



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, April 24, 2017 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. March 27, 2017 DRAFT Minutes
[March 27, 2017 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

- a. 2017-07-SP Abbington Forest Apartments

The applicant is requesting Major Site Plan approval to develop 72 apartment units on an existing vacant parcel, zoned Office-Institutional. A Special Use Permit application (2017-08-SUP) is running concurrently with this request.

[Staff Report - 2017-07-SP - Abbington Forest Apartments](#)

[Staff Report Map - 2017-07-SP - Abbington Forest](#)

[Application -2017-07-SP - Abbington Forest](#)

[Neighborhood Minutes - 2017-07-SP - Abbington Forest](#)

[TIA Recommendations - 2017-07-SP - Abbington Forest](#)

[NCDOT Concurrence - 2017-07-SP - Abbington Forest](#)

[Site Plan - 2017-07-SP - Abbington Forest](#)

[Site Plan Elevations - 2017-07-SP - Abbington Forest](#)

[Landscape Plan - 2017-07-SP - Abbington Forest](#)

POTENTIAL ACTION: Approval or Denial of 2017-07-SP

7. NEW BUSINESS

- a. 2017-31-SP Spring Branch Lot 12

The applicant is requesting site plan approval for a two-story office building, to be constructed on Lot 12 of Spring Branch Medical Park. This is a master planned office park, that was originally approved in 2008 by Town Council.

[Staff Report - 2017-31-SP Spring Branch Lot 12](#)

[Staff Map- 2017-31-SP - Spring Branch Lot 12](#)

[Application - 2017-31-SP - Spring Branch](#)

[Neighborhood Minutes - 2017-31-SP - Spring Branch](#)

[Site Plan - 2017-31-SP - Spring Branch](#)
[Architecture Features - 2017-31-SP - Spring Branch](#)

POTENTIAL ACTION: Approval or Denial of 2017-31-SP

b. 2017-37-PDD Walton Farm at RWAC

Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planning Development Residential (PD-R). This application is running concurrently with preliminary subdivision plat, acting as a master plan, 2017-38-SD. The applicant is requesting to add this development to the existing Riverwood Athletic Club Master Plan.

Other associated materials are under 2017-38-SD.

[Staff Report - 2017-37-PDD - Walton Farms](#)
[Application - 2017-37-PDD - Walton Farms](#)
[Neighborhood Minutes - 2017-37-PDD - Walton Farms](#)

POTENTIAL ACTION: Recommendation of Approval or Denial - 2017-37-PDD

c. 2017-38-SD Walton Farm at RWAC

The applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land. This project is running concurrently with rezoning request 2017-37-PDD to rezone the property from R-E and R-8 to PD-R. The applicant is proposing the development be a part of the existing Riverwood Athletic Club, which is located just north of the subject property.

[Staff Report - 2017-38-SD - Walton Farms](#)
[Staff Report Maps - 2017-38-SD and 2017-37-PDD - Walton Farms](#)
[Application - 2017-38-SD - Walton Farms](#)
[TIA Conclusions and Recommendations - 2017-38-SD - Walton Farms](#)
[Site Plan - 2017-38-SD - Walton Farms](#)

POTENTIAL ACTION: Recommendation of Approval or Denial - 2017-38-SD

d. 2017-53-RZ 9257 US Hwy 70 Business West

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

Neighborhood minutes will be distributed once the meeting has taken place.

[Staff Report - 2017-53-RZ - 9257 US HWY 70 Bus W](#)
[Staff Map - 2017-53-RZ - 9257 US Hwy 70 Bus W](#)
[Application - 2017-53-RZ - 9257 US HWY 70 Bus W](#)
[Neighborhood Materials - 2017-53-RZ - 9257 US Hwy 70 Bus W](#)

POTENTIAL ACTION: Recommendation of Approval or Denial - 2017-53-RZ

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, March 27, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

George "Bucky" Coats
Bob Ahlert
Marty Bizzell
James Lipscomb
Sarah Brooks
Stephen Powers
Ross Benson
Randy Wilkins

STAFF PRESENT:

David DeYoung, Planning & Development
Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Christy Anastasi, Clerk to the Board
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member

MEMBERS ABSENT:

Frank Price

1 CALL TO ORDER

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

2 SWEARING IN/AFFIRMATION OF APPOINTED MEMBERS

- a)
 - Ross Benson
 - Randy Wilkins

Mr. Benson was administered the oath of office via swearing in and Mr. Wilkins was administered the oath of office via affirmation by Christy Anastasi, Board Clerk.

3 ROLL CALL

- a) Mr. DeYoung completed roll call. All board members were present except Mr. Frank Price. Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present.

4 ADJUSTMENT OF THE AGENDA

5 APPROVAL OF MINUTES

- a) February 27, 2017 DRAFT Minutes

ACTION: Approval of Minutes

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

6 REPORTS AND COMMENTS

7 OLD BUSINESS

8 NEW BUSINESS

a) Southeast Area Study

Mr. Alex Rickard with Capital Area Metropolitan Planning Organization (CAMPO), provided an update on the Southeast Area Study (SEAS). Mr. Rickard stated the purpose of the project is to identify existing and future land use patterns and the impact on the transportation system. Mr. Rickard stated that two committees were established one of which has included some of the Planning staff and as well as the Planning Director. The Planning Director and planning staff have been included in the process since day one. The recommendations provided should reflect the interest of the Town. This study has been in the works for over two years now. The study is to help with future land use patterns. There needs to be goals to construct future land use that would achieve the area's goals. Two public meetings were held one on October 8, 2015 and the other January 12, 2017. These meetings were to establish a long range plan and to provide public involvement. The study objective is to have an overall Comprehensive Transportation Plan will produce project priorities that will be included in the Metropolitan Transportation Plan. The SEAS has completed work on setting transportation goals and establishing themes for focus in this area. Local plans and policies have been reviewed and a Preferred Growth Scenario as been established. Mr. Rickard provided an overview of the current plans, policies and goals that have been developed for Clayton. The SEAS identifies 18 implementation strategies for this area that can help area communities work together to achieve land use outcomes. Mr. Rickard stated three implementation strategies that are recommended for consideration for Clayton are; Strategy 1: Encourage Higher Densities in Key Locations, Strategy 2: Encourage Mixed-Use Development and Strategy 3: Coordinate Capital Investment Plans for Key Infrastructure. Mr. Rickard went into detail as to the benefits and how to achieve each strategy. A request was made to recommend endorsement of the study to the Town Council.

ACTION: Endorsement to Clayton Town Council

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

b) 2017-20-RZ Gateway Drive, Lot 6

Ms. Hogg presented a request is to rezone property located from Highway Business Special Use Permit (B3-SUD) to Office-Institutional (O-I). Currently

the property is a vacant lot. The applicant Windswept Properties is preparing the property for future development. The surrounding properties are zoned Office-Institutional. The zoning is consistent with the 2040 Comprehensive Plan. Staff is recommending approval of the rezoning from Highway Business to Office-Institutional. Mr. Eric Janis, Windswept Properties, stated he wanted to prepare the lot for future plans to sale. However, there are currently no plans to development at this time.

ACTION: Approval of Rezoning

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

c) 2017-07-SP Abbington Forest Apartments

Mr. Jay McLeod stated this is a request for a Major Site Plan in conjunction with a Special Use Permit to allow 72 apartment units on an existing 4.94 acre vacant - undeveloped parcel. The applicant is requesting three apartment buildings three stories high, one clubhouse and amenities area for residents. The main driveway proposed would be located off of US HWY BUS 70 West. The access would be a right-in, right-out only. The applicant is also proposing two stub-outs within the development to provide future connections to adjacent properties. Required parking is 141 spaces proposed parking is 143 spaces. Mr. McLeod stated the adjacent property has a private driveway and staff would have liked to have had this as a shared driveway. However, the adjacent property owner declined. A mail kiosk is proposed for the property. A Traffic Impact Analysis was prepared and submitted by VHB Engineering and the study concludes that the proposed development has minimal impact on the nearby intersections. A 100-foot deceleration lane is necessary at the project entrance. Mr. McLeod stated that staff has concerns that the applicant's design of the site plan has been rushed due to timeframes established by the applicant to meet and approval deadlines with the state. There are still a few small areas proposed that are on the site plan that do not meet the approval criteria set forth in the UDC. Mr. McLeod stated these items include landscaping/utility conflicts, mail kiosk location and dumpster configurations. Therefore the parking would have to be looked at again after the revision of the dumpster location change and if the placement meets fire codes. The parking is very tight and staff is not favorable. The property is not consistent with the 2040 Comprehensive Plan. The future land map designates this property as "Employment Center". The proposed use is not what was envisioned within the future land use map. In addition the applicant has requested a wastewater allocation. This request includes all apartment units and clubhouse. The Public Works Director has reviewed this allocation request and the request shall go to Town Council for final review. Staff is recommending denial or postponement until the April 24, 2017 Planning Board meeting. There was some concern among board members as to if all adjacent property owners were notified. Mr. McLeod stated staff will double check on the property lines. Representing the applicant were as follows Mr. Michael Birch, Morningstar Law Group, Mr. Jason Gaston, Valor Engineering, Mr. Sean Brady, ReaVentures Group and Mr. Lyle Overcash, VHB Engineering. The applicant went over the exterior

elevations. 40% brick 60% hardy plank. The site offers a clubhouse and several amenities for the residents. Several comparison photos of completed properties were provided. It was stated the mailbox kiosk location has been taken care of and approval has been received from the Clayton Post Master that the property can be accommodated by the local post office. The dumpster original location did not meet fire code however, all of the dumpsters have been moved to a different location on the property. Also, the dumpsters have been upgraded in size. The applicant stated that they came tonight with a revised site plan addressing the following issues: landscaping/utility conflicts, mail kiosk location and dumpster configurations. The applicant stated that they are willing to make any type of changes in order to meet all of the needs and codes of the Town. Mr. DeYoung stated that the applicant is much closer to meeting all of the code requirements. Mr. DeYoung stated to postpone the Site Plan would be in the best interest of staff at this time. It was discussed whether the Special Use Permit could move forward to Town Council. However, the plans that would be submitted to Town Council would be the same plans seen by Planning Board at the March 27, 2017 meeting. Mr. DeYoung stated this would not be the normal process. The board discussed the time line as to the applicants time frame. The applicant stated the deadline is in early May in order to receive tax credit financing. The Special Use Permit would need to move on to Town Council's work session on April 17, 2017. The applicant requested that the Site Plan be tabled until the April 24, 2017 Planning Board meeting and the Special Use Permit be denied in order to move on the Town Council. The board had lengthy discussion about tabling the site plan until the April 24, 2017 Planning Board meeting.

ACTION: Tabled until the April 24, 2017 Planning Board Meeting.

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

d) 2017-08-SUP Abbington Forest Special Use Request.

Mr. DeYoung stated the applicant is requesting a Special Use Permit to allow multi-family apartments. A SUP is required on all multi-family developments. The property is located at 12282 U.S. 70 Business with a total acreage of 4.939 and is currently vacant. A total of 72 apartments are planned for this development. Along with a clubhouse with an amenities area and all associated infrastructure. Proposed is 143 parking spaces. Two dumpsters and one recycling area will be provided. A traffic impact analysis was provided. One right-in-right-out driveway is proposed. The applicant is also requesting a wastewater allocation requested is 20,285 gallons per day. This request includes the apartment units, as well as the clubhouse. The applicant has addressed the approval criteria, however the applicant is not compliant with the Findings of Fact number two, which is consistency with adopted plans and policies. The applicant will remain inconsistent until the site plan meets all code requirements. The applicant stated that they would request denial of the SUP based on the site plan currently not being in compliance with the code.

ACTION: Denial of Special Use Permit

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

9 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mr. Lipscomb requested a Technical Review Committee agenda. Mr. DeYoung stated that he would get with staff and discuss the best way to inform the Planning Board as to what has been submitted and what projects would move forward to the Planning Board.

10 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 7:55 p.m.

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

Frank Price, Chair

ATTEST:

Christy Anastasi, Clerk to the Board



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

Planning Board
April 24, 2017

STAFF REPORT

Application Number: 2017-07-SP

Project Name: Abbington Forest Apartments Major Site Plan

NC PIN / Tag #: 165910-26-9035/05G01200D
Overlay: Thorough Fare Overlay
Applicant: ReaVentures
Owner: Omkrishna LLC
Location: Off of U.S HWY 70 BUS, adjacent to Medical Park Place

Public Noticing:

- Neighborhood meeting February 15, 2017
- Sign posted March 17, 2017

REQUEST: The applicant is requesting major site plan approval to develop 72 apartment units on an existing vacant parcel, zoned Office-Institutional. A Special Use Permit application (2017-08-SUP) is running concurrently with this request.

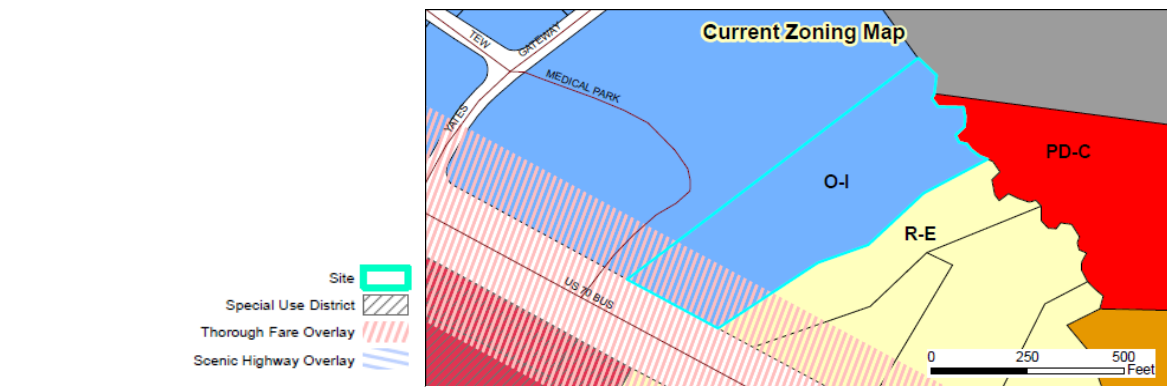
SITE DATA:

Acreage: 4.94 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Mixed Zoning (O-I, PD-C & I-2)	Vacant and Warehousing
South	Highway Business Special Use District (B-3 SUD) & Residential Estate (R-E)	Single-Family Residence
East	Residential Estate (R-E)	Single-Family Residence
West	Office Institutional (O-I)	Medical Office & Vacant

**DEVELOPMENT DATA:**

Proposed Uses:	Apartments (72 units)
Buildings:	4 buildings (includes clubhouse)
Number of Stories:	3 stories, 55' maximum height
Impervious Surface:	49.2%
Required Parking:	141 spaces
Proposed Parking:	143 spaces
Access/Streets:	One driveway off US HWY 70 BUS W is proposed (right-in, right-out only), along with two stub-outs to provide potential future connection(s) to adjacent properties.

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval to develop 72 apartment units on a vacant property zoned Office-Institutional (O-I). The proposed use is permitted within the Office-Institutional zoning district, subject to approval of a Special Use Permit from Town Council. As such, the applicant has submitted a special use permit application which is running concurrently with this request (2017-08-SUP). The applicant is proposing three apartment buildings, as well as a clubhouse. Additional amenities are proposed, including a playground, pavilion, and a mulch walking trail. The northern most portion of the development will remain primarily undisturbed in order to maintain a 50' stream buffer.

This application went to Planning Board on March 27, 2017, but at that time the site plan did not meet all UDC requirements and staff had concerns regarding the mail kiosks, dumpsters, and landscaping interference with utilities. As such, the board voted to postpone the project to the April 24, 2017 meeting in order to allow the applicant the opportunity to revise the plans as needed. Planning Board recommended denial of the associated Special Use Permit (2017-08-SUP).

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The future land use map designates this property, as well as properties directly west, to be considered "Employment Center". While the proposed use is not perfectly aligned with the future land use map, it is worth noting that the subject property does have land directly east that is designated as "Community Center". Community Center uses do include multi-family development. Due to the close proximity of the property to land designated "Community Center", staff considers this development to be generally consistent with the Comprehensive Plan 2040.

- **Unified Development Code**

The proposed development does not meet all requirements within the Unified Development Code (UDC), as discussed throughout this report.

Landscaping and Buffering

The applicant has met the buffer requirements noted within the Unified Development Code. Specifically, a Class "C" landscape buffer is proposed along the eastern property line in order to shield the residentially zoned property from vehicular use areas. A Class "A" landscape buffer is proposed along US HWY 70 BUS W, as well as plantings to accommodate street tree requirements and the requirements of the Thoroughfare Overlay District. The site plan has been revised since the March 27 Planning Board meeting in order to ensure that all code requirements have been met.

Mail Kiosks

The applicant is proposing the mail kiosk for the development to be located adjacent to building 200. The units are proposed to be freestanding with a shelter that matches the materials of the primary structures. Four additional parking spaces are proposed to accommodate the traffic that is associated with mail kiosks. One handicap space is proposed in front of the mail kiosks in order to adhere to ADA requirements, and one parking space is designated to be "15 minute" parking in order to ensure that at least one space is open throughout the day/night. Staff feels that the mail kiosk would be located more appropriately at the clubhouse with other amenities that serve the whole development. Staff received concurrence from the postmaster on March 28th, in an email sent to the applicant (included as an attachment to the staff report).

Access/Streets

The main access into the site is proposed off US BUS HWY 70 W. This driveway is proposed to be a right-in, right-out access, with a 100-foot deceleration lane into the site. To accommodate future cross access, the applicant is proposing a stub-out to adjacent properties on the east and west sides of the development.

Multi-Modal Access

The applicant is proposing sidewalk along the frontage of the property along HWY 70, connecting to the development. Sidewalks are proposed throughout the development to allow safe pedestrian access from all apartment buildings to the amenities, mail kiosk, and dumpsters/recycling areas. The applicant has also included

a mulch trail from the sidewalk at building #300, which will connect to the stormwater pond and into the wooded area. Bike racks are provided at each building within the development, as required within the UDC.

Garbage / Recycling

The applicant is proposing three dumpsters as a part of the development, with one recycling center. The applicant has worked with staff since the March 27 Planning Board meeting, and has revised the plans in order to provide a centralized area for trash and recycling. Three dumpsters and a recycling area are proposed to be located within the northwest corner of the parking lot. All trash collection will be screened from view, as required within the UDC.

Traffic Impact Analysis

VHB Engineering prepared the Traffic Impact Analysis dated March 17, 2017. The study concludes that the proposed development has a minimal impact on the nearby intersections, and that a 100-foot deceleration lane is necessary at the project entrance. Staff has received concurrence on the recommendations from NCDOT in a letter dated March 27, 2017 (included as an attachment).

Wastewater Allocation Request

The applicant has submitted a Wastewater Allocation Request, requesting 20,285 gallons per day. This request has been included as an attachment to the staff report. The request was reviewed by the Public Works Director and requires Town Council approval.

Architecture/Design

The proposed buildings within the development are architecturally compatible, consisting primarily of fiber cement siding with brick veneer. The proposed mail kiosk shelter and dumpster enclosures will be consistent with the architectural style of the clubhouse and apartment buildings.

CONSIDERATIONS:

- This request is subject to approval of 2017-08-SUP.
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

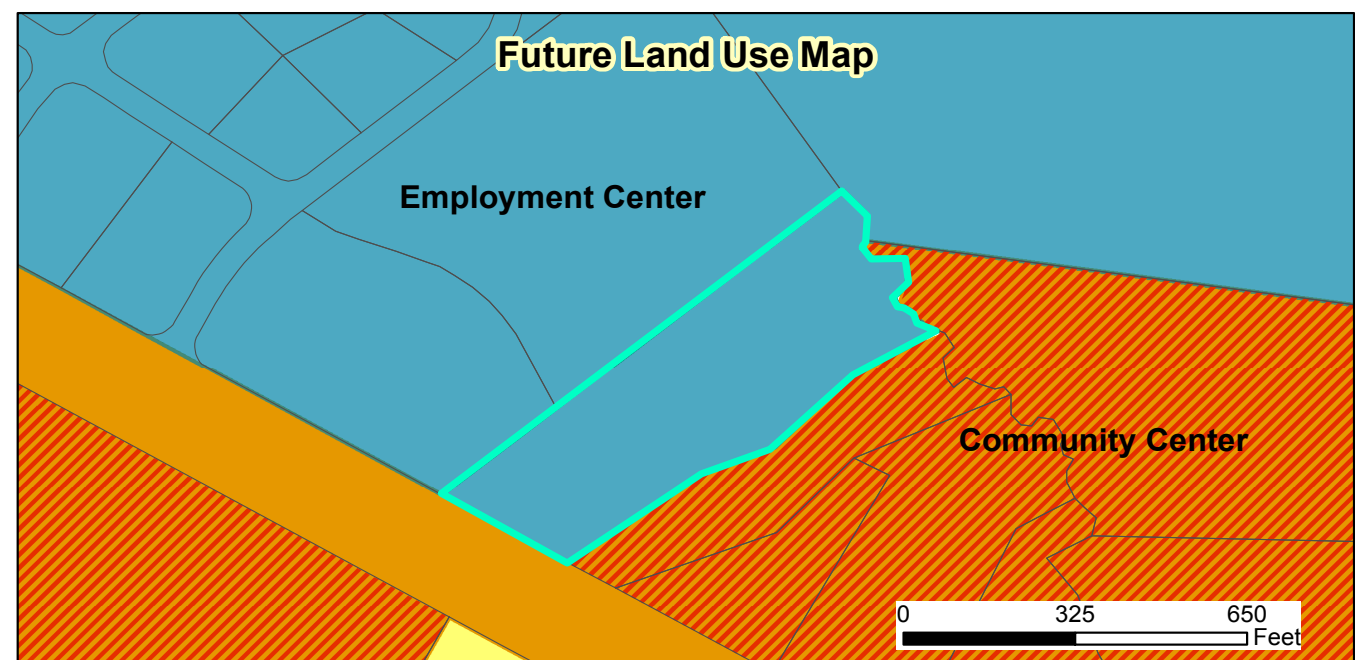
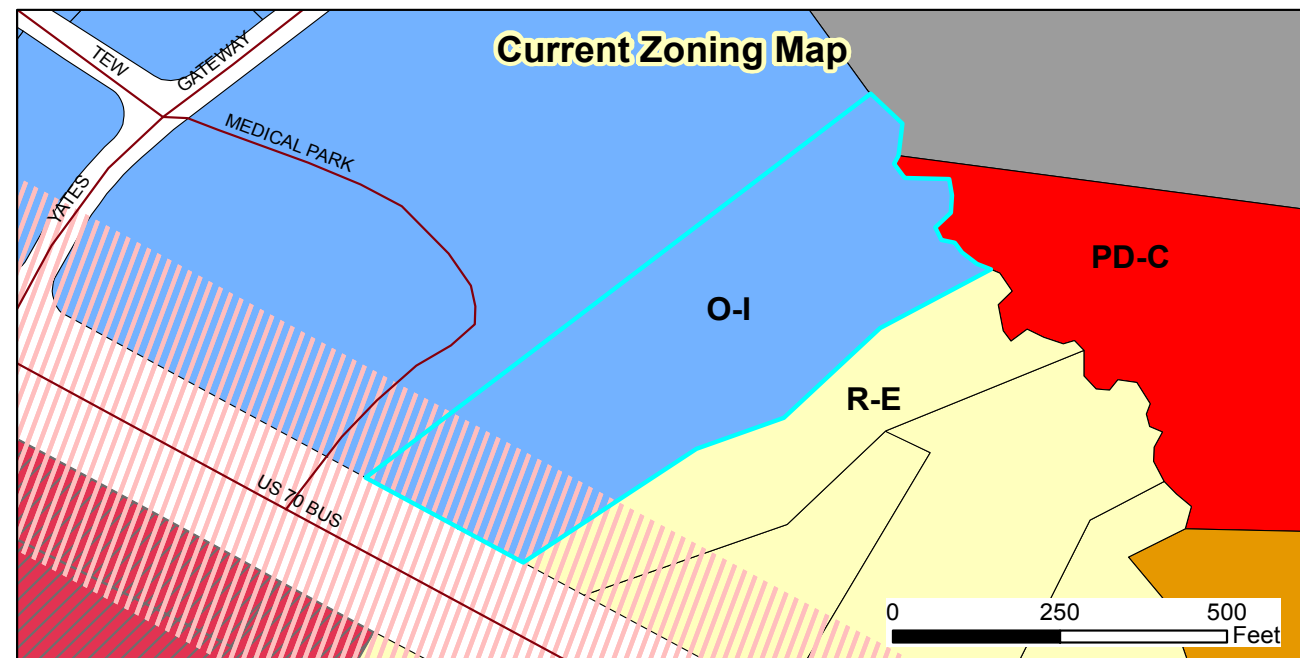
STAFF RECOMMENDATION:

Staff recommends approval of the proposed major site plan (2017-07-SP). This approval shall be contingent upon approval of the associated special use permit (2017-08-SUP).

ATTACHMENTS:

- 1) Staff report maps

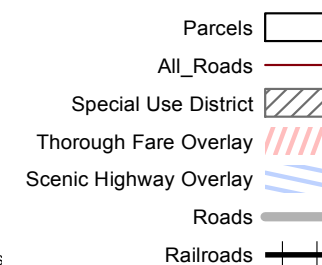
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Traffic Impact Analysis (Findings & Conclusions)
- 6) Wastewater Allocation Request
- 7) Postmaster Concurrence- mail kiosk location
- 8) NCDOT Concurrence- TIA



2017-08-SUP Abbington Forest Special Use Permit
Request: To obtain special use approval to develop 72 multi-family apartment units
2017-07-SP Abbington Forest Major Site Plan
Request: To develop a 72 unit multi-family development
 Applicant: ReaVentures
 Property Owners: Omkrishna LLC
 Parcel ID: 165910-26-9035
 Tag #: 05G01200D



Document Path: O:\PLANNING\SPECIAL USE\2017\2017-08-SUP Abbington Forest\Maps\Staff Report Map- 2017-08-S





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.*

SITE INFORMATION

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Abbington Forest Acreage of Property: 4.939

County Tag #: 05G01200D NC PIN: 165910-26-9035

Address/Location: 12282 U.S. 70 Business, Clayton, NC 27520 (approximate)

Existing Use: vacant-undeveloped Proposed Use: multi-family

Zoning District: O-I

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

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

FOR OFFICE USE ONLY

Date Received: FEB 01 2017 Amount Paid: \$525.00 File Number: 2017-07-SP

PROPERTY OWNER INFORMATION

Name: OMKRISHNA LLC **Agent:** Frank DeRonja
Mailing Address: 8501 Stonegate Drive, Raleigh, NC 27615 (owner)
Phone Number: 919-847-1870 (owner); 919-669-7993 (AGENT) **Fax:** 919-324-1852 (owner)
Email Address: chandrikapatel553@yahoo.com (owner); FRANK@DERONJA.COM (agent)

APPLICANT INFORMATION

Applicant: Rea Ventures Group LLC
Mailing Address: 2964 Peachtree Rd NW Suite 200 Atlanta GA 30305
Phone Number: 404 250 4093 **Fax:** 404 250 4091
Contact Person: Matt Monroe or Sean Brady
Email Address: mattmonroe@reaventures.com; seanbrady@reaventures.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:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 01.10.2017	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☒	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

Please see attached.

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 Major 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.

Matthew Monroe
Print Name


Signature of Applicant

01.31.2017
Date

Explanation of Project

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

The proposed Abbington Forest is a new construction garden-style apartment development located at the intersection of Medical Park Place and Highway 70.

The development will be situated in an appealing setting surrounded by a strong mix of retail, multi-family, and residential land uses and directly on the major west-east highway (U.S. Highway 70) connecting Clayton to Raleigh. Several large retail centers are located within a mile of the site along U.S. Highway 70. In addition, our tenants will have access to the many services provided within the adjacent Medical Park Place development which includes health care, dentist, and child care services.

The development will contain 72 multi-family units and a community building. Units will consist of garden style apartments in one three-story building with one non-residential community building.

Building exterior facades will be comprised of brick and fiber cement siding. Buildings are aligned with significant setbacks from Highway 70 and vegetative buffers along the east and west site boundary. Ample green space locations around the site perimeter also provides safe recreation areas for the residents, in addition to an undisturbed area containing field-identified wetlands at the rear of the site (less than 1 acre). For noise and safety, the residential building will be set back from Highway 70 by approximately 120 feet. This provides an ample buffer of greenspace and vegetation to shield from the highway.

As a land use allowed under O-I by special use permit, and in a location described as a transition area between High Density Residential and Community Center where higher density residential is encouraged as a transitional use in the future land use plan, the development is an appropriate use in the proposed location. Further, the proposed design complied with the Town's design requirements and would be compatible with and complimentary to recent developments currently under construction in close proximity to our site.



**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: Abbington Main **Address or PIN #:** 165910-26-9035

AGENT/APPLICANT INFORMATION:

<u>Rea Ventures Group, LLC</u> (Name - type, print clearly)	<u>2964 Peachtree Road NW, Suite 200</u> (Address) <u>Atlanta, GA 30305</u> (City, State, Zip)
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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*):

Special 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.

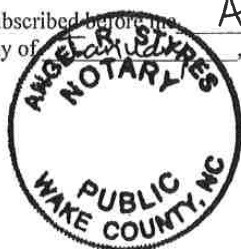
OWNER AUTHORIZATION:

<u>On Krishna Frank De Renza, Agent</u> (Name - type, print clearly)	<u>PO Box 6462</u> (Address)
<u>[Signature]</u> (Owner's Signature)	<u>Raleigh NC 27628</u> (City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Angel R. Styres, a Notary Public for the above State and County, this the 12th day of October, 2017.

SEAL



Angel R. Styres
Notary Public

My Commission Expires: 2-18-2018

October 2013



February 2, 2017

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 change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

NEW Meeting Date: February 15, 2017 NEW Meeting Time: 7 PM

Meeting Location: Clayton Town Hall, 111 E. Second Street, Clayton, NC 27520, BB&T Room on 3rd floor

Type of Application: Special Use Permit under current zoning of O-I AND Major Site Plan Application

Project/proposal address: Abbington Forest, SE Corner of Medical Park Place. The site is on US Hwy 70 and the closest physical address is 555 Medical Park Place.

Description of Project/Proposal: 72 units of apartment homes

Upcoming Public meetings for this application: Planning Board Meeting March 27, 6:00 PM
 Town Council Work Session, April 17, 6:30 PM
 Town Council Public Hearing May 1, 6:30 PM

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

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. 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.

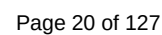
If you have any questions prior to or after this meeting, you may contact us at 404-250-4093 x 709. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Matthew Monroe

Cc: Town of Clayton Planning Dept.

2964 Peachtree Road NW, Suite 200 • Atlanta, Georgia 30305
Phone: (404) 250-4093 • Fax: (404) 250-4091



ADJACENT PROPERTY OWNERS LIST

Project Name: Abbington Forest

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
05G01199E	HERMAN AND CAROLYN J	201 GREEN LN, CLAYTON NC, 27520
05G02002W	WAKE MED PROPERTY SE	3000 NEW BERN AVE, RALEIGH NC, 2761
05G02002U	CROWN RALEIGH III LLC	3808 N SULLIVAN RD, BN15, STE 202, SP
05G02006G	ELPHICK PROPERTIES	1000 CCC DRIVE, CLAYTON, NC 27520
05G02006D	WAKE MED PROPERTY SE	3000 NEW BERN AVE, RALEIGH NC, 2761
05G01200E	GARY PEEDIN	12282 US 70 BUSINESS HWY W, CLAYTO
05G02002D	HEAVNER PROPERTIES 19	PO BOX 2346, SMITHFIELD, NC 27577-234
05E99012J	ROSS, ELEANOR MAYO ; C	5210 ISLAND DRIVE, STONE MOUNTAIN,

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Abbingdon Forest - Special Use Permit and Major Site Plan

Date of Mailing: February 2, 2017

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: Matthew Monroe

Signature: [Signature]

Date of Meeting: Feb 15, 2017

Time of Meeting: 7 PM

Location of Meeting: Clayton Center - B&T 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.

No attendees at the meeting.

Rea Ventures had a location map, site plan, zoning schedule, copy of special use application, copy of major site plan application, elevations, and photos from other properties on hand for discussion. Pictures verifying these documents at meeting have been submitted to planning staff.

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

Findings and Conclusions

As indicated in the traffic operations analyses, the proposed development is projected to have minimal impact on the study area intersections.

US 70 Business and Abbington Forest Driveway

The traffic analysis indicates that this intersection is projected operate acceptably at LOS E in the AM peak hour, and LOS C in the PM peak hour. SimTraffic simulation shows that this intersection is projected to operate better than the reported Synchro LOS. As such, the following driveway configuration is recommended at this intersection:

- Construct a two-lane site access driveway from US 70 Business to Abbington Forest with one ingress lane and one egress lane.
- Construct an exclusive right-turn lane on westbound US 70 Business with at least 100 feet of storage and appropriate taper.

It should be noted that, although LOS is unsatisfactory for several study intersections, the results are typical for peak hour analysis of unsignalized approaches, especially given the high vehicle volumes on the main street. Notably, high delay for the eastbound left turn/U-turn movement at Fernwood Drive is attributable to the high westbound through volume (2,537 vehicles), and not to the relatively small left turn volume (6 vehicles).

Traffic simulation indicates that no excessive queueing, blocking, spillback or gridlock occurs in the Build scenario. The current US 70 Business left-turn storage at median openings in the study area are sufficient for the Build (2018) conditions, therefore, no further improvements are recommended.

A summary of LOS results across scenarios is shown in Table 7, and the resulting future lane configurations and traffic control for 2018 are shown in Figure 6.

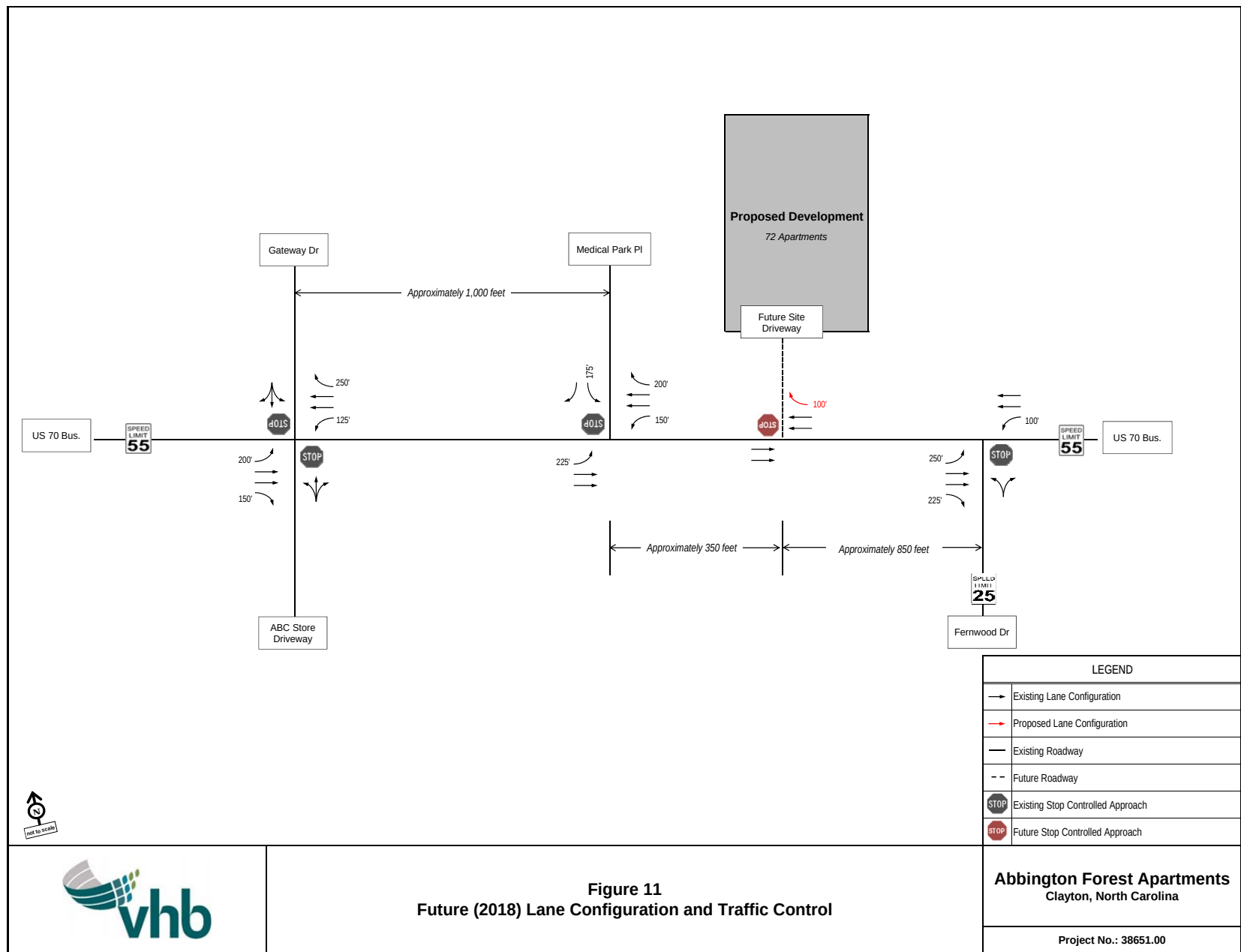


Table 8: Summary of LOS Results

Intersection and Approach	Existing (2017)		Background (2018)		Build (2018)	
	AM	PM	AM	PM	AM	PM
US 70 Bus & Gateway Dr/ABC Store	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound LT/UT	(B / 10.7)	B / 12.3	(F / 363.1)	B / 14.1	(F / 557.7)	B / 14.3
Westbound LT/UT	A / 0	(B / 11.7)	A / 0	(D / 29.2)	(A / 2.2)	(D / 27.6)
Northbound	A / 0	E / 42.4	A / 0	F / 63.4	A / 0	F / 66.2
Southbound	F / 86.5	F / 76.2	F / 262.2	F / 175.7	F / 283.4	F / 191.5
US 70 Bus & Medical Park Pl	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound LT/UT	D / 30.8	A / 0	E / 48.3	A / 0	E / 49.7	A / 0
Westbound LT/UT	A / 0	D / 30.6	A / 0	E / 39.1	B / 13.4	E / 42.0
Southbound	F / 81.8	F / 68.7	F / 149.6	F / 70.2	F / 155.6	F / 75.2
US 70 Bus & Abbington Forest	N/A	N/A	N/A	N/A	N/A	N/A
Southbound	-	-	-	-	E / 43.6	C / 16.6
US 70 Bus & Fernwood Dr	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound LT/UT	A / 0	A / 0	A / 0	A / 0	F / 63.6	C / 19.7
Westbound LT/UT	A / 9.9	D / 28.0	B / 12.2	E / 36.2	B / 12.3	E / 36.5
Northbound	D / 33.6	C / 24.0	F / 94.6	D / 28.6	F / 101.3	D / 28.6

Note: Values in parentheses are recorded from SimTraffic.

LEGEND: X = Unsignalized approach LOS;
(00.0) = Unsignalized approach control delay in seconds





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

March 27, 2017

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Abbington Forest Development on US 70 Business**

Dear Mr. DeYoung,

Highway Division Four has reviewed Traffic Impact Analysis (TIA) for the subject development and concurs with the TIA analysis as submitted. That stated, we understand the developer has not been able to secure access to Medical Park Place adjacent to their development as it is a private street. I would like to emphasize that if access were able to be obtained by the developer to Medical Park Place, this would be the preferred alternative to the driveway on US 70 Business as currently presented.

This review should not be mistaken for approval of the driveway permit, design/construction plans for driveway access and roadway improvements, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

Feel free to contact me if you have any additional questions.

Sincerely,

DocuSigned by:

6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

cc: Tim Little, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Lyle Overcash, PE – VHB Engineering
Driveway Permit File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

SHEET INDEX

- G-1 COVER SHEET
- V-1 SURVEY - EXISTING CONDITIONS
- C-1 PRELIMINARY SITE PLAN
- C-2 PRELIMINARY GRADING PLAN
- C-2.1 PRELIMINARY DRAINAGE PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY CONSTRUCTION DETAILS
- L-1 LANDSCAPE PLAN

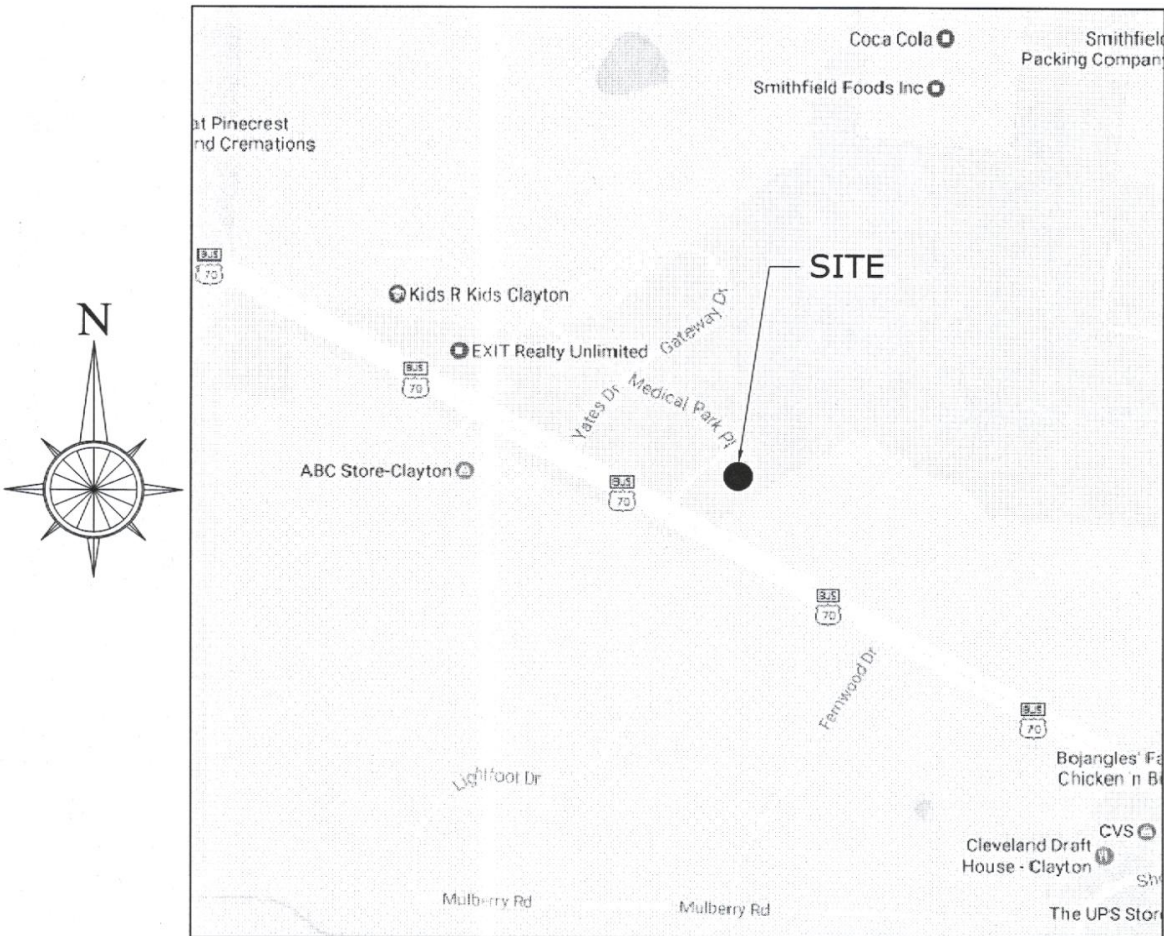
MAJOR SITE PLAN FOR:

Abbington Forest

A Multifamily Development

Near 12282 US-70 Business
Clayton, NC 27520
Zoned: O-I
PARCEL #: 165910-26-9035

PROJECT #2017-07-SP



VICINITY MAP
NOT TO SCALE

DEVELOPER/OWNER
ABBINGTON FOREST, LLC
P.O. BOX 9471
2964 PEACHTREE ROAD
SUITE 640
ATLANTA, GA 30305
(404) 250-4093
CONTACT: MR. TREY COOGLE

ARCHITECT
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET
SUITE 200
DECATUR, GA 30030
(404) 373-2800
CONTACT: MR. STEVE SMITH

CIVIL ENGINEER
VALOR ENGINEERING, PLLC
215 BOONE HEIGHTS DR.
SUITE 107
BOONE, NC 28607
(828) 262-9807
CONTACT: MR. JASON GASTON, P.E.

