



Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, November 28, 2018 @ 9:00 AM
GS 223 - Clayton Town Hall

1. ITEMS SCHEDULED FOR TRC REVIEW THIS MONTH

- a. 9:00am -
2018-188-CUP
The Living Word Church
Conditional Use Permit
[Application - 2018-188-CUP - The Living Word - 1198 Peele Rd](#)
[Owners Consent - 2018-188-CUP - The Living Word](#)
[Neighborhood Meeting Material - 2018-188-CUP - The Living Word](#)
[Site Plan - 2018-188-CUP - The Living Word - 1198 Peele Rd](#)
[WasteWater Allocation - 2018-188-CUP - The Living Word](#)
- b. 9:30am -
2018-211-SPM
Boling Street Office
Minor Site Plan
[Application - 2018-211-SPM - Boling Street Office](#)
[Owner's Consent - 2018-211-SPM - Boling Street Office](#)
[Elevations and Floor Plan 2018-211-SPM Boling St Office](#)
[Site Plan 2018-211-SPM Boling Street Office](#)

2. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE

- a. Tony Atkinson, Fire Marshal
Samantha Wullenwaber, Planning Director
Larry Bailey, Parks & Recreation Director
Amy Sandidge, NC Railroad
Steve Blasko, Street and Property Superintendent
Amy Calo, Energy Services Technician
Rich Cappola, Engineering Director
David DeYoung, Economic Development Director
Beth Franson, Planning Specialist
Samuel Lawhorn, NCDOT
Melissa James, Johnston County Schools
Captain Herring, Police Captain
Haley Hogg, Planner
Damiere Powell, Planner
Dale Medlin, Electric Systems Director
Blair Myhand, Police Chief
Paralee Smith, Development Services Coordinator
Chris Rowland, Construction Project Administrator

Becky Shires, USPS Postmaster
Andrew Simerman, Construction Project Administrator
Tim Simpson, Public Works Director
Jessica Batten, Development Engineer/Stormwater Manager



2018-188-CUP

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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

Name of Project: The Living Word Date: 10/1/18

Applicant Name: The Living Word

The following checklist to be completed by applicant:

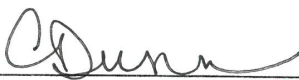
- Pre-Application Meeting on: _____
- Review fee
- Advertisement Fee
- Associated site plan (separate application required for major site plans, must be submitted concurrently) Minor Site Plan per Sammie

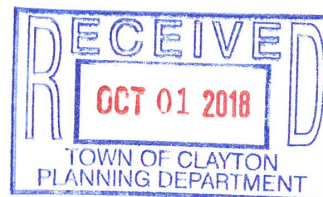
11 copies of the following:

- Completed Application
- Owner's Consent Form
- Adjacent Property Owner's List
- Neighborhood Meeting Notice Letter (1 copy)
- Set of stamped, addressed, empty envelopes for adjacent property owner notification

If required following Pre-Application Meeting:

- Wastewater Allocation Request Form
- Signed/sealed Traffic Impact Analysis (2 copies)

Reviewed by: 



PROPERTY OWNER INFORMATION

Name: Larry & Patricia Durbin
 Mailing Address: ~~Po Box 1711~~ Clayton NC 27520
 Phone Number: 1198 Peete Rd Fax: _____
 Email Address: _____

APPLICANT INFORMATION

Applicant: The Living Word
 Mailing Address: ~~1198 Peete Rd~~ P.O. Box 1711 Clayton NC 27520
 Phone Number: 919-422-4838 Fax: _____
 Contact Person: Alsey Gilbert
 Email Address: alsey.gilbert@gmail.com

REQUIRED INFORMATION (to be submitted with the application)

Please fill out the following checklist. The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:	To be completed by staff:				
	Yes	N/A	Yes	No	N/A
Submit 9 copies of all materials unless otherwise noted or directed by staff					
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input checked="" type="checkbox"/>				
2. Review Fee (\$400) and Advertisement Fee (\$100)	<input checked="" type="checkbox"/>				
3. Completed application	<input checked="" type="checkbox"/>				
4. Owner's Consent Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Adjacent property owners list	<input checked="" type="checkbox"/>				
6. Wastewater allocation request OR verification of wastewater allocation	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Signed and sealed traffic impact analysis (2 copies) <i>Required for projects generating at least 100 vehicle trips at peak hour. See §155.708 of the UDC.</i>	<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"/>				
9. Set of stamped, addressed envelopes with no return address, using the adjacent property owners list (One set) <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	<input checked="" type="checkbox"/>				
10. Neighborhood meeting summary form (1 copy) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Board of Adjustment meeting.				

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

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The project has no expansion plans that will obstruct or devalue any of the adjoining/adjacent properties or neighbors. There will be no substances that will be used or stored at 108 Lee Ct. that will be deemed as hazardous substances that will endanger or harm adjacent or neighboring properties.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

There are no immediate plans to make any external modifications that will impact existing Town of Clayton standards for development of adjacent properties. The only site adjustment will be to place the appropriate signage for the church that meets city codes to identify the church from other existing structures.

APPLICANT AFFIDAVIT

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

Ricky McFarland
Print Name


Signature of Applicant

9/29/2018
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

PROPERTY 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: The Living Word Church of Jesus Christ Address or PIN #: 165807-57-3786

AGENT/APPLICANT INFORMATION:

The Living Word Church of Jesus Christ (Name - type/print clearly) Ricky McFarland
P.O. Box 1711 (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):

obtaining conditional use permit

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:

Larry and Patricia Durham (Name - type, print clearly) 1198 Peele Road (Address)
Clayton, North Carolina 27520 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Melissa Pelchat, a Notary Public for the above State and County, this the 5 day of July, 2018.

SEAL

MELISSA A PELCHAT
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires July 18, 2021

Notary Public Melissa A Pelchat
My Commission Expires: July 18, 2021



**TOWN OF CLAYTON
Planning Department**

111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
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The Living Word Church of Jesus Christ P.O. Box 1711
(Name - type/print clearly) Ricky McFarland (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*):

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OWNER AUTHORIZATION:

Larry and Patricia Durham 1198 Peele Road
(Name - type, print clearly) (Address)
Larry Patricia Durham Clayton, North Carolina 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Melissa Pelchat, a Notary Public for the above State and County, this the 5 day of July, 2018.

SEAL

MELISSA A PELCHAT
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires July 18, 2021

Melissa A Pelchat
Notary Public
My Commission Expires: July 18, 2021

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 Board of Adjustment 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 calendar days prior to the Board of Adjustment hearing in electronic or hard copy format:

- Neighborhood Meeting Summary Form, signed
- Copy of the letter mailed
- Mailing list
- Meeting Attendance roster

Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*

ADJACENT PROPERTY OWNERS LIST

Project Name: The Living Word Church of Jesus Christ, Inc.

