



**The Town Of Clayton
Town of Clayton Planning Board Agenda
Monday, September 26, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. August 22, 2016 Minutes.
[Clayton Planning Board Minutes](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2016-180-SUP - Grifols D230 NFB Building - Special Use Permit
[Staff Report - Grifols - 2016-180-SUP](#)
[Staff Report Map - Grifols - 2016-180-SUP](#)
[Application - Grifols - 2016-180-SUP](#)
[Associated Site Plan - Grifols - 2016-181-SP](#)
[Elevations - Grifols - 2016-180-SUP](#)
[Deputy Fire Chief Building Height Approval - Grifols - 2016-180-SUP](#)
- b. 2016-166-SP - La Cocina - Major Site Plan
[Staff Report - La Cocina - 2016-166-SP](#)
[Staff Report Map - La Cocina - 2016-166-SP](#)
[Application - La Cocina - 2016-166-SP](#)
[Neighborhood Minutes - La Cocina - 2016-166-SP](#)
[Site Plan - La Cocina - 2016-166-SP](#)
- c. 2016-172-RZ - The Village at Little Creek - Rezoning
[Staff Report - The Village at Little Creek - 2016-172-RZ](#)
[Staff Report Map- The Village at Little Creek - 2016-172-RZ](#)
[Application - The Village at Little Creek - 2016-172-RZ](#)
[Neighborhood Meeting - The Village at Little Creek - 2016-172-RZ](#)
- d. 2016-173-SD - The Village at Little Creek - Major Subdivision
[Staff Report - The Village at Little Creek - 2016-173-SD](#)

[Staff Report Map- The Village at Little Creek - 2016-173-SD](#)
[Application - The Village at Little Creek - 2016-173-SD](#)
[Neighborhood Meeting - The Village at Little Creek - 2016-173-SD](#)
[TIA Report - The Village at Little Creek - 2016-173-SD](#)
[Site Plan - The Village at Little Creek - 2016-173-SD](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**Town of Clayton
Planning Board Minutes
Monday, August 22, 2016 @ 6:00PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price (ETJ) [Chairman], Bob Ahlert (TL) [Vice Chairman], George "Bucky" Coats (TL), James Lipscomb (ETJ), Jim Lee (ETJ), Marty Bizzell (ETJ), Ronald Johnson (TL), Sarah Brooks (TL), Stephen Powers (TL), Bob Satterfield (Councilman) and Michael Grannis (Mayor Pro-Tem)

STAFF PRESENT:

David DeYoung, Planning Director; Jay McLeod, Senior Planner; Haley Hogg, Town Planner and Laura Gray, Clerk to Board.

1 CALL TO ORDER

- a) Frank Price called the meeting to order.

2 ADJUSTMENT OF THE AGENDA

- a) Laura Gray, Clerk to Board, swore in new Planning Board member Stephen Powers.
- b) David DeYoung, Planning Director, called roll.

3 APPROVAL OF MINUTES

- a) July 25, 2016 Planning Board Minutes

ACTION: Motion to approve minutes.

Motion: George "Bucky" Coats
Second: Sarah Brooks
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None.

5 OLD BUSINESS

- a) 2016-96-SP - Dairy Road Church (Elevations)
NC PIN: 165811-67-4218
Tag #: 05H03197G

Jay McLeod, Town Planner, presented Dairy Road Church to the Planning Board.

The Major Site Plan was approved, pending elevation approval, on June 27, 2016 and the associated Conditional Use Permit was approved on June 15th, 2016.

Mr. McLeod presented the proposed elevations to the Planning Board.

Tony Johnson, 2008 Elizabeth Court, Clayton, came forth to answer any additional questions.

James Lipscomb asked about ingress and egress from inside of the building, he noted only seeing two doors.

Mr. Johnson responded that could potentially change. Mr. Johnson stated another egress out of the sanctuary is a possibility.

Jim Lee asked what type of siding would be used for the building.

Mr. Johnson stated the siding would be painted board material.

Marty Bizzell asked if there were any changes in the foot print to the approved site plan (approved June 27th, 2016).

Mr. Johnson noted the foot print is a little different due to the change in elevations. The sanctuary may be a little wider.

No further questions for the applicant and no comments from the public.

ACTION: Motion to approve elevations associated with Major Site Plan (2016-96-SP).

Motion: Marty Bizzell
Second: Bob Ahlert
Vote: Unanimous

6 NEW BUSINESS

- a) 2016-121-RZ - Lone Star Steakhouse - Rezoning
NC PIN: 164900-87-7344
Tag #: 05G02001H

The applicant is requesting to rezone the parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

Haley Hogg, Town Planner, presented Lone Star Steakhouse to the Planning Board.

Ms. Hogg stated the applicant is requesting to rezone the parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

The applicant held the Neighborhood meeting on August 10, 2016, and no one attended.

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 is still compatible with the surrounding land uses, which are all commercial uses. The proposed zoning is also consistent with Clayton's 2040 Comprehensive Plan.

Ms. Hogg stated staff recommends approval.

No questions for staff.

Randal Durham, 4567 Little Creek Road, represented the applicant.

Mr. Durham stated the applicant does not plan to change the use of the parcel.

No questions for the applicant and no comments from the public.

ACTION: Motion to recommend approval of Rezoning (2016-121-RZ) to Town Council.

Motion: Sarah Brooks
Second: Ronald Johnson
Vote: Unanimous

- b) 2016-146-SUP - Wine on Main - Special Use Permit
NC PIN: 166917-11-8563
Tag #: 05011024

The applicant is requesting a Special Use Permit to sell on premise malt beverages in addition to their current wine sales.

David DeYoung, Planning Director, presented Wine on Main to the Planning Board. The applicant is requesting a Special Use Permit in order to begin selling malt beverages for on premise consumption.

The proposed business addition is considered a "Lounge, Cocktail" use, based on definitions within the Unified Development Code. This use requires a Special Use Permit within the Central Business (B-1) zoning district. A Special Use Permit was not required of Wine on Main when it first opened because their on premise wine sales were an accessory to their primary retail use. However, since they are expanding through the sale of malt beverages, a Special Use Permit must be obtained.

Mr. DeYoung stated Wine on Main has been operating for over a year now, and

is the recent recipient of a Downtown Façade Improvement and Site Element Grant. This grant helped make possible the expansion of the front porch outdoor seating area and associated formalization of the fencing along Main Street.

Wine on Main also intends to serve a limited menu as part of their new operations. Restaurants are permitted outright in the B-1 zoning district.

Mr. DeYoung stated the proposed development is consistent with the 2040 Comprehensive Plan and meets the applicable requirements of the Unified Development Code (UDC).

The applicant has addressed the Findings of Fact.

The applicant submitted a minor site plan to run concurrently with this request. The site plan shall be reviewed and approved by staff. No changes to the site or landscaping are proposed.

Mr. DeYoung stated staff recommends approval.

Michael Grannis asked about the limited menu and asked if it was part of the Special Use Permit.

Mr. DeYoung stated the pre packaged menu is not part of the Special Use Permit. The applicant has met the needs of the Johnston County Health Department and do not need anything from the Town in a B-1 zoning district.

No further questions for staff.

Christina Menges, 459 E. Main Street, came forth to represent the applicant. Ms. Menges stated Wine on Main has no commercial kitchen and no future plans to have a commercial kitchen. Wine on Main has no raw food; all the food is prepackaged and served in baskets. Ms. Menges stated they meet Johnston County Health Department sanitation requirements.

No questions for the applicant and no comments from the public.

ACTION: Motion to recommend approval of Special Use Permit (2016-146-SUP) to Town Council.

Motion: Jim Lee
Second: James Lipscomb
Vote: Unanimous

- c) 2016-144-SP - WESCO Outdoor Storage - Major Site Plan
NC PIN: 165915-64-9753
Tag #: 05026095T

The applicant is requesting major site plan approval to fence in an existing parking lot and use it as an outside storage area. Parking spaces will be

striped in front of the fenced storage area.

Jay McLeod, Town Planner, presented WESCO Outdoor Storage to the Planning Board. The applicant is requesting major site plan approval to use the subject parcel for outdoor storage and parking for the warehouse located across Atkinson Street.

This property is currently paved and serves as offsite parking to the warehouse buildings across the street. The applicant is proposing to keep 57 of the existing parking spaces on the site, redesign 15 parking spaces, add fencing and gates, and use the remainder of the site for outdoor storage. The existing parking spaces shall be restriped as a part of the major site plan.

Mr. McLeod stated the applicant is also proposing to add landscaping along Atkinson Street to further screen the site. All other property lines will be screened from view entirely by existing woodland that is to remain on the site.

The site will have two driveways, both of which are located off of Atkinson Street. The applicant is proposing a gate at each of these driveways. This will reduce unwanted traffic and visitors to the site after hours.

A crosswalk is proposed to be provided across Atkinson Street in order to connect the warehouse site to the subject property which will contain the outdoor storage portion of operations, as well as additional parking for employees.

The 2040 Comprehensive Plan designates this site as "Employment Center". This designation encourages uses such as industrial and warehouse uses. The proposed use for the site is an accessory to the existing warehouse use located directly across the street which is compatible with the 2040 Comprehensive Plan.

The proposed development meets requirements in the Unified Development Code (UDC).

Mr. McLeod stated staff recommends approval.

Jim Lee asked if it was part of the operations that is in the warehouse across the street.

Mr. McLeod stated that is correct. It is outdoor storage for the warehouse.

Bob Satterfield asked what is the height of the fence and what is the height of the materials being stored.

Mr. McLeod stated the fence is 8 feet and the materials are less than 8 feet.

No further questions for staff.

Phillip Jordan, 1667 Thomas A Betts Parkway, Rocky Mount, with Mack Gay Associates, P.A. came forth to represent the applicant.

James Lipscomb asked if this was a new use to the property.

Mr. Jordan stated WESCO will lease the property once the site plan is approved.

Bob Ahlert asked if there would be any improvements to the existing building.

Mr. Jordan stated to his knowledge only the front of the building will be improved.

No further questions for the applicant and no comments from the public.

ACTION: Motion to approve Major Site Plan (2016-144-SP).

Motion: Bob Ahlert
Second: James Lipscomb
Vote: Unanimous

- d) 2016-168-AA - Gatehouse Self Storage - Administrative Amendment
NC PIN: 164900-88-7093
Tag #: 05G01199X
Previously granted major site plan approval by Planning Board on March 28, 2016. The applicant could not reach an agreement with WH Capital, LLC regarding cross access at the front of the site as originally proposed. This amendment reflects access to US 70 Business Highway West, cross access at the northeast corner, and the use of an underground stormwater facility.

Jay McLeod, Town Planner, presented Gatehouse to the Planning Board.

Mr. McLeod state the applicant is requesting an amendment to the approved site plan (2016-31-SP) to remove cross-access as previously shown and instead to allow a right-in/right-out access off of US 70 Business Highway West. In addition, a size limited access would be at the rear of the site.

The approved site plan originally showed that the site would be access via cross-access through the Waffle House parking lot. However, the applicant was unable to reach an agreement with WH Capital, LLC regarding this access point.

Mr. McLeod stated in order to reflect these changes, the applicant has submitted this Administrative Amendment to show the new access. The positioning of parking spaces has been altered as a part of this amendment, but the overall number of spaces remains the equivalent to what was approved previously. The positioning of the self storage building also remains the same.

No landscape requirements are proposed to change. The applicant will still be

responsible for meeting all landscaping requirements as found in the Unified Development Code (UDC).

Administrative Amendments are typically reviewed at a staff-level, the Planning Director directed staff that since the original site plan was approved by Planning Board, and the proposed amendment is such a major change to the approved site plan, that Planning Board should review the application.

The proposed amendment is consistent with the 2040 Comprehensive Plan and meets the requirements in the Unified Development Code (UDC).

Mr. McLeod stated staff recommends approval with conditions.

Bob Satterfield asked if research had been done on the properties to see if there was an agreement in writing.

David DeYoung, Planning Director, stated extensive research had been done and attorneys were involved. The approved site plan for Waffle House showed parking spaces on the proposed cross access location.

The Planning Staff worked with the applicant to come up with a solution. Mr. DeYoung stated the project was brought back in front of the Planning Board since they are creating an access off of US 70 Business Highway West.

George "Bucky" Coats asked if there were gates into the facility and how far off of the turn would they be.

Mr. DeYoung said there are proposed internal gates but that are far off of US 70 Business Highway West. Mr. DeYoung stated NCDOT will be in charge in deceleration and acceleration lanes.

Mr. Coats asked how does the applicant propose to keep large trucks from exiting the back.

DeYoung stated there will be an overhead height clearance bar to prevent large trucks from exiting out the rear entrance.

No further questions for staff and no comments from the public.

If approved, staff recommends the following conditions be applied to the approval of the major site plan:

1. This development is also subject to the Conditions of Approval from the approved Conditional Use Permit (2016-32-CUP) and associated Major Site Plan (2016-31-SP).

ACTION: Motion to approve Administrative Amendment (2016-168-AA) with conditions associated with Major Site Plan (2016-31-SP) and Conditional Use Permit (2016-32-CUP).

Motion: James Liscomb
Second: Stephen Powers
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)
None.

8 ADJOURN

a) Motion to Adjourn

Motion: George "Bucky" Coats
Second: Frank Price
Vote: Unanimous

Frank Price
Chair

ATTEST:

Laura Gray
Chair 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

September 26, 2016

STAFF REPORT

Application Number: 2016-180-SUP

Project Name: Grifols D230 NFB Building Height Special Use Permit

NC PIN: 167800-32-6472
Tag #: 05I05001F
Overlay: Watershed Protection Overlay
Applicant: Criser Troutman Tanner Consulting Engineers, David Criser
Owner: Grifols Therapeutics, Inc.
Location: Located off of Whisper Wind Road, north of the railroad tracks

Public Noticing:

- Neighborhood meeting September 21, 2016
- Sign posted prior to September 16, 2016
- Newspaper ad published November 2, 2016 and October 26, 2016
- Letters mailed prior to October 28, 2016

REQUEST: The applicant is requesting a Special Use Permit to allow a maximum building height for the proposed D230 NFB Building to be 71' 6".

Site Data

Acreage: 69.95

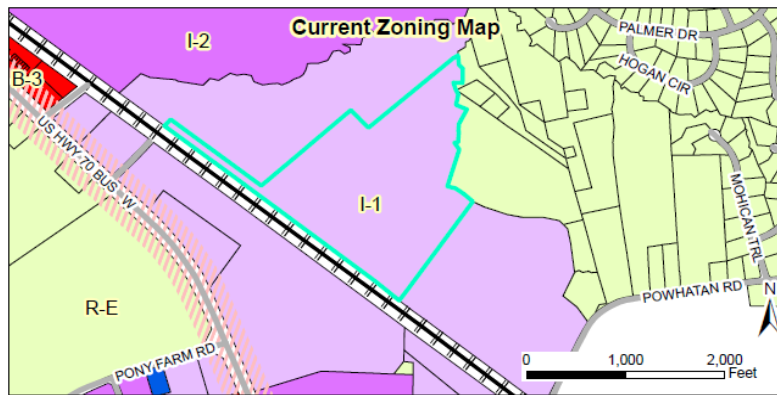
Existing Use: Industrial

Proposed Building Height: 71' 6" from finished floor elevation to highest point (69' 6" of occupiable height)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light (I-1)	Industrial
South	Industrial-Light (I-1)	Industrial
East	Residential-Estate (R-E)	Residential
West	Industrial-Light (I-1)	Industrial



STAFF ANALYSIS:

Overview

The applicant is requesting a Special Use Permit to allow the maximum building height of 71' 6" with 69' 6" of occupiable space for the proposed D230 NFB Building. This request is running concurrently with a Major Site Plan (2016-181-SP) requesting the approval to expand the existing facilities to add the D230 NFB fractionation building and a chiller building on the site. In 2010, Grifols obtained a Special Use Permit allowing an increase in the maximum height for their ASRS building on this property. However, the Special Use Permit obtained only applied to that specific building. Since they are proposing a new building that exceeds the maximum height limit, a Special Use Permit must be obtained. The subject parcel is zoned I-1, which limits the maximum building height to 50 feet. However, according to the UDC, Town Council may grant a Special Use Permit for structures exceeding the maximum height limit.

Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The request is consistent with the 2040 Comprehensive Plan.

Associated Site Plan

The applicant is requesting Major Site Plan approval to develop the D230 NFB fractionation facility. This site plan (2016-181-SP) is running concurrently with this Special Use Permit application. The applicant is proposing to develop the fractionation facility to the northeast of the existing ASRS building. This building will be 82,551 square feet in size. The applicant is also proposing to develop a second building just south of the fractionation facility to house chiller equipment.

Fire Safety

The requested Special Use Permit has been reviewed by the Fire Department for safety purposes. The Fire Chief has approved the maximum height (see attached correspondence).

FINDINGS

When considering a Special Use Permit application, the Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has adequately addressed the Findings of Fact expressly established by Chapter 155.711(l) of the UDC, and these Findings are accepted as part of the completed application.

CONSIDERATIONS:

- The Town Council approves Special Use Permits. The Planning Board shall make a recommendation to the Town Council.
-

RECOMMENDATION:

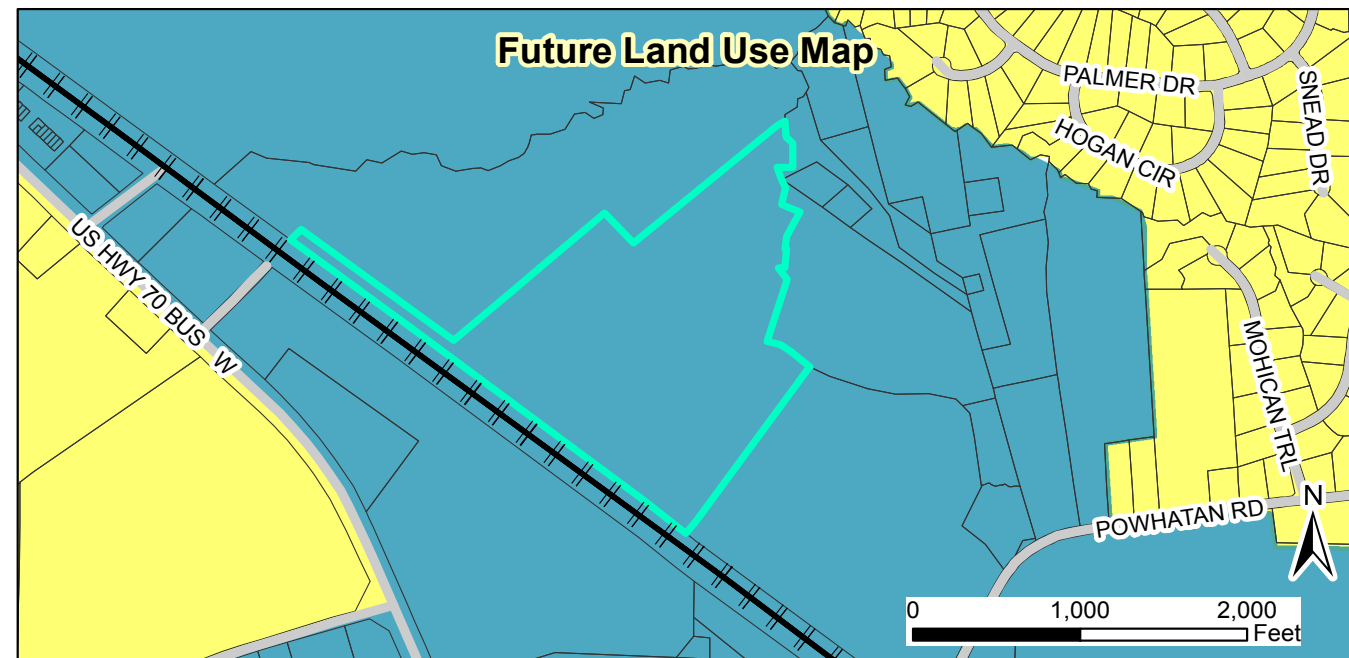
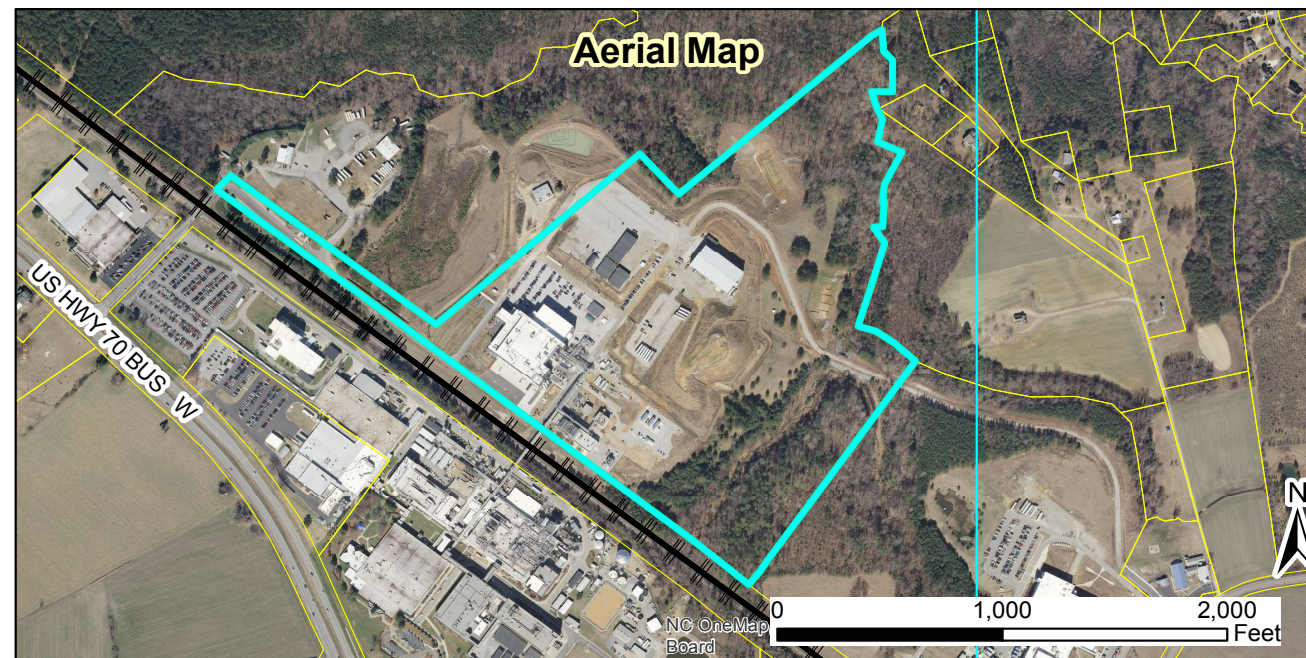
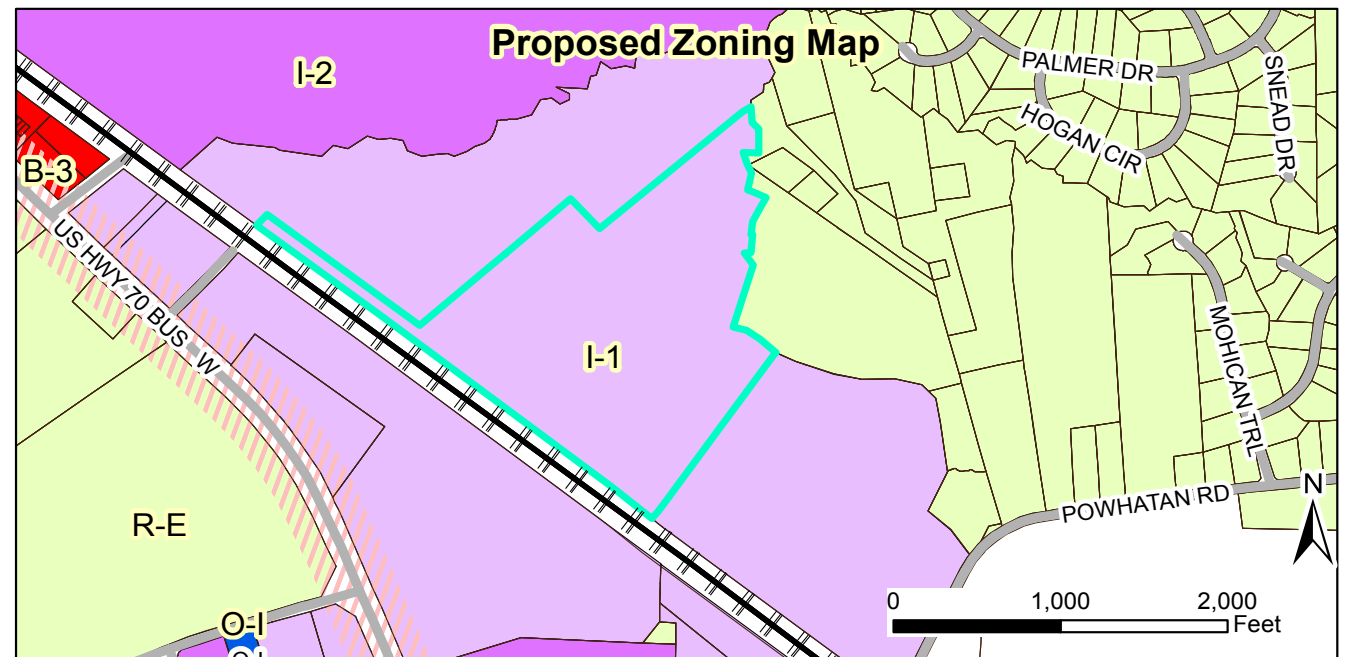
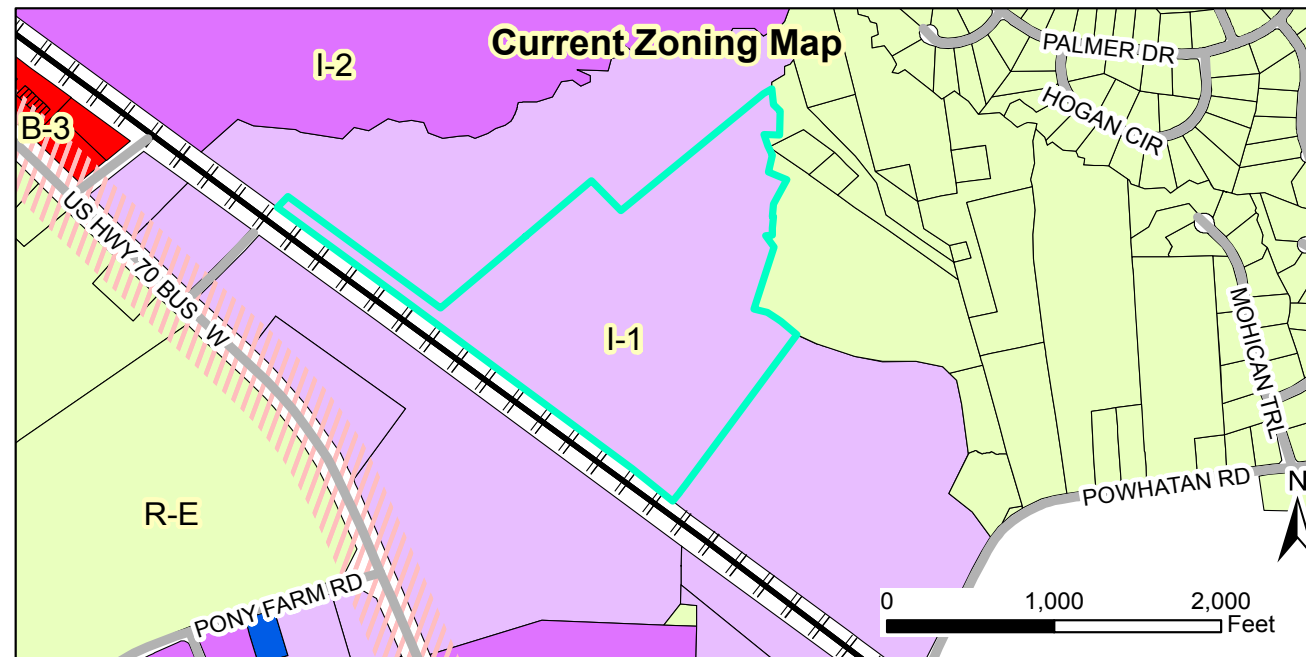
Staff is recommending approval with conditions of the above referenced Special Use Permit (2016-180-SUP)

CONDITIONS OF APPROVAL:

1. The maximum building height of 71' 6" shall be limited to the D230 Fractionation Facility only.
-

ATTACHMENTS:

- 1) Staff Report Map
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Associated Site Plan, 2016-181-SP
- 5) Fire Chief correspondence



2016-180-SUP Grifols D230 Building Height Special Use
Request: To allow maximum height of 69' 6" for D230 building
2016-181-SP Grifols D230 Building & Parking Major Site Plan
Request: To develop an 82,551 sq ft production facility, a chiller building, and new parking addition

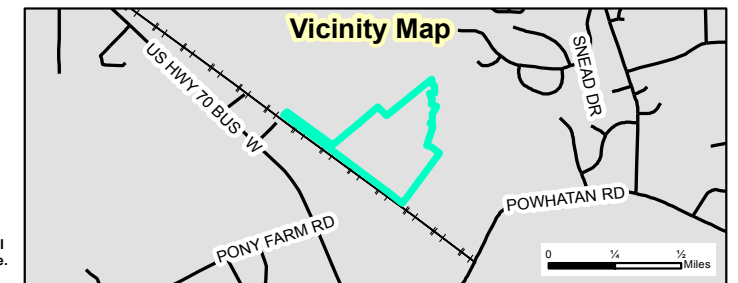
Applicant: Criser Troutman Tanner Consulting Engineers c/o David Criser, P. E.
 Property Grifols Therapeutics, Inc.
 Parcel ID: 167800-32-6472
 Tag #: 05i05001f



Document Path: O:\PLANNING\SPECIAL USE\2016\2016-180-SUP Grifols - D230 NFB Building\StaffReportMap- 2016-180-SUP Grifols - D230 NFB Building.mxd

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

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





TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 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 allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Grifols - D230 NFB Building Acreage of Property: 69.95 after recombination

Parcel ID Number: 05105001F Tax ID: 187-32-1371, 4377035

Deed Book: 0416 Deed Page(s): 0306

Address/Location: 8368 W US 70 BUS, Clayton, NC 27520

Existing Use: Industrial Proposed Use: Industrial

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Watershed Protection

OFFICE USE ONLY

Date Received:

SEP 01 2016

Amount Paid:

\$500.00

Permit Number:

2016-180-SUP

TOWN OF CLAYTON
PLANNING DEPARTMENT

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PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics, Inc.

Mailing Address: 8368 W US 70 BUS, Clayton, NC 27520

Phone Number: 919-359-5318

Fax: _____

Email Address: Brent.Noel@grifols.com

APPLICANT INFORMATION

Applicant: Criser Troutman Tanner Consulting Engineers

Mailing Address: 2840 Plaza Place, Suite 103, Raleigh, NC 27612

Phone Number: 910-397-2929

Fax: 910-397-2971

Contact Person: David E. Criser

Email Address: dcriser@cttengineering.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>08/16/16</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies) <i>To be Submitted Later</i>	☐	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies) <i>Letter Submitted</i>	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i> <i>To be Submitted Later</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list <i>To be Submitted later</i>	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i> <i>To Be Submitted Later</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

The proposed building height will allow for the proper placement of the production equipment and processes. The building will be designed to have the proper personnel egress according to code.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

This project meets all the standards with the exception of the maximum height allowed in an I-1 zone. This request is for the allowance of a higher building and affects no other standard.

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

The project is similar in nature to the existing building that will be adjacent to it. There is an adequate distance from the property line of the adjoining properties not owned by Grioffs to minimize any impact of the additional height.

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

All of the standards of the Town of Clayton are being upheld with the exception of the height. This will not adversely affect the Town.

EXPLANATION OF PROJECT

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

The project includes a new production facility that will have a total gross square footage of 82,551 sf. There will be an accessory structure to house the building chillers, etc.

In addition to the structures the project includes a new roadway to allow fire truck access around the entire building. The existing fire main will be extended to provide a loop around the new building.

The wastewater will be collected and flow by gravity to a new lift station. The lift station will pump the wastewater to the existing treatment facility at Grifols, be treated and discharged to the Town of Clayton's sewer system.

The proposed building will be 69'-6" high above the first floor level. The first floor elevation will be 308.00 making the highest part of the building (the parapet) elevation 377.50. The current zoning has a maximum height of 50 feet. We respectfully request approval of a special use permit to allow the construction of the proposed building at a ~~height of 69'-6" above the first floor elevation.~~
total height of 71'-6" with 69"-6" of occupiable space.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. 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.

David E. Criser

Print Name


Signature of Applicant

08/31/16

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: Grifols D230 FNB Building **Address or PIN #:** 8368 W US 70 Bus, Clayton, NC

AGENT/APPLICANT INFORMATION:

David E. Criser, P.E.,
(Name - type, print clearly)

Criser Troutman Tanner Consulting Engineers
2840 Plaza Place, Suite 103
(Address)
Raleigh, NC 27612
(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*):

Grifols D230 FNB Building

Major Site Plan and 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:

Brent Noel
(Name - type, print clearly)

(Owner's Signature)

8368 W US 70 BUS
(Address)
Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF New Hanover

Sworn and subscribed before me Lisa Benincasa, a Notary Public for the above State and County, this the 31st day of August, 2016.

SEAL

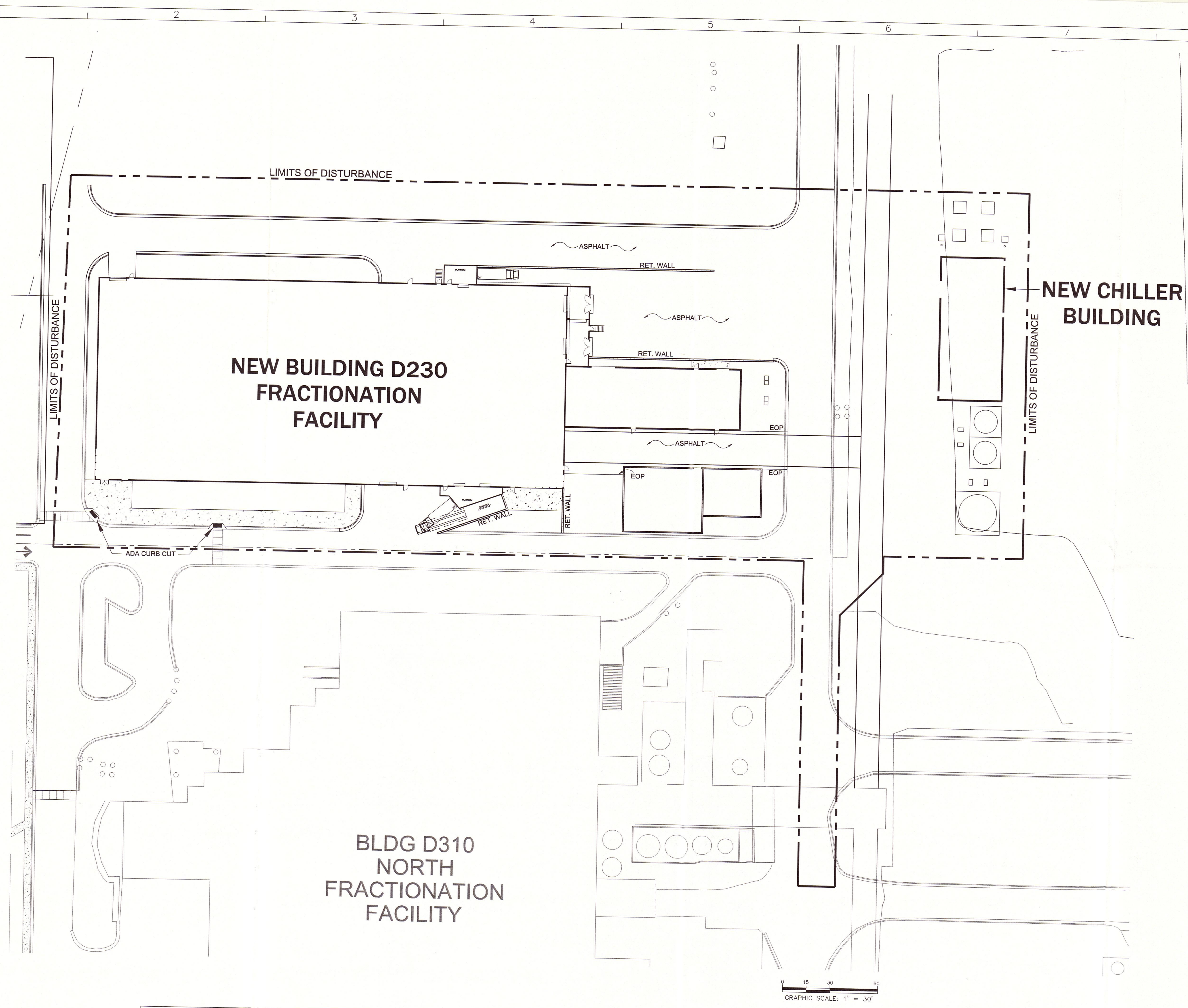
August 2015



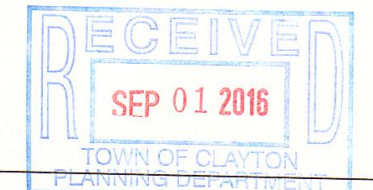
Lisa Benincasa
Notary Public
My Commission
Expires:

DEC. 01, 2020

Page 9 of 9



SITE PLAN DATA	
NAME OF PROJECT:	GRIFOLS NFB EXPANSION - BUILDING SHELL
PARCEL IDENTIFICATION #:	167800-33-1200 & 167800-32-1371
PROPERTY SIZE:	167800-33-1200: 48.02± ACRES (2,091,581 SF) 167800-33-1371: 69.95± ACRES (3,046,884 SF) TOTAL: 117.97± ACRES (5,138,465 SF)
PROPERTY LOCATION:	8368 US HIGHWAY 70 WEST, CLAYTON, NC (TOWN OF CLAYTON E.T.J.)
EXISTING ZONING DISTRICT:	I-1
OVERLAY:	WATERSHED OVERLAY DISTRICT
EXISTING USE:	MANUFACTURING, GENERAL
PROPOSED USE:	MANUFACTURING, GENERAL
EXISTING INTENSITY:	182,034 SF
PROPOSED INTENSITY:	264,585 SF GROSS (TOTAL ALL FLOORS)
FLOOR AREA RATIO:	BUILDING AREA / SITE AREA = 0.106
BUILDING FOOTPRINT:	94,187 SF
BUILDING COVERAGE:	1.83% OF SITE
PERVIOUS SURFACE AREA:	REFERENCE ORIGINAL NFF SUBMITTAL
IMPERVIOUS SURFACE AREA:	REFERENCE ORIGINAL NFF SUBMITTAL NEW BUILDINGS = 49,100 SF NEW ROADWAYS = 29,300 NEW SIDEWALKS = 2,600
BUILDING HEIGHT:	69'-6"
DISTURBED AREA:	151,067 SF



NOT FOR CONSTRUCTION

CAAIA
Chris Adams, AIA
PO Box 519, 105 Cromartie Rd.
Elizabethtown, NC 28337
919.818.3894

CRISER TROUTMAN TANNER
CONSULTING ENGINEERS
2840 Plaza Place, Suite 103
Raleigh, NC 27612
919.277.0494 Ph.
919.277.0495 Fax
NC FIRM LICENSE NO F-0113
JOB NO. 7759.00

NO.	DATE	BY	APP.	REVISION	NO.	DATE	BY	APP.	REVISION
A	8-31-16	-	-	TOWN OF CLAYTON SUBMITTAL					

Electronic Signatures:

GRIFOLS
Project: D230 - FRACTIONATION BUILDING
Building: CIVIL SITE
Func. Type: BUILDING SHELL SITE PLAN
Title 2:
Equip. no.:
Status:
Name: S20764

DCR no.:
Rev: A
Rev Date: 08-31-16

CONFIDENTIAL

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF GRIFOLS S.A. AND ITS SUBSIDIARIES AND MUST BE RETURNED UPON DEMAND. THE INFORMATION HEREON IS CONFIDENTIAL AND MAY NOT BE USED, REPRODUCED NOR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF GRIFOLS S.A.

