Deviations/Variances from Code Requirements

- Waiver from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street, in order to provide 10' greenway on a one-for-one dollar basis.

Planned Development Review Criteria

The regulations below are the components of the UDC that pertain to the review of Planned Developments:

Definition:

Definition of PD-MU (§155.200(A)(3)(d)): "The PD-MU district is intended to provide coordinated mixed-use developments which include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants which provides for a variety of physically and functionally integrated land uses."

Per §155.203(L), Planned Developments are subject to the following requirements:

- The development proposed in the master plan is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
- Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. All bulk, area and dimensional standards shall be established by the Town Council at the time of approval.
- No resource conservation area (see § 155.500) shall be counted towards lot area. This shall not preclude the platting of lots in such areas, provided that adequate lot area outside the resource conservation area is provided.
- No resource conservation area shall be counted towards the recreation and open space requirements.
- The planned development master plan shall meet or exceed the recreation and open space requirements of an open space residential subdivision.
- A phasing plan is required.

Master Plan Approval Criteria (§155.705(K)):

1. Compliance with all applicable requirements of the UDC;
2. Consistency with the Clayton General Design Guidelines;
3. Conformance of the proposal with the stated purpose of the requested planned development district;

4. Compatibility of the proposed development with the adjacent community;
5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
6. Compatible relationships between each component of the overall project;
7. Self-sufficiency of each phase of the overall project;
8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems;
9. The fiscal impact of the proposal and the proposed financing of required improvements;
10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Preliminary Plat Findings of Fact

Since the Master Plan is also acting as a Preliminary Subdivision Plat, the applicant is required to address the Findings of Fact outlined in §155.706 of the UDC. These have been included as an attachment to this report.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval, functioning as a Master Plan, for a 181 unit residential subdivision.
 - This approval is subject to final approval by Town Council.
 - Lot dimensions and setbacks could be modified to be more consistent with surrounding residential uses.
-

FINDINGS:

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

CONDITIONS:

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

General

1. Following Board approvals, three copies of the Master Plan / Preliminary Subdivision Plat, with the final Conditions of Approval inserted, and meeting the requirements of the Conditions of Approval and all requested revisions, shall be submitted to Planning Department for final approval.
2. The development of the property is limited to the parameters established on the Master Plan as approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan or Master Plan Document shall require review and approval in accordance with Section 155.705 of the Unified Development Code.

3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review.
4. Modifications to quality, style, and materials that are determined by the Planning Director not to meet or exceed the original intent or do not classify as "minor" modifications per the Unified Development Code shall require major review and approval.
5. Development fees shall be paid prior to Final Plat approval for each phase. For phases requiring Site Plan review, fees shall be paid prior to issuance of building permits.
6. The review and approval of project water, sewer, storm drainage and street construction drawings must be submitted to and approved by the Public Works Department.
7. A homeowners' association (HOA) document shall be provided to the Town Planning Staff for review and recorded by the developer prior to final plat approval of the first residential phase. The HOA document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Parks/Recreation/Open Space

8. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
9. Neighborhood parks, phases of greenway, and recreational amenities, including the clubhouse/pool site, shall be reviewed as Minor Site Plans prior to construction.
10. The clubhouse and pool shall be permitted and under construction (or bonded) prior to the issuance of a Certificate of Occupancy for the last unit in Phase 1, and prior to the beginning of Phase 2.
11. Lots directly adjacent to Open Space shall be restricted to fence heights of 4' or less, to preserve the visibility and safety of the Open Spaces. Furthermore, such fence height restriction shall be recorded on the deed for each lot.
12. Five foot wide sidewalks or ten foot wide multi-use paths shall be installed along at least one side of all roadways within the development as identified in the Master Plan. Where sidewalks are on only one side of the road, the developer shall provide a minimum ten-foot wide paved greenway/multi-use trails within the development on an equivalent basis based on cost. An Engineer's estimate which documents the cost allocations (in linear footage) between the deleted five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu.
13. All sidewalks and greenways shall be bonded or constructed prior to plat recordation for the associated phase, with the exception that the sidewalk in front of residential units must be installed prior to the issuance of a Certificate of Occupancy of the unit.
14. Street trees for residential lots shall be installed prior to the issuance of a certificate of occupancy for the unit.

15. The acreage of recreation and open space, and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction of the associated phase and shall be installed or bonded prior to issuance of the 1st certificate of occupancy for that phase.

Development Standards

16. Final location and configuration of mail center and/or Cluster Mailbox Units (CBUs) shall be determined in the final plat/site plan review (as applicable) for Phase 1. CBU's are required to have vehicular access/parking, as well as sidewalk /pedestrian access and must be approved by the Planning Department and the United States Postal Service.
17. All lots with pedestrian or drainage easements shall observe setbacks for all structures (including fences) from those easement lines as if those easement lines were the property lines.

Roadways and Access:

18. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
19. The Right-of-Way (ROW) dedication along Shotwell Road shall occur prior to Phase 1.
20. The Future Roadway Connection to Phase 2 shall be built or bonded prior to the issuance of a certificate of occupancy for the 1st unit in Phase 1.

Landscaping /Environmental

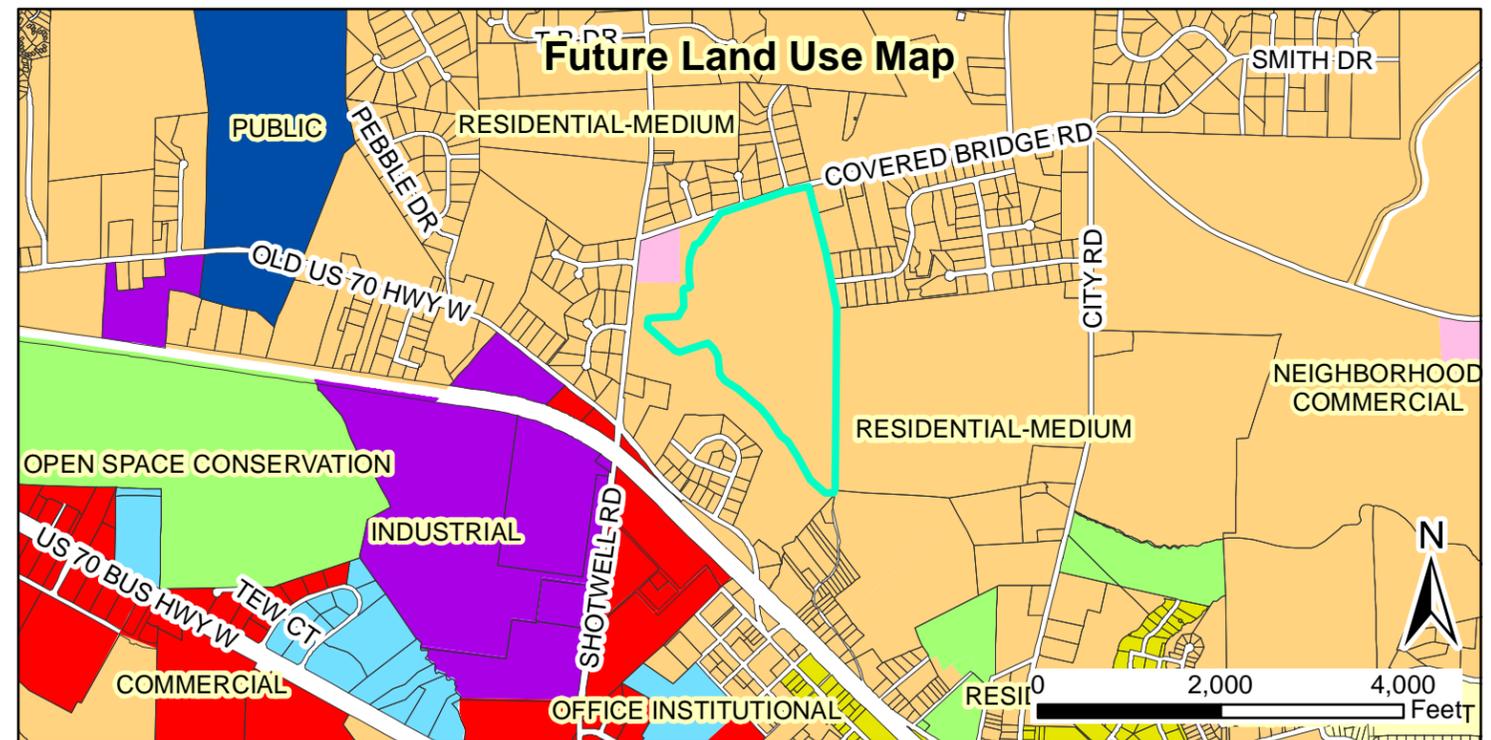
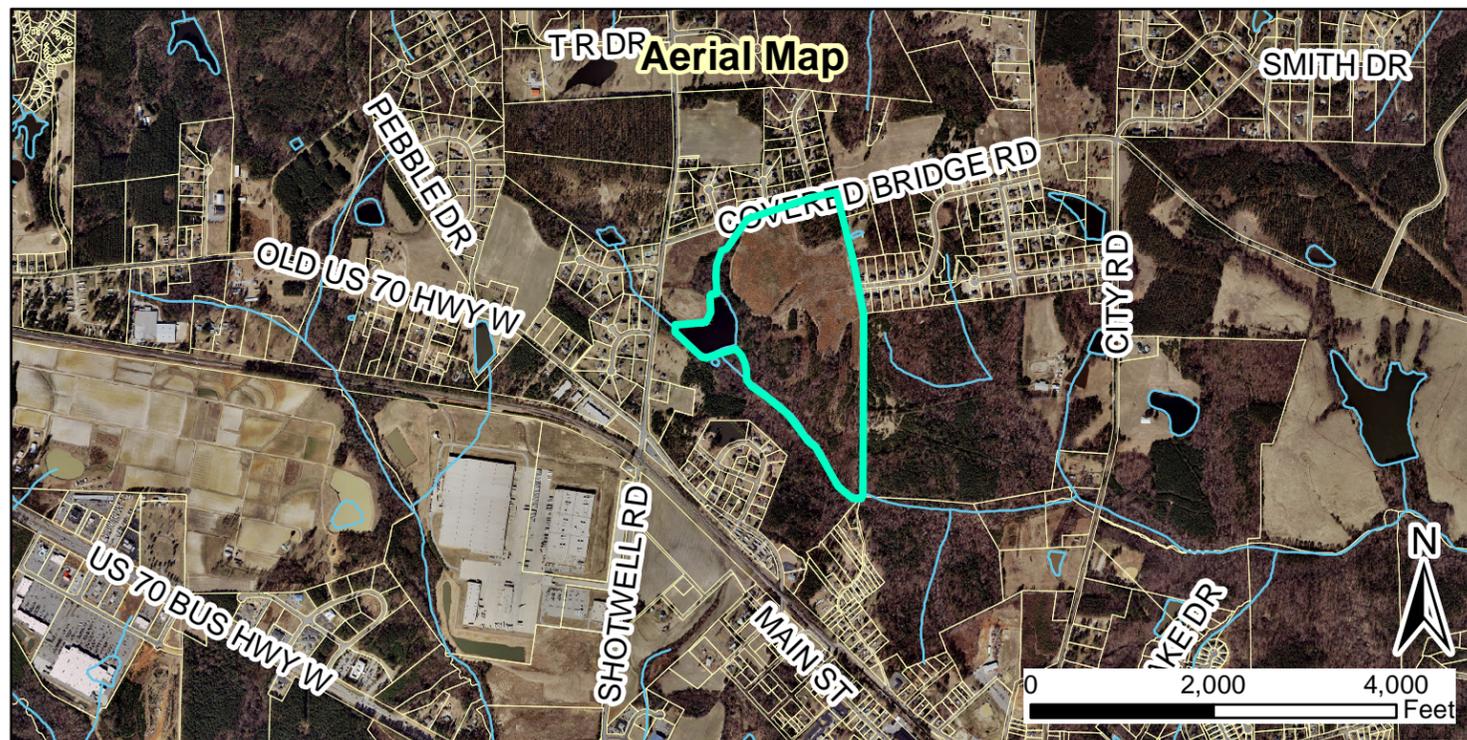
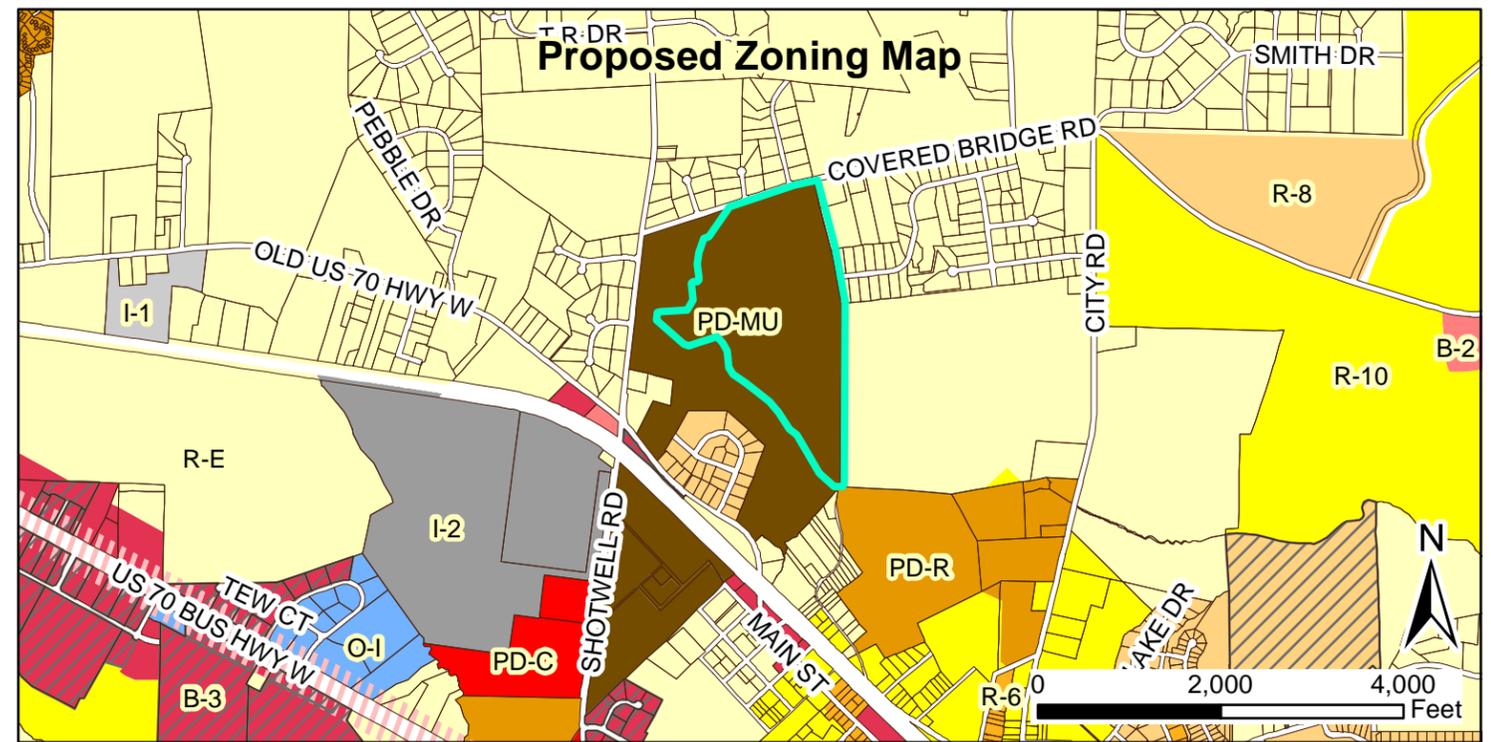
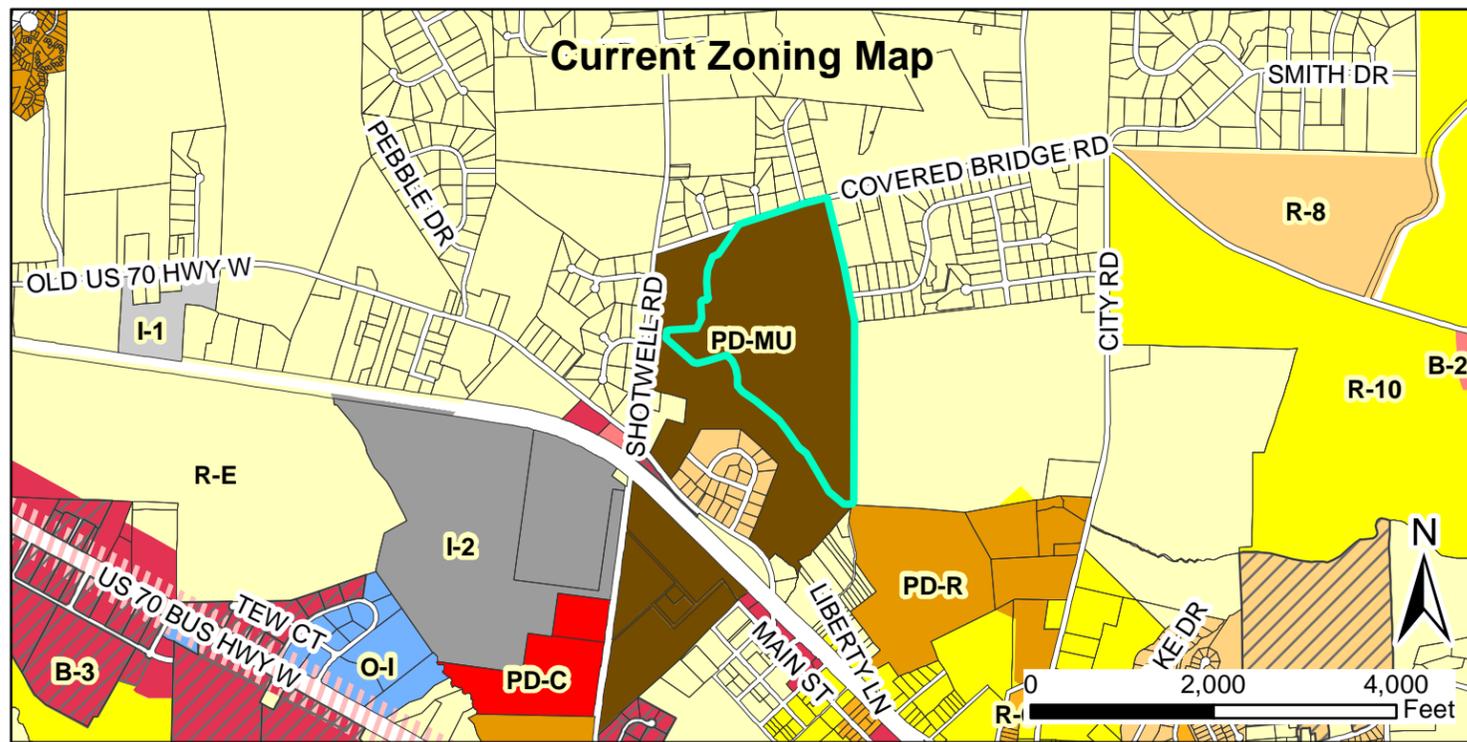
21. All required vegetated buffers and plantings shall be installed concurrently with construction of the associated phase of the development and shall be completely installed or bonded prior to issuance of a certificate of occupancy for that phase.
 22. Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat / major site plan review.
 23. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to the UDC requirements.
 24. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas. Once the tree protection fence is installed, it must be inspected by the Planning Department prior to construction activity.
-

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the Preliminary Subdivision Plat acting as a Master Plan for the subject parcel.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Traffic Impact Analysis (excerpt only)

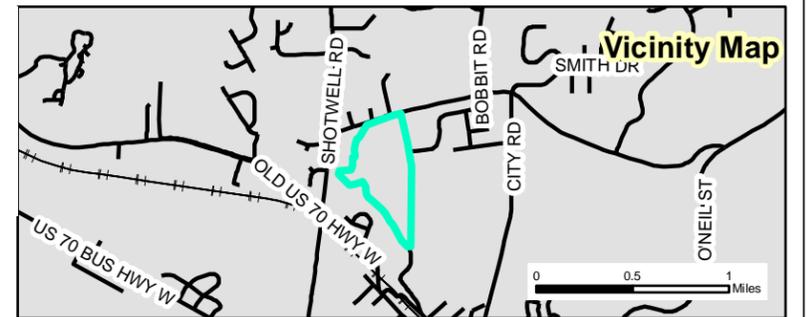


15-27-01-SD - Creech-Wynwood Manor Subdivision
Request: Planned Development subdivision with 181 lots

Applicant: Dalton Engineering and Associates PA
 Property Owner: Everland Lee LLC
 Parcel ID Number: eastern portion of 165907-69-6977
 Tag #: eastern portion of 05g01012a



Approx. Site 
 Special Use District 
 Thorough Fare Overlay 
 Scenic Highway Overlay 
 08/17/2015
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





TOWN OF CLAYTON

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

**SUBDIVISION: MAJOR SUBDIVISION
(Preliminary Subdivision Plat)**

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

Application fees: Major Preliminary Subdivision Plat: \$400.00 + \$5.00 per lot
Modifications to approved plans:
Major Modification: \$400.00 + \$5.00 per lot modified
Minor Modification: \$200.00 + \$5.00 per lot modified

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

SITE INFORMATION

New Major Subdivision
Conventional: Open Space: Modification to Approved Preliminary Plat
Major: _____ Minor:
 New Subdivision Master Plan

Name of Project: Creech Tract Master Plan ^{Residential} Acreage of Property: 141.06 Acres
Tag #: 05G01012A NC PIN: 165907-69-6977
Location: 1294 Shotwell Road, Clayton, NC 27520
Number of Lots (existing): 0 (Proposed) 181 Min Lot Size: 7,000 sf
Zoning District: PD-MU Electric Provider: Undetermined
Wastewater: Septic Sewer (check one) Water: Well Public/Private Water (check one)
Recreation/Open Space Requirement: Fee in lieu Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: **JUN 17 2015** Amount Paid: _____ File Number: 15-27-01-SD
Town of Clayton Planning Department

PROPERTY OWNER INFORMATION

Name: Everland Lee LLC

Mailing Address: P.O. Box 748, Clayton, NC 27528

Phone Number: 919-553-2085

Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Dalton Engineering & Associates PA

Mailing Address: PO Box 426, Clayton, NC 27528

Phone Number: 919-550-4740

Fax: _____

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

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

12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Neighborhood Meeting Notice Letter* See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development		<input checked="" type="checkbox"/>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

EXPLANATION OF PROJECT

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

The owner is requesting approval to develop subject property as a Planned Unit Development with a mix of uses. The residential portion of the development will contain a mixture of detached single-family lots, townhouses, condominiums and apartments. The commercial area is planned to be developed as a neighborhood retail shopping center to serve the needs of the Creech Tract and surrounding communities. Access to the development will utilize the existing roadway system off of Shotwell Road and Covered Bridge Road. Improvements include curb and gutter streets with sidewalk, storm drainage and public water and sewer services provided by the Town of Clayton. All improvements are to meet current Town of Clayton specifications.

APPLICANT AFFIDAVIT

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

DALTON ENGINEERING AND ASSOCIATES, P.A.
Print Name

CONTACT : JONATHAN BARNES
John Barnes
Signature of Applicant

6/8/15
Date

FINDINGS OF FACT

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 proposed development will meet the required specifications for the Planned Use Development in the Town of Clayton Unified Development Code.~~

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.
~~The mixed use development will create an integrated feel and help produce a sense of community that will enhance adjoining developments and properties as well.~~

- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.
~~The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project will utilize connection to existing infrastructure to provide products and services to the public that are desired and will not be an endangerment to the environment or the public.~~

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.
~~The proposed development of the subject property is consistent with the overall development plan of the Town.~~

Project Name: CREECH TRACT - MASTER PLAN

DALTON ENGINEERING AND ASSOCIATES, P.A.
Print Name

CONTACT : JONATHAN BARNES
[Signature]
Signature of Applicant

6/8/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Creech Tract

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

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

PARCEL NUMBER	NAME	ADDRESS
175000-50-7961	COLCLOUGH, THOMAS M & CASSANDRA M	73 COVERED BRIDGE RD, Clayton NC 27520
175000-61-0033	JOHNSON, SANDRA SLOAN & LEU, DONALD J	103 COVERED BRIDGE ROAD, Clayton NC 2752
175000-61-2181	CREECH, DAVID WAYNE	143 COVERED BRIDGE RD, Clayton NC 27520
175000-61-4196	WHITE, DAVID GEORGE & AMY CREECH	207 COVERED BRIDGE RD, Clayton NC 27520
175000-61-8207	MCCLOUGHLIN, RICHARD & LINDA	271 COVERED BRIDGE RD, Clayton, NC 27520
175000-71-0303	REYES, OSCAR TORRES	313 COVERED BRIDGE RD, Clayton, NC 27520
175000-71-3402	RAY, MICHAEL A & LISA S	363 COVERED BRIDGE ROAD, Clayton, NC 27520
175000-82-5012	EVERETT AND BERNICE JONES TRUST	41 STONE DRIVE, Brevard, NC 28712
175000-71-6230	HOUSE OF HOPE OF NC, INC	PO BOX 339, Clayton NC 27528
175000-70-8511	PRAJAPATI, RUPESH & CANDACE	552 CRESTDALE DR, CLAYTON, NC 27520
175000-70-8270	BROWN, CASEY RANDALL & MEGHAN WAGNER	547 CRESTDALE DR, CLAYTON, NC 27520
165908-99-1166	MIMS, ALLEN L JR	920 CITY RD, CLAYTON, NC 27520
165912-87-5175	ADAMS, DONALD C	1340 OLD DRUG STORE RD, GARNER, NC 27529
165908-77-6737	JUAREZ, JOSE LISANDRO	PO BOX 733, CLAYTON, NC 27520
165908-77-5598	BEASLEY, MICHAEL JAMES	164 LIBERTY LANE, CLAYTON, NC 27520
165912-77-5292	PENA, HECTOR	156 LIBERTY LANE, CLAYTON, NC 27520
165911-77-3038	FRAMPTON, ROBERT EUGENE JR	148 LIBERTY LN, CLAYTON, NC 27520

165911-77-3010	NAZARI, ZABIJULLAH & RAHIMA	111 SWORDGAGE DRIVE, CARY, NC 27513
165911-67-9097	AMERICAN LEGION	
165911-67-9268	AMERICAN LEGION POST 71	1300 OLD US 70 HWY W, CLAYTON, NC 27520
165907-67-5741	BANKS, NILOUS I	101 LAKESIDE DRIVE, CLAYTON, NC 27520
165907-67-5892	CHESTNUT, KERRY SCOTT & BARBARA	103 LAKESIDE DR, CLAYTON, NC 27520
165907-67-6943	BRITT, BETTY B & WILLIAM R JR	105 LAKESIDE DR, CLAYTON, NC 27520
165907-68-6095	JONES, HELEN S	109 LAKESIDE DRIVE, CLAYTON, NC 27520
165907-68-7288	MOORE, ALFRED RAY & AGNES	203 LAKESIDE DR, CLAYTON, NC 27520
165907-68-7491	BLACKMON, DILLION D & BOBBIE LOU	207 LAKESIDE DR, CLAYTON, NC 27520
165907-68-7520	FIFIELD, CAROL A	215 LAKESIDE DRIVE, CLAYTON, NC 27520
165907-68-2665	ALLEN, HENRIETTA O	1414 WOODCREST DR, CLAYTON, NC 27520
165907-58-9376	SECU*RE INC	PO BOX 25279, RALEIGH, NC 27611
165907-58-8257	JOHNSON, RICKIE L	1414 W OLD US 70 HWY, CLAYTON, NC 27520
165907-59-7141	PHILLIPS, DOUGLAS D, ANN B	925 THANKSGIVING FIRE RD, SELMA, NC 27576
165907-59-3304	POWELL, WILLIAM JR, DORIS H	146 JAMESON AVE, WOODLAND, NC 27897
165907-59-3631	BRYANT, ROYASTINE & MARY FRANCES	2 ANNIE V DRIVE, CLAYTON, NC 27520
165907-59-3981	SEAGRAVES, GINA L & NEWSOME, W KENT	1 ANNIE V DRIVE, CLAYTON, NC 27520
175000-50-4310	HILL, HARVEY G JR & REGINA W	210 SNOWBERRY LN, SMITHFIELD, NC 27577
175000-50-4631	KELLY, DIANA ELLIS & KEVIN EUGENE	1 SEVEN OAKS DRIVE, CLAYTON, NC 27520
175000-41-8275	CREASY, KATHRYN ANN & DONALD J	1577 SHOTWELL RD, CLAYTON, NC 27520

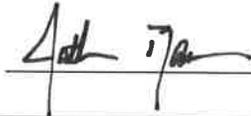
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: August 17, 2015

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

Printed Name: Jonathan Barnes

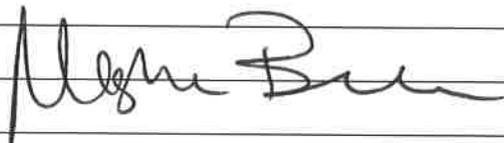
Signature: 

Date of Meeting: September 3, 2015 Time of Meeting: 6:30 p.m.

