



**The Town Of Clayton
Clayton Planning Board Agenda
Monday, March 28, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF FEBRUARY 22, 2016 MINUTES

- a. Approval of Minutes
[February 22, 2016 Minutes](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2016-31-SP Gatehouse Self-Storage Facility - Major Site Plan
[Staff Report- 2016-31-SP Gatehouse Self Storage](#)
[Staff Report Map - 2016-31-SP Gatehouse Self Storage](#)
[Application - 2016-31-SP Gatehouse Self Storage](#)
[Neighborhood Meeting - 2016-31-SP Gatehouse Self Storage](#)
[Site Plan - 2016-31-SP Gatehouse Self Storage](#)
- b. 2016-36-SP Health Park at 42 West Phase I - Major Site Plan
[Staff Report - 2016-36-SP Health Park at 42 W. Ph. I](#)
[Staff Report Map - 2016-36-SP Health Park at 42 W. Ph. I](#)
[Application - 2016-36-SP Health Park at 42 W. Ph. I](#)
[Neighborhood Meeting from original application - SP 2012-52](#)
[Neighborhood Minutes from original application - SP 2012-52](#)
[Site Plan - 2016-36-SP Health Park at 42 W. Ph. I](#)
- c. 2016-38-SUP 222 E. Main Lounge - Special Use Permit
[Staff Report - 2016-38-SUP - 222 E. Main Lounge](#)
[Staff Report Map - 2016-38-SUP 222 E. Main Lounge](#)
[Application - 2016-38-SUP 222 E. Main Lounge](#)
[Neighborhood Meeting - 2016-38-SUP 222 E. Main Lounge](#)
[Neighborhood Meeting Minutes - 2016-38-SUP 222 E. Main Lounge](#)

[Site Plan - 2016-38-SUP 222 E. Main Lounge](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**Town of Clayton
Planning Board Minutes
February 22, 2016 at 6:00PM
111 East Second Street**

BOARD MEMBERS PRESENT:

Frank Price (Chair) (ETJ), George "Bucky" Coats (TL), Sarah Brooks (TL), Marty Bizzell (ETJ), Ronald Johnson (TL), Robert Ahlert (TL), James Lipscomb (ETJ), Jim Lee (ETJ), Michael Grannis (Councilman)

STAFF PRESENT:

David DeYoung, Planning Director; Jay McLeod, Planner; Laura Gray, Clerk to Planning Board and John McCullen, Town Engineer.

MEMBERS ABSENT:

David Teem (Vice Chair)(TL), Nathan Evans (ETJ), Bob Satterfield (Councilman)

1 CALL TO ORDER

Frank Price called to order at 6:01 PM.

David DeYoung took roll.

2 ADJUSTMENT OF THE AGENDA

None

3 APPROVAL OF MINUTES

- a) July 27, 2015 Meeting Minutes
- September 28, 2015 Meeting Minutes
- October 26, 2015 Meeting Minutes
- November 30, 2015 Meeting Minutes
- January 25, 2016 Meeting Minutes

ACTION: Motion for Approval

Motion: Ronald Johnson
Second: Bob Ahlert
Vote: Unanimous

4 REPORTS AND COMMENTS

None

5 OLD BUSINESS

None

6 NEW BUSINESS

- a) **2015-82-SP Novo Nordisk Bright Sky - Major Site Plan (acting as a Master Plan)**
The applicant is requesting Major Site Plan approval (acting as a Master Plan) to develop a 900,000 square foot API production facility as an expansion to the existing Novo Nordisk Pharmaceuticals.

The northern properties are located along Powhatan Road with the Norfolk Railroad directly south. The southern properties are located along the Norfolk Railroad, with Gordon Road located to the south.

David DeYoung, Planning Director, presented Novo Nordisk to the Planning Board. Mr. DeYoung stated the applicant is requesting Major Site Plan approval (acting as a Master Plan) to develop a 900,000 square foot industrial production facility. This development will be an expansion of the existing Novo Nordisk Pharmaceutical development. The site will consist of various industrial buildings including offices, warehouses, storage, fermentation, recovery buildings, purification buildings, and associated parking. The development will also include a fire water tank, cooling towers, office space, and on-site wastewater treatment.

Mr. DeYoung stated the majority of the buildings will be developed during Phase 1. The remaining buildings will be a part of the Phase 2 development. Phase 1 is scheduled to start as soon as approval is granted. Phase 2 construction has not yet been scheduled. The construction for Phase 1 is anticipated to take ±5 years.

Mr. DeYoung stated the proposed maximum building height for the development is 90 feet, which exceeds the height permitted by the UDC. However, the applicant has submitted a Special Use Permit application to run concurrently with this plan, to obtain approval from Town Council to allow a maximum building height of 90'.

NCDOT recommended the applicant hire an outside company to conduct the Traffic Impact Analysis (TIA); the applicant hired Kimley-Horn. The recommended roadway improvements included in the TIA are to accommodate projected traffic that is associated with Phase 1 of the development. No additional improvements are recommended to be performed to accommodate the projected traffic included in Phase 2. As part of the recommendations, a traffic signal will be installed at the intersection of US 70 Business and Gordon Road. NCDOT will be adding a new turn lane at Powhatan and US 70 Business,

and will also be adding acceleration and deceleration lanes as necessary.

Mr. DeYoung stated due to the 5-year timeframe for construction, the applicant has opted to use Permanent Signs to designate construction entrances. Following construction, new sign permits will be required for normal, operational signage. The applicant is also working with NCDOT for directional signage that will be placed by NCDOT in their US 70 right-of-way.

There are two permanent access points proposed to connect into the site off of Powhatan Road. There is also a third access located off of Powhatan, but this will only be used as a temporary access for construction purposes. Additionally, there is also a proposed access located off of Gordon Road, connecting to the main site via an access road that will be installed by NCDOT. After normal operations begin, the majority of traffic on Powhatan Road will be daily employee traffic, and the majority of traffic on Gordon Road will be truck and shipping traffic.

The applicant is taking measures to contain all construction activity within the site, including fabrication of construction materials on site, which limits truck traffic on public roads. The applicant will provide buffering along the entire frontage road.

Mr. DeYoung stated staff recommends approval with conditions.

There were no questions for staff.

Mr. Price called on the applicant.

Gary Lohr, Project Manager for Novo Nordisk, presented Novo Nordisk Bright Sky to the Planning Board. Mr. Lohr stated Novo Nordisk is expecting to have over 700 employees by the year 2020. The applicant expects to be in full operation by the end of 2020 and no later than early 2021.

Mr. Lohr stated Novo Nordisk plans to manage and control the construction within the site. The goal is to keep all work and equipment internally. Novo Nordisk has included in the site plans a Temporary Construction Facilities Plan sheet detailing their maximum impact at peak construction activity. Mr. Lohr stated the company will attempt to minimize their impact on their neighbors through keeping as much construction activities on-site as possible.

This involves contractor's trailers, a cantina, on-site fabrication facility, batching concrete plant, and other construction supportive uses. Even the concrete used in the construction will be created on-site at the batching plant. This alone will keep hundreds of concrete trucks off of Powhatan Road. There is also a wash station planned for trucks before they leave the site, to keep construction dirt and debris off of the public road network. The goal is to keep all equipment and employees on site during the construction phase.

Mr. Coats asked about potential for fire, combustion or explosive materials.

Mr. Lohr responded ethanol is the material on site with the most concern. Novo Nordisk is working with the Town of Clayton and Johnston County on an ethanol emergency response.

Mr. Ahlert asked what road would deliveries be using to enter the facility. Mr. Lohr responded during production the deliveries would come in off of Gordon Road. The goal is to maintain separate employee and delivery traffic.

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

If approved, staff recommends the following additional conditions be applied to the approval of the Major Site Plan (acting as a Master Plan):

1. Following Board approvals, three copies of the Master Plan, meeting the requirements of the Conditions of Approval, shall be submitted to the Planning Department for final approval.
2. The Master Plan shall record the Conditions of Approval on it, as well as any related Conditions of Approval from associated Special Use Permits or Temporary Use Permits.
3. The development of the site is limited to the uses approved by the Town Council. Modifications to the approved Master Plan shall require review and approval in accordance with Section 155.705 of the Unified Development Code.
4. The Master Plan establishes the bulk, area, and dimensional standards for the overall development, and all subsequent specific development approvals of the buildings or phases shall be reviewed by staff as Minor Site Plans, unless they are deemed "substantial deviations" (per §155.707). These Minor Site Plan reviews shall not require review and approval by the Planning Board so long as they meet the requirements of the Unified Development Code. If there is uncertainty, the Planning Director may choose to require Major Site Plan review by the Planning Board for any particular building or phase of construction.
5. The maximum building height of 90 feet is contingent upon and subject to the Conditions of Approval of Special Use Permit 2016-20-SUP.
6. All off-site roadway improvements recommended by the Traffic Study, NCDOT Congestion Management, and the Town shall be installed or bonded prior to the issuance of a Certificate of Occupancy for the for the portion of the development that generates the roadway improvement.
7. At such time as it may be desirable to pursue Phase 2 development, the applicant shall submit an updated Traffic Impact Analysis and accommodate roadway improvements at the time that those improvements are warranted by the updated TIA.

8. A Temporary Use Permit for the entirety of construction activities up to and including those shown on the Temporary Construction Facilities Plan sheet shall be obtained via separate approval from the Planning Director.

9. The concrete/asphalt batching plant shall only be used for on-site construction activities, and shall require a separate Temporary Use Permit, issued by the Planning Director.

10. Any off-premises signage shall be coordinated and implemented by NCDOT in their right-of-way.

ACTION: Motion for Recommendation with Conditions 2015-82-SP

Motion: Bob Ahlert
Second: Ronald Johnson
Vote: Unanimous

b) **2016-20-SUP Novo Nordisk Bright Sky Building - Special Use Permit**

The applicant is requesting a Special Use Permit to allow a maximum building height for the associated Master Plan to be 90 feet, which exceeds the limit permitted in the UDC.

The northern properties are located along Powhatan Road with the Norfolk Railroad directly south. The southern properties are located along the Norfolk Railroad, with Gordon Road located to the south.

This item was considered and voted on at the same time as 2015-82-SP Novo Nordisk Bright Sky - Major Site Plan (acting as a Master Plan)

ACTION: Motion for Recommendation with Conditions 2016-20-SUP

Motion: Bob Ahlert
Second: Ronald Johnson
Vote: Unanimous

c) **2016-06-SP Clayton Substation - Major Site Plan**

Request to develop the subject parcel for a new electrical substation for the Town of Clayton.

This property is addressed at 1200 N O'Neil Street, but is physically located east of the approved Ashcroft subdivision, west of the Sam's Branch greenway, south of the Neuse River.

David DeYoung, Planning Director, presented Clayton Substation to the Planning Board. Mr. DeYoung stated the Town of Clayton Electric Department is requesting to develop a portion of the subject property as a new electrical substation to serve the Town. Running concurrently with this request, the Town has also submitted a Rezoning application to rezone the subject property from R-E to PF in order to provide consistency between the zoning district and use of the property. Additionally, the Town is also in the process of annexing the westernmost portion of the property which is currently not located within

the Town Limits. The property in question houses several public facilities, including the shooting range, wastewater pump facility, Sam's Branch greenway, and the Clayton Riverwalk-on-the-Neuse greenway. The majority of the parcel is undeveloped.

Mr. DeYoung noted the Town of Clayton will be providing landscaping around the entire substation site to provide visual screening, including landscaping on the south side of the power line easement. Chain link fence will also enclose the equipment, and it will also be screened by the landscaping.

Mr. DeYoung stated staff recommends approval with conditions.

No questions for staff.

Mr. Price called on Dale Medlin.

Dale Medlin, Town of Clayton Electric Systems Director, came forth to answers any questions.

Mr. Coats asked what road would the site be accessible from. Mr. Medlin stated the site will be accessed from O'Neil Street.

Mr. Lipscomb asked, in addition to the fence, when would the landscape be added as a buffer to the site. Mr. DeYoung stated as the fence goes up the landscape will be installed.

Mr. Lee expressed concerns about service trucks going through neighborhoods and the trucks tracking gravel and dirt onto those neighborhood roads. Mr. Lee felt the gravel road would need a paved stretch to keep surrounding neighborhoods clean. Mr. DeYoung responded that is something the department will consider and reminded the Planning Board there will be limited traffic on the gravel road.

Mr. Lipscomb asked when would construction begin. Mr. Medlin responded the bids will be out by May of 2016. The funding should be in by July of 2016 and hopefully construction will be complete by mid 2017.

No further questions and no comments from the public.

If approved, staff recommends the following additional conditions be applied to the approval of the Major Site Plan for Clayton Northside 230KV Substation Major Site Plan:

1. Following board approvals, three copies of the Final Site Plan, Landscape Plan, and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for Final approval. The conditions of approval shall be recorded on the final approved site plan.
2. The development of the site is limited to the site design and uses approved

by the Planning Board. Modification to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.

3. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.

4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

ACTION: Motion for Approval with Conditions 2016-06-SP

Motion: Sarah Brooks
Second: George Coats
Vote: Unanimous

d) **2015-84-RZ Clayton Substation- Rezoning**

Request to rezone the subject parcel from Residential-Estate (R-E) to Public Facilities (PF).

This property is addressed at 1200 N O'Neil Street, but is physically located east of the approved Ashcroft subdivision, west of the Sam's Branch greenway, south of the Neuse River.

This item was considered and voted on at the same time as 2016-06-SP Clayton Substation - Major Site Plan.

ACTION: Motion for Recommendation

Motion: Marty Bizzell
Second: James Lipscomb
Vote: Unanimous

e) **2016-24-RZ Cameron Way - Rezoning**

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

The parcels are located east of Shotwell Road, along Cameron Way, Enterprise Drive, and Mechanical Drive.

Jay McLeod, Town Planner, presented Cameron Way to the Planning Board. Mr. McLeod stated the applicant is requesting to rezone the subject parcels from B-3 (SUD) to B-3, in order to remove the Special Use District designation from the properties. Special Use Districts require all potential uses to go through the special use process in order to operate, regardless of what the base zoning district permits. The applicant is looking to remove this extra step from these properties by removing the Special Use designation. The base zoning district of B-3 will remain.

Mr. McLeod noted the proposed zoning change is compatible with the surrounding land uses, which are all commercial uses or vacant/agriculture.

Mr. McLeod stated staff recommends approval of the rezoning and the applicant is in the audience.

Mr. Price called on the applicant.

Greg Nelson, Corporate Developers LLC, came forwarded. Mr. Nelson said the neighborhood meeting was held and no one showed. Mr. Nelson stated he received one phone call about the rezoning from an adjacent property owner; it was simply to ask questions and the caller had no opposition.

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

ACTION: Motion for Recommendation

Motion: Bob Ahlert
Second: James Lipscomb
Vote: Unanimous

- f) **2016-13-RZ 3900 Powhatan Road - Rezoning**
Request to rezone the subject parcel from B-3 and R-E to I-1.

The parcel is located at 3900 Powhatan Road.

Jim Lee recused himself.

Jay McLeod, Town Planner, stated the Town of Clayton is requesting to rezone the subject parcel, at the request of the owner, Jim Lee. The rezoning is needed to correct a clerical error made when the parcel was brought into the Town of Clayton's ETJ. Currently, the parcel has split zoning of Highway-Business (B-3) and Residential-Estate (R-E). The Town is requesting to rezone the parcel to Industrial-Light (I-1) in order to fix the split zoning, and to rezone the parcel to a zoning district that is compatible with the existing use as well as surrounding properties. Correspondence with the Johnston County Planning Director, Berry Gray, confirms that the zoning prior to inclusion in Clayton's ETJ was Light Industrial.

Mr. McLeod stated the proposed zoning change of the parcel from B-3 and R-E to I-1 is compatible with surrounding existing land uses, which are primarily industrial.

No questions for staff.

Jim Lee, the applicant, had no comments.

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

ACTION: Motion for Recommendation

Motion: Sarah Brooks

Second: Marty Bizzell

Vote: Unanimous

g) **2016-41-OA UDC Glitch Bill 2016**

Request to make minor amendments to the text of the Unified Development Code, Title XV, §155.

Jim Lee returned.

Jay McLeod, Town Planner, presented the Glitch Bill to the Planning Board. Mr. McLeod stated these amendments seek to either update the Code based on recent state legislative changes, correct typos, text, or references, relocate text to more appropriate sections, and/or otherwise make minor changes to the Code to clarify language, intent, or definitions. The proposed changes are generally minor in scope, which is why it is referred to as a "glitch bill".

Mr. McLeod noted the only major modification to Code in this Ordinance Amendment is the change in Major Subdivision (Preliminary Plat) review in §155.706 from a quasi-judicial process to a legislative process. Using a legislative process for preliminary plats is common in many jurisdictions and removes the burden of evidentiary testimony from applicants. It also removes the ability of Council to place enforceable Conditions of Approval on these subdivisions.

The following sections of Title XV, Chapter 155 and their general description are proposed for amendment:

109(D) – Transitional Provisions
200(A) – General Use Districts
200(C) – Overlay Districts
201 – Measurements and Exceptions
202(B) – Use Regulations, Table 2-1
204(B) – Water Protection Overlay [standards]
301 through 307 – Residential Use Standards
402 – Landscaping, Screening, and Buffering
602(I) – Subdivision Standards, Streets
704 – Rezoning
705 – Planned Development Review
706 – Subdivision Review
719 – Nonconformities
801 through 802 – Abbreviations and Defined Terms

ACTION: Motion for Recommendation

Motion: Bob Ahlert

Second: Sarah Brooks
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

Mr. Lipscomb expressed concern about the strict requirements on sidewalks in subdivisions. Mr. DeYoung stated the sidewalk discussion will be addressed in the future when Articles V and VI are looked at in greater detail.

Mr. Lipscomb stated he would like to see sidewalks connected throughout the Town and asked if the fee-in-lieu from subdivisions went toward sidewalk projects in the Town. Mr. DeYoung stated the money from fees do go in a general fund account. There are plans for neighborhood improvements and sidewalk improvements are a part of that plan.

No comments from the public.

8 ADJOURN

George Coats made a motion to adjourn. Frank Price seconded the motion and it passed unanimously at 7:21pm.



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
March 28, 2016*

STAFF REPORT

Application Number: 2016-31-SP

Project Name: Gatehouse Self Storage Facility Major Site Plan

NC PIN / Tag #: 164900-88-7093 / 05G01199X
Town Limits/ETJ: Town Limits
Overlay: Thorough Fare Overlay
Applicant: Carolina Land Development Group, Inc.
Owner: Gatehouse Development
Location: Located off of US 70 BUS HWY W, to the West of Grand Plaza and directly adjacent to Waffle House

Public Noticing:

- Neighborhood meeting March 3, 2016
- Sign posted prior to March 18, 2016

REQUEST: The applicant is requesting major site plan approval for a multi-story self storage facility.

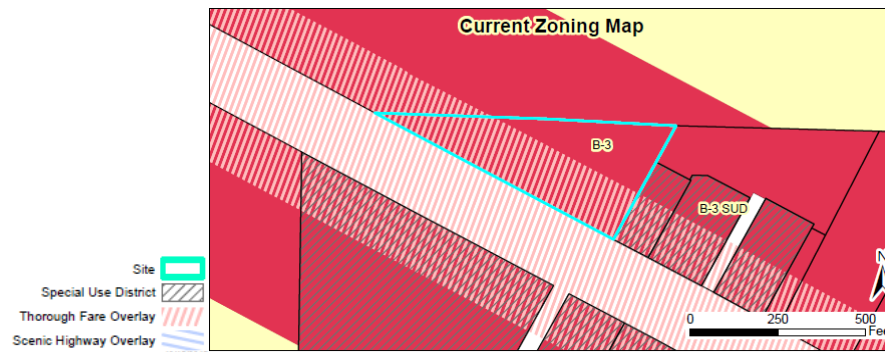
SITE DATA:

Acreage: 3.11
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Agricultural
South	Highway Business Special Use District (B-3 SUD)	Vacant, Commercial
East	Highway Business (B-3) and Highway Business Special Use District (B-3 SUD)	Commercial
West	Highway Business (B-3)	Vacant



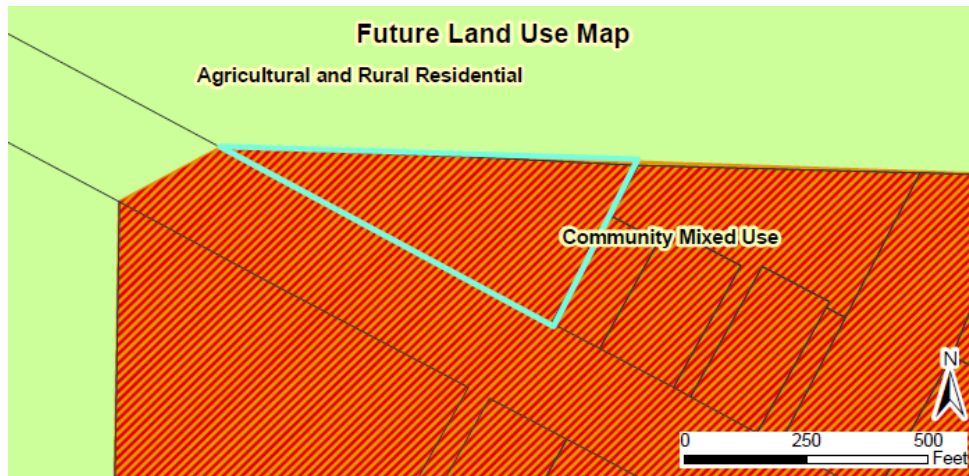
DEVELOPMENT DATA:

Proposed Uses:	Self Storage Facility
Buildings:	1 Building
Number of Stories:	3 Stories
Impervious Surface:	47%
Required Parking:	9 spaces
Proposed Parking:	12 spaces (including one handicap-accessible space)
Fire Protection:	Town of Clayton
Access/Streets:	1 access, from within the Grand Plaza development, along an access easement in front of the Waffle House building.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for a multi-story self-storage facility located along the north side of US Hwy 70 W, west of and adjacent to Grand Plaza shopping center and Waffle House. The development will be three stories tall with a total of 694 storage units.

The subject property is zoned B-3, and the use of self-storage facility requires a Conditional Use Permit in B-3 zoning districts. A Conditional Use Permit for this development was heard at Board of Adjustment on March 16, 2016. The Board of Adjustment approved the Conditional Use Permit to operate a self-storage facility at this location.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The proposed development is consistent with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed development meets requirements in the Unified Development Code (UDC).

Landscaping and Buffering

The applicant will be providing landscaping throughout the site in order to meet the interior landscaping requirements listed in the UDC. The applicant is also using undisturbed woodland in order to fulfill some landscape requirements. Additionally, the applicant is providing a buffer along the property that fronts on Highway 70 W in order to meet the requirements of the Thoroughfare Overlay District. The applicant will also be providing required street trees along Highway 70 W.

Access/Streets

Access to the site will be provided through the Waffle House property. This is done through an existing cross-access agreement with Grand Plaza.