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
05G02009G	Trac Properties LLC	3420 Seven Lakes West, West End, NC 27376
05G02012A	MTR Properties LLC	114 Lee Court, Clayton, NC 27520
	Grace Episcopal Church	111 Lee Court, Clayton, NC 27520
05G02033N	Castleton Properties, LLC	309 Coorsdale Dr. Cary, NC 27511
05G02033L	Nicholas and Tonya Greene	105 Waterford Drive, Clayton, NC 27520
05G02033M	James Meigs	109 Waterford Drive, Clayton, NC 27520
05G02033K	Perry and JoAnn Gentry	101 Waterford Drive, Clayton, NC 27520
05G02033O	Jeannette Stephenson	205 Waterford Drive, Clayton, NC 27520
05G02033P	Angel Sierra and Evelyn Reyes	209 Waterford Drive, Clayton, NC 27520
05G02033Q	James and Minnie Jarman	213 Waterford Drive, Clayton, NC 27520
05G02033R	Milton Miguel Ramirez Paulino	217 Waterford Drive, Clayton, NC 27520
05G02033S	David Baeza Castillo	100 Waterford Drive, Clayton, NC 27520
05G02033T	Fredy Pineda Avilez	104 Waterford Drive, Clayton, NC 27520
05G02034A	Debra Louis Elley and Jeffrey Swick	200 Waterford Drive, Clayton, NC 27520
05G02034C	Rebecca and Christopher Dyckman	292 Palmetto Court, Jupiter, FL 33458
05G02034D	Jeffrey Anderson II and Whitney Vaughan	212 Waterford, Drive, Clayton, NC 27520
05G02035A	Sharon and Olajide Akerele	301 Waterford Drive, Clayton, NC 27520



Pastors Ricky & Sandra M^cFarland
PO Box 1711
(919) 550-9886
Livingword.claytonnc@embarqmail.com

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: 11/1/2018

Location: 108 Lee Court, Clayton, NC 27520

Time: 7:00pm

Type of Application: Conditional Use Permit

General Description: [*Introduction of "The Living Word Church of Jesus Christ, Inc." church family into the community and utilizing an existing structure as a place of worship.*]

If you have any questions prior to or after this meeting, you may contact us at (919)-550-9886

Sincerely,

Pastor Ricky M^cFarland

RJM/tjo

"Ministering Healing to Souls, Hope to Hearts"



Pastors Ricky & Sandra M^{rs}Farland
PO Box 1711
(919) 550-9886
Livingword.claytonnc@embarqmail.com

Dear Clayton Area Property Owner:

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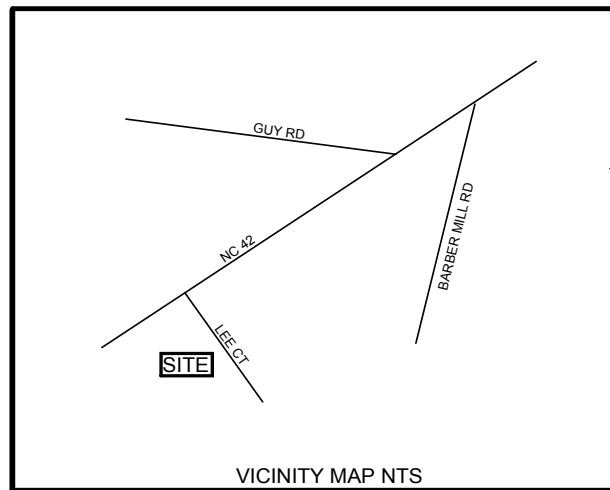
If you have any questions prior to or after this meeting, you may contact us at **(919)-550-9886**

Sincerely,

Pastor Ricky M^{rs}Farland

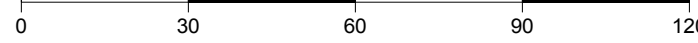
RJM/tjo

"Ministering Healing to Souls, Hope to Hearts"



EXISTING CONDITIONS SURVEY:

THE LIVING WORD CHURCH OF JESUS CHRIST
 LOT 2 WEST PARK S/D SECTION 2
 CLAYTON TWP, JOHNSTON CO. NC
 SCALE 1"=30' DATE 09/27/18



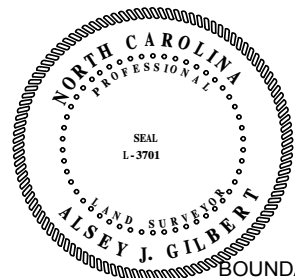
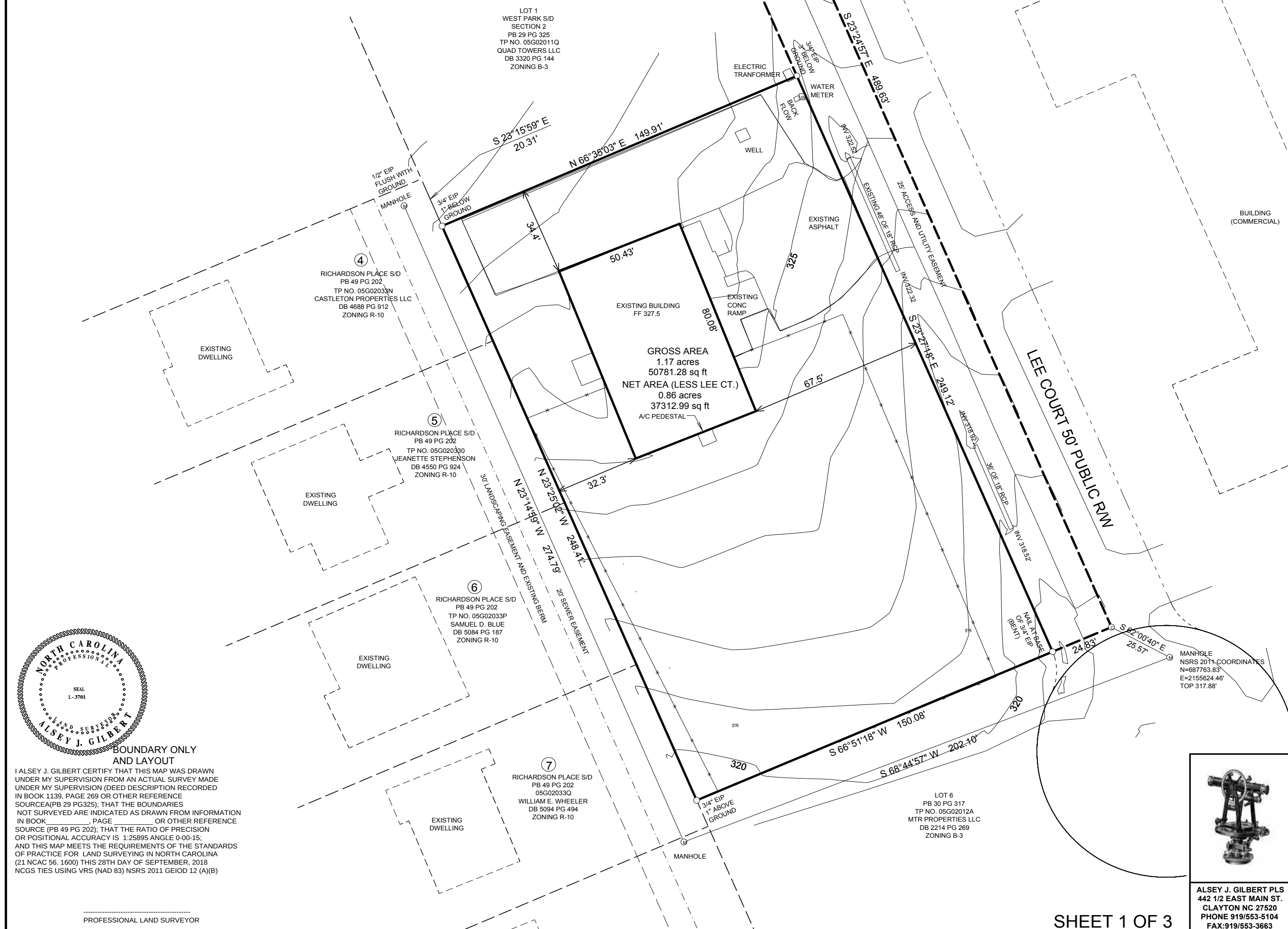
SITE DATA:
 NAME OF PROJECT: THE LIVING WORD CHURCH OF JESUS CHRIST
 TAG: 05G02011M
 AREA: 0.86 ACRES OR 37313 SF
 PROPERTY IS WITH ETJ
 ZONING: B3
 EXISTING USE: VACANT- FORMERLY PREMEIRE ATHLETICS
 PROPOSED USE: CHURCH
 NUMBER OF SEATS 99
 EXISTING DENSITY:1
 PROPOSED DENSITY:1
 EXISTING GFA 4038SF
 PROPOSED GFA 4036SF
 FLOOR AREA RATIO: 11%
 BUILDING COVERAGE 11%
 PERVIOUS AREA 25461 SF OR 68%
 IMPERVIOUS AREA 11852 OF 32%
 BUILDING HEIGHT 1 STORY 18'
 REQUIRED PARKING 1 PER 3 SEATS OR 200SF PRINCIPAL AREA
 99 SEATS OR 33 PARKING SPACES REQUIRED