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

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.*

Concern over property values as they compare to Cassedale. Fitting four homes into equivalent space for one Cassedale property. Buffer between Cassedale and new development appears extremely inadequate. Many small children (4 under age 2) at end of ~~Cassell~~ Crestdale, only 2 outlets, concern over traffic (heavy!) and being able to play safely.



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

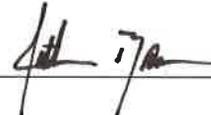
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lot sizes at 7000 sq ft (I had previously understood lots could be 5000 sq ft) with 5 foot setbacks, will be a sad new trend for Clayton. Really dread to see lots so small in our pretty town. I don't think there is currently a precedent for such small lots. Very unattractive and will surely drop property values for neighbors.

Don't see any contribution to the community at large, i.e. site for school, fire, etc. that this fuel.

Traffic patterns are obviously a concern. Surely an entry needs to be on Shotwell Rd, which should be widened using land from the Creach property — not taking land from property owners already living on Shotwell properties.

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

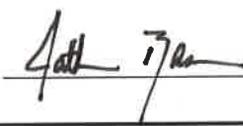
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Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.*

Concerned about traffic congestion at the entrance to Cove Bridge Rd - Shiloh Jam

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

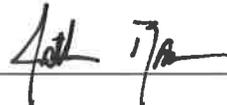
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Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: September 3, 2015 Time of Meeting: 6:30 p.m.

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

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.

Our concerns are traffic impact, lack of noise buffer to surrounding properties. In addition to the size of lots and lack of space between homes.

Next, proposed commercial use and multi family use. We feel that the smell, noise, nuisance of commercial use should be removed from any submittals for this or any future development.

Multi family use is not desirable!!!

We have no issues with residential (single family) homes strongly context commercial and/or multi family development.

Diana E. Kelly
(DIANA E. Kelly)

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

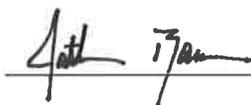
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Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: September 3, 2015 Time of Meeting: 6:30 p.m.

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

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.*

We reside at 408 Covered Bridge. Our concern is having 9 lots abutt our property. The traffic impact on us.

We are a therapeutic facility - safety would be a huge concern.

Amica Wells - 550-8181
349-4938

408 Covered Bridge Rd
PO Box 339
Clayton, NC 27528

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

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 / September 3, 2015

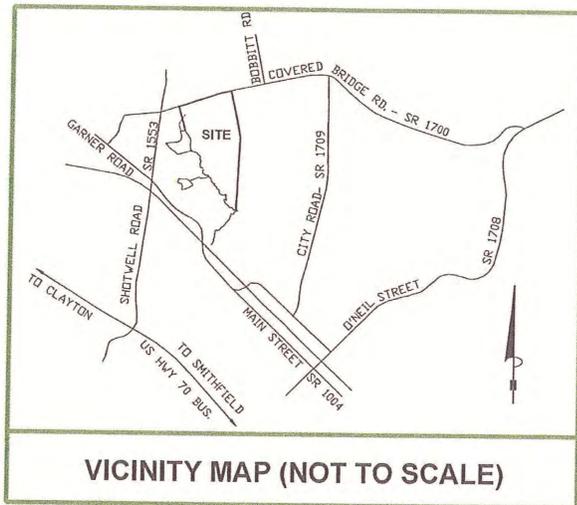
	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	Monica Mills	408 covered Bridge Rd
3	Diana E. Kelly	1 Seven Oaks Drive, Clayton NC
4	Meghan Brown	547 Crestdale Dr.
5	Judy Jones	Everett Jones Farm
6	Alfred Moore	203 Lakeside Dr.
7	Shelton Jones	Everett Jones Farm
8	Larry Jones	Everett Jones Farm
9	Zabi Nazari	146 Liberty Ln
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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 / September 3, 2015

	NAME	ADDRESS
1	Kit Creasy	1577 Shotwell Rd
2	John Creasy	"
3	Richard McLaughlin	291 Covered Bridge Rd CLAYTON
4	HECTOR PERA	156 LIBERTY LN
5	MICHAEL BEASLEY	164 Liberty Ln
6	BARBARA Beasley	164 Liberty Ln
7	KERRY CHESTNUT	103 LAKESIDE DR.
8	Lee Nims	920 City Rd.
9		
10		
11		
12		
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17		
18		
19		
20		



MASTER PLAN

FOR

WYNWOOD MANOR

A MIXED USE PLANNED UNIT DEVELOPMENT

TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
- SHEET 2 - SURVEY & EXISTING CONDITIONS
- SHEET 3 - MASTER PLAN
- SHEET 4 - DEVELOPMENT PHASING PLAN
- SHEET 5 - VEHICULAR CIRCULATION PLAN
- SHEET 6 - NEIGHBORHOOD DESIGN PLAN
- SHEET 7 - PARKS OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
- SHEET 8 - AMENITIES AND CLUBHOUSE PLAN
- SHEET 9 - UTILITIES AND STORMWATER MANAGEMENT

ENGINEER

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

SURVEYOR

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

OWNER & DEVELOPER

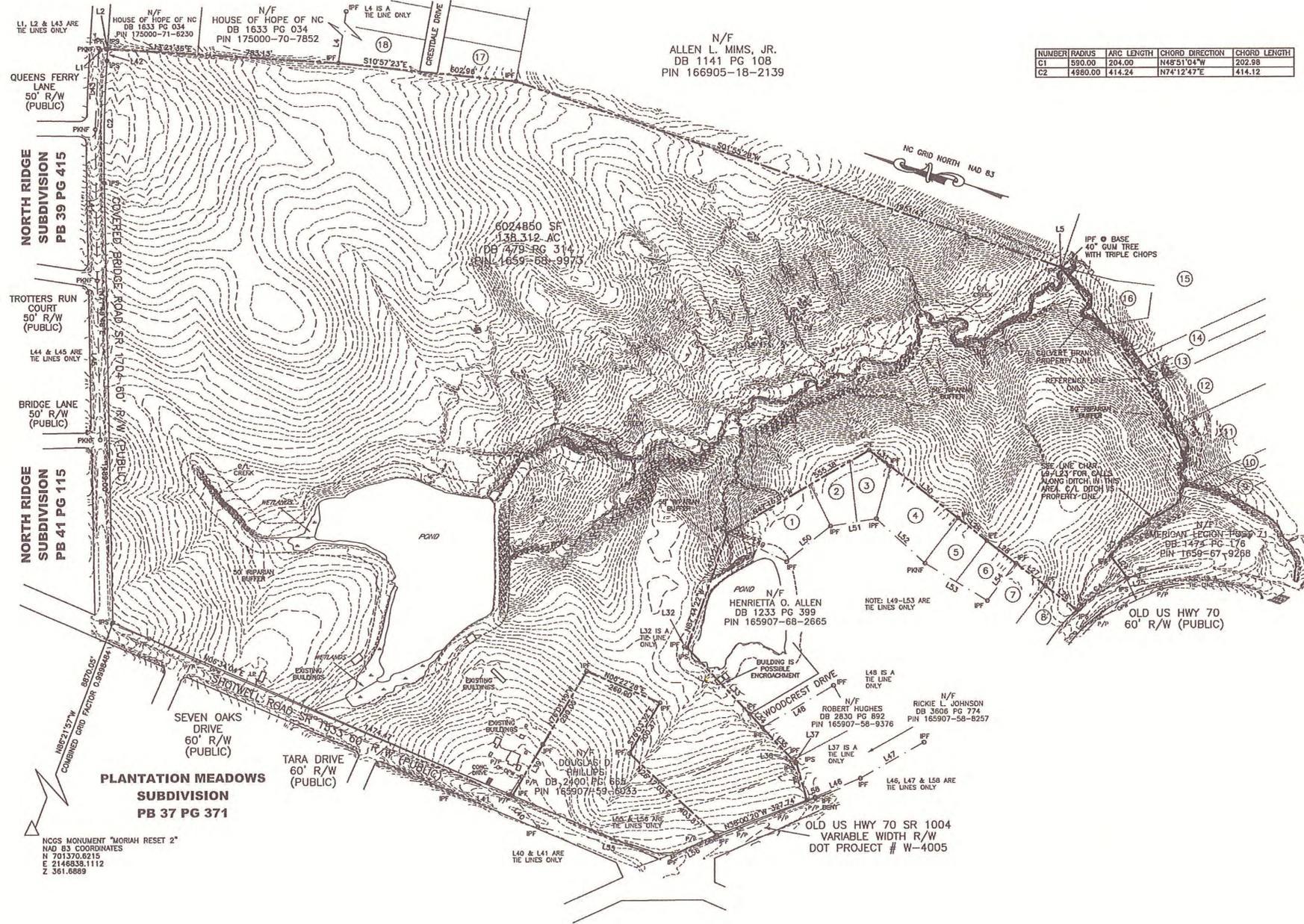
EVERLAND LEE, LLC
 P. O. BOX 748
 CLAYTON, NC 27528
 (919) 553-2085

Dalton Engineering
 and Associates, P. A.



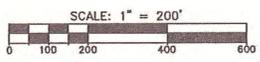
COVER		
Job: 13003	Date: 6/17/15	Revision:
File: COVER	Drawn: WJB	Sheet: 1 OF 9





NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	550.00	204.00	N48°51'04"W	202.98
C2	4580.00	414.24	N74°12'47"E	414.12

NUMBER	DIRECTION	DISTANCE
L1	S13°21'38"E	24.95'
L2	S13°21'38"E	5.03'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	241.75'
L7	S31°39'15"W	92.36'
L8	S81°13'34"W	46.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N65°49'30"W	19.61'
L13	S72°01'18"W	22.88'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.005'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.06'
L20	N40°34'34"W	24.67'
L21	N50°14'15"W	15.98'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	94.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°32'10"E	124.75'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'58"W	165.30'
L36	S46°48'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S75°26'48"W	275.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	338.36'
L46	S30°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.64'
L49	S08°29'02"W	222.28'
L50	S35°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	185.07'
L58	S36°00'20"E	28.94'



SURVEY & EXISTING CONDITIONS		
Job: 13003	Date: 6/17/15	Revision:
File: Master_Plan	Drawn: WJB	Sheet: 2 OF 9



IMPERVIOUS AREA CALCULATIONS				
	TOTAL AREA (square feet)	PERCENTAGE OF TOTAL SITE	IMPERVIOUS AREA (square feet)	IMPERVIOUS PERCENTAGE
RESIDENTIAL LOTS	1,938,777	50.93%	1,454,083	75%
RIGHT-OF-WAY (street, sidewalk, & ROW dedication)	512,889	13.47%	272,506	53.13%
TOTAL RESOURCE CONSERVATION AREAS	670,698	17.62%	0	0%
TOTAL OPEN SPACE (includes pool, clubhouse, amenities, greenways, internal sidewalks and features in parks etc.)	573,704	15.08%	177,743	30.98%
STORMWATER BMP	43,969	1.16%	0	0%
LANDSCAPING BUFFERS	66,195	1.74%	0	0%
TOTAL AREA (TRACT 1)	3,806,232	100%	1,904,332	50.03%

SUMMARY INFORMATION - TRACT 1

DEVELOPMENT NAME: WYNWOOD MANOR (TRACT 1)
 TOTAL AREA CONTAINED WITHIN TRACT 1: 87.379 AC (3,806,232 S.F.)
 PARCEL PIN: 165907-69-6977

OWNER:
 EVERLAND LEE, LLC
 P.O. BOX 748
 CLAYTON, NC 27528

PROPERTY IS LOCATED WITHIN THE TOWN OF CLAYTON

ZONING: PD-MU

PROPERTY IS NOT LOCATED WITHIN A WATERSHED PROTECTION OVERLAY

TOTAL LOTS: 181

DENSITY: 2.07 LOTS PER ACRE

AREA IN RIPARIAN BUFFER: 10.02 ACRES

PROPERTY IS NOT LOCATED IN FEMA DESIGNATED FLOOD PLAIN

ELECTRIC PROVIDER: TOWN OF CLAYTON

WATER PROVIDER: TOWN OF CLAYTON

SEWER PROVIDER: TOWN OF CLAYTON

EXISTING IMPERVIOUS AREA: NONE

PROPOSED IMPERVIOUS AREA: SEE CHART ON THIS SHEET

EXISTING USE: VACANT

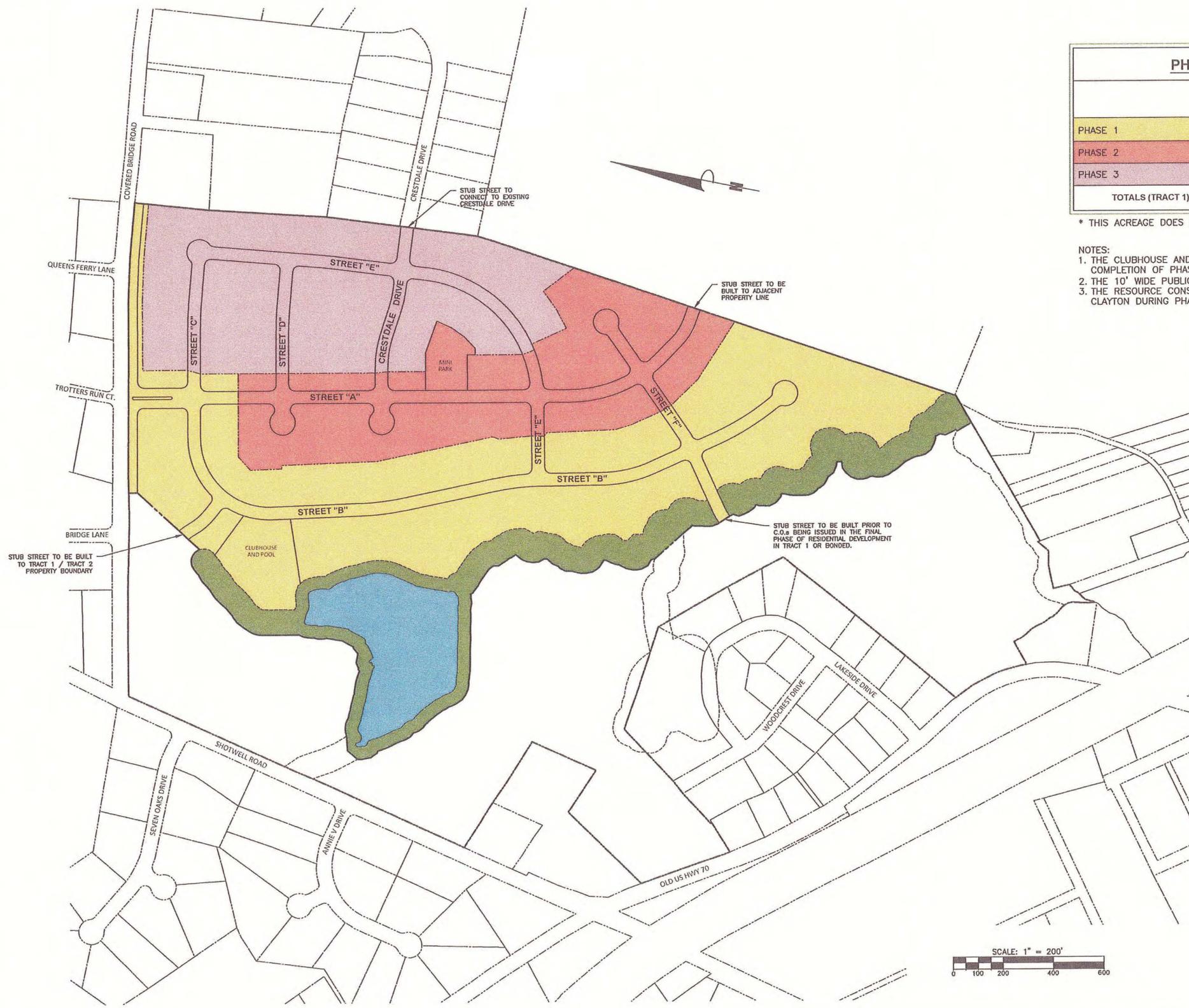
PROPOSED USE:
 TRACT 1: SINGLE FAMILY RESIDENTIAL, 181 LOTS

LEGEND:

- RECREATIONAL OPEN SPACE
- LANDSCAPE BUFFER
- RESOURCE CONSERVATION AREA
- SINGLE-FAMILY RESIDENTIAL USE
- 10' WIDE PUBLIC GREENWAY



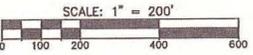
MASTER PLAN		
Job: 13003	Date: 6/17/15	Revision:
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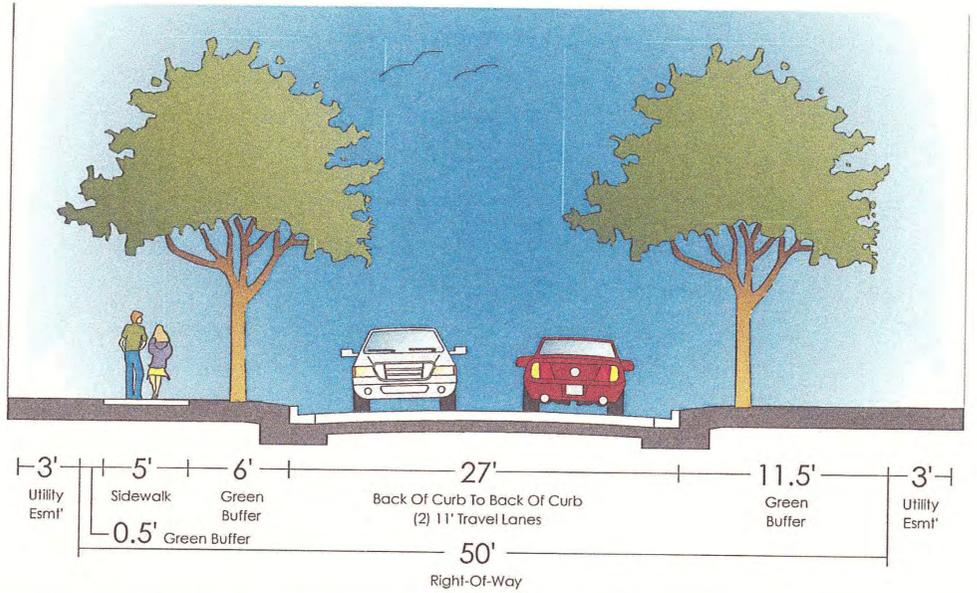
PHASING PLAN (TRACT 1)				
	LOTS	ACREAGE (ACRES)	DENSITY (LOTS PER ACRE)	ANTICIPATED BUILD OUT DATE
PHASE 1	70	32.74	2.14	JULY 2016
PHASE 2	49	17.22	2.85	JANUARY 2018
PHASE 3	62	22.02	2.81	JULY 2019
TOTALS (TRACT 1)	181	71.98*	2.51	

* THIS ACREAGE DOES NOT INCLUDE THE RESOURCE CONSERVATION AREA.

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



DEVELOPMENT PHASING PLAN		
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WYNWOOD MANOR RESIDENTIAL STREET Street Concept - Elevation

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

LEGEND:

- RESIDENTIAL STREET (27' B/B) WITH SIDEWALKS
- 10' WIDE PUBLIC GREENWAY

Jerry T. O'Neil
 JERRY T. O'NEIL
 PROFESSIONAL ENGINEER
 SEAL
 14282
 6/17/15

VEHICULAR CIRCULATION PLAN		
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Single-Family - Detached Homes

Detached Single-Family homes shall be the primary lot type within the development. The lot size can vary but shall be a minimum of 7,000 square feet.

LOT STANDARDS

1. Lot standards shall be as follows:
 - a. The minimum lot size shall be 7,000 square feet and no maximum is established.
 - b. The minimum lot width shall be 50' and no maximum is established. (around culdesacs frontage shall be 40')
 - c. The minimum lot depth shall be 100' and no maximum is established.
 - d. The maximum lot coverage shall be 70%.
 - e. The maximum lot impervious area shall be 75%.
2. Setbacks shall be as follows:

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

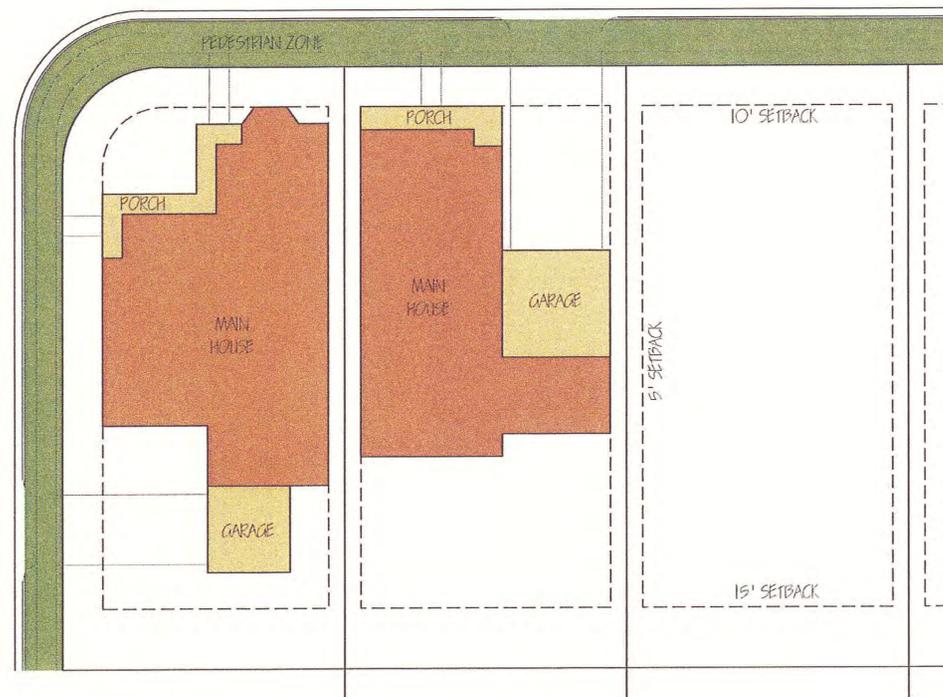
3. Where the lot is a corner lot, garages and parking may be accessed from the side street where possible.
4. The buildable zone is the area defined and bounded by the setbacks on all property lines.
5. Street trees shall be located in the planting strip between the back of curb and the sidewalk. Trees shall be located no farther than 40' on center.

PERMITTED USES AND DIMENSIONAL STANDARDS

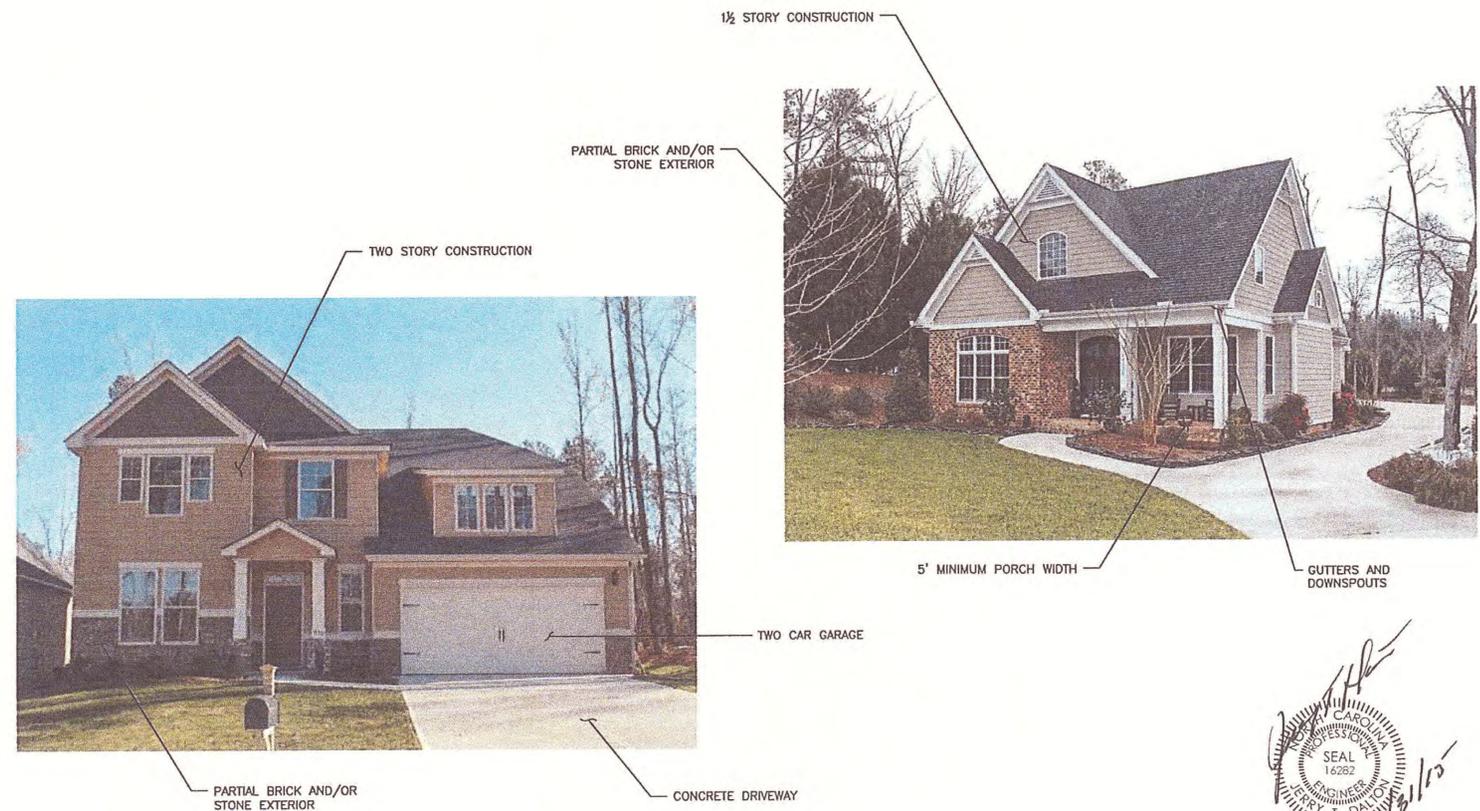
1. Residences shall consist of detached Single-Family homes. Garages may be detached or attached.
2. Accessory buildings permitted by the Homeowners Association must follow the regular standards associated with the Town of Clayton for setbacks and the number of accessory buildings allowed.

ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles and features shall be consistent with the standard set forth by the Architectural Review Committee. (see separate documentation for this committee)
2. Facade elements and other minor building placement criteria will vary on homes.
3. Minimum features for single-family homes shall include the following:
 - one and one half or two story construction.
 - 2,000 square foot minimum size.
 - Partial brick and/or stone exterior.
 - Two car garage.
 - Concrete driveway.
 - Gutters and downspouts.
 - 5' minimum porch width.