CONFIDENTIAL

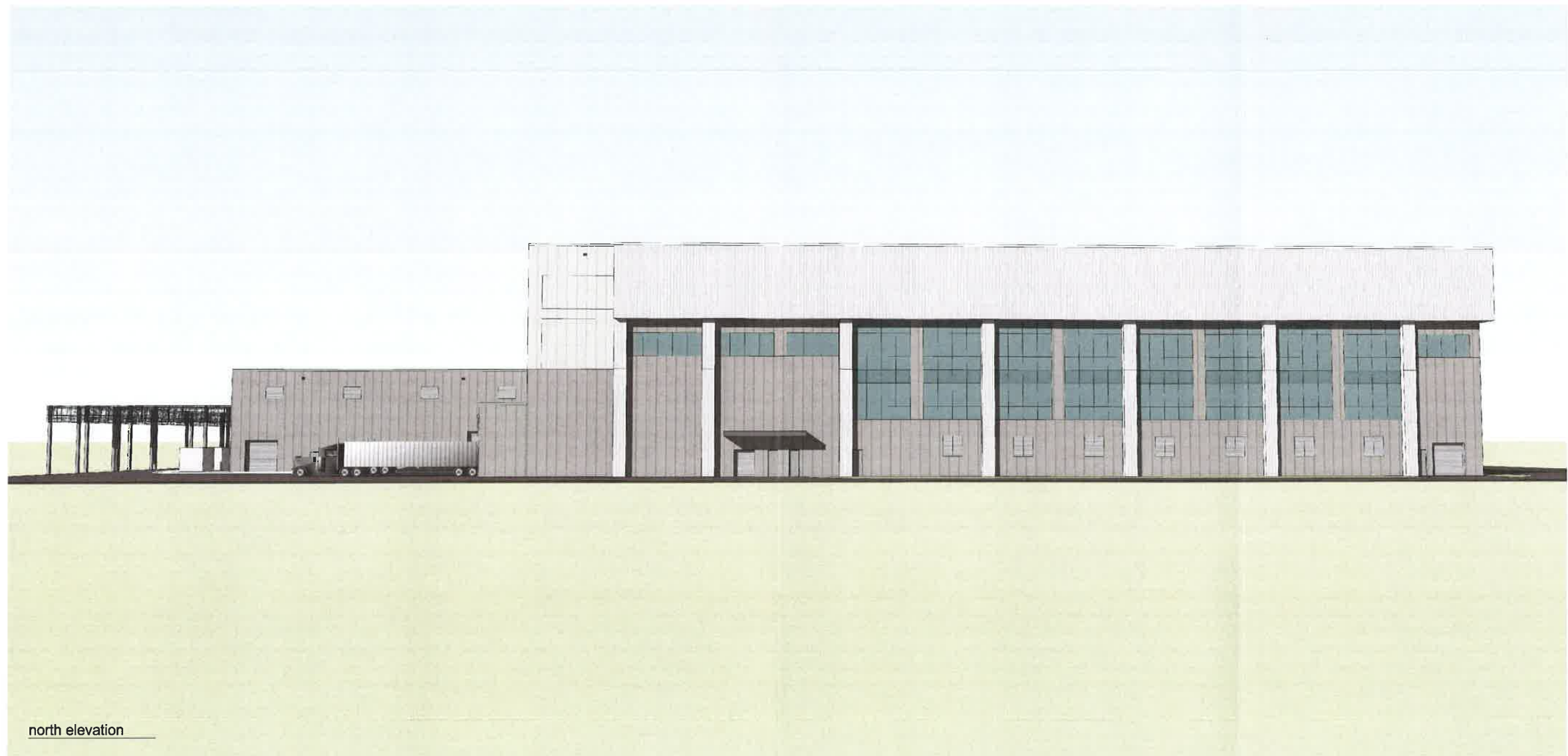


Elevations August 30, 2016
New Fractionation Building

CAAIA
Chris Adams, AIA

Wf
weinstein freedlin
ARCHITECTS

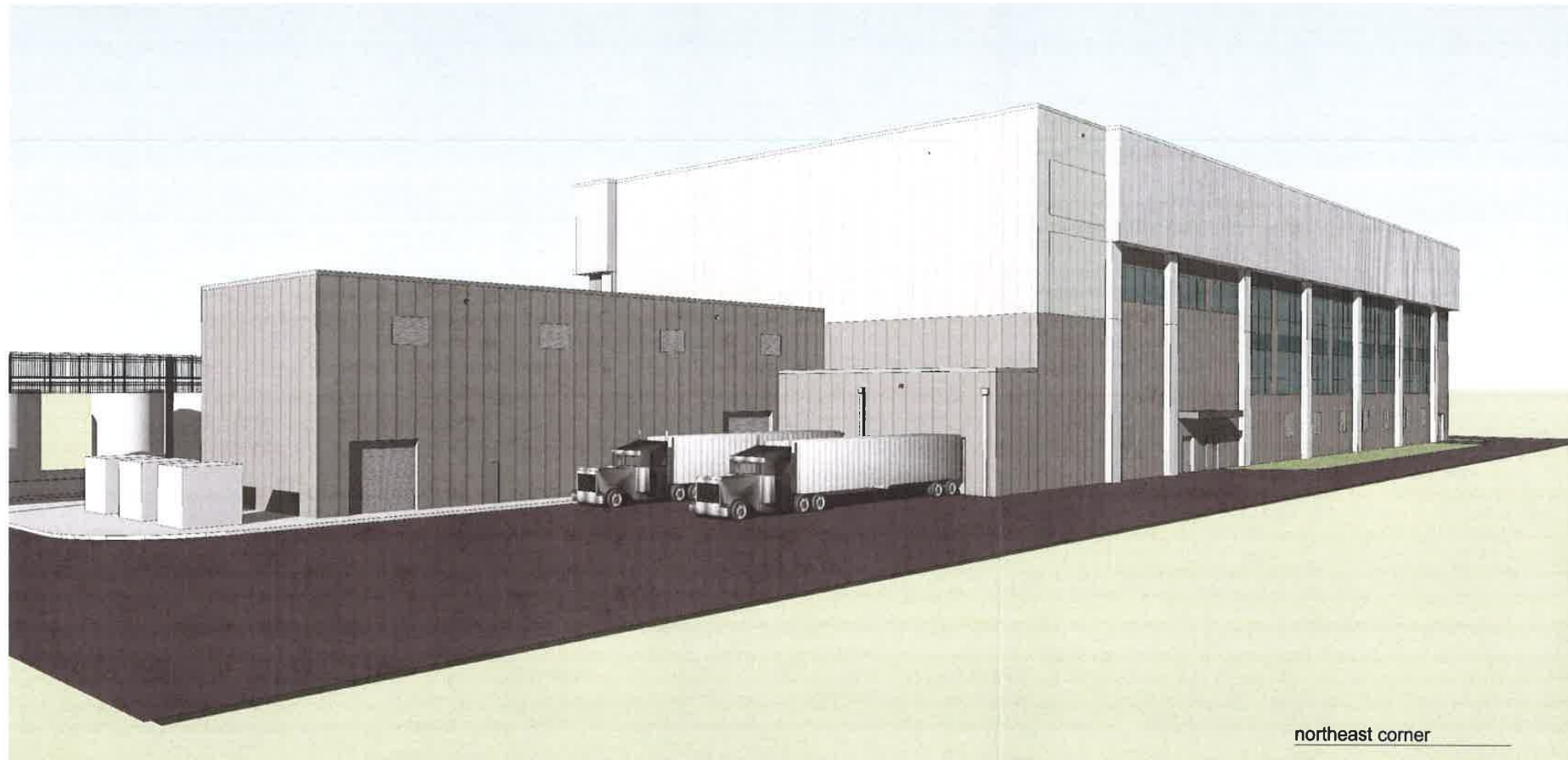




Elevations August 30, 2016
New Fractionation Building

CAAIA
Chris Adams, AIA

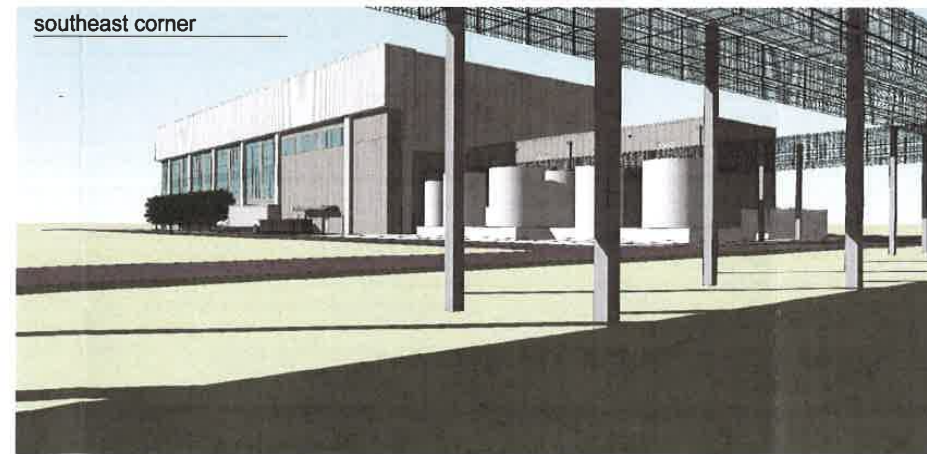
wf
weinstein friedman
ARCHITECTS



northeast corner



southwest corner



southeast corner

GRIFOLS

Clayton, North Carolina, USA

Elevations August 30, 2016
New Fractionation Building

CAAIA
Chris Adams, AIA

wf
weinstein freedman
ARCHITECTS



aerial view, looking east



aerial view, looking south



aerial view, looking northeast



Clayton, North Carolina, USA

Note: These views show basic relationship of new building and existing adjacent structures. Landscaping, parking, and driveways are not necessarily shown accurately.

Overall Views (from Google Earth)
August 30, 2016
New Fractionation Building

CAAIA
Chris Adams, AIA





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

*Planning Board
September 26, 2016*

STAFF REPORT

Application Number: 2016-166-SP

Project Name: La Cocina Mexican Restaurant Major Site Plan

NC PIN / Tag #: 165911-55-2285/05026073I, 165911-55-1332/05026073H, 165911-55-2009/05G020085X
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Dalton Engineering and Associates
Owner: Corporate Developers
Location: The corner of Shotwell Road and Cameron Way

Public Noticing:

- Neighborhood meeting September 6, 2016
- Sign posted prior to September 16, 2016

REQUEST: The applicant is requesting major site plan approval to develop a 6,913 square foot restaurant on the subject parcels.

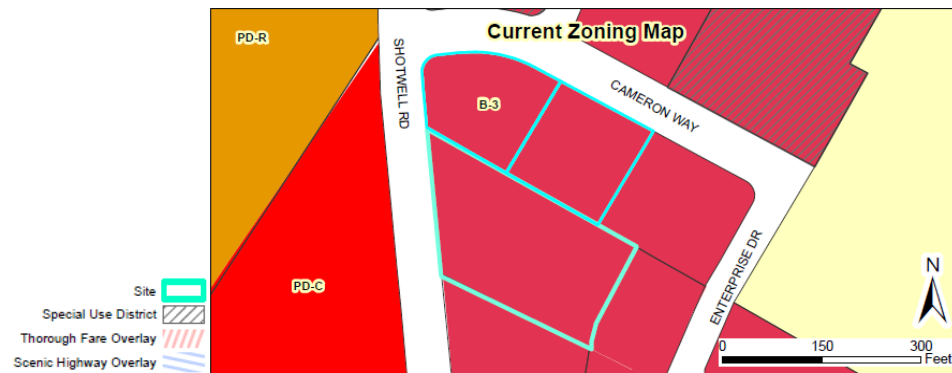


SITE DATA:

Acreage: 2.068 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business Special Use District (B-3 SUD)	Daycare
South	Highway-Business (B-3)	Vehicle Repair/Service
East	Highway-Business (B-3)	Fitness Center
West	Planned Development Residential (PD-R)	Apartments (Under Construction)



DEVELOPMENT DATA:

Proposed Uses: Restaurant
Buildings: 1 Building (6,193 square feet)
Impervious Surface: 45,492 square feet (50.49%)
Required Parking: 1 space per 3 seats= 82 spaces
Proposed Parking: 83 spaces, including 4 handicap spaces (1 space per 3 seats)
Access/Streets: Main access off of Cameron Way

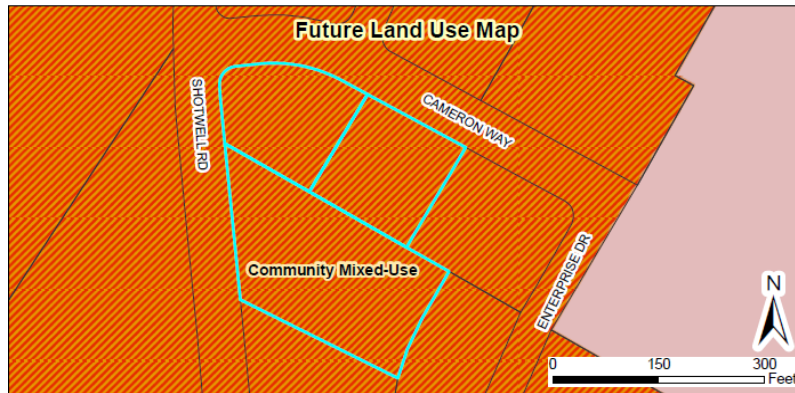
STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval to develop a 6,913 square foot restaurant on three separate parcels. The applicant will submit a recombination if site plan approval is obtained so that the development is located on a single parcel. The applicant is proposing to locate the building at the corner of Shotwell Road and Cameron Way, with the parking lot located to the east and south. The restaurant is proposed to include an outdoor seating area on the southern portion of the building. Access will be provided to the site via two

driveways; one located to the north off of Cameron Drive and the second located to the south via an existing asphalt access drive.

The delivery area and dumpster are proposed to be located at the northern portion of the development, off of Cameron Way. These areas shall be screened from view, as required by the Unified Development Code. Sidewalk will be provided along all property lines, with connections to the interior of the site in order to increase walkability for customers. Additionally, the applicant is proposing a stormwater detention pond located to the southeast corner of the development.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The 2040 Comprehensive Plan designates this site as "Community Mixed-Use". This designation is compatible with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed development meets requirements in the Unified Development Code (UDC).

Landscaping and Buffering

The applicant is proposing a Class "A" landscape buffer along Shotwell Road and Cameron Way. The applicant is also proposing landscaping around the delivery area and parking areas to meet the screening requirements of the Unified Development Code. Street trees are also proposed along the access drive to the south.

Access/Streets

The site is proposed to have two driveways. Main access is located off of Cameron Way at the northern portion of the development. The second access is located to the south via an existing asphalt access drive.

Multi-Modal Access

Sidewalks are proposed along all property lines of the development. The applicant is proposing to also add sidewalk connections to connect to the interior of the site. A bike rack is also proposed, as required by the Unified Development Code.

CONSIDERATIONS:

- Planning Board approves major site plans.
-

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. This is incorporated into the record as an attachment to the Staff Report.

CONDITIONS OF APPROVAL:

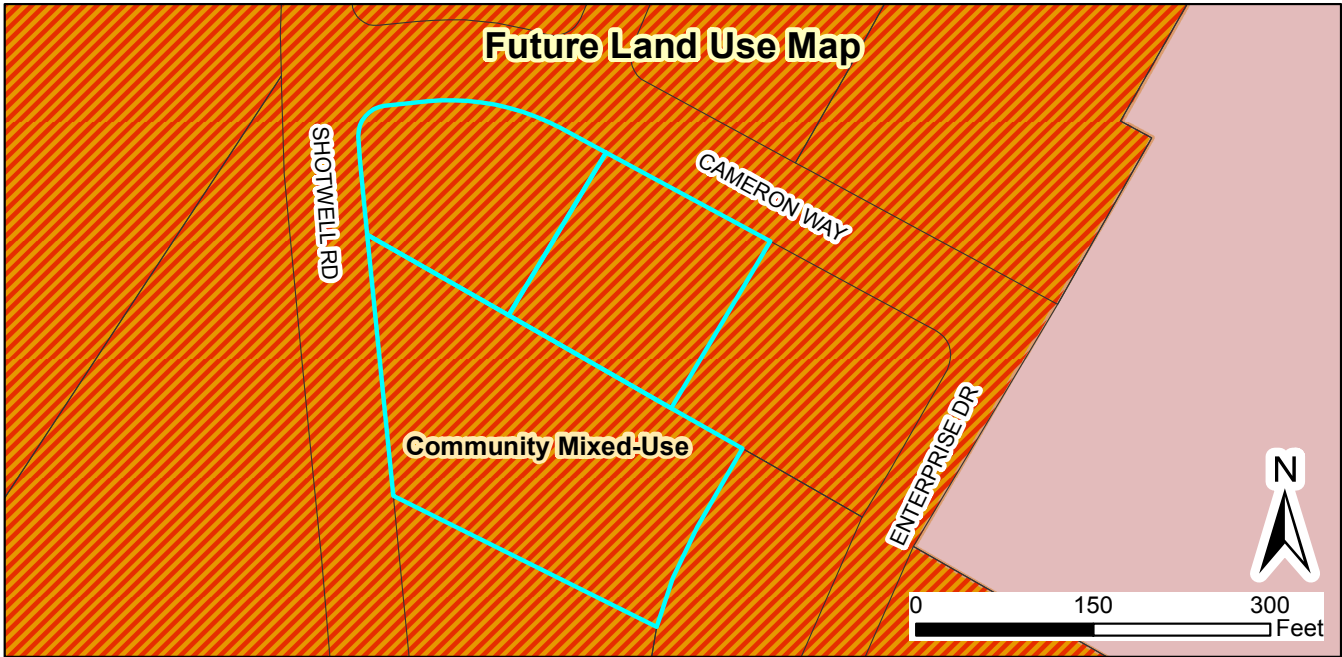
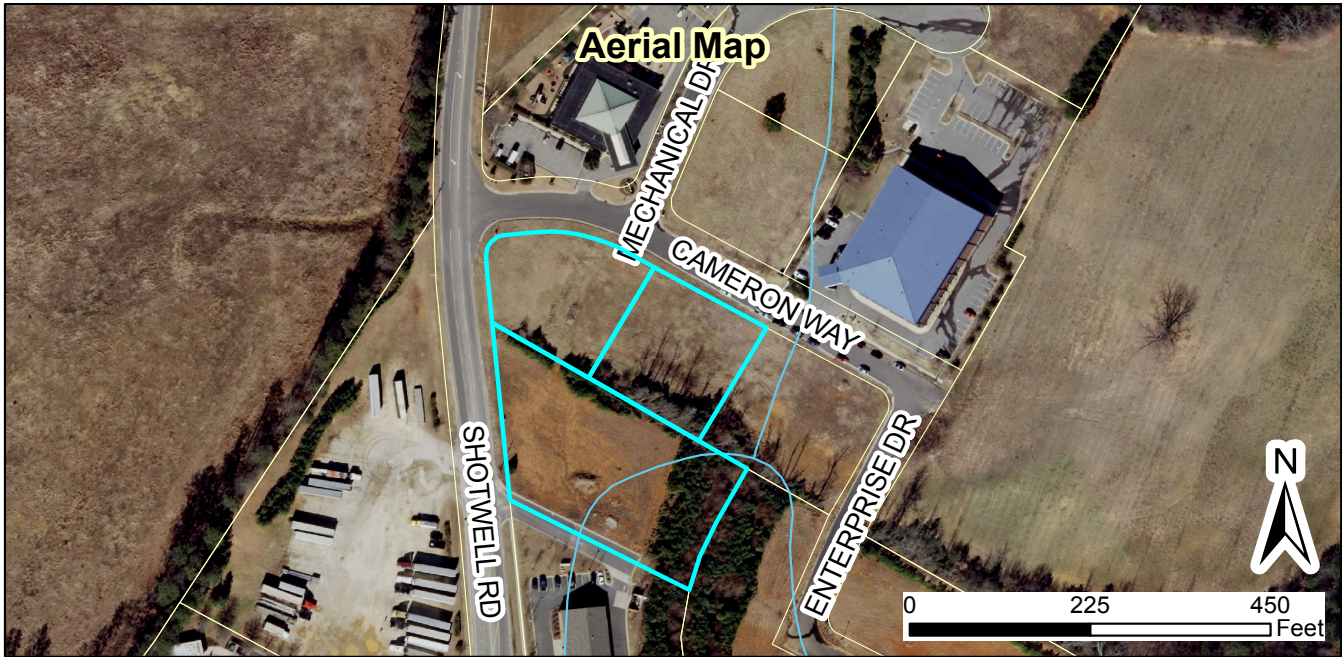
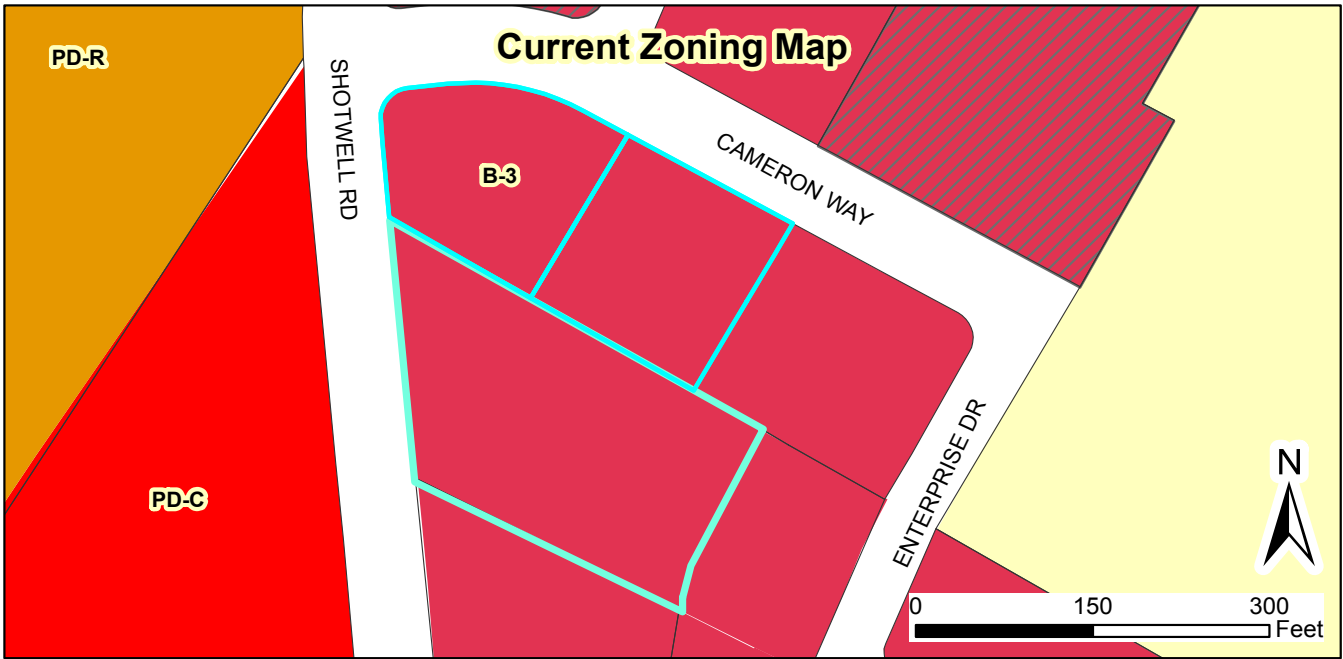
1. A recombination application for the three parcels of land shall be submitted to the Planning Department following board approval.
 2. Following board approval, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval.
 3. All Conditions of Approval related to this plan shall be recorded on the cover sheet of the revised plans prior to their submission to the Planning Department.
 4. 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 the UDC.
 5. All roof mounted and ground mechanical equipment shall be completely screened from view.
 6. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
 7. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
 8. All signage shall require a sign permit from the Planning Department, and shall meet standards of the UDC.
 9. 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.
-

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed Major Site Plan.

ATTACHMENTS:

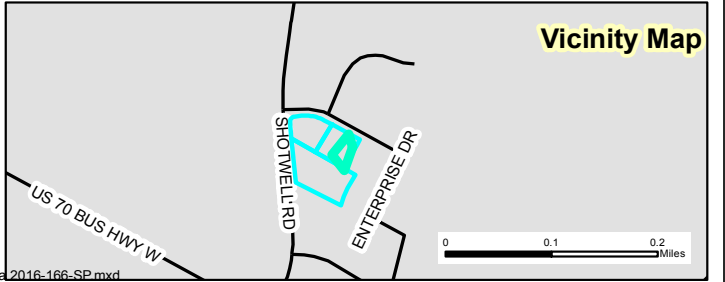
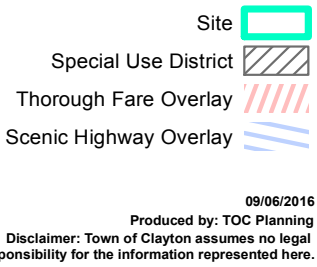
- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



2016-166-SP La Cocina Mexican Restaurant Major Site Plan
Request: To develop a 6,913 square foot restaurant
Applicant: Dalton Engineering and Associates, P.A
Property Owner: Corporate Developers
Parcel ID Numbers: 165911-55-2009, 165911-55-1332, 165911-55-2285



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-166-SP La Cocina Mexican Restaurant - Cameron Way\Maps\Staff Rpt Map - La Cocina





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: LA COCINA MEXICAN RESTAURANT Acreage of Property: 2.068 ACRES CONTAINED WITHIN PROJECT
County Tag #: 05602605X, 05026073H, AND 05026073I NC PIN: 165911-55-2009, 165911-55-1332, AND 165911-55-2285

Address/Location: THE PARCELS ARE LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SHOTWELL ROAD AND CAMERON WAY, WITHIN CAMERON PARK COMMERCIAL DEVELOPMENT.

Existing Use: UNDEVELOPED, VACANT PARCELS Proposed Use: RESTAURANT

Zoning District: B-3

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

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

FOR OFFICE USE ONLY

Date Received: AUG 02 2016 Amount Paid: \$515.00 File Number: 2016-166-SP

PROPERTY OWNER INFORMATION

Name: MICHAEL L. MARVEL, CORPORATE DEVELOPERS, L.L.C.

Mailing Address: 2127 WILLOW HILL LANE CLAYTON, NC 27520, 155 BENNETT PLACE CLAYTON, NC

Phone Number: N/A

Fax: N/A

Email Address: N/A

APPLICANT INFORMATION

Applicant: DALTON ENGINEERING AND ASSOCIATES, P.A.

Mailing Address: P.O. Box 426 CLAYTON, NC 27528

Phone Number: (919) 550-4740

Fax: (919) 550-4741

Contact Person: JONATHAN BARNES

Email Address: jbarnes@daltonengineering.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<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) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☐	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	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.

MAJOR SITE PLAN APPLICATION FOR A FULL-SERVICE RESTAURANT,
LA COCINA MEXICAN RESTAURANT. THE RESTAURANT WOULD OFFER BOTH INDOOR
AND OUTDOOR SEATING. THE SITE OF THE RESTAURANT IS ADJACENT TO
SHOTWELL ROAD AND WITHIN CAMERON PARK, AN EXISTING COMMERCIAL/
BUSINESS DEVELOPMENT. THE PROPOSED RESTAURANT SITE CONTAINS 2.068
ACRES, SPREAD OVER THREE PARCELS. SANITARY SEWER AND WATER SERVICES
WOULD BE PROVIDED BY 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 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.

DALTON ENGINEERING
AND ASSOCIATES, P.A.
Print Name

JONATHAN BARNES
[Signature]
Signature of Applicant

8/1/16
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: LA COCINA MEXICAN RESTAURANT Address or PIN #: 165911 - 55 - 2009

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOCIATES, P.A.
(Name - type, print clearly)

P.O. Box 426
(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*):

MAJOR SITE PLAN

WASTEWATER ALLOCATION REQUEST

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:

MICHAEL L. MARVEL
(Name - type, print clearly)

2127 WILLOW HILL LANE
(Address)

[Signature]
(Owner's Signature)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 2 day of August, 2016.

SEAL



Lynn A. Watkins
Notary Public
My Commission Expires: 12-7-2016 12-7-2016

August 2015

Page 9 of 9

I, Jerry T. Dalton, have been verbally authorized to act as Agent on behalf of Mike Marvel, for the one-time purpose of submitting Site Plan Application for the proposed La Cocina Restaurant. His signature is required by the Town of Clayton because the La Cocina project will include land that is currently owned by Mr. Marvel.

This authorization is only for the express purpose of submitting the Site Plan Application and will become void after acceptance by the Town. This is necessary in order to meet the Town deadline requirements. Mr. Marvel is currently out to Town and will not return until later this week.

 _____, Agent
(Jerry T. Dalton)



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: LA COCINA MEXICAN RESTAURANT Address or PIN #: 165911 - 55 - 2285 AND 165911 - 55 - 1332

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOCIATES, P.A. P.O. Box 426
(Name - type, print clearly) (Address)
CLAYTON, NC 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):

MAJOR SITE PLAN
WASTEWATER ALLOCATION REQUEST

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.

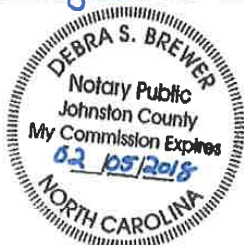
OWNER AUTHORIZATION: CORPORATE DEVELOPERS, LLC
GREGORY N. NELSON 155 BENNETT PLACE
(Name - type, print clearly) (Address)
Gregory N. Nelson CLAYTON, NC 27527
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Debra S. Brewer, a Notary Public for the above State and County, this the 1st day of August, 2016.

SEAL

October 2013



Debra S. Brewer
Notary Public

My Commission Expires: 02-05-2018



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: LA COCINA MEXICAN RESTAURANT Address or PIN #: 165911 - 55 - 2009

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOCIATES, P.A. P.O. Box 426
(Name - type, print clearly) (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*):

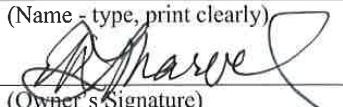
MAJOR SITE PLAN

WASTEWATER ALLOCATION REQUEST

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:

MICHAEL L. MARVEL 2127 WILLOW HILL LANE
(Name - type, print clearly) (Address)
 CLAYTON, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this
the 5 day of August, 20 16.

SEAL




Notary Public
My Commission
Expires: 12-7-2016

August 2015

Page 9 of 9

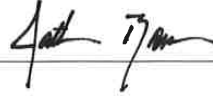
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 08/19/16

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 09/06/16

Time of Meeting: 6:30 p.m.

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

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

Notes : There was a total of one (1) individual present for the Neighborhood Meeting scheduled for La Cocina Mexican Restaurant : Jonathan Barnes, a Representative of the Applicant. As of Wednesday, September 7, Dalton Engineering and Associates has not received any questions, comments, or concerns about this project from the general public.

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

01/06/2016

Page 6 of 17

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 09/06/16

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2		
3		
4		
5		
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11		
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13		
14		
15		
16		
17		
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19		
20		

01/06/2016

Page 9 of 17

ADJACENT PROPERTY OWNERS LIST

Project Name: La Cocina Mexican Restaurant

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
165911.55.2285	Corporate Devel- opers, LLC	155 Bennett Place Clayton, NC 27527
165910.45.3301	Stallings Mill Apartments LLC	639 Executive Place Suite 400 Fayetteville, NC 28305-5489
165910.45.8042	TriArc Food Systems Inc.	4905 Waters Edge Drive Raleigh, NC 27606-2405
165915.54.1725	PECO Tire Store - Clayton, LLC	1790 Bonanza Dr, Suite 201 Park City, UT 84060
165915.54.3654	Michael L. Marvel Plaza Development Co, LLC	2127 Willow Hill Lane Clayton, NC 27520-5943
165911.55.4126	Corporate Developers, LLC	155 Bennett Place Clayton, NC 27527
165911.55.3487	Corporate Developers, LLC	155 Bennett Place Clayton, NC 27527
165911.55.2509	Tree House Properties, LLC	P.O. Box 4206 Greensboro, NC 27404

Dalton Engineering

and Associates, P.A.

August 19, 2016

165911-55-4126
Corporate Developers, LLC
155 Bennett Place
Clayton, NC 27527

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 the application, answer questions, and solicit comments.

Meeting Date: **Tuesday, September 6, 2016**
Meeting Time: **6:30 PM**

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

Type of Application: Major Site Plan Application

Project / Proposal Property Address: The project is located in the Southeast quadrant of the intersection of Shotwell Road and Cameron Way, within the existing Cameron Park Business Park, Clayton, NC 27520.

General Description: The Developer of the adjacent properties is requesting Site Plan approval from the Town of Clayton in order to construct a full-service restaurant. The restaurant would offer indoor and outdoor seating. A paved asphalt parking area is also proposed, with public water and sanitary sewer service provided by the Town of Clayton.

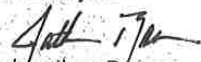
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740 or the Town of Clayton Planning Department at (919) 553-5002.

Thank you.


Jonathan Barnes

CC: Town of Clayton Planning Dept.

