



Town of Clayton
Town of Clayton Planning Board Agenda
Tuesday, May 26, 2020 @ 6:00 PM
Remote Meeting

ANY PUBLIC COMMENT SHOULD BE FORWARDED TO THE BOARD CLERK NO LATER THAN 12:00 NOON THE DAY OF THE MEETING. ALL COMMENTS RECEIVED WILL BE READ INTO THE RECORD BY THE BOARD CLERK.
EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

THE TOWN OF CLAYTON WILL FOLLOW GUIDELINES FROM THE CENTERS FOR DISEASE CONTROL AND THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH REGARD TO SOCIAL DISTANCING.

BELOW PLEASE FIND CHANGES TO THE PLANNING BOARD MEETING FORMAT:

- THE PLANNING BOARD MEETING WILL BE HELD REMOTELY.
- THE COUNCIL CHAMBERS WILL BE CLOSED TO THE PUBLIC.
- ANY PUBLIC COMMENT SHOULD BE FORWARDED TO THE BOARD CLERK NO LATER THAN 12:00 NOON THE DAY OF THE MEETING.
CFREEMAN@TOWNOFCLAYTONNC.ORG

THE PUBLIC MAY VIEW THE PLANNING BOARD MEETING ON THE TOWN'S YOU TUBE CHANNEL:

<http://www.youtube.com/c/TownOfClaytonNC1869>

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. February 24, 2020 Planning Board Draft Minutes
[Clayton Planning Board - 24 Feb 2020 - Draft Minutes](#)

POTENTIAL ACTION:
Board Minutes

Approve / Deny February 24, 2020 Planning

4. PUBLIC HEARINGS

- a. 2020-17-RZ Tract on Powhatan Road Rezoning
Tag # 05I05004
Location: No site address +/- 1200 feet West of Mohican Trail

*Anyone wishing to offer comments at this Public Hearing will need to contact the Board Clerk no later than **12:00 noon** the day of the meeting to be provided with information regarding remote meeting participation. You may contact the Board Clerk via email @ cfreeman@townofclaytonnc.org or via phone at 919-553-5002.*

[Application - 2020-17-RZ - Tract on Powhatan Rd](#)
[Owner's Consent - 2020-17-RZ - Tract on Powhatan Rd](#)
[Neighborhood Meeting Material - 2020-17-RZ - Tract on Powhatan Rd](#)
[MAY PB Adj Property Letter 202-17-RZ - Powhatan Road - Rezoning](#)
[Public Comment Teresa Scott 3-12-2020 - 2020-17-RZ - Tract on Powhatan Rd](#)
[Petition - 2020-17-RZ - Tract on Powhatan Rd](#)
[Survey Site Plan- 2020-17-RZ - Tract on Powhatan Rd](#)
[PB Staff Report - 2020-17-RZ - Tract of Powhatan Rd](#)
[Staff Report Map - 2020-17-RZ - Tract on Powhatan Rd](#)

POTENTIAL ACTION: Hold Public Hearing & Then Place On Next Planning Board Agenda for Deliberation and Recommendation to the Town Council.

- b. 2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning
Tag # 0510416E
Location: Located off Glen Laurel Road South of existing Shoppes at Glen Laurel Mixed Use Development

*Anyone wishing to offer comments at this Public Hearing will need to contact the Board Clerk no later than **12:00 noon** the day of the meeting to be provided with information regarding remote meeting participation. You may contact the Board Clerk via email @ cfreeman@townofclaytonnc.org or via phone at 919-553-5002.*

[Application - 2020-22-PDD - Shoppes at Glen Laurel PDD Rezoning](#)
[Owner's consent form - 2020-22-PDD - Pines at Glen Laurel](#)
[Neighborhood Meeting Materials - 2020-22-PDD - Shoppes at Glen Laurel Rezoning](#)
[PB Adj Property Letter- 2020-22-PDD - Shoppes at Glen Laurel Rezoning](#)
[Preliminary Master Plan - 2020-22-PDD - Shoppes at Glen Laurel Rezoning](#)
[Boundary Survey - 2020-22-PDD - Shoppes at Glen Laurel Rezoning](#)
[Staff Report - 2020-22-PDD - Shoppes at Glen Laurel PDD](#)
[Staff Report Map - 2020-22-PDD - Shoppes at Glen Laurel Rezoning](#)

POTENTIAL ACTION: Hold Public Hearing & Then Place On Next Planning Board Agenda for Deliberation and Recommendation to the Town Council.

5. NEW BUSINESS

- a. 2020-37-SD Health Park at Forty-two West Major Site Plan
Tag # 05G03004R
Location: Located on both sides of Healthpark way and NC Hwy 42 West
[Application - 2020-37-SP - Health Park at Forty Two West](#)
[Owner's Consent Form - 2020-37-SP - Health Park at Forty Two West](#)
[Neighborhood Meeting Materials - 2020-37-SP - Health Park at Forty Two West](#)
[TRC Cert - 2020-37-SP - Health Park at Forty Two West](#)
[Site Plan 2020-37-SP Health Park at Forty Two West](#)
[Staff Report - 2020-37-SP - Health Park at Forty Two West SP](#)
[Staff Report Map - 2019-125-SP - NC HWY 42 W Medical Office Major Site Plan](#)

POTENTIAL ACTION: Approve 2020-37-SD Health Park at Forty-Two West Major Site Plan

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
February 24, 2020 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
Stephen Powers
Bucky Coats
Andria Merritt
Frank Price
James Moore
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Jeff Caines, Planner
Sharon Sharpe, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney

MEMBERS ABSENT:

James Lipscomb

1 CALL TO ORDER

a)

Chair Andria Merritt called the meeting to order at 6:00 pm.
Board member James Lipscomb was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a)

January 27, 2020 Planning Board Minutes approved.

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

- a) 2019-168-SP West End Major Site Plan
NC PIN: 165911-76-2452 / 165911-76-4210 / 165911-76-4301 / 165911-76-3235
/ 165911-76-4286 / 165911-76-4225
Tag #: 05G01014A / 05G01021X / 05H02199Q / 05G01014Y / 05G01021Y /
05G01021W
Location: Located off W. Main Street & Stallings Street

Planner Haley Hogg presented this item. The applicant is requesting to develop two new buildings on the property. The buildings would consist of 19,200 square feet of a mixture of retail, office and restaurant uses. The properties are zoned B-3 which allows the proposed uses outright. One building will face West Main Street and the second smaller building will face internally. Two storm water ponds are located on the property. The applicant is also proposing a play area behind units A-1 and A-2 which will be enclosed and allow children an area to play safely. An annexation petition to the Town will be required to be submitted prior to issuance of building permits as the development is requesting to utilize Town services and is contiguous to Town Limits. This request is consistent with the Comprehensive Plan 2040 and meets all requirements of the Unified Development Code.

Planning Board member Coats asked if the speed limit 25 mph would be considered in the area. Planning Director Wullenwaber stated that they can ask NCDOT to reduce the speed limit. There were no further questions for staff.

The applicant Donnie Adams from Adams and Hodge Engineering was present and available for questions. He stated the architect will be Tony Johnson and describe what the project will consist of. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

- b) 2020-03-SP Grifols PLC Expansion Major Site Plan
NC Pin: 167800-32-4708
Tag #: 05I05001F
Location: 8370 US Hwy 70 West Business, Northeast of Whisper Wind & US Hwy 70 Business

Planner Jeff Caines presented this item. The request for a warehouse expansion to one of the existing building and parking lot. The building is 11,300 square feet with a total of 145 parking spaces including 7 handicapped. This will make easier access from US Hwy 70. The expansion will match the existing building. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Staff does recommend approval of this request. There were no questions for staff.

The applicant, Danny Simmons was present and available for questions. He explained what the building is used for. The building will be storing additional blood plasma. He also stated they making some modification to the site to make it easier for trucks to enter the site. They are also preparing this for future expansions. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

- c) 2020-10-RZ 2900 NC Hwy 42 Rezoning
NC PIN: 164800-41-1151 / 164800-31-9071 / 164800-40-0991
Tag #: 05F02019B / 05F02019C / 05F02019E
Location: Located off NC Hwy 42 W

Planner Sharon Sharpe presented this item. The request is to rezone 4.72 acres of land from Residential Estate (R-E) to Highway Business (B-3). The applicant is requesting to rezone in order to prepare the corner parcels closest to NC Hwy 42 for future development of commercial businesses. This request is consistent with the Comprehensive Plan 2040 and Surrounding Land Use. Staff does recommend approval. There were no questions for staff.

The applicant Jessie Hardesty from McAdams was present and available for questions. She stated at the neighborhood meeting there was only one resident present and seem supportive of the rezoning. Board Member Price asked if Government Road would be taken into consideration. It was stated yes it would be considered. There were no further questions.

ACTION: Recommendation to Town Council to approve the request.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN

- a)
With there being nothing further, the meeting was adjourned at 6:20 p.m.

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

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

February 24, 2020
Minutes



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

REZONING APPLICATION COVER SHEET

Name of Project: Tract on Powhatan Rd. Date: 1/20/20
Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

- [✓] Pre-Application Meeting on: July 23, 2019
- [✓] Review Fee
- [✓] Advertisement Fee
- [✓] Completed Application
- [✓] Owner's Consent Form
- [✓] Adjacent Property Owner's List
- [✓] Neighborhood Meeting Notice Letter (1 copy)
- [✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- [✓] Signed & Sealed Boundary Survey
- [✓] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: 

RECEIVED

JAN 31 2020

TOWN OF CLAYTON
PLANNING DEPARTMENT



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

REZONING APPLICATION

- ☐ Standard Rezoning Fee: \$500.00
☐ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☐ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: Tract on Powhatan Rd.
Acreage of Property: 22.121 Zoning District: R-E
County Tag #: 05105004 NC Pin #: 167804-62-4440
Address/Location: Powhatan Rd.
Existing Zoning District: R-E Proposed Zoning District: I-1

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton, NC 27520
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying

PROPERTY OWNER INFORMATION

Name: David Orringer
Mailing Address: 3508 Queen Ann Rd., Clayton, NC 27527
Phone Number: _____ Fax: _____
Email Address: _____

OFFICE USE ONLY

Date Received: 1/31/2020 Amount Paid: \$ 700 File Number: 2020-17-RZ

EXPLANATION OF PROJECT

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

Client would like to rezone to have the uses of I1 zoning. They want this property to be rezoned so it matches the existing zoning of the near Novo Nordisk parcel 167804-41-9237.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
This property is consistent with the adopted plans of the Town. This property will match existing surrounding commercial properties that are currently zoned at I1.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Current use is residential. Proposed use is light manufacturing and or office.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
Sites can be used for support of adjacent companies or stand alone manufacturing.
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.
Property can be adequately served by existing facilities. Some manufacturing facilities may use less water and sewer depending on the manufacturing process. Such a matter will be dealt with on-site by site as uses become known.
Manufacturing will have little to no impact on recreation, schools or roads.
5. It has been determined that the legal purposes for which zoning exists are not violated.
Uses are currently not in violation.
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
No adverse effect on adjoining property owners. The buildings will match other surrounding properties and will be the same zoning as Novo Nordisk.

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.

Property will not be detrimental to the general public as it is already surrounded by light manufacturing.

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.

CUNE Lane
Print Name

[Signature]
Signature of Applicant

1/31/20
Date



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

OWNER'S CONSENT FORM

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

Project Name: Tract on Ponhatan Rd. Address or PIN #: 167804-62-4440

AGENT/APPLICANT INFORMATION:

Two Line Surveying
(Name - type, print clearly)

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

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

Rezoning

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

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

OWNER AUTHORIZATION:

DAVID ORRINGER
(Name - type, print clearly)

3508 QUEEN ANN DR.
(Address)

[Signature]
(Owner's Signature)

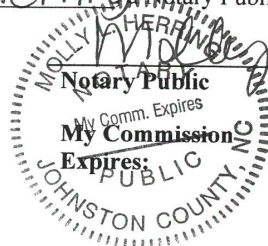
CLAYTON NC 27527
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring a Notary Public for the above State and County, this the 23 day of January, 2020

SEAL

April 2019



11/5/24
10 of 10

February 18, 2020

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 proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: March 4, 2020

Meeting Time: 6:00pm

Meeting Location: True Line Surveying 205 W. Main St. Clayton, NC 27520

Type of Application: Rezoning Application

Project/proposal property address: Powhatan Rd. tract

Description of project/proposal: Client would like to rezone to have the uses of I1 zoning.

Upcoming public meetings for this application (Planning Board and/or Town Council): March 23, 2020

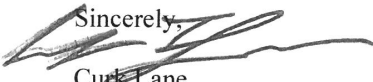
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-359-0427 You may also contact the Planning Department at 919-553-5002.

Sincerely,



Curt Lane

True Line Surveying

Cc: Town of Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

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

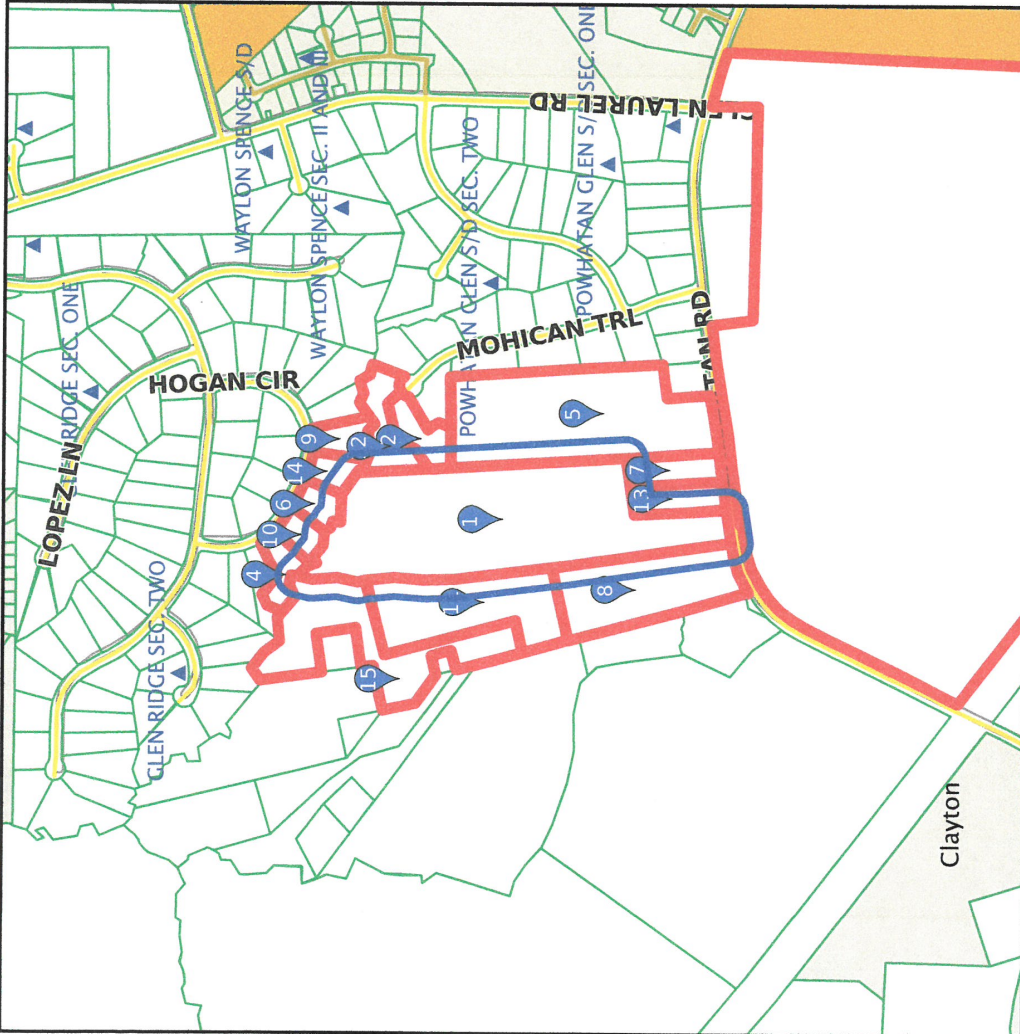
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05I05004	David and Nicole Orringer	3508 Queen Ann Dr., Clayton, NC 27527
05I05007V	CUOMO, RISA M.	225 MOHICAN TR CLAYTON, NC 27527
05E99010N	NOVO NORDISK PHARM IND	3612 POWHATAN RD CLAYTON, NC 27527
05I04051	BARBEE, SCOTT BARBEE, SUNISHA	421 HOGAN CR CLAYTON, NC 27527
05I05005	HILL, ROGER WILLIAM HILL, GINGER SMITH	3276 POWHATAN ROAD CLAYTON, NC 27527
05I04049	CARMAN, MICHAEL L ALFORD-CARMAN, MARY H	417 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05004A	SMITH, LARRY SMITH, LINDA T	3352 POWHATAN RD CLAYTON, NC 27527-0000
05I05012	GRIFOLS THERAPEUTICS INC	PO BOX 110526 DURHAM, NC 27709-5526
05I04047	DAVIS, JAMES C	413 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I04050	MELTON, FRANK	419 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05003	CARROLL, SHIRLEY JONES	2144 SHOTWELL RD CLAYTON, NC 27520-0000
05I05007W	SILLS, JOHN H	224 MOHICAN TRL CLAYTON, NC 27527-6048
05I05004C	SCOTT, TERESA SMITH	3366 POWHATTAN RD CLAYTON, NC 27527-0000
05I04048	SCOTT, W NELSON II SCOTT, JONES BROOKS	415 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05003F	JONES, HUBERT DONALD	1827 OLD U S 70 W CLAYTON, NC 27520-6507



*** DISCLAIMER ***

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



Result 1

id: 05105004
Tag: 05105004
Owner Name 1: ORRINGER, DAVID S.
Owner Name 2: ORRINGER, NICOLE W.
Mail Address 1: 3508 QUEEN ANN DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8713
Book: 04885
Page: 0488

Result 2

id: 05105007V
Tag: 05105007V
Owner Name 1: CUOMO, RISA M.
Owner Name 2:
Mail Address 1: 225 MOHICAN TR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Book: 04745
Page: 0501

Scale: 1:10060 - 1 in. = 838.33 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
January 31, 2020

ORRINGER, DAVID S.
ORRINGER, NICOLE W.
3508 QUEEN ANN DR
CLAYTON, NC 27527-8713

CUOMO, RISA M.
225 MOHICAN TR
CLAYTON, NC 27527

NOVO NORDISK PHARM IND
3612 POWHATAN RD
CLAYTON, NC 27527-0000

BARBEE, SCOTT
BARBEE, SUNISHA
421 HOGAN CR
CLAYTON, NC 27527

HILL, ROGER WILLIAM
HILL, GINGER SMITH
3276 POWHATAN ROAD
CLAYTON, NC 27527-0000

CARMAN, MICHAEL L
ALFORD-CARMAN, MARY H
417 HOGAN CIRCLE
CLAYTON, NC 27527-0000

SMITH, LARRY
SMITH, LINDA T
3352 POWHATAN RD
CLAYTON, NC 27527-0000

GRIFOLS THERAPEUTICS INC
PO BOX 110526
DURHAM, NC 27709-5526

DAVIS, JAMES C
413 HOGAN CIRCLE
CLAYTON, NC 27527-0000

MELTON, FRANK
419 HOGAN CIRCLE
CLAYTON, NC 27527-0000

CARROLL, SHIRLEY JONES
2144 SHOTWELL RD
CLAYTON, NC 27520-0000

SILLS, JOHN H
224 MOHICAN TRL
CLAYTON, NC 27527-6048

SCOTT, TERESA SMITH
3366 POWHATTAN RD
CLAYTON, NC 27527-0000

SCOTT, W NELSON II
SCOTT, JONES BROOKS
415 HOGAN CIRCLE
CLAYTON, NC 27527-0000

JONES, HUBERT DONALD
1827 OLD U S 70 W
CLAYTON, NC 27520-6507

NOTE: Turn off 'Fit to Page' in print dialog before
printing.

Label Type: AV5160
15 label(s) printed

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning Date of Mailing: February 18, 2020
Date of Meeting: March 4, 2020 Time of Meeting: 6:00pm
Location of Meeting: True Line Surveying, 205 W. Main St., Clayton, NC 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Molly Herring Signature: Molly Herring

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

Neighborhood meeting was held March 4, 2020, 6:00pm at True Line Surveying. Curk Lane started the meeting at 6:15pm.

Main concern the attendees had was the type of business that was going to be going there.

Other concerns were:

1. Dust control exisiting constrcution from NOVO
2. Noise and vibration from NOVO
3. Powhatan Road Traffic
4. Larry Smith and the Scott's do not want to be surrounded by an Industrial Park.
5. Michael Carman would like the stream buffer to be larger and had questions about the wild life being displaced.
6. Jesse Scott site plan needs to monitor light pollution.
7. Decreased home values of surrounding homes. David Orringer will get a real estate appraiser to give statement on the value.

After each were discussed no one had any further questions.

The meeting ending at 7:45pm.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Tract on Powhatan Rd.

Application: Rezoning

Location/Date: 205 W. Main St. (True Line Surveying) 3/4/2020

	NAME	ADDRESS
1	Larry Smith	3352 POWHATAN RD CLAYTON, NC 27527-0000
2	John Sills	224 MOHICAN TRL CLAYTON, NC 27527-6048
3	Michael Carman	417 HOGAN CIRCLE CLAYTON, NC 27527-0000
4	Jesse Scott	3366 POWHATTAN RD CLAYTON, NC 27527-0000
5	Teresa Scott	3366 POWHATTAN RD CLAYTON, NC 27527-0000
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

May 15, 2020

NOTICE

SUBJECT: **Project:** 2020-17-RZ – Tract on Powhatan Road, Rezoning
Address: Powhatan Road approximately 1,250 feet west of Mohican Trail and
Powhatan Road
TAG #: 05I05004
Applicant: True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a public meeting on **May 26, 2020 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 22 acres from **R-E** (Residential Estate) to **I-1** (Industrial-Light). Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to the Planning Board.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@TownofClaytonNC.org.

Sincerely,

Jeff Caines, AICP - Planner

March 6, 2020

Dear Clayton Planning Board/Town Council Members:

On March 4, 2020 my husband and I attended a Neighborhood Meeting at True Line Surveying regarding the rezoning request by Mr. David Orringer of a tract of land on Powhatan Road. The tract of land in question borders our property, where we live at 3366 Powhatan Road. At present this land is zoned RE, with the petitioner requesting it be rezoned to I1.

I respectfully ask the Town of Clayton to deny this request for rezoning this property. While I understand why Mr. Orringer has requested the change, I do not believe it is in the best interest of our neighborhood or the Clayton community at this time.

Powhatan Road is a semi-rural community; mostly residential or agricultural from Powhatan Church to Wilson's Mills, on the left side of the road. We would very much like to keep it as rural as possible. In addition, the bordering tract of land between the one in question and Powhatan Church is owned by Grifols and has not been rezoned. It is still zoned RE and has been established as "Corporate Lands for Learning-Wildlife Habitat Council", by Grifols.

In keeping with a spirit of farmland vs "pharmland", we believe this particular tract of land should be kept as it is, at least where zoning is concerned. While it would financially benefit

Mr. Orringer for the zoning to be changed to I1, it would not benefit the community as a whole. I am sympathetic to his plight, however. Since my family owned this property in the past, I can relate to his wanting to sell it. However, rezoning to I1 could bring any number of businesses to our community and leave us virtually surrounded by industry. In addition, it would significantly decrease our property value.

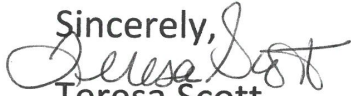
Powhatan Road is not a major thoroughfare. It is a rural, two lane road. With the construction of the second Novo Nordisk plant, the road has taken quite a beating. Noise and light pollution is ongoing, 24 hours a day. If this tract of land were to be rezoned to I1, more industry would just compound the issues we already face and virtually surround us.

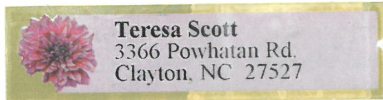
This area of Powhatan Road is rich with history, all the way back to the 1500's and Chief Powhatan, the father of Pocahontas, who camped in the area many times. Up to more recent times when it was farmed by my family and friends.

I believe it would be much more beneficial to Clayton to maintain this area RE and possibly expound on the history, the wildlife and ruralness of this area, instead of paving over it and making it another industrial park.

Further, maybe one of our healthcare neighbors (Novo or Grifols) would like to take it on and make it a nature park or greenway to benefit employees as well as the community. Another option would be a small sub-divided neighborhood. A park or neighborhood would help sustain the rich heritage of

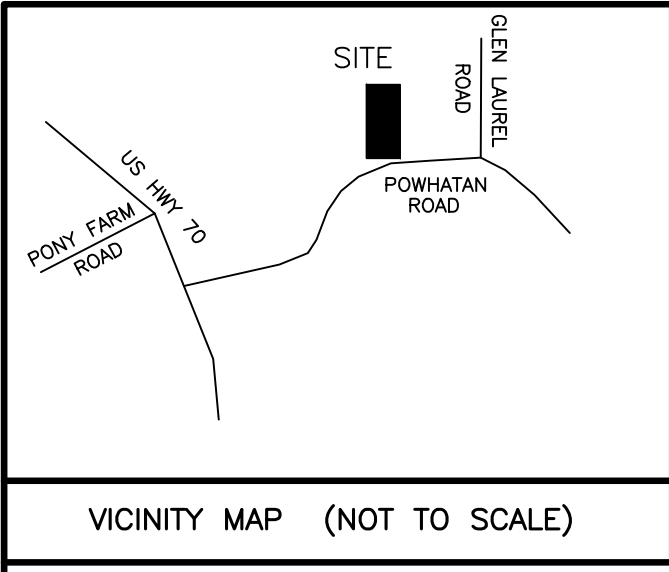
the Powhatan Community instead of covering it with more pavement. Either way, rezoning to I1 should not be allowed.

Sincerely,

Teresa Scott

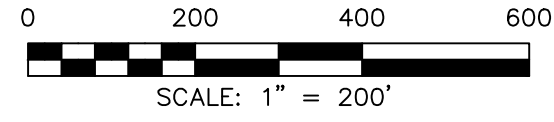


PETITION TO MAINTAIN RE (RESIDENTIAL ESTATE) ZONING OF POWHATAN ROAD
 LAND TRACT (BESIDE GRIFOLS CORPORATE LANDS FOR LEARNING, ADJACENT TO
 POWHATAN OFB CHURCH) **ONE SIGNATURE PER LINE-MUST BE EIGHTEEN OR
 OLDER TO SIGN**

Name	Address	Phone Number-Optional
Deleora Scott	3366 Powhatan Rd	919-631-25
Joe A. Scott	3366 Powhatan Rd	919-262-08
Larry Smith	3352 Powhatan Rd.	919-553-766
Trish T. Smith	(Same)	
Gannu Brato	216 Mohican Tr.	919-518-524-53
Rosa M. Brown	225 Mohican Tr.	919-243-223
WARREN SMOOT	3248 POWHATAN RD	919-971-3217
DAVID B. ANNIS	143 Sandy Branch Ln.	919-998-5476
Stacey Johnson	204 Mohican Tr	252-542-208
Jacob Byrd	204 Mohican Tr	336-264-366
JAN SILES		884-365 95
L. R. R. -		919-410-1820
James C. Davis	413 Hogan Cir.	919-262-6379
Nelson Scott	415 Hogan Circle	919-333-3002
Randy Blackman	3460-C Powhatan	919 600 490
RANDALL H Blackman	3460-C Powhatan	919 600 490



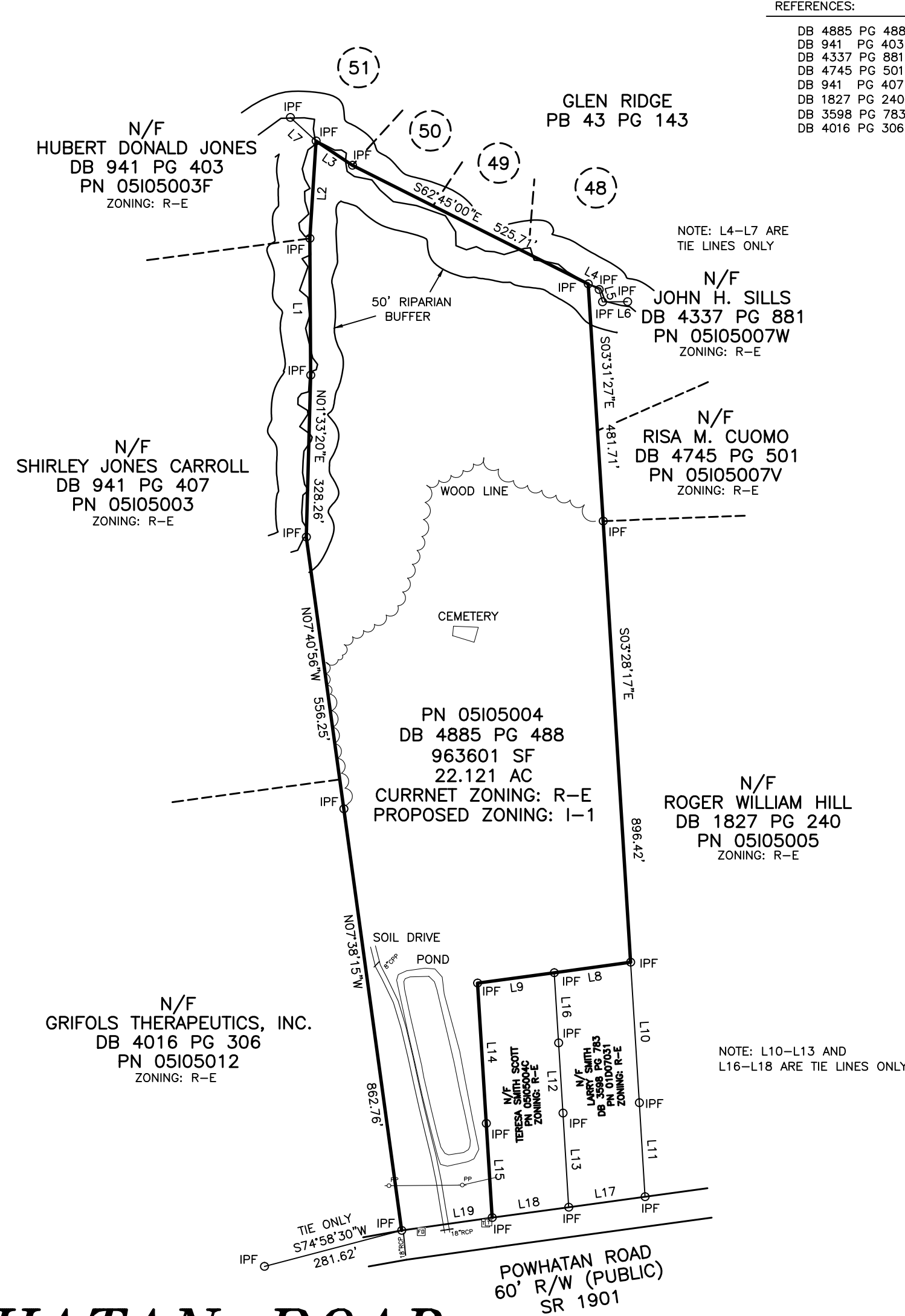
LINE	BEARING	DISTANCE
L1	N00°20'55"W	277.58'
L2	N03°30'30"E	197.90'
L3	S55°34'26"E	87.32'
L4	S62°33'07"E	24.41'
L5	S15°11'17"E	25.96'
L6	N89°39'17"E	49.63'
L7	N46°50'19"W	69.87'
L8	S82°00'35"W	152.76'
L9	S82°04'24"W	153.26'
L10	S03°30'29"E	285.50'
L11	S03°26'20"E	191.08'
L12	S03°28'34"E	142.52'
L13	S03°23'25"E	191.32'
L14	S03°29'40"E	285.10'
L15	S03°27'39"E	191.52'
L16	N03°30'15"W	142.70'
L17	S82°02'03"W	153.01'
L18	S82°02'03"W	153.01'
L19	S81°48'13"W	181.31'



OWNER: DAVID S. ORRINGER
NICOLE W. ORRINGER
3508 QUEEN ANN DR.
CLAYTON, NC. 27527

TRACT ON POWHATAN ROAD
FOR
DAVID S. ORRINGER
AND
NICOLE W. ORRINGER

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 24, 2020



LEGEND

○	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
○	OMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OPW	OVERHEAD POWER LINE
○	R/W	RIGHT OF WAY
○	S.F.	SQUARE FEET
○	AC	ACRE
○	DB	DEED BOOK
○	PB	PLAT BOOK
○	BOM	BOOK OF MAPS
○	LP	PAGE
○	LS	LINEAR FEET
○	LSL	LOT HAS OFFSITE SEWER
○	LSR	RECOMBINATION LOT
○	[T60]	STREET ADDRESS
---	---	LINE NOT SURVEYED

REFERENCES:

DB 4885 PG 488	PB 67 PG 162
DB 941 PG 403	PB 76 PG 341
DB 4337 PG 881	PB 43 PG 143
DB 4745 PG 501	
DB 941 PG 407	
DB 1827 PG 240	
DB 3598 PG 783	
DB 4016 PG 306	

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY.
 - 6) PARENT TRACT DEED: DB 4885 PG 488
 - 7) PARENT TRACT ID # 05I05004
 - 8) PARENT TRACT PIN 167804-62-4440

- THIS SURVEY:
- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - ☒ C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 - ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

1/31/2020
DATE
SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

1/31/2020
DATE
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4885, PAGE 488, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4885, PAGE 488; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11, -C.1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31th DAY OF JANUARY, A.D. 2020



SURVEYOR

L - 3990
LICENSE NUMBER

SURVEYED BY:	MATT
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	7/20/2017
JOB NO.	996.007

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



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

Planning Board, 05/26/2020

STAFF REPORT

Application Number: 2020-17-RZ

Project Name: Tract on Powhatan Rd – Rezoning

TAG #(s): 05I05004
Town Limits/ETJ: ETJ
Applicant: True Line Surveying
Owner: David Orringer
Location: * No Site Address * +/- 1,200 feet west of Mohican Trail and Powhatan Road
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** March 4, 2020
- **Sign posted:** May 15, 2020
- **PB Adjacent Property Letters Mailed:** May 15, 2020

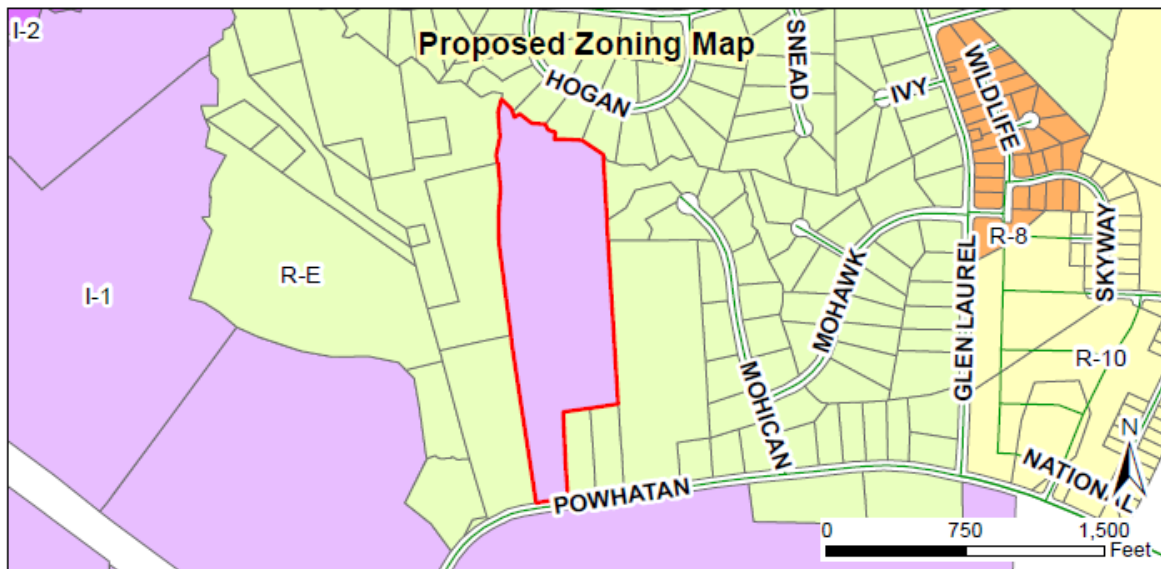
REQUEST: Rezoning from Residential Estate (R-E) to Industrial-Light (I-1)



SITE DATA:**Acreage:** 22.33 acres**Existing Use:** Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	R-E	Residential
South	I-1	Medical Industrial (Novo Nordisk)
East	R-E	Residential
West	R-E	Residential / Vacant



STAFF ANALYSIS AND COMMENTARY:**Overview**

The site is located on Powhatan Road approximately 1,200 feet west of Mohican Trail and Powhatan Road; it is currently vacant. The applicant is requesting to re-zone the property from Residential Estate (R-E) to Industrial-Light (I-1). The Light Industrial zoning district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. The intent of this zoning district is to have businesses that are relatively clean and operate in a quiet manner, and should not be obnoxious to nearby residential or business districts and research facilities. The applicant does not have a specific intended use for this site, however staff finds that this re-zone will give the ability for the applicant to prepare the site to be sold on the open market. The Industrial-Light zoning district would allow this property to be developed with more compatible uses that already exist in the surrounding area.

Consistency with the Comprehensive Plan 2040

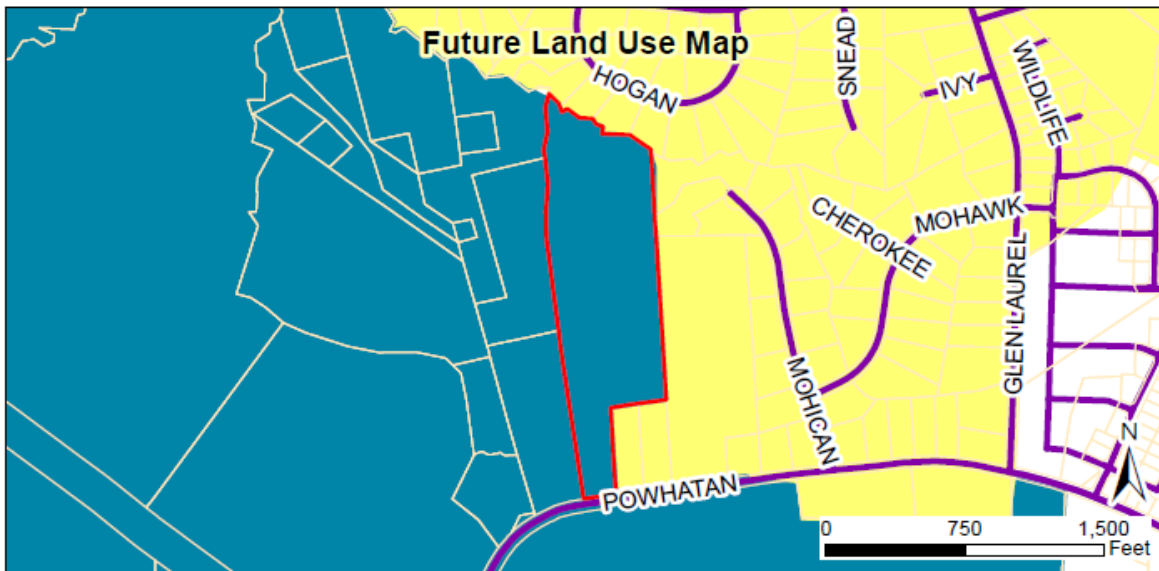
The proposed zone is consistent with the Comprehensive Plan designation of Employment Center. The objective of the Employment Center designation is to provide locations for primary employment and economic development opportunities. This property is located along a major transportation corridor (Powhatan Road) and is large enough to accommodate future economic growth in Clayton.

Although the future use of the site is not known at the time of application submittal, any new business will be reviewed in accordance with the requirements of the Unified Development Code. This review will ensure that both the site development and proposed use will be compatible with the adopted Comprehensive Plan and the Unified Development Code.

The Compatible Zoning Districts, in the Comprehensive Plan, identifies Employment Center (EC) as a compatible Use with the I-1 zoning district. The Future Land Use Map (shown below) highlights this property as well as properties to the west as being identified as Employment Centers.

Comprehensive Plan Goals supporting the rezoning request include:

- Goal LU1: Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.
- Objective LU2.1: Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by Town Council. Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town.
- Strategy LU1.1.1: Review development proposals for consistency with the Future Land Use Map.



CONSIDERATIONS:

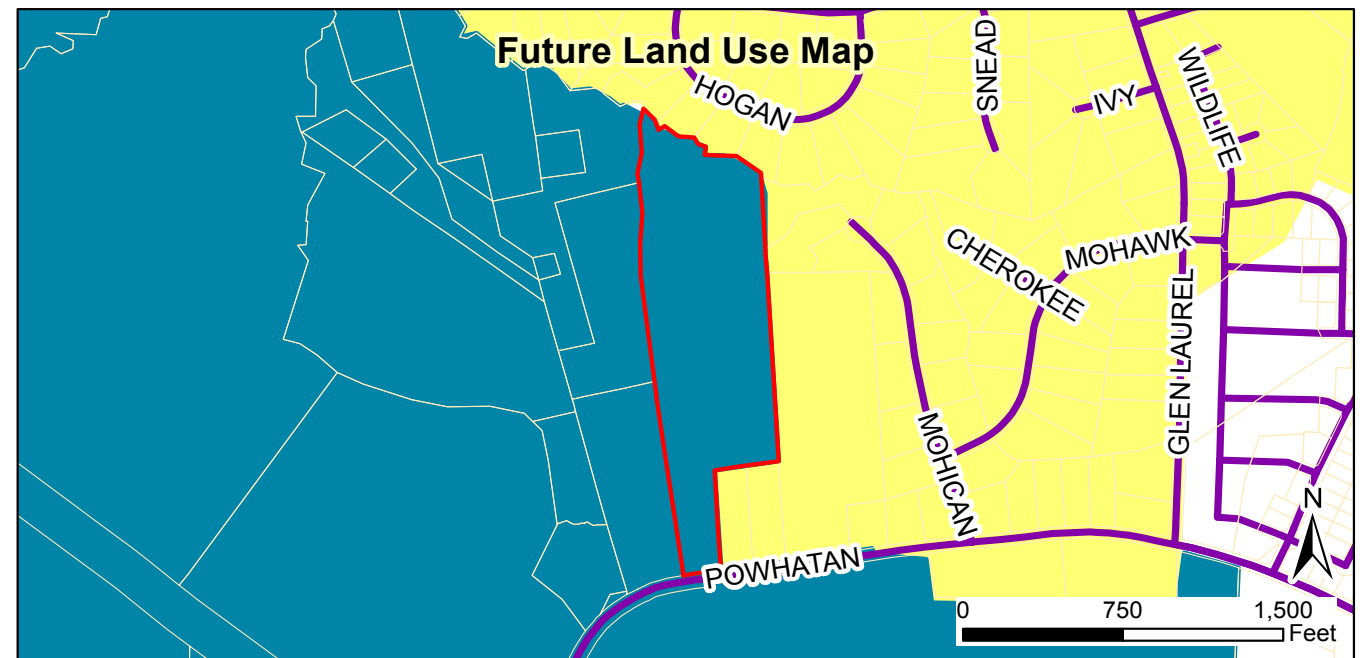
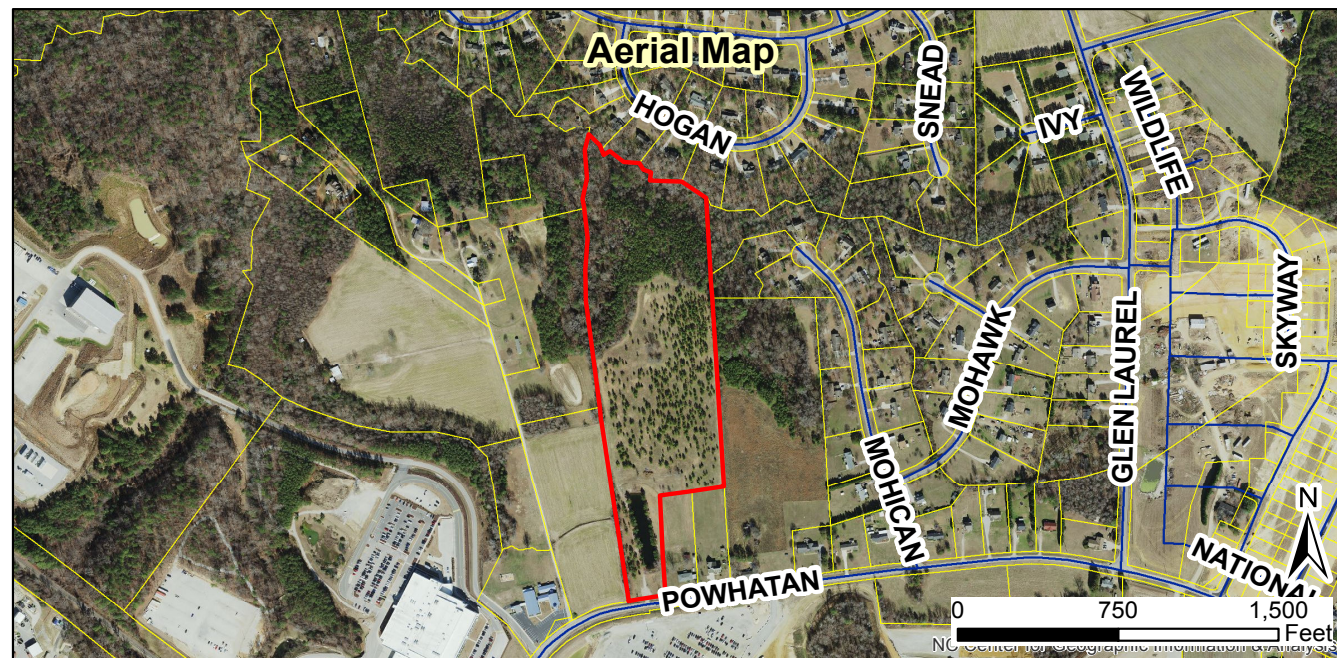
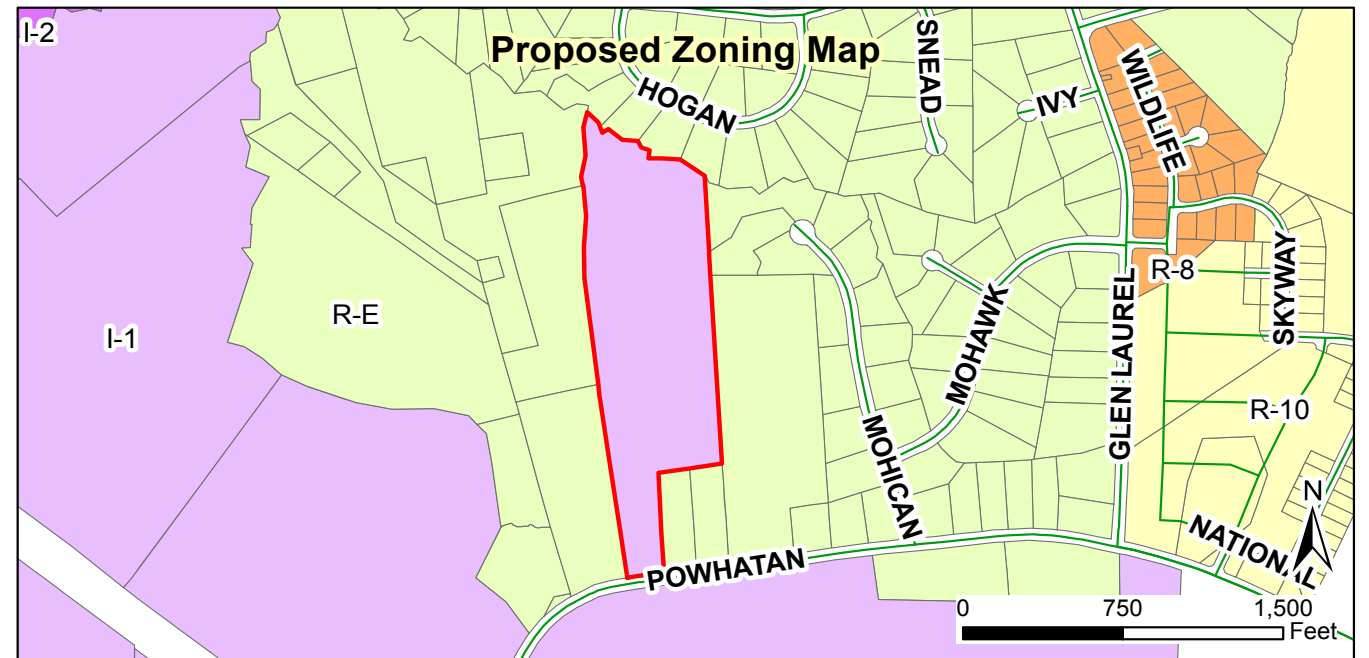
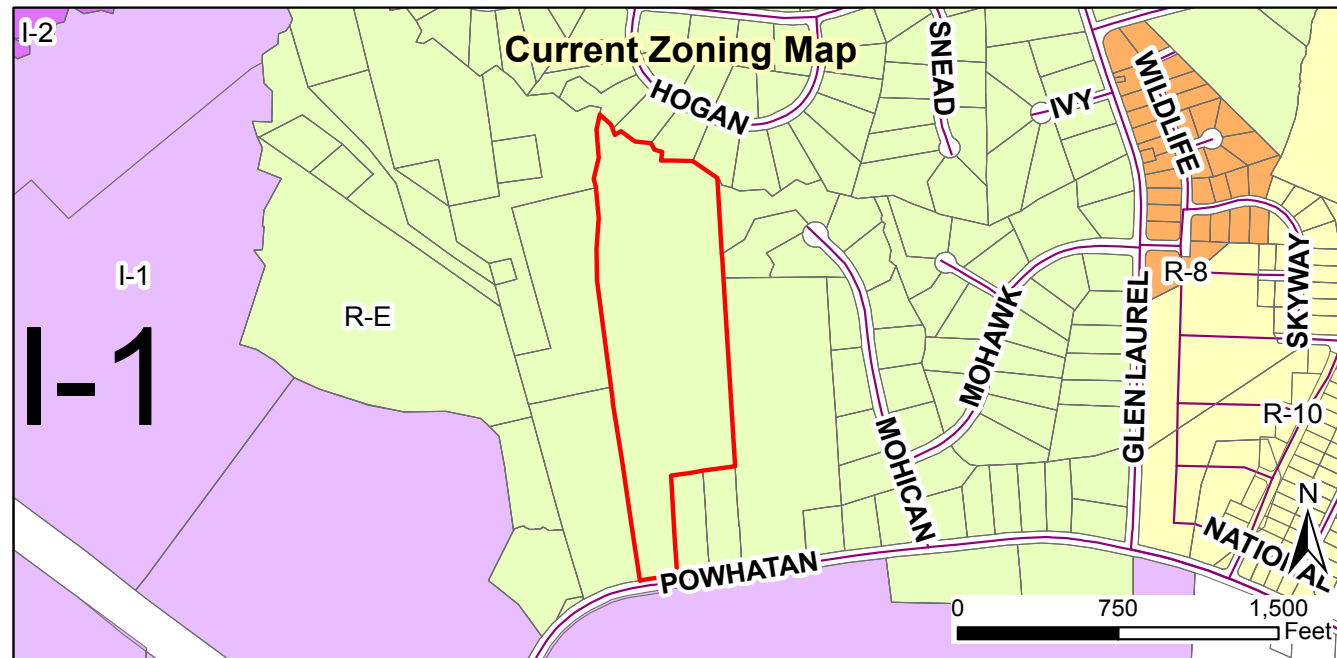
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning request.