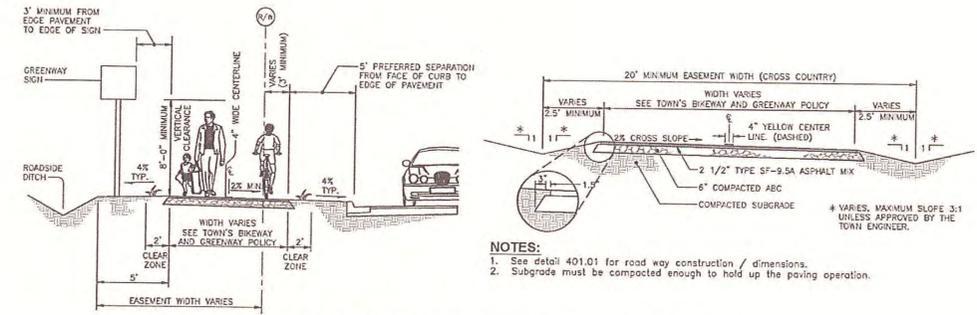
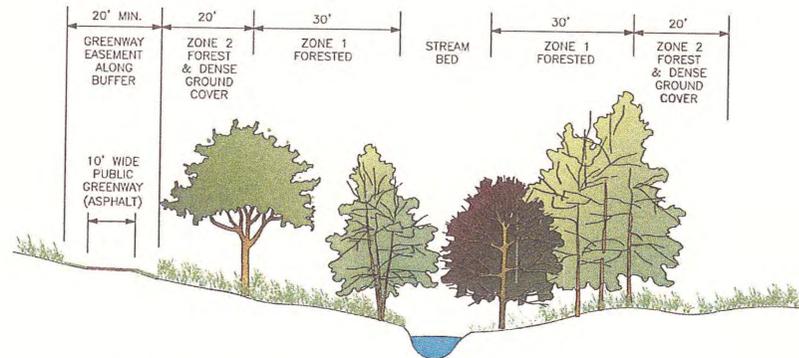
TYPICAL LOT: SINGLE-FAMILY



NEIGHBORHOOD DESIGN PLAN		
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OPEN SPACE REQUIREMENTS - TRACT 1

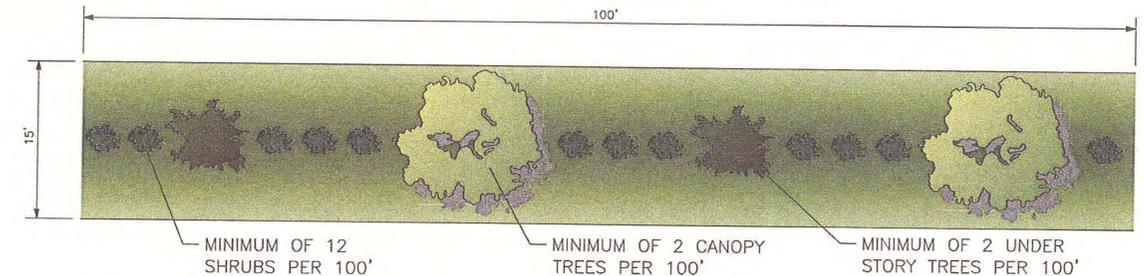
Wynwood Manor (Tract 1) contains ±87.379 acres. The recreation open space is calculated using the net land area after subtracting the permanently protected open spaces. These are areas in riparian buffers, wetlands, etc. The net land area after subtracting the ± 15.40 acres of permanently protected open space within the development is ± 71.98 acres. Based on 12.5% of net area in Tract 1, a total of 9.00 acres of recreation open space is required. All greenways will be built to Town of Clayton standards and will be open to the public. All open space, landscape buffers and recreation areas within the development will be privately maintained by the Homeowners Association.



TYPICAL BIKEWAY / GREENWAY SECTION



10' WIDE PUBLIC GREENWAY ALONG RIPARIAN BUFFER



- NOTES:**
1. THE BUFFER SHALL INCLUDE A WALL, OPAQUE FENCE, HEDGE, BERM, OR COMBINATION THEREOF WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION.
 2. ALL SPECIES OF PLANT MATERIALS SHALL MEET THE TOWN OF CLAYTON REQUIREMENTS.
 3. CANOPY TREES ARE REQUIRED TO BE A MINIMUM OF 8' IN HEIGHT (2.5" CALIPER), AND UNDERSTORY TREES ARE REQUIRED TO BE A MINIMUM OF 6' IN HEIGHT (2" CALIPER), REGARDLESS OF LOCATION.

CLASS "C" LANDSCAPE BUFFER DETAIL

OPEN SPACE, GREENWAYS AND OTHER RECREATION			
	OPEN SPACE (ACRES)	ACTIVE REC. AREA (ACRES)	PERCENTAGE
PASSIVE OPEN SPACE	9.513		72.23%
ACTIVE RECREATION AREAS	3.657		27.76%
IMPROVED AREAS (pool, clubhouse property, developed parks)		0.954	
GREENWAY (paved surface area only)		1.674	
SIDEWALK (paved surface area only)		1.029	
TOTAL OPEN SPACE (TRACT 1)	13.17		100%

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

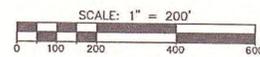
RESOURCE CONSERVATION AREAS		
	ACRES	PERCENTAGE
RIPARIAN BUFFER AREAS	10.02	65.07%
OPEN WATER BODIES AND PONDS	5.38	34.93%
100-YEAR FLOODPLAIN	0	0%
TOTAL RESOURCE CONSERVATION AREAS (TRACT 1)	15.40	100%

OPEN SPACE ACERAGE				
AREA	SQ.FT.	*GREENWAY	NET AREA (sq.ft. / acres)	
1	35,778	500	35,278	0.81
2	28,037	N/A	28,037	0.64
3	208,888	**3,970	204,918	4.70
4	88,178	**1,859	86,319	1.98
5	47,066	4,007	43,059	0.99
6	40,116	5,766	34,350	0.79
7	12,539	3,465	9,074	0.21
8	17,401	2,508	14,893	0.34
GREENWAY			72,931	1.674
SIDEWALK			44,845	1.029
TOTAL			573,704	13.17

* The area of greenway only includes the greenway area within that particular open space area.
 ** The area of greenway along the riparian buffer has not been included in the open space area at all.

LEGEND:

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



PARKS, OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN		
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Amenity and Clubhouse

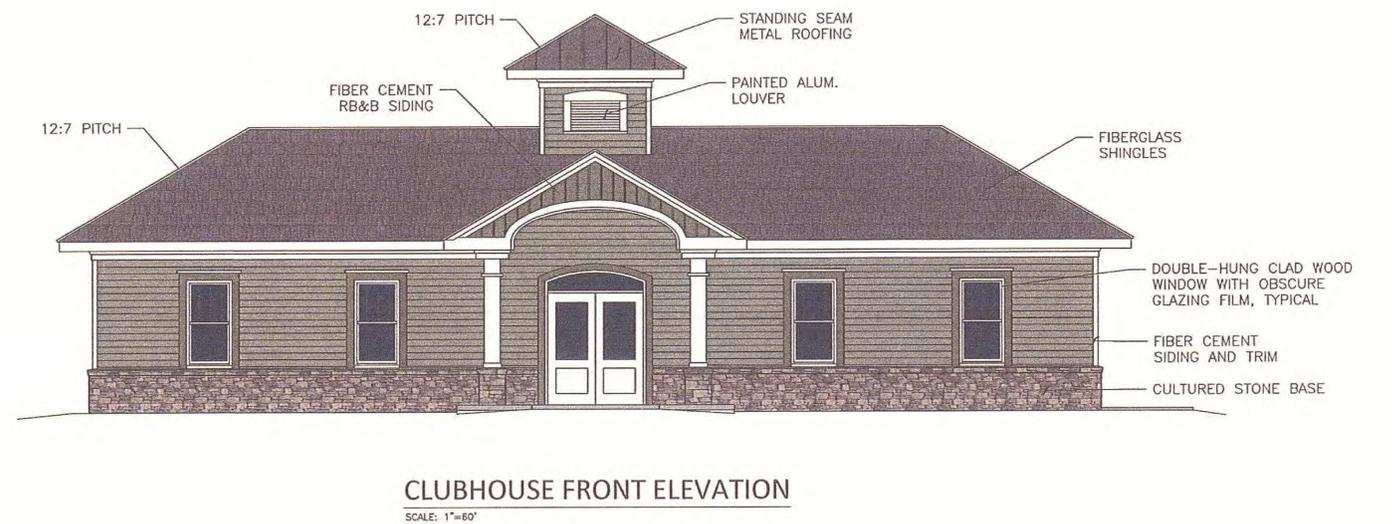
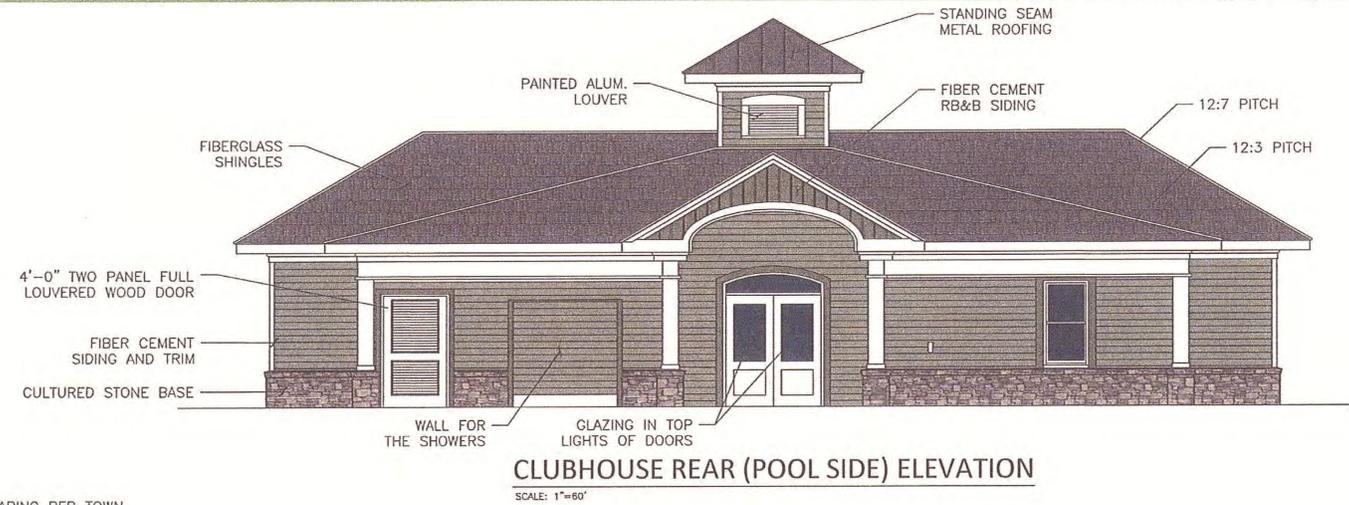
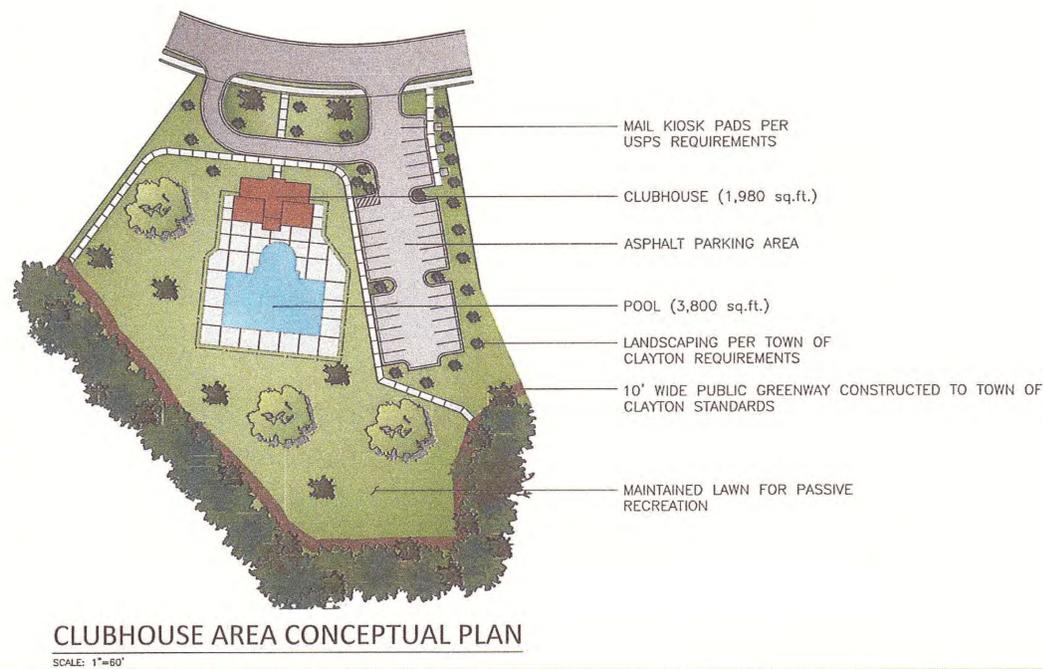
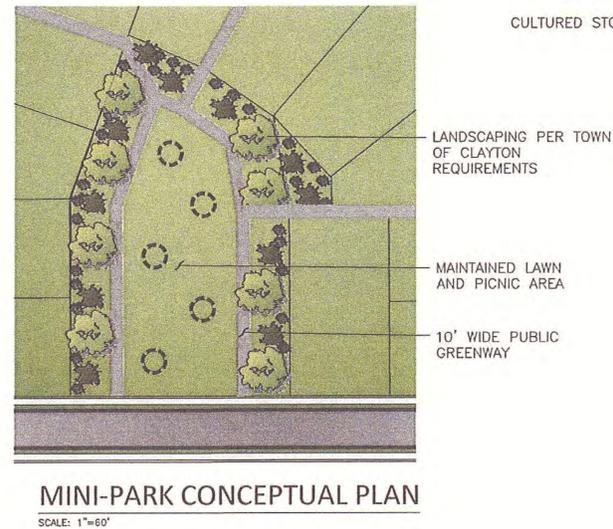
The development will provide several amenities throughout the project to enhance the lives of the residents. The centerpiece of the amenities is a community center / clubhouse to serve all residents. The cabana type clubhouse will feature a community pool with convenient vehicular and pedestrian access.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

LOT STANDARDS

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

2. Setbacks shall be as follows:

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



AMENITIES AND CLUBHOUSE PLAN		
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Utilities and Stormwater Management

PUBLIC UTILITIES AND INFRASTRUCTURE

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

SANITARY SEWER

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

WATER

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

STORMWATER RUNOFF AND DRAINAGE

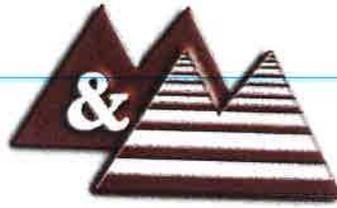
Storm water runoff will be collected in an adequately sized storm drainage system that runs throughout the development. Discharge will be into the respective tributaries of Sam's Branch maintaining existing drainage patterns. Plans are to utilize the existing farm pond on the property to help meet the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

Figure 8.1 - Estimate of total peak wastewater flow for Wynwood Manor (Tract 1)

<u>Wynwood Manor</u>			<u>7/1/2016</u>	<u>1/1/2018</u>	<u>7/1/2019</u>	<u>Totals</u>
Single Family 4 bdrm	Approx Total 181 units	Requested: Daily Flow:	23,450 70 units	16,415 49 units	20,770 62 units	60,635
Clubhouse / Recreation	2.06 Acres	Requested: Daily Flow:			2,472 2.06 acres	2,472
			23,450	16,415	23,242	
Town of Clayton - Acceptable Values						
Single Family:						
Flow/Unit (gal/day)	335 (4 bdrm)					Total Anticipated flow requirements (gpd) -- 63,107
Clubhouse / Recreation						
1200 gal/day/acre	2.06 Acres					



UTILITIES AND STORMWATER MANAGEMENT		
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Traffic Impact Analysis

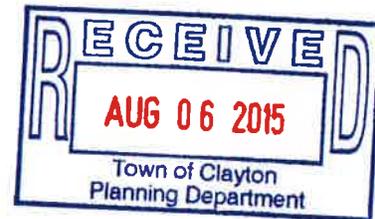
For

“Creech Subdivision”

Site Plan Development
Clayton, Johnston County, North Carolina

EXCERPT

Morton & Morton
Design Services, PLLC
4700 Homewood CT, Suite 200
Raleigh, North Carolina 27609
(919) 882-6066



REVISED
July 22, 2015



7-22-2015

Executive Summary

Project Background

A residential development (Creech Subdivision) is being proposed in Clayton, North Carolina. This development location is bordered by Shotwell Road to the west and Covered Bridge Road to the north (Figure 1).

Phase 1 of the proposed development site is expected to be completed by 2018 and consist of the following land use:

- 68 single-family detached homes

Build-out of the proposed development site is expected to be completed by 2021 and consist of the following land use:

- 180 single-family detached homes

Vehicular access to the development is proposed for one main entrance street along Covered Bridge Road directly across from a street called Trotters Run. At build-out the development will provide access to Crestdale Drive in the Cassedale subdivision on the east side of the Creech Subdivision.

Based on discussions with the Town of Clayton, the following intersections (Figure 2) were included in the study area and were analyzed for existing and future conditions:

- US 70 Business and SR 1553 (Shotwell Road)
Signalized
- SR 1004 (Old US 70/Garner Road) and SR 1553 (Shotwell Road)
Signalized
- SR 1553 (Shotwell Road) and SR 1700 (Covered Bridge Road)
Unsignalized
- SR 1700 (Covered Bridge Road) and SR 1709 (City Road)/Smith Drive
Unsignalized
- SR 1700 (Covered Bridge Road) and Brookhill Drive
Unsignalized
- SR 1700 (Covered Bridge Road) and SR 1700 (Covered Bridge Road)/O'Neil Street
Unsignalized

Analysis was performed under four scenarios: Existing (2016), Phase 1 (2018), Background (2021) and Build (2021) conditions. The Existing (2016) scenario includes AM and PM peak hour analysis based on turning movement count data collected in October 2014 and April 2015. The Build (2021) scenario includes Background (2021) volumes and number of site trips generated by the proposed development to the existing roadway geometrics.

In addition, the Town of Clayton discussed the need for this Traffic Impact Analysis to include traffic volumes from two additional site developments proposed in the general vicinity. The Town of Clayton provided TIA's to Morton & Morton Design Services, PLLC for the "Parkview" development southeast of the "Creech Subdivision" development and the "Shotwell Apartments" development south southwest of the "Creech Subdivision" development. Additional site traffic from these two developments were included in the Phase 1 (2018) and Background (2021) conditions.

Trip generation conducted for the "Creech Subdivision" was determined using trip generation rates and equations published in the Transportation Engineers' *Trip Generation Manual, Eighth Edition*, and suggested method of calculation in the NCDOT's "*Rate vs. Equation*" spreadsheet.

Existing (2016) Conditions

Existing analyses was conducted based on current roadway geometrics and intersection turning movement counts.

As reported in Table 2, Level-of-Service Summary, the signalized intersection US 70 Business and SR 1553 Shotwell Road operates at an unacceptable level of service E during the PM peak hour.

The westbound approach for the unsignalized intersection of SR 1553 (Shotwell Road) and SR 1700 (Covered Bridge Road) functions at level of service E during the PM peak hour and the intersection of SR 1700 (Covered Bridge Road) and SR 1700 (Covered Bridge Road/O'Neil Street) eastbound approach functions at level of service F during the PM peak hour.

At unsignalized intersections, a level of service E is generally considered acceptable only if the side street encounters delay. However, side streets typically function at level of service F during peak hour traffic periods if traffic volumes do not warrant a traffic signal to assist side street traffic. Table 3 provides a general description of the various LOS categories and delay ranges.

Phase 1 (2018) Conditions

Phase 1 (2018) conditions account for existing traffic with projected annual growth rate of 3.2% and the number of site trips generated by the proposed development. The development is proposed to consist of the following land use:

- 68 single-family detached homes

Table 1 summarizes estimated **weekday** traffic generated by the proposed development. For unadjusted **weekday** traffic the project was found to generate 365 trips in and 365 trips out on a daily basis, 14 trips in and 43 trips out in the AM peak hour, and 47 trips in and 27 trips out in the PM peak hour.

Land Use Code	Land Use	24 Hour		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
			"Creech Subdivision"				
210 (DU)	Single Family Homes (68)	365	365	14	43	47	27
	Total Driveway Volumes	365	365	14	43	47	27

The generated site trips were distributed in accordance with the existing turning movement counts and land uses.

Background (2021) Conditions

Background (2021) scenario includes existing traffic with projected annual growth. The Town of Clayton recommended using an annual growth rate of 3.2% for Background (2021) scenarios. This growth rate was applied to the existing traffic volumes to account for the normal growth between the base year (2016) and the build year (2021). Also there are two other approved developments in the vicinity of the Creech Subdivision, Parkview development with 280 single family homes and 50 townhomes and Shotwell Apartments development with 288 apartments. These two developments are projected to be constructed prior to the build-out of Creech Subdivision.

Based on Background (2021) analysis, the study area intersections are projected to continue operating at acceptable levels of service during AM and PM peak hours except for the signalized US 70 Business and SR 1553 (Shotwell Road) intersection which is projected to degrade from LOS D to LOS F in the AM peak hour and LOS E to LOS F in the PM peak hour.

The westbound approach at the unsignalized intersection of SR 1553 (Shotwell Road) and SR 1700 (Covered Bridge Road) is projected to degrade from LOS D to LOS F in the AM peak hour and LOS E to LOS F in the PM peak hour.

The eastbound approach at the unsignalized intersection of SR 1700 (Covered Bridge Road) and SR 1700 (Covered Bridge Road/O'Neil Street) is projected to degrade from the existing LOS F in the PM peak hour.

Site traffic associated with the two additional site developments, "Parkview" development and the "Shotwell Apartment" development was included in the Phase 1 (2018) and Background (2021) analysis.

Build (2021) Conditions

The Build (2021) scenario includes Background (2021) volumes and number of site trips generated by the proposed development to the existing roadway geometrics. The development is proposed to consist of the following land use:

- 180 single-family detached homes

Table 2 summarizes estimated **weekday** traffic generated by the proposed development. For unadjusted **weekday** traffic the project was found to generate 893 trips in and 893 trips out on a daily basis, 34 trips in and 102 trips out in the AM peak hour, and 112 trips in and 66 trips out in the PM peak hour.

Land Use Code	Land Use	24 Hour		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
			"Creech Subdivision"				
210 (DU)	Single Family Homes (180)	893	893	34	102	112	66
	Total Driveway Volumes	893	893	34	102	112	66

The generated site trips were distributed in accordance with the existing turning movement counts and land uses.

Roadway Improvement Recommendations

The proposed “Creech Subdivision” development for Phase 1 (2018) and for Build-out (2021) will have minimal impact the surrounding street network. Without any development, Background growth of traffic by 2021 will create a need for roadway improvements.

The signalized intersection of US 70 Business and SR 1553 (Shotwell Road) currently operates at LOS D (acceptable) during the AM peak period and LOS E (unacceptable) during the PM peak period. Background growth is expected to degrade this intersection to LOS F during both the AM and PM peak period. Roadway widening and additional storage lanes may need to be considered for future growth at this intersection.

The unsignalized intersection of SR 1553 (Shotwell Road) and SR 1700 (Covered Bridge Road) currently operates at LOS D (acceptable) during the AM peak period and LOS E (acceptable) during the PM peak period. Background growth is expected to degrade this intersection to LOS F during both the AM and PM peak period. The Westbound approach on SR 1700 (Covered Bridge Road) can be restriped to allow for a 100’ right turn lane with taper. An exclusive 250 ft NB right turn lane and a traffic signal will improve delay and level of service to LOS C in the AM and PM peak periods for both Background (2021) and Build (2021) scenario’s.

The unsignalized intersection of SR 1700(Covered Bridge Road) and SR 1700 (Covered Bridge Road)/O’Neil Street currently operates at LOS C (acceptable) during the AM peak period and LOS F (unacceptable) during the PM peak period. Background growth is expected to degrade this intersection to LOS D during the AM peak hour and LOS F during the PM peak hour. A traffic signal will improve delay and level of service to LOS C in both the AM and PM peak period for both Background (2021) and Build (2021) scenario.

Level of Service

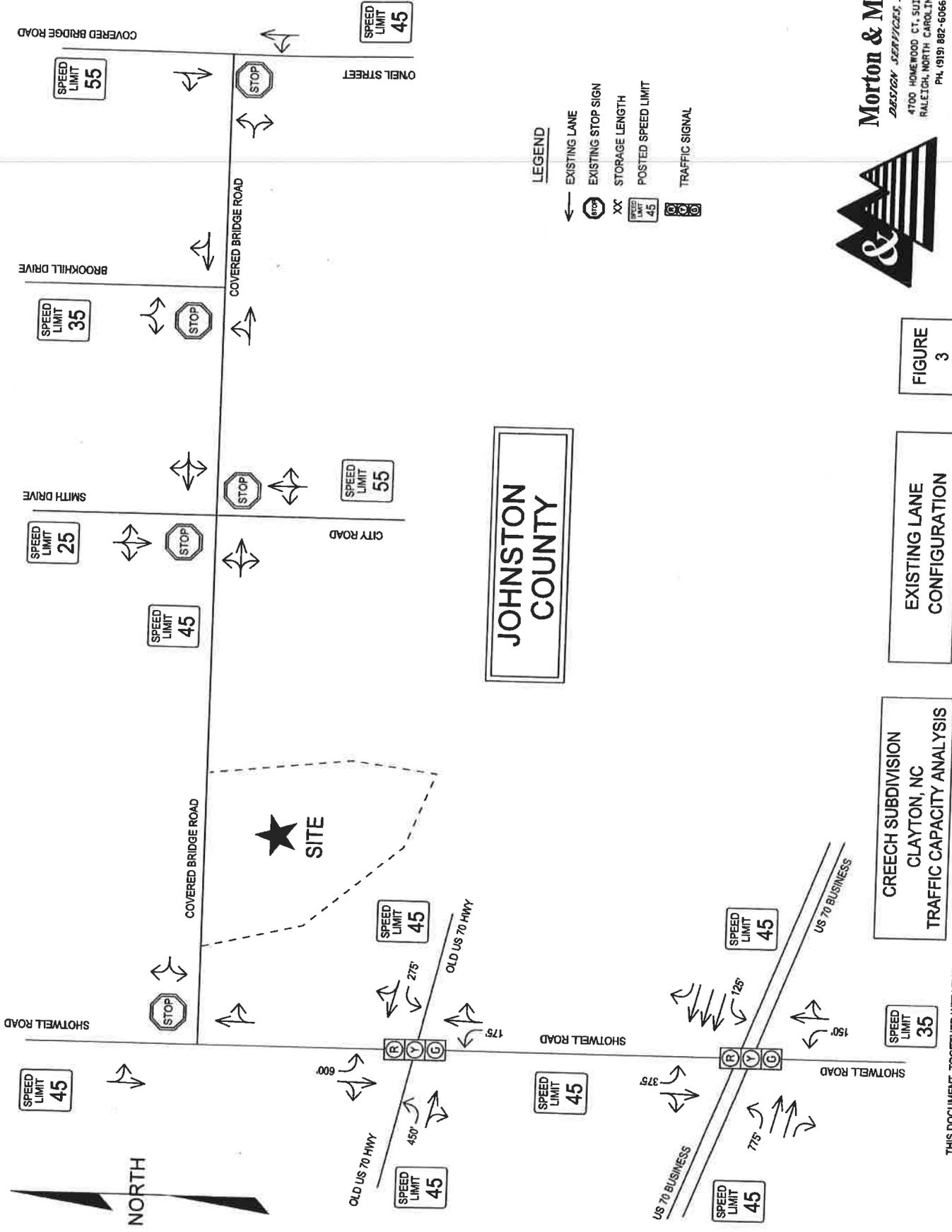
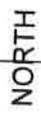
The levels of service range is from A through F, based on the average control delay experienced by vehicles traveling through the intersection during peak hours. The traffic engineering profession generally accepts level of service D as an acceptable operating condition for signalized intersections. Level of service E is generally an acceptable operating condition for unsignalized intersections.

Level of Service description – *TRB, Highway Capacity Manual*

Table 3			
Highway Capacity Manual - Level of Service & Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
LOS	Control Delay Per Vehicle (sec)	LOS	Control Delay Per Vehicle (sec)
A	< 10	A	< 10
B	> 10 and < 20	B	> 10 and < 15
C	> 20 and < 35	C	> 15 and < 25
D	> 35 and < 55	D	> 25 and < 35
E	> 55 and < 80	E	> 35 and < 50
F	> 80	F	> 50

Level of service analysis was performed for nearby intersections during the AM and PM peak hours on a typical weekday using *Synchro/Sim Traffic Version 7*. The Existing (2016) scenario analysis utilized the existing signal plans from NCDOT and are included in this report in Appendix C. A summary of the findings for the Existing (2016) scenario level of service can be found in Table 4 and the output from the Synchro/ HCS analysis can be found in Appendix D.