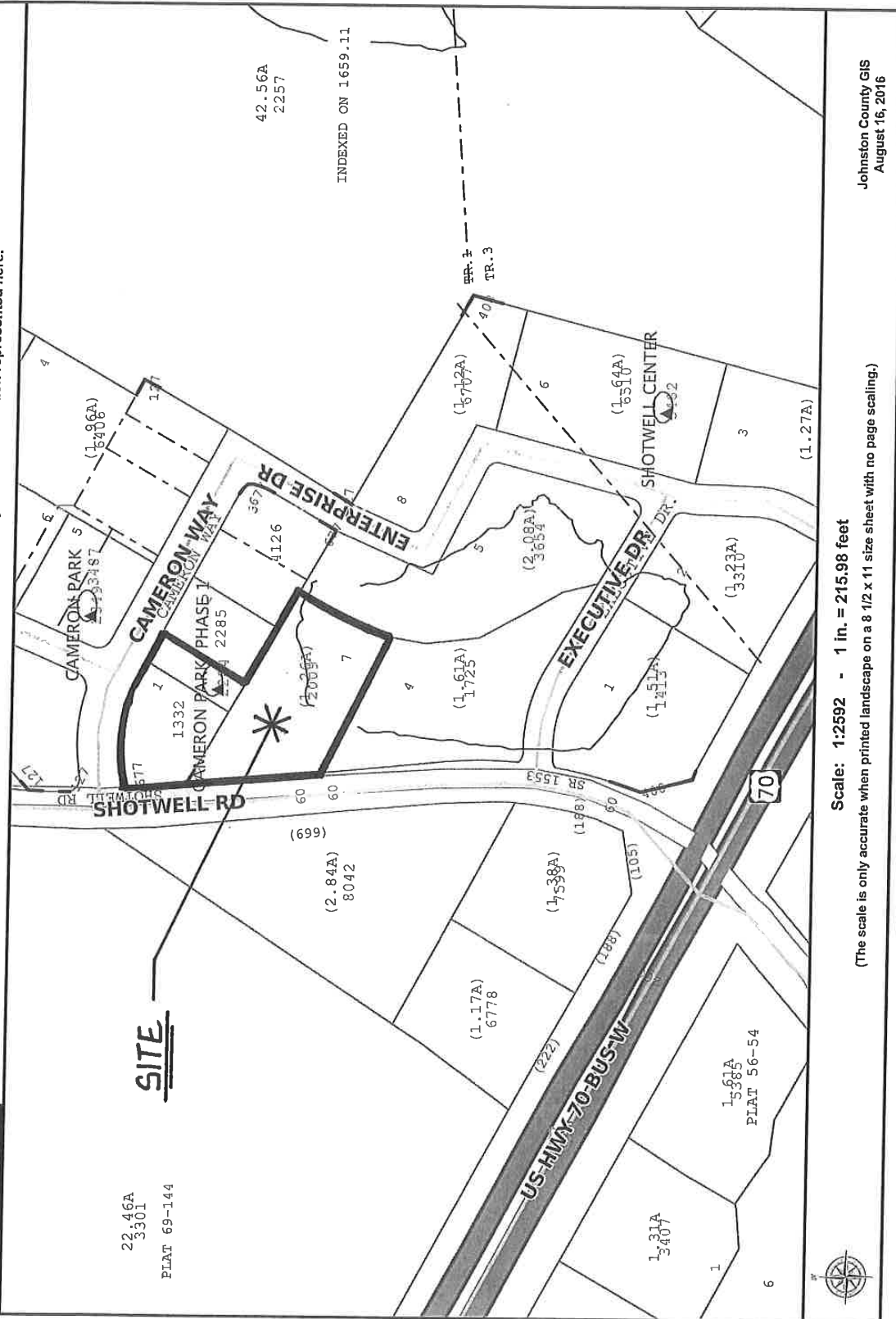
446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

LA COCINA MEXICAN RESTAURANT



*** DISCLAIMER ***

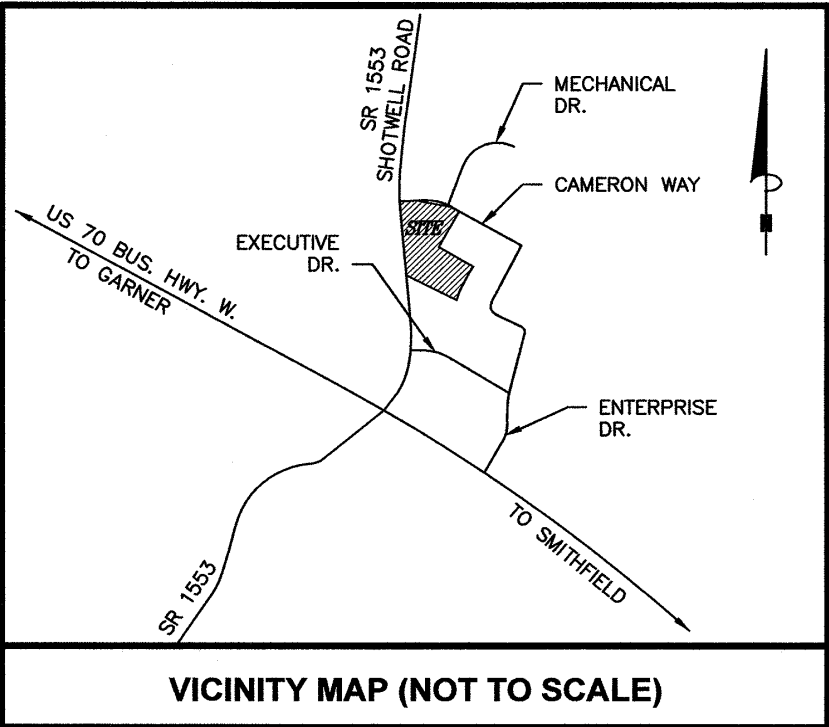
Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:2592 - 1 in. = 215.98 feet

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

Johnston County GIS
August 16, 2016



SITE PLAN FOR LACOCINA MEXICAN RESTAURANT TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS SHEET
- SHEET 3 - SITE LAYOUT PLAN
- SHEET 4 - GRADING PLAN
- SHEET 5 - UTILITIES PLAN
- SHEET 6 - SEDIMENT AND EROSION CONTROL & STORMWATER MANAGEMENT PLAN
- SHEET 7 - LANDSCAPE PLAN (NOTE: BY OTHERS)
- SHEET 8 - CONCEPTUAL FLOOR PLAN & FRONT ELEVATION
- SHEET 9 - BUILDING ELEVATIONS

NOTES:

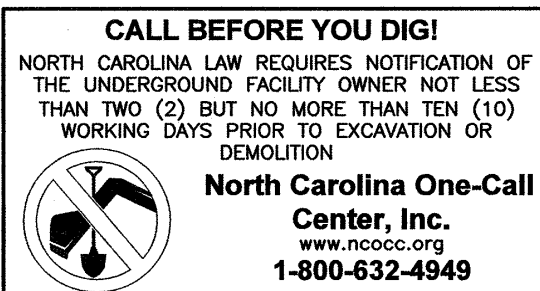
1. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED, AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY TOWN OF CLAYTON INSPECTIONS.
2. OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM JOHNSTON COUNTY GIS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
4. A RECOMBINATION PLAT FOR THE SITE WILL BE REQUIRED. A COPY OF WHICH SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.

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

DEVELOPER

TRILAND PROPERTY COMMERCIAL
4400 TRILAND WAY
CARY, NC 27518

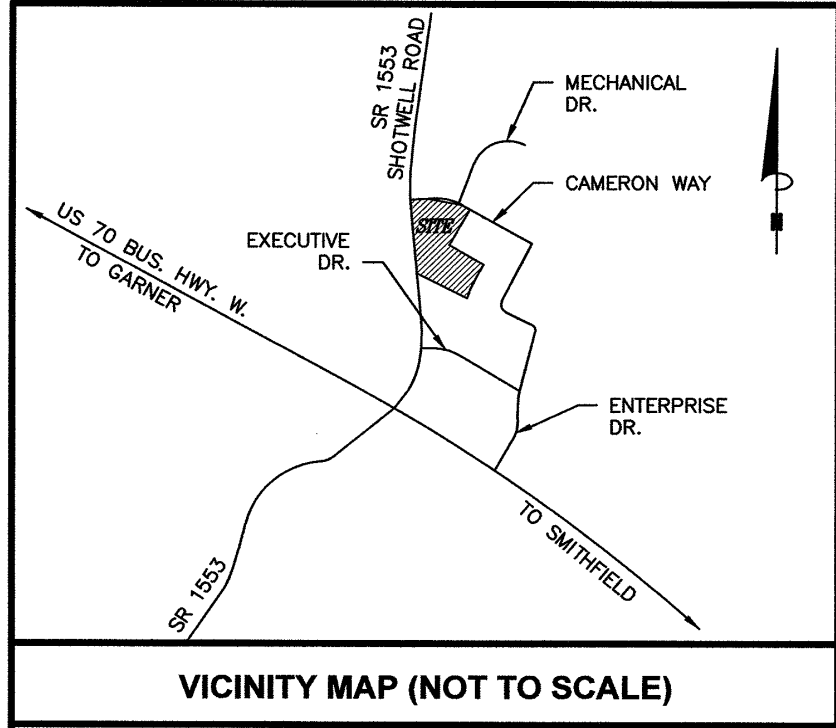


Dalton Engineering
and Associates, P. A.



REVISION 001 : ADDRESSED TOWN OF CLAYTON T.R.C. COMMENTS - 8/25/16

Job: 16024	Date: 8/1/16	Revision: 001
File: COVER	Drawn: WJB	Sheet: 1 OF 9

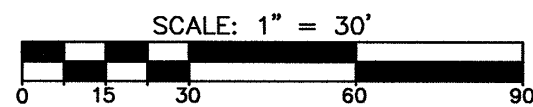
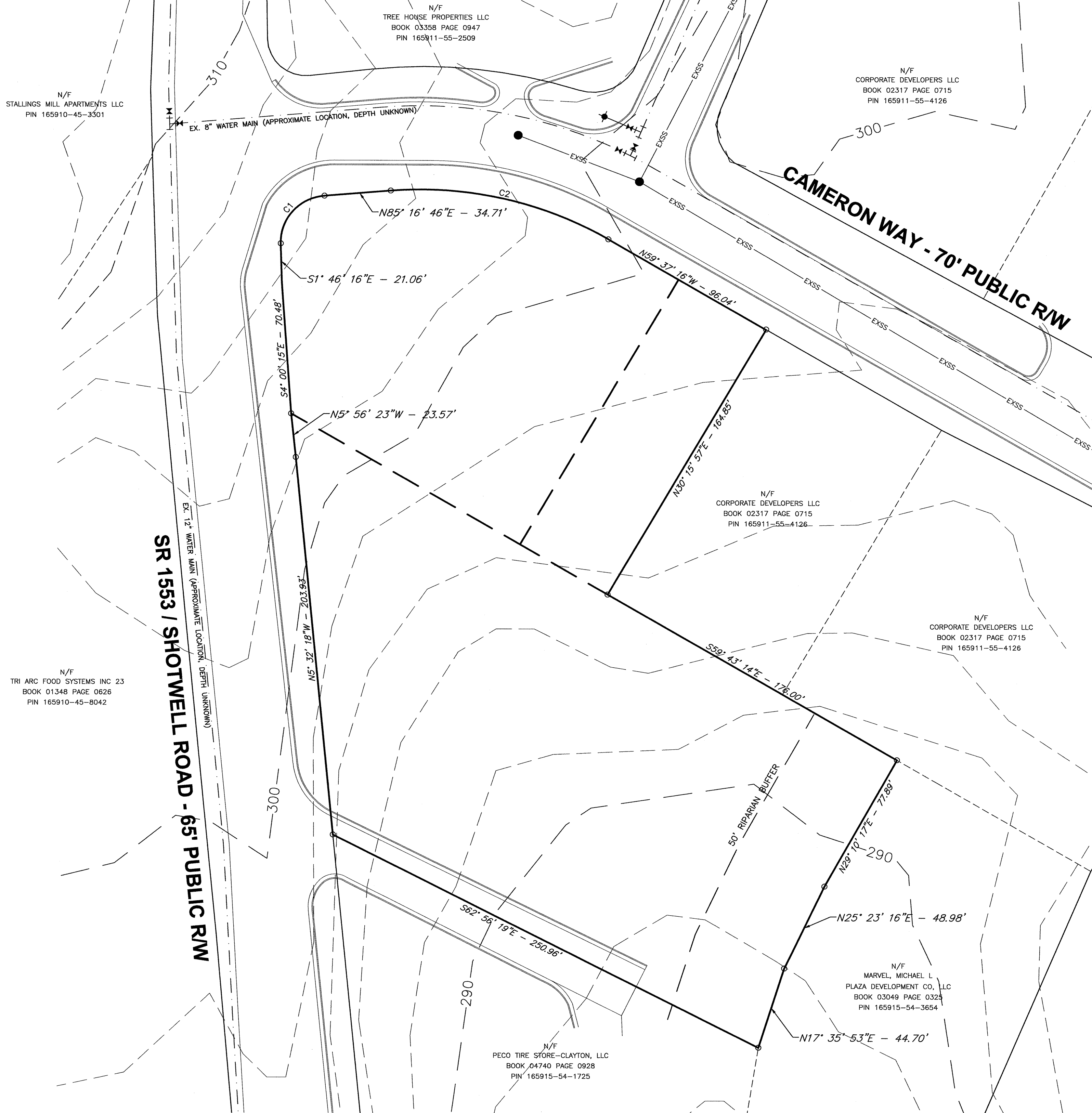


CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CH BEARING
C1	87°02'37"	25.00'	37.98'	34.43'	N44°29'26"E
C2	35°00'00"	195.00'	119.12	117.28'	S74°29'12"E

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.ncoc.org
1-800-632-4949

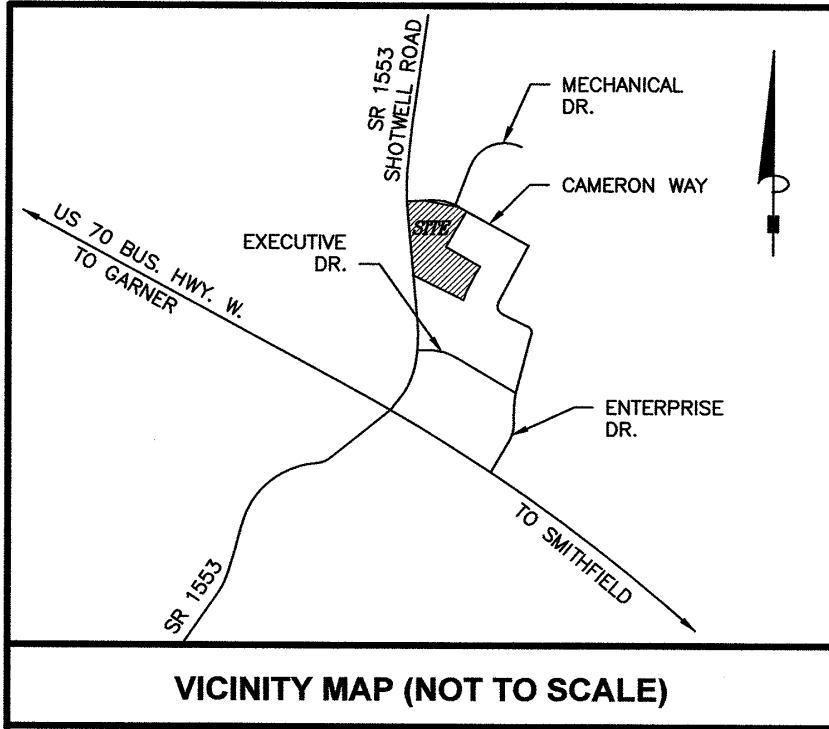
SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

NOTE:
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EXISTING CONDITIONS
FOR
LACOCINA MEXICAN RESTAURANT
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
(919) 550-4740 Fax (919) 550-4741		
Job: 16024	Date: 8/1/16	Revision:
File: 16024_Master.dwg	Drawn: WJB	Sheet: 2 of 9



SITE DATA TABLE

DEVELOPMENT NAME:	LACOCINA MEXICAN RESTAURANT
PARCEL PIN:	165911-55-1332, 165911-55-2009 165911-55-2285
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT
TOTAL LOT ACREAGE:	2.068 AC. (90,093.92 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
ZONING DISTRICT:	CAMERON PARK B3
OVERLAY DISTRICT:	NONE
CONSTRUCTION	
HEATED SF:	6,913 SF
SEATING CAPACITY:	246
BUILDING COVERAGE:	7.67%
MAXIMUM BUILDING HEIGHT:	20'-0" (SEE PLAN)
IMPERVIOUS AREA:	45,492.00 SF (50.49%)
MAXIMUM LOT IMPERVIOUS ALLOWED:	75%
PARKING SPACES REQUIRED:	82 SPACES (1 PER 3 SEATS)
PARKING SPACES PROVIDED:	83 SPACES
HANDICAP SPACES PROVIDED:	4 SPACES
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	PROGRESS ENERGY
B3 BUILDING SETBACKS REQUIRED:	
STREET / FRONT	25'
SIDE STREET	30'
SIDE: (ABUTTING RESIDENTIAL)	30'
SIDE: (INTERIOR)	15'
REAR:	30'
REAR: (ABUTTING RESIDENTIAL)	30'

NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

NOTE:

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

CALL BEFORE YOU DIG!

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



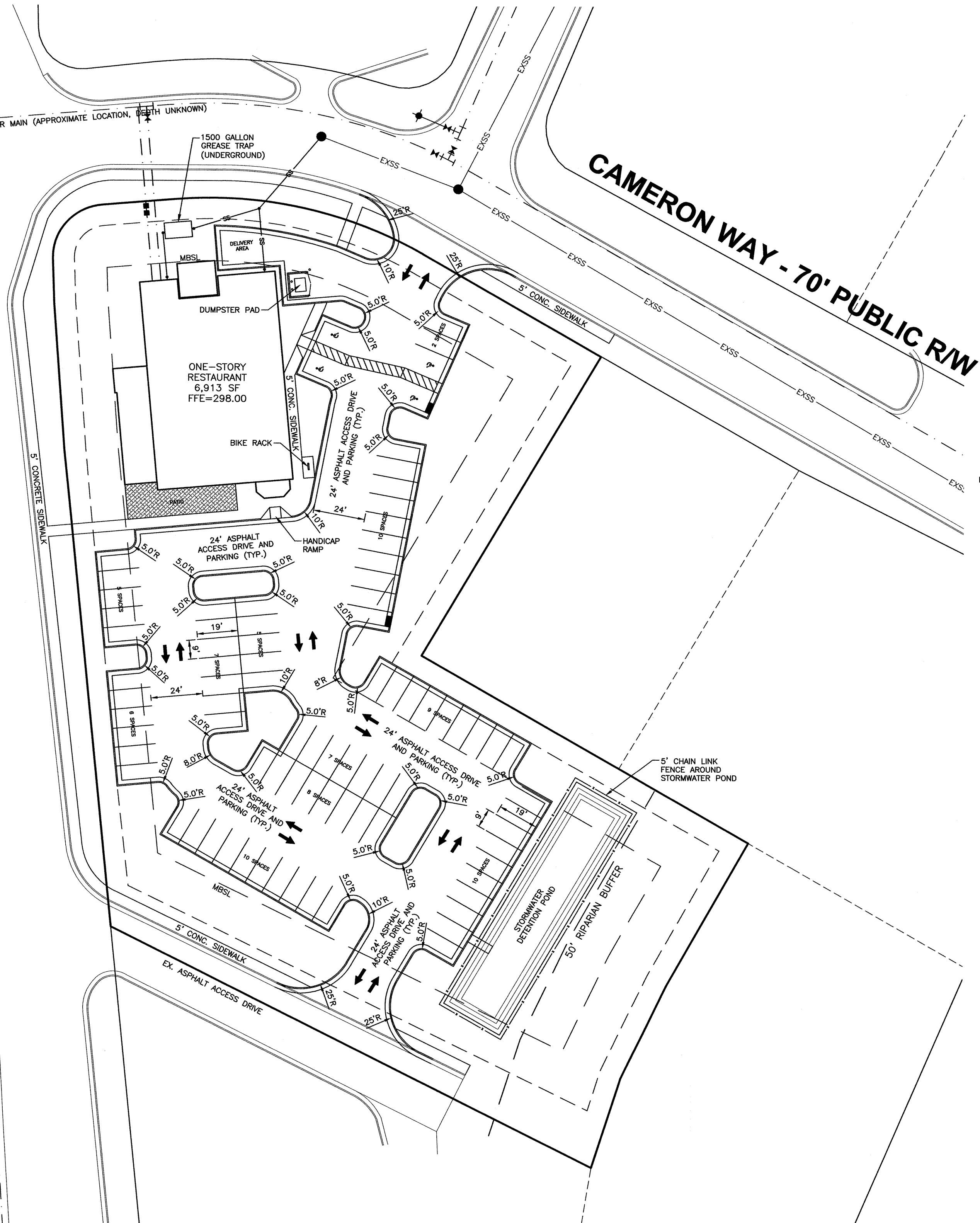
North Carolina One-Call
Center, Inc.
www.ncocc.org
1-800-632-4949

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

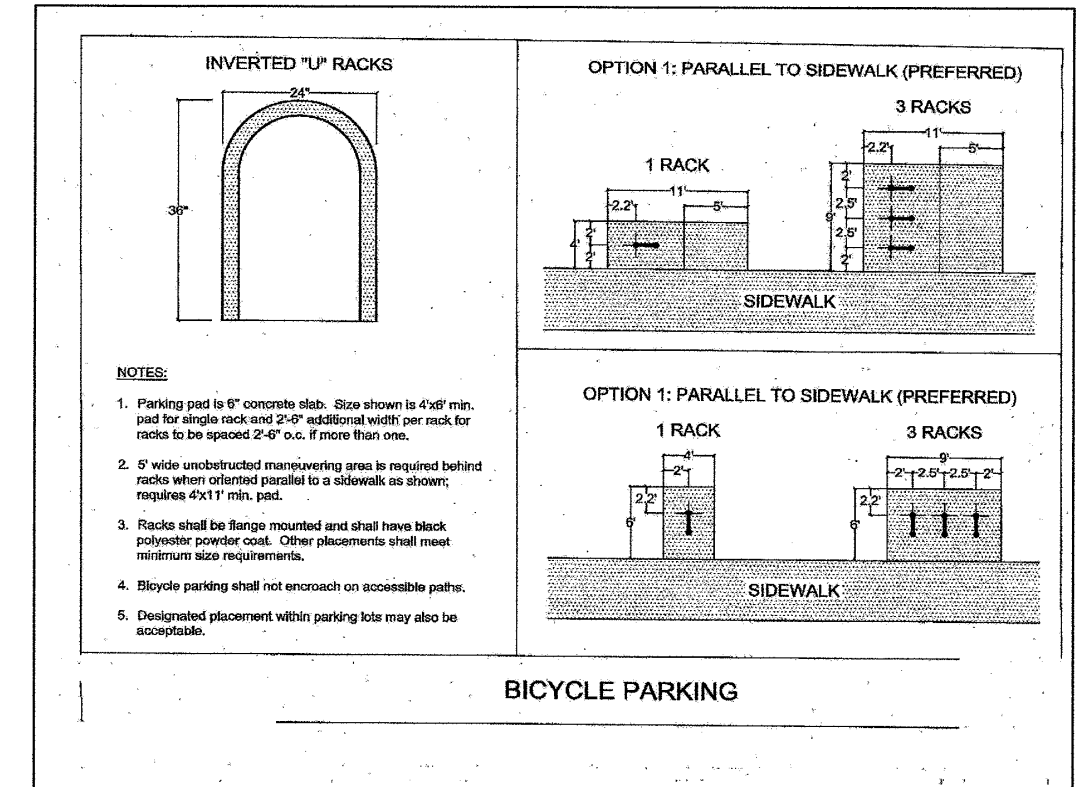
NOTE:

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM JOHNSTON COUNTY GIS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.

SR 1553 / SHOTWELL ROAD - 65' PUBLIC R/W

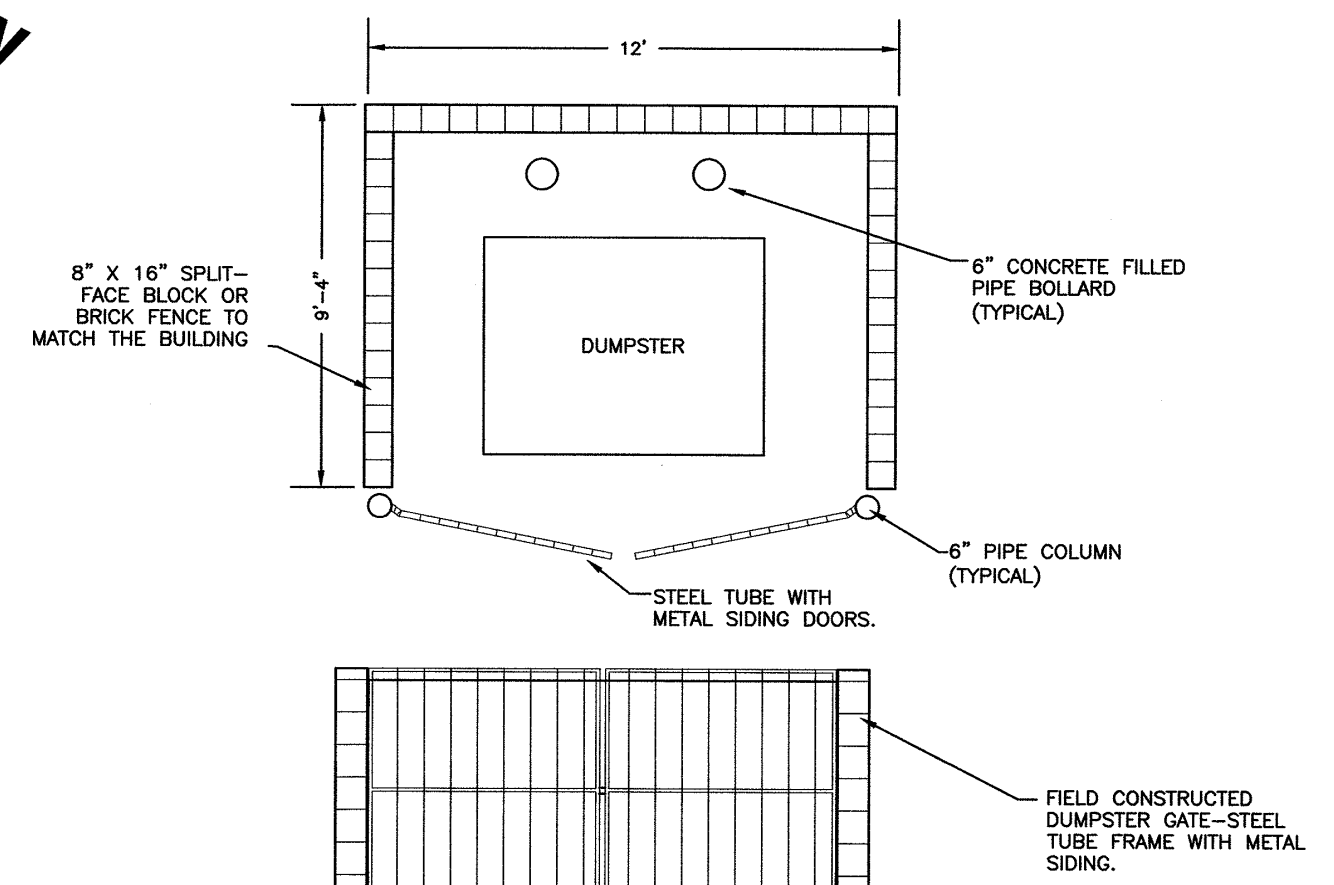


TOWN OF CLAYTON PLANNING DEPT. PROJECT NUMBER: 2016-166-SP



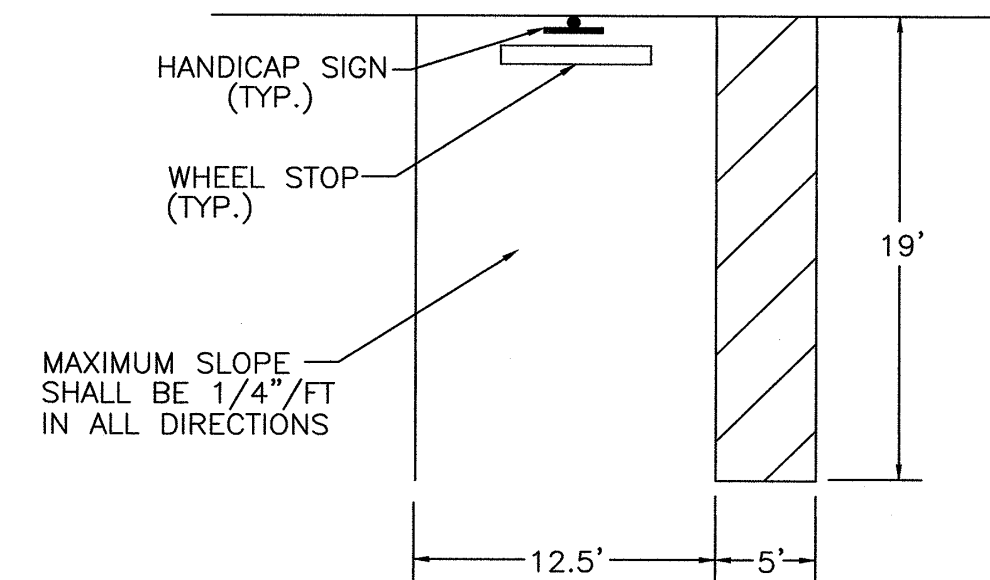
POST AND RING BICYCLE RACK

NOT TO SCALE



DUMPSTER ENCLOSURE DETAILS

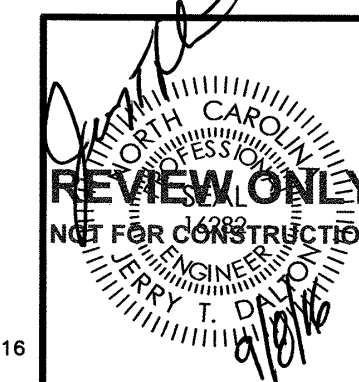
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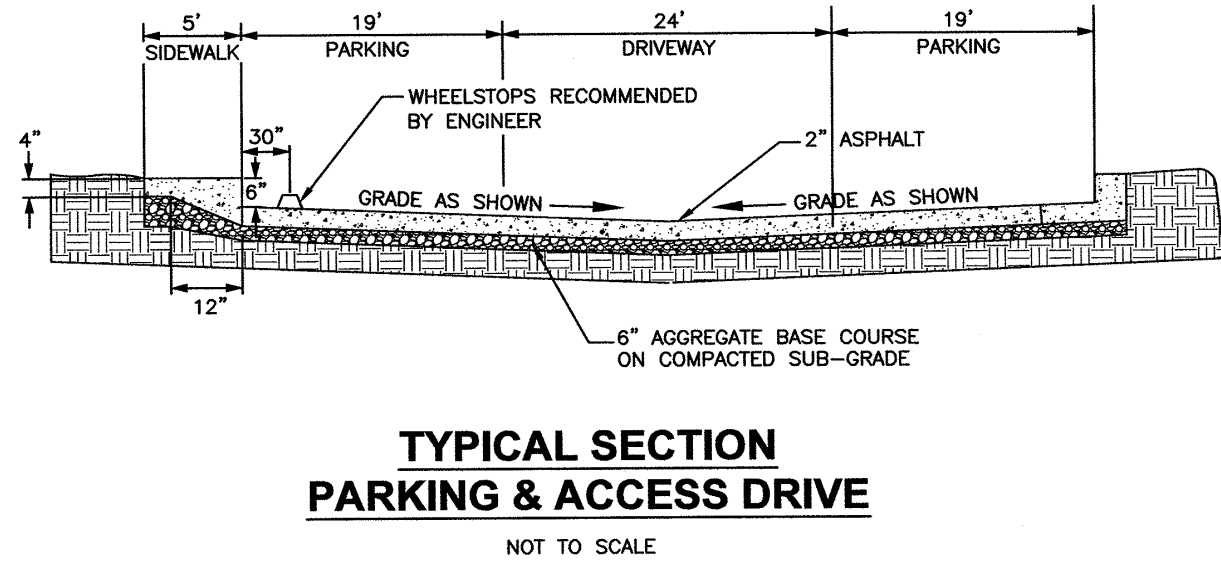
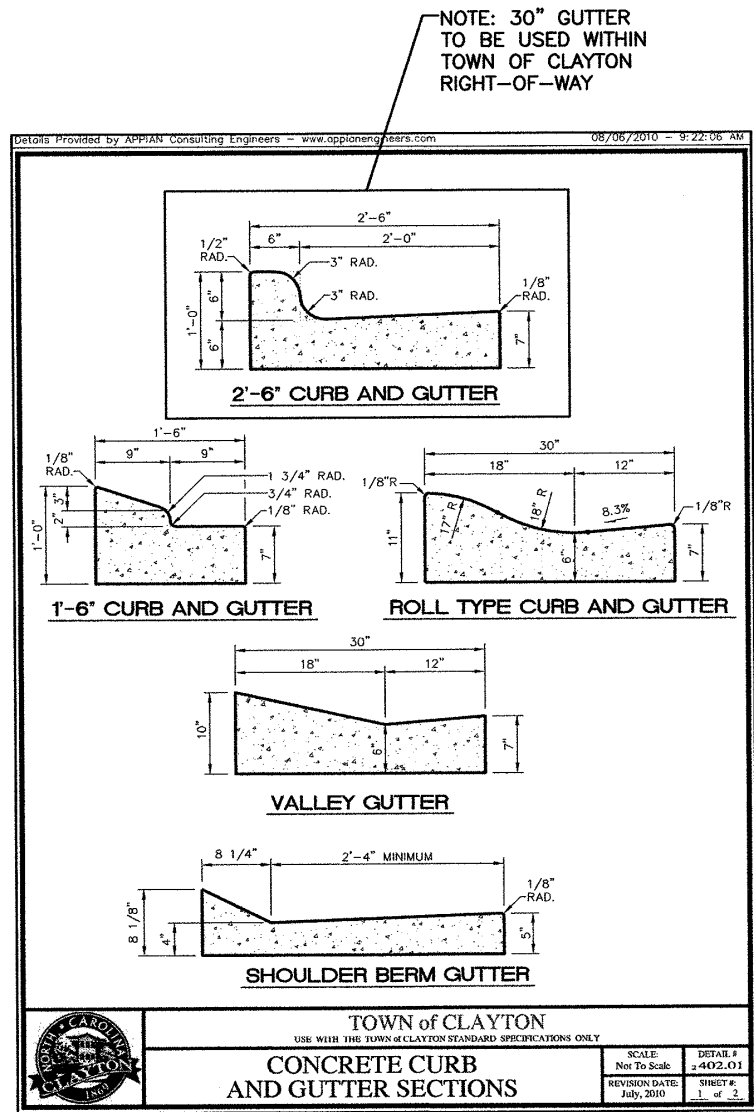
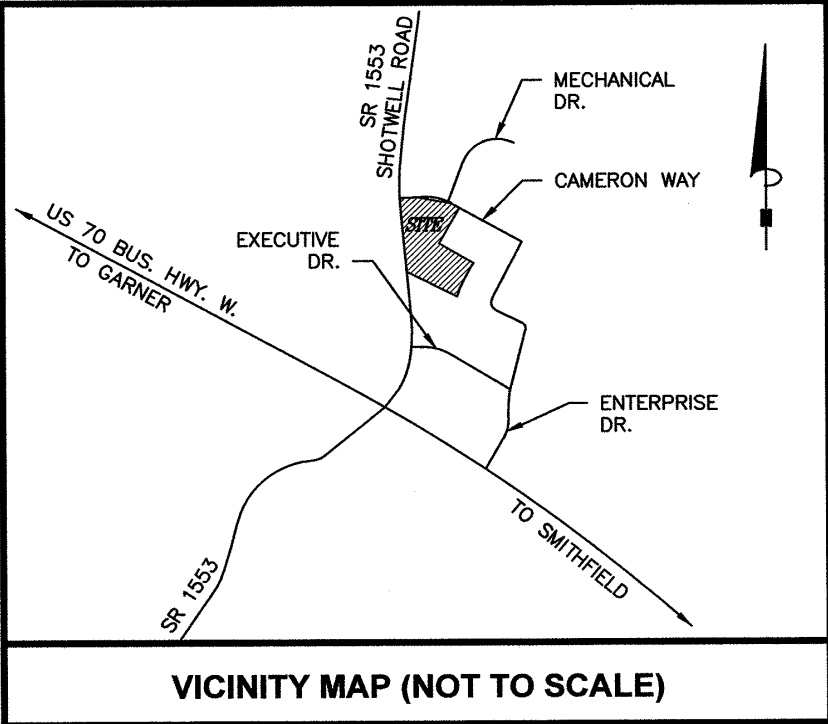
HANDICAP PARKING DETAIL

NOTE: SEE NC BUILDING CODE VOLUME 1-C

SITE LAYOUT PLAN FOR LACOCINA MEXICAN RESTAURANT CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

 REVIEW ONLY NOT FOR CONSTRUCTION	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: 16024	Date: 8/1/16	Revision: 002
File: 16024_Master.dwg	Drawn: WJB	Sheet: 3 of 9

REVISION 002: ADDRESSED TOWN OF CLAYTON SECOND SET OF TRC COMMENT - 9-8-16
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16