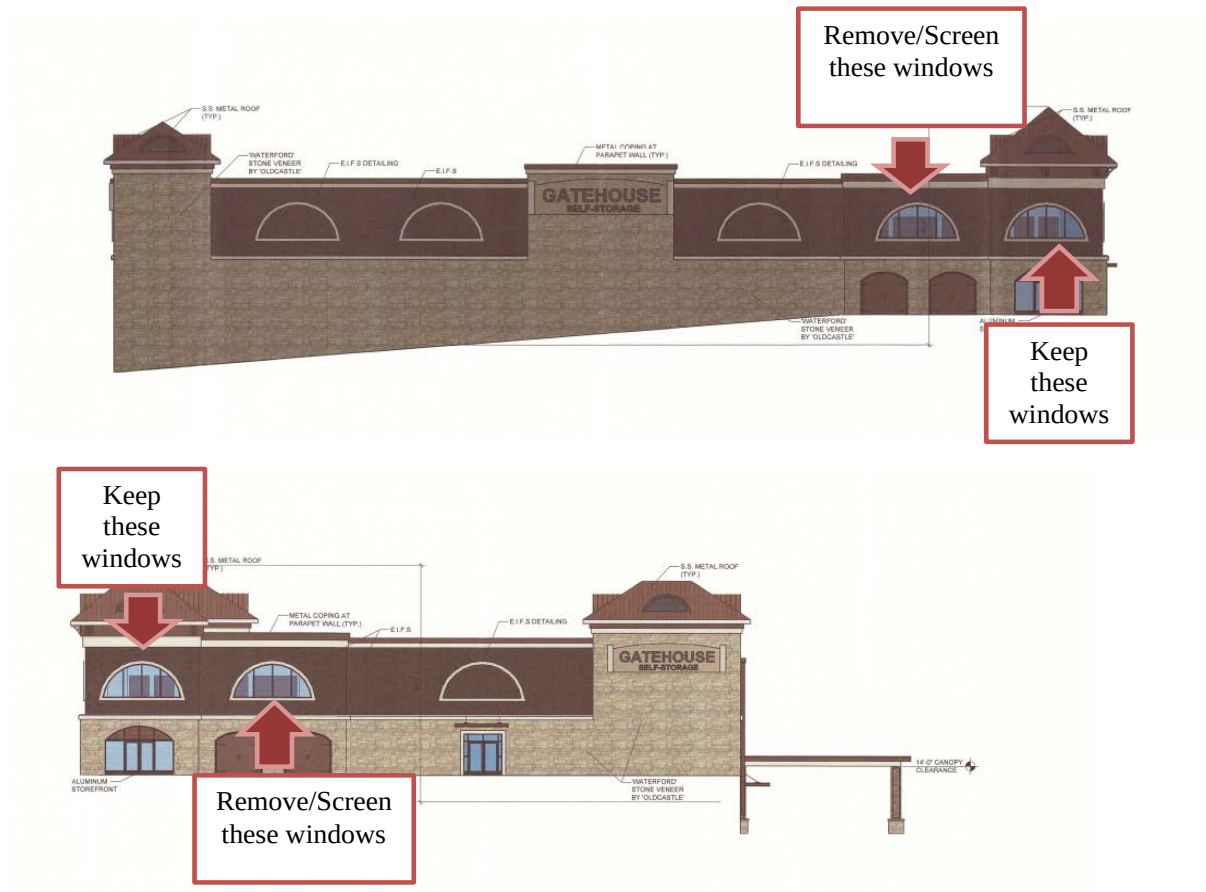
Garbage / Recycling

There is one dumpster located on the site. This dumpster will be screened from view by a dumpster enclosure that matches the materials of the building, as required by the Unified Development Code.

Architecture/Design

The elevations of the building match on all four sides of the building, which is required by the Unified Development Code. The materials of the building will consist of stone veneer with a metal roof. There were concerns regarding the visibility of the interior bay doors through the windows particularly at night from Highway 70 W. As part of the Conditional Use Permit, the Board of Adjustment granted approval with the

condition that off-site visibility of loading areas and/or storage bay doors (on the interior of the building) shall be completely screened from public rights-of-way except for one column of windows on each side of one corner tower of the building. All other windows shall not allow visibility of interior bay doors and loading areas, and shall either be tinted and/or mirror glazed, which includes screening visibility of these areas at night.



Waivers/Deviations/Variations from Code Requirements

N/A

CONSIDERATIONS:

- Planning Board approves major site plans.
- The Board of Adjustment has approved the Conditional Use Permit (2016-32-CUP) to allow a self storage facility on this site.

FINDINGS:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS OF APPROVAL:

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

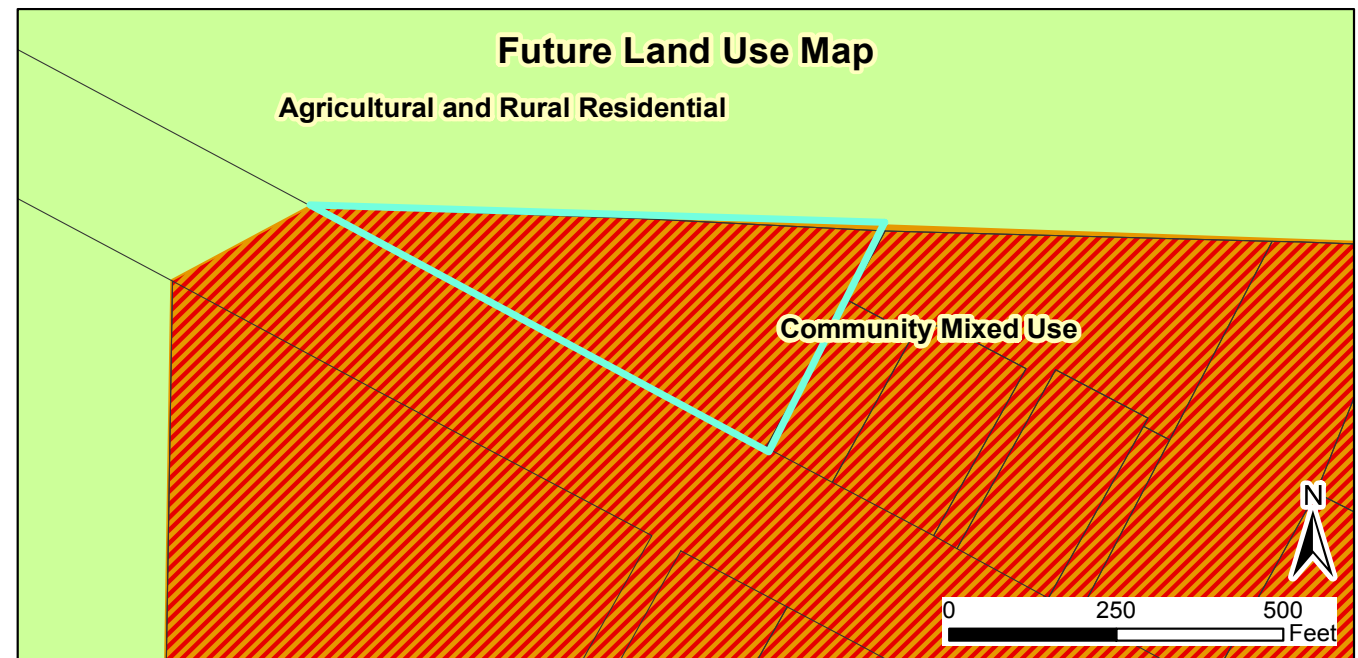
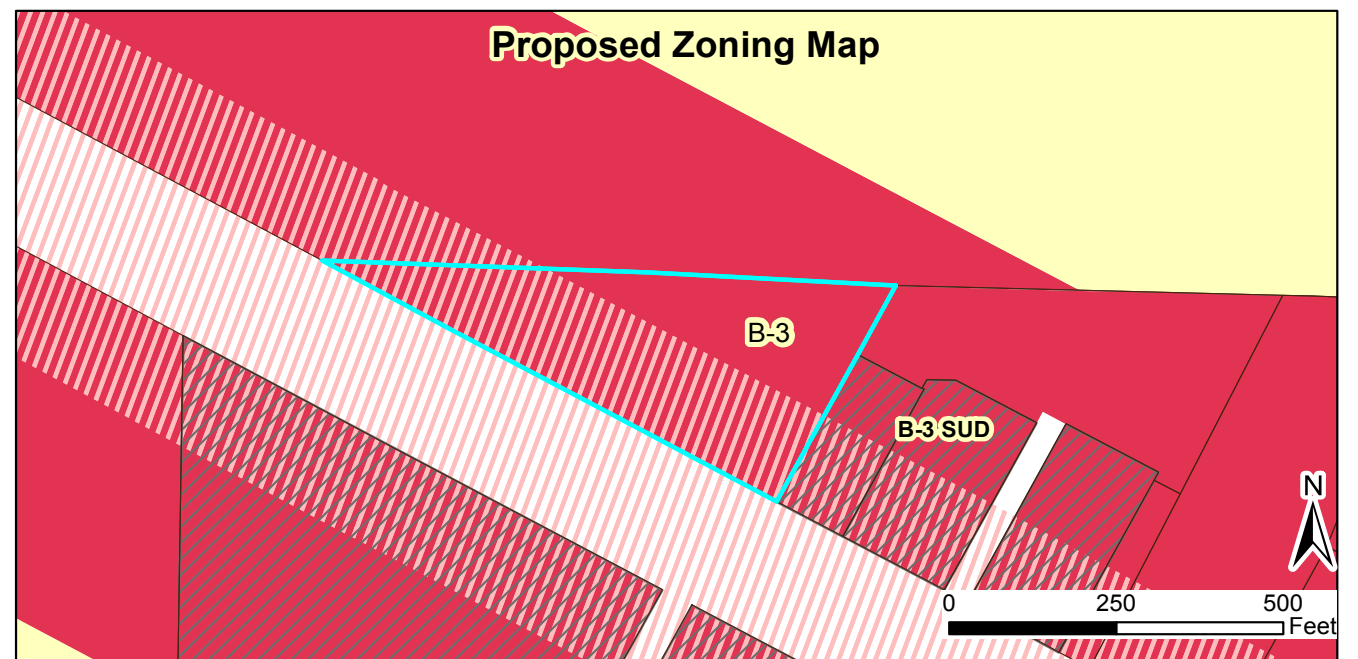
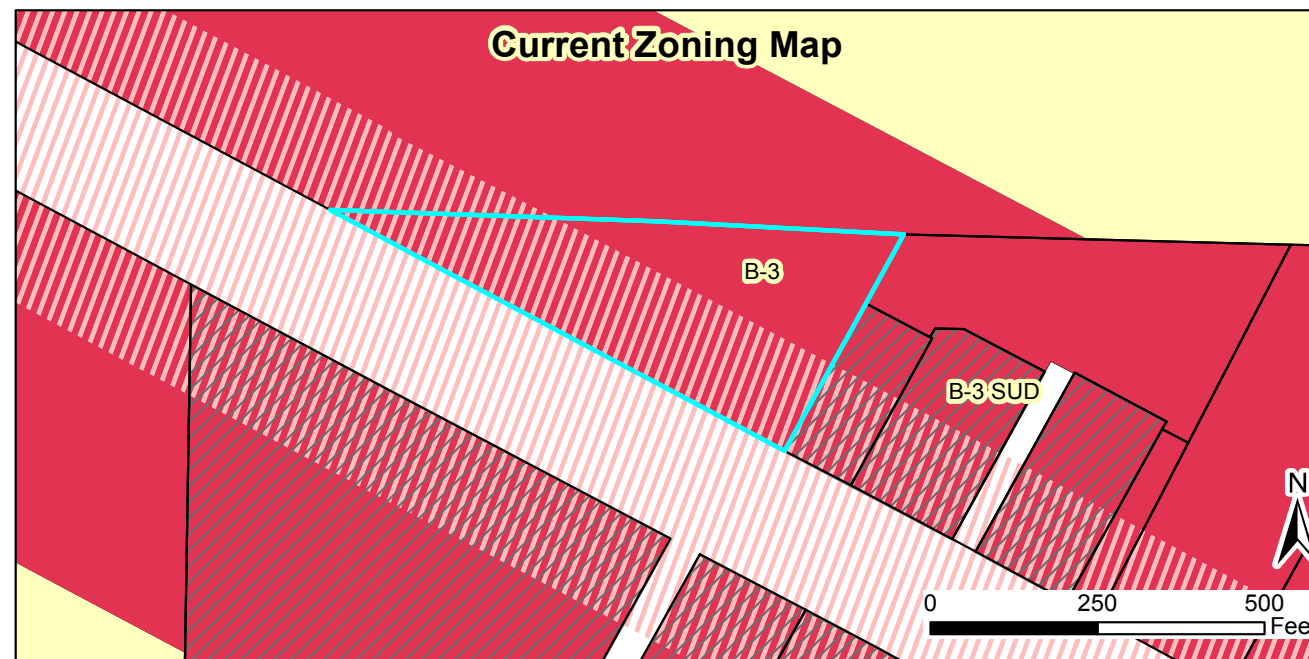
1. This development is also subject to the Conditions of Approval from the approved Conditional Use Permit (2016-32-CUP).
2. Following board approvals, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval. These plans must meet the Conditions of Approval approved as part of the associated conditional use permit (2016-32-CUP).
3. All Conditions of Approval related to this plan shall be recorded on the cover sheet of the revised plans prior to their submission to the Planning Department.
4. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with the UDC.
5. All roof mounted and ground mechanical equipment shall be completely screened from view.
6. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
7. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
8. All signage shall require a sign permit from the Planning Department, and shall meet standards of the UDC.
9. A site/landscape inspection by the Planning Department shall be required prior to issuance of a Certificate of Occupancy. All site improvements shall be installed prior to the site inspection.
10. A decorative fence shall be provided, in place of the proposed black vinyl coated chain link fence, along the eastern property line adjacent to the Waffle House and Grand Plaza shopping center.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed Major Site Plan (2015-31-SP).

ATTACHMENTS:

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



2016-31-SP Gatehouse Self Storage Facility Major Site Plan
Requests: To develop a self-storage facility off of US 70 BUS HWY
 Applicant: Carolina Land Development Group, Inc.
 Property Owners: Gatehouse Development
 Parcel ID: 164900-88-7093
 Tag #: 05G01199X

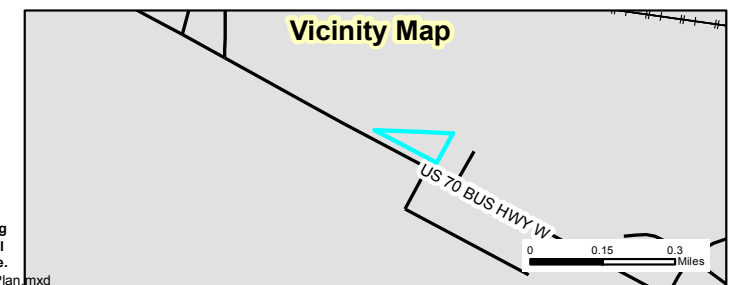


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

03/04/16

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-31-SP Gatehouse Self-Storage Facility\Maps\StaffReportMap- Gatehouse Self Storage Major Site Plan.mxd





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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: GATEHOUSE SELF-STORAGE Acreage of Property: 3.1

County Tag #: 05G01199X NC PIN: 164900-87-7925

Address/Location: 12984 U.S. 70 Hwy. West, Clayton, N.C. 27527

Existing Use: B-3 Proposed Use: B-3 (Conditional Use)

Zoning District: Clayton

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

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

FOR OFFICE USE ONLY

Date Received:

RECEIVED
FEB 01 2016

Amount Paid: _____

File Number: 2016-31-SP

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: GATEHOUSE DEVELOPMENT, LLC

Mailing Address: 5540 Yates Mill Pond Road, Raleigh, N.C. 27606

Phone Number: 919-271-1337

Fax: _____

Email Address: robert.stephenson@cocig.com

APPLICANT INFORMATION

Applicant: Carolina Land Development Group, Inc.

Mailing Address: 1000 Nortonbridge Road, Raleigh, N.C. 27603

Phone Number: 919-219-2068

Fax: _____

Contact Person: Eric Crow

Email Address: crow@carolinaland.us ; evcrow1@gmail.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

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

EXPLANATION OF PROJECT

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

The project is an independently owned and operated personal secured climate-controlled storage facility. The project is developed to provide a high level of visibility of the multi-story building from Highway 70.

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.

Robert Stephenson

Print Name

Robert E. Stephenson
Signature of Applicant

*Managing Member
Clayton Self Storage
Group, LLC*

02/01/2016

Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Gatehouse Storage

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
164900-98-4001	MOHAMED & SONS INC	PO BOX 1236 SMITHFIELD, NC 27577-0000
164900-87-9890	WH CAPITAL LLC	PO BOX 6450 NORCROSS, GA 30091-0000
164900-57-5937	NORTH CAROLINA DEPT OF AGRICUL	13223 U S HWY 70 WEST CLAYTON, NC 27520-0000
164900-87-7344	LEVINSON, JAMES R.	P O BOX 117 BENSON, NC 27504-0117
164900-95-2419	STEPHEN DOUGLAS I IRRVOCABLE TRUST	319 CHAPANOKE RD STE 102 RALEIGH, NC 27603-0000



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

PLAN REQUIREMENTS

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

PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

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

PROVIDED			
YES	NO	N/A	
☒	☐	☐	Consultant Logo Box (name, address, phone number, fax, and e-mail, if applicable)
☒	☐	☐	Project/Application Name
☒	☐	☐	Type of Plan
☒	☐	☐	Signature and Professional Seal (landscape plans, architectural elevations, engineering plans, surveys)

☒	☐	☐	Existing use
☒	☐	☐	Proposed use
☐	☐	☒	Number of seats/students/fueling positions (if applicable)
☒	☐	☐	Existing density (housing types and number of units)
☒	☐	☐	Proposed density (housing types and number of units)
☒	☐	☐	Existing intensity (gross floor area)
☒	☐	☐	Proposed intensity (gross floor area)
☒	☐	☐	Floor area ratio
☒	☐	☐	Building coverage (as percentage of total site)
☒	☐	☐	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/proposed parking
☒	☐	☐	Required/proposed accessible parking
☐	☐	☒	Required loading space(s)

Other site plan elements:

YES	NO	N/A	
☒	☐	☐	Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☐	☒	Identify the affected area for minor amendments to previously approved projects.
☒	☐	☐	Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒	☐	☐	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.
☐	☐	☒	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 signs.
☐	☐	☒	Identify the location and nature of all recreational facilities and common areas (if applicable)
☐	☐	☒	Identify alternative modes of transportation including school stops, pedestrian connections bicycle paths and associated racks.
☐	☐	☒	Identify proposed phasing (phasing lines) of construction (if applicable).

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	NO	N/A	
☐	☐	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.

☒	☐	☐	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. 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."
☒	☐	☐	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	No	N/A	
☒	☐	☐	Provide a lighting/photometric plan which identifies light fixture locations, height and foot candle dispersion. Foot candle dispersion shall be shown throughout the site and to the property lines.
☒	☐	☐	Identify the light source and provide a detail of the fixture.
☒	☐	☐	Identify the proposed height of the fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided			
Yes	No	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.
☒	☐	☐	Provide color chips arranged on 8 ½" x 11" sheet(s) of paper for all proposed materials.

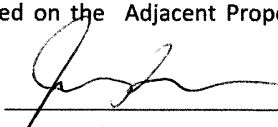
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 8th 2016

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

Printed Name: Justin Barrett

Signature: 

Date of Meeting: March 3, 2016

Time of Meeting: 6:30 pm

Location of Meeting: Starbucks located at 13024 US 70 #103 Clayton, NC 27520

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

NO OWNERS WERE PRESENT FOR MEETING
JUST DEVELOPMENT TEAM WAS PRESENT FOR MEETING.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Warehouse Self-Storage

Application: Conditional use and Major Site Plan

Location/Date: 3/3/16 Starbucks at 13024 US 70 Clayton, NC 27520

	NAME	ADDRESS
1	Justin Barrett	835 Lake Artesia Ln. Fayetteville, NC 27526
2	Patricia Boebau	1000 Nortonbridge Rd Raleigh, NC 27603
3	John L. Anton III	106 N. Johnson St Fayetteville, NC 27526
4	Robert E. Stephenson Jr.	5540 Yates Mill Pond Rd Raleigh, NC 27606
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January 29, 2016

Re: Town of Clayton Conditional Use Application – Question #3

To Whom It May Concern:

Regarding the property located at 12984 US 70 Business Highway in Clayton, the proposed conditional use for the property will not negatively affect values or uses of the adjoining properties. The intended use for the property will be low traffic and not compete with any immediate adjoining properties.

Sincerely,



Andrew Moss Withers, MBA
NAI Carolantic Realty, Inc.