NOT TO SCALE



JOHNSTON COUNTY



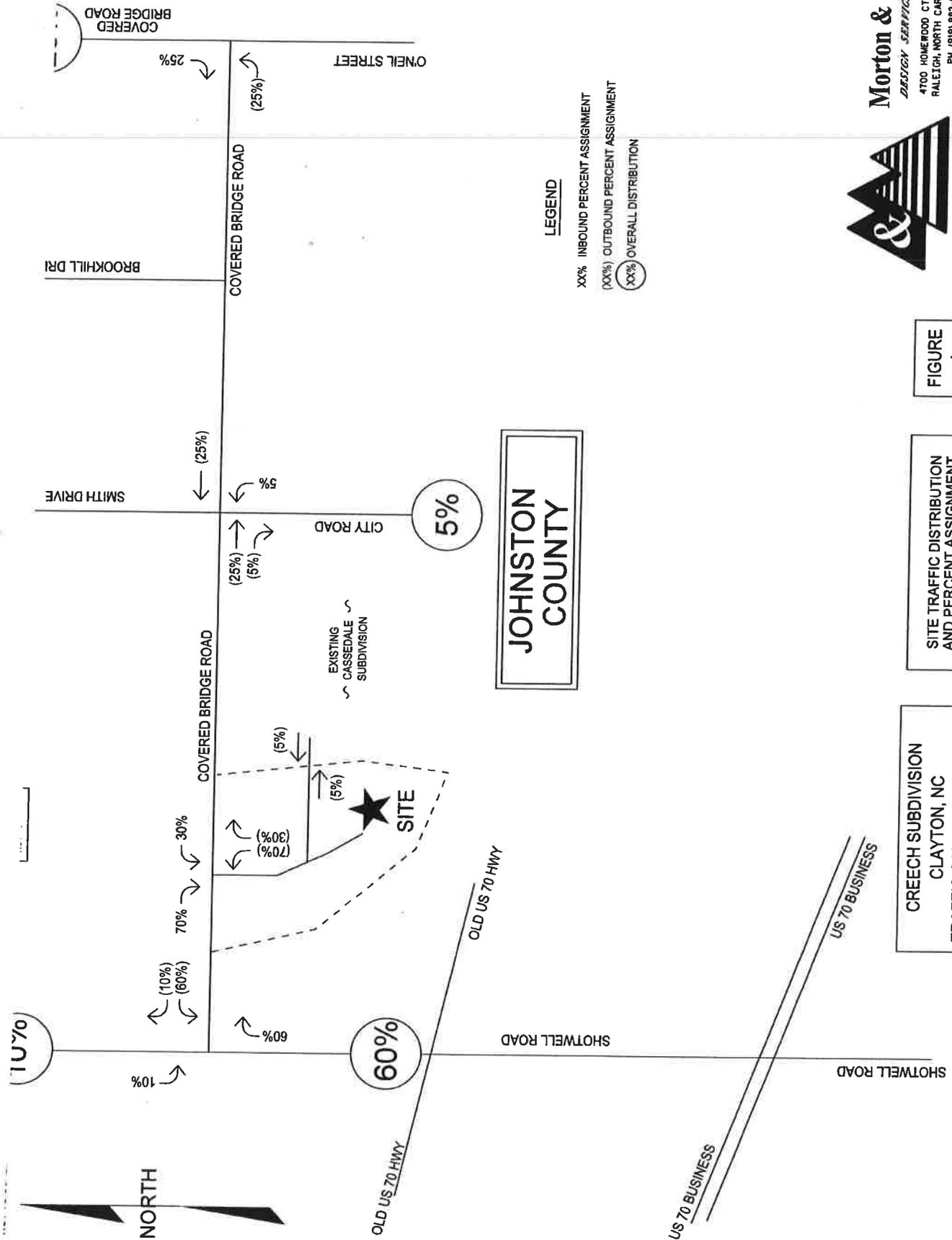
Morton & Morton
 DESIGN SERVICES, PLLC
 4700 HOMEWOOD CT, SUITE 200
 RALEIGH, NORTH CAROLINA 27609
 PH. (919) 882-6066

FIGURE 3

EXISTING LANE CONFIGURATION

CREECH SUBDIVISION
 CLAYTON, NC
 TRAFFIC CAPACITY ANALYSIS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY MORTON & MORTON DESIGN SERVICES, PLLC SHALL BE WITHOUT LIABILITY TO MORTON & MORTON DESIGN SERVICES, PLLC.



JOHNSTON COUNTY

LEGEND

XX% INBOUND PERCENT ASSIGNMENT

(XX%) OUTBOUND PERCENT ASSIGNMENT

⊙ XX% OVERALL DISTRIBUTION

FIGURE 4

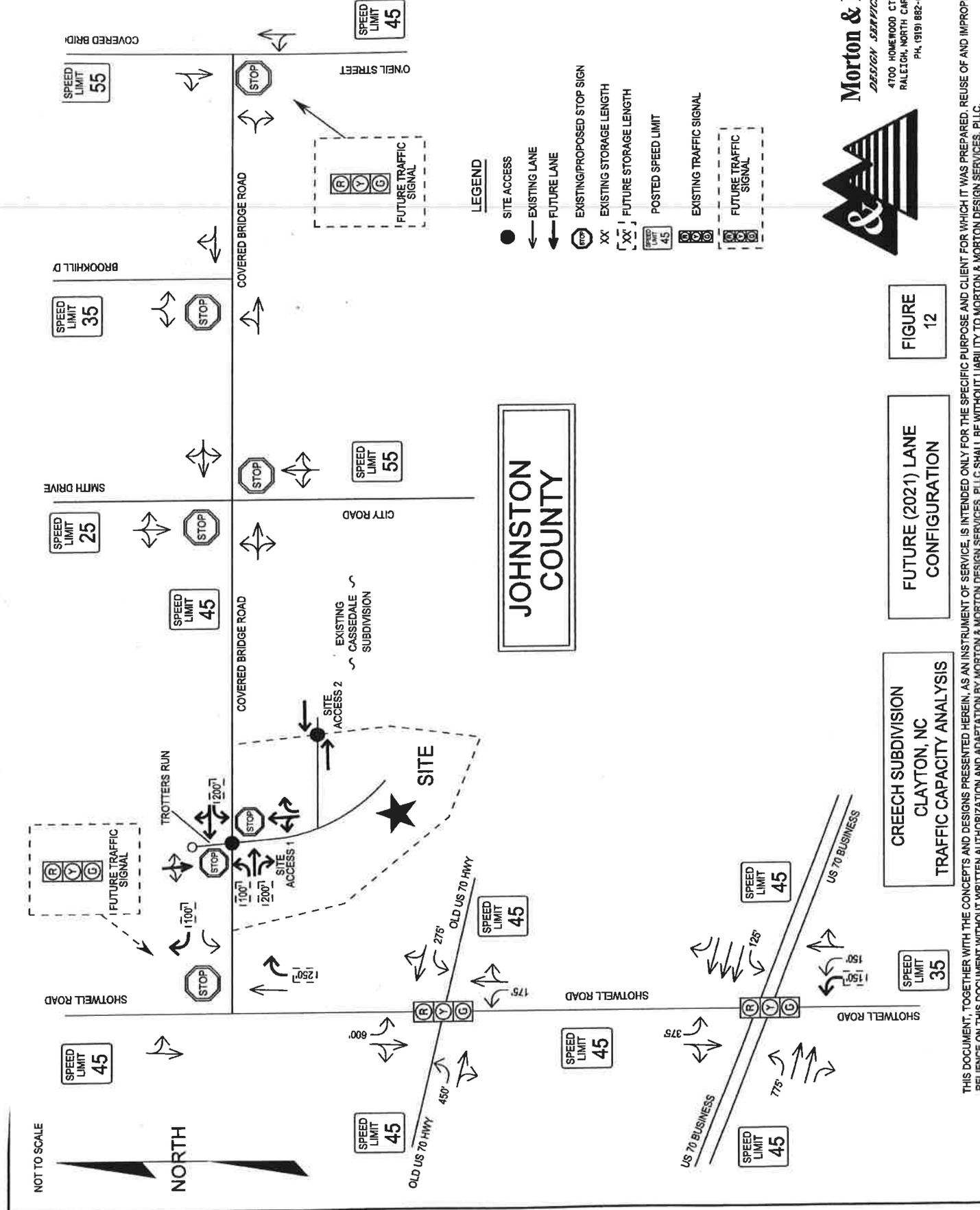
SITE TRAFFIC DISTRIBUTION AND PERCENT ASSIGNMENT

CREECH SUBDIVISION
CLAYTON, NC
TRAFFIC CAPACITY ANALYSIS



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NOT TO SCALE



JOHNSTON COUNTY

CREECH SUBDIVISION
CLAYTON, NC
TRAFFIC CAPACITY ANALYSIS

FIGURE 12

FUTURE (2021) LANE CONFIGURATION



Morton & Morton
DESIGN SERVICES, PLLC
4700 HOMEWOOD CT, SUITE 200
RALEIGH, NORTH CAROLINA 27609
PH: (919) 882-6066

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY MORTON & MORTON DESIGN SERVICES, PLLC SHALL BE WITHOUT LIABILITY TO MORTON & MORTON DESIGN SERVICES, PLLC.



Morton & Morton Design Services, PLLC
Creech Subdivision

Table 4 Level-of-Service Summary		
Condition	AM Peak-Hour LOS (Delay)	PM Peak-Hour LOS (Delay)
US 70 Business at Shotwell Road (Signalized)		
Existing (2016) Traffic	D (48.8)	E (57.4)
Phase 1 (2018) Traffic	E (59.0)	E (68.2)
Background (2021) Traffic	E (68.4)	F (83.1)
Build-out (2021) Traffic	F (81.0)	F (97.4)
Old US 70 (Garner Road) at Shotwell Road (Signalized)		
Existing (2016) Traffic	D (35.2)	D (41.2)
Phase 1 (2018) Traffic	D (39.5)	D (44.4)
Background (2021) Traffic	D (42.1)	D (47.8)
Build-out (2021) Traffic	D (48.3)	D (53.6)
Shotwell Road at Covered Bridge Road (Unsignalized)		
Existing (2016) Traffic	WB - D (26.6)	WB - E (42.0)
Phase 1 (2018) Traffic	WB - F (52.4)	WB - F (119.4)
Background (2021) Traffic	WB - F (75.0)	WB - F (168.3)
Build-out (2021) Traffic	WB - F (183.5)	WB - F (395.8)
Build-out Improvement (2021) Traffic	WB - C (21.1)	WB - C (29.7)
Covered Bridge Road at Site Access #1 (Unsignalized)		
Build-out (2021) Traffic	C (16.1)	C (22.9)
Covered Bridge Road at City Road/Smith Drive (Unsignalized)		
Existing (2016) Traffic	NB - B (11.7) SB - B (11.7)	NB - B (14.8) SB - B (13.8)
Phase 1 (2018) Traffic	NB - B (13.1) SB - B (12.2)	NB - C (17.3) SB - C (15.0)
Background (2021) Traffic	NB - B (13.8) SB - B (12.7)	NB - C (19.3) SB - C (16.1)
Build-out (2021) Traffic	NB - B (14.1) SB - B (12.7)	NB - C (20.3) SB - C (16.1)
Covered Bridge Road at Brookhill Drive (Unsignalized)		
Existing (2016) Traffic	SB - B (11.0)	SB - B (11.4)
Phase 1 (2018) Traffic	SB - B (11.3)	SB - B (12.2)
Background (2021) Traffic	SB - B (11.8)	SB - B (12.2)
Build-out (2021) Traffic	SB - B (11.8)	SB - B (12.2)
Covered Bridge Road at O'Neil Street (Unsignalized)		
Existing (2016) Traffic	EB - C (19.6)	EB - F (56.3)
Phase 1 (2018) Traffic	EB - C (22.9)	EB - F (96.3)
Background (2021) Traffic	EB - D (27.0)	EB - F (167.5)
Build-out (2021) Traffic	EB - D (28.6)	EB - F (216.6)
Build-out Improvement (2021) Traffic	EB - C (21.0)	EB - C (32.9)

Signal

Signal

Findings and Conclusions

All intersections are expected to operate with short delays for minor street approaches in both the AM and PM peak hours at project build-out with the exception of the following intersections:

The unsignalized intersection of Shotwell Road at Covered Bridge Road is expected to degrade from existing LOS D to LOS F in the AM Peak hour for both background and build-out conditions and LOS E to LOS F during the PM Peak hour during both background and build-out conditions.

- Restripe the westbound approach for a 100' right-turn lane with taper.
- For the northbound approach construct an exclusive 250' right-turn lane from a shared through/right-turn lane.
- For future growth consideration should be taken to install a traffic signal.

The unsignalized intersection of Covered Bridge Road at O'Neil Street currently operates at LOS F during the PM Peak hour and is expected to operate at an unacceptable LOS F during both background and build-out conditions for the PM Peak hour.

- For future growth consideration should be taken to install a traffic signal.

The intersection of US 70 Business at Shotwell Road is expected to degrade from existing LOS D to LOS F in the AM Peak hour for both background and build-out conditions and LOS E to LOS F during the PM Peak hour during both background and build-out conditions. The traffic analysis indicates that this intersection is projected to continue operating at an unacceptable LOS F for background and build traffic conditions.

- Construct an additional 150' northbound left turn lane.

The rest of the study intersections are projected to operate at acceptable levels of service under both the Background (2021) and Build (2021) conditions. Therefore, no further improvements are recommended.

A summary of the LOS results across scenarios is shown in Table 4, and the resulting future lane configuration and traffic control for 2021 are shown in Figure 12.

Covered Bridge Road and entrance to "Creech Subdivision" (Access #1)

The traffic operations analysis indicates that this intersection for the proposed "Creech Subdivision" development is projected to have minimal impacts to the roadway network in the study area.

- Construct the "Creech Subdivision" entrance (Access #1) for a northbound stop-controlled approach to provide for two egress lanes, a shared through/left turn lane and an exclusive right turn lane.

- Construct two ingress lanes, one exclusive 200' right turn lane and one exclusive 200' left turn lane on Covered Bridge Road at the entrance to the "Creech subdivision".

Crestdale Drive connector to Cassedale subdivision - Access #2

The build-out the development will provide access to the Cassedale subdivision via Crestdale Drive on the east side of the Creech Subdivision.

This Access #2 will provide one egress and one ingress lane, both lanes will be exclusive through lanes which will serve only as a connector between the two subdivisions.



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
September 28, 2015

STAFF REPORT

Application Number: 14-151-01-SP

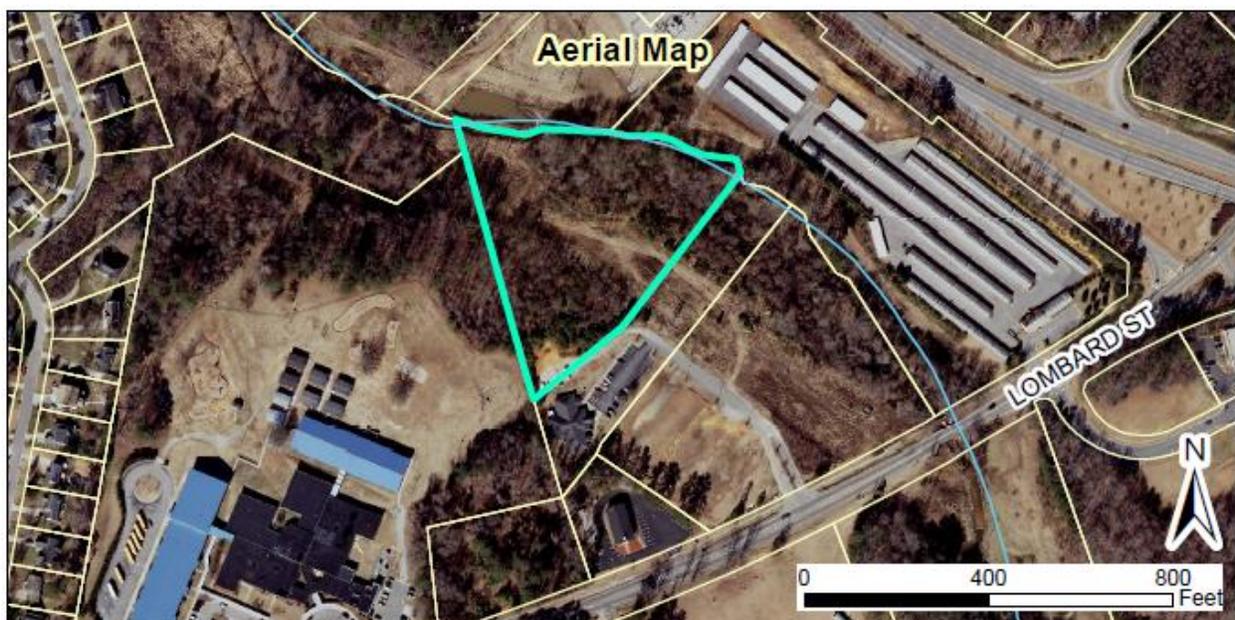
Project Name: Clayton Professional Center – Phase 3, Major Site Plan

NC PIN / Tag #: 165920-80-1276 / 05h03040f
Location: 920 S Lombard St, on the north end of the existing Clayton Professional Center
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Durwood Stephenson, c/o Stephenson General Contractors
Owner: Millenium Developments LLC

Public Noticing:

- Neighborhood meeting on or prior to September 18, 2015
- Sign posted prior to August 31, 2015

REQUEST: The applicant is requesting site plan approval to develop a 9,800 SF medical office building on 4.6 acres of land, currently zoned Office-Institutional.



SITE DATA:

Acreeage: 4.6± acres
Present Zoning: Office-Institutional
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business	Electrical substation
South	Office-Institutional	Medical offices, church
East	Office-Institutional and Highway Business	Self-storage facility
West	Residential-10	Elementary school

DEVELOPMENT DATA:

Proposed Uses: Medical office
Buildings: One building, 9,800 square feet
Number of Stories: One story
Impervious Surface: 0.92 acres (20%)
Required Parking: 49 (1 space per 200 square feet of building) + one bicycle rack
Proposed Parking: 48 + one bicycle rack; see justification below
Access/Streets: Access will be provided by the existing main entrance to the Clayton Professional Center
Water/Sewer Provider: Town of Clayton
Electric Provider: Duke Energy
Fire Protection: Town of Clayton Fire Department

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval for a 9,800 square feet medical office, as phase 3 of an existing office park. The adjacent parcel has previously been developed and is currently operating as a medical office. This is the continuation of a medical office development.

The parcel is split down the middle by a transmission powerline easement, with Little Creek (and its associated floodplain) on the eastern side of the easement. The powerline easement and creek floodplain have somewhat restricted the development of this parcel. However, this unique configuration also ensures that the property does not exceed its impervious surface allowance.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Strategic Growth Plan.
- **Unified Development Code**
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). Individual lot development specifications including building placement, driveway placement, etc. meet all Town standards and be consistent with the provisions of the approved Master Plan.

Compatibility with Surrounding Land Uses

As an existing Medical Office Park, the proposed development is consistent with the adjacent surrounding land uses.

Landscaping and Buffering

The site plan meets all applicable elements of the UDC landscaping requirements. A modified 20’ Class B buffer is provided on the side of the parcel adjacent to the Elementary School, which is zoned R-10. The modification allows shrubs along the majority of the length of the buffer. This is because the buffer includes a retaining wall that provides screening of the site from the school – the site sits on the low side of the retaining wall. Staff has discussed this with the applicant and has determined this modified buffer will meet the intent of the Code.

Access/Streets

The site is accessed via the existing drive to the Clayton Professional Center, off of S Lombard Street. There is an existing left-turn lane into the development. The additional development does not trigger a Traffic Impact Analysis or additional improvements to S Lombard Street (NC 42 Hwy West).

Multi-Modal Access

Sidewalks are provided internally and between Phases 2 and 3. Sidewalks also exist along S Lombard Street. Until Phase 1 of this development is constructed, there will be no sidewalk connection to S Lombard Street.

Recreation and Open Space

N/A.

Environmental

The developer has kept the development footprint out of any sensitive environmental areas. The site employs an innovative approach to stormwater that drains water to the high end of the site. The unique configuration of the site restricts it to a much lower impervious surface coverage than would normally be seen on a site of this size.



Signs

None proposed at this time. The Clayton Professional Center currently has a monument sign at the entrance on S Lombard Street. It is assumed this building will utilize a portion of that sign. It is possible that some signage on the building face itself may also be requested by future tenants.

Site Design

Parking areas are accessible and circulate well around the building. The office is accessible by sidewalks, and provides adequate fire safety measures.

The parking is reduced by one space from the required number of spaces (which is 1 space per 200 square feet for medical offices). According to footnote 3 of Table 4-2: Minimum Off-Street Parking Requirements (in §155.401(C)(2)), “the Planning Director may reduce the required number of parking spaces by up to 10% for reasons of topography...provided that the reduction in the required number of parking spaces satisfies the intent of this chapter”. The reduction from 49 proposed spaces to 48 provided is a 2% change, and does not reduce the number of handicapped-accessible spaces provided. The Planning Director has determined that this is sufficient to meet the intent of the Code, given the particulars of the site – topography, powerline easement, site design, stormwater measures, etc.

Garbage / Recycling

The site has two dumpsters proposed in an enclosure. Access for garbage trucks is sufficient. The dumpster enclosure will be required to match the façade of the building.

Architecture/Design

The architecture of the proposed office building is in keeping with the nature of the existing Clayton Professional Center. The building is 32’ high, and has some architectural features that enhance the overall look of the building – grand entrance feature, waist-high soldier course, and architectural shingles.

Waivers/Deviations/Variations from Code Requirements

- None.

CONSIDERATIONS

- A medical office is an approved use for land zoned Office-Institutional.
 - The Planning Board approves major site plans.
-

STAFF RECOMMENDATION:

Staff is recommending approval with conditions.

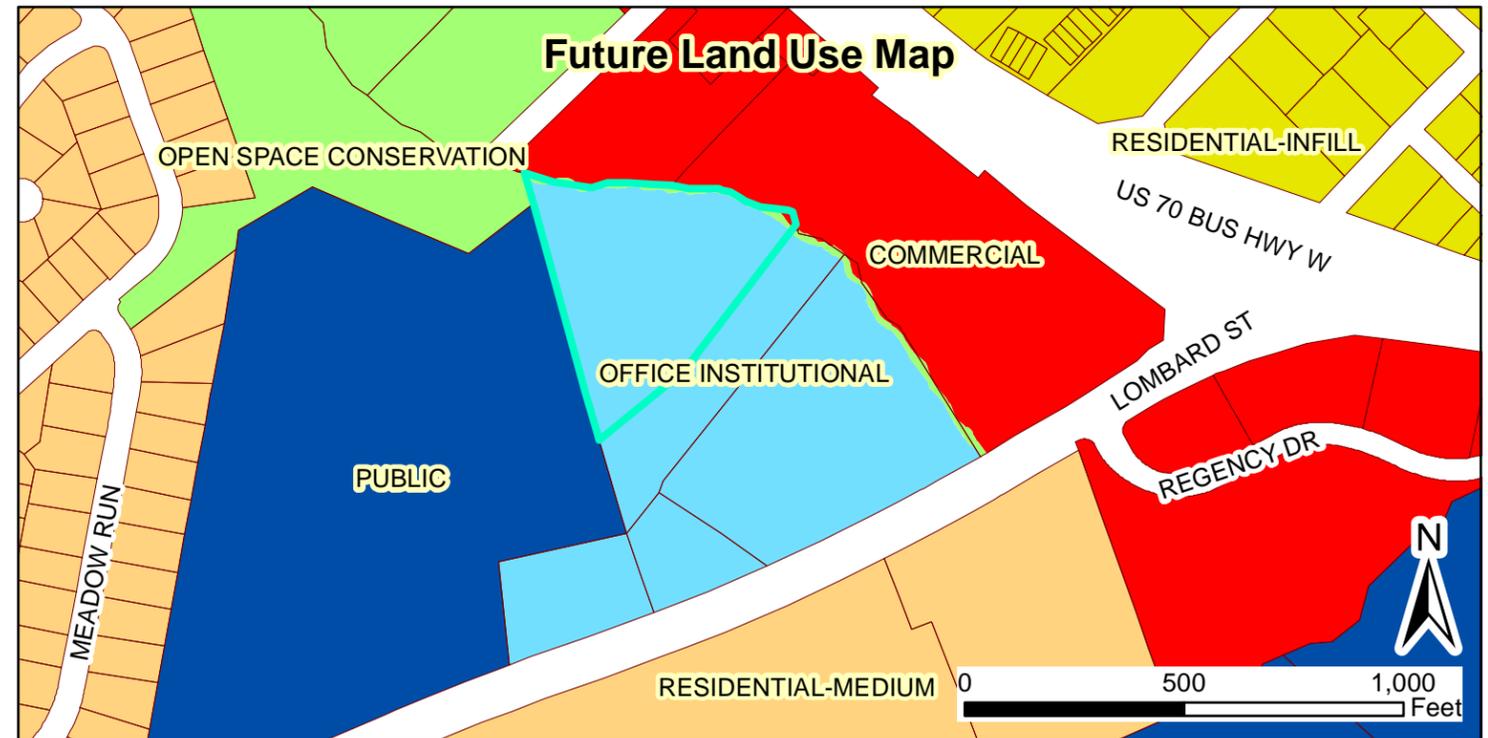
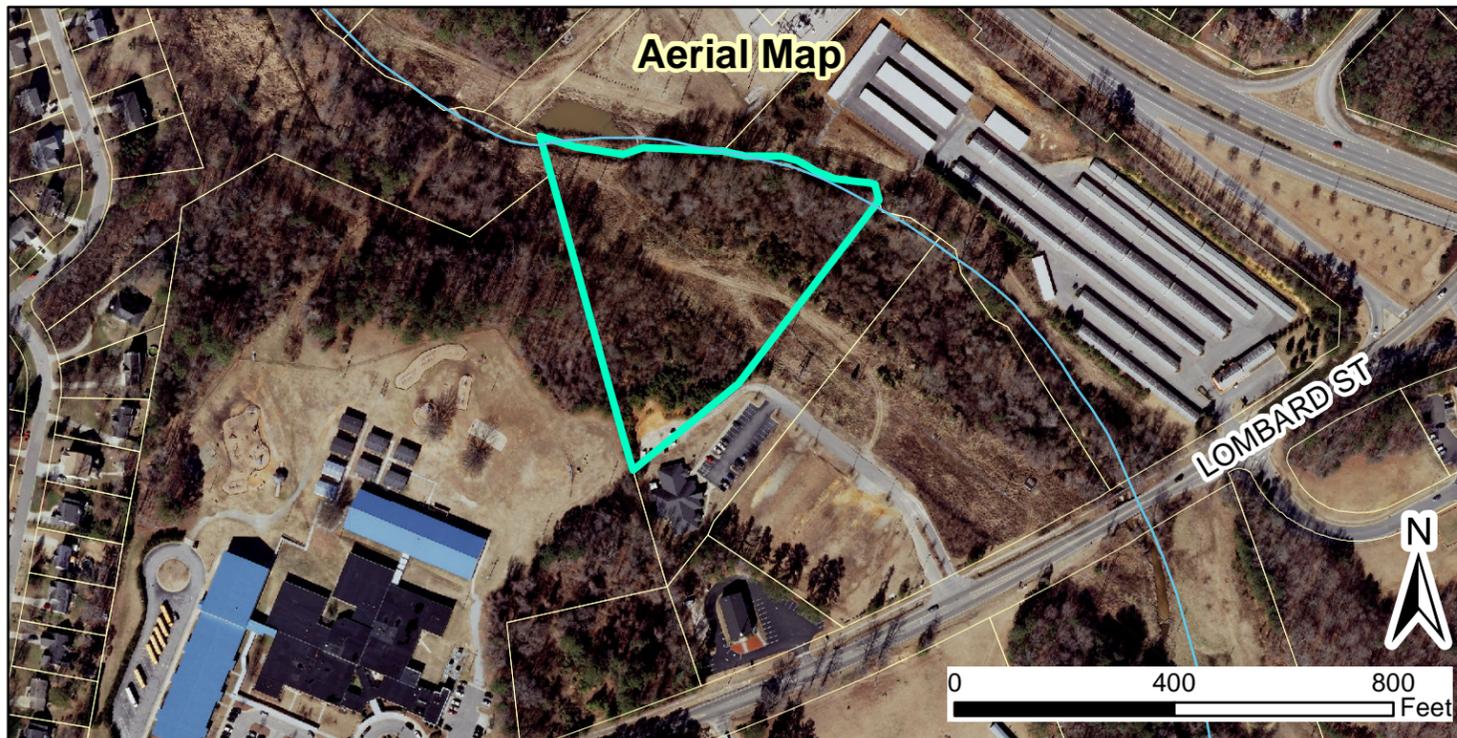
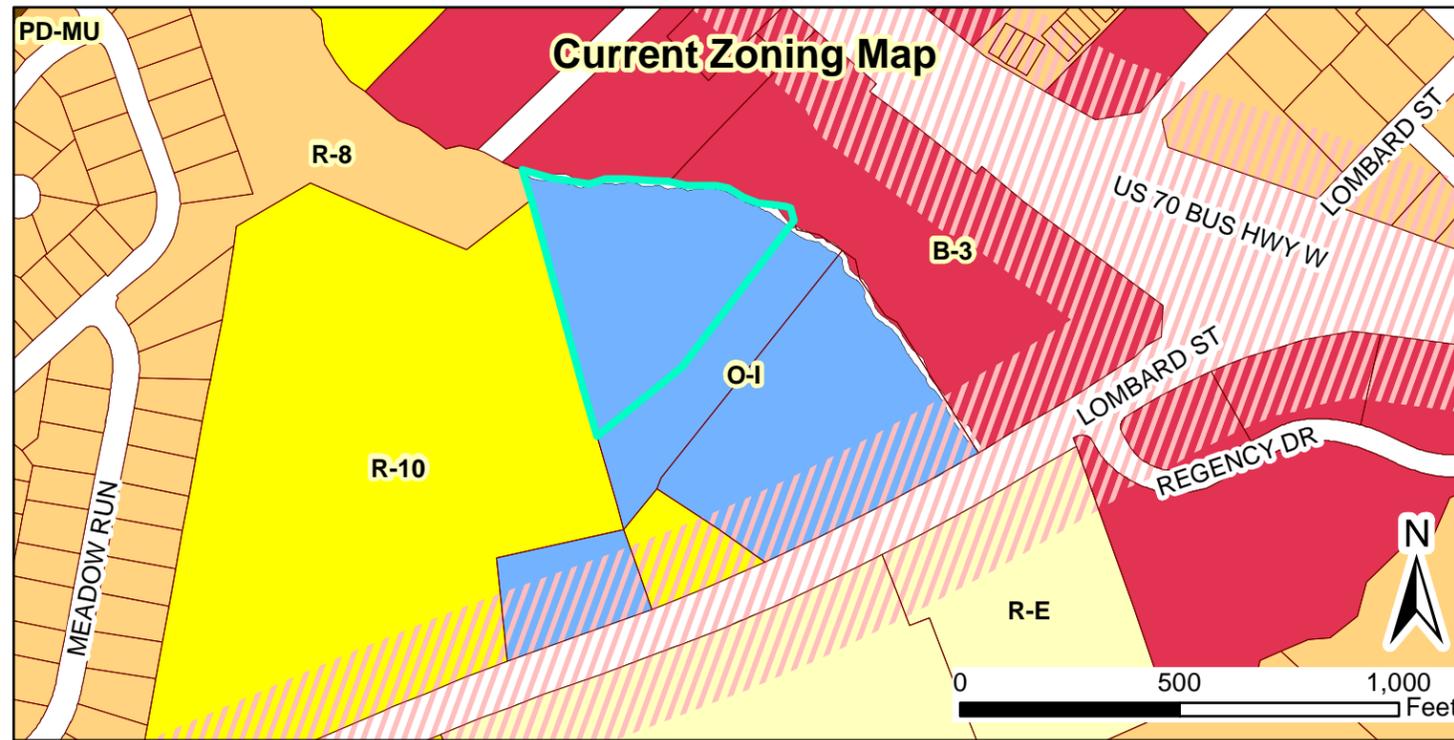
CONDITIONS:

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

1. All roof mounted and ground mechanical equipment must be completely screened from view. This will involve adding screening to the HVAC equipment, either opaque fencing or vegetative screening or some combination.
2. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
3. Utility fees shall be paid to the Town prior to issuance of any building permits.
4. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
5. 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) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**14-151-01-SP Clayton Professional Center Phase 3
Request: Develop an office building.**

Applicant: Durwood Stephenson, c/o Stephenson General Contractors
 Property Owner: Millenium Developments LLC
 Parcel ID Number: 165920-80-1276
 Tag #: 05h03040f

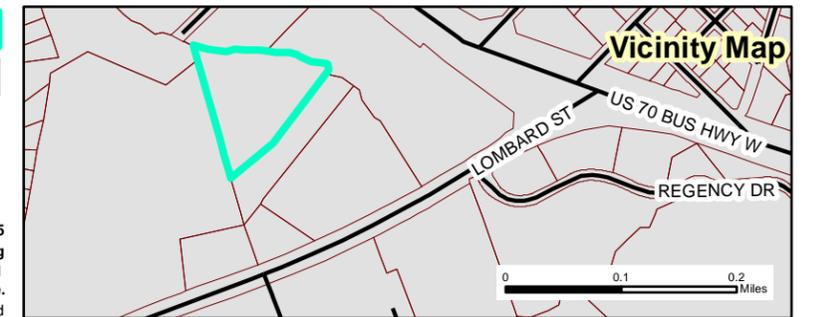


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

09/15/2015

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2015\14-151-01-SP Clayton Professional Center - Phase 3\Maps\StaffReportMap_ClaytonProfCtr_ph3.mxd





TOWN OF CLAYTON

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

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: CLAYTON PROFESSIONAL CENTER, PHASE III Acreage of Property: 4.65 AC

Parcel ID Number: 05H03040F Tax ID: 165920-80-1270

Address/Location: 900 SOUTH LOMBARD ST.

Existing Use: VACANT Proposed Use: MEDICAL OFFICE

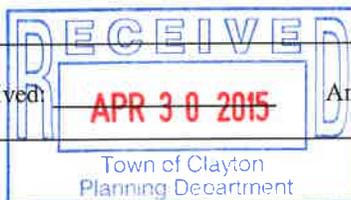
Zoning District: TOWN OF CLAYTON, O&I

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

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

FOR OFFICE USE ONLY

File Number: _____ Date Received: APR 30 2015 Amount Paid: 525.00



PROPERTY OWNER INFORMATION

Name: MILLENIUM DEVELOPMENTS, LLC

Mailing Address: 301 PINNER WEALD WAY, STE 201 CARY, NC 27513

Phone Number: _____

Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: STEPHENSON GENERAL CONTRACTORS

Mailing Address: P.O. BOX 1187, 1090 W. MARKET ST., SMITHFIELD, NC, 27577

Phone Number: 919-934-6651

Fax: 919-934-4055

Contact Person: DURWOOD STEPHENSON

Email Address: durwood@sgcdesignbuild.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: <u>4-16-15</u>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Wastewater allocation request OR verification of wastewater allocation (9 copies)	<input type="checkbox"/>	<input checked="" 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.				



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) and if applicable, to an agent if the property owner(s) do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded deed for subject property.

Project Name: Clayton Professional Center **Submittal Date:** _____
 Phase III

I hereby give CONSENT to M. Durwood Stephenson (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 ownership interest in the subject of this application. 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 INFORMATION: (Corporations must submit verification that signatory has authorization to sign)

Millennium Developments, LLC
 (Name - type, print clearly)
2601 Lake Drive, Suite 201
 (Address)

(Signature)
Raleigh, N.C. 27607-6689
 (City, State, Zip)

AGENT INFORMATION:

M. Durwood Stephenson
 (Name - type, print clearly)
Post Office Box 1187
 (Address)

(Signature)
Smithfield, N.C. 27577
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Joyce E Augustine, a Notary Public for the above State and County, this the 28th day of April, 2015.

Notary Public

My Commission Expires: 5/16/15



NEIGHBORHOOD MEETING INFORMATION

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:

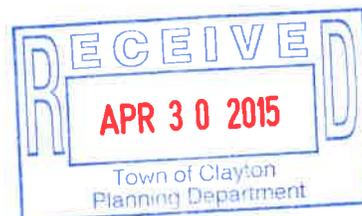
1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins 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 or Board of Adjustment meeting (as applicable) in electronic or hard copy format:

- | | | |
|-------------------------------------|-----------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Neighborhood Meeting Summary Form | See Attached Letter |
| <input type="checkbox"/> | Copy of the letter mailed | |
| <input type="checkbox"/> | Mailing list | |
| <input type="checkbox"/> | Attendance roster | |



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Meeting: Personal Visit April 27, 2015

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

Printed Name: M. Durwood Stephenson Signature: _____

Date of Meeting: April 28, 2015 Time of Meeting: _____

Location of Meeting: Johnston County Board of Education

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.*

Visited with Dr. Croom. Explained development plans and left master plan map.

He says no impact. Does not have time or interest in neighborhood meeting.

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

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD

Date _____

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: _____

Location: _____

Time: _____

Type of Application: _____

General Description: _____

If you have any questions prior to or after this meeting, you may contact us at **Insert phone number**

Sincerely,

Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Millenium Developments, LLC

Location/Date: Johnston County Board of Education/April 27, 2015

	NAME	ADDRESS
1	Dr. Edward Croom Johnston Co. Public Schools	U.S. 70 East, Smithfield, N.C.
2		
3		
4		
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6		
7		
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13		
14		
15		
16		
17		
18		
19		
20		

EXHIBIT A

ADJACENT PROPERTY OWNERS LIST

REF: PAGE 6 OF 8

The only third party owner within 100-feet of subject lot 3 is:

- | | | | |
|----|--|----------------|---------|
| 1. | Johnston County Board of Education
Post Office Box 1336
Smithfield, North Carolina 27577 | 165807-79-2555 | 661/318 |
|----|--|----------------|---------|



JOHNSTON COUNTY SCHOOLS

(919) 934-6031

P. O. Box 1336, Smithfield, NC 27577
Dr. H. Edward Croom, Superintendent

(919) 934-6035 FAX

April 27, 2015

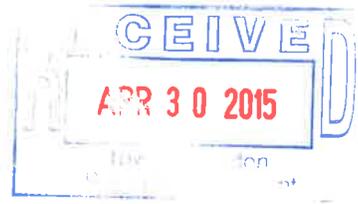
TO WHOM IT MAY CONCERN:

I have reviewed and been provided a master plan for Lot 3 at Clayton Professional Center. The planned development does not impact West Clayton Elementary School at 1012 South Lombard Street, Clayton, NC. We have no further comment, nor do we plan to attend a neighborhood meeting. Thank you for sharing this information with us.

Sincerely,

H. Edward Croom, Ed.D.
Superintendent
Johnston County Public Schools

HEC:llw



Stormwater Permit Application

Development/Site Name: Clayton Professional Center, Phase III

Owner/Developer Name: Millennium Developments, LLC

Address: c/o M. Durwood Stephenson P.O. Box 1187, Smithfield, N.C. 27577

Phone: 919-934-6651 Contact Person: M. Durwood Stephenson

Fax: 919-934-4055 No. of acres in development 4.653

Type of Development		Fee		Fee
Residential (single family)	0-10 acres*	\$700.00	10+ acres*	\$700.00 + \$50.00 per acre*
Other Development	0-5 acres*	\$700.00	5+ acres*	\$700.00 + \$100.00 per acre*

*The review fee is based on total site acreage, rounded up to the nearest acre. All checks should be made payable to Johnston County. Check Attached - \$ 700.00

I hereby certify that all information contained within this Stormwater Management application is accurate and complete to the best of my knowledge and conforms to Johnston County's Stormwater Management Ordinance and stormwater design criteria. Johnston County has the right to inspect all stormwater facilities on this tract of land.

M. Durwood Stephenson, Agent *M. Durwood Stephenson* April 27, 2015
 Typed or Printed Name Signature of Owner/Developer Date

I assume responsibility for inspections, installation, maintenance and operation of all stormwater facilities and Best Management Practices in accordance with the Stormwater Management Plan enclosed and the Inspection and Maintenance Agreement, as applicable.

M. Durwood Stephenson *M. Durwood Stephenson* April 27, 2015
 Typed or Printed Name Signature Date

Acting as an agent for: Millennium Developments, LLC

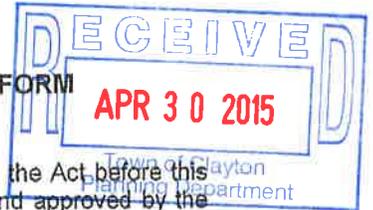
*Note: Responsibility for the continued operation and maintenance of the proposed stormwater management facilities can be transferred from the developer to an individual landowner or Home Owner's Association. A copy of a recorded document, indicating who will be responsible for maintenance of all stormwater management facilities, must be provided as a condition of the approved Stormwater Management Plan.

Send the completed application package to:

**Stormwater Administrator, Johnston County Department of Utilities
P.O. Box 2263
Smithfield, North Carolina 27577**

If you have any questions or need more information, contact the Stormwater Administrator at 209-8333.

**JOHNSTON COUNTY FINANCIAL RESPONSIBILITY/OWNERSHIP FORM
SEDIMENTATION POLLUTION CONTROL ACT**



No person may initiate any land-disturbing activity on one or more acres as covered by the Act before this form and an acceptable erosion and sedimentation control plan have been completed and approved by the Johnston County Department of Public Utilities. (Please type or print and, if the question is not applicable or the e-mail and/or fax information unavailable, place N/A in the blank.)

Part A.

1. Project Name Clayton Professional Center, Phase III
2. Location of land-disturbing activity: City or Township Clayton N.C.
Highway/Street NC 42 Latitude _____ Longitude _____
3. Approximate date land-disturbing activity will commence: 10 days after plan approval
4. Purpose of development (residential, commercial, industrial, institutional, etc.): commercial
5. Total acreage disturbed or uncovered (including off-site borrow and waste areas): 1.083 Ac. (47,155 SF)
6. Amount of fee enclosed: \$ 1,250.00. The application fee of \$250.00 per acre (rounded up to the next acre) is assessed for the first 8 acres and an additional \$65 per acre for each additional acre (rounded up to the next acre).
7. Has an erosion and sediment control plan been filed? Yes No _____ Enclosed
8. Person to contact should erosion and sediment control issues arise during land-disturbing activity:
Name Jimmy Boykin E-mail Address jimmy@sgcdesignbuild.com
Telephone 919-934-6651 Cell # 919-422-2962 Fax # 919-934-4055
9. Landowner(s) of Record (attach accompanied page to list additional owners):

<u>Millennium Developments, LLC</u>	<u>919-934-6651</u>	<u>919-934-4055</u>
Name	Telephone	Fax Number
<u>c/o M. Durwood Stephenson, Agent</u>	<u>1090 West Market Street</u>	
Current Mailing Address	Current Street Address	
<u>P.O. Box 1187</u>		
<u>Smithfield, N.C. 27577</u>	<u>Smithfield, N.C. 27577</u>	
City State Zip	City State Zip	
10. Deed Book No. 4519 Page No. 350

Part B.

1. Person(s) or firm(s) who are financially responsible for the land-disturbing activity (Provide a comprehensive list of all responsible parties on an attached sheet):

<u>Millennium Developments, LLC</u>	<u>durwood@sgcdesignbuild.com</u>
Name	E-mail Address
<u>c/o M. Durwood Stephenson, Agent</u>	<u>P.O. Box 1187/1090 West Market Street</u>
Current Mailing Address	Current Street Address
<u>Smithfield, N.C. 27577</u>	<u>Smithfield, N.C. 27577</u>
City State Zip	City State Zip
Telephone <u>919-934-6651</u>	Fax Number <u>919-934-4055</u>

2. (a) If the Financially Responsible Party is not a resident of North Carolina, give name and street address of the designated North Carolina Agent:

N/A

Name _____			E-mail Address _____		
Current Mailing Address _____			Current Street Address _____		
City _____	State _____	Zip _____	City _____	State _____	Zip _____
Telephone _____			Fax Number _____		

- (b) If the Financially Responsible Party is a Partnership or other person engaging in business under an assumed name, attach a copy of the Certificate of Assumed Name. If the Financially Responsible Party is a Corporation, give name and street address of the Registered Agent:

Name of Registered Agent _____			E-mail Address _____		
Current Mailing Address _____			Current Street Address _____		
City _____	State _____	Zip _____	City _____	State _____	Zip _____
Telephone _____			Fax Number _____		

The above information is true and correct to the best of my knowledge and belief and was provided by me under oath (This form must be signed by the Financially Responsible Person if an individual or his attorney-in-fact, or if not an individual, by an officer, director, partner, or registered agent with the authority to execute instruments for the Financially Responsible Person). I agree to provide corrected information should there be any change in the information provided herein.

Dr. Neeraj Sachdeva Type or print name	Manager Title or Authority
	April 27, 2015 Date

I, Joyce E Augustine, a Notary Public of the County of Wake

State of North Carolina, hereby certify that Neeraj Sachdeva appeared personally before me this day and being duly sworn acknowledged that the above form was executed by him.

Witness my hand and notarial seal, this 28th day of April, 2015

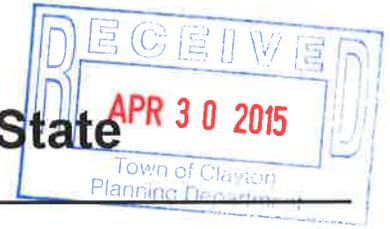


Joyce E Augustine
Notary

My commission expires 5/16/15



NORTH CAROLINA
Department of the Secretary of State



To all whom these presents shall come, Greetings:

I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF ORGANIZATION

OF

MILLENIUM DEVELOPMENTS LLC

the original of which was filed in this office on the 13th day of May, 2014.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 13th day of May, 2014.

Elaine F. Marshall

Secretary of State



State of North Carolina
Department of the Secretary of State

SOSID: 1378766
Date Filed: 5/13/2014 8:31:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2014 128 00928

Limited Liability Company
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: MILLENIUUM DEVELOPMENTS LLC
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both. Note: This document must be signed by all persons listed.)
DEEPAK PARTI (ORGANIZER)
301 PINNER WEALD WAY, SUITE 201
CARY, NC 27513
3. The name of the initial registered agent is: DEEPAK PARTI
4. The street address and county of the initial registered agent office of the limited liability company is:
Number and Street 301 PINNER WEALD WAY, SUITE 201
City CARY State: NC Zip Code: 27513 County: WAKE
5. The mailing address, if different from the street address, of the initial registered agent office is:
Number and Street SAME AS ABOVE
City _____ State: NC Zip Code: _____ County: _____
6. Principal office information: (Select either a or b.)
a. The limited liability company has a principal office.
The principal office telephone number: _____
The street address and county of the principal office of the limited liability company is:
Number and Street 301 PINNER WEALD WAY, SUITE 201
City CARY State: NC Zip Code: 27513 County: WAKE

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street SAME AS ABOVE

City _____ State: _____ Zip Code: _____ County: _____

b. The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. (Optional): Please provide a business e-mail address Privacy Redaction
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.



9. These articles will be effective upon filing, unless a future date is specified:

This is the 8 day of MAY, 2014.

Handwritten Signature

Signature

DEEPAK PARTI (ORGANIZER)

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

Signature

Signature

Type and Print Name and Title

Type and Print Name and Title

Signature

Signature

Type and Print Name and Title

Type and Print Name and Title

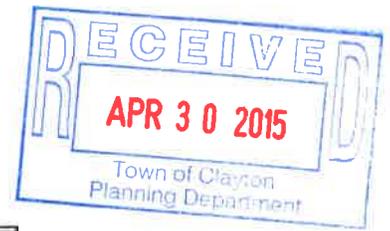
NOTES:

1. Filing fee is \$125. This document must be filed with the Secretary of State.



STEPHENSON

GENERAL CONTRACTORS



Post Office Box 1187
1090 West Market Street
Smithfield, NC 27577

Phone (919) 934-6651
Fax (919) 934-4055

April 30, 2015

Mr. Carlos Bagley, P.E.
Johnston County Public Utilities
Post Office Box 2263
Smithfield, North Carolina 27577

RE: CLAYTON PROFESSIONAL CENTER, PHASE III
STORM WATER MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL CALCULATIONS

Dear Mr. Bagley:

I am submitting site plans with Erosion and Sediment Control Calculations for above-identified proposed project. I am also attaching checks:

Erosion Control - \$ 500.00
Storm Water - \$ 700.00

Copies of plans and calculations are also being delivered to John McCullen, Town of Clayton.

Thank you for your consideration and review of these documents and please contact me if you have any questions.

Sincerely,

M. Durwood Stephenson

cc: Dr. Neeraj Sachdeva
Dr. Subhash Gumber
Jimmy Boykin
John McCullen

M. DURWOOD STEPHENSON & ASSOC. INC.

033651

Lot 3 Clayton Prof. Center Erosion Control \$500.00

M. DURWOOD STEPHENSON & ASSOC., INC.
GENERAL ACCOUNT
P.O. BOX 1187 934-6651
SMITHFIELD, NORTH CAROLINA 27577

FOUR OAKS BANK & TRUST COMPANY
SMITHFIELD, NC
66-505/531

033651

CHECK NO.

VOID AFTER 90 DAYS

--Pay Five Hundred and No/100 Dollars----

DATE
04-29-15

AMOUNT
\$500.00

PAY TO THE ORDER OF Johnston County Public Utilities

M. DURWOOD STEPHENSON & ASSOC., INC.

Valerie F. Stephenson
AUTHORIZED SIGNATURE

⑈033651⑈ ⑆053105059⑆ 0600168801⑈

U33650

Lot 3 Clayton Prof. Center storm Water \$700.00

**M. DURWOOD STEPHENSON
& ASSOC., INC.**

GENERAL ACCOUNT
P.O. BOX 1187 934-6651
SMITHFIELD, NORTH CAROLINA 27577

FOUR OAKS BANK & TRUST COMPANY
SMITHFIELD, NC

66-505/531

033650

CHECK NO.

VOID AFTER 90 DAYS

DATE

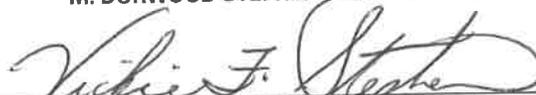
AMOUNT

04-29-15

\$700.00

--Pay Seven Hundred and No/100 Dollars----

M. DURWOOD STEPHENSON & ASSOC., INC.


AUTHORIZED SIGNATURE

PAY
TO THE
ORDER
OF

Johnston County
Storm Water Administrator

⑈033650⑈ ⑆053105059⑆ 0600168801⑈

FINAL DESIGN
NOT RELEASED FOR
CONSTRUCTION



CLAYTON PROFESSIONAL CENTER PHASE III COMMERCIAL SITE PLAN

SOUTH LOMBARD STREET TOWN OF CLAYTON

JOHNSTON COUNTY, NORTH CAROLINA

PIN # : 165920-80-1276

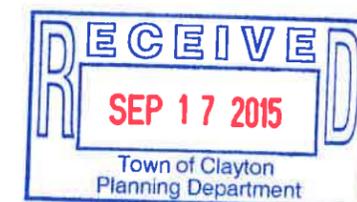
DB 4519, PG 350

4.65 ACRES

TOWN OF CLAYTON ZONING: O&I

OWNED BY AND PREPARED FOR:
MILLENNIUM DEVELOPMENTS, LLC
301 PINNER WEALD WAY
STE 201
CARY, NC 27513

PREPARED BY:
WETHERILL ENGINEERING, INC.
1223 JONES FRANKLIN RD.
RALEIGH, NC 27606
PH: 919.851.8077
FAX: 919.851.8107

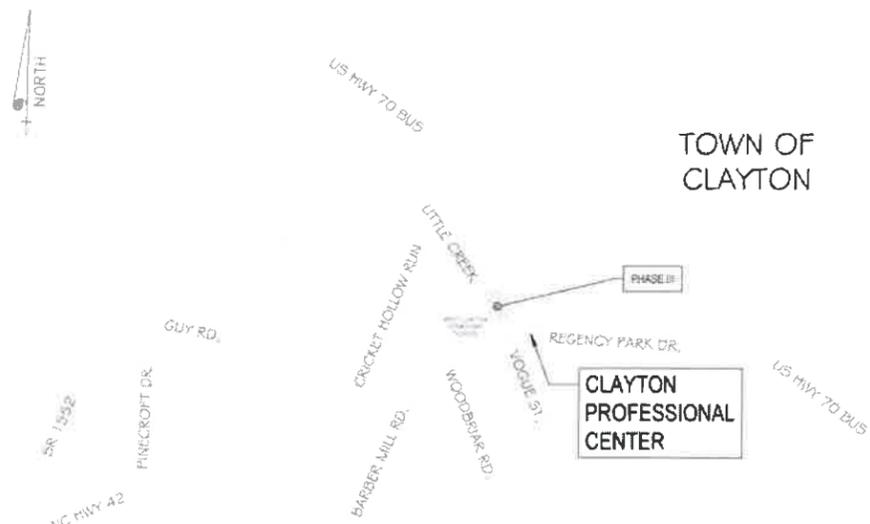


CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA

COVER SHEET

REV	DATE	BY
1	4-28-13	JDS
2	9-16-15	JDS

Project No: 15336.04
Drawn by: MVZ
Check by: JDS
Title: COVER SHEET
File Name: CBC_BASE.dwg



VICINITY MAP
NTS

INDEX OF SHEETS

CV-1	COVER SHEET
-----	RECORDED PLAT
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
UP-1	UTILITY PLAN
GP-1	GRADING PLAN
DP-1	DRAINAGE PLAN
EC-1	EROSION CONTROL PLAN: PH I
EC-2	EROSION CONTROL PLAN: PH II
LSP-1	LANDSCAPING PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS
D-5	DETAILS
A-1	FLOOR PLAN
A-2	ELEVATIONS

LEGEND

- PROPERTY BOUNDARY/LOT LINES
- NEW CROSS ACCESS EASEMENT
- EXISTING FROM FILE UNLESS OTHERWISE NOTED
- NEW IRON PIPE SET UNLESS OTHERWISE NOTED
- EXISTING EASEMENT
- APPROXIMATE FLOOD FLOODPLAIN
- EXISTING CURB TOP
- DWP
- CONCRETE MONUMENT FOUND
- CONCRETE EASEMENT

CERTIFICATE OF SURVEY AND ACCOUNT

ANTHONY K. ALFORD CERTIFIES THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A FIELD DESCRIPTION RECORDED IN BOOK 4538 PAGE 150 THAT THE AREA OF THE SECTION AS CALCULATED IS ACCORDING TO THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-21 AS AMENDED BY RES. BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SIGN THIS DATE 11/20/15



THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF NORTH CAROLINA THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

1/20/15 *Anthony K. Alford*

PLANNING DIRECTOR'S CERTIFICATE

THE TOWN CERTIFIES THAT THIS PROPOSED PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF CLAYTON NORTH CAROLINA AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN JOHNSTON COUNTY.

1-29-2015 *[Signature]*

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA - JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR RECORDATION AND RECORDING ON FEBRUARY 23, 2015 AT 11:41:25 AM BY CRAIG BLUM AND MELINDA MITCHELL.

NOTES:

AREAS COMPUTED BY COORDINATE METHOD.

PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

EACH PARCEL IS RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS ROAD WHICH SERVES ALL PARCELS OR HOA TO MAINTAIN COMMON AREAS.

THE PARKING LOT ON LOT 2 WILL BE SHARED WITH LOT 3. THE OWNER OF LOT 2 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PARKING LOT.

PROPERTY IS ZONED O L.

MINIMUM SETBACKS:
FRONT - 30'
SIDE - 10'
BACK - 20'

ONE INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY FALLS WITHIN THE TOWN LIMITS OF THE TOWN OF CLAYTON.