ATTACHMENTS:

- 1) Application
- 2) Owner's Consent Form
- 3) Staff Report Maps
- 4) Neighborhood Meeting Materials
- 5) Survey
- 6) PB Adjacent Property Letter
- 7) Public Comment- Teresa Scott



Request:
2020-17-RZ, Powhatan Road
Request to Rezone Existing R-E to Proposed Zoning to I-1

Applicant: True Line Surveying
 Property Owner: David Orringer
 Tag #: 05105004

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-17-RZ - Tract on Powhatan Rd\Staff Report Maps\Staff Report Map - 2020-17-RZ - Powhatan Road Maps.mxd

- Legend**
- TOC_SDE.GISMGR.Parcels selection
 - 100-yr Flood Zone
 - Thoroughfare Overlay
 - Site

2/11/2020
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the quality of the data
 represented here.



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

REZONING APPLICATION COVER SHEET

Name of Project: Shoppes at Glen Laurel Phase 2 Date: 2/3/2020
Applicant Name: Commercial Properties, Inc.

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 6/15/19
- [☒] Review Fee
- [☒] Advertisement Fee
- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Signed & Sealed Boundary Survey
- [☒] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



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

REZONING APPLICATION

- ☐ Standard Rezoning Fee: \$500.00
☒ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☒ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: Shoppes at Glen Laurel Phase 2
Acreage of Property: 10.455 AC Zoning District: Residential Estate
County Tag #: 05 10 4016E NC Pin #: 167800-29-5295
Address/Location: Glen Laurel Road, 1150 ft south of HC42
Existing Zoning District: Residential Estate Proposed Zoning District: Planned development Mixed Use

APPLICANT INFORMATION

Applicant: Commercial Properties, Inc
Mailing Address: 1004 Wake Forest Road, Raleigh, NC 27604
Phone Number: 919 872-5702 Fax: _____
Contact Person: Kate Brown or Brantley Tillman
Email Address: kate@commprop.net

PROPERTY OWNER INFORMATION

Name: Clayton Partners LLC
Mailing Address: 1004 Wake Forest Road
Phone Number: 919 872-5702 Fax: _____
Email Address: _____

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

Reasoning allows for the expansion of the Pines at Glen Laurel. Additional residential, commercial, and retail uses to meet needs of surrounding area

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
This parcel is identified as "high density Residential/Neighborhood center" in the 2040 comp plan. The proposed rezoning is consistent with 2040 Plan
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The current zoning "Residential Estate" does not provide for growth and non-residential development. The 2040 Plan recognizes this deficiency
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
This rezoning meets the intent of the 2040 Plan. The uses allowed in PB-mixed use will assist with meeting growing service demands within the Town
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
Adequate public facilities exist to accommodate this rezoning. Roadway improvements have been recently made based upon expected growth
5. It has been determined that the legal purposes for which zoning exists are not violated.
The property and proposed zoning are consistent with Town policy and regulations
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.
With Caterpillar to the west, existing PB-mixed use to north, Town Park to east, and scattered residential to south; the proposed rezoning will not negatively impact surrounding uses. The proposed services created as a result of this rezoning will benefit the general area by meeting the growing demand for services.

April 2019

3 of 10

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.

The proposed rezoning will provide additional opportunity for business and residential growth that will benefit the surrounding area

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.

C Bentley Lillman
Print Name

C Bentley Lillman
Signature of Applicant

2-3-2020
Date



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

OWNER'S CONSENT FORM

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

Project Name: The Pines at Glen Laurel Phase 2 Address or PIN #: 167800-29-5295

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

clayton Partners LLC

(Address)

1004 Wake Forest Road
Raleigh, NC, 27604
-1358

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):

Commercial Properties Inc.

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:

Frank Kbert
(Name - type, print clearly)

clayton Partners LLC

(Address)

1004 Wake Forest Rd.

(Owner's Signature)

(City, State, Zip)

Raleigh, NC 27604-1358

STATE OF

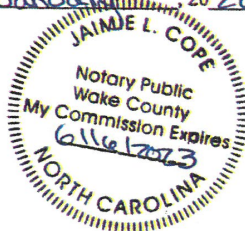
North Carolina

COUNTY OF

Wake

Sworn and subscribed before me Jaimie L. Cope, a Notary Public for the above State and County, this the 31 day of January, 2020.

SEAL



July 2018

Notary Public

My Commission Expires:

6/16/2023

1/10 & ADDITION

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning ^{CADDTY TAG} 05104016E Date of Mailing: Jan 30, 2020
Date of Meeting: February 13, 2020 Time of Meeting: 6:30 PM
Location of Meeting: Clayton Center

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Mark P. Ashness

Signature: 

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

No attendees, No Changes

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Shoppes at Glen Laurel

Application: Rezoning to PD-MU

Location/Date: February 13th, 6:30 PM, Clayton Center

	NAME	ADDRESS
1	No attendees	
2		
3		
4		
5		
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7		
8		
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10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



CE GROUP

301 GLENWOOD AVENUE, SUITE 220

RALEIGH, NC 27603

Phone: (919) 367-8790

E-Mail: mark@cegroupinc.com

January 30, 2020

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 proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: February 13, 2020 Meeting Time: 6:30 PM

Meeting Location: Clayton Center (Poole Meeting Room) 111 E. 2nd Street, Clayton NC

Type of Application: Rezoning

Project / Proposal property address: Parcel 05104016E, Glen Laurel Rd

Description of project / proposal: Proposed rezoning from Residential Estate to Planned Development – Mixed Use

Upcoming public meetings for this
Application (Planning Board

And / Town Council): Planning Board February 24, 2020

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

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

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

If you have any questions prior to or after this meeting, you may contact us at **919-367-8790 Ex. 101**. You may also contact the Planning Department at **919-553-5002**.

Sincerely,

Mark P. Ashness, PE
CE Group, Inc.

cc: Town of Clayton Planning Department

PROVIDING CIVIL / SITE & INFRASTRUCTURE CONSULTING SERVICES SINCE 1998



*** **DISCLAIMER** ***

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



Scale: 1:18611 - 1 in. = 1550.88 feet

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

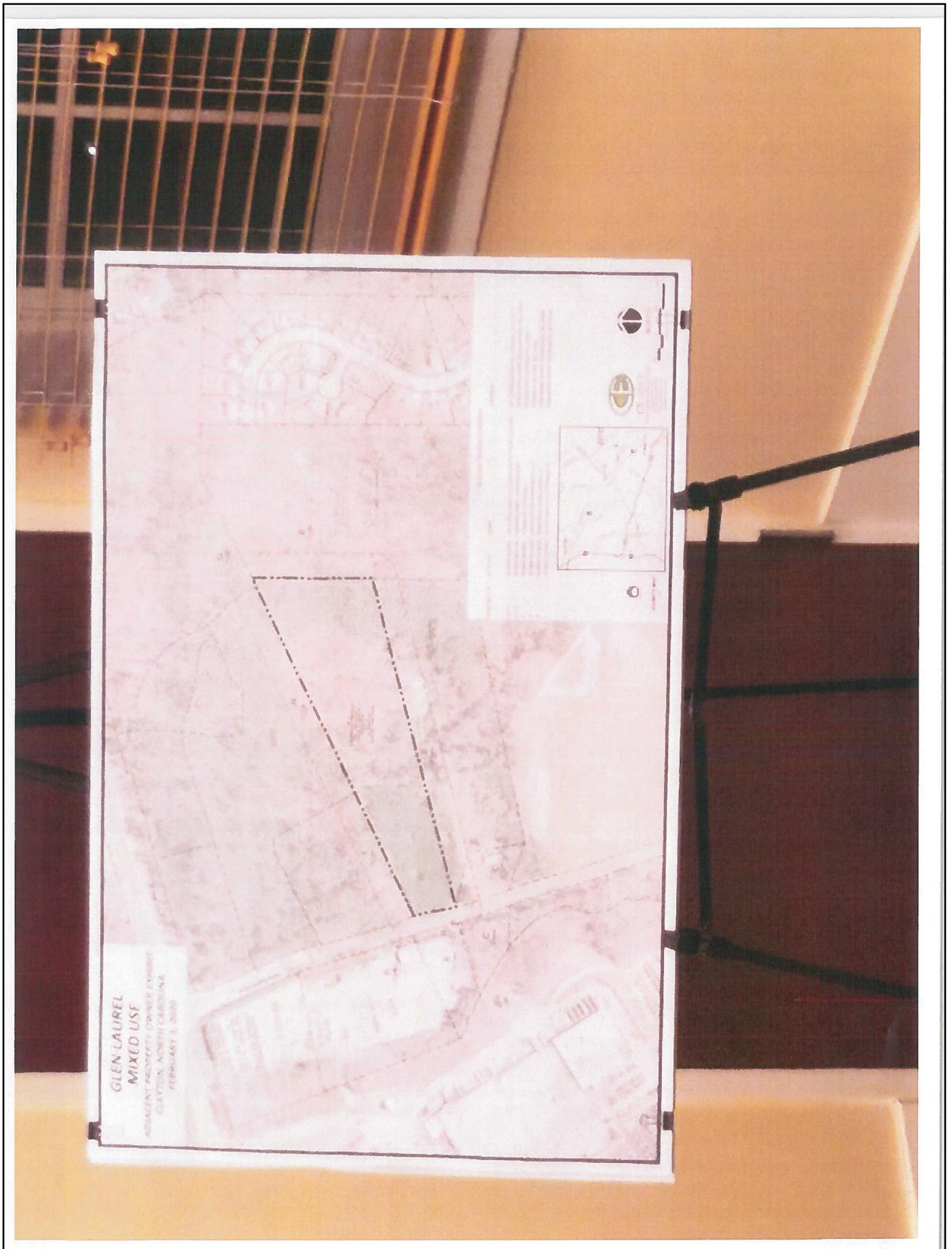
Johnston County GIS
January 30, 2020



CE Group
Neighborhood
Meeting 02/13



CA221
POOLE
MEETING ROOM





NC KEEN LAND LLC COORPORATE
TRUST CENTER
871 CRANES GAP RD
CARLISLE, PA 17013

SANDRA SMITH PROVENZANO
2276 GLEN LAUREL RD
CLAYTON, NC 27527

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528

LWB CLAYTON APARTMENTS LLC
PO BOX 1328
CARY, NC 27512

SHOPPES AT GLEN LAUREL LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604

GLEN LAUREL SELF STORAGE LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604

CLAYTON PARTNERS LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604



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

May 12, 2020

NOTICE

SUBJECT: **Project:** 2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning
Address: Located off Glen Laurel Road
TAG #: 05I04016E
Applicant: Commercial Properties, Inc.

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a virtual public meeting on **Tuesday, May 26, 2020 at 6:00 PM**, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 10.455 acres from Residential Estate (R-E) to Planned Development Mixed Use (PD-MU). The property is located off Glen Laurel Road; please see the map on the back of this letter.

This Planning Board meeting will be held remotely. The Council chambers will be closed to the public. If you would like to provide public comment please contact the Planning Board Clerk, Chrissy Freeman, at 919-553-5002 or cfreeman@townofclaytonnc.org. Please submit all public comments to the Clerk no later than 12 pm on Tuesday, May 26, 2020. You may also contact the Clerk to obtain a link to access the virtual public meeting online or to obtain a call-in number to access the meeting via telephone.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to join this meeting and express your opinions on this request to the Planning Board.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, ACIP, CZO
Planner II

MINIMUM ARCHITECTURAL STANDARDS

MATERIALS

MATERIALS SUCH AS BRICK, GLASS, STONE, MARBLE, GRANITE, ASHLAR MASONRY, PRE-CAST OR POURED CONCRETE OR SIMILAR MATERIALS ARE THE RECOMMENDED FINISHES.

THE USE OF CONCRETE AS A FRONT PRIMARY FACADE MATERIAL WILL ONLY BE ALLOWED IF DESIGN INCLUDES SIGNIFICANT ARCHITECTURAL FEATURES OF COLOR AND TEXTURE.

THE CHOICE OF BUILDING MATERIALS SHOULD BE IN CHARACTER WITH AND COMPATIBLE WITH ABUTTING BUILDINGS. FACADE DESIGN MATERIALS SHOULD BE AMONGST THE BEST QUALITY FOR PRIMARY FACADES. SECONDARY FACADES (SIDES OR REAR) SHOULD COMPLEMENT THE PRIMARY FACADE WITH SIMILAR DESIGN TREATMENT BUT BE LESS INTENSIVE AND ADHERE TO STANDARD DETAILS OF THE ARCHITECTURAL STYLE.

EXTERIOR BUILDING MATERIALS SHALL BE CONSISTENT OR COMPATIBLE ON ALL EXTERIOR FACADES AND/OR FLOOR LEVELS OF A BUILDING. EXPOSED FRAMING OR ATTACHED STRUCTURES, UNLESS INTEGRAL TO THE DESIGN OR DESIGNED AS AN EXPOSED ELEMENT (I.E., HEAVY TIMBER OR FINISHED METAL), SHALL NOT BE ALLOWED.

MATERIALS USED IN ATTACHED STRUCTURES SHALL BE APPROPRIATE WITH AND COMPLEMENTARY TO THE PRINCIPAL STRUCTURE. SUGGESTED BUILDING ACCENT MATERIALS COULD BE COPPER, ALUMINUM, WOOD, METAL, ACCENT STONE, CULTURED STONE, CUT STONE, ACCENT STUCCO, ACCENT EIFS, FORMED CONCRETE AND TERRAZZO. ALL OTHER MATERIALS SHALL BE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. THE USE OF EIFS AS A PRIMARY FACADE MATERIAL WILL NOT BE ALLOWED UNLESS APPROVED BY THE MASTER DEVELOPER.

ROOFTOP MECHANICAL EQUIPMENT, IF USED, SHALL BE LOCATED TO NOT BE VISIBLE FROM THE PUBLIC WAY OR SHALL BE ADEQUATELY SCREENED WITH MATERIALS THAT ARE COMPLEMENTARY AND CONSISTENT WITH THE BUILDING ARCHITECTURE AND ROOF DESIGN/FINISH. BUILDING FACADES THAT ARE CLAD WITH A SINGULAR EXTERIOR SURFACE MATERIAL SHOULD PROVIDE ADDITIONAL DESIGN ELEMENT(S) TO PROVIDE ARCHITECTURAL RELIEF TO THE WALL WITH DETAILS THAT ARE CONSISTENT WITH THE PRIMARY FACADE DESIGN.

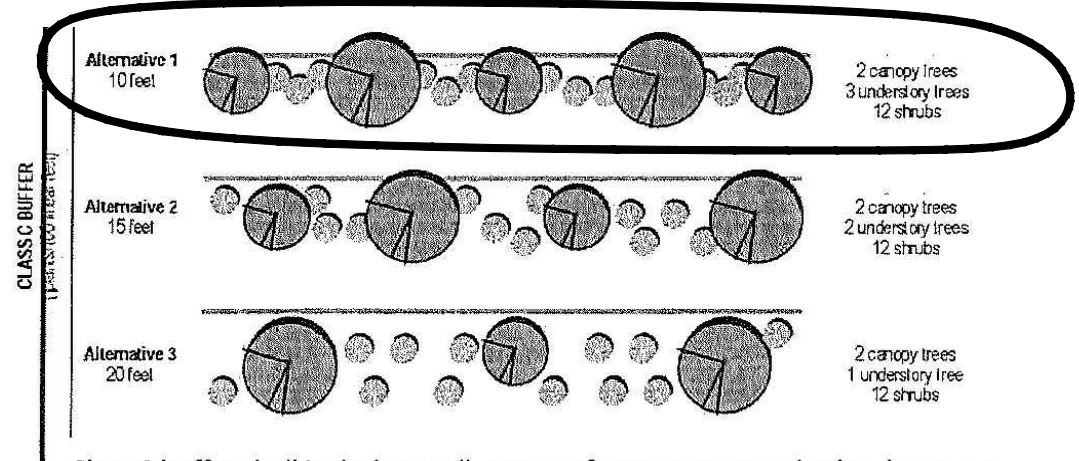
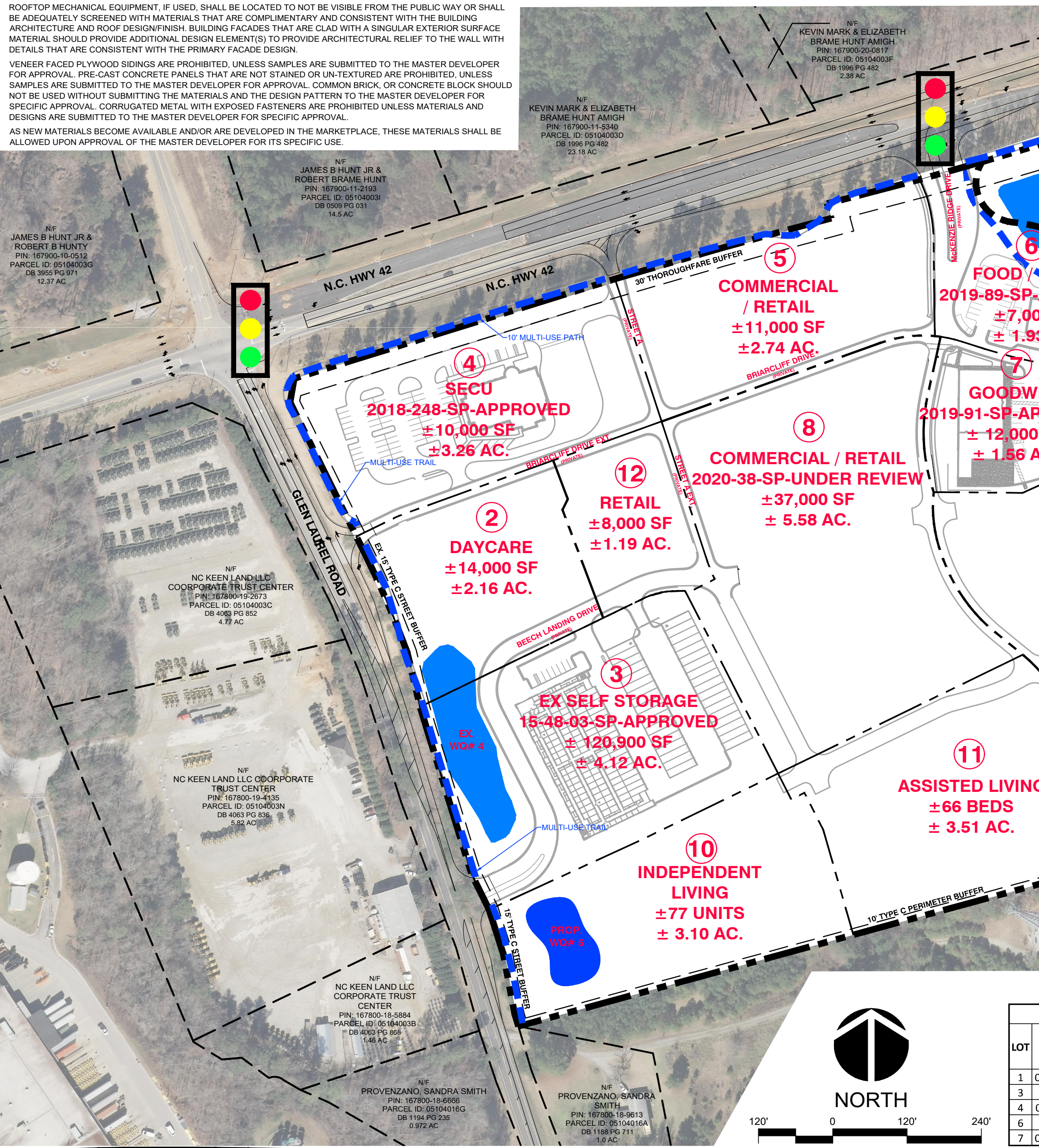
VENEER FACED PLYWOOD SIDINGS ARE PROHIBITED, UNLESS SAMPLES ARE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. PRE-CAST CONCRETE PANELS THAT ARE NOT STAINED OR UN-TEXTURED ARE PROHIBITED, UNLESS SAMPLES ARE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. COMMON BRICK OR CONCRETE BLOCK SHOULD NOT BE USED WITHOUT SUBMITTING THE MATERIALS AND THE DESIGN PATTERN TO THE MASTER DEVELOPER FOR SPECIFIC APPROVAL. CORRUGATED METAL WITH EXPOSED FASTENERS ARE PROHIBITED UNLESS MATERIALS AND DESIGNS ARE SUBMITTED TO THE MASTER DEVELOPER FOR SPECIFIC APPROVAL.

AS NEW MATERIALS BECOME AVAILABLE AND/OR ARE DEVELOPED IN THE MARKETPLACE, THESE MATERIALS SHALL BE ALLOWED UPON APPROVAL OF THE MASTER DEVELOPER FOR ITS SPECIFIC USE.

BUILDING DETAILS

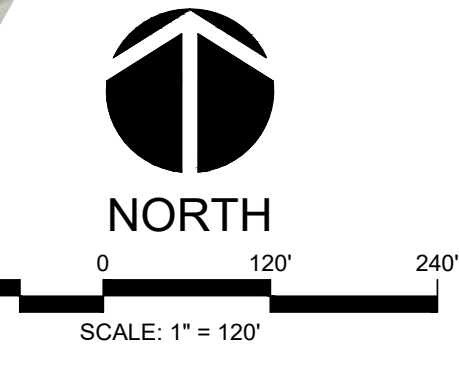
AS THE ARCHITECTURAL DESIGN DICTATES, ELEMENTS SHOULD BE INCORPORATED IN PRIMARY BUILDING FACADES: WINDOW BASE, SURROUNDS, PILASTERS, COLUMNS, FRIEZES, CORNICES, AND WALL BREAKS. ACCURATE REPRESENTATION OF DEFINED ARCHITECTURAL DETAILS AND STYLES SHOULD BE INCORPORATED IN THE PRIMARY ARCHITECTURAL DESIGN.

GENERALLY, ACCEPTED BUILDING FEATURES AND DETAILS, WHEN COMBINED WITH EXTERIOR MATERIALS AND APPROPRIATE ARCHITECTURAL STYLES WILL BE THE BASIS OF AN ARCHITECTURALLY HARMONIOUS ENVIRONMENT. BUILDING ELEMENTS SUCH AS AWNINGS, SIGNS, DOORS WINDOWS AND LIGHTING SHOULD COMPLEMENT THE BUILDING FACADE AND FINISHES. THE ARCHITECT SHOULD CONSIDER THE USE OF BASE AND WALL ENTABLATURES ON ARCHITECTURAL FACADES. BUILDING BASE AND WALL ENTABLATURES SHOULD BE CONSISTENT WITH THE SELECTED ARCHITECTURAL STYLE. TOP OF WALL FEATURES SHOULD BE INCLUDED AS AN ELEMENT OF DESIGN TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSIVE WALLS. THE RAISING OR LOWERING OF THE PARAPET AND/OR BUILDING OFFSETS ARE RECOMMENDED, WHEN APPROPRIATE TO THE ARCHITECTURE AND USE OF THE BUILDING. WHEN DESIGNING A MASONRY BUILDING, THE USE OF SOLDIER COURSING, ROWLOCKS, COPINGS, ARCHES OR UNIQUE HEAD, SILL AND COPING DESIGNS ARE ENCOURAGED. BUILDING DETAIL MATERIALS, COLOR, AND TEXTURE SHALL BE APPROPRIATE WITH THE BASE MATERIALS AND THE ARCHITECTURAL STYLE OF THE BUILDING. BUILDING FEATURES AND DETAILS SHOULD BE CONSISTENT WITHIN THE FRONT EXTERIOR FACADE OF THE BUILDING. THE LEVEL OF DETAIL MAY BE LESS INTENSE OR SIMULATED ON THE SIDES, REAR AND UPPER LEVELS OF THE BUILDING.



Class C buffer shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of six feet at installation.

- NOTE:**
- 1) ALL LOTS WILL BE REVIEWED AS A SEPARATE MAJOR SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
 - 2) USES MAY BE REARRANGED TO DIFFERENT LOTS, SO LONG AS THEY DO NOT EXCEED MAXIMUM UNIT COUNT OR BUILDING SIZE AND CAN STILL COMPLY WITH REQUIRED DIMENSIONAL STANDARDS OUTLINED IN THIS MASTER PLAN.
 - 3) USES MAY BE REARRANGED TO DIFFERENT LOTS, SO LONG AS THEY DO NOT EXCEED MAXIMUM UNIT COUNT OR BUILDING SIZE AND CAN STILL COMPLY WITH REQUIRED DIMENSIONAL STANDARDS OUTLINED IN THIS MASTER PLAN.
 - 4) ANY PROPOSED USE WILL BE SUBJECT TO THE PARKING FOR THAT USE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 - 5) NO OUTDOOR STORAGE SHALL OCCUR AS A PART OF THE DEVELOPMENT.



USES ACCEPTABLE WITHIN COMMERCIAL RETAIL

CHURCH OR PLACE OF WORSHIP
CIVIC CLUB
GOVERNMENT SERVICES
COMMUNITY CLUBHOUSE
ENTERTAINMENT, INDOOR (EXCEPT BOWLING ALLEY)
FITNESS CENTER
PRODUCE STAND
CARWASH/AUTO DETAILING
CONTRACTOR OFFICE
CONVENIENCE STORE, WITH OR WITHOUT GAS SALES
CREATIVE STUDIO
FINANCIAL INSTITUTION
KENNEL
MICROBREWERY
OFFICE, GENERAL
OFFICE, MEDICAL
PAWNSHOP
PERSONAL SERVICES
RESTAURANT
RETAIL SALES, GENERAL
RETAIL SALES, NEIGHBORHOOD
SELF-SERVICE STORAGE
SERVICE, GENERAL
SERVICE, NEIGHBORHOOD
THEATER, INDOOR
VEHICLE REPAIR OR SERVICE
VETERINARY CLINIC

OPEN SPACE (12.5% REQ.)		
ACTIVE	AREA (AC.)	PERCENTAGE
AMENITY #1	0.70	1.26%
AMENITY #2 (FUTURE)	0.30	0.54%
DOG PARK	0.90	1.61%
SUBTOTAL=	1.90	3.41%
PASSIVE	AREA (AC.)	PERCENTAGE
SUBTOTAL=	5.20	9.33%
TOTAL=	7.10	12.74%

APPROVED LOTS												
LOT	TAG #	ACRES	EX. USE	EX. IMPERVIOUS (SF)	EX. IMPERVIOUS (%)	PROP. USE	EX. ZONING	PROP. ZONING	GROSS SQUARE FEET	UNITS / GSF	DENSITY	TYPE C PERIMETER BUFFER (FT)
1	05104003V	20 +/-	APT	401,275	46.1%	N/A	PD-MU	N/A	240,000	12 UNITS / AC.	N/A	40
3	05104003	4.12 +/-	SELF-STORAGE FACILITY	95,483	59.1%	N/A	PD-MU	N/A	120,900	N/A	N/A	15
4	05104003X	3.26 +/-	FINANCIAL INSTITUTION	105,655	74.4%	N/A	PD-MU	N/A	10,000	N/A	N/A	15
6	05104004	1.93 +/-	RESTAURANT / RETAIL	51,000	60.5%	N/A	PD-MU	N/A	7,000	N/A	N/A	30
7	05104004A	1.56 +/-	RETAIL	60,427	88.9%	N/A	PD-MU	N/A	12,000	N/A	N/A	N/A

FUTURE LOTS												
LOT	TAG #	ACRES	EX. USE	PROP. USE	PROP. IMPERVIOUS (SF) (80% MAX)	EX. ZONING	PROP. ZONING	GROSS SQUARE FEET	UNITS / BEDS	DENSITY	TYPE C PERIMETER BUFFER (FT)	TYPE C STREET BUFFER (FT)
2	TBD	2.16	VACANT	DAYCARE	75,271	PD-MU	PD-MU	14,000	N/A	N/A	N/A	15
5	05104003Y	2.74	VACANT	COMMERCIAL / RETAIL	95,483	PD-MU	PD-MU	11,000	N/A	N/A	N/A	30
8	TBD	5.58	VACANT	COMMERCIAL / RETAIL	194,451	PD-MU	PD-MU	37,000	N/A	N/A	N/A	N/A
9	TBD	6.70	VACANT	APT / AMENITY	233,481	PD-MU / R-E	PD-MU	170,000	120	18 +/- UNITS/AC.	10	N/A
10	TBD	3.10	VACANT	INDEPENDENT LIVING	108,028	R-E	PD-MU	72,000	77	25 +/- UNITS/AC.	10	15
11	TBD	3.51	VACANT	ASSISTED LIVING	122,316	R-E	PD-MU	40,000	66	19 +/- BEDS/AC.	10	N/A
12	TBD	1.19	VACANT	RETAIL	41,469	R-E	PD-MU	8,000	N/A	N/A	N/A	N/A

COVERED SIDEWALK IS EXCLUDED FROM BUFFER SETBACK REQUIREMENTS.

DEVELOPMENT SUMMARY

PROJECT NAME: THE SHOPPES AT GLEN LAUREL

ADDRESS: 1430 NC HIGHWAY 42, CLAYTON, NORTH CAROLINA

TAG / ZONING: RID: 05104003V (PD-MU), RID: 05104003W (PD-MU), RID: 05104003 (PD-MU), RID: 05104003X (PD-MU), RID: 05104003Y (PD-MU), RID: 05104004 (PD-MU), RID: 05104004A (PD-MU), THOROUGHFARE OVERLAY (NC-42) & WATERSHED PROTECTION

SITE AREA (GROSS): 55.75 ACRES

GENERAL SITE DATA		
	SQUARE FOOT	PERCENTAGE
TOTAL SITE AREA	2,428,470	55.75
TOTAL IMPERVIOUS AREA	1,462,674	60.23%
TOTAL PERVIOUS AREA	965,796	39.77%
UTILITY PROVIDERS		
ELECTRIC	DUKE PROGRESS	
WATER	TOWN OF CLAYTON	
SEWER	TOWN OF CLAYTON	
DENSITY (UNITS/AC.)		
TOTAL DENSITY LOTS 1,9,10,11	15	

REVISIONS		DATE
1.	REVISED PER TOWN OF CLAYTON REVIEW COMMENTS.	06/05/2020
2.	REVISED PER TOWN OF CLAYTON REVIEW COMMENTS.	06/05/2020

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

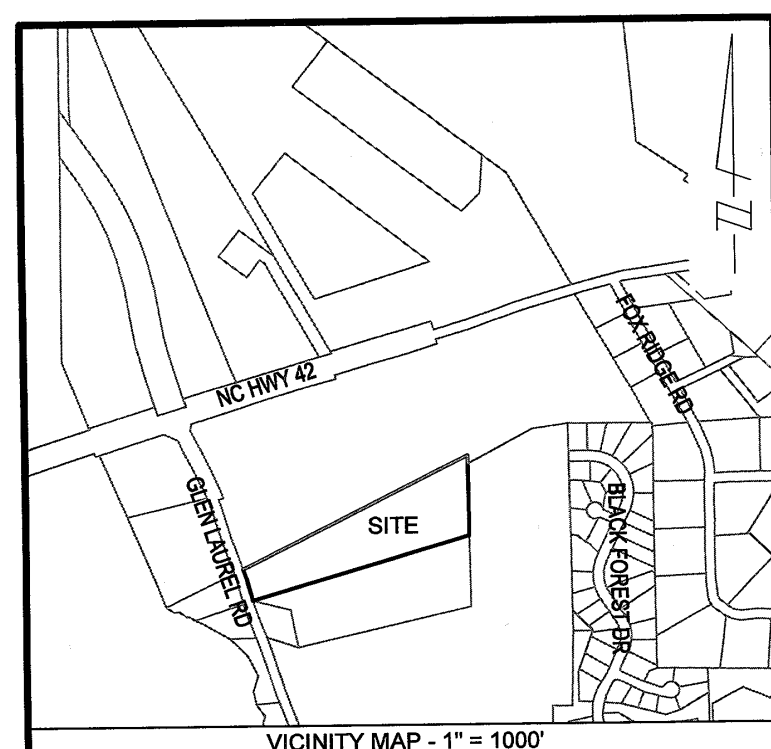
www.cegroupinc.com

License # C-1739



SHOPPES AT GLEN LAUREL
MAJOR SUBDIVISION (MASTER PLAN)
MODIFICATION
PROPOSED MASTER PLAN REVISION
TOWN OF CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 100'
Drawn: JPD
Checked: MPA
Project No: 127-264
Computer Dwg. Name: 127-264_major-sub-mos-2020 05 06
Sheet No: 8
Of 8



NC KEEN LAND, LLC
PIN: 167800-19-4135
D.B. 4063 PG. 836
P.B. 38 PG. 25

NC KEEN LAND, LLC
PIN: 167800-18-5894
D.B. 4063 PG. 868
P.B. 40 PG. 363

SANDRA SMITH PROVENZANO
PIN: 167800-18-6666
D.B. 1194 PG. 237

SANDRA S. PROVENZANO
PIN: 167800-18-9613
D.B. 1188 PG. 711

SHIRLEY SMITH BULLOCK
PIN: 167800-29-4176
D.B. 1194 PG. 241
459,363 SF
10.5455 ACRES

JAMES B. HUNT, JR. &
ROBERT BRAME HUNT
PIN: 167800-29-8988
DB. 509 PG. 31
1,986,868 SF
45.6122 ACRES

SANDRA S. PROVENZANO
PIN: 167800-18-9613
D.B. 1194 PG. 237

LEGEND
EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
IPS = IRON PIPE SET
EOP = EDGE OF PAVEMENT
RCP = REINFORCED CONCRETE PIPE
UP = UTILITY POLE
FM = FIBER OPTIC MARKER
GW = GUY WIRE
FO = UNDERGROUND FIBER OPTIC LINE
OHE = OVERHEAD ELECTRICAL
UG = UNDERGROUND GAS

NC GRID (NAD 83/2011)

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 1194, PAGE 241 OR OTHER REFERENCE SOURCE P.B. 25 PG. 33; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

THIS 18 DAY OF APRIL 2016
SEAL
PROFESSIONAL LAND SURVEYOR



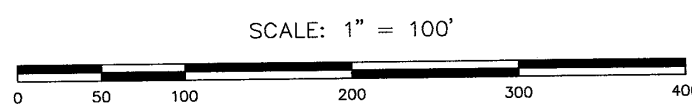
EIP
CONTROL CORNER
N 689692.6486
E 2173160.453

TOWN OF CLAYTON
PIN: 167800-28-8063
DB. 3420 PG. 521
PB. 35 PG. 393

REFERENCES:
DB. 509 PG. 31
DB. 1194 PG. 241

OWNER:
SHIRLEY SMITH BULLOCK
5101 RAYNOR ROAD
GARNER, NC 27529

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCOS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720167800J DATED DECEMBER 2, 2005.
8. PROPERTY IS ZONED R-E
9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
10. SITE IS WITHIN TOWN OF CLAYTON'S ETJ.



REV.	DATE	DESCRIPTION	BY

**B
N
K**

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
• FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY
JM
DRAWN BY
PM
CHECKED BY
SW
DATE
04-14-16

BOUNDARY SURVEY
PROPERTY OF
SHIRLEY SMITH BULLOCK
CLAYTON TWP JOHNSTON COUNTY NORTH CAROLINA

SHEET
1
OF
1



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

*Planning Board
May 26, 2020*

STAFF REPORT

Application Number: 2020-22- PDD

Project Name: Shoppes at Glen Laurel Planned Development Rezoning

Tag #: 05104016E

Location: Located off Glen Laurel Road, south of existing Shoppes at Glen Laurel Mixed Use development

Overlay: Watershed Protection Overlay

Applicant: Commercial Properties Inc.

Owner: Clayton Partners LLC

Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** February 13, 2020
- **Sign Posted:** May 15, 2020
- **PB Letters Mailed:** May 12, 2020

REQUEST: Request to rezone 10.5 acres from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This application is running concurrently with a preliminary plat (master plan) to add the land to the Shoppes at Glen Laurel Mixed Use Planned Development to the north.



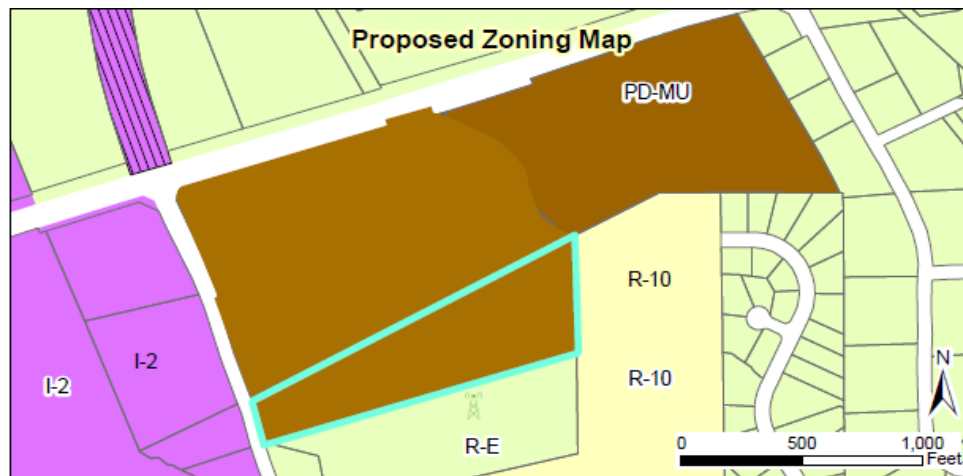
SITE DATA:

Acreage: 10.5 acres

Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	Commercial & Vacant
South	Residential-Estate (R-E)	Single-family residential
East	Residential-10 (R-10)	Park
West	Industrial-Heavy (I-2)	Industrial (Caterpillar)



STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone the subject property from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This application is running concurrently with a preliminary plat application which is acting as a master plan modification to incorporate this land into the existing master plan for the properties to the north (Shoppes at Glen Laurel; formerly known as "NC HWY 42 Mixed Use").

The property proposed to be rezoned is located off Glen Laurel Road. Permitted uses and dimensional standards for this district will be set via its associated master plan. Per UDC requirements, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests, including Planned Development districts. However, the Planning Board does not review or make recommendations on preliminary plats, even those acting as a master plan associated with a Planned Development designation. An overall master plan layout has been attached to this staff report to provide the board an overview of how this property will be incorporated into the existing Planned Development pending Town Council approval of the rezoning and associated master plan. This

master plan is still under review by the Technical Review Committee and is subject to change prior to proceeding to Town Council. The Planning Board will not review the proposed uses or layout of this master plan. The plan is only included as an attachment to this staff report for informational purposes.

Consistency with the Comprehensive Plan 2040

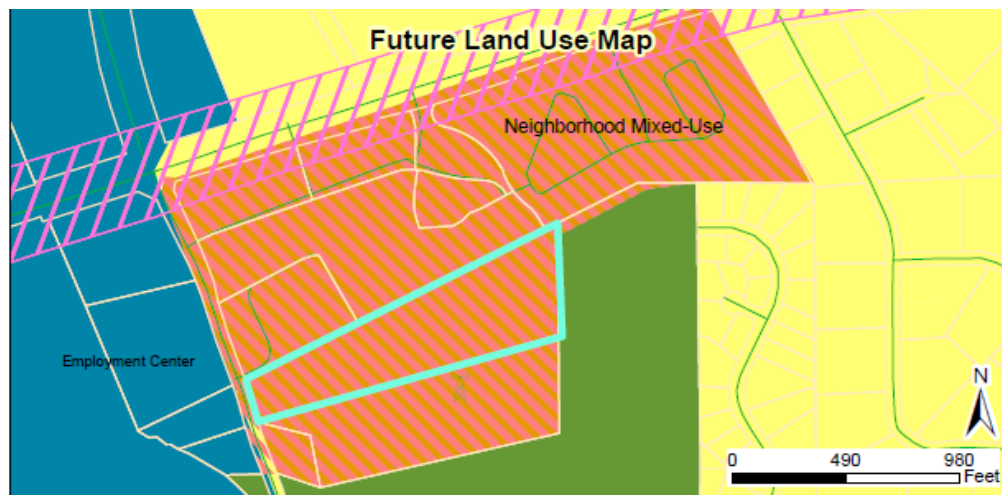
The Comprehensive Plan's Future Land Use Map designates these properties as a Medium Density Residential/Neighborhood Center ("Neighborhood Mixed Use") and Low Density Residential. The proposed zoning district is consistent with this plan as it allows for mixed use development including commercial and residential.

Comprehensive Plan Goals supporting the rezoning request include:

- **Goal LU1:** Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.



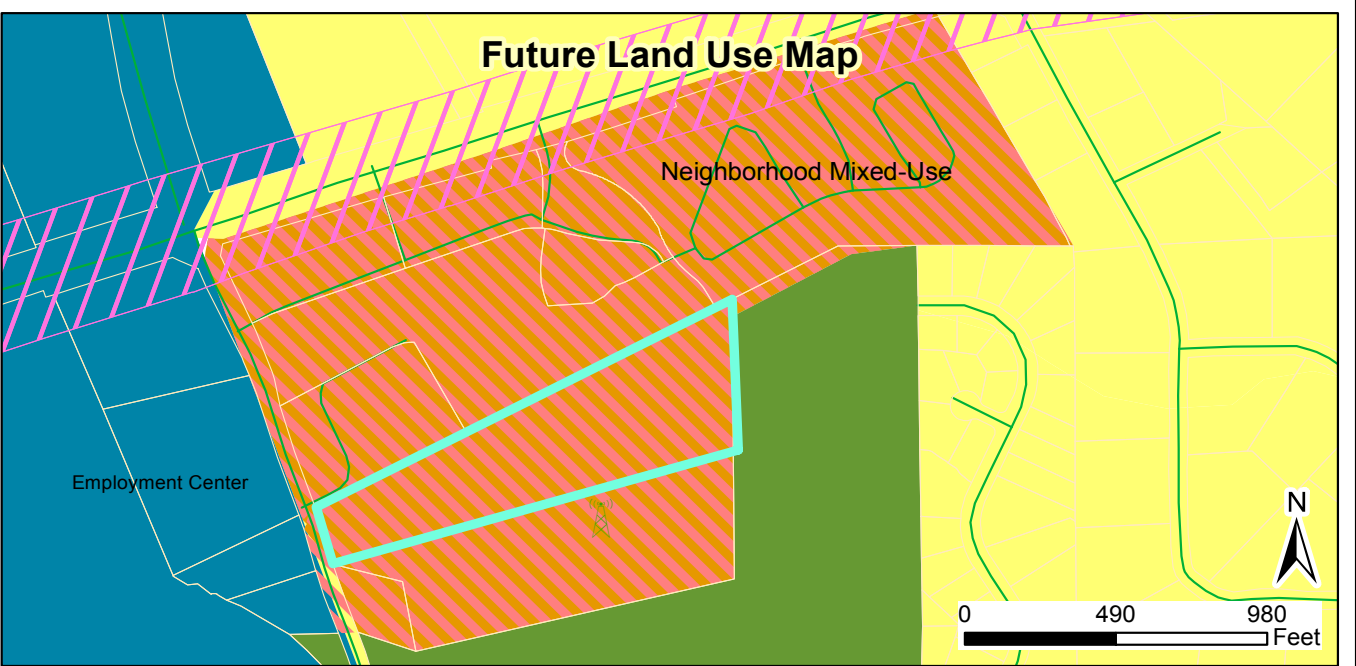
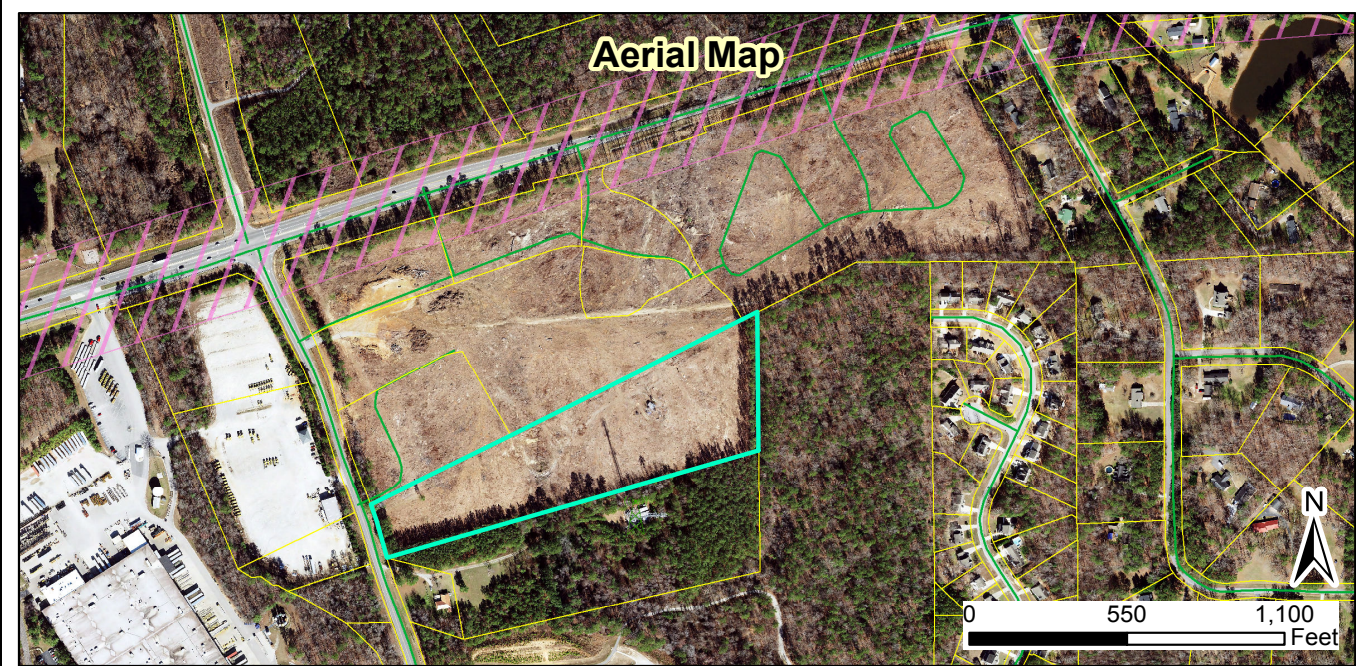
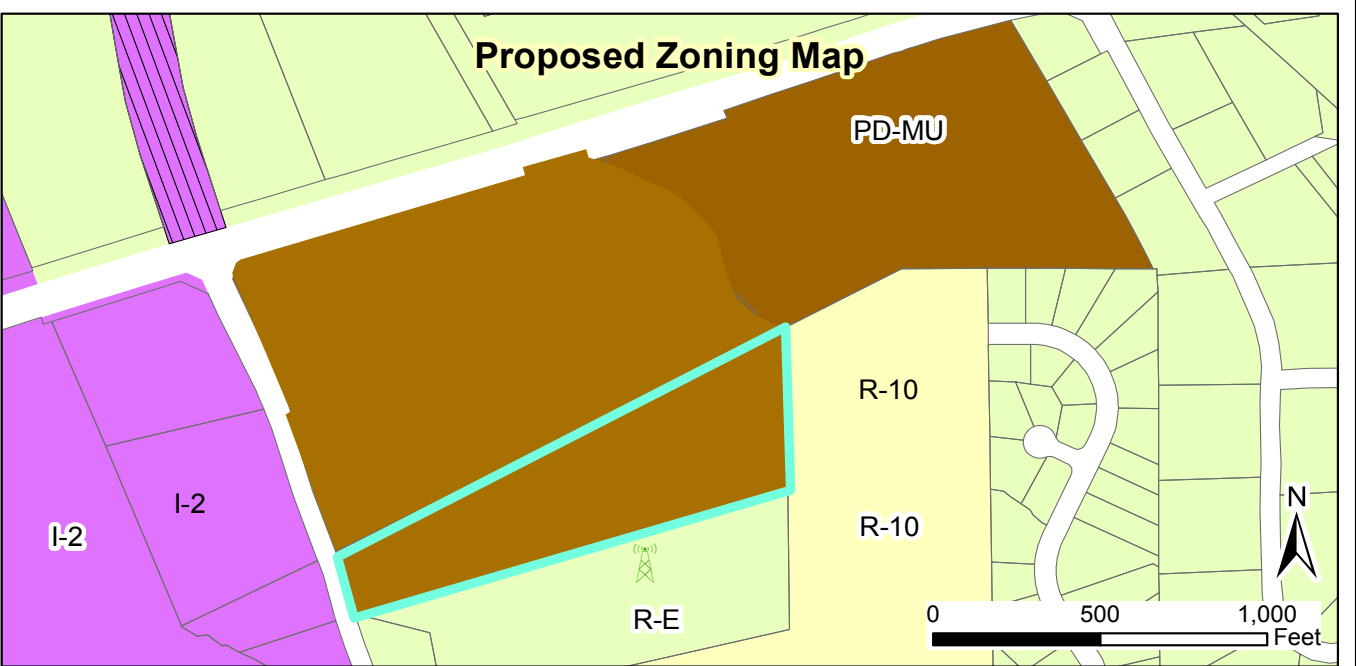
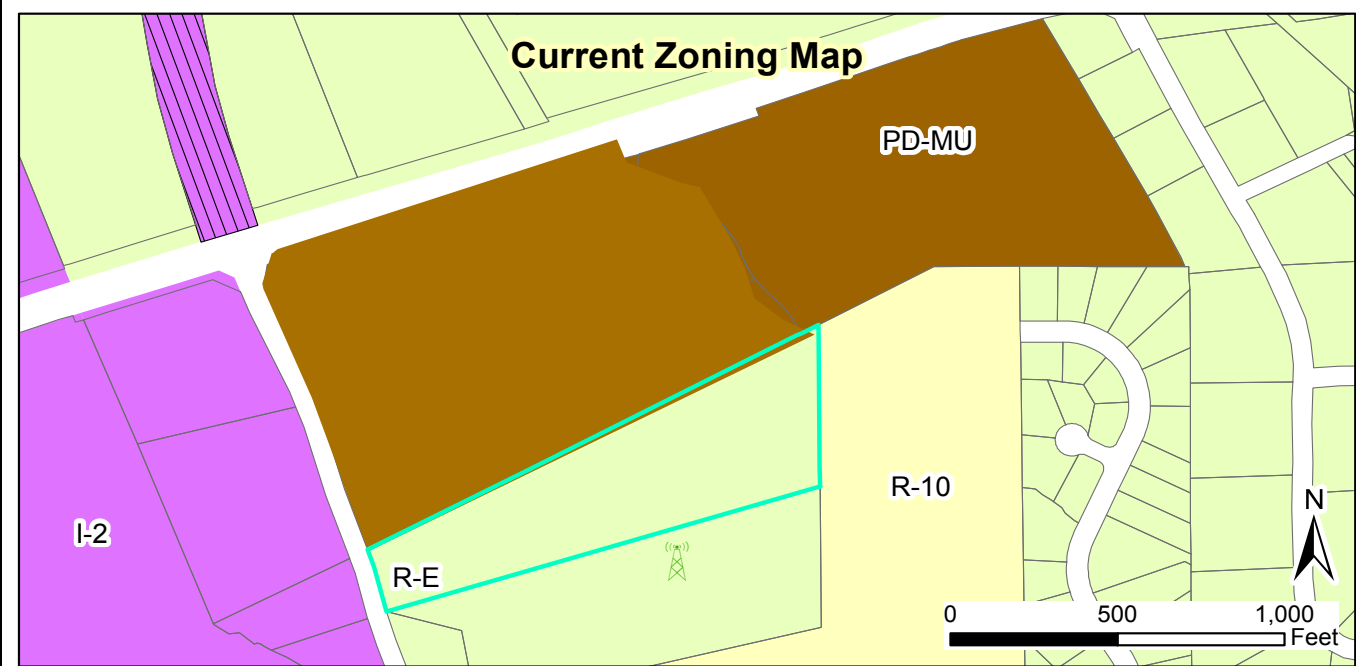
CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- The Planning Board shall only make a recommendation on this rezoning; the associated master plan (preliminary plat) is quasi-judicial and does not receive a Planning Board review or recommendation.
- 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.

