



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

MASTER PLAN PHASE: MINOR SUBDIVISION APPLICATION COVER SHEET

Name of Project: _____ **Date:** _____

Applicant Name: _____

The following checklist to be completed by applicant:

- Pre-Application Meeting on: _____
- Review fee
- Copy of plan sets in PDF on USB

11 copies of the following:

- Completed Application
- Owner's Consent Form
- Wastewater Allocation Request Form or verification of Wastewater
- Stormwater Management Statement

11 copies of the plan set which includes the following:

- Cover Sheet
- Signed & Sealed Boundary Survey
- Site Plan Sheet
- Preliminary Grading Plan Sheet
- Preliminary Engineering Plan Sheet
- Landscaping Sheet
- Architectural Elevations Sheet

Reviewed by: _____



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MASTER PLAN PHASE: MINOR SUBDIVISION APPLICATION

Application Fee: \$200.00 + \$5.00 per lot

Please note that this application is only for minor subdivisions that are associated with a phase of an approved Master Plan or Planned Development only.

SITE INFORMATION

Name of Project: _____ **Acreage of Phase:** _____

Master Plan Name and Project #: _____ **Phase Number(s):** _____

Tag #: _____ **NC Pin #:** _____

Location: _____ **Zoning District:** _____

Existing Use: _____ **Proposed Use:** _____

Number of lots Existing: _____ **Number of lots Proposed:** _____

APPLICANT INFORMATION

Applicant: _____

Mailing Address: _____

Phone Number: _____ **Fax:** _____

Contact Person: _____

Email Address: _____

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: _____
Mailing Address: _____
Phone Number: _____ Fax: _____
Email Address: _____

EXPLANATION OF PROJECT

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

MAJOR SUBDIVISION PLAN CHECKLIST

Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24” x 36” in size, and **folded to an 8.5” x 11” format.**

- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

The following items include general and project information. This information is required to be present on all plan sheets, except where otherwise noted.

Provided		
Yes	N/A	
<input type="checkbox"/>		Consultant Logo Box (name, address, phone number, fax, and e-mail, firm and license number)
<input type="checkbox"/>		Project/Application Name
<input type="checkbox"/>		Type of Plan
<input type="checkbox"/>		Signature and Professional Seal with date (landscape plans, architectural elevations, engineering plans, surveys)
<input type="checkbox"/>		Original/Submittal Date and Revision Date
<input type="checkbox"/>		Sheet Number
<input type="checkbox"/>		Vicinity Map
<input type="checkbox"/>		North Arrow with NC Grid System
<input type="checkbox"/>		Graphic Scale (engineering or architectural graphic and written scale)

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

Provided		
Yes	N/A	
<input type="checkbox"/>		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
<input type="checkbox"/>		The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.
<input type="checkbox"/>		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
<input type="checkbox"/>		The existing structures located on the subject property.
<input type="checkbox"/>		The existing structures within 100 feet of project boundary.
<input type="checkbox"/>		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
<input type="checkbox"/>		Label subject parcel and adjacent property acreage, owners, and zoning districts.

PRELIMINARY SITE PLAN

The items listed below are required to be delineated (in a tabular format) on the site plan:

Provided		
Yes	N/A	
<input type="checkbox"/>		Site data table in tabular form
<input type="checkbox"/>		Name of project (AKA names if applicable)
<input type="checkbox"/>		Parcel identification number (and/or Tag number)
<input type="checkbox"/>		Property size (acres and square feet)
<input type="checkbox"/>		Property location (Town limits or ETJ)
<input type="checkbox"/>		Existing zoning district
<input type="checkbox"/>	<input type="checkbox"/>	Proposed zoning district (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Overlay (if applicable)
<input type="checkbox"/>		Existing use
<input type="checkbox"/>		Proposed use

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Number of seats/students/fueling positions (as applicable).
<input type="checkbox"/>	<input type="checkbox"/>	Number of housing units proposed, per housing unit type.
<input type="checkbox"/>	<input type="checkbox"/>	Proposed density (number of units per acre)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed intensity (gross floor area)
<input type="checkbox"/>		Building coverage (as percentage of total site)
<input type="checkbox"/>	<input type="checkbox"/>	Impervious surface area (square feet and as percentage of total site)
<input type="checkbox"/>	<input type="checkbox"/>	Building height (number of stories and in feet)
<input type="checkbox"/>	<input type="checkbox"/>	Required parking (list requirement i.e. 1 space per 300 SF)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed parking
<input type="checkbox"/>	<input type="checkbox"/>	Required/proposed handicap accessible parking
<input type="checkbox"/>	<input type="checkbox"/>	Provide name of Electric Provider.
<input type="checkbox"/>	<input type="checkbox"/>	Provide name of Water Provider.
<input type="checkbox"/>	<input type="checkbox"/>	Provide name of Sewer Provider.
<input type="checkbox"/>	<input type="checkbox"/>	Max building height.