GATEHOUSE DEVELOPMENT, LLC

5540 YATES MILL POND ROAD, RALEIGH, NC 27606

2/8/2016

Dear Clayton Area Property Owner:

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

Meeting Date: March 3, 2016

Meeting Time: 6:30 pm

Meeting Location: Starbucks located at 13024 U.S. 70 #103, Clayton, NC 27520

Type of Application: Conditional Use Permit

Project/proposal property address: 12984 US Hwy 70 Business Clayton, NC 27520

Description of project/proposal: Construction of Gatehouse Self-Storage

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

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

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

If you have any questions prior to or after this meeting, you may contact Justin Barrett at 919-819-3695. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Justin Barrett
Managing Member
Gatehouse Development, LLC
919-819-3695
Justin.barrett@cocig.com

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

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

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

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

Return the following items to the Planning Department at least ten calendar days prior to the Board of Adjustment hearing in electronic or hard copy format:

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

Return to the Planning Department at least 25 calendar days prior to the Board of Adjustment hearing:

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: _____

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

Printed Name: Robert Stephenson Signature: _____

Date of Meeting: March 3, 2016 Time of Meeting: 6:30 PM

Location of Meeting: Starbucks located at 13024 US 70 #103 Clayton NC

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Gatehouse Storage

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

Applicant: Gatehouse Self-Storage

Location/Date: Starbucks located at 13024 US 70 #103 Clayton NC/ March 3, 2016 at 6:30 PM

	NAME	ADDRESS
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GATEHOUSE SELF-STORAGE

MAJOR SITE PLAN

2016-31-SP

12984 US 70 HWY WEST

CLAYTON, NC 27520

JOHNSTON COUNTY, NORTH CAROLINA

DEVELOPER

GATEHOUSE DEVELOPMENT, LLC
ROBERT E. STEPHENSON, JR.
5540 YATES MILL POND ROAD
RALEIGH, NC. 27606
(919) 271-1337
ROBERT.STEPHENSON@COCIG.COM

GENERAL CONTRACTOR

IMPERIAL DESIGN BUILDERS, INC.
JOHN AUTON III
106 N. JOHNSON ST., STE. 114
FUQUAY-VARINA, NC 27526
(919) 762-0097
JAUTON@IMPERIALDESIGNBUILDERS.COM

ARCHITECT

AKAI
TIM KURMASKIE, AIA
1030 WASHINGTON ST.
RALEIGH, NC 27605
(919) 846-1600
TIM@ARCHITECTSKT.COM

CIVIL ENGINEER

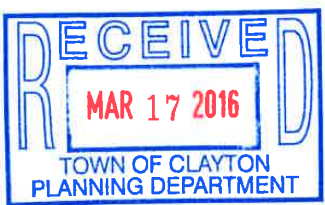
CAROLINA LAND DEV. GROUP, INC.
PATRICK BARBEAU, P.E.
1000 NORTONBRIDGE RD.
RALEIGH, NC 27603
(919) 796-2651
PJBARBEAU@GMAIL.COM



VICINITY MAP
NTS

SHEET INDEX

- C0.0 COVER
- C1.0 EXISTING CONDITIONS & DEMO. PLAN
- C2.0 SITE PLAN
- C2.1 VEHICLE PATH TRACKING
- C3.0 GRADING AND STORMWATER PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 LANDSCAPE PLAN
- C7.0 DETAILS
- A-1.1 FLOOR PLAN
- A-1.2 FLOOR PLAN
- A-1.3 FLOOR PLAN
- A-2.1 BUILDING ELEVATION
- A-2.2 BUILDING ELEVATION
- A-3.1 ELEVATIONS MATERIALS & COLOR
- A-3.2 ELEVATIONS MATERIALS & COLOR
- E1 LIGHTING PLAN
- BOUNDARY & TOPOGRAPHIC SURVEY



ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pbarbeau@gmail.com Phone: 919.796.2651



03/08/2016

CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

GATEHOUSE SELF-STORAGE
12984 US 70 HWY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

TOWN OF CLAYTON PROJECT #
2016-31-SP

FEBRUARY 1, 2016
PROJECT SUBMITTAL
FEBRUARY 16, 2016
1ST REVIEW COMMENTS
MARCH 4, 2016
2ND REVIEW COMMENTS

DATE: FEBRUARY 1, 2016
ISSUED FOR: TRC REVIEW

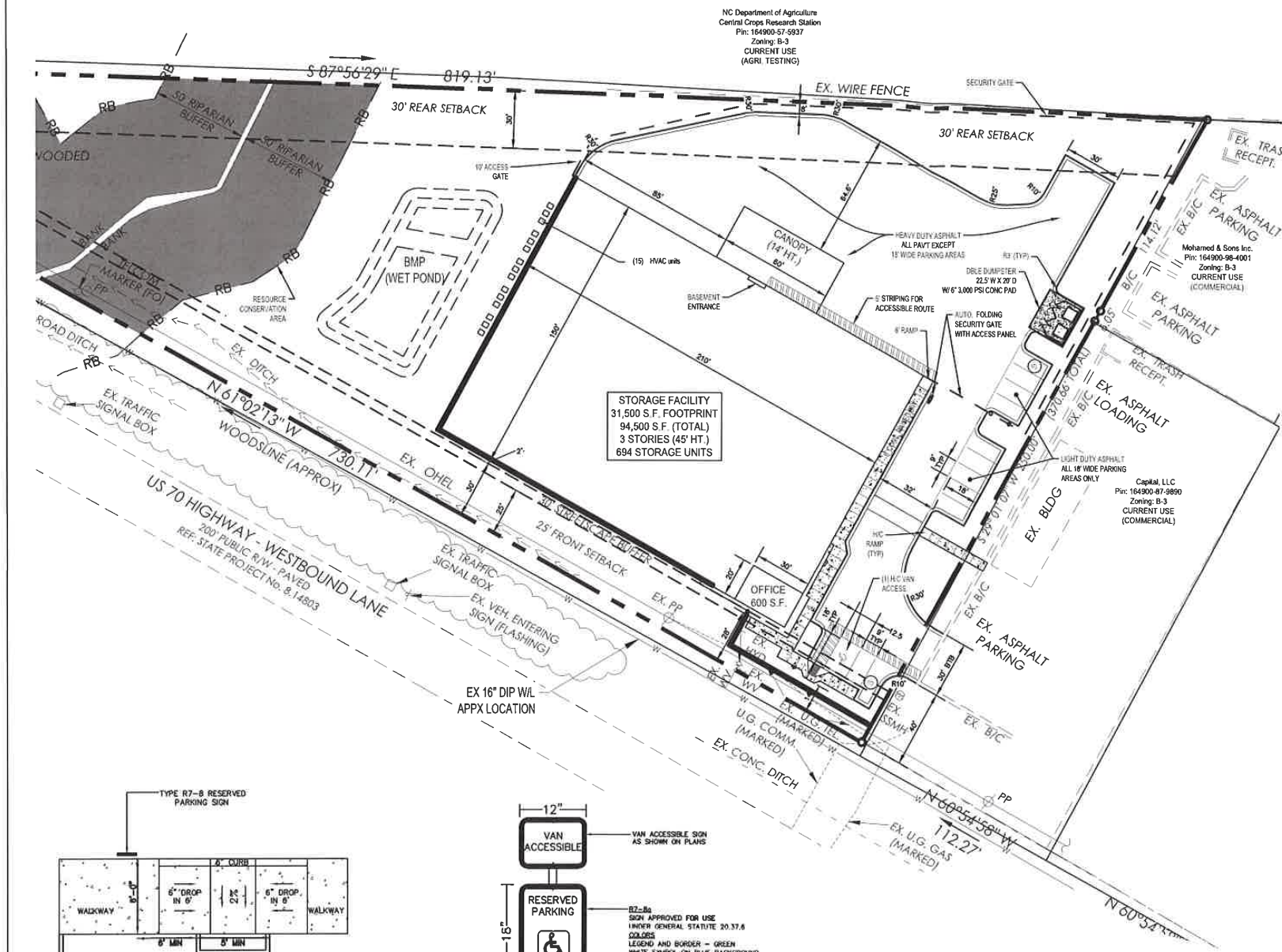
PLAN TYPE
MAJOR SITE
PLAN

PLAN SHEET
COVER
SHEET

SHEET NO.
C 0.0

DRAWN BY: PJBARBEAU CHECKED BY: EYORIN

CAROLINA LAND DEVELOPMENT



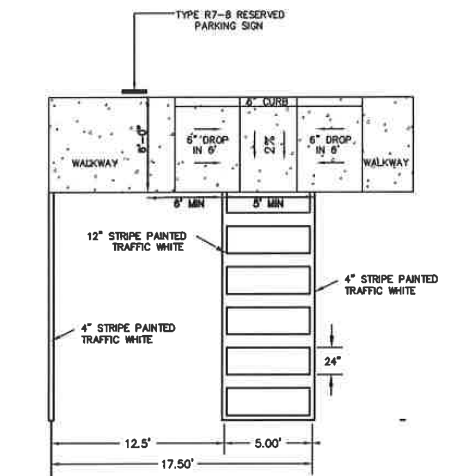
VICINITY MAP
NTS

SITE PLAN SUMMARY

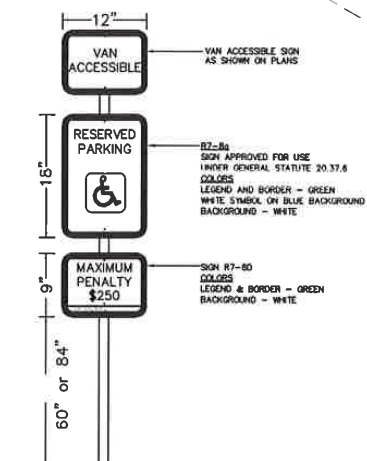
1. DEVELOPMENT NAME: GATEHOUSE SELF-STORAGE
2. STREET ADDRESS: 12984 US 70 BUSINESS HWY, CLAYTON, NORTH CAROLINA 27527
3. INSIDE TOWN LIMITS: YES
4. NC P I N: 164900-87-7925
5. TAG NUMBER: 05G01198X
6. TOTAL SITE AREA: 3.106 ACRES (135,297 SQ FT)
7. NUMBER OF PHASES: 1
8. ZONING DISTRICT: B-3
9. EXISTING ZONING: B-3 (CONDITIONAL USE)
10. OVERLAY DISTRICT: THOROUGHFARE OVERLAY DISTRICT
11. WATER DISTRICT: CLAYTON
12. 2040 LAND USE MAP: COMMUNITY CENTER
13. DESIGNATED USE: VACANT STORAGE FACILITY
14. EXISTING USE: VACANT
15. PROPOSED USE: STORAGE FACILITY
16. REQUIRED SETBACKS: STREET/FRONT: 30', REAR: 25', SIDE: 30', SIDE SETBACK: 15'
17. BUILDING SUMMARY: EXISTING DENSITY: VACANT, PROPOSED DENSITY: 1 STORAGE BUILDING, EXISTING INTENSITY: VACANT, PROPOSED INTENSITY: 94,500 SF COMMERCIAL STORAGE, FLOOR AREA RATIO: 0.78, BUILDING HEIGHT: 3 STORIES (45 FT), BUILDING SPRINKLER: YES (ALL FLOORS)
18. BUILT UPON AREA: BUILDING COVERAGE: 31,500 SF (23%), PAVEMENT SURFACE: 1.56 AC/ 65,521 SQ. FT. (53%), IMPERVIOUS SURFACE: 1.45 AC/ 65,776 SQ. FT. (47%)
19. PARKING SUMMARY: REQUIRED: 7 SPACES FOR 694 STORAGE UNITS (1 SPACE / 100 STORAGE UNITS), 2 SPACES FOR 600 SF OFFICE (1 SPACE / 300 SF OFFICE), PROVIDED: 12 SPACES, ADA ACCESSIBLE: 1 REQUIRED/1 PROVIDED VAN ACCESS
20. 100 YEAR FLOODPLAIN: NO: MAP # 3720164900J (MAY 2, 2006)

GENERAL NOTES

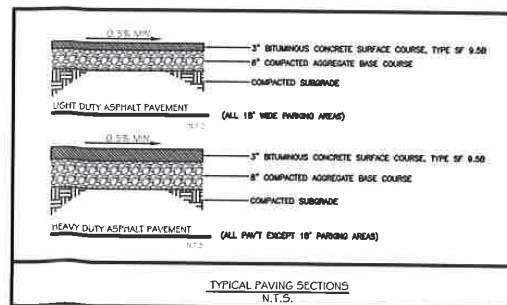
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.



STANDARD FOR VAN ACCESSIBLE PARKING DETAIL
NOT TO SCALE



HANDICAP ACCESSIBILITY SIGNS
NOT TO SCALE



TYPICAL PAVING SECTIONS
N.T.S.

SCALE 1"=30'



03/08/2016

CAROLINA LAND
DEVELOPMENT GROUP INC.

GATEHOUSE SELF-STORAGE
12984 US 70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27527
PHONE: 919.796.2651 EMAIL: PJB@CAROLINALAND.COM

TOWN OF CLAYTON PROJECT #:
2016-31-SP

FEBRUARY 1, 2016
PROJECT SUBMITTAL
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MAJOR SITE
PLAN

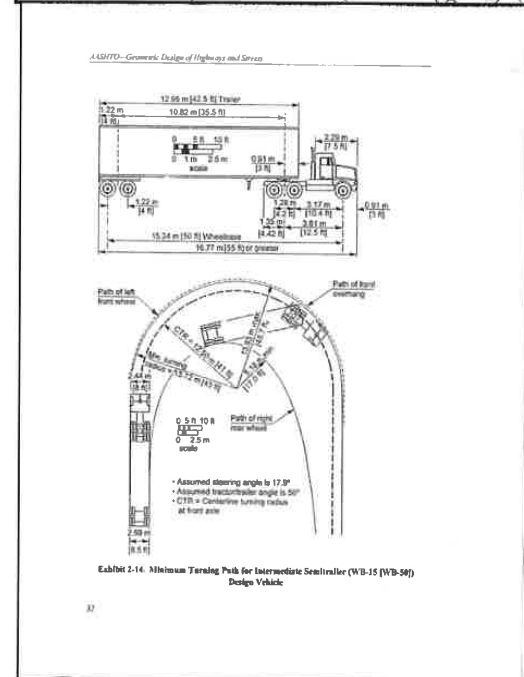
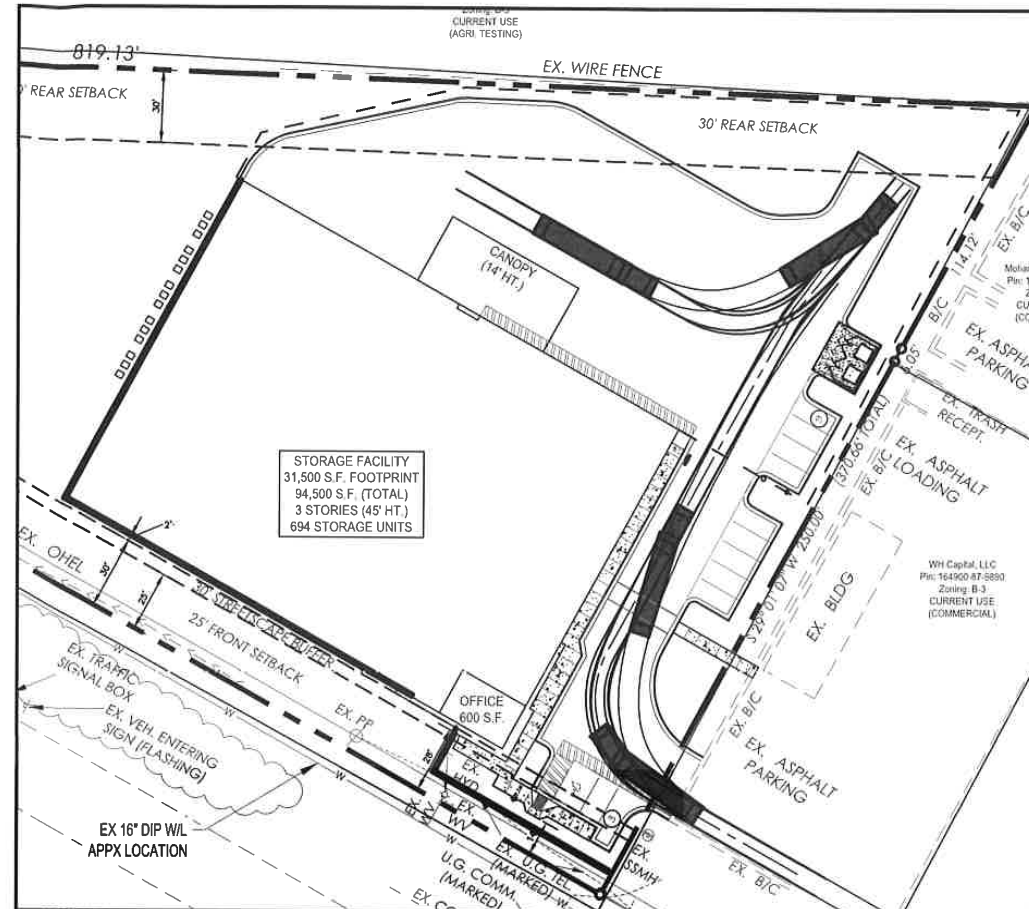
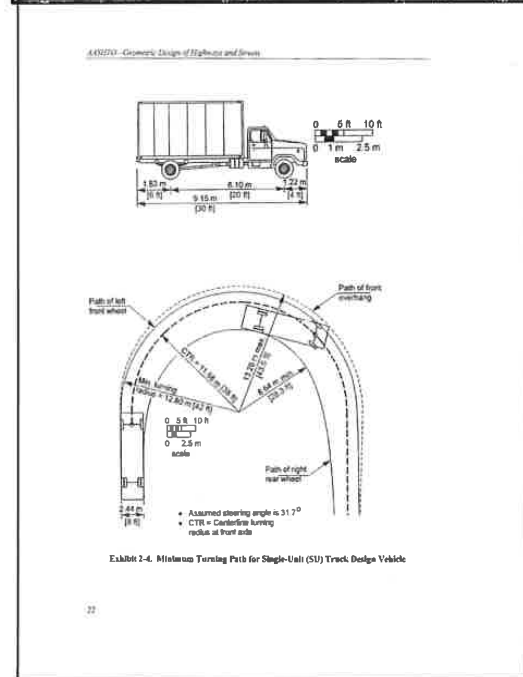
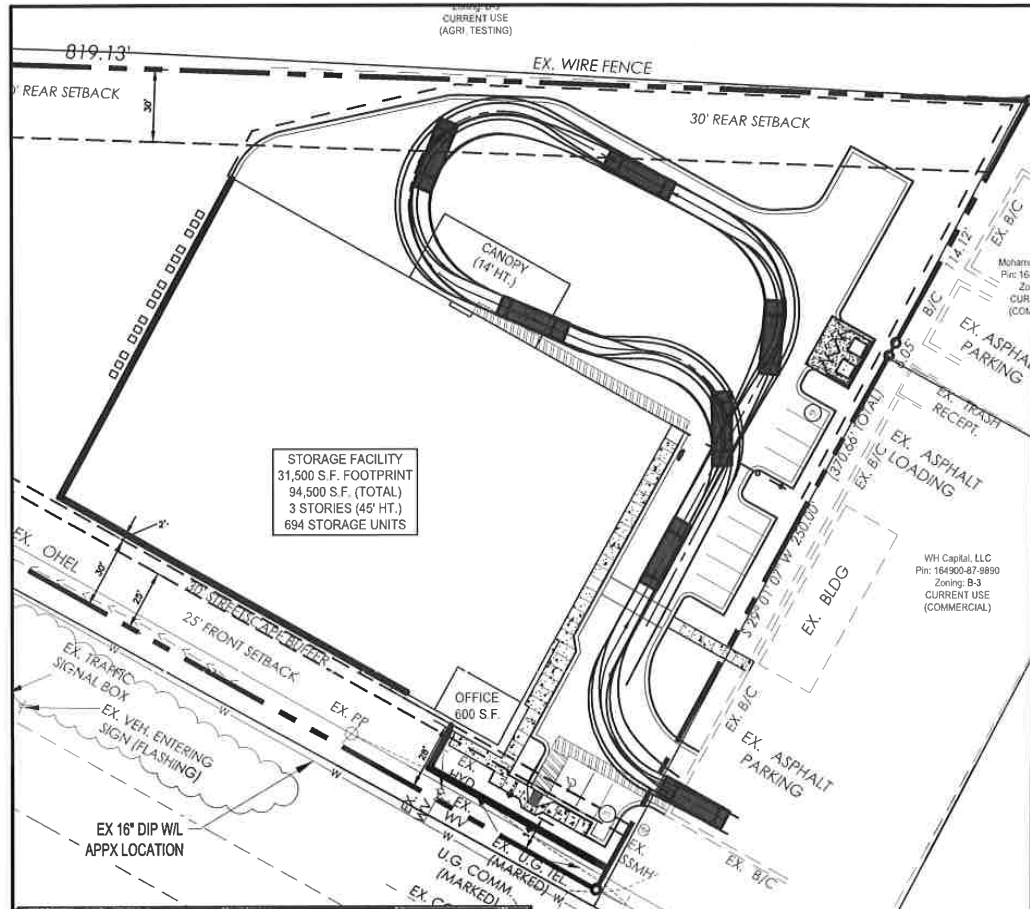
SITE
LAYOUT

C 2.0

DRAWN BY: PJB/BAU CHECKED BY: EYRON

CAROLINA LAND DEVELOPMENT

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pjb@carolinaland.com Phone: 919.796.2651



SCALE 1"=30'



CAROLINA LAND DEVELOPMENT GROUP, INC.
1204 U.S. 70 HIGHWAY WEST
JOHNSTON, NC 27644
PHONE: 919.796.2651 FAX: 919.796.2651

GATEHOUSE SELF-STORAGE
1204 U.S. 70 HIGHWAY WEST
JOHNSTON, NC 27644

TOWN OF CLAYTON PROJECT # 2016-31-SP

FEBRUARY 1, 2016
PROJECT SUBMITTAL
FEBRUARY 16, 2016
1ST REVIEW COMMENTS
MARCH 4, 2016
2ND REVIEW COMMENTS

DATE: FEBRUARY 1, 2016
ISSUED FOR: TRC REVIEW

PLAN TYPE: MAJOR SITE PLAN

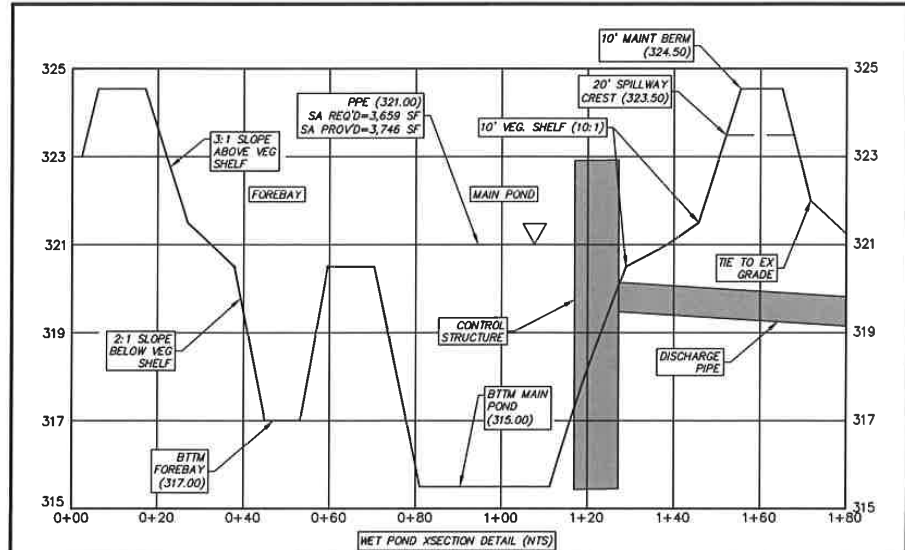
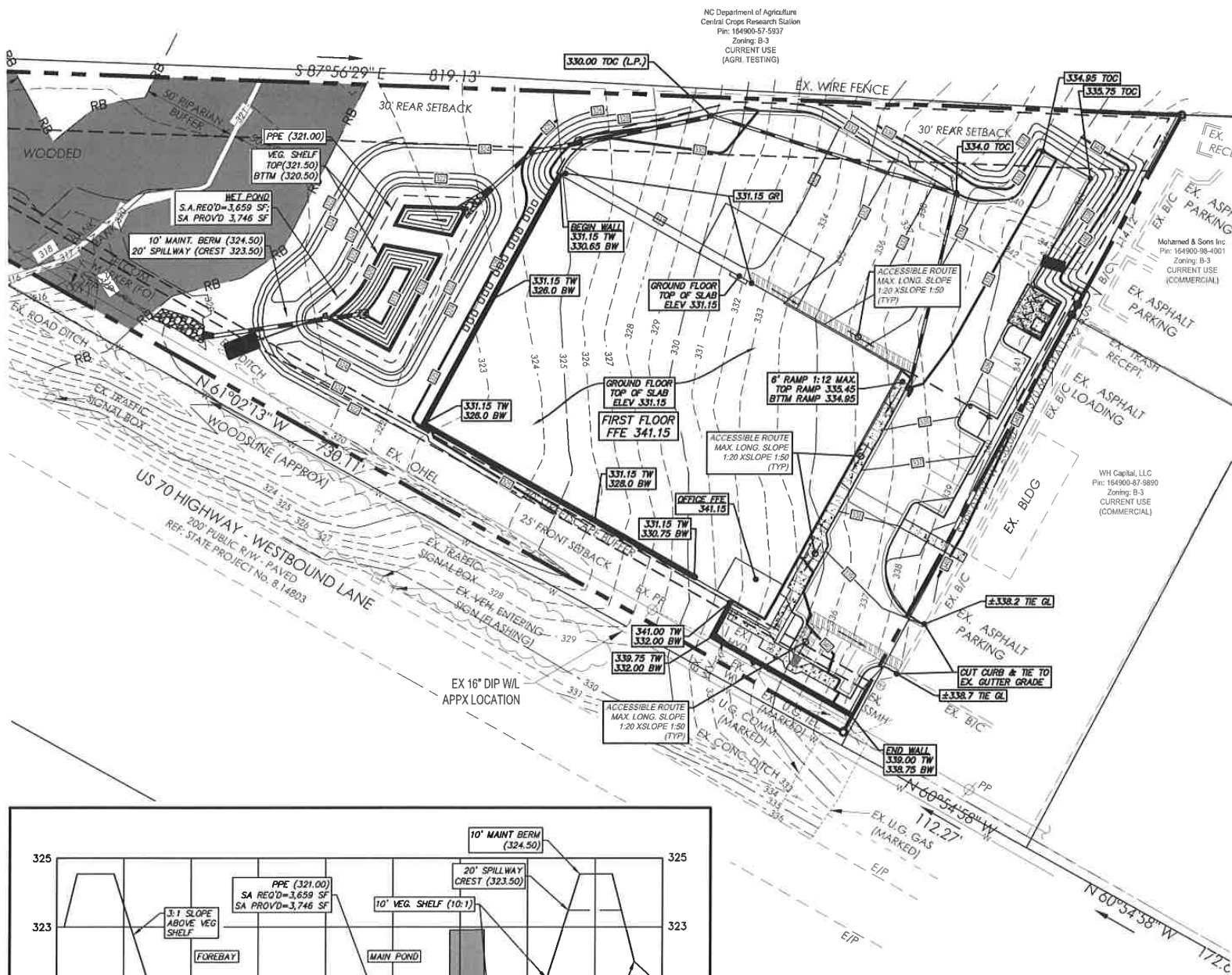
VEHICLE PATH TRACKING

C 2.1

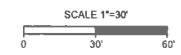
DRAWN BY: P. BARBEAU CHECKED BY: E. BROWN

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pbarbeau@gmail.com Phone: 919.796.2651

CAROLINA LAND DEVELOPMENT



- GRADING NOTES**
1. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
 2. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
 3. ALL SPOT ELEVATIONS INDICATED ARE AT BACK OF CURB UNLESS NOTED OTHERWISE.
 4. SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER FIRM MAP 3720171000J DATED MAY 2, 2006.
 5. ALL ELEVATIONS ARE BASED ON NC GRID NORTH (NAD 83).
 6. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
 7. THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
 8. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS.
 9. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
 10. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
 11. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKING INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
 12. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY (SEE DETAIL SHEET).
 13. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
 14. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 15. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
 16. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ARCHITECT.
 17. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 18. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.
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 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
 6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.