PROPOSED PARKING: 36 GRASS PARKING SPACES
 (CONGREGATION)
 3 EMPLOYEES

HANDICAP ACCESSIBLE 1 SPACE
 LOADING SPACE IS EXISTING
 ELECTRIC PROVIDER: CP&L
 WATER PROVIDER: TOWN OF CLAYTON
 SEWER PROVIDER: TOWN OF CLAYTON

preliminary plat: not for recordation, sales or conveyances

- LEGEND:**
- EP - EXISTING IRON PIPE
 - IP - IRON PIPE SET
 - ES - EXISTING IRON STAKE
 - IS - IRON STAKE SET
 - RW - RIGHT OF WAY
 - PK - PARKER KALON NAIL
 - ECM - EXISTING CONCRETE MONUMENT
 - CMS - CONCRETE MONUMENT SET
 - FW - FIRE HYDRANT
 - SC - SEWER CLEAN OUT
 - TS - TELEPHONE BOX
 - CB - CABLE BOX
 - TR - TRANSFORMER
 - WM - WATER METER
 - SSM - SANITARY SEWER MANHOLE
 - NF - NOW OR FORMERLY
 - CC - JACK OF CURB
 - CP - COMPUTED POINT
 - GM - GEODECTIC MONUMENT
 - RCP - REINFORCED CONCRETE PIPE
 - PS - PARCEL BOUNDARY
 - TL - TIE LINE
 - FW - FEATURE
 - SW - STREAM OR WATER COURSE
 - NS - NOT SURVEYED
 - PL - POWER LINE
- AREA BY COORDINATE METHOD
 TITLE BY LAWYER
 PROPERTY SUBJECT TO EASEMENT OF RECORD



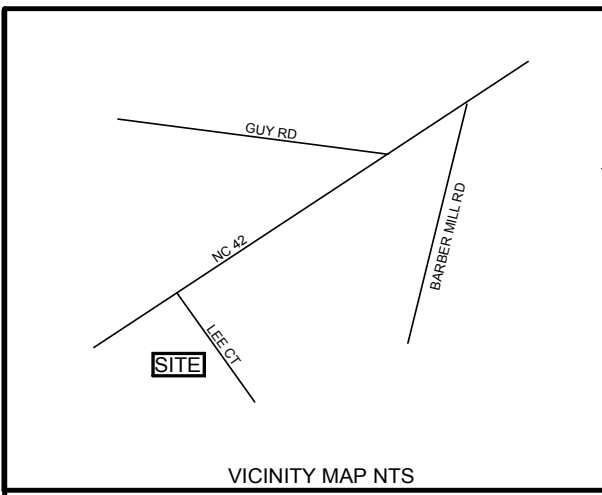
BOUNDARY ONLY AND LAYOUT
 I, ALSEY J. GILBERT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1139, PAGE 269 OR OTHER REFERENCE SOURCE) (PB 29 PG 325), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE (PB 49 PG 202), THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:25898 ANGLE 0-00-15, AND THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 28TH DAY OF SEPTEMBER, 2018 NCGS THIS USING VRS (NAD 83) NSRS 2011 GEOID 12 (A)(B)

PROFESSIONAL LAND SURVEYOR



ALSEY J. GILBERT PLS
 442 1/2 EAST MAIN ST.
 CLAYTON NC 27520
 PHONE 919/553-5104
 FAX: 919/553-3663

SHEET 1 OF 3



LANDSCAPING PLAN
THE LIVING WORD CHURCH OF JESUS CHRIST
 LOT 2 WEST PARK S/D SECTION 2
 CLAYTON TWP, JOHNSTON CO. NC
 SCALE 1"=30' DATE 09/27/18



- LEGEND:**
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 - TS - TELEPHONE BOX
 - CB - CABLE BOX
 - TR - TRANSFORMER
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 - NS - NOT SURVEYED
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- AREA BY COORDINATE METHOD
 TITLE BY LAWYER
 PROPERTY SUBJECT TO EASEMENT OF RECORD

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 3 EMPLOYEES

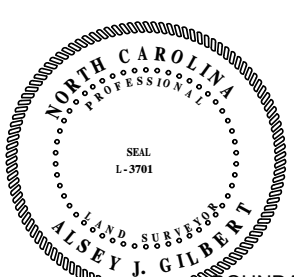
HANDICAP ACCESSIBLE 1 SPACE
 LOADING SPACE IS EXISTING
 ELECTRIC PROVIDER CP&I
 WATER PROVIDER: TOWN OF CLAYTON
 SEWER PROVIDER: TOWN OF CLAYTON

LANDSCAPING REQUIREMENTS:
 SECTION 155.402
 REQUIREMENTS:
 BEING NO ADDITIONS OR IMPVIOUS SURFACES IS BEING ADDED
 NO NEW LANDSCAPING IS REQUIRED HOWEVER BEING A GRASSED PARKING
 LOT IS BEING ADDED A CLASS "C" WILL BE ADDED ALONG RICHARDSON PLACE
 OF 100' THEREFORE A SIX FOOT PRIVACY FENCE WITH A 10' ALTERNATIVE
 SHALL BE ADDED.