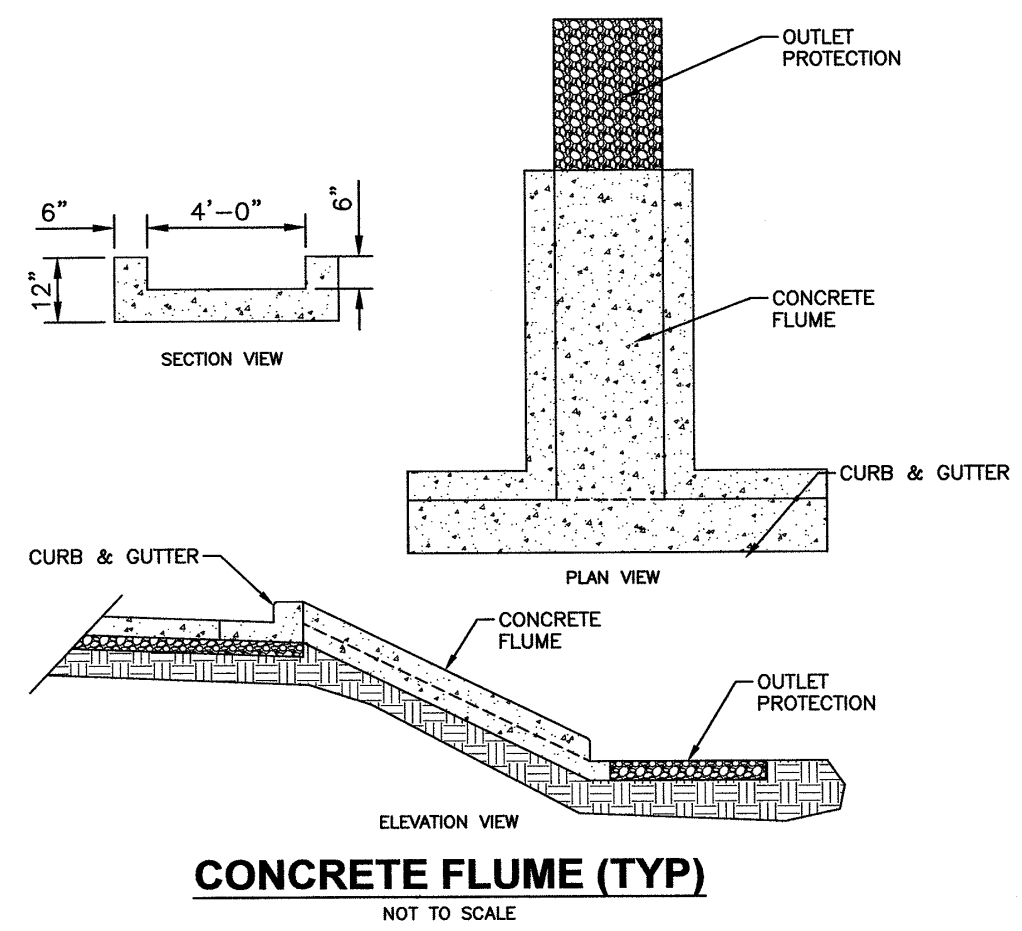
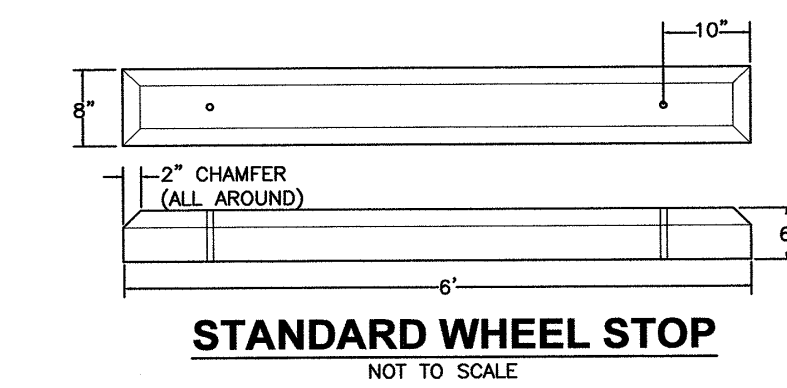
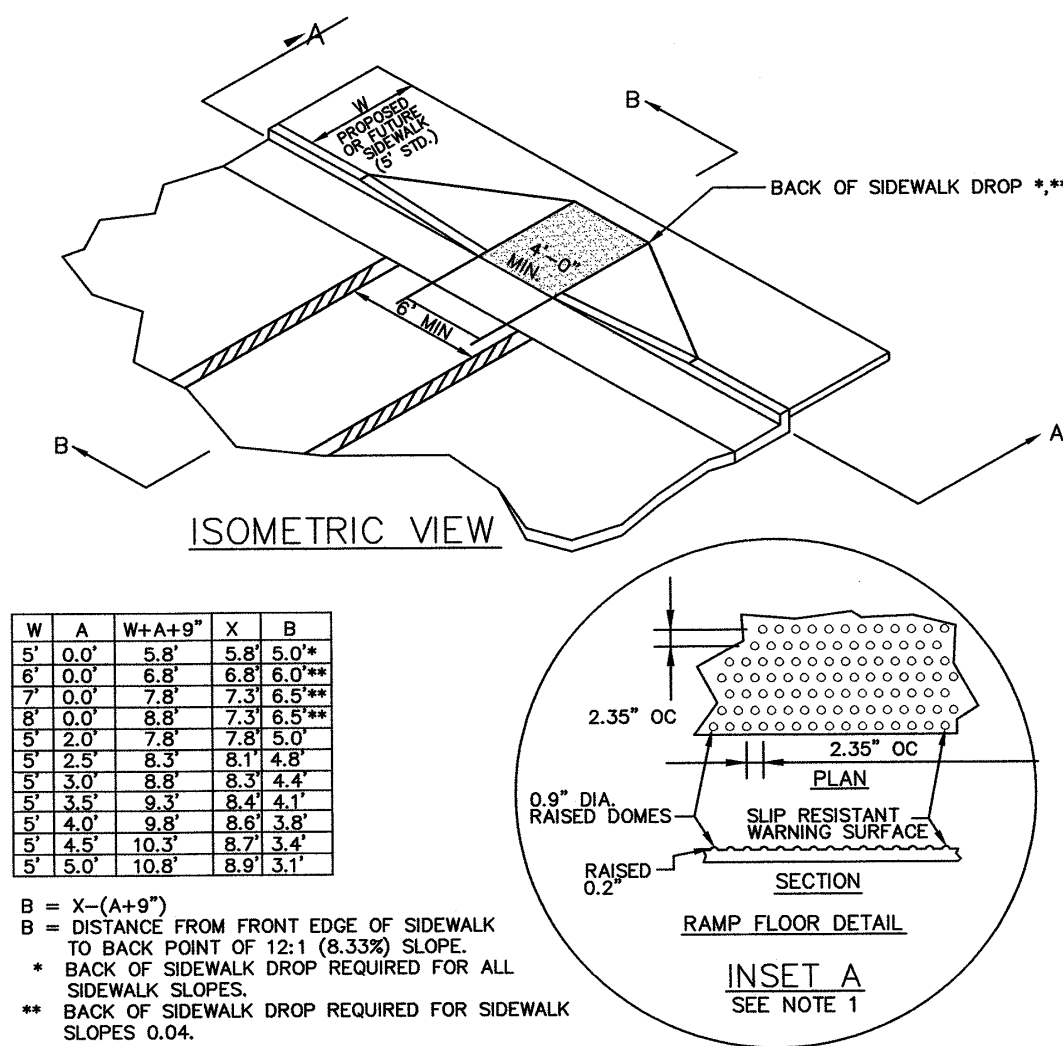
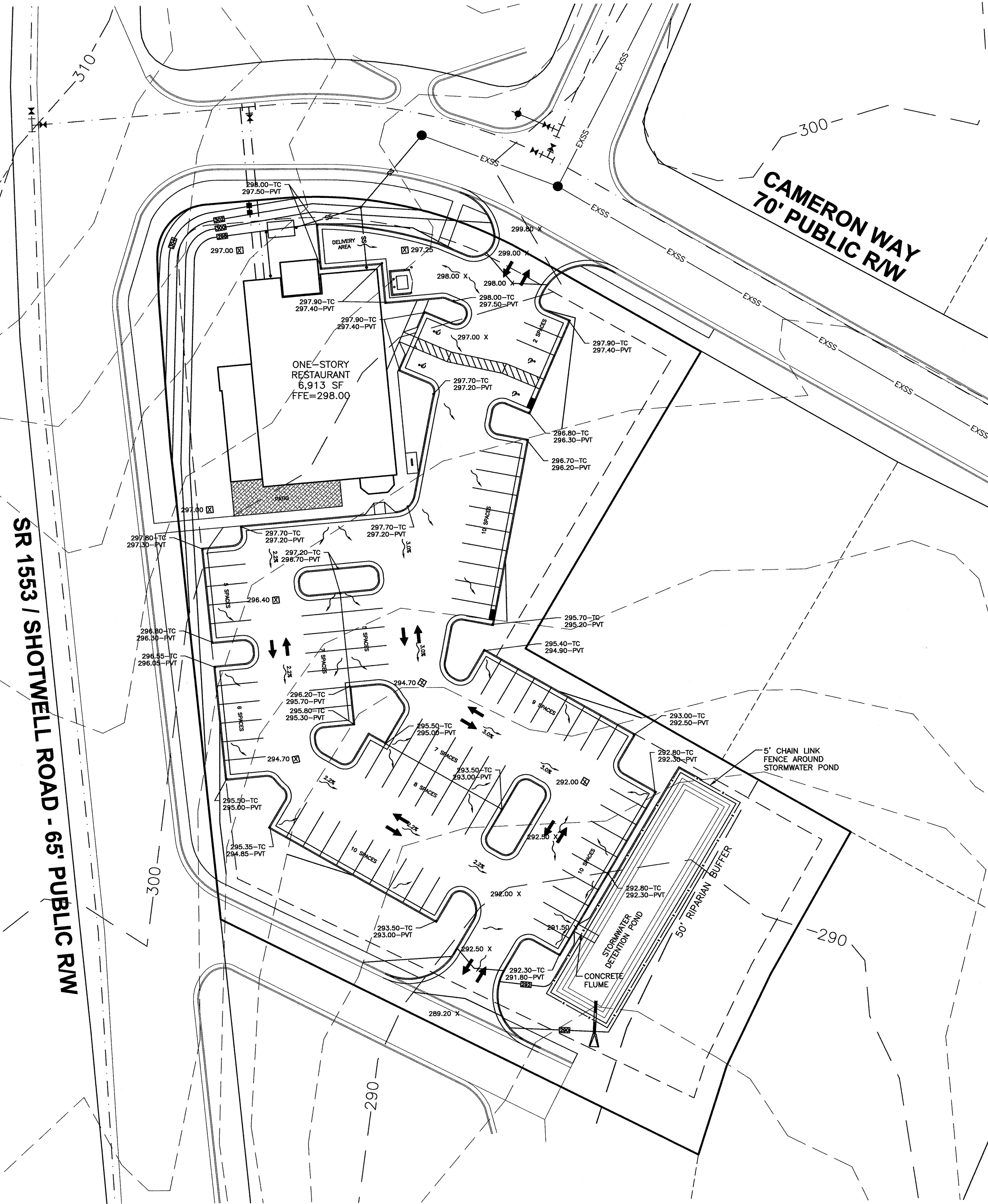


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**North Carolina One-Call
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www.ncocc.org
1-800-632-4949

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**GRADING PLAN
FOR
LACOCINA MEXICAN RESTAURANT
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.**

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

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

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

Job: 16024 Date: 8/1/16 Revision: 002
File: 16024_Master.dwg Drawn: WJB Sheet: 4 of 9

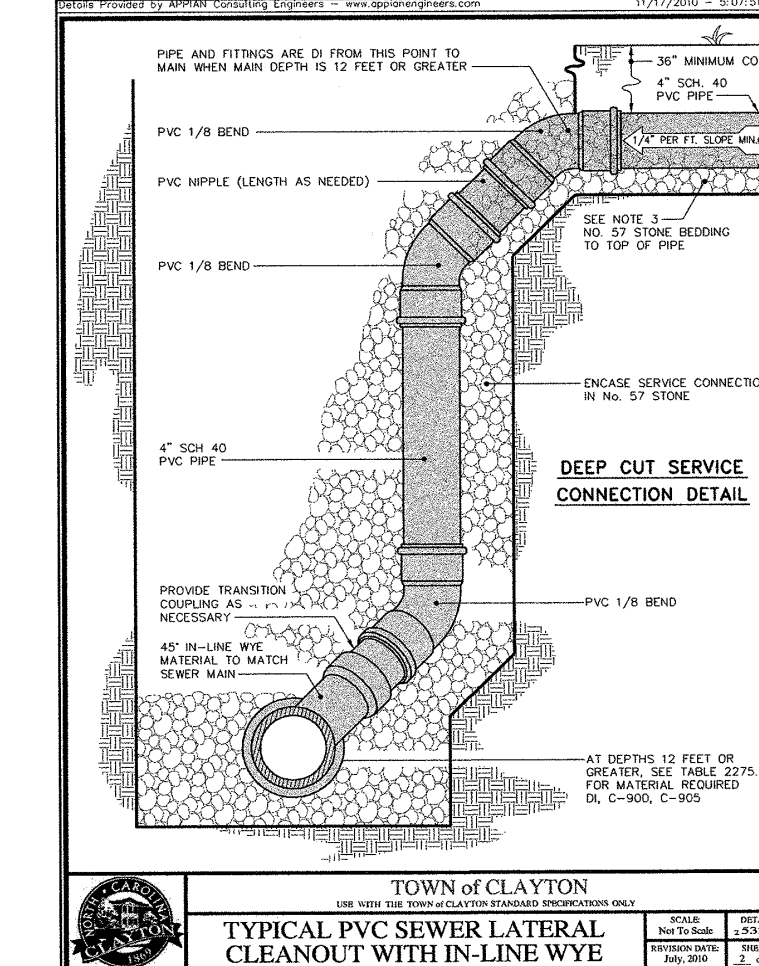
REVISION 002: ADDRESSED TOWN OF CLAYTON SECOND SET OF TRC COMMENT - 9-8-16
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16



NOTE:

SCALE: 1" = 30'

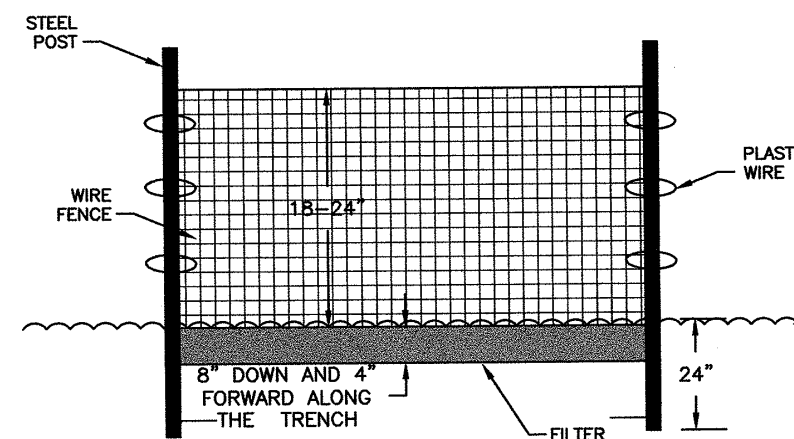
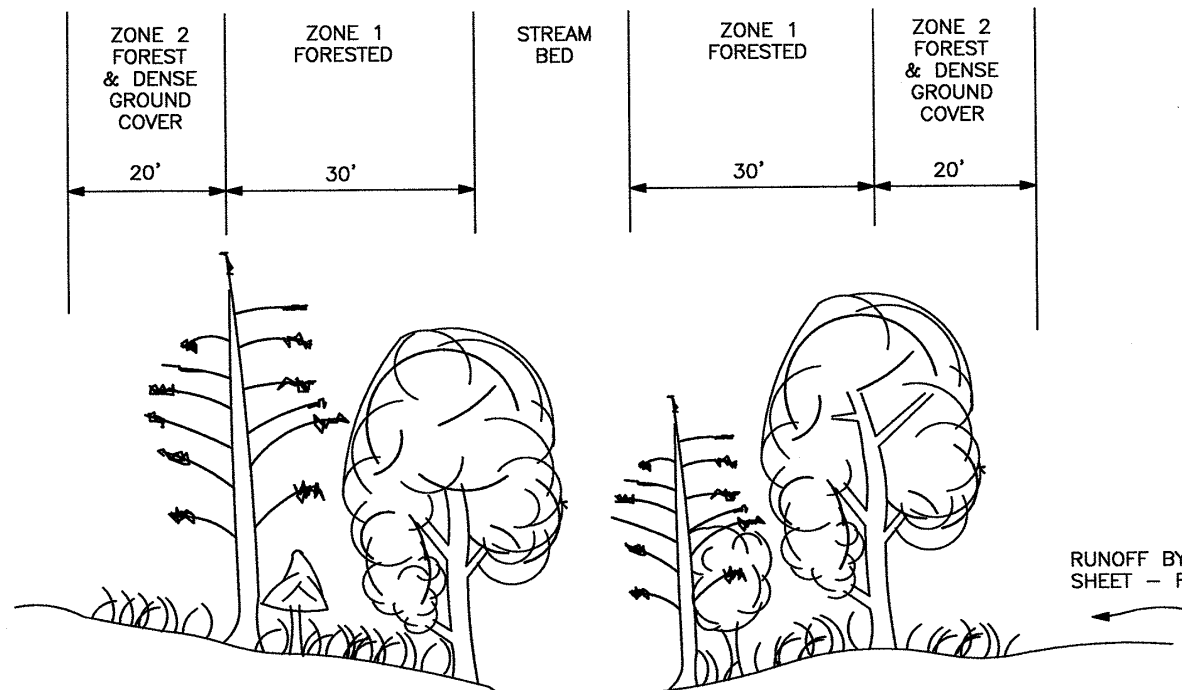
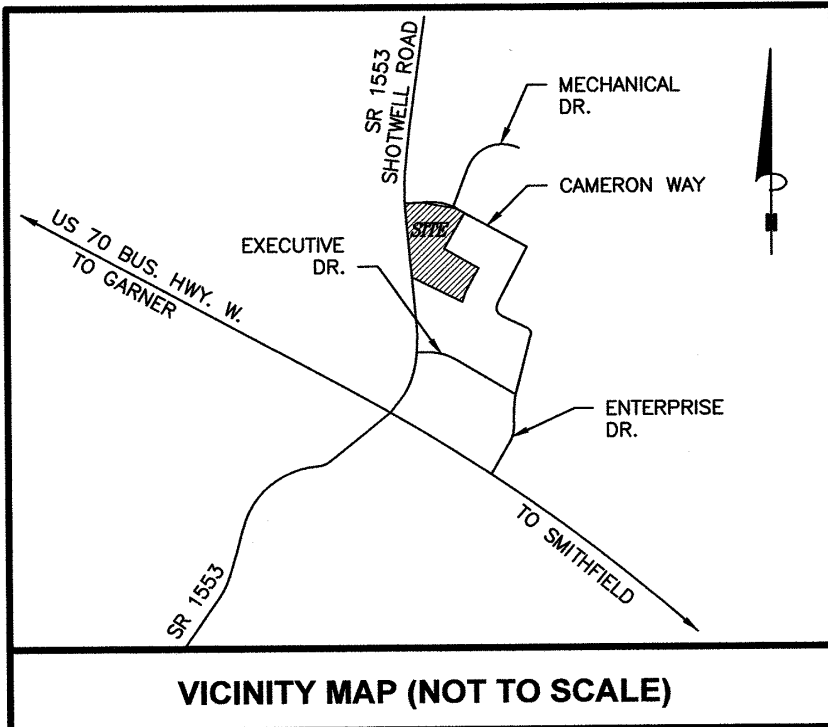
A horizontal scale bar with a black and white checkered pattern. The bar is divided into segments of 15 feet each, with labels at 0, 15, 30, 60, and 90.



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

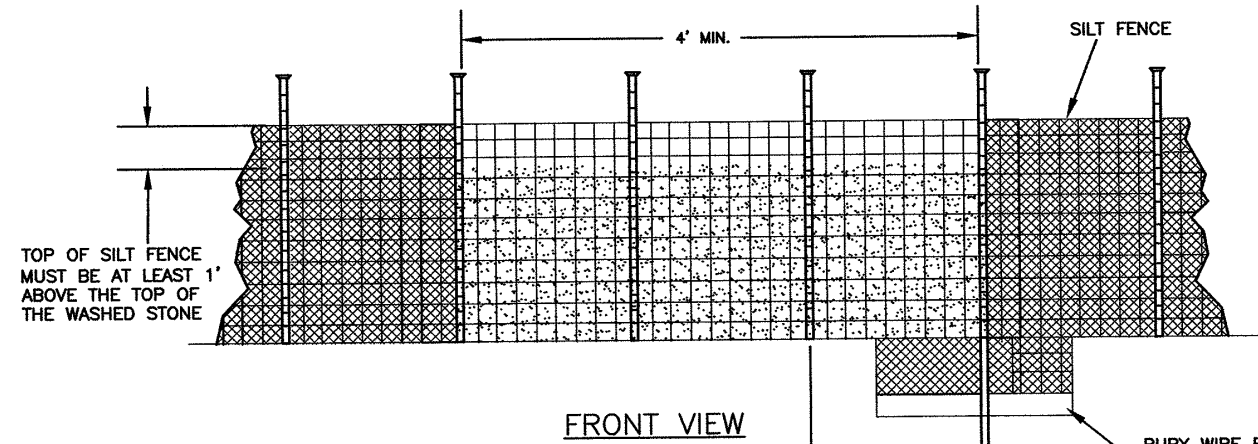
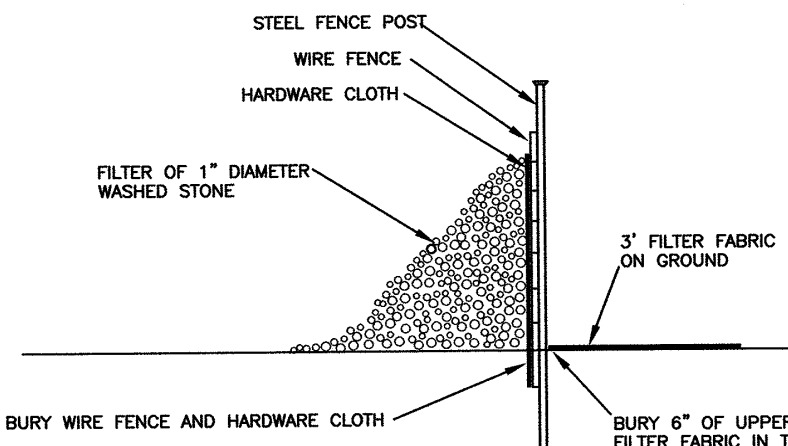
Revision: 002
Sheet: 5 of 9

REVISION 002: ADDRESSED TOWN OF CLAYTON SECOND SET OF TRC COMMENT - 9-8-16
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16



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.

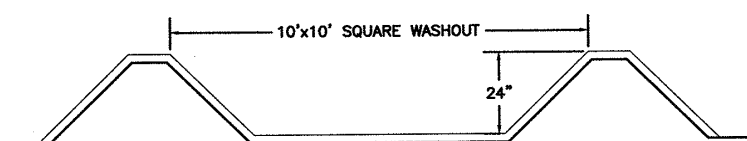


SEDIMENT FENCE WITH STABILIZED OUTLET
NOT TO SCALE

CALL BEFORE YOU DIG!
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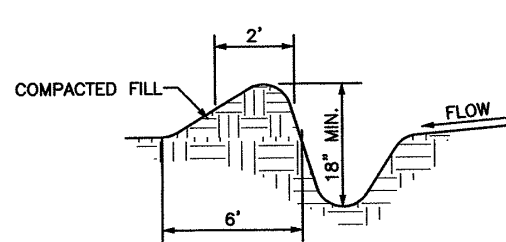
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NOTE:
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1. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
2. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN THE DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF A CONCRETE TRUCK.
3. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING THE PIT.
4. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS.

CONCRETE WASHOUT PIT
NOT TO SCALE

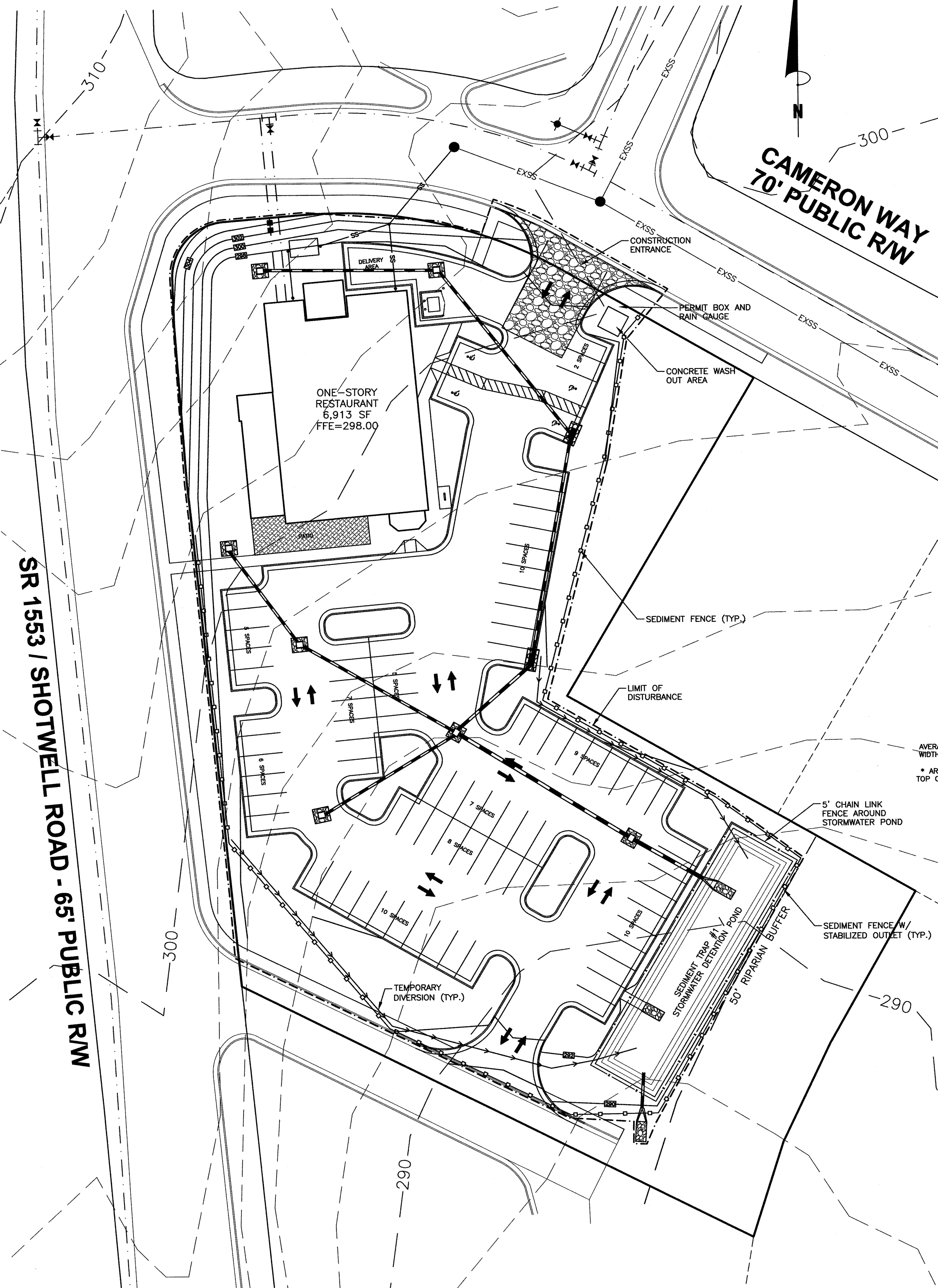


DIVERSION DITCH
NOT TO SCALE

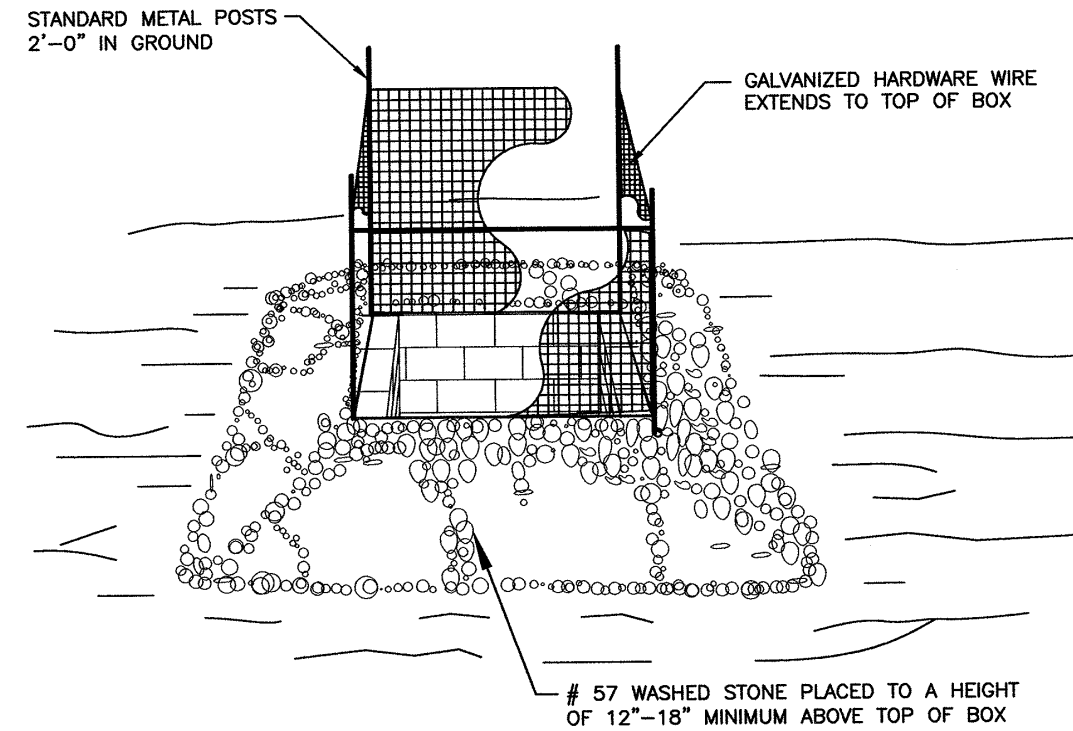
INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR DIVERSION DITCH

INSTALL THE DIVERSION DITCHES IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING WITHIN THE STREET R/W.
INSPECT DIVERSION DITCHES AFTER EVERY RAINFALL DURING THE CONSTRUCTION OPERATION. IMMEDIATELY REMOVE ANY OBSTRUCTIONS AND/OR SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.
DIVERSION DITCHES, WHICH DURING THE ROUGH-GRADING PROCESS ARE CONVERTED INTO ROADSIDE DITCHES, ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.

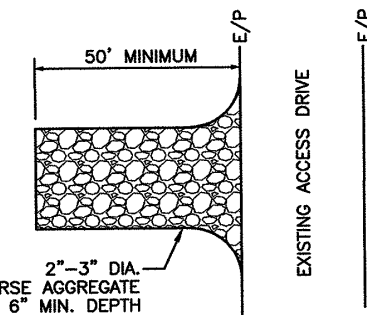
SR 1553 / SHOTWELL ROAD - 65' PUBLIC R/W



SCALE: 1" = 30'



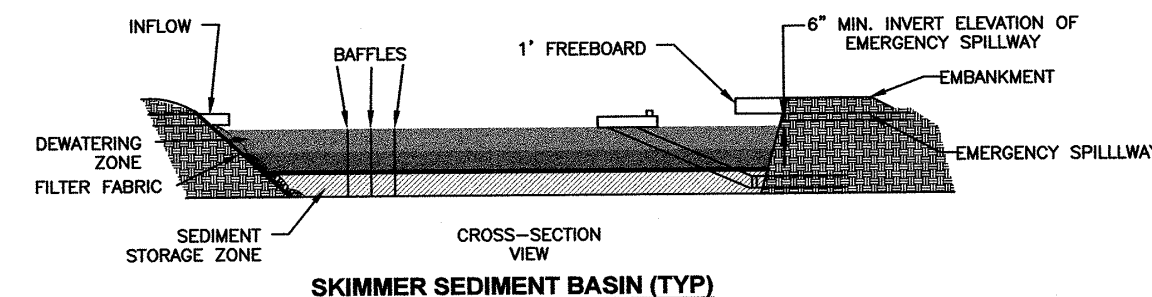
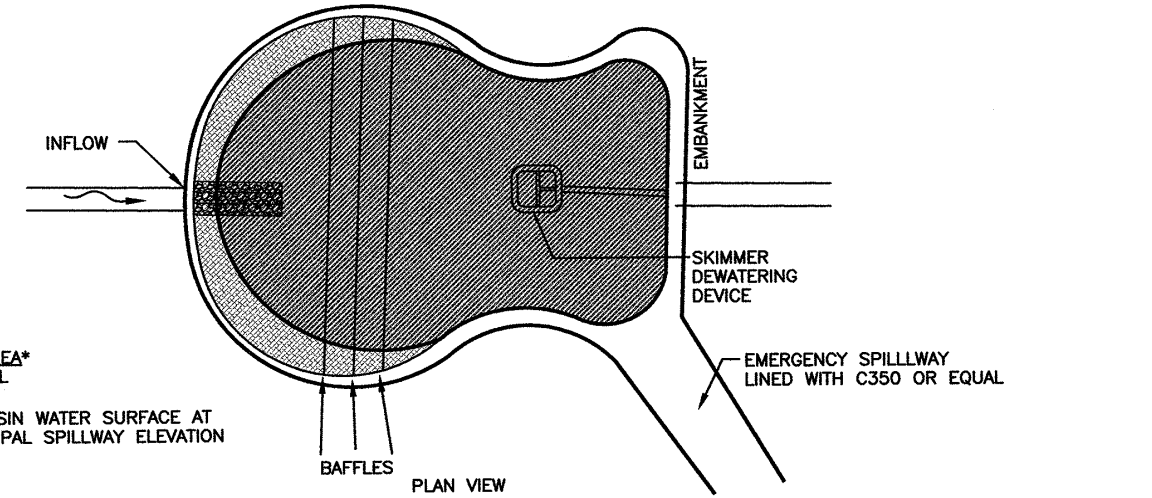
INLET PROTECTION
NOT TO SCALE



CONSTRUCTION ENTRANCE
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.



SKIMMER SEDIMENT BASIN (TYP)
NOT TO SCALE

Trap #	DA (Ac.)	Disturbed Area (Ac.)	Unimproved Area (Ac.)	C	Intensity	Design CFS	Volume Req. (C.F.)	Surface Area Req. (S.F.)	Size (feet)			Actual Surface Area	Actual Vol. (C.F.)	Skimmer Size (in.)	Weir Length
									D	W	L				
1	2.10	2.10	0.00	0.50	7.32	7.69	3,780	3,343	3	30	115	3,450	10,350	2	8'

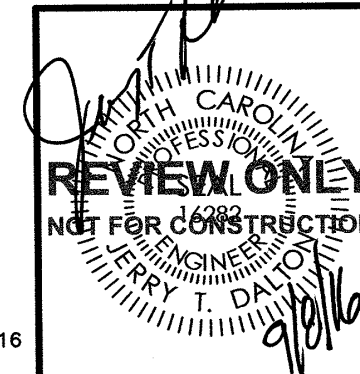
INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SKIMMER SEDIMENT BASIN

INSTALL THE SEDIMENT BASINS AS THE CLEARING/STRIPPING COMMENCES ON THE SITE.
INSPECT TEMPORARY SEDIMENT BASINS AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED, REMOVE SEDIMENT FROM THE ENTIRE BASIN. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.
REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM. IF SKIMMER, ARM OR BARREL BECOME CLOGGED PERFORM THE NECESSARY ACTIONS TO RESTORE FLOW.
AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS AND STABILIZE PROPERLY.

DECOMMISSIONING THE SEDIMENT BASIN

1. CONTACT THE ENGINEER FOR DETERMINATION IF A SEDIMENT BASIN CAN BE REMOVED.
2. IF THE SEDIMENT BASIN HAS WATER IN IT, IT MUST BE PUMPED OUT FROM THE WATER SURFACE INTO A SEDIMENT FILTER BAG. (SEE DETAIL)
3. MIX ANY EXCESS SEDIMENT WITH TOPSOIL, SPREAD, AND STABILIZE.
4. FILL THE SEDIMENT BASIN.
5. AFTER FINAL GRADING, STABILIZED AREA WITH LIME, FERTILIZER, SEED AND STRAW.

SEDIMENT AND EROSION CONTROL AND STORMWATER MANAGEMENT PLAN FOR LAOCINA MEXICAN RESTAURANT CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.



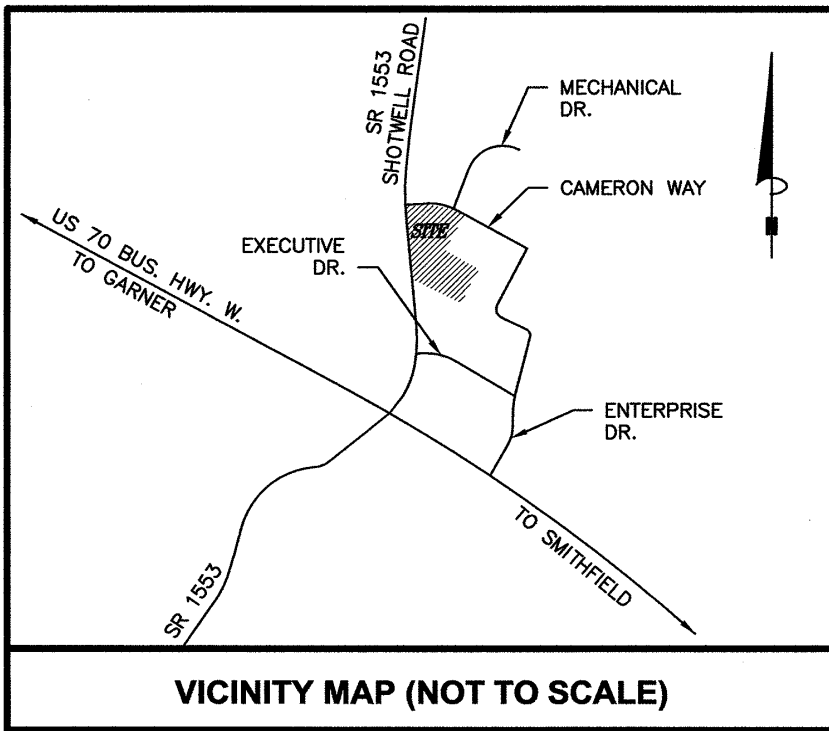
Dalton Engineering and Associates, P. A.