PARENT TRACT: DB 458 PG 150
NC PIN NO. 85088-89-4820

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

John R. Sautter
OFFICIAL OF JOHNSTON COUNTY CLERK

I HAVE REVIEWED THIS PLAN AND CERTIFICATE IS ISSUED SUBJECT TO THE SUBDIVISION ORDINANCE AND RESOLUTIONS.

TOWN OF CLAYTON TOWN MANAGER CERTIFICATE FOR A FINAL PLAN

I HEREBY CERTIFY THAT THE TOWN OF CLAYTON HAS APPROVED THIS PLAN FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS UNLESS OTHERWISE NOTED. THE DEDICATION OF STREETS, ALLEYS, RIGHTS-OF-WAY AND PUBLIC LANDS UNDER THIS PLAN ASSUMES NO RESPONSIBILITY TO OPERATE OR MAINTAIN THE SAME UNLESS THE OPINION OF THE CLAYTON TOWN COUNCIL IS IN THE PUBLIC INTEREST TO DO SO.

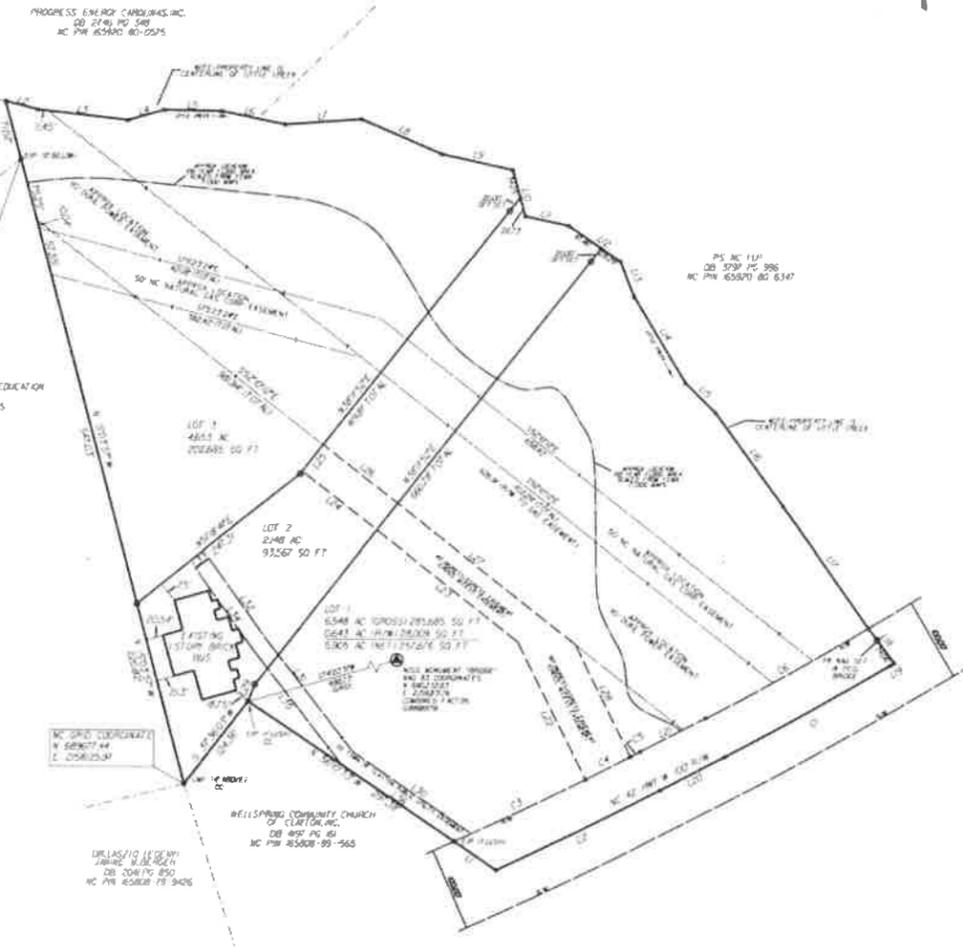
1-27-15 *[Signature]*

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

1-28-2015 *[Signature]*

CURVE	RADIUS	LENGTH	DEF ANGLE	CHORD
1	100.00	1.0472	1.0472	0.0000
2	100.00	1.0472	1.0472	0.0000
3	100.00	1.0472	1.0472	0.0000
4	100.00	1.0472	1.0472	0.0000
5	100.00	1.0472	1.0472	0.0000



LINE	BEARING	LENGTH
1	S 89° 27' 17.4\"	10.49
2	S 89° 27' 17.4\"	10.49
3	S 89° 27' 17.4\"	10.49
4	S 89° 27' 17.4\"	10.49
5	S 89° 27' 17.4\"	10.49
6	S 89° 27' 17.4\"	10.49
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49	S 89° 27' 17.4\"	10.49
50	S 89° 27' 17.4\"	10.49

REFERENCES

- DB 450 PG 150
- DB 452 PG 150
- DB 453 PG 150
- DB 454 PG 150
- DB 455 PG 150
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- DB 458 PG 150
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CLAYTON PROFESSIONAL CENTER SUBDIVISION PLAT

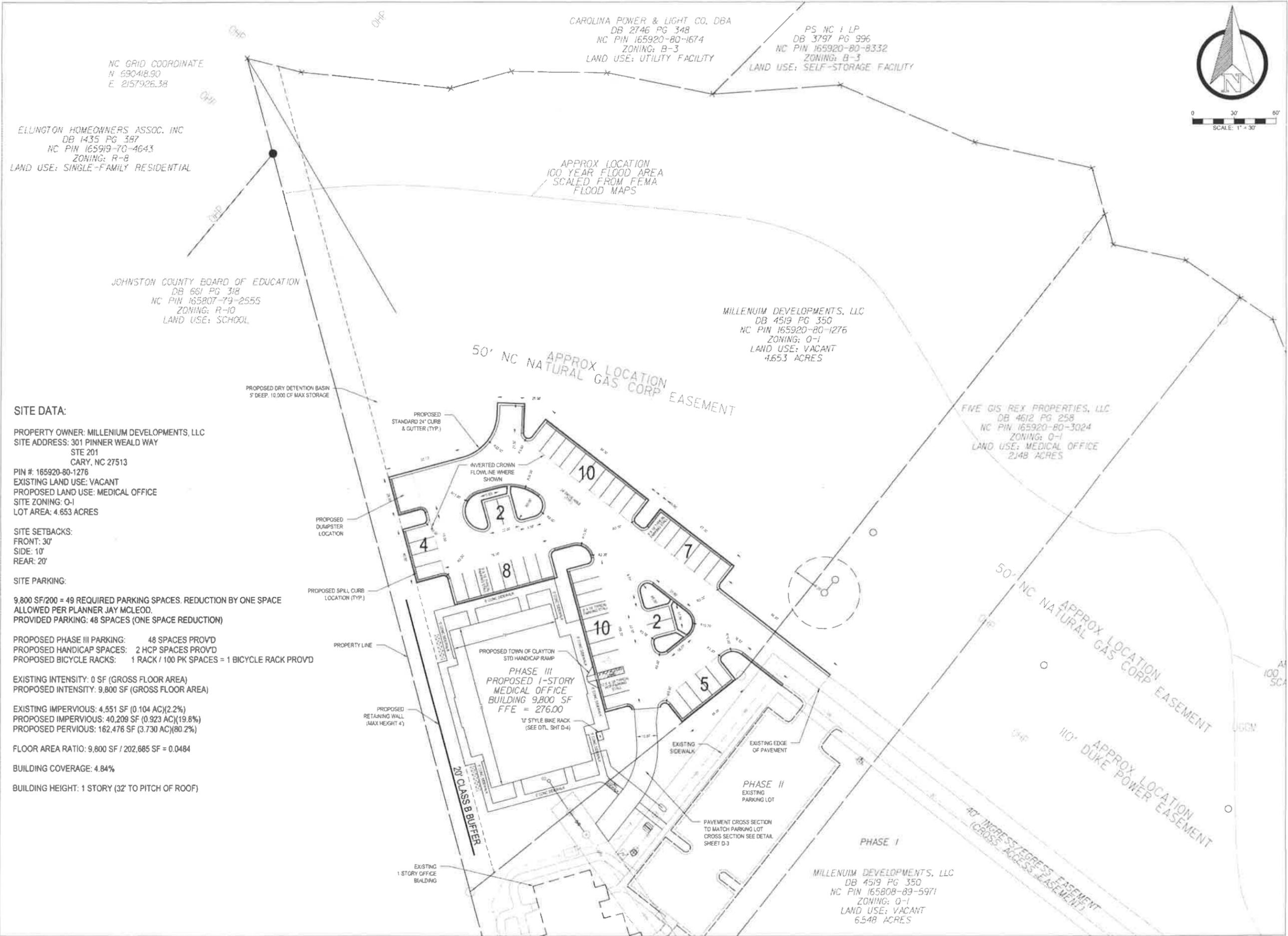
CLAYTON TOWNSHIP
JOHNSTON COUNTY, NC
DATE OF SURVEY - NOVEMBER 12, 2014
SURVEYED BY ANTHONY K. ALFORD, PLS. L-4372

WETHERILL ENGINEERING

559 Jones Franklin Rd. Suite 164
Raleigh, N.C. 27606
License No. F-0377
Bus: 919 851 8077
Fax: 919 851 8107

TRANSPORTATION PLANNING/DESIGN - BRIDGE/STRUCTURE DESIGN
CNIL/SITE DESIGN - SURVEY - CONSTRUCTION OBSERVATION

RECORDED IN PLAT BOOK 81 PAGE 31



SITE DATA:

PROPERTY OWNER: MILLENIUM DEVELOPMENTS, LLC
 SITE ADDRESS: 301 PINNER WEALD WAY
 STE 201
 CARY, NC 27513
 PIN #: 165920-80-1276
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: MEDICAL OFFICE
 SITE ZONING: O-1
 LOT AREA: 4.653 ACRES

SITE SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 20'

SITE PARKING:

9,800 SF/200 = 49 REQUIRED PARKING SPACES. REDUCTION BY ONE SPACE
 ALLOWED PER PLANNER JAY MCLEOD.
 PROVIDED PARKING: 48 SPACES (ONE SPACE REDUCTION)

PROPOSED PHASE III PARKING: 48 SPACES PROVD
 PROPOSED HANDICAP SPACES: 2 HCP SPACES PROVD
 PROPOSED BICYCLE RACKS: 1 RACK / 100 PK SPACES = 1 BICYCLE RACK PROVD

EXISTING INTENSITY: 0 SF (GROSS FLOOR AREA)
 PROPOSED INTENSITY: 9,800 SF (GROSS FLOOR AREA)

EXISTING IMPERVIOUS: 4,551 SF (0.104 AC)(2.2%)
 PROPOSED IMPERVIOUS: 40,209 SF (0.923 AC)(19.8%)
 PROPOSED PERVIOUS: 162,476 SF (3.730 AC)(80.2%)

FLOOR AREA RATIO: 9,800 SF / 202,685 SF = 0.0484

BUILDING COVERAGE: 4.84%

BUILDING HEIGHT: 1 STORY (32' TO PITCH OF ROOF)

CLAYTON PROFESSIONAL CENTER
 PHASE III
 TOWN OF CLAYTON

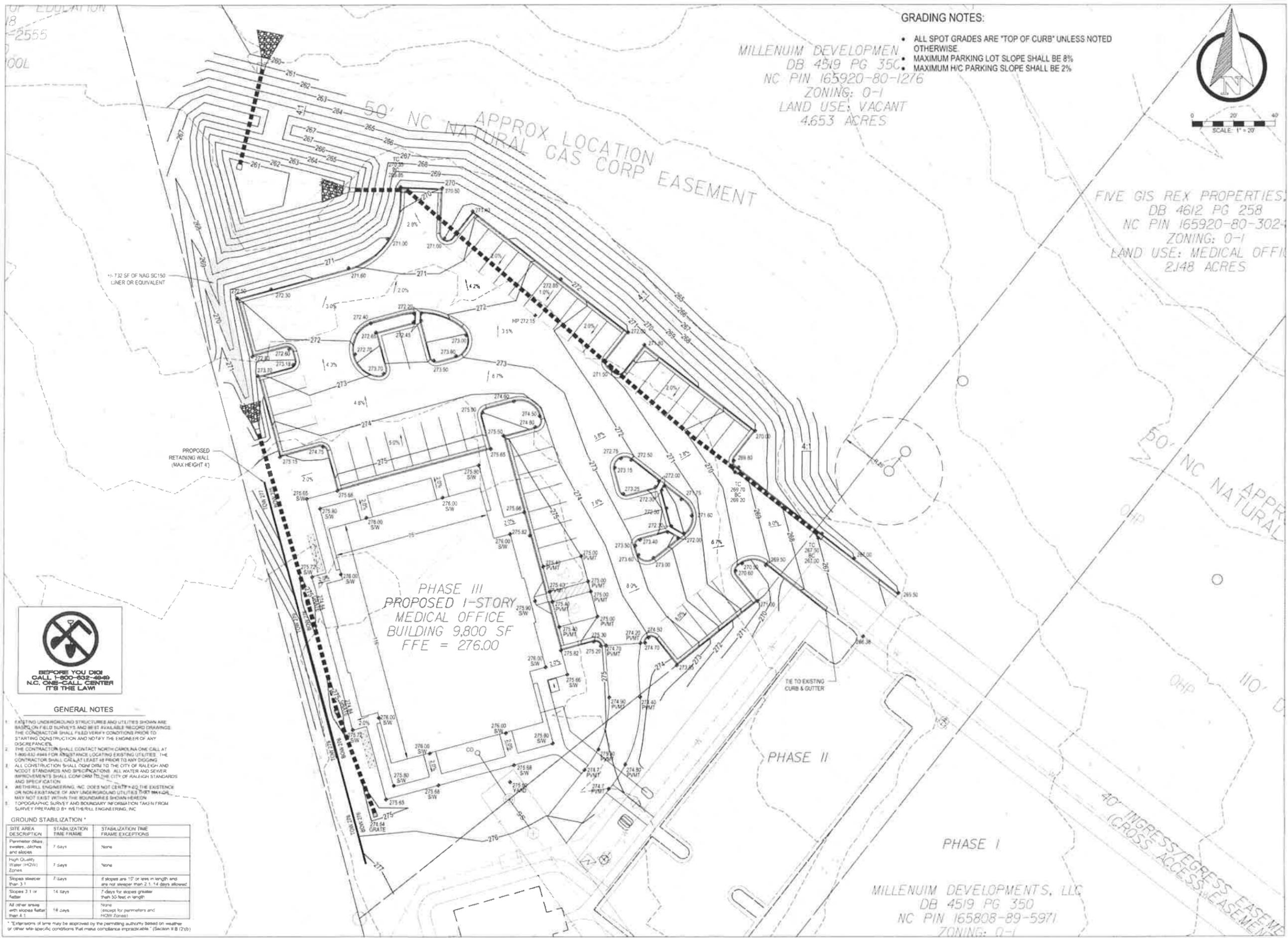
NORTH CAROLINA

JOHNSON COUNTY

SITE PLAN

REV	NO	DATE	BY
CD	4-28-15	JDS	
REV CD	9-16-15	JDS	

Sheet No.	15336-04
Scale	MVZ
Drawn by	JDS
Checked by	
Project	SITE PLAN
File Name	CPC_BASE.dwg



GENERAL NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-532-4649 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS. ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WETHERILL ENGINEERING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY NOT BE SHOWN WITHIN THE BOUNDARIES SHOWN HEREON.
- TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY WETHERILL ENGINEERING, INC.

GROUND STABILIZATION *

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
Perimeter slopes, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 1:1 or less in length and are not steeper than 2.5:1, 14 days allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50 feet in length.
All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HQW Zones).

* Exceptions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable. (Section 8 B (2)(b))

GRADING NOTES:

MILLENNIUM DEVELOPMENTS, LLC
 DB 4519 PG 350
 NC PIN 165920-80-1276
 ZONING: O-1
 LAND USE: VACANT
 4.653 ACRES

- ALL SPOT GRADES ARE "TOP OF CURB" UNLESS NOTED OTHERWISE.
- MAXIMUM PARKING LOT SLOPE SHALL BE 8%.
- MAXIMUM H/C PARKING SLOPE SHALL BE 2%.



FINAL DESIGN
 NOT RELEASED FOR CONSTRUCTION



CLAYTON PROFESSIONAL CENTER
 PHASE III
 TOWN OF CLAYTON
 JOHNSTON COUNTY
 NORTH CAROLINA

GRADING PLAN

Project No: 16336-04
 Sheet No: M/2
 Date: JDS

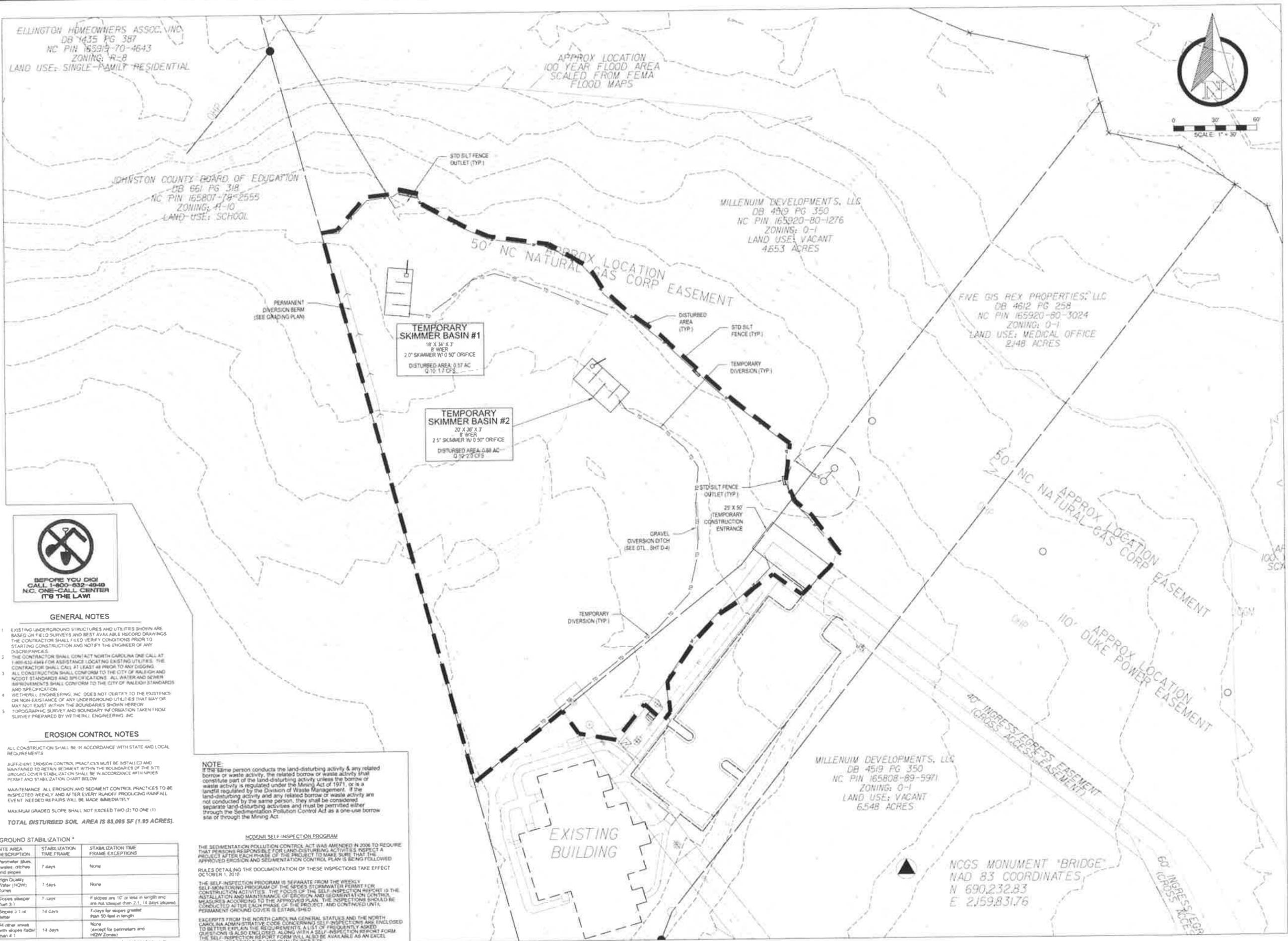
GP-1
 5 of 17 sheets



CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA
EROSION CONTROL PLAN: PHASE I

CD	4-28-15	JPN
REV CD	3-16-15	JDS

15336.04
MVZ
JDS
EROSION CONTROL PLAN: PHASE I
CPC_BASE.dwg



ELLINGTON HOMEOWNERS ASSOC., INC.
DB 1435 PG 387
NC PIN 165919-70-4643
ZONING: R-8
LAND USE: SINGLE-FAMILY RESIDENTIAL

JOHNSTON COUNTY BOARD OF EDUCATION
DB 661 PG 318
NC PIN 165801-78-2555
ZONING: A-10
LAND USE: SCHOOL

APPROX LOCATION
100 YEAR FLOOD AREA
SCALED FROM FEMA
FLOOD MAPS

MILLENIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165920-80-1276
ZONING: O-1
LAND USE: VACANT
4.653 ACRES

FIVE SIX REX PROPERTIES, LLC
DB 4612 PG 258
NC PIN 165920-80-3024
ZONING: O-1
LAND USE: MEDICAL OFFICE
2.148 ACRES

MILLENIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165808-89-5971
ZONING: O-1
LAND USE: VACANT
6.548 ACRES

NCGS MONUMENT "BRIDGE"
NAD 83 COORDINATES
N 690,232.83
E 2159,831.76



GENERAL NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-832-4649 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WETHERILL ENGINEERING, INC. DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN HEREON.
- TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY WETHERILL ENGINEERING, INC.

EROSION CONTROL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE DURING COVER STABILIZATION. SHALL BE IN ACCORDANCE WITH NPDES PERMIT AND STABILIZATION CHART BELOW.
- MAINTENANCE: ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL PRODUCING RAINFALL EVENT. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY.
- MAXIMUM GRADED SLOPE SHALL NOT EXCEED TWO (2) TO ONE (1).
- TOTAL DISTURBED SOL. AREA IS 88,095 SF (1.99 ACRES).

NOTE:
IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.

NPDES SELF-INSPECTION PROGRAM

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

THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GRASS COVER IS ESTABLISHED.

EXCEPT FROM THE NORTH CAROLINA GENERAL STATUTES AND THE NORTH CAROLINA ADMINISTRATIVE CODE CONCERNING SELF-INSPECTIONS ARE ENCLOSED TO BETTER EXPLAIN THE REQUIREMENTS. A LIST OF FREQUENTLY ASKED QUESTIONS IS ALSO ENCLOSED, ALONG WITH A SELF-INSPECTION REPORT FORM. THE SELF-INSPECTION REPORT FORM WILL ALSO BE AVAILABLE AS AN EXCEL SPREADSHEET FROM THE ONLINE TRAINING WEB SITE.

<http://www.dhwm.state.nc.us/pages/npdes/npdes.htm>

GROUND STABILIZATION*

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
Perimeter silt fences, ditches and pipes	7 days	None
Soil Quality Water (SQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not longer than 2', 14 days allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50 feet in length
All other areas with slopes flatter than 4:1	14 days	None (except for parameters and NPDES zones)

*Components of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable (Section 18.22(b)).

FINAL DESIGN
NOT RELEASED FOR
CONSTRUCTION



WETHERELL ENGINEERING, INC.
1223 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606
LICENSE NO. 028822

CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA
EROSION CONTROL PLAN: PHASE II

DATE	BY	APP'D
CD	4-28-15	EPN
REV	CD	9-18-15
		JDS

15536.04
MVZ
JDS
EROSION CONTROL
PLAN
PHASE II
CPC_BASE.dwg

EC-2
9 of 17 sheets



ELLINGTON HOMEOWNERS ASSOC., INC.
DB 1435 PG 387
NC PIN 165913-70-4643
ZONING: R-8
LAND USE: SINGLE-FAMILY RESIDENTIAL

JOHNSTON COUNTY BOARD OF EDUCATION
DB 661 PG 318
NC PIN 165807-78-2555
ZONING: R-10
LAND USE: SCHOOL

APPROX LOCATION
100 YEAR FLOOD AREA
SCALED FROM FEMA
FLOOD MAPS

MILLENNIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165920-80-1276
ZONING: O-1
LAND USE: VACANT
4.653 ACRES

FIVE GIS REX PROPERTIES, LLC
DB 4812 PG 258
NC PIN 165920-80-3024
ZONING: O-1
LAND USE: MEDICAL OFFICE
2.148 ACRES

MILLENNIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165808-89-5971
ZONING: O-1
LAND USE: VACANT
6.548 ACRES

NCGS MONUMENT "BRIDGE"
NAD 83 COORDINATES
N 690,232.83
E 2,159,831.76



GENERAL NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-552-4848 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF RALEIGH AND WCDOT STANDARDS AND SPECIFICATIONS. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WETHERELL ENGINEERING, INC. DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN HEREON.
- TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY WETHERELL ENGINEERING, INC.

EROSION CONTROL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. EROSION CONTROL STABILIZATION SHALL BE IN ACCORDANCE WITH THESE PERMIT AND STABILIZATION CHART BELOW.
MAINTENANCE: ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF PRODUCING RAINFALL EVENT. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
MAXIMUM GRADE SLOPE SHALL NOT EXCEED TWO (2) TO ONE (1).
TOTAL DISTURBED SOIL AREA IS 85,095 SF (1.95 ACRES).

GROUND STABILIZATION*		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
Perimeter ditches, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days allowed
Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50-feet in length
All other areas with slopes flatter than 3:1	14 days	None (except for perimeters and HQW Zones)

NOTE:

IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.