THEREFORE:
 2 LARGE TREE REQUIRED
 3 UNDERSTORY
 12 SHRUBS SHALL BE PROVIDED
 18 SHOWN

- RED MAPLE 6" IN HEIGHT 2 1/2" CALIPER
- FLOWERING DOGWOOD 4" IN HEIGHT 1 1/2" CALIPER
- INDIAN HAWTHORNE 18" MINIMUM

LOT 1
 WEST PARK S/D
 SECTION 2
 PB 29 PG 325
 TP NO. 05G0011Q
 QUAD TOWERS LLC
 DB 3320 PG 144
 ZONING B-3



BOUNDARY ONLY AND LAYOUT

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PROFESSIONAL LAND SURVEYOR

preliminary plat: not for recordation, sales or conveyances

SHEET 3 OF 3



ALSEY J. GILBERT PLS
 442 1/2 EAST MAIN ST.
 CLAYTON NC 27520
 PHONE 919/553-5104
 FAX: 919/553-3663



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

WASTEWATER ALLOCATION REQUEST

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

Wastewater Allocation Request Review Fee: \$50

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

SITE INFORMATION

Name of Project: The Living Word Acreage of Property: 0.86
 County Tag Number: 05G02011M NC PIN: 165807-5T-3786
 Address/Location: 108 Lee Ct

Zoning District: B2
 Town Limits / ETJ: Town Limits ETJ (Extra-Territorial Jurisdiction)

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

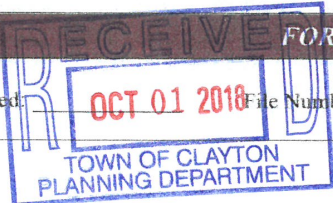
Applicant: The Living Word
 Mailing Address: 108 Lee Ct
 Phone Number: 919-2031-6355 Fax: _____
 Contact Person: Alsey Gilbert (919-422-4838)
 Email Address: alsygilbert@ymail.com

PROPERTY OWNER INFORMATION

Name: LARRY N. Durham
 Mailing Address: 1198 Peck Rd. Clayton NC 27520
 Phone Number: _____ Fax: _____
 Email Address: _____

FOR OFFICE USE ONLY

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



PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Non-Residential

Proposed Use(s): Church Existing Use(s): _____

Invoice shall be mailed to the following:

Developer Name: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

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

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

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

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

Gross Acreage: 0.86

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
<u>Church</u>	<u>3gal/sec</u>	<u>99</u>	<u>297</u>	<u>297</u>
Total			-----	<u>297</u>

TOTAL REQUESTED GALLONS PER DAY: 297

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

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

Approval:

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

APPLICANT AFFIDAVIT

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

Alsay Galhet
Print Name


Signature of Applicant

9/26/18
Date

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	40 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007



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

MINOR SITE PLAN APPLICATION

Application Fee: \$250.00 + \$5 per acre

New Minor Site Plan

Minor Modification to an approved site plan
Project Modified: _____

SITE INFORMATION

Name of Project: Boling Street Office

Acreeage of Property: 0.671 Zoning District: B-3

County Tag #: 05003004 NC Pin #: 166806-38-3206

Address/Location: Boling Street and Little Creek Church Road

Existing Use: Dat Care/Vacant Proposed Use: Office

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

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

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 West Main Street, Clayton, N.C. 27520

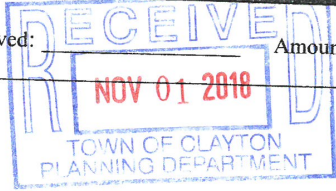
Phone Number: 919-359-0427 Fax: 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: \$250 File Number: 2018-211-SPM



- 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

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

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

SURVEY

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>	The existing topographical conditions of the property with a two foot contour interval.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The existing structures located on the subject property.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing structures within 100 feet of project boundary.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

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

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Site data table
<input checked="" type="checkbox"/>		Name of project (AKA names if applicable)
<input checked="" type="checkbox"/>		Parcel identification number (and/or Tag number)
<input checked="" type="checkbox"/>		Property size (acres and square feet)
<input checked="" type="checkbox"/>		Property location (Town limits or ETJ)
<input checked="" type="checkbox"/>		Existing zoning district
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed zoning district (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overlay (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing use
<input checked="" type="checkbox"/>		Proposed use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of seats/students/fueling positions (as applicable).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of housing units proposed, per housing unit type.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing density (number of units per acre)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed density (number of units per acre)
<input checked="" type="checkbox"/>		Existing intensity (gross floor area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed intensity (gross floor area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor area ratio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building coverage (as percentage of total site)

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Pervious surface area (square feet and as percentage of total site)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious surface area (square feet and as percentage of total site)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building height (number of stories and in feet)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required parking (list requirement i.e. 1 space per 300 SF)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed parking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required/proposed handicap accessible parking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required loading space(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Electric Provider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Water Provider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Identify adjacent property owners, their parcel ID number, current zoning and present use.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the affected area for amendments to previously approved projects.
<input checked="" type="checkbox"/>		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
<input checked="" type="checkbox"/>		Identify existing right of ways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Watershed Protection Areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify existing (public and private) easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed (public and private) easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Open Space/Common Areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify and dimension clear sight triangle at project ingress/egress points.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify driveways, curb and gutter, cross section with ROW.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Provide queuing details for drive-up/drive-thru facilities (if applicable).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the locations and dimensions of existing and proposed sidewalks.
<input checked="" type="checkbox"/>		Provide the location and details of refuse collection areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the location and nature of all recreational facilities and common areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed phasing (phasing lines) of construction.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cul-de-sacs must be dimensioned.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify cluster mailbox unit (CBU) locations and details.

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 Public Works Engineering Division.

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the curve radii for all internal and external vehicular use areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify access to the project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify existing conditions and proposed grading plans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Tree Conservation Areas shown on grading plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show proposed flow of traffic.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed traffic control signs and striping.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the proposed sanitary sewer collection system (including size) and point of connection. 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 checked="" type="checkbox"/>	Provide preliminary wastewater allocation calculation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed grease traps, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify backflow prevention, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the Utility Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify soil erosion control measures including impoundment structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

<input type="checkbox"/>	<input checked="" 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.
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Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify fire hydrant distribution (distance of hose lay).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the sprinkler connection locations and size, if applicable.
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Identify the emergency evacuation route (access in and out of the property).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify fire apparatus turning radius, including streets and cul-de-sacs.
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Identify the Lock Box/Knox Box locations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location, width and type of all required buffers.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location, width and type of landscaping within vehicular use areas.
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	Verify/identify clear sight distances at project ingress/egress points.
<input type="checkbox"/>	<input checked="" 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).