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

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

Job: 16024 Date: 8/1/16 Revision: 002
File: 16024_Master.dwg Drawn: WJB Sheet: 6 of 9

REVISION 002: ADDRESSED TOWN OF CLAYTON SECOND SET OF TRC COMMENT - 9-8-16
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16

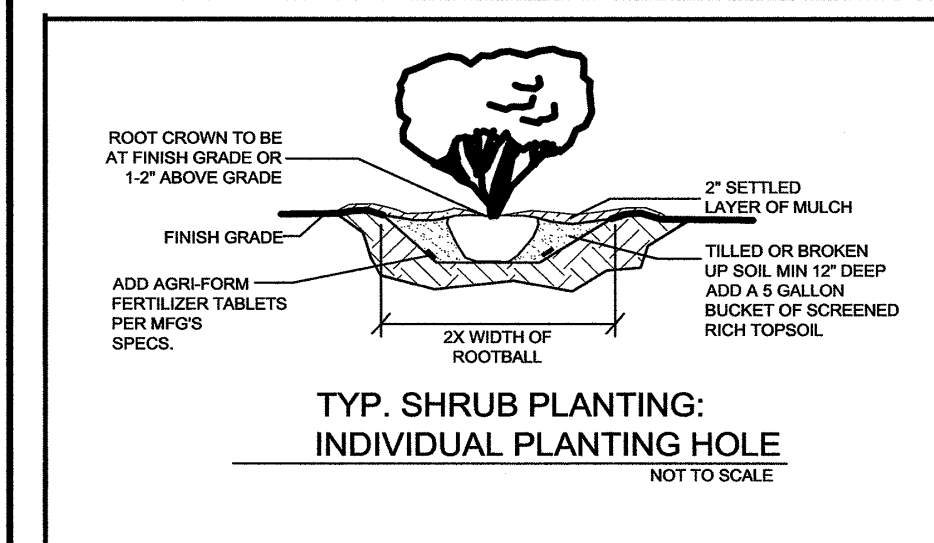
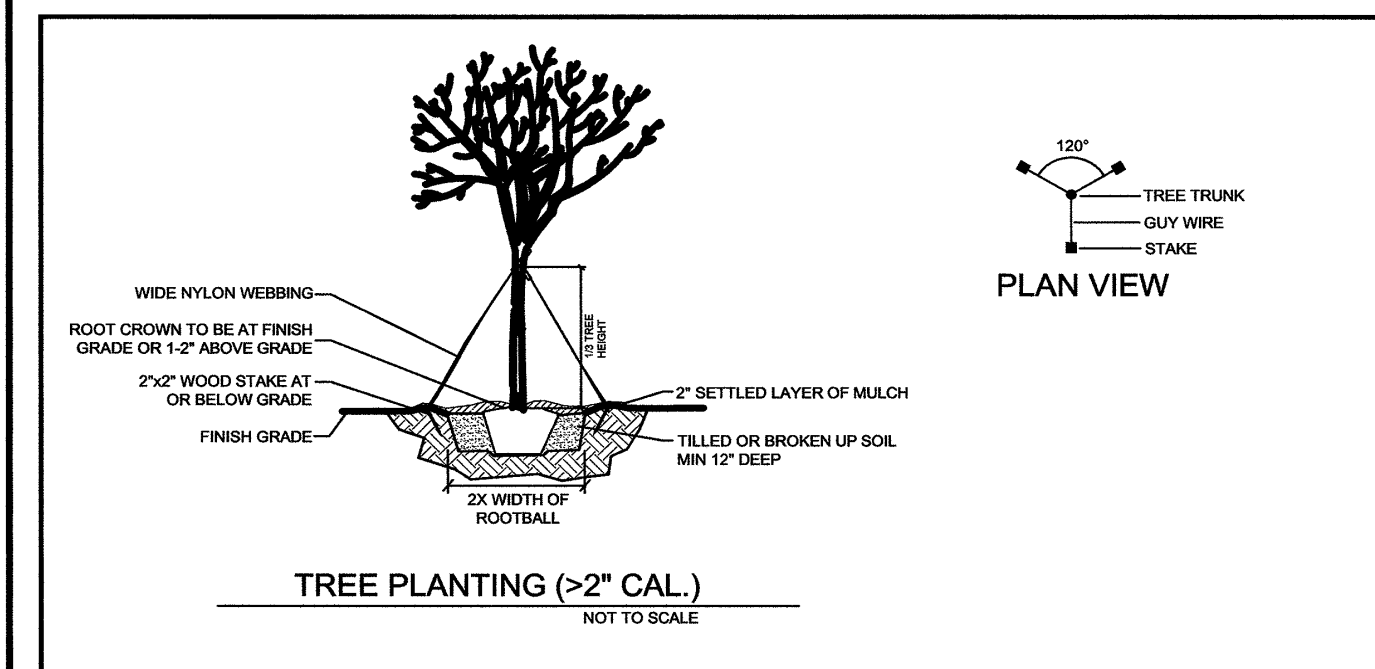


VICINITY MAP (NOT TO SCALE)

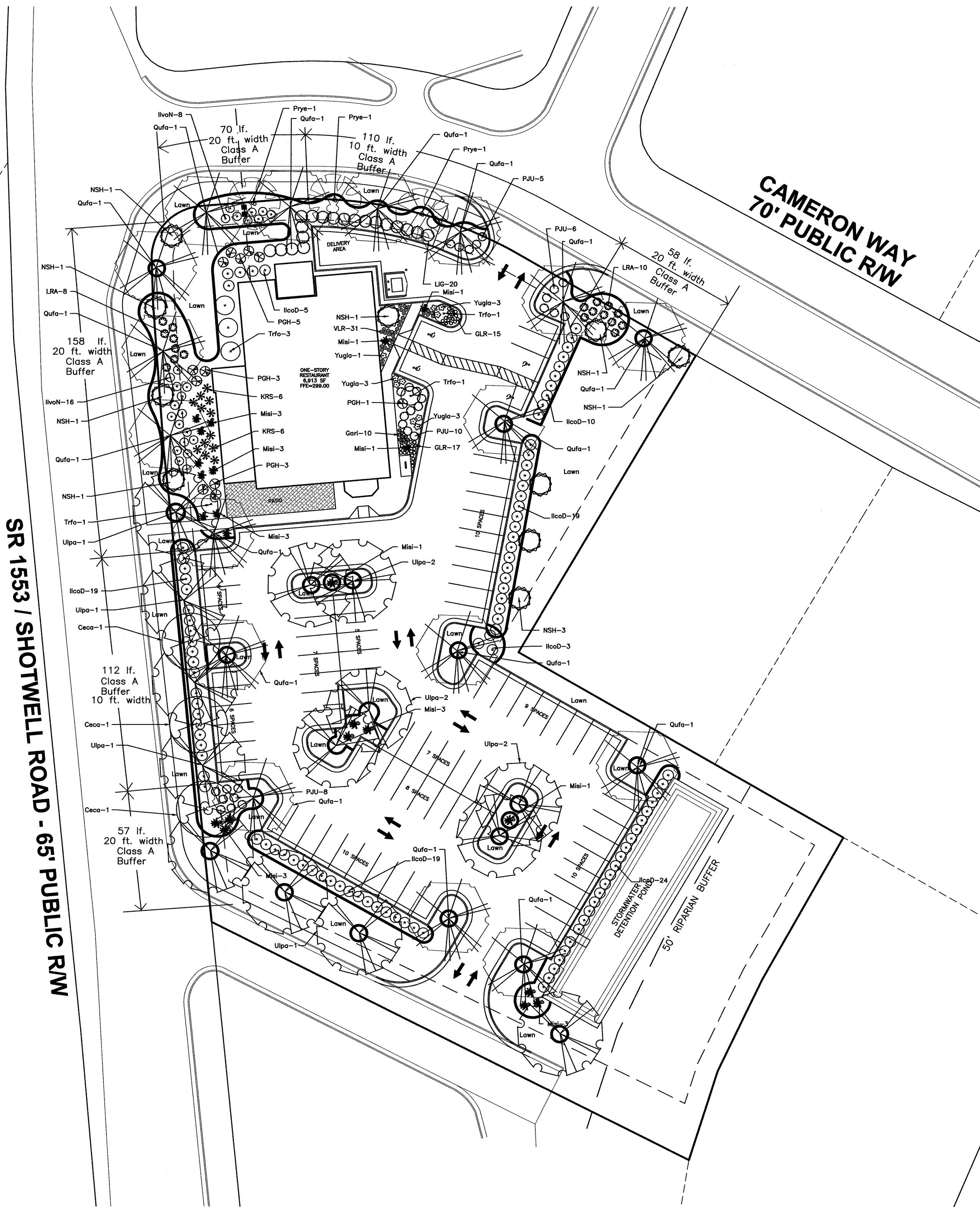
Planting Schedule					
Type	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Tree	Qufa	17	Nutall Oak	Quercus x 'Nuttalli'	2 1/2"-Cal / 8' min. ht.
	Uipa	14	Chinese lacebark elm	Ulmus parvifolia - Lacebark	2 1/2"-Cal / 8' min. ht.
	Trfo	6	Windmill palm	Trachycarpus fortunei	8' - 9' ht.
Understory Tree	Caca	3	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	1 1/2"-Cal / 6' min. ht.
	Prye	3	Yoshino Cherry	Prunus yedoensis	1 1/2"-Cal / 6' min. ht.
	NSH	10	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	6-7' min. ht.
Large Shrub	LIG	20	Wavy Leaf Ligustrum	Ligustrum japonicum 'Recurvifolium'	6' min ht./B&B
Shrub	PUU	29	Variegated Parson's Juniper	Juniperus d. 'Parsoni vareigata'	3-Gal
	PGH	12	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	5-Gal / 30" min ht.
	Yugla	10	Variegated Yucca	Yucca glauca 'variegata'	3-Gal
	IlcoD	99	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	5-Gal / 30" min ht.
	IvoN	24	Dwarf yaupon	Ilex vomitoria 'Nana'	3-Gal / 18" min ht.
	LRA	18	Little Richard Abelia	Abelia grandiflora, 'Little Richard'	3-Gal / 18" min ht.
	KRS	12	Knockout Rose - double pink	Rosa 'Knockout'	3-Gal / 18" min ht.
	Mis1	23	Japanese silver grass	Miscanthus sinensis	5-Gal / 30" min ht.
Groundcover	VLR	32	Variegated Liriope	Liriope muscari 'Variegata'	1-Gal
	GLR	32	Big Blue Green Liriope	Liriope muscari 'Big Blue'	1-Gal
Perennial	Gari	10	Blanket Flower	Gaillardia x grandiflora	1-Gal

General Planting Notes:

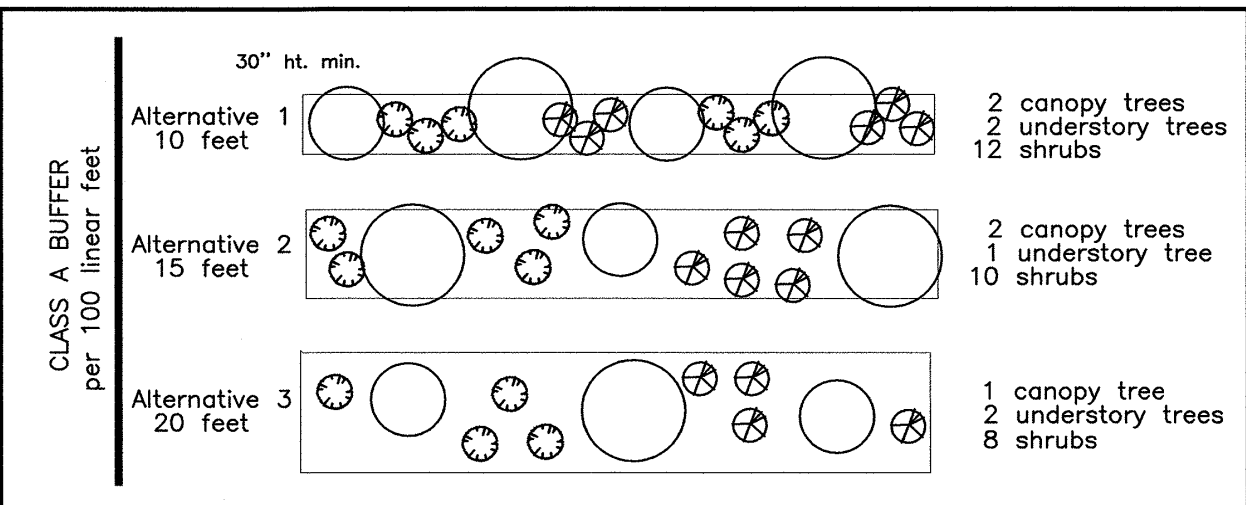
- Mulch all new plant beds with 2" tripple shredded hardwood mulch.
- Warranty plantings for 1 year period following completion.
- Prepare plant beds by removing grass, add 6" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
- New lawn areas to be El Toro Zoysia 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.
- Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. Notify LA if discrepancies are found.



SR 1553 / SHOTWELL ROAD - 65' PUBLIC R/W



SCALE: 1" = 30'



CLASS A BUFFER REQUIREMENTS

LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	RESTAURANT
TOTAL LOT ACREAGE:	2.057 AC. (89,630 SF)
ZONING DISTRICT:	B - 3

LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	
20% LANDSCAPED AREA:	17,926 SF
CANOPY TREE REQ. AND PROVIDED	18
UNDERSTORY TREE REQ. AND PROVIDED	18
SHRUBS REQ. AND PROVIDED	36

TYPE A BUFFERS:	
Shotwell Road Type A 10' Buffer	112 lf
2 canopy trees req./100ft	2 canopy trees provided
2 understory trees req./100ft	2 understory trees provided
12 shrubs req./100ft	13 shrubs provided
Shotwell Road Drive Type A 20' Buffer	215 lf
1 canopy trees req./100ft	2 canopy trees provided
2 understory trees req./100ft	4 understory trees provided
8 shrubs req./100ft	17 shrubs provided
Cameron Way Type A 10' Buffer	110 lf (32' drive excluded)
2 canopy trees req./100ft	2 canopy trees provided
2 understory trees req./100ft	2 understory trees provided
12 shrubs req./100ft	12 shrubs provided
Cameron Way Type A 20' Buffer	128 lf
1 canopy trees req./100ft	1 canopy trees provided
2 understory trees req./100ft	3 understory trees provided
8 shrubs req./100ft	10 shrubs provided

LANDSCAPE PLAN
FOR
LACOCINA MEXICAN RESTAURANT
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

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

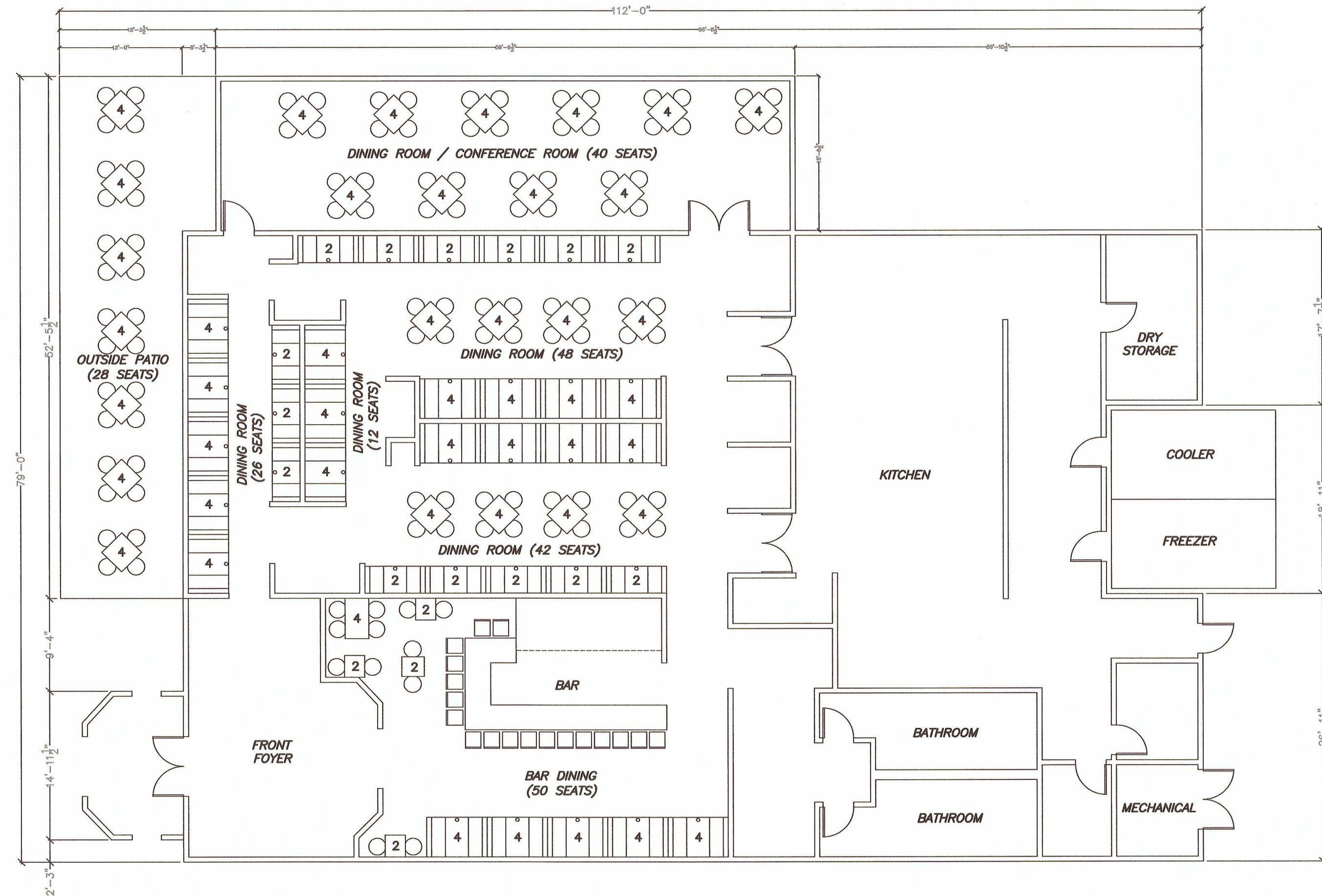


**Dalton Engineering
and Associates, P.A.**

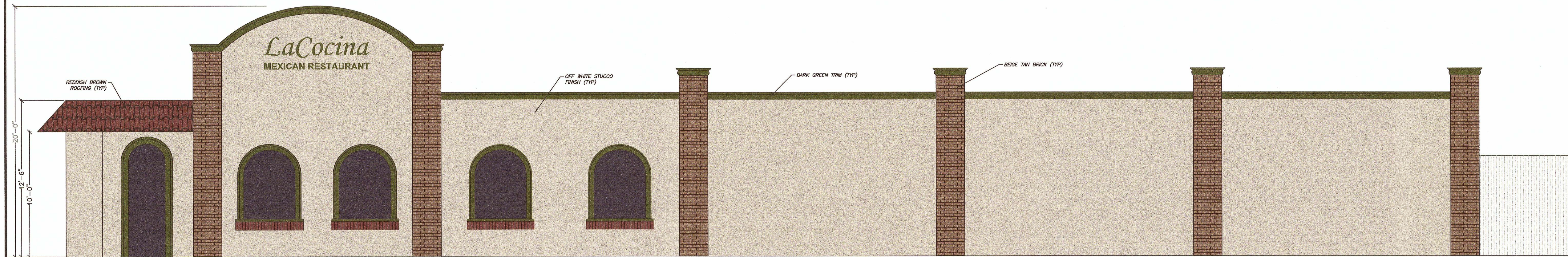
446 East Main Street
P.O. Box 426
Clayton, NC 27520

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

Job: 16024	Date: 8/1/16	Revision:
File: 16024_Master.dwg	Drawn: WJB	Sheet: 7 of 9



CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

CONCEPTUAL
FLOOR PLAN &
FRONT ELEVATION

LACOCINA MEXICAN
RESTAURANT
CLAYTON, NC 27520

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

AUGUST 1, 2016

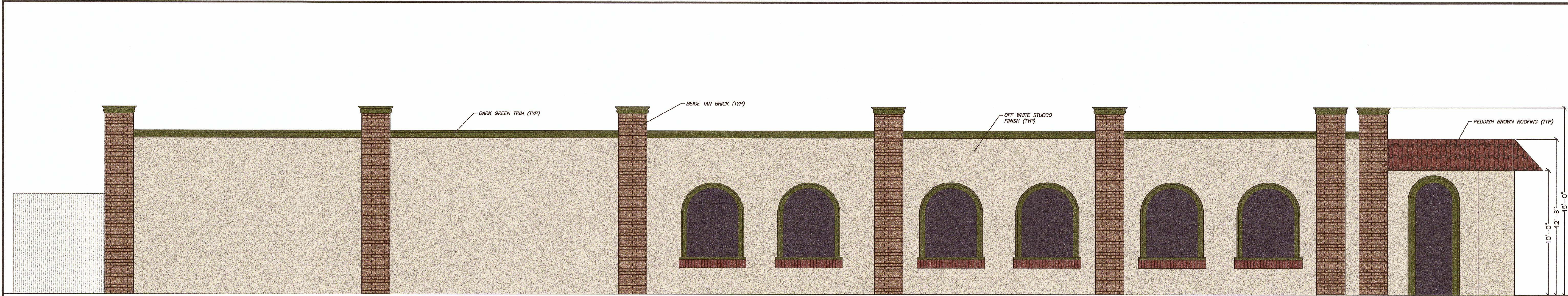
REVISIONS

1	ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16
2	
3	

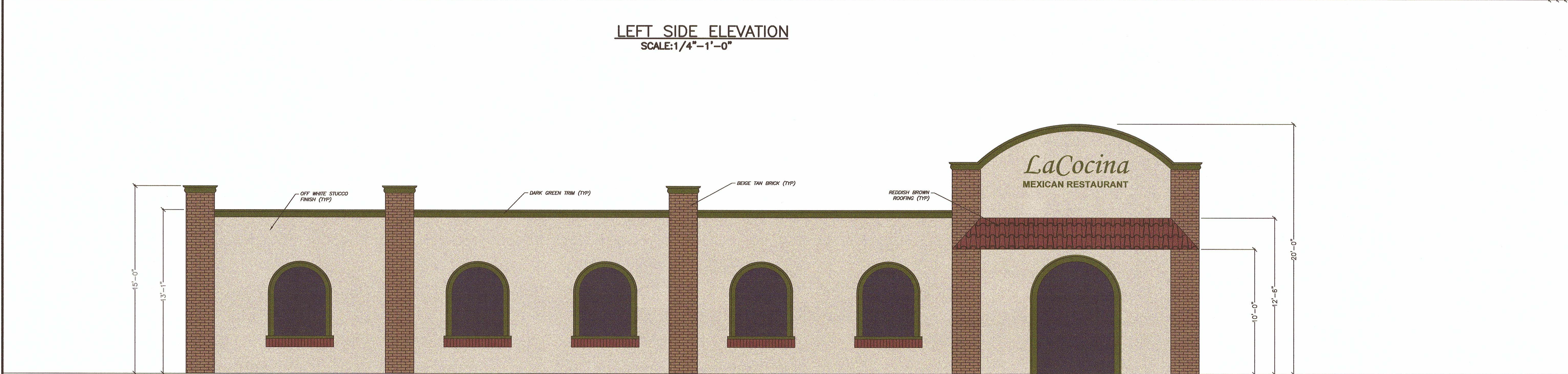
SHEET NO.

A-1

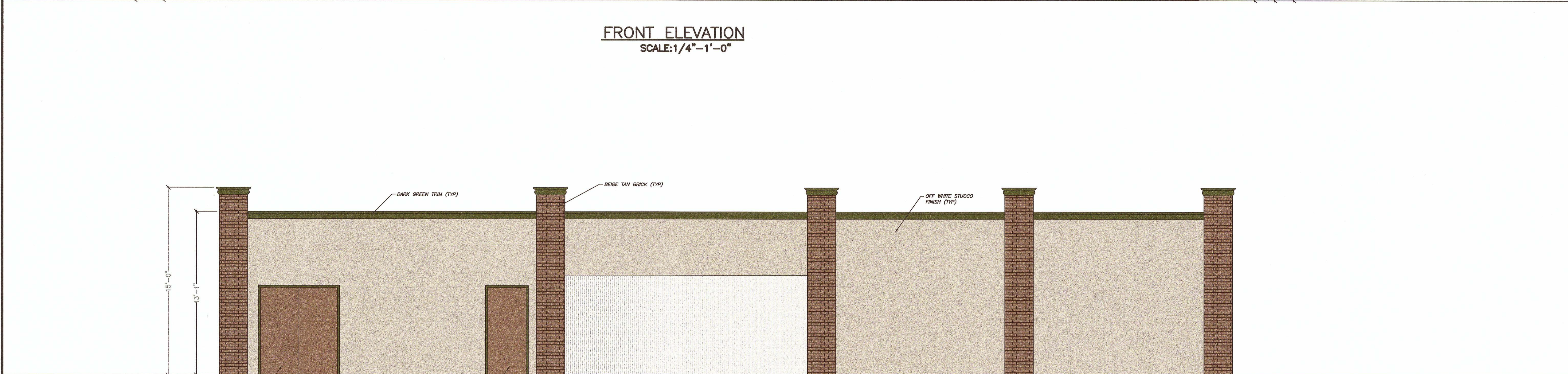
SHEET 8 of 9



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

ELEVATIONS

LACOCINA MEXICAN
RESTAURANT

CLAYTON, NC 27520

DALTON GENERAL CONTRACTORS LLC.

446 EAST MAIN STREET
CLAYTON, NC 27520
(919) 550-4740

AUGUST 1, 2016

REVISIONS

1	ADDRESSED TOWN OF CLAYTON TRC COMMENTS - 8/25/16
2	
3	

SHEET NO.

A-2

SHEET 9 of 9



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

Planning Board
September 26, 2016

STAFF REPORT

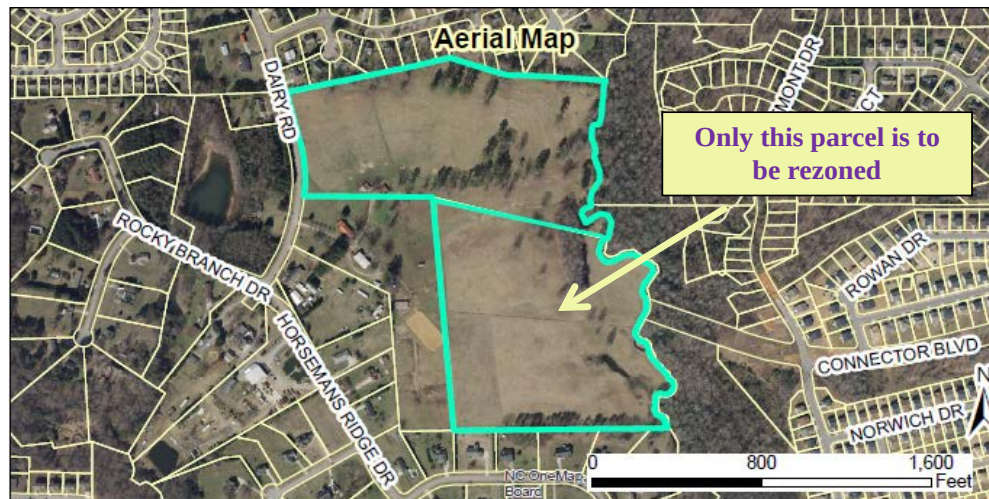
Application Number: 2016-172-RZ
Project Name: The Village at Little Creek Subdivision Rezoning

NC PIN / Tag #: 165816-94-4736/05H03024
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Triangle Real Estate Co. c/o Bill Zahn
Owner: Dairy Road LLC
Location: Off of Dairy Road, south of Brittany Woods Subdivision

Public Noticing:

- Neighborhood meeting August 11, 2016
- Sign posted prior to September 16, 2016
- Letters mailed prior to October 28, 2016
- Newspaper ad posted October 26, 2016 and November 2, 2016

REQUEST: Rezoning from Residential-Estate (R-E) to Residential-8 (R-10)

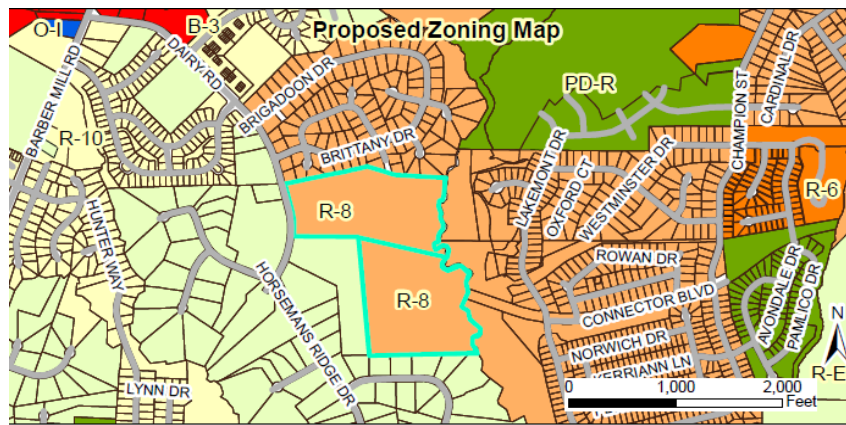


SITE DATA:

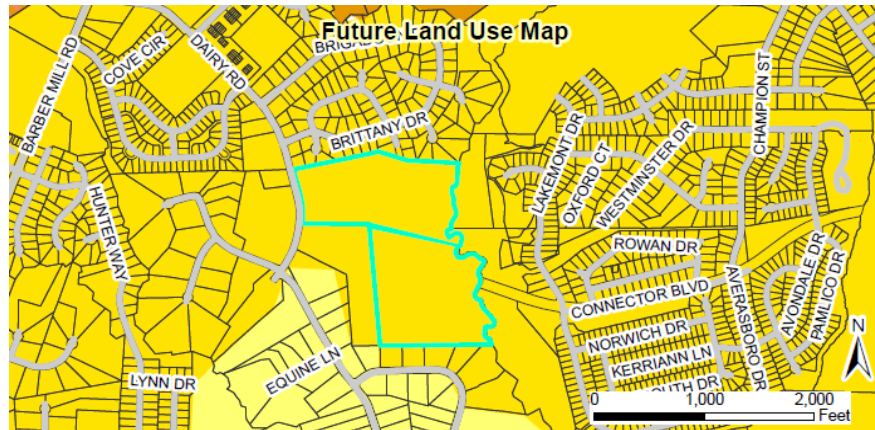
Acreage: 22.44 acres (southern parcel only)
Existing Use: Agricultural

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 (R-8)	Single-family residential
South	Residential-Estate (R-E)	Single-family residential
East	Residential-8 (R-8)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential

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

The applicant is requesting to rezone 22.44 acres of land from Residential-Estate (R-E) to Residential-8 (R-8). This rezoning request is only for the southern parcel shown on the staff report maps. The change to Residential-8 (R-8) zoning district allows 8,000 SF single-family residential lots, or 6,000 SF single-family residential lots if the lots are developed as part of an Open Space subdivision. This property is currently located within the Town's Extraterritorial Planning Jurisdiction (ETJ), and would be required to annex in order to receive water and sewer services. This rezoning request is running concurrently with a Major Subdivision application (2016-173-SD) to develop both the subject parcel and the parcel located to the north, which is already zoned Residential-8 (R-8), into a 154 lot single-family open space subdivision.



Compatibility with Surrounding Land Uses

The proposed rezoning is compatible with surrounding land uses, which are primarily single-family residential lots (north, south, and west) or vacant properties (east).

Consistency with the Comprehensive Plan 2040

The Future Land Use for this area is envisioned as Medium Density Residential, which accommodates the Residential-8 (R-8) zoning district.