ATTACHMENTS:

- 1) Application

- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) Associated Proposed Master Plan (informational only)
- 6) PB Adjacent Property Letter



**2020-22-PDD
Shoppes at Glen Laurel Planned Development Rezoning
Request to rezone 10.45 acres from R-E to PD-MU**

Applicant: Commercial Properties
Property Owners: Clayton Partners
Tag #: 05104016E

Staff Report Map



Document Path: O:\PLANNING\REZONING\Planned Developments\2020\2020-22-PDD- Shoppes at Glen Laurel Ph. 2\Maps\Staff Report Map 2020-22-PDD.mxd

03/26/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Site



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

MAJOR SITE PLAN APPLICATION

Application Fee: \$500.00 + \$5 per acre

☐ New Major Site Plan

☒ Major Modification to an approved site plan
Permit Modified: PDD-MU 2010-20

SITE INFORMATION

Name of Project: Health Park at Forty Two West

Acreage of Property: 8.86 Zoning District: PD-MU

County Tag #: 05G03004R NC Pin #: 164800-84-3442

Address/Location: 2003 Hwy 42 West, Clayton NC

Existing Use: Agriculture Field Proposed Use: Office, Medical

Is project within a Planned Development? ☒ Yes ☐ No If yes, which: PDD-MU 2010-20

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Thoroughfare Overlay

Is a site plan being concurrently submitted? ☐ Yes ☒ No

APPLICANT INFORMATION

Applicant: Cline Design Associates, PA

Mailing Address: 125 N. Harrington Street, Raleigh NC 27603

Phone Number: 919-833-6413 Fax: _____

Contact Person: Chris Tingle

Email Address: christ@clinedesignassoc.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: **HEALTHPARK AT FORTY TWO WEST LAND, LLC**

Mailing Address: **1436 RIDGE ROAD, RALEIGH, NO. CAROLINA 27607**

Phone Number: **919-422-6527**

Fax: _____

Email Address: **jj@metproperties.biz**

EXPLANATION OF PROJECT

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

This Site Plan submission is to reinstate development of previous approved Medical Office Park, HealthPark at Forty Two West medical office park in Clayton, North Carolina. Directly across NC Highway 42 from UNC / Johnston Health Hospital, the development consists of one existing medical office building and four proposed medical office buildings.

With development of building 1 and associated parking included: widening of NC Highway 42, re-configuration of an existing traffic signal, extension of the public water and sewer lines, the new HealthPark Way road construction, site grading and utilities, site lighting and landscaping. Development of buildings 2 through 5 will include: parking, site grading and utilities, site lighting and landscaping.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).

- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

Provided		
Yes	N/A	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☒	☐	Identify the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing right of ways.
☐	☒	Identify Watershed Protection Areas.
☒	☐	Identify existing (public and private) easements.
☒	☐	Identify proposed (public and private) easements.
☐	☒	Identify Open Space/Common Areas.
☐		Identify and dimension clear sight triangle at project ingress/egress points.
☒		Identify driveways, curb and gutter, cross section with ROW.
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒		Provide the locations and dimensions of existing and proposed sidewalks.
☒		Provide the location and details of refuse collection areas.
☒	☐	Provide the location, size and orientation of freestanding signs.

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

CONCEPTUAL ENGINEERING PLANS

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

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify access to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☒	☐	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.
☐	☒	Identify proposed grease traps, if applicable.
☒	☐	Identify backflow prevention, if applicable.
☒	☐	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
☒	☐	Identify the Utility Plan.
☒	☐	Identify soil erosion control measures including impoundment structures.
☒	☐	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
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Fire Rescue (information to be shown on conceptual engineering plans)

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

LANDSCAPE PLAN

Provided		
Yes	N/A	
☒		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☒		Indicate the location, width and type of all required buffers.
☒		Indicate the location, width and type of landscaping within vehicular use areas.
☒		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☒		Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☒		Verify/identify clear sight distances at project ingress/egress points.
☒		Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
☒		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☐	☒	Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning 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.

CHRIS TINGLER
 Print Name


 Signature of Applicant

02/26/2020
 Date



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

OWNER'S CONSENT FORM

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

Project Name: Health Park at Forty Two West **Address or PIN #:** 164800-84-3442

AGENT/APPLICANT INFORMATION:

Chris Tingler, Cline Design Associates, PA
(Name - type, print clearly)

125 N. Harrington Street
(Address)
Raleigh, NC 27603
(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*):

All processes

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:

Jay Johnson, Manager/Developer
(Name - type, print clearly)

1436 Ridge Road
(Address)

[Signature]
(Owner's Signature)

Raleigh, NC 27607
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF Wake

Sworn and subscribed before me Lauren Raube, a Notary Public for the above State and County, this the 21 day of February, 2020.

SEAL

LAUREN RAUBE
Notary Public
Wake Co., North Carolina
My Commission Expires July 18, 2023

[Signature]
Notary Public

My Commission
Expires:

July 18, 2023

July 2018



IMAGINE A PLACE

February 10, 2020

Johnston Memorial Hospital Authority
PO Box 1376
Smithfield, NC 27577

Dear Clayton Area Property Owner:

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

Meeting Date: Wednesday, February 26, 2020

Location: Clayton Town Hall, York Rm.

Time: 6:30 pm to 8:30 pm

Type of Application: Site Plan Approval

Project Address: 2003 Hwy 42 West, Clayton

General Description: 8.86 acres of Medical Office use showing 70,000 square feet, single store structures and surface parking for approximately 359 cars.

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

1. Project Application
2. Proposed Site Plan at a scale appropriate to the project.
3. Map showing adjacent properties at a scale appropriate to the project

If you have any questions prior to or after this meeting, you may contact us at 919.833.6413.

Sincerely,

A handwritten signature in blue ink that reads "Chris Tingler".

Applicant: Chris Tingler PLA,

Cc: Town of Clayton Planning Dept.

919.833.6413
125 N. Harrington Street
Raleigh, NC 27603

Cline Design Associates, PA
Architecture • Landscape Architecture • Interiors

704.333.7272
2923 S. Tryon Street, Suite 130
Charlotte, NC 28203

ADJACENT PROPERTY OWNERS LIST

Project Name: Health Park at Forty Two West

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

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

[illegible]

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: HEALTH PARK at Forty two West
Application: Major Site Plan
Location/Date: 2003 HWY 42 West, Clayton

	NAME	ADDRESS
1	Christina	christ@clinedesignassoc.com
2		
3		
4		
5		
6		
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10		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Healthpark at Forty Two West

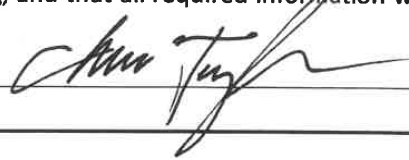
Date of Mailing: February 10, 2020

Date of Meeting: February 26, 2020

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

Location of Meeting: Town Hall Complex – York Room

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: CHRIS TINKLER Signature: 

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

1. *Meeting started at 6:30pm*

2. *There was no attendance*

3. *Meeting ended at 8:30pm*

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



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

TRC CERTIFICATION

April 23, 2020

Chris Tingler
125 N. Harrington St.
Raleigh, NC 27603
Christ@clinedesignassoc.com

Re: 2020-37-SP Health Park at Forty Two West

Mr. Tingler,

The project listed above has received certification from the Technical Review Committee on April 23, 2020. In order to prepare for your upcoming Planning Board hearing, please submit **NINE** 11x17 hardcopies of your latest site plan no later than 5PM on May 18, 2020. The project will now proceed to the following meeting:

Planning Board: Tuesday May 26, 2020 at 6:00pm (Tentative Date)

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:

Jeff Cairnes
Project Manager's Approval
[Signature]
Department of Engineering Approval
[Signature]
Fire Inspector's Approval

4/24/2020
Date
5/8/2020
Date
04.24.2020
Date

Updated February 2019

Major Site Plan Submittal
2020-37-SP

Health Park at Forty Two West
Clayton, North Carolina



DESIGN TEAM



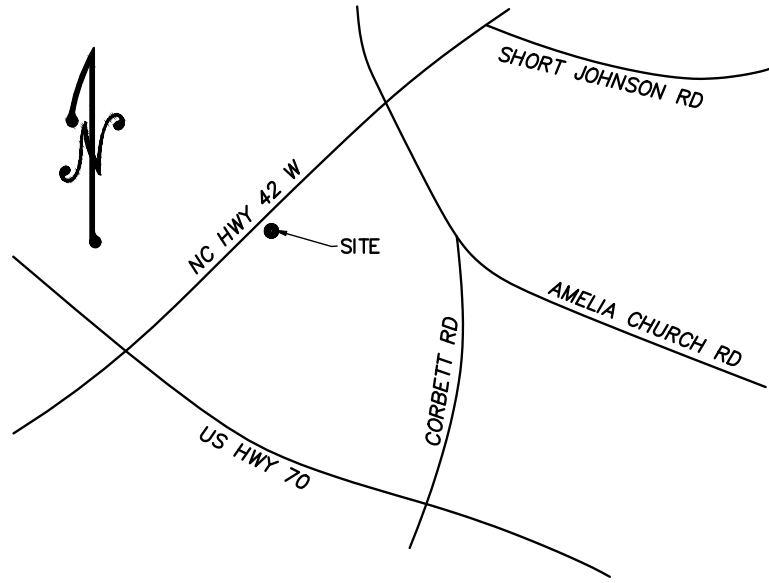
ARCHITECT/
LANDSCAPE ARCHITECT
Cline Design Associates, PA
125 N. Harrington Street
Raleigh, NC 27603
(919) 833-6413
(919) 836-1280 fx.

CIVIL ENGINEER
Timmons Group
5410 Trinity Road , Suite 102
Raleigh, NC 27607
(919) 866-4507

SHEET INDEX

COVER	
PRELIMINARY SUBDIVISION PLAN	SD0.10
CONCEPTUAL MASTER PLAN	SD0.20
SITE PLAN	SD1.00
SITE DETAILS	SD2.00
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EXTERIOR ELEVATION - 20K	A2.10
EXTERIOR ELEVATION - 10K	A2.20
EXTERIOR ELEVATION - 10K2	A2.40

VICINITY MAP:



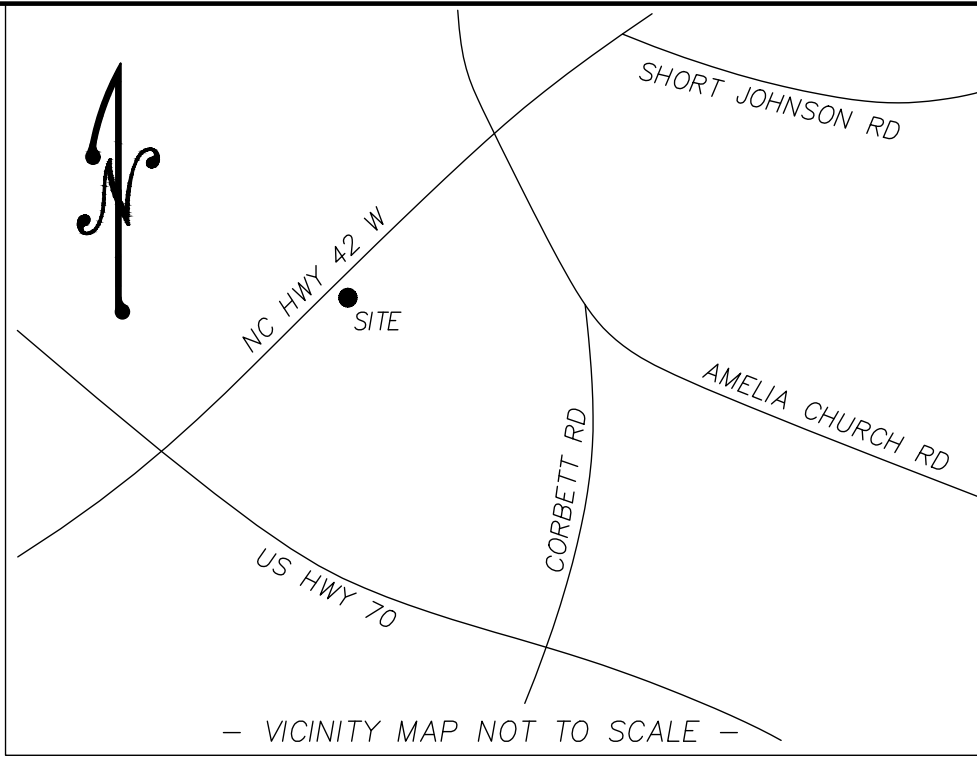
DATE SUBMITTED: 03.02.2020

REVISIONS:

Town Comments	04.03.2020
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PRELIMINARY REVIEW NOT FOR CONSTRUCTION

OWNER INFO:
WITHIN TOWN LIMITS OF ETC: WITHIN TOWN LIMITS
ZONING: PD-MU WITH THOROUGHFARE OVERLAY DISTRICT
PDD 07-03
CONDITIONS:
1. FUTURE DEVELOPMENT IN THIS AREA MUST COMPLY WITH THE STANDARDS AND POLICIES OF THE JOHNSTON COUNTY MEMORIAL HOSPITAL SMALL AREA PLAN, AS ADOPTED BY TOWN COUNCIL.
2. IN ACCORDANCE WITH THE SMALL AREA PLAN, AS ADOPTED BY TOWN COUNCIL, A COMMON SIGNAGE PLAN MUST BE APPROVED FOR THE PROPERTIES AT THE INTERSECTION OF AMELIA CHURCH ROAD AND NC HWY 42 WEST. A COMMON SIGNAGE PLAN MUST BE DEVELOPED FOR THE PARCEL SOUTH OF THE APPROVED JOHNSTON COUNTY MEMORIAL HOSPITAL PLANNED DEVELOPMENT.
3. IN ACCORDANCE WITH THE SMALL AREA PLAN, AS ADOPTED BY TOWN COUNCIL, A MASTER LANDSCAPE PLAN MUST BE APPROVED FOR THE PROPERTIES AT THE INTERSECTION OF AMELIA CHURCH ROAD AND NC HWY 42 WEST. A MASTER LANDSCAPE PLAN MUST BE DEVELOPED FOR THE PARCEL SOUTH OF THE APPROVED JOHNSTON COUNTY MEMORIAL HOSPITAL PLANNED DEVELOPMENT.
4. OUTPARCELS WITH RETAIL USES SHALL HAVE NO MORE THAN ONE BAY OF PARKING BETWEEN NC HWY 42 AND THE BUILDING.
5. TO INSURE INTER-CONNECTIVITY WITH FUTURE DEVELOPMENT, THERE MUST BE TWO STREET STUBS TO THE SOUTH, ONE TO THE PROPERTY TO THE EAST IN THE PARCEL SOUTH OF THE APPROVED JOHNSTON COUNTY MEMORIAL HOSPITAL MASTER PLAN.
6. A 10' RIGHT-OF-WAY DEDICATION ALONG NC HWY 42 IS REQUIRED.
7. SIDEWALKS MUST BE CONSTRUCTED BY THE DEVELOPER ALONG NC HWY 42 WEST AND THROUGHOUT THE DEVELOPMENT TO INSURE PEDESTRIAN CONNECTIVITY IN THE AREA.
8. THE DRIVEWAY TO THE EAST OF AMELIA CHURCH ROAD SHOULD BE DELETED FROM THE PROPOSED MASTER PLAN.
9. MASTER PLAN SHOULD NOTE THE REALIGNMENT OF SHORT JOHNSON ROAD/NC HWY 42 WEST INTERSECTION.
10. MASTER PLANS SHOULD NOTE THAT THE FINAL DESIGN OF NC HWY 42 WEST IMPROVEMENTS TO BE APPROVED BY NCDOT AND THE TOWN OF CLAYTON.
11. WASTEWATER ALLOCATION REQUEST MUST BE APPROVED BY TOWN COUNCIL.
12. A TRAFFIC IMPACT ANALYSIS MUST BE COMPLETED PRIOR TO ISSUANCE OF ZONING PERMITS.

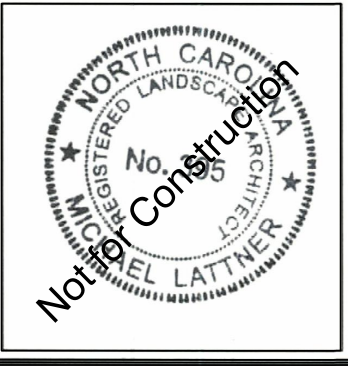
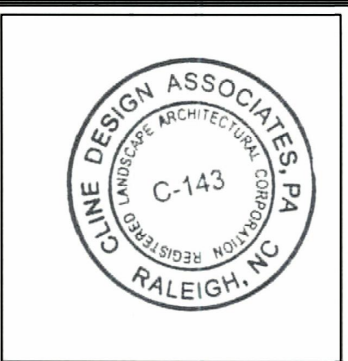


CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

MetroProperties
Commercial Real Estate Development

HealthPark
at forty two west
2003 Hwy 42 West, Clayton, North Carolina

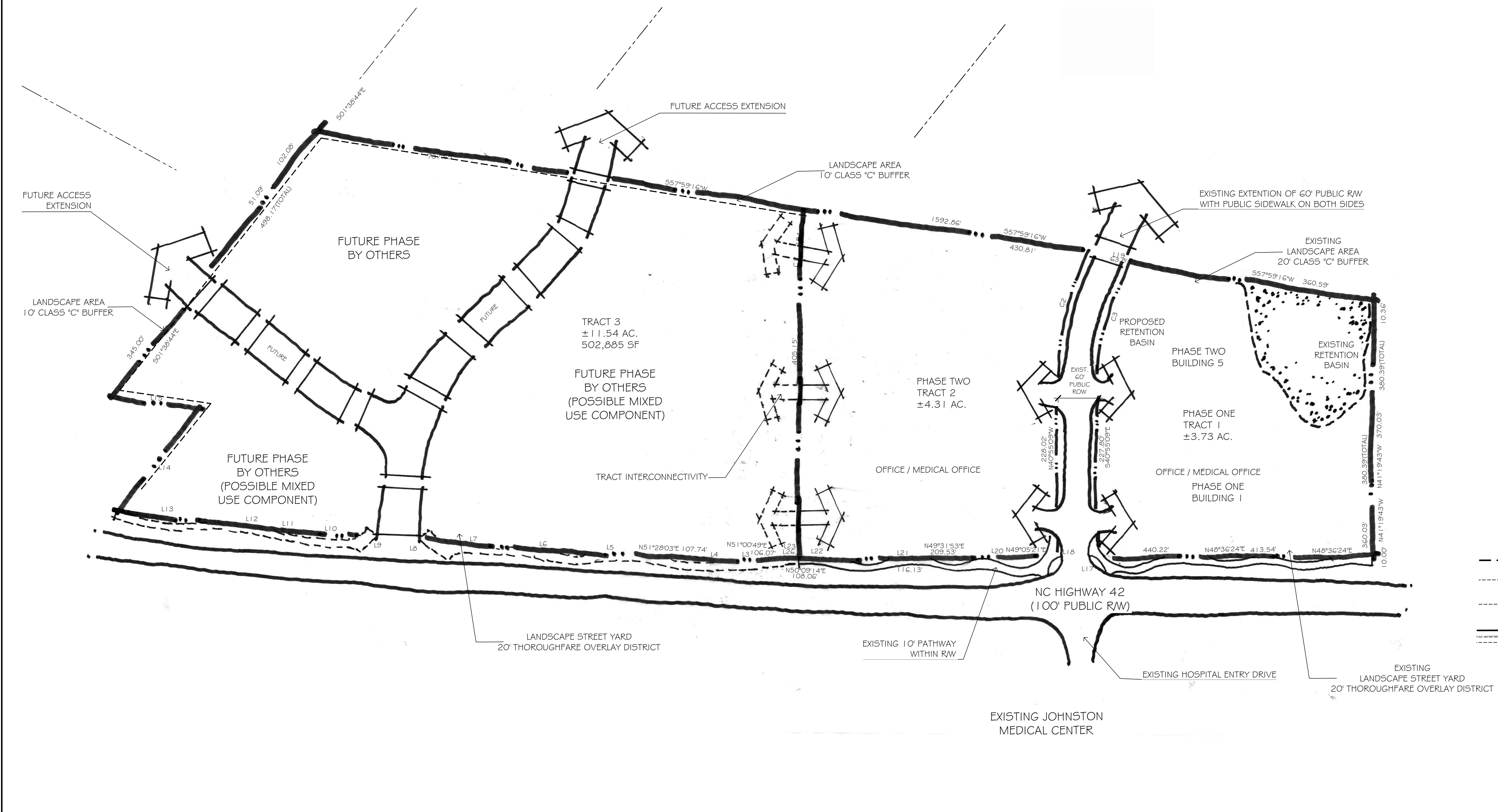
Not for Construction
2020-37-SP



PROJECT: 020029
DATE: 03.02.2020
REVISIONS: DATE
Town Comments 04.03.2020

DRAWN BY: SP
CHECKED BY: MWL
CONCEPTUAL
MASTER PLAN

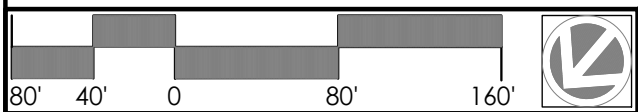
SD0.20



LINE	BEARING	LENGTH
L1	N49°31'53"E	116.13
L2	N50°09'14"E	108.06
L3	N51°00'49"E	106.07
L4	N51°28'03"E	107.74
L5	N51°56'07"E	103.80
L6	N52°28'57"E	104.96
L7	N53°15'15"E	103.38
L8	N54°33'53"E	70.09
L9	N52°46'17"E	37.35
L10	N54°55'44"E	106.50
L11	N56°02'07"E	32.42
L12	N55°23'21"E	71.77
L13	N56°33'50"E	160.58
L14	S01°10'55"E	186.18
L15	N57°07'23"E	137.25
L16	N01°10'55"W	5.37
L17	N48°36'24"E	26.64
L18	N49°05'21"E	33.36
L19	S57°59'16"W	63.81
L20	N49°05'21"E	176.09
L21	N49°31'53"E	116.04
L22	N50°09'14"E	94.90
L23	S40°55'09"E	10.00
L24	S32°00'44"E	68.34
L25	N50°09'14"E	94.76
L26	N50°09'14"E	13.29

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	200.50	31.17	15.62	N36°27'57"W	31.14	8°54'26"
C2	460.00	220.00	112.15	N27°13'05"W	217.91	27°24'09"
C3	400.00	211.56	108.31	N25°46'04"W	209.10	30°18'11"

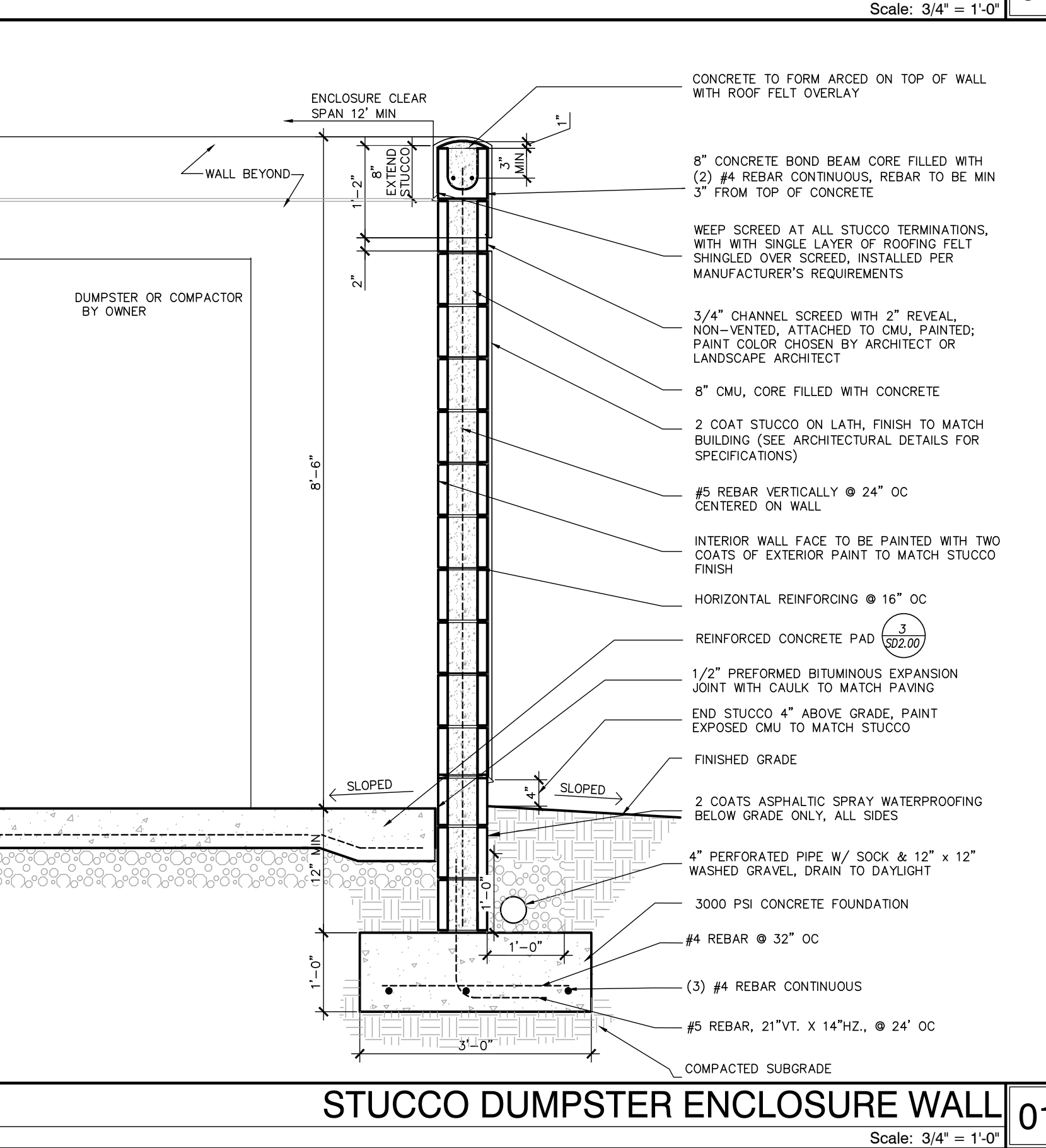
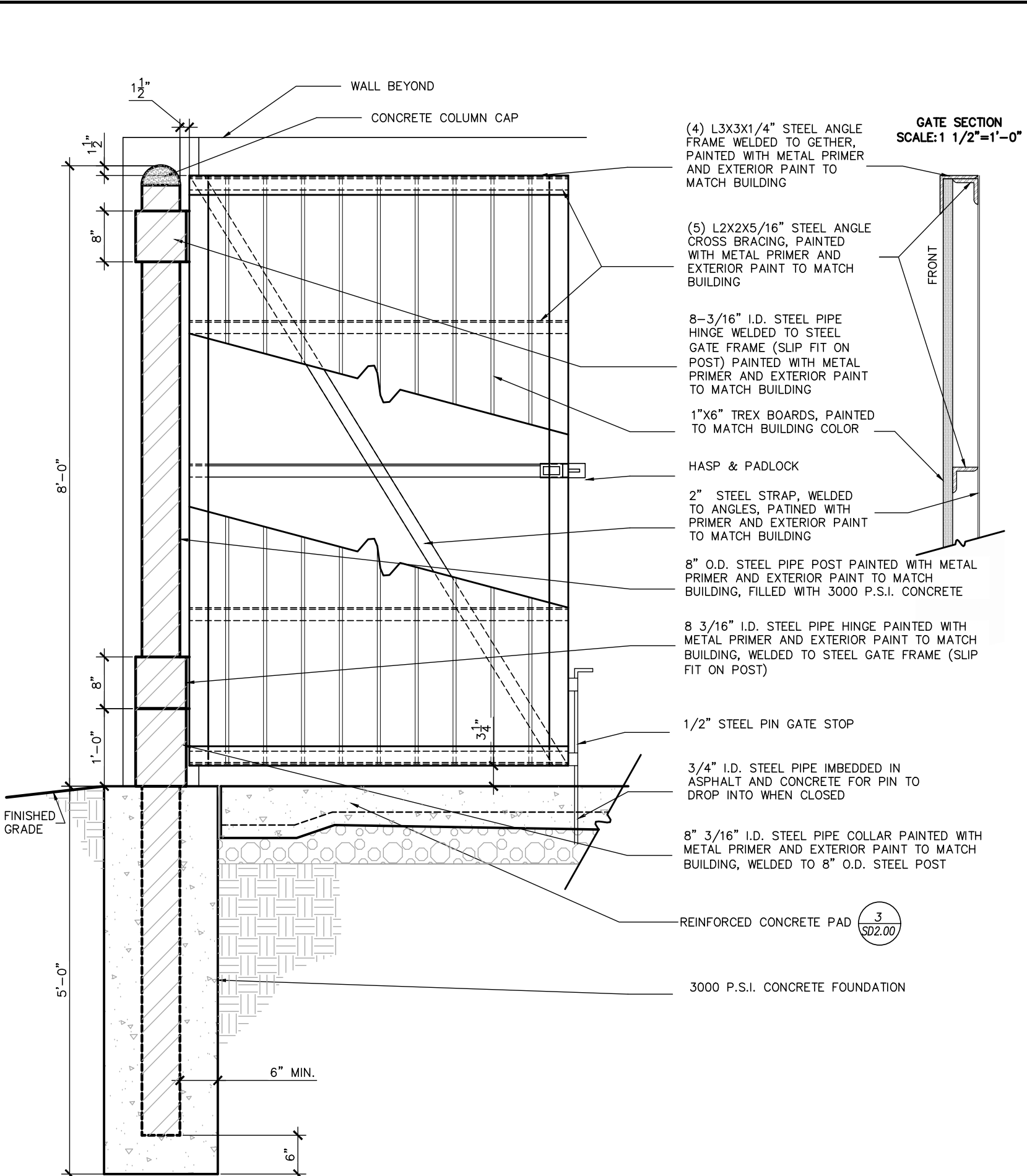
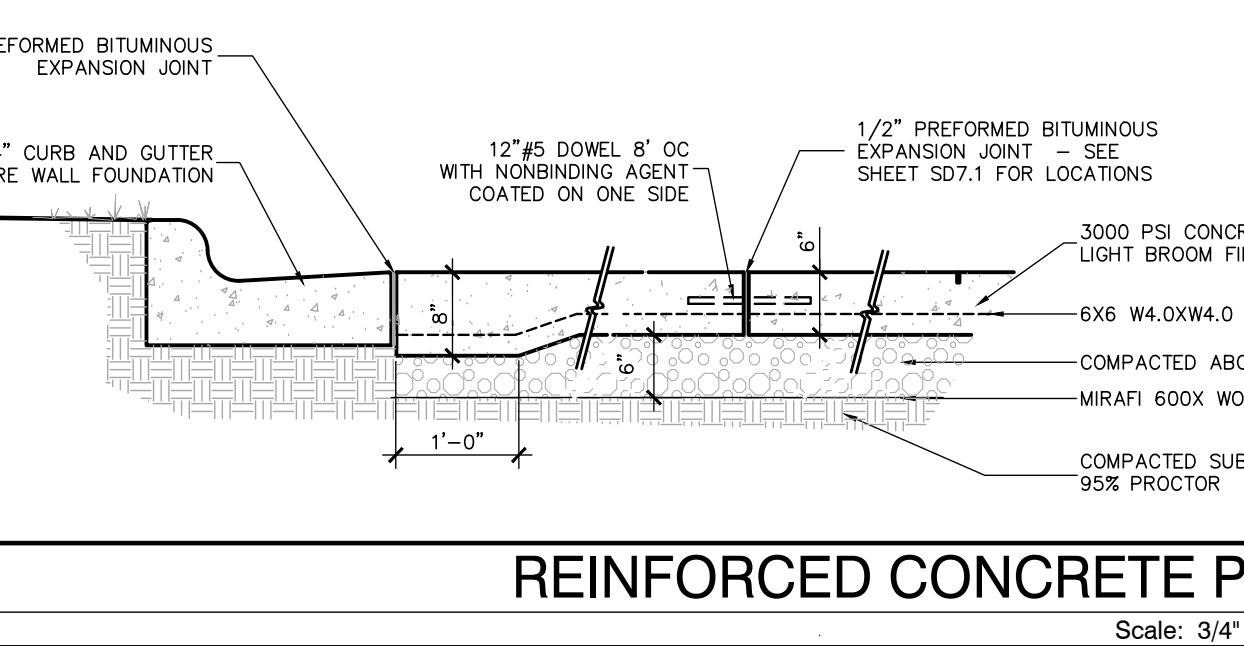
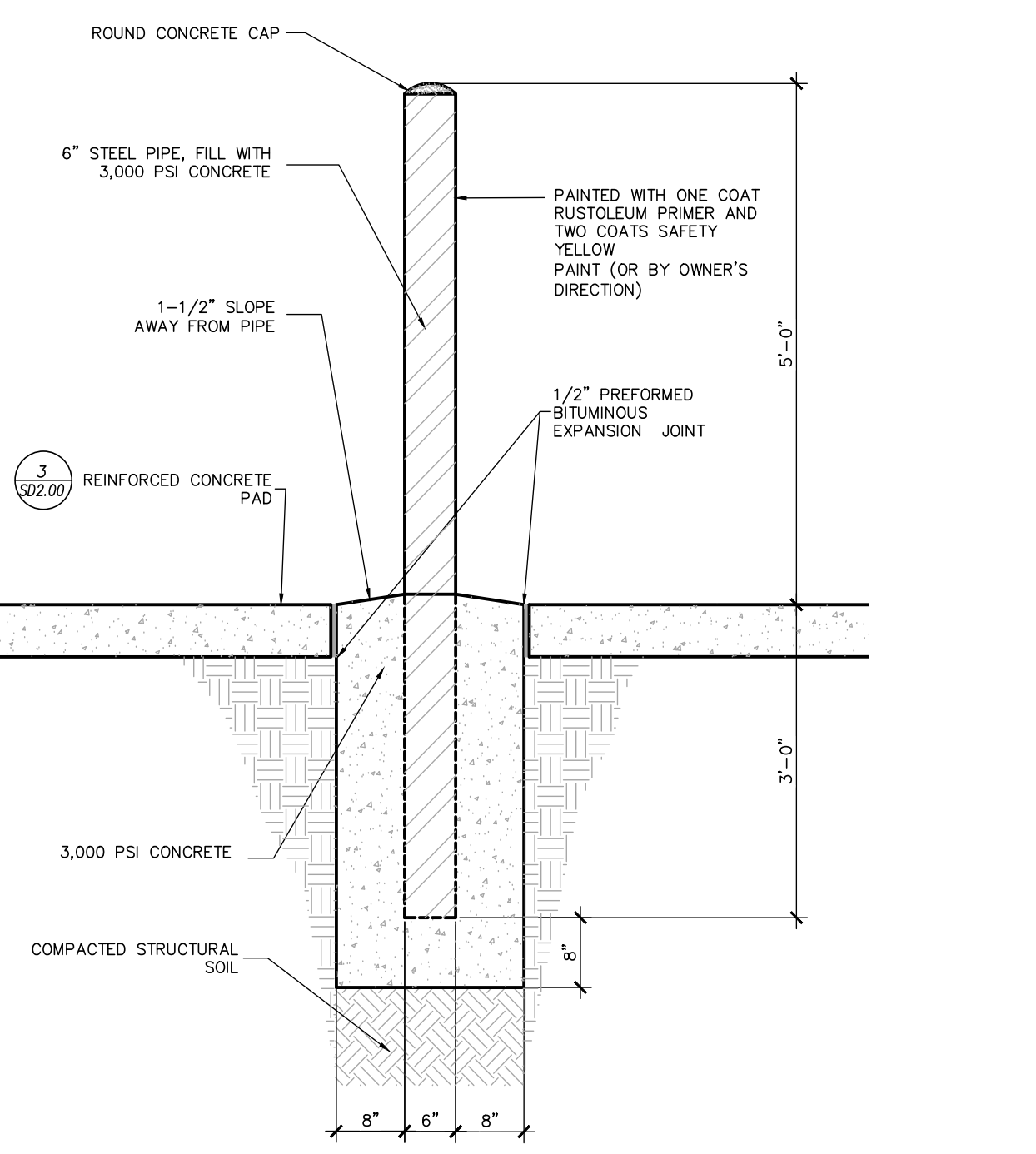
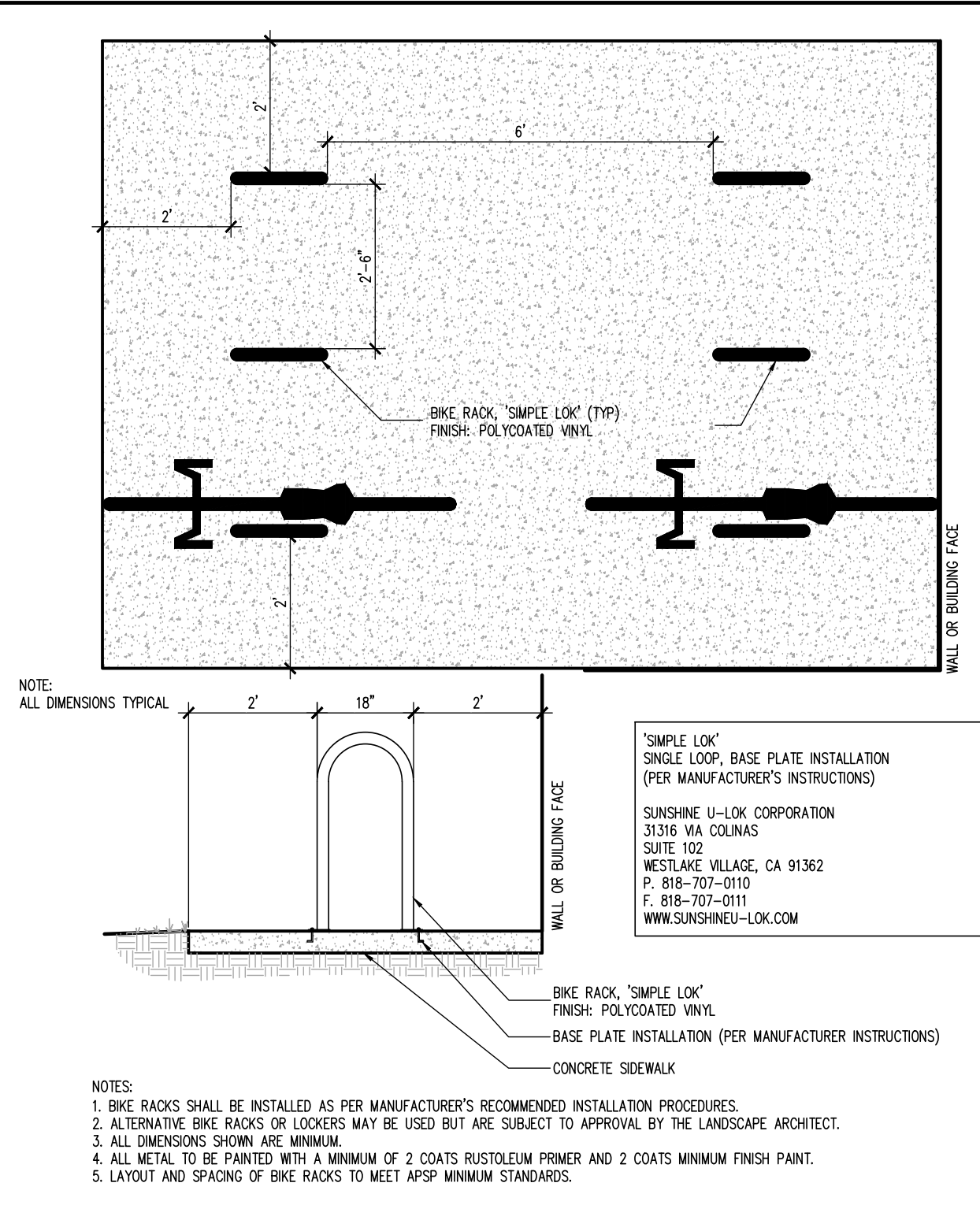
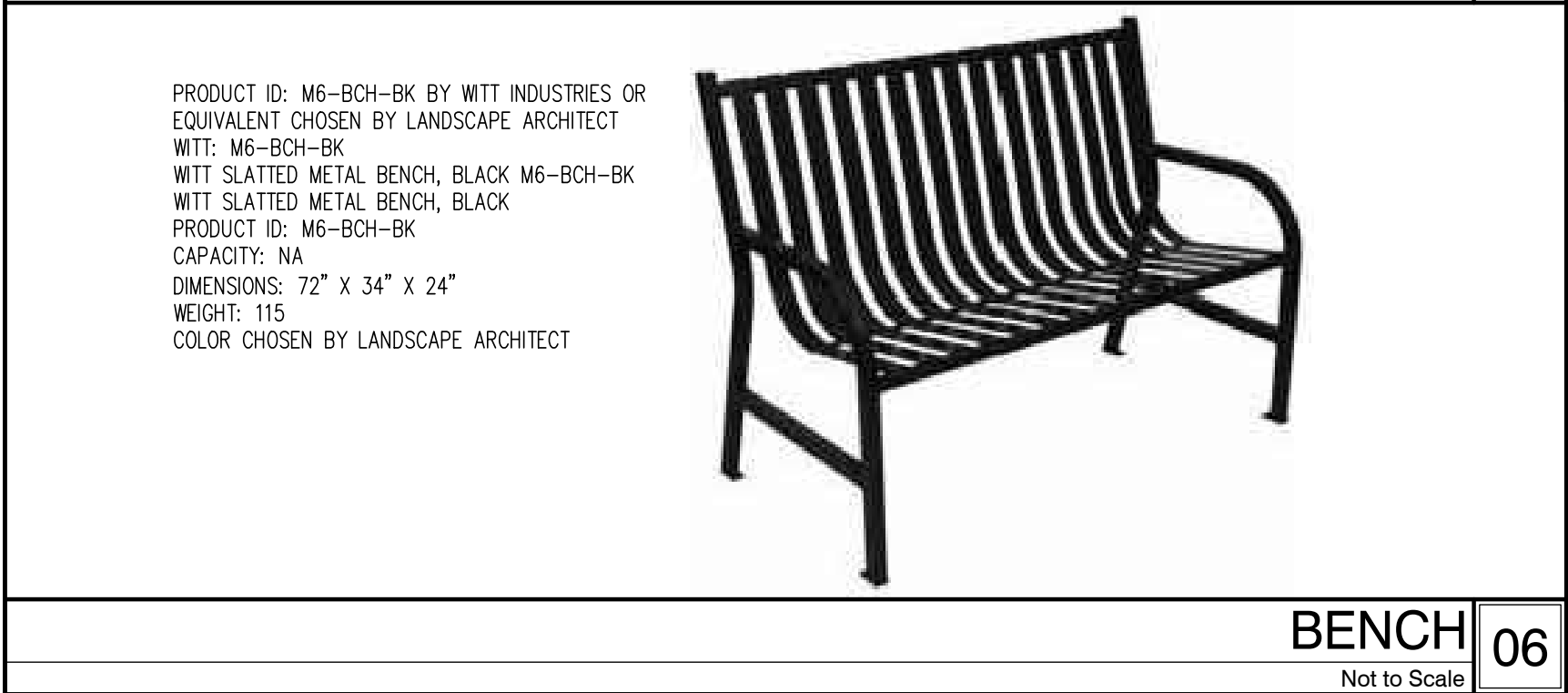
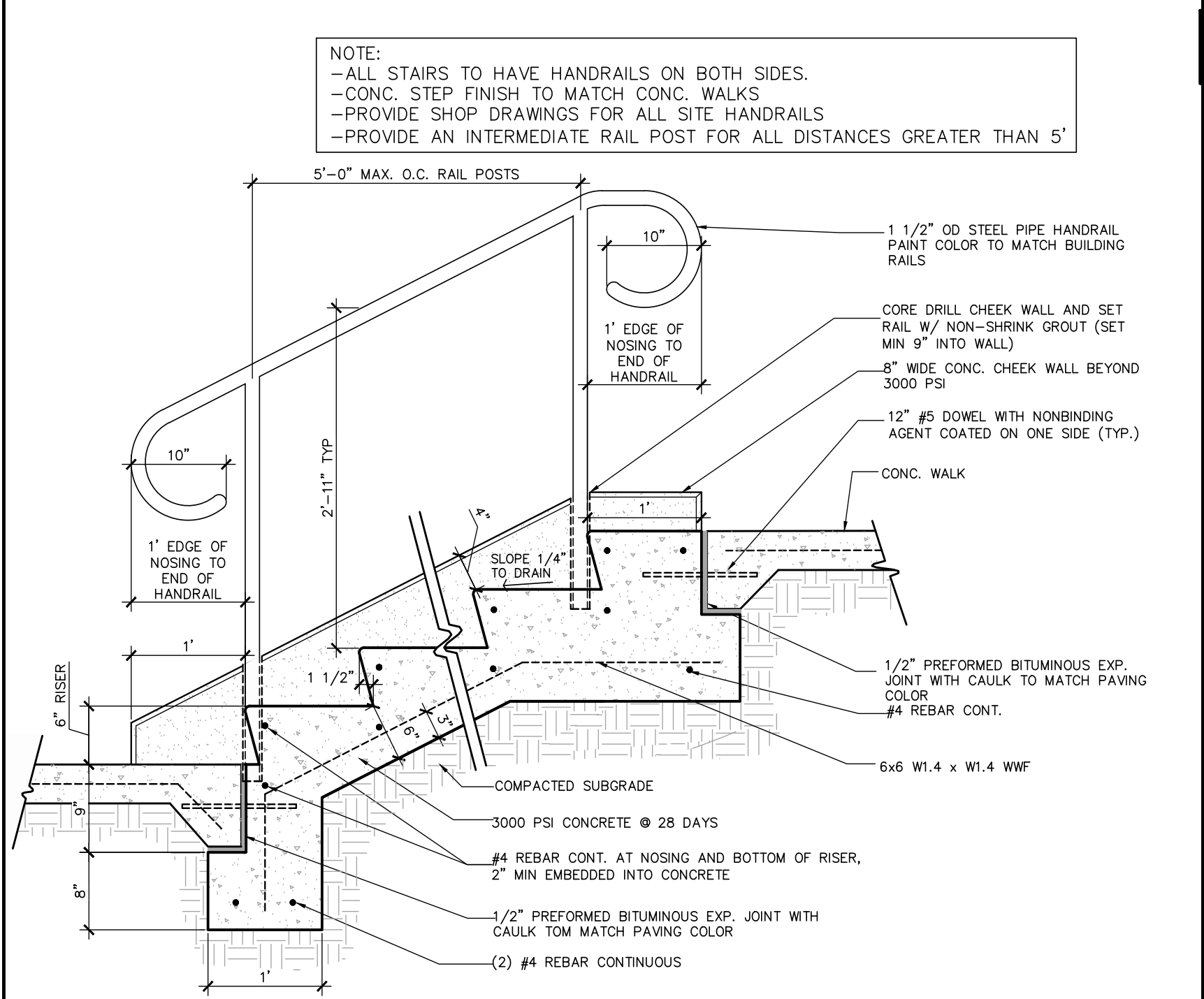
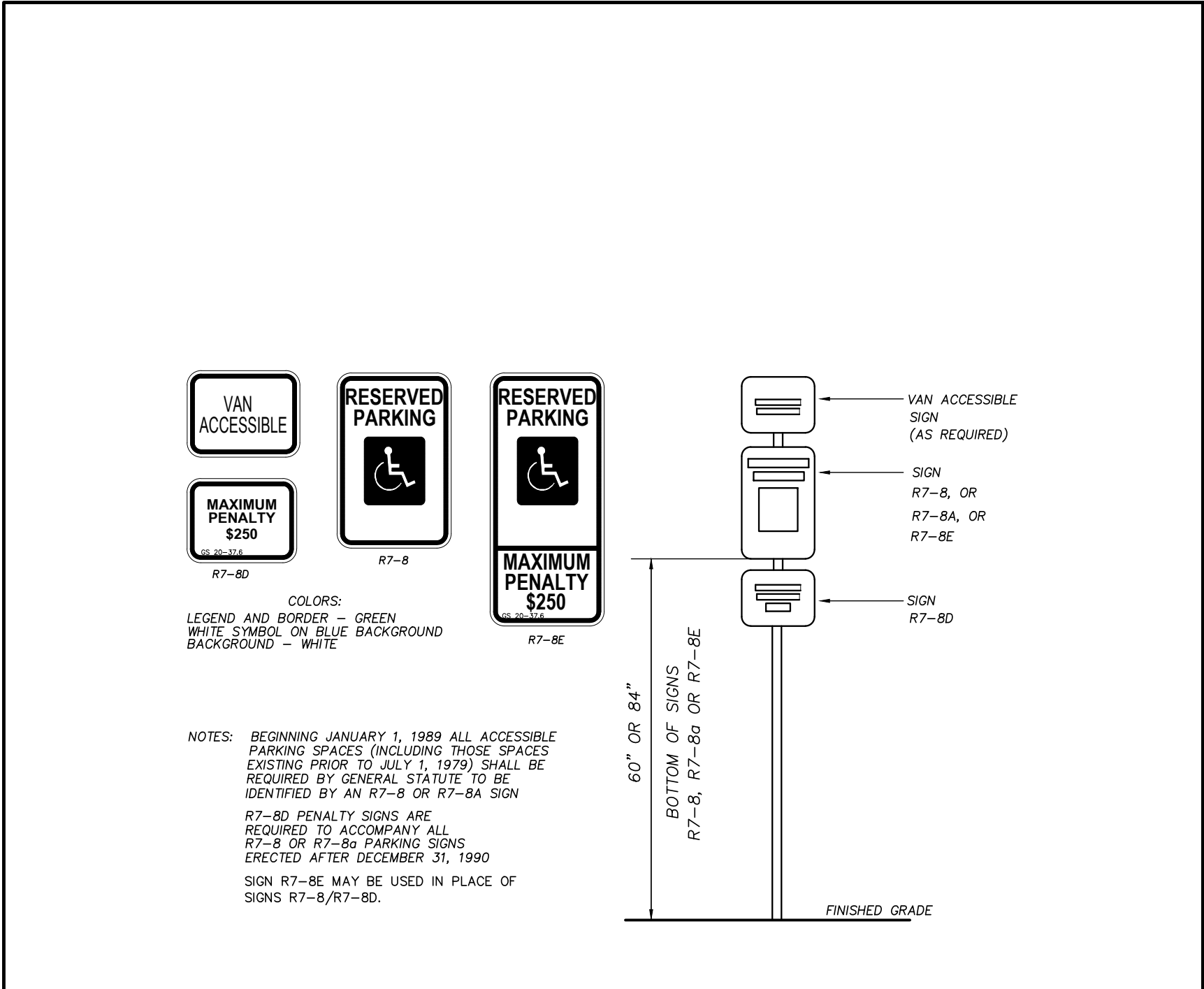
PDD-MU 2010-20
REVISION TO PDD-MU 2007-03