03/08/2016

CAROLINA LAND DEVELOPMENT GROUP INC.

1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603

PHONE: 919.796.2651 EMAIL: CAROLINA@CAROLINALAND.COM

GATEHOUSE SELF-STORAGE

2000 S. HIGWAY 70, RALEIGH, NC 27603

JOHNSTON COUNTY

TOWN OF CLAYTON PROJECT #

2016-31-SP

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MAJOR SITE PLAN

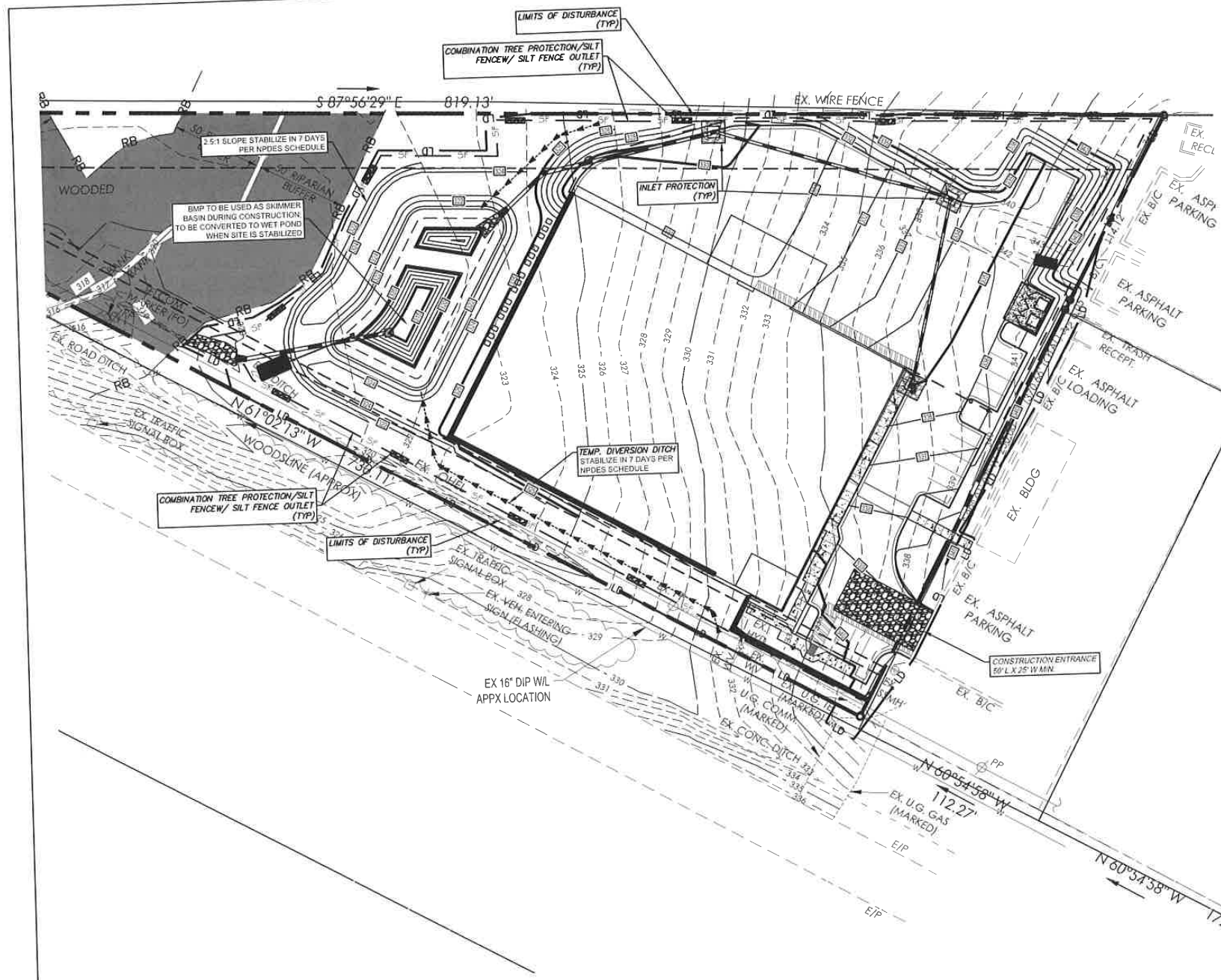
GRADING & STORMWATER PLAN

C 3.0

DRAWN BY: P. BARBEAU CHECKED BY: E. GORON

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pbarbeau@gmail.com Phone: 919.796.2651

CAROLINA LAND DEVELOPMENT



GENERAL NOTES

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NPDES GROUND STABILIZATION SCHEDULE

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS	APPLICABLE AREA ON THIS SITE
PERMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE	DIVERSION BERM
HIGH QUALITY WATER (HOW ZONES)	7 DAYS	NONE	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED	WET POND SLOPES AT RIPARIAN BUFFER (2:1)
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH	REMAINDER OF PROJECT AREA
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERMETERS AND HOW ZONES)	NONE

CONSTRUCTION SEQUENCE

1. PRIOR TO BEGINNING CONSTRUCTION OBTAIN THE GRADING PERMIT FROM JOHNSTON COUNTY.
2. SUBMIT DOCUMENTATION REQUIRED UNDER THE JOHNSON COUNTY SITE STORMWATER PERMIT FOR CONSTRUCTION. ADHERE TO STORMWATER BEST MANAGEMENT PRACTICES THROUGHOUT THE PROJECT. MAINTAIN SEDIMENT AND EROSION CONTROL MEASURES AFTER EVERY RAIN EVENT AND ONCE PER WEEK.
3. PRIOR TO BEGINNING CONSTRUCTION, CALL THE STORMWATER INSPECTIONS COORDINATOR, CARLOS BARGLEY (919) 209-5333 TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
4. LIMIT CLEARING, CONSTRUCTION AND DISTURBING ACTIVITY TO ONLY THE AREA NECESSARY TO INSTALL THE FOLLOWING PERMITTED EROSION CONTROL MEASURES. INSTALL THE CONSTRUCTION ENTRANCE, SILT FENCE, SILT FENCE OUTLET, CONTROL STRUCTURE #1, SEDIMENT BASIN AND TEMPORARY DIVERSION DITCHES AS SHOWN ON THE APPROVED GRADING & EROSION CONTROL PLAN.
5. CALL THE JOHNSON COUNTY STORMWATER MANAGEMENT NUMBER (919) 209-5333 TO SCHEDULE A STORMWATER SITE INSPECTION. IF APPROVED, COMPLETE THE REMAINDER OF THE SITE DEVELOPMENT.
6. REMOVE AND/OR DEMOLISH EXISTING BUILDINGS, UTILITIES AND RELATED STRUCTURES AS SHOWN ON THE EXISTING CONDITIONS & DEMO PLAN. BACKFILL AND UTILITY TRENCHES AND SURFACE AFTER REMOVAL OF UNDERGROUND UTILITY SERVICES. STABILIZE ALL AREAS IMPACTED BY DEMOLITION ACTIVITIES.
7. GRADING COVERS SHALL BE PROVIDED AS FOLLOWS:
 - 7.1. STABILIZE BASINS WITH GRADING COVERS IMMEDIATELY AFTER INSTALLATION.
 - 7.2. STABILIZE DIVERSION DITCHES INTENDED TO BE IN SERVICE FOR 30 DAYS OR MORE WITH TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES.
 - 7.3. FOR ALL AREAS OF MODERATE AND/OR STEEP SLOPES, PROVIDE TEMPORARY GROUND COVER IF THE SLOPE HAS NOT BEEN DISTURBED FOR A PERIOD OF FOURTEEN (14) DAYS.
 - 7.4. PROVIDE GROUND COVER SUFFICIENT TO REDUCE EROSION ON ANY PORTION OF THE SITE UPON WHICH FURTHER LAND DISTURBING ACTIVITY IS NOT BEING UNDERTAKEN WITHIN FOURTEEN (14) CALENDAR DAYS OF TEMPORARY OR PERMANENTLY SUSPENDING LAND DISTURBING ACTIVITY.
 - 7.5. ESTABLISH PERMANENT GROUND COVER SUFFICIENT TO REDUCE EROSION WITHIN FOURTEEN (14) CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEMOLITION AND PRIOR TO FINAL INSPECTION.
8. INSTALL THE STORMWATER BYPASS STRUCTURES:
 - 8.1. INSTALL THE BYPASS DRAIN, CONNECT TO THE EXISTING 6\"/>
9. INSTALL THE STORMWATER DISCHARGE SYSTEM. UTILITY SERVICES, SIDEWALK AND DRIVEWAY AS SHOWN ON THE APPROVED PLAN. ALL OPEN TRENCHES FOR UTILITY AND STORMWATER INSTALLATION SHALL BE PROTECTED FROM EXPOSURE BY PLACING EXCAVATED MATERIAL ON THE UPPER EDGE OF EXCAVATION. PROVIDE EROSION PROTECTION AT THE END OF EACH DAY. EROSION PROTECTION SHALL BE INSTALLED UPON COMPLETION.
10. INSTALL ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. PROVIDE EROSION AND SEDIMENT CONTROL MEASURES APPROVED MEASURES TO PREVENT UNDESIRABLE EROSION OFF-SITE DURING CONSTRUCTION. MAINTAIN HIGH COMPLIANCE LEVELS. ALL MEASURES MUST BE INSTALLED PER PLAN DETAIL. ENSURE CONSTRUCTION TRAFFIC IS LIMITED TO THE CONSTRUCTION ENTRANCE.
11. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, SILT FENCE PROTECTION AND OTHER MEASURES MUST BE CLEANED OUT BEFORE THEY ARE FULLY CLOGGED. STORM PILES MUST BE REPAIRED/REPLACED. SILT FENCE CAN NOT HAVE Holes OR TEARS.
12. ONCE GRADING IS COMPLETE, ALL UTILITIES AND STORM SYSTEMS ARE INSTALLED AND THE SITE IS COMPLETELY STABILIZED, CONVERT THE SEDIMENT BASIN TO A BIORETENTION BASIN AS FOLLOWS:
 - 12.1. REMOVE ALL SEDIMENT ACCUMULATION FROM THE SEDIMENT BASIN. CONTROL STRUCTURES AND ALL DISCHARGE AND DISCHARGE STRUCTURES.
 - 12.2. RE-GRASS BOTTOM OF BASIN, BUSHES AND SLOPES AS REQUIRED TO OBTAIN THE ORIGINAL PLAN SPECIFICATIONS AND DETAIL OF THE BIORETENTION BASIN.
 - 12.3. INSTALL THE INLET DRAIN AND CLEAN OUT SYSTEM PER PLAN AND THE BUSHES AS PER THE DETAIL SPECIFICATIONS. INSTALL WALKWAY BENCH FOR PER PLAN DETAIL. STABILIZE THE BIORETENTION BASIN AND ESTABLISH GROUND COVER PER PLAN NUMBER 7.
13. AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO SUBMITTING THE STORMWATER FINAL INSPECTION, CALL THE JOHNSON COUNTY FIRM AND OBTAINABLE BUYER-BUILT CERTIFICATION TO THE STORMWATER INSPECTIONS COORDINATOR FOR JOHNSTON COUNTY APPROVAL. FAILURE TO DO SO WILL PREVENT A CERTIFICATE OF OCCUPANCY FROM BEING ISSUED.
14. ONCE GRADING IS COMPLETE AND THE SITE IS STABILIZED, CALL THE STORMWATER INSPECTIONS COORDINATOR, CARLOS BARGLEY (919) 209-5333 TO REQUEST AN INSPECTION AND OBTAIN APPROVAL TO REMOVE TEMPORARY MEASURES. FIELD OUT ON PAVE AND DRAIN AREAS. DO NOT REMOVE TEMPORARY MEASURES WITHOUT PRIOR STORMWATER INSPECTOR APPROVAL.
15. ONCE GRADING IS COMPLETE, TEMPORARY MEASURES ARE REMOVED, THE SITE IS STABILIZED, AND ALL PERMANENT STORMWATER DITCHES HAVE BEEN DESIGNED AND APPROVED, CALL THE JOHNSON COUNTY STORMWATER MANAGEMENT NUMBER (919) 209-5333 TO SCHEDULE A STORMWATER FINAL INSPECTION. FULL DRAINAGE ON THE ENTIRE SITE IS REQUIRED IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY.
16. ONCE THE STORMWATER FINAL INSPECTION IS APPROVED, CLOSE THE GRADING PERMIT AND OBTAIN A CERTIFICATE OF COMPLETION.

SCALE 1"=30'

DISTURBED AREA 2.5 ACRES



03/08/2016

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1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
PHONE: 919.796.2651
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GATEHOUSE SELF-STORAGE
1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
CLAYTON, NORTH CAROLINA 27603
JOHNSTON COUNTY

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PLAN

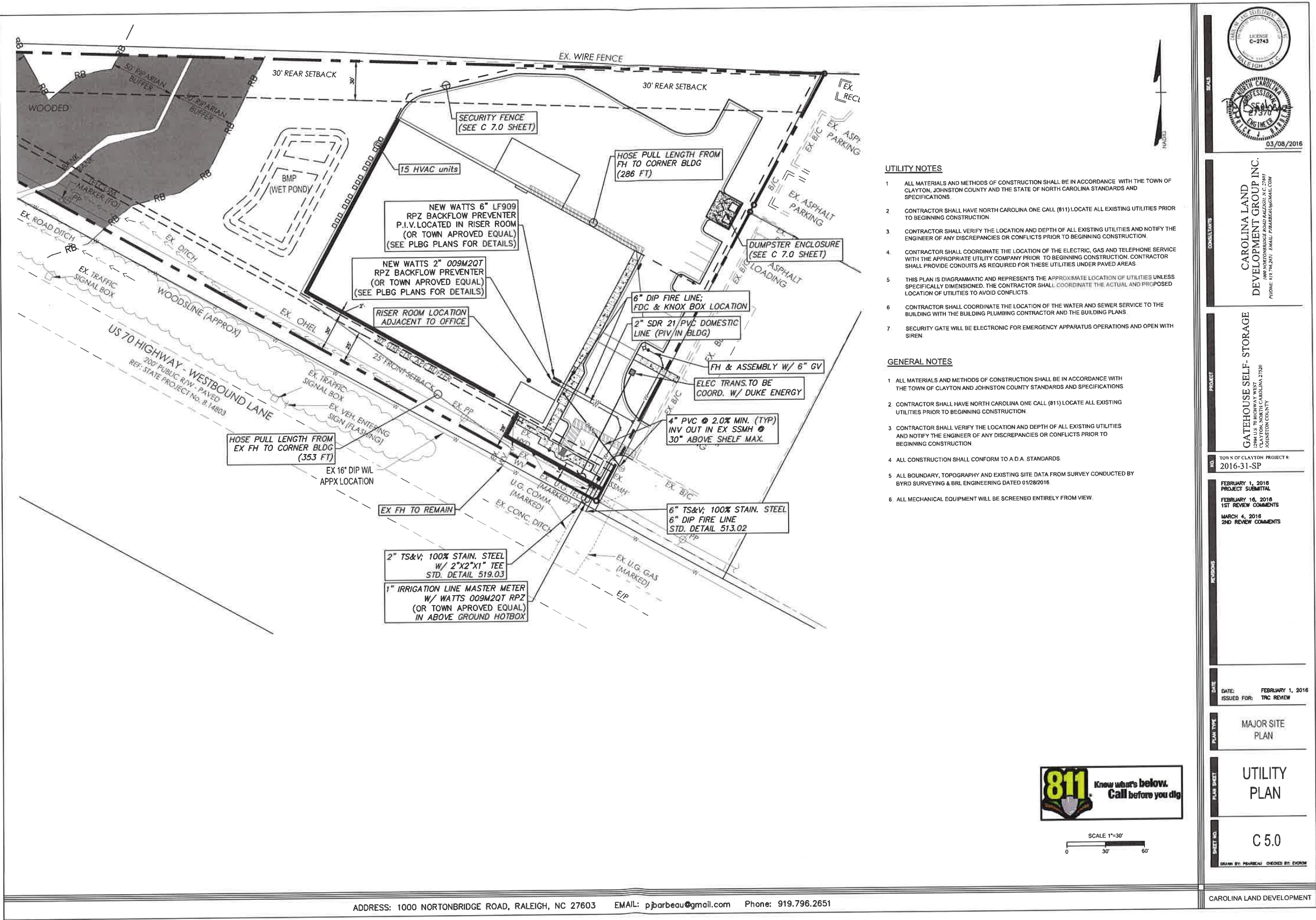
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CONTROL
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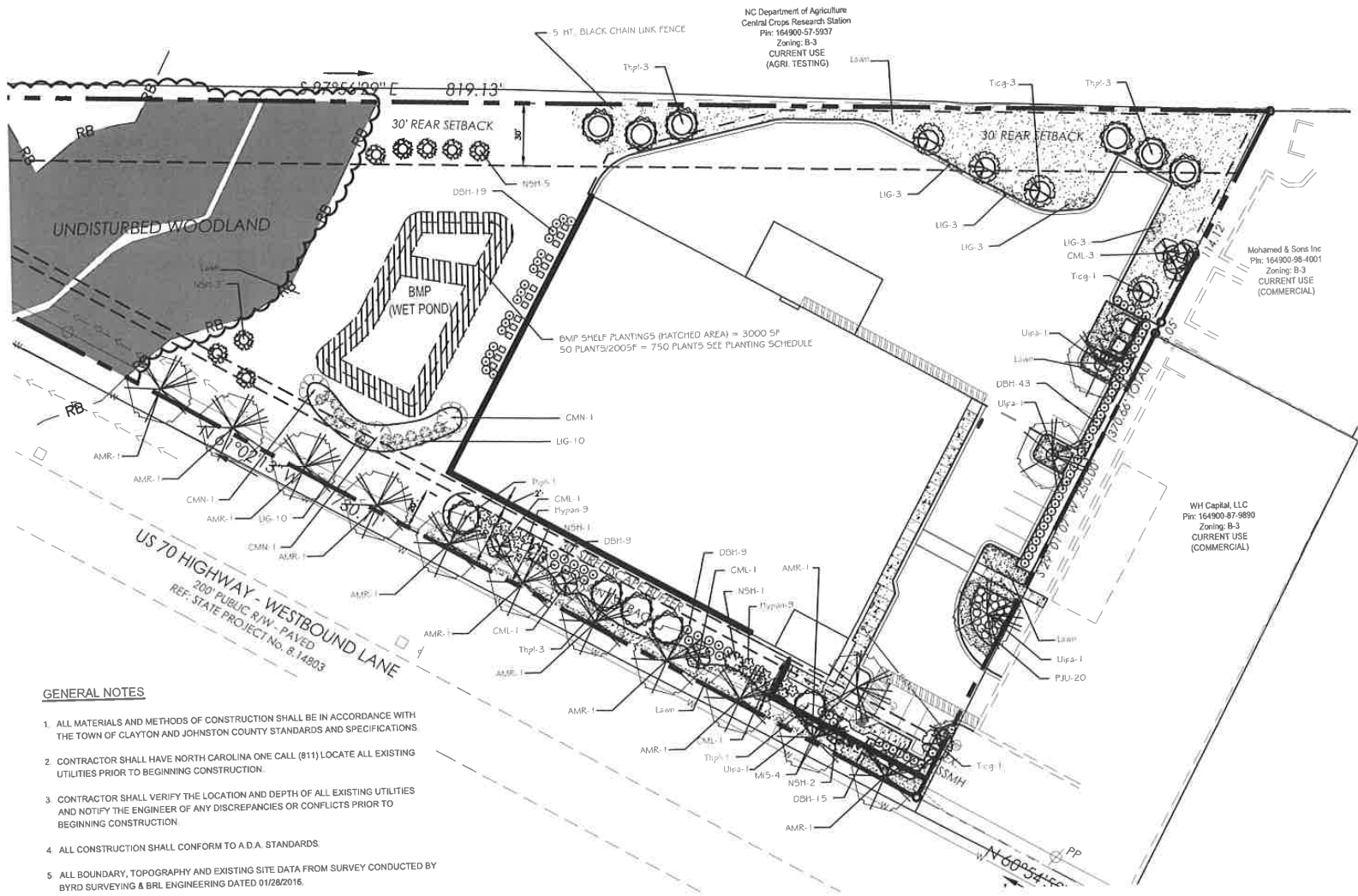
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DRAWN BY: P. JARBEAU CHECKED BY: E. J. JARBEAU