SURVEYOR
REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET
SUITE 100
GREENSBORO, NC 27409
(336) 665-8155
CONTACT: MR. KIM LILLY, PLS, CFS

- | | |
|--------------------------|----------|
| 1 TOWN COMMENTS | 03/17/17 |
| 2 TOWN STAFF REPORT | 03/24/17 |
| 3 TOWN EMAIL COMMENTS | 04/07/17 |
| 4 TOWN PLANTING COMMENTS | 04/10/17 |

 03/17/17 ENGINEER'S SEAL	TRC STAMP	CITY COUNCIL STAMP	DEVELOPER: 2964 Peachtree Road, Ste. 640 Atlanta, GA 30305	Abbington Forest A Multifamily Development Near 12282 US-70 Business Clayton, NC 27520	ENGINEER: 215 Boone Heights Drive, Ste. 107 Boone, NC 28607 828-262-9807 www.valorengineering.com	REVISIONS:			
						NO.	DESCRIPTION:	BY:	DATE:
						2	TOWN STAFF REPORT	JEG	03/24/17
						3	TOWN EMAIL COMMENTS	JEG	04/07/16
						4	TOWN PLANTING COMMENTS	JEG	04/10/17

G-1

I, KIM B. LILLY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2017, PAGE 790 & PLAT BOOK 18, PAGE 35), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAINED FROM INFORMATION IN DEED BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION IS 1:12,331; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 20TH DAY OF JANUARY, A.D. 2017 AND 17TH DAY OF MARCH, A.D. 2017.



Kim B. Lilly
PROFESSIONAL LAND SURVEYOR
L-3612
LICENSE NUMBER

3-17-2017



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S70°3'42"E	19.33'	L9	S36°03'17"E	26.29'
L2	S04°46'28"E	11.09'	L10	S88°22'47"E	67.14'
L3	S17°54'51"E	29.30'	L11	S09°49'53"E	25.49'
L4	S40°3'52"E	4.89'	L12	S05°00'23"W	26.47'
L5	S58°37'15"E	17.06'	L13	S45°40'39"W	31.61'
L6	S27°27'18"E	20.52'	L14	S25°32'40"E	21.31'
L7	S28°38'09"W	25.22'	L15	S78°11'17"E	20.51'
L8	S28°38'09"W	14.30'	L16	S34°14'01"E	4.71'

PIN: 165910-26-7476
WAKEMED PROPERTY SERVICES
D.B. 1814, PG. 733
P.B. 65, PG. 35
TRACT TWO
ZONING: O-I

PIN: 165910-26-9835
OMKRISHNA LLC
D.B. 2017, PG. 790
P.B. 18, PG. 35
TRACT 1
ZONING: O-I
4.939 ACRES

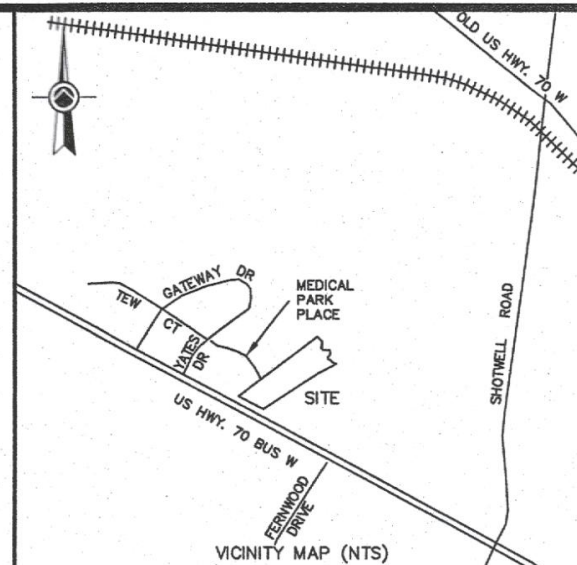
PIN: 165910-35-1920
GARY JOEL PEEDIN
D.B. 811, PG. 27
ZONING: RESIDENTIAL ESTATE

PIN: 165910-35-3771
J. MICHAEL HOUSE
HEIR TO JAMES F. HOUSE
D.B. 650, PG. 618

PIN: 165910-35-0824
HERMAN ROY JOHNSON
D.B. 745, PG. 235

PIN: 165906-37-7624
CROWN RAILROAD III LLC
D.B. 3437, PG. 317
P.B. 68, PG. 427-428
PARCEL 1
ZONING: INDUSTRIAL-HEAVY

PIN: 165910-46-1070
ELPHICK PROPERTIES LLC
D.B. 4218, PG. 832
P.B. 78, PG. 383
ZONING: R-4 SINGLE-FAMILY
RESIDENTIAL: 6,000 S.F. LOT



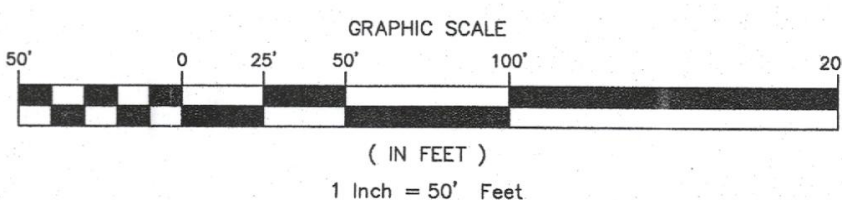
LEGEND

- 1/2" IRON PIPE SET (IPS)
- NAIL SET
- IRON PIPE FOUND (IPF) (SIZE AS NOTED)
- PINCH TOP FOUND (SIZE AS NOTED)
- AXLE FOUND
- CONCRETE MONUMENT FOUND
- REBAR FOUND (RBF)
- BOLLARD
- COMPUTED POINT
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GRATE INLET
- CURB INLET
- FLARED END SECTION
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- SIGN
- GUY WIRE
- SANITARY SEWER MANHOLE
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- OVERHEAD UTILITIES
- STORM SEWER
- CURB AND GUTTER
- SANITARY SEWER
- TREE LINE
- WATER EDGE
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- C&G CURB AND GUTTER
- CONC CONCRETE
- CONCRETE

NOTES:

- SITE, OMKRISHNA, LLC; PARCEL NO. 165910-26-9035; DEED BOOK 2017, PAGE 790; AS RECORDED IN THE JOHNSTON COUNTY REGISTER OF DEEDS.
- ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- TOTAL AREA: 4.939 ACRES (215,160 SF)
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ZONING: OFFICE INSTITUTIONAL
BUILDING SETBACKS
STREET 30'
SIDE 10' (30' ABUTTING RESIDENTIAL)
REAR 20' (30' ABUTTING RESIDENTIAL)
- THE PROPERTY SUBJECT TO THE THOROUGHFARE OVERLAY DISTRICT AS ESTABLISHED IN THE UNIFIED DEVELOPMENT CODE FOR THE TOWN OF CLAYTON, NORTH CAROLINA.
- THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING), COMMUNITY PANEL NO.: 3720165900, DATED: DECEMBER 2, 2006.
- INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED JANUARY 11, THRU JANUARY 19, 2017.
- NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83(2011) DATUM. GPS OBSERVATION PERFORMED ON JANUARY 11, 2017.
- A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
- THIS PROPERTY IS LOCATED IN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE TOWN OF CLAYTON.

SURVEY PREPARED FOR:
REA VENTURES GROUP, LLC
2964 PEACHTREE ROAD
ATLANTA, GEORGIA 30305
CONTACT: MATT MONROE
(404) 250-4093



EXISTING CONDITIONS
FOR
REA VENTURES GROUP, LLC
U.S. HIGHWAY 70 BUSINESS W
CLAYTON TOWNSHIP, JOHNSTON COUNTY
CLAYTON, NORTH CAROLINA

Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE (336) 665-8155

CONTRACT DRAWN BY: SSM DATE: 01/20/2017 CREW CHIEF: KWR
REVISED: 03-16-2017 TITLE CHANGE & LATER CORRECTION
REVISED: 03-17-2017 REMOVE OLD BOUNDARY

N.C. License No. C-1382

- 1.) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIi ARE GIVEN AT THE FACE OF CURB.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3.) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

2. TRACT IS ZONED O1. EXISTING USE: UNDEVELOPED. PROPOSED USE: MULTIFAMILY.

3. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DRAIN LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.

4. CERTIFICATE OF OCCUPANCY IS REQUIRED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.

5. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE

6. ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

7. ALL EXISTING TREES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. TREES TO BE REMOVED SHALL BE IDENTIFIED BY TAGGING, MEASUREMENTS, ETC.

8. SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

9. ALL PAVEMENT MARKING WITHIN R/W SHALL BE CONSTRUCTED ACCORDING TO NCDOT SPECIFICATIONS.

10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO

11. PERMITTING WITH AGENT AUTHORIZATION.

12. CONSTRUCTION PERMITS ARE TO BE SUBMITTED THROUGH THE ZONING DIVISION OF PLANNING & INSPECTIONS.

13. ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

14. NO JURISDICTION ACCEPTED OR RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY

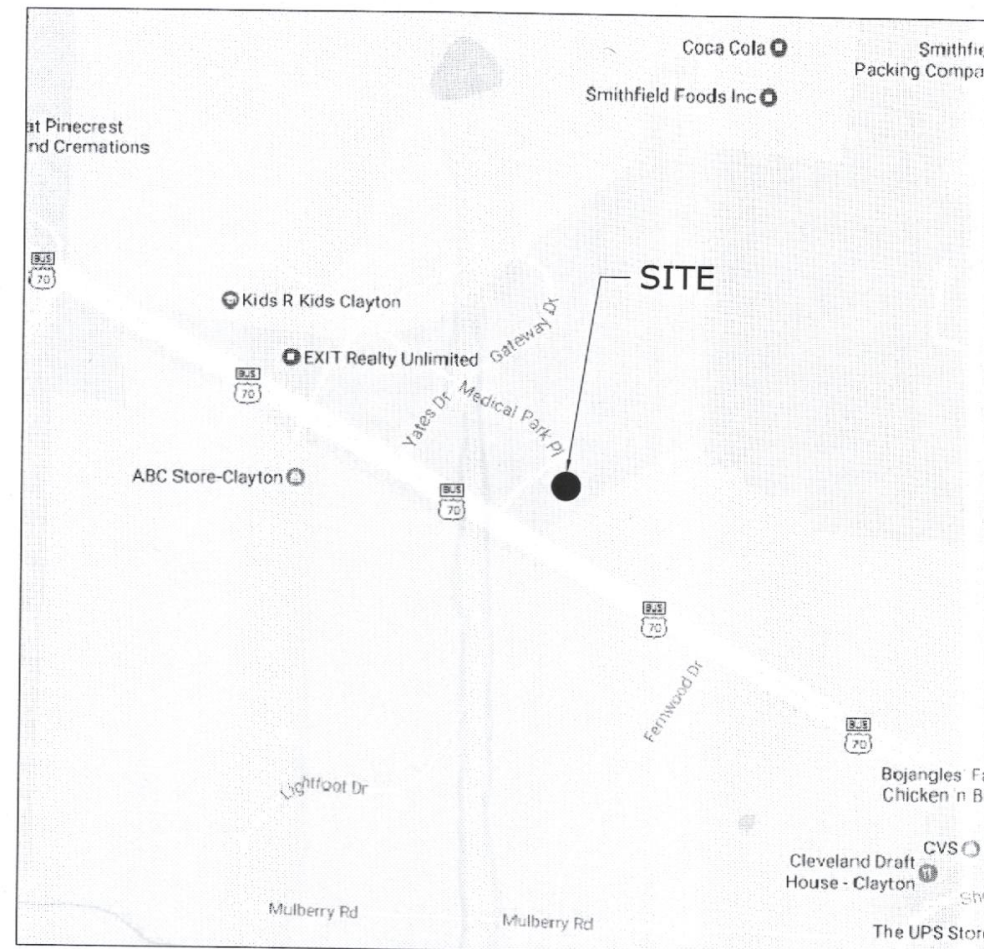
15. RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

16. NO SIGNAGE SHALL BE CONSTRUCTED WITH LONGITUDINAL SLOPES THAT EXCEED 1:20 (5%).

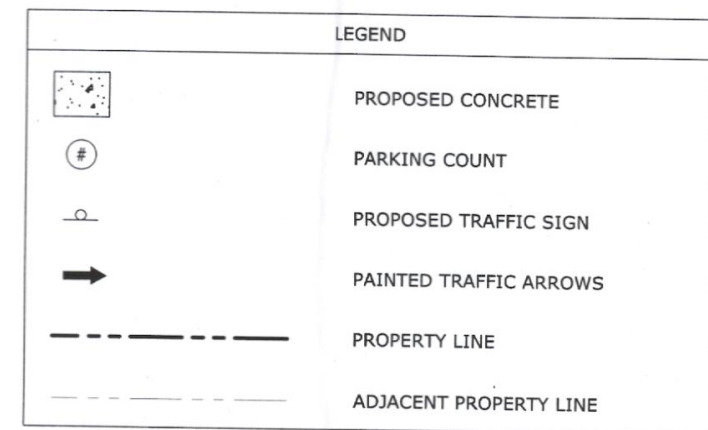
17. 24 HOUR CONTACT: JASON GASTON, P.E., 770-722-7218

	# of Units	SF	Height
Clubhouse	N/A	1938	25'-4"
Building #100	24	27,679	43'-5"
Building #200	24	33,505	43'-5"
Building #300	24	33,505	43'-5"

PARKING CALCULATIONS	
PROPOSED MULTIFAMILY PARKING	
MIN. REQUIRED PARKING FOR 1-BR UNITS (1/UNIT):	32 SPACES
MIN. REQUIRED PARKING FOR 2-BR UNITS (2/UNIT):	32 SPACES
MIN. REQUIRED PARKING FOR 3-BR UNITS (2/UNIT):	48 SPACES
MIN. REQUIRED GUEST PARKING (1/4 UNITS):	18 SPACES
PROPOSED CLUBHOUSE PARKING	
5% OF CLUBHOUSE:	1,338 SF
MIN. REQUIRED CLUBHOUSE PARKING (1,300 SF)	7 SPACES
PROPOSED MAIL KIOSK PARKING	
# OF CUBS:	5
MIN. REQUIRED CBU PARKING (2 ADDITIONAL CBU, THEN 1 SPACE FOR EVERY 2 ADDITIONAL CBU):	4 SPACES
MIN. REQUIRED PARKING =	141 SPACES
TOTAL PARKING PROVIDED =	143 SPACES
PROPOSED MULTIFAMILY BICYCLE PARKING	
MIN. REQUIRED MULTIFAMILY BICYCLE PARKING (1 RACK / BUILDING OR 1 RACK / FIFTY UNITS. EACH RACK CONSISTS OF 2 SPACES:	3 RACKS (6 SPACES)
MIN. REQUIRED CLUBHOUSE BICYCLE PARKING (3 RACKS OR 1/2 AUTOMOBILE SPACES):	3 RACKS (6 SPACES)
MIN. REQUIRED BICYCLE PARKING:	12 SPACES
TOTAL BICYCLE PARKING PROVIDED:	12 SPACES
ACCESSIBLE PARKING SPACES REQUIRED (1/25 SPACES):	6
ACCESSIBLE SPACES PROVIDED:	8 (4 VAN, 4 STANDARD)



VICINITY MAP
NOT TO SCALE



Abbingdon Forest

A Multifamily Development

Near 12282 US-70 Business
Clayton, NC 27520



ReaVentures
GROUP, LLC

2964 Peachtree Road, Ste. 640
Atlanta, GA 30305

Mr. Trey Coogle



VALOR
ENGINEERING

215 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the center, the license number "035232" is displayed above the signature "JASON GASTON". The seal is stamped over a document that includes a "NOT FOR CONSTRUCTION" watermark and a "PRELIMINARY" watermark.

REVISIONS	DATE
1 TOWN COMMENTS	03/17/17
2 TOWN STAFF REPORT	03/24/17
3 TOWN EMAIL COMMENTS	04/07/17
4 TOWN PLANTING COMMENTS	04/10/17

PROJECT MANAGER:	JEG
DRAWING BY:	JEG
JURISDICTION:	Town of Clayton
DATE:	03/07/17
SHEET TITLE:	

PRELIMINARY SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. The segments are labeled with the numbers 40, 20, 0, 40, and 80 from left to right. Below the bar, the text "SCALE IN FEET" is centered.

FILE NUMBER: 056-004

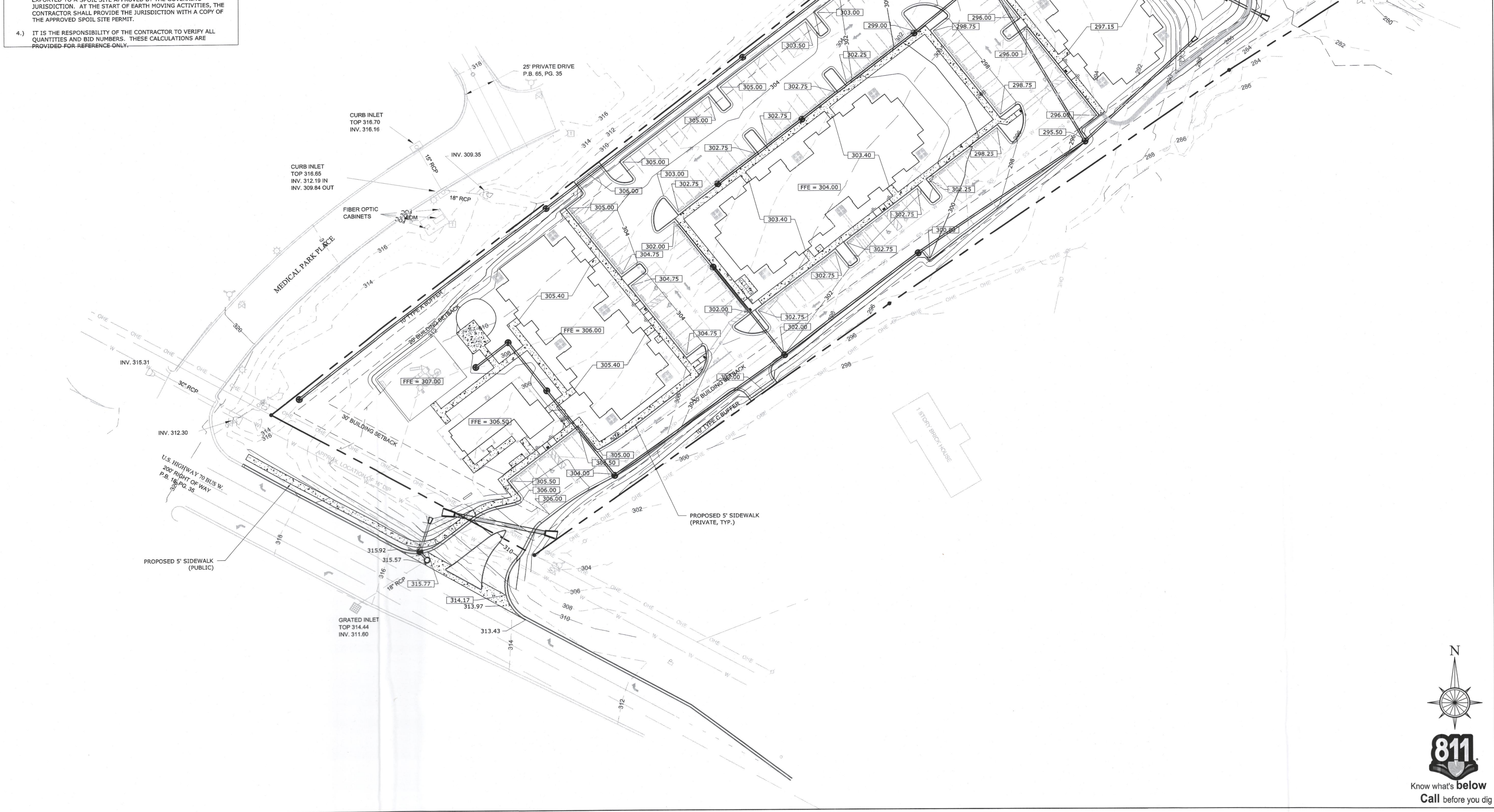
LEGEND	
	CONCRETE SIDEWALK AND PAVING
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS

EARTHWORK CALCULATIONS	
REQ'D CUT =	+ 5,640 CY
REQ'D FILL =	- 10,535 CY
ADDITIONAL REQ'D FILL FOR SHRINKAGE, ETC. =	- 1,580 CY
ADDITIONAL CUT FROM PAVEMENT BASE =	+ 1,375 CY
ADDITIONAL CUT FROM BUILDING FOUNDATION =	+ 795 CY
BALANCE:	- 4,305 CY

EARTHWORK NOTES:
1.) A SHRINKAGE OF 15% WAS TO ACCOUNT FOR REMOVAL OF TOPSOIL, COMPACTION, ETC.
2.) REQ'D CUT IS IN SITU CUT.
3.) ANY SOIL MATERIAL TO BE TRANSPORTED OFFSITE SHALL BE EXPORTED TO A SPOIL SITE APPROVED BY THE GOVERNING JURISDICTION. AT THE START OF EARTH MOVING ACTIVITIES, THE CONTRACTOR SHALL PROVIDE THE JURISDICTION WITH A COPY OF THE APPROVED SPOIL SITE PERMIT.
4.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES AND BID NUMBERS. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE ONLY.

GRADING NOTES:

- 1.) ALL SPOT ELEVATIONS SHOWN ARE @ THE EOP UNLESS OTHERWISE NOTED.
- 2.) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 2% CROSS-SLOPE AWAY FROM THE BUILDING. NO SIDEWALK SHALL HAVE LONGITUDINAL SLOPES THAT EXCEED 1:20 (5%).
- 3.) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS, PIPES, AND DETENTION FACILITIES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 4.) COORDINATE WITH THE TOWN OF CLAYTON INSPECTIONS DURING CONSTRUCTION.
- 5.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED FOR APPROPRIATE PHASE.
- 6.) REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, PAVEMENT SECTIONS, FILL, SLOPES AND EXCAVATION.
- 7.) CONSTRUCT EROSION CONTROL BARRIERS PER THE TOWN OF CLAYTON INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 8.) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN NCDOT RIGHT OF WAY SHALL COMPLY WITH NCDOT SPECIFICATIONS.
- 9.) ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDS.
- 10.) MAXIMUM CUT SLOPE IS 1:1.5; AND MAXIMUM FILL SLOPE IS 2:1. ANY PROPOSED SLOPE > 2:1 SHALL BE PROPERLY DESIGNED AND CERTIFIED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER OR GEOLOGIST. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL CONSULTANT AND PROVIDE COPIES OF THE DESIGNS AND CERTIFICATIONS TO THE TOWN OF CLAYTON.
- 11.) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 12.) ALL STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
- 13.) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
- 14.) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 15.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: MR. JASON GASTON (770) 722-9178
- 16.) NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 3710291000J, DATED 12/3/09.
- 17.) STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- 18.) EXTREME CAUTION SHALL BE USED WHEN WORKING IN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH NEW RIVER LIGHT AND POWER COMPANY PRIOR TO CONSTRUCTION.



PROJECT:

Abbi Fo
A Multifam

ADDRESS:
Near 12282 U
Clayton,

DEVELOPER:

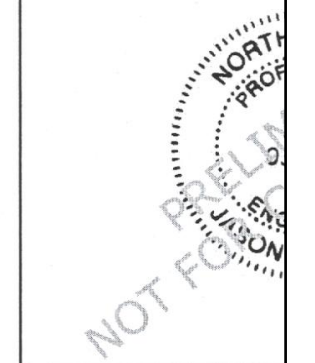
Reave
2964 Peachtre
Atlanta,

CONTACT: Mr. Tr

ENGINEER:

VA
EN
215 Boone Heli
Boone,
826-7
www.valon

SEAL:



REVISIONS

- 1 TOWN COMMENTS
- 2 TOWN STAFF REPOR
- 3 TOWN EMAIL COMM
- 4 TOWN PLANTING CO

PROJECT MANAGE

DRAWING BY:
JURISDICTION:
DATE:
SHEET TITLE:

G
SHEET NUMBER:

SCALE: 1"
40 20 0
SCA

FILE NUMBER:

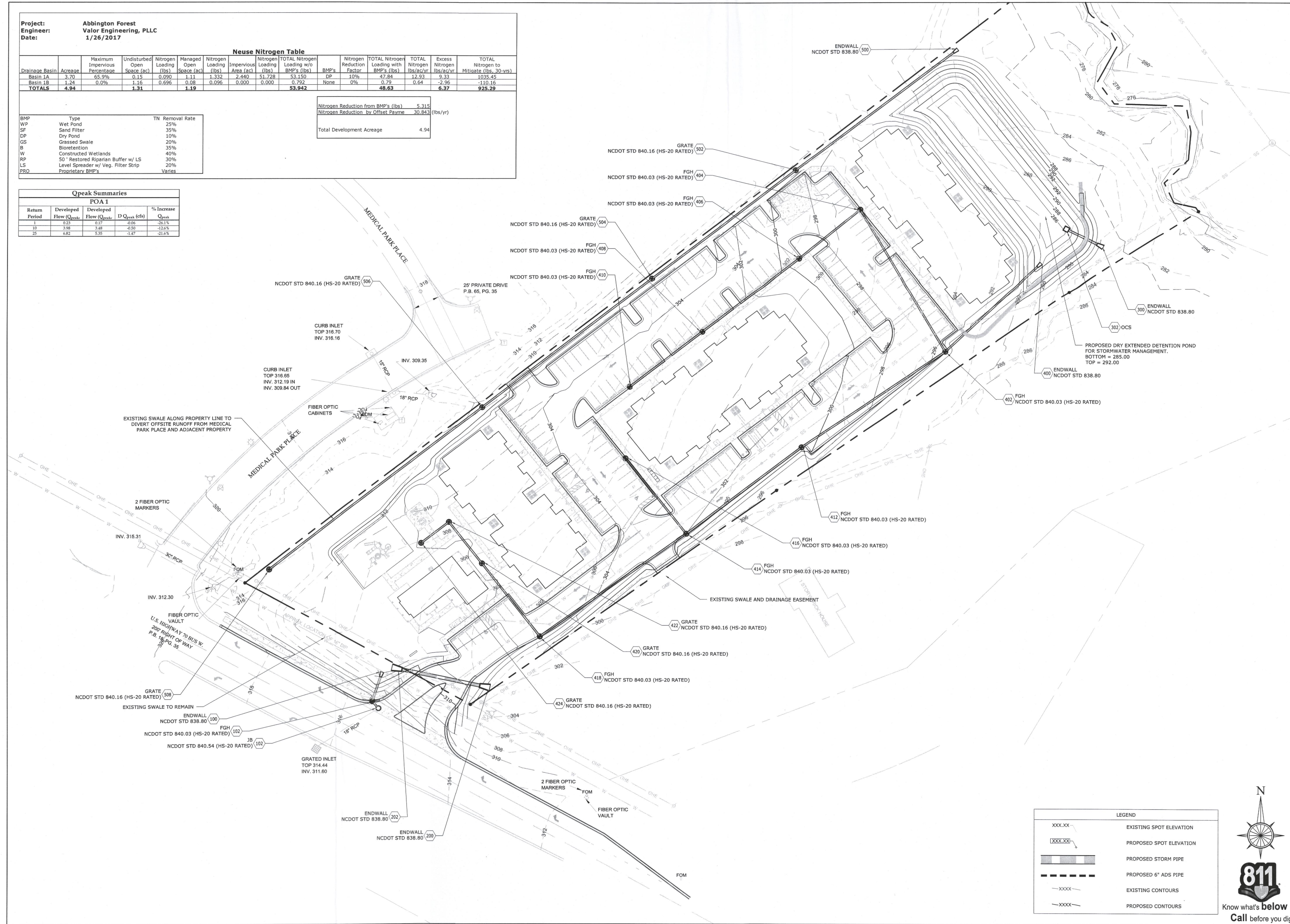
Project: Abbingtion Forest
Engineer: Valor Engineering, PLLC
Date: 1/26/2017

Neuse Nitrogen Table											
Drainage Basin	Area	Maximum Impervious Percentage	Undisturbed Open Space (ac)	Nitrogen Loading (lbs)	Managed Open Space (ac)	Nitrogen Loading (lbs)	Impervious Area (ac)	Nitrogen Loading (lbs)	TOTAL Nitrogen Loading w/o BMP's (lbs)	Nitrogen Reduction Factor	TOTAL Nitrogen Loading with BMP's (lbs)
Basin 1A	3.70	65.9%	0.15	0.090	1.11	1.332	2.440	51.728	53.150	DP 10%	47.84
Basin 1B	1.24	0.0%	1.16	0.686	0.08	0.096	0.000	0.000	0.792	None 0%	0.79
TOTALS	4.94		1.31		1.19			53.942			48.63

BMP	Type	TN Removal Rate
WP	Wet Pond	25%
SP	Sand Filter	35%
DP	Dry Pond	10%
GS	Grassed Swale	20%
B	Bioretention	35%
W	Constructed Wetlands	40%
RP	50' Restored Riparian Buffer w/ LS	30%
LS	Level Spreader w/ Veg. Filter Strip	20%
PRO	Proprietary BMP's	Varies

Nitrogen Reduction from BMP's (lbs) 5.315
Nitrogen Reduction by Offset Payme 30.843 (lbs/yr)
Total Development Acreage 4.94

Peak Summaries				
POA1				
Return Period	Developed Flow (Q _{peak})	Developed Flow (Q _{peak})	D Q _{peak} (cfs)	% Increase
1	0.23	0.17	-0.06	-26.1%
10	3.18	3.48	+0.30	12.6%
25	6.82	5.35	-1.47	-21.6%



PROJECT:

Abbingtion Forest

A Multifamily Development

ADDRESS:

Near 12282 US-70 Business
Clayton, NC 27520

DEVELOPER:

ReaVentures
GROUP, LLC
2964 Peachtree Road, Ste. 640
Atlanta, GA 30305

CONTACT:

Mr. Trey Coogle

ENGINEER:

VALOR
ENGINEERING

215 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com

SEAL:



REVISIONS

DATE

1 TOWN COMMENTS	03/17/17
2 TOWN STAFF REPORT	03/24/17
3 TOWN EMAIL COMMENTS	04/07/17
4 TOWN PLANTING COMMENTS	04/10/17

PROJECT MANAGER:

JEG

DRAWING BY:

JEG

JURISDICTION:

Town of Clayton

DATE:

03/07/17

SHEET TITLE:

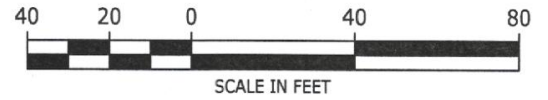
PRELIMINARY DRAINAGE PLAN

SHEET NUMBER:

C-2.1

SCALE:

1" = 40'



FILE NUMBER:

056-004



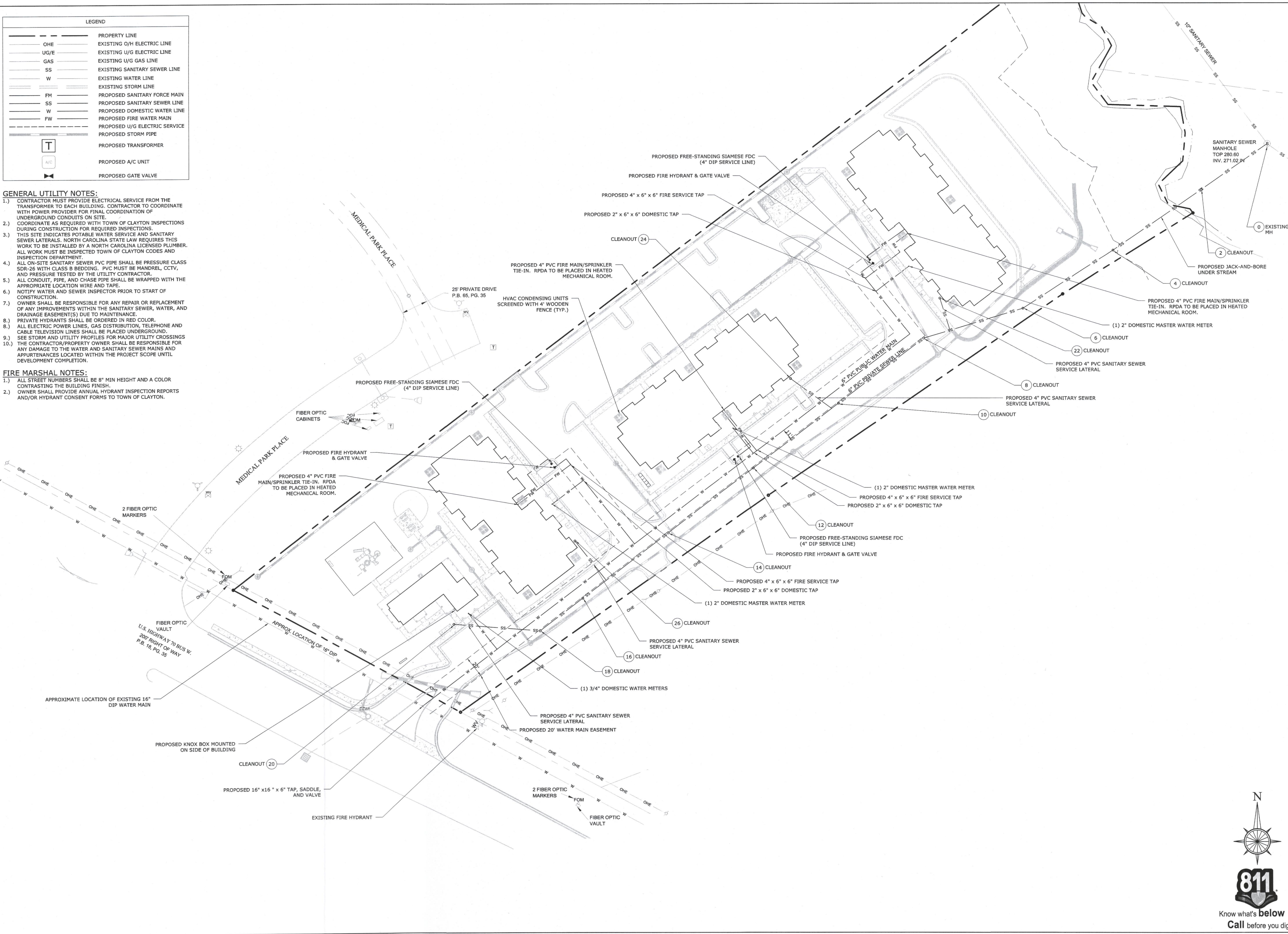
LEGEND	
---	PROPERTY LINE
---	EXISTING O/H ELECTRIC LINE
---	EXISTING U/G ELECTRIC LINE
---	EXISTING U/G GAS LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM LINE
---	PROPOSED SANITARY FORCE MAIN
---	PROPOSED DOMESTIC WATER LINE
---	PROPOSED FIRE WATER MAIN
---	PROPOSED U/G ELECTRIC SERVICE
---	PROPOSED STORM PIPE
T	PROPOSED TRANSFORMER
A/C	PROPOSED A/C UNIT
+	PROPOSED GATE VALVE

GENERAL UTILITY NOTES:

- CONTRACTOR MUST PROVIDE ELECTRICAL SERVICE FROM THE TRANSFORMER TO EACH BUILDING. CONTRACTOR TO COORDINATE WITH POWER PROVIDER FOR FINAL COORDINATION OF UNDERGROUND CONDUITS ON SITE.
- COORDINATE AS REQUIRED WITH TOWN OF CLAYTON INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- THIS SITE INDICATES POTABLE WATER SERVICE AND SANITARY SEWER LATERALS. NORTH CAROLINA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A NORTH CAROLINA LICENSED PLUMBER. ALL WORK MUST BE INSPECTED TOWN OF CLAYTON CODES AND INSPECTION DEPARTMENT.
- ALL ON-SITE SANITARY SEWER PVC PIPE SHALL BE PRESSURE CLASS SDR-26 WITH CLASS B BEDDING. PVC MUST BE MANHOLE, CCTV, AND PRESSURE TESTED BY THE UTILITY CONTRACTOR.
- ALL CONDUIT, PIPE, AND CHASE PIPE SHALL BE WRAPPED WITH THE APPROPRIATE LOCATION WIRE AND TAPE.
- NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- OWNER SHALL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS(S) DUE TO MAINTENANCE.
- PRIVATE HYDRANTS SHALL BE ORDERED IN RED COLOR.
- ALL ELECTRIC POWER LINES, GAS DISTRIBUTION, TELEPHONE AND CABLE TELEVISION LINES SHALL BE PLACED UNDERGROUND.
- SEE STORM AND UTILITY PROFILES FOR MAJOR UTILITY CROSSINGS.
- THE CONTRACTOR/PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WATER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED WITHIN THE PROJECT SCOPE UNTIL DEVELOPMENT COMPLETION.

FIRE MARSHAL NOTES:

- ALL STREET NUMBERS SHALL BE 8" MIN HEIGHT AND A COLOR CONTRASTING THE BUILDING FINISH.
- OWNER SHALL PROVIDE ANNUAL HYDRANT INSPECTION REPORTS AND/OR HYDRANT CONSENT FORMS TO TOWN OF CLAYTON.



PROJECT:

Abbington Forest

A Multifamily Development

ADDRESS:

Near 12282 US-70 Business
Clayton, NC 27520

DEVELOPER:

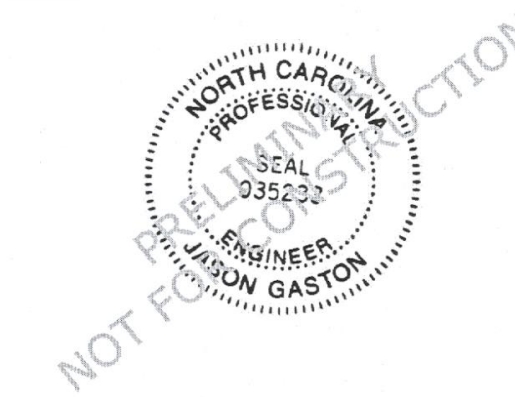


CONTACT: Mr. Trey Coogle

ENGINEER:



SEAL:



REVISIONS	DATE
1 TOWN COMMENTS	03/17/17
2 TOWN STAFF REPORT	03/24/17
3 TOWN EMAIL COMMENTS	04/07/17
4 TOWN PLANTING COMMENTS	04/10/17

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: Town of Clayton
DATE: 03/07/17
SHEET TITLE:

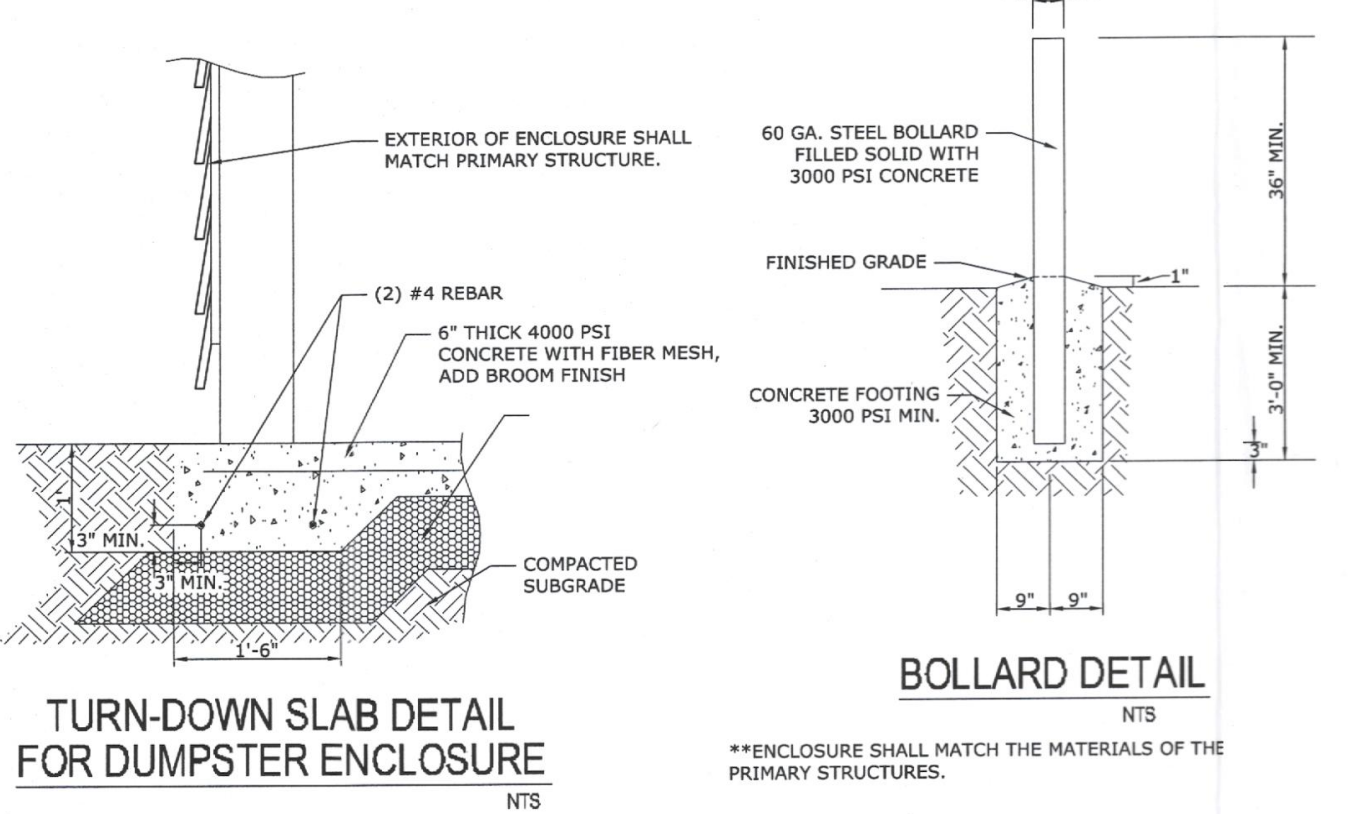
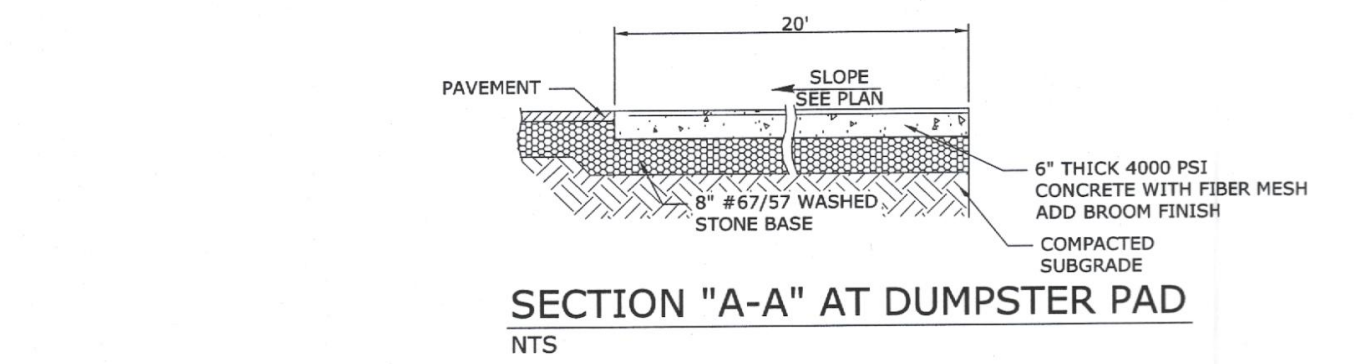
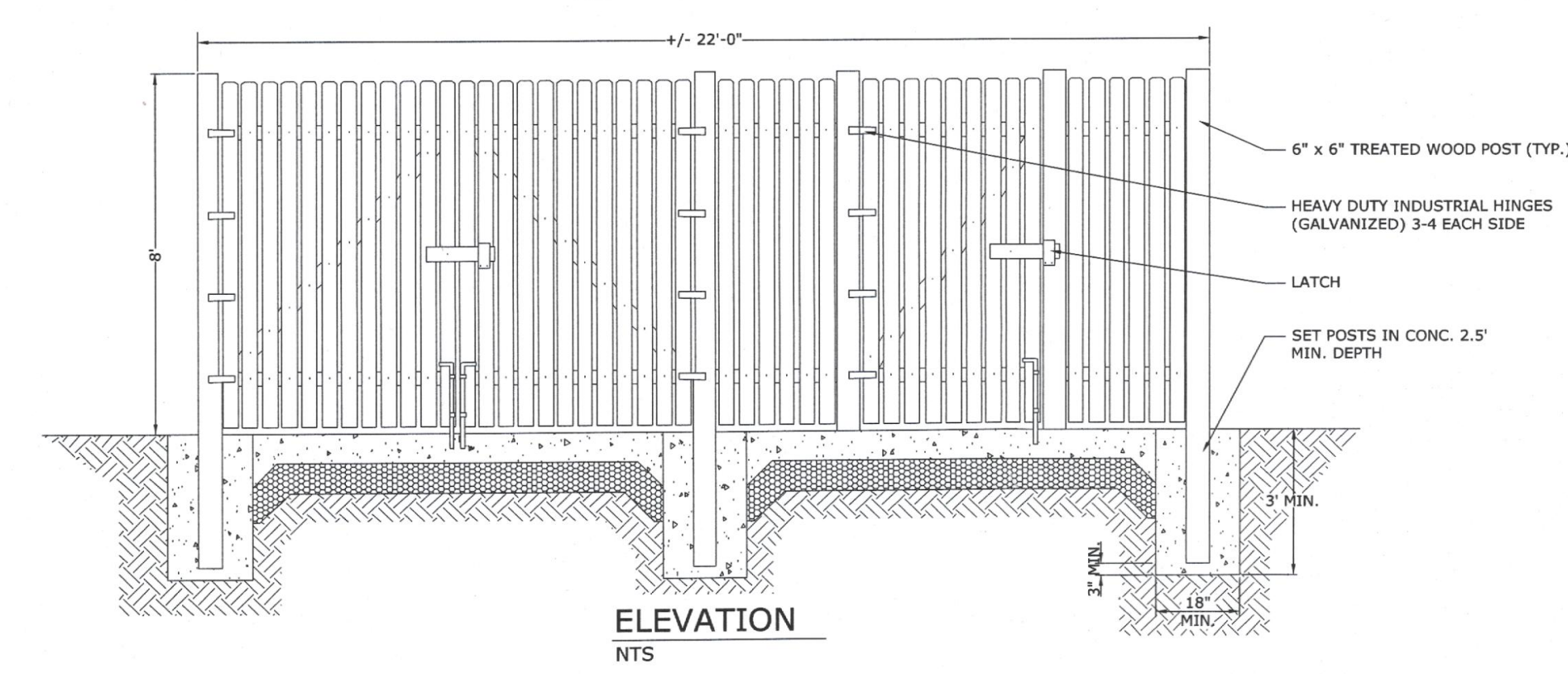
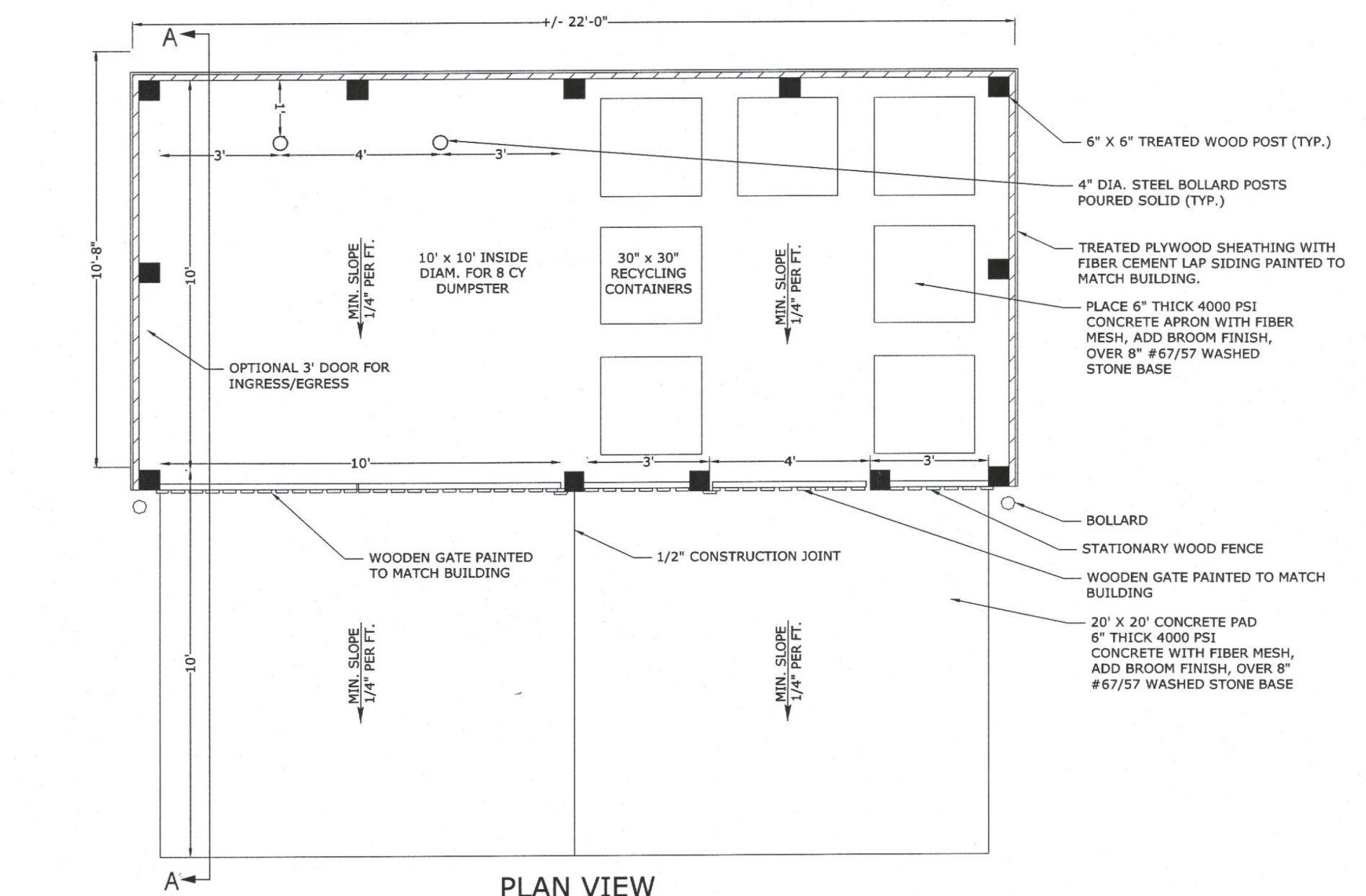
PRELIMINARY UTILITY PLAN