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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 checked="" type="checkbox"/>	Conceptual Lighting Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the light source and provide a detail of the fixture.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the height and number of stories for each structure.
<input type="checkbox"/>	<input checked="" 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 Planning Director of the Town of Clayton to approve the subject Minor Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Curk Lane

 Print Name



 Signature of Applicant

11-01-18

 Date



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

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Boiling Street Office Address or PIN #: 166806-38-3206

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*):

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

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

OWNER AUTHORIZATION:

VAST REAL ESTATE & DEVELOPMENT INC.
 By: NATHAN EVANS, VP
 (Name - type, print clearly)

PO Box 189, 1540 E. Front St., Ste 100
 (Address)

VAST REAL ESTATE & DEVELOPMENT INC.
 By: [Signature], VP
 (Owner's Signature)

Clayton NC 27520
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 1 day of November, 2018.

SEAL

Natalie W Braxton
 Notary Public

My Commission Expires: 9-26-22



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

MINOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Boling Street Officce Date: 11-01-18
Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

- Pre-Application Meeting on: 10-24-18
- 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 (if applicable)

11 Copies of the plan set which includes the following as determined at the pre-app meeting:

- Cover Sheet
- Signed & Sealed Boundary Survey
- Site Plan Sheet
- Landscaping Plan Sheet
- Preliminary Engineering Plan Sheet
- Architectural Elevations (if applicable)

Reviewed by: _____



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

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: Boiling Street Office Address or PIN #: 166806-38-3206

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*):

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

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

OWNER AUTHORIZATION:
VAST REAL ESTATE & DEVELOPMENT INC.

By: NATHAN EVANS, VP
 (Name - type, print clearly)

PO Box 189, 1540 E. Front St., Ste 102
 (Address)

By: [Signature], VP
 (Owner's Signature)

Clayton NC 27520
 (City, State, Zip)

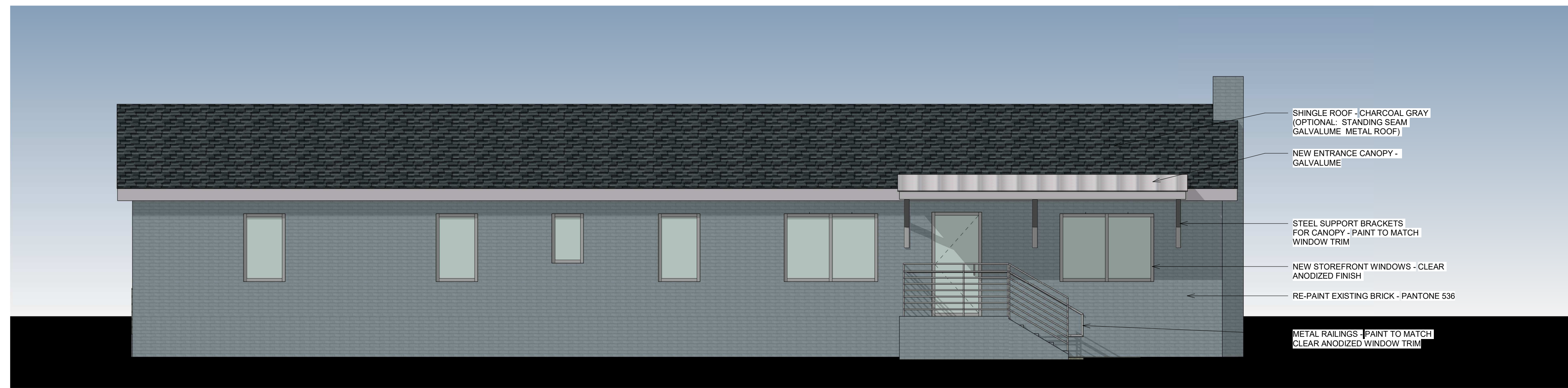
STATE OF North Carolina
 COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 1 day of November, 2018.