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ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: p.jarbeau@gmail.com Phone: 919.796.2651





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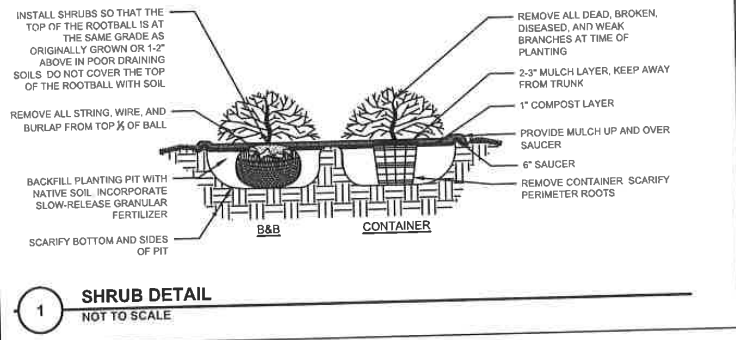
PLANTING SCHEDULE

Plant Type	Symbol	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees						
Powerline Trees* - Allowing Crops Myrtle selected so as to NOT interfere with overhead lines in Thoroughfare Overlay District						
Powerline Street Tree*	AMR	AMR	11	Amur Maple, multi-stem	Acer glabrum	8' min. height
Powerline Thoroughfare Tree*	CMN	CMN	7	Japanese Kousa dogwood	Comus kousa	8' min. height
Canopy Tree	TIG	TIG	5	Greenspire Linden	Tilia cordata 'Greenspire'	2 1/2" Cal. 8' min. ht. - 5-6' spd
Canopy Tree	ULS	ULS	4	Lacebark Chinese Elm	Ulmus parvifolia	2 1/2" Cal. 8' min. ht. - 5-6' spd
Understory Trees						
Understory Tree	NSH	NSH	12	Norfolk Spruce Holly	Ilex x Noveboracensis	2 1/2" Cal. 3-4' spd
Understory Tree	TRM	TRM	11	Green Giant Arborvitae	Thuja glauca 'Green Giant'	2 1/2" Cal. 3-4' spd
Understory Tree	CMN	CMN	3	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	2 1/2" Cal. 4' spd
Shrubs						
Shrub	HYL	HYL	18	Lambert's Hydrangea	Hydrangea macrophylla 'Lambert's'	3-6" 1.8-2.0' high
Shrub	DBH	DBH	35	David's Blueberry	Vaccinium corymbosum 'David's'	3-6" 30" min. ht.
Shrub	MIS	MIS	4	Manitoba Spruce	Juniperus communis 'Manitoba'	3-6" 30" min. ht.
Shrub	ULS	ULS	32	Wax Leaf Ligustrum	Ligustrum japonicum 'Wax Leaf'	3-6" 30" min. ht.
Shrub	PJU	PJU	26	Parson's Juniper	Juniperus horizontalis 'Parson's'	3-6" 1.8-2.0' high
BMP SHELF PLANTINGS (hatched area)						
Natural riparian zone water	Blue Rice Iris	250	1' x 1' x 1' plugs			Supervisor plus
Natural riparian zone water	Tussock Sedge	250				Supervisor plus
Natural riparian zone water	Black Potato	250				Supervisor plus

BMP Planting Note: Mix equally the three plant species and plant 50 plugs per 200 sf along the 3000 sf shelf.
Plants available from: WetLand Plants, Inc., Edenton, NC, 252-462-5707, www.wetlandplantsinc.com

GENERAL PLANTING NOTES:

1. Mulch all new plant beds with 2" brown designer hardwood mulch.
2. Warranty plantings for 1 year period following completion.
3. Preserve plant beds by removing grass, soil 6" of topsoil and soil to be replaced with 2" of topsoil. Remove large clods, roots, etc.
4. New lawn areas to be drought resistant Fescue sod.
5. 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.
6. 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.
7. Hwy 70 Thoroughfare Overlay District tree selection is made to protect existing powerlines along the ROW. Tree species were selected so as not to interfere with the wires.
8. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. The Landscape Architect shall be notified of any discrepancies for correction.



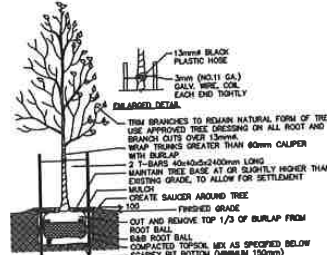
1 SHRUB DETAIL
NOT TO SCALE

SCALE 1"=30'

0 30' 60'

LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	STORAGE FACILITY
TOTAL LOT ACREAGE:	3.1 AC. (135,311.75 SF)
ZONING DISTRICT:	B-3
CONSTRUCTION	
PERVIOUS AREA SF:	69,521 SF OR 53%
IMPERVIOUS AREA SF:	65,776 SF OR 47%
LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	27,062.35 SF
20% LANDSCAPED AREA:	
CANOPY TREE REQ.	27
UNDERSTORY TREE REQ.	27
SHRUBS REQ.	54
LANDSCAPE TREES AND SHRUBS PROVIDED:	
CANOPY TREES PROVIDED	27
UNDISTURBED WOODLAND (40% OF 20% credit)	11
TREES NEWLY PLANTED ON SITE	16
UNDERSTORY TREE REQ.	27
UNDISTURBED WOODLAND (40% OF 20% credit)	11
TREES NEWLY PLANTED ON SITE	16
SHRUBS REQ.	54
SHRUBS NEWLY PLANTED ON SITE	54
STREET TREES ALONG HWY. 70:	
Property line length along Hwy. 70 = 730 ft/40 ft per tree = 18 trees req.	
18 street trees provided: 11 trees planted	
7 trees credit from undisturbed woodland	
BUFFERS REQUIRED:	
North Property Line: Adjacent property zoned B-3, buffer not required.	
East Property Line: Adjacent property zoned B-3, buffer not required.	
South Property Line:	
THOROUGHFARE DISTRICT OVERLAY (HWY. 70) 20 ft. depth X 730 ft = 14,600 SF	
UNDISTURBED WOODLAND IN OVERLAY credit 20 ft. X 295 SF = 5,900 SF	
OVERLAY AREA TO BE PLANTED 14,600 SF - 5,900 SF = 8,700 SF	
1 canopy trees req./1000 sf	9 trees provided (powerline issue)
5 shrubs req./1000 sf	44 shrubs provided



DECIDUOUS TREE DETAIL

- SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
 3. WATER THOROUGHLY AFTER INSTALLATION
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL



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

GATEHOUSE SELF-STORAGE
1294 US 70 HIGHWAY WEST
CLAYTON COUNTY, NC 27009

TOWN OF CLAYTON PROJECT R:
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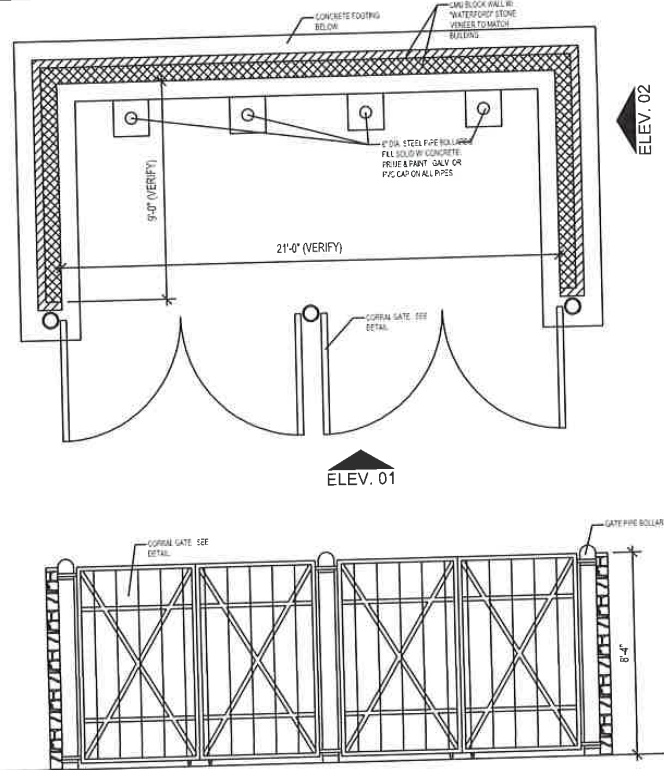
LANDSCAPE PLAN

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DRAWN BY: P. BARBEAU CHECKED BY: E. YORK

CAROLINA LAND DEVELOPMENT

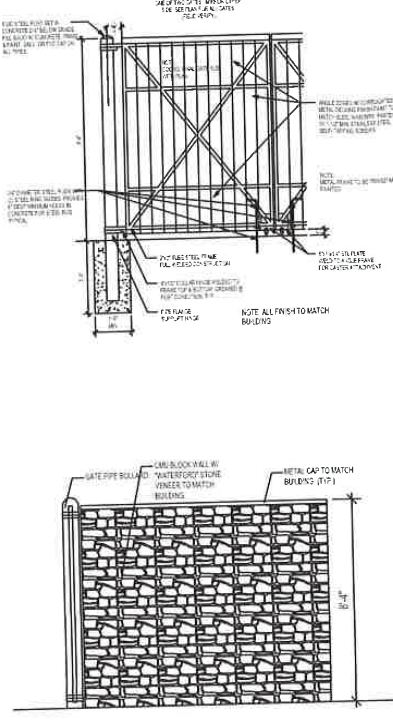
DUMPSTER ENCLOSURE



Note:
All materials for the dumpster enclosure shall match building.

ELEV. 01

ELEV. 02



ELEV. 02

Note:
Black vinyl coated chain link fencing to be used.

SECURITY FENCE



DIY CHAIN LINK FENCE PLANNING AND PURCHASING



A STEP-BY-STEP METHOD FOR INSTALLING YOUR OWN CHAIN LINK FENCE



ITEM NAME	QUANTITY	DESCRIPTION
1. GATE POST LATCH	1	1 per Gate Post
2. GATE POST HINGE	1	1 per Gate Post
3. GATE FRAME HINGE	1	1 per Gate Post
4. RAIL END BAND	1	1 per Rail End
5. RAIL END CLIP	1	1 per Rail End
6. RAIL END BAND	1	1 per Rail End
7. TENSION BAND	1	1 per Tension Band
8. TENSION BAND	1	1 per Tension Band
9. TENSION BAND	1	1 per Tension Band
10. TENSION BAND	1	1 per Tension Band
11. TENSION BAND	1	1 per Tension Band
12. TENSION BAND	1	1 per Tension Band
13. TENSION BAND	1	1 per Tension Band
14. TENSION BAND	1	1 per Tension Band
15. TENSION BAND	1	1 per Tension Band
16. TENSION BAND	1	1 per Tension Band
17. TENSION BAND	1	1 per Tension Band
18. TENSION BAND	1	1 per Tension Band
19. TENSION BAND	1	1 per Tension Band
20. TENSION BAND	1	1 per Tension Band

ITEM #	FOR SIZE	COMPONENTS	QUANTITY	DESCRIPTION
1	48"	1	1	1 per Gate Post
2	48"	1	1	1 per Gate Post
3	48"	1	1	1 per Gate Post
4	48"	1	1	1 per Gate Post
5	48"	1	1	1 per Gate Post
6	48"	1	1	1 per Gate Post
7	48"	1	1	1 per Gate Post
8	48"	1	1	1 per Gate Post
9	48"	1	1	1 per Gate Post
10	48"	1	1	1 per Gate Post
11	48"	1	1	1 per Gate Post
12	48"	1	1	1 per Gate Post
13	48"	1	1	1 per Gate Post
14	48"	1	1	1 per Gate Post
15	48"	1	1	1 per Gate Post
16	48"	1	1	1 per Gate Post
17	48"	1	1	1 per Gate Post
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9	48"	1	1	1 per Gate Post
10	48"	1	1	1 per Gate Post
11	48"	1	1	1 per Gate Post
12	48"	1	1	1 per Gate Post
13	48"	1	1	1 per Gate Post
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9	48"	1	1	1 per Gate Post
10	48"	1	1	1 per Gate Post
11	48"	1	1	1 per Gate Post
12	48"	1	1	1 per Gate Post
13	48"	1	1	1 per Gate Post
14	48"	1	1	1 per Gate Post
15	48"	1	1	1 per Gate Post
16	48"	1	1	1 per Gate Post
17	48"	1	1	1 per Gate Post
18	48"	1	1	1 per Gate Post
19	48"	1	1	1 per Gate Post
20	48"	1	1	1 per Gate Post

ITEM #	FOR SIZE	COMPONENTS	QUANTITY	DESCRIPTION
1	48"	1	1	1 per Gate Post
2	48"	1	1	1 per Gate Post
3	48"	1	1	1 per Gate Post
4	48"	1	1	1 per Gate Post
5	48"	1	1	1 per Gate Post
6	48"	1	1	1 per Gate Post
7	48"	1	1	1 per Gate Post
8	48"	1	1	1 per Gate Post
9	48"	1	1	1 per Gate Post
10	48"	1	1	1 per Gate Post
11	48"	1	1	1 per Gate Post
12	48"	1	1	1 per Gate Post
13	48"	1	1	1 per Gate Post
14	48"	1	1	1 per Gate Post
15	48"	1	1	1 per Gate Post
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17	48"	1	1	1 per Gate Post
18	48"	1	1	1 per Gate Post
19	48"	1	1	1 per Gate Post
20	48"	1	1	1 per Gate Post

ITEM #	FOR SIZE	COMPONENTS	QUANTITY	DESCRIPTION
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6	48"	1	1	1 per Gate Post
7	48"	1	1	1 per Gate Post
8	48"	1	1	1 per Gate Post
9	48"	1	1	1 per Gate Post
10	48"	1	1	1 per Gate Post
11	48"	1	1	1 per Gate Post
12	48"	1	1	1 per Gate Post
13	48"	1	1	1 per Gate Post
14	48"	1	1	1 per Gate Post
15	48"	1	1	1 per Gate Post
16	48"	1	1	1 per Gate Post
17	48"	1	1	1 per Gate Post
18	48"	1	1	1 per Gate Post
19	48"	1	1	1 per Gate Post
20	48"	1	1	1 per Gate Post

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pborbeau@gmail.com Phone: 919.796.2651

03/08/2016

CAROLINA LAND DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
PHONE: 919.796.2651 FAX: 919.796.2652

GATEHOUSE SELF-STORAGE
1200 N. CLAYTON STREET, SUITE 200
CLAYTON, NORTH CAROLINA 27020

TOWN OF CLAYTON PROJECT #
2016-31-SP

FEBRUARY 1, 2016
PROJECT SUBMITTAL

FEBRUARY 16, 2016
1ST REVIEW COMMENTS

MARCH 4, 2016
2ND REVIEW COMMENTS

DATE: FEBRUARY 1, 2016
ISSUED FOR: TRC REVIEW

MAJOR SITE PLAN

DETAILS

C7.0

SCALE 1"=30'

SCALE 1"=30'



BASEMENT
floor plan
SCALE: N.T.S.

01

akai

ARCHITECT
URMAS IE
ASSOCIATES,
INC.

1030 W S
R : NC 27605
P : 919-846-1600
F : 919-846-9404
ARCHITECTS.T.COM

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PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Num ers

Architect's Project No. 150047
Drawing : TM & SZ

REVISIONS

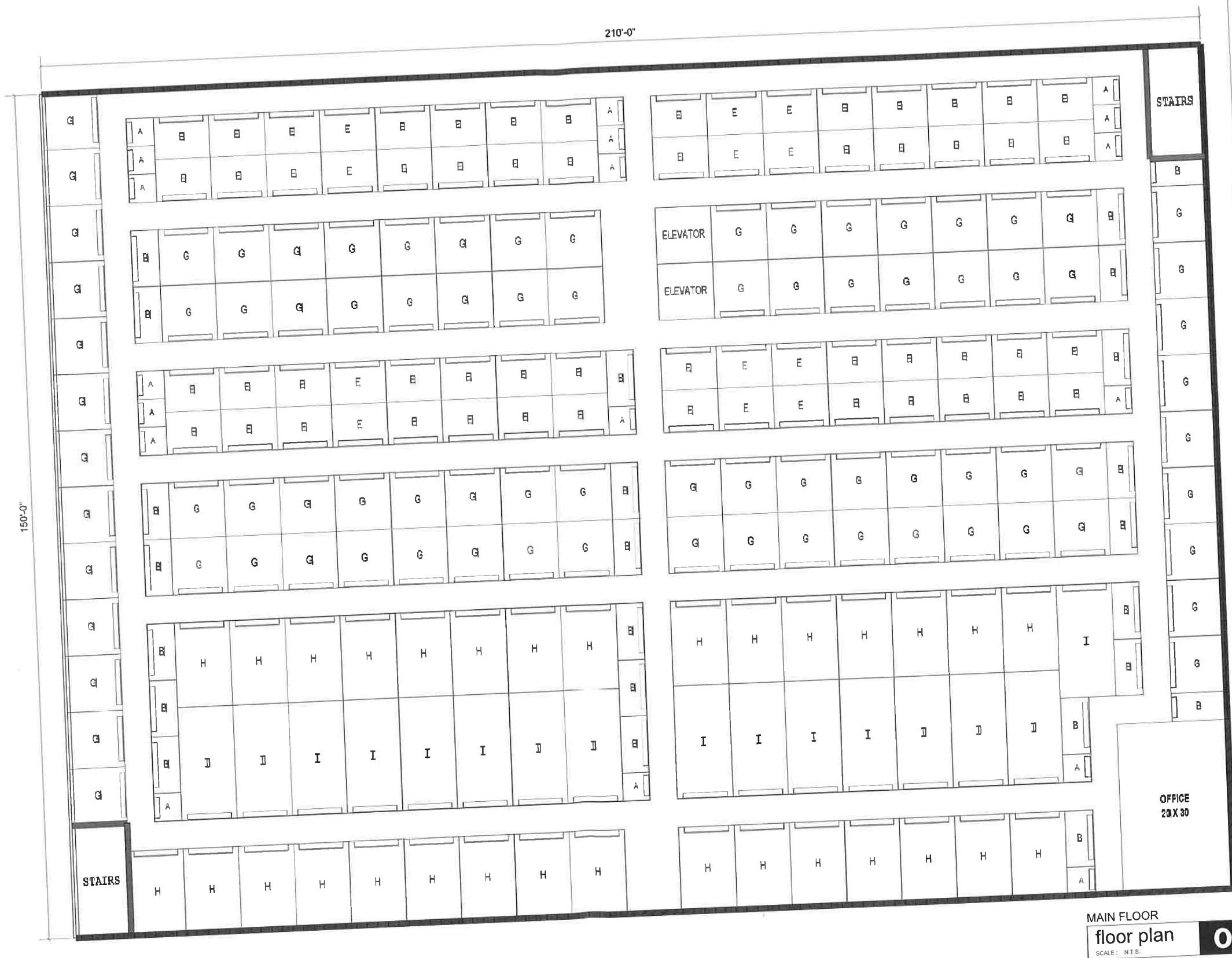
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

BASEMENT
FLOOR PLAN

SHEET NUMBER

A1.1



akai

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F 919-846-0484
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2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047

Drawn by: TM & SZ

REVISIONS

DATES

PHASE ISSUED

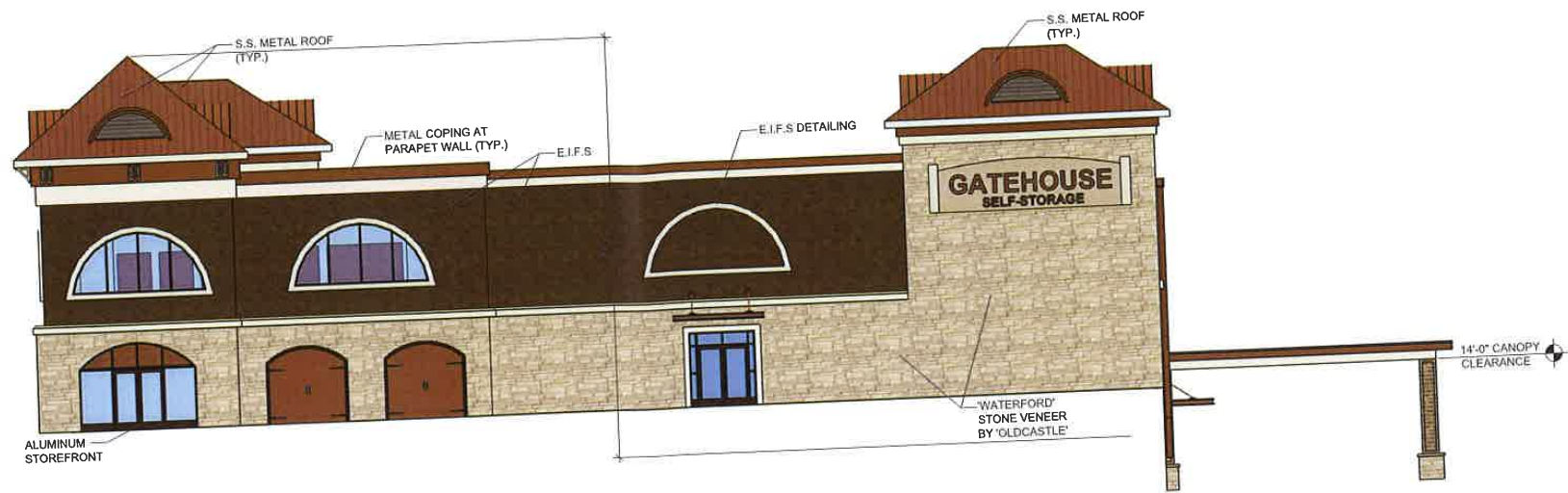
TOWN OF CLAYTON 02/01/2014

TOWN OF CLAYTON 02/29/2014

MAIN FLOOR
FLOOR PLAN

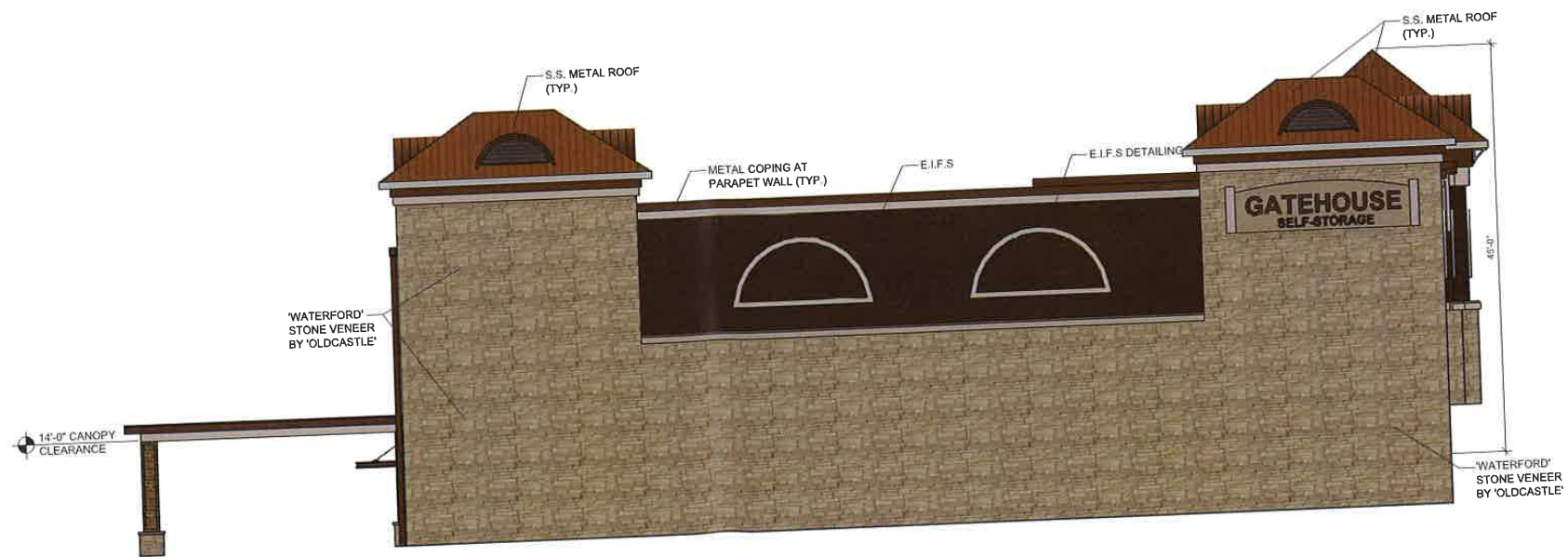
SHEET NUMBER

A1.2



RIGHT
elevation
SCALE: N.T.S.