CONCEPTUAL MASTER PLAN

Scale: 1" = 80'

01



CLINE DESIGN

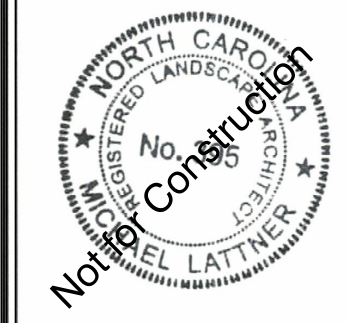
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Raleigh, NC 27603
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919/836-1280 FAX
ClineDesignAssoc.com

MetroProperties
Commercial Real Estate Development

HealthPark
at forty two west

2003 Hwy 42 West, Clayton, North Carolina

Not for Construction
2020-37-SP

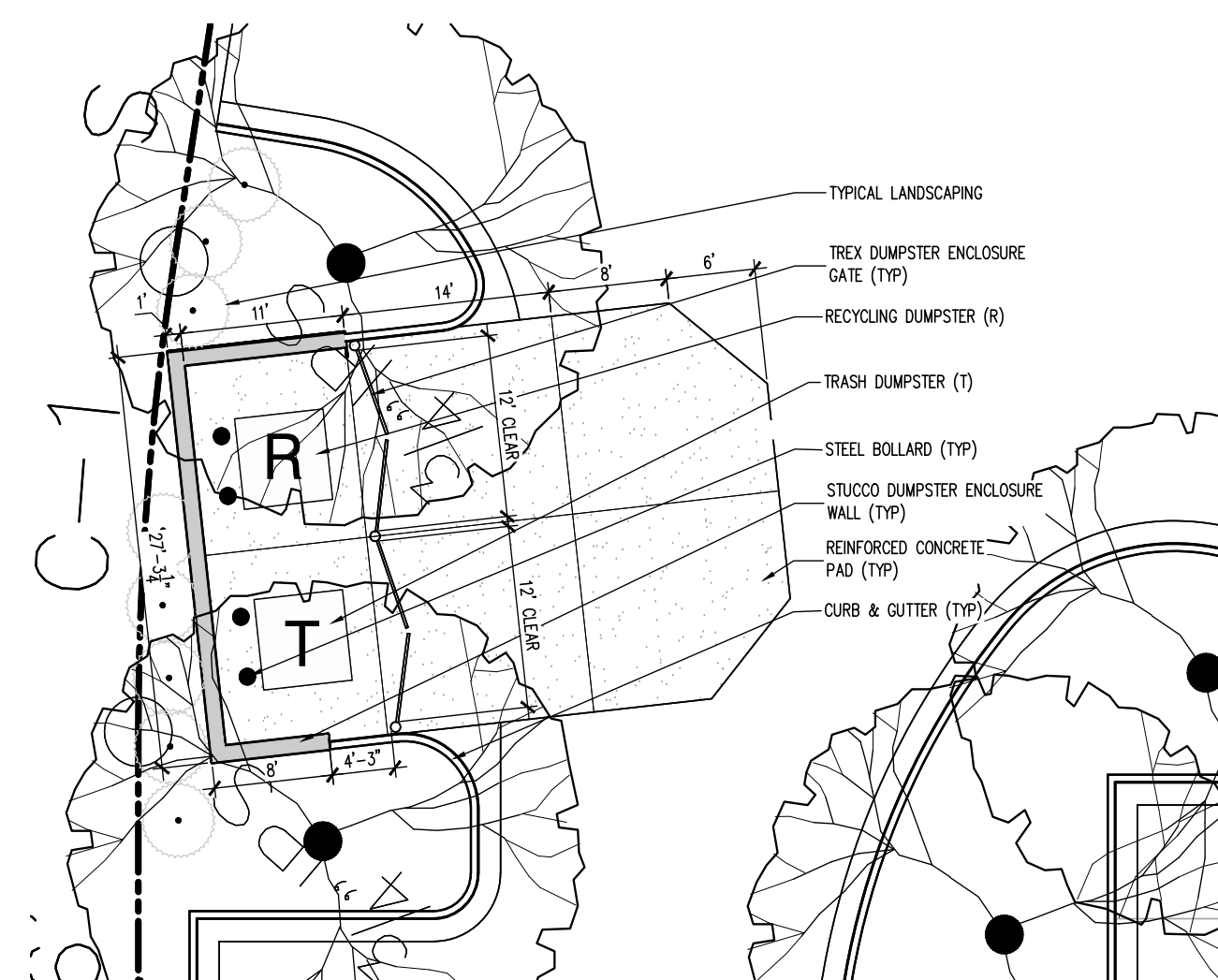


PROJECT: 020029
DATE: 03.02.2020
REVISIONS: DATE
Town Comments 04.03.2020

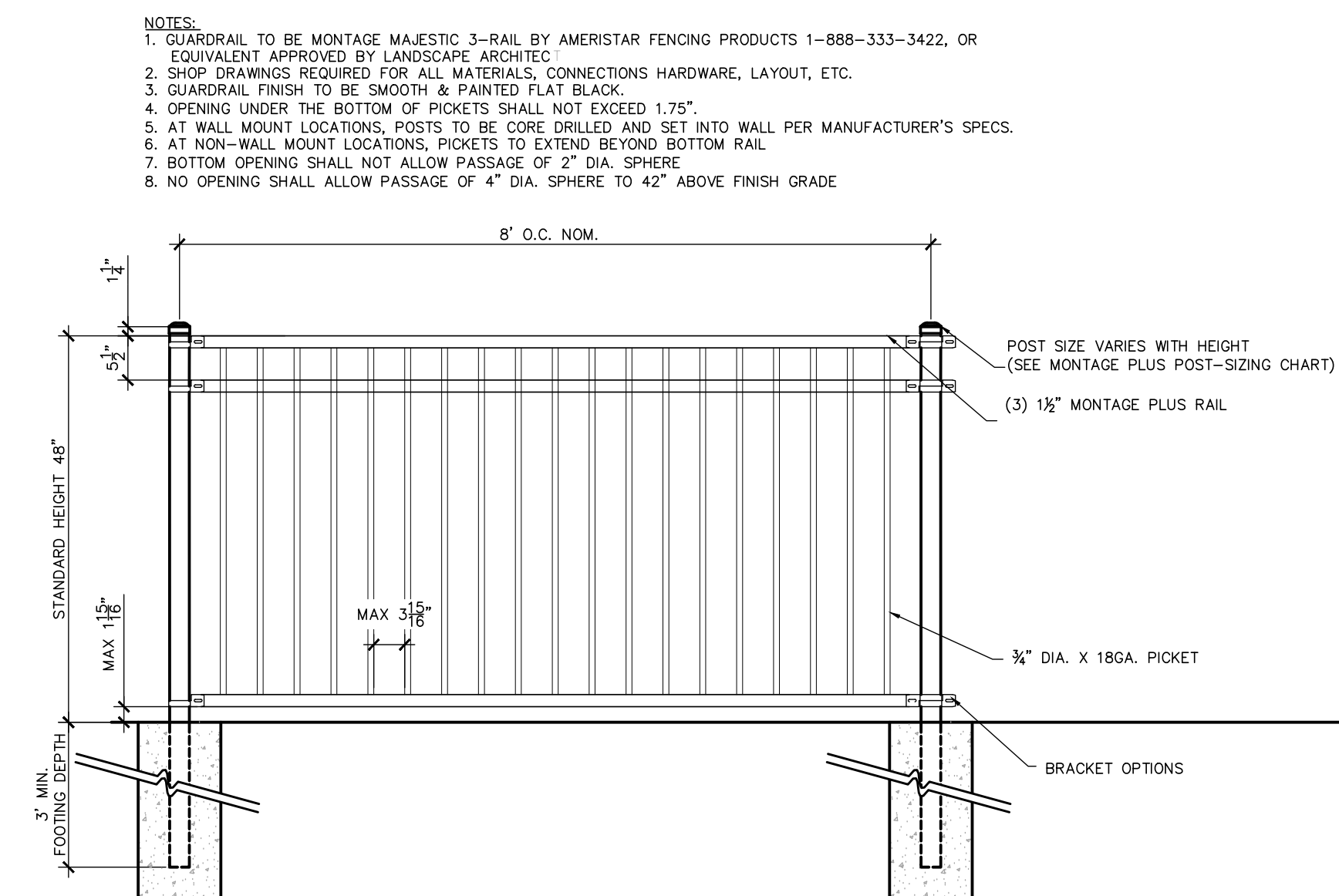
DRAWN BY: CT
CHECKED BY: MWL
Site
Details

SD2.00

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NOT IN USE	06
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GUARDRAIL 03
Scale: 3/4" = 1'-0"

TYPICAL DUMPSTER AREA ENLARGEMENT

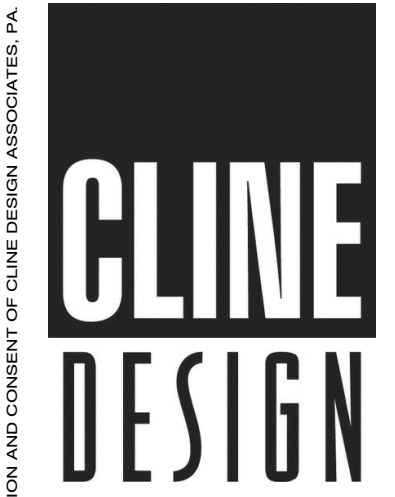
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NOT IN USE	01
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SD2.10



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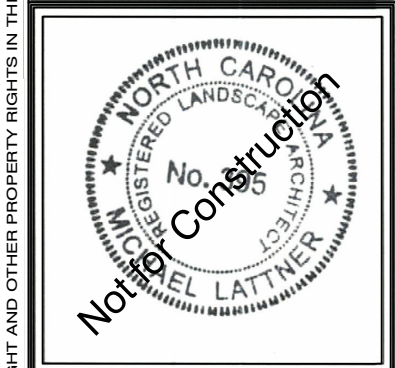
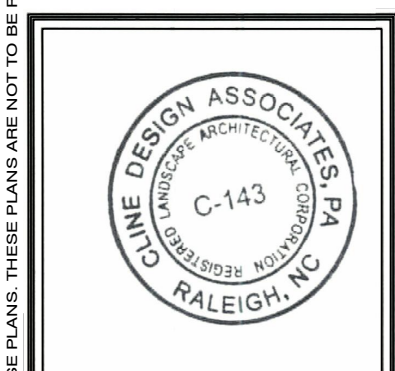
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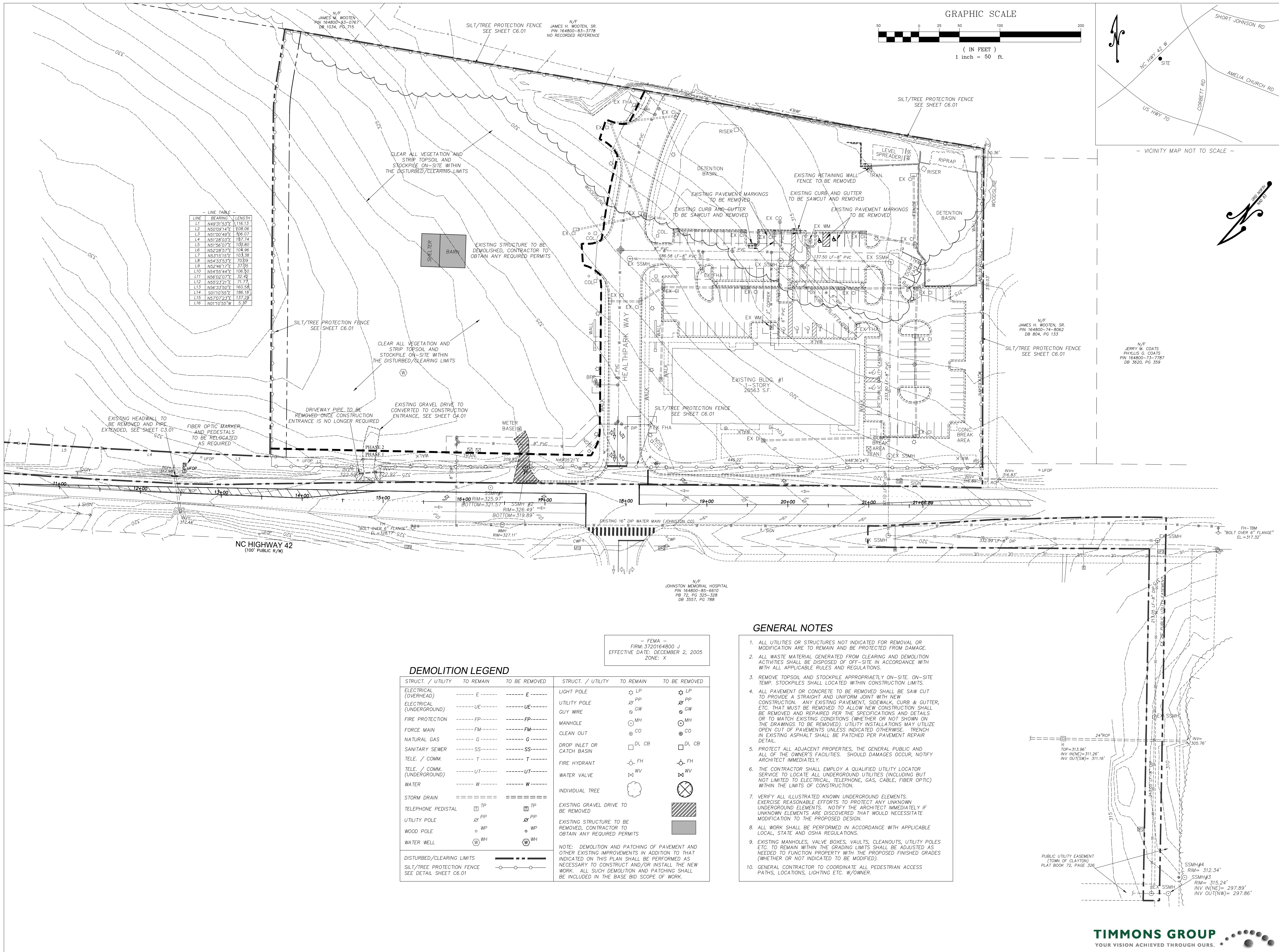
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PROJECT: 020029	
DATE: 03.02.2020	
REVISIONS:	DATE
Town Comments	04.03.2020

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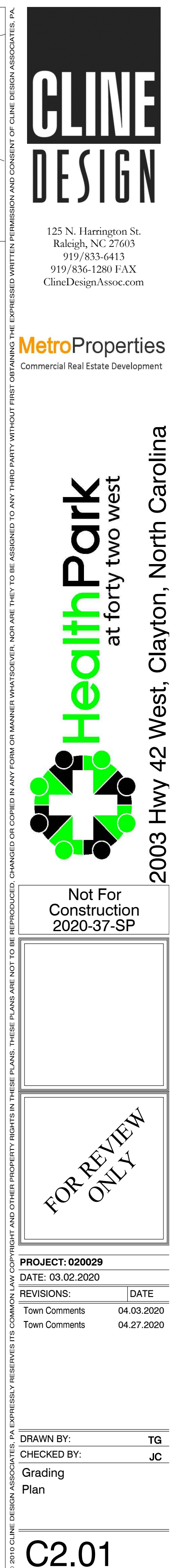
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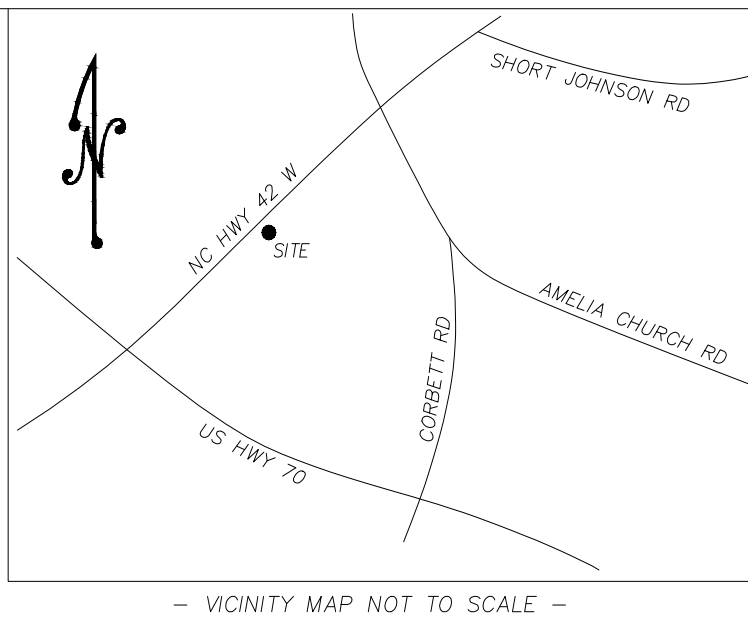
PROJECT: 020029
DATE: 03.02.2020

REVISIONS: DATE
Town Comments 04.03.2020
Town Comments 04.27.2020

DRAWN BY: TG
CHECKED BY: JC
Existing Conditions and Demolition Plan

C1.01





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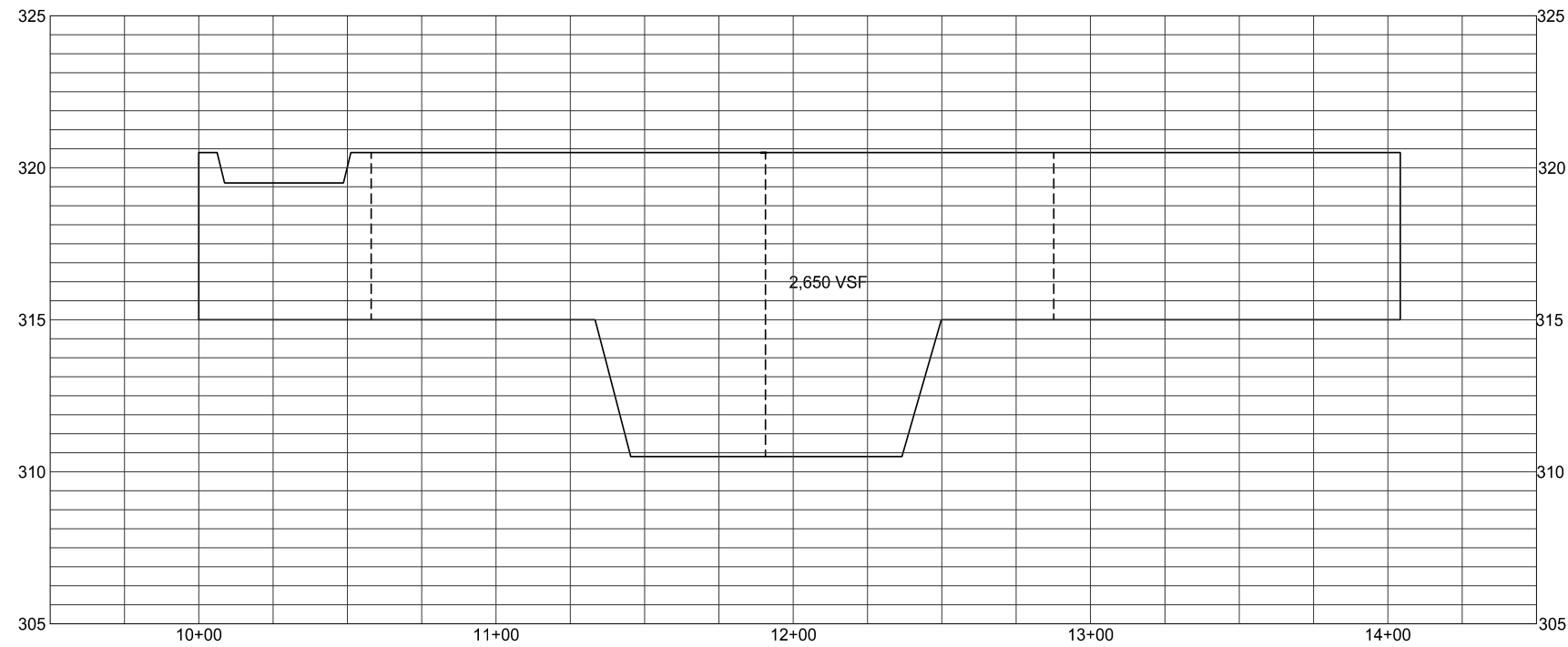
PROJECT: 020029	
DATE: 03.02.2020	
REVISIONS:	DATE
Town Comments	04.03.2020
Town Comments	04.27.2020

DRAWN BY: TG
CHECKED BY: JC
Retaining Wall(s)
Plan/Profile

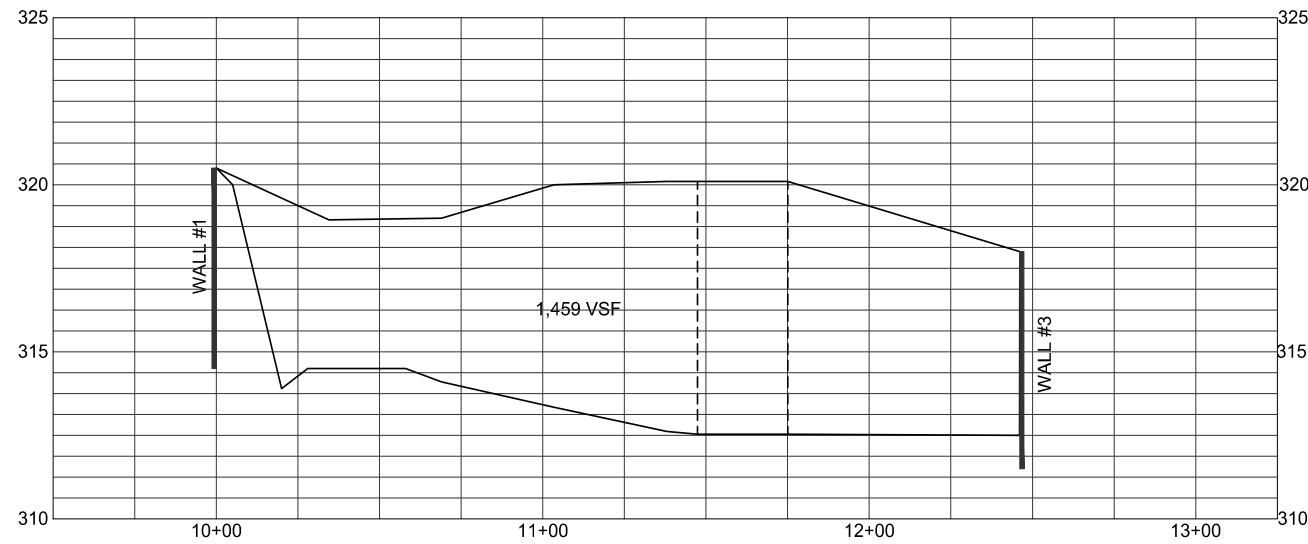
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C2.02

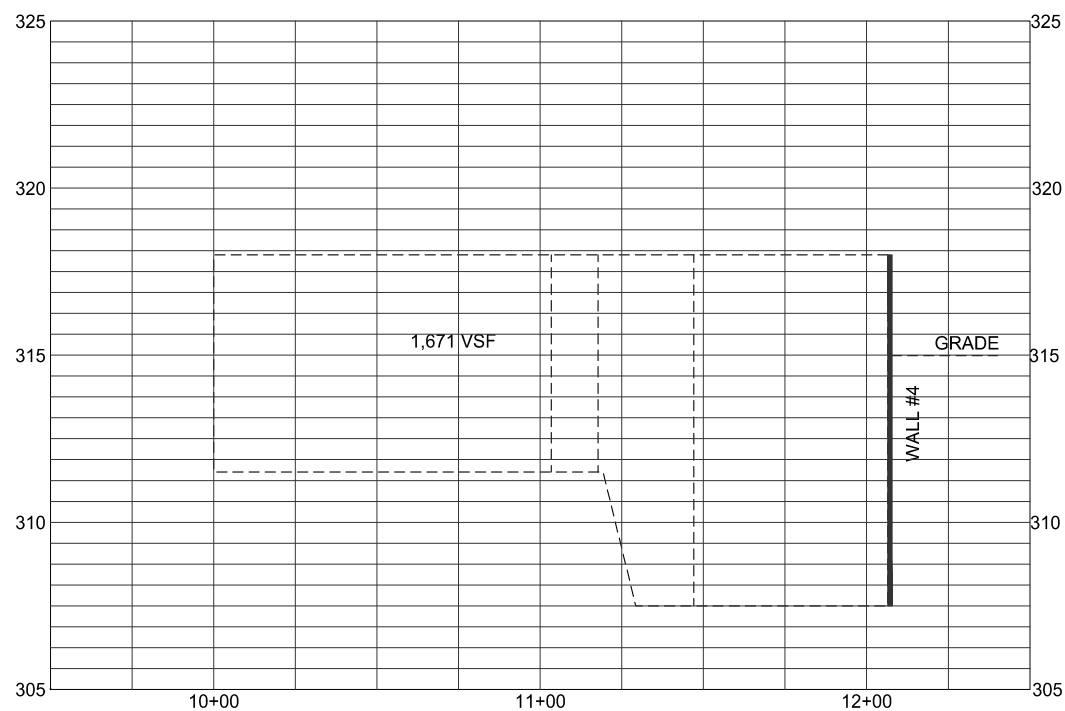
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STA. 10+00 THRU 14+03
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



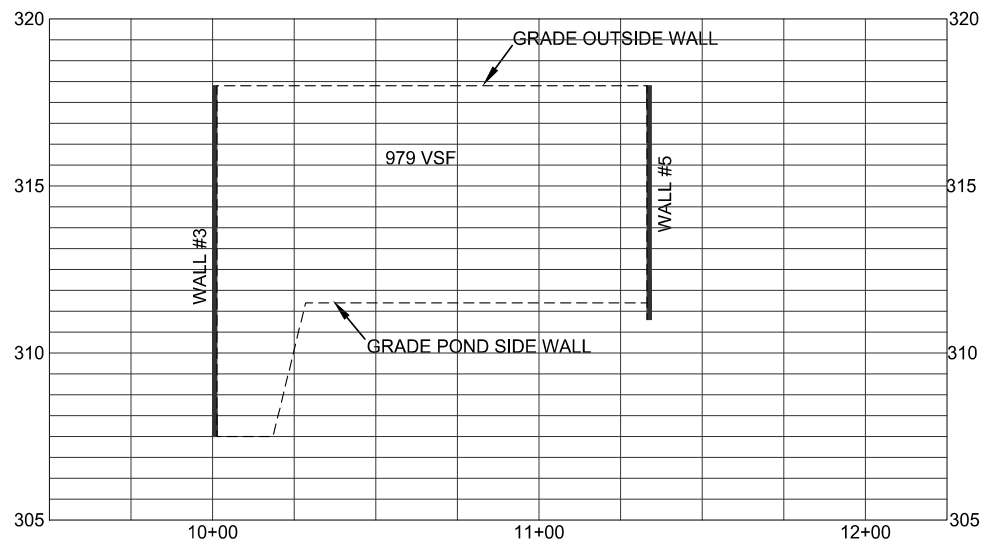
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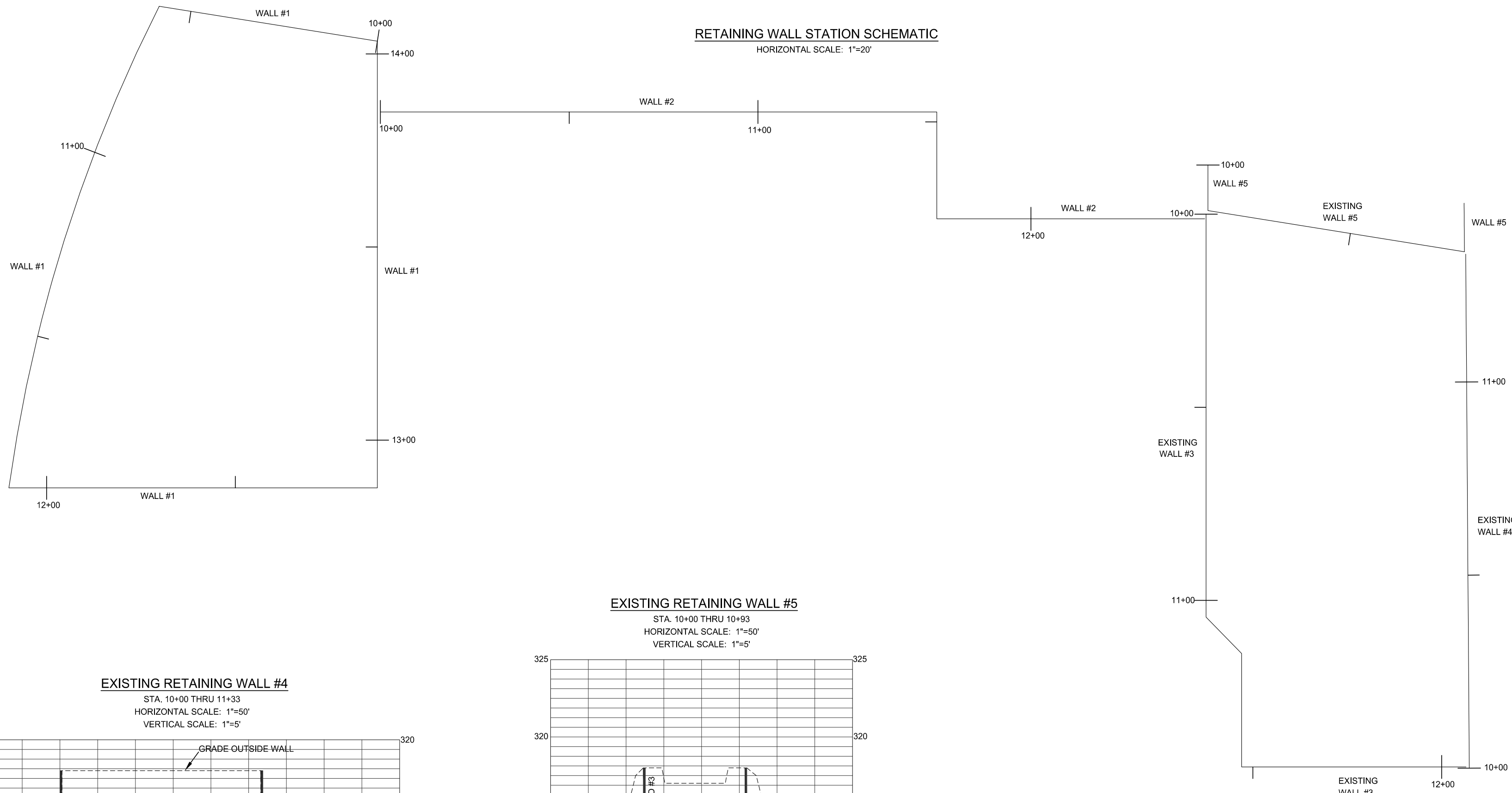
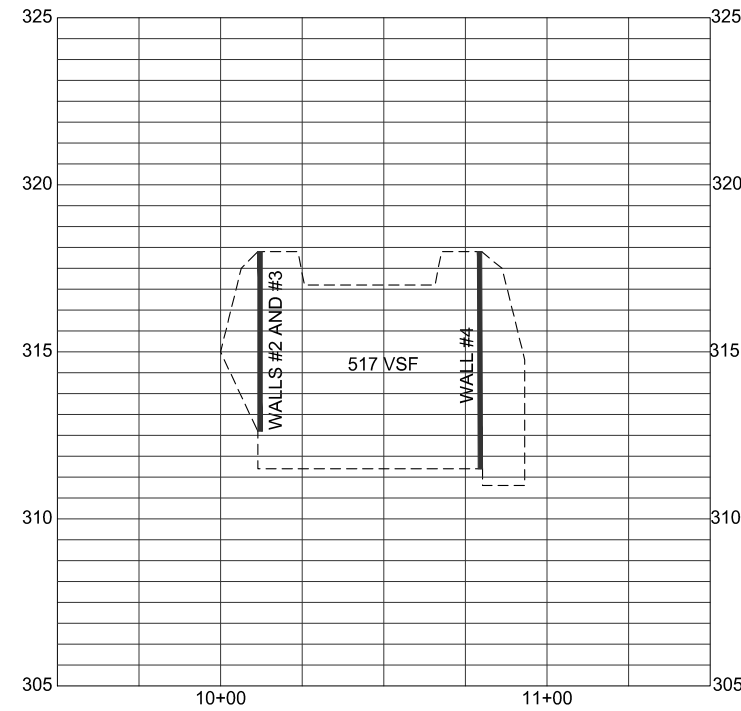
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VERTICAL SCALE: 1"=5'



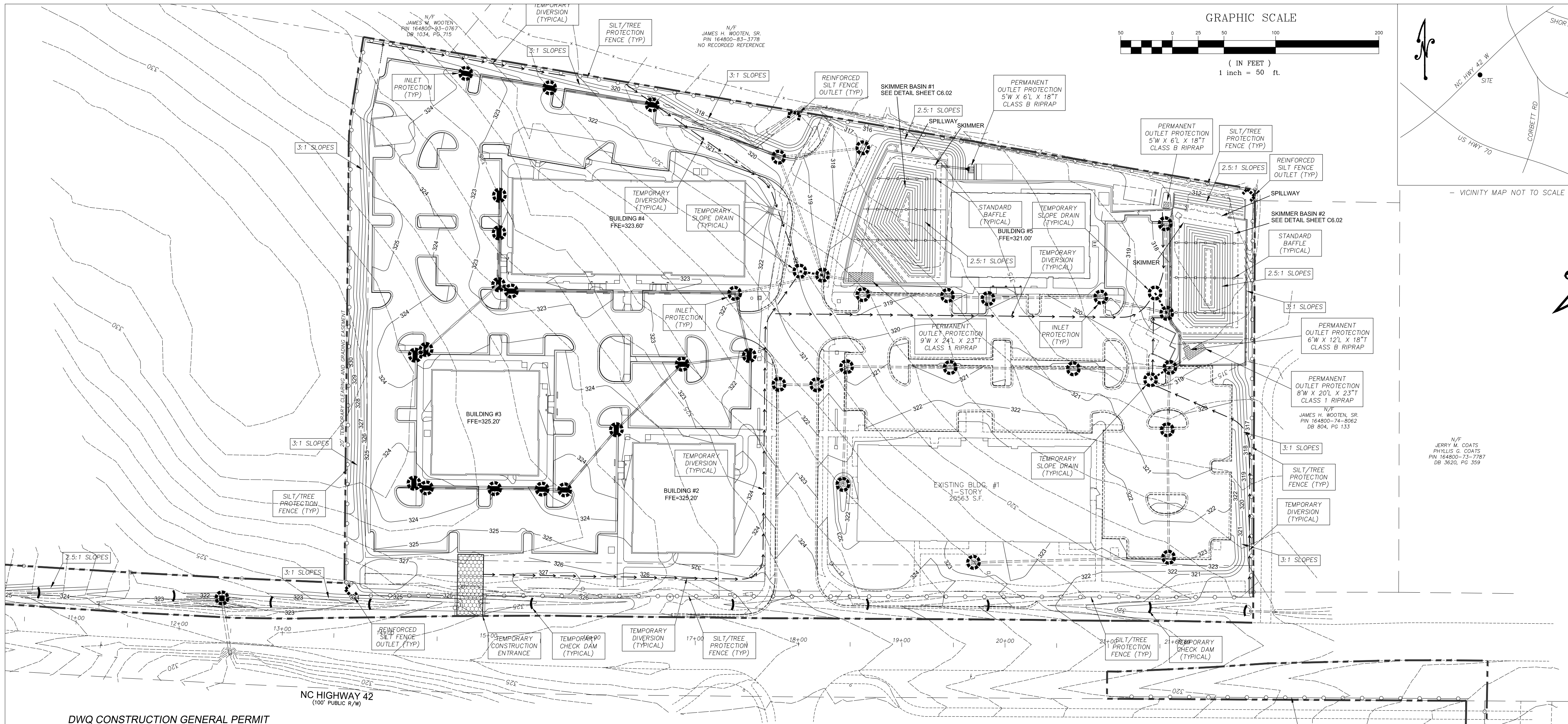
EXISTING RETAINING WALL #4
STA. 10+00 THRU 11+33
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



EXISTING RETAINING WALL #5
STA. 10+00 THRU 10+03
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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DWQ CONSTRUCTION GENERAL PERMIT
STABILIZATION REQUIREMENTS

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL MEASURES AS DESIGNED.
- REMOVE SEDIMENT FROM BEHIND SILT FENCE WHEN DEPTH REACHES 6-INCHES AT THE FENCE. REPAIR SILT FENCE AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RE-SEEDING AS NECESSARY, AND MULCHED ACCORDING TO PROJECT SPECS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE GROWTH.
- TOP DRESS CONSTRUCTION ENTRANCES WITH CLEAN STONE AS NECESSARY TO MAINTAIN PROPER FUNCTIONING.
- REFER TO SPECIFIC DEVICE DETAILS FOR ADDITIONAL MAINTENANCE REQUIREMENTS.

LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
SEE DETAIL SHEET C6.01
- TEMPORARY SILT/TREE PROTECTION FENCE
SEE DETAIL SHEET C6.01
- TEMPORARY DIVERSION BERM/DITCH
SEE SHEET 6.01
- TEMPORARY SILT FENCE OUTLET PROTECTION
SEE SHEET C6.01
- TEMPORARY CHECK DAM
SEE SHEET C6.01
- TEMPORARY INLET PROTECTION
SEE SHEET C6.01
- PERMANENT OUTLET PROTECTION
SEE SHEET C6.01
- TEMPORARY SLOPE DRAIN
SEE SHEET C6.01
- DISTURBED LIMIT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR

CONSTRUCTION SEQUENCE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS. KEEP A COPY OF THE APPROVED PLAN ON-SITE AND POST APPROVAL PLACARD.
- NOTIFY NCDENR, TOWN OF CLAYTON, ARCHITECT, ENGINEER AND OWNER REPRESENTATIVE AND CONDUCT PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CLEARING OR ANY OTHER CONSTRUCTION. THE PHONE NUMBER FOR NCDENR IS 919-791-4200.
- INSTALL THE GRAVEL CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCES. CLEAR ONLY AS REQUIRED TO INSTALL THESE DEVICES. ONCE THIS IS COMPLETE, CLEAR THE NECESSARY VEGETATION AS REQUIRED TO INSTALL THE PERMANENT PONDS IN THEIR FINAL LOCATION. THIS WORK SHALL INCLUDE THE CONSTRUCTION OF ALL PERIMETER WALLS, THE PERMANENT RISERS, SPILLWAYS, PIPE INLETS AND OUTLETS, ETC. THE REQUIRED SKIMMERS AND BAFFLES SHOULD THEN BE ADDED TO THE RESPECTIVE BASINS AS INDICATED ON C6.02. THE DIVERSIONS THAT DIRECT RUNOFF TO THE BASINS SHOULD THEN BE INSTALLED AS INDICATED AND THE TEMPORARY SLOPE DRAINS SHOWN SHOULD BE INSTALLED TO DIRECT THE DIVERSION RUNOFF INTO THE INLET PIPES PREVIOUSLY STUBBED. ALL MEASURES SHOULD BE SEEDING AS SOON AS THEY ARE INSTALLED AND ALL MEASURES SHALL REMAIN IN PLACE AND BE ADJUSTED AS REQUIRED AS WORK PROGRESSES UNTIL THE SITE IS COMPLETELY STABILIZED.
- BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED.
- BEGIN ROUGH GRADING OF THE SITE. SEED AND STABILIZE SLOPES AS THEY ARE ESTABLISHED AND AS REQUIRED PER THE GENERAL PERMIT STABILIZATION REQUIREMENTS FOUND ON THIS SHEET.
- INSPECT ALL MEASURES AND DEVICES WEEKLY AND AFTER ALL RAINFALL EVENTS. MAKE PROMPT REPAIRS AS NEEDED.
- INSTALL STORM DRAINAGE SYSTEM WORKING FROM THE UPSTREAM SIDE OF THE SITE TOWARDS THE BASINS. ALL OPEN STORM PIPES SHALL BE PROTECTED WITH TEMPORARY INLET PROTECTION AFTER WORK STOPPAGE EACH DAY. ALL STORM DRAINAGE PIPES SHOULD BE THOROUGHLY FLUSHED OF ALL SEDIMENT AT THE END OF CONSTRUCTION AS SOON AS THE SITE IS PERMANENTLY STABILIZED.
- STABILIZE SITE IMMEDIATELY AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION, PAVING AND TEMPORARY DITCH AND SLOPE LINING AS REQUIRED BY THE GENERAL PERMIT STABILIZATION REQUIREMENTS FOUND ON THIS SHEET. STABILIZE ALL SLOPES 6:1 OR STEEPER WITH EROSION CONTROL MATTING.
- ADDITIONAL EROSION MEASURES MAY BE NECESSARY DEPENDING ON THE PERFORMANCE OF THOSE SHOWN ON THE PLAN. THE CONTRACTOR WILL INSTALL ADDITIONAL MEASURES IF NECESSARY AS REQUIRED BY NCDENR LAND QUALITY SECTION, THE TOWN OF CLAYTON, THE OWNER, ARCHITECT, OR ENGINEER.
- WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED; CALL FOR INSPECTION BY NCDENR.
- WHEN SITE IS APPROVED BY NCDENR INSPECTOR; REMOVE THE REMAINING PERIMETER MEASURES, FLUSH THE STORM SYSTEM OF ANY ACCUMULATED SEDIMENT, REMOVE THE SKIMMERS AND BAFFLES, MUCK OUT THE BASINS TO ENSURE THE POND IS AT DESIGN ELEVATIONS AND PERMANENTLY SEED ALL OF THESE AREAS.

GENERAL NOTES

- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
- THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY LOCAL AUTHORITIES OR THE ARCHITECT.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING HIS PHASE OF WORK AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- DISTURBED AREA: 11.0 ACRES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY TRACKED SOIL FROM ALL ADJACENT ROADWAYS THAT ARE IMPACTED BY CONSTRUCTION TRAFFIC. THE OWNER RESERVES THE RIGHT TO REQUIRE THAT A WASH STATION BE INSTALLED AT NO ADDITIONAL COST IF PAVEMENT AREAS ARE NOT KEPT CLEAN.
- CONTRACTOR SHALL ABIDE BY ALL CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. NCG010000.
- A PRECONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO WORK, GRADING PERMIT AND INSTALLATION OF EROSION CONTROL.
- UTILITY LOCATIONS ARE TO BE FOUND BY CALLING NC ONE CALL.
- ALL TEMPORARY MEASURES SHALL BE REMOVED AT THE END OF THE CONSTRUCTION OF THE PROJECT.
- CUT AND FILL SLOPES WILL BE STABILIZED AS REQUIRED, SEE REQUIREMENTS THIS SHEET.
- SILT FENCING SHALL BE INSTALLED AROUND THE PERIMETER SEPARATING EXISTING PEDESTRIAN TRAFFIC AREAS.
- ALL CUT AND FILL SLOPES ARE TO BE AT A 2.5:1 MAXIMUM.
- THE TOWN OF CLAYTON AND/OR NCDENR RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

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2020-37-SP

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PROJECT: 020029	
DATE: 03.02.2020	
REVISIONS:	DATE
Town Comments	04.03.2020
Town Comments	04.27.2020

DRAWN BY: TG
CHECKED BY: JC
Sedimentation and
Erosion Control Plan

C3.01

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PUBLIC IMPROVEMENT QUANTITIES

PUBLIC 6" WATER:	1,988 LF
PUBLIC 8" WATER:	233 LF
PUBLIC FIRE HYDRANTS:	7
PUBLIC 8" SEWER:	1,835 LF
PUBLIC 4" MANHOLES:	8
PUBLIC 5" MANHOLES:	3
PUBLIC STREET (HWY 42):	838 LF
PUBLIC STREET (INTERNAL):	465 LF
PUBLIC 5" SIDEWALK:	683 LF
PUBLIC 10" SIDEWALK:	818 LF

UTILITY CROSSING TABLE

LINE	PROPOSED GRADE	STORM INV.	SEWER INV.	8" WATER INV.	6" WATER INV.	SEPARATION
-1	321.61'	(15') 317.88'	-	**315.71'	-	~1.0' **
-2	320.19'	(30') 312.97'	-	**316.92'	-	~1.0' **
-3	319.34'	(30') 312.32'	-	**315.67'	-	~0.9' **
-4	318.03'	(15') 313.18'	-	**311.01'	-	~1.0' **
-5	321.92'	(30') 315.07'	-	**318.25'	-	~0.7' **
-6	323.62'	(18') 316.01'	-	**319.95'	-	~0.4' **
-7	323.79'	(24') 317.37'	-	**320.12'	-	~0.8' **
-8	320.54'	(24') 312.71'	-	-	317.04'	~2.3' **

SINCE THE WATER MAIN WILL BE ABOVE THE STORM PIPE AND THE SEPARATION WILL BE LESS THAN 18 INCHES, A 20 FOOT JOINT OF DUCTILE IRON WATER MAIN SHALL BE INSTALLED CENTERED ON THE CROSSING.

SINCE THE WATER MAIN AND STORM PIPE CROSSING WILL BE IN CONFLICT, THE CONTRACTOR SHALL INSTALL THE WATER MAIN BELOW THE STORM PIPE WITH A MINIMUM SEPARATION OF 12 INCHES. A 20 FOOT JOINT OF DUCTILE IRON WATER MAIN SHALL BE INSTALLED CENTERED ON THE CROSSING.

UTILITY NOTES

- INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT. INSTALL WATER SERVICES WITH NO LESS THAN 18-IN OF COVER TO SUBGRADE.
- INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 5'-FT TO FINISHED GRADE UNLESS DUCTILE IRON PIPE IS USED. INSTALL SEWER SERVICES WITH NO LESS THAN 24-IN OF COVER TO SUBGRADE.
- INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
- IF A WATER MAIN CROSSES OVER A STORM PIPE WITH LESS THAN 18-IN CLEAR OR IF IT PASSES UNDER THE STORM PIPE, THE WATER MAIN MUST BE DUCTILE IRON PIPE FOR 10'-FT ON EACH SIDE OF THE CROSSING POINT.
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSCB AND CSHA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES.
- SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS.
- ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE FROM THE CONNECTION TO THE TRUNK LINE. ALL TRUCK LINES SHALL BE 8" PVC (SCH 40) @ 1.04% MIN. SLOPE AND SHALL BE PIPED TO THE NEAREST ON-SITE DRAINAGE STRUCTURE. USE DUCTILE IRON WHEN COVER IS LESS THAN 18". PROVIDE CLEANDOUTS AS REQUIRED.
- ALL SANITARY SEWER SERVICES SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
- LATERAL SEPARATION OF SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10'-FT LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10'-FT LATERAL SEPARATION, IN WHICH CASE:
(1) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18-IN ABOVE THE TOP OF THE SEWER, OR
(2) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18-IN ABOVE THE TOP OF THE SEWER.
- CROSSING A WATER MAIN OVER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18-IN ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18-IN VERTICAL SEPARATION--IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10'-FT ON EACH SIDE OF THE POINT OF CROSSING.
- CROSSING A WATER MAIN UNDER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10'-FT ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

SEE SHEET C5.02 FOR SANITARY SEWER PROFILES

ALL DOMESTIC BACKFLOW DEVICES TO BE LOCATED INSIDE THE BUILDING IN THE RESPECTIVE RISER ROOM. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION. NO SPRINKLER SYSTEMS PROPOSED.

UTILITY LEGEND

	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	---	E ---
ELECTRICAL (UNDERGROUND)	---	UE ---
FOUNDATION DRAIN	---	FD ---
GAS	---	G ---
SANITARY SEWER	---	SS ---
TELEPHONE (OVERHEAD)	---	T ---
TELEPHONE (UNDERGROUND)	---	UT ---
WATER	---	W ---
ROOF DRAIN	---	RD ---
FORCE MAIN (SEWER)	---	FM ---
FIRE PROTECTION	---	FP ---
PLANTER DRAIN	---	PD ---
CHILLED WATER	---	CW ---
STORM DRAIN	---	SD ---

EXISTING	PROPOSED
LIGHT POLE	LP
UTILITY POLE	UP
MANHOLE	MH
CLEAN OUT	CO
DROP INLET, CATCH BASIN	DI, CB
FIRE HYDRANT	FH
WATER VALVE	WV
POST INDICATOR VALVE	PIV
THRUST BLOCKING	TB
DOWNSPOUT CONNECTION	DC

KEY NOTES

- FIRE HYDRANT ASSEMBLY. SEE DETAIL SHEET C6.04. FOR CLARITY, THE LAST LEG OF PIPE SHALL BE DIP PER THE DETAILS.
- CLEANOUT. SEE DETAIL SHEET C6.06.
- 4" DIAMETER SANITARY SEWER MANHOLE. SEE DETAIL SHEET C6.06.
- EXTEND SERVICE TO WITHIN 5'-0" OF BUILDING WALL. REFER TO PLUMBING PLANS FOR EXACT LOCATION AND INVERT ELEVATION.
- 8" x 6" REDUCER.
- 8" x 8" TEE.
- 8" x 6" TEE.
- 8" GATE VALVE AND BOX. SEE DETAIL SHEET C6.04.
- 6" GATE VALVE AND BOX. SEE DETAIL SHEET C6.04.
- 2" WATER METER. SEE DETAIL SHEET C6.05.
- 2" DOMESTIC WATER TAP.
- 2" TEMP. BLOW-OFF ASSEMBLY. SEE DETAIL SHEET C6.04.
- TYPICAL CATCH BASIN. SEE DETAIL SHEET C6.05.
- TYPICAL DROP INLET. SEE DETAIL SHEET C6.05.
- 8" x 16" TAPPING SLEEVE AND VALVE. SEE DETAIL SHEET C6.04. COORDINATE TAPPING PROCEDURES WITH JOHNSTON COUNTY. CONTRACTOR SHALL PROVIDE JOHNSTON COUNTY WITH 48 HOURS ADVANCED NOTICE PRIOR TO MAKING THE WET TAP.
- GROUND MOUNTED MECHANICAL EQUIPMENT. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS AND MODEL NUMBERS. ALL UNITS SHALL BE SCREENED FROM PUBLIC VIEW. REFER TO THE PLANTING PLAN FOR ADDITIONAL INFORMATION.
- STEEL ENCASUREMENT PIPE BY BORE AND JACK. SEE DETAIL SHEET C6.07.
- 8" x 8" CROSS.
- 5" DIAMETER SANITARY SEWER MANHOLE WITH EXTENDED BASE. SEE DETAIL SHEET C6.06.
- 2" GATE VALVE AND BOX. SEE DETAIL SHEET C6.04.