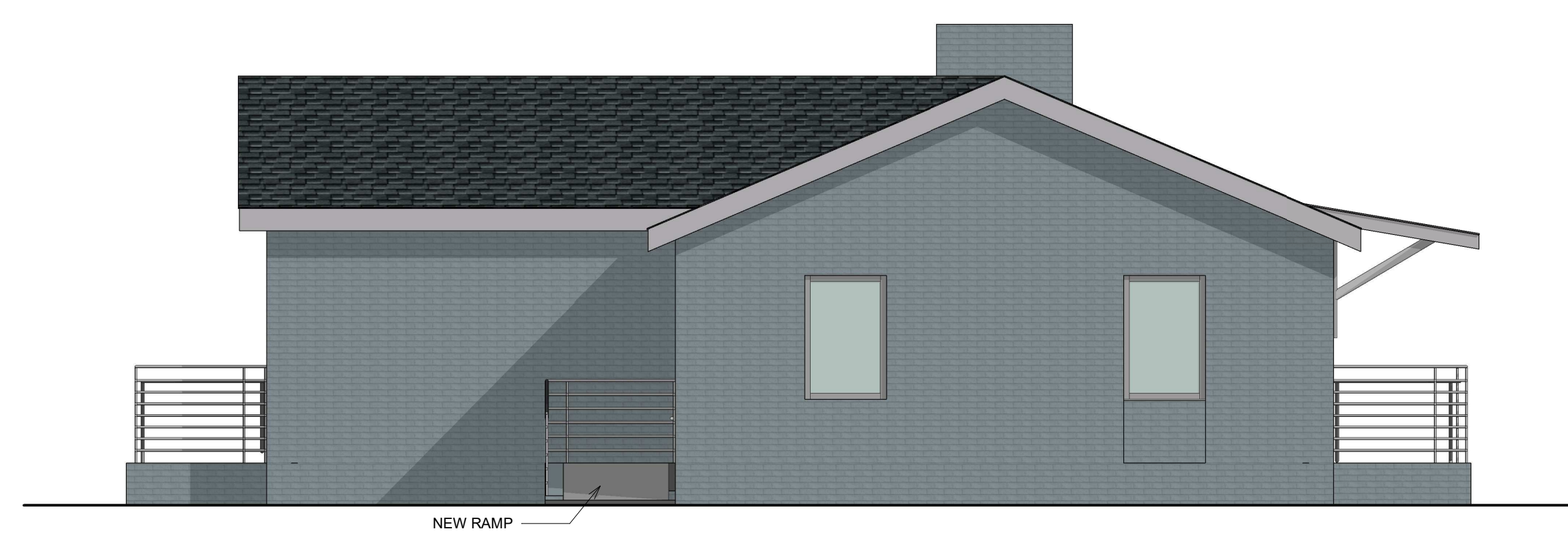
SEAL

Natalie W Braxton
 Notary Public

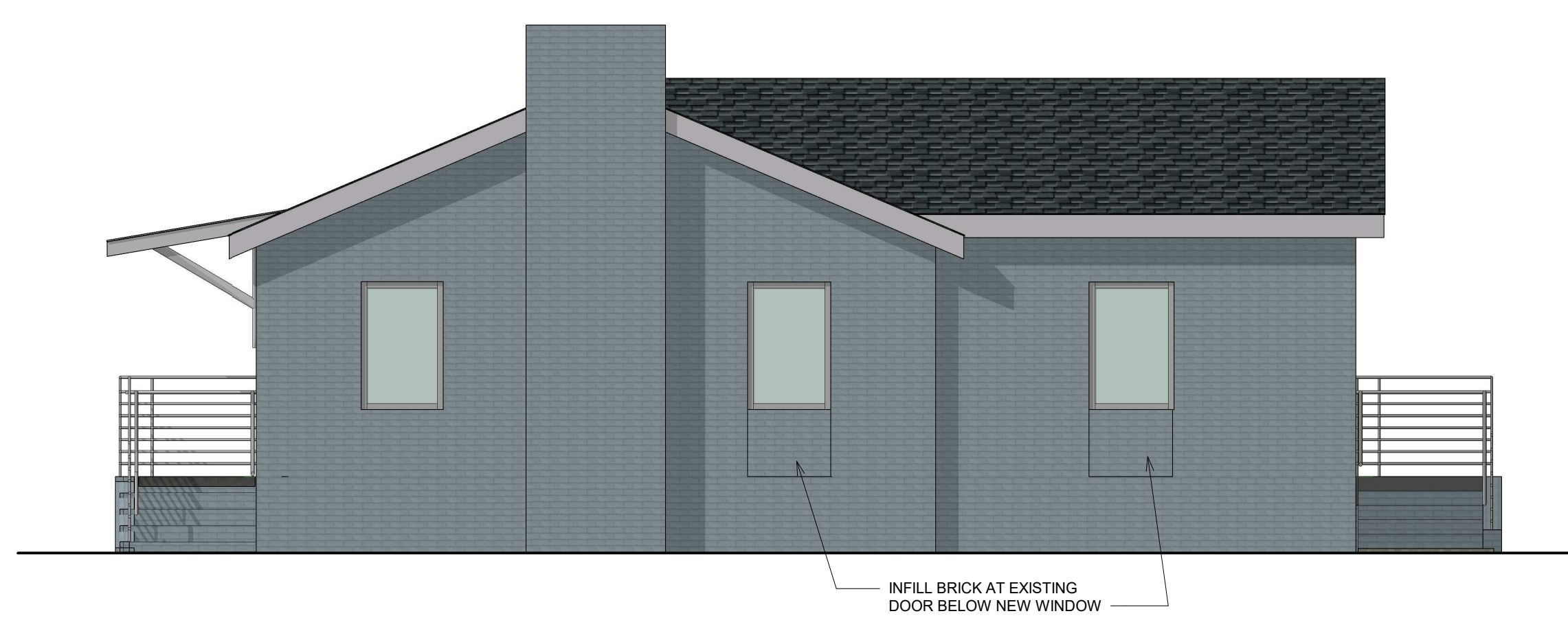
My Commission Expires: 9-26-22



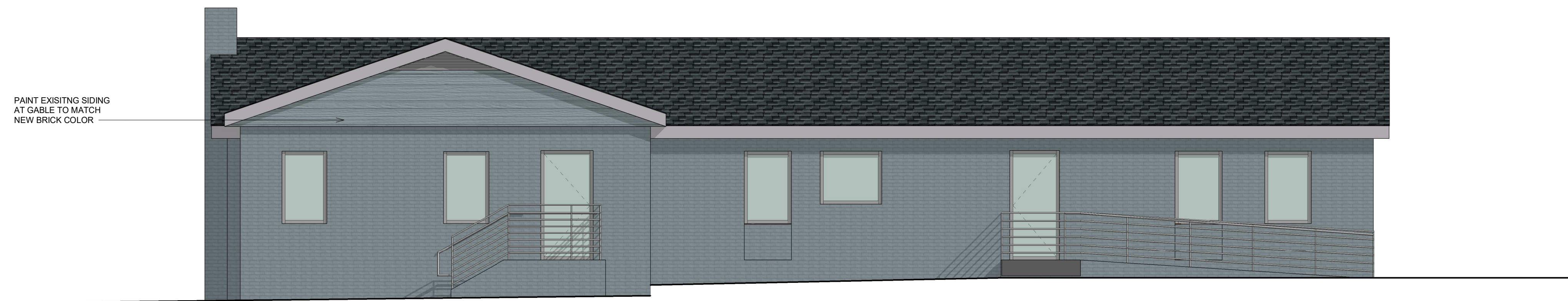
① FRONT ELEVATION - BOLING STREET
1/4" = 1'-0"



④ SIDE ELEVATION - SOUTH
1/4" = 1'-0"



③ SIDE ELEVATION - NORTH
1/4" = 1'-0"



② REAR ELEVATION - WEST
1/4" = 1'-0"