CONSIDERATIONS:

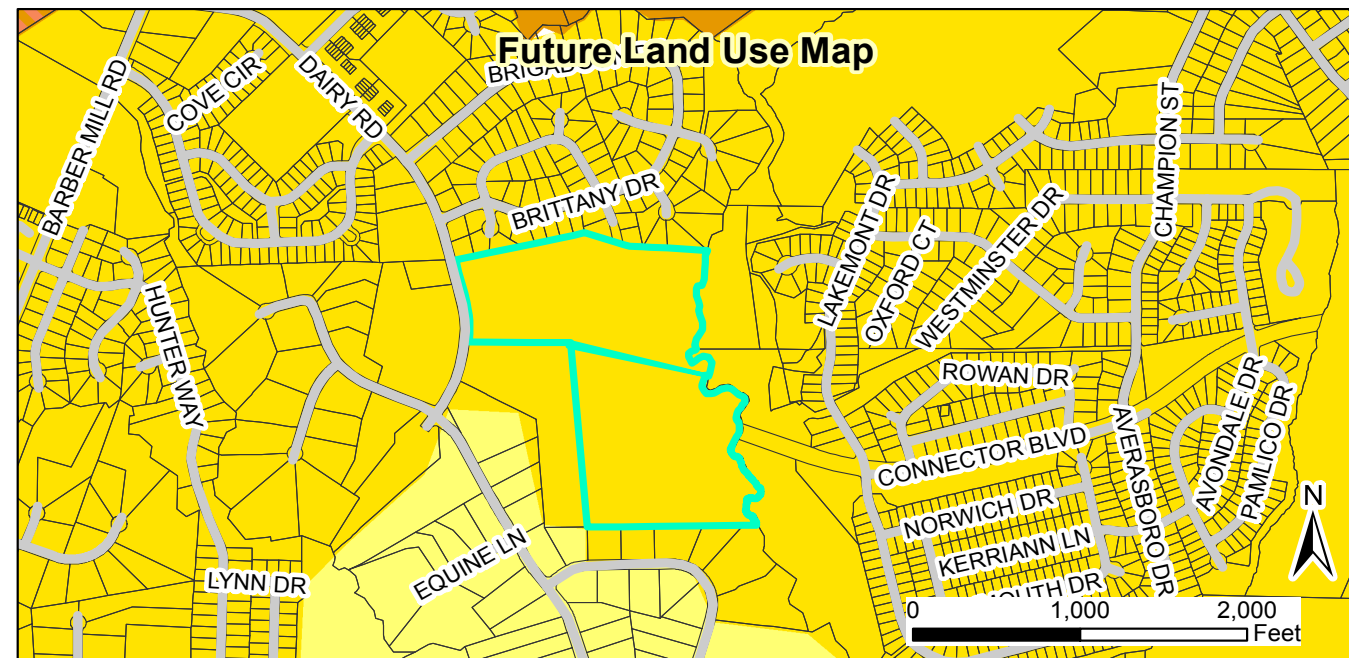
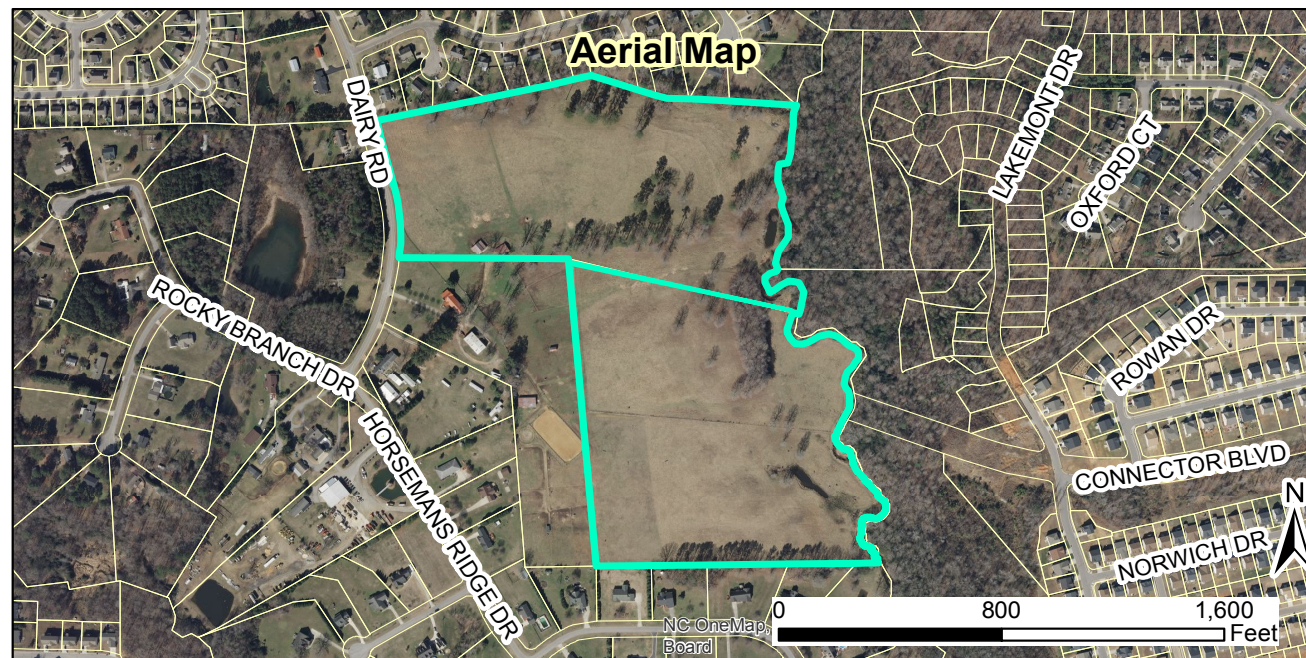
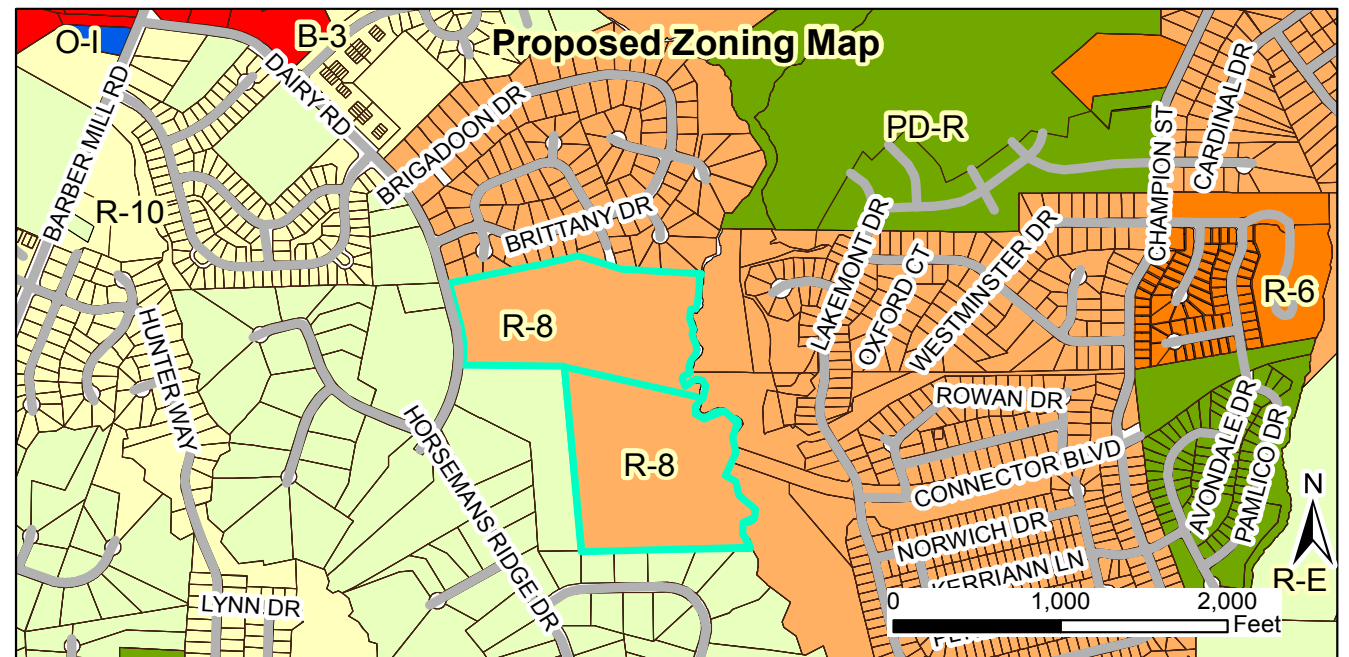
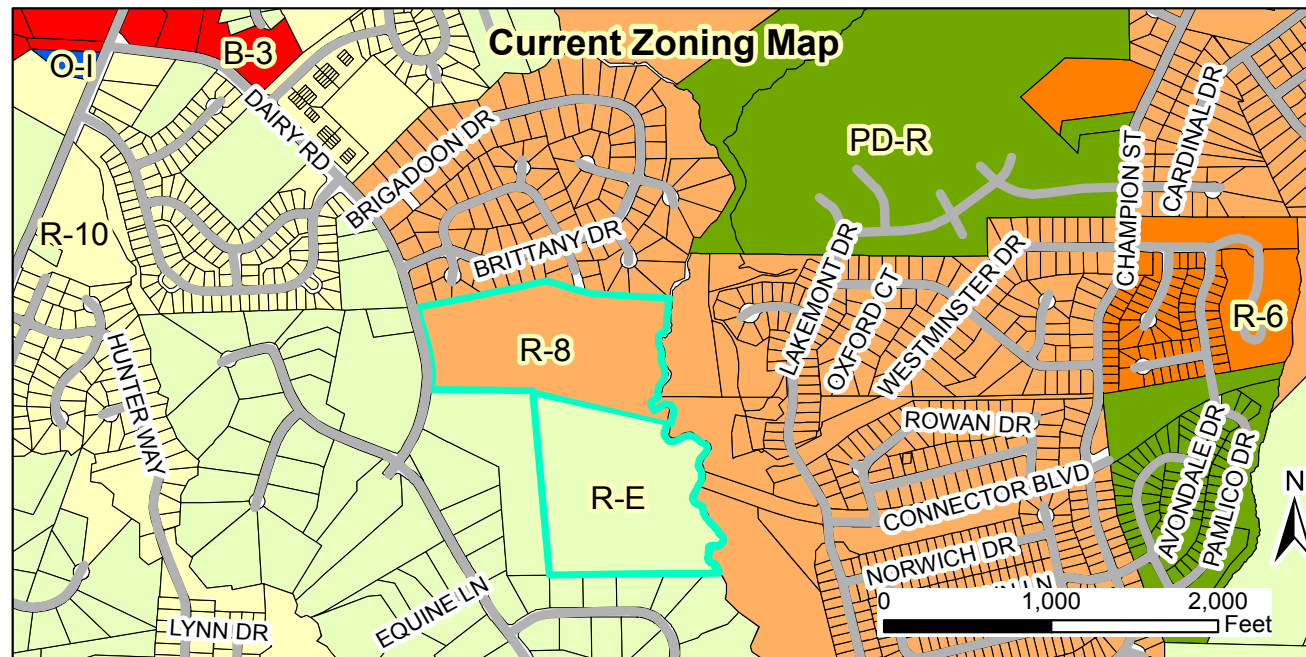
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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



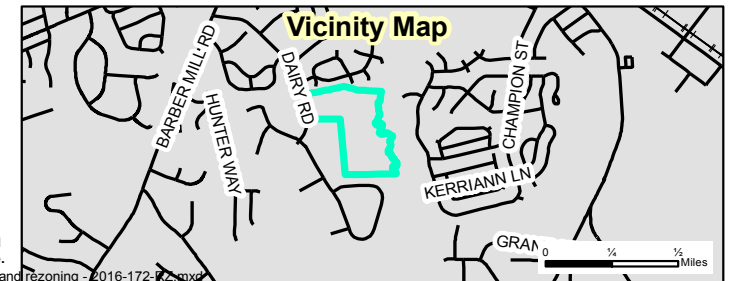
2016-173-SD and 2016-172-RZ: The Village at Little Creek Subdivision and Rezoning
Request: Create a ±150 lot subdivision on a site proposed to be rezoned to R-8.

Applicant: Triangel Real Estate Co. c/o Bill Zahn
 Property Owners: Dairy Road I LLC
 Parcel ID: 165812-85-9742, 165816-94-4736
 Tag #: 05h04002a, 05h03024



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

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



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2016\2016-173-SD The Village at Little Creek\StaffReportMap- Village at Little Creek maj subdiv and rezoning - 2016-172-RZ.qxd



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: The Village at Little Creek Acreage of Property: 44.25
County Tag Number: _____ NC PIN: 165812-85-9742, 94-4736
Address/Location: Dairy Road south of Brittany Woods S/D
Existing Zoning District: R8/RE
Proposed Zoning District: R8

APPLICANT INFORMATION

Applicant: Triangle Real Estate Co.
Mailing Address: 113 Duncansby Ct., Cary, NC 27511
Phone Number: (919) 522-5626 Fax: _____
Contact Person: Bill Zahn
Email Address: billzahn@bellsouth.net

FOR OFFICE USE ONLY

Date Received: 8/19/16 Amount Paid: _____ File Number: 2016-172RZ

PROPERTY OWNER INFORMATION

Name: Dairy Road 1, LLC

Mailing Address: 5121 Kingdom Way, Raleigh, NC 27607

Phone Number: _____

Fax: _____

Email Address: _____

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: _____	☐	☐			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$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.
Current zoning of one parcel in the tract is R8, this zoning classification is requested for the adjoining tract. Zoning of the development north of the proposed development is R8.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The parcel is well suited topographically for a residential development. Buffers and wetlands adjacent to the site allow for generous open spaces and extensions to Town greenways.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
There is a current demand for housing in Clayton. This parcel is divided by the proposed Southern Connector making future commercial uses on the property possible and probable. A residential development with no commercial components fits better with the current trends of the area.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
All will be designed during construction plan design phase of the development. We are unaware of any existign utilities that are not adequate to serve the proposed development.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The development team has indicated that there are no zoning conditions that would be violated if this request is approved.

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.
We know of none.

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 existing property owners will benefit, at the detriment to other property owners, from the approval of this request or the development of this property.

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.

William F. Zoh
Print Name

William F. Zoh
Signature of Applicant

8/6/18
Date

July 27, 2016

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: August 11, 2016

Location: Town Hall – York Room
111 East Second Street
Clayton, NC 27520

Time: 6:30pm

Type of Application: Preliminary Single-Family Subdivision Approval

General Description: 44.25 acres (see attached subject property)

If you have any questions prior to or after this meeting, you may contact us at 919-714-7131.

Sincerely,



Andrew Moss Withers

Cc: Clayton Planning Department

Page 61 of 104

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: July 27, 2016

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

Printed Name: Karah Jennings

Signature: 

Date of Meeting: August 11, 2016

Time of Meeting: 6:30-8:30pm

Location of Meeting: The Clayton Center - York Room

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.* 24 in attendance total of which 19 were residents

R-8 proposed 3.4 units/acre with two parks dedicated to Town of Clayton

Considering 1,450-3000sf homes, neighbor compared to Brittany Woods. Discussed that it would be public water and sewer.

Provided those in attendance with copy of proposed plan under review and subject to revision/comments

New development will have HOA, unknown additional amenities. Observe open and green space.

Question on water runoff discussed- proposed plan includes designed bioretention areas for stormwater management

Resource conservation areas maintained by HOA. Joseph Brown concerned by water flow

Question on the effect of natural springs- explained development mimics ground contours rather than level grading

All neighbors on Horsemans Ridge are on septic and wells in county

Informed residents that TRC meeting would take place on 8/17/16, would be phased takedown, a 1 to 2 year development

Sidewalks likely on both sides of Dairy Rd connector

Residents brought up questions on traffic within development explained in process of traffic study and looking at offsite improvement

Explained that it was requested in plan that Marion Rd in Brittany Woods would connect into this development

Approximately \$50,000-\$60,000 in development costs per lot, 6000sf minimum lot size

Explained utilities would be in public right of way and designated easements

Addressed questions from Slyvie Rodriguez regarding water and connectivity

Discussed buffers in place and that those were being reviewed with TRC. Plans shown meet initial criteria with 20ft type c buffer

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

01/06/2016

Page 16 of 23

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: The Village at Little Creek

Location/Date: Clayton Center, 8/11/2016

	NAME	ADDRESS
1	Doag Carey 2857	Horseman's Ridge No Email
2	William Hairston	2804 Brittany Dr. whairst@gmail.com
3	GARY STALLINGS	2748 Horseman's Dr. gstallings2@gmail.com
4	STAN & ELAINE LEE	605 DAIRY RD. ELEE + EL 34 @ Group 1 . Com
5	Selena Dailey	467 Dairy Rd. Selena-Dailey1@gmail.com
6	Joe & Debbie Brown	2849 Horseman's Ridge Jdbb79@gmail.com
7	Matt Brubaker	4840 Winterville Dr. Raleigh NC 27613
8	JACKIE & JUDY LASCORE	2861 HORSEMAN'S RIDGE DR. CLAYTON
9	Sylvie Connors (Rodriguez)	304 Marion Dr. (sylvie.rodriguez@gmail.com)
10	Hubert Brady	649 Dairy Rd
11	George Hielscher	2825 Horseman's Ridge Dr. Clayton NC 27520 georgehielscher@carrr.com
12	Chad Brady	2749 Horseman's Ridge Drive chadbrady@nc.rr.com (wildlife)
13	Mary Johnson	2865 Horseman's Ridge Dr. browneyes6169@gmail.com
14		
15		
16		
17		
18		
19		
20		

ADJACENT PROPERTY OWNERS						
Name	PIN	Address	Deed Book	Page	Zoning	GIS Area, Ac.
✓ Selena Dailey	1658-12-85-1839	467 Dairy Road, Clayton, NC 27520	4455	402	R8	0.32
Lee Chaung Lau	1658-12-85-2941	904 Skimmer Cove, Hampstead, NC 28443	2884	290	R8	0.32
Johnny Sanchez	1658-12-85-3963	13 Leah Circle, Clayton, NC 27520	3882	988	R8	0.32
✓ William Hairston	1658-12-85-4988	2408 Brittany Drive, Clayton, NC 27520	3845	743	R8	0.41
Nandram Jaiprashad	1658-12-86-5080	2608 Brittany Drive, Clayton, NC 27520	3139	239	R8	0.31
Joey Emery	1658-12-86-6061	2808 Brittany Drive, Clayton, NC 27520	4213	254	R8	0.29
Robert Browning	1658-12-86-7043	65 Glen Road, Ste. 182, Garner, NC 27529	2012	342	R8	0.29
Rebecca Buckman	1658-12-86-8015	2812 Brittany Drive, Clayton, NC 27520	4124	338	R8	0.27
✓ Sylvie Rodriguez	1658-12-86-9041	304 Marrian Drive, Clayton, NC 27520	3358	731	R8	0.33
Rufus Gilliam	1658-12-95-1955	305 Marrian Drive, Clayton, NC 27520	3247	939	R8	0.3
American Homes 4 Rent	1658-12-96-2034	30601 Agoura Rd., Agoura Hills, CA 91301	4568	687	R8	0.47
CHCS Properties, LLC	1658-12-95-3906	PO Box 841953 Charlotte, NC 28289	2998	466	R8	0.38
RREF ST NC, LLC	1658-12-95-4926	730 NW 107th Ave. Ste. 400, Miami, FL 33172	4494	162	R8	0.58
Kevin Chisek	1658-12-96-5052	113 Darfield Ct., Clayton, NC 27520	4628	672	R8	0.89
Town of Clayton	1658-12-95-8709	231 E. Second St., Clayton, NC 27520	1496	275	R8	5.43
Town of Clayton	1668-12-05-0100	231 E. Second St., Clayton, NC 27520	1496	275	R8	4.39
Town of Clayton	1668-13-03-5825	231 E. Second St., Clayton, NC 27520	1496	275	R8	13.26
Joseph Brown	1658-16-93-7999	2849 Horsemans Ridge, Clayton, NC 27520	2174	100	RE	2.2
David Pittman	1658-16-94-6018	2853 Horsemans Ridge, Clayton, NC 27520	1325	729	RE	1.03
✓ Douglas Carey	1658-16-94-4009	2857 Horsemans Ridge, Clayton, NC 27520	4608	123	RE	1.16
✓ William Inscore	1658-16-94-1078	2861 Horsemans Ridge, Clayton, NC 27520	3887	304	RE	0.92
✓ Mary Johnson	1658-16-84-9078	2865 Horsemans Ridge, Clayton, NC 27520			RE	0.92
Terry Rhodes	1658-16-84-7088	2869 Horsemans Ridge, Clayton, NC 27520	3849	57	RE	0.92
✓ Stanley Lee	1658-16-85-5188	605 Dairy Road, Clayton, NC 27520	3387	241	RE	9.81



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

*Planning Board
September 26, 2016*

STAFF REPORT

Application Number: 2016-173-SD
Project Name: The Village at Little Creek Major Subdivision

NC PIN / Tag #: 165812-85-9742/05H04002A & 165816-94-4736/05H03024
Town Limits/ETJ: Town Limits (northern parcel), ETJ (southern parcel)
Overlay: None
Applicant: Triangle Real Estate Co. c/o Bill Zahn
Owner: Dairy Road LLC
Location: Off of Dairy Road, located south of Brittany Woods Subdivision

Public Noticing:

- Neighborhood meeting August 11, 2016
- Sign posted prior to September 16, 2016
- Letters mailed prior to October 28, 2016
- Newspaper ad posted October 26, 2016 and November 2, 2016

REQUEST: To develop 154 single-family residential lots as a part of an Open Space subdivision

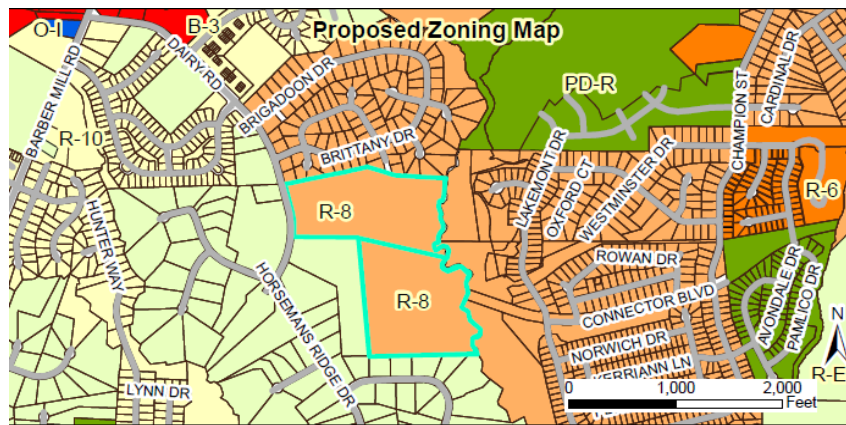


SITE DATA:

Acreage: 44.25 acres
Existing Use: Agricultural

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 (R-8)	Single-family residential
South	Residential-Estate (R-E)	Single-family residential
East	Residential-8 (R-8)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential

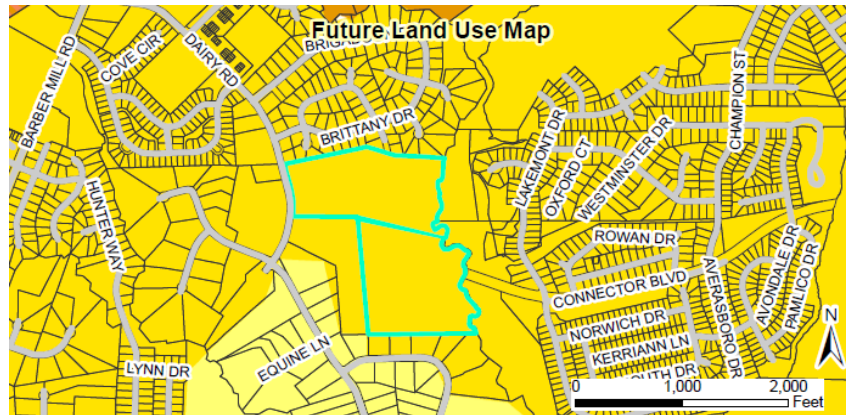


DEVELOPMENT DATA:

Proposed Uses: Single-family residential subdivision
Buildings: 154 dwelling units
Density/Intensity: 3.48 units per acre
Required Parking: 2 spaces per unit
Proposed Parking: 2 spaces per unit
Access/Streets: Two access points to the northern portion, one from Dairy Road and the second via a stub out from Marrian Drive. Access to the southern portion of the development will be from the northern portion going south via a connection through the future Southern Connector.

Overview

- **2040 Comprehensive Plan**
The Future Land Use for this area is envisioned as Medium Density Residential, which is consistent with developments such as this one.
- **Unified Development Code**
The proposed development is generally consistent with the requirements of the Unified Development Code (UDC).



Compatibility with Surrounding Land Uses

There is a single-family residential subdivision (Brittany Woods subdivision) located to the north of these properties, which has minimum lot sizes of 8,000 square feet. The properties directly east are currently vacant but are zoned Residential-8, meaning that they will be of similar density when developed in the future. To the south and west, the subject properties are bordered by single-family residences that are zoned Residential-Estate.

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by the Town of Clayton's Unified Development Code. The applicant is also proposing a Class "C" landscape buffer to be provided along all property lines, including along the future Southern Connector. All Class "C" landscape buffers shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of six feet at installation, as required by the Unified Development Code.

Mail Kiosk

The applicant is proposing to add two mail kiosks within the development, with one located in the northern portion, and one located in the southern portion. The mail kiosks are proposed to be located in areas that are accessible by all residents, and shall be required to meet ADA requirements for parking accessibility.

Access/Streets

Access to the subdivision is proposed with one entrance off of Dairy Road, and a second entrance via a connection to an existing stub-out from Marrian Drive, which is located to the north as a part of the Brittany Woods subdivision. The applicant is proposing that the southern portion of the development be accessed through the northern portion until the Southern Connector is fully developed.

Multi-Modal Access/Recreation

Sidewalks are proposed along both sides of the street throughout the development. The applicant is required to provide sidewalks on both sides of the street, which includes continuous sidewalks along the entire length of all cul-de-sacs (see condition of approval). The applicant is also proposing a 10' greenway trail located along the Future Southern Connector. Additionally, the applicant is proposing a dog park to be located within the subdivision, along with two community parks that will include playground equipment, a picnic shelter, and community grills for residents to use.

Traffic Impact Analysis

A traffic impact analysis was prepared for this development by Gannett Fleming. The analysis indicates a minor increase in traffic at the intersections of Barber Mill Rd/Hwy 42 W and Guy Rd/Hwy 42 W. Since these intersections are both included in the Johnston County Comprehensive Transportation Plan, as well as the State Transportation Improvement Program (STIP) 2016-2025, the study found that it would be unreasonable to expect the developer to make improvements. The critical improvement would be to the intersection of Barber Mill/Hwy 42 W, which should be improved with NCDOT's widening of Hwy 42 W.

The TIA did recommend that the developer accommodate land for the Clayton Southern Connector. It is also recommended that a left-turn lane and right-turn lane be added off of Dairy Road to access the development. The entrance of the development off of Dairy Road is recommended to have both a right-turn and left-turn lane included. Staff concurs with these improvements.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 154 lot single-family residential subdivision.
- This plan is subject to final approval by Town Council.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706.

CONDITIONS:

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

1. Following Board approvals, three copies of the final Preliminary Subdivision 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 development fees shall be paid prior to final plat recordation.
3. 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.
4. All signs shall require review/approval pursuant to UDC Section 155.713.
5. A homeowners' association document (if applicable) shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

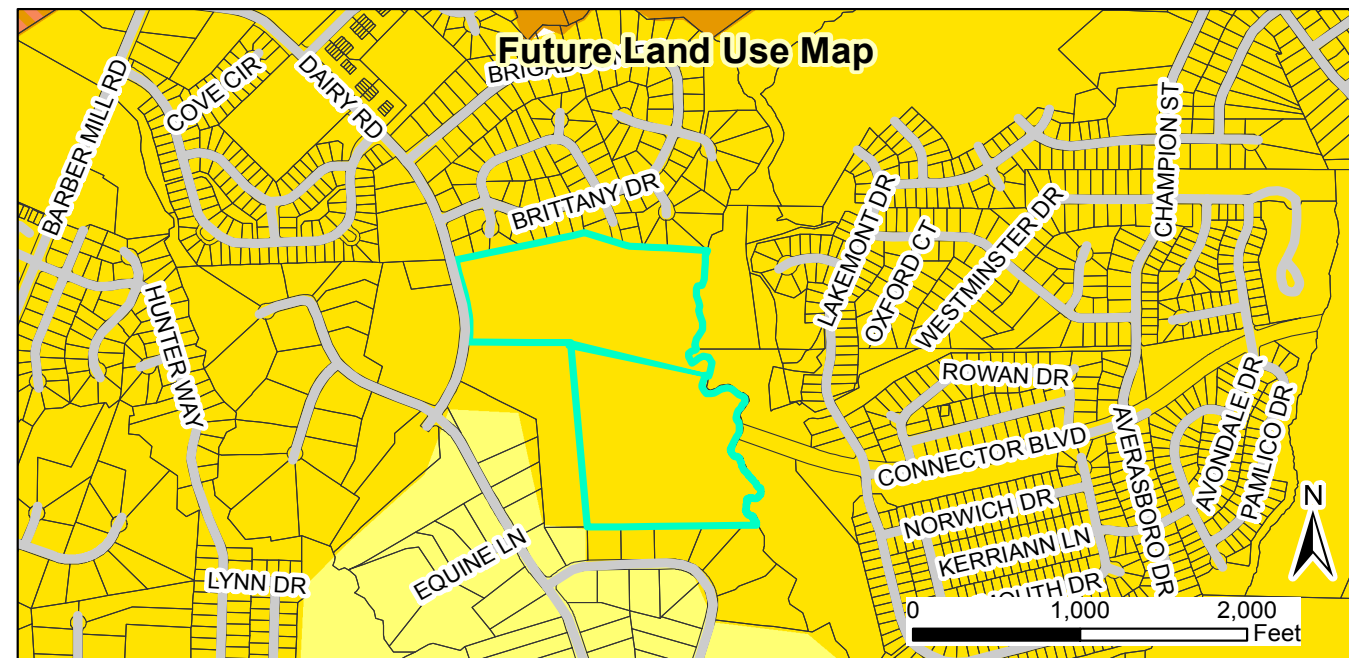
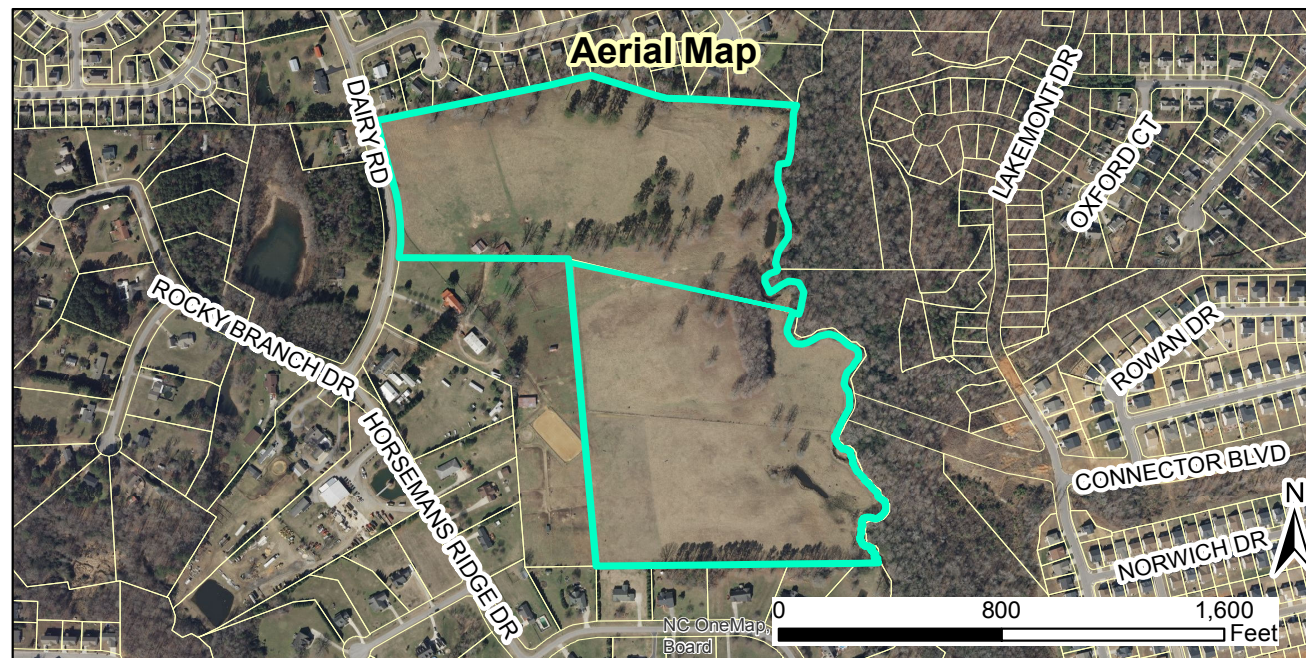
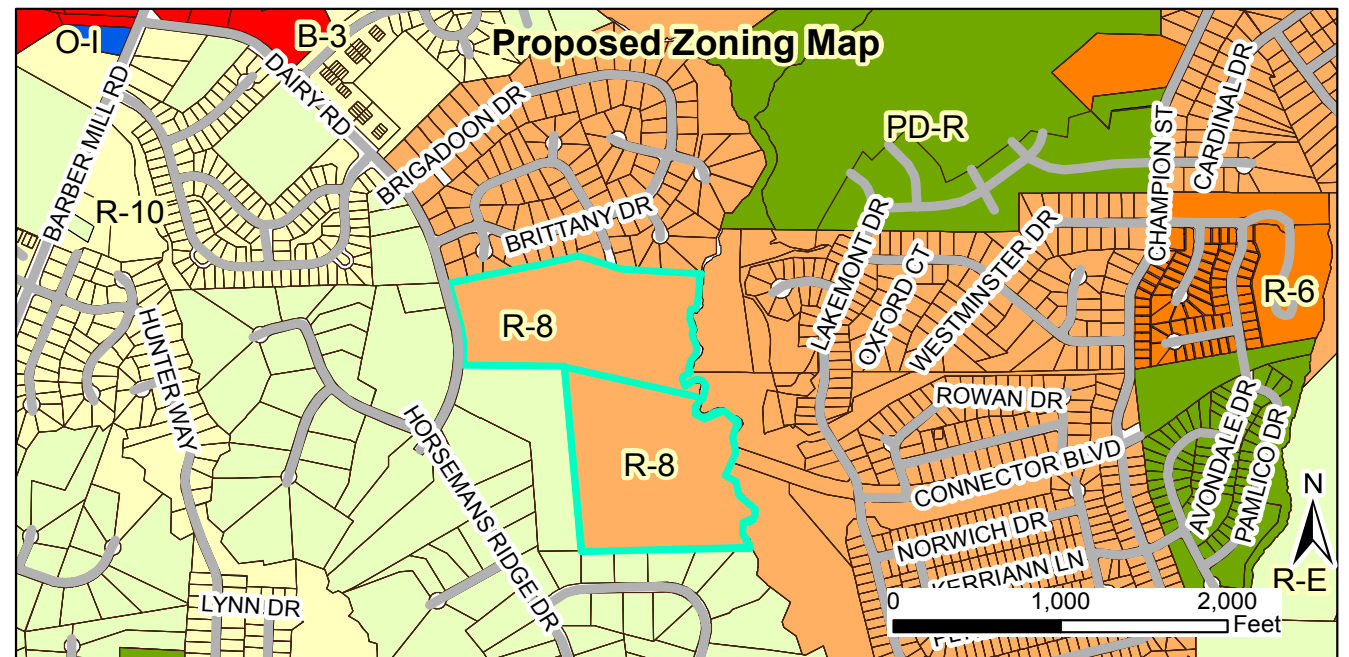
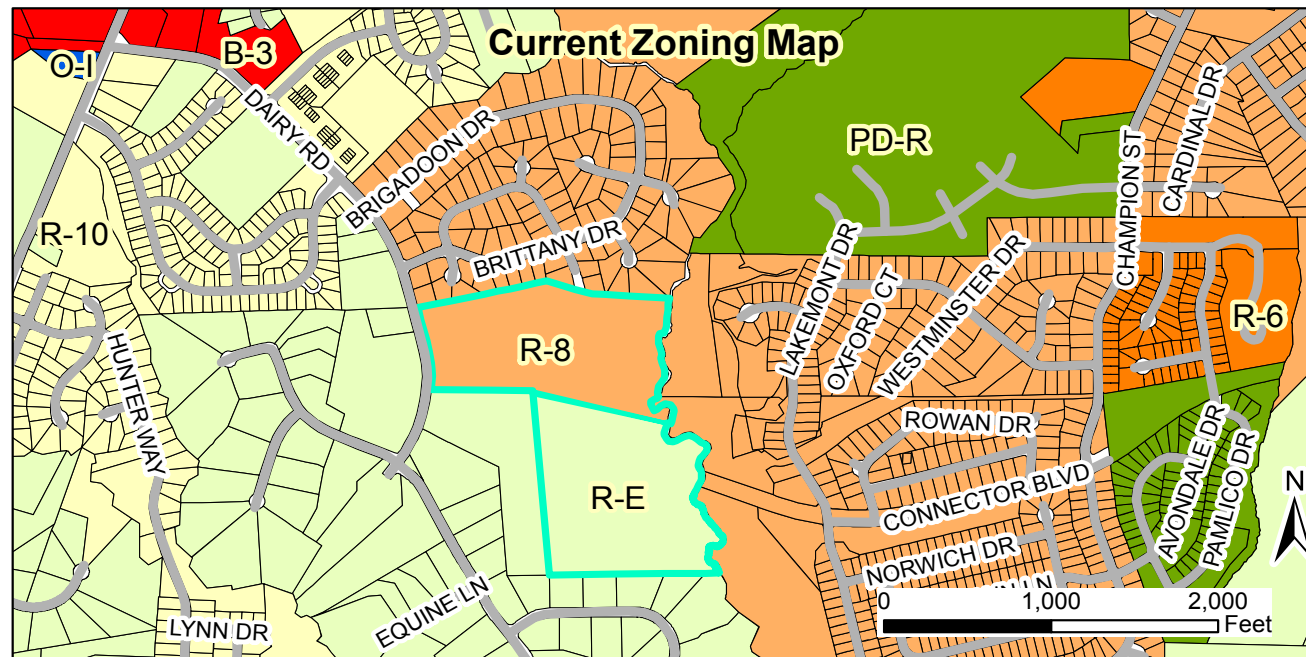
6. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to 155.500(C).
7. Prior to grading and construction activities, tree protection fencing 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.
8. All sidewalks and greenways shall be bonded or constructed prior to plat recordation, with the exception that the sidewalk in front of residential units must be installed prior to the issuance of a Certificate of Occupancy of the unit.
9. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
10. A Road Name Approval Application shall be submitted to the Planning Department prior to final plat approval.
11. Street trees for residential lots shall be installed prior to the issuance of a certificate of occupancy for the unit.
12. 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 first certificate of occupancy for the development.
13. Crosswalks shall be provided at all sidewalk crossings throughout the development.
14. Continuous sidewalks shall be provided along the entire length of all cul-de-sacs within the development.
15. The Right-of-Way (ROW) dedication for the Southern Connector shall occur at final plat approval.
16. An Annexation application shall be submitted to the Town for the southern parcel of the development prior to the commencement of construction activity.
17. All Class "C" landscape buffers shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of six feet at installation, as required by the Unified Development Code.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed preliminary subdivision plat of the subject parcel.

ATTACHMENTS:

- 1.) Staff report
- 2.) Maps
- 3.) Application
- 4.) Neighborhood Meeting Materials
- 5.) Site Plan
- 6.) TIA Recommendations



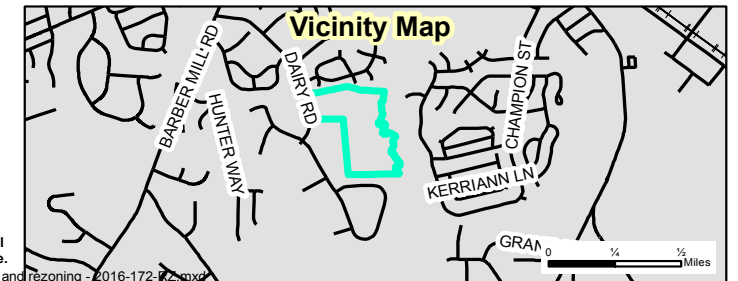
2016-173-SD and 2016-172-RZ: The Village at Little Creek Subdivision and Rezoning
Request: Create a ±150 lot subdivision on a site proposed to be rezoned to R-8.

Applicant: Triangel Real Estate Co. c/o Bill Zahn
 Property Owners: Dairy Road I LLC
 Parcel ID: 165812-85-9742, 165816-94-4736
 Tag #: 05h04002a, 05h03024



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

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



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2016\2016-173-SD The Village at Little Creek\StaffReportMap- Village at Little Creek maj subdiv and rezoning - 2016-172-RZ.qxd



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: X

☐ Modification to Approved Preliminary Plat

Major: _____ Minor: _____

☐ New Subdivision Master Plan

Name of Project: The Village at Little Creek Acreage of Property: 44.25 ac.