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C4.01

Temporary Seeding Recommendations for Late Winter and Early Spring

Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

Seeding dates
Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1 - May 1
Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.

Temporary Seeding Recommendations for Summer

Seeding mixture Species	Rate (lb/acre)
German millet	40

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

Seeding dates
Mountains—May 15 - Aug. 15
Piedmont—May 1 - Aug. 15
Coastal Plain—Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.

Temporary Seeding Recommendations for Fall

Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120

Seeding dates
Mountains—Aug. 15 - Dec. 15
Coastal Plain and Piedmont—Aug. 15 - Dec. 30

Soil amendments
Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Repair and referitize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

TEMPORARY SEEDING SCHEDULE

NOTES:

1. INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVEN AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.
2. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS: INSTALLING A PROTECTIVE RIPRAP LINER IN THAT PORTION OF THE CHANNEL (PRACTICE 6.31, RIPRAP—LINE AND PAVED CHANNELS.)
3. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION. ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

TEMPORARY CHECK DAM

NOT TO SCALE

Well-Drained Sandy Loams to Dry Sands, Coastal Plain and Eastern Edge of Piedmont: Low- to Medium-Care Lawns

Seeding mixture Species*	Rate
Centipedegrass	10-20 lb/acre (seed) or 33 lb/acre (sprigs)

Seeding dates
Mar. - June
(Sprigging can be done through July where water is available for irrigation.)

Soil amendments
Apply lime and fertilizer according to soil tests, or apply 300 lb/acre 10-10-10 fertilizer.

Sprigging
Plant sprigs in furrows with a tractor-drawn transplanter, or broadcast by hand.

Furrows should be 4-6 inches deep and 2 feet apart. Place sprigs about 2 feet apart in the row with one end at or above ground level (Figure 6.11d).

Broadcast at rates shown above, and press sprigs into the top 1/2-2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.

Maintenance
Do not mow.

Fertilizer
Fertilize very sparingly—20 lb/acre nitrogen in spring with no phosphorus. Centipedegrass cannot tolerate high pH or excess fertilizer.

*Refer to Appendix 8.02 for botanical names.

*PERMANENT SEEDING SCHEDULE FROM NCDCER EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL. SEE MANUAL FOR ADDITIONAL INFORMATION.

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULPACKER AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH IF SPECIFIED.
8. INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LINE, FERTILIZER AND SEEDING RATES.
9. CONSULT SAGED ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. SEE SECTION 6.11 OF "NCDCER EROSION CONTROL PLANNING AND DESIGN MANUAL" FOR ADDITIONAL INFORMATION REGARDING MATERIALS, CONSTRUCTION AND SPECIFICATIONS.

*APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER - 1,000 LBS./ACRE - 10-10-10
SUPERPHOSPHATE - 500 LBS./ACRE - 20%
IF SPECIFIED:
MULCH - 2 TONS/ACRE - SMALL GRASS STRAW
ANCHOR - ASPHALT EMULSION @ 300 GALS./ACRE

PERMANENT SEEDING SCHEDULE

STANDARD TEMPORARY SILT / TREE PROTECTION FENCE

NOTES:

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BY THE TOWN OF KNOXDALE INSPECTION DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
9. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
10. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
11. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.

MAINTENANCE
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A 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. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY INLET PROTECTION

NOT TO SCALE

TEMPORARY DIVERSION BERM/DITCH

CONSTRUCTION SPECIFICATIONS

1. REMOVE AND PROPERLY DISPOSE OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIALS.
2. ENSURE THAT THE MINIMUM CONSTRUCTED CROSS SECTION MEETS ALL DESIGN REQUIREMENTS.
3. ENSURE THAT THE TOP OF THE DIKE IS NOT LOWER AT ANY POINT THAN THE DESIGN ELEVATION PLUS THE SPECIFIED SETTLEMENT.
4. PROVIDE SUFFICIENT ROOM AROUND DIVERSIONS TO PERMIT MACHINE REGARDING AND CLEANOUT.
5. VEGETATE THE RIDGE IMMEDIATELY AFTER CONSTRUCTION, UNLESS IT WILL REMAIN IN PLACE LESS THAN 30 WORKING DAYS.

TEMPORARY DIVERSION BERM/DITCH

NOT TO SCALE

OUTLET PROTECTION

NOTES:

1. TOP OF RIP RAP AT DOWNSTREAM END OF APRON SHALL BE FLUSH WITH NATURAL GRADE OF THE RECEIVING CHANNEL.
2. VEGETATE ALL DISTURBED AREAS WITH VEGETATION IMMEDIATELY AFTER INSTALLATION.
3. SEE EROSION CONTROL PLAN FOR DIMENSIONS.

MAINTENANCE
1. INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

OUTLET PROTECTION

NOT TO SCALE

SLOPE INSTALLATION AND STABILIZATION

CONSTRUCTION SPECIFICATIONS

1. PLACE SLOPE DRAINS ON UNDISTURBED SOIL OR WELL COMPACTED FILL AT LOCATIONS AND ELEVATIONS SHOWN ON THE PLAN.
2. SLIGHTLY SLOPE THE SECTION OF PIPE UNDER THE DIKE TOWARD ITS OUTLET.
3. HAND TAMP THE SOIL UNDER AND AROUND THE ENTRANCE SECTION IN LIFTS NOT TO EXCEED 6 INCHES.
4. ENSURE THAT FILL OVER THE DRAIN AT THE TOP OF THE SLOPE HAS MINIMUM DIMENSIONS OF 1.5 FEET DEPTH, 4 FEET TOP WIDTH, AND 3:1 SIDE SLOPES.
5. ENSURE THAT ALL SLOPE DRAIN CONNECTIONS ARE WATER-TIGHT.
6. ENSURE THAT ALL FILL MATERIAL IS WELL-COMPACTED. SECURELY FASTEN THE EXPOSED SECTION OF THE DRAIN WITH GRIMMETS OR STAPLES SPACED NO MORE THAN 12 FEET APART.
7. EXTEND THE DRAIN BEYOND THE TOE OF THE SLOPE, AND ADEQUATELY PROTECT THE OUTLET FROM EROSION.
8. MAKE THE SETTLED, COMPACTED DIKE RIDGE NO LESS THAN 1 FEET ABOVE THE TOP OF THE PIPE AT EVERY POINT.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.

TEMPORARY SLOPE DRAIN

NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

1. INSPECT OUTLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY SLOPE DRAIN

CONSTRUCTION SPECIFICATIONS

1. PLACE SLOPE DRAINS ON UNDISTURBED SOIL OR WELL COMPACTED FILL AT LOCATIONS AND ELEVATIONS SHOWN ON THE PLAN.
2. SLIGHTLY SLOPE THE SECTION OF PIPE UNDER THE DIKE TOWARD ITS OUTLET.
3. HAND TAMP THE SOIL UNDER AND AROUND THE ENTRANCE SECTION IN LIFTS NOT TO EXCEED 6 INCHES.
4. ENSURE THAT FILL OVER THE DRAIN AT THE TOP OF THE SLOPE HAS MINIMUM DIMENSIONS OF 1.5 FEET DEPTH, 4 FEET TOP WIDTH, AND 3:1 SIDE SLOPES.
5. ENSURE THAT ALL SLOPE DRAIN CONNECTIONS ARE WATER-TIGHT.
6. ENSURE THAT ALL FILL MATERIAL IS WELL-COMPACTED. SECURELY FASTEN THE EXPOSED SECTION OF THE DRAIN WITH GRIMMETS OR STAPLES SPACED NO MORE THAN 12 FEET APART.
7. EXTEND THE DRAIN BEYOND THE TOE OF THE SLOPE, AND ADEQUATELY PROTECT THE OUTLET FROM EROSION.
8. MAKE THE SETTLED, COMPACTED DIKE RIDGE NO LESS THAN 1 FEET ABOVE THE TOP OF THE PIPE AT EVERY POINT.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.

TEMPORARY SLOPE DRAIN

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Sewer Extension Plan/Profile

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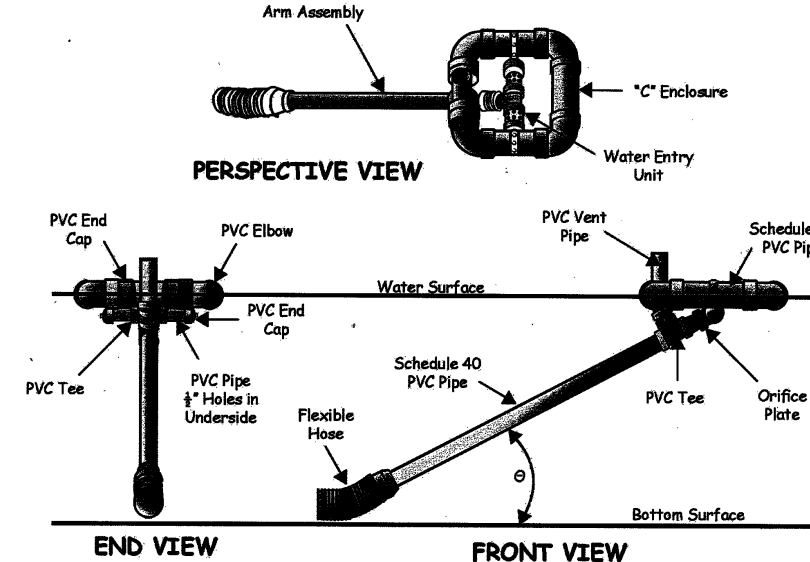
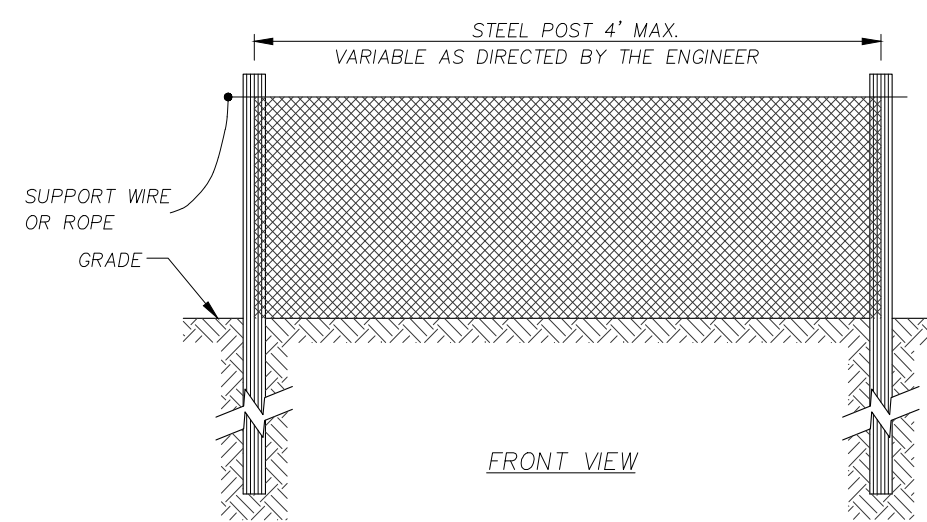
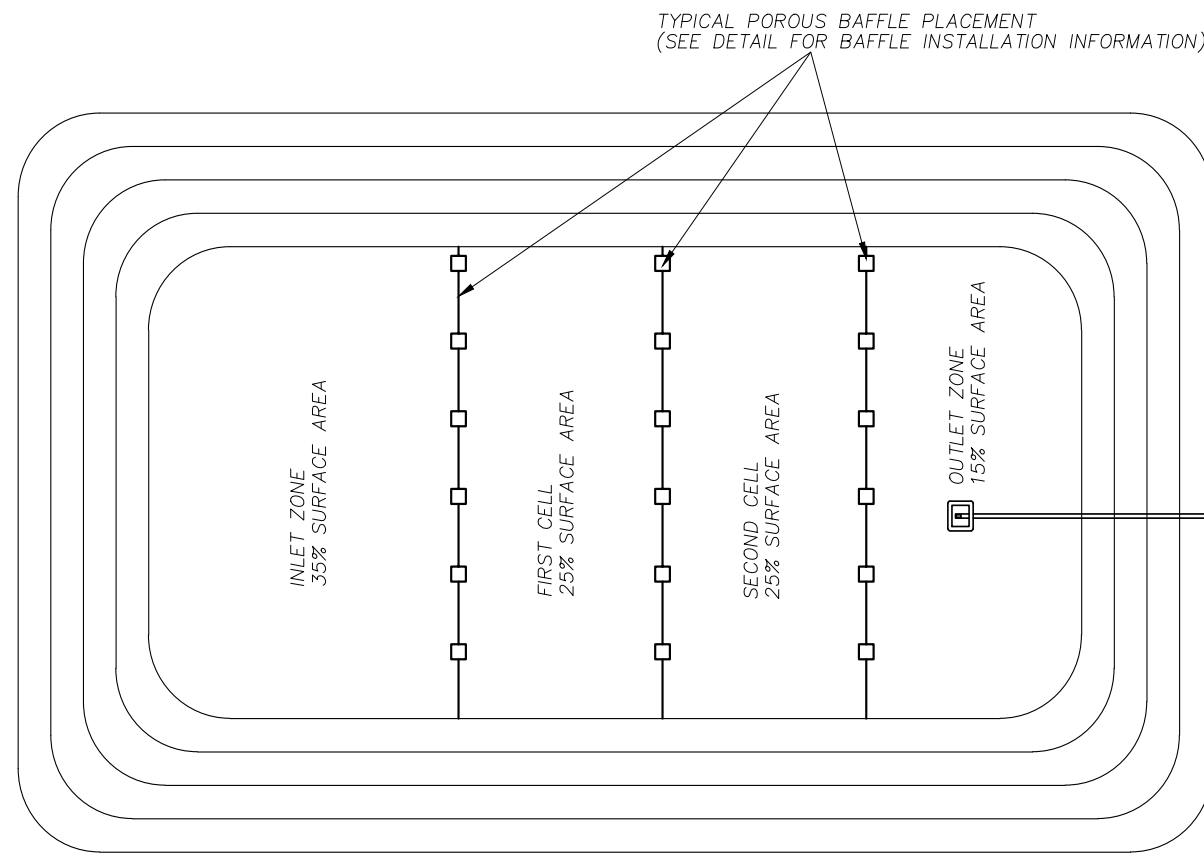
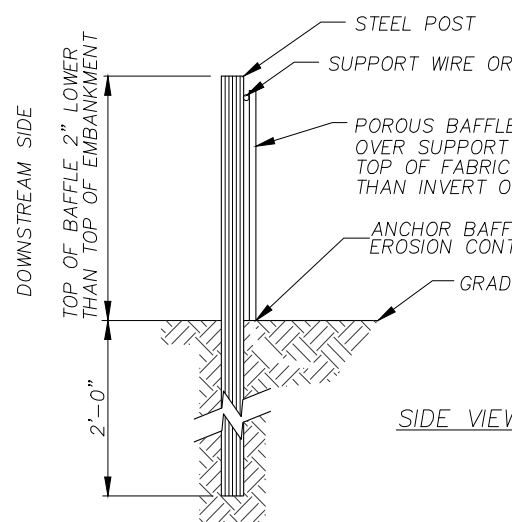


Figure 6.6a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

SKIMMER



STANDARD BAFFLE
NOT TO SCALE

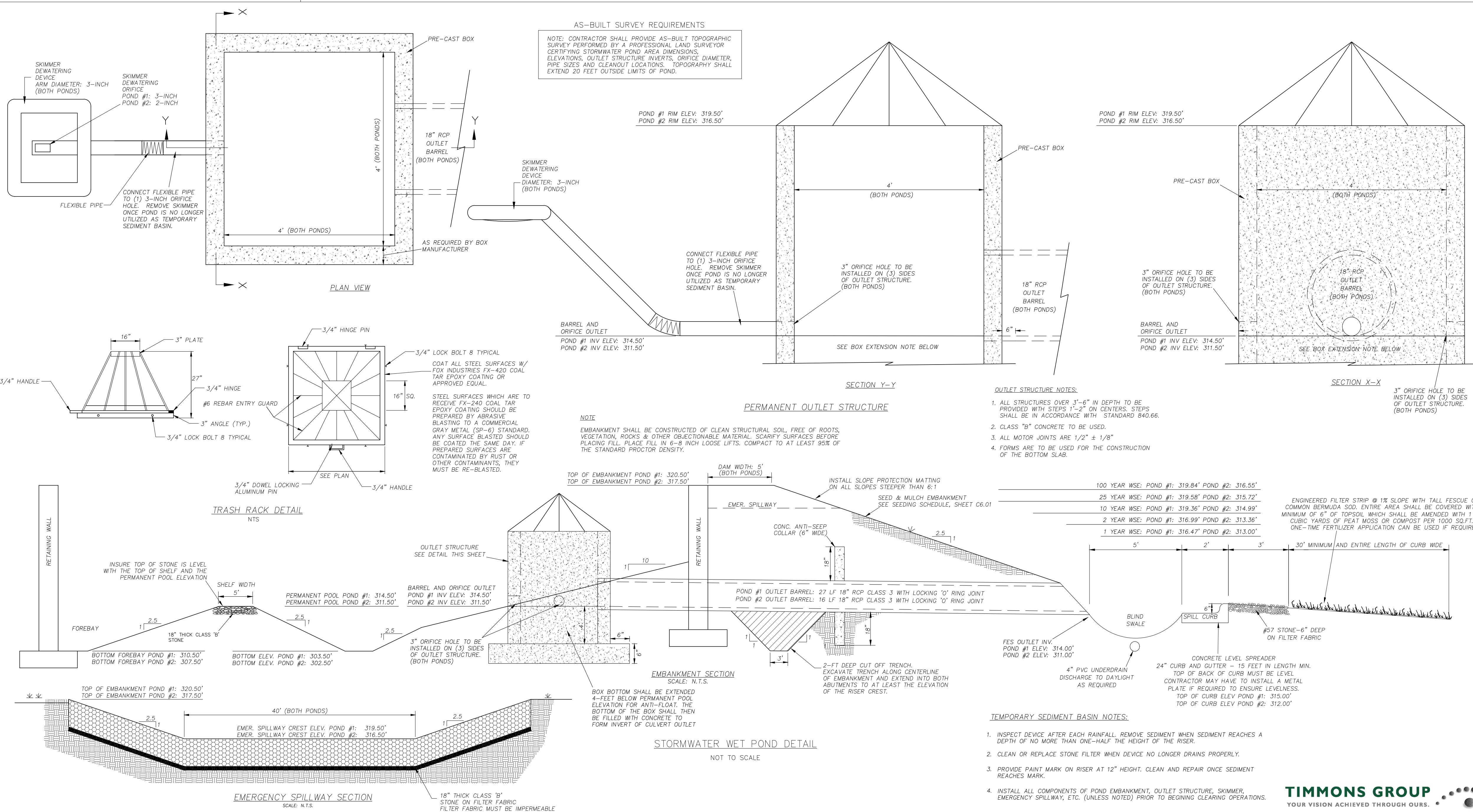


CONSTRUCTION SPECIFICATIONS

1. GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
2. INSTALL POSTS ACROSS THE WIDTH OF THE SEDIMENT TRAP/BASIN.
3. STEEL POSTS SHOULD BE DRIVEN TO A DEPTH OF 24 INCHES, SPACED A MAXIMUM OF 4 FEET APART, AND INSTALLED UP THE SIDES OF THE BASIN AS WELL. THE TOP OF THE FABRIC SHOULD BE 6 INCHES HIGHER THAN THE INVERT OF THE SPILLWAY. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS.
4. INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND OUTLET DISCHARGE POINT. BASINS LESS THAN 20 FEET IN LENGTH MAY USE 2 BAFFLES.
5. WHEN USING POSTS, ADD A SUPPORT WIRE OR ROPE ACROSS THE TOP OF THE MEASURE TO PREVENT SAGGING.
6. WRAP POROUS MATERIAL LIKE JUTE BACKED BY COIR MATERIAL, OVER THE TOP WIRE. THE FABRIC SHOULD HAVE FIVE TO TEN PERCENT OPENINGS IN THE WEAVE. ATTACH FABRIC TO A ROPE AND A SUPPORT STRUCTURE WITH ZIP TIES, WIRE, OR STAPLES.
7. THE BOTTOM AND SIDES OF THE FABRIC SHOULD BE ANCHORED IN A TRENCH OR PINNED WITH 8-INCH EROSION CONTROL MATTING STAPLES.
8. DO NOT SPLICE THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE TRAP/BASIN.

MAINTENANCE

1. INSPECT THE BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES 1/3 FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.



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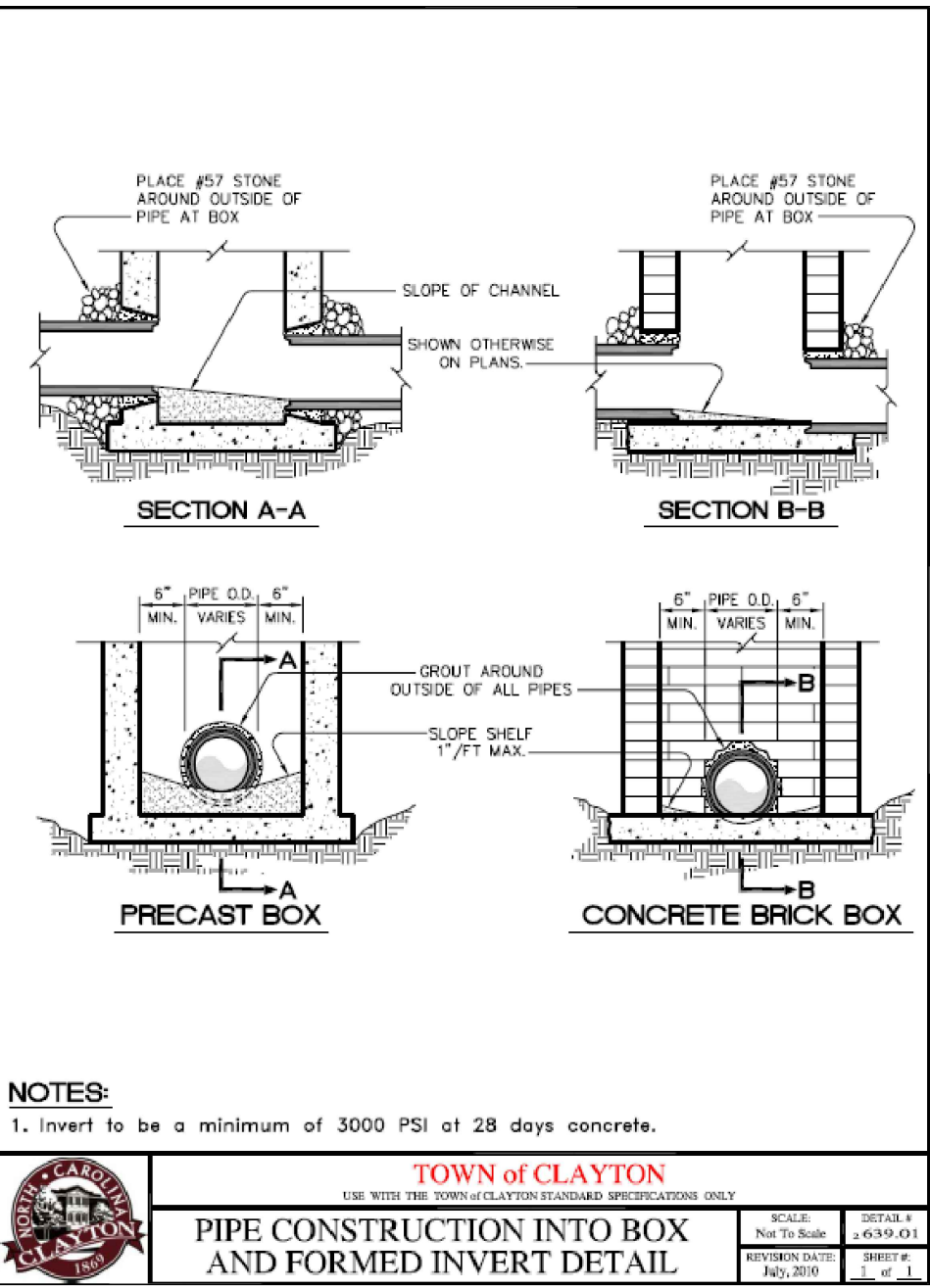
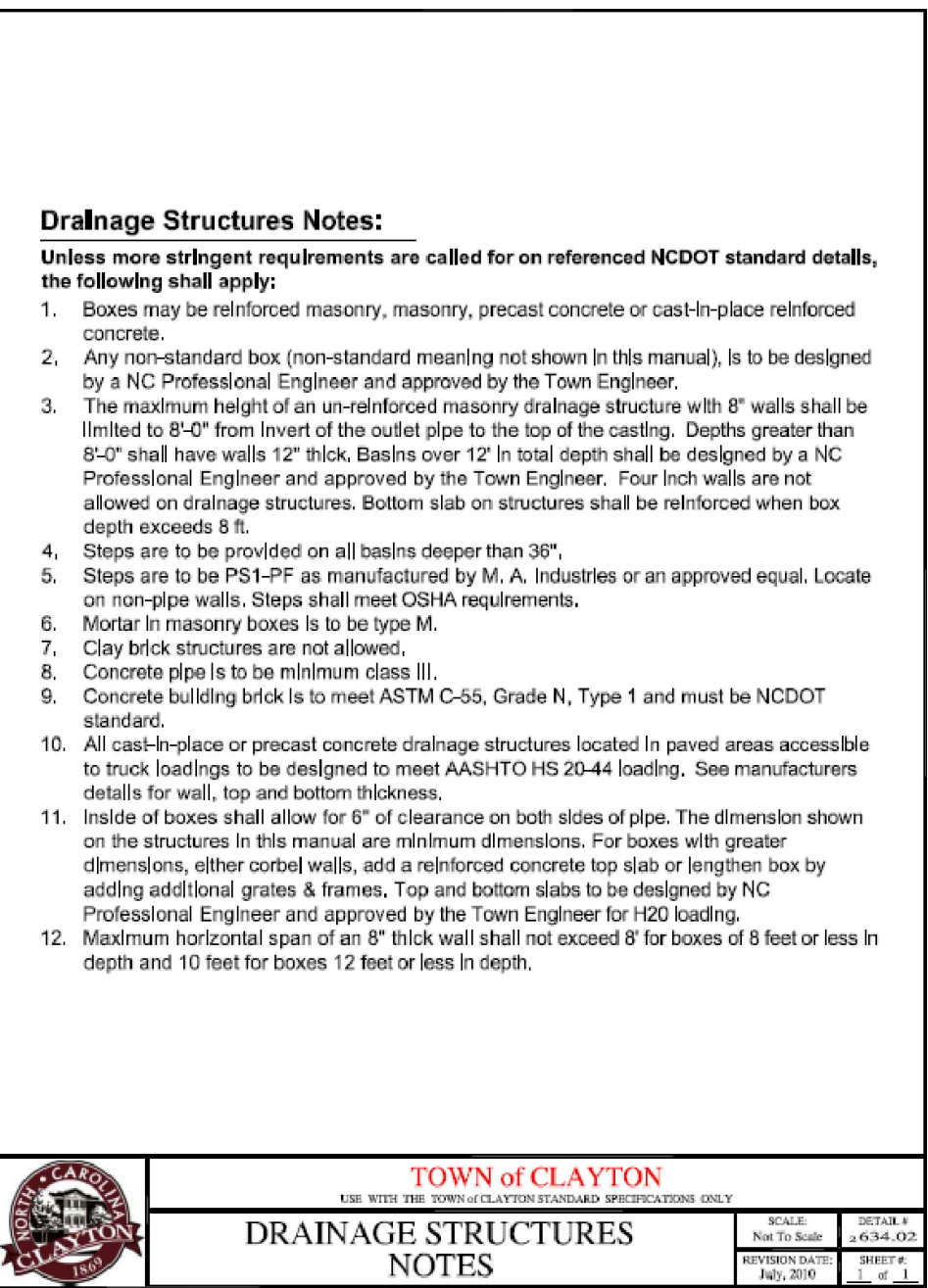
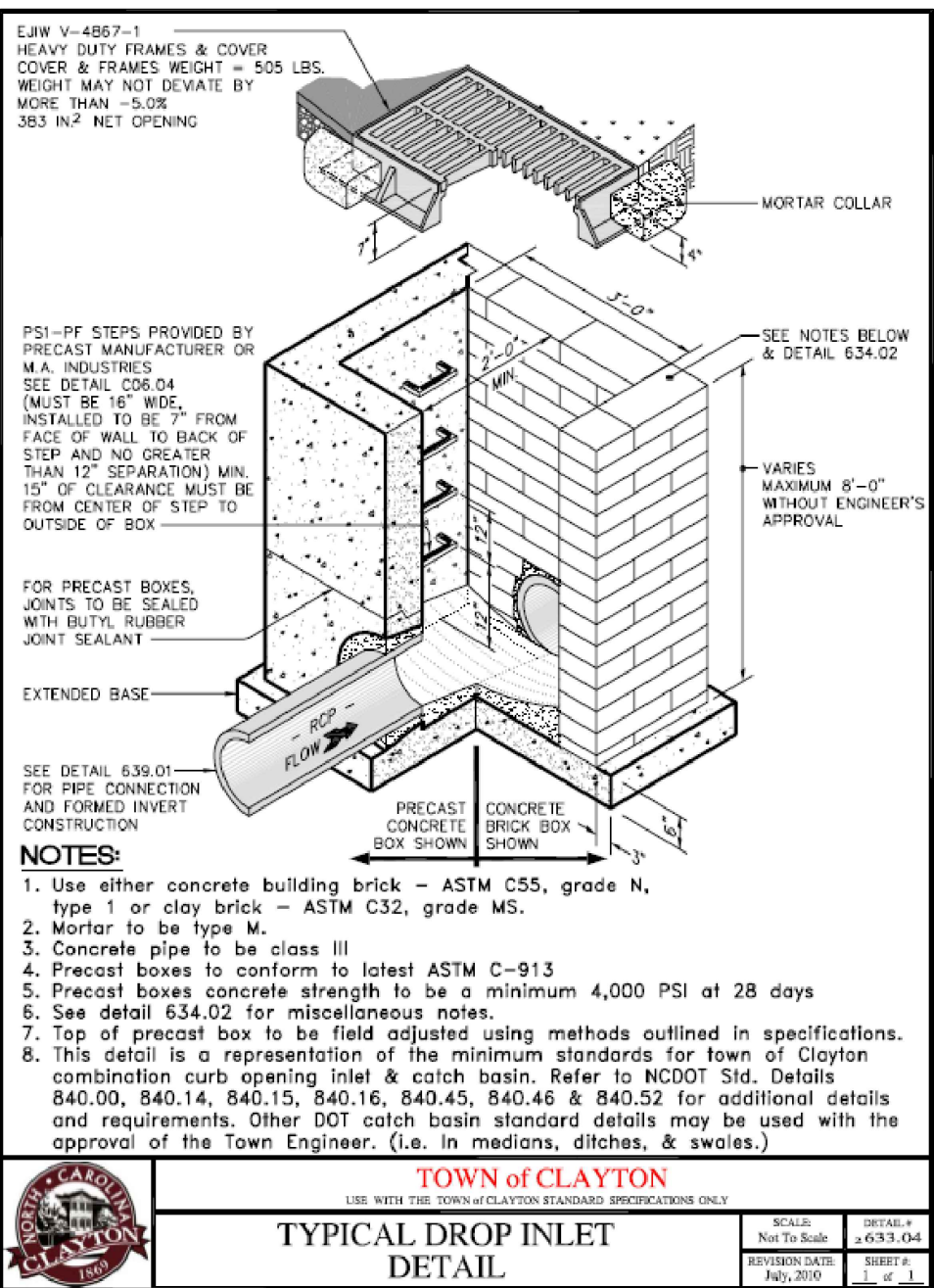
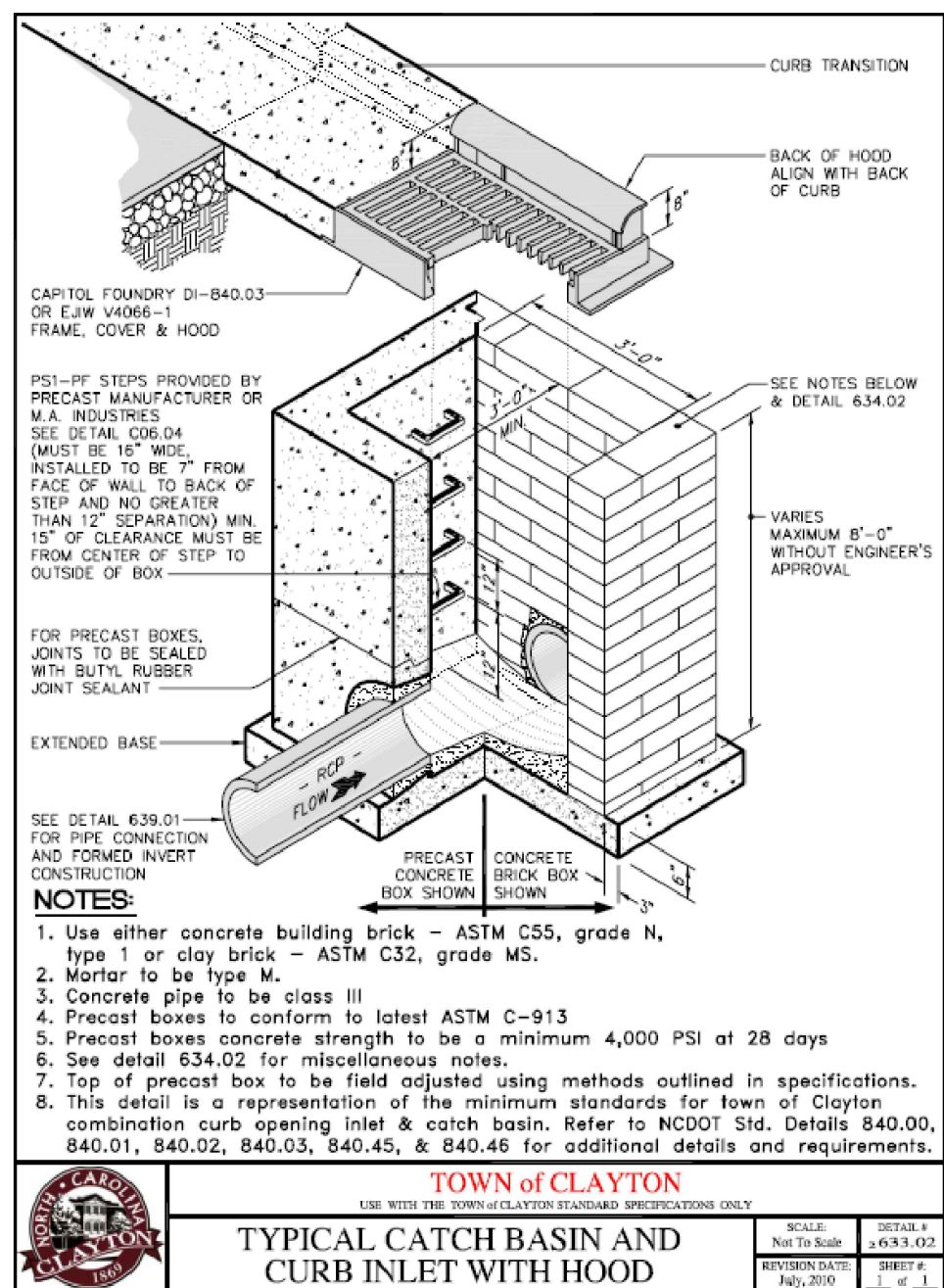
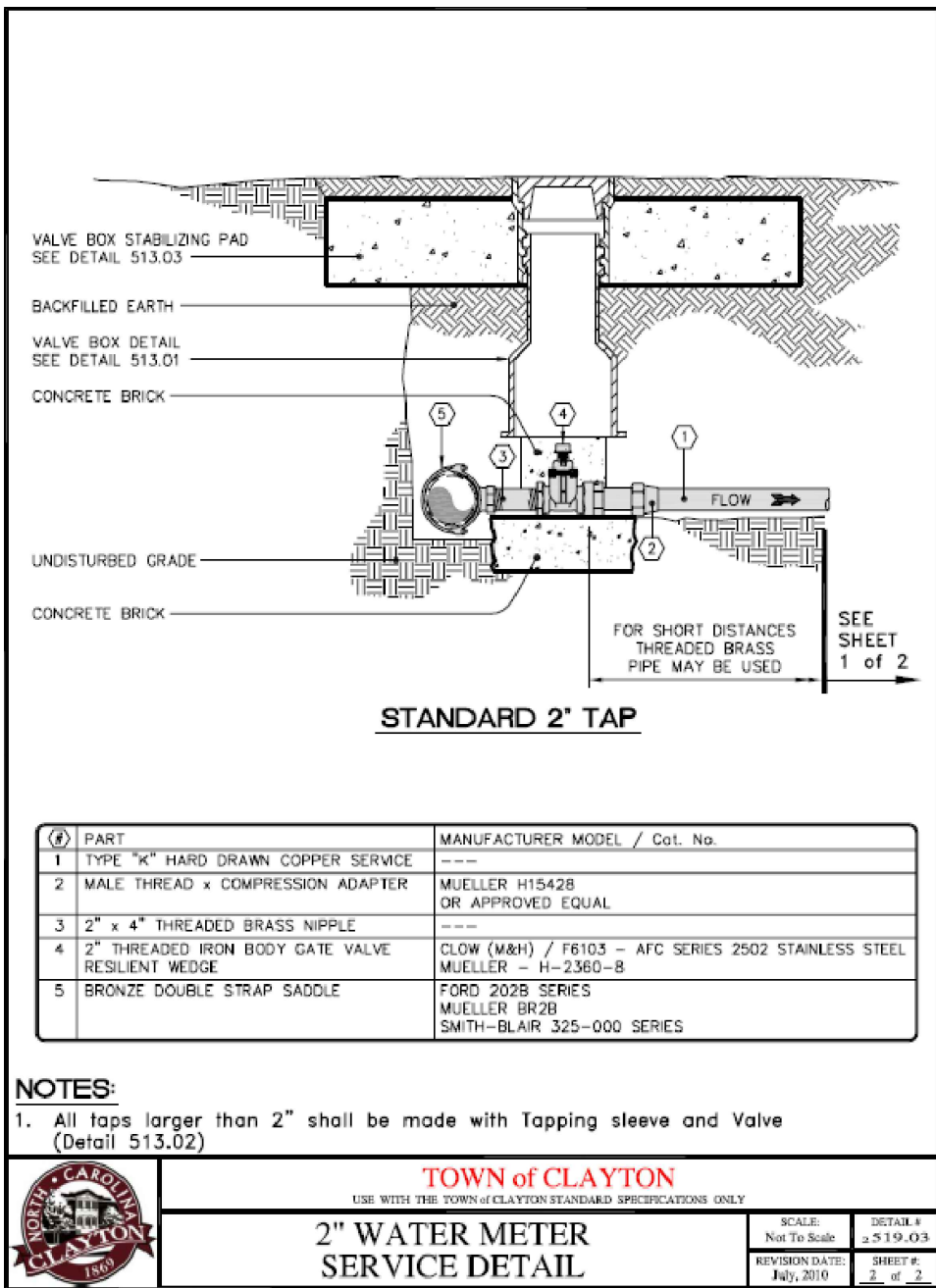
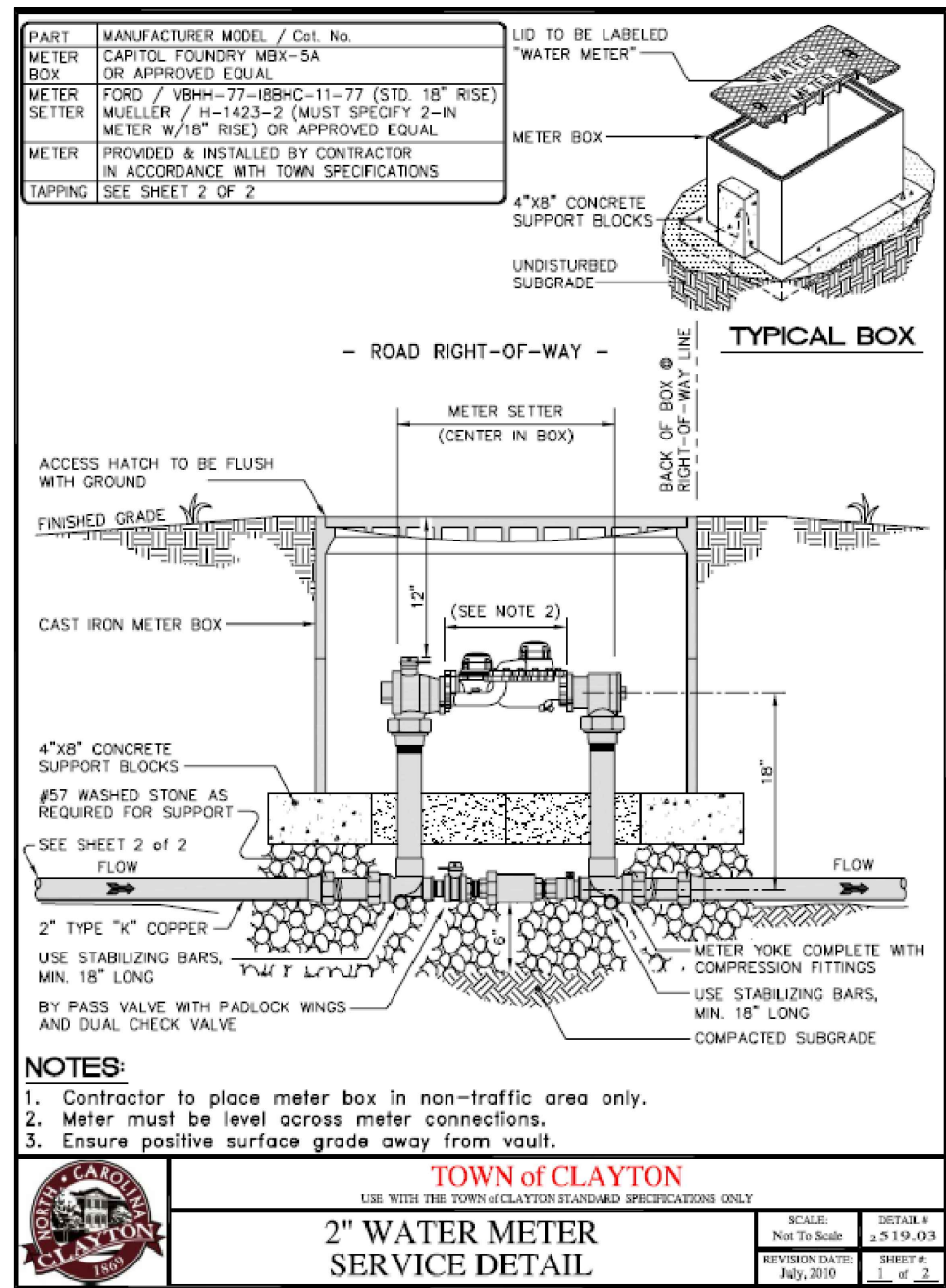
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TEMPORARY SEDIMENT BASIN NOTES:

1. INSPECT DEVICE AFTER EACH RAINFALL. REMOVE SEDIMENT WHEN SEDIMENT REACHES A DEPTH OF NO MORE THAN ONE-HALF THE HEIGHT OF THE RISER.
2. CLEAN OR REPLACE STONE FILTER WHEN DEVICE NO LONGER DRAINS PROPERLY.
3. PROVIDE PAINT MARK ON RISER AT 12" HEIGHT. CLEAN AND REPAIR ONCE SEDIMENT REACHES MARK.
4. INSTALL ALL COMPONENTS OF POND EMBANKMENT, OUTLET STRUCTURE, SKIMMER, EMERGENCY SPILLWAY, ETC. (UNLESS NOTED) PRIOR TO BEGINNING CLEARING OPERATIONS.