02



LEFT
elevation
SCALE: N.T.S.

01

akai

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2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawing No. TM & SZ

REVISIONS

DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	03/08/2016

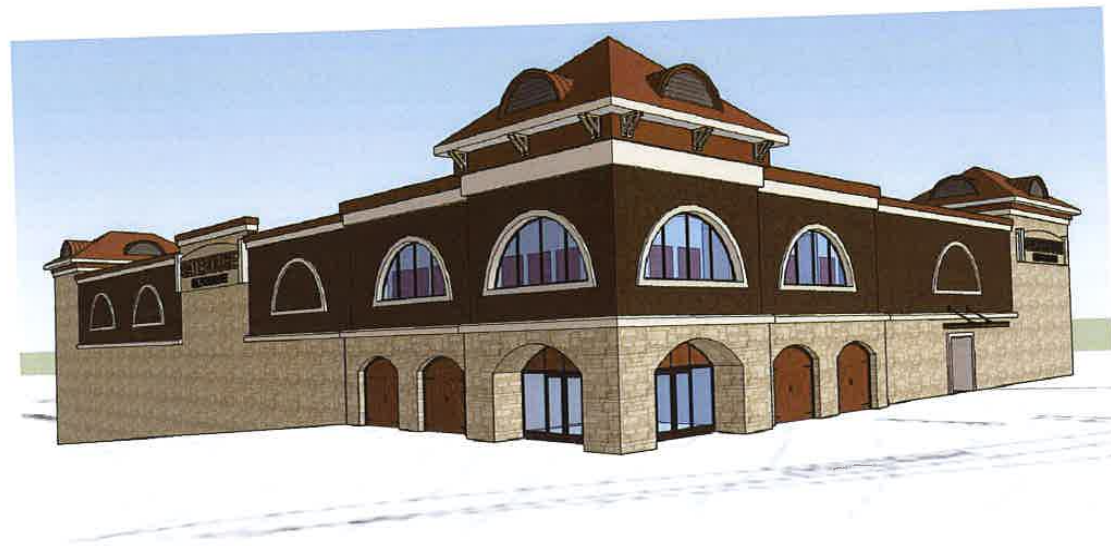
RIGHT & LEFT
ELEVATIONS

SHEET NUMBER

A2.2



CONCEPTUAL
rendering
SCALE: N.T.S. **04**



CONCEPTUAL
rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**

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2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Num ers
Architect's Project No. 150047
Drawing B : TM & SZ

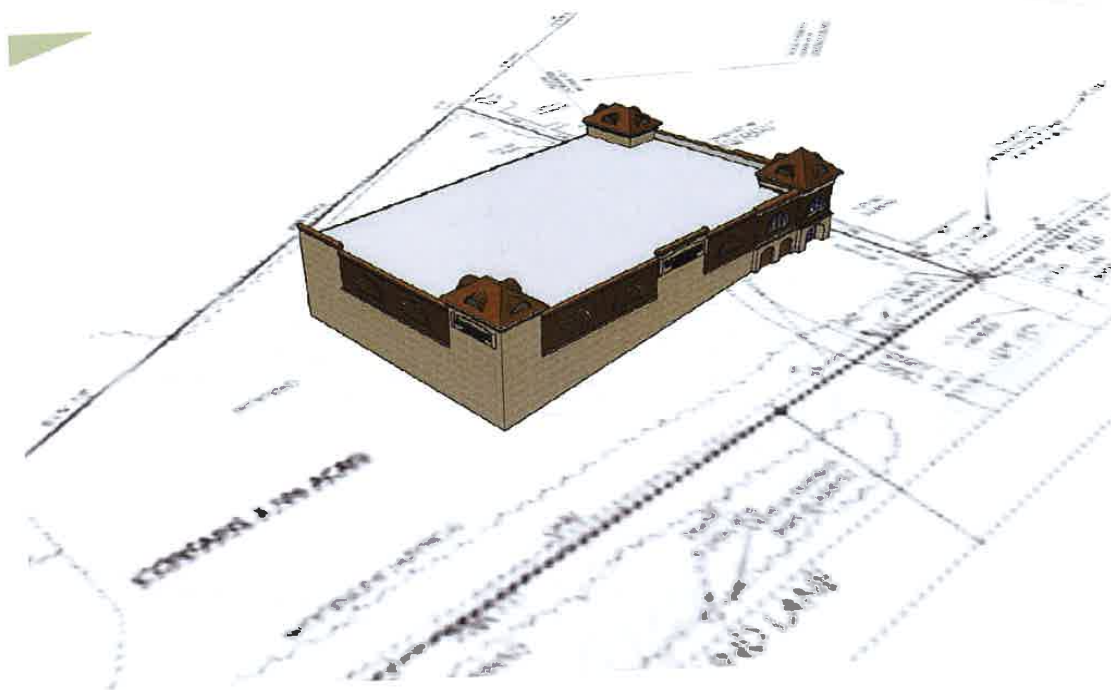
REVISIONS

DATES	
PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

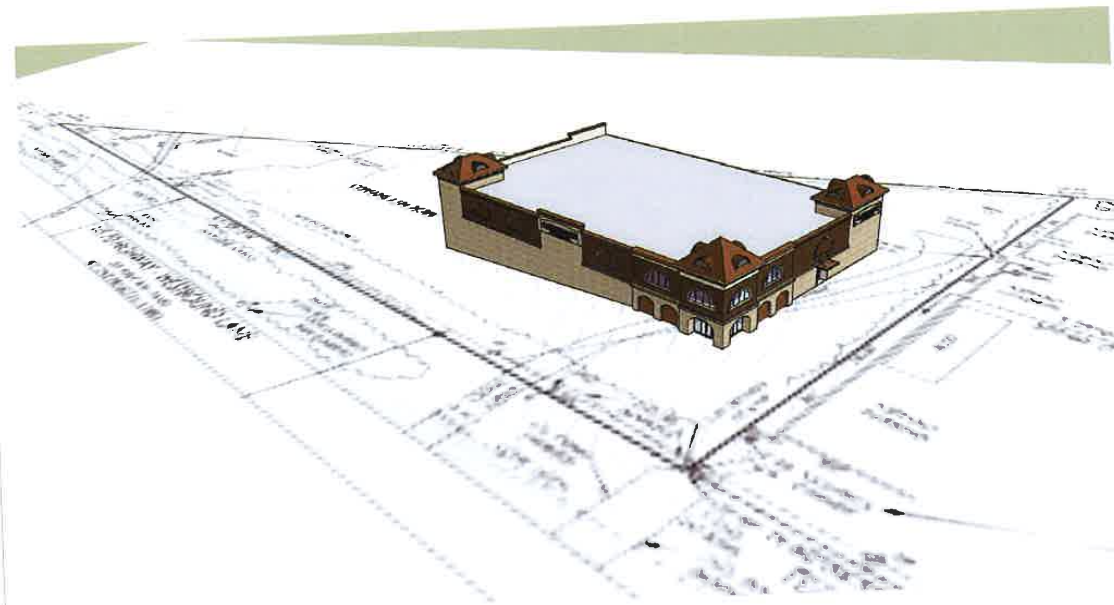
CONCEPTUAL
RENDERINGS

SHEET NUMBER

A3.1



CONCEPTUAL
rendering
SCALE: N.T.S. **04**



CONCEPTUAL
rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**

akai

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CLAYTON, NC 27603
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F 919-446-1604
ARCHITECTS: T.COM

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2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Number

Architect's Project No. 150047

Drawn by: TM & SZ

REVISIONS

DATES

PHASE ISSUED

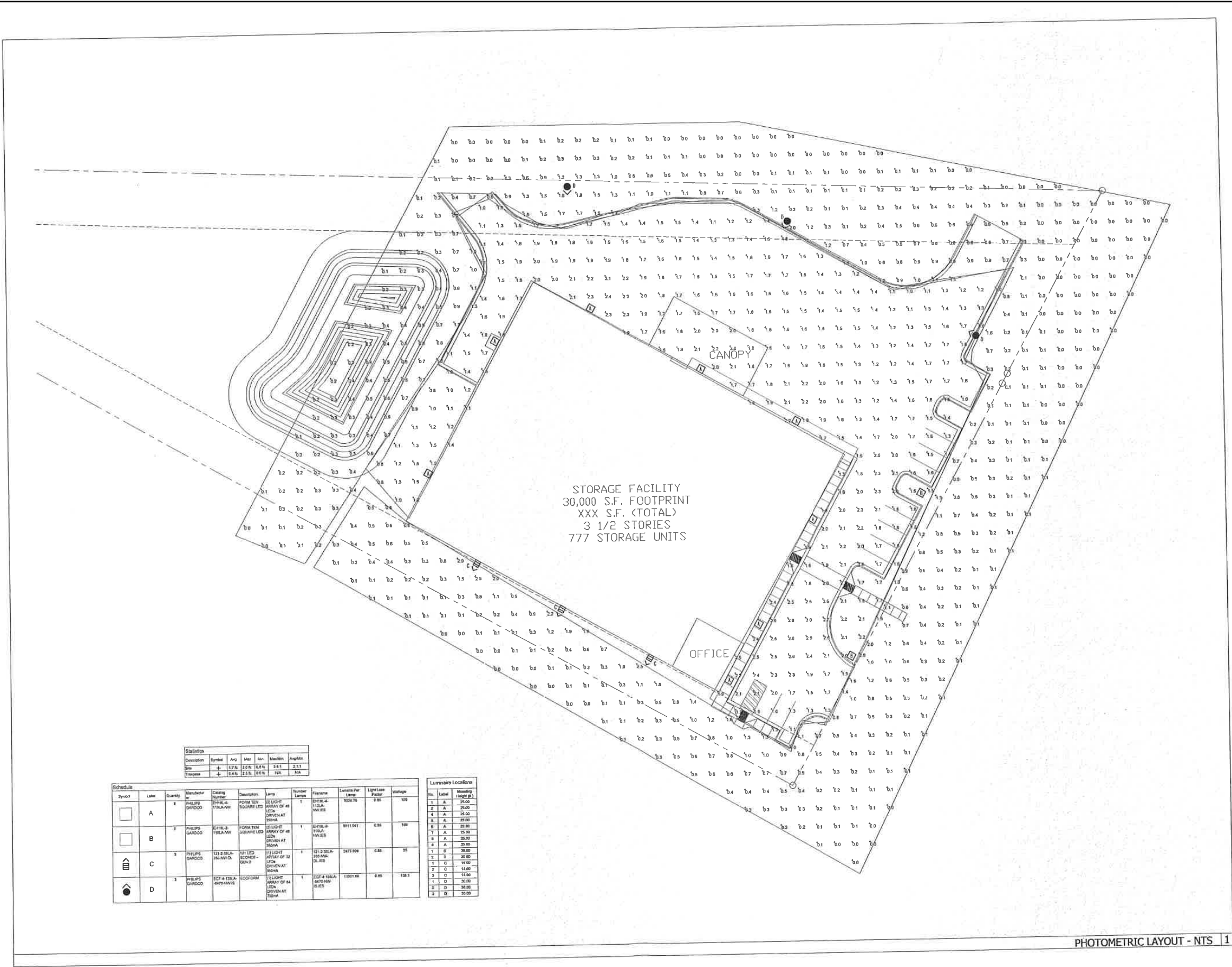
TOWN OF CLAYTON 02/01/2016

TOWN OF CLAYTON 02/29/2016

CONCEPTUAL
RENDERINGS

SHEET NUMBER

A3.2

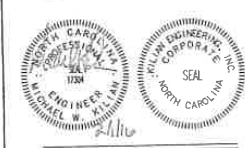


akai

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KURMASKIE
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INC.

1030 Washington Street
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKY.COM

Kilian
Engineering
Inc.
Michael W. Kilian, P.E.
Professional Engineer
No. 10000, State of North Carolina
Exp. 12/31/2017
Specialty: Electrical
Mechanical • HVAC • Fire Alarm



SITE LIGHTING
CLAYTON STORAGE FACILITY
12884 U.S. 70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

Project Reference Numbers
Engineer's Project No. 16036
Architect's Project No. _____
Drawn By: CL

REVISIONS

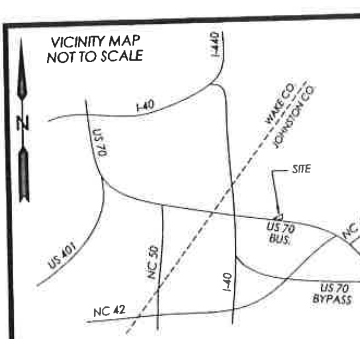
NO.	DESCRIPTION

DATES
PHASE ISSUED
PERMIT 2-01-2016

DRAWING TITLE
SITE LIGHTING PHOTOMETRICS

SHEET NUMBER

E1



SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

NOTE: THE STREAM/BRANCH FEATURES SHOWN HEREON APPEAR AS FEATURES ON USGS MAP ("CLAYTON, NC" 2013 & "GARNER, NC" 2013) AND/OR COUNTY SOIL SURVEY (1994 JOHNSTON COUNTY SOIL MAP, FROM COUNTY GIS SOIL MAP LAYER)

NOTE: THE RIPARIAN BUFFERS SHOWN HEREON ARE 50' FROM THE STREAM BANK ON EACH SIDE.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N61°02'13"W	101.17'
L-2	S61°09'04"E	413.43'

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTYOWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE 1: OWNER OR ATTORNEY AT LAW TO VERIFY EASEMENT WIDTH FOR OVERHEAD POWERLINE ALONG US 70 RIGHT-OF-WAY. INFORMATION REGARDING THIS EASEMENT WIDTH WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.

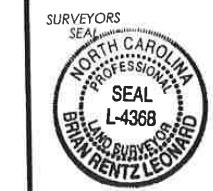
NOTE 2: OWNER OR ATTORNEY AT LAW TO VERIFY THAT ANY EASEMENT RELATED TO OLD POWERLINE CROSSING PROPERTY HAS BEEN PROPERLY ABANDONED. INFORMATION REGARDING ANY PRIOR EASEMENT OR ABANDONMENT WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.

- LEGEND
- LINES SURVEYED (SUBJECT PROPERTY)
 - OTHER LINES SURVEYED (EX.: TIE LINES)
 - LINES NOT SURVEYED
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - EIP --- EXISTING IRON PIPE FOUND
 - NIP --- NEW IRON PIPE SET
 - CC --- CONTROL CORNER
 - EIS --- EXISTING IRON STAKE FOUND
 - NIS --- NEW IRON STAKE SET
 - ECM --- EXISTING CONCRETE MONUMENT FOUND
 - EPKN --- EXISTING P.K. NAIL FOUND
 - ECS --- EXISTING COTTON SPINDLE FOUND
 - R/W --- RIGHT-OF-WAY
 - DB --- DEED BOOK
 - PS --- PAGE
 - PP --- EXISTING POWER POLE
 - OHEL --- EXISTING OVERHEAD ELECTRICAL LINE
 - CP --- COMPUTED POINT
 - EX. MAG --- EXISTING MAG NAIL FOUND
 - MAG --- NEW MAG NAIL SET
 - A.G. --- ABOVE GROUND
 - U.G. --- UNDERGROUND
 - RRS --- NEW RAILROAD SPIKE SET
 - ELS --- EXISTING LIGHTWOOD STAKE FOUND
 - EX. AM --- EXISTING ALUMINUM MONUMENT FOUND
 - HYD --- EXISTING FIRE HYDRANT
 - WV --- EXISTING WATER VALVE
 - WM --- EXISTING WATER METER
 - LP --- EXISTING LIGHT POLE
 - MBSL --- MINIMUM BUILDING SETBACK LINE
 - EX. RRS --- EXISTING RAILROAD SPIKE FOUND
 - PKN --- NEW P.K. NAIL SET
 - CM --- NEW CONCRETE MONUMENT SET

NORTH CAROLINA
JOHNSTON COUNTY

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 9th day of FEBRUARY, A. D., 2016.

B. R. Leonard Professional Land Surveyor
License Number L-4368



I, BRIAN R. LEONARD, Professional Land Surveyor certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

B. R. Leonard Professional Land Surveyor
BRIAN R. LEONARD, PLS
L-4368

I, BRIAN R. LEONARD, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
Published/Fixed-control used: NCJL, NCWL, DURH, NCNA, SNFD, NCFA, NCWR, NCTA, NCCA
Class of Survey: Class A
Positional Accuracy: 0.0184 meters
Type of GPS field procedure: OPUS-RS
Dates of survey: 10-19-2015
Datum/Epoch: NAD83(2011)/ Epoch: 2010.0000
Geoid model: GEOID128
Combined grid factor: 0.99988724 & 0.99988697
Units: Meters

B. R. Leonard Professional Land Surveyor
License Number L-4368



SURVEY REFERENCES
DEED BOOK 2815, PAGE 832
PLAT BOOK 28, PAGE 19
PLAT BOOK 62, PAGE 418
PLAT BOOK 62, PAGE 419
PLAT BOOK 62, PAGE 420

FLOOD CERTIFICATION
THIS PROPERTY GRAPHICALLY DOES NOT APPEAR TO BE IN AN AREA DESIGNATED AS HAVING 100 YEAR SPECIAL FLOOD HAZARDS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE MAP NUMBER: 37201649001
EFFECTIVE DATE: DECEMBER 2, 2005

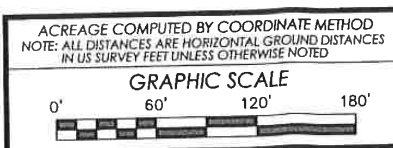
B. R. Leonard Professional Land Surveyor
BRIAN R. LEONARD, PLS
L-4368

NOTE: FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.

"BOUNDARY SURVEY"

SURVEYED FOR
MOJAC, LLC

TOWNSHIP: CLAYTON	COUNTY: JOHNSTON
CITY OR TOWN: CLAYTON	STATE: NORTH CAROLINA
ZONE:	PIN: 164900-87-7925



BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS

DATE: 2/9/16	SURVEYED BY: BRL
SCALE: 1" = 60'	DRAWN BY: BRL
CHECKED & CLOSURE BY: BRL	

112 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
www.byrdsurvey.com

C-0719	© 2016
FIELD BOOK	SEE FILE
DRAWING NO.	15-104

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
Filed for Registration at 3:52:13 P.M.
February 9, 2016 in the Register of Deeds Office.

CRAIG OLIVE
Register of Deeds
By *Janice Racine* - Deputy
This Plat Recorded in Plat Book 82, Page 292



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
March 28, 2016*

STAFF REPORT

Application Number: 2016-36-SP
Project Name: Health Park at 42 West Major Site Plan

NC PIN / Tag #: 164800-84-3422 / 05G03004R
Town Limits/ETJ: Town Limits
Overlay: Thorough Fare Overlay
Applicant: Health Park at Forty Two West Land, LLC
Owner: Health Park at Forty Two West Land, LLC
Location: Located off of NC 42 Hwy W, across from Johnston Health

Public Noticing:

- Neighborhood meeting June 5, 2012
- Sign posted prior to March 18, 2016

REQUEST: The applicant is requesting major site plan approval for a multi-tenant medical office located on 1.24 acres of land.

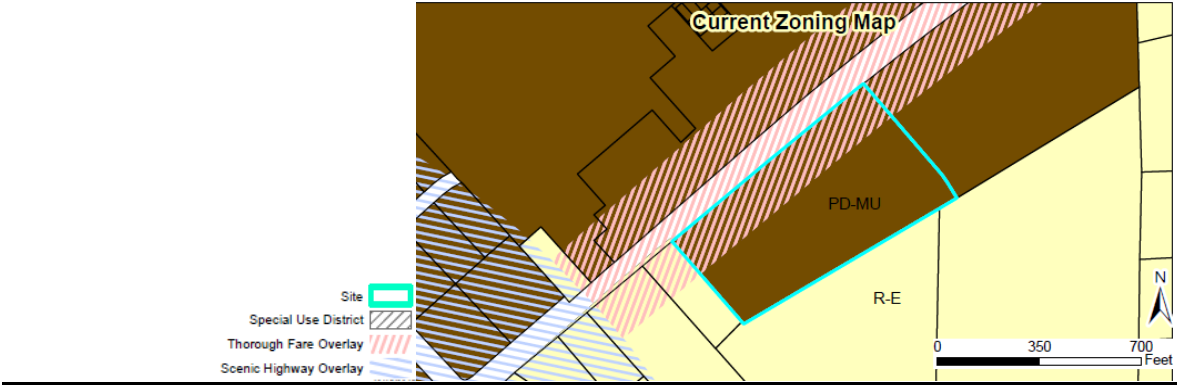
SITE DATA:

Acreage: 8.86
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development- Mixed Use (PD-MU)	Medical Offices
South	Residential Estate	Vacant
East	Planned Development-Mixed Use (PD-MU)	Vacant
West	Residential Estate	Residential



DEVELOPMENT DATA:

Proposed Uses:	Medical Offices- 70,000 Square Feet
Buildings:	5 Buildings
Number of Stories:	1 Story
Impervious Surface:	72%
Required Parking:	350 spaces (1 space per 200 square feet)
Proposed Parking:	359 spaces
Fire Protection:	Town of Clayton
Access/Streets:	2 access points
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke

STAFF ANALYSIS:

Overview

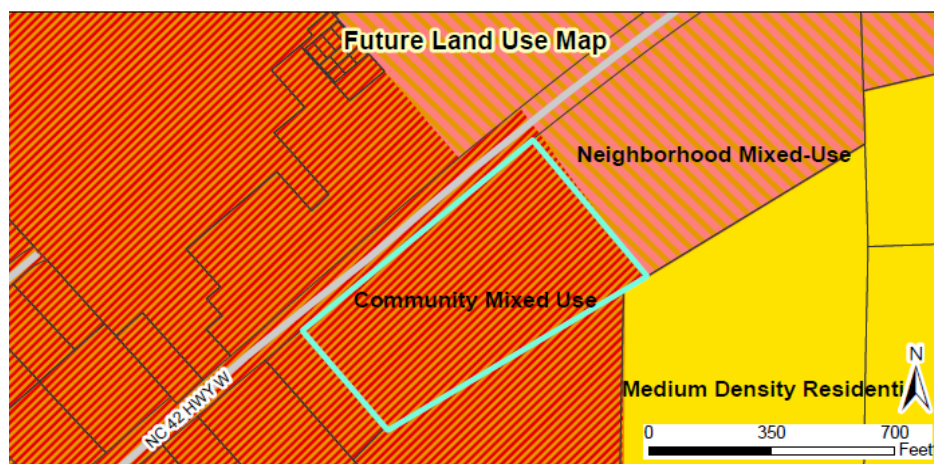
The applicant is request major site plan approval for five multi-tenant medical office buildings located off of NC 42 HWY W. The subject parcel is zoned PD-MU and is a part of the Health Park at 42 West Planned Development.