REVISIONS	

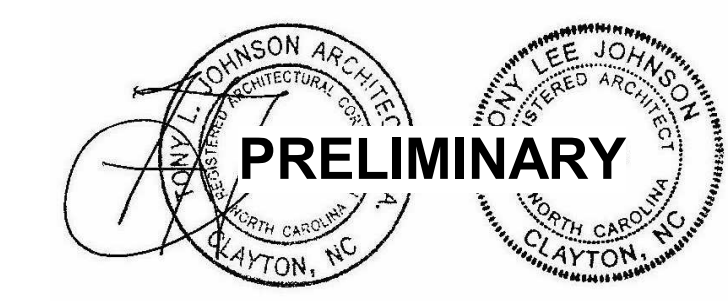
205 BOLING STREET
CLAYTON, NC

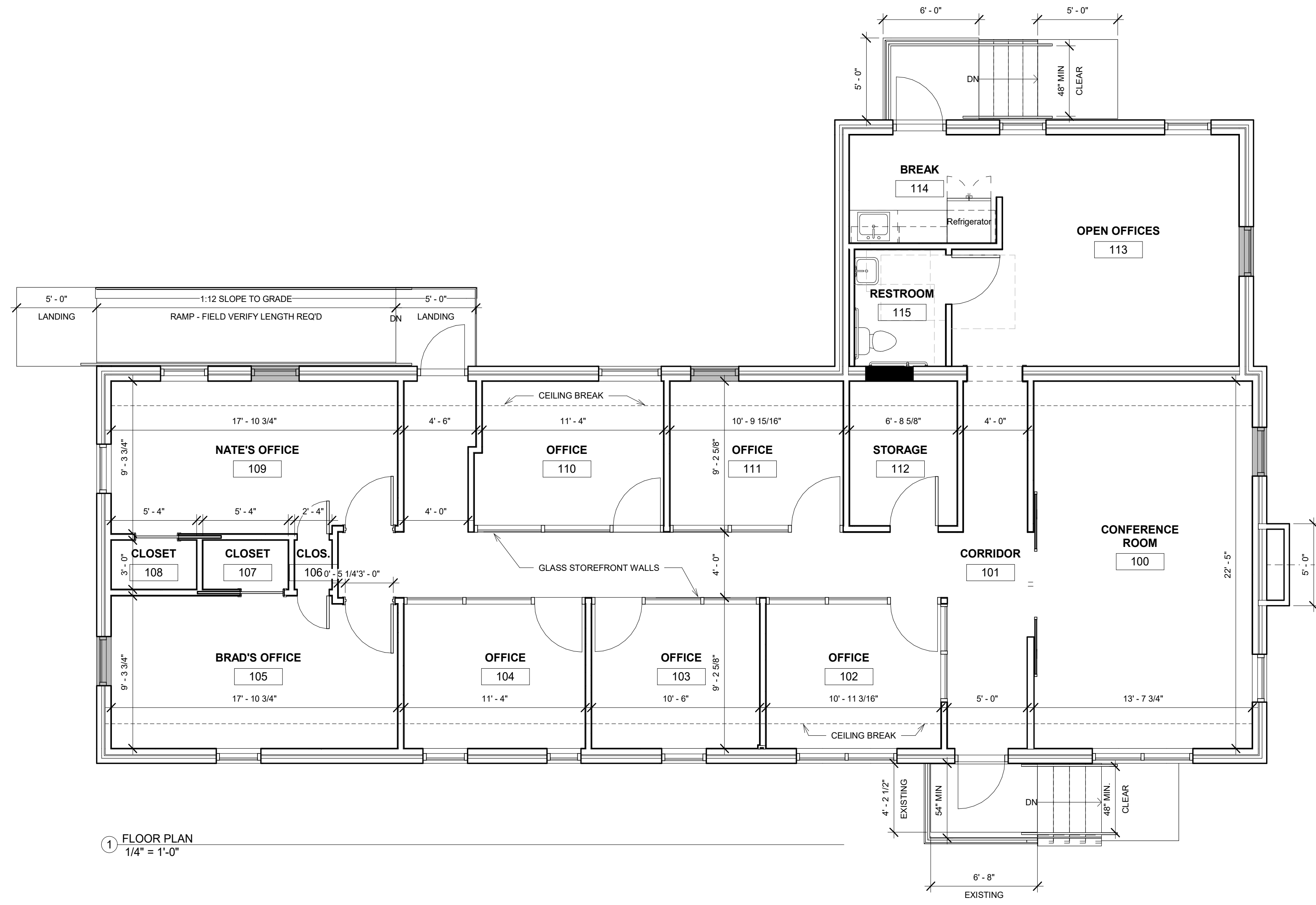
919-580-7777
TONYJOHNSONARCHITECT.COM
104 N. LORRAINE ST.
CLAYTON, NC 27920
TONYJOHNSONARCHITECT.COM

TONY JOHNSON
ARCHITECT

DATE
11-12-2018

SHEET
A-1





1 FLOOR PLAN
1/4" = 1'-0"

NO.	DESCRIPTION	DATE

205 BOLING STREET
CLAYTON, NC

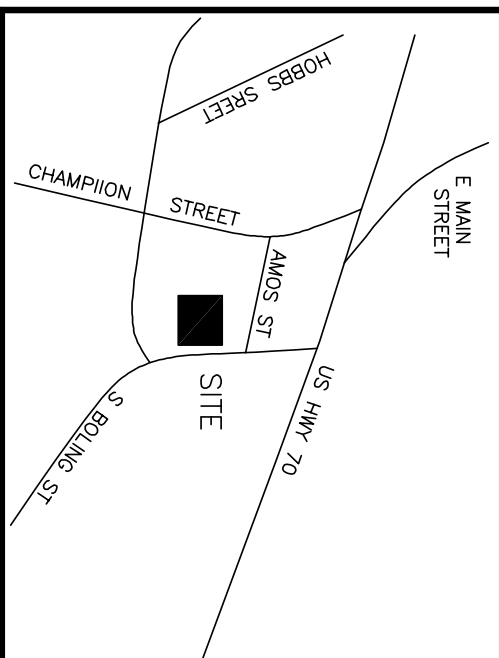
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CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON
ARCHITECT

DATE 11-12-2018

SHEET A-2





PRELIMINARY SITE PLAN

FOR

Received by Town of Clayton
11/5/2018

VAST REAL ESTATE & DEVELOPMENT, INC.

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO.

SHEET TITLE	SHEET INDEX	SHEET No.
EXISTING CONDITIONS.....		2
BOUNDARY SURVEY.....		3
SITE PLAN.....		4

DEVELOPER/APPLICANT:
 VAST REAL ESTATE & DEV, INC.
 124 PLAZA DE LUKE SQUARE
 CLAYTON, NORTH CAROLINA, 27527

LAND SURVEYOR
 TRUE LINE SURVEYING, P.C.
 205 WEST MAIN STREET
 CLAYTON, NORTH CAROLINA, 27520
 TELEPHONE: 919-359-0427
 FAX: 919-359-0428
 FIRM # C-1859

ENGINEER
 ADAMS & HODGE ENGINEERING, P.C.
 314 EAST MAIN STREET
 CLAYTON, NORTH CAROLINA, 27520
 TELEPHONE: 919-243-1332
 FIRM # C-4187

SHEET 1: COVER SHEET SHEET 1 of 4

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT CLERK	DATE
DRAWING NUMBER	DATE
COVER SHEET	DATE
SURVEY DATE	DATE
JOB NO.	1900.013

TRUE LINE SURVEYING, P.C.
 205 WEST MAIN STREET
 CLAYTON, NC 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com

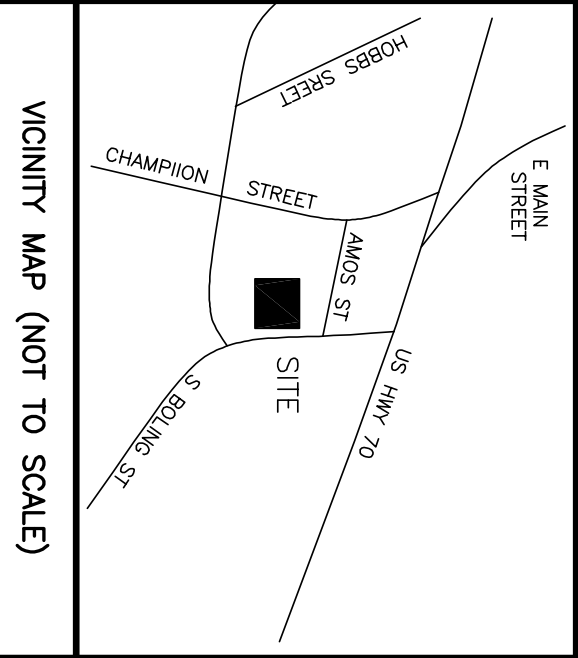
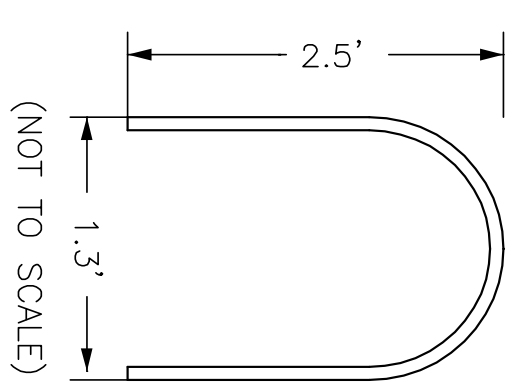
C-1859