Tag #: _____ NC PIN: 165812-85-9742, 94-4736

Location: Dairy Road south of Brittany Woods S/D

Number of Lots (existing): 0 (Proposed) 150 Min Lot Size: 6,000 SF

Zoning District: R8/RE

Electric Provider: Clayton

☐ Septic

☐ Well

Wastewater: ☒ Sewer (check one)

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: 9.13

FOR OFFICE USE ONLY

Date Received: 8/19/16

Amount Paid: _____

File Number: 2016-173-SD

01/06/2016

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PROPERTY OWNER INFORMATION

Name: Dairy Road 1, LLC

Mailing Address: 5121 Kingdom Way, Raleigh, NC 27607

Phone Number: Fax:

Email Address:

APPLICANT INFORMATION

Applicant: Triangle Real Estate Co.

Mailing Address: 113 Duncansby Ct., Cary, NC 27511

Phone Number: (919) 522-5626 Fax:

Contact Person: Bill Zahn

Email Address: billzahn@bellsouth.net

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:		
<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 meeting was held with Town Staff. Date: 5/26/16	☒				
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>	☐	☐			

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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.

This is a 44.25 vacant/agricultural tract currently zoned RE/R8. The northern portion of the site appears to be within the City limits, and the southern portion in the Clayton ETJ. A major R/W for the future Southern Connector crosses the project. The project has 150 residential lots proposed with a minimum lot size of 6,000 sf. We have met several times with planning staff to prepare a development plan that meets the requirements of the Clayton UDO for a residential major subdivision utilizing large amounts of open space and park areas integrated into the development. Two proposed park areas are shown on the plan and are designed using the "Open Square" park concept. Rights of way throughout the site are 50' with 27' B-B street sections with the exception of the Southern Connector, which is a 100' R/W, and a proposed divided boulevard street in a 60' R/W with a 10' center landscape median.

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.

William Zabo
Print Name

William Zabo
Signature of Applicant

8/16/16
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.

The plans have been designed in accordance with the Town Subdivision Regulations and UDO and have been submitted for review by Town staff to ensure compliance with Town regulations and ordinances.

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

The project is designed to be in harmony with adjacent developments, and includes protection of environmental features such as streams and wetlands. In addition, new park areas are proposed for dedication to the Town for use by all Town residents. Perimeter buffers and buffers against the Southern Connector will provide a visual barrier between the proposed development, neighboring properties, and from adjacent rights of way.

- (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.

Primarily the proposed Southern Connector will provide for increased traffic distribution in the area. Streets have been laid out to allow connectivity among neighboring properties and within the development. A boulevard-type street with center landscaped median will serve as the main entrance to the project and will facilitate traffic flow throughout the neighborhood. As designed the roadway network proposed will not endanger the public health, safety, or welfare of the residents of the development or those travelling through the neighborhood.

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

The development is designed around the proposed Southern Connector, whose alignment has been established by the Town and neighboring developments. The residential development is consistent with land uses in the area, and does not inject non-residential uses into a primarily residential-only area of the Town.

Project Name: The Village at Little Creek

William Zehn
Print Name

[Signature]
Signature of Applicant

8/16/16
Date

01/06/2016

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NEIGHBORHOOD MEETING INFORMATION

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

Purpose:

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

Meeting Date:

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

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

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

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

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

- ☐ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. (If not already submitted with the application). *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.*

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: _____

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

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

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

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, typical of notebook or school paper. There are no margins, text, or other markings present.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD

Date _____

Dear Clayton Area Property Owner:

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

Meeting Date: _____

Location: _____

Time: _____

Type of Application: _____

General Description [*Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map*]

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

Sincerely,

Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: _____

Location/Date: _____

	NAME	ADDRESS
1		
2		
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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)	☒	☐	

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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

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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

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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:



01/06/2016

Page 13 of 17

July 27, 2016

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: August 11, 2016

Location: Town Hall – York Room
111 East Second Street
Clayton, NC 27520

Time: 6:30pm

Type of Application: Preliminary Single-Family Subdivision Approval

General Description: 44.25 acres (see attached subject property)

If you have any questions prior to or after this meeting, you may contact us at 919-714-7131.

Sincerely,



Andrew Moss Withers

Cc: Clayton Planning Department

Page 87 of 104

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: July 27, 2016

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

Printed Name: Karah Jennings

Signature: 

Date of Meeting: August 11, 2016

Time of Meeting: 6:30-8:30pm

Location of Meeting: The Clayton Center - York Room

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.* 24 in attendance total of which 19 were residents

R-8 proposed 3.4 units/acre with two parks dedicated to Town of Clayton

Considering 1,450-3000sf homes, neighbor compared to Brittany Woods. Discussed that it would be public water and sewer.

Provided those in attendance with copy of proposed plan under review and subject to revision/comments

New development will have HOA, unknown additional amenities. Observe open and green space.

Question on water runoff discussed- proposed plan includes designed bioretention areas for stormwater management

Resource conservation areas maintained by HOA. Joseph Brown concerned by water flow

Question on the effect of natural springs- explained development mimics ground contours rather than level grading

All neighbors on Horsemans Ridge are on septic and wells in county

Informed residents that TRC meeting would take place on 8/17/16, would be phased takedown, a 1 to 2 year development

Sidewalks likely on both sides of Dairy Rd connector

Residents brought up questions on traffic within development explained in process of traffic study and looking at offsite improvement

Explained that it was requested in plan that Marion Rd in Brittany Woods would connect into this development

Approximately \$50,000-\$60,000 in development costs per lot, 6000sf minimum lot size

Explained utilities would be in public right of way and designated easements

Addressed questions from Slyvie Rodriguez regarding water and connectivity

Discussed buffers in place and that those were being reviewed with TRC. Plans shown meet initial criteria with 20ft type c buffer

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

01/06/2016

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: The Village at Little Creek

Location/Date: Clayton Center, 8/11/2016

	NAME	ADDRESS
1	Doag Carey 2857	Horseman's Ridge No Email
2	William Hairston	2804 Brittany Dr. whairst@gmail.com
3	GARY STALLINGS	2748 Horseman's Dr gstallings2@gmail.com
4	STAN & ELAINE LEE	605 DAIRY RD. ELEE + EL 34 @ Group 1 . Com
5	Selena Dailey	467 Dairy Rd. Selena - Dailey 1 Pm n. Com
6	Joe & Debbie Brown	2849 Horseman's Ridge jdb679 @ embargmail . Com
7	Matt Brubaker	4840 Winterview Dr. Raleigh NC 27613
8	JACKIE & JUDY IASCORE	2861 HORSEMAN'S RIDGE DR. CLAYTON
9	Sylvie Connors (Rodriguez)	304 Marion Dr. (sylvie.rodriguez@gmail)
10	Hubert Brady	649 Dairy Rd
11	George Hielscher	2825 Horseman's Ridge Dr. Clayton NC 27520 georgehielscher@carrr.com
12	Chad Brady	2749 Horseman's Ridge Drive chadbrady@nc.rr.com (wildlife)
13	Mary Johnson	2865 Horseman's Ridge Dr. browneyes6169@gmail.com
14		
15		
16		
17		
18		
19		
20		

ADJACENT PROPERTY OWNERS						
Name	PIN	Address	Deed Book	Page	Zoning	GIS Area, Ac.
✓ Selena Dailey	1658-12-85-1839	467 Dairy Road, Clayton, NC 27520	4455	402	R8	0.32
Lee Chaung Lau	1658-12-85-2941	904 Skimmer Cove, Hampstead, NC 28443	2884	290	R8	0.32
Johnny Sanchez	1658-12-85-3963	13 Leah Circle, Clayton, NC 27520	3882	988	R8	0.32
✓ William Hairston	1658-12-85-4988	2408 Brittany Drive, Clayton, NC 27520	3845	743	R8	0.41
Nandram Jaiprashad	1658-12-86-5080	2608 Brittany Drive, Clayton, NC 27520	3139	239	R8	0.31
Joey Emery	1658-12-86-6061	2808 Brittany Drive, Clayton, NC 27520	4213	254	R8	0.29
Robert Browning	1658-12-86-7043	65 Glen Road, Ste. 182, Garner, NC 27529	2012	342	R8	0.29
Rebecca Buckman	1658-12-86-8015	2812 Brittany Drive, Clayton, NC 27520	4124	338	R8	0.27
✓ Sylvie Rodriguez	1658-12-86-9041	304 Marrian Drive, Clayton, NC 27520	3358	731	R8	0.33
Rufus Gilliam	1658-12-95-1955	305 Marrian Drive, Clayton, NC 27520	3247	939	R8	0.3
American Homes 4 Rent	1658-12-96-2034	30601 Agoura Rd., Agoura Hills, CA 91301	4568	687	R8	0.47
CHCS Properties, LLC	1658-12-95-3906	PO Box 841953 Charlotte, NC 28289	2998	466	R8	0.38
RREF ST NC, LLC	1658-12-95-4926	730 NW 107th Ave. Ste. 400, Miami, FL 33172	4494	162	R8	0.58
Kevin Chisek	1658-12-96-5052	113 Darfield Ct., Clayton, NC 27520	4628	672	R8	0.89
Town of Clayton	1658-12-95-8709	231 E. Second St., Clayton, NC 27520	1496	275	R8	5.43
Town of Clayton	1668-12-05-0100	231 E. Second St., Clayton, NC 27520	1496	275	R8	4.39
Town of Clayton	1668-13-03-5825	231 E. Second St., Clayton, NC 27520	1496	275	R8	13.26
Joseph Brown	1658-16-93-7999	2849 Horsemans Ridge, Clayton, NC 27520	2174	100	RE	2.2
David Pittman	1658-16-94-6018	2853 Horsemans Ridge, Clayton, NC 27520	1325	729	RE	1.03
✓ Douglas Carey	1658-16-94-4009	2857 Horsemans Ridge, Clayton, NC 27520	4608	123	RE	1.16
✓ William Inscore	1658-16-94-1078	2861 Horsemans Ridge, Clayton, NC 27520	3887	304	RE	0.92
✓ Mary Johnson	1658-16-84-9078	2865 Horsemans Ridge, Clayton, NC 27520			RE	0.92
Terry Rhodes	1658-16-84-7088	2869 Horsemans Ridge, Clayton, NC 27520	3849	57	RE	0.92
✓ Stanley Lee	1658-16-85-5188	605 Dairy Road, Clayton, NC 27520	3387	241	RE	9.81

7.0 Recommendations

To mitigate the traffic-related impacts caused by the Village at Little Creek residential development and to provide for safe, efficient, and reliable traffic flow, Gannett Fleming recommends the following:

Dairy Road/Site Access - Construct the driveway to provide for two way operation with one inbound lane and one outbound lane in accordance with the standards as outlined in the Policy on Street and Driveway Access to North Carolina Highways.

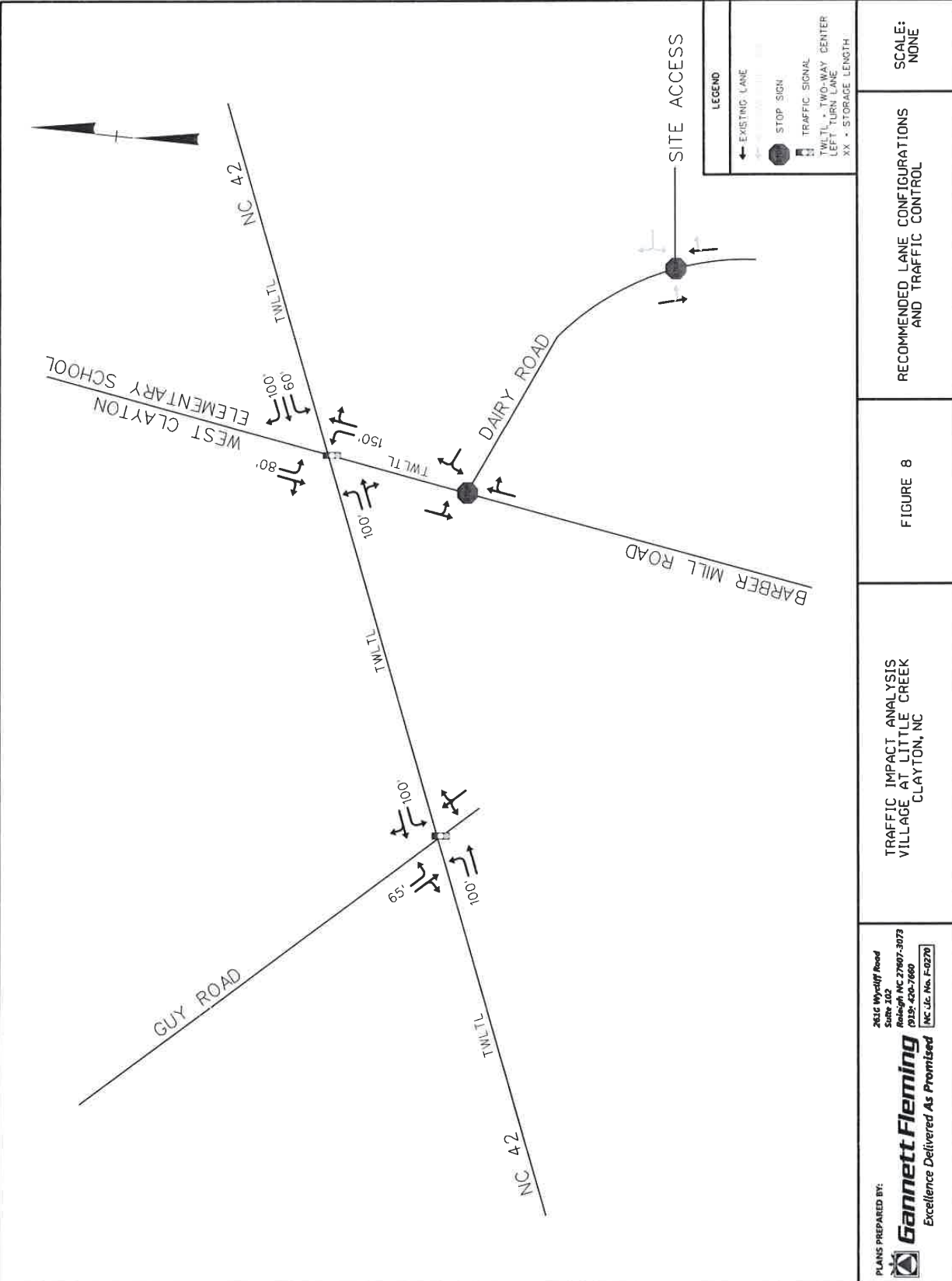
Barber Mill Road/NC 42 Intersection – Due to the existing level of congestion on NC 42 and particularly at the Barber Mill Road/NC 42 intersection, it is unreasonable to expect the developer of the Village at Little Creek to construct off-site improvements to bring this intersection up to an acceptable level of service. The percent increase in traffic at this intersection caused by the Village at Little Creek is morning and afternoon peak hours is predicted to be approximately 7%. The percent increase in the westbound left, eastbound right, northbound left, and northbound right lane groups will be more than 7%. Dual westbound left-turn lanes and northbound right-turn lanes would be ideal but this cannot be accomplished without significant widening of NC 42 and Barber Mill Road to accept the additional turning lanes. The need for improvements to NC 42 is well documented by the *Johnston County Comprehensive Transportation Plan*¹ and the *State Transportation Improvement Program (STIP) 2016-2025*² R-3410. Therefore, no improvements at this intersection is recommended to mitigate the minor impact caused by the proposed Village at Little Creek development.

Guy Road/NC 42 Intersection – Due to the existing level of congestion on NC 42, it is also unreasonable to expect the developer of the Village at Little Creek to construct off-site improvements to improve operations at this intersection. This intersection is predicted to operate at LOS C in the future with and without the Village at Little Creek development. The percent increase in traffic at this intersection caused by the Village at Little Creek is morning and afternoon peak hours is predicted to be approximately 4%. The percent increase in the southbound left, eastbound right, eastbound through, and westbound through lane groups will be more than 4%. The need for improvements to NC 42 is well documented by the *Johnston County Comprehensive Transportation Plan*¹ and the *State Transportation Improvement Program (STIP) 2016-2025*² R-3410 and improvements to Guy Road is also included in the *Johnston County Comprehensive Transportation Plan*¹. Therefore, no improvements at this intersection is recommended to mitigate the minor impact caused by the proposed Village at Little Creek development.

Barber Mill Road/Dairy Road – The Barber Mill Road/Dairy Road intersection is predicted to operate at LOS C during the future 2020 Build condition. The Village of Little Creek development will add traffic to this intersection. However, the intersection has the capacity to accommodate the additional site traffic. Therefore, no improvements at this intersection is recommended to mitigate the minor impact caused by the proposed Village at Little Creek development.

Clayton Southern Connector (R-3618) – The *Johnston County Comprehensive Transportation Plan*¹ and the *State Transportation Improvement Program (STIP) 2016-2025*² R-3410 include the Clayton Southern Connector as a future need and identified project. The alignment for the Clayton Southern Connector bisects the Village at Little Creek as shown on Figure 2 – Sketch Plan. It is recommended that the developer continue to develop a master development plan to accommodate land for the Clayton Southern Connector right-of-way, continue to plan for a second point of access which will be on the Clayton Southern Connector, and work closely with NCDOT and the Town of Clayton to advocate for funding and prioritization for the Clayton Southern Connector and improvements to NC 42 and Guy Road.

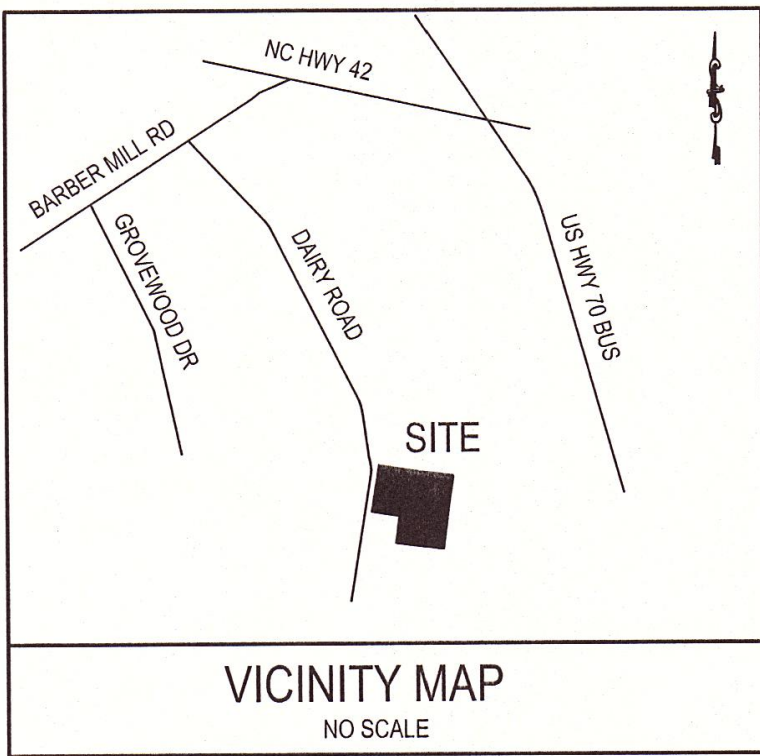
The recommended lane configurations and traffic control are shown on Figure 8.



PLANS PREPARED BY:
Gannett Fleming
 Excellence Delivered As Promised
 261C Wyckoff Road
 Suite 102
 Raleigh, NC 27607-3073
 (919) 420-7600
 NC Lic. No. F-0270

8.0 Conclusions

This study shows that the proposed Village at Little Creek residential development will have an overall minimal impact on the traffic operations at the study area intersections; however, the impact will be mitigated by the recommended improvements. The proposed development will not negatively impact the health, safety, and welfare of the travelling public.



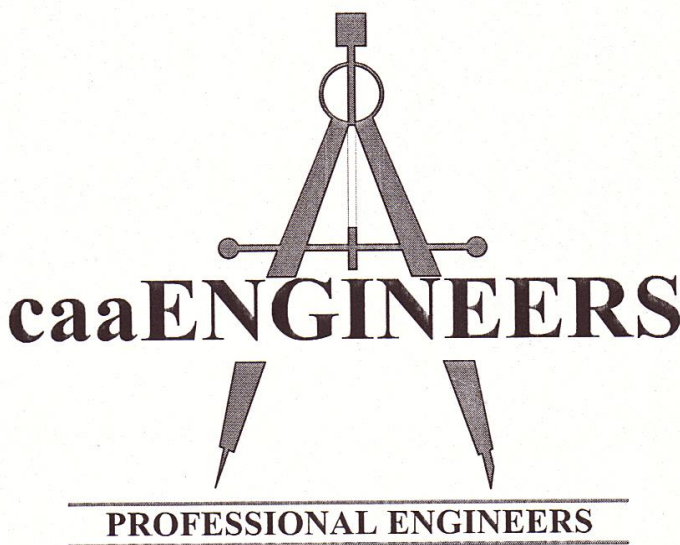
Master Site Plan Submittal

The Village at Little Creek Subdivision

Dairy Road
Clayton, North Carolina

Triangle Real Estate Co.

113 Duncansby Court
Cary, NC 27511
(919) 522-5626



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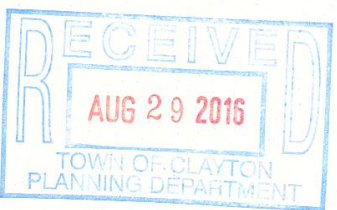
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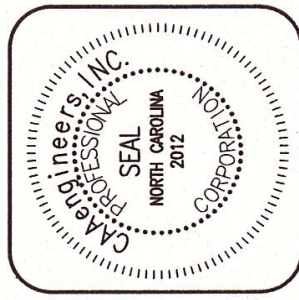
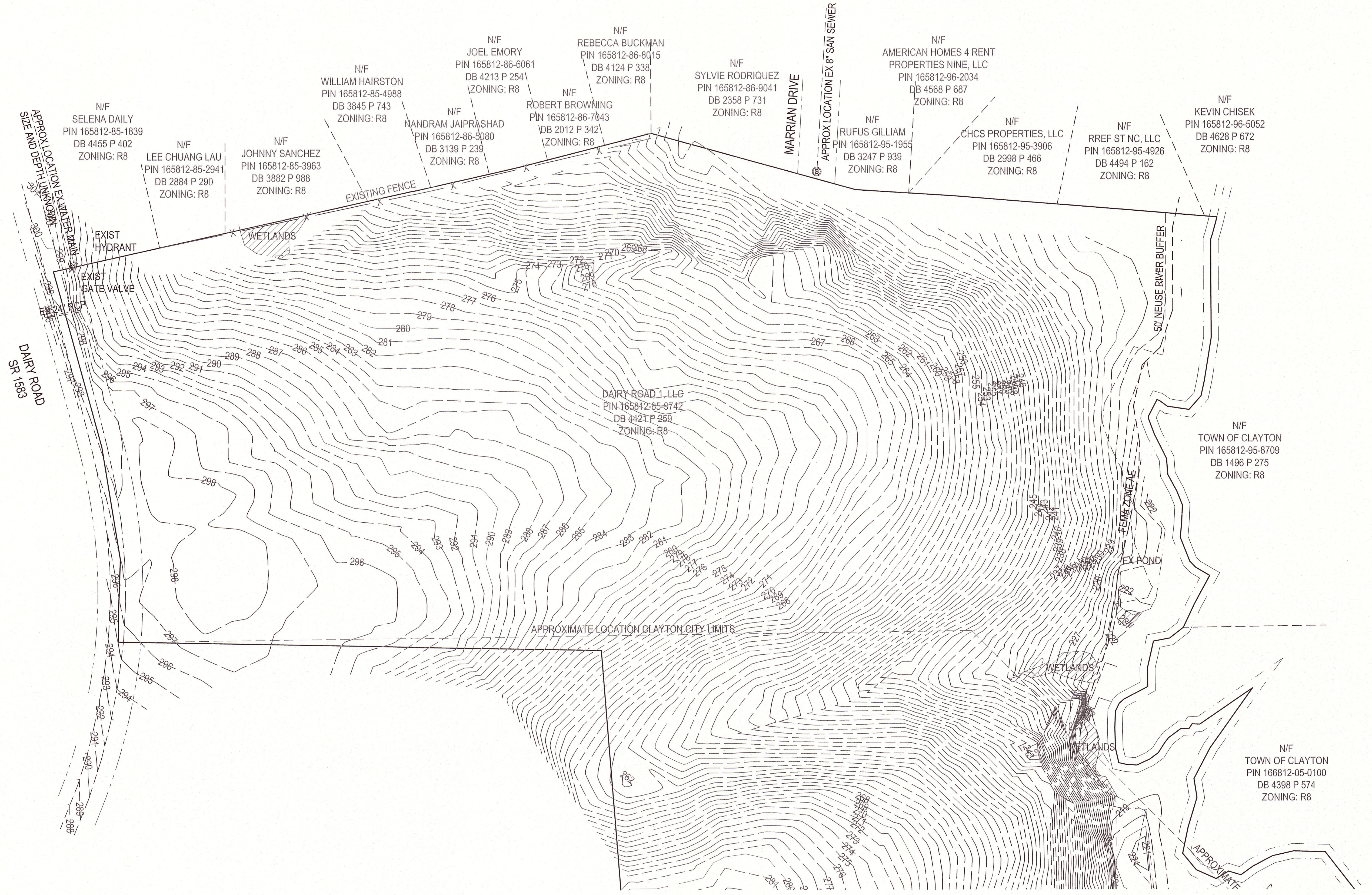
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919-625-6755

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SHEET	DESCRIPTION
C0	Cover Sheet
C1	Existing Conditions
C2	Existing Conditions
C3	Design Notes
C4	Overall Master Plan
C5	Northern Area Site Plan
C6	Southern Area Site Plan
C7	Utility Plan
C8	Landscape Plan
C9	Open Space Plan





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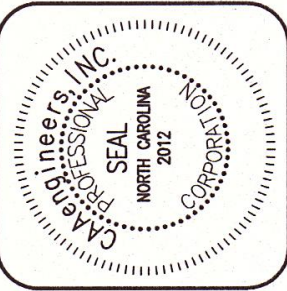
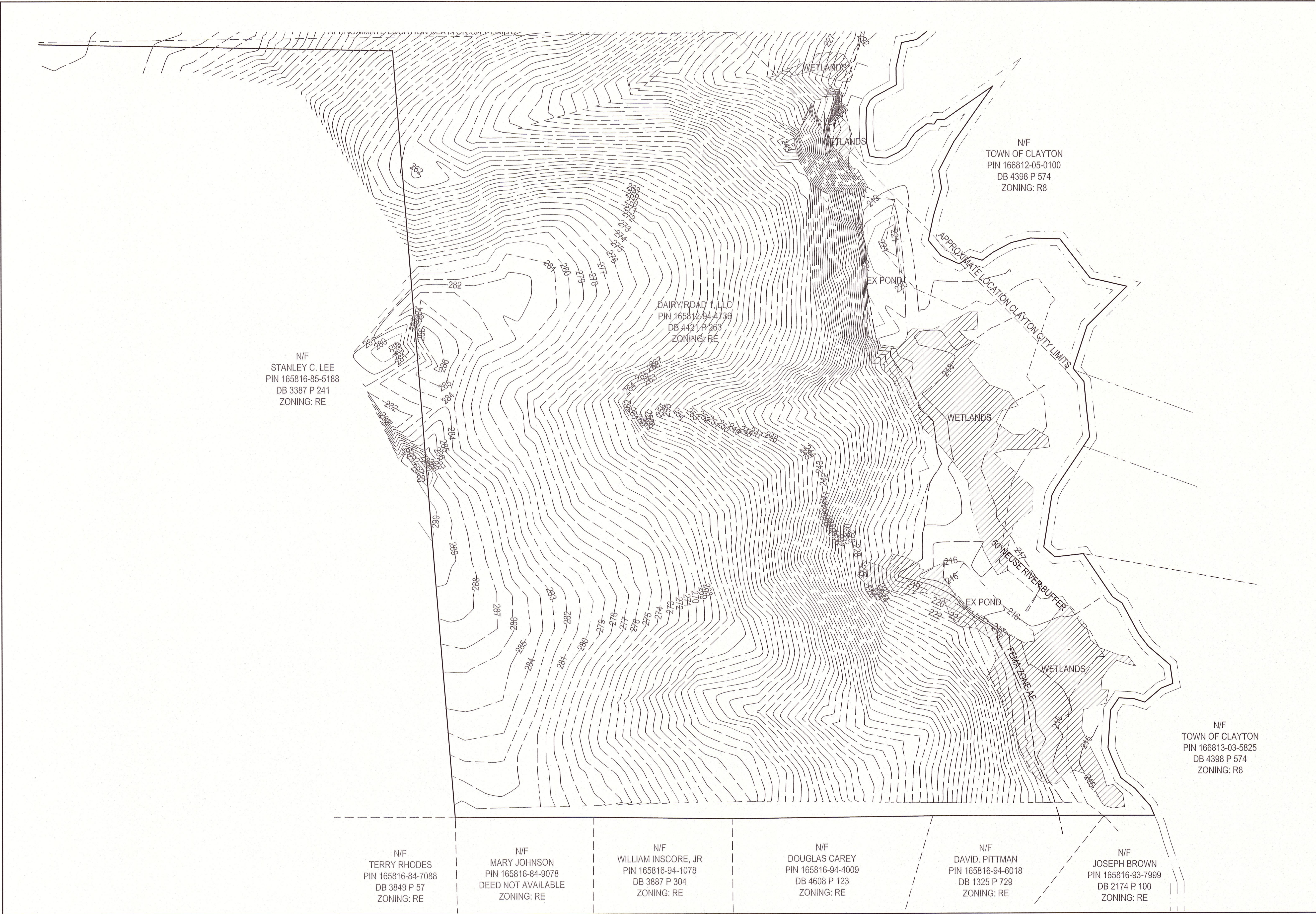
caaENGINEERS
PROFESSIONAL ENGINEERS

1	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	07/20/2011	Sheet/Project	MAC			
2	08/02/2011	TIC Review	Br			
3		Comment	Br			
4		Comment	Br			
5		Comment	Br			
6		Comment	Br			
7		Comment	Br			
8		Comment	Br			
9		Comment	Br			
10		Comment	Br			

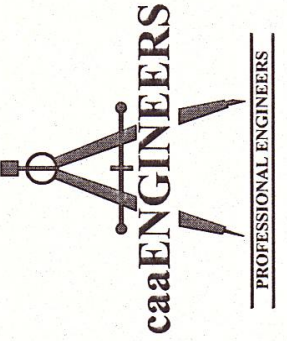


Existign Conditions
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Dwg No. **C1**



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NO.	DATE	REVISION/DESCRIPTION	BY	DATE	BY
1	07/20/2018	Initial Drawings	MAC		
2	08/01/2018	TSC Revisions	MAC		
3		Comment	By		
4		Comment	By		
5		Comment	By		
6		Comment	By		
7		Comment	By		
8		Comment	By		

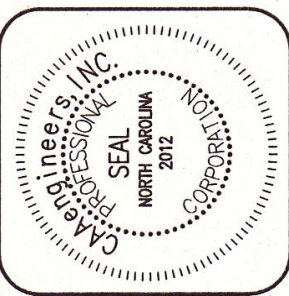
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Existign Conditions
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

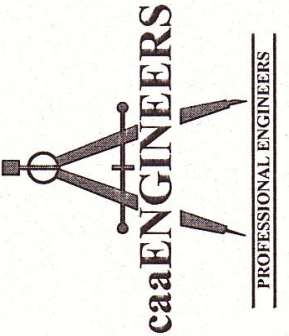
Job No. 15004
Dwg No. **C2**

ADJACENT PROPERTY OWNERS						
Name	PIN	Address	Deed Book	Page	Zoning	GIS Area, Ac.
Selena Dailey	1658-12-85-1839	467 Dairy Road, Clayton, NC 27520	4455	402	R8	0.32
Lee Chaung Lau	1658-12-85-2941	904 Skimmer Cove, Hampstead, NC 28443	2884	280	R8	0.32
Johnny Sanchez	1658-12-85-3963	13 Leah Circle, Clayton, NC 27520	3882	888	R8	0.32
William Hairston	1658-12-85-4988	2408 Brittany Drive, Clayton, NC 27520	3845	743	R8	0.41
Nandram Jaiprashad	1658-12-86-5080	2608 Brittany Drive, Clayton, NC 27520	3139	239	R8	0.31
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Robert Browning	1658-12-86-7043	65 Glen Road, Ste. 182, Garner, NC 27529	2012	342	R8	0.29
Rebecca Buckman	1658-12-86-8015	2812 Brittany Drive, Clayton, NC 27520	4124	338	R8	0.27
Sylvie Rodriguez	1658-12-86-9041	304 Marrian Drive, Clayton, NC 27520	3358	731	R8	0.33
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Town of Clayton	1688-12-05-0100	231 E. Second St., Clayton, NC 27520	1496	275	R8	4.39
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Terry Rhodes	1658-16-84-7088	2869 Horsemans Ridge, Clayton, NC 27520	3849	57	RE	0.92
Stanley Lee	1658-16-85-5188	605 Dairy Road, Clayton, NC 27520	3387	241	RE	9.81

SITE DATA						
Project:	The Village at Little Creek			Property Owner:		
Date:	8/26/2016			Dairy Road 1, LLC		
County/Municipality:	Johnston, Town of Clayton			5121 Kingdom Way		
Site Street Address:	Dairy Road			Raleigh, NC 27607		
Parcel Information:	PIN	GIS Area	Deed Book	Page	Municipality	Ex. Use Zoning
	1658-12-85-9742	22.12 Acres	4421	259	Clayton	VacantIAG R8
	1658-16-94-4736	22.44 Acres	4421	263	ET J	VacantIAG RE
Project Type:	Residential R8 Open Space Development					
Electrical Provider:	Town of Clayton					
Water Service:	Town of Clayton					
Sewer Service:	Town of Clayton					
Overlay District:	None					
Watershed Protection Overlay:	None					
Engineer:	caaENGINEERS, Inc. 1233 Heritage Links Drive Wake Forest, NC 27597 (919) 625-6755 C-2151			Applicant:	Triangle Real Estate Company Bill Zahn 113 Duncansby Court Cary, NC 27511 (919) 522-5626	
DIMENSIONAL STANDARDS						
Surveyed Area:	44.25	Ac.	(1,941,034 SF)			
No. Lots Proposed:	154					
Ave. Lot Size:	6,511	SF				
Min Lot Size:	6,000	SF				
Density:	3.48	Units/Ac.				
Proposed Zoning:	R8					
Min Lot Width:	50	FT				
Max. Building Coverage	2,000	SF	/Lot			
Max. Impervious Surface	3,000	SF	/Lot			
Min. Dwelling Unit	1400	SF				
Max. Building Height	35	FT				
Setbacks:	Front	25	FT			
	Rear	25	FT			
	Side	10	FT			
	Cor. Side	15	FT			
RESOURCE CONSERVATION AREA DATA						
	Area, Ac.	% of Site				
Riparian Buffer Areas	3.44	7.77%				
Wetlands	1.85	4.18%				
Open Water	0.52	1.18%				
Floodplain	5.68	12.84%				
Total RCA	6.34	14.33%	Areas overlap			
SITE DATA AND IMPERVIOUS AREA CALCULATIONS						
	Area, Ac	% of Site	Imp. Area, Ac	Imp. % of Site		
Residential lots	23.02	52.02%	10.61	23.97%		
Commercial	0	0.00%	0	0.00%		
Resource Conservation Areas	6.34	14.33%	0	0.00%		
Open Space Park Areas	1.03	2.33%	0	0.00%		
Open Space	2.31	5.22%	0	0.00%		
Right of Way	11.55	26.10%	8.55	19.32%	Approx.	
Total	44.25	100.00%	19.16	43.28%		
OPEN SPACE CALCULATIONS						
	Area, Ac	% of Site	% NSA			
Site Area	44.25	100.00%				
RCA	6.34	14.33%				
Net Site Area	37.91	85.67%				
Open Space Required	4.74	10.71%	12.50%			
Half Southern Connector R/W	1.7	3.84%				
Open Space Park Areas	1.03	2.33%				
Open Space	2.31	5.22%				
Total Open Space	5.04	11.39%	13.29%			
Open Space Notes						
1. Riparian Buffer areas shown on this planand all Resource Conservation Areas shall remain undisturbed in accordance with Article 5 of the Town of Clayton Unified Development Code.						
2. Orange tree protection fencing shall be required along the perimeter of the 50' riparian buffer and all other Resource Conservation Areas during construction to ensure it is not encroached upon.						