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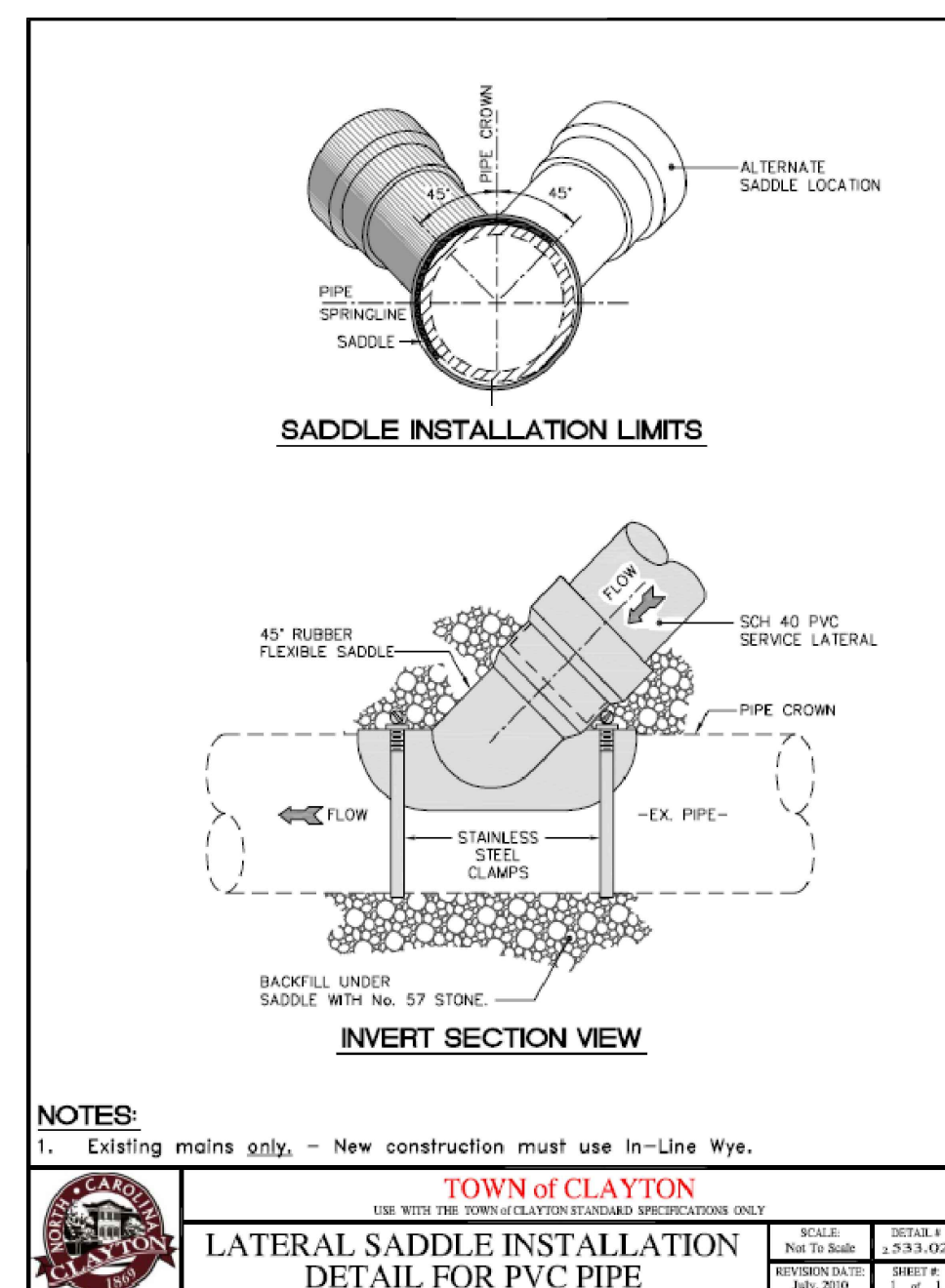
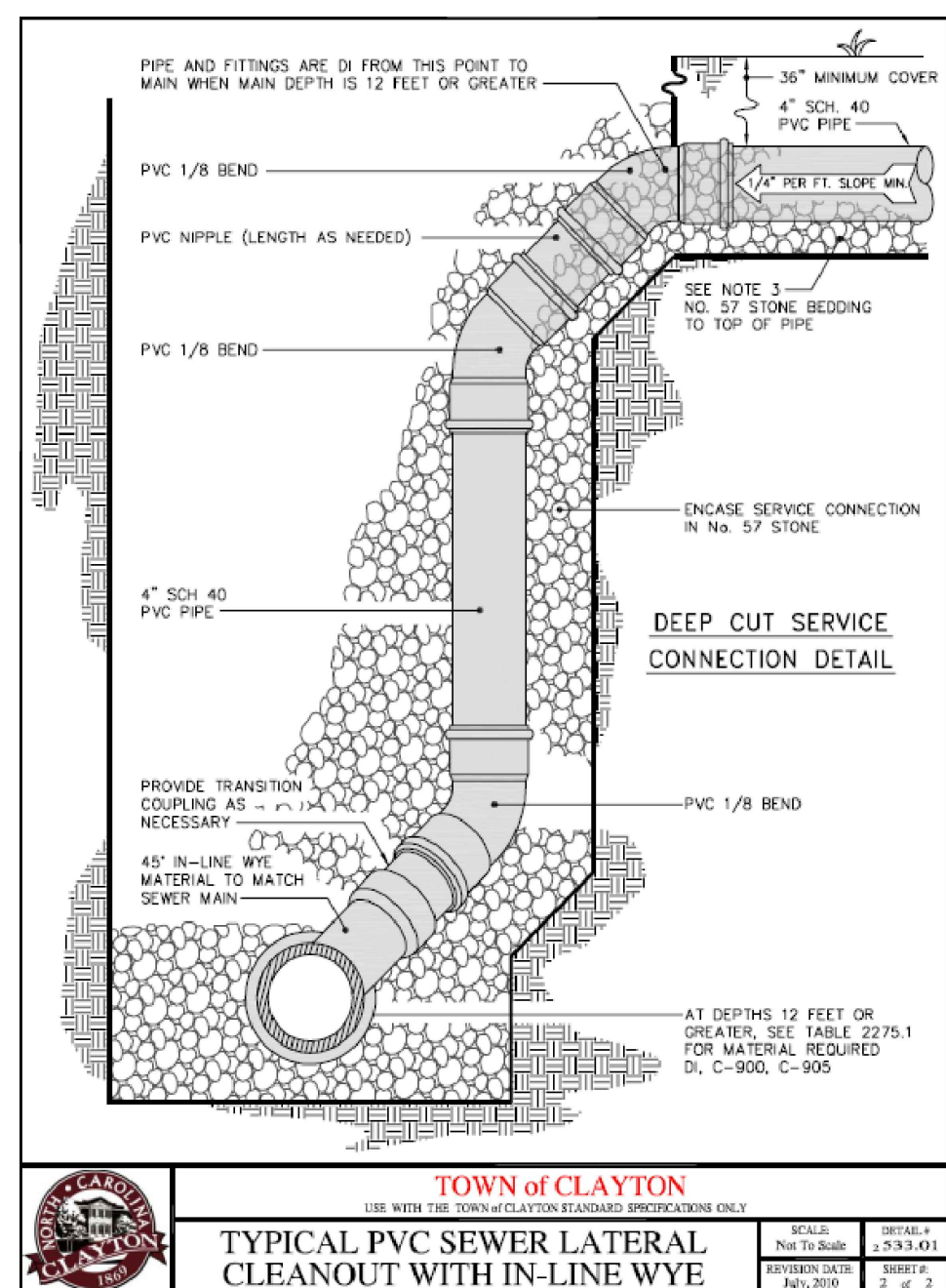
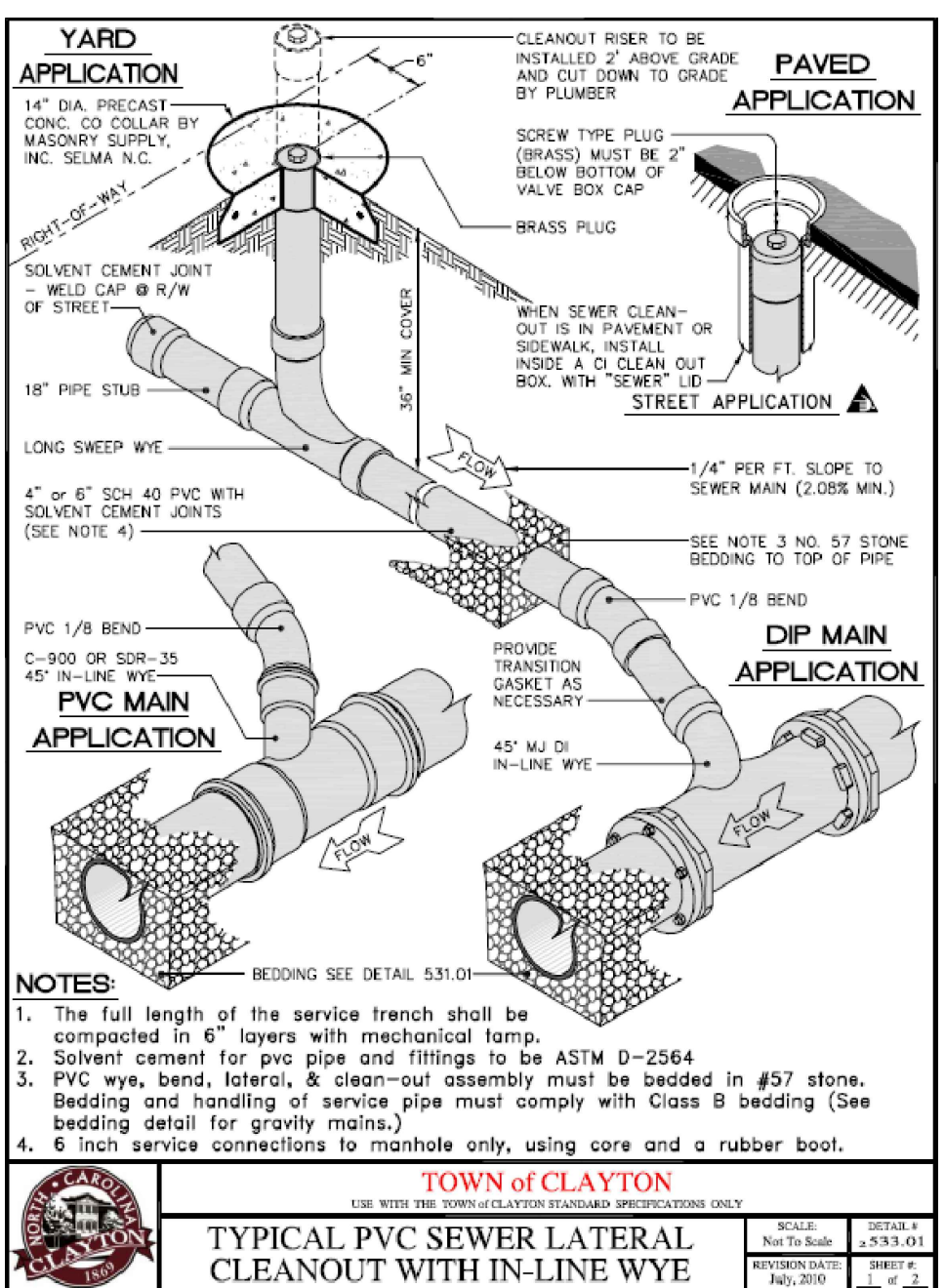
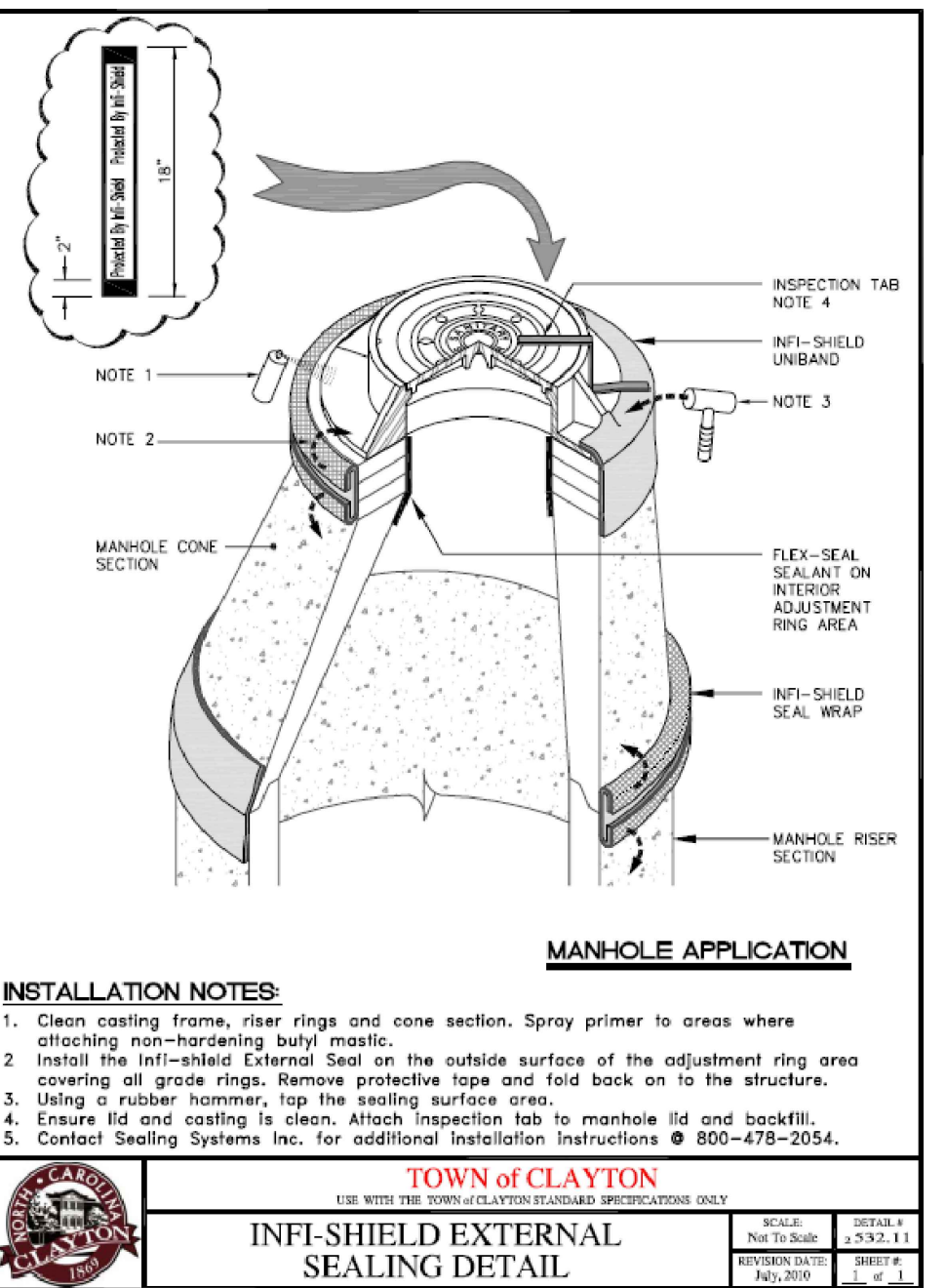
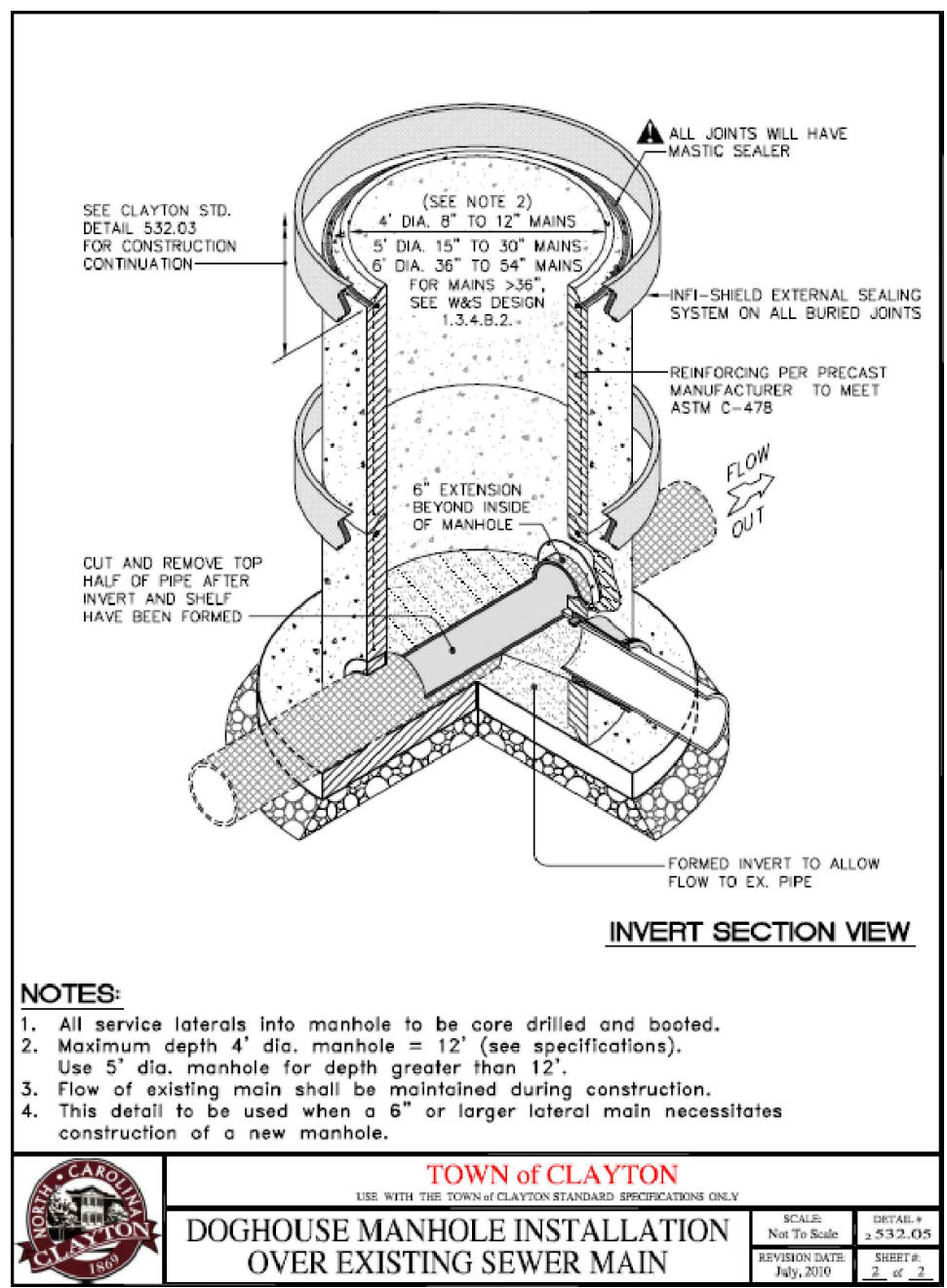
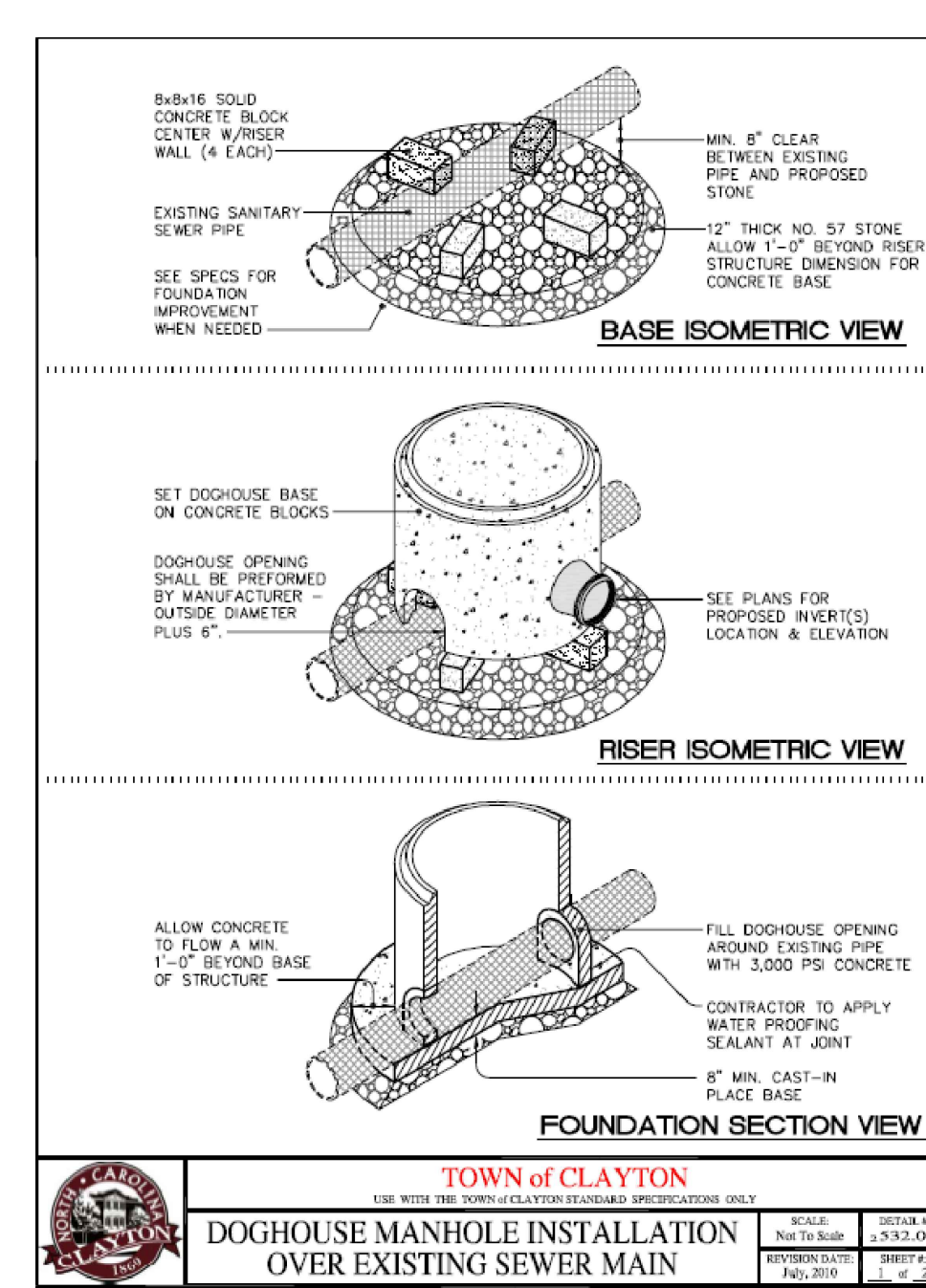
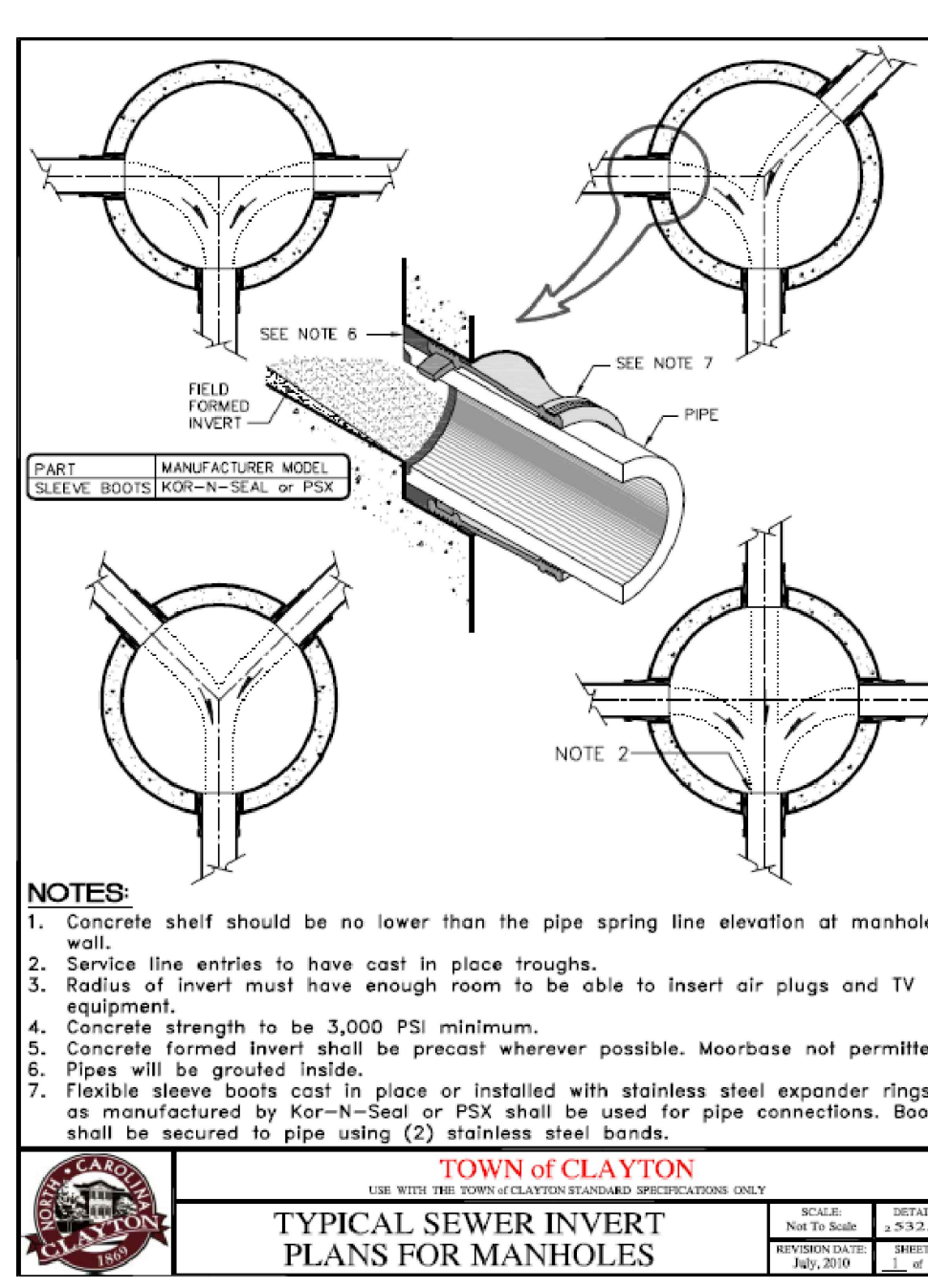
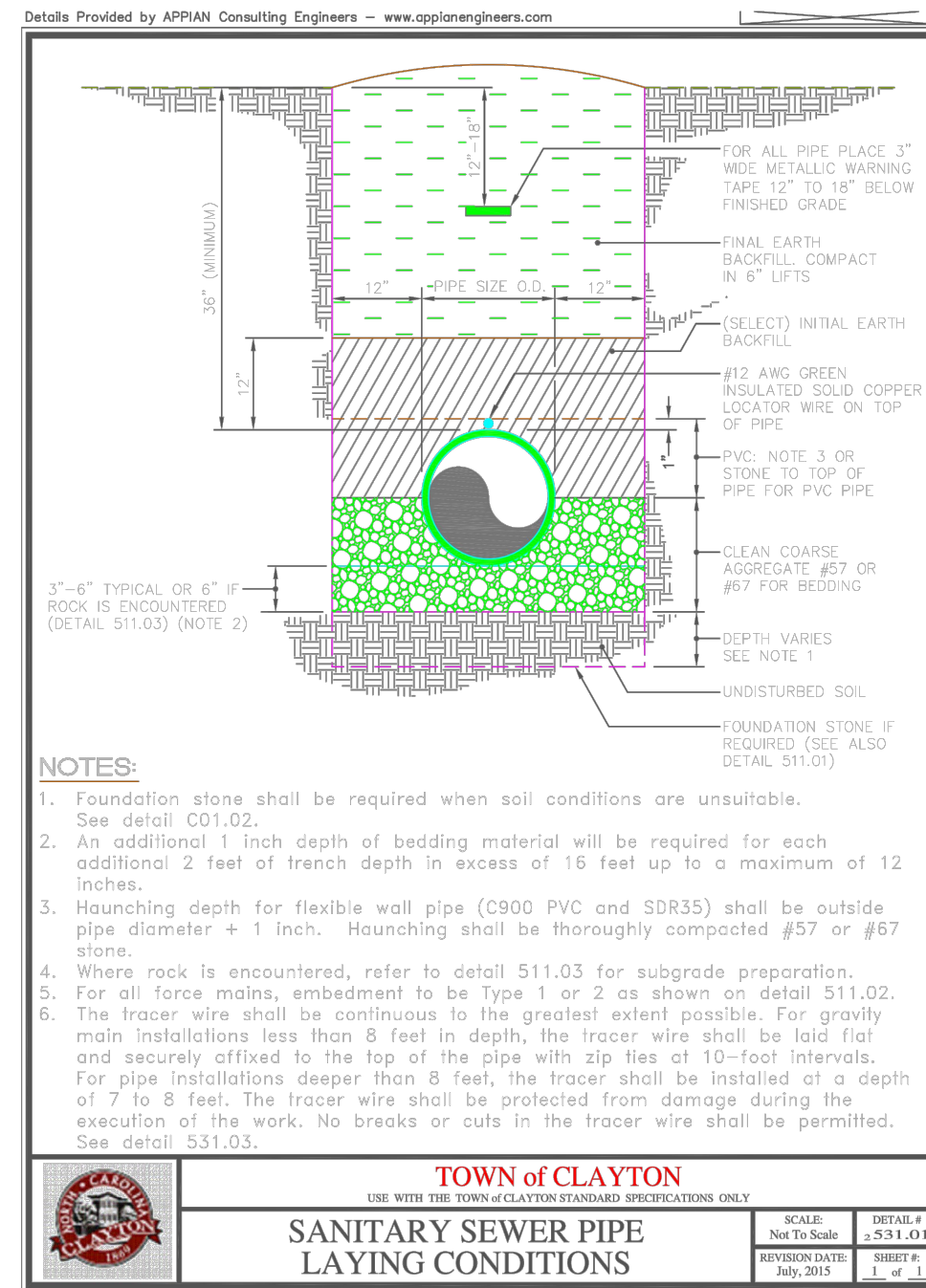
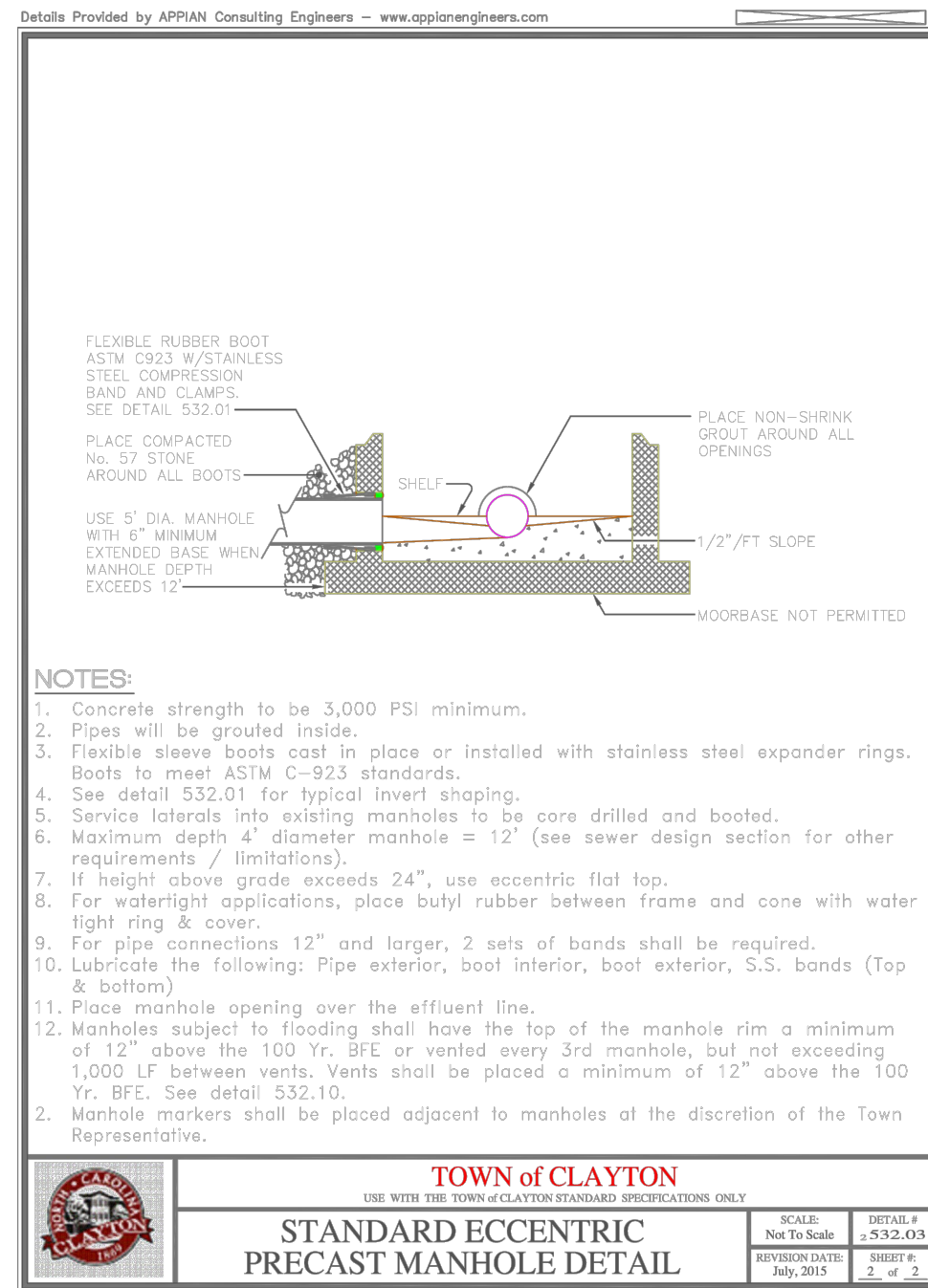
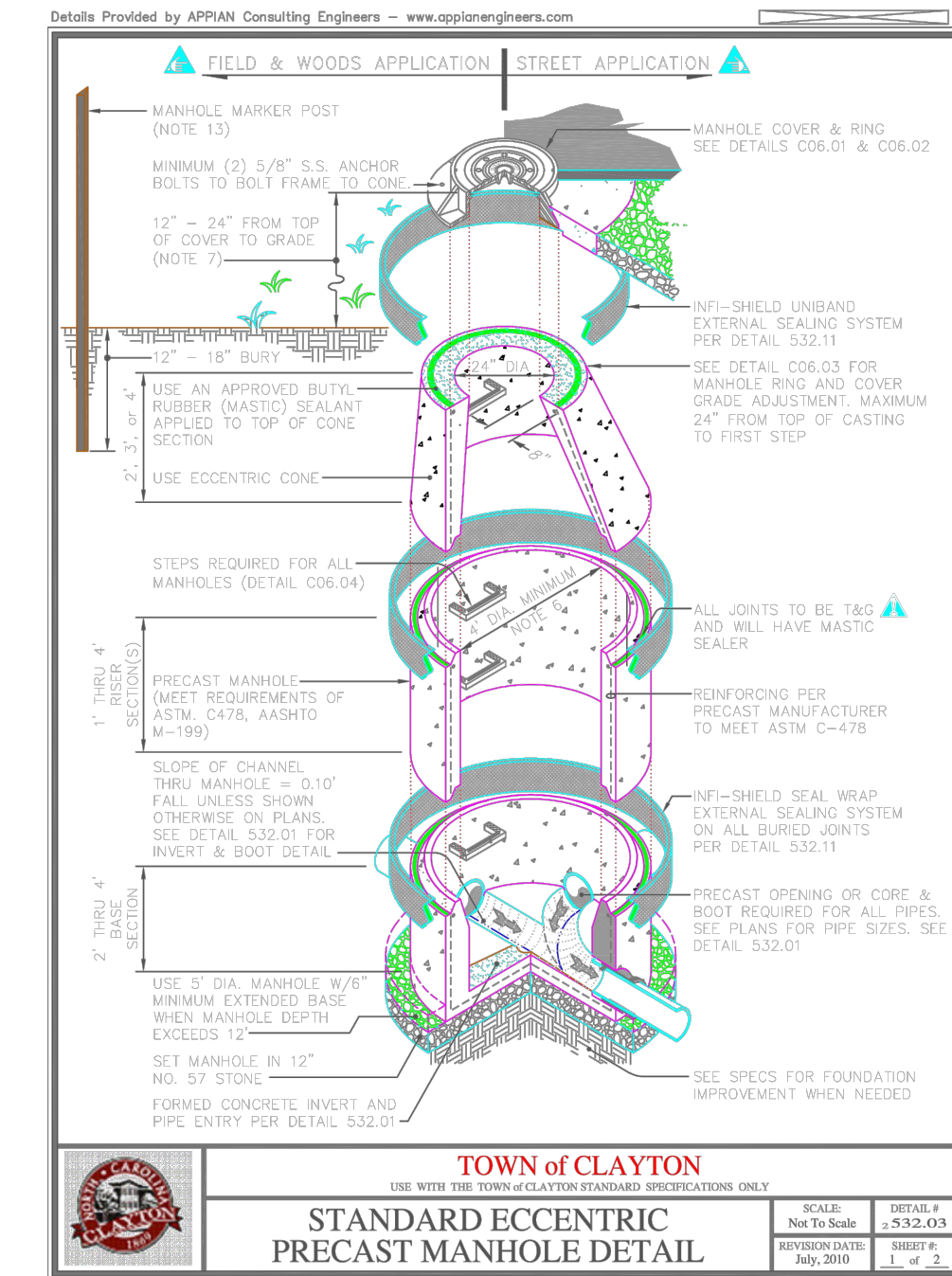
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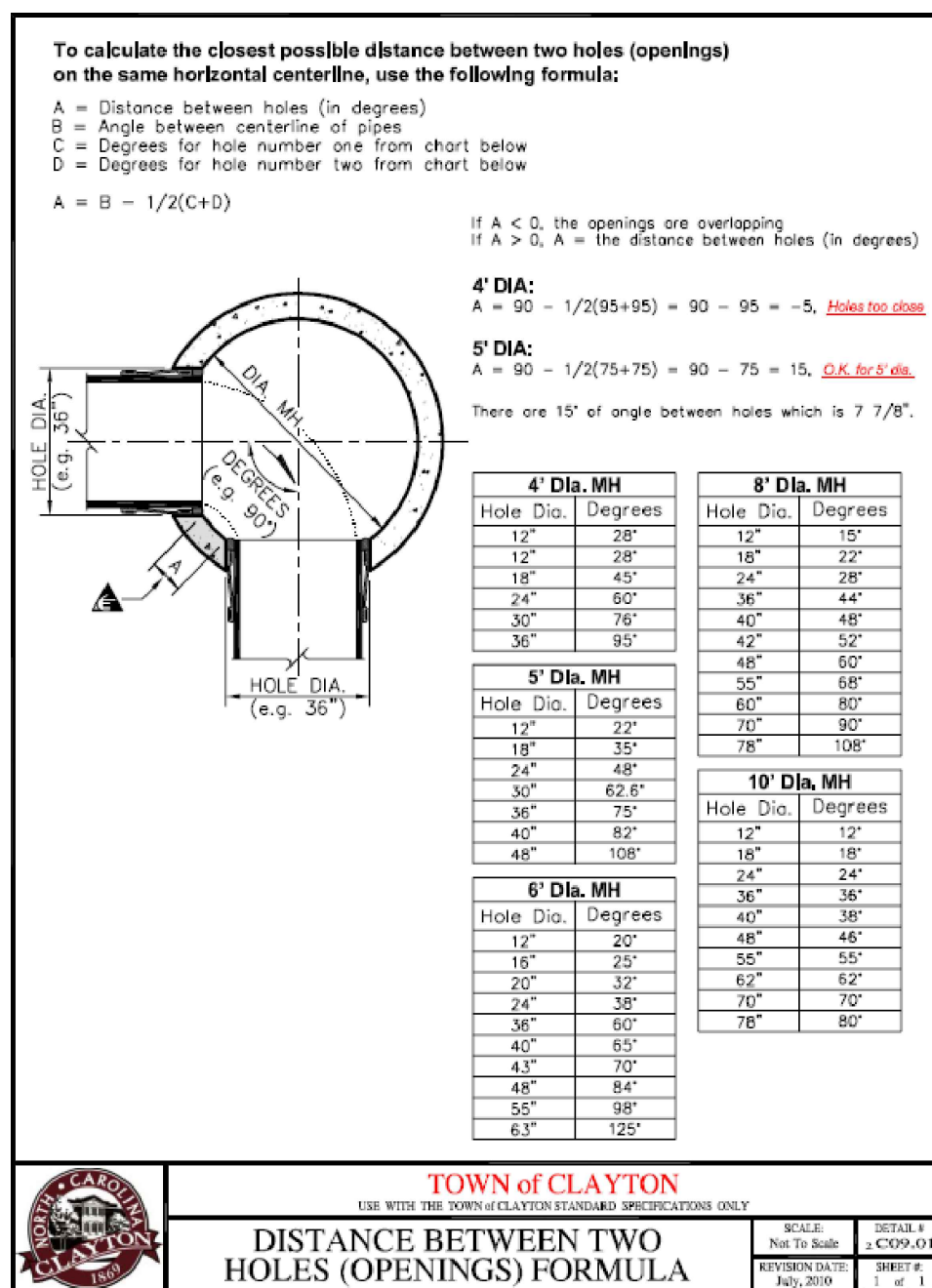
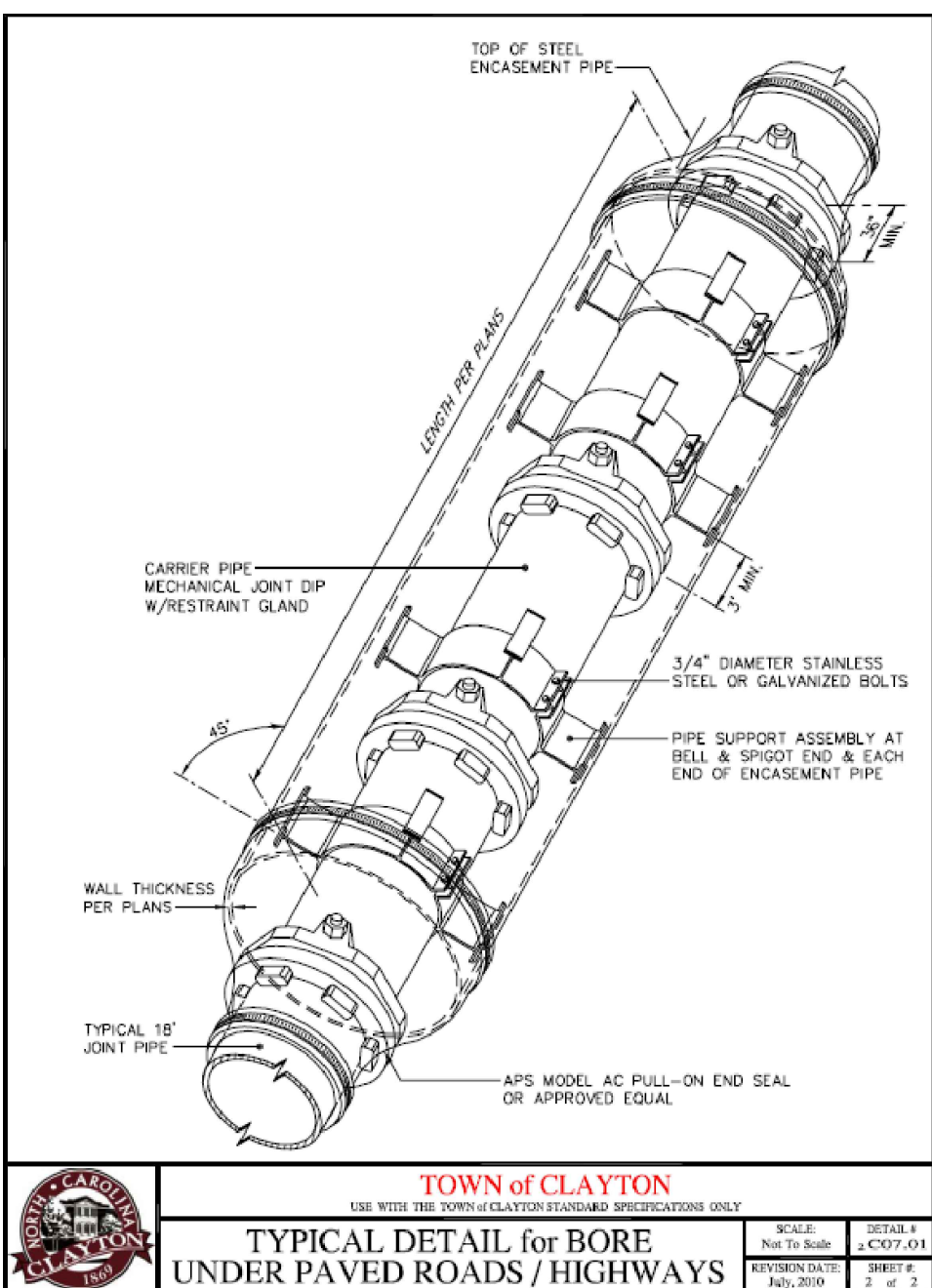
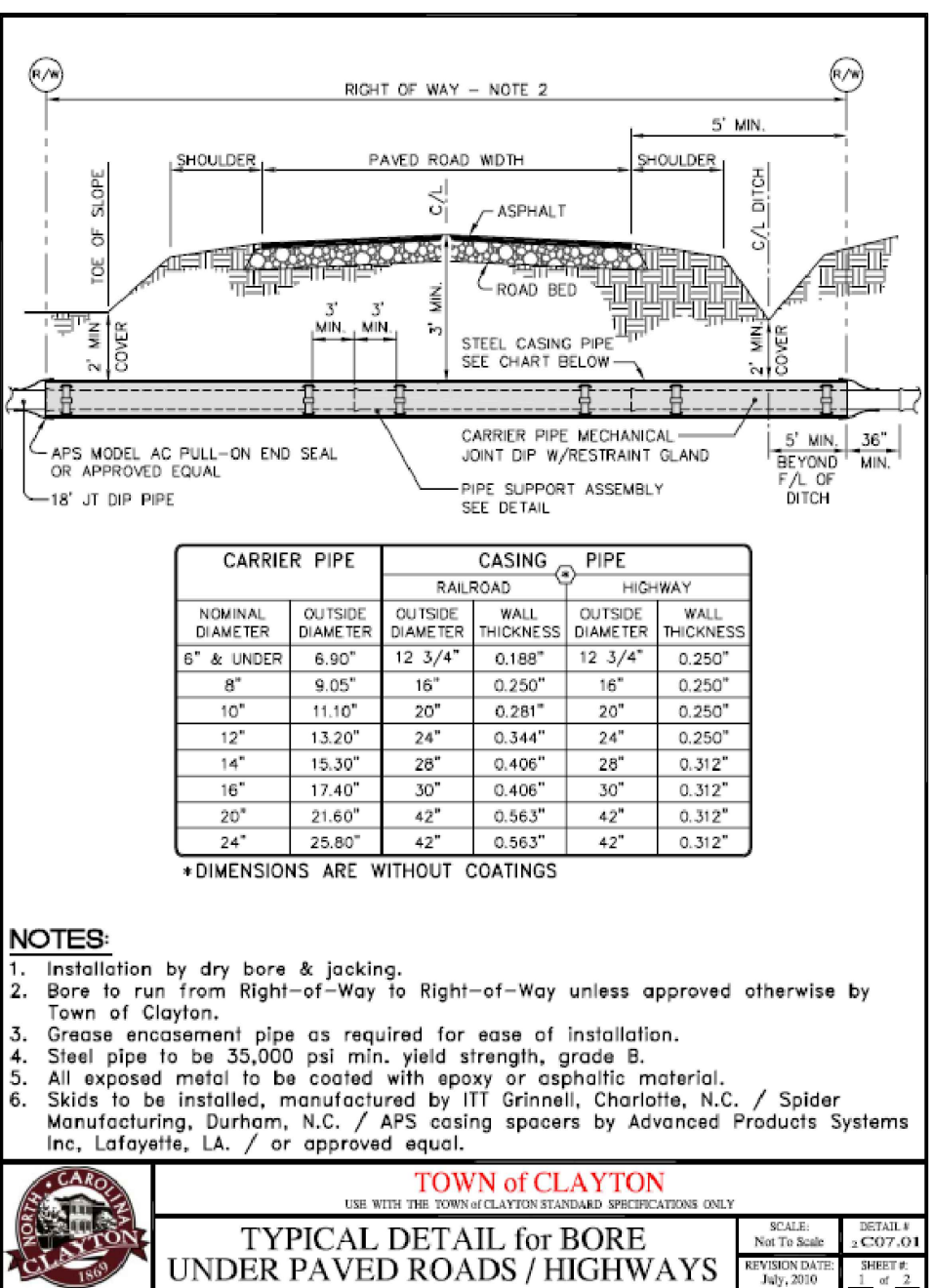
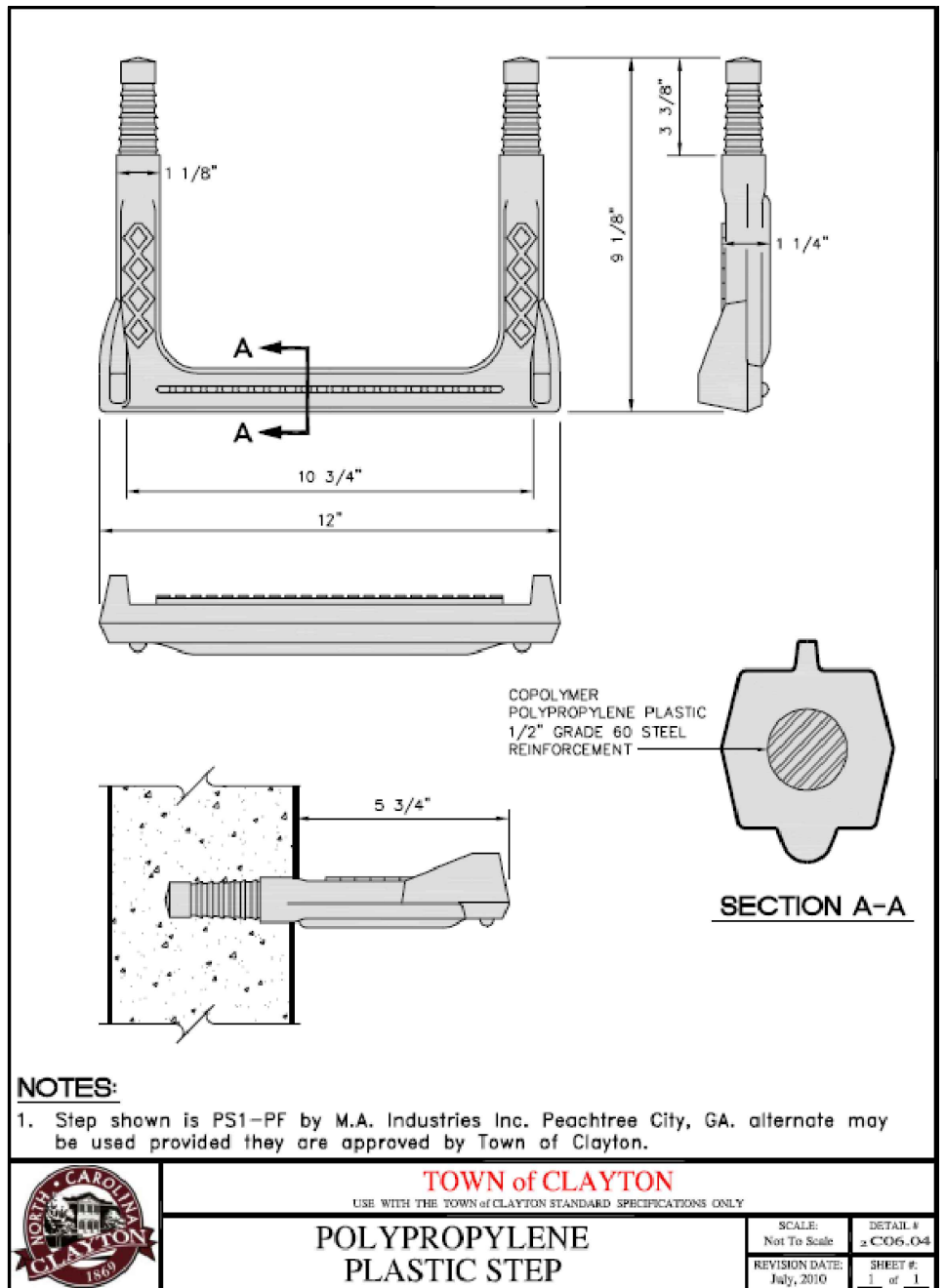
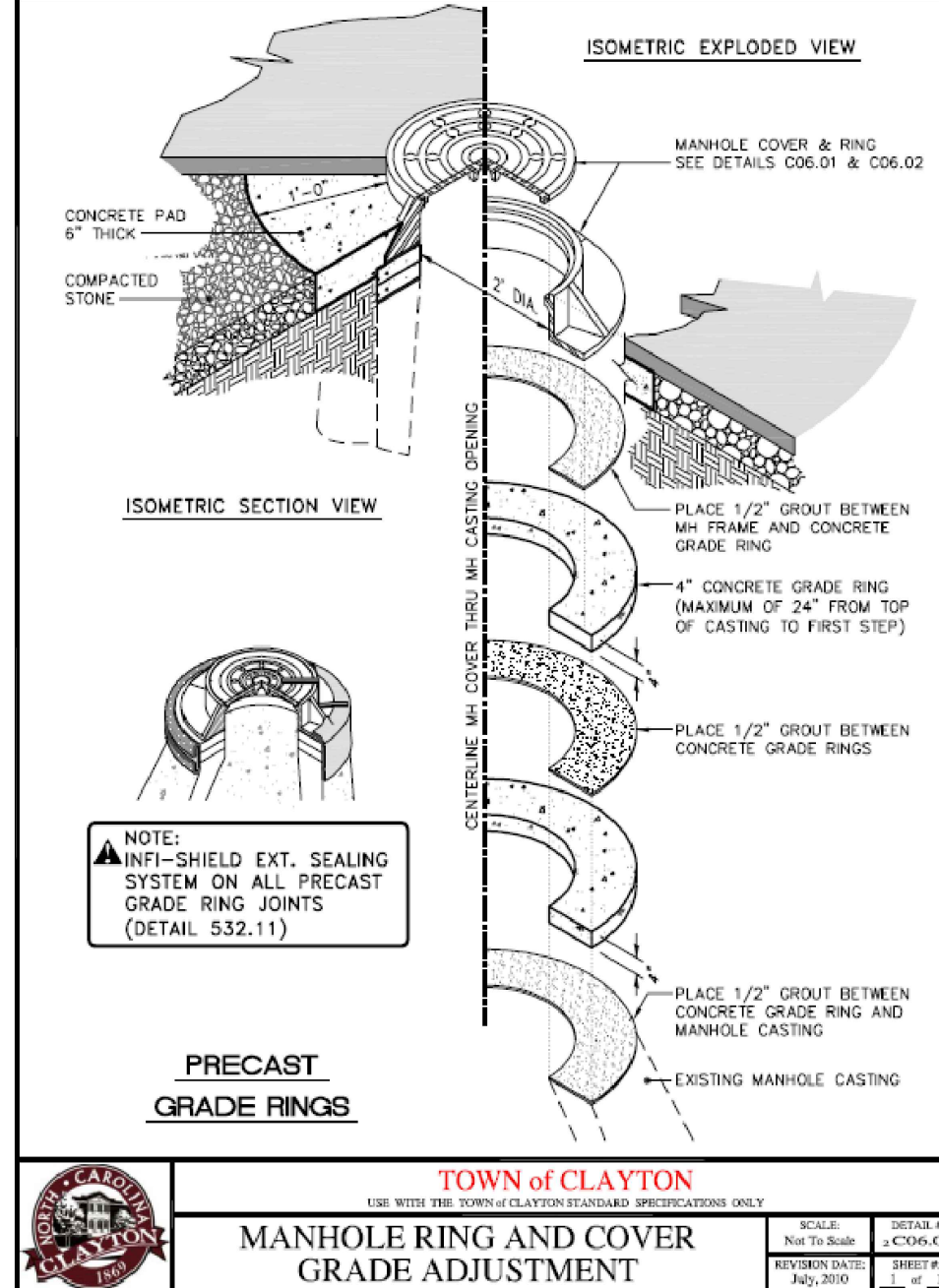
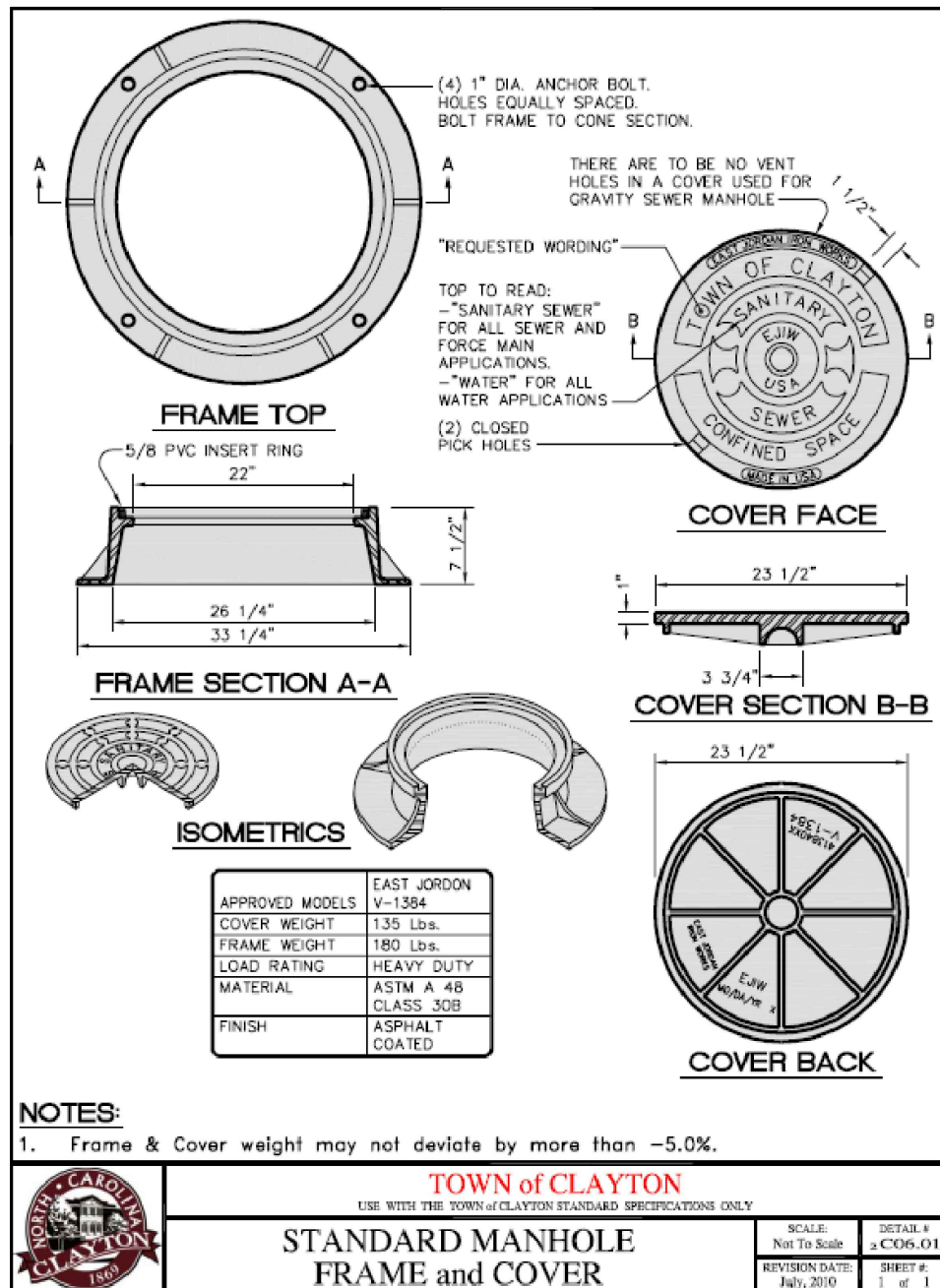
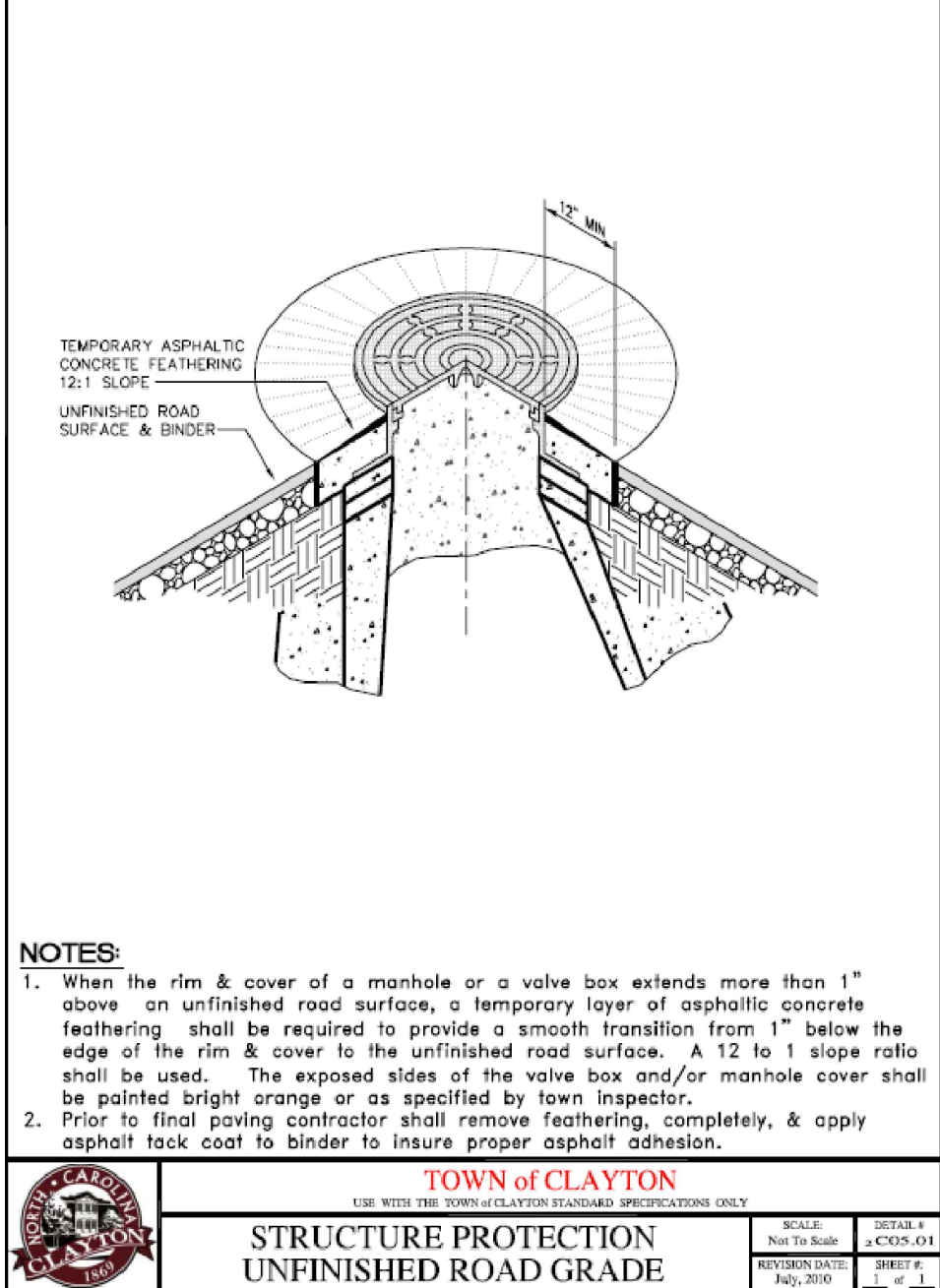
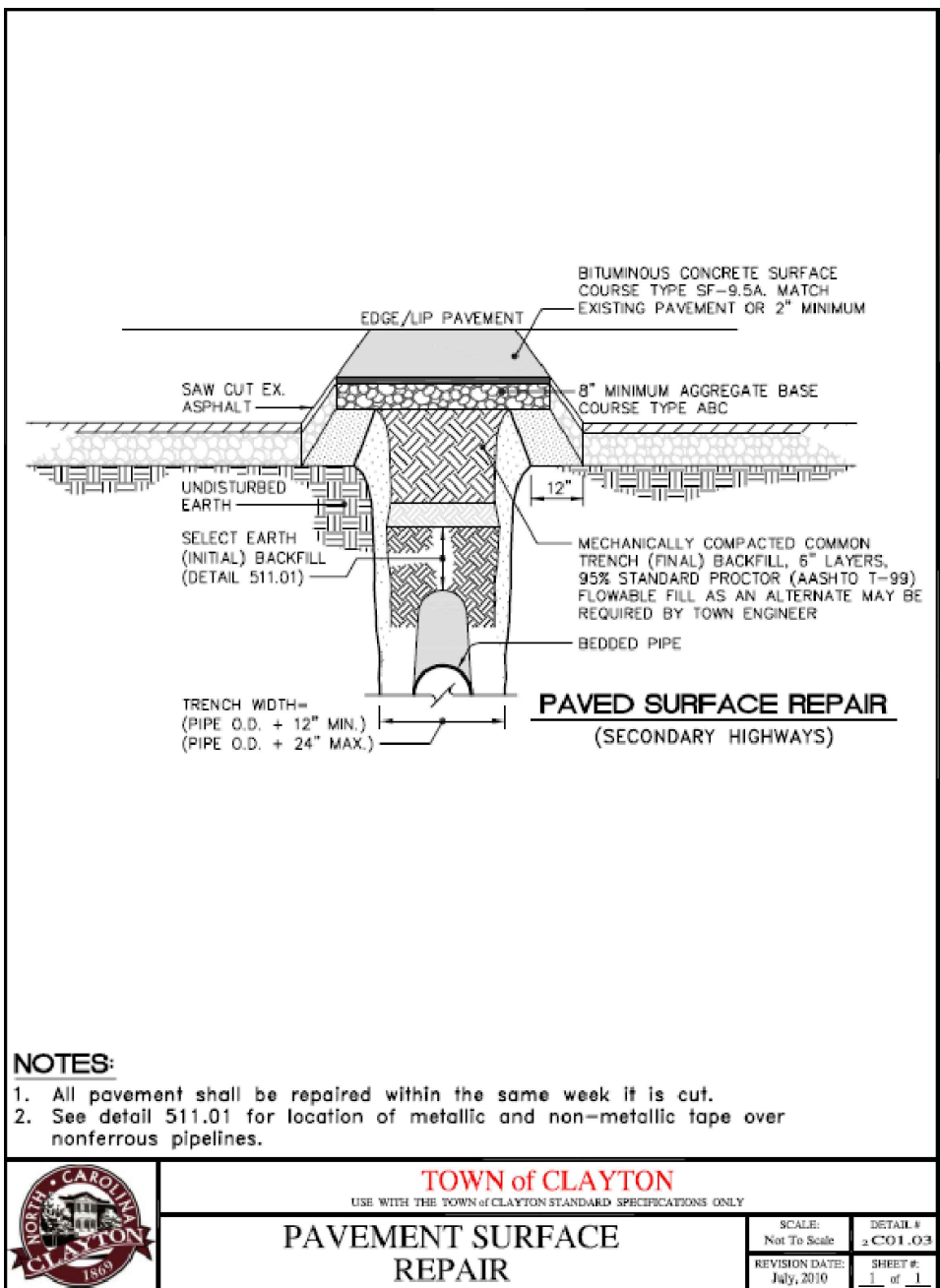
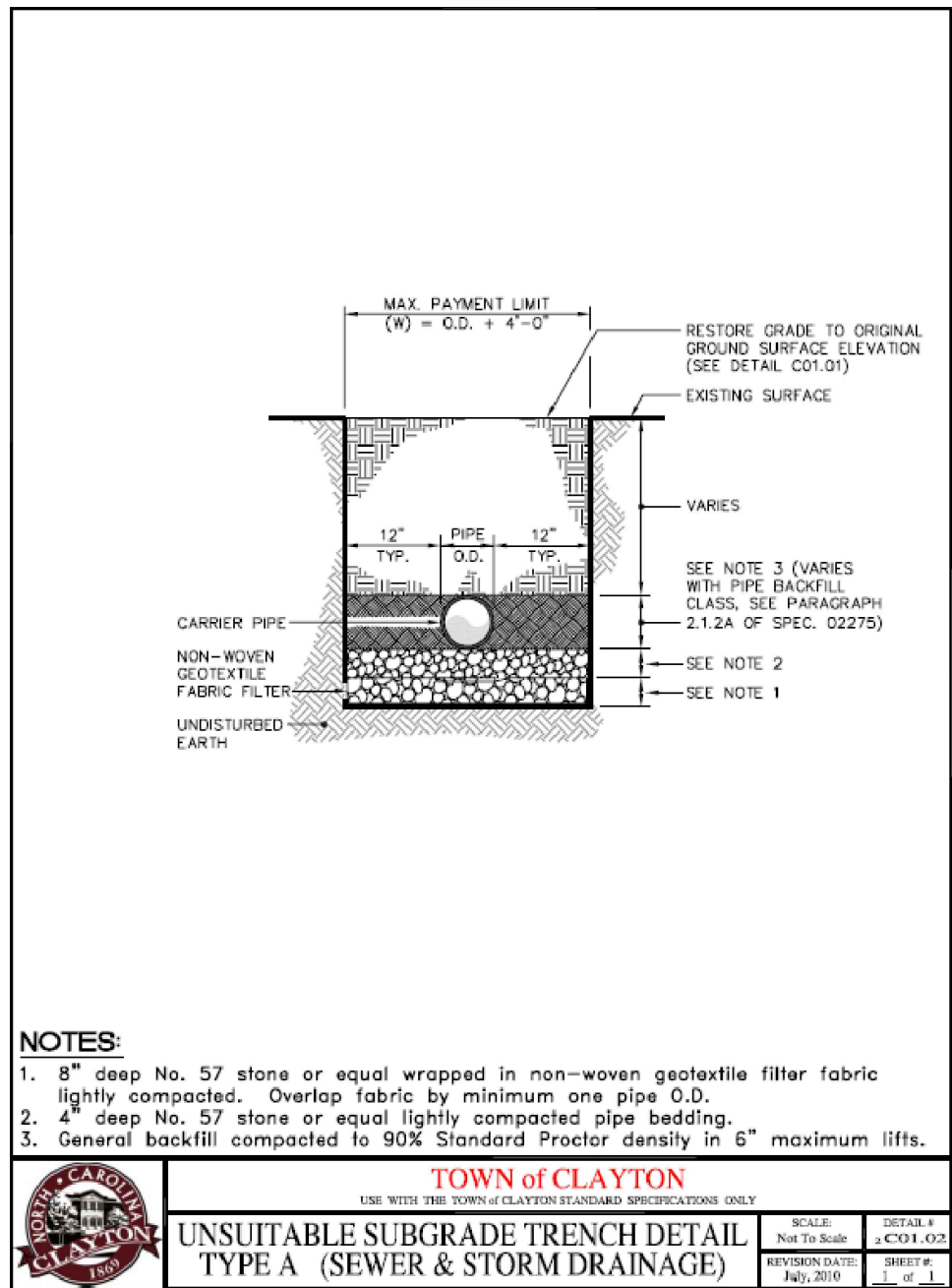
PROJECT: 020029
DATE: 03.02.2020