SHEET NUMBER: C-3

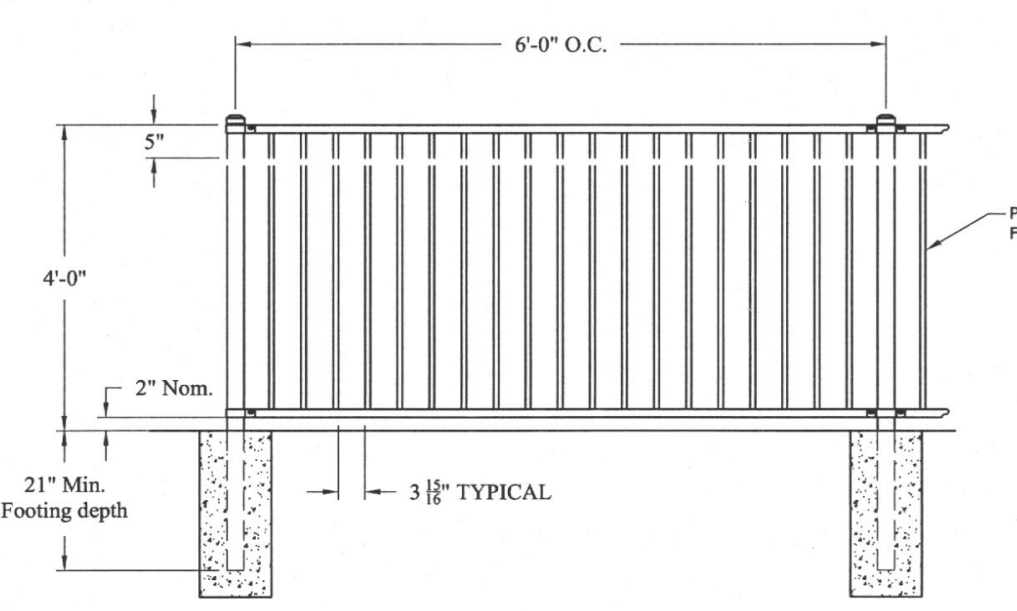
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SCALE IN FEET

FILE NUMBER: 056-004

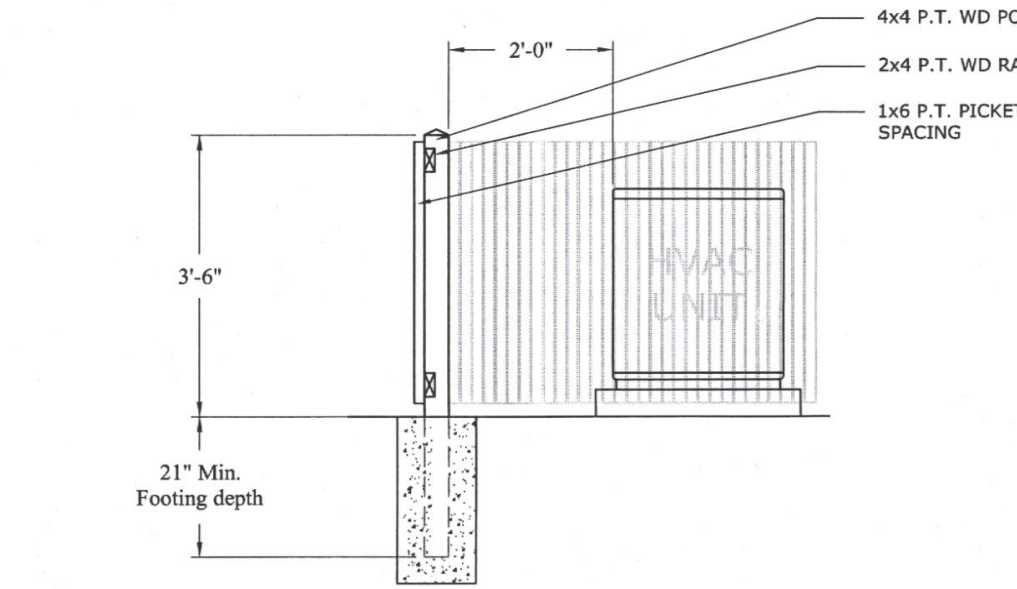




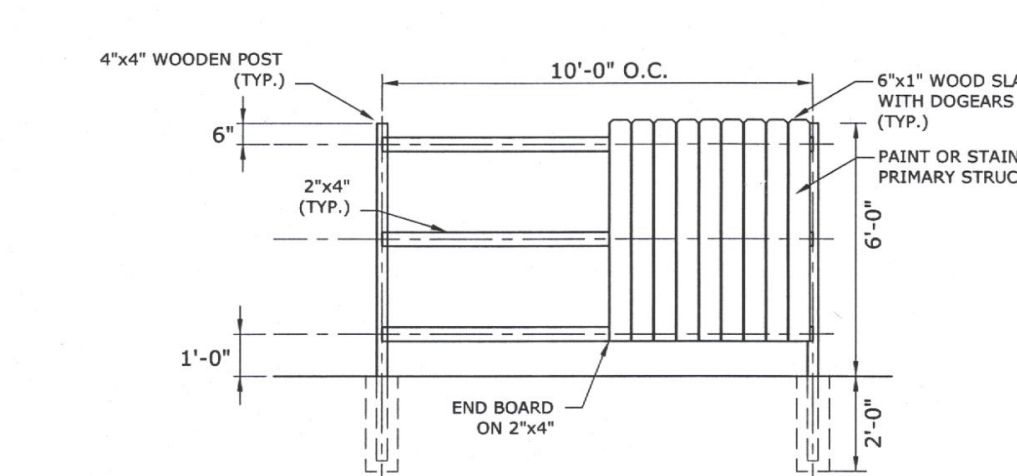
1 DUMPSTER/RECYCLING ENCLOSURE DETAIL
NOT TO SCALE



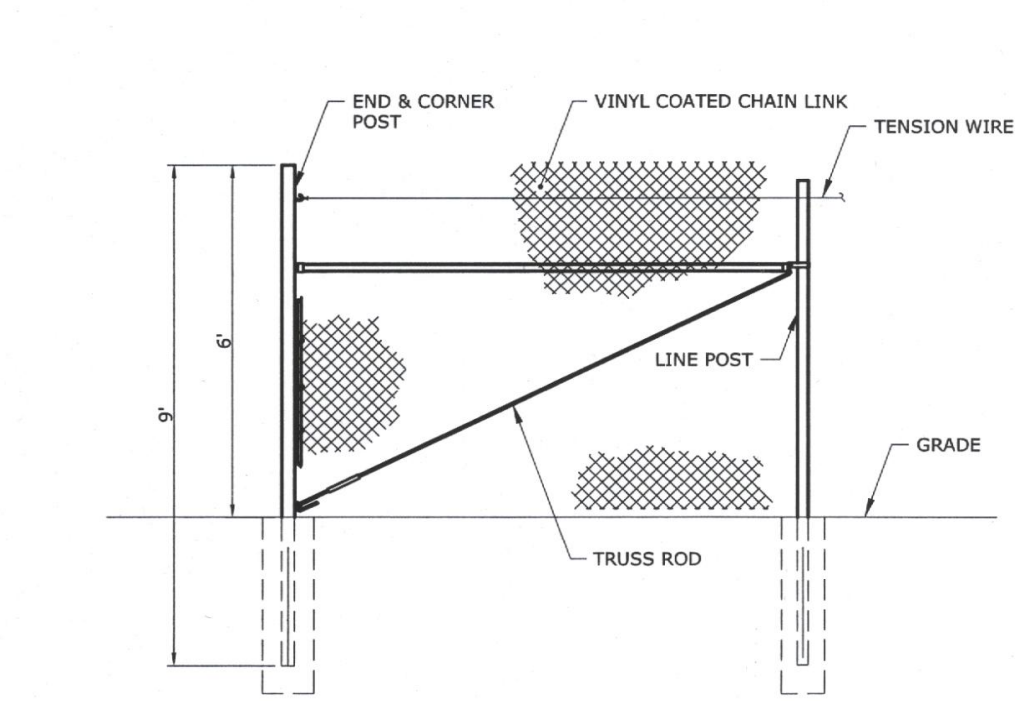
2 PLAYGROUND FENCING
NOT TO SCALE



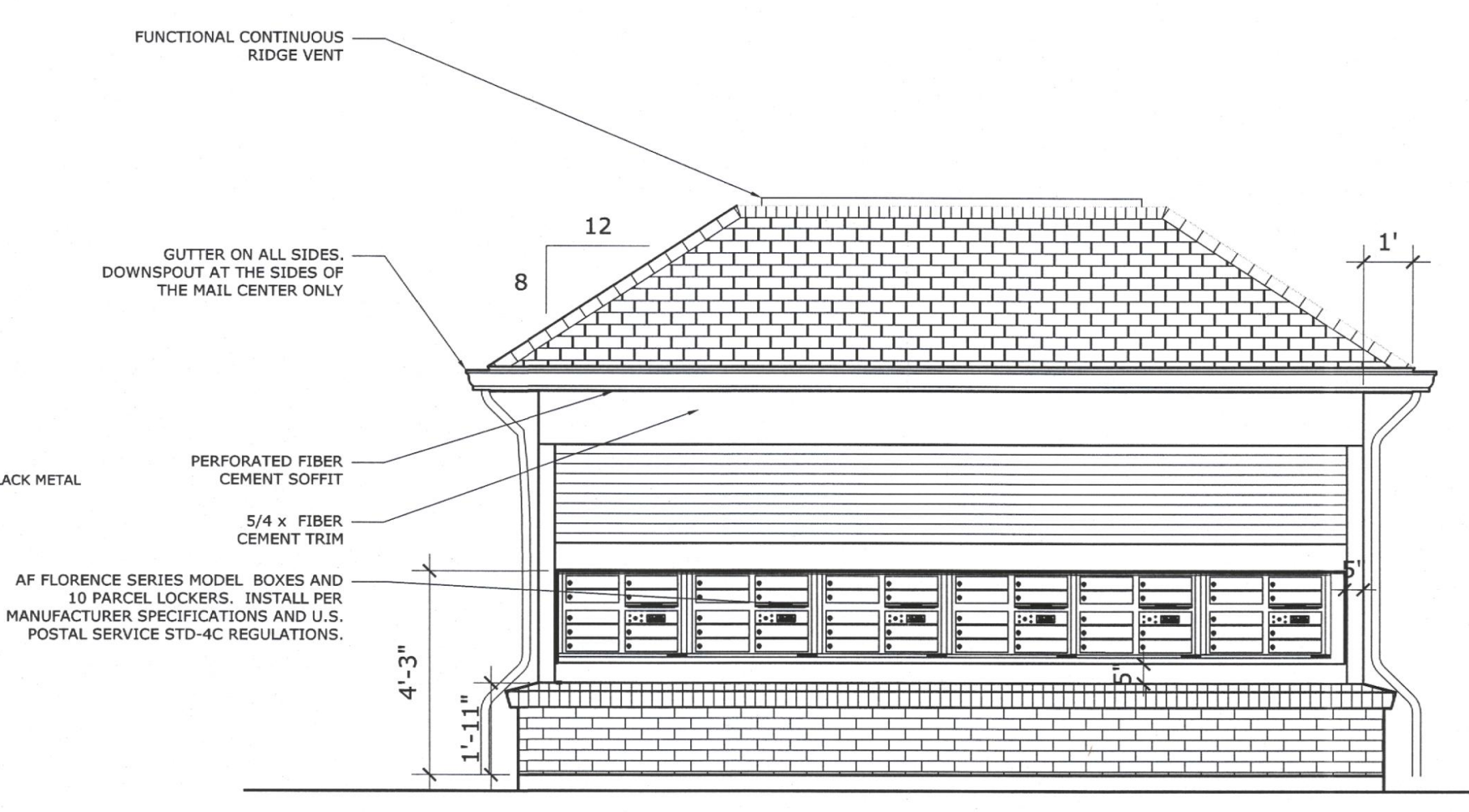
3 HVAC SCREENING
NOT TO SCALE



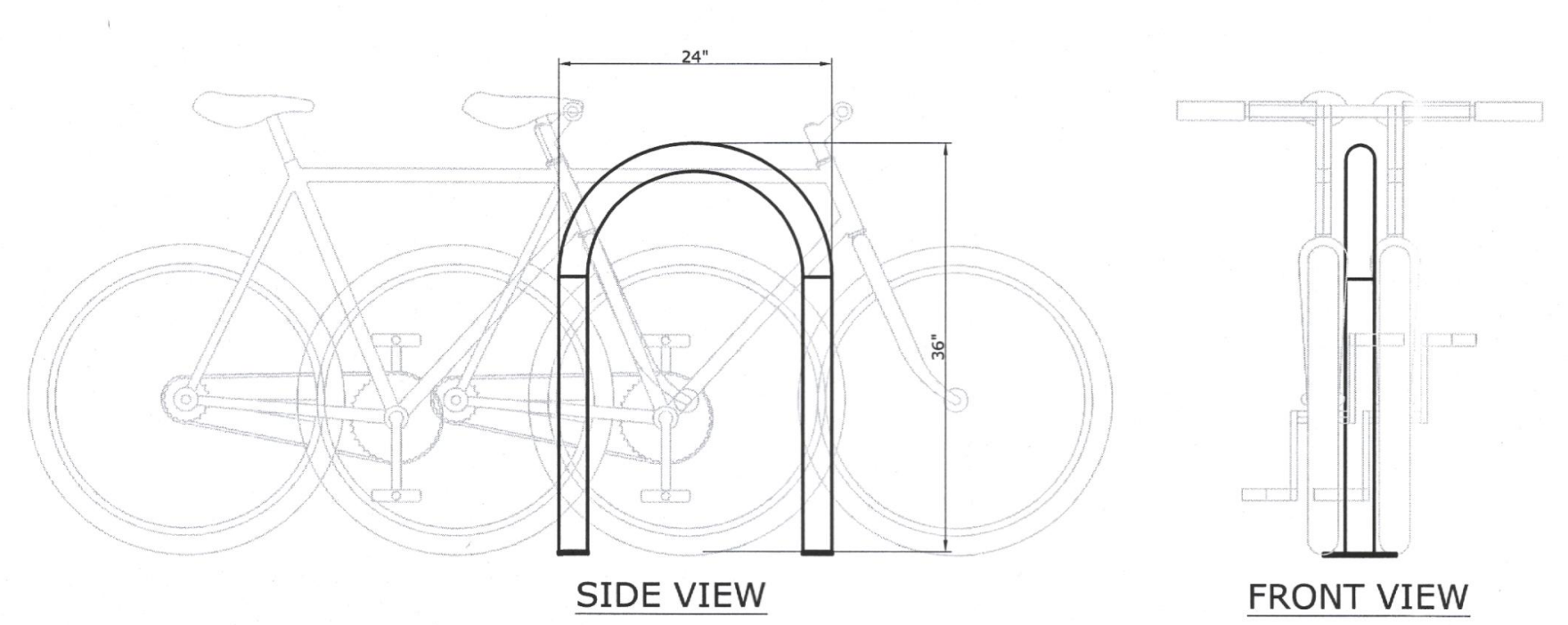
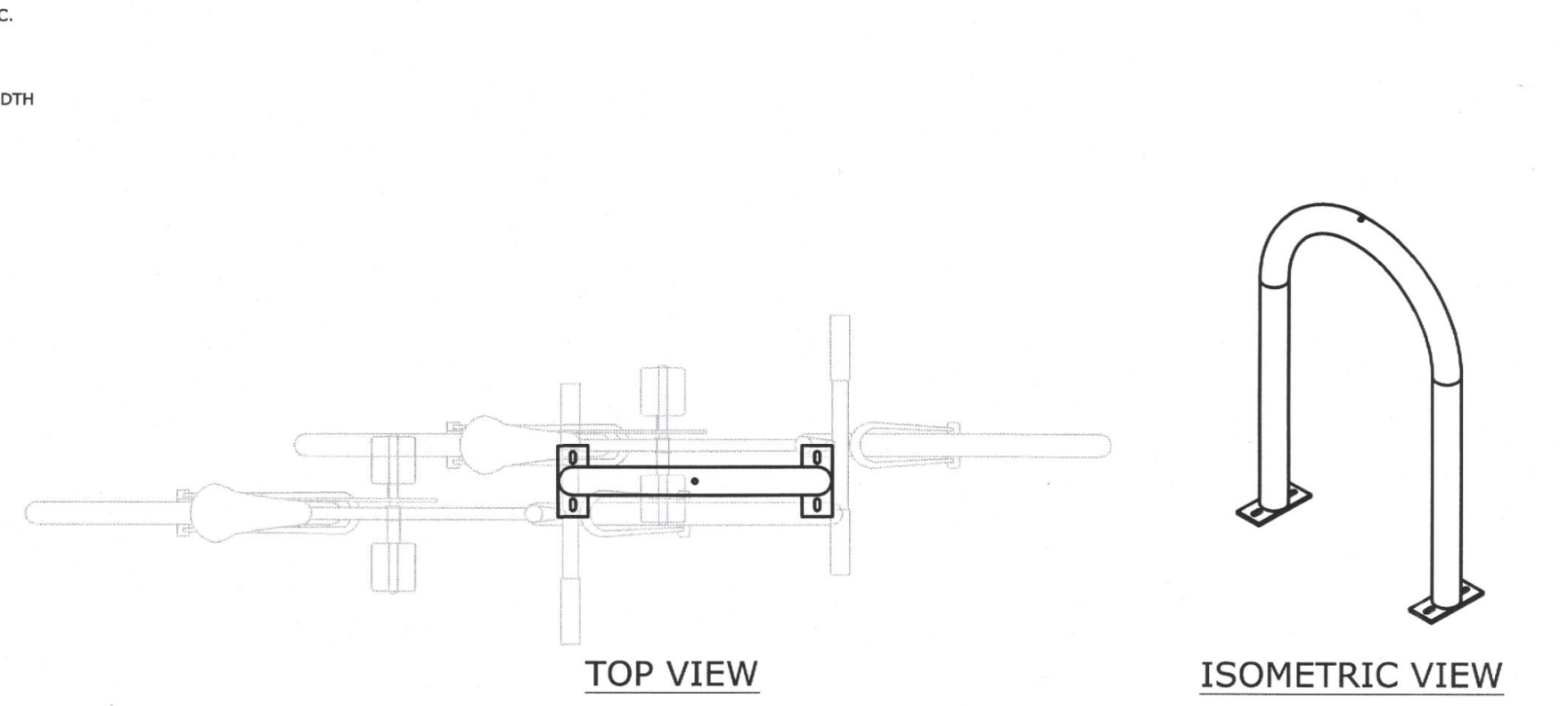
4 6' CLASS 'C' LANDSCAPE BUFFER FENCE
NOT TO SCALE



5 6' BLACK VINYL COATED CHAIN LINK FENCE (DETENTION POND)
NOT TO SCALE



6 COVERED MAIL KIOSK
NOT TO SCALE

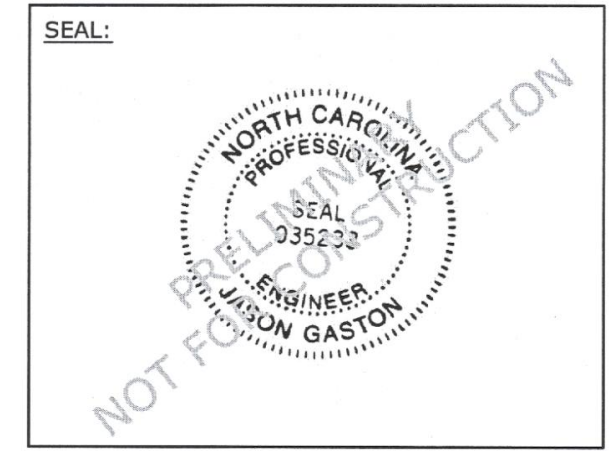


7 'U' BIKE RACK DETAIL - 2 SPACES/RACK
NOT TO SCALE

PROJECT:
Abbington Forest
A Multifamily Development
ADDRESS:
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Clayton, NC 27520

DEVELOPER:
ReaVentures GROUP, LLC
2964 Peachtree Road, Ste. 640
Atlanta, GA 30305
CONTACT: Mr. Trey Coogle

ENGINEER:
VALOR ENGINEERING
215 Boone Heights Drive, Ste. 107
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REVISIONS	DATE
1 TOWN COMMENTS	03/17/17
2 TOWN STAFF REPORT	03/24/17
3 TOWN EMAIL COMMENTS	04/07/17
4 TOWN PLANTING COMMENTS	04/10/17

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: Town of Clayton
DATE: 03/07/17
SHEET TITLE:

PRELIMINARY CONSTRUCTION DETAILS
SHEET NUMBER: C-6
SCALE: NTS
FILE NUMBER: 056-004



Abbington Forest Landscape Plant Legend

Symbol	Qty	Plant Botanical Name	Plant Common Name	Size	Type
	44	Acer saccharum 'Legacy'	Legacy sugar maple	2-1/2" cal, 8' ht min	Canopy Tree
	30	Acer rubrum 'Red Sunset'	Red Sunset maple	2-1/2" cal, 8' ht min	Canopy Tree
	44	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	2" cal, 6' ht min	Understory Tree
	31	Conus kousa 'Milky Way'	Milky Way kousa dogwood	2" cal, 6' ht min	Understory Tree
	74	Hydrangea arborescens 'Annabelle'	Annabelle wild hydrangea	24" ht	Deciduous Shrub
	52	Hydrangea quercifolia 'Alice'	Alice oakleaf hydrangea	24" ht	Deciduous Shrub
	23	Ilex attenuata 'Fosteri'	Foster's Holly	48" ht, pyramidal	Evergreen Shrub
	47	Itea virginica 'Henry's Garnet'	Henry's Garnet itea	24" ht	Deciduous Shrub
	24	Jasminum nudiflorum	winter jasmine	24" ht	Evergreen Shrub
	29	Juniperus horizontalis 'Plumosa'	Andorra juniper	12" ht	Evergreen Shrub
	17	Viburnum pragnense	Prague viburnum	24" ht	Evergreen Shrub

LANDSCAPE NOTES:

1. All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material; such system will include a rain sensor.
2. All landscaped areas shall be maintained in an attractive and healthy condition. Dead and diseased plantings shall be removed and replaced in a timely fashion.

Service area screen using evergreen shrubs and 8' opaque fence

Tree save area in stream buffer

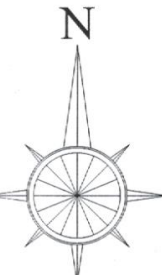
Class 'B' 20' perimeter buffer

Typical landscape terminal island planting

Typical mechanical equipment screen (low opaque fence)

Typical landscape interior island planting

Class 'C' 10' buffer for vehicular use area adjoining a residential zone



Abbington Forest Landscape Calculations

RELEVANT CODE REFERENCE	REQUIREMENT	RESPONSE TO REQUIREMENT
UDO 155.204 (A) Thoroughfare Overlay District This project is in the Thoroughfare Overlay District Commercial, and the landscape requirement is (1) tree and (5) shrubs per 1,000 sq ft of street yard. The street yard is determined by multiplying the frontage length (not including driveway width) by the average street yard width, which is 20'. The length is 242'. Therefore the street yard area is 4,840 sq ft.	(5) canopy trees and (24) shrubs	This requirement is satisfied by (5) Legacy sugar maples, (1) Red Sunset maple, (12) winter jasmynes, (9) Annabelle hydrangeas and (3) Alice hydrangeas.
UDO 155.402 Part 1 Site Interior Landscaping 20% of the total site area shall be landscaped. Site area = 215,143 sq ft (4,939 acres). 20% = 43,029 sq ft (9.99 acres). (1) canopy tree, (1) understory tree and (2) shrubs per 1,000 sq ft = (44) canopy trees, (44) understory trees and (88) shrubs. This requirement may be satisfied in part by the requirements for vehicular use area (see below).	(44) canopy trees, (44) understory trees and (88) shrubs	(24) of the canopy trees that are used to satisfy the landscaping (landscape) requirement are used for this credit. The remaining 20 interior trees are also Legacy sugar maples. In addition, (4) Forest Pansy redbuds, (25) Kousa flowering dogwoods, (25) Henry's Garnet hydrangeas, (25) Annabelle hydrangeas and (5) Andorra Juniper are used.
UDO 155.402 Part 1 Vehicular use areas: southern edge Class C buffer Perimeter screening. A Class 'C' buffer is required along the southern edge. As the buffer width is 10' and greater, Alternative 1 is used which calls for (2) canopy trees, (3) understory trees and (12) shrubs every 100 feet. The length of the vehicular circulation area is 632'. That translates to (13) canopy trees, (25) understory trees and (76) shrubs. In addition, a 6' tall opaque fence will be provided such that shrubs can be planted on either side of it.	(13) canopy trees, (25) understory trees and (76) shrubs	(13) Red Sunset maples, (25) Kousa flowering dogwoods, (25) Henry's Garnet Virginia sweetspire, (25) Annabelle hydrangeas and (26) Alice oakleaf hydrangeas are used to satisfy this requirement. All of the Red Sunset maples, half of the Kousa dogwoods, all of the Annabelle hydrangeas and all of the Henry's Garnet itea are on the neighbor's side of the fence. Half of the Kousa dogwoods and all of the Alice hydrangeas are on the subject property's side of the fence.
UDO 155.402 Part 1 Vehicular use areas: northern edge compatible zoning The property to the north is zoned the same as the subject property (D-1). Therefore there's no landscape buffer requirement. However, Legacy maples and Forest Pansy redbuds used to meet interior landscaping requirements help to screen this site from its neighbor to the north.		
UDO 155.402 Part 1 Vehicular use areas: western edge frontage on public r.o.w. The parking area is screened from the public r.o.w. by the residential buildings. The curb parking is screened from the public r.o.w. by plants satisfying the site interior landscape, the vehicular use area southern edge Class C buffer, the western edge street buffer and the thoroughfare overlay district street yard landscape requirements.		See site interior landscape, the vehicular use area southern edge Class C buffer, the western edge street buffer and the thoroughfare overlay district street yard landscape requirements.
UDO 155.402 Part 1 Vehicular use areas: landscaping islands Each interior island and each terminal island will contain (1) canopy tree. There are (9) interior islands and (16) terminal islands, requiring a total of (25) canopy trees.	(25) canopy trees	
UDO 155.402 Part 1 Vehicular use areas: medians Although there isn't a specific landscape requirement for the median at the entry, a low spreading evergreen shrub is shown which will stay below the maximum height for a site visibility triangle near Hwy 70.	(24) low spreading shrubs	(24) Andorra Junipers are shown, which are adequate to fill the median within about three years.
UDO 155.402 Part 1 Perimeter Buffers: western edge street buffer The Class A buffer is required for the 242' of frontage. That calls for (2) canopy trees, (2) understory trees and (12) shrubs per 100' = (5) canopy trees, (5) understory trees and (30) shrubs.	(5) canopy trees, (5) understory trees and (30) shrubs	(5) Red Sunset maples, (5) Kousa flowering dogwoods, (15) winter jasmynes and (15) Annabelle hydrangeas satisfy this requirement. The maples are placed back from the property line in order to have separation from the overhead utility lines running along the property line.
UDO 155.402 Part 1 Perimeter Buffers: southern edge compatibility buffer requirement The subject site, which is zoned D-1, is required to have a Class B buffer adjoining an R-1 district. The Class C buffer adjoining the parking area meets the requirements for the Class B buffer alternative 3. The remainder of the developed part of the site which adjoins the R-E district is at the eastern developed edge of the southern boundary, and is 50' long. Alternative 3 calls for (2) canopy trees, (1) understory tree and (12) shrubs (x) 50' = (1) canopy tree, (1) understory tree and (6) shrubs.	(5) canopy trees, (1) understory tree and (6) shrubs	(2) Red Sunset maples, (1) Kousa flowering dogwood and (10) Henry's Garnet Virginia sweetspire are used to satisfy this requirement.
UDO 155.402 Part 3 Street yard trees along western property line Canopy trees are required at a rate of (1) tree per 40'. The frontage width is 242'. That requires (6) canopy trees.	(5) canopy trees	(5) Red Sunset maples are shown
UDO 155.402 PART 4 screening service areas See engineering drawings for the 8' opaque screening around the trash collection service area. Landscape plan shows evergreen shrubs surrounding that part of the perimeter that isn't already screened by the privacy fence required for the southern edge Class C buffer. (17) evergreen shrubs are needed.	(17) evergreen shrubs	(17) Prunella virginiana are used to satisfy this requirement.
UDO 155.402 PART 4 screening mechanical equipment See engineering drawings for wood screens around air handling units.		

Class 'A' buffer 20' width (+) street trees (+) TOD street yard landscape

6' opaque fence

PROJECT:

Abbington Forest

A Multifamily Development

ADDRESS:

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Clayton, NC 27520

DEVELOPER:



CONTACT:

Mr. Trey Coogle

LANDSCAPE ARCHITECT:



782 Little Laurel Rd Ext
Boone, NC 28607
828-264-4149
www.oelbergla.com

SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

DATE

Revised plan, address comments	3-09-17
Revised plan, address comments	3-17-17
Revised plan, address comments	4-07-17
Revised plan, address comments	4-10-17

PROJECT MANAGER:

RNO

DRAWING BY:

RNO

JURISDICTION:

Town of Clayton

DATE:

01/30/17

SHEET TITLE:

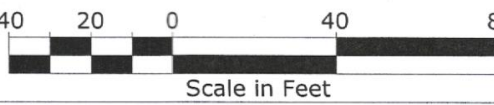
LANDSCAPE PLAN

SHEET NUMBER:

L-1

SCALE:

1" = 40'



FILE NUMBER:

Abbington Forest



0 4' 8' 12'

SCALE: $\frac{1}{8}" = 1'-0"$

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**ABBINGTON FOREST
CLAYTON, NC**

NOT RELEASED FOR CONSTRUCTION

MIRA

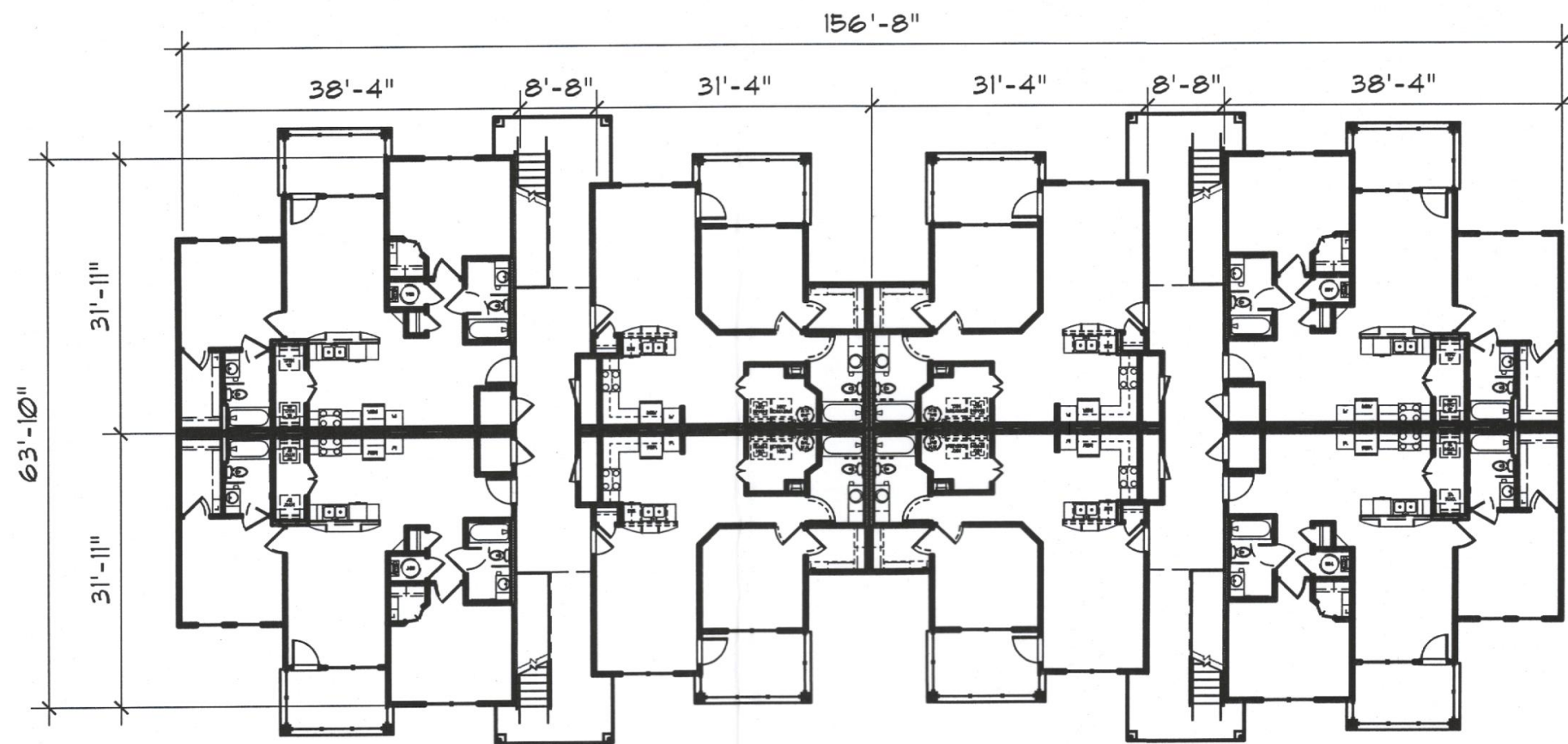
A2.1



4 SIDE ELEVATIONS BUILDING #100
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR



3 FRONT AND REAR ELEVATION BUILDING #100
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR



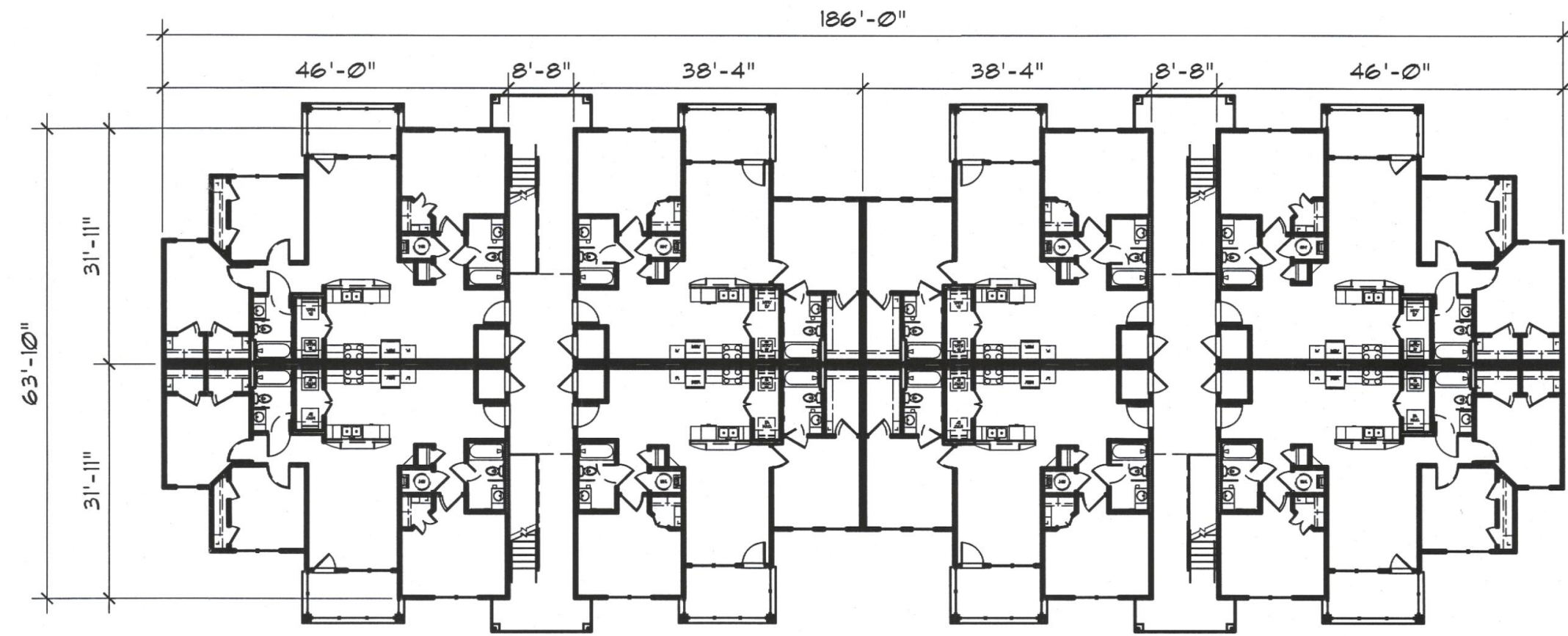
4 BUILDING #100
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR
BUILDING #100
21,679 GROSS SF.
24 UNITS



2 SIDE ELEVATIONS BUILDING #200 AND #300
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR



1 FRONT AND REAR ELEVATION BUILDING #200 AND #300
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR



1 BUILDING #200 AND #300
1/16"=1'-0" SECOND AND THIRD FLOOR SIMILAR
BUILDING #200
33,505 GROSS SF.
24 UNITS
BUILDING #300
33,505 GROSS SF.
24 UNITS

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

PROJECT	2016-133	REVISIONS	
DATE	3/17/17		
DESIGNER	3/17/17		
DET			

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
ABBINGTON FOREST
CLAYTON, NC



A2.2

NOT RELEASED FOR CONSTRUCTION

PLOTTED: Jan 29, 2017 - 8:42am LOCATION: P:\PEA\2016\X-Ref_Prelim\Clayton, NC\2016\X-Ref_Prelim\Clayton, NC ELEVATIONS AND PLANS UPTON LONG BUILDING.dwg Plotted By: dthompson - Copyright 2017