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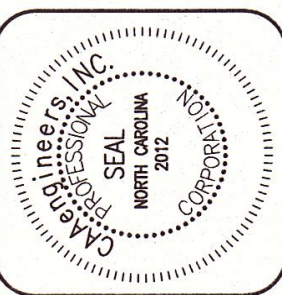
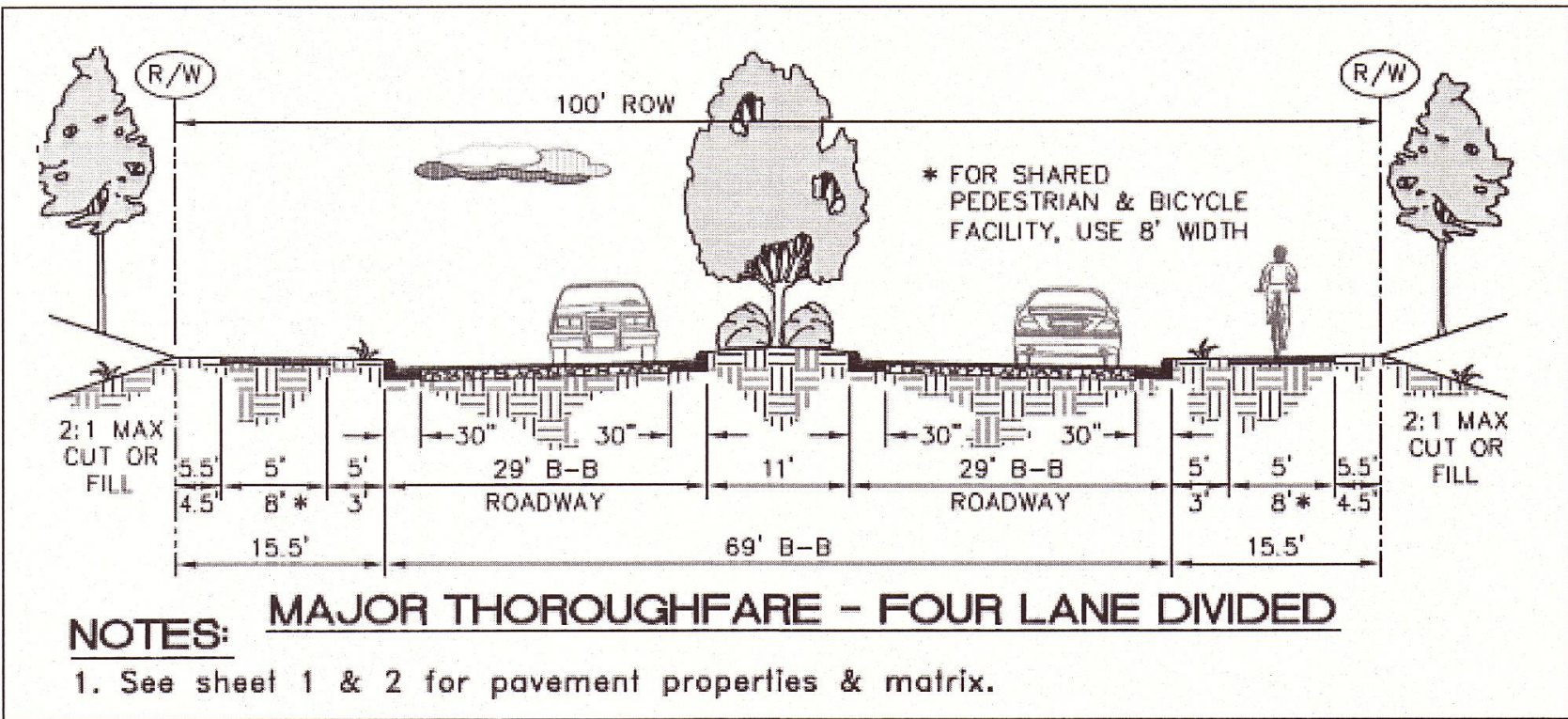
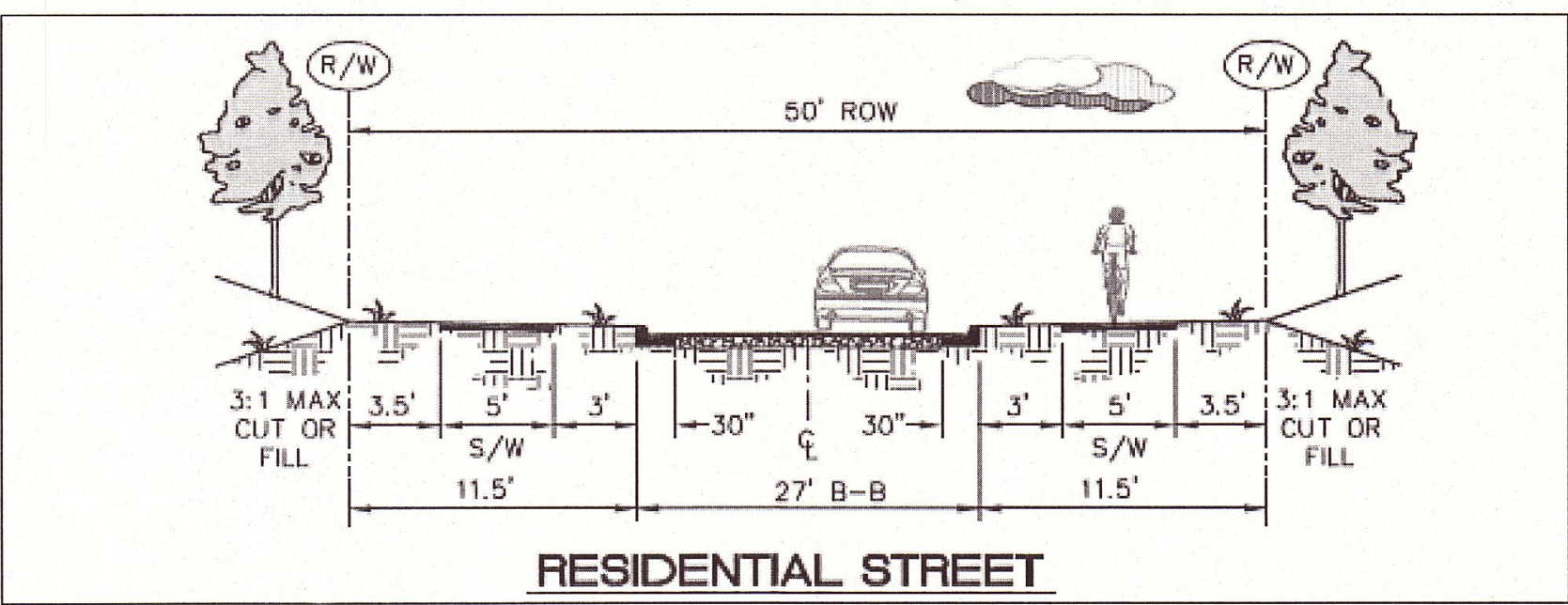
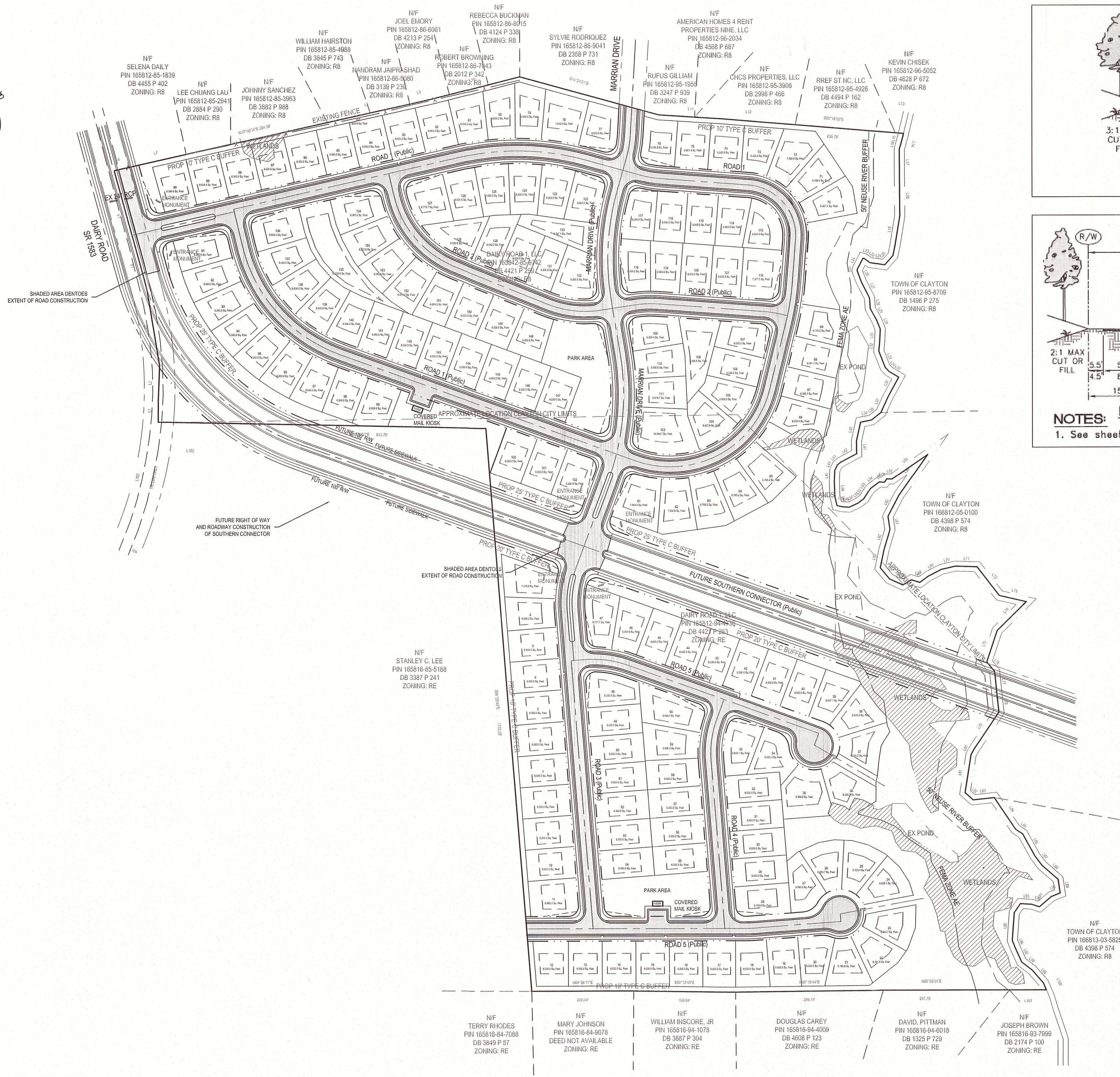


1	07/20/2016	Submitted Drawings	MAC
2	08/20/2016	TIC Reviewers	MAC
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By
NO	DATE	REVISION DESCRIPTION	BY

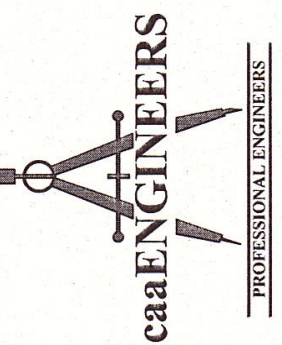
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Design Notes
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Dwg No. C3



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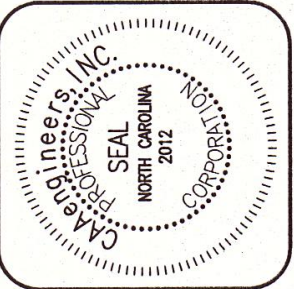
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1	07/20/2016	Submitted Drawings
2	08/20/2016	TIC Revisions
3	Date	Comment
4	Date	Comment
5	Date	Comment
6	Date	Comment
7	Date	Comment
8	Date	Comment
9	Date	Comment
10	Date	Comment

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

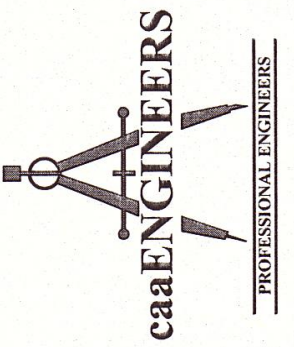
Overall Master Plan
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Dwg No. C4

C4



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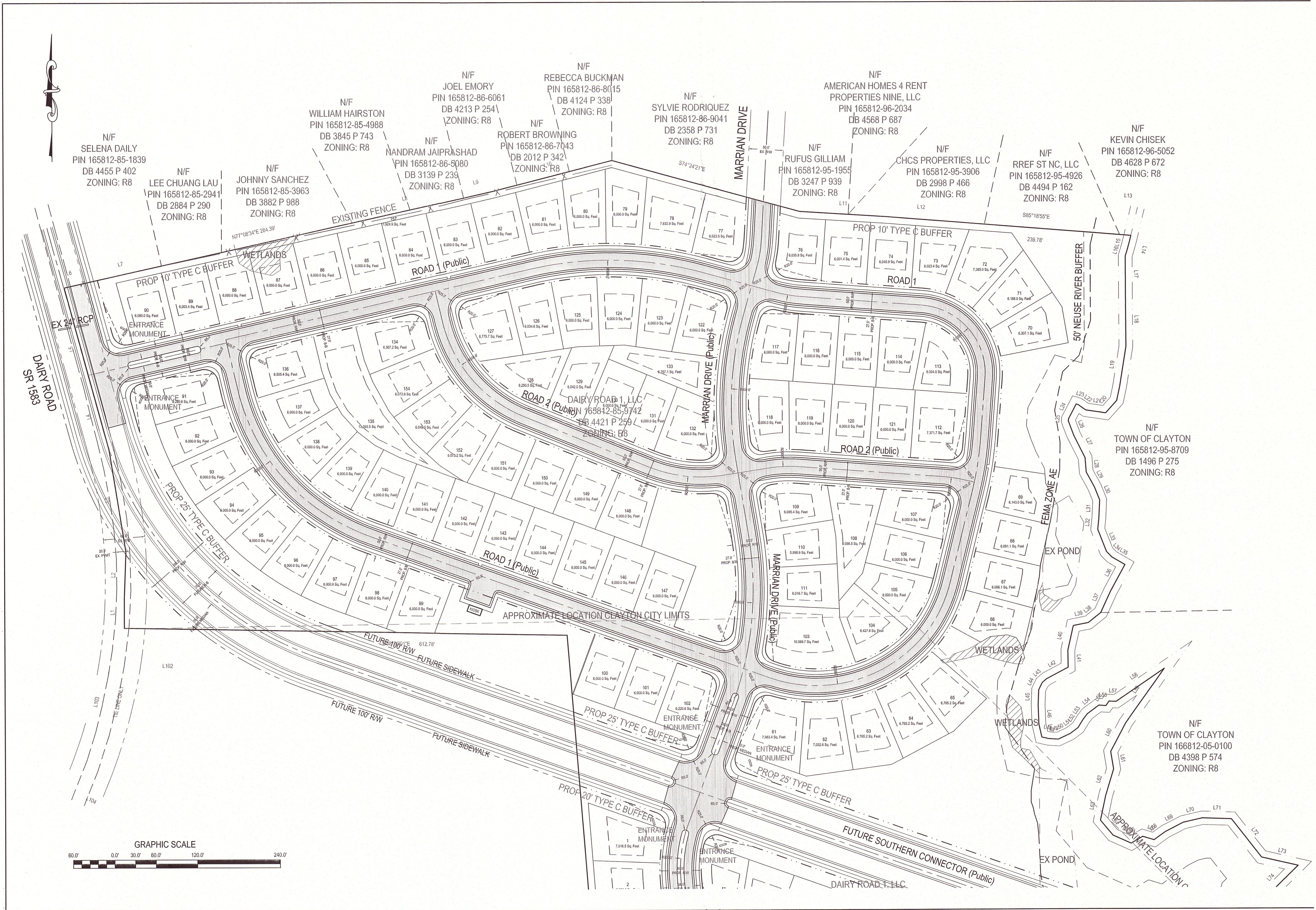


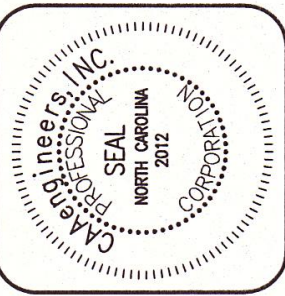
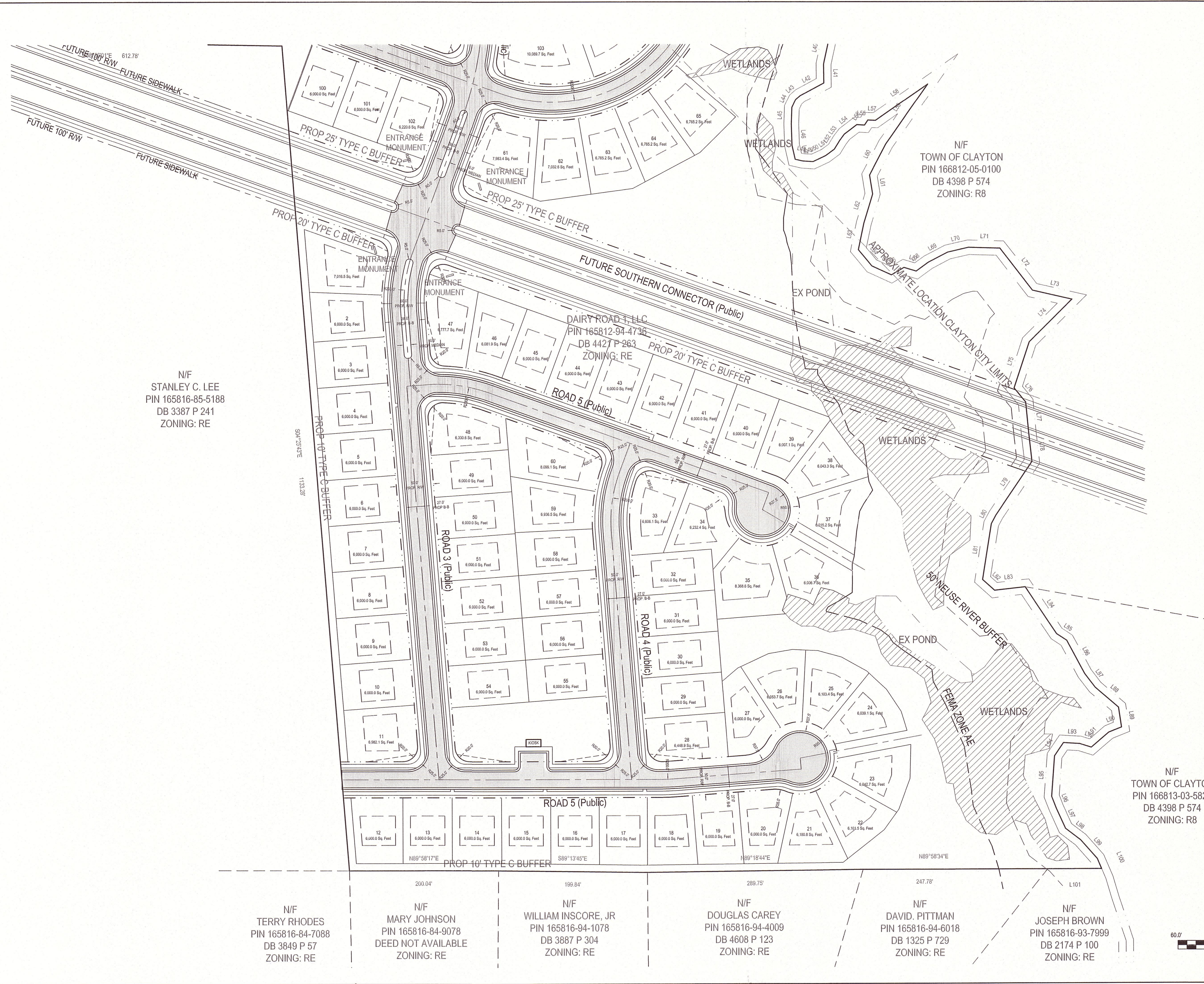
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2	08/03/2015	Revised
3	08/03/2015	Revised
4	08/03/2015	Revised
5	08/03/2015	Revised
6	08/03/2015	Revised
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

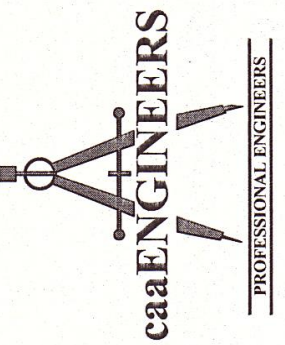
Northern Area Site Plan
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Draw No. **C5**





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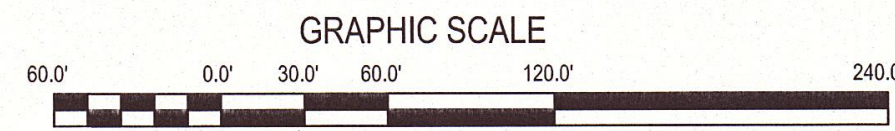


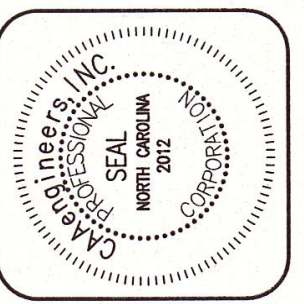
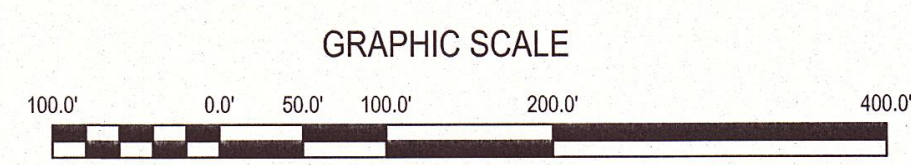
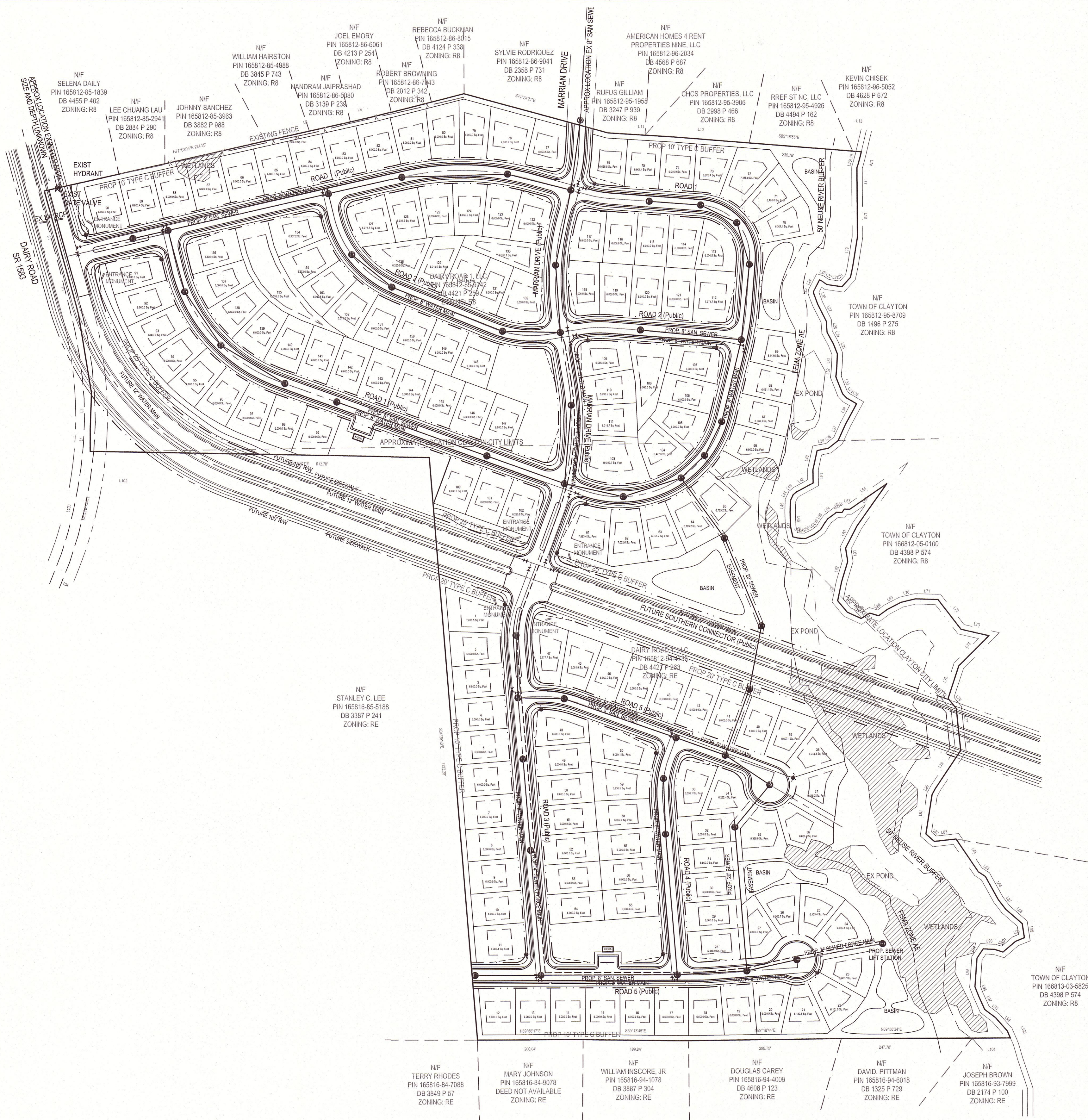
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2	08/20/2013	TSC Revisions	MAC
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5		Comment	By
6		Comment	By
7		Comment	By
8		Comment	By

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

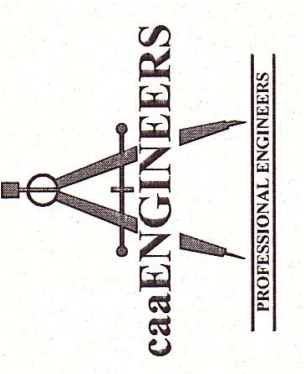
Southern Area Site Plan
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 13004
Dwg No. **C6**





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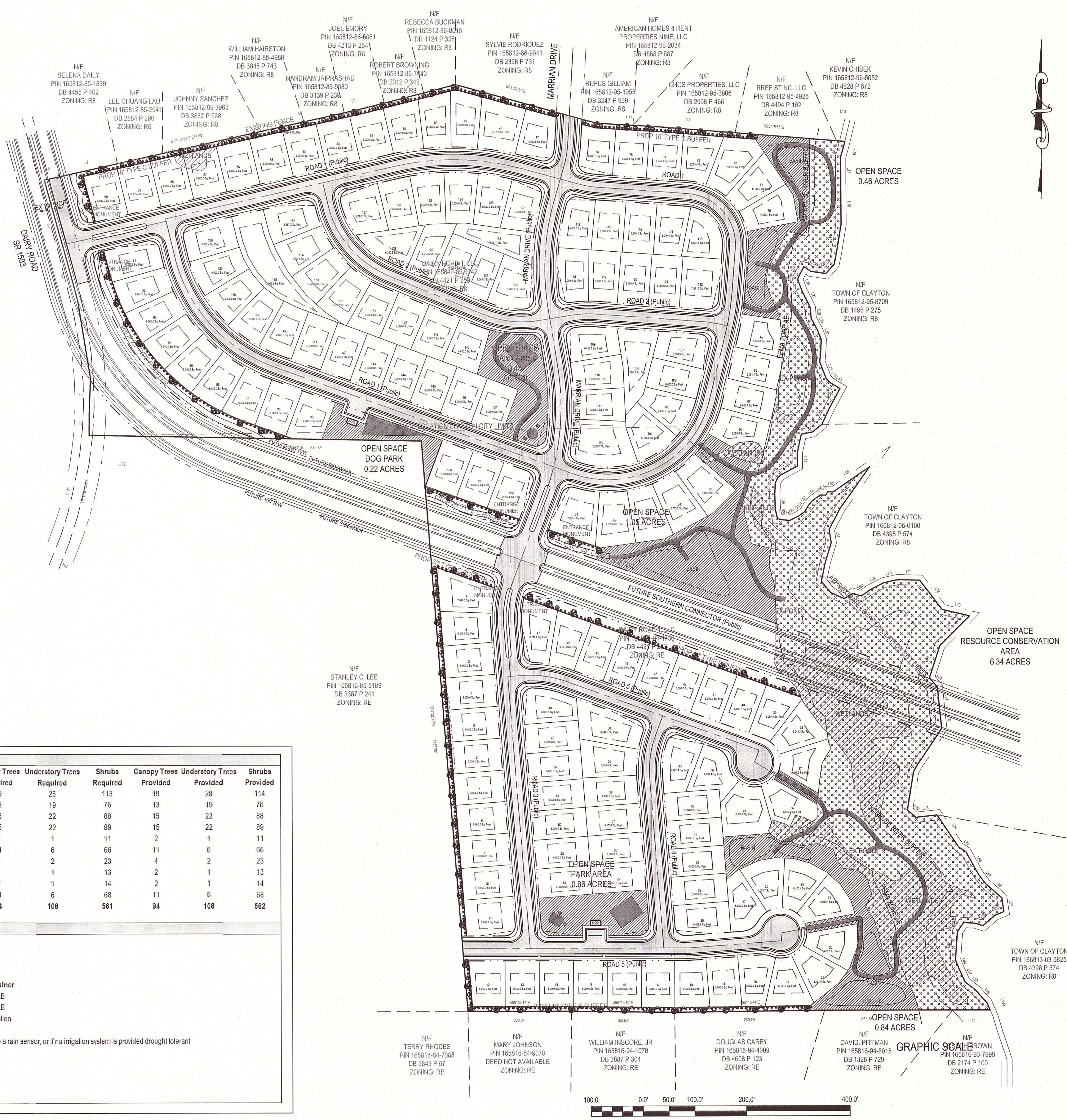
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2	02/02/11	TIC Review	MAC	
3	Date	Comment	By	
4	Date	Comment	By	
5	Date	Comment	By	
6	Date	Comment	By	
7	Date	Comment	By	
8	Date	Comment	By	
9	Date	Comment	By	

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Utility Plan
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Dwg No. **C7**

BUFFER LANDSCAPING CALCULATIONS												
Buffer Area	Buffer Classification	Buffer Width, LF	Canopy Trees Req'd / 100 LF	Understory Trees Req'd / 100 LF	Shrubs Req'd / 100 LF	Buffer Area Length, LF	Canopy Trees Required	Understory Trees Required	Shrubs Required	Canopy Trees Provided	Understory Trees Provided	Shrubs Provided
Northern Property Line, W	C	10	2	3	12	945	19	28	113	19	28	114
Northern Property Line, E	C	10	2	3	12	634	13	19	76	13	19	76
Western Property Line	C	10	2	3	12	731	15	22	88	15	22	88
Southern Property Line	C	10	2	3	12	745	15	22	89	15	22	89
Southern Connector, NW	C	25	2	1	12	94	2	1	11	2	1	11
Southern Connector, W	C	25	2	1	12	552	11	6	66	11	6	66
Southern Conenctor, S	C	25	2	1	12	194	4	2	23	4	2	23
Southern Conenctor, S	C	25	2	1	12	107	2	1	13	2	1	13
Southern Conenctor, S	C	20	2	1	12	118	2	1	14	2	1	14
Southern Conenctor, S	C	20	2	1	12	569	11	6	68	11	6	68
Total							94	108	561	94	108	562
Landscape Notes												
1. Street trees are required at the rate of one per 40 LF of lot or one per lot, whichever is greater, with a maximum spacing of 50' between trees.												
2. All Class C buffers shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of 6' at installation.												
3. Plant list: All species to be drought tolerant.												
Item	Species	Botanical Name	Quantity	Planting Height	Caliper	Container						
Canopy Trees	Red Oak	Quercus rubra	94	8"	2.5"	B&B						
Understory Trees	Crepe Myrtle	Lagerstroemia indica	108	6"	2"	B&B						
Shrubs	Dwarf Burford Holly	Ilex cornuta, "Burfordii"	562	12"		1 Gallon						
4. 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, or if no irrigation system is provided drought tolerant landscaping must be utilized.												
5. All landscaped areas shall be maintained in a healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.												
6. Required planting areas shall incorporate existing natural vegetation to the maximum extent feasible.												





TYPICAL PARK GRILL

OPEN SPACE CALCULATIONS			
	Area, Ac	% of Site	% NSA
Site Area	44.25	100.00%	
RCA	6.34	14.33%	
Net Site Area	37.91	85.67%	
Open Space Required	4.74	10.71%	12.50%
Half Southern Connector R/W	1.7	3.84%	
Open Space Park Areas	1.03	2.33%	
Open Space	2.31	5.22%	
Total Open Space	5.04	11.39%	13.29%

- Open Space Notes**
1. Riparian Buffer areas shown on this plan and all Resource Conservation Areas shall remain undisturbed in accordance with Article 5 of the Town of Clayton Unified Development Code.
 2. Orange tree protection fencing shall be required along the perimeter of the 50' riparian buffer and all other Resource Conservation Areas during construction to ensure it is not encroached upon.

RESOURCE CONSERVATION AREA DATA		
	Area, Ac	% of Site
Riparian Buffer Areas	3.44	7.77%
Wetlands	1.85	4.18%
Open Water	0.52	1.18%
Floodplain	5.68	12.84%
Total RCA	6.34	14.33% Areas overlap



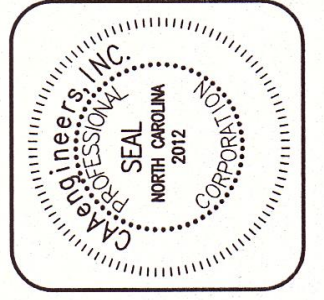
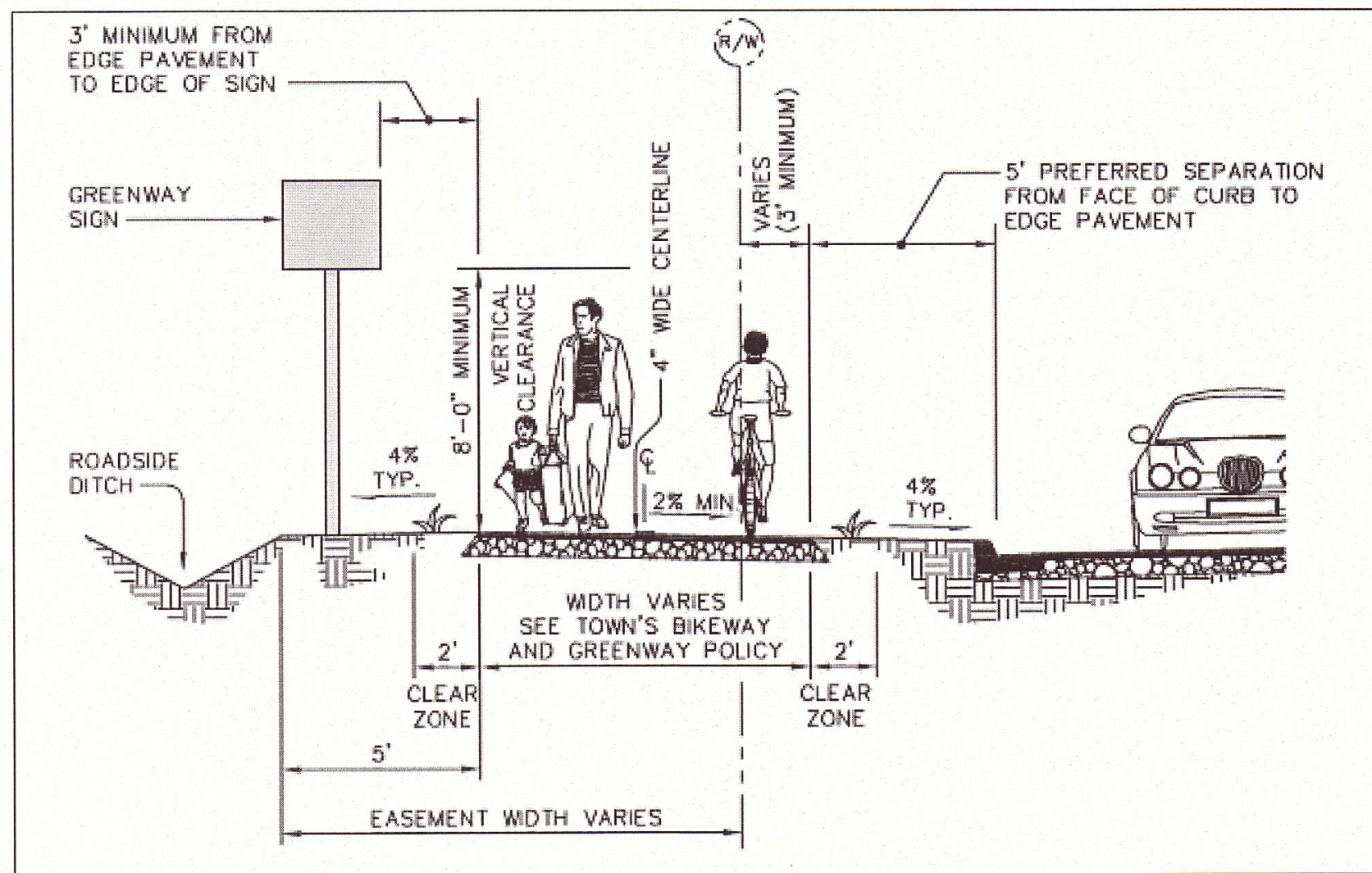
TYPICAL PLAYGROUND EQUIPMENT



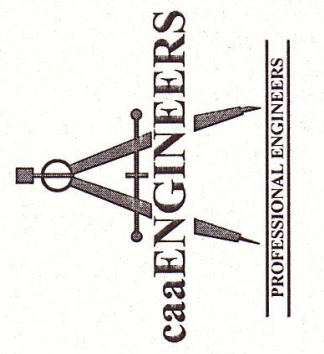
TYPICAL PICNIC SHELTER



TYPICAL GAZEBO PICNIC SHELTER



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7	09/10/2018	Comments
8	09/10/2018	Comments

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Open Space Plan
The Village at Little Creek
Triangle Real Estate Co.
Clayton, Johnston County, North Carolina

Job No. 15004
Dwg No. **C9**