REVISIONS: DATE
Town Comments 04.03.2020
Town Comments 04.27.2020

DRAWN BY: TG
CHECKED BY: JC
Sewer Extension
Plan/Profile

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C5.06



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MetroProperties
Commercial Real Estate Development

Health Park
at forty two west

2003 Hwy 42 West, Clayton, North Carolina

Not For Construction 2020-37-SP

FOR REVIEW ONLY

PROJECT: 020029
DATE: 03.02.2020

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Town Comments 04.03.2020
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TG

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JC

Sewer Extension
Plan/Profile

C5.08

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Details Provided by APPRAI Consulting Engineers - www.appraiconsulting.com

NOTES:

1. The tracer wire shall be continuous to the greatest extent possible. For gravity main installations less than 8 feet in depth, the tracer wire shall be laid flat and securely affixed to the top of the pipe with zip ties at 10-foot intervals. For pipe installations deeper than 8 feet, the tracer shall be installed at a depth of 7 to 8 feet. The tracer wire shall be protected from damage during the execution of the work. No breaks or cuts in the tracer wire shall be permitted.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

SCALE	DETAIL #
Not To Scale	531.03
REVISION DATE	REVISED
July 2015	July 2015

Details Provided by APPRAI Consulting Engineers - www.appraiconsulting.com

NOTES:

1. Utility marker post be Rhino 3-Rail Fiberglass Utility Marker or approved equal with Rhino QD8-1316K decal sanitary sewer.
2. Color for sanitary sewer = Green.
3. Place marker as directed by Town Representative.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

SCALE	DETAIL #
Not To Scale	539.01
REVISION DATE	REVISED
July 2015	July 2015

Details Provided by APPRAI Consulting Engineers - www.appraiconsulting.com

NOTES:

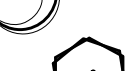
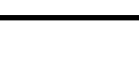
1. The tracer wire shall be continuous to the greatest extent possible. For gravity main installations less than 8 feet in depth, the tracer wire shall be laid flat and securely affixed to the top of the pipe with zip ties at 10-foot intervals. For pipe installations deeper than 8 feet, the tracer shall be installed at a depth of 7 to 8 feet. The tracer wire shall be protected from damage during the execution of the work. No breaks or cuts in the tracer wire shall be permitted. See detail 531.03.
2. Manhole markers shall be placed adjacent to manholes at the discretion of the Town Representative.
3. In non-neutral pH soils, the Town Engineer may require the addition of passive cathodic protection (sacrificial magnesium or zinc anodes) or cathodic shielding (coatings). The need of cathodic protection shall be determined by the Town Engineer.
4. Where the tracer wire needs to be applied, Copperhead Industries "SnakeBite" connectors or an approved equal shall be used. The type of connector used shall be designed for tracer lines with direct bury and shall eliminate the need to cut the main tracer line.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

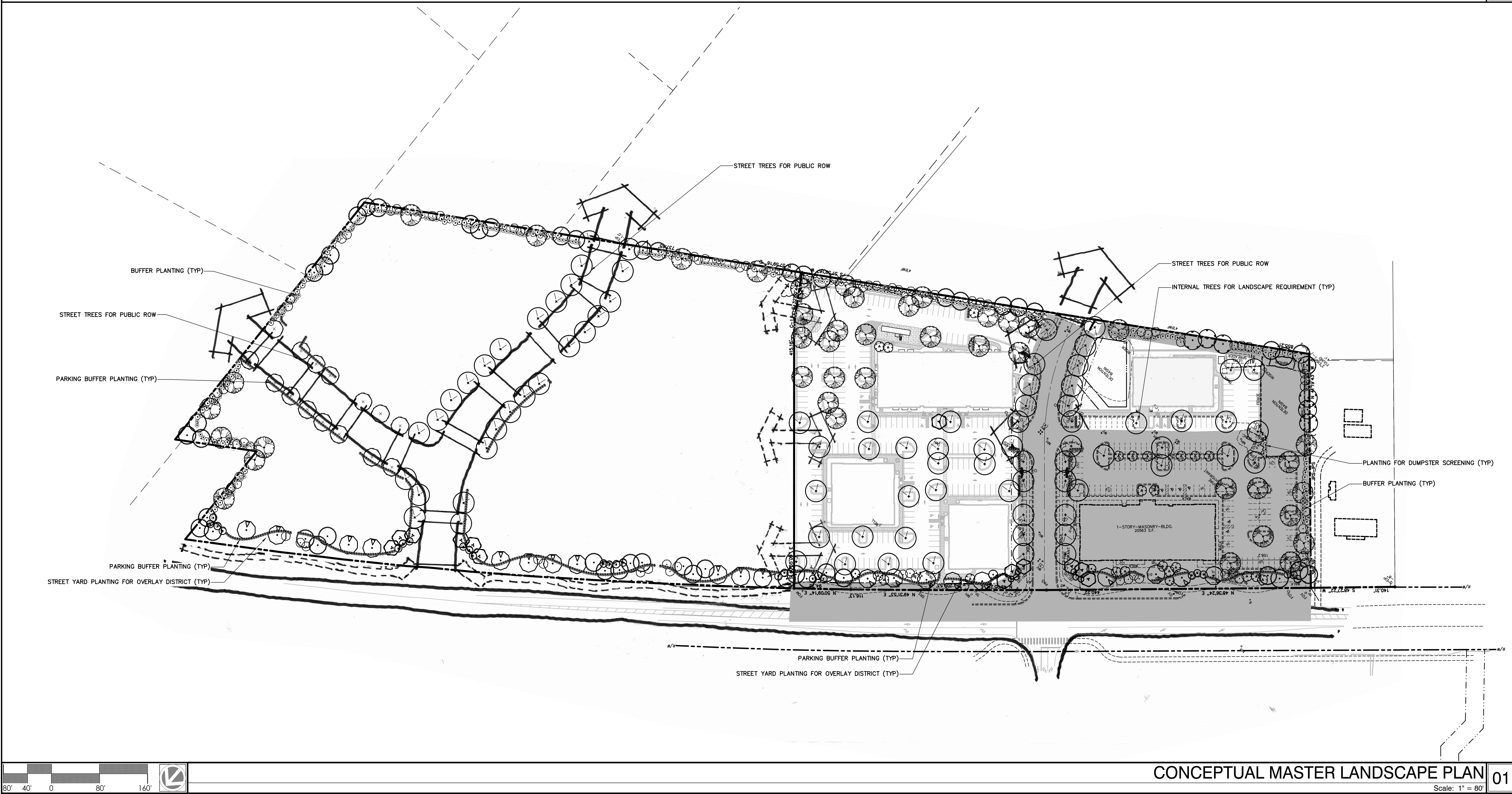
SCALE	DETAIL #
Not To Scale	532.04
REVISION DATE	REVISED
July 2015	July 2015

TIMMONS GROUP
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Page 83 of 99

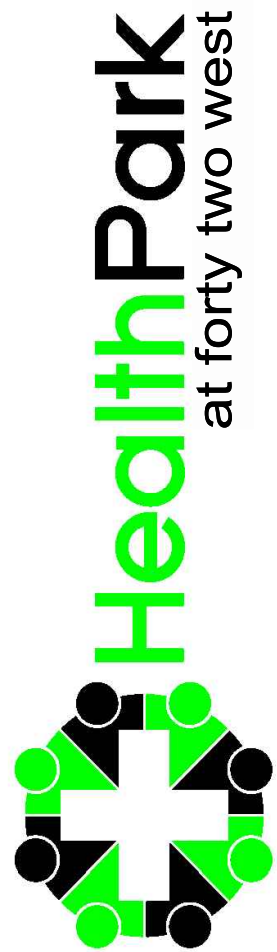
SHRUBS	BOTANICAL NAME	COMMON NAME	HT.	SPR.	TREES	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.
	Ilex vomitoria Bordeaux™ 'Condeaux' PP#8779	Carissa Holly	30-36"	24"-36"		Acer rubrum 'October Glory'	October Glory Maple	2.5"	12'-14'	8-10'
	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum	24-36"	24-36"		Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5"	8'-10'	4-5'
	Viburnum awabuki 'Chindo'	Chindo Viburnum	24-36"	24-36"		Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	6-8'	5-6'
						Ilex x attenuata 'Nellie R. Stevens'	Nellie Stevens' Holly	-	8'-10'	4-5'
						Lagerstroemia indica 'Wichita'	WichitaCrape Myrtle Multi-Trunk	-	8'-10'	6-8'
						Magnolia x 'Jane'	Magnolia	-	8'-10'	6-8'
						Pinus taeda	Loblolly Pine	2.5"	12'-14'	6'-8'
						Pistacia chinensis	Chinese Pistache	2.5"	12'-14'	7-8'
						Quercus nuttallii 'QNSTD' P.P.#16254	Sangria Red Leaf Nuttall Oak	2.5"	12-14'	8-10'
						Quercus shumardii	Shumard Oak	2.5"	12'-14'	8-10'
						Ulmus 'Allee Elm'	Allee Elm	3.5"	14-16'	10-12'

CONCEPTUAL MASTER LANDSCAPE PLANTING SCHEDULE 02



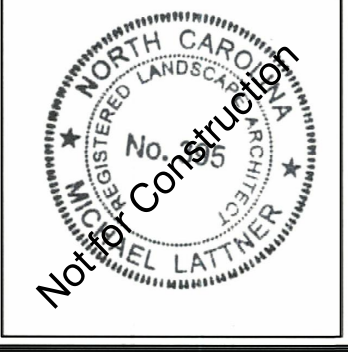
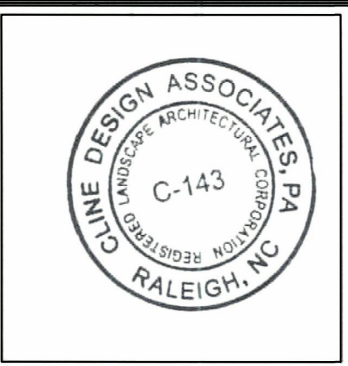
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PROJECT: 020029	DATE: 03.02.2020
REVISIONS:	DATE
Town Comments	04.03.2020

DRAWN BY: SP
CHECKED BY: MWL
CONCEPTUAL
MASTER
LANDSCAPE PLAN

CONCEPTUAL MASTER LANDSCAPE PLAN 01

LP0.20

Scale: 1" = 80'

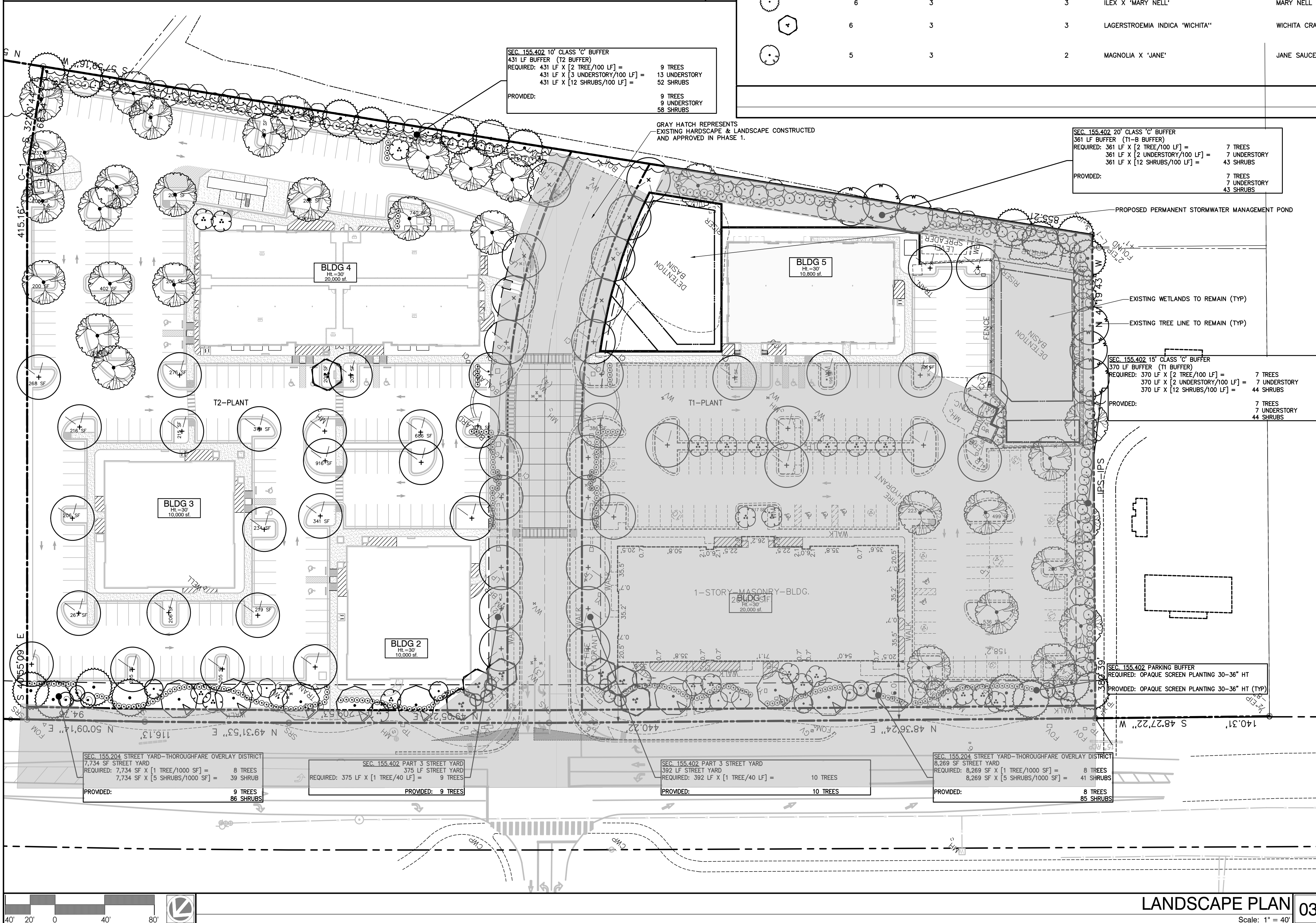
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SHRUBS	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	HT.	SPR.
	228		126			182	ILEX VOMITORIA BORDEAUX™ 'CONDEAUX' PP#8779	BOURDEAUX YAUPOH HOLLY	38-36"	24"-36"
	69	22		38	9		LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	24-36"	24-36"
	18		5			5	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	28-24"	18-24"
	12		8		4		MYRICA CERIFERA	WAX MYRTLE	24-36"	28-28"
	77	21		28	31	5	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	24-36"	24-36"
							FOUNDATION PLANTING (TYP)		12-36"	12-38"

1. 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.
2. 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.
3. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW PURSUANT TO THE TOWN'S UDC SECTION 155.402(G)(2) AND (4).

LANDSCAPE NOTES

04



LANDSCAPE PLAN

Scale: 1" = 40'

03

CANOPY TREES	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.
	9		5			4	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' MAPLE	2.5"	12'-14'	8-10"
	6	3			3		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3.5"	14-16'	10-12"
	19	3	4	7	1	4	PINUS TAEDA	LOBLOLLY PINE	2.5"	12'-14'	6'-8"
	28	1	19	2	3	7	QUERCUS SHUMARDII	SHUMARD RED OAK	2.5"	12-14'	8'-10"
	57		32			27	ULMUS 'ALLEE ELM'	ALLEE ELM	2.5"	18'-12'	8-10"
UNDERSTORY TREES	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.
	38	7	3	13	7	7	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	8'-10"	4-5"
	23		7			16	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5"	8'-10"	6'-8"
	9		3			6	ILEX X ATTENUATA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5-2"	8-10"	4-6"
	6		3			3	ILEX X 'MARY NELL'	MARY NELL HOLLY	1.5-2"	6-8"	3-4"
	6		3			3	LAGERSTROEMIA INDICA 'WICHITA'	WICHITA CRAPE MYRTLE	1-1.5"	8'-10"	6-8"
	5		3			2	MAGNOLIA X 'JANE'	JANE SAUCER MAGNOLIA	1.5-2"	8'-10"	6'-8"

PLANT SCHEDULE

02

SEC. 155.402 PART 1 LANDSCAPE AREAS			
TOTAL AREA			
TRACT 1	162,810 SF 3.73 AC	350,827 SF 8.05 AC	
TRACT 2	188,017 SF 4.31 AC		
TRACT 3	350,827 SF 8.05 AC		
TRACT 1 TOTAL		502,885 SF 11.45 AC	
REQUIRED LANDSCAPE AREA		70,165 SF	
TRACT 1 TOTAL		86,373 SF	
TRACT 2 TOTAL			
TRACT 3 TOTAL			
OVERLAY DISTRICT, MAX 67% OF REQ.	6,079 SF		
NEW LANDSCAPE AREAS	42,229 SF		
TRACT 1 TOTAL	48,358 SF		
TRACT 2 TOTAL			
TRACT 3 TOTAL			
OVERLAY DISTRICT, MAX 67% OF REQ.	7,734 SF		
NEW LANDSCAPE AREAS	30,281 SF		
TRACT 2 TOTAL	38,015 SF		

MINIMUM REQUIRED PLANTINGS			
(1 CANOPY TREE/1000 SF) X 70,165 SF	70 CANOPY TREES		
(1 UNDERSTORY/1000 SF) X 70,165 SF	70 UNDERSTORY TREES		
(2 SHRUBS/1000 SF) X 70,165 SF	140 SHRUBS		

PROVIDED PLANTINGS			
CANOPY TREE	87 CANOPY TREES		
UNDERSTORY TREES	70 UNDERSTORY TREES		
SHRUBS	243 SHRUBS		

SEC. 155.402 PART 2 BUFFERS			
PARKING BUFFERS	SEE PLAN		
PARKING ABUTTING FRONTAGE TO BE SCREENED	SEE PLAN		
30" MIN HT AT INSTALLATION, 36" MIN HT. IN 2 YEARS			

PROJECT CLASS 'C' BUFFERS REQUIRED			
ALONG ALL BOUNDARIES	SEE PLAN		
(PLANNED DEVELOPMENT, SEE SEC. 155.203(K))			

SEC. 155.402 PART 3 STREET YARD TREES			
TRACT 1			
REQUIRED ALONG ALL COLLECTOR STREETS	10 TREES		
[1 CANOPY TREE/ 40 LF] X 392 LF			
PROVIDED CANOPY TREES	10 TREES		

TRACT 2			
REQUIRED ALONG ALL COLLECTOR STREETS	9 TREES		
[1 CANOPY TREE/ 40 LF] X 375 LF			
PROVIDED CANOPY TREES	9 TREES		
TOTAL PROVIDED STREET YARD TREES	19 TREES		

SEC. 155.402 PART 4 SCREENING			
REQUIRED SCREEN OF TRASH SERVICE AREAS	SEE PLAN		

SEC. 155.204 OVERLAY DISTRICTS			
TRACT 1			
REQUIRED STREET YARDS	20' AVG		
REQUIRED STREET YARD TREES	8 TREES		
[1 TREE/ 1000 SF] X 7,734 SF			
MIN 1 TREE/40 LF, 50% EVERGREEN			
MAY FULFILL UP TO 67% MIN. LANDSCAPE REQUIREMENTS			

TRACT 2			
REQUIRED STREET YARDS	20' AVG		
REQUIRED STREET YARD TREES	8 TREES		
[1 TREE/ 1000 SF] X 7,734 SF			
MIN 1 TREE/40 LF, 50% EVERGREEN			
MAY FULFILL UP TO 67% MIN. LANDSCAPE REQUIREMENTS			

TRACT 3			
REQUIRED STREET YARDS	20' AVG		
REQUIRED STREET YARD TREES	8 TREES		
[1 TREE/ 1000 SF] X 7,734 SF			
MIN 1 TREE/40 LF, 50% EVERGREEN			
MAY FULFILL UP TO 67% MIN. LANDSCAPE REQUIREMENTS			

TOTAL PROVIDED STREET YARD TREES			
	16 TREES		

LANDSCAPE CALCULATIONS

01



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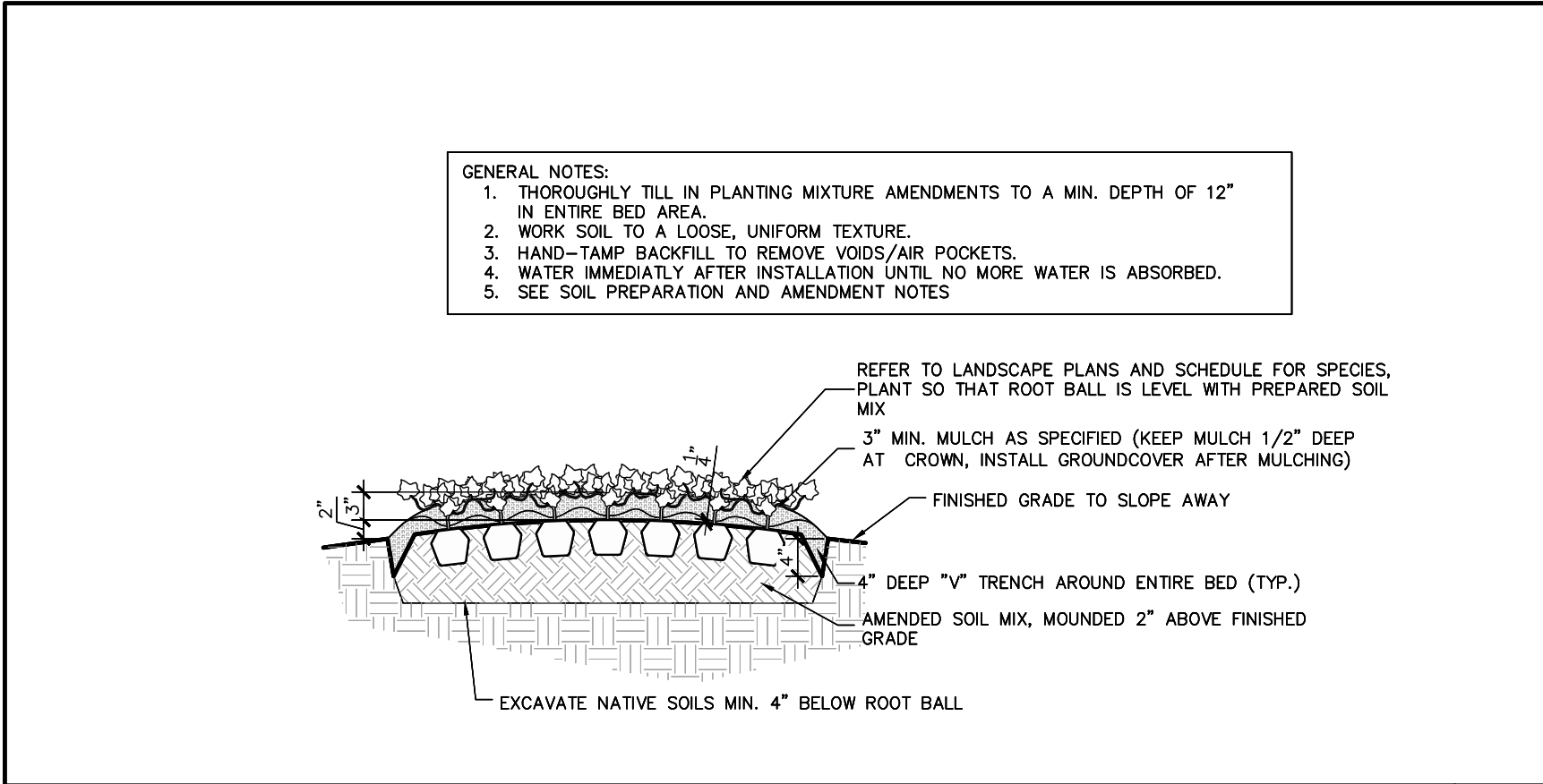


PROJECT: 020029
DATE: 03.02.2020
REVISIONS: DATE
Town Comments 04.03.2020

DRAWN BY: CT
CHECKED BY: MWL

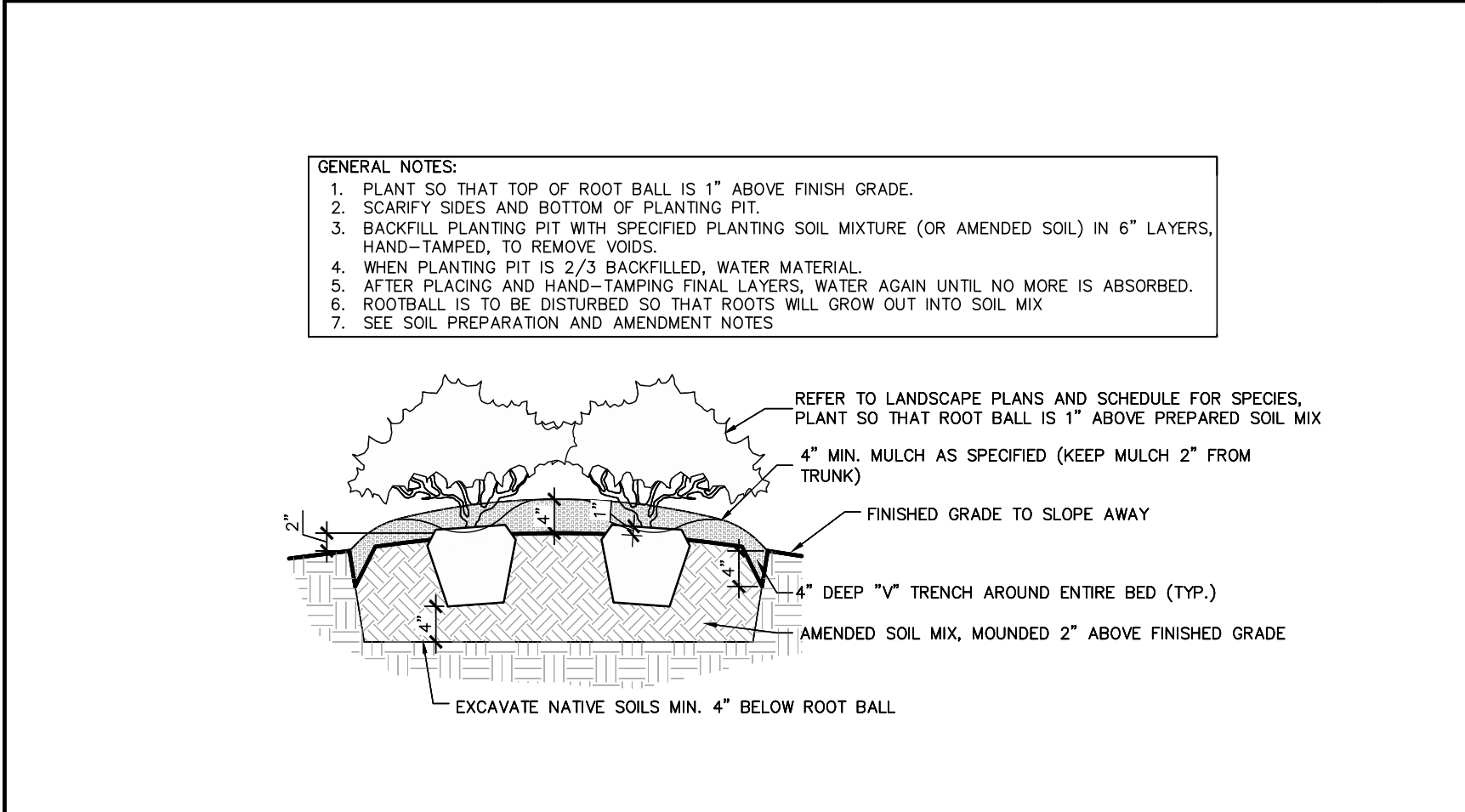
LANDSCAPE
PLAN

LP1.00



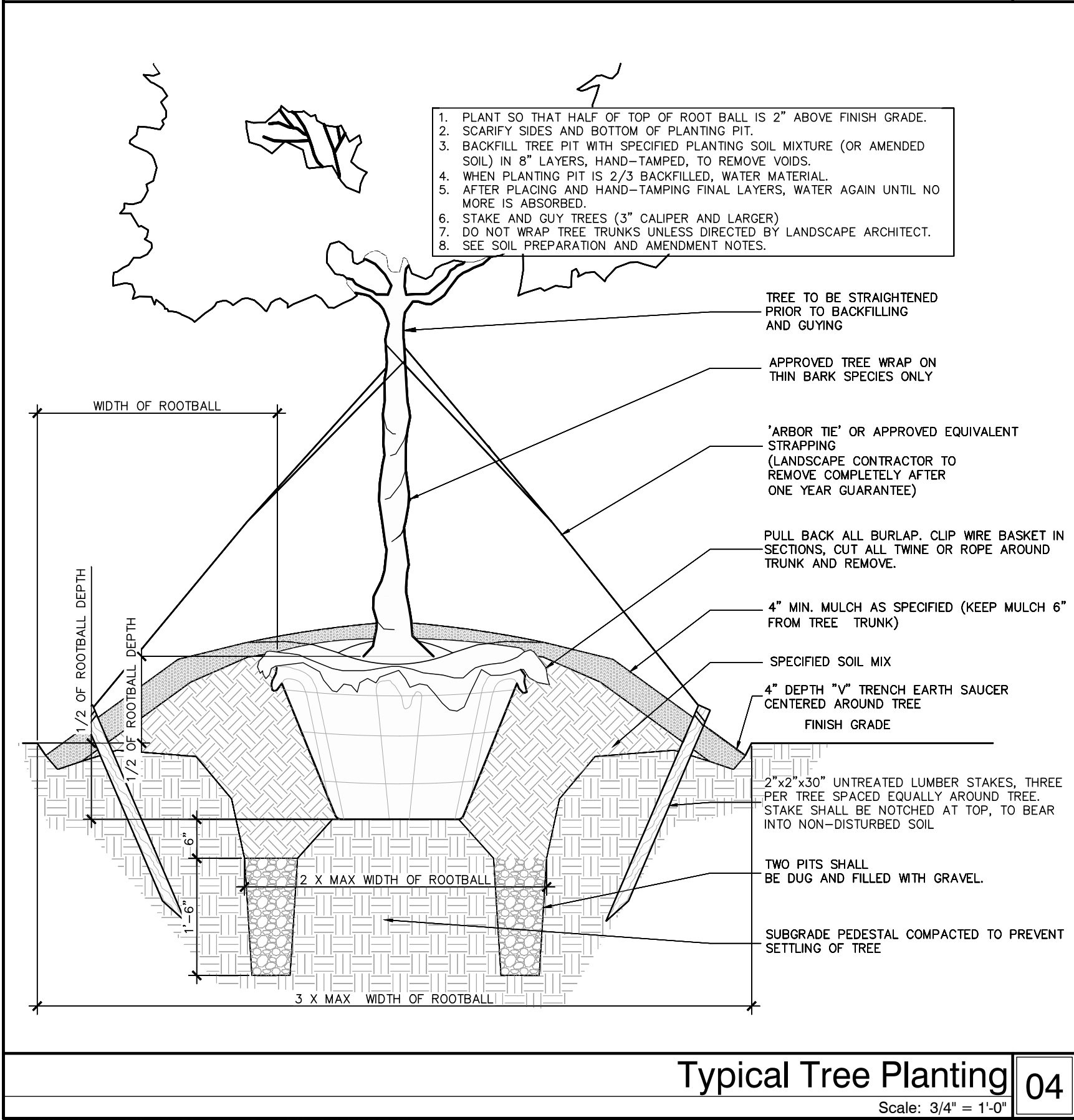
Typical Groundcover Planting 06

Scale: 3/4" = 1'-0"



Typical Shrub Planting 05

Scale: 3/4" = 1'-0"



Typical Tree Planting 04

Scale: 3/4" = 1'-0"

Landscape Maintenance Notes

A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test. Fertilize warm season grasses once during growing season per soil test.

B. Pruning: Purpose of pruning is to improve health and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distance/safety reasons for the first year. The ANSI A300 Tree Care Operations standards should be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.

1. Shrubs in buffers allowed to remain full to ground and 6'-6" height.
2. Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.
3. Shrubs in planting islands kept trimmed to 36" maximum height.

C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.

D. Mulching: Mulching shall be maintained at a depth of 2'-3" in plant beds. Mulch shall be reapplied every year.

E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.

G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

H. Maintenance notes for Bioretention Basin plant materials:

1. Visually inspect and repair erosion around bioretention areas on a monthly basis.
2. Inspect mulch cover monthly and replace any void area as needed. additional mulch shall be applied in the spring where needed.
3. Remove and replace all dead or diseased vegetation twice annually. Treat all diseased shrubs and trees as needed to insure proper growth.
4. All plant materials shall be watered by hand for two weeks after installation.
5. Replace any deficient stakes or wires whenever needed.
6. Remove all trash weekly.

Landscape Maintenance Notes 03

Landscape Planting Notes

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
4. Shrub bed area preparation is highly preferred to individually dug holes.
5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.
6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
7. All saucers shall be soaked with water and mulched immediately following installation.
8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, healing in mulch material and temporary watering methods.
10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
12. All rope and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
14. All plant material shall be planted at heights as illustrated in plant details.
15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, which ever comes first.
16. B & B as listed under "root" in the plant list indicates balled and burlapped.
17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction, unless otherwise noted.
21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
22. First year pruning of tree crown shall be limited to removal of dead & damaged wood.
23. The owner shall be responsible for the maintenance of all required landscaping by:
 - keeping lawns mowed
 - maintaining plants disease free
 - keeping all planting beds free from trash, debris and other materials, after the first year from planting.
24. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the first year of planting. Such replacement shall occur during the next planting season.
25. Trees within Municipality Right-of-Way to be planted from October 1st to April 30th only.

Soil Preparation and Amendment Notes

1. Soil samples shall be taken and submitted to independent source; results to be sent to Landscape Architect. Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutrients and micronutrients.
2. Contractor to amend soil with organic material and/or sand to yield the final soil ratio:
 - 33.3% Sand/Silt
 - 33.3% Clay
 - 33.3% Organic Material *
3. * Organic material to be Compost made solely from plant based products. Peat moss is allowed in sandy soils.
4. Native soil, Lime, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Planting and Soil Notes 02

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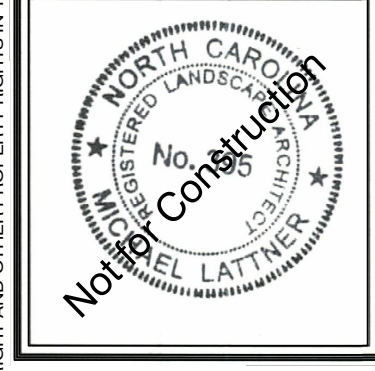
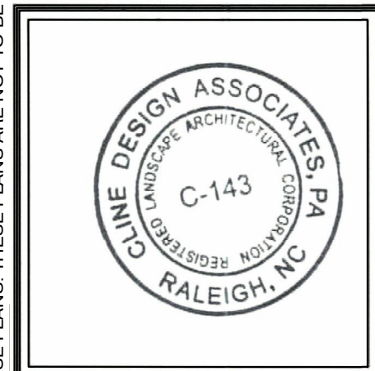
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DRAWN BY: CT
CHECKED BY: MWL
Plant
Details

Not in Use 01

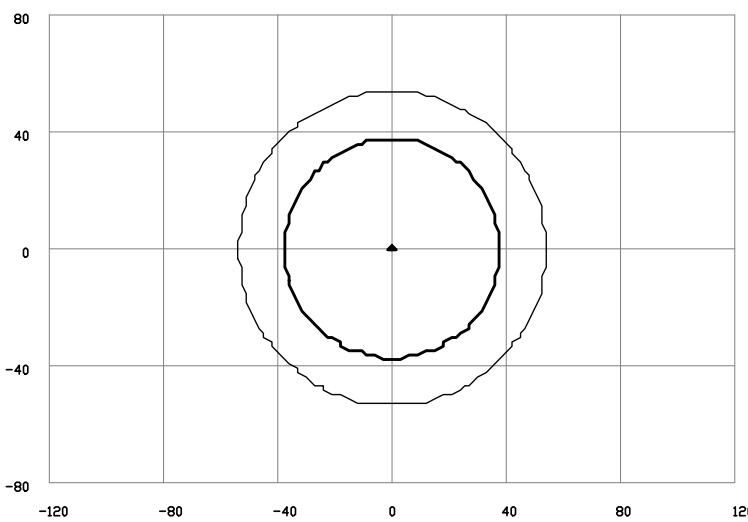
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ISOFOOTCANDLE CURVES

FIXTURE: MITCHELL W/TOP HAT/RIBS/BANDS/MEDALLIONS
MOUNTING HEIGHT: 16 FT
LAMP: 100W, 9000 LUMENS, METAL HALIDE
PATTERN: TYPE V, SEMI-CUTOFF
ASSY # L9KM4MTHMBLLC

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .64.