Other site plan elements:

Provided		
Yes	N/A	
<input type="checkbox"/>		Identify adjacent property owners, their parcel ID number, current zoning and present use.
<input type="checkbox"/>	<input type="checkbox"/>	Put a bubble around the affected area for amendments to previously approved projects.
<input type="checkbox"/>		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
<input type="checkbox"/>		Identify existing and future right of ways.
<input type="checkbox"/>	<input type="checkbox"/>	Identify Watershed Protection Areas.
<input type="checkbox"/>	<input type="checkbox"/>	Identify existing easements by type, and distinguish if public or private.
<input type="checkbox"/>	<input type="checkbox"/>	Identify proposed easements by type, and distinguish if public or private.
<input type="checkbox"/>	<input type="checkbox"/>	Identify Open Space/Common Areas, amenities.
<input type="checkbox"/>		Identify clear sight triangle at project ingress/egress points with dimensions.
<input type="checkbox"/>		Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown.
<input type="checkbox"/>	<input type="checkbox"/>	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).

Provided		
Yes	N/A	
<input type="checkbox"/>		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
<input type="checkbox"/>	<input type="checkbox"/>	Provide queuing details for drive-up/drive-thru facilities (if applicable).
<input type="checkbox"/>		Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.
<input type="checkbox"/>		Provide the location and details of refuse collection areas.
<input type="checkbox"/>	<input type="checkbox"/>	Provide the location, size and orientation of freestanding signs.
<input type="checkbox"/>	<input type="checkbox"/>	Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.
<input type="checkbox"/>	<input type="checkbox"/>	Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.
<input type="checkbox"/>	<input type="checkbox"/>	Identify cluster mailbox unit (CBU) locations and details, including parking layout.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by the Engineering Division.

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
<input type="checkbox"/>	<input type="checkbox"/>	Identify the curve radii for all internal and external vehicular use areas.
<input type="checkbox"/>	<input type="checkbox"/>	Identify all access points to the project.
<input type="checkbox"/>	<input type="checkbox"/>	Identify existing conditions and proposed grading plans.
<input type="checkbox"/>	<input type="checkbox"/>	Identify Tree Conservation Areas shown on grading plan.
<input type="checkbox"/>	<input type="checkbox"/>	Show proposed flow of traffic.
<input type="checkbox"/>	<input type="checkbox"/>	Identify proposed traffic control signs and striping.
<input type="checkbox"/>	<input type="checkbox"/>	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).
<input type="checkbox"/>	<input type="checkbox"/>	Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
<input type="checkbox"/>	<input type="checkbox"/>	Provide preliminary wastewater allocation calculation.
<input type="checkbox"/>	<input type="checkbox"/>	Identify proposed grease traps.

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Identify backflow prevention devices.
<input type="checkbox"/>	<input type="checkbox"/>	Identify slopes steeper than 2.5:1.
<input type="checkbox"/>	<input type="checkbox"/>	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 type="checkbox"/>	Provide a Stormwater Management Statement.
<input type="checkbox"/>	<input type="checkbox"/>	Floodplain development permit required for this parcel – see Engineering Dept.

FIRE PLAN

Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Identify fire hydrant distribution (distance of hose lay).
<input type="checkbox"/>	<input type="checkbox"/>	Identify the sprinkler connection locations and size.
<input type="checkbox"/>	<input type="checkbox"/>	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
<input type="checkbox"/>	<input type="checkbox"/>	Identify the emergency evacuation route (access in and out of the property).
<input type="checkbox"/>	<input type="checkbox"/>	Identify fire apparatus turning radius.
<input type="checkbox"/>	<input type="checkbox"/>	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
<input type="checkbox"/>	<input type="checkbox"/>	Identify the Lock Box/Knox Box locations.
<input type="checkbox"/>	<input type="checkbox"/>	Identify placard locations for hazardous materials.

PHASING PLAN

Provided		
Yes	N/A	
<input type="checkbox"/>		Provide a Phasing plan showing all proposed phases and phase titles, in different colors.

LANDSCAPE PLAN

Provided		
Yes	N/A	
<input type="checkbox"/>		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
<input type="checkbox"/>		Indicate the location, width and type of all required buffers.

Provided		
Yes	N/A	
<input type="checkbox"/>		Indicate the location, width and type of landscaping within vehicular use areas.
<input type="checkbox"/>		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
<input type="checkbox"/>		Provide a plant list summary table which includes: <ol style="list-style-type: none"> 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
<input type="checkbox"/>		Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.
<input type="checkbox"/>		Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).
<input type="checkbox"/>		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
<input type="checkbox"/>		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Lighting Plan - any common lighting should not spill over to other properties.
<input type="checkbox"/>	<input type="checkbox"/>	Identify the light source and provide a detail of the fixture.
<input type="checkbox"/>		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
<input type="checkbox"/>		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina. This should be provided in color.
<input type="checkbox"/>		Indicate the height and number of stories for each structure.
<input type="checkbox"/>		Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

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

Print Name

Signature of Applicant

Date



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 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: _____ **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

 (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*):

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:

 (Name - type, print clearly)

 (Address)

 (Owner's Signature)

 (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: _____