History/Background

In 2007, the subject property was rezoned to PD-MU. Following that approval, a Master Plan for this development (PD-MU 2010-20A) was approved on October 3, 2011. In addition to this approval, an associated major site plan was also submitted and was approved by Planning Board for Major Site Plan approval in 2011 (SP 2011-76).

In 2012, the applicant modified the original Master Plan in order to add an additional 10,000 square foot medical office building. This modification to the original Master Plan (PD-MU 2012-53) was approved by Town Council on August 6, 2012. In addition to this modification, the applicant also submitted for a new application for Major Site Plan approval of the development due to the addition of a new building. This application (SP 2012-52) was approved by Planning Board. These approvals superseded the previous Master Plan approval (PD-MU 2012-53) and site plan approval (SP 2011-76).

Although the applicant did receive site plan approval for this development in 2012, the approval has since expired because no building permits were pulled within two years from the original date of approval. Per UDC, this is a requirement in order for site plan approval to remain valid (155.707(G)). As a result, the applicant has re-submitted the subject application in order to obtain new site plan approval for the development.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The proposed use is consistent with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed development meets requirements in the Unified Development Code (UDC).

Landscaping/Buffering

The proposed landscaping and buffering is consistent with the requirements of the Unified Development Code.

Access/Streets

The development will have an access driveway off of Highway 42 West, which will serve as the main access to the development. This access will be aligned with the driveway across the street that enters into Johnston Health. The applicant is also proposing a stub-out to the southeast of the subject parcel.

Multi-Modal Access

Sidewalks will be provided throughout the development in order to ensure pedestrian connectivity to and from each building. There will also be sidewalk added along the frontage of Highway 42 West. Additionally, the applicant is providing required bike racks for each building.

Garbage / Recycling

There will be two dumpsters located in this development, one dumpster for each side of the development. These dumpsters will match the materials of the buildings and will adhere to all screening requirements listed in the UDC.

Architecture/Design

The elevations of the building match on all four sides of the buildings, as required by the Unified Development Code.



Waivers/Deviations/Variations from Code Requirements

In 2012, as part of the Planned Development approval (PD-MU-2012-53), Town Council approved a waiver from Section 155.401(C)(2)(b)(1), which requires that no use provide more than 110 percent of the required parking. Because of the type of use- medical office- the Council allowed a waiver to allow a maximum of 359 spaces (128 percent).

CONSIDERATIONS:

- Planning Board approves major site plans.
- The previous Conditions of Approval applied to Health Park at 42 West Planned Development (PD-MU 2012-53) are being carried forward to apply to the current submittal for Major Site Plan approval.

FINDINGS:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS OF APPROVAL (carried forward from PD-MU-2012-53)

1. Future development in this area must comply with the standards and policies of the JCMH/NC 42 Hwy W Small Area Plan, as adopted by Town Council on November 19, 2007.

2. In accordance with the JCMH/NC 42 Hwy W Small Area Plan, as adopted by Town Council on November 19, 2007, a common signage plan must be approved for the Planned Development.
3. In accordance with the JCMH/NC 42 Hwy W Small Area Plan, as adopted by Town Council on November 19, 2007, a conceptual master landscape plan must be approved for the planned development.
4. Outparcels with retail uses shall have no more than one bay of parking between NC HWY 42 W and the building.
5. To ensure interconnectivity 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 JCMH/NC 42 Hwy W Small Area Plan, as adopted by Town Council on November 19, 2007.
6. A 10 foot right of way dedication along NC 42 Hwy W is required.
7. Sidewalks must be constructed by the developer along NC 42 HWY W and throughout the development to ensure pedestrian connectivity in the area.
8. Master Plans should note that the final design of NC 42 HWY W improvements to be approved by NCDOT and the Town of Clayton.
9. Wastewater Allocation requests greater than 10,000 GPD must be approved by the Town Council.
10. A Traffic Impact Analysis must be approved prior to the issuance of a Zoning Compliance Permit.
11. The perimeter landscaping along NC 42 HWY W must be installed prior to the issuance of a Certificate of Occupancy for Phase 1.
12. Future Phases are subject to site plan review and approval.

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

1. Following Board approvals, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval. These plans must also meet the Conditions of Approval for the Health Park at 42 West Planned Development.
2. All Conditions of Approval related to this plan shall be recorded on the cover sheet of the plan sets prior to their submission to the Planning Department.
3. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with the Unified Development Code.
4. All roof mounted and ground mechanical equipment shall be completely screened from view.
5. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

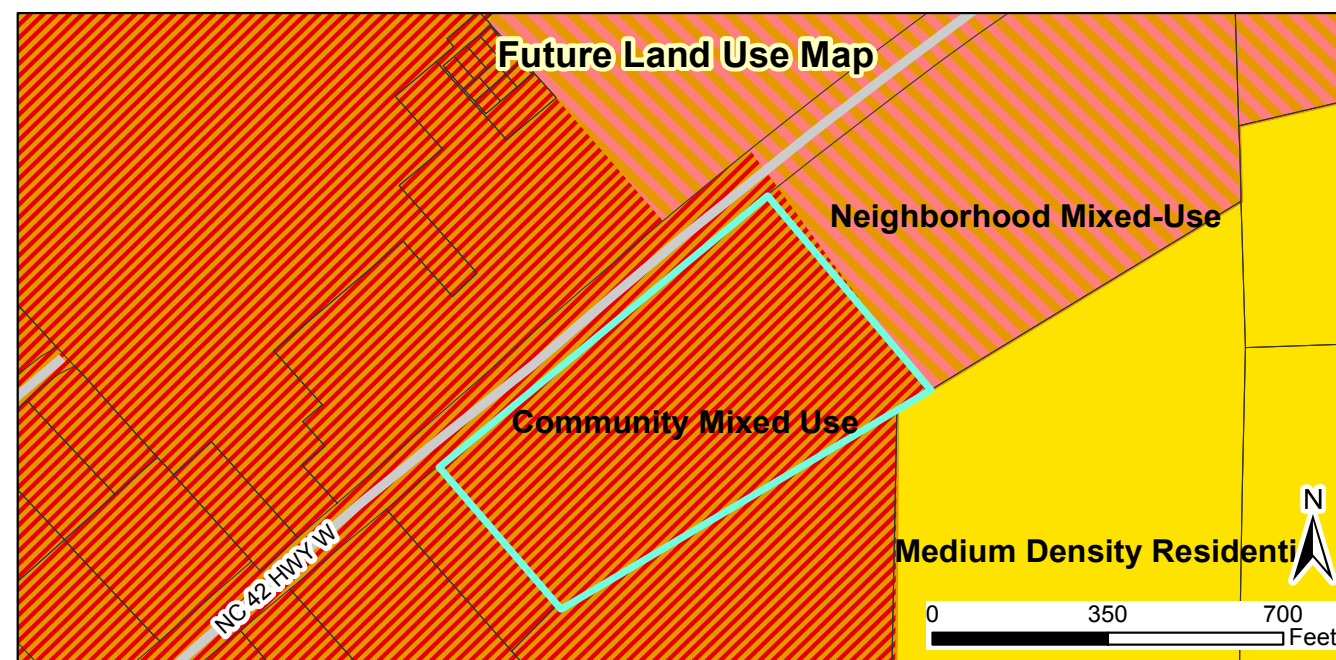
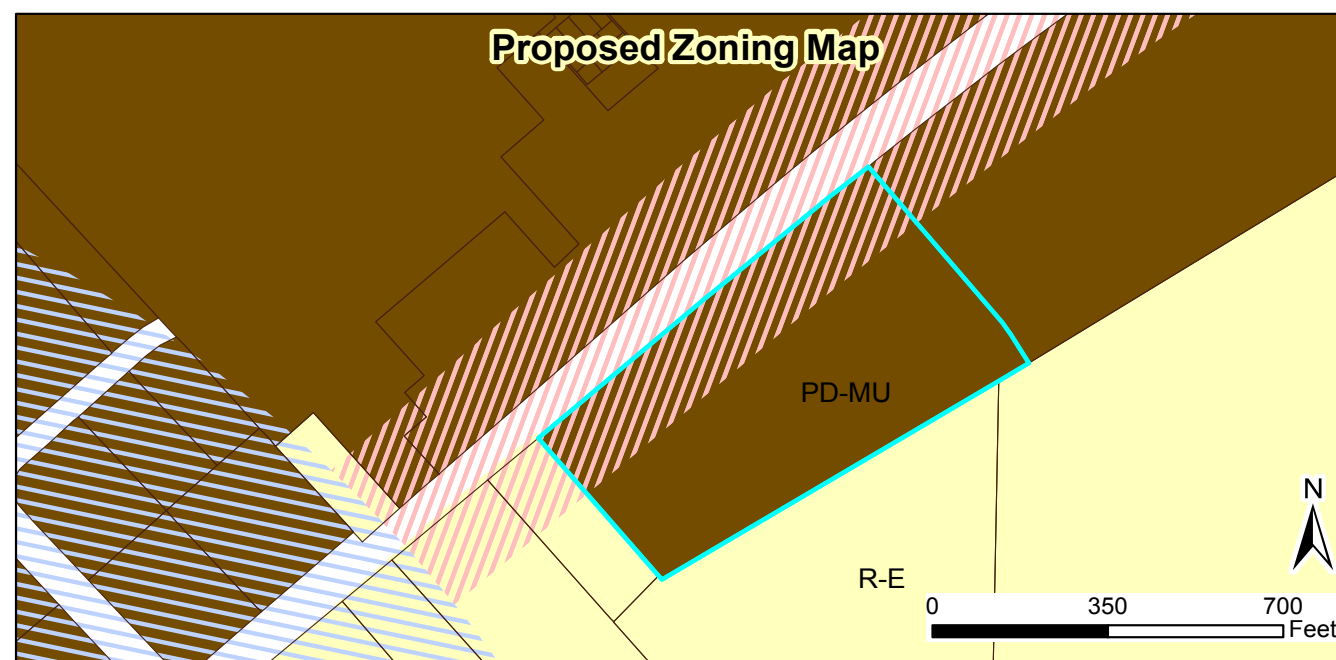
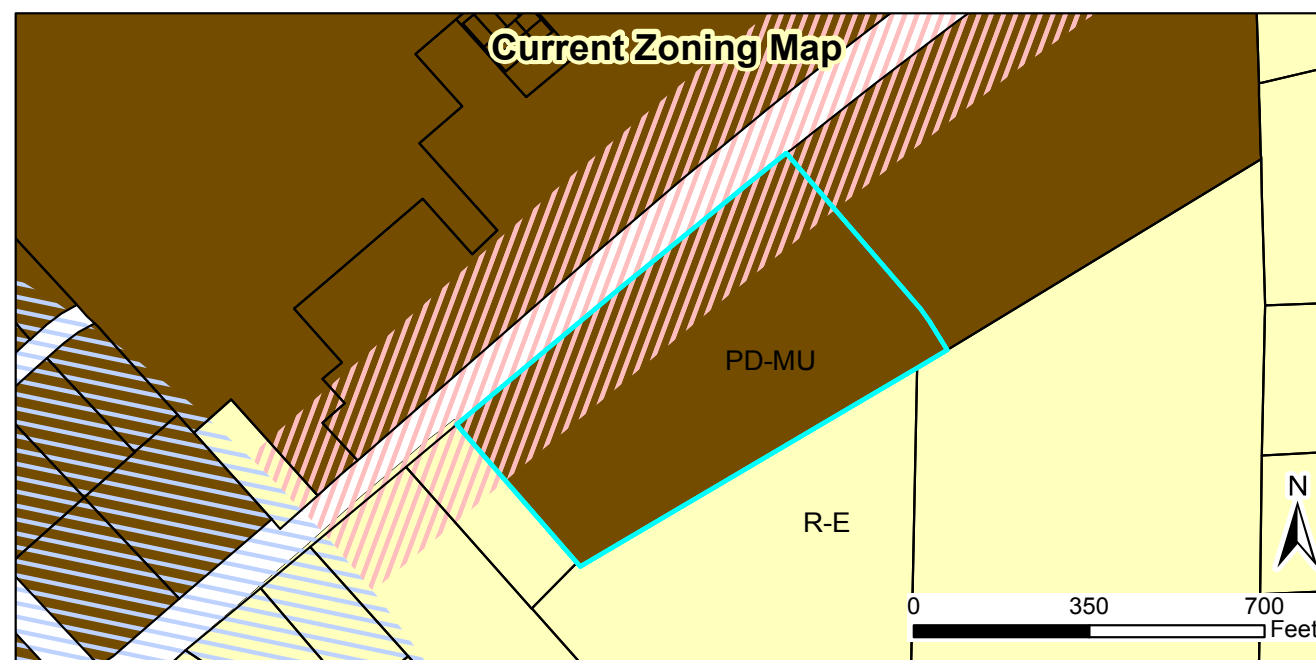
6. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
7. All signage shall require a sign permit from the Planning Department, and shall meet standards of the Unified Development Code.
8. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.

STAFF RECOMMENDATION:

Staff is recommending **approval with conditions** of the proposed Major Site Plan (2016-36-SP).

ATTACHMENTS:

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



2016-36-SP- Health Park at 42 West Major Site Plan
Request: To obtain major site plan approval for five medical offices that are a part of the Health Park at 42 West Planned Development

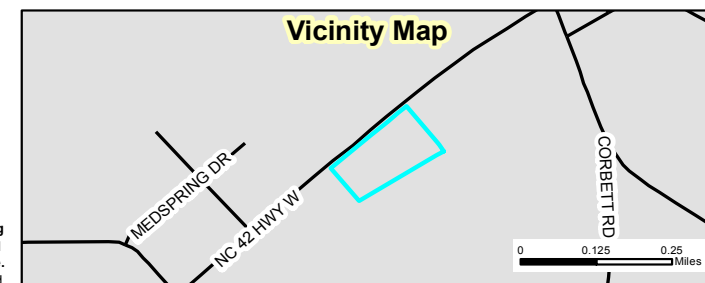
Applicant: Health Park at Forty Two West Land, LLC
 Property Owners: Health Park at Forty Two West Land, LLC
 Parcel ID: 164800-84-3422
 Tag #: 05G03004R



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

03/15/16
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-36-SP Health Park at 42 W Phase I\Maps\StaffReportMap- Health Park at 42 West Major Site Plan.mxd





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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: HEALTHPARK AT FORTY TWO WEST BUILDING 1 AND STREET Acreage of Property: 8.05 ACRES (PHASES 1-5)
County Tag #: 05G03004R NC PIN: 164800-84-3422
Address/Location: 2003 NC HWY FORTY TWO WEST / 100-500 HEALTHPARK WAY

Existing Use: VACANT Proposed Use: MEDICAL OFFICE
Zoning District: PD-MU

Is project within a Planned Development? ☐ No
☒ Yes (list): PDD-MU-2010-20A
Is project within an Overlay District? ☒ No
☒ Yes (list): JCMH / NC 42 WEST SMALL AREA PLAN

FOR 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, NORTH CAROLINA 27607

Phone Number: (919) 422-6527 Fax: NONE

Email Address: JJ@METROCON-INC.COM

APPLICANT INFORMATION

Applicant: HEALTHPARK AT FORTY TWO WEST LAND, LLC

Mailing Address: 1436 RIDGE ROAD, RALEIGH, NORTH CAROLINA 27607

Phone Number: (919) 422-6527 Fax: NONE

Contact Person: JAY JOHNSON, DEVELOPER/MANAGER

Email Address: JJ@METROCON-INC.COM

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>2/4/16</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☐	☒			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☐	☒			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	UPDATE ☒	☐			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☐	☒			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> N/A: PREVIOUSLY SUBMITTED <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

APPLICANT RECEIVED APPROVAL FOR THE PLANNED DEVELOPMENT: PDD-MU-2012-53 ON 8/26/12.
APPROVAL IS BEING REQUESTED TO PROCEED WITH BUILDINGS 1 - 5 (70,000 SF) AND THE RELATED
SITE IMPROVEMENTS.

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, and will not be returned.

JAY JOHNSON, DEVELOPER/MANAGER



2/4/16

Print Name

Signature of Applicant

Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

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

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

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

- ☒ Adjacent Property Owner's List (aka "mailing list")
- ☒ Copy of the letter mailed
- ☒ Attendance Roster (aka "sign-in sheet")
- ☒ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

****N/A: INFO SUBMITTED PREVIOUSLY**

Project Name: _____

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

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

PARCEL NUMBER	NAME	ADDRESS

SAMPLE NEIGHBORHOOD MEETING LETTER (PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

**** N/A: INFO SUBMITTED PREVIOUSLY**

<Date>

Dear Clayton Area Property Owner:

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

Meeting Date: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

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

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

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

If you have any questions prior to or after this meeting, you may contact us at **<Insert phone number of applicant>**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**** N/A: INFO SUBMITTED PREVIOUSLY**

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1		
2		
3		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING: **** N/A: INFO SUBMITTED PREVIOUSLY**

FILL OUT THE FOLLOWING: ** N/A: INFO SUBMITTED PREVIOUSLY

Application: _____

Date of Mailing:

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

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting:

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

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



**** N/A: OWNER IS ALSO APPLICANT**

**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: _____ **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

(Address)

(City, State, Zip)

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

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

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

OWNER AUTHORIZATION:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

Sworn and subscribed before me _____, a Notary Public for the above State and County, this
the _____ day of _____, 20 _____.

SEAL

Notary Public
My Commission
Expires: _____

August 2015

Page 9 of 9

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: HEALTH PARK AT Forty Two

Location/Date: THE CLAYTON CENTER 6/5/2010

	NAME	ADDRESS
1	<i>James Woods</i>	<i>2115 HAWK DR</i>
2	<i>Jay Johnson</i>	<i>5601 Windlake Ct. Raleigh, NC 27606</i>
3	<i>Chris Tingler</i>	<i>101 LENA DR. GARNER, NC 27529</i>
4		
5		
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20		



Architecture
Planning
Community Design
Landscape Architecture
Interiors



MEETING NOTES

Meeting Date:

Issue Date:

Author:

June 5, 2012	06.19.2012	Chris Tingler
☒ Raleigh Office ☐ Charlotte Office		

Project Number:

Project Name:

O10048	HealthPark at 42 West
--------	-----------------------

Attendees:

James H. Wooten Sr.	Jay Johnson	Chris Tingler

1. Meeting started at approximately 6:00 in the Four Oaks Room at the Town Hall Complex.
2. The project was introduced and location identified to clarify size and access points into the site.
3. There were discussed about the changes made to the site plan since the prior submittal.
4. Neighbors talked about the wetland area and drainage into the planned retention basin.
5. A retaining wall remains against the wetland area to the rear of the building.
6. The question was asked as to the start of construction of the first phase.
7. There was no opposition expressed at the meeting concerning the proposed project.

Meeting ended at approximately 8:00.

Copy: File 010048_DD

Notice:

The above notes represent the author's understanding of the items discussed and agreed upon during the meeting. Please notify the author immediately in writing if your understanding is different, and a clarification will be issued to all parties. This document will be deemed accurate if no corrections are received within five (5) business days of issuance.

Cline Design Associates, PA

125 North Harrington Street | Raleigh, NC 27603 | t: 919-833-6413 | f: 919-836-1280
1800 Camden Road, Suite 108 | Charlotte, NC 28203 | t: 704-333-7272 | f: 704-333-7278

www.clinedesignassoc.com

2016-36-SP MAJOR SITE PLAN SUBMITTAL
3/28/16

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.

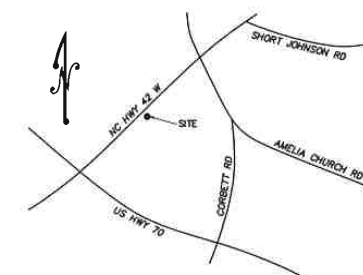
chandler engineering pa

CIVIL ENGINEER
Chandler Engineering
309 S. Fuquay Avenue
Fuquay-Varina, NC 27526
(919) 552-4845
(919) 552-6962 fx.