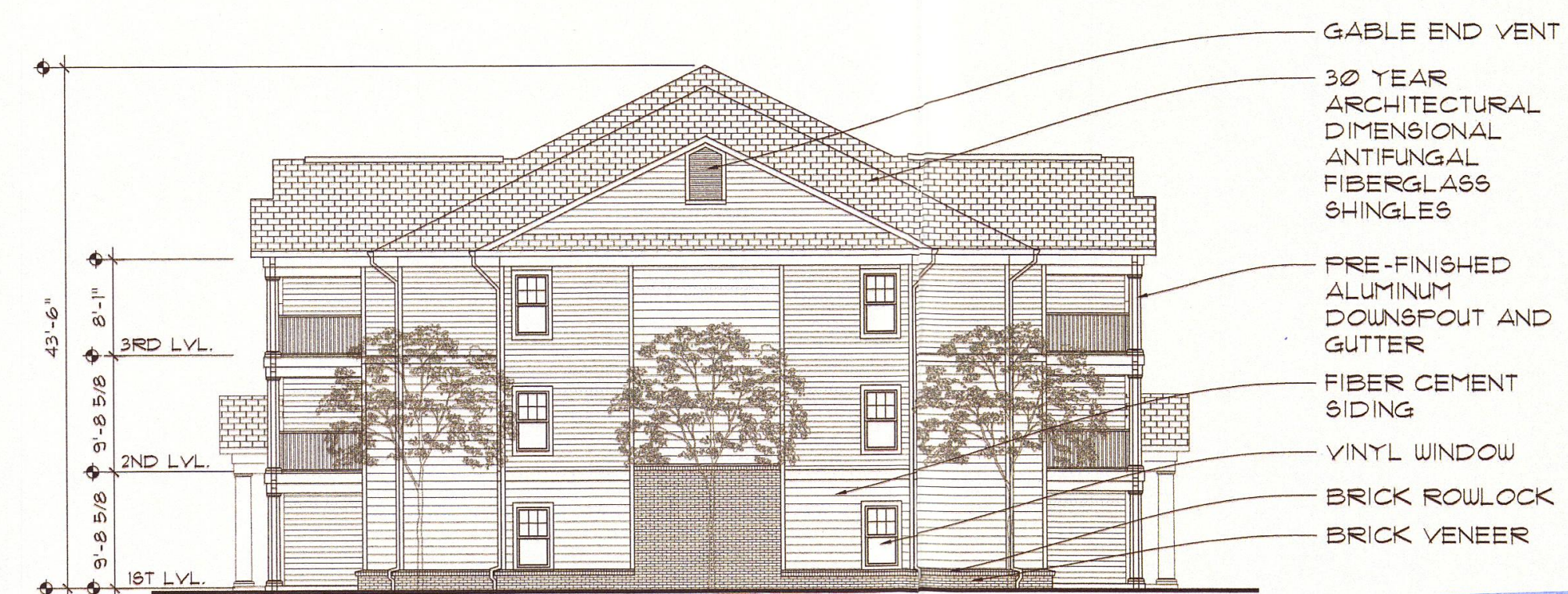
4 PARTIAL FRONT ELEVATION
3/32"=1'-0"



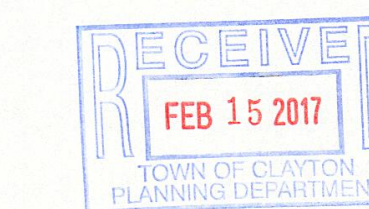
3 PARTIAL FRONT ELEVATION
3/32"=1'-0"



2 LEFT ELEVATION
3/32"=1'-0"



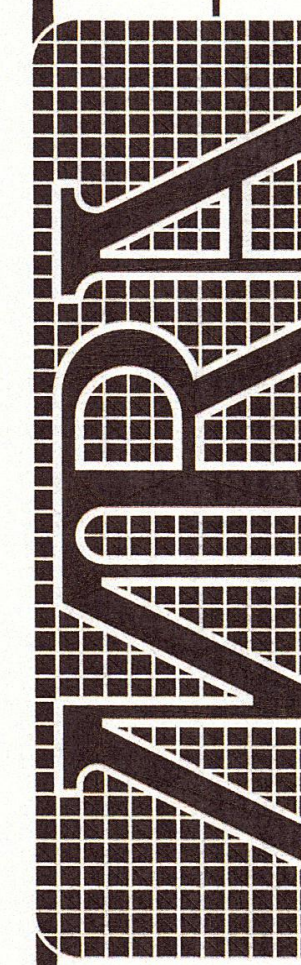
1 RIGHT ELEVATION
3/32"=1'-0"



0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT	2016-133
DATE	1/19/17
DRAWN BY / CHECKED BY	DET
REVISIONS	1/28/17

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
ABBINGTON FOREST
CLAYTON, NC



A1.2

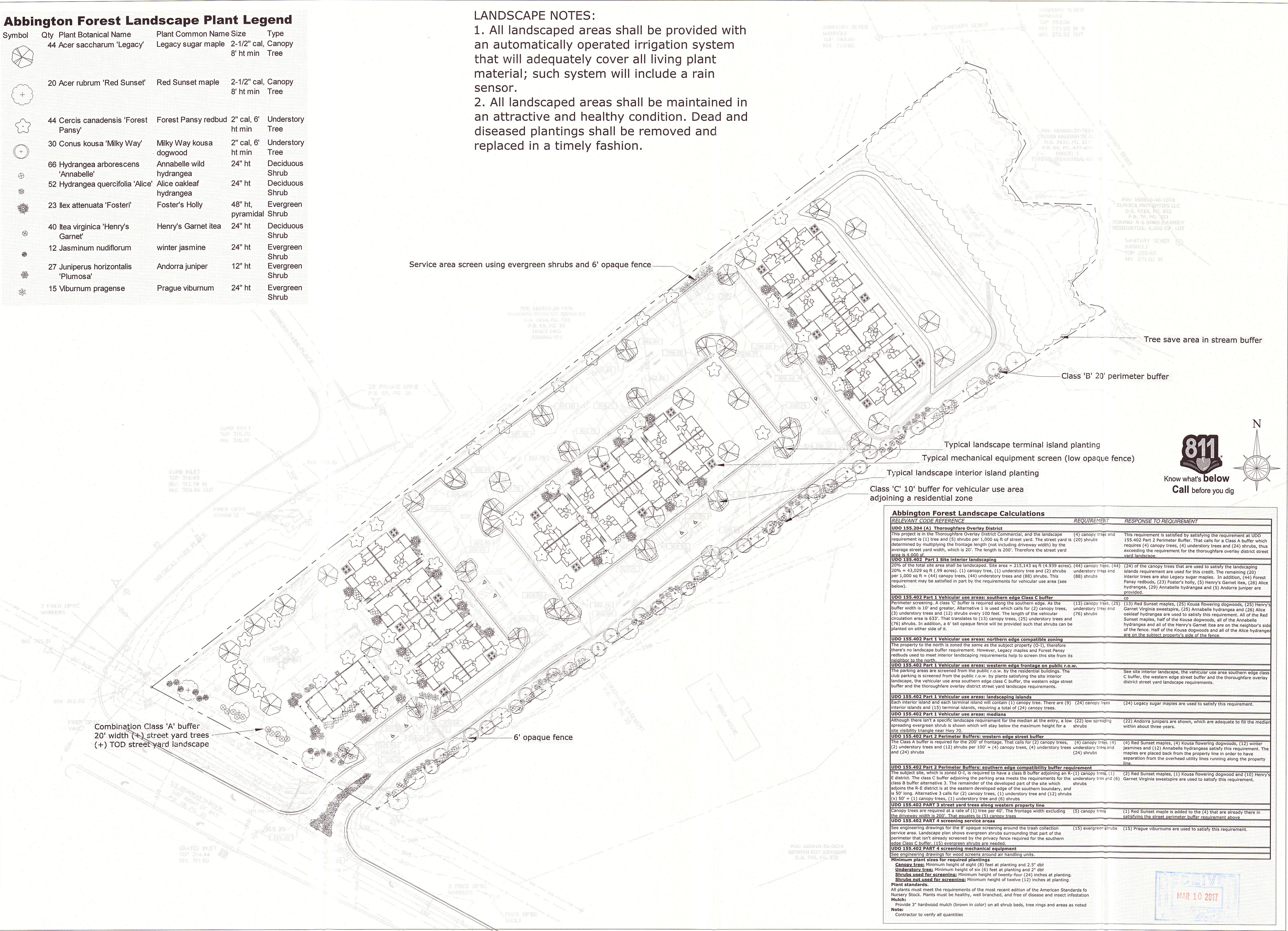
NOT RELEASED FOR CONSTRUCTION

Abbington Forest Landscape Plant Legend

Symbol	Qty	Plant Botanical Name	Plant Common Name	Size	Type
	44	Acer saccharum 'Legacy'	Legacy sugar maple	2-1/2" cal, 8' ht min	Canopy Tree
	20	Acer rubrum 'Red Sunset'	Red Sunset maple	2-1/2" cal, 8' ht min	Canopy Tree
	44	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	2" cal, 6' ht min	Understory Tree
	30	Conus kousa 'Milky Way'	Milky Way kousa dogwood	2" cal, 6' ht min	Understory Tree
	66	Hydrangea arborescens 'Annabelle'	Annabelle wild hydrangea	24" ht	Deciduous Shrub
	52	Hydrangea quercifolia 'Alice'	Alice oakleaf hydrangea	24" ht	Deciduous Shrub
	23	Ilex attenuata 'Fosteri'	Foster's Holly	48" ht, pyramidal	Evergreen Shrub
	40	Itea virginica 'Henry's Garnet'	Henry's Garnet itea	24" ht	Deciduous Shrub
	12	Jasminum nudiflorum	winter jasmine	24" ht	Evergreen Shrub
	27	Juniperus horizontalis 'Plumosa'	Andorra juniper	12" ht	Evergreen Shrub
	15	Viburnum pragnense	Prague viburnum	24" ht	Evergreen Shrub

LANDSCAPE NOTES:

1. All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material; such system will include a rain sensor.
2. All landscaped areas shall be maintained in an attractive and healthy condition. Dead and diseased plantings shall be removed and replaced in a timely fashion.



RELEVANT CODE REFERENCE	REQUIREMENT	RESPONSE TO REQUIREMENT
UDO 155.204 (A) Thoroughfare Overlay District This project is in the Thoroughfare Overlay District Commercial, and the landscape requirement is (1) tree and (5) shrubs per 1,000 sq ft of street yard. The street yard is determined by multiplying the frontage length (not including driveway width) by the average street yard width, which is 20'. The length is 200'. Therefore the street yard is 40,000 sq ft.	(4) canopy trees and (20) shrubs	This requirement is satisfied by satisfying the requirement at UDO 155.402 Part 2 Perimeter Buffer. That calls for a Class A buffer which requires (4) canopy trees, (4) understory trees and (24) shrubs, thus exceeding the requirement for the thoroughfare overlay district street yard landscape.
UDO 155.402 Part 1 Site Interior Landscaping 20% of the total site area shall be landscaped. Site area = 215,143 sq ft (4,939 acres). (20% = 43,029 sq ft (98 acres). (1) canopy tree, (1) understory tree and (2) shrubs per 1,000 sq ft = (44) canopy trees, (44) understory trees and (88) shrubs. This requirement may be satisfied in part by the requirements for vehicular use area (see below).	(44) canopy trees, (44) understory trees and (88) shrubs	(24) of the canopy trees that are used to satisfy the landscaping islands requirement are used for this credit. The remaining (20) interior trees are also Legacy sugar maples. In addition, (44) Forest Pansy redbuds, (23) Foster's holly, (5) Henry's Garnet itea, (26) Alice hydrangeas, (25) Annabelle hydrangeas and (5) Andorra junipers are provided.
UDO 155.402 Part 1 Vehicular use areas: southern edge Class C buffer Perimeter screening: A class 'C' buffer is required along the southern edge. At the buffer width is 10' and greater, alternative 1 is used which calls for (2) canopy trees, (3) understory trees and (12) shrubs every 100 feet. The length of the vehicular circulation area is 532'. That translates to (13) canopy trees, (25) understory trees and (76) shrubs. In addition, a 6' tall opaque fence will be provided such that shrubs can be planted on either side of it.	(13) canopy trees, (25) understory trees and (76) shrubs	(13) Red Sunset maples, (25) Kousa flowering dogwoods, (25) Henry's Garnet Virginia sweetspire, (25) Annabelle hydrangea and (26) Alice oakleaf hydrangeas are used to satisfy this requirement. All of the Red Sunset maples, half of the Kousa dogwoods, all of the Annabelle hydrangeas and all of the Henry's Garnet itea are on the neighbor's side of the fence. Half of the Kousa dogwoods and all of the Alice hydrangeas are on the subject property's side of the fence.
UDO 155.402 Part 1 Vehicular use areas: northern edge compatible zoning The property to the north is zoned the same as the subject property (O-1), therefore there's no landscape buffer requirement. However, Legacy maples and Forest Pansy redbuds used to meet interior landscaping requirements help to screen this site from its neighbor to the north.		
UDO 155.402 Part 1 Vehicular use areas: western edge frontage on public r.o.w. The parking areas are screened from the public r.o.w. by the residential buildings. The club parking is screened from the public r.o.w. by plants satisfying the site interior landscape, the vehicular use area southern edge class C buffer, the western edge street buffer and the thoroughfare overlay district street yard landscape requirements.		See site interior landscape, the vehicular use area southern edge class C buffer, the western edge street buffer and the thoroughfare overlay district street yard landscape requirements.
UDO 155.402 Part 1 Vehicular use areas: landscaping islands Each interior island and each terminal island will contain (1) canopy tree. There are (9) interior islands and (13) terminal islands, requiring a total of (24) canopy trees.	(24) canopy trees	(24) Legacy sugar maples are used to satisfy this requirement.
UDO 155.402 Part 1 Vehicular use areas: medians Although there isn't a specific landscape requirement for the median at the entry, a low (22) low spreading spreading evergreen shrub is shown which stay below the maximum height for a site visibility triangle near flow 20.	(22) Andorra Junipers	(22) Andorra Junipers are shown, which are adequate to fill the median within about three years.
UDO 155.402 Part 2 Perimeter Buffers: western edge street buffer The Class A buffer is required for the 200' of frontage. That calls for (2) canopy trees, (2) understory trees and (12) shrubs per 100' = (4) canopy trees, (4) understory trees and (24) shrubs.	(4) canopy trees, (4) understory trees and (24) shrubs	(4) Red Sunset maples, (4) Kousa flowering dogwoods, (12) winter jasmynes and (12) Annabelle hydrangeas satisfy this requirement. The maples are placed back from the property line in order to have separation from the overhead utility lines running along the property line.
UDO 155.402 Part 2 Perimeter Buffers: southern edge compatibility buffer requirement The subject site, which is zoned O-1, is required to have a class B buffer adjoining an R-1 canopy trees (1) E district. The class B buffer adjoining the parking area meets the requirements for the understory tree and (6) shrubs. The remainder of the developed part of the site which adjoins the R-E district is at the eastern developed edge of the southern boundary, and is 50' long. Alternative 3 calls for (2) canopy trees, (1) understory tree and (12) shrubs (x) 50' = (1) canopy trees, (1) understory tree and (6) shrubs.	(2) Red Sunset maples, (1) Kousa flowering dogwood and (10) Henry's Garnet Virginia sweetspire are used to satisfy this requirement.	
UDO 155.402 PART 3 street yard trees along western property line Canopy trees are required at a rate of (1) tree per 40'. The frontage width excluding the driveway width is 200'. That equates to (5) canopy trees.	(5) canopy trees	(1) Red Sunset maple is added to the (4) that are already there in satisfying the street perimeter buffer requirement above.
UDO 155.402 PART 4 screening service areas See engineering drawings for the 8' opaque screening around the trash collection service area. Landscape plan shows evergreen shrubs surrounding that part of the perimeter that isn't already screened by the privacy fence required for the southern edge Class C buffer. (15) evergreen shrubs are needed.	(15) evergreen shrubs	(15) Prague viburnums are used to satisfy this requirement.
UDO 155.402 PART 4 screening mechanical equipment See engineering drawings for wood screens around air handling units.		
Minimum plant sizes for required plantings Canopy trees: Minimum height of eight (8) feet at planting and 2.5" dbh Understory trees: Minimum height of six (6) feet at planting and 2" dbh Shrubs used for screening: Minimum height of twenty-four (24) inches at planting. Shrubs not used for screening: Minimum height of twelve (12) inches at planting. Plant standards: All plants must meet the requirements of the most recent edition of the American Standards for Nursery Stock. Plants must be healthy, well branched, and free of disease and insect infestation. Mulch: Provide 3" hardwood mulch (brown in color) on all shrub beds, tree rings and areas as noted. Notes: Contractor to verify all quantities.		

PROJECT:

Abbington Forest

A Multifamily Development

ADDRESS:

Near 12282 US-70 Business Clayton, NC 27520

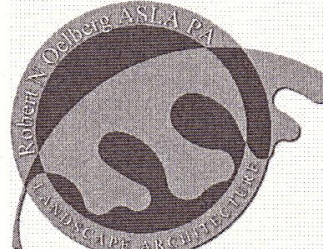
DEVELOPER:



CONTACT:

Mr. Trey Coogle

LANDSCAPE ARCHITECT:



782 Little Laurel Rd Ext Boone, NC 28607 828-264-4149 www.oelbergia.com

SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

DATE

Revised plan, address comments 3-09-17

PROJECT MANAGER:

RNO

DRAWING BY:

RNO

JURISDICTION:

Town of Clayton

DATE:

01/30/17

SHEET TITLE:

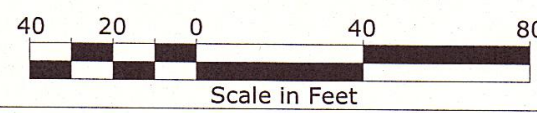
LANDSCAPE PLAN

SHEET NUMBER:

L-1

SCALE:

1" = 40'



FILE NUMBER:

Abbington Forest



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

*Planning Board
April 24, 2017*

STAFF REPORT

Application Number: 2017-31-SP Project Name: Spring Branch Lot 12, Office Building

NC PIN / Tag #: 164800-65-5850 / 05f02035n
Location: In Spring Branch Medical Park, on Medspring Drive, adjacent to the Gabriel Manor Assisted Living Facility and across from the Britthaven Nursing Home.
Town Limits/ETJ: Town Limits
Overlay: Small Area Plan (NC Hwy 42 West) / Scenic Highway Overlay
Applicant: Dalton Engineering Associates, c/o Jonathan Barnes
Owner: UACFE, LLC c/o Gabe Guillois
Developer: Capital Associates c/o Stephen Porterfield

Public Noticing:

- Neighborhood meeting April 4, 2017
- Sign posted April 12, 2017

REQUEST: The applicant is requesting site plan approval to develop a two-story office building in an office park.



SITE DATA:

Acreage: 2.4 acres
Present Zoning: PD-MU
Proposed Zoning: PD-MU
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development – Mixed Use (PD-MU)	Britthaven Nursing Home
South	Residential-Estate (R-E)	Single family residential / vacant
East	Planned Development – Mixed Use (PD-MU)	Medical offices
West	Planned Development – Mixed Use (PD-MU)	Gabriel Manor Assisted Living Facility

DEVELOPMENT DATA:

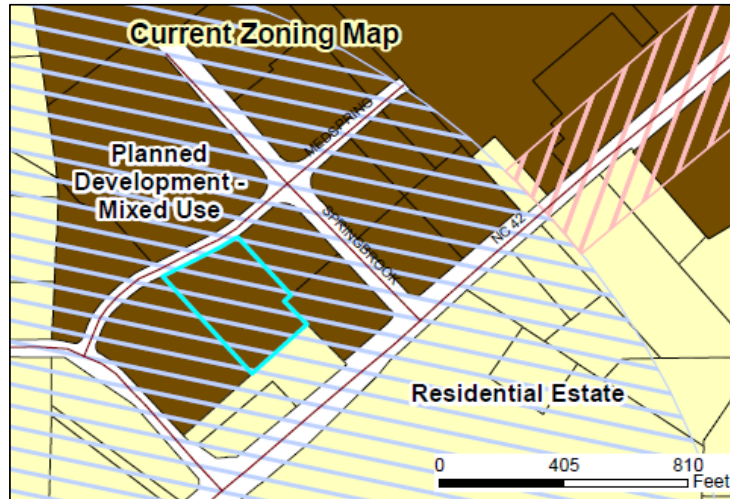
Proposed Uses: Office
Buildings: Two-story building, 28,000± square feet
Impervious Surface: 76,459 sqft (73%)
Required Parking: 131 (1 space per 200 square feet of medical office) + 2 bicycle racks
Proposed Parking: 137 vehicle parking
Access/Streets: Access from Medspring Drive
Water/Sewer Provider: 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 two-story office building, to be constructed on Lot 12 of Spring Branch Medical Park. This is a master planned office park, that was originally approved in 2008 by Town Council.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent, as this area is identified as a community commercial center in the Future Land Use Map.
- **Master Plan (if any)**
The request is consistent with the approved Master Plan (PDD 08-08 and S-10-01).
- **Unified Development Code**
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), subject to the conditions below.

**Landscaping and Buffering**

In Clayton, a Class C landscaping buffer is required along the perimeter of all planned developments. Otherwise, the site meets the requirements for interior landscaping.

Access/Streets

The site is accessed via Medspring Drive, which is a town-owned road. Pedestrian access is from Medspring Drive.

At the time this planned development was originally approved, a requirement was added to encourage cross-access with the adjacent residentially-zoned properties.

Multi-Modal Access

Two bicycle racks are required on the site.

Recreation and Open Space

N/A.

Environmental

There are no resource conservation areas on the site.

Signs

Signs will meet current UDC standards.

Site Design

The building is surrounded by parking, with pedestrian and vehicular access from Medspring Drive.

Garbage / Recycling

Dumpsters will be used.

Architecture/Design

The architecture deviates somewhat from the current style of the site. The applicant is seeking a somewhat more signature building appearance. Although Spring Branch medical plaza started off as redbrick with parapet walls, it has since come to incorporate vinyl siding, pitched (asphalt shingled) roofs, and stucco. This building adds yet another material to the mix – corrugated metal – which contrasts with the large windows and charcoal-colored brick.

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

None.

CONSIDERATIONS

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

STAFF RECOMMENDATION:

Staff is recommending approval with conditions.

CONDITIONS:

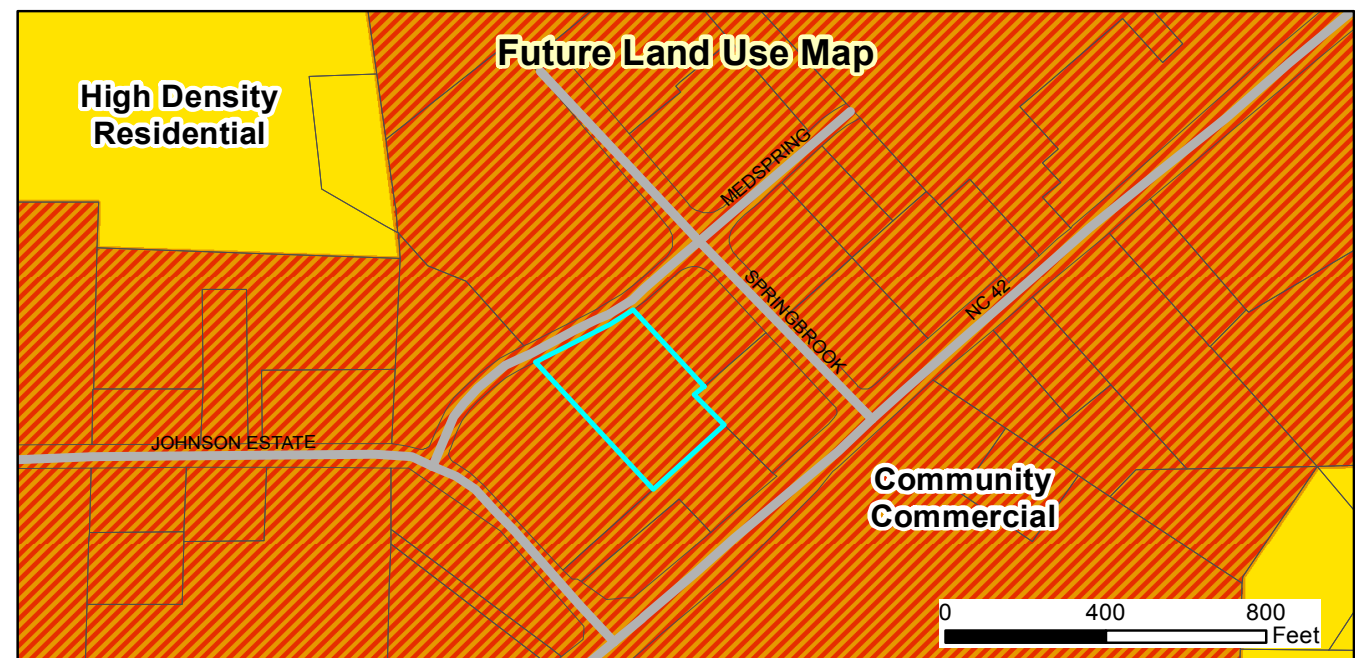
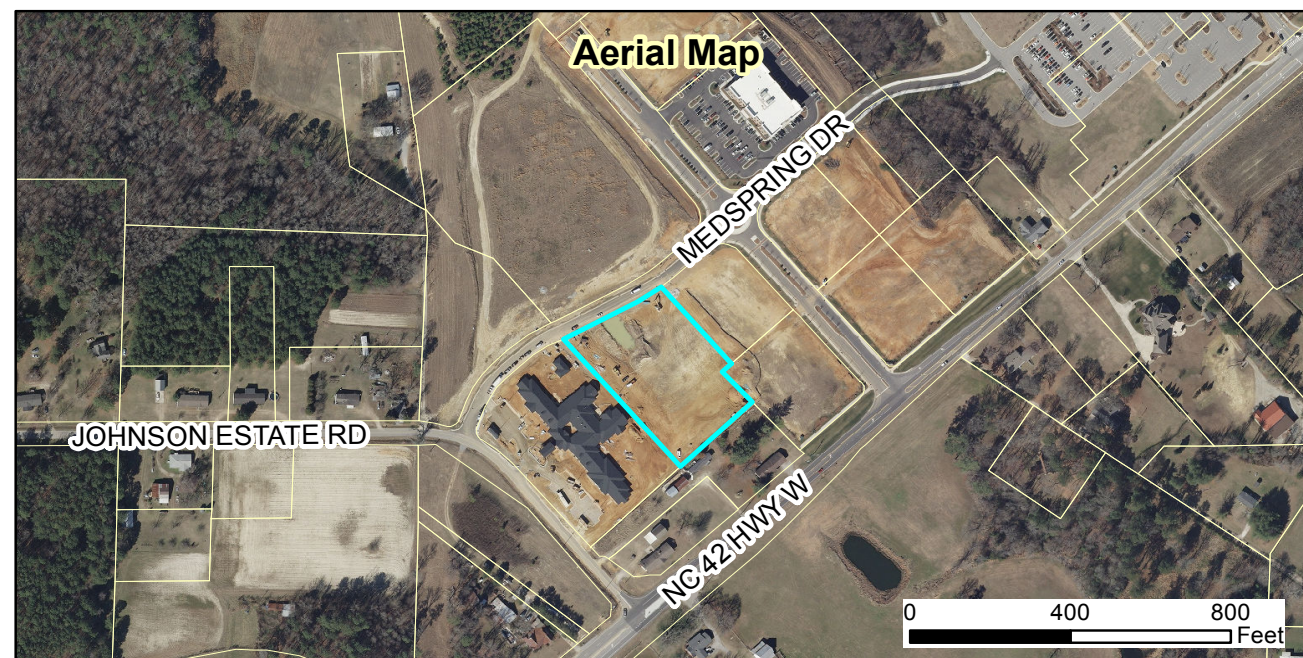
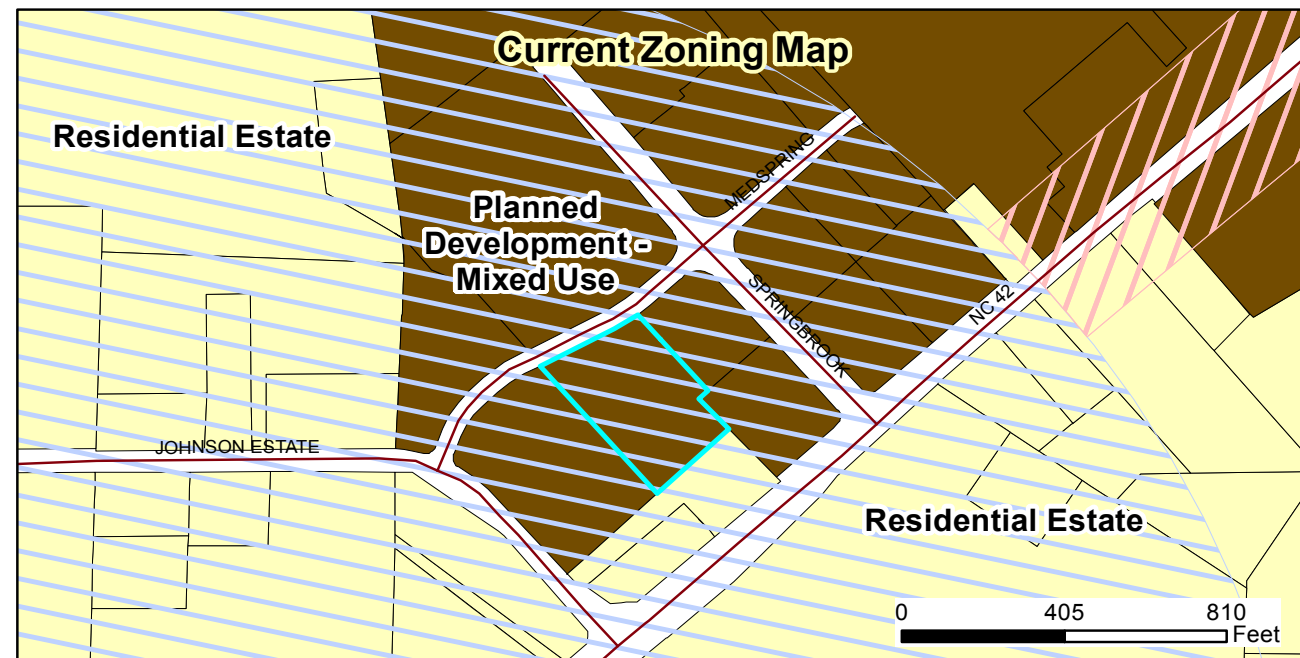
If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
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 Planning Department for final approval.
3. All roof mounted and ground mechanic equipment must be completely screened from view.
4. Utility fees shall be paid to the Town prior to issuance of any building permits.
5. Roadway Improvements required by NCDOT to Highway 70 Business West and Shotwell Road (SR 1553) shall be installed or bonded prior to the issuance of a certificate of occupancy.
6. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
7. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
8. 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.
9. A Class C landscaping buffer shall be installed along any property lines that abut Residential-Estate (R-E) zoned properties.
10. A preliminary agreement for cross access with the adjacent property to the southeast (along US Hwy 42 West) shall be in placed prior to the issuance of a Zoning Compliance Permit. This requirement is in accordance with Condition of Approval #3 for this planned development.
11. A 20' wide utility easement shall be extended to the property line from the easternmost manhole, to provide access to the Town's sewer system to adjacent properties.

ATTACHMENTS:

- 1) Staff Report Maps

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



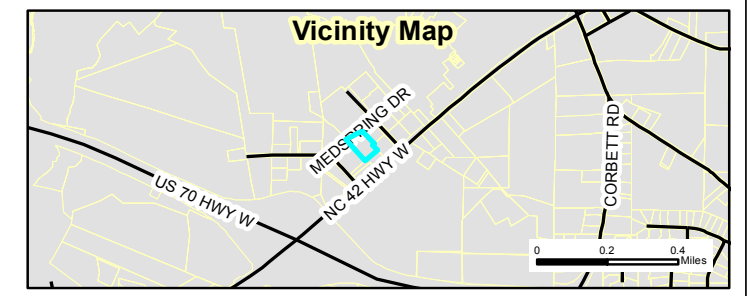
2017-31-SP, Spring Branch Lot 12
Request: Develop two-story office building.

Applicant: Dalton Engineering Associates
 Property Owners: UACFE, LLC
 Parcel ID: 164800-63-5850
 Tag #: 05f02035n



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-31-SP Spring Branch Lot 12\Maps\Staff Rep

- Parcels
- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Roads
- Railroads





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.*

SITE INFORMATION

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Spring Branch - Lot 12 Acreage of Property: 2.4 acres (approx.)

County Tag #: 05F02035N NC PIN: 164800-63-5850

Address/Location: The parcel is located within the Spring Branch Medical and Commercial Office Park, and is adjacent to Medspring Drive.

Existing Use: Vacant commercial lot Proposed Use: Medical office space

Zoning District: PD - MU B3

Is project within a Planned Development? ☐ No
☒ Yes (list): PD - MU B3

Is project within an Overlay District? ☐ No
☒ Yes (list): Small Area Plan

FOR OFFICE USE ONLY

Date Received: MAR 01 2017 Amount Paid: \$515.00 File Number: 2017-31-SP

PROPERTY OWNER INFORMATION

Name: UACFE, L.L.C.

Mailing Address: 12 Lafoy Drive Clayton, North Carolina 27527

Phone Number: (919) 821 - 7890 Fax: (919) 821 - 2070

Email Address: gguillois@lundygroup.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

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

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

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☒	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The attached submittal comprises of a Major Site Plan Application for a proposed commercial building, with paved access drives and parking areas. The proposed two-story building would contain approximately 26,130 square feet, and would be utilized for medical office space. The site is located within the existing Spring Branch Medical and Commercial Office Park, adjacent to NC Highway 42.

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 Major 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.

Jonathan Barnes
Print Name


Signature of Applicant

2/27/17
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: Spring Branch - Lot 12 Address or PIN #: 164800-63-5850

AGENT/APPLICANT INFORMATION:

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

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(City, State, Zip)

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

Major 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:

UACFE, L.L.C. c/ Gabriel Garcia
(Name - type, print clearly)

12 Lafoy Drive
(Address)

[Signature]
(Owner's Signature)

Clayton, North Carolina 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Foy Barksdale, a Notary Public for the above State and County, this the 29th day of February, 20 17.

SEAL



[Signature]
Notary Public
My Commission
Expires: July 23, 2020

August 2015

Page 9 of 9

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Spring Branch - Lot 12

Application: Major Site Plan

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 4/4/17

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	ABDUL KAMAROSHIA	303 PARKRIDGE DR. CLAYTON
3		27527.
4		
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NEIGHBORHOOD MEETING SUMMARY FORM

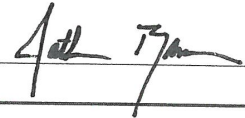
FILL OUT THE FOLLOWING:

Application: Spring Branch - Lot 12 (Major Site Plan Application)

Date of Mailing: 3/16/17

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: Jonathan Barnes

Signature: 

Date of Meeting: 4/4/17

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 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.*

*Need to consider cross access from Spring Branch
Square LLC (2330 NC Hwy 42 Clayton, NC 27520)
Also a 8" sewer line connection to the
North Side SSMH. A 8" stab out to the
Property line.*

*ABDUL KAMALPASHA 919-333-0701
303 PARKRIDGE DR. CLAYTON N.C 27527
kamalcat@gmail.com.*

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

Meeting Summary / Minutes :

On April 4, 2017, the Neighborhood Meeting for the Spring Branch – Lot 12 Site Plan was held at the office of Dalton Engineering and Associates, P.A. (Applicant), which is located at 446 East Main Street, Clayton, North Carolina. The Meeting started at 6:30 p.m., and was attended by the following two individuals :

1. Abdul Kamalpasha – Representative of two parcels of property adjacent to / near the subject project : NC PINs 164800-63-6554 and 164800-63-5397.
2. Jonathan Barnes – Representative of the Engineer /Applicant.

Mr. Kamalpasha is requesting the following two items be provided to serve the two parcels he is representing :

1. A utility easement extension from the existing utility easement located along the Southeast side of Lot 12 to the parcel he is representing adjacent to Lot 12 (NC PIN 164800-63-6554).
2. A cross-access easement and access drive stub from the parking area proposed on Lot 12 to the parcel he is representing adjacent to Lot 12 (NC PIN 164800-63-6554). This request would provide a direct access to Medspring Drive, thru the proposed parking area within Lot 12.

Note : A map is with the above two requests drawn / labeled, as provided by Mr. Kamalpasha, is attached. Please see Attachment A.

The parcel on which the Site Plan is located is currently owned by UACFE, L.L.C., which is represented by the Lundy Group. In response to the two requests that have been made by the Representative of the adjacent parcels, our office contacted the Lundy Group and offers the following comments :

1. In regards to the request for a utility easement extension from Spring Branch – Lot 12 to the adjacent parcel, the Lundy Group has stated they would be happy to discuss the option of easement extension with the Owner(s) of the adjacent parcel. Please see Attachment B.
2. In regards to the request of an access drive stub from Lot 12 to the adjacent parcel, our office does not recommend the idea. An access drive extension would eliminate some of the Lot 12 Developer's proposed site improvements, namely parking spaces, which they feel that their proposed usage needs. Additionally, the Developer would not prefer future off-site traffic utilize the parking areas within Lot 12 as a cut-through to Medspring Drive. However, there are two existing access drives within Spring Branch Medical and Business Park near this site. The first is located between Lot 12 and Lot 4, and the second between Lot 3 and Lot 4. These drives could be extended to serve the adjacent parcel. The Lundy Group has stated they would be happy to discuss that option as well with the Owner(s) of the adjacent parcel. Please see Attachment B.

3. Note : The adjacent parcels (NC PINs 164800-63-6554 and 164800-63-5397) are not land-locked, and were not required to be connected to Spring Branch Medical and Business Park. BOTH parcels currently contain road frontage on two state-maintained roads : NC Highway 42 West and Johnson Estate Road.
4. Attachment B has been provided to Mr. Kamalpasha, and our office has made the Lundy Group aware that Mr. Kamalpasha would be getting in contact with them to discuss the requests, above.

There have been no changes made to the Site Plan Application as a result of the Neighborhood Meeting.



Jonathan Barnes

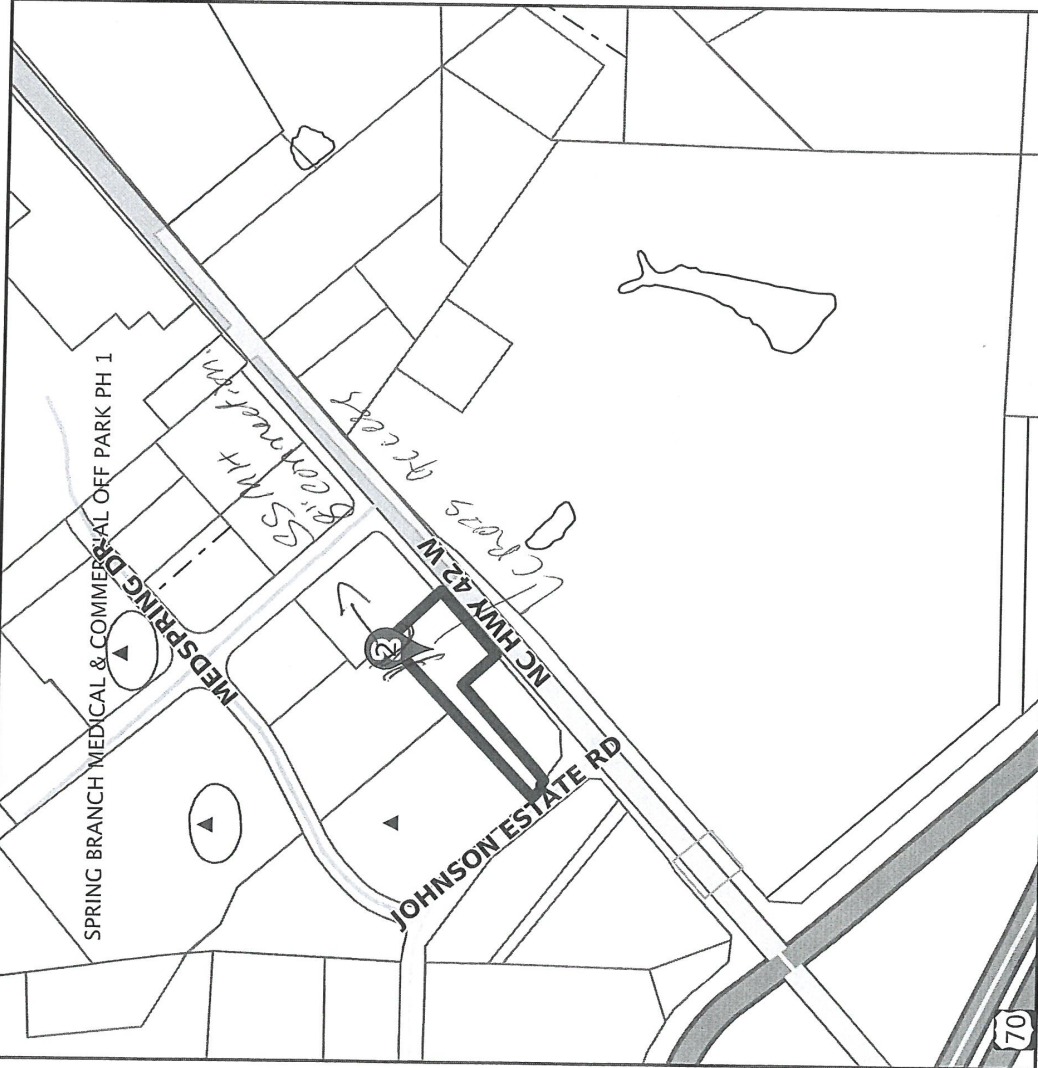
Dalton Engineering and Associates, P.A.

(919) 550 – 4740 office

ATTACHMENT A

*** DISCLAIMER ***

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



Result 1

id: 05F02035A
Tag: 05F02035A
Tax Unique Id: 4734969
NCPin: 164800-63-6554
Mapsheet No: 1648
Owner Name 1: SPRING BRANCH SQUARE, LLC
Owner Name 2:
Mail Address 1: 303 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6630
Site Address 1: 2330 NC HWY 42
Site Address 2: CLAYTON, NC 27520-
Book: 04840
Page: 0178
Market Value: 92410
Assessed Acreage: 1.43
Calc. Acreage: 1.34
Sales Price: 375000
Sale Date: 2016-09-29

Scale: 1:5030 - 1 in. = 419.16 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
April 4, 2017

ATTACHMENT B

Jonathan Barnes

From: Trey Adams [tadams@lundygroup.com]
Sent: Thursday, April 13, 2017 10:40 AM
To: Jonathan Barnes
Cc: Gabe Guillois
Subject: Spring Branch

Jonathan:

You can put in your report we are happy to discuss Abdul purchasing a sewer and potential a road easement.

Best,
Trey

Trey Adams



tadams@lundygroup.com

919-821-7890 (Office)

910-964-7116 (Cell)

919-821-2070 (Fax)

www.lundygroup.com

SITE PLAN
FOR
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, NC
TOWN OF CLAYTON PLANNING DEPARTMENT PROJECT NUMBER: 2017-31-SP

INDEX TO DRAWINGS

SHEET 1	COVER SHEET	
SHEET 2	EXISTING CONDITIONS	
SHEET 3	SITE LAYOUT SHEET WITH AERIAL	
SHEET 4	SITE LAYOUT SHEET	
SHEET 5	GRADING AND SEDIMENT & EROSION CONTROL	
SHEET 6	UTILITY PLAN	
SHEET 7	SITE DETAIL PLAN	
SHEET 8	LANDSCAPE PLAN	(NOTE: PROVIDED BY OTHERS.)
SHEET A2.01	FIRST FLOOR PLAN	(NOTE: PROVIDED BY OTHERS.)
SHEET A2.02	SECOND FLOOR PLAN	(NOTE: PROVIDED BY OTHERS.)
SHEET A4.01	BUILDING ELEVATIONS	(NOTE: PROVIDED BY OTHERS.)
SHEET A4.02	BUILDING ELEVATIONS	(NOTE: PROVIDED BY OTHERS.)
SHEET A4.03	BUILDING ELEVATIONS	(NOTE: PROVIDED BY OTHERS.)