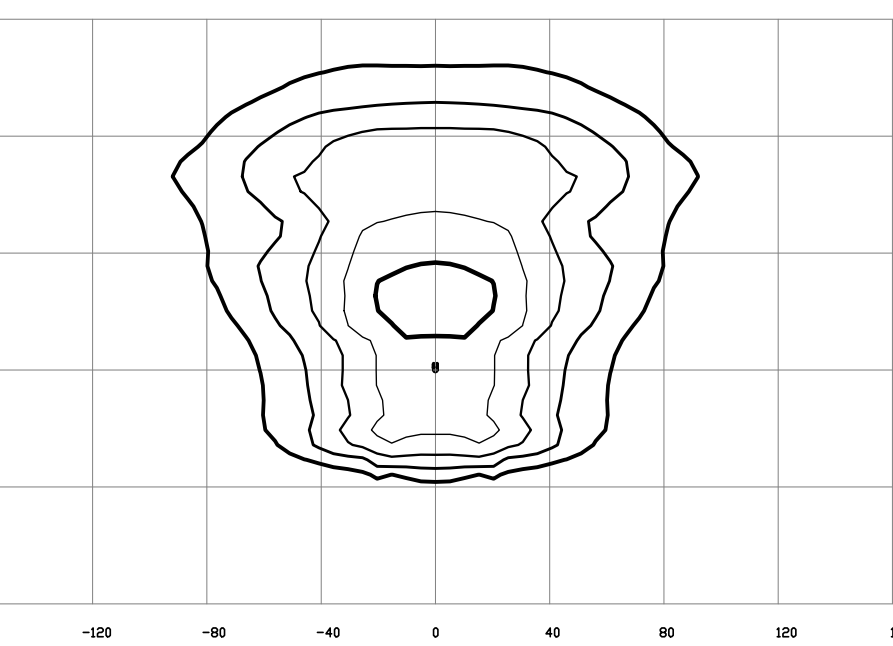
LEGEND (OUTER to INNER) 0.100 , 0.200 , 0.300

ISOFOOTCANDLE CURVES

FIXTURE: SHOEBOX
MOUNTING HEIGHT: 30 FT
LAMP: 350W, 33,000 LUMENS, METAL HALIDE, PULSE START
PATTERN: TYPE IV, FULL CUTOFF

POLE ASSY # PLS30ABDS0BLC (BLACK)
ASSY # L33KPM35SFBL2C (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .64.

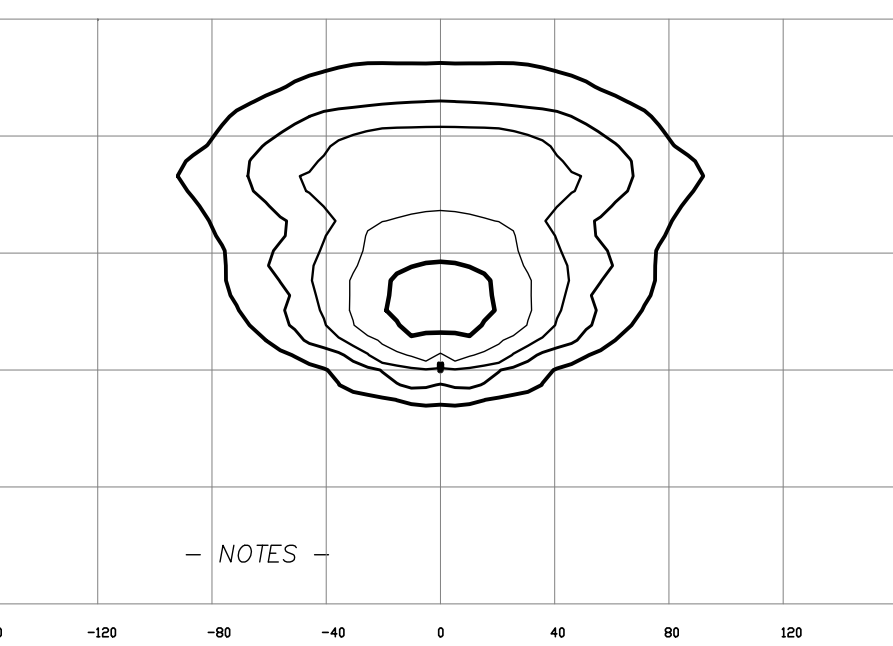


ISOFOOTCANDLE CURVES

FIXTURE: SHOEBOX w/SHARP CUTOFF SHIELD (SEE SPEC DWG #3013-05 for details)
MOUNTING HEIGHT: 30 FT
LAMP: 350W, 33,000 LUMENS, METAL HALIDE, PULSE START
PATTERN: TYPE IV, FULL CUTOFF

POLE ASSY # PLS30ABDS0BLC (BLACK)
ASSY # L33KPM35SFBL2C (BLACK)
SHIELD ASSY # LLB4GEGLRBL2C (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .64.



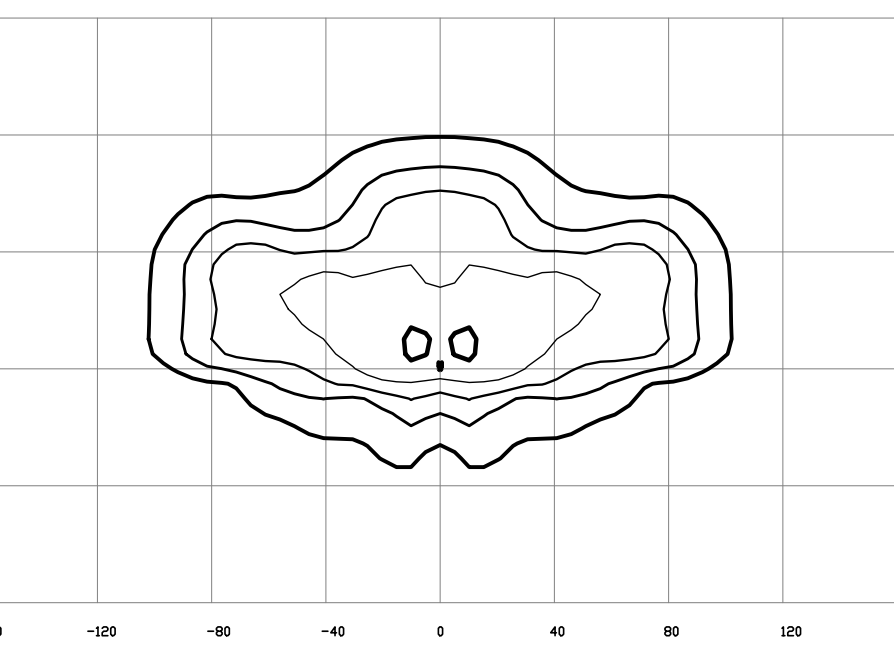
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ISOFOOTCANDLE CURVES

FIXTURE: SHOEBOX
MOUNTING HEIGHT: 30 FT
LAMP: 350W, 33,000 LUMENS, METAL HALIDE, PULSE START
PATTERN: TYPE III, FULL CUTOFF

POLE ASSY # PLS30ABDS0BLC (BLACK)
ASSY # L33KPM35SFBL2C (BLACK)
SHIELD ASSY # LLB4GEGLRBL2C (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .64.



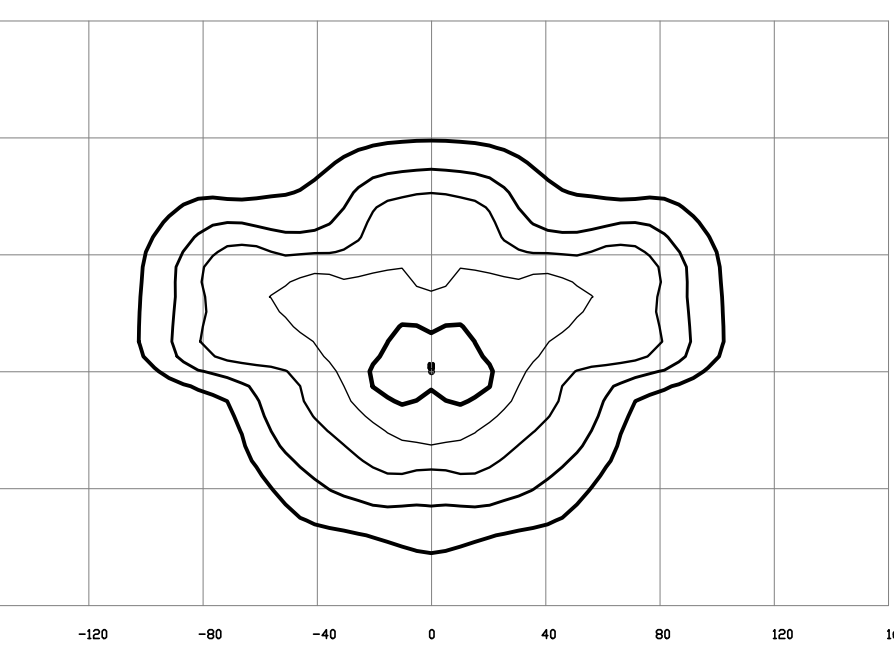
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ISOFOOTCANDLE CURVES

FIXTURE: SHOEBOX
MOUNTING HEIGHT: 30 FT
LAMP: 350W, 33,000 LUMENS, METAL HALIDE, PULSE START
PATTERN: TYPE III, FULL CUTOFF

POLE ASSY # PLS30ABDS0BLC (BLACK)
ASSY # L33KPM35SFBL2C (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .64.



LEGEND (OUTER to INNER) 0.100 , 0.250 , 0.500 , 1.00 , 2.00

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in the lighting design are predicted values and are based on specific information that has been supplied to Progress Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (bottle or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



Progress Energy

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HEALTH PARK AT 42 WEST

CLAYTON NC

SITE LIGHTING PLAN

Designed by: PNL LIGHTING SOLUTIONS - CAROLINAS

Reviewed by: T. Ferguson - Scale

Date: 05/01/2012 Size

Description: MH Shoebox & Mitchell fixtures

Drawing No. 10-01080 Sht. 1 OF 1

LIGHTING PLAN

Scale: 1" = 50'

DRAWN BY: CT

CHECKED BY: MWL

LIGHTING

PLAN

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CLINE DESIGN

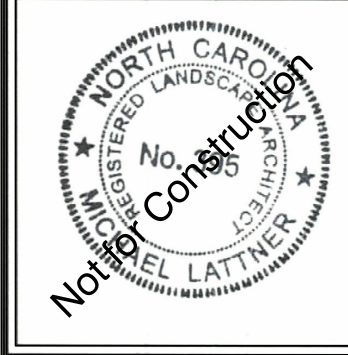
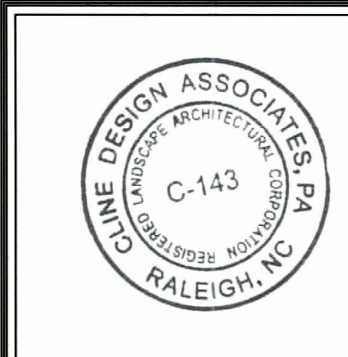
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

MetroProperties
Commercial Real Estate Development

HealthPark
at forty two west

2003 Hwy 42 West, Clayton, North Carolina

Not for Construction
2020-37-SP

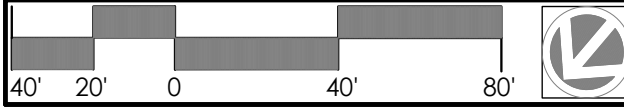


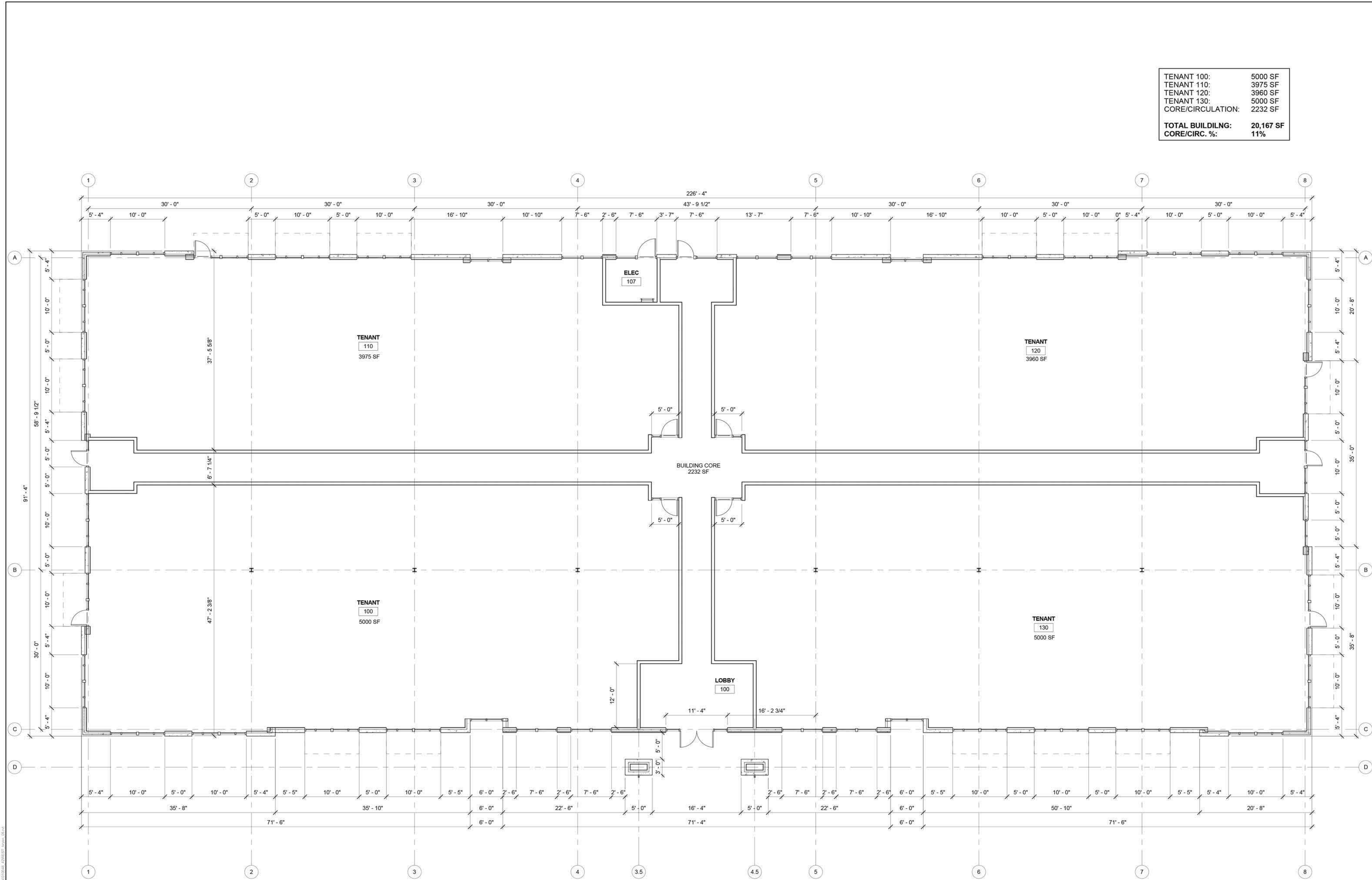
PROJECT: 020029

DATE: 03.02.2020

REVISIONS:

Town Comments 04.03.2020





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CONSTRUCTION

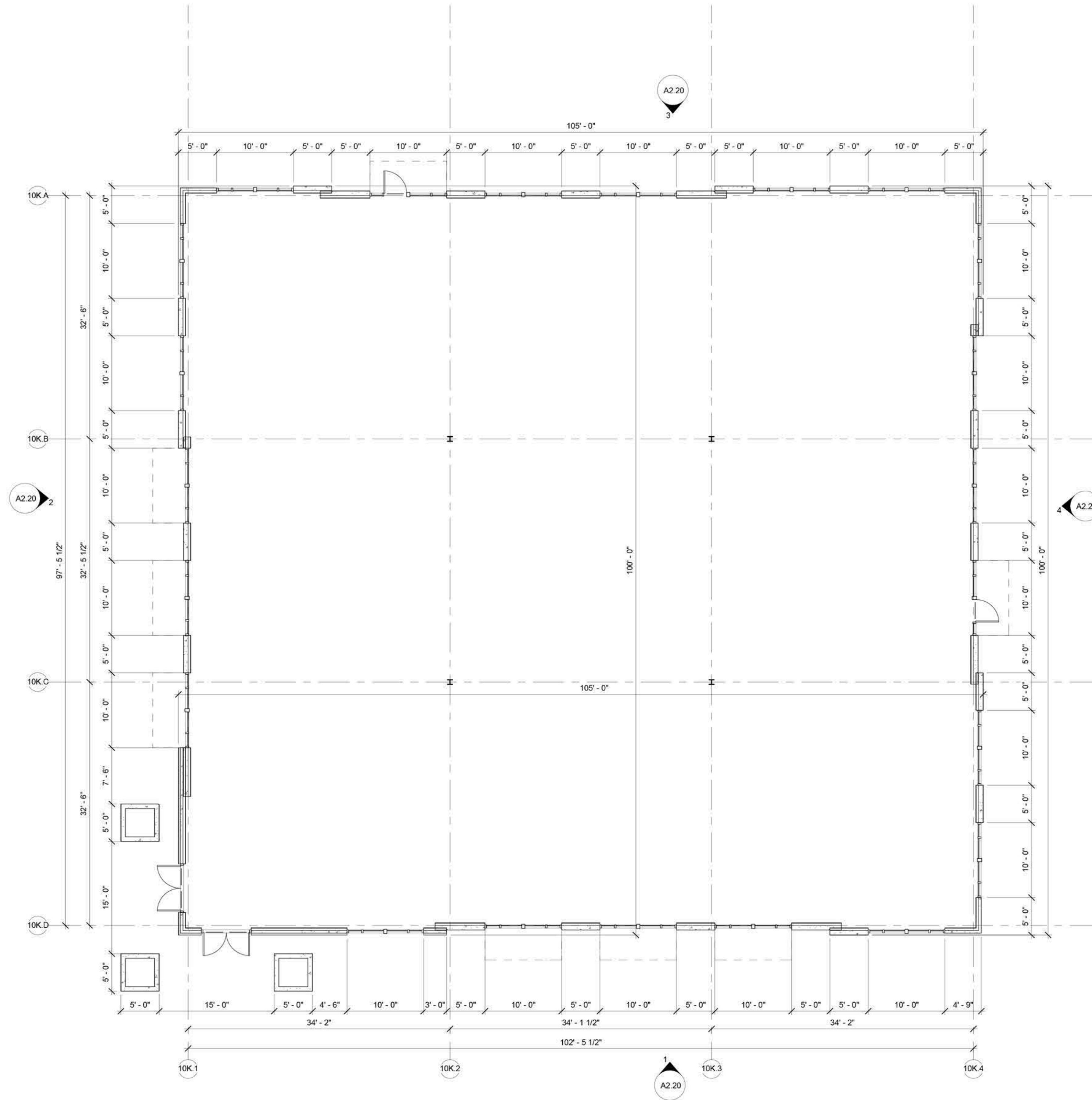
Site Plan
Submittal

PROJECT: 020029
DATE: 03.02.2020
REVISIONS: _____ DATE: _____

DRAWN BY: Author
CHECKED BY: Checker
FLOOR PLAN - 20K

FIRST FLOOR PLAN 1
1/8" = 1'-0"

20200229.11.03.02.040 - C:\Users\kashish\OneDrive\Documents\20200229.11.03.02.040.dwg



FIRST FLOOR PLAN
1/8" = 1'-0"

1



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CONSTRUCTION

Site Plan
Submittal

PROJECT: 020029
DATE: 03.02.2020
REVISIONS: DATE

DRAWN BY: Author
CHECKED BY: Checker

FLOOR PLAN - 10K

A1.20



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CONSTRUCTION

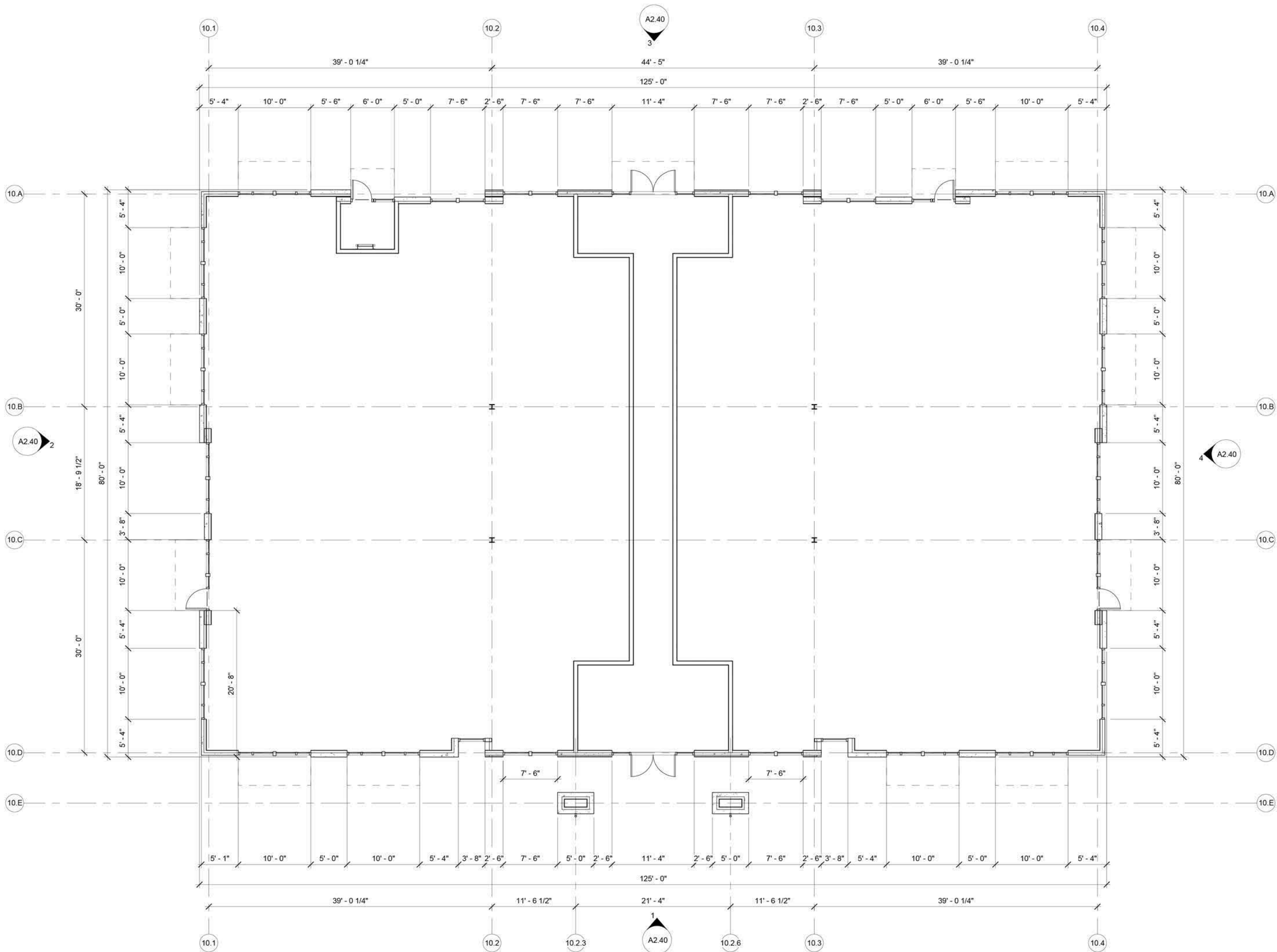
Site Plan
Submittal

PROJECT: 020029
DATE: 03.02.2020
REVISIONS: DATE

DRAWN BY: Author
CHECKED BY: Checker

FLOOR PLAN - 10K2

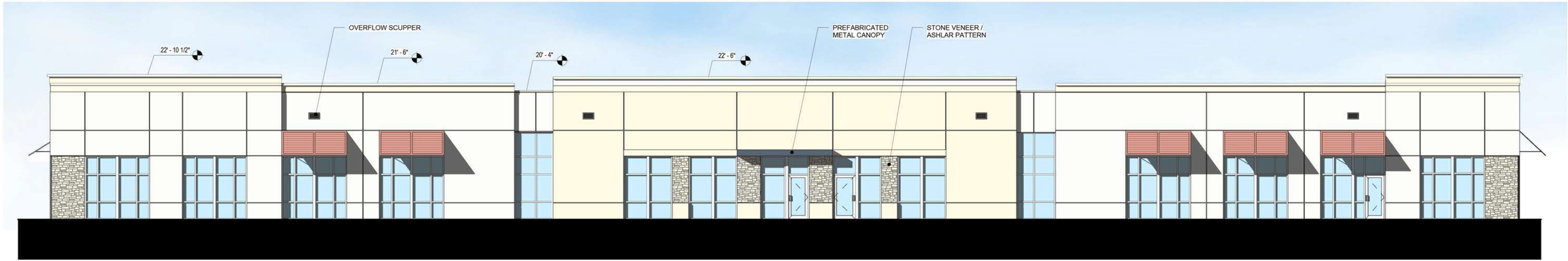
A1.40



FIRST FLOOR PLAN

1/8" = 1'-0"

1



20K_South 4
1/8" = 1'-0"



20K_East 3
1/8" = 1'-0"



20K_West 2
1/8" = 1'-0"



20K_North 1
1/8" = 1'-0"

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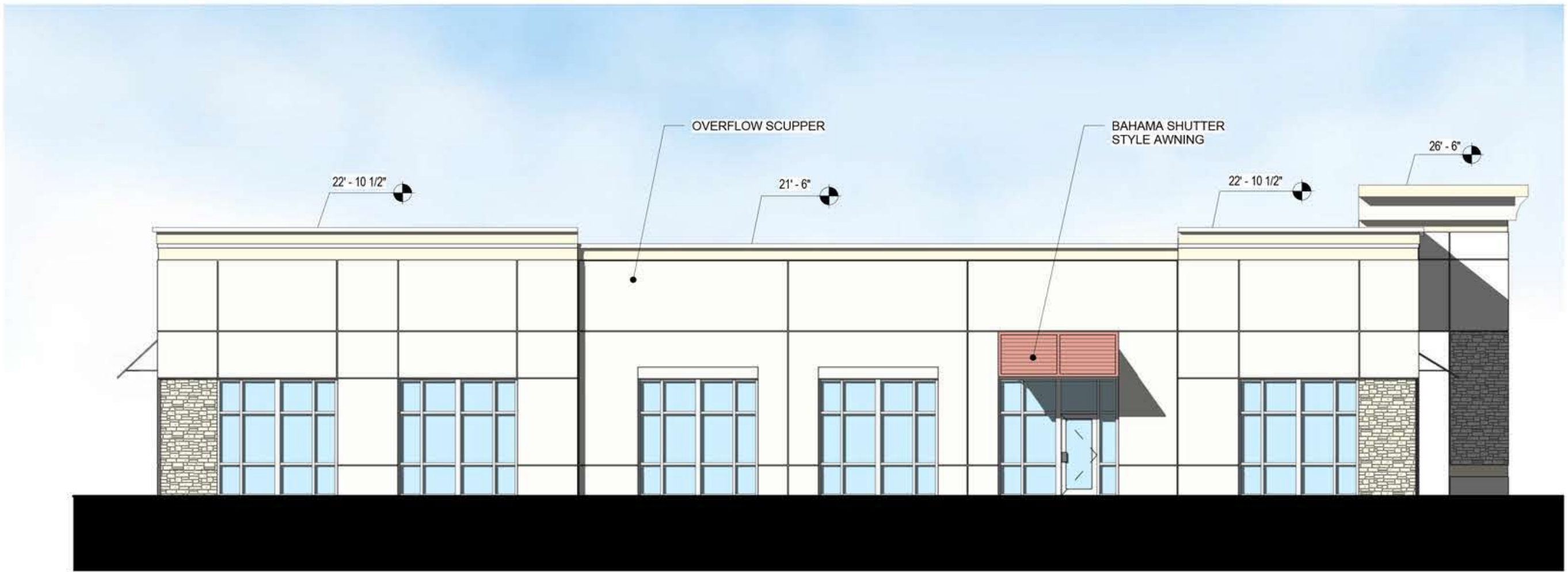
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DATE: 03.02.2020
REVISIONS: DATE

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CHECKED BY: Checker

EXTERIOR
ELEVATIONS - 20K

A2.10

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10K_South1 3
1/8" = 1'-0"



10K_West1 4
1/8" = 1'-0"



10K_East1 2
1/8" = 1'-0"



10K_North1 1
1/8" = 1'-0"

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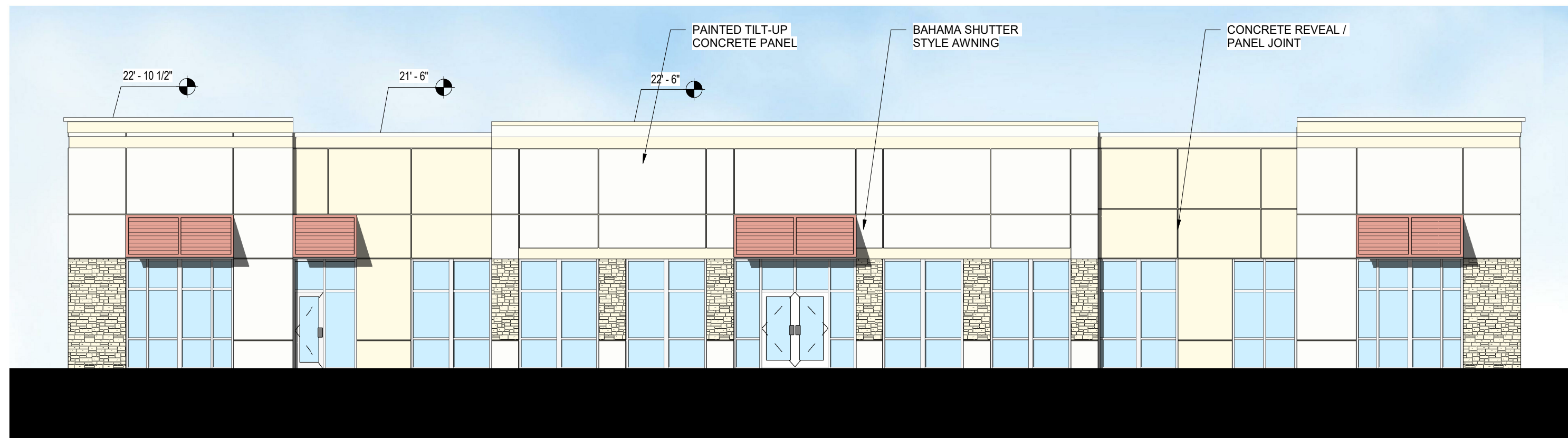
Site Plan
Submittal

PROJECT: 020029
DATE: 03.02.2020
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EXTERIOR
ELEVATIONS - 10K

A2.20



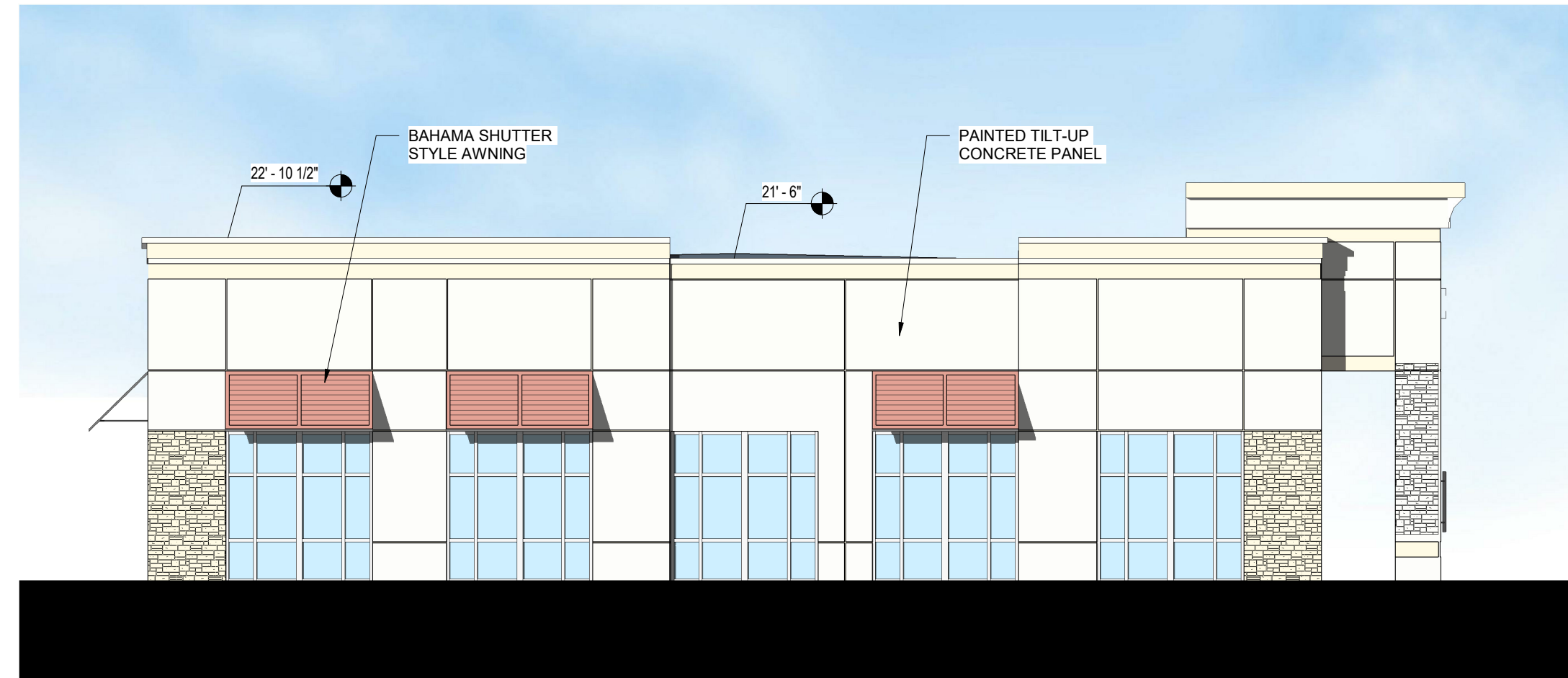
BLDG 5_South
1/8" = 1'-0"

3



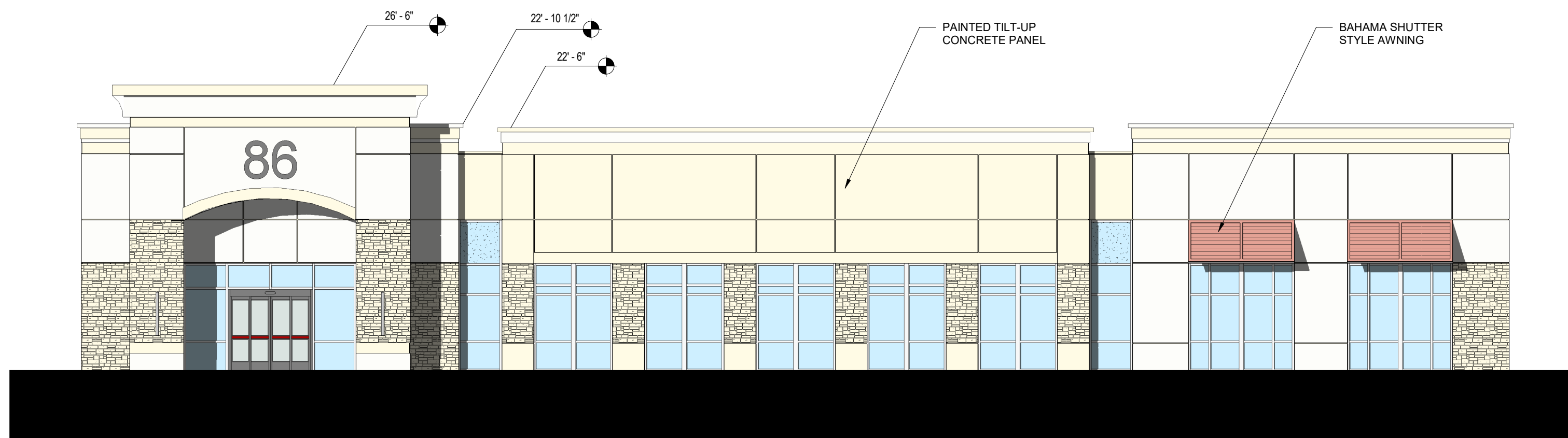
BLDG 5_West
1/8" = 1'-0"

4



BLDG 5_East
1/8" = 1'-0"

2



BLDG 5_North
1/8" = 1'-0"

1



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
May 26, 2019

STAFF REPORT

Application Number: 2020-37-SP

Project Name: Health Park at Forty Two West Major Site Plan

Tag #: 05G03004R

Applicant: Cline Design Associates, PA

Owner: Healthpark at Forty Two West Land, LLC

Location: Located on both sides of Healthpark Way and NC Hwy 42 West

Project Planner: Jeff Caines, AICP - Planner

Public Noticing:

- Sign posted May 15, 2020
- Neighborhood meeting held on February 26, 2020

REQUEST: The applicant is requesting major site plan approval to continue development a previously approved Medical Office Park. The proposal will include four additional office buildings to the site that already has one existing building.

SITE DATA:

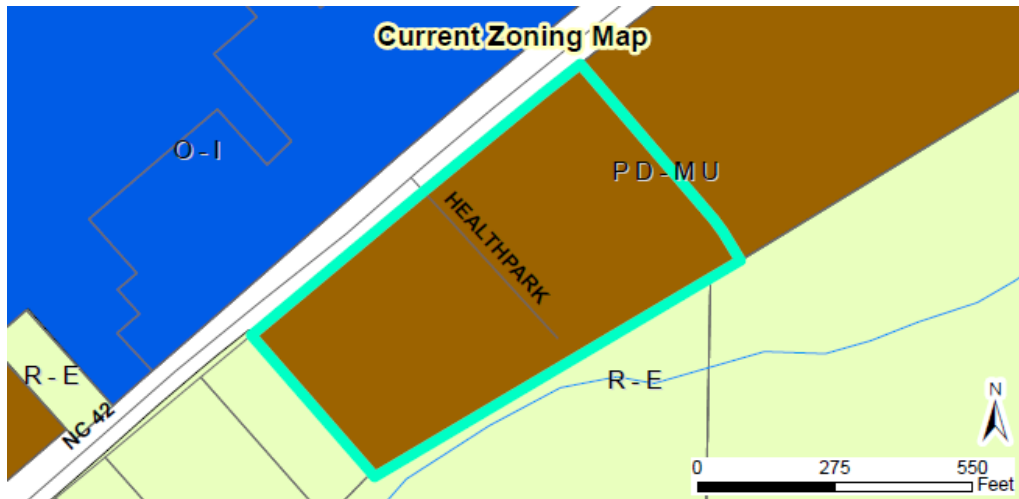
Acreage: 8.86 acres

Existing Use: Medical Office



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional (O-I)	Johnston Health - Hospital
South	Residential-Estate (R-E)	Single-Family Residential
East	Planned Development-Mixed Use (PD-MU)	Vacant
West	Residential-Estate (R-E)	Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Medical Office
Buildings:	5 building
Number of Stories:	1 story
Impervious Surface:	68%
Required Parking:	1 space per 200 SF= 350 spaces required
Proposed Parking:	359 spaces; including 20 Handicap spaces
Access/Streets:	Accessed via Health Park Way off of NC Hwy 42 West

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for the development of four (4) separate buildings to be used as medical office space on the subject property. This project was previously reviewed and approved as a medical office space (2016-36-SP). Currently there is one office building that is occupied on the site (Building 1). The previously approved site plan 2016-36-SP has since expired though, requiring a new site plan to be submitted in order to continue development of the remaining four buildings. The proposed development is located with access

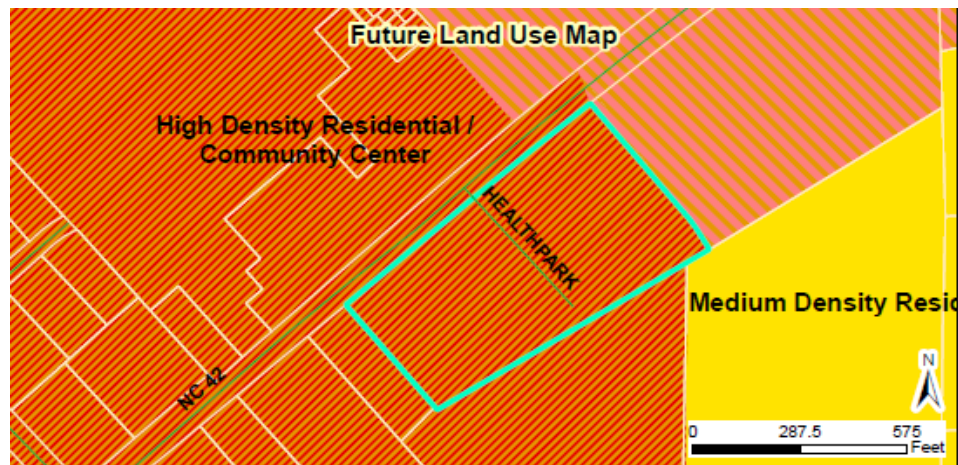
off Healthpark Way with direct frontage along NC HWY 42 W. No direct vehicle access points will be provided to NC HWY 42 W, with the exception of the signal at the intersection at Healthpark Way and NW HWY 42W. The proposed development adheres to all required setbacks and impervious surface limitations for this zoning district.

All vehicular traffic, including deliveries and utility services will enter the site at the same controlled location. The parking lots surrounding the proposed buildings are accessed mid-block as shown on the site plan. Each building has parking surrounding the building giving equal access to the buildings from all points of the parking lot.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates this parcel as “High Density Residential / Community Center”. The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. A Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. Staff considers this project consistent with this designation as it does provide a service to the community to the local and larger community at large. It should also be noted that properties north and west of NC 42 are medical office. These uses will be compatible to the proposed development.



- **Unified Development Code**

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

Landscaping and Screening

The site will include approximately 24% of the interior landscaping, as required within the UDC. A Class “C” landscape buffer along the south and west side of the development projects. A buffer area that is consistent with the Thoroughfare Overlay District will be provided along HWY 42 W as shown on the site plan. This buffer will be planted so as not to be affected by the future NC HWY 42 W widening project. Street trees will be provided along Healthpark Way, and all mechanical equipment will be screened entirely from view.

The site plan also shows in greater detail the landscape buffer surrounding the site to help screen the parking area from the public right-of-way. The landscape plan (page 21 of 29) shows greater detail of the type of plantings to be used for landscape screening surrounding the property. The landscape plan also give planting details of the

internal landscape design, identifying plantings including trees to be installed in the parking lot as well as the trash enclosure areas.

Multi-Modal Access

Sidewalks are proposed along all public street frontages. There are currently sidewalks constructed north and east of existing Building 1 and along part of NC 42 north of proposed Building 2. The plan identifies sidewalks along both side of Healthpark Way up to the property line and to the eastern property line of this property fronting NC 42 north of Building 3. There are no other forms of multi-modal other than automobile, bicycle, and pedestrian at this time.

Garbage / Recycling

There are two dumpster enclosures to serve these 5 buildings, once full buildout is complete. One enclosure is currently existing as a part of the existing Building 1. These enclosure areas have been reviewed and have been determined to meet the Town of Clayton’s design requirements. The dumpsters will be located along both the eastern and western property boundaries of the site and are out of public view from the right-of-way but easily accessible for the waste collection for the disposal company.

Architecture/Design

The building will consist primarily of red brick, with gray cast stone around the base of the building. The building design will be consistent on all sides. The four buildings proposed will match the existing building on-site. The elevations have not been modified from the original approval in 2016.



CONSIDERATIONS:

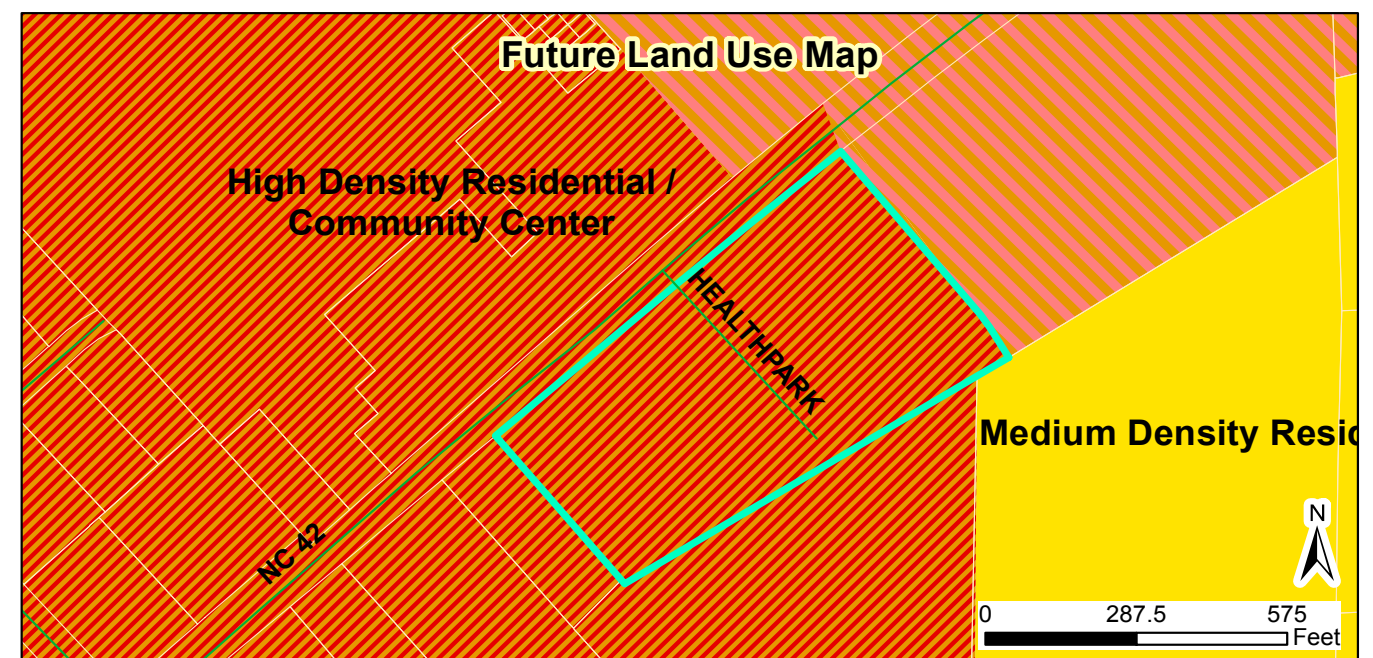
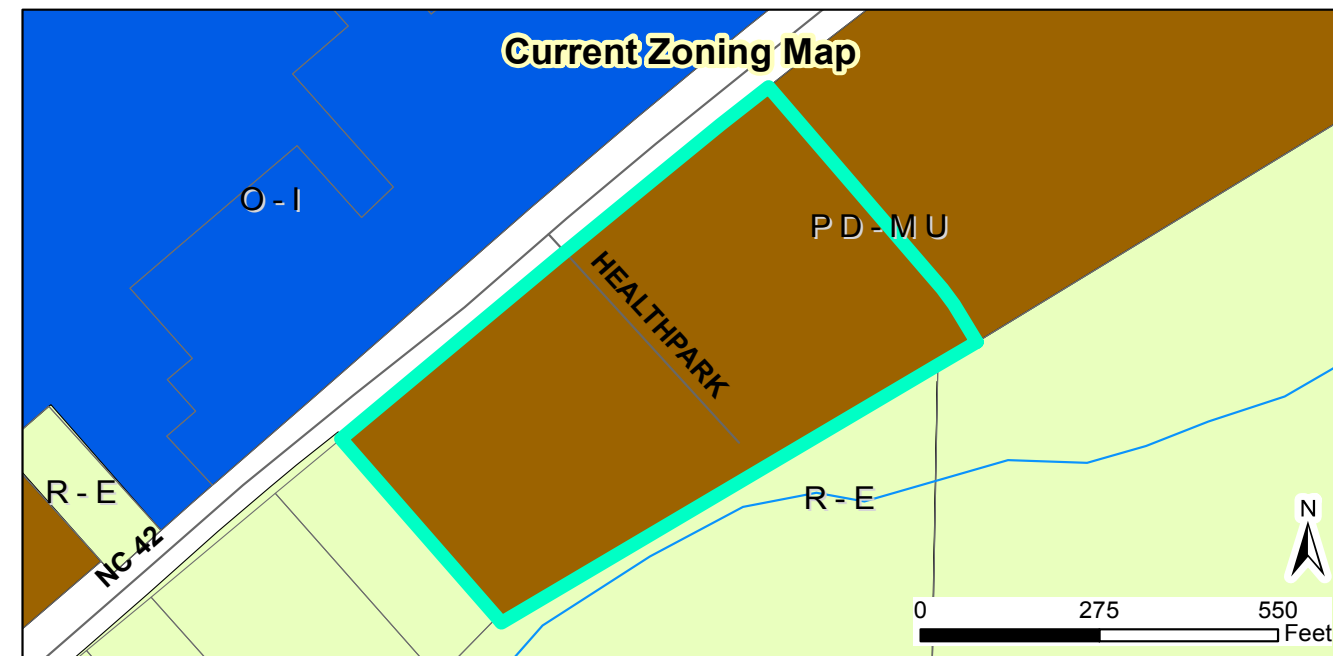
- The Planning Board shall make a final decision regarding Major Site Plans.

RECOMMENDATION:

- Staff recommends approval of the major site plan request.
-

ATTACHMENTS:

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



Request:
2020-37-SP, Health Park at Forty Two West, to develop a
Medical Office Park

Applicant: Cline Design Associates, PA
 Tag #: 05G03004R

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-37-SP - Health Park at Forty Two West\Maps\Staff Report Map - 2019-125-SP - NC HWY 42 W Medical Office Major Site Plan.mxd

05/6/2019

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

Legend

- Site
- 100-yr Flood Zone
- Thoroughfare Overlay