WEEKLY SELF-INSPECTION PROGRAM

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TAKE EFFECT OCTOBER 1, 2010.
THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
EXCERPTS FROM THE NORTH CAROLINA GENERAL STATUTES AND THE NORTH CAROLINA ADMINISTRATIVE CODE CONCERNING SELF-INSPECTIONS ARE ENCLOSED TO BETTER EXPLAIN THE REQUIREMENTS. A LIST OF FREQUENTLY ASKED QUESTIONS IS ALSO ENCLOSED. ALONG WITH A SELF-INSPECTION REPORT FORM THE SELF-INSPECTION REPORT FORM WILL ALSO BE AVAILABLE AS AN EXCEL SPREADSHEET FROM THE LAND QUALITY WEB SITE.
http://www.dnr.state.nc.us/pages/land/erosion_self.html

PERMANENT DIVERSION DITCH

DISTURBED AREA (TYP)

PHASE III
PROPOSED 1-STORY
MEDICAL OFFICE
BUILDING 9,800 SF
FFE = 276.00

EXISTING
BUILDING

PHASE II

PHASE I

50' NC NATURAL GAS CORP. EASEMENT

50' NC NATURAL GAS CORP. EASEMENT

40' INGRESS/EGRESS EASEMENT (CROSS-EASEMENT)

110' DUKE POWER EASEMENT

40' INGRESS/EGRESS EASEMENT (CROSS-EASEMENT)

60' INGRESS/EGRESS EASEMENT (CROSS-EASEMENT)

STD BILT FENCE (TYP)

CURB INLET PROTECTION (TYP)

DISTURBED AREA (TYP)

STD BILT FENCE GUTLET (TYP)

CURB INLET PROTECTION (TYP)

25' X 50' TEMPORARY CONSTRUCTION ENTRANCE

PHASE II

PHASE I

PHASE II

PHASE I

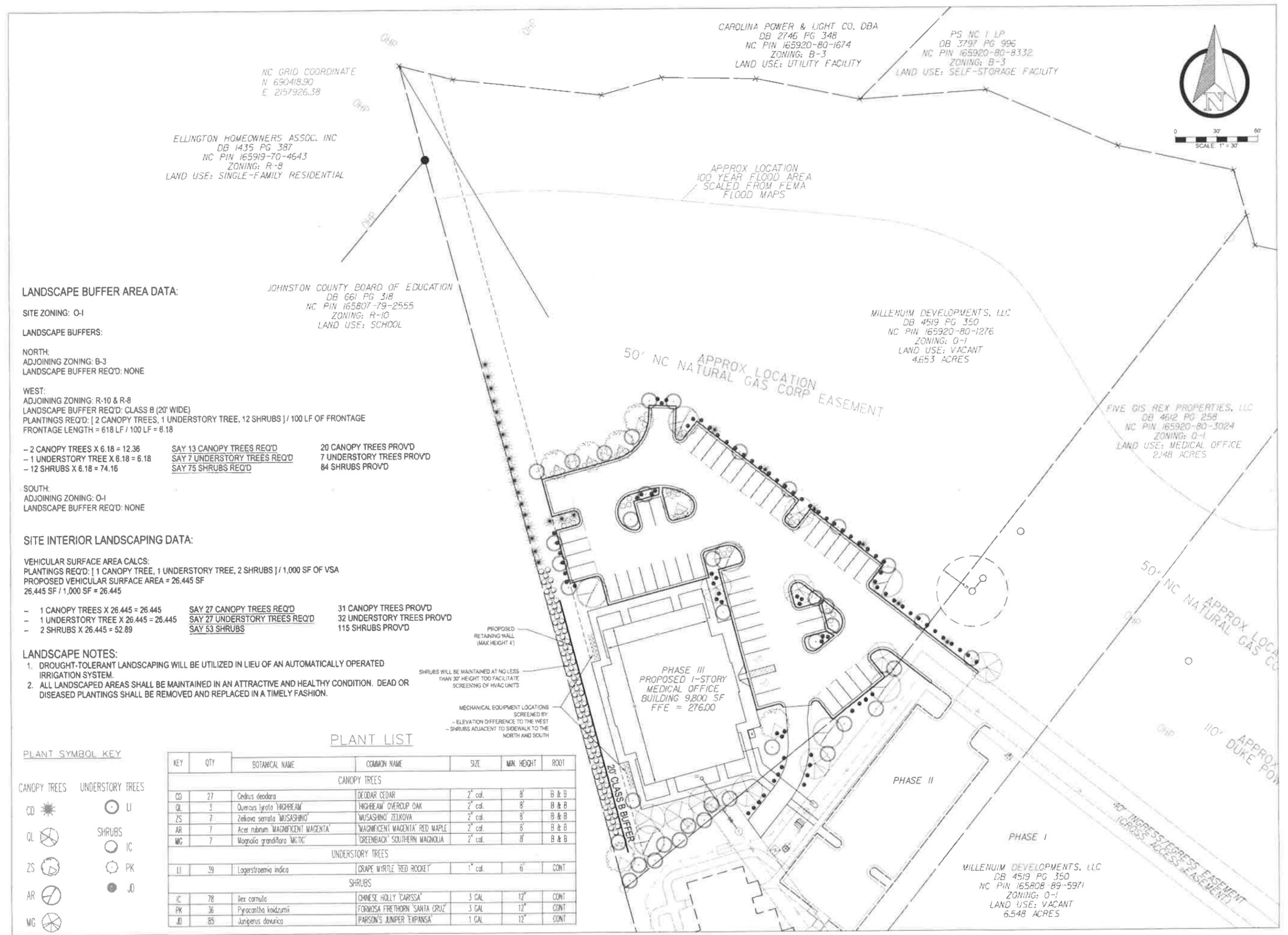
PHASE II

PHASE I



CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
NORTH CAROLINA
JOHNSTON COUNTY
LANDSCAPE PLAN

CD	4-28-15	EPN
REV 03	9-16-15	JOS
15336-04		
MVZ		
JOS		
LANDSCAPE PLAN		
CPC_BASE.dwg		
LSP-1		



NC GRID COORDINATE
N 690418.90
E 2157926.38

ELLINGTON HOMEOWNERS ASSOC. INC
DB 1435 PG 387
NC PIN 165919-70-4643
ZONING: R-8
LAND USE: SINGLE-FAMILY RESIDENTIAL

CAROLINA POWER & LIGHT CO. DBA
DB 2746 PG 348
NC PIN 165920-80-1674
ZONING: B-3
LAND USE: UTILITY FACILITY

PS NC I LP
DB 3797 PG 996
NC PIN 165920-80-8332
ZONING: B-3
LAND USE: SELF-STORAGE FACILITY

JOHNSTON COUNTY BOARD OF EDUCATION
DB 661 PG 318
NC PIN 165807-79-2555
ZONING: R-10
LAND USE: SCHOOL

MILLENNIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165920-80-1276
ZONING: O-1
LAND USE: VACANT
4.653 ACRES

FIVE QIS REX PROPERTIES, LLC
DB 4612 PG 258
NC PIN 165920-80-3024
ZONING: O-1
LAND USE: MEDICAL OFFICE
2.148 ACRES

LANDSCAPE BUFFER AREA DATA:

SITE ZONING: O-1
LANDSCAPE BUFFERS:
NORTH:
ADJOINING ZONING: B-3
LANDSCAPE BUFFER REQ'D: NONE

WEST:
ADJOINING ZONING: R-10 & R-8
LANDSCAPE BUFFER REQ'D: CLASS B (20' WIDE)
PLANTINGS REQ'D: [2 CANOPY TREES, 1 UNDERSTORY TREE, 12 SHRUBS] / 100 LF OF FRONTAGE
FRONTAGE LENGTH = 618 LF / 100 LF = 6.18

- 2 CANOPY TREES X 6.18 = 12.36
 - 1 UNDERSTORY TREE X 6.18 = 6.18
 - 12 SHRUBS X 6.18 = 74.16
- SAY 13 CANOPY TREES REQ'D
SAY 7 UNDERSTORY TREES REQ'D
SAY 75 SHRUBS REQ'D
- 20 CANOPY TREES PROV'D
7 UNDERSTORY TREES PROV'D
84 SHRUBS PROV'D

SOUTH:
ADJOINING ZONING: O-1
LANDSCAPE BUFFER REQ'D: NONE

SITE INTERIOR LANDSCAPING DATA:

VEHICULAR SURFACE AREA CALCS:
PLANTINGS REQ'D: [1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS] / 1,000 SF OF VSA
PROPOSED VEHICULAR SURFACE AREA = 26,445 SF
26,445 SF / 1,000 SF = 26.445

- 1 CANOPY TREES X 26.445 = 26.445
 - 1 UNDERSTORY TREE X 26.445 = 26.445
 - 2 SHRUBS X 26.445 = 52.89
- SAY 27 CANOPY TREES REQ'D
SAY 27 UNDERSTORY TREES REQ'D
SAY 53 SHRUBS
- 31 CANOPY TREES PROV'D
32 UNDERSTORY TREES PROV'D
115 SHRUBS PROV'D

LANDSCAPE NOTES:

- DROUGHT-TOLERANT LANDSCAPING WILL BE UTILIZED IN LIEU OF AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM.
- 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.

PLANT SYMBOL KEY



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	ROOT
CANOPY TREES						
CD	27	<i>Cedrus deodara</i>	DEODAR CEDAR	2" cal.	8'	B & B
QL	3	<i>Quercus lyrata</i> 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	2" cal.	8'	B & B
ZS	7	<i>Zelkova serrata</i> 'MUSASHINO'	'MUSASHINO' ZELKOVA	2" cal.	8'	B & B
AR	7	<i>Acer rubrum</i> 'MAGNIFICENT MAGENTA'	'MAGNIFICENT MAGENTA' RED MAPLE	2" cal.	8'	B & B
MG	7	<i>Magnolia grandiflora</i> 'MGTR'	'GREENBACK' SOUTHERN MAGNOLIA	2" cal.	8'	B & B
UNDERSTORY TREES						
LI	39	<i>Lagerstroemia indica</i>	GRAPE MYRTLE 'RED ROCKET'	1" cal.	6'	CONT
SHRUBS						
IC	78	<i>Ilex cornuta</i>	CHINESE HOLLY 'CARISSA'	3 GAL	12"	CONT
PK	36	<i>Pyracantha koidzumii</i>	FORMOSA FIRETHORN 'SANTA CRUZ'	3 GAL	12"	CONT
JD	85	<i>Juniperus densata</i>	PARSON'S JUNIPER 'EXPANSA'	1 GAL	12"	CONT

PROPOSED RETAINING WALL (MAX HEIGHT 4')

SHRUBS WILL BE MAINTAINED AT NO LESS THAN 30" HEIGHT TO FACILITATE SCREENING OF HVAC UNITS

MECHANICAL EQUIPMENT LOCATIONS SCREENED BY:
- ELEVATION DIFFERENCE TO THE WEST
- SHRUBS ADJACENT TO SIDEWALK TO THE NORTH AND SOUTH

50' NC NATURAL GAS CORP EASEMENT

PHASE III
PROPOSED 1-STORY
MEDICAL OFFICE
BUILDING 9,800 SF
FFE = 276.00

MILLENNIUM DEVELOPMENTS, LLC
DB 4519 PG 350
NC PIN 165808-89-5971
ZONING: O-1
LAND USE: VACANT
6.548 ACRES



NORTH CAROLINA
JOHNSTON COUNTY
CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON

CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON

JOHNSTON COUNTY

REV	NO.	DATE	BY
CO	4-28-15	JDS	
REV	CD	9-16-15	JDS

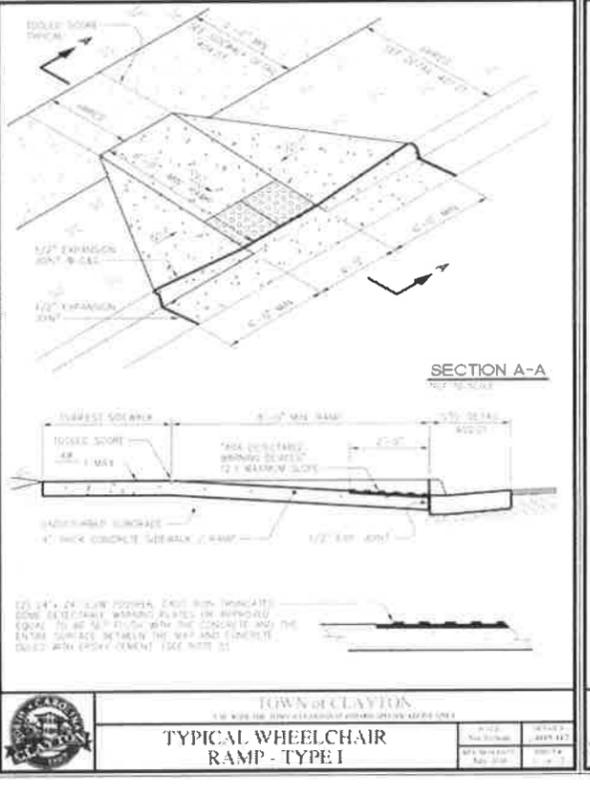
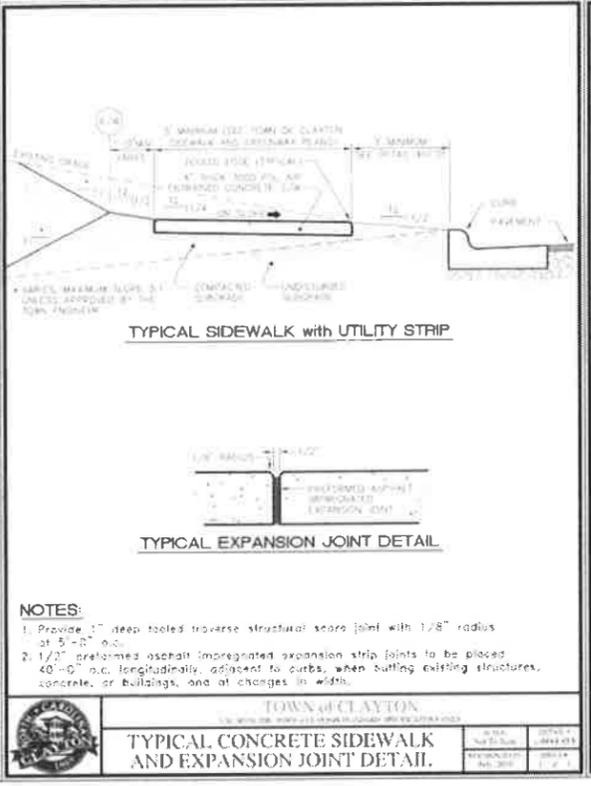
15336-04
MVZ
JDS

DETAILS

CPC DETAILS.dwg

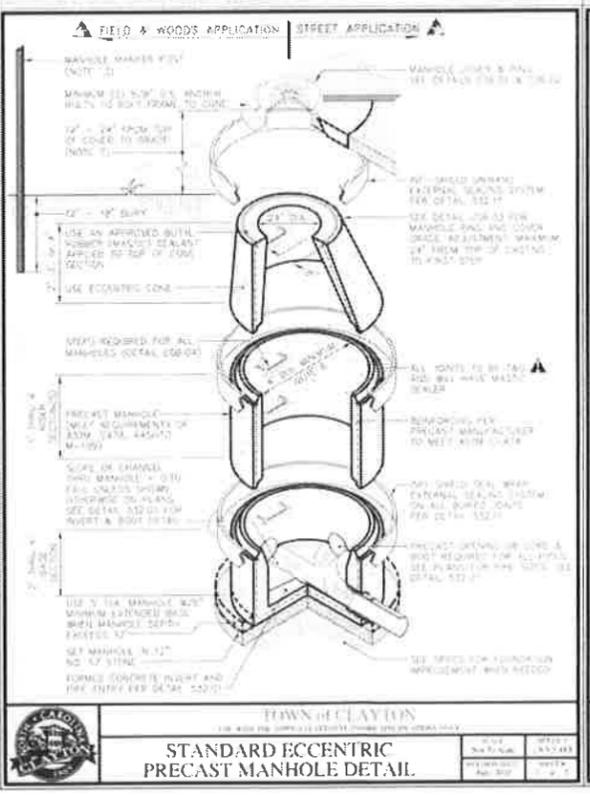
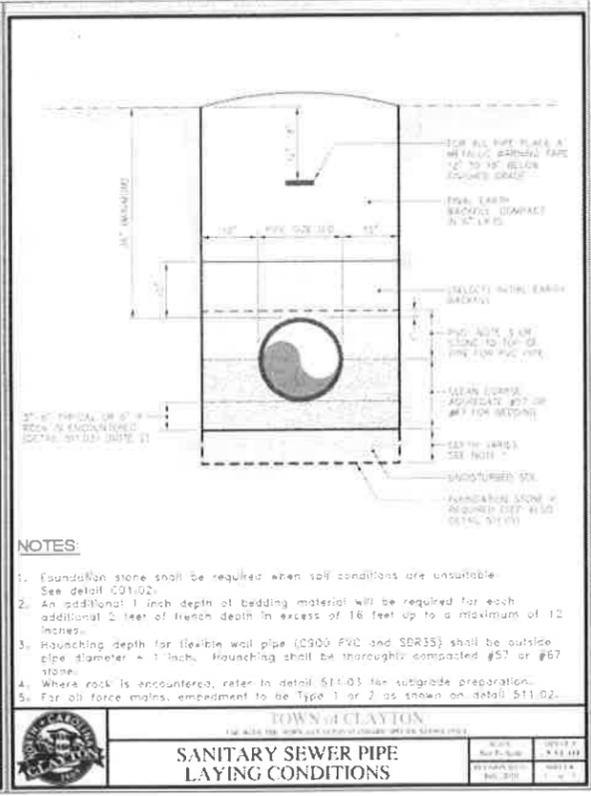
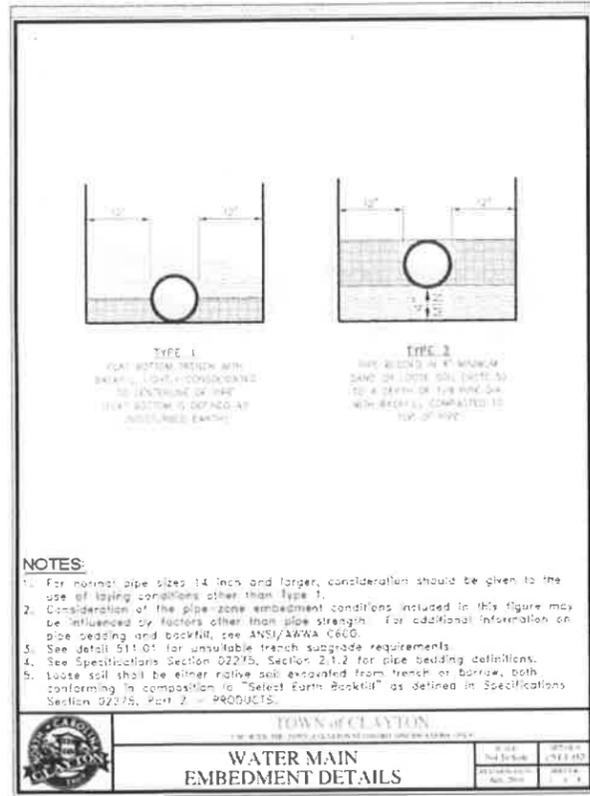
Fall Permanent Seeding		August 15 - November 1
Time		2 tons/ac
5-10-10 Fertilizer		1000 lbs/ac
0-20-0		500 lbs/ac
Specialized Seeding (Lupinus)		50 lbs/ac
4-31 Fescue		20 lbs/ac
Eye Grain		25 lbs/ac
Straw Mulch		2 tons/ac
Fall Permanent Seeding - Centipede		September 1 - February 28
Time		2 tons/ac
Fertilizer (See nitrogen approved for Centipede)	(Appropriate fertilizer approved for centipede application)	
Eye Grain		20 lbs/ac
Centipede Seed	15 lbs/ac (overseeded in spring)	2 tons/ac
Straw Mulch		2 tons/ac
Winter Temporary Cover		November 1 - February 28
Time		2 tons/ac
10-10-10 Fertilizer		700 lbs/ac
0-20-0		50 lbs/ac
Eye Grain		20 lbs/ac
Straw Mulch		2 tons/ac
Spring Permanent Seeding		March 1 - April 30
Time		2 tons/ac
5-10-10 Fertilizer		1000 lbs/ac
0-20-0		500 lbs/ac
Specialized Seeding (Lupinus)		50 lbs/ac
4-31 Fescue		20 lbs/ac
Breaktop Millet		20 lbs/ac
Straw Mulch		2 tons/ac
Spring Permanent Seeding - Centipede		April 1 - July 15
Time		2 tons/ac
Fertilizer (See nitrogen approved for Centipede)	(Appropriate fertilizer approved for centipede application)	
Centipede Seed	30 lbs/ac	2 tons/ac
Straw Mulch		2 tons/ac
Late Spring Permanent Seeding		March 15 - June 30
Time		2 tons/ac
5-10-10 Fertilizer		1000 lbs/ac
0-20-0		500 lbs/ac
Specialized Seeding (Lupinus)		40 lbs/ac
Common Bermuda Grass (Thru)		8 lbs/ac
Straw Mulch		2 tons/ac
Summer Temporary Cover		June 30 - August 1
Time		2 tons/ac
10-10-10 Fertilizer		700 lbs/ac
Breaktop Millet		40 lbs/ac
Straw Mulch		2 tons/ac

NOTES:
1. * Mulch will be doubled if crimping is the method used.



NOTES:

1. Detectable warnings shall contrast visually with adjoining surfaces, either light on dark or dark on light.
2. The material used to provide contrast shall be an integral part of the walking surface.
3. Dimensions assume sidewalk is parallel to street and perpendicular to curb.
4. Concrete shall be tinted battleship gray. Painted surface will not be acceptable.
5. Domes are not required for handicap ramps located in single family developments.
6. Handicap ramps are not required until such time as sidewalk is connected to return. Otherwise contractions are required to depress curb to the minimum dimensions shown for future ramp construction.
7. Single handicap ramps at the center of the return are not permitted.



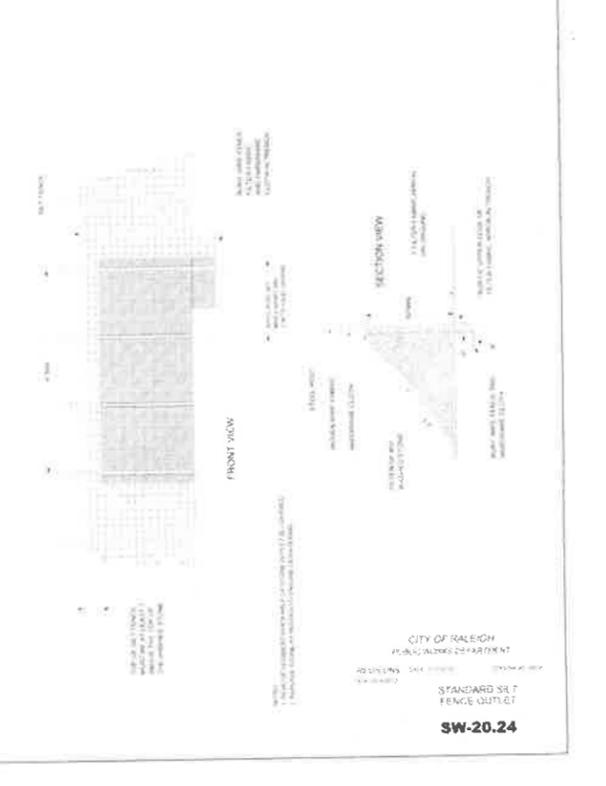
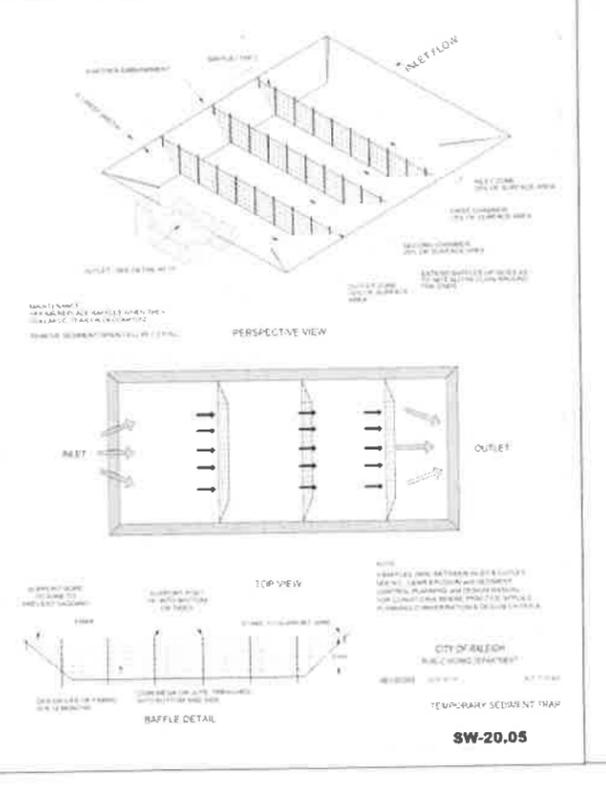
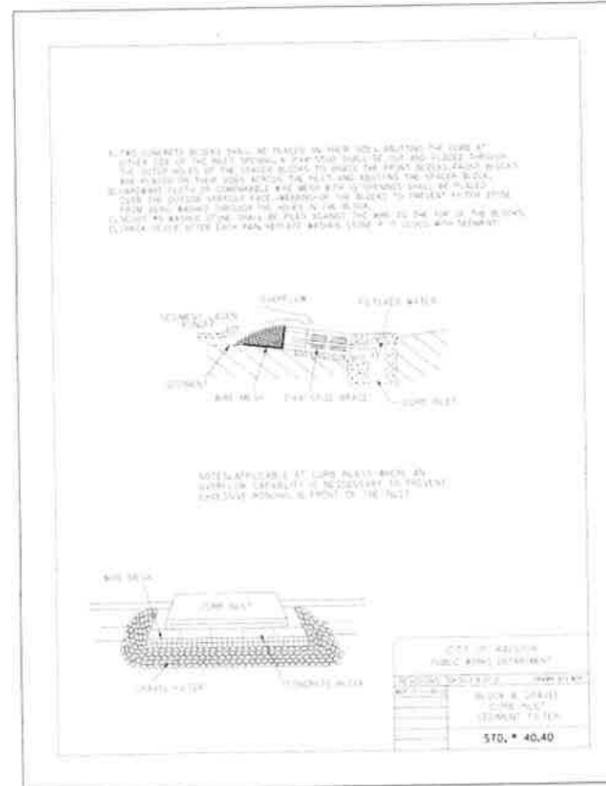
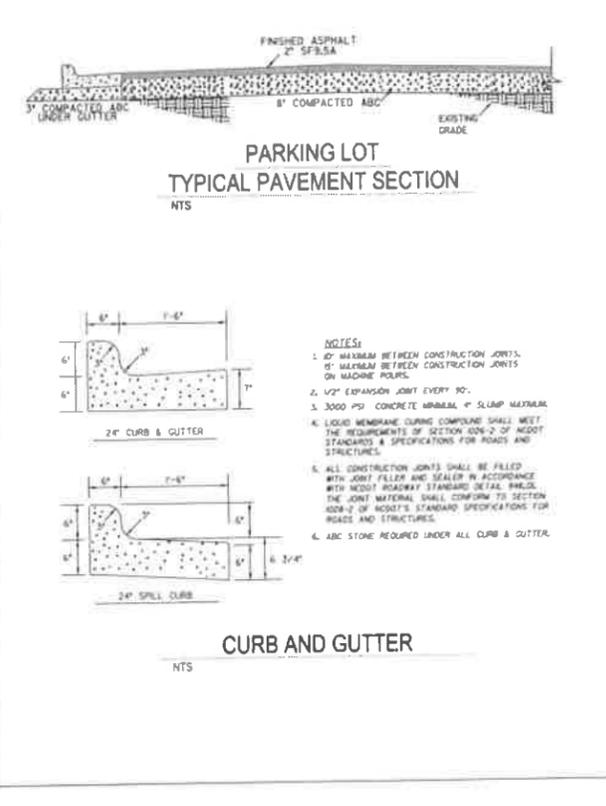
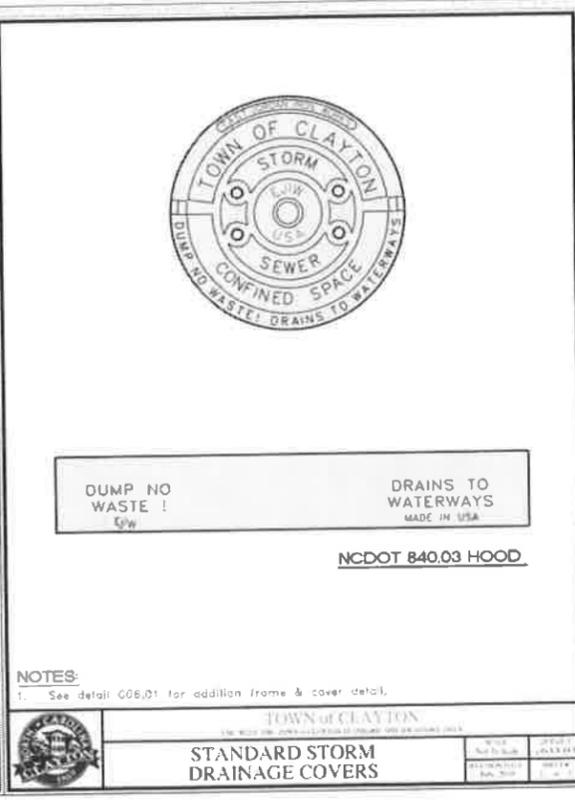
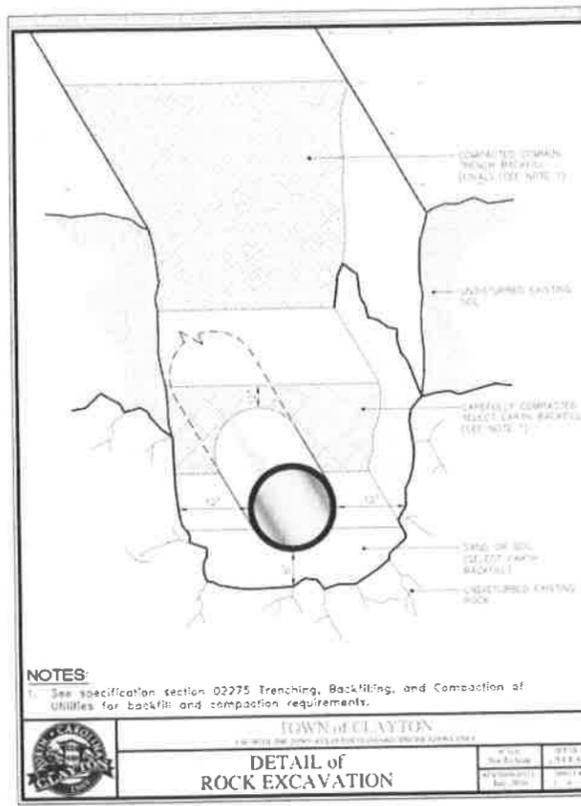
STANDARD ECCENTRIC PRECAST MANHOLE DETAIL



CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA

REV	DATE	BY
03	4-28-15	ZPN
02	3-16-15	JDS

15336.04
WVZ
JDS
DETAILS
CPV - DETAILS.dwg
D-3
13 17





CLAYTON PROFESSIONAL CENTER
PHASE III
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA

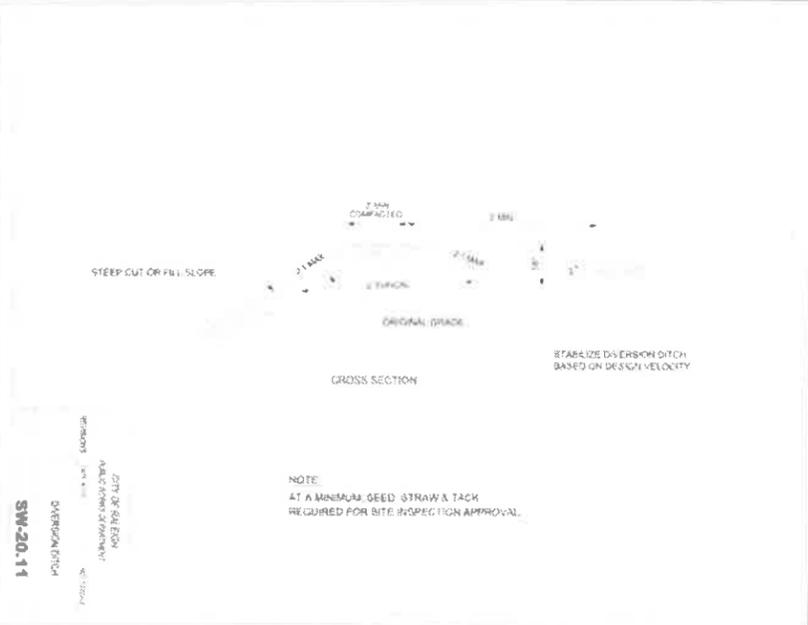
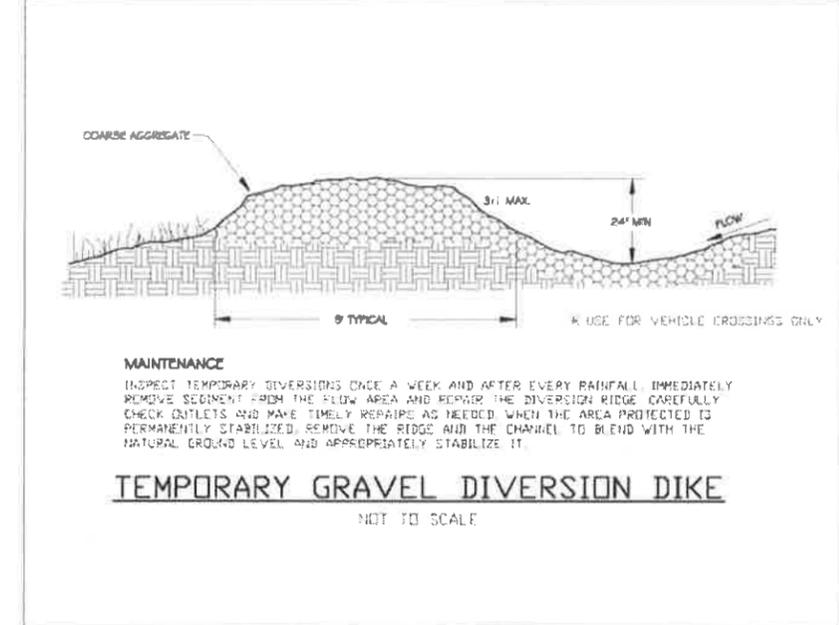
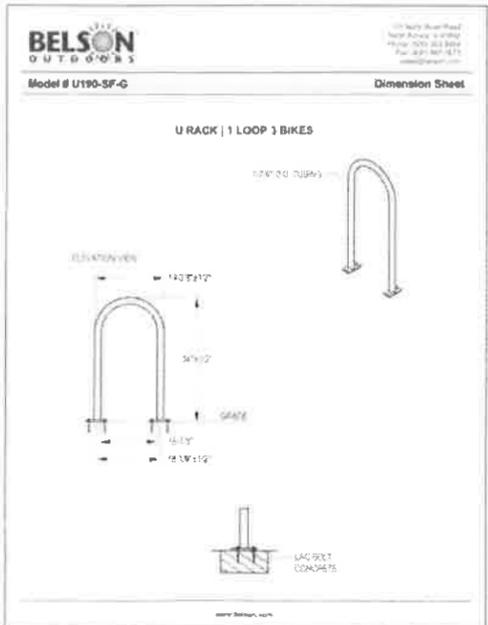
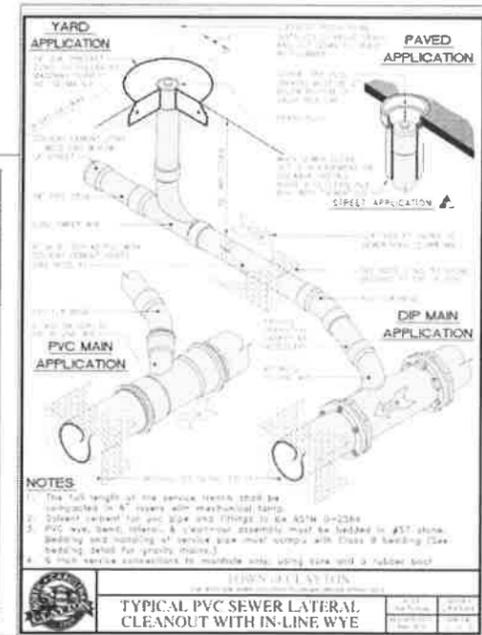
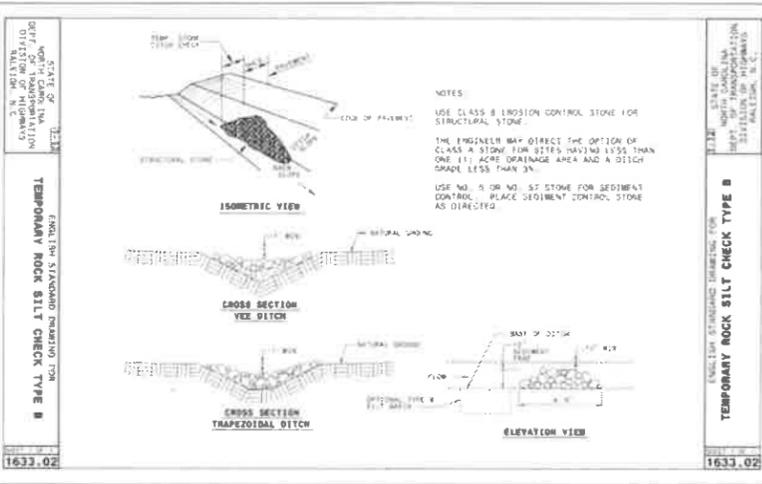
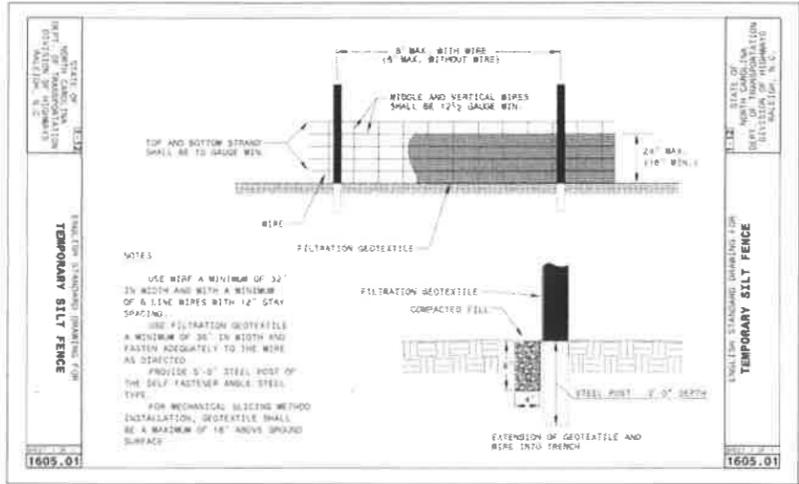
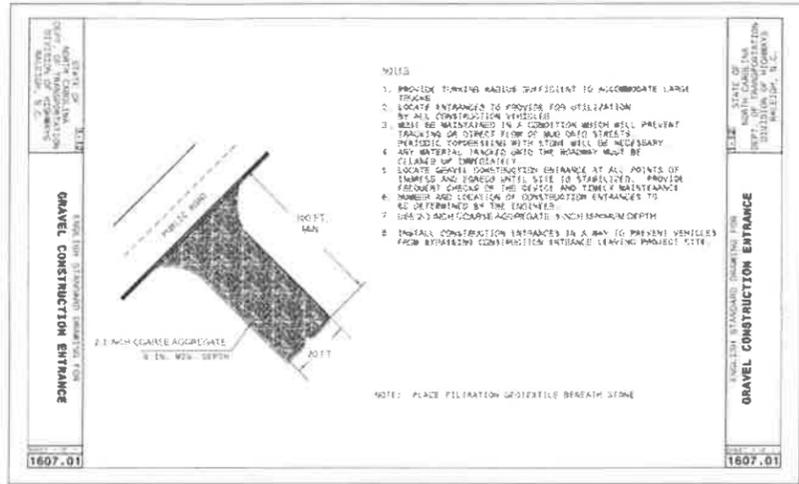
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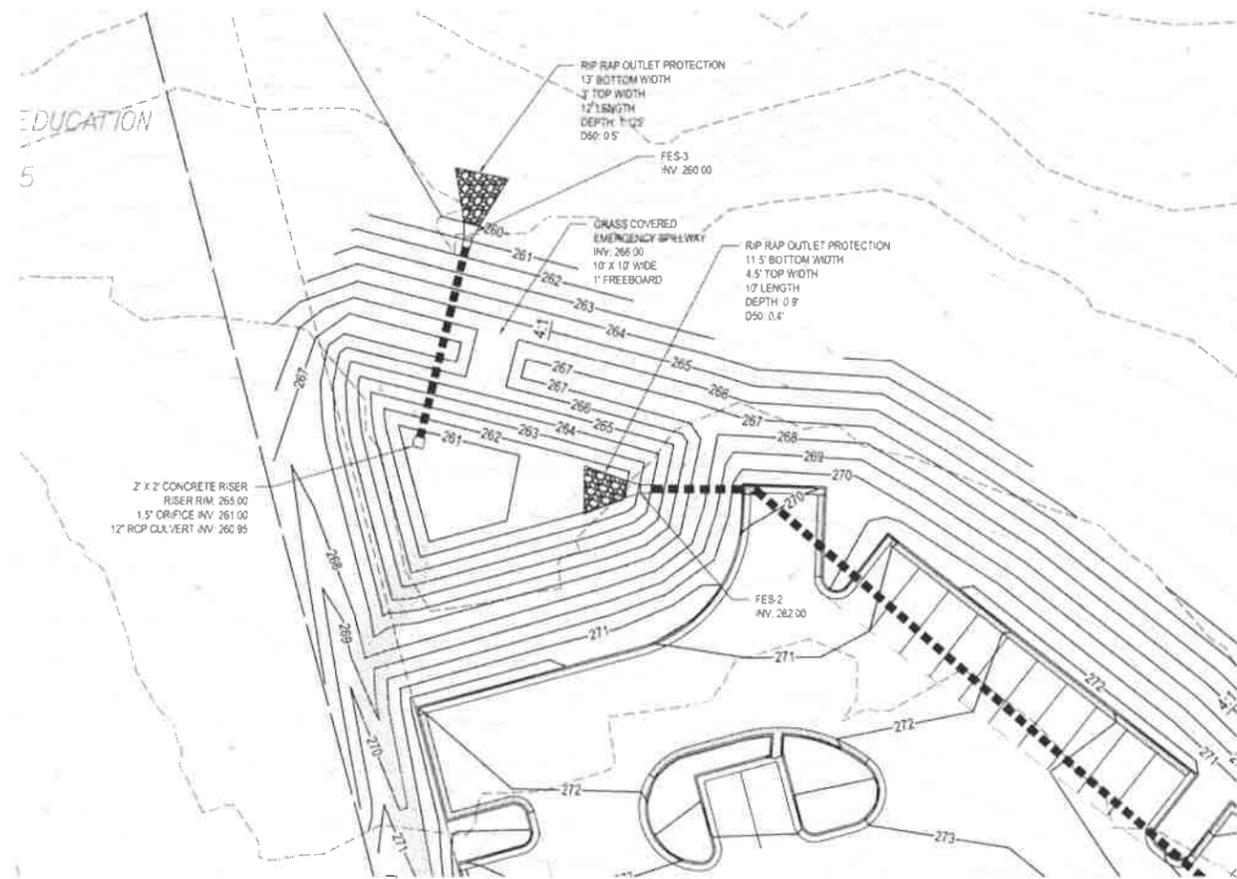
CD	4-28-13	JFN
REV CD	9-16-15	JOS

Sheet No.	15336-04
Checked By	MVZ
Drawn By	JOS

DETAILS

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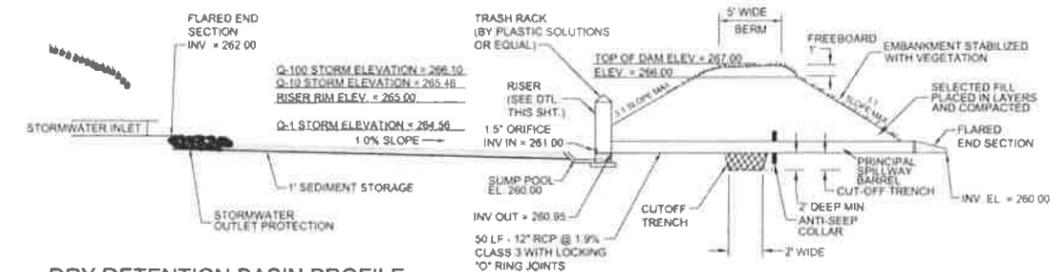




NOTES:
 MINIMUM DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN +/- 2% OF THE OPTIMUM. EACH LIFT OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY. ALL COMPACTION IS DETERMINED PER AASHTO METHOD T-99 (STANDARD PROCTOR).
 DAM EMBANKMENT IS TO BE SEEDDED IMMEDIATELY AFTER DAM CONSTRUCTION IS COMPLETE.
 STORMWATER MANAGEMENT STRUCTURE IS TO BE UTILIZED AS A TEMPORARY EROSION CONTROL DEVICE INITIALLY. ONCE CONSTRUCTION IS COMPLETED AND UPSTREAM SURFACES HAVE BEEN PERMANENTLY STABILIZED, CONTRACTOR IS TO REMOVE ALL SEDIMENT FROM BASIN AND CONVERT TO PERMANENT WATER QUALITY STRUCTURE. THIS INCLUDES INSTALLING THE PROPOSED PLANTINGS ALONG THE LITTORAL SHELF.

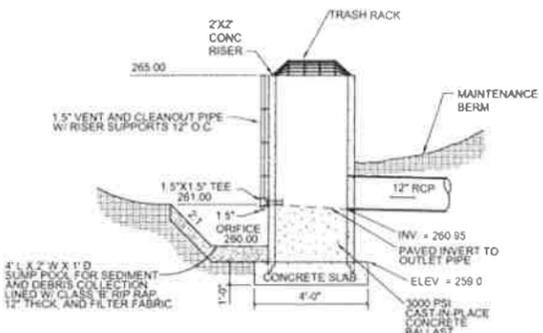
DAM EMBANKMENT CONSTRUCTION NOTES

- CONSTRUCTION OF THIS DAM SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER, WHO IS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
- ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCH (IN ANY DIRECTION) SHALL BE REMOVED FROM THE FILL PRIOR TO COMPACTION.
- FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS.
- ANY FILL LAYER THAT IS SMOOTH DRUM ROLLED TO REDUCE MOISTURE PENETRATION DURING A STORM EVENT SHALL BE PROPERLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT SOIL LIFT.
- SURFACE WATER AND STREAM FLOW SHALL BE CONTINUOUSLY CONTROLLED THROUGHOUT CONSTRUCTION AND THE PLACEMENT OF CONTROLLED FILL.
- FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.
- TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FOUNDATION PREPARATION (I.E., TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.
- FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE AT THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
- EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
- COMPACTION BY MEANS OF DROP WEIGHTS FROM A CRANE OR HOIST SHALL NOT BE PERMITTED.
- HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER CAST-IN-PLACE STRUCTURES (INCLUDING THE CRADLE) UNTIL ADEQUATE CURING TIME HAS ELAPSED.
- TO RE-ESTABLISH VEGETATION AFTER CONSTRUCTION, A 2- TO 3-INCH LAYER OF TOPSOIL SHALL BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDDED AND MULCHED OR HYDROSEEDDED.

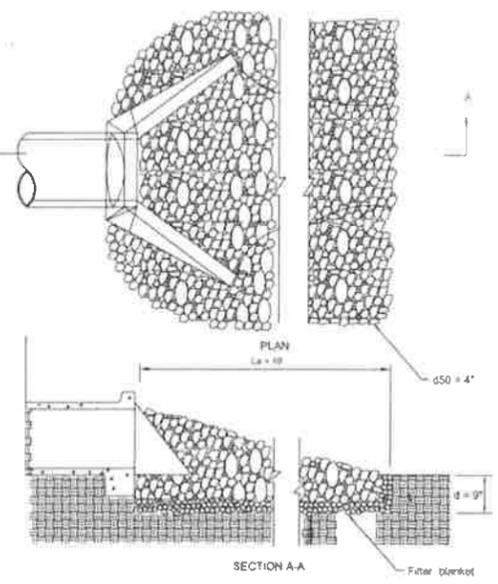


DRY DETENTION BASIN PROFILE
 NOT TO SCALE

NOTES:
 1. CONTRACTOR TO SUPPLY SHOP DRAWING OF RISER STRUCTURE PRIOR TO FABRICATION



RISER & DRAWDOWN DEVICE DETAIL
 NOT TO SCALE
 *DRAWDOWN TIME FOR 10 YR STORM = 2.25 DAYS



PIPE OUTLET TO FLAT AREA
 NTS

- NOTES:**
- La is the length of the riprap apron
 - d = 1.5 times the maximum stone diameter but not less than 6"
 - In well-defined channels extend the apron up the channel banks to an elevation of 6" above the maximum water depth or to the top of the bank whichever ever is less.
 - A filter blanket or filter fabric shall be installed between the riprap and soil foundation

FINAL DESIGN
 NOT RELEASED FOR CONSTRUCTION



CLAYTON PROFESSIONAL CENTER
 PHASE III
 TOWN OF CLAYTON
 NORTH CAROLINA
 JOHNSTON COUNTY

DRY POND DETAIL

REV.	NO.	DATE	BY	CHK.
CS	4-28-15	JDN		
REV.	9-16-15	JDS		

Project No. 15336.04
 Designer: MVZ
 Checker: JDS
 Date: 9/16/15
DETAILS

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**CLAYTON
PROFESSIONAL
CENTER**

**900 S. LOMBARD ST.
CLAYTON, NC 27520**



STEPHENSON
GENERAL CONTRACTORS
SINCE 1973
1090 W. MARKET ST.
SMITHFIELD, NC 27577

Project Consultants

**PLUMBING / MECHANICAL / ELECTRICAL
COASTAL PLAINS ENGINEERING**
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TEL: (910) 321-7213

STRUCTURAL

NEVILLE ENGINEERING
AUGUSTUS NEVILLE, PE
100-B CULBRETH RD.
CHAPEL HILL, NC 27516
TEL: (919) 740-3427

- For Construction
- Not for Construction
- Review Set
- Not Set

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Issue Date:
Plot Date: SEPT 20, 2015
Revisions

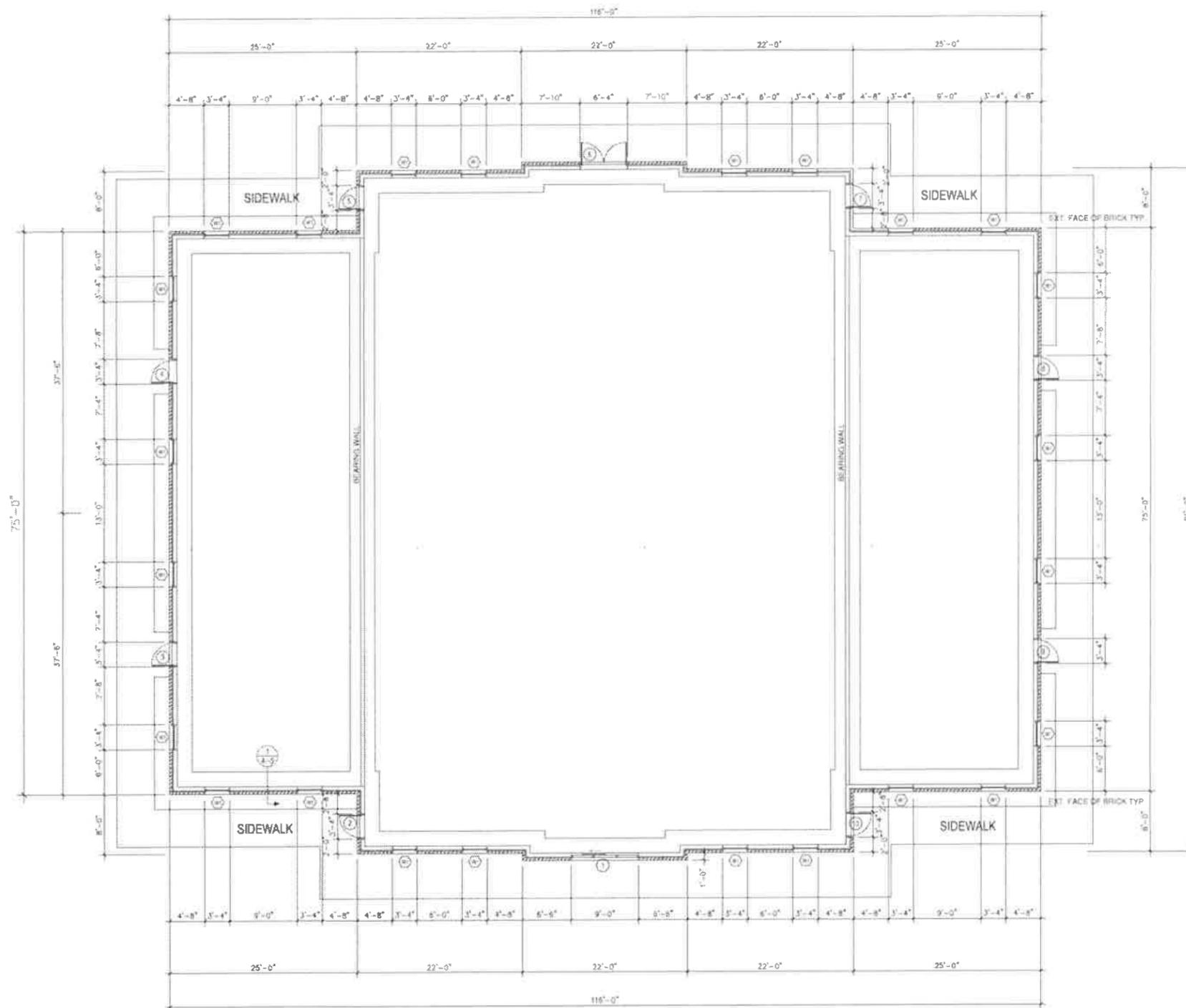
Mark	Date	Description

Drawing No

FLOOR PLAN A-1

ARCHITECT

RON W. WEBB
P.O. BOX 581
FARMVILLE, NC 27828
TEL: (252) 531-2711



FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 9,800 SF

CLAYTON PROFESSIONAL CENTER

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Issue Date:
Plot Date: SEPT. 20, 2015

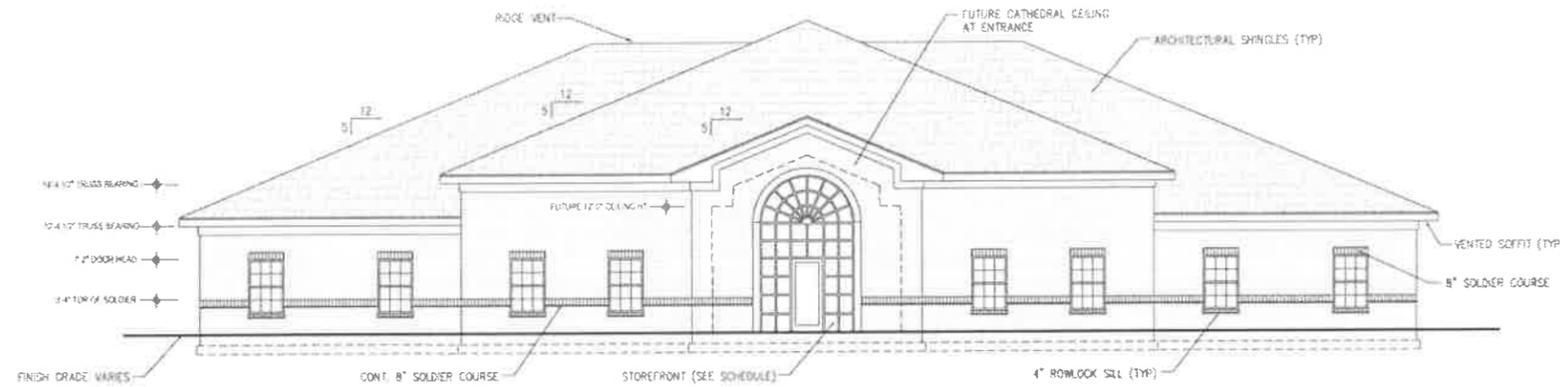
Revisions
Mark Date Description

Drawing No.

ELEVATIONS **A-2**

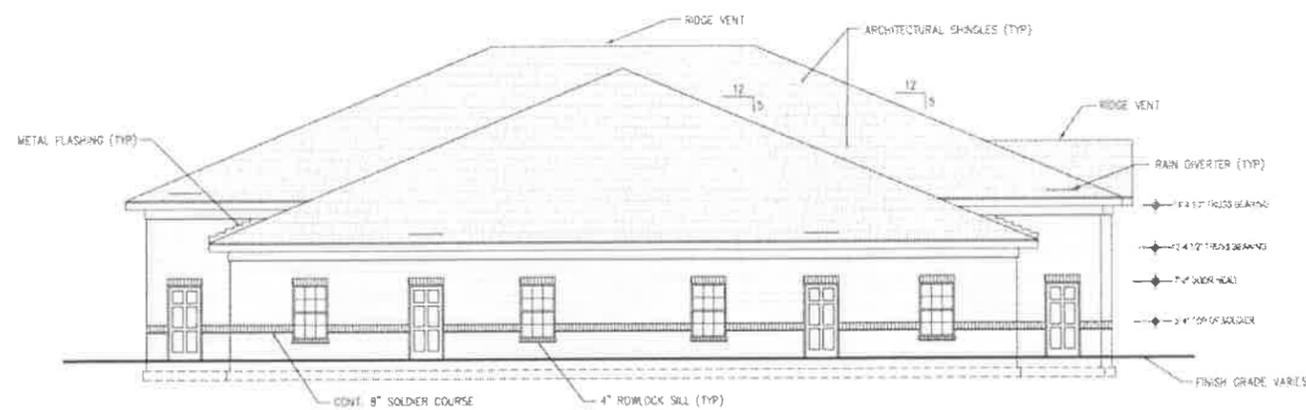
ARCHITECT

RON W. WEBB
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FARMVILLE, NC 27828
TEL: (252) 531-2711



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"