ENGINEER

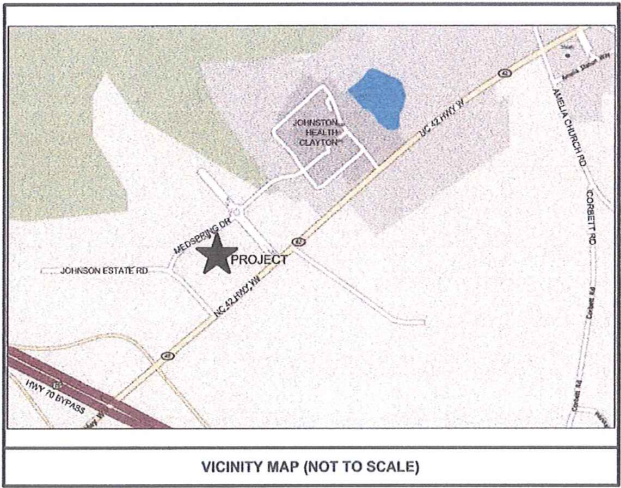
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

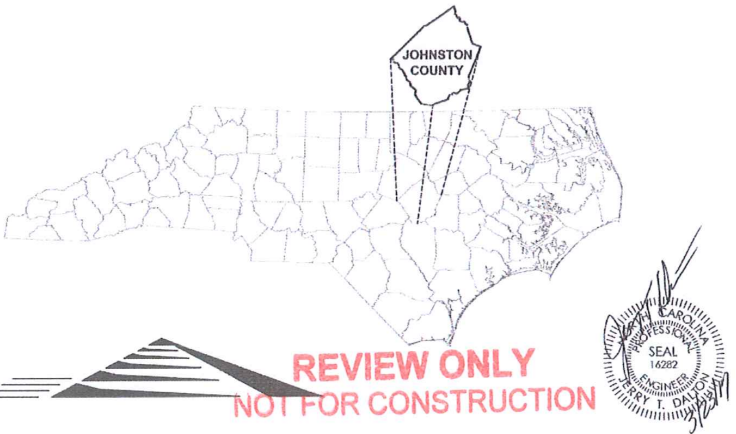
TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER

UACFE, L.L.C.
12 LAFOY DRIVE
CLAYTON, NC 27527
(919) 821-7890



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

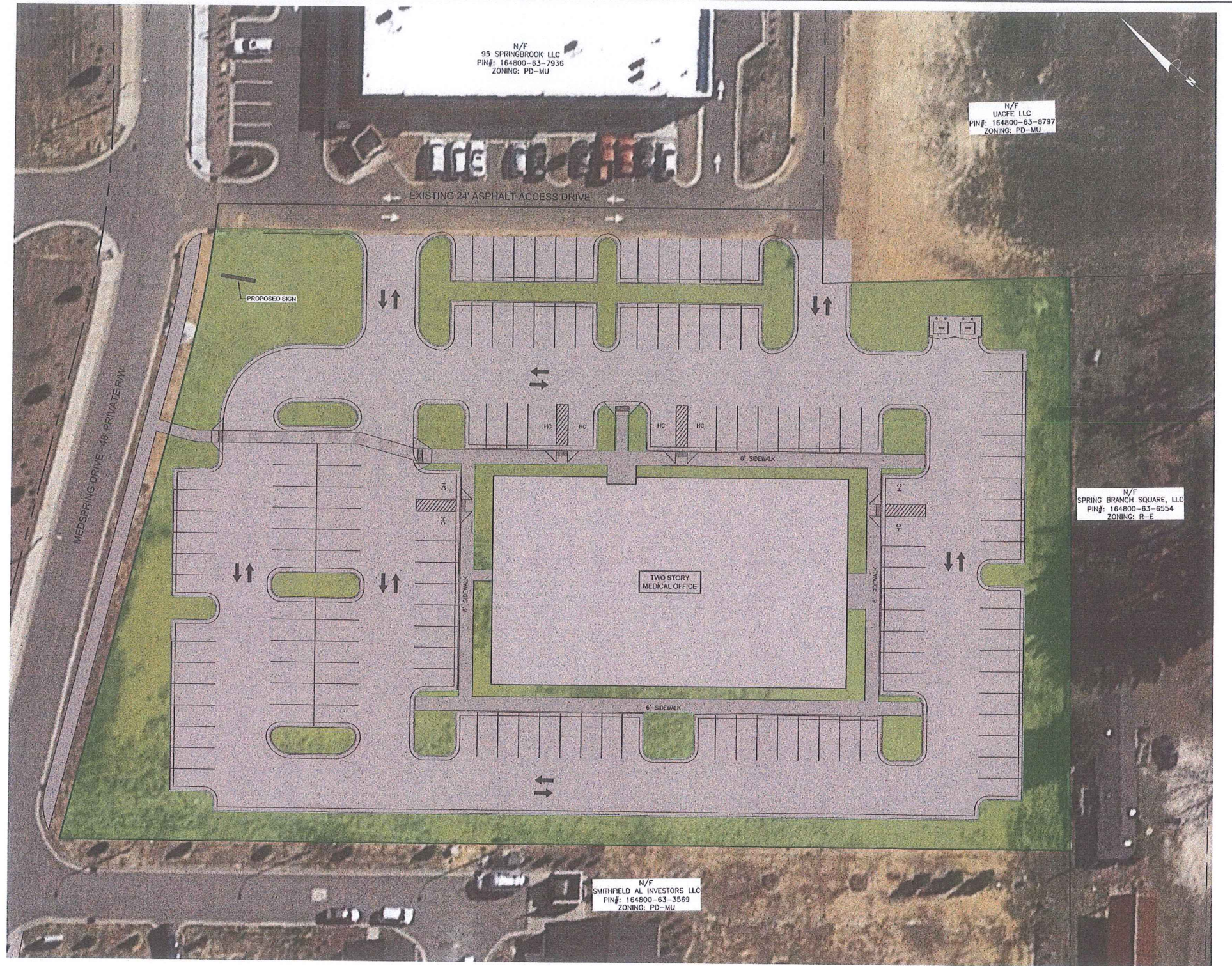


- NOTES:
1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIRS AND/OR REPLACEMENT OF ALL PAVEMENT, CURB AND OTHER STRUCTURE INSTALLED ON THE UTILITY EASEMENT, IN THE EVENT THE TOWN SEES IT NECESSARY TO DISTURB ANYTHING EXISTING FOR THE PURPOSE OF MAINTENANCE, CONSTRUCTION, ETC.
 2. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
 3. IT'S THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
 4. AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH.
 5. LANDSCAPING PLAN PROVIDED BY R. CLAYTON NARRON, LANDSCAPE ARCHITECT.
 6. BUILDING ELEVATIONS PROVIDED BY 310 ARCHITECTURE + INTERIORS.

NOTES:
DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWG) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

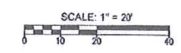
Job: 16057	Date: 03/01/17	Revision: 001
File: 16057-MASTER	Drawn: RVM	Sheet: 1 OF 13

REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 3/23/17



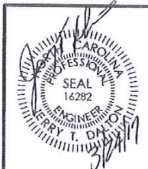
CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.noccc.org
1-800-632-4949

REVIEW ONLY
NOT FOR CONSTRUCTION



SITE LAYOUT SHEET
WITH AERIAL PHOTOGRAPHY
OF
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS 3/24/17



Dalton Engineering and Associates, P. A.
448 East Main Street
P.O. Box 428
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 16057	Date: 03/01/17	Revision: 001
File: 16057-MASTER	Drawn: RVM	Sheet: 3 OF 13

PROJECT NUMBER: 2017-31-SP

SITE DATA TABLE	
DEVELOPMENT NAME:	LOT 12 OF SPRING BRANCH
PARCEL PIN:	164800-63-5850
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE
TOTAL LOT AREA:	2.42 AC. (105,247 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
ZONING DISTRICT:	SPRING BRANCH MEDICAL AND COMMERCIAL PARK PD-MU B-3 (UNDERLYING) SMALL AREA PLAN NONE
OVERLAY DISTRICT:	NONE
PHASE 1 CONSTRUCTION	
HEATED SF:	26,130 SF
FLOOR AREA RATIO:	0.129
BUILDING COVERAGE:	12.91%
MAXIMUM BUILDING HEIGHT:	32'-0" (SEE PLAN)
IMPERVIOUS AREA:	76,459 SF (73%)
MAXIMUM PER LOT IMPERVIOUS AREA:	75% PER THE CURRENT APPROVED MASTER PLAN, MSD 2013-17
PARKING SPACES REQUIRED:	MEDICAL OFFICE - 1 SPACE PER 200 SQ.FT. 131 SPACES
HANDICAP SPACES REQUIRED:	6 ACCESSIBLE SPACES PER 101 TO 150
PARKING SPACES PROVIDED:	137 SPACES
HANDICAP SPACES PROVIDED:	8 SPACES
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	DUKE ENERGY
B-3 BUILDING SETBACKS REQUIRED:	
STREET YARD	25'
SIDE STREET	25'
SIDE (ABUTTING RESIDENTIAL)	30'
SIDE (INTERIOR)	15'
REAR:	30'

DEVELOPMENT TEAM	
OWNER:	UACFE, LLC, C/O THE LUNDY GROUP PO BOX 33279 RALEIGH, NC 27655
DEVELOPER:	THE LUNDY GROUP P.O. BOX 33279 RALEIGH, NC 27636
ENGINEER:	DALTON ENGINEERING AND ASSOCIATES, P.A. 446 EAST MAIN STREET CLAYTON, NC 27520

NOTES:

ALL MECHANICAL GROUND AND ROOF EQUIPMENT MUST BE SCREENED FROM VIEW.

ALL HANDICAP RAMPS, CROSSWALKS, ETC. SHALL MEET ADA STANDARDS.

OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.

ANY CONNECTION TO NC DOT RIGHT-OF-WAYS SHALL REQUIRE AN APPLICATION FOR A DRIVEWAY PERMIT.

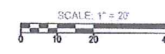
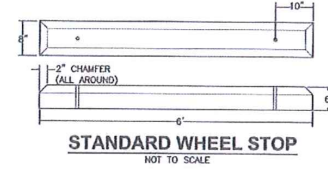
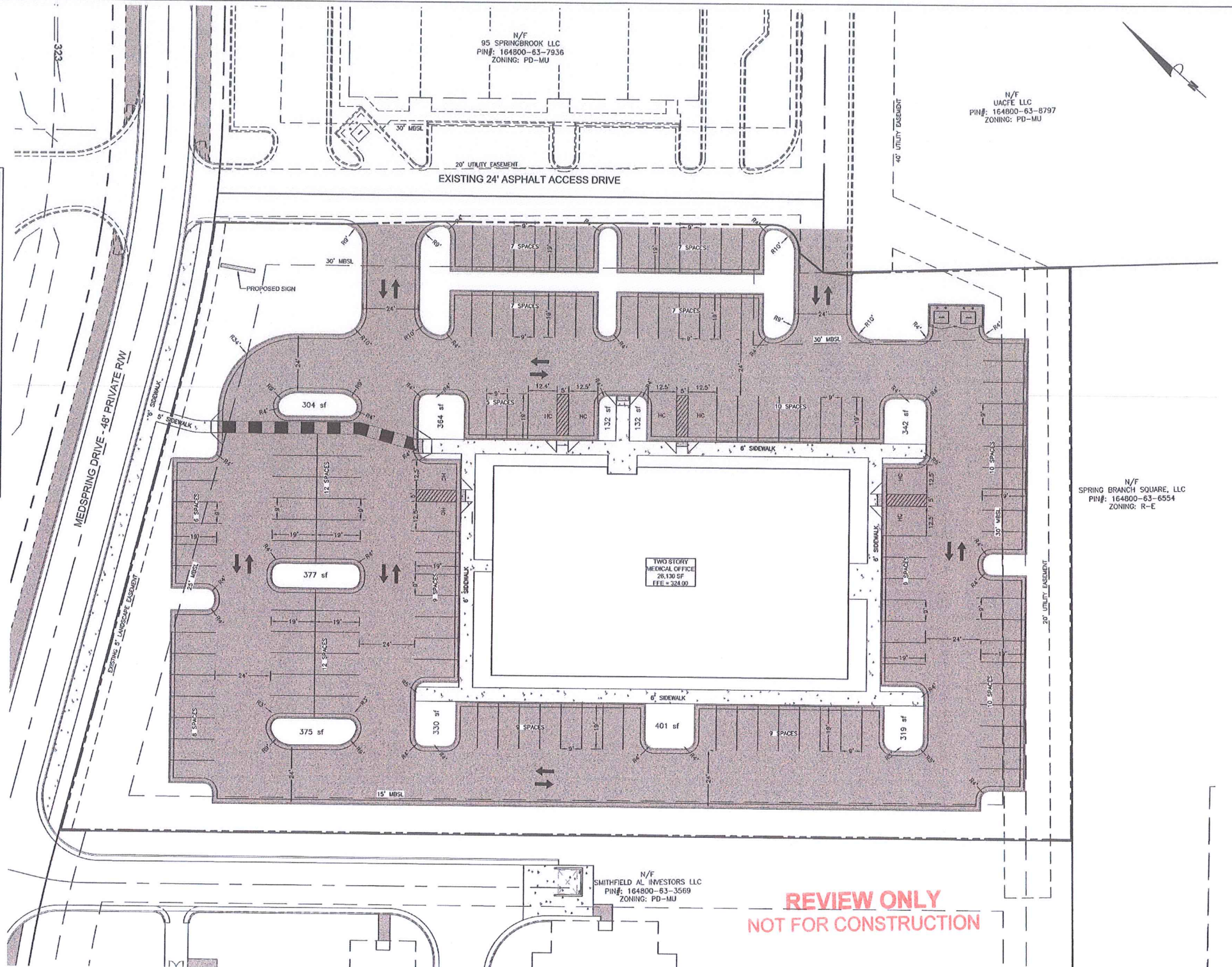
A SIGN APPLICATION IS REQUIRED FOR ANY SIGNAGE ON SITE.

CALL BEFORE YOU DIG!

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

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

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



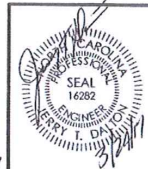
TWO STORY MEDICAL OFFICE
26,130 SF
FFE = 324.00

N/F
SMITHFIELD AL INVESTORS LLC
PIN#: 164800-63-3569
ZONING: PD-MU

REVIEW ONLY
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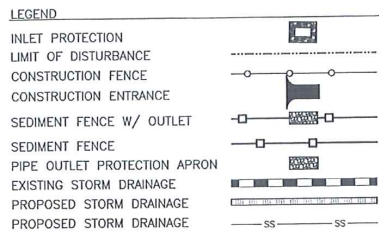
SITE LAYOUT SHEET
OF
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS 3/24/17



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
(919) 550-4740 Fax (919) 550-4741		
Job: 16057	Date: 03/01/17	Revision: 001
File: 16057-MASTER	Drawn: RVM	Sheet: 4 OF 13

PROJECT NUMBER: 2017-S1-SP



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

NOTES

- EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF GRADING, EXCAVATION OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION. THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S REFERENCE. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.
- ALL DITCHES, CHANNELS, ETC. SHALL BE STABILIZED ACCORDING TO THE GROUND STABILIZATION SCHEDULE.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SILTING OF ADJACENT STREAMS OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. PRIOR TO THE REMOVAL OF ANY DEVICE, THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY PUBLIC UTILITIES FOR AN INSPECTION.
- THE CONTRACTOR IS REFERRED TO THE DETAILED SPECIFICATIONS FOR A DESCRIPTION OF ADDITIONAL EROSION CONTROL MEASURES TO BE APPLIED.
- SILT FENCE AND/OR ALTERNATE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BELOW DISTURBED AREAS AS NEEDED TO PREVENT SEDIMENT LOSS.
- INSPECTION WILL BE REQUIRED FOR STORM SEWER WORK ON NORTHWEST CORNER OF PROPERTY.
NC PIN # 164800-63-5850

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION ACT WAS AMENDED IN 2006 TO REQUIRE 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 TOOK EFFECT OCTOBER 1, 2010.

THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: <http://portal.ncderr.org/web/ir/erosion> PLEASE CONTACT CARLOS BAGLEY WITH JOHNSTON COUNTY PUBLIC UTILITIES WITH QUESTIONS AT (919) 209-8333

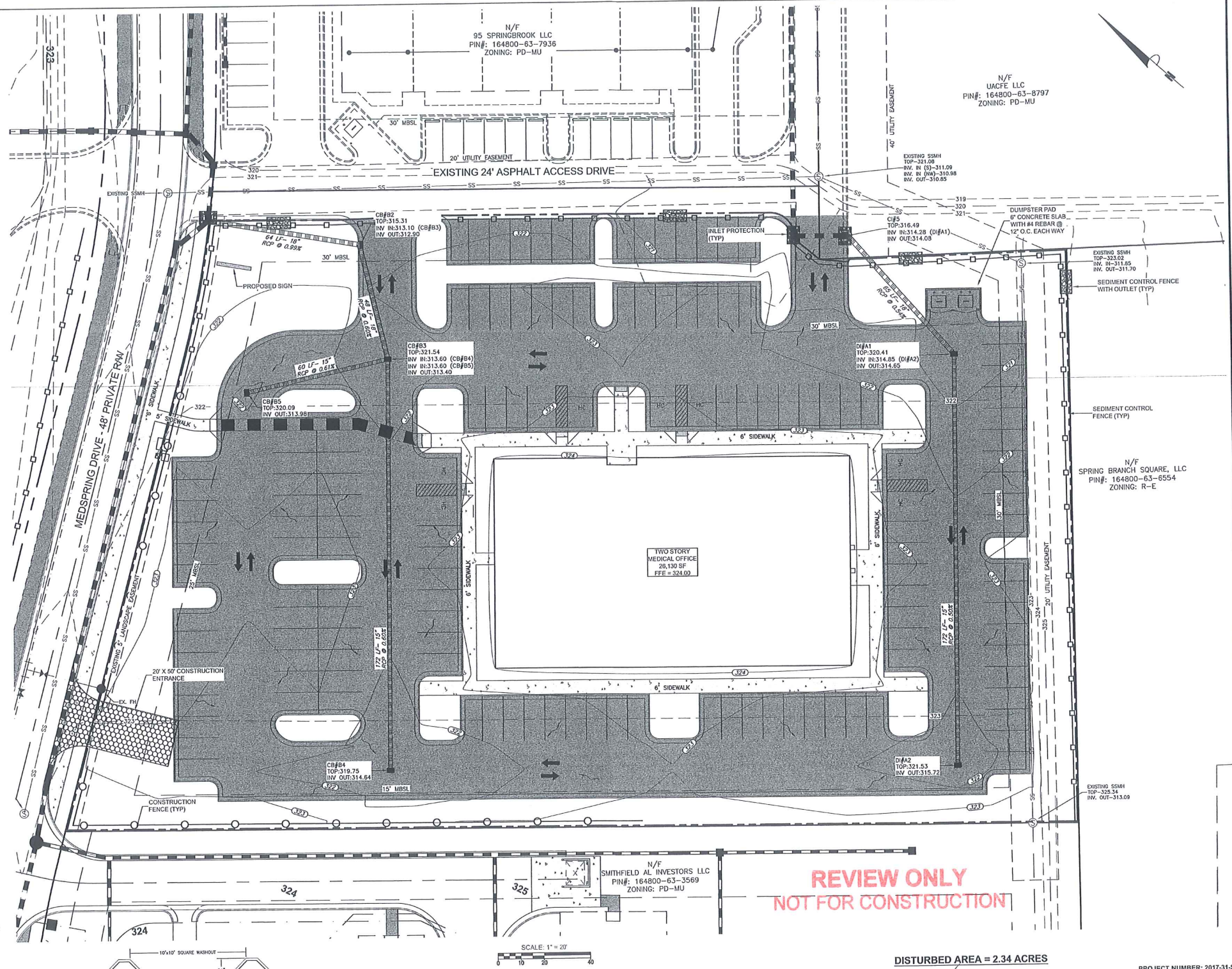
CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, CONTACT CARLOS BAGLEY WITH JOHNSTON COUNTY PUBLIC UTILITIES AT (919) 209-8333.
- INSTALL RAIN GAUGE ON SITE.
- INSTALL THE CONSTRUCTION ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
- INSTALL SEDIMENT FENCE.
- CLEAR THE AREAS NECESSARY TO INSTALL SEDIMENT TRAPS AND THE TEMPORARY DIVERSIONS.
- TRAPS AND DIVERSIONS SHOULD BE SEEDED, MULCHED, AND ANCHORED IMMEDIATELY UPON CONSTRUCTION.
- STRIP AND STOCKPILE TOPSOIL. INSTALL SEDIMENT FENCE AROUND THE LOWER HALF OF ALL STOCKPILED STRIPPINGS.
- ROUGH GRADE THE ROADWAY AND INSTALL STORM DRAIN. SEE STREAM CROSSING DETAIL.
- FINE GRADE AND PAVE THE STREET.
- FERTILIZE, SEED, STRAW, AND TACK ROADSIDE SHOULDERS AND DITCHES.
- INSTALL ROADSIDE DITCH LINING MATERIAL.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL EVENT DURING THE CONSTRUCTION PROCESS.
- DEVELOPER SHALL CONTACT ENGINEER FOR THE REMOVAL OF THE SEDIMENT TRAPS.

CALL BEFORE YOU DIG!

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

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



- LEGEND
- EX. CATCH BASIN
 - EX. STORM PIPE
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER PIPE
 - EX. FIRE HYDRANT
 - EX. WATER LINE
 - PROP. CLEANOUT
 - PROP. SEWER SERVICE LINE
 - PROP. WATER LINE

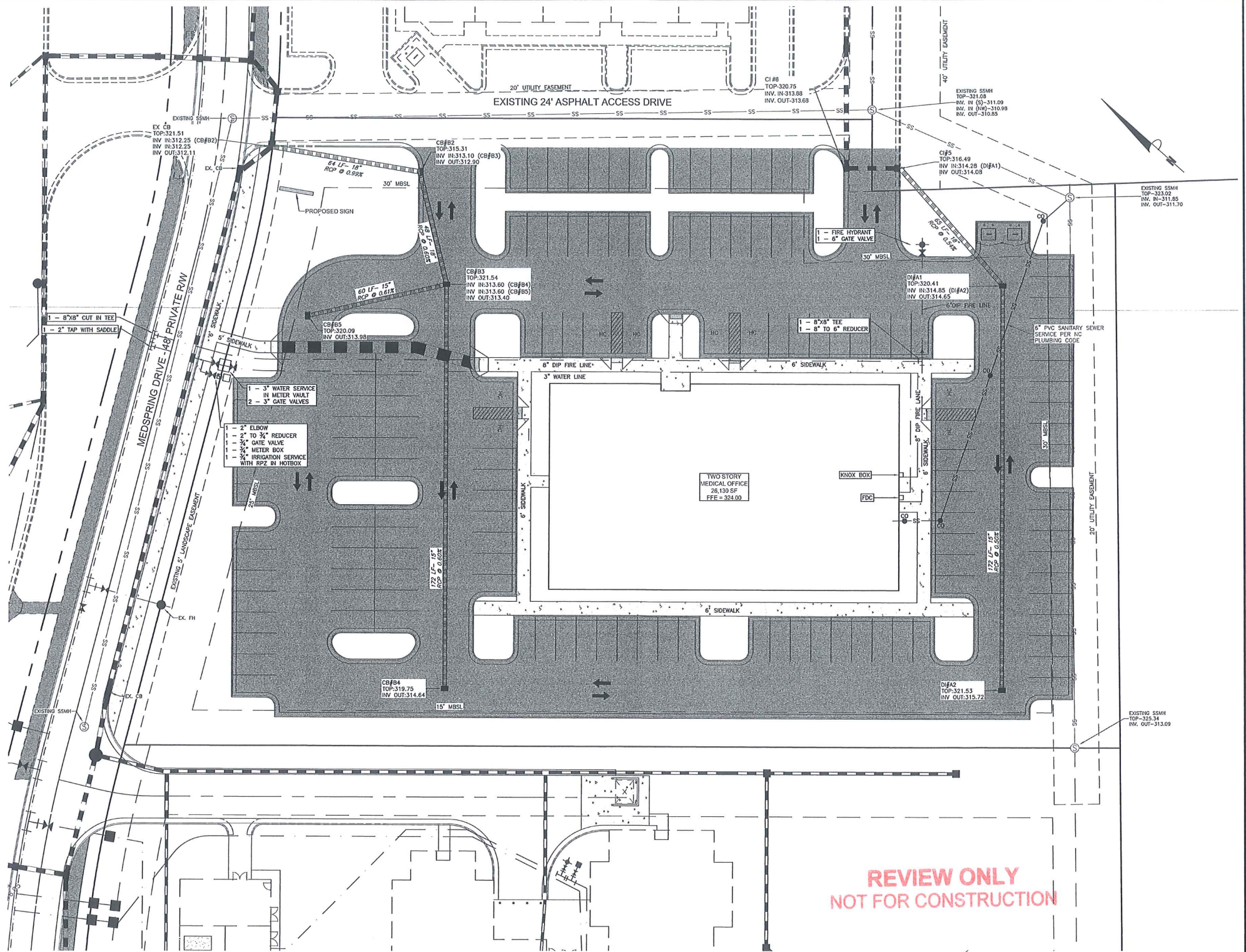
- NOTES
1. INSPECTION WILL BE REQUIRED FOR STORM SEWER WORK ON NORTHWEST CORNER OF PROPERTY.
 2. IF MAINTENANCE IS NEEDED ON THE SEWER MAIN, THE TOWN OF CLAYTON IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO ASPHALT, CURB, UTILITY, LANDSCAPE, ETC.
 3. UTILITY FEE PAYMENT PRIOR TO BUILDING PERMIT ISSUANCE IS REQUIRED.

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

NOTE TO CONTRACTOR:

1. PROVIDE BACKFLOW DEVICE TESTING REPORT TO THE TOWN OF CLAYTON ENGINEERING DIVISION.
2. USE SMOOTH INTERIOR WALL HDPE FOR ALL PLASTIC STORM DRAIN

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



REVIEW ONLY
NOT FOR CONSTRUCTION

SCALE: 1" = 20'

UTILITY PLAN
OF
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS 3/24/17



Dalton Engineering and Associates, P. A.
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(919) 550-4740
Fax (919) 550-4741

Job: 16057	Date: 03/01/17	Revision: 001
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PROJECT NUMBER: 2017-31-SP

SEEDBED PREPARATION

CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS IF PRESENT.

RIP THE ENTIRE AREA TO A 6 INCH DEPTH.

REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH

CONTINUE TILLAGE UNTIL WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED, 4 TO 6 INCHES DEEP.

SEED ON A FRESHLY PREPARED SEEDBED AND COVER LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.

MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

INSPECT ALL AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER BOX DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LINE, FERTILIZER AND SEEDING RATES.

CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

NOTES:

CONSULT JOHNSTON COUNTY ENVIRONMENTAL AND STORMWATER MANAGER, THE JOHNSTON COUNTY SOIL AND WATER CONSERVATION SERVICE OR THE COOPERATIVE EXTENSION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENuded AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS MAY BE POSSIBLE, BUT MUST BE APPROVED BY THE ENVIRONMENTAL AND STORMWATER MANAGER.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 INCHES IN HEIGHT BEFORE MOWING TO KEEP FESCUE FROM BEING SHAVED OUT.

FERTILIZE - APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH - APPLY 4,000 LB/ACRE GRASS STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL / 10,000 SF).

MAINTENANCE - IF GROWTH IS LESS THAN FULLY ADEQUATE, RE-FERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10-10-10 FERTILIZER. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

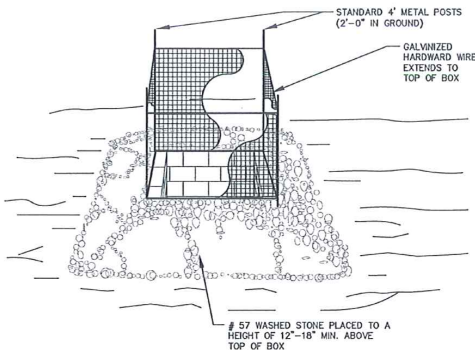
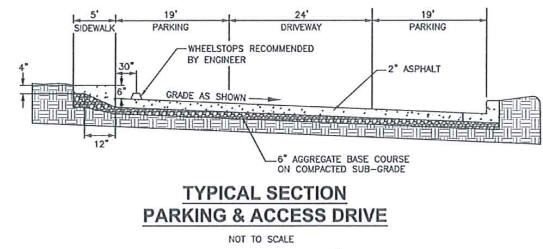
NOTE:

IT IS RECOMMENDED THE CONTRACTOR CONSTRUCT THE SEDIMENT TRAPS IN LOCATIONS THAT ALLOW FOR THE CONSTRUCTION OF THE ROADSIDE DITCHES. THE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND CAN BE SLIGHTLY ADJUSTED TO BETTER FACILITATE CONSTRUCTION OF OTHER STRUCTURES. CARE SHOULD BE TAKEN TO PROVIDE TEMPORARY RUNOFF INTO THE BASINS UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.

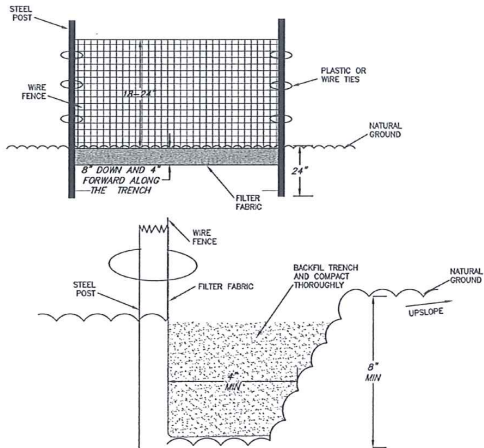
JOHNSTON COUNTY SEEDING SPECIFICATIONS

SHOULDERS, SIDE DITCHES, AND SLOPES 3:1 AND STEEPER		
DATE	TYPE	PLANTING RATE (LB/ACRE)
MARCH 1 - JUNE 1	SERICEA LESPEDEZA (SCARIFIED) AND	50
MARCH 1 - APRIL 15	ADD TALL FESCUE OR	120
MARCH 1 - JUNE 30	ADD WEEPING LOVE GRASS OR	10
MARCH 1 - JUNE 30	ADD HULLED COMMON BERMUDA GRASS	25
JUNE 1 - SEPT 1	***TALL FESCUE AND ***BROWNTOP OR GERMAN MILLET OR ***SORGHUM-SUDAN HYBRIDS	120 35 30
SEPT 1 - MARCH 1	SERICEA LESPEDEZA (UNHULLED/UNSCARIFIED) AND TALL FESCUE	70 120
NOV 1 - MARCH 1	ADD ABRUZZI RYE	25

SHOULDERS, SIDE DITCHES, AND SLOPES FLATTER THAN 3:1		
DATE	TYPE	PLANTING RATE (LB/ACRE)
AUGUST 1 - NOV 1	TALL FESCUE	300
NOV 1 - MARCH 1	TALL FESCUE AND ABRUZZI RYE	300
MARCH 1 - APRIL 15	TALL FESCUE	300
APRIL 15 - JUNE 30	HULLED COMMON BERMUDA GRASS	25
JULY 15 - AUG 15	***TALL FESCUE AND ***BROWNTOP OR GERMAN MILLET OR ***SORGHUM-SUDAN HYBRIDS	120 35 30



CATCH BASIN INLET PROTECTION
NOT TO SCALE



INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE

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

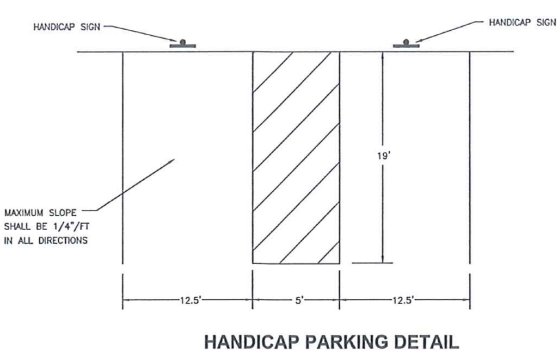
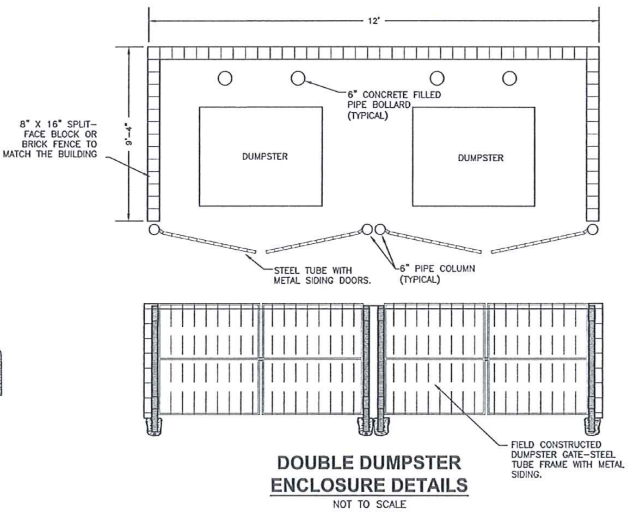
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

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

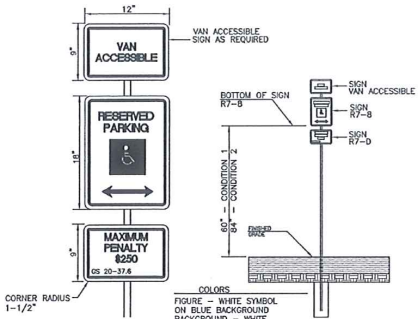
REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

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

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



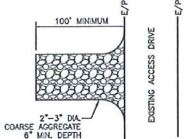
HANDICAP PARKING DETAIL
NOT TO SCALE



GENERAL NOTES:
1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE- GROUND SIGNS ONLY.
2. NEW SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.
3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NEITHER NECESSARY NOR REQUIRED.
4. STRIPING COLOR IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT (NCDOT).

NOTE:
ACCESSIBLE SHALL BE STRIPED WITH PAINT FOR NCDOT STANDARDS.
CONDITION 1: PEDESTRIAN PATH DOES NOT PASS UNDER OR AROUND SIGN.
CONDITION 2: PEDESTRIAN PATH GOES BY, UNDER, OR AROUND SIGN.

HANDICAP SIGN
NOT TO SCALE



INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR CONSTRUCTION ENTRANCE

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

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

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

REVIEW ONLY
NOT FOR CONSTRUCTION

SITE DETAIL SHEET
OF
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

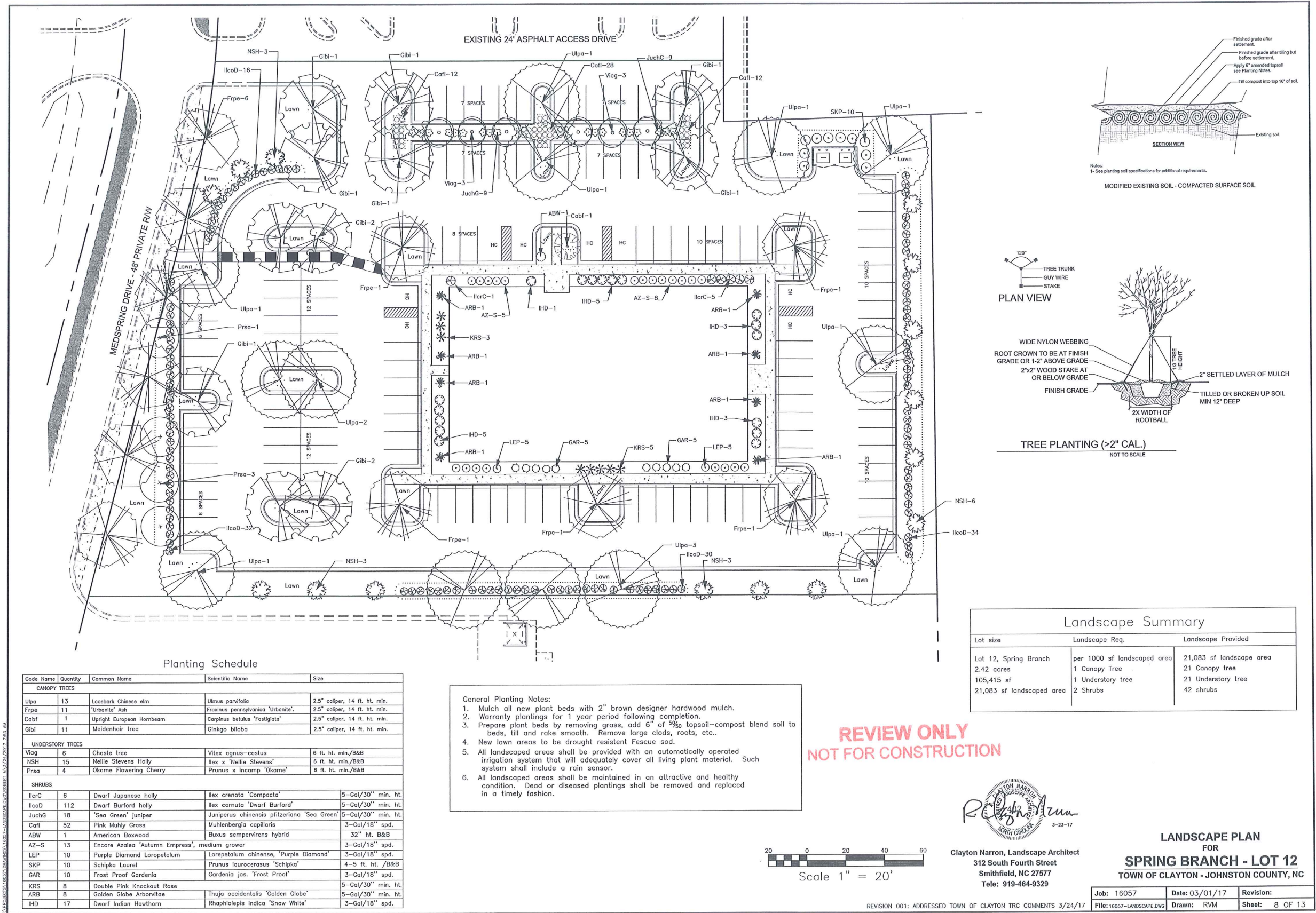
PROJECT NUMBER: 2017-31-SP

Dalton Engineering and Associates, P. A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919)550-4740
Fax (919) 550-4741

Job: 16057	Date: 03/01/17	Revision:
File: 16057-MASTER	Drawn: RVM	Sheet: 7 OF 13

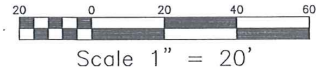


Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Size
CANOPY TREES				
Ulpa	13	Lacebark Chinese elm	Ulmus parvifolia	2.5" caliper, 14 ft. ht. min.
Frpe	11	'Urbanite' Ash	Fraxinus pennsylvanica 'Urbanite'	2.5" caliper, 14 ft. ht. min.
Cabf	1	Upright European Hornbeam	Cornus betulus 'Fastigiata'	2.5" caliper, 14 ft. ht. min.
Gibi	11	Maidenhair tree	Ginkgo biloba	2.5" caliper, 14 ft. ht. min.
UNDERSTORY TREES				
Viag	6	Chaste tree	Vitex agnus-castus	6 ft. ht. min./B&B
NSH	15	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	6 ft. ht. min./B&B
Prsa	4	Okame Flowering Cherry	Prunus x incamp 'Okame'	6 ft. ht. min./B&B
SHRUBS				
IlcrC	6	Dwarf Japanese holly	Ilex crenata 'Compacta'	5-Gal/30" min. ht.
IlcoD	112	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	5-Gal/30" min. ht.
JuchG	18	'Sea Green' Juniper	Juniperus chinensis pfitzeriana 'Sea Green'	5-Gal/30" min. ht.
Cafl	52	Pink Muhly Grass	Muhlenbergia capillaris	3-Gal/18" spd.
ABW	1	American Boxwood	Buxus sempervirens hybrid	32" ht. B&B
AZ-S	13	Encore Azalea 'Autumn Empress', medium grower		3-Gal/18" spd.
LEP	10	Purple Diamond Loropetalum	Lorepetalum chinense, 'Purple Diamond'	3-Gal/18" spd.
SKP	10	Schipka Laurel	Prunus laurocerasus 'Schipka'	4-5 ft. ht. /B&B
GAR	10	Frost Proof Gardenia	Gardenia jas. 'Frost Proof'	3-Gal/18" spd.
KRS	8	Double Pink Knockout Rose		5-Gal/30" min. ht.
ARB	8	Golden Globe Arborvitae	Thuja occidentalis 'Golden Globe'	5-Gal/30" min. ht.
IHD	17	Dwarf Indian Hawthorn	Raphiolepis indica 'Snow White'	3-Gal/18" spd.

General Planting Notes:

- Mulch all new plant beds with 2" brown designer hardwood mulch.
- Warranty plantings for 1 year period following completion.
- Prepare plant beds by removing grass, add 6" of 50% topsoil-compost blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
- New lawn areas to be drought resistant Fescue sod.
- 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.
- 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.