MINIMUM BUILDING SETBACKS

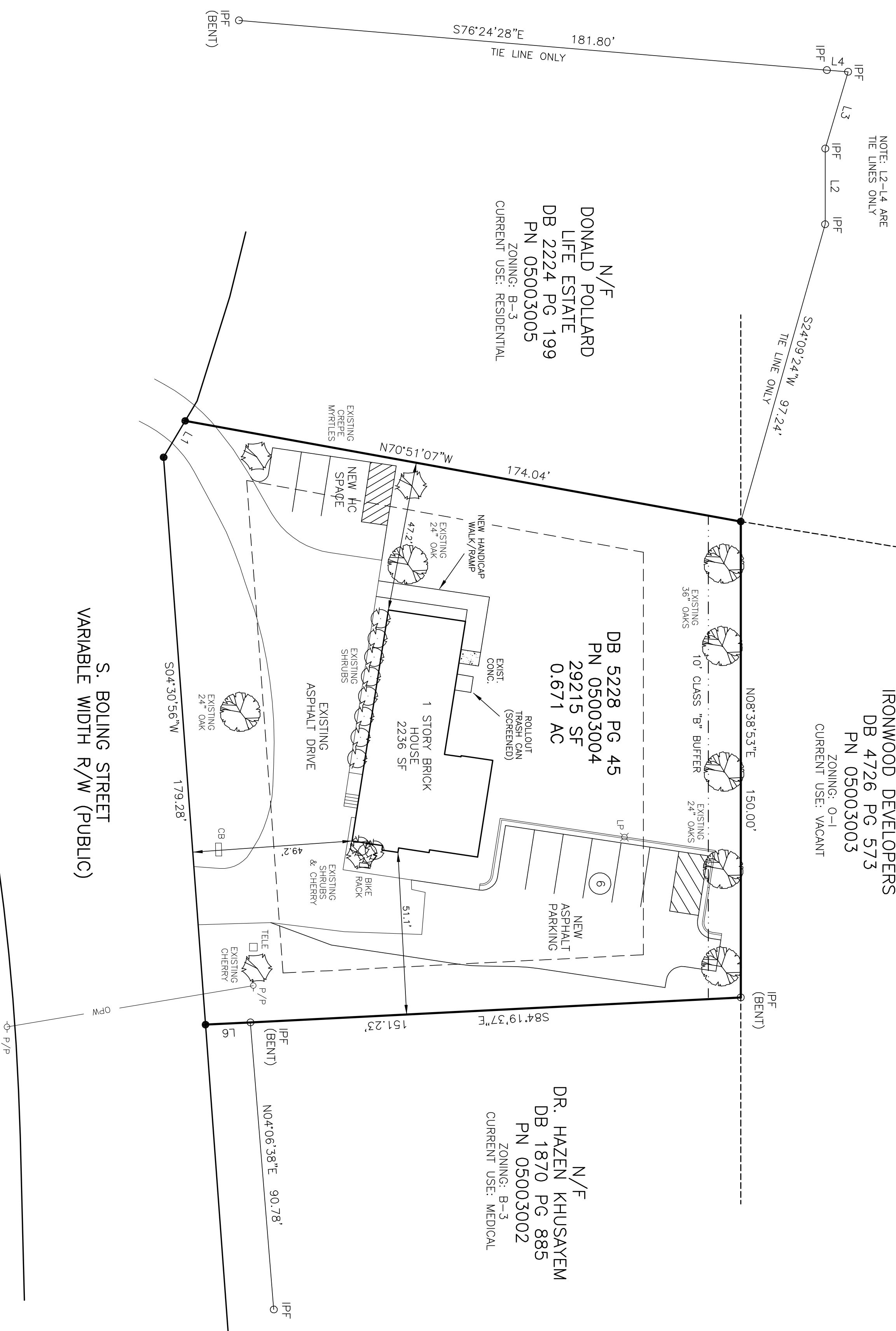
ZONING: B-3	FRONT YARD.....	25 FEET
	SIDE YARD.....	15 FEET
	REAR YARD.....	30 FEET



"U" SHAPED BICYCLE RACK DETAIL



LINE	BEARING	DISTANCE
L1	S36°46'09"W	13.26'
L2	S08°46'14"W	23.86'
L3	S24°51'05"W	25.18'
L4	S76°38'03"E	6.57'
L0	S84°19'37"E	13.85'



- CANYON PINE - RED MAPLES, RED OAK, WHITE OAK, PINE, WITH 2.5 IN CALIPER
- UNDERSTORY TREE - DOGWOODS, YOSHINO CHERRY, YALPON WEeping HOULEES, 1 1/2" APART WITH A MINIMUM HEIGHT OF 4 FEET WITH 1.5 IN CALIPER
- SPINDLE PINE - DOGWOODS, SPINDLE PINE, PINE, WITH A MINIMUM HEIGHT OF 12 INCHES

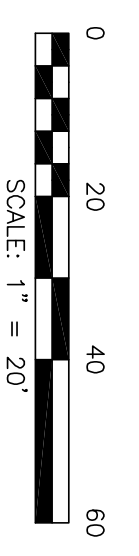
SITE INFORMATION

OWNER: VAST REAL ESTATE & DEV. INC.
 124 PLAZA DE LUKE SQUARE
 CLAYTON, N.C. 27527
 NC PIN NO. 166886-38-3206
 PARENT TRACT DEED: DB 5228 PG 45
 THERE ARE NO INSTANCES OF 100 YEAR FLOOD ON SITE. FLOOD PANEL: 1750186889 K

STATE: NC
 COUNTY: JOHNSTON
 TOWN: CLAYTON
 TOWN ZONING: B-3
 TOWN ZONING: B-3
 TOTAL AREA: 0.671 AC

DEVELOPER/APPLICANT:

VAST REAL ESTATE & DEV. INC.
 124 PLAZA DE LUKE SQUARE
 CLAYTON, NORTH CAROLINA, 27527



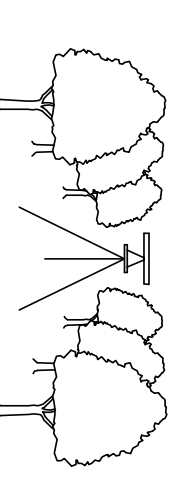
LEGEND

	RIGHT OF WAY
	PROPOSED BOUNDARY
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	EXISTING TREE
	PROPOSED TREE
	PROPOSED PLANTING
	PROPOSED STREET
	PROPOSED SIDEWALK
	PROPOSED DRIVEWAY
	PROPOSED PARKING
	PROPOSED UTILITY
	PROPOSED EASEMENT
	PROPOSED RIGHT OF WAY

VAST REAL ESTATE & DEVELOPMENT, INC.
 CLAYTON, NORTH CAROLINA
 TOWN OF CLAYTON PROJECT NO.

SHEET 4: SITE PLAN SHEET 4 OF 4

TRUE LINE SURVEYING, P.C.



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