REVIEW ONLY
NOT FOR CONSTRUCTION



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

LANDSCAPE PLAN
FOR
SPRING BRANCH - LOT 12
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

Job: 16057	Date: 03/01/17	Revision:
File: 16057-LANDSCAPE.DWG	Drawn: RVM	Sheet: 8 OF 13

REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS 3/24/17



FIRST FLOOR PLAN 02
Scale: 1/8" = 1'-0"

FLOOR PLAN NOTES 01
Scale: N/A

310ai

310 Architecture + Interiors, PA

P.O. BOX 87935
RALEIGH, NC 27624-7935

302 JEFFERSON STREET
SUITE 250
RALEIGH, NC 27605

PHONE: (919) 838-9310
FAX: (919) 838-9311

310ai.com

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PROGRESS SET
NOT FOR CONSTRUCTION

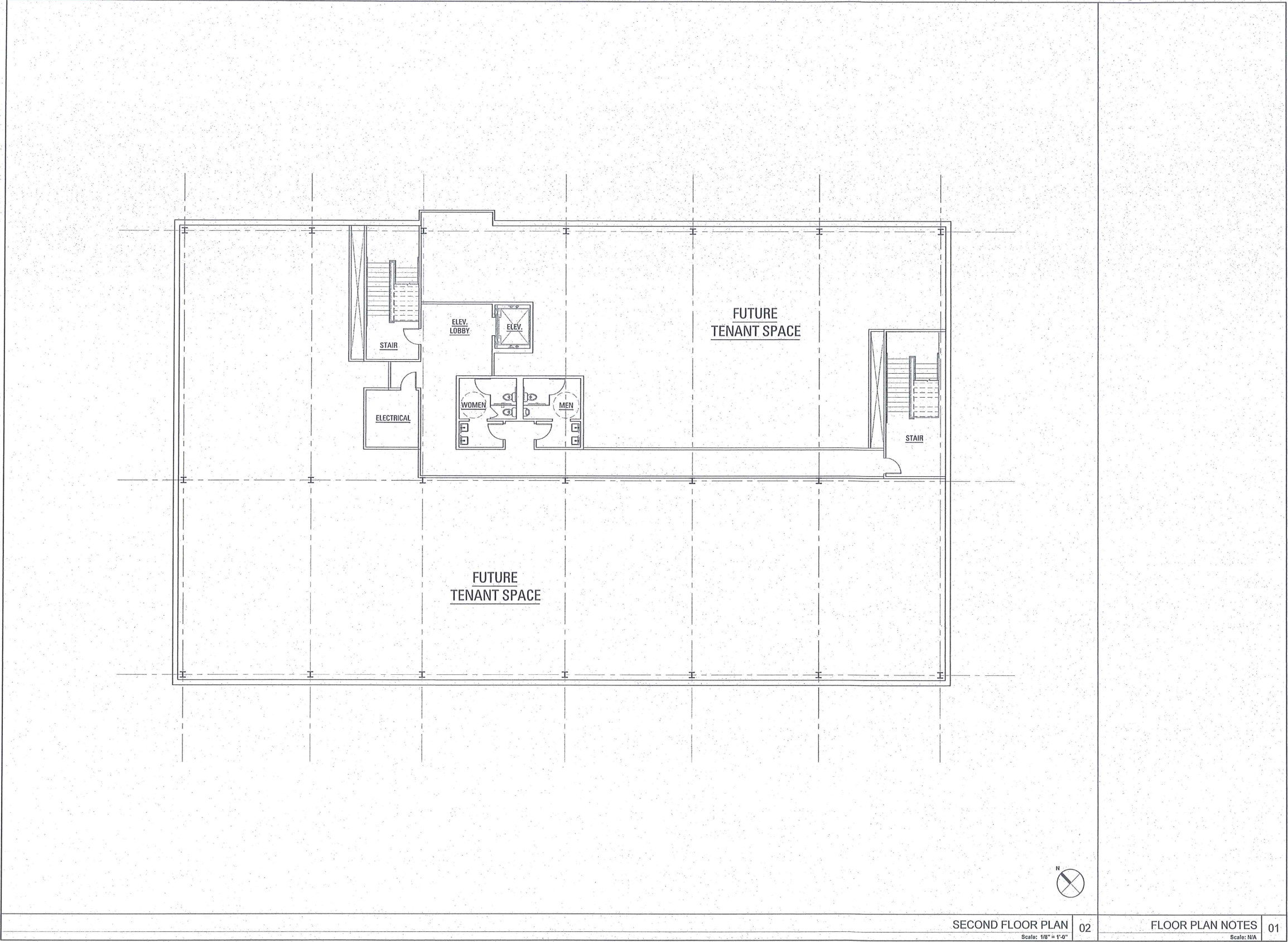
CAPITAL ASSOCIATES
Corporate Real Estate Solutions

NEW OFFICE BUILDING FOR
**CLAYTON MEDICAL
OFFICE BUILDING**
MEDSPRING DRIVE
CLAYTON, NC 27520

PROJECT # 16094		
DATE: 03.01.2017		
DRAWN BY: DMK		
CHECKED BY: DBB		
NO.	REVISION	DATE

FIRST FLOOR
PLAN

A2.01



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

02

FLOOR PLAN NOTES
Scale: N/A

01

310ai

310 Architecture + Interiors, PA
P.O. BOX 97935
RALEIGH, NC 27624-7935
302 JEFFERSON STREET
SUITE 200
RALEIGH, NC 27602
PHONE: (919) 838-9310
FAX: (919) 838-9311
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PROGRESS SET
NOT FOR CONSTRUCTION

CAPITAL ASSOCIATES
Corporate Real Estate Solutions

NEW OFFICE BUILDING FOR
CLAYTON MEDICAL
OFFICE BUILDING

AZIMUTH COURT
ROCKY MOUNT, NC 27804

PROJECT #		16094
DATE:		01.27.2017
DRAWN BY:		DMK
CHECKED BY:		DBB
NO.	REVISION	DATE

SECOND
FLOOR PLAN

A2.02

310ai

310 Architecture + Interiors, PA
P.O. BOX 97915
RALEIGH, NC 27624-7935
302 JEFFERSON STREET
SUITE 210
RALEIGH, NC 27605
PHONE (919) 838-8210
FAX (919) 838-8211
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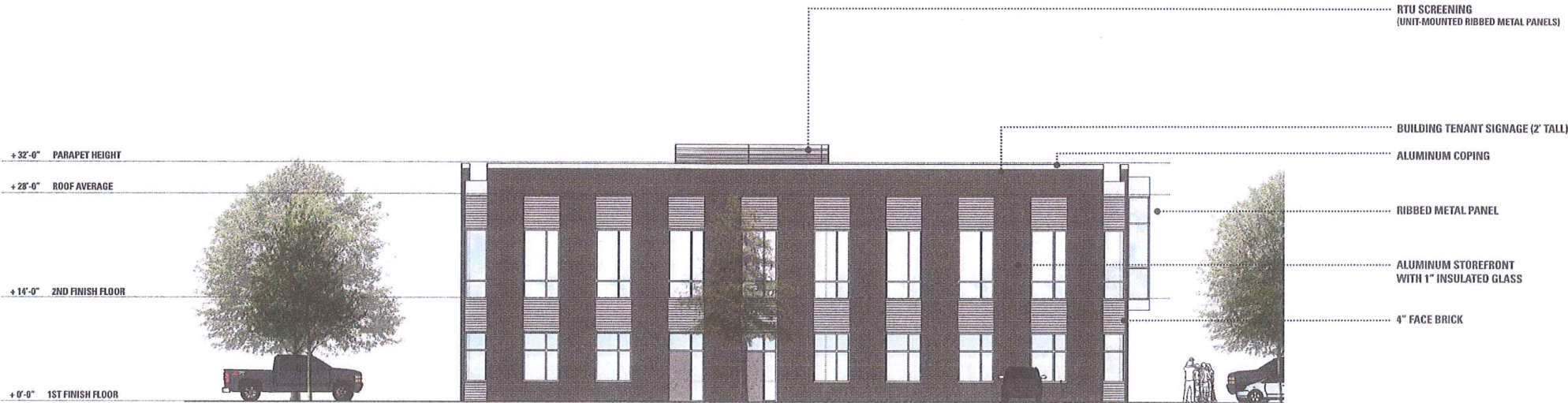
CAPITAL ASSOCIATES
Corporate Real Estate Solutions

NEW OFFICE BUILDING FOR
CLAYTON MEDICAL
OFFICE BUILDING
CLAYTON, NC

PROJECT # 16094		
DATE: 03.23.2017		
DRAWN BY:		
CHECKED BY:		
NO.	REVISION	DATE

A4.01

BUILDING
ELEVATIONS



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RALEIGH, NC 27624-7935

302 JEFFERSON STREET
SUITE 200
RALEIGH, NC 27605

PHONE (919) 838-9310
FAX (919) 838-9311

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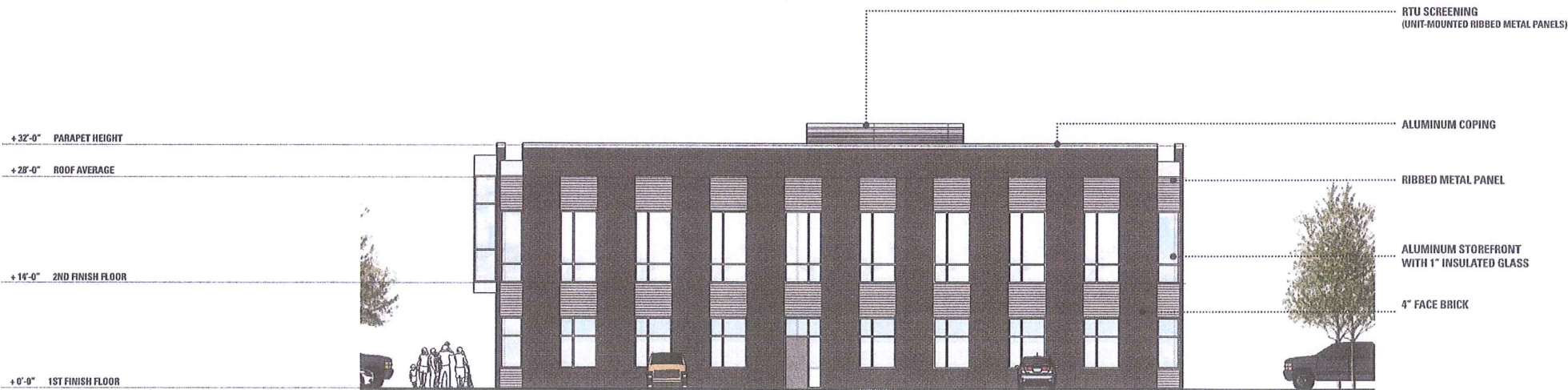
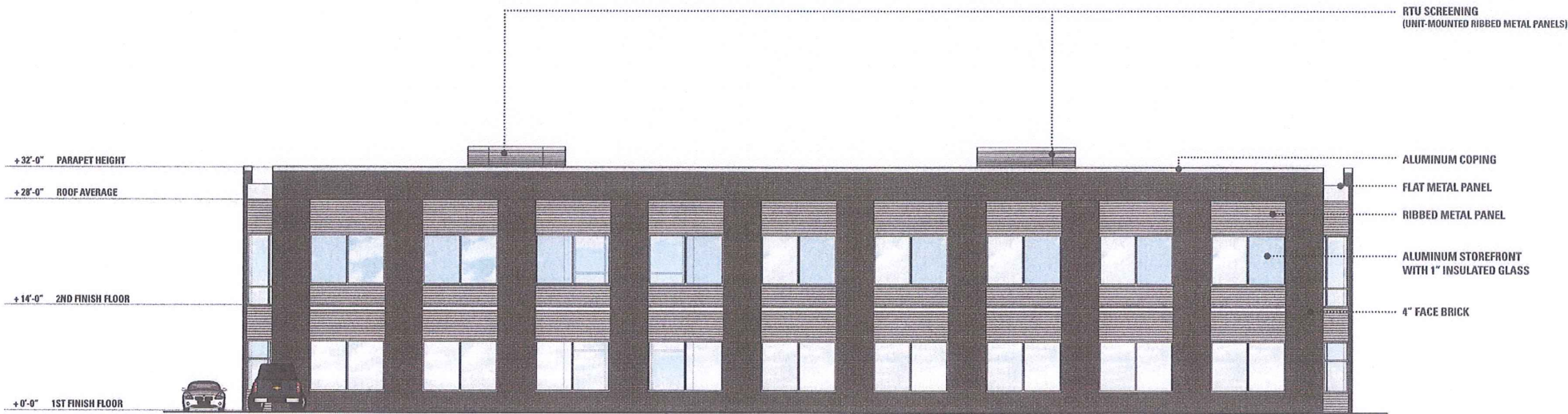
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PROGRESS SET
NOT FOR CONSTRUCTION

CAPITAL ASSOCIATES
Corporate Real Estate Solutions

NEW OFFICE BUILDING FOR
**CLAYTON MEDICAL
OFFICE BUILDING**
CLAYTON, NC

PROJECT #		16094
DATE:		03.23.2017
DRAWN BY:		
CHECKED BY:		
NO.	REVISION	DATE
A4.02		
BUILDING ELEVATIONS		





310ai

310 Architecture + Interiors, m

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302 JEFFERSON STREET
SUITE 220
RALEIGH, NC 27605

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FAX (919) 838-9311

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PROGRESS SET
NOT FOR CONSTRUCTION

CAPITAL ASSOCIATES
Corporate Real Estate Solutions

NEW OFFICE BUILDING FOR
CLAYTON MEDICAL
OFFICE BUILDING
CLAYTON, NC

PROJECT # 16094		
DATE: 03.23.2017		
DRAWN BY:		
CHECKED BY:		
NO.	REVISION	DATE
A4.03		
BUILDING ELEVATIONS		



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

Planning Board
April 24, 2017

STAFF REPORT

Application Number: 2017-37-PDD Project Name: Walton Farms Rezoning

NC PIN / Tag #: 176000-93-5827 / 16I03027
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Adams & Hodge Engineering
Owner: FSC Ranch, LLC
Location: 3131 Covered Bridge Road, north of the intersection of Covered Bridge Road and Loop Road

Public Noticing:

- Neighborhood meeting held on April 13, 2017
- Sign posted prior to April 14, 2017
- Letters mailed prior to May 26, 2017
- Newspaper published May 24, 2017 and May 31, 2017

REQUEST: Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planned Development Residential (PD-R). This application is running concurrently with preliminary subdivision plat, acting as a master plan, 2017-38-SD.

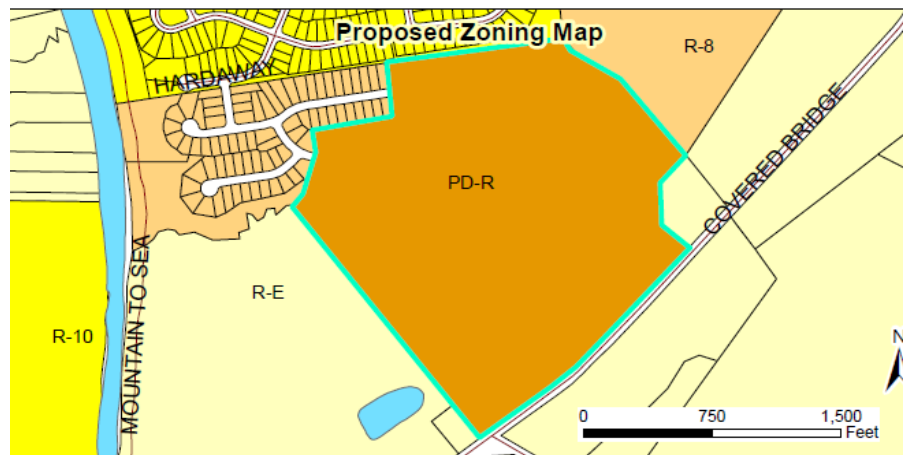
SITE DATA:

Acreage: 51.63 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 and Residential-10	Single-family homes (Riverwood Athletic Club)
South	Residential-Estate	Vacant
East	Residential-8 and Residential-Estate	Single-family homes (Riverwood Athletic Club)
West	Residential-Estate and Residential-8	Single-family homes and agricultural

**STAFF ANALYSIS AND COMMENTARY:****Overview**

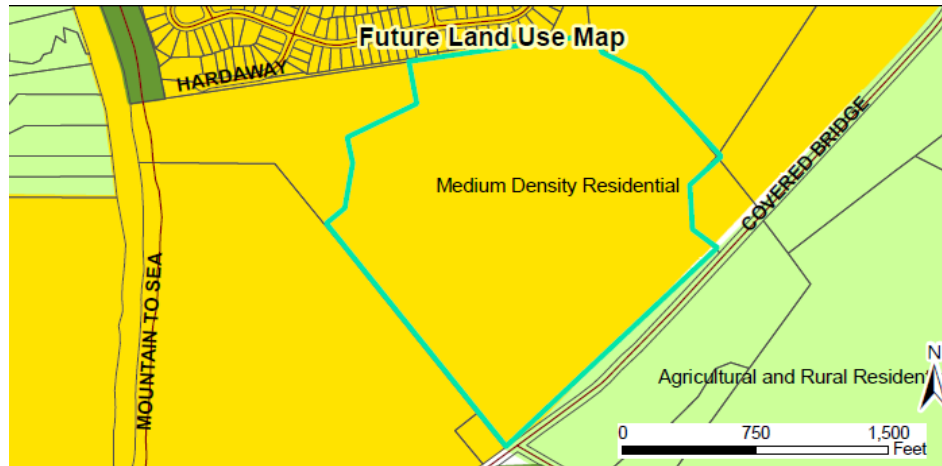
The applicant is requesting to rezone 51.63 acres of land from R-E and R-8 to PD-R. This application is running concurrently with a preliminary plat, acting as a master plan (2017-38-SD). The subject property is located off Covered Bridge Road, just north of the intersection of Covered Bridge Road and Loop Road. The associated master plan is proposed to include 190 single-family homes and 120 multi-family apartment units. The applicant is requesting to add this development to the existing Riverwood Athletic Club Master Plan.

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which are primarily residential with some agricultural.

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan 2040 designates this property as "medium density residential". The requested development is compatible with this category based on the proposed density (6 units/acre) and requested zoning change. Based on the Comprehensive Plan, medium-density residential typically consists of up to 5 units/acre. However, densities up to 7 units/acre may be approved as a part of a PD-R zoning district.



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 (2017-38-SD Walton Farms Major Subdivision acting as a Master Plan)

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.

ATTACHMENTS:

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



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 Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
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: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63
County Tag Number: 16103027 NC PIN: 176000-93-5827
Address/Location: 3131 Covered Bridge Road
Existing Zoning District: R-E
Proposed Zoning District: PD-R

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams/Mark Hall
Email Address: donnies@adamsandhodge.com/mark@adamsandhodge.com

FOR OFFICE USE ONLY

Date Received: MAR 03 2017 Amount Paid: \$1360.00 File Number: 2017-37-PDD

version 1/6/2016

Page 1 of 11

PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222

Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

EXPLANATION OF PROJECT

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

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 11/2016 & 12/2016	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐				
6. <i>If property to be rezoned is a portion of a parcel:</i>					
- Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.)	☐	☒			
- Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
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>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The proposed plan will be consistent with adopted plans of the town and will provide a mixture of residential units.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The property is currently in the town ETJ and is vacant/undeveloped. Rezoning this property will allow for orderly development as well as public water system connectivity for the town.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed zoning change will allow flexibility in development to facilitate better overall use of the property.

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.
There are available public facilities and services in the area to serve the proposed development.

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

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.
The rezoning should have a positive effect instead of a negative.

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.
This change will benefit the general public.

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.

Donaldo C. Adams Jr
Print Name

[Signature]
Signature of Applicant

3/3/2017
Date



ADAMS & HODGE
ENGINEERING, PC

April 1, 2017

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: April 11, 2017

Location: HTR Real Estate Office
315 Athletic Club Blvd
Clayton, NC 27527

Time: 7:00 pm

Type of Application: PD-MU Master Plan Application

A request has been submitted to the Town of Clayton to rezone a tract of land from its current zoning of R-E to PD-MU. A master plan was submitted along with this request showing a proposed design of approximately 310 units of single family lots and multi-family/mixed use apartment buildings with active and passive open spaces.

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

Sincerely,

Donald C. Adams, Jr., PE



cc: Clayton Planning Dept.

ADJACENT PROPERTY OWNERS LIST

Project Name: Walton Acres at Riverwood Athletic Club

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
176000-82-1830	Mavis C. House	2873 Covered Bridge Rd, Clayton, NC 27527
176000-92-1593	Johnny R. & Sherry E. House	2975 Covered Bridge Rd., Clayton, NC 27527
176000-91-6784	Town of Clayton	P.O. Box 879, Clayton, NC 27528
177000-02-3947	Danny L. Dupree & Judith D. Nappier	8 Eight JS LN, Clayton, NC 27520-9607
177000-25-7359	Hampton S. Langdon & Leanne L. Murdoch	1185 Marietta Dr, Kernersville, NC 27284
177000-03-6964	Larry Sheldon Mills & Connie T. Mills	3329 Covered Bridge Rd, Clayton, NC 27527
176000-84-3195	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-3140	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2096	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2034	Jay R. Fiorillo	716 Parkbridge Dr, Clayton, NC 27527-5304
177000-05-5052	FSC III, LLC DBA	400 Riverwood Dr, Clayton, NC 27527-5500

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: PD-R Master Plan Application (2017-38-SD Walton Farm Master Plan)

Date of Mailing: March 27, 2017

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: Donnie Adams

Signature: 

Date of Meeting: 4/13/2017 Time of Meeting: 6:00

Location of Meeting: Riverwood Middle School Site

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 ATTACHED MINUTES

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



Neighborhood Meeting for Riverwood Athletic Club – Walton Farm, Clayton, NC

Location: Riverwood Middle School Site

Time: 6:00 pm

In Attendance: Donnie Adams – Adams & Hodge Engineering, PC

Chris Skinner – Legal Counsel for the Developer

(9) Adjacent property owners (see attached sign in sheet for names.)

The meeting started at approximately 6:05 pm with greetings from Chris Skinner. Donnie gave a brief overall description of the project.

Items discussed:

1. Donnie explained that the project will be a curb and gutter neighborhood with sidewalks on both sides of the street.
2. One adjacent owner asked what kind of houses would be built.
 - a. Donnie explained that a portion of the houses would be single family detached consistent with the adjacent Raven's Ridge section of RWAC which include, two car garages. Another portion would be single family detached consistent with Parkview houses which include one car garages. Another portion of the project would include apartments that are consistent with the new apartments on Athletic Club Blvd in RWAC.
3. An adjacent owner asked the question if there would be any open-space.
 - a. Donnie answered that there would be open space, and approximately 1/3 of the site will be open space.
4. One of the adjacent owners asked if there was going to be an HOA or amenities
 - a. Mr. Skinner answered, yes there would be an HOA and it would be part of Riverwood and have access to the amenities.
5. An adjacent owner asked a question about the perimeter landscape buffer.
 - a. Donnie confirmed that there would be a minimum 20 foot class "C" buffer compliant with Town of Clayton standards.
6. There were numerous questions about the existing pond, storm water runoff and water quality.
 - a. Donnie indicated that the existing pond would be modified and used for both storm water quantity and quality treatment. He also stated that all applicable permits from Town of Clayton, Johnston County, State and Federal agencies would be secured and followed. He further explained that the current stormwater ordinances require that post development stormwater runoff would be equal to or less than pre-development stormwater runoff. He confirmed that the site would have proper erosion & sedimentation control measures designed and put in place to prevent sediment from leaving the site.
7. Adjacent owners raised concerns about current traffic conditions and difficulty pulling out of their driveways on to Covered Bridge Rd. They asked about road improvements and if a traffic light would be installed at the Loop Rd/Covered Bridge Rd intersection.

- a. Donnie replied that Ramey Kemp & Assoc. had performed a traffic impact analysis (TIA) to evaluate existing and proposed conditions. He indicated that the TIA demonstrated a need for a north bound left turn lane on Covered Bridge Rd at the proposed site drive. He also mentioned that the TIA did not show a need for improvements at Loop Rd. associated with this project.
8. One resident within RWAC acknowledged that the proposed connection from RWAC to Covered Bridge Rd was needed. He was supportive of the proposed project but asked that the record show that he requested that the new connection be one of the first portion constructed.
9. Adjacent owners asked who they could reach out to at the Town of Clayton with questions and concerns.
 - a. Donnie provided contact information for the Town of Clayton Planning Dept.
 - b. Donnie also explained that the public could voice concern or support at the upcoming Planning Board and Town Council meetings.
10. Donnie asked for additional questions or concerns. Hearing none the meeting was adjourned at approximately 6:48.

STARTED
6:03
6:48

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: WALTON FARM @ RIVERWOOD ATHLETIC CLUB

Application: PD-R

Location/Date: RIVERWOOD Middle School

	NAME	ADDRESS
1	DENNIS ADAMS	335 ATHLETIC CLUB BLVD
2	Chris Skinner	3504 Lubbock Dr.
3	Jeff Dowe	2756 Covered Bridge Rd
4	Maris House	2813 W. Bridge Rd.
5	LARRY MILLS	3329 COVERED BRIDGES
6	Connie Mills	3329 Covered Bridge
7	CHRIS MANCINI	237E WEBBER LN
8	Johnny House	2975 COVERED BRIDGE RD.
9	Sherry House	" "
10	Jennife + Duke McNichol	72 Josiah Dr. Clayton
11		
12		
13		
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

Planning Board
April 24, 2017

STAFF REPORT

Application Number: 2017-38-SD

Project Name: Walton Farms Preliminary Subdivision (acting as Master Plan)

NC PIN / Tag #: 176000-93-5827 / 16I03027
Town Limits/ETJ: ETJ (to be annexed)
Applicant: Adams & Hodge Engineering
Owner: FSC Ranch, LLC
Location: 3131 Covered Bridge Road

Public Noticing:

- Neighborhood meeting April 13, 2017
- Sign posted prior to April 14, 2017
- Letters mailed prior to May 26, 2017
- Newspaper published May 24, 2017 and May 31, 2017

REQUEST: The applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land. This project is running concurrently with rezoning request 2017-37-PDD to rezone the property from R-E and R-8 to PD-R.



SITE DATA:

Acreage: 51.63 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 and Residential-10	Single-Family Homes (Riverwood Athletic Club)
South	Residential-Estate	Vacant
East	Residential-8 and Residential-Estate	Single-Family Homes (Riverwood Athletic Club)
West	Residential-Estate	Single-Family Home & Agricultural

DEVELOPMENT DATA:

Proposed Uses: Single-family residential (190 lots) and multi-family apartments (120 units)
Buildings: 190 single-family homes, four apartment buildings, one community center
Density/Intensity: 6 units/acre
Impervious Surface: 55%
Required Parking: 166 spaces
Proposed Parking: 299 spaces
Access/Streets: There will be three access points. To the North, the development will connect to Ravens Ridge at Riverwood Athletic Club. To the South, the development will have an entrance off Covered Bridge Road. Additionally, there will be a stub-out connecting to the adjacent property to the West.
Water/Sewer Provider: Town of Clayton
Electric Provider: Duke Energy

STAFF ANALYSIS:**Overview**

The applicant is requesting preliminary subdivision approval, acting as a Master Plan, for Walton Farms Subdivision. This 51.63 acre project is running concurrently with rezoning request 2017-37-PDD which would rezone the subject property to Planned Development-Residential. The applicant is proposing the development be a part of the existing Riverwood Athletic Club, which is located just north of the subject property.

The applicant proposes to develop 190 single-family units and 120 multi-family apartment units. The main entrance to the subdivision will be off Covered Bridge Road. The applicant is proposing decorative pavers at this entrance, which will lead into the main collector street of the development. Four apartment buildings, consisting

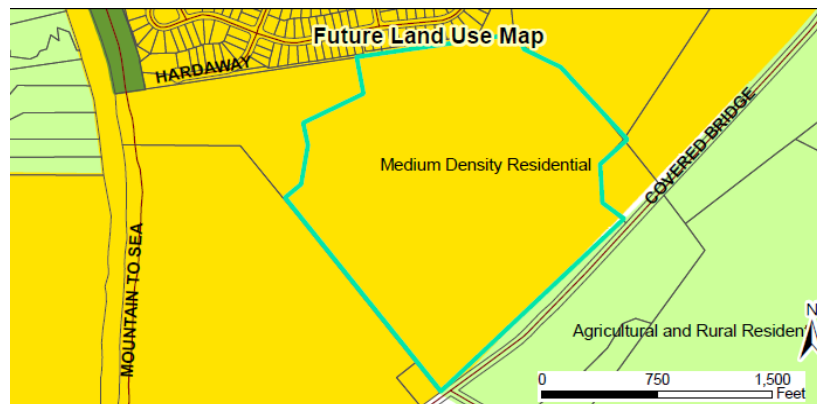
of one and two bedroom units, are located along the collector street. Parking for the apartment units will be located primarily in the back of the buildings, with some parallel parking located on the collector street.

The applicant is proposing two different housing types for the single-family units, with the minimum lot size being 3,145 square feet. The smallest lots are proposed to be located interior to the development, with the larger lots located on the outer portion of the development. There will be three pocket parks, which are located behind the interior residential lots. These parks will include walking trails, fire pits, grills, gazebos, and corn hole areas. A community center is also proposed, which will include its own fire pit and gathering areas. Additionally, the development will be a part of Riverwood Athletic Club and have access to the existing amenities such as the gym facilities and swimming pools.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**

The Comprehensive Plan 2040 designates this property as “medium density residential”. The requested development is compatible with this category based on the proposed density (6 units/acre) and requested zoning change. Based on the Comprehensive Plan, medium-density residential typically consists of up to 5 units/acre. However, densities up to 7 units/acre may be approved as a part of a PD-R zoning district.



- **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 generally compatible with the surrounding land uses, which are primarily residential with some agricultural.

Landscaping and Buffering

The applicant is proposing to provide a Class “C” landscape buffer along Covered Bridge Road, and along the adjacent property lines. A detailed landscaping plan will be submitted when each phase of the development is submitted for staff review.

Access/Streets

There will be three access points within the subdivision. The main entrance into the development is a two-way entrance located off Covered Bridge Road. The development will also connect North to Ravens Ridge at Riverwood Athletic Club, and will provide a stub-out to the West in order to provide future connectivity.

Multi-Modal Access

Interior sidewalks are provided throughout the development. A greenway is provided along the collector street (Street "A"), which will connect to the Riverwood greenway system and a greenway located west of the project entrance and along Covered Bridge Road. This greenway connection will allow residents pedestrian access to the Town's future park property located to the south.

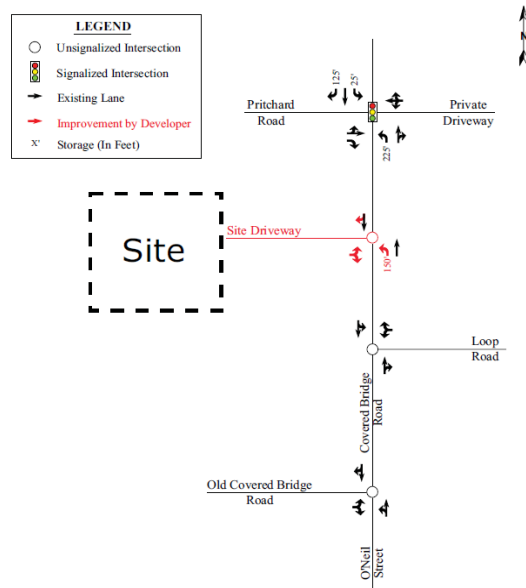
Garbage / Recycling

The multi-family apartments and clubhouse will utilize four proposed dumpsters within the development. These dumpsters are proposed to be located behind the apartment buildings, and will meet the UDC's screening requirements. All single-family residential units will utilize roll-outs for individual trash collection.

Traffic Impact Analysis

Ramey Kemp & Associates prepared the Traffic Impact Analysis dated April 2017. The study concludes that the proposed development will generate approximately 2,660 total site trips during a typical week, with roughly 206 trips during the AM peak hour and 274 trips during the PM peak hour. The study recommends the following roadway improvements. Staff has not received concurrence from NCDOT at the time of this staff report.

- Provide site access via a full movement intersection with one ingress and one egress lane
- Provide stop control for site driveway
- Provide an exclusive northbound left-turn lane on Covered Bridge Road with 150 feet of storage and taper



Recreation and Open Space

The development includes three pocket parks for the residents, as well as a clubhouse on-site. The residents will also have access to the existing amenities included within Riverwood Athletic Club, such as gym facilities and swimming pools.

Architecture/Design

Architectural elevations for the apartment buildings and clubhouse will be submitted and reviewed at the minor site plan level for the associated phases.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2017-38-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/master plan:

1. 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.
2. All off-site roadway improvements recommended by the Traffic Study, NCDOT Congestion Management, NCDOT Division 4, and the Town shall be installed prior to the issuance of the certificate of occupancy that creates the demand for the improvement.
3. Individual phases of the development, including neighborhood parks and amenities, shall be reviewed as minor subdivisions and/or minor site plans.
4. The Class "C" landscape buffer along Covered Bridge Road, and the clubhouse, shall be included as a part of Phase 1 of the development.
5. 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.
6. Prior to plat recordation, the applicant shall submit an annexation petition for the development.

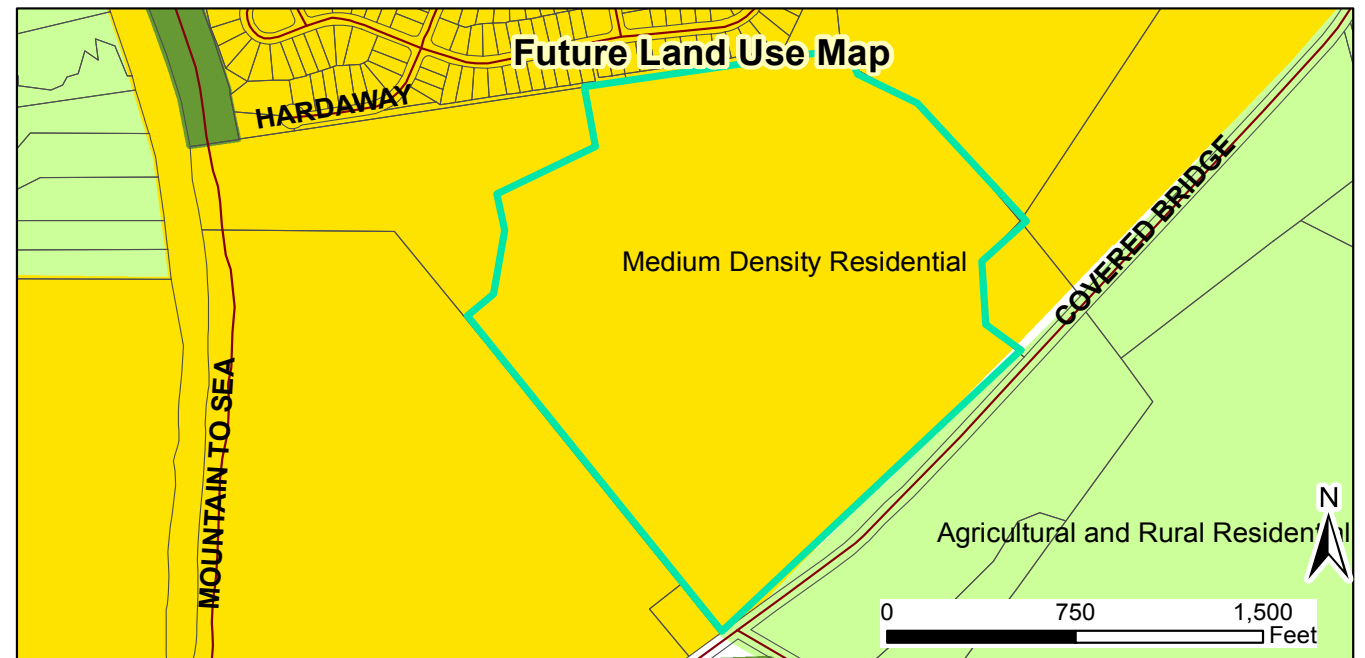
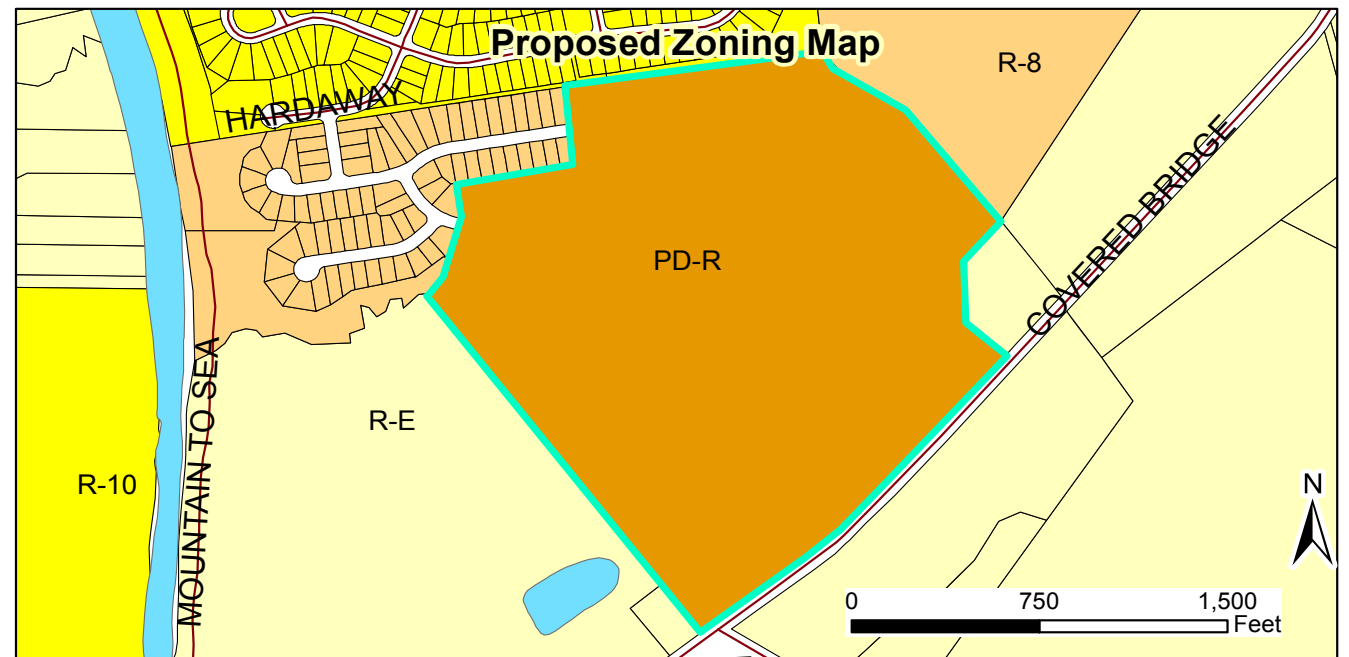
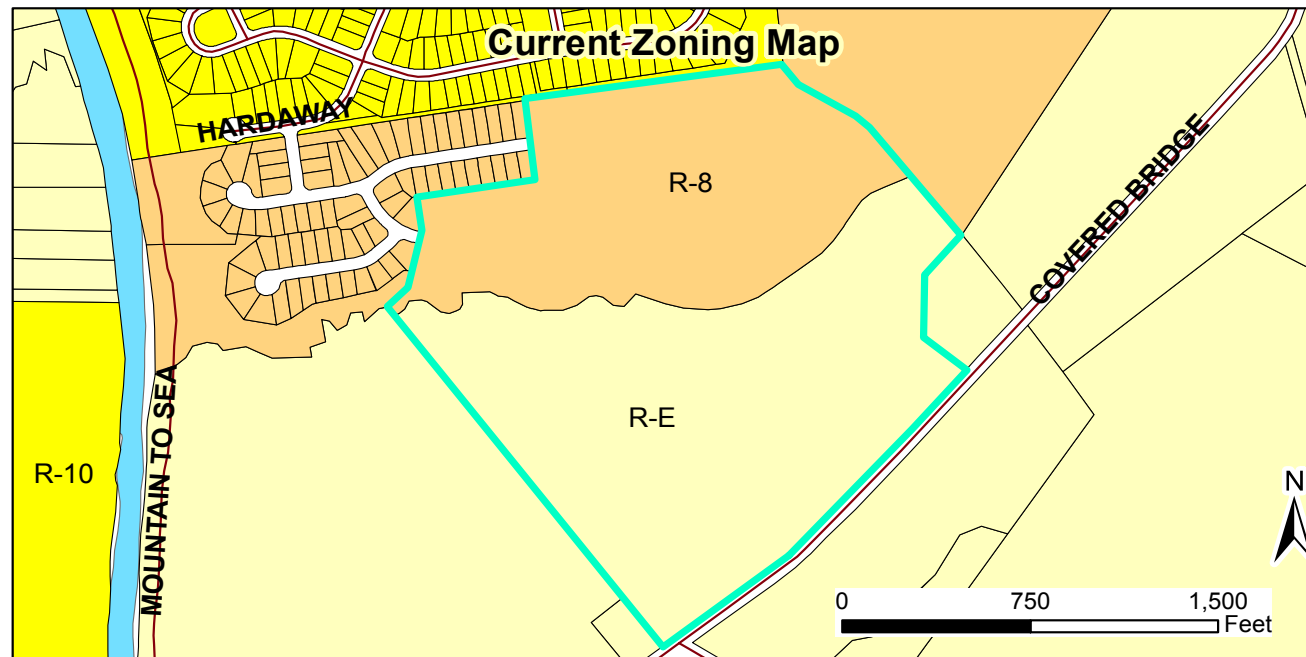
7. No more than 75 certificates of occupancy shall be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
8. No more than 250 certificates of occupancy shall be issued within the subdivision until the required third access/stub-out has been constructed or bonded for construction.
9. 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.

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.) Wastewater Allocation Request
- 6.) Traffic Impact Analysis- Conclusions and Recommendations



2017-37-PDD Walton Farm Planned Development
Request: To rezone the subject parcel from R-E and R-8 to PD-R
2017-38-SD Walton Farm Master Plan (Preliminary Subdivision)
Request: Master plan approval to develop
single-family residential lots and multi-family apartments
 Applicant: Adams & Hodge Engineering
 Property Owners: FSC Ranch, LLC
 Parcel ID: 176000-93-5827
 Tag #: 16103027



- Parcels
- All_Roads
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-38-SD Walton Farm at RWAC (Master Plan)\Maps\Staff Report Maps Walton Farms.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 Fee: \$400.00 + \$5.00 per lot**

Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision

Conventional: _____ Open Space: _____

☐ Modification to Approved Preliminary Plat

Major: _____ Minor: _____

☒ New Subdivision Master Plan

Name of Project: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63 Acres

Tag #: 16I03027 NC PIN: 176000-93-5827

Location: 3131 Covered Bridge Road

Number of Lots (existing): 0 (Proposed) 310 Min Lot Size: 2,100 SF/0.05 AC

Zoning District: R-E Electric Provider: Duke Energy Progress

☐ Septic

☐ Well

Wastewater: ☒ Sewer (check one)

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: +/-14.83 AC

FOR OFFICE USE ONLY

Date Received: MAR 03 2017 Amount Paid: \$2050.00 File Number: 2017-38-SD

01/06/2016

TOWN OF CLAYTON
PLANNING DEPARTMENT

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PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222 Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520

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

Contact Person: Donnie Adams/Mark Hall

Email Address: donnie@adamsandhodge.com/mark@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: 11/2016 & 12/2016	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☐	☒			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☐	☒			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

01/06/2016

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

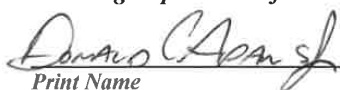
EXPLANATION OF PROJECT

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

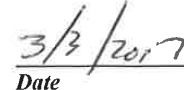
Walton Acres is a proposed open space, high density, mixed use development consisting of detached single family lots and multi-family/mixed use apartment buildings nestled in a pastoral setting along Covered Bridge Road. The property abuts Riverwood Athletic Club and will access it by means of a "boulevard" which will act as the main thoroughfare for Walton Acres as well as being the anchor for the multi-family/mixed use portion of the development. This boulevard will also act as a "downtown" area and include 10' concrete walks along each side which will tie into the RWAC greenway system. Almost 29% of Walton Acres will be maintained as active and passive open space. (3) Pocket parks, meandering walks and a sidewalk system create the active portion of the open space area and contribute to this being a truly pedestrian friendly, walkable community. A community center anchors the open space and creates a focal point at the entrance to this development. Walton Acres is primed to become an essential part of Riverwood Athletic Club and as well as an integral component of the desired style of development in the Town of Clayton.

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.


Print Name


Signature of Applicant


Date

01/06/2016

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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.

After researching the UDO, this development was designed to follow the requirements of a PD-MU zoning as per the town of Clayton's requirements

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

This development is designed to emulate the development styles of existing surrounding developments and maintain the local "flavor" of the community

- (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.

This development has been designed to promote traffic flow and avoid congestion within the immediate area. In addition, a Traffic Impact Analysis has been made for this development. The TIA along with input from NCDOT and The Town will factor in to the design of any necessary infrastructure/traffic improvements for Covered Bridge Road

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

This development has been designed with the planning policies adopted by the Town in mind and will promote orderly growth and development

Project Name: Walton Acres at Riverwood Athletic Club


Print Name


Signature of Applicant

3/3/2017
Date

01/06/2016

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ADJACENT PROPERTY OWNERS LIST

Project Name: Walton Acres at Riverwood Athletic Club

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
176000-82-1830	Mavis C. House	2873 Covered Bridge Rd, Clayton, NC 27527
176000-92-1593	Johnny R. & Sherry E. House	2975 Covered Bridge Rd., Clayton, NC 27527
176000-91-6784	Town of Clayton	P.O. Box 879, Clayton, NC 27528
177000-02-3947	Danny L. Dupree & Judith D. Nappier	8 Eight JS LN, Clayton, NC 27520-9607
177000-25-7359	Hampton S. Langdon & Leanne L Murdoch	1185 Marietta Dr, Kernersville, NC 27284
177000-03-6964	Larry Sheldon Mills & Connie T. Mills	3329 Covered Bridge Rd, Clayton, NC 27527
176000-84-3195	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-3140	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2096	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2034	Jay R. Fiorillo	716 Parkbridge Dr, Clayton, NC 27527-5304
177000-05-5052	FSC III, LLC DBA	400 Riverwood Dr, Clayton, NC 27527-5500



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

ROAD NAME APPROVAL APPLICATION

Road name applications are for public street signs (blades) that are located within the Town limits. Once the public street names have been approved, the applicant must submit a written request to the Town of Clayton Public Works Department identifying the approved blades and their installation location(s). The Public Works Department will order and install the blades along with any required regulatory signage. The applicant will be invoiced for the total cost of the blades, one-half the cost of sign posts and one man hour of labor per sign post.

SITE INFORMATION

Name of Project: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63 Acres

Tax ID #: 16I03027 NC PIN: 176000-93-5827

Deed Book: 04538 Deed Page(s): 0617

Location: On Covered Bridge Rd near the Western intersection with Loop Rd

Nearest Intersecting Roads: Loop Rd to the East and Pritchard Rd to the East

Township: Wilders

PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222 Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520

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

Contact Person: Donnie Adams/Mark Hall

Email Address: donnies@adamsandhodge.com/mark@adamsandhodge.com

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

The following guidelines must be followed. Please note that the Town of Clayton reserves the right to not approve any street name that is deemed inappropriate or fails to meet the guidelines.

- ☒ No street names duplicate or sound similar to existing road names.
- ☒ None of the streets are names after individuals.
- ☒ Street names have been limited to 14 characters or less.
- ☒ No compass directions are included in the street names (north, south, east, west).
- ☒ Punctuation marks are not used in the street names (e.g. periods, hyphens, apostrophes, etc.).
- ☒ Double suffixes have been avoided (e.g. Deer Path Lane).
- ☒ All names have acceptable suffixes (e.g. Street, Drive, Court, Lane, etc.). *Please see the Town of Clayton's approved list of suffixes (attached).*
- ☒ Names that are difficult to pronounce have been avoided.

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

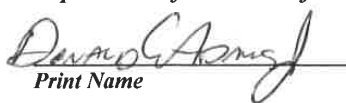
Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning Department will provide the applicant the final approval of street names. Approved street names are reserved for one year.

Road Name	Suffix
Ex.: Willow	Lane
1. Scully	St
2. Gowdy	St
3. Cosell	Blvd
4. Costas	St
5. Mckay	St
6. Enberg	St
7. Caray	St
8. Glickma	St
9. Nantz	St
10. Wolff	St

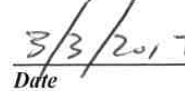
Road Name	Suffix
11. Berman	St
12. Rizzuto	St
13. Musberger	St
14. Summerall	St
15. Vitale	St
16. Kubek	St
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton Planning Department for street names. 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

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

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

01/06/2016

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

01/06/2016

Page 11 of 17

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

01/06/2016

Page 12 of 17

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

Signed by Applicant:



Date:

3/4/2017

01/06/2016

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9. CONCLUSIONS

This Traffic Impact Analysis Update was conducted to determine the potential traffic impacts of the proposed Walton Acres at Riverwood Athletic Club residential development, located east of the Neuse River and North of Covered Bridge Road in Clayton, North Carolina. This TIA update accounts for the revised land uses and supersedes the TIA that was previously submitted in March 2017. The proposed residential development is expected to be built out in 2022. Per County guidelines, two years after site buildout was also analyzed. Site access is proposed via one full movement intersection on Covered Bridge Road. Site access will also be provided through a roadway connection to the development to the north of the site, Ravens Ridge at Riverwood Athletic Club.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2017) Traffic Conditions
- Background (2022) Traffic Conditions
- Combined (2022) Traffic Conditions
- Future (2024) Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 2,660 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 206 trips (49 entering and 157 exiting) will occur during the AM peak hour and 274 (175 entering and 99 exiting) trips will occur during the PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to Town, County, and NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveway) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of these intersections are as follows:

Covered Bridge Road and Pritchard Road

The poor level-of-service observed at the signalized intersection is due to poor signal timing during the weekday PM peak hour. With signal timing modifications, this intersection is expected to operate at an overall LOS D or better in the combined (2022) analysis scenario.

Covered Bridge Road and Loop Road

The poor level-of-service for the minor-street approach is due to heavy through volumes along Covered Bridge Road. The proposed development is not expected to add a significant volume of traffic to the minor-street. It is worth noting that SimTraffic simulations, which analyze the intersection in context with adjacent intersections, depict a marginal increase in delay and queues during the weekday PM peak hour. Although no westbound right-turn lane is striped, the intersection operates as if a 25 foot turn-lane is present due to the available turn-radius. Extending and striping a turn-lane was considered but is expected to provide marginal benefits to the delay and queue lengths. A signal was considered at the intersection and is expected to meet the weekday AM and PM peak hour warrants for a signal in combined (2022) conditions with the existing striped lanes. The intersection is not expected to meet peak hour warrants in the combined (2022) conditions when analyzed with a turn-lane on the westbound approach, as the intersection currently operates. It should be noted that Loop Road is served by residential land uses and typically generates trips during two peak hours each day; therefore, the signal warrants are not anticipated to meet the 4 or 8-hour warrants which NCDOT typically requires for a signal.

Covered Bridge Road / O'Neil Street and Old Covered Bridge Road

The poor level-of service observed for the minor-street approach is due to heavy traffic volumes along Covered Bridge Road. It was also noted that a significant number of "ran off the road" crashes are experienced at the intersection. This is believed to be from poor sight

distances along the northbound approach. While the traffic at this intersection meets the peak hour warrant for the PM peak hour from the *Manual on Uniform Traffic Control Devices* (MUTCD) in background (2022) conditions, it is unlikely this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for the installation of a traffic signal. Additionally, this intersection is expected to be realigned as part of the Clayton Northern Connector, recommended in the Johnston County Comprehensive Transportation Plan. This improvement is still in the planning stages with no funding or timeline for construction; therefore, it was not included in the analysis.

Covered Bridge Road and Site Driveway

The poor level-of-service for the minor-street approach is due to heavy through volumes along Covered Bridge Road. It is worth noting that any queues expected for the minor-street approach would be internal to the development. This intersection is not expected to meet the weekday AM or PM peak hour warrants for a signal from the *Manual on Uniform Traffic Control Devices* (MUTCD) in combined (2022) conditions, it is also unlikely this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for the installation of a traffic signal. It should also be noted that the recommended northbound left-turn lane is not needed from a level-of-service standpoint, but was recommended per the NCDOT “Warrant for Left and Right-Turn Lanes” chart contained in the *Policy on Street and Driveway Access to North Carolina Highways*.

10. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 13 for an illustration of the recommended lane configuration for the proposed development.

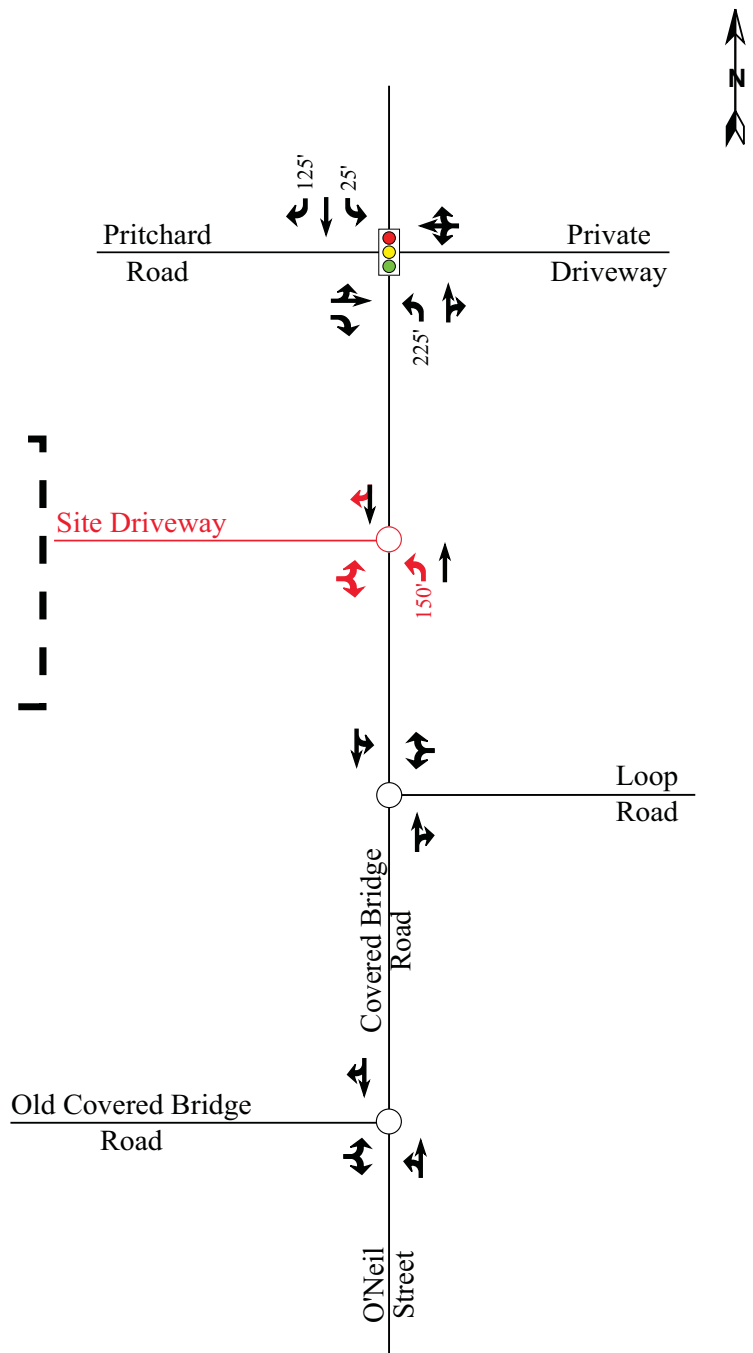
Recommended Improvements by Developer

Covered Bridge Road and Site Driveway

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Driveway.
- Provide an exclusive northbound left-turn lane on Covered Bridge Road with approximately 150 feet of storage and appropriate taper. Storage based on the NCDOT driveway manual and anticipated queue lengths.

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- X' Storage (In Feet)



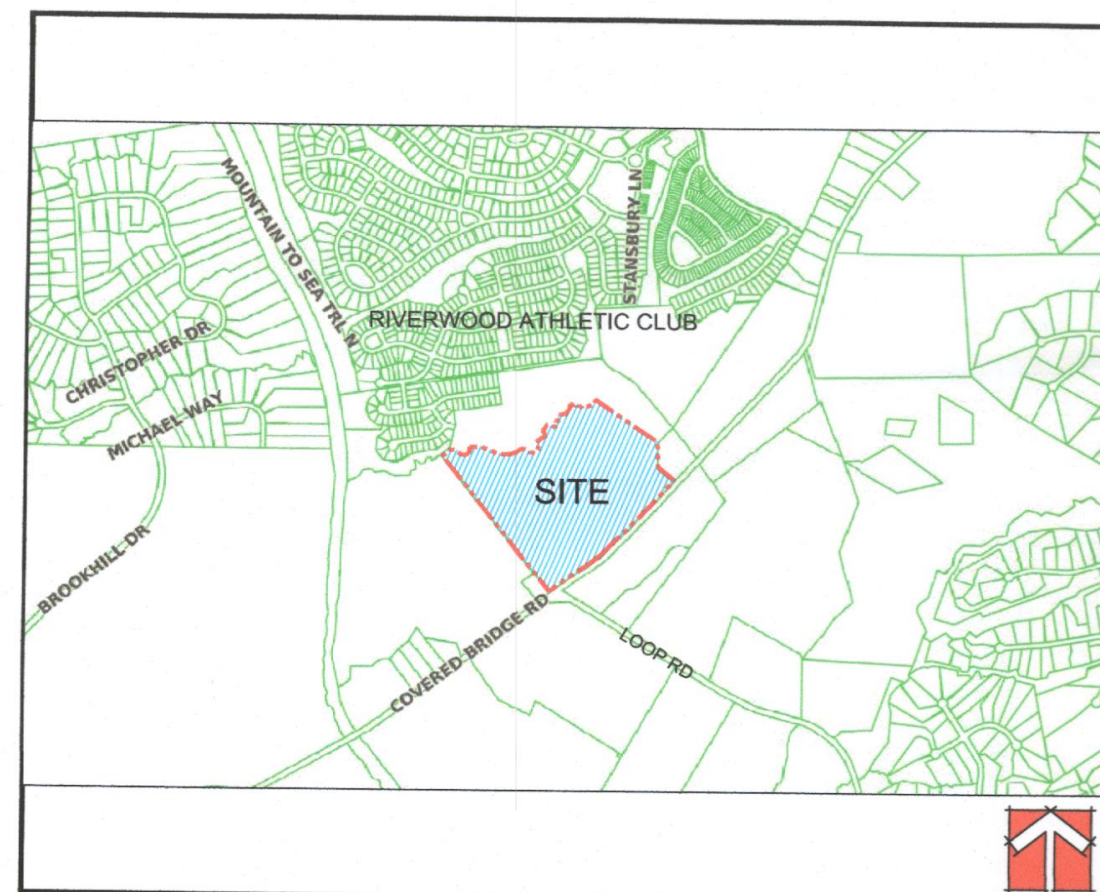
 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Walton Acres at Riverwood Athletic Club Clayton, NC	Recommended Lane Configuration	
		Scale: Not to Scale	Figure 13



Charleston, SC - Charlotte, NC - Raleigh, NC - Richmond, VA - Winston-Salem, NC

PLANNED DEVELOPMENT MASTER PLAN

WALTON FARM AT RIVERWOOD ATHLETIC CLUB IN CLAYTON, NORTH CAROLINA

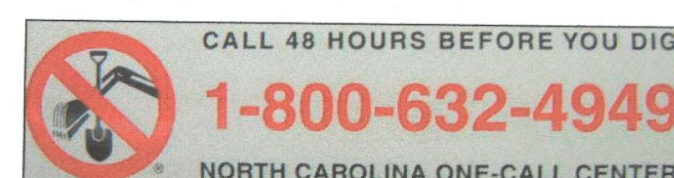


SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

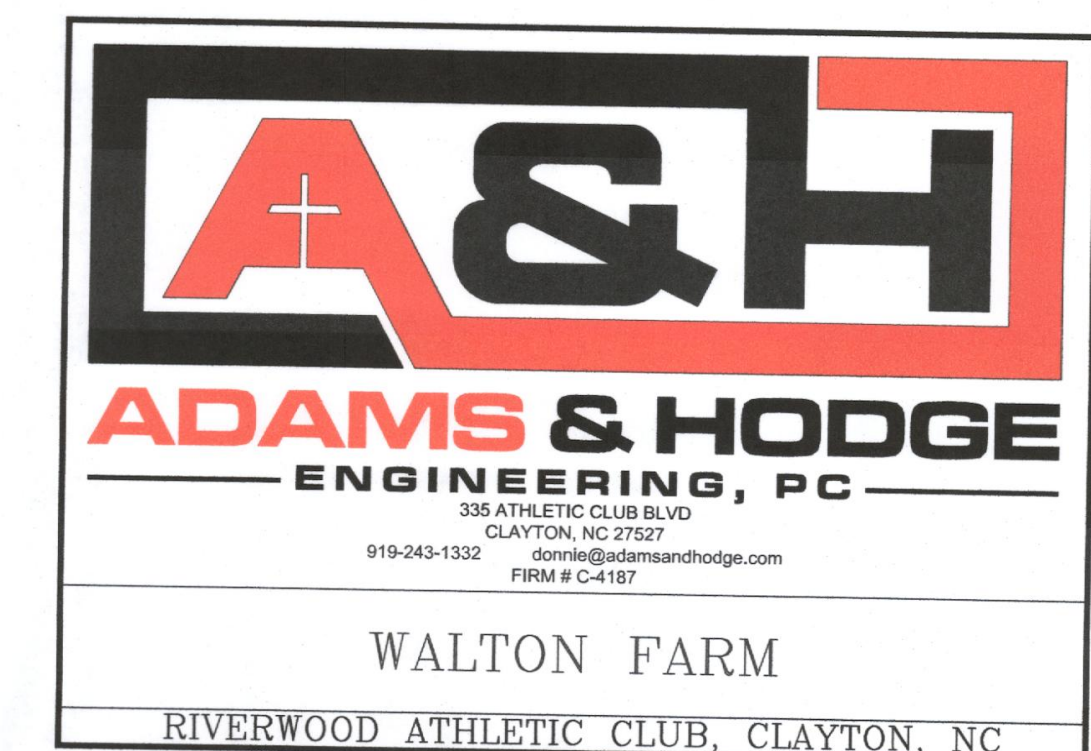
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527

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



SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	PD01
MASTER PLAN.....	PD02
PEDESTRIAN & VEHICULAR ROUTING.....	PD03
AMENITIES.....	PD04
HOUSING TYPES.....	PD05
PHASING.....	PD06
REGULATORY STANDARDS.....	PD07
PRELIMINARY ENGINEERING DESIGN.....	PD08
AMENDED RIVERWOOD ATHLETIC CLUB MASTER PLAN.....	PD09



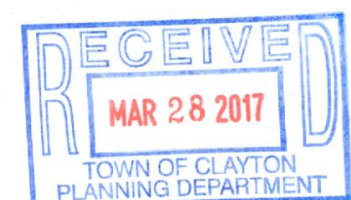
MARCH 1, 2017

REVISED MARCH 24, 2017 AS PER TRC COMMENTS

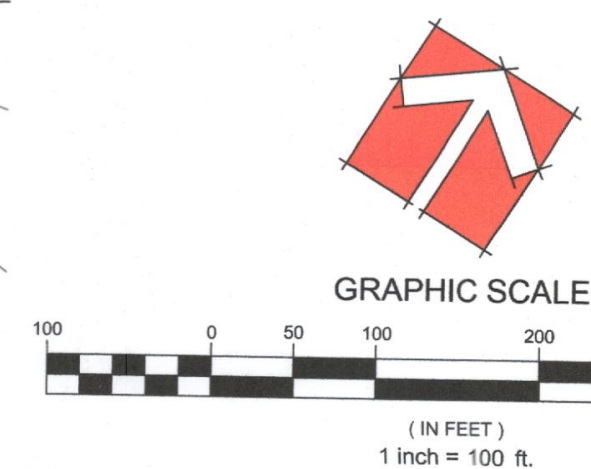


FOR REVIEW AND
COMMENT ONLY

REVISED
12:18 pm, Mar 28, 2017



REFERENCE T.O.C. PROJECT: 2017-38-SD/2017-37-PDD



FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

REVISED
12:18 pm, Mar 28, 2017

EXISTING CONDITIONS

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	
VERTICAL SCALE	N/A
DATE	03/01/2017
JOB NO.	AH-
SHEET	

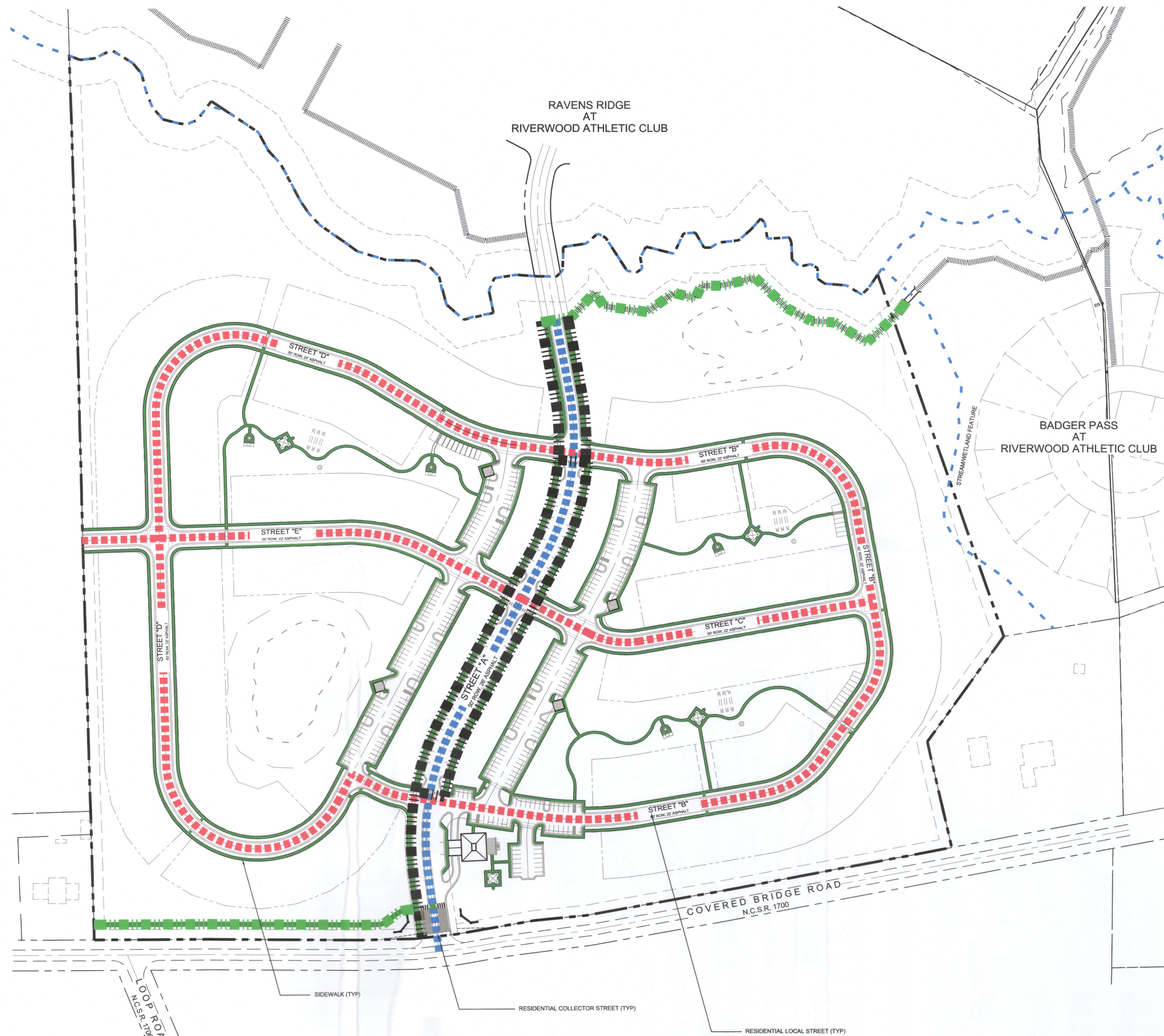
PD01

PD01

ADAMS & HODGE
— ENGINEERING, PC —

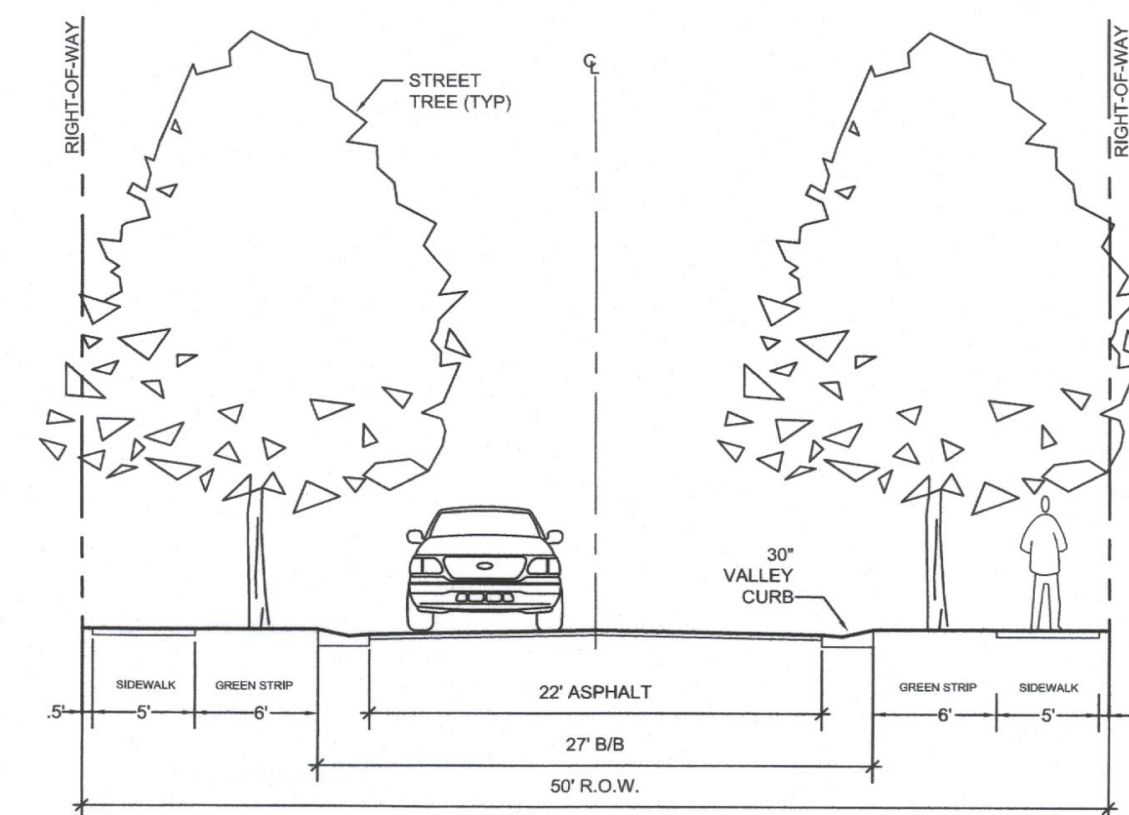
WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

3335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dommie@adamsandhodge.com
919-243-1332
FIRM # C-4187

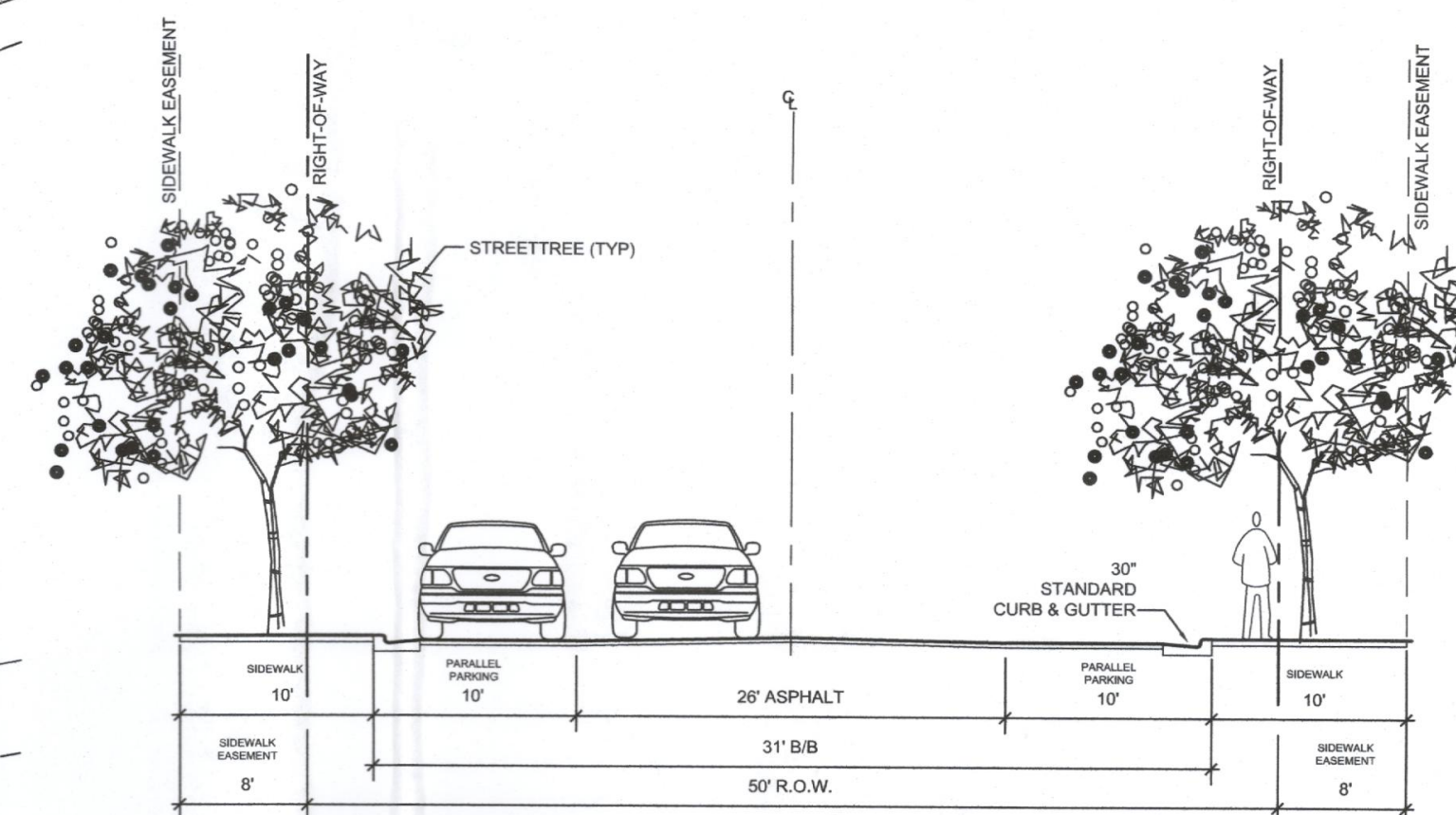


DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7276

- LEGEND:
- COLLECTOR STREET
 - RESIDENTIAL STREET
 - SIDEWALKS
 - 10' ASPHALT GREENWAY
 - 10' CONCRETE WALK



TYPICAL RESIDENTIAL LOCAL STREET
50' RIGHT-OF-WAY WITH SIDEWALKS



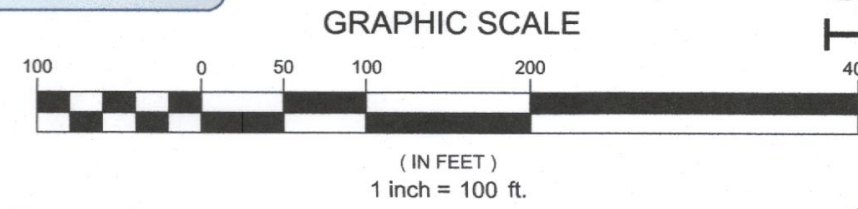
TYPICAL RESIDENTIAL COLLECTOR STREET
50' RIGHT-OF-WAY WITH SIDEWALKS

NOTE:
PAVEMENT AND BASE SECTIONS SHOWN ON PLANS ARE MINIMUM THICKNESS. PRIOR TO FINAL GRADING OF ROADWAY, THE OWNER WILL PROVIDE A DESIGN DETAIL OF THE PAVEMENT AND BASE IN ACCORDANCE TO THE MOST CURRENT TOWN OF CLAYTON MANUAL OF SPECIFICATIONS AND DESIGN, FOR REVIEW AND APPROVAL BY THE TOWN OF CLAYTON

FOR REVIEW AND
COMMENT ONLY



REVISED
12:19 pm, Mar 28, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

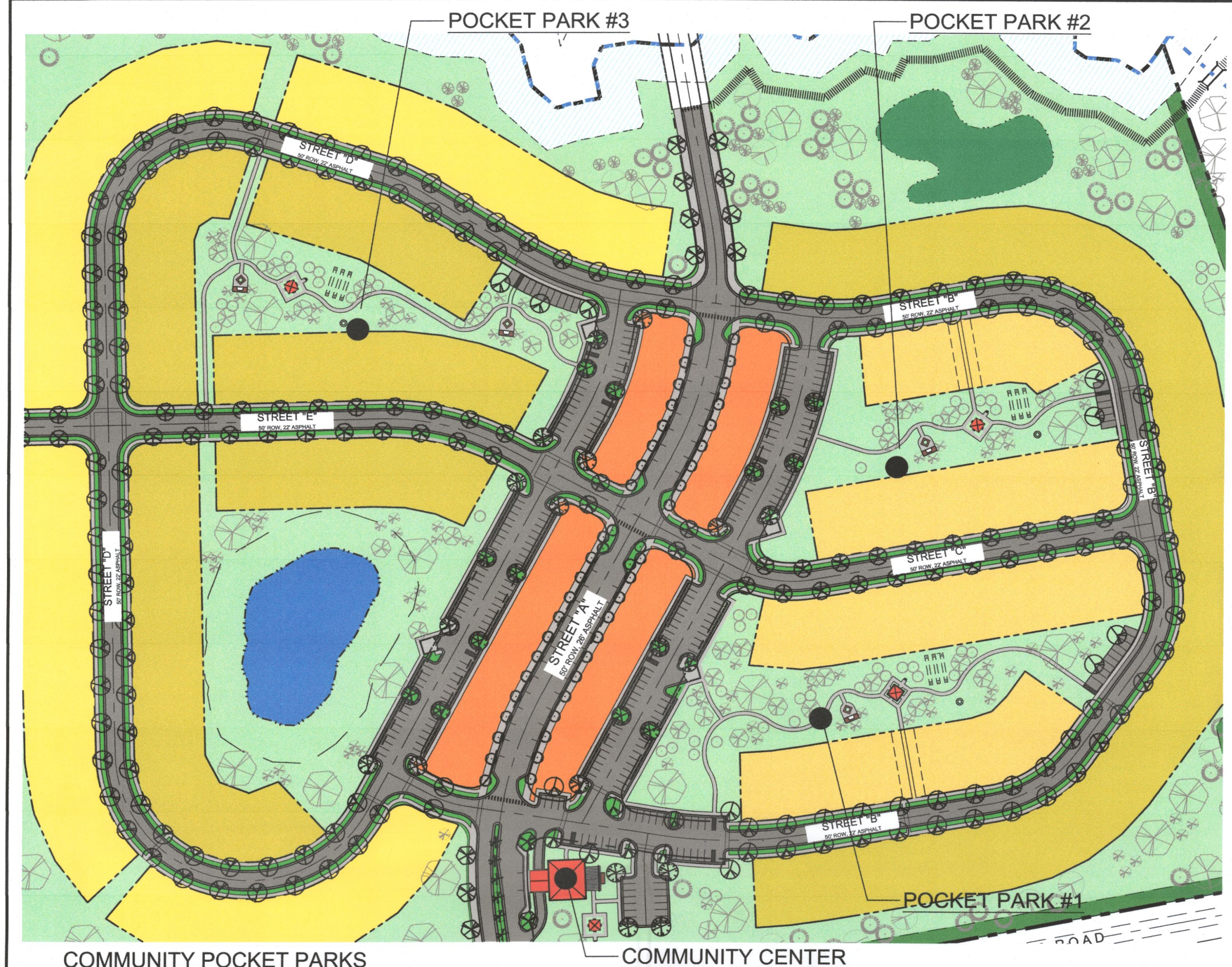
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-241-1332
dominic@adamsandhodge.com
FRONT COVER

ADAMS & HODGE
ENGINEERING, PC

WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

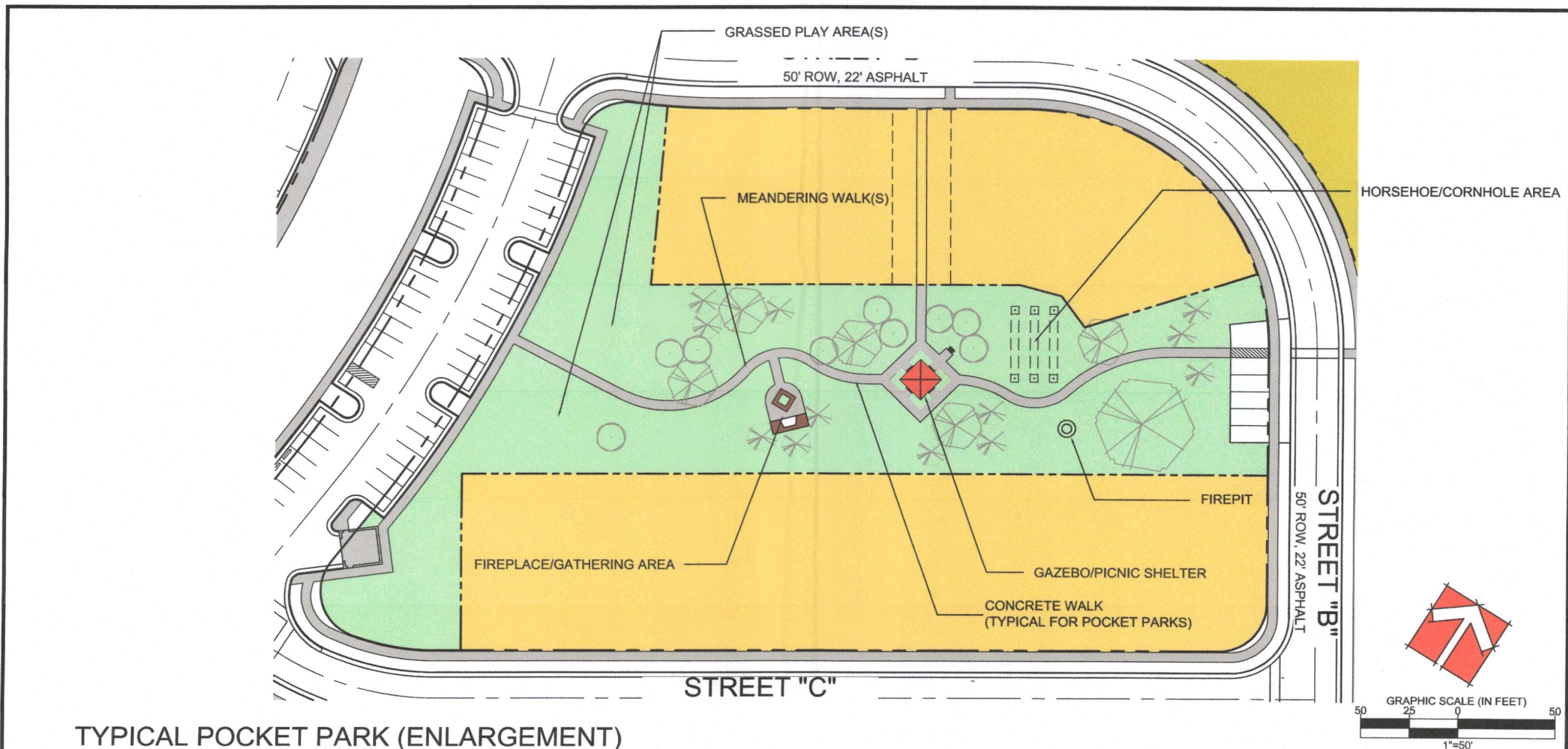
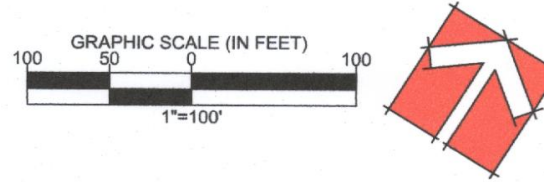
PEDESTRIAN &
VEHICULAR ROUTING

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 03/01/2017
JOB NO.: AH-
SHEET: PD03

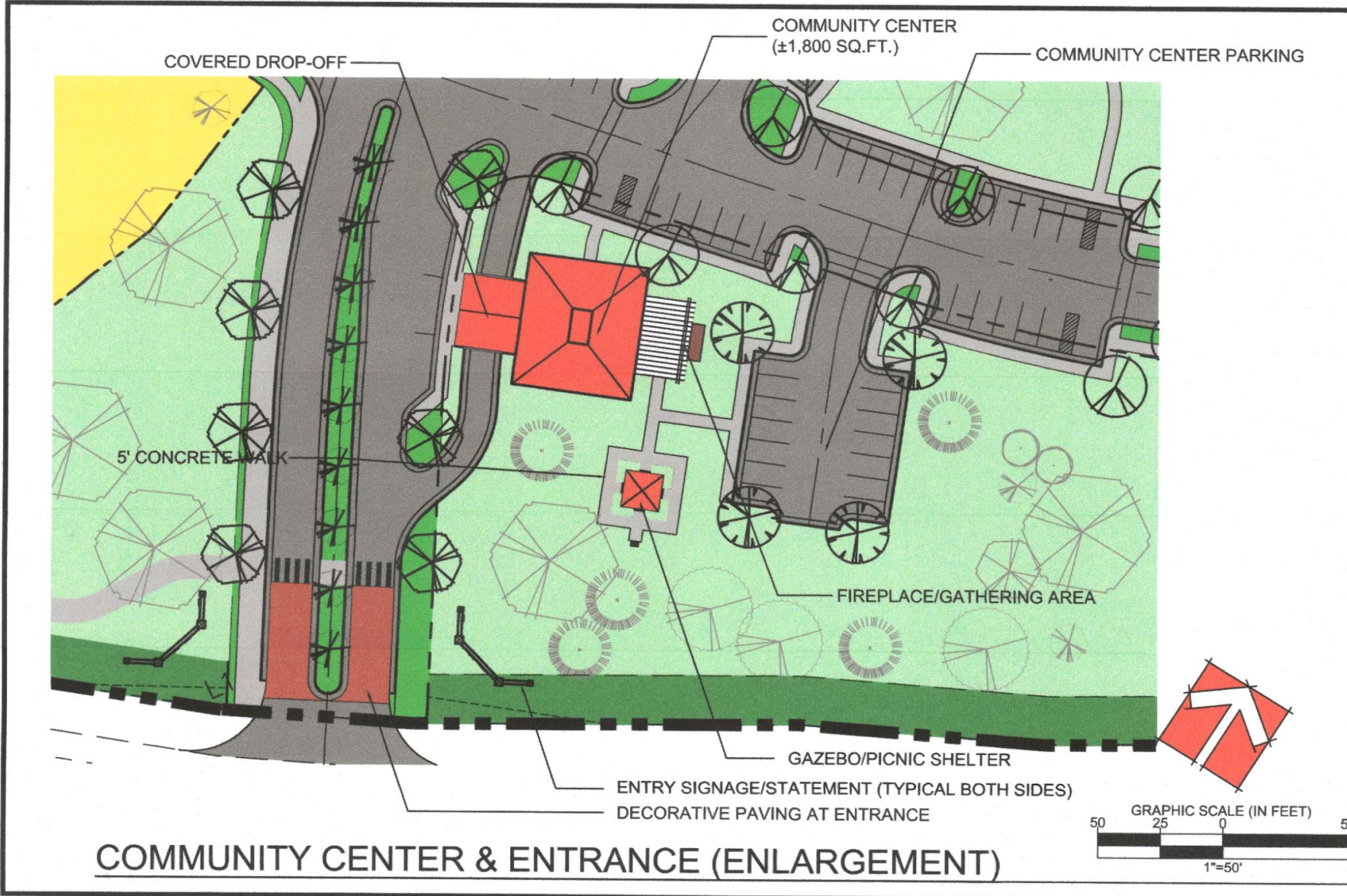
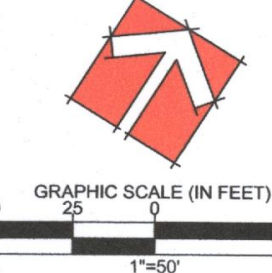


COMMUNITY POCKET PARKS
COMPONENTS OF THE POCKET PARKS MAY INCLUDE THE FOLLOWING:
- MEANDERING PRIVATE CONCRETE WALKS
- SUPPLEMENTAL LANDSCAPING
- GRILL AREA
- HORSESHOE/CORNHOLE AREA
- FIREPLACES/FIREPITS
- GAZEBOS/PICNIC AREAS
- PLAY LAWNS

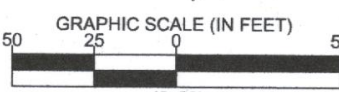
COMMUNITY CENTER



TYPICAL POCKET PARK (ENLARGEMENT)



COMMUNITY CENTER & ENTRANCE (ENLARGEMENT)

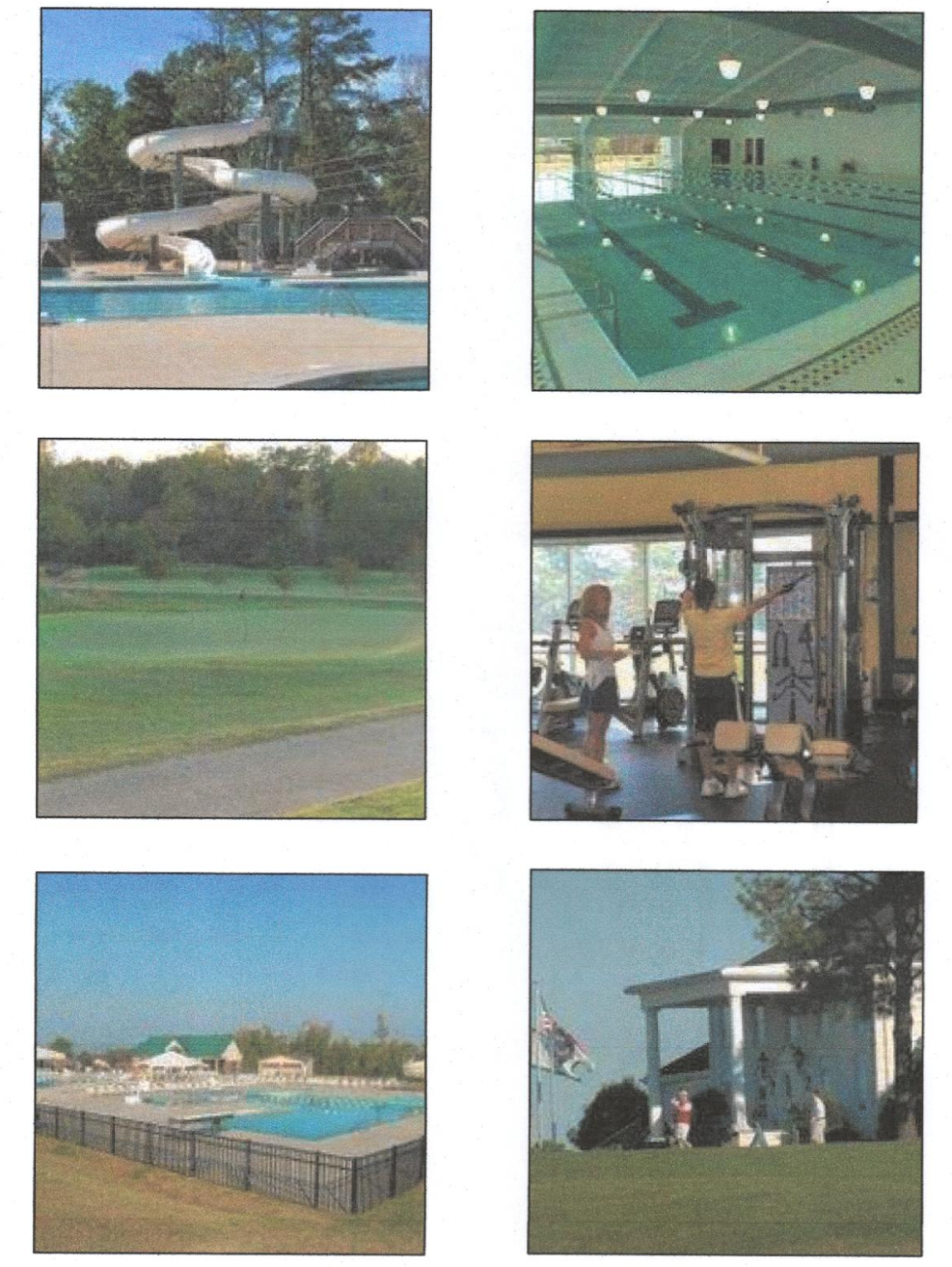


OUTDOOR FIREPLACE & FIREPIT
1. MAY BE MASONRY OR PRECAST.
2. FIELD LOCATED TO ACHIEVE MOST DESIRABLE IMPACT IN THE LANDSCAPE.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

FIREPLACES AND FIREPITS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL CONSTRUCTED FIREPLACES MAY VARY IN DESIGN AND MATERIALS.
NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

ADDITIONAL AMENITIES

- RIVERWOOD ATHLETIC CLUB**
OUTDOOR POOLS
INDOOR POOL
WORKOUT FACILITY
WALKING TRAILS
- LIONSGATE ATHLETIC CLUB**
OUTDOOR POOL
WORKOUT FACILITY
- TRALEE ATHLETIC CLUB**
OUTDOOR POOL
WORKOUT FACILITY
- RIVERWOOD GOLF CLUB**
27 HOLE GOLF COURSE & DRIVING RANGE
- EAGLE RIDGE GOLF CLUB**
18 HOLE GOLF COURSE & DRIVING RANGE
- OLD LIBERTY GOLF CLUB**
18 HOLE GOLF COURSE & DRIVING RANGE
- HEDDINGHAM GOLF CLUB**
18 HOLE GOLF COURSE & DRIVING RANGE



DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919.765.7278



GAZEBO
1. APPROXIMATELY 16'x16' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.
NOTE POCKET PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

LEGEND:	
	OPEN SPACE (ACTIVE/PASSIVE)
	CLASS "C" BUFFER (ALTERNATIVE 3)
	STORMWATER BMP
	RCA (RESOURCE CONSERVATION AREA)
	GREENWAY CONNECTOR
	BUFFERED STREAM

OPEN SPACE INFORMATION

OVERALL OPEN SPACE
REQUIRED = 12.5% OF TRACT (51.63 ACS) = 6.45 AC
PROVIDED = 14.69 AC (DOES NOT INCLUDE RCA/BUFFERS)

IMPROVED/ACTIVE OPEN SPACE
REQUIRED = 25% OF REQ'D OPEN SPACE = 1.61 AC
PROVIDED = 3.72 AC

ACTIVE OPEN SPACE COMPONENTS
COMPRISED OF COMMUNITY POCKET PARKS 1, 2 & 3
AND MAY INCLUDE THE FOLLOWING:
- GAZEBOS
- PICNIC AREAS
- OPEN PLAY SPACES
- FIRE PITS
- FIRE PLACES
- GREENWAY TRAILS

RESOURCE CONSERVATION AREA (RCA)
WALTON FARM RCA = 2.47 ACRES

RESOURCE CONSERVATION AREAS
1. RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100-YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).
2. RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

FOR REVIEW AND COMMENT ONLY



REVISED
12:19 pm, Mar 28, 2017

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie.adams@ash-engineering.com
919.243.1312
FIRM # C-187

ADAMS & HODGE
ENGINEERING, PC

WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

AMENITIES

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRADING SCALE
VERTICAL SCALE: N/A
DATE: 03/01/2017
JOB NO.: AH-
SHEET: PD04



DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

NOTE
A MINOR SUBDIVISION APPLICATION WILL BE
REQUIRED FOR EACH PHASE.
A MINOR SITE PLAN APPLICATION WILL BE
REQUIRED FOR EACH DEVELOPED OPEN
SPACE AREA AND THE COMMUNITY CENTER

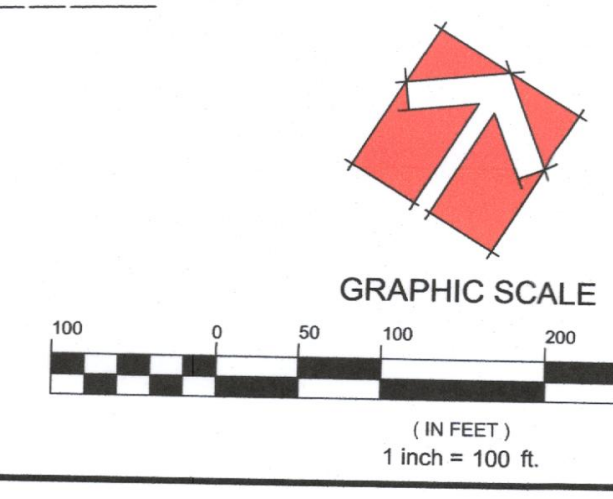
FOR REVIEW AND
COMMENT ONLY



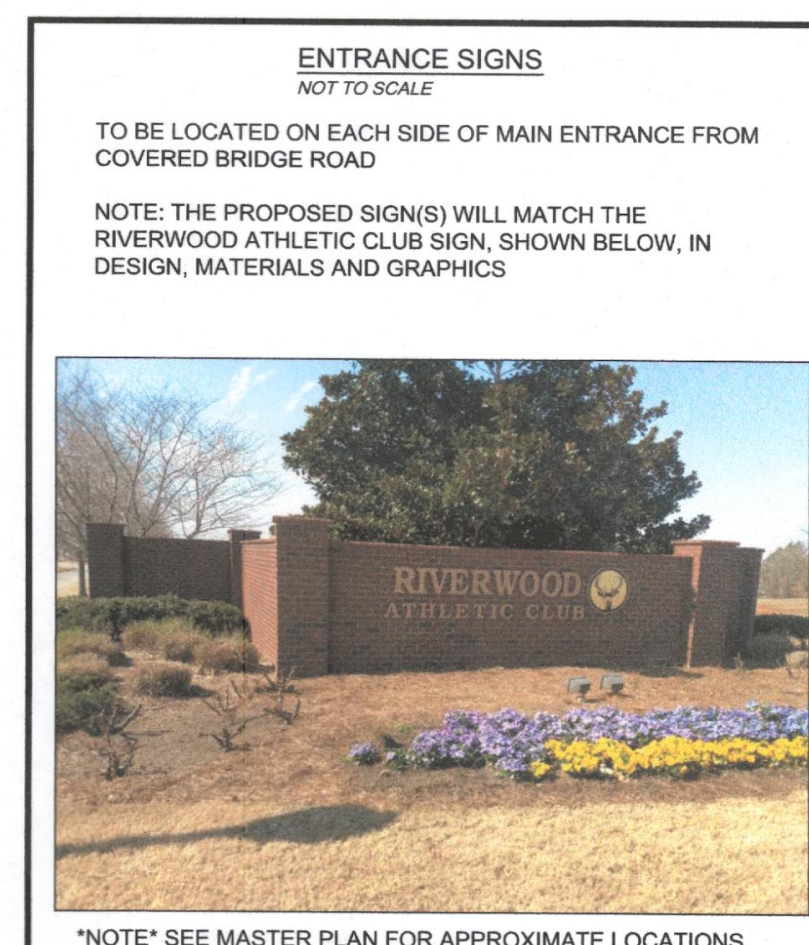
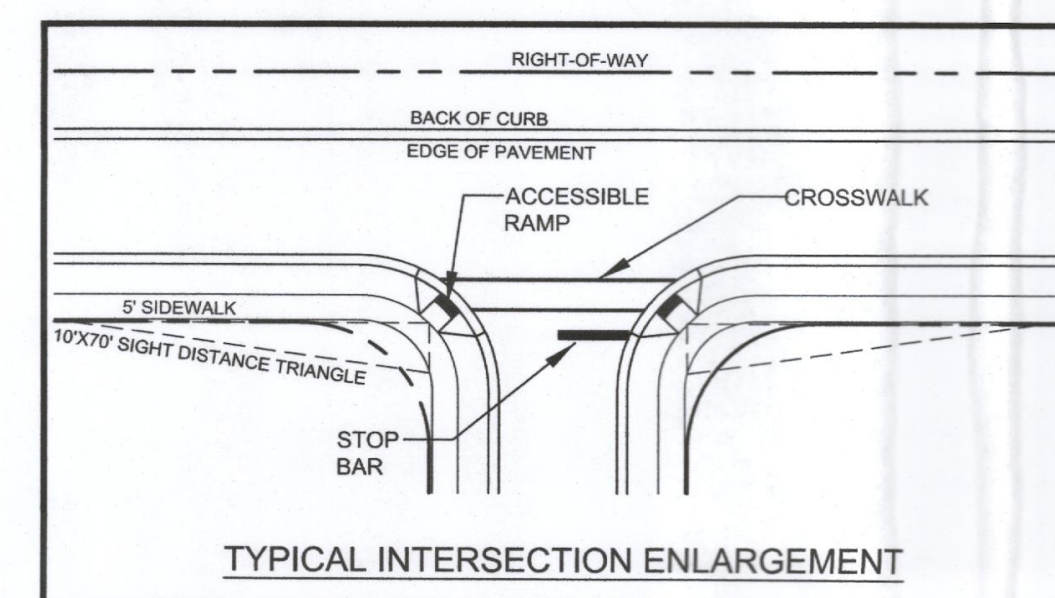
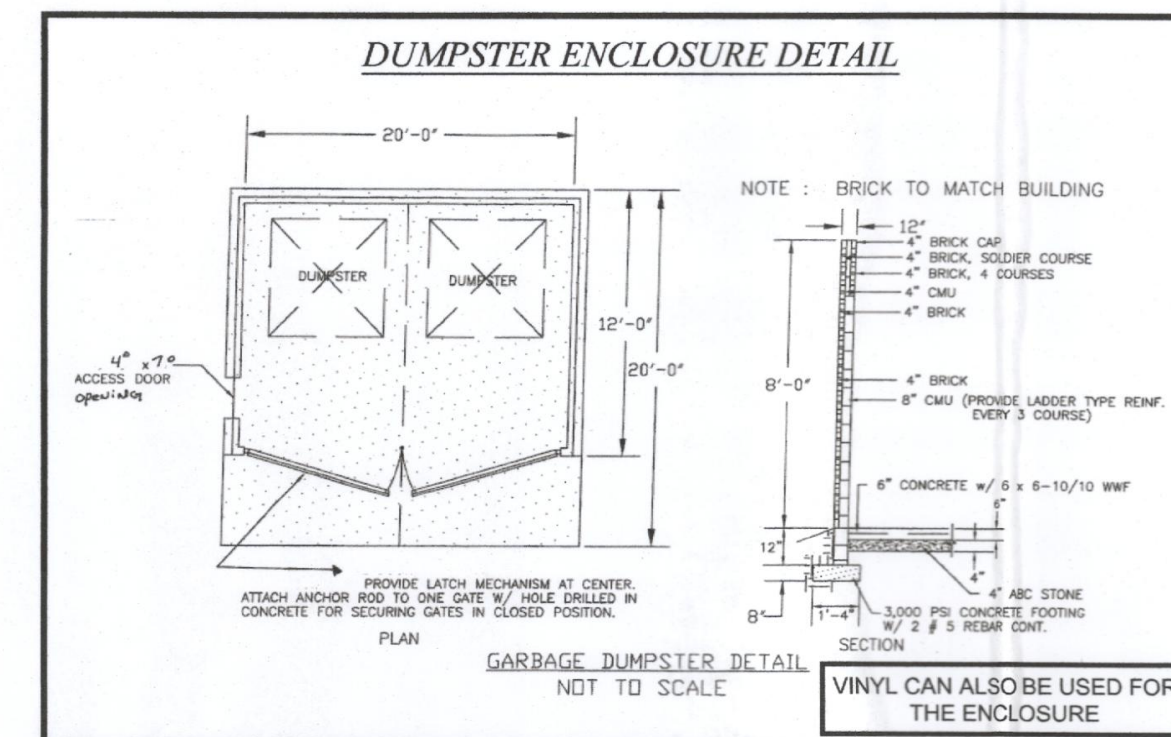
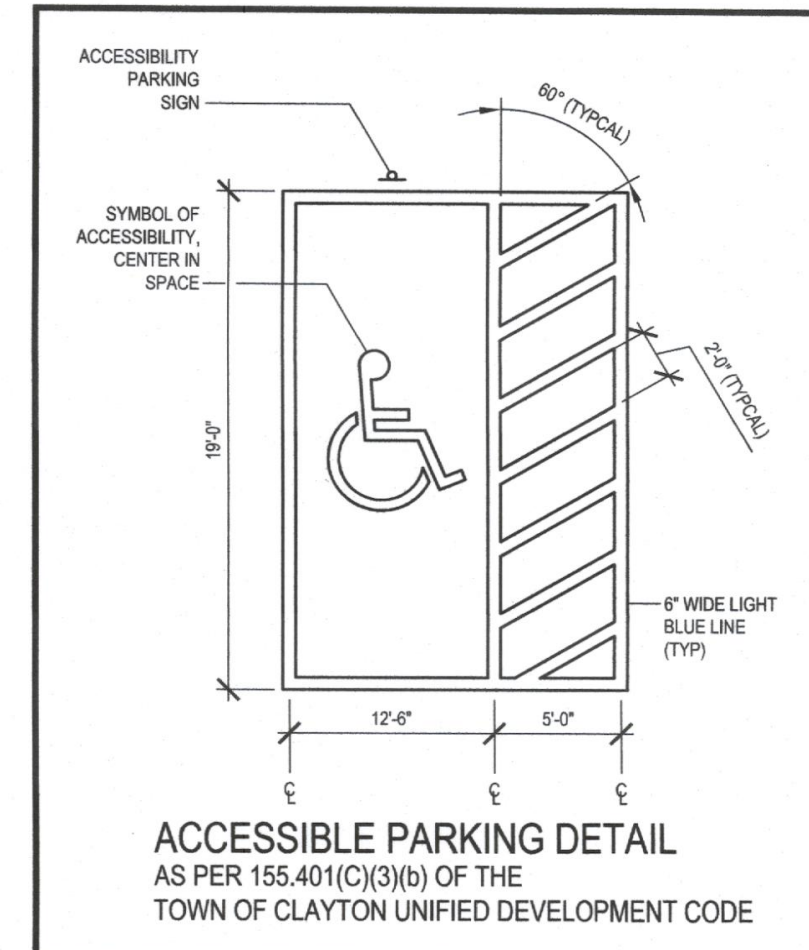
REVISED
10:22 am, Apr 13, 2017

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 919 243-1332 donnie@adamsandhodge.com FIRM # C-4187	
ADAMS & HODGE ENGINEERING, PC	
DESIGN: DCA/TMH	WALTON FARM
DRAWN: DCA	AT
CHECKED: DCA	RIVERWOOD ATHLETIC CLUB
HORIZONTAL SCALE: SEE DRAWING SCALE	CLAYTON, NORTH CAROLINA
VERTICAL SCALE: N/A	
DATE: 03/01/2017	
JOB NO: AH-	
SHEET	
PD06	



REVISED
12:21 pm, Mar 28, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

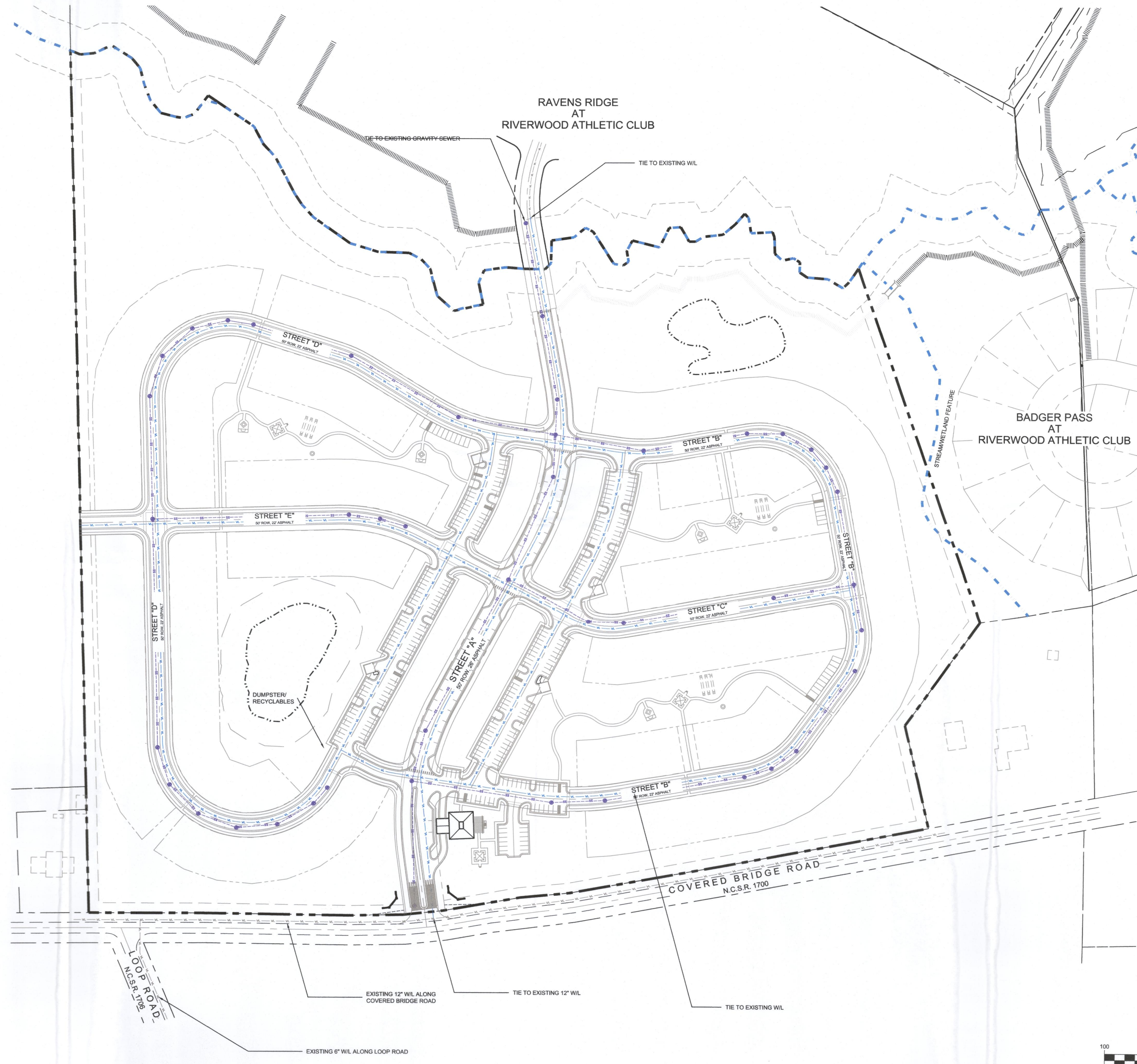
ADAMS & HODGE
ENGINEERING, PC

WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

REGULATORY STANDARDS

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	03/01/2017
JOB NO.	AH—
SHEET	

[PD07]



DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

LEGEND:
SS SANITARY SEWER
WL PUBLIC WATER

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

NOTE:
ALL VEGETATION THAT IS TO REMAIN WILL BE DELINEATED AND PRIOR TO GRADING WILL BE SEPARATED FROM CONSTRUCTION AREAS WITH ORANGE FENCING AND WILL BE SIGNED AS "TREE PROTECTION AREA"

FOR REVIEW AND COMMENT ONLY

REVISED
12:21 pm, Mar 28, 2017

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

WALTON FARM AT RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

PRELIMINARY ENGINEERING DESIGN

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRADING SCALE
VERTICAL SCALE: N/A
DATE: 03/01/2017
JOB NO.: AH-
SHEET: PD08

ADAMS & HODGE ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adams-hodge.com
919 241-1132
FIRM # C-4187

- NEW WALTON ACRES PD-MU AREA
- REVISED PHASES
- CURRENTLY DEVELOPED PHASES
- CURRENTLY UNDEVELOPED PHASES
- OPEN SPACE
- LAKE, STREAMS AND RIVERS
- RESOURCE CONSERVATION AREAS
- ASPHALT WALKING TRAIL



PHASE 8C-2
APPROVED UNDER CURRENT UDO

SITE DATA:

OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 8.2 Acres
RCA within Proposed Development Area = 4.82 Acs
Additional OPEN SPACE outside RCA = 0.61 Acs
Additional OPEN SPACE to TOD = 2.51 Acs
MAXIMUM DENSITY ALLOWED: 6.3 UNITS/AC
PROPOSED DENSITY: 1.71 UNITS/AC
PROPOSED LOT TOTAL: 14 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-73-7987

R-8 OPEN SPACE SUBDIVISION SETBACKS:

FRONT = 20'
SIDE INTERIOR = 6'
SIDE STREET = 10'
REAR = 15'

LOTS REMAINING TO BE DEVELOPED

PHASE	ZONING	# OF LOTS
8C-2	R-8	14
SUB-TOTAL		14

**NOTE: PROPOSED ZONING IS R-8
OPEN SPACE SUBDIVISION

GRAND TOTAL NUMBER OF LOTS AND UNITS
IN RIVERWOOD ATHLETIC CLUB: 1,382

WALTON FARM

SITE DATA:

TOWN LIMIT OR ETJ: 3131 COVERED BRIDGE ROAD
CLAYTON, NC 27520
ACREAGE: 151.63 ACRES (±2,248,997 SF)
NO. PH. NUMBER: 176000-83-9977
OWNERS & ADDRESSES: FSC RANCH, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527

CURRENT ZONING: PD-R
PROPOSED ZONING: R-8
EXISTING USE: VACANT
PROPOSED DENSITY: 310 UNITS/8.0 UNITS PER ACRE
THIS DENSITY IS BASED ON A MIX OF
120 APARTMENT UNITS AND
180 DETACHED SINGLE FAMILY LOTS.
1,256,848 SF/55%

MAXIMUM IMPERVIOUS AREA: SINGLE FAMILY DETACHED DWELLINGS AND
MULTI-FAMILY APARTMENTS.

PROPOSED USE:

MINIMUM BUILDING SETBACKS

FRONT = 15'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTES:

1. MAXIMUM BUILDING HEIGHT = 30'
2. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
3. MAXIMUM LOT COVERAGE = 50%
4. MINIMUM LOT SIZE = 2,500 SF

OVERALL OPEN SPACE

REQUIRED = 12.5% OF TRACT (61.63 ACES) = 6.45 AC
PROVIDED = 14.69 AC (DOES NOT INCLUDE RCA/BUFFERS)

IMPROVED/ACTIVE OPEN SPACE

REQUIRED = 25% OF REQ'D OPEN SPACE = 1.61 AC
PROVIDED = 3.72 AC

RESOURCE CONSERVATION AREA (RCA)

WALTON FARM RCA = 2.47 ACRES

ORIGINAL RIVERWOOD ATHLETIC CLUB PROPERTY
** APPROVED PRIOR TO UDO **

SITE DATA:

OWNER: RIVERWOOD ON THE NEUSE, LLC.
ACREAGE: Total Tract Area: 537 Acres
Residential Area: 434 Acres
MAXIMUM DENSITY ALLOWED: 4.7 UNITS/AC
PROPOSED DENSITY: 2.8 UNITS/AC
PROPOSED AVERAGE LOT SIZE: 8,000 SF
PROPOSED MINIMUM LOT SIZE: 3,000 SF
PARCEL IDENTIFICATION NUMBERS:
1760-76-6790, 1760-98-1564, 1760-85-2108,
1770-15-1974, 1770-04-4978, 1770-52-3060,
1760-98-0859

MIN. BUILDING SETBACKS:

FRONT R-10 = 18', R-6 = 10'
SIDE R-10 = 6', R-6 = 4'
REAR R-10 = 15', R-6 = 12'
CORNER YARD R-10 = 12', R-6 = 10'

LOTS/UNITS TO BE DEVELOPED

PHASE	ZONING	LOTS/UNITS
2B3	R-10	28
6A3	R-10	22
6A4	R-10	16
6D3	R-10	22
6D4	R-10	15
7A	R-8	38
TRACT B2	R-8	28 (MF)
TRACT B3	B1	TBD (MF)
TRACT B5	B1	TBD (MF)
TRACT B7	B1	TBD (MF)
SUB-TOTAL		242

EXISTING RECORDED LOTS/UNITS

PHASE	ZONING	LOTS/UNITS
1A-10	R-6	166
2A	R-10	46
2B-2C	R-10	78
2D	R-10	16
2E	R-10	27
2F	R-10	22
2F2	R-10	11
3A	R-10	41
3B	R-10	21
3B2	R-10	2
3C	R-10	68
3E	R-10	131
3F-G	R-10	47
4A-F	R-10	13
4G	R-10	6
5A-5B	R-6	80
6A	R-10	2
6B	R-10	4
6C	R-10	28
6D1	R-10	18
6D2	R-10	16
6E1	R-10	3
6E2	R-10	21
7A2	R-8	13
TRACT B1	B-1	25 (MF)
TRACT B7	B-1	21 (TH)
SUB-TOTAL		1032

GRAND TOTAL NUMBER OF LOTS
AND UNITS IN RIVERWOOD ATHLETIC
CLUB: 1,274

**NOTE: PROPOSED ZONING IS R-6,
R-8 & R-10 CLUSTER/OPEN SPACE
SUBDIVISION

PHASES 8A, 8B, 8C-1, 8D, 8E & 9 ADDITION
APPROVED UNDER CURRENT UDO

SITE DATA:

OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 94.37 Acres (93.23 Acres Excluding
R/W)
Currently Proposed Development Area: 46.19 Acres
RCA within Proposed Development Area = 6.24 Acres
Additional OPEN SPACE excluding RCA = 3.70 Acres
MAXIMUM DENSITY ALLOWED: 6.76 UNITS/AC
PROPOSED DENSITY: 3.42 UNITS/AC
PROPOSED LOT TOTAL: 156 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-83-9975

R-8 OPEN SPACE SUBDIVISION SETBACKS:

FRONT = 20'
SIDE INTERIOR = 6'
SIDE STREET = 10'
REAR = 15'

LOTS REMAINING TO BE DEVELOPED

PHASE	ZONING	# OF LOTS
8B	R-8	19
8C-1	R-8	13
8D	R-8	16
8E	R-8	44
SUB-TOTAL		94

EXISTING RECORDED LOTS/UNITS

PHASE	ZONING	LOTS/UNITS
8A	R-8	30
SUB-TOTAL		30

**NOTE: PROPOSED ZONING IS R-8
OPEN SPACE SUBDIVISION

GRAND TOTAL NUMBER OF LOTS AND UNITS
IN RIVERWOOD ATHLETIC CLUB: 1,368

NET AFFECTS OF THIS REVISION IN THE CURRENT
RIVERWOOD ATHLETIC CLUB BOUNDARY

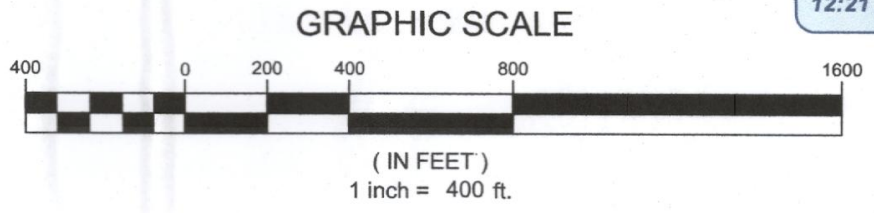
1. TOTAL NUMBER OF LOTS HAS
BEEN REDUCED BY 41 LOTS.

**NOTE: "RECREATION/OPEN SPACE FEES ARE NOT REQUIRED
UNTIL 1085 DWELLING UNITS ARE RECORDED" PER TOWN COUNCIL
APRIL 1999.
***THE 50' RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION
AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE
5 OF THE UNIFIED DEVELOPMENT CODE.
& ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER
OF THE 50' RIPARIAN (AND ANY OTHER RESOURCE CONSERVATION
AREAS) TO ENSURE IT IS NOT ENCRoACHED UPON DURING
CONSTRUCTION.

PROJECT	TOTAL AREA	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
RIVERWOOD ATHLETIC CLUB (CURRENT)	595.92 ACS	74.50 ACS	128.18 ACS
RIVERWOOD RANCH	266.94 ACS	33.37 ACS	55.46 ACS
RIVERWOOD ATHLETIC CLUB (ADDITION)	51.63 ACS	6.45 ACS	14.69 ACS
SUMMARY	914.49 ACS	114.31 ACS	198.33 ACS

***NOTE** THE 12.5% OPEN SPACE REQUIREMENT HAS BEEN COMPLETELY FULLFILLED UNDER CURRENT
RIVERWOOD ON THE NEUSE MASTER PLAN APPROVAL. ALL OPEN SPACE SHOWN ON THIS PLAN IS IN
EXCESS OF THE TOWN'S STANDARDS.

TREE PROTECTION AREA:
THE EXISTING TREES WITHIN 30' OF THE EXISTING
WALKING TRAIL (ON THE PHASE 8B & 8E SIDE)
FROM THE REAR OF LOT 2267 THROUGH LOT 2144
WILL BE PROTECTED DURING DEVELOPMENT AND
HOME CONSTRUCTION. IN THE EVENT LAND
DISTURBING ACTIVITY MUST TAKE PLACE IN THIS
AREA, THE DEVELOPER AGREES TO REPLACE ANY
TREE 4" IN DIAMETER OR GREATER. THE
REPLACEMENT TREE WILL BE A MINIMUM 2.5"
CALIPER MEASURED 12" ABOVE THE GROUND.



FOR REVIEW AND
COMMENT ONLY



REVISED
12:21 pm, Mar 28, 2017

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dadam@adams-hodge.com
919.343.1335
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

A&H

RIVERWOOD ATHLETIC CLUB
AMENDED
RIVERWOOD ATHLETIC CLUB
MASTER PLAN

DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'
DATE: 03/01/2017
JOB NO.: AH-
SHEET: PD09



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

Planning Board
April 24, 2017

STAFF REPORT

Application Number: 2017-53-RZ
Project Name: 9257 US HWY 70 Rezoning

NC PIN / Tag #: 166800-84-0769 / 05I04017
Town Limits/ETJ: Town Limits
Overlay: Special Use District, Thoroughfare Overlay District
Applicant: Alsey Gilbert
Owner: Mooring Capital Fund, LLC
Location: 9257 US HWY 70

Public Noticing:

- Neighborhood meeting April 20, 2017
- Signs Posted prior to April 13, 2017
- Letters mailed prior to May 25, 2017
- Newspaper ad published April 24, 2017 and April 31, 2017

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

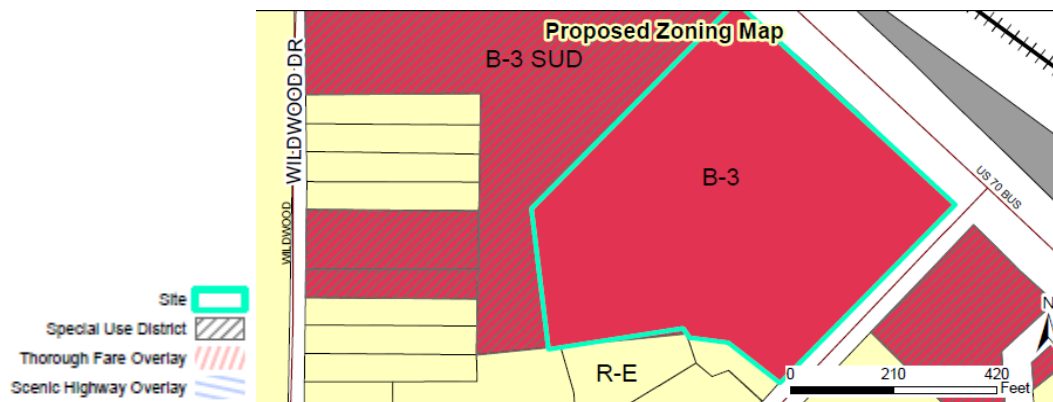


SITE DATA:

Acreage: 8.33 acres
Existing Uses: Indoor Entertainment and Warehousing

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Heavy (I-2)	Vacant
South	Residential Estate (R-E)	Single-family residential
East	Highway Business SUD (B-3 SUD), Industrial-Heavy (I-2)	Commercial & Vacant
West	Highway Business SUD (B-3 SUD)	Vacant & Single –family residential

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting to rezone the subject parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3), in order to remove the Special Use District designation from the property. 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 permits. Nick's Flippin Kids (30,000 square feet) and IGT Technology Warehousing (40,000 square feet) currently occupy the building. The remaining 40,000 square feet of the building is currently vacant.

Compatibility with Surrounding Land Uses

The proposed zoning change is to remove the special use district designation from the parcel, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change does not affect the compatibility with the surrounding land uses.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is generally consistent with the Comprehensive Plan 2040.

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.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

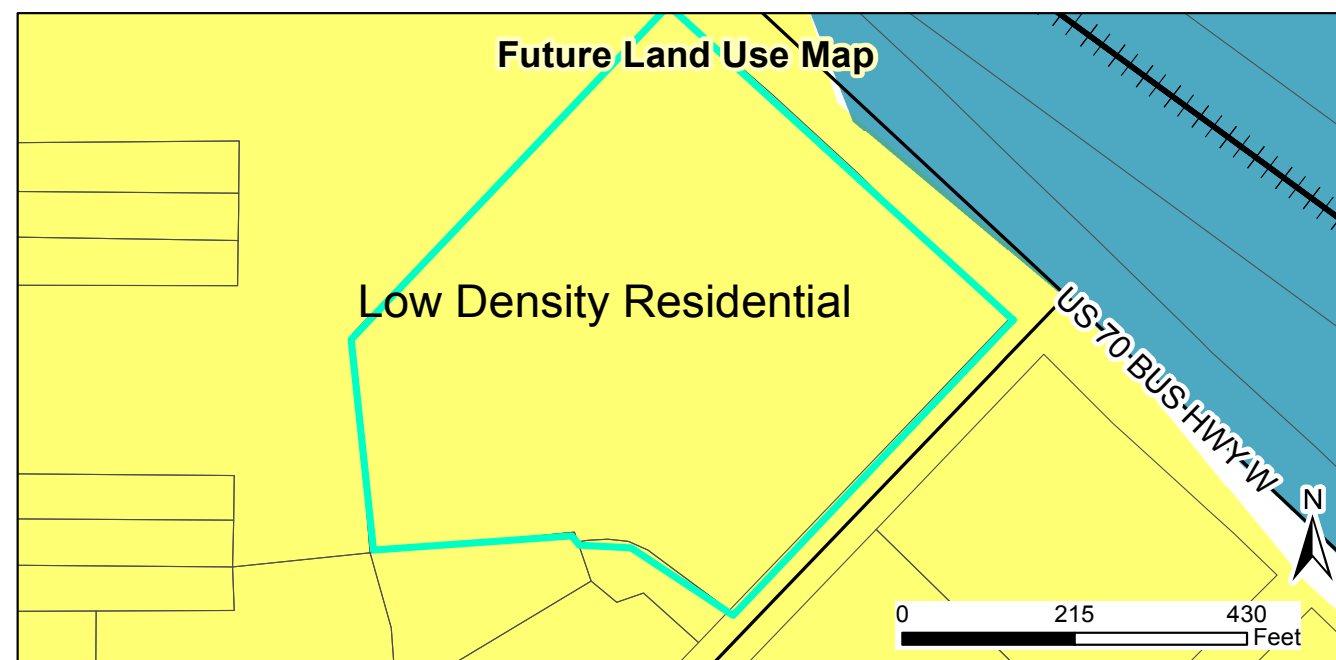
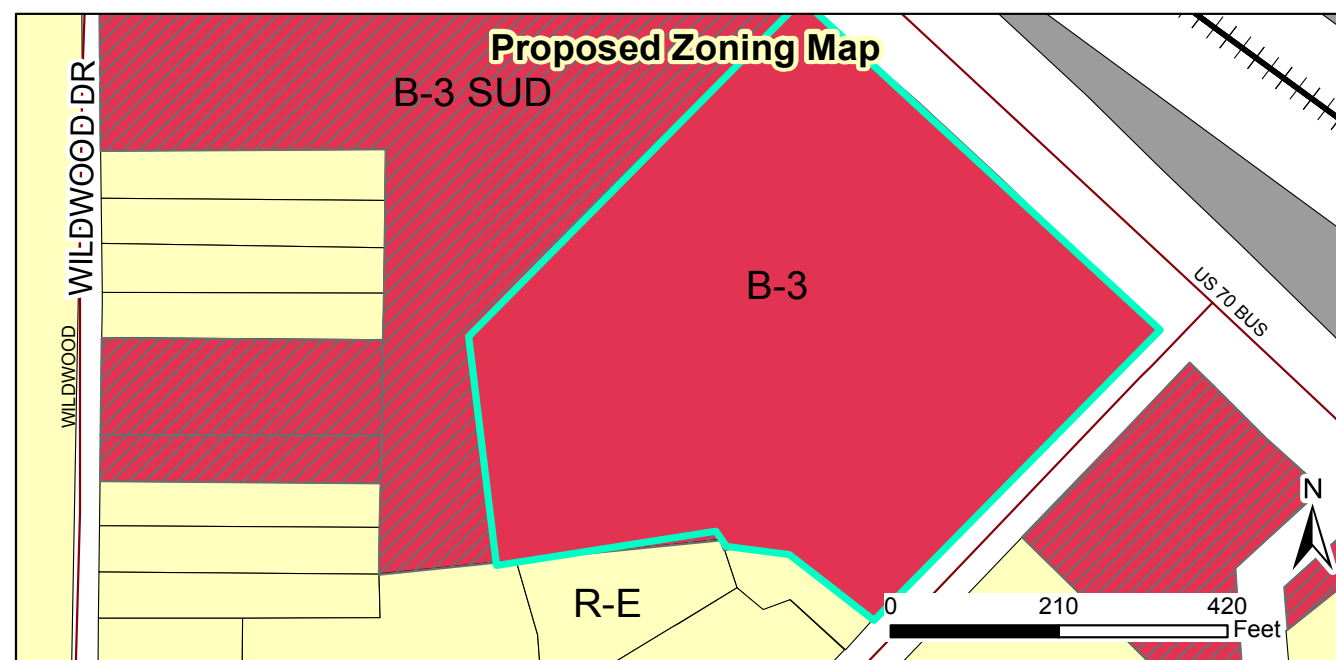
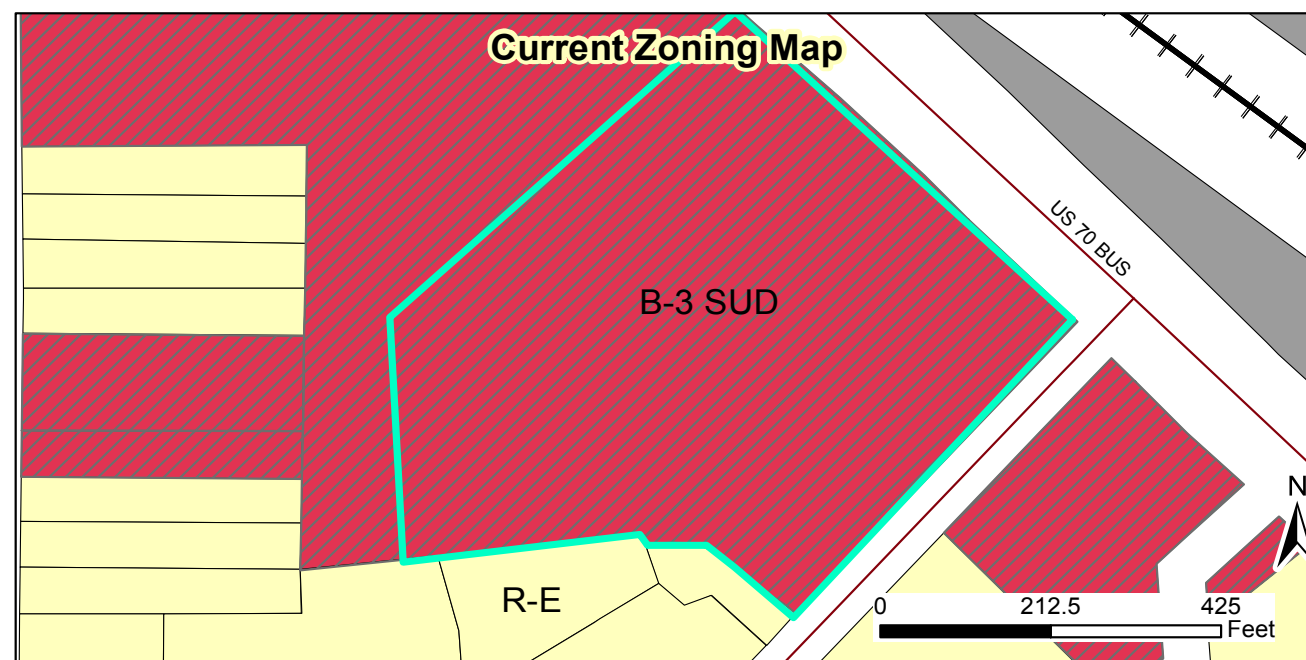
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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

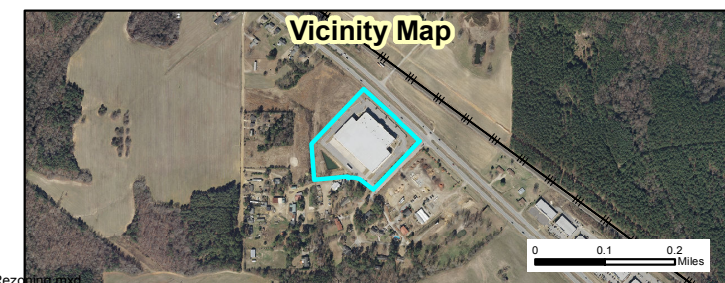


2017-53-RZ 9257 US HWY 70 Rezoning
Request: To rezone subject parcel from B-3 SUD to B-3

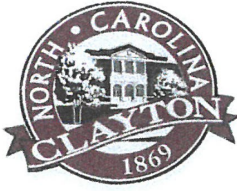
Applicant: Alsey Gilbert
 Property Owners: Mooring Capital Fund, LLC
 Parcel ID: 166800-84-0769
 Tag #: 05104017



- Parcels
- All_Roads
- Special Use District
- Scenic Highway Overlay
- Roads
- Railroads



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-53-RZ 9257 US Hwy 70 Bus W - Mooring Capital Fund\Map\StaffReportMap- 2017-53-RZ 9257 US HWY 70 Rezoning.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 Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
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: MOORING CAPITAL FUND LLC Acreage of Property: 8.07ACRES
County Tag Number: 05104017 NC PIN: 166800-84-0769
Address/Location: 9257 US HWY 70 BUS CLAYTON NC 27520
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: ALSEY J. GILBERT
Mailing Address: 442 1/2 EAST MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5104 Fax: 919-553-3663
Contact Person: ALSEY GILBERT
Email Address: alseygilbert@ymail.com

FOR OFFICE USE ONLY

Date Received:

APR 03 2017

Amount Paid:

\$600⁰⁰

File Number:

2017-53-PZ

RECEIVED
APR 16 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Mooring Capital Fund LLC

Mailing Address: 8609 Westwood Center Drive Suite 450 Vienna Va. 22182

Phone Number: 703-917-4489

Fax: 703-923-8917

Email Address: amiller@mooringfinancial.com

EXPLANATION OF PROJECT

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

Provide a multi tenant platform for building. Centered around family based projects. ie: Nicks Flipping Kids, Edge soccer and to utilize the existing offices located on second floor. It is the hopes this facility will be and continue to be a training and family center.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/27/2017</u>	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. If property to be rezoned is a <u>portion</u> of a parcel:					
- Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.)	☐	☒			
- Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
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>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
Property will be consistent with the Town of Clayton zoning. The use along US 70 is consistent with the B-3 zoning. All uses with the exception of the property across the highway which is I2 are already zoned B-3 or B-3 SUD

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Uses currently in the project comply with the current and proposed. The High Bay warehouse are compatible in the B-3 zoning district and is a unique item outside of an industrial zoning.
The building is a fine fit the indoor entertainment and training facilities plus the offices located on the 2nd floor.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
Our purpose is to remove the SUD from the B3 zoning as the building has moved from a single tenant to a multi-tenant platform. At the time the zoning was granted the building was located on the outer edge of Town, but now has a unique chance to be a hub within the Town of Clayton for training kids and a meeting area with 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.
Building has existing turn lanes and stormwater drainage which should remain intact with no additional impacts.

5. It has been determined that the legal purposes for which zoning exists are not violated.
All existing and new uses must comply with Town of Clayton Zoning.

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.
Project will be in harmony with the adjacent B-3 uses.

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.
No one owner will benefit from the change, just allows the use of the building to a multi tenant platform.

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.

Alsey J. Giblert

Print Name



Signature of Applicant

4/3/17

Date



TOWN OF CLAYTON
Planning Department

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

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: Mooring Capital Property **Address or PIN #:** 9257 W HWY 70, Clayton, NC

AGENT/APPLICANT INFORMATION:

Alsey Gilbert
(Name - type, print clearly)

442 1/2 EAST 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

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:

Mooring Capital Fund, LLC - Liz Ulrich
(Name - type, print clearly)

8609 Westwood Center Drive, Suite 450
(Address)

Liz Ulrich
(Owner's Signature) VP, Asset Management

Vienna, VA 22182
(City, State, Zip)

STATE OF Virginia
COUNTY OF Fairfax

Sworn and subscribed before me Austin Porter Miller, a Notary Public for the above State and County, this the 30th day of March, 2017.

SEAL

Austin Porter Miller
Notary Public
My Commission
Expires:

August 31, 2020



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ADJACENT PROPERTY OWNERS LIST

Project Name: Mooring Capital Fund 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.

[illegible]

Alsey J. Gilbert PLS

442 ½ East Main Street
Clayton N.C. 27520
Email:alseygilbert@ymail.com
Phone 919-553-5104
Fax: 919-553-3663

Dear Neighbors,

A neighborhood meeting will be held on Wednesday, April 20th 2017 at 6:00 to discuss changing the zoning on the existing Mooring Capital Building (formerly Ashley furniture) from B-3sud to B-3. Please feel free to attend.



Alsey J. Gilbert PLS 3701