SHEET INDEX

COVER SHEET		
MASTER AND PHASING PLAN	G0.01	3/28/16
GRADING PLAN	C3.01	3/28/16
UTILITY PLAN	C5.01	3/28/16
SITE PLAN	SD1.00	3/28/16
LANDSCAPING PLAN	LP1.00	3/28/16
SITE DETAILS	SD2.10	3/28/16
FLOOR PLAN	A1.10	3/28/16
ELEVATIONS	A2.10	3/28/16
ELEVATIONS	A2.11	3/28/16
LIGHTING PLAN	LT1.00	3/28/16
APPENDIX	G1.03	3/28/16

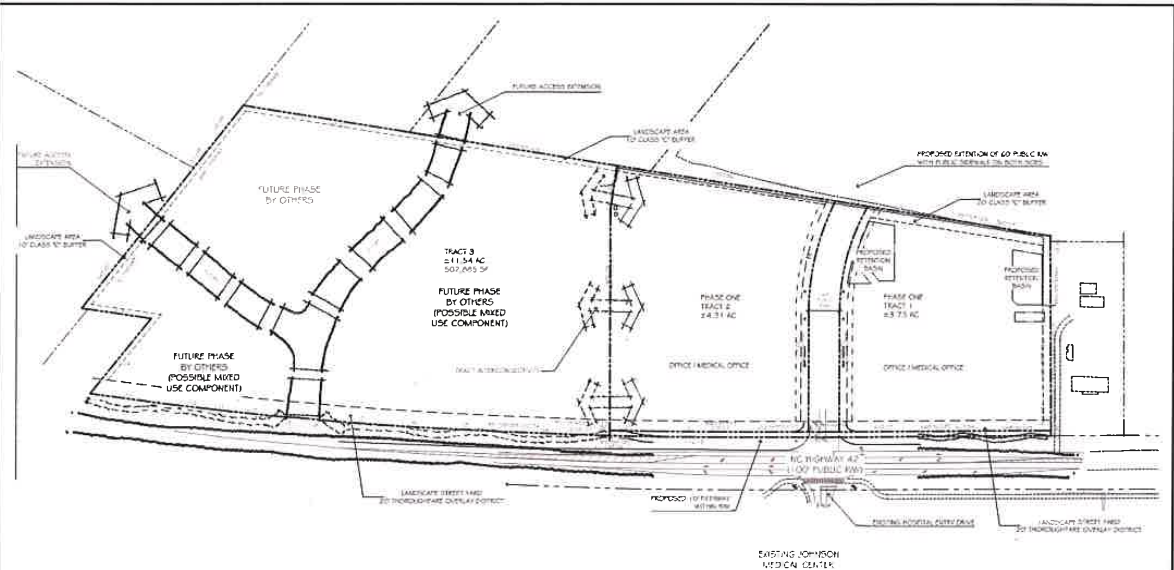
VICINITY MAP:



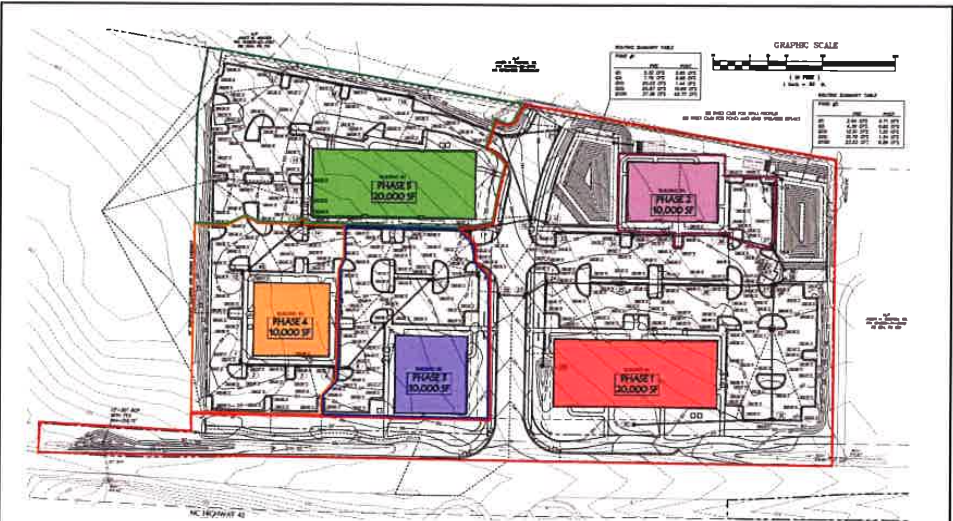
Health Park @ Forty Two West

MetroProperties

2003 Hwy 42 West, Clayton, North Carolina MASTER SITE / SUBDIVISION PLAN 2016-36-SP



CONCEPTUAL MASTER PLAN



PHASING PLAN

CHART IS CURRENT AS OF DECEMBER 2015

NC 42 MIXED USE DEVELOPMENT CHART								
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS OF WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE
OVERALL SITE	8.86 AC	5	0.81 AC	0.00 AC		265,280 SF	120,488 SF	100%
RIGHT OF WAYS	0.81 AC	-	0.81 AC	0.00 AC	35,229 SF	24,226 SF	11,033 SF	9%
PHASE 1	3.23 AC	1	0.00 AC	0.00 AC	120,698 SF	96,753 SF	43,945 SF	36%
PHASE 2	.49 AC	1	0.00 AC	0.00 AC	11,143 SF	14,539 SF	6,604 SF	5%
PHASE 3	1.20 AC	1	0.00 AC	0.00 AC	42,357 SF	36,004 SF	16,353 SF	14%
PHASE 4	1.19 AC	1	0.00 AC	0.00 AC	41,857 SF	35,660 SF	16,197 SF	13%
PHASE 5	1.94 AC	1	0.00 AC	0.00 AC	64,484 SF	58,097 SF	26,387 SF	22%

SITE DATA TABLE

OWNER INFO:
WITHIN TOWN LIMITS OF ETJ: 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. OUTPARCELS SHOULD BE DEVELOPED WITH A MIX OF RETAIL AND NON-RETAIL USES.
6. TO INSURE INTERCONNECTIVITY 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.
7. A 10' RIGHT-OF-WAY DEDICATION ALONG NC HWY 42 IS REQUIRED.
8. SIDEWALKS MUST BE CONSTRUCTED BY THE DEVELOPER ALONG NC HWY 42 WEST AND THROUGHOUT THE DEVELOPMENT TO INSURE PEDESTRIAN CONNECTIVITY IN THE AREA.
9. THE DRIVEWAY TO THE EAST OF AMELIA CHURCH ROAD SHOULD BE DELETED FROM THE PROPOSED MASTER PLAN.
10. MASTER PLAN SHOULD NOTE THE REALIGNMENT OF SHORT JOHNSTON ROAD/NC HWY 42 WEST INTERSECTION.
11. MASTER PLANS SHOULD NOTE THAT THE FINAL DESIGN OF NC HWY 42 WEST IMPROVEMENTS TO BE APPROVED BY NCDOT AND THE TOWN OF CLAYTON.
12. WASTEWATER ALLOCATION REQUEST MUST BE APPROVED BY TOWN COUNCIL.
13. A TRAFFIC IMPACT ANALYSIS MUST BE COMPLETED PRIOR TO ISSUANCE OF ZONING PERMITS.

CONDITIONS OF APPROVAL

MetroProperties
Commercial Real Estate Development
Brokerage Services
1436 Ridge Road
Clayton, North Carolina 27607
Raleigh, North Carolina 27607
919-422-6527



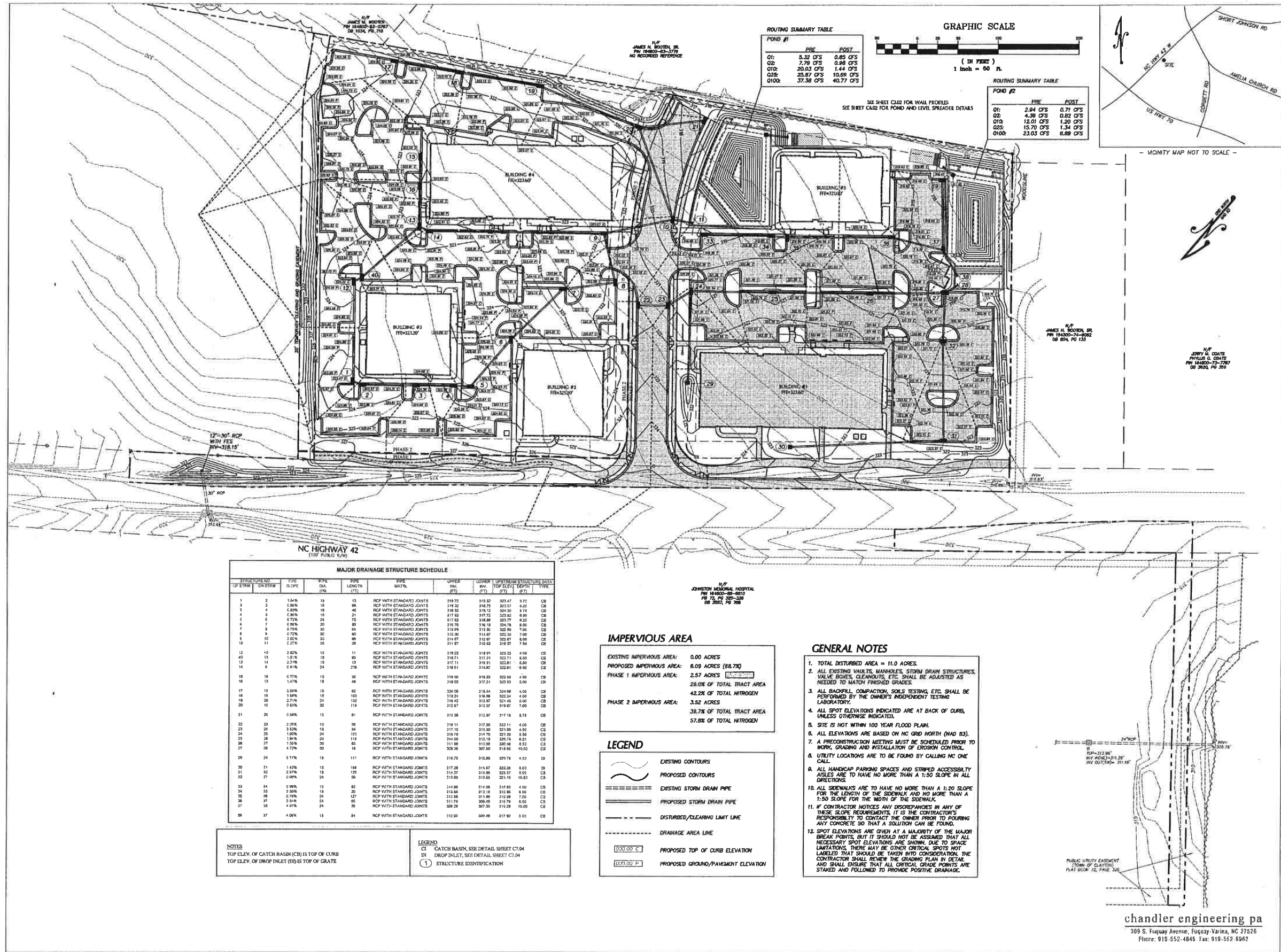
2003 Hwy 42 West, Clayton, North Carolina

PROJECT:
DATE: 3.36.16
REVISIONS: DATE

DRAWN BY:
CHECKED BY:

MASTER PLAN
AND
PHASING PLAN

G0.01



CLINE DESIGN

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

MetroProperties
Commercial Real Estate Development

Headin' Park
at forty two west
2003 Hwy 42 West, Clayton, North Carolina

Not for Construction
PDD-MU 2010-20

SEAL 029458
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
ALL MORE GRADING

PROJECT: C3.01
DATE: 03/28/16
REVISIONS: [] DATE

DRAWN BY: CE
CHECKED BY: JC
Grading
Plan

chandler engineering pa
309 S. Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 Fax: 919-552-8962

C3.01

PUBLIC IMPROVEMENT QUANTITIES

PUBLIC 8" WATER:	1,598 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):	936 LF
PUBLIC STREET (INTERNAL):	485 LF
PUBLIC 5" SIDEWALK:	683 LF
PUBLIC 10' SIDEWALK:	818 LF

UTILITY CROSSING TABLE

CROSSING	PROPOSED GRADE	STORM INV.	SEWER INV.	8" WATER INV.	6" WATER INV.	SEPARATION
CRS-1	321.81'	(15') 312.88'	-	*315.71'	-	-1.0' **
CRS-2	320.19'	(30') 312.87'	-	*316.52'	-	-0.9' **
CRS-3	319.34'	(30') 312.32'	-	*315.87'	-	-0.9' **
CRS-4	318.03'	(15') 313.18'	-	*311.01'	-	-1.0' **
CRS-5	321.82'	(30') 315.07'	-	*318.25'	-	-0.7' **
CRS-6	323.62'	(18') 318.01'	-	*318.95'	-	-0.4' **
CRS-7	323.79'	(24') 317.37'	-	*320.12'	-	-0.8' **
CRS-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

1. INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT. INSTALL WATER SERVICES WITH NO LESS THAN 18-IN OF COVER TO SUBGRADE.
2. 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.
3. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
4. 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.
5. 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 CABLE.
6. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
7. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
8. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSSBC AND OSHA REQUIREMENTS.
9. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
10. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICES TO ADJACENT FACILITIES.
11. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS.
13. 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 6" 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 CLEANOUTS AS REQUIRED.
14. 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.
15. 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 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.
 - (2) 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.
 - (3) 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		EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	— E —	— E —	LIGHT POLE	LP	*
ELECTRICAL (UNDERGROUND)	— U —	— U —	UTILITY POLE	UP	*
FOUNDATION DRAIN	— FD —	— FD —	MANHOLE	MH	●
GAS	— G —	— G —	CLEAN OUT	CO	●
SANITARY SEWER	— SS —	— SS —	DROP INLET/CATCH BASIN	DL CB	■
TELEPHONE (OVERHEAD)	— T —	— T —	FIRE HYDRANT	FH	+
TELEPHONE (UNDERGROUND)	— UT —	— UT —	WATER VALVE	WV	+
WATER	— W —	— W —	POST INDICATOR VALVE		+
ROOF DRAIN	— RD —	— RD —	THRUST BLOCKING		+
FORCE MAIN (SEWER)	— FM —	— FM —	DOWNSPOUT CONNECTION		+
FIRE PROTECTION	— PD —	— PD —			
PLANTER DRAIN	— CP —	— CP —			
CHILLED WATER	— CW —	— CW —			
STORM DRAIN	— SD —	— SD —			

KEY NOTES

- (A) FIRE HYDRANT ASSEMBLY. SEE DETAIL SHEET C5.04. FOR CLARITY, THE LAST LEG OF PIPE SHALL BE DR PER THE DETAILS.
- (B) CLEANOUT. SEE DETAIL SHEET C5.06.
- (C) 4" DIAMETER SANITARY SEWER MANHOLE. SEE DETAIL SHEET C5.06.
- (D) EXTEND SERVICE TO WITHIN 5'-0" OF BUILDING WALL. REFER TO PLUMBING PLANS FOR EXACT LOCATION AND INVERT ELEVATION.
- (E) 8" X 6" REDUCER.
- (F) 8" X 6" TEE.
- (G) 8" X 6" TEE.
- (H) 8" GATE VALVE AND BOX. SEE DETAIL SHEET C5.04.
- (I) 6" GATE VALVE AND BOX. SEE DETAIL SHEET C5.04.
- (J) 2" WATER METER. SEE DETAIL SHEET C5.03.
- (K) 2" DOMESTIC WATER TAP.
- (L) 2" TEMP. BLOW-OFF ASSEMBLY. SEE DETAIL SHEET C5.04.
- (M) TYPICAL CATCH BASIN. SEE DETAIL SHEET C5.03.
- (N) TYPICAL DROP INLET. SEE DETAIL SHEET C5.03.
- (O) 8" X 16" TAPPING SLEEVE AND VALVE. SEE DETAIL SHEET C5.04. COORDINATE TAPPING PROCEDURES WITH JOHNSTON COUNTY. CONTRACTOR SHALL PROVIDE JOHNSTON COUNTY WITH 48 HOURS ADVANCED NOTICE PRIOR TO MAKING THE TAP.
- (P) 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.
- (Q) STEEL DISCHARGE PIPE BY BORE AND JACK. SEE DETAIL SHEET C5.07.
- (R) 8" X 8" CROSS.
- (S) 5" DIAMETER SANITARY SEWER MANHOLE WITH EXTENDED BASE. SEE DETAIL SHEET C5.06.
- (T) 2" GATE VALVE AND BOX. SEE DETAIL SHEET C5.04.

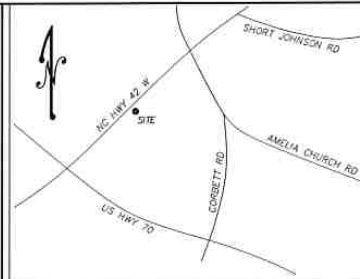
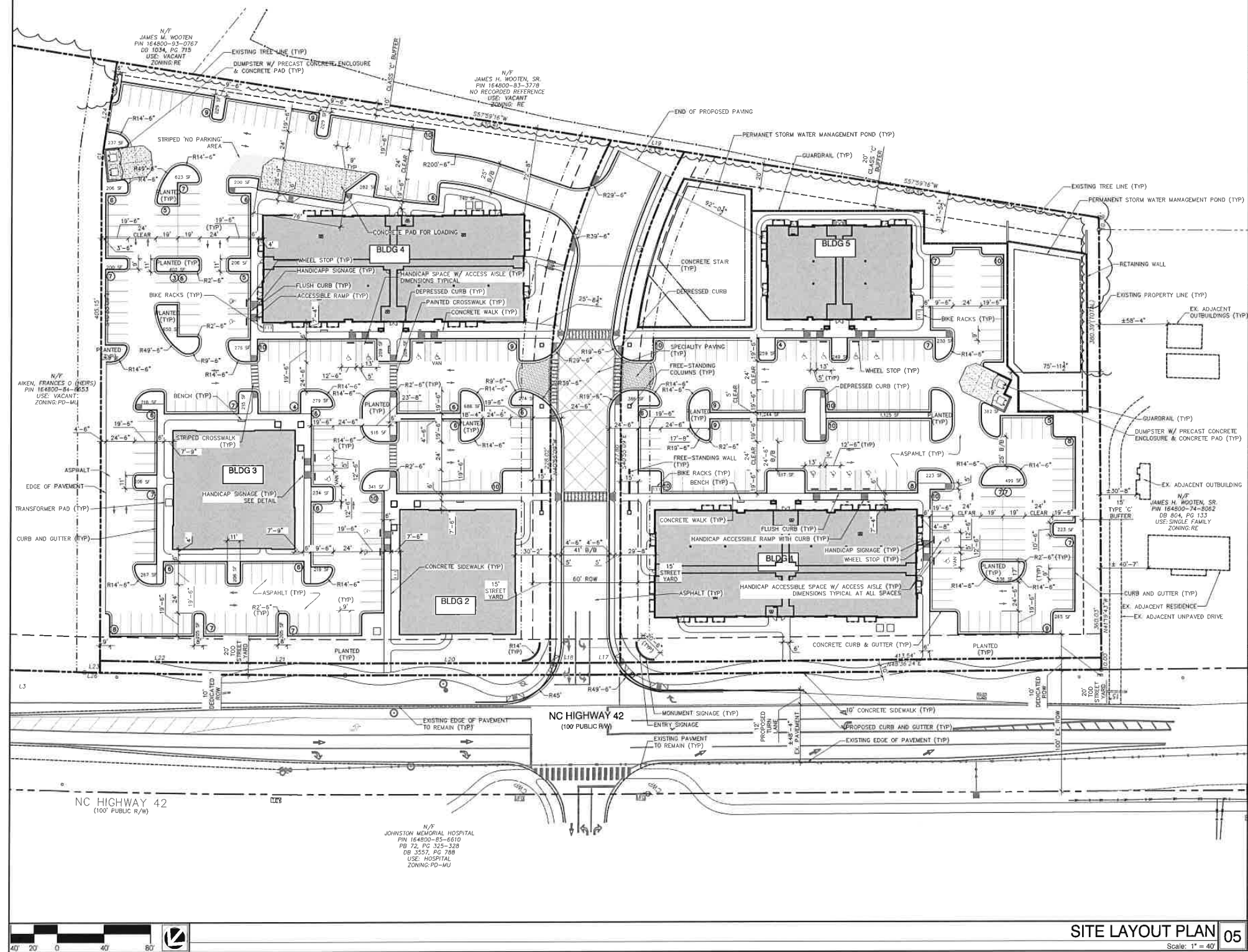
chandler engineering pa
309 S. Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 Fax: 919-552-5962

DRAWN BY: CE
CHECKED BY: JC
Utility
Plan

C5.01

NOTES:

- 1) BUILDING PARAPET HEIGHTS VARY FROM 20'-4" TO 30'-0" (ALSO SEE PAGE A2.10)
- 2) BUILDING AREAS: (1) 20,000 SF, (2) 10,000 SF, (3) 10,000 SF, (4) 20,000 SF, (5) 10,000 SF



VICINITY MAP 04
Scale: 1" = 2500'

LINE	BEARING	LENGTH
L1	N48°31'53"E	116.13
L19	S37°29'16"W	63.81
L20	N42°05'21"E	176.02
L21	N48°31'53"E	116.04
L22	N50°09'14"E	94.90
L23	S40°35'03"W	10.00
L24	S32°00'44"E	68.34
L25	N50°09'14"E	94.76

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	200.00	31.17	15.62	N34°27'27"W	31.14	254.26°
C2	400.00	220.00	112.15	N27°13'05"W	217.91	272°41'09"
C3	400.00	211.56	108.31	N25°46'14"W	209.10	201°18'11"

LINE/CURVE DATA 03

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIGITAL SURVEY SUPPLIED BY CHANDLER LAND SURVEYING.
3. ALL HANDICAP PARKING SPACES AND STRIPED ACCESS AREAS TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS.
4. ALL HANDICAP ACCESSIBLE RAMPS TO HAVE MAX. SLOPE OF 8.33% FOR MAX. RUN OF 6'.

NOTES 02

OWNER	AIKEN, FRANCES O (HERS) 6408 OLD FAIRGROUND ROAD BENSON, NC 27504		
DEVELOPER	FORTY TWO WEST HEALTH PARK LAND, LLC C/O JAY JOHNSON 3305 DURHAM DR. STE. 113 RALEIGH, NC 27603 919.422.6527		
PIN	164800-84-6653		
ZONING	PD-MU		
EXISTING USE	AGRICULTURE FIELD		
PROPOSED USE	OFFICE, MEDICAL OFFICE		
TOTAL AREA	350,827 SF 8.05 AC		
TRACT 1	162,810 SF	3.73 AC	
TRACT 2	168,017 SF	3.81 AC	
TRACT 3 (FUTURE PHASES)	350,827 SF	8.05 AC	
BUILDING GROSS SQUARE FOOTAGE	2,178 SF		
EXISTING TO BE DEMOLITION	0 SF		
EXISTING TO REMAIN	70,000 SF		
PROPOSED			
VEHICULAR USE AREA	151,118 SF 3.46 AC		
TRACT 1	87,384 SF	2.00 AC	
TRACT 2	63,724 SF	1.46 AC	
	151,118 SF	3.46 AC	
PARKING			
TOTAL SPACES REQUIRED	280 SPACES		
(1 SPACE/250 SF GFA) X 70,000 SF	359 SPACES		
TOTAL SPACES PROPOSED			
HANDICAP SPACES REQUIRED	8 SPACES		
HANDICAP SPACES PROPOSED	20 SPACES		
(17 CAR AND 3 VAN)			
IMPERVIOUS AREA PROPOSED	265,280 SF 6.09 AC		
TRACT 1	111,949 SF	2.57 AC	
TRACT 2	153,332 SF	3.52 AC	
	265,280 SF	6.09 AC	
ROAD LINEAR FOOTAGE	444 LF		
PROPOSED			
INSIDE CLAYTON TOWN LIMITS	YES		
ELECTRICAL SERVICE PROVIDER	PROGRESS ENERGY		

SITE LAYOUT PLAN 05
Scale: 1" = 40'

SITE DATA 01



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919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

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Commercial Real Estate Development



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PDD-MU 2010-20

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DATE: 03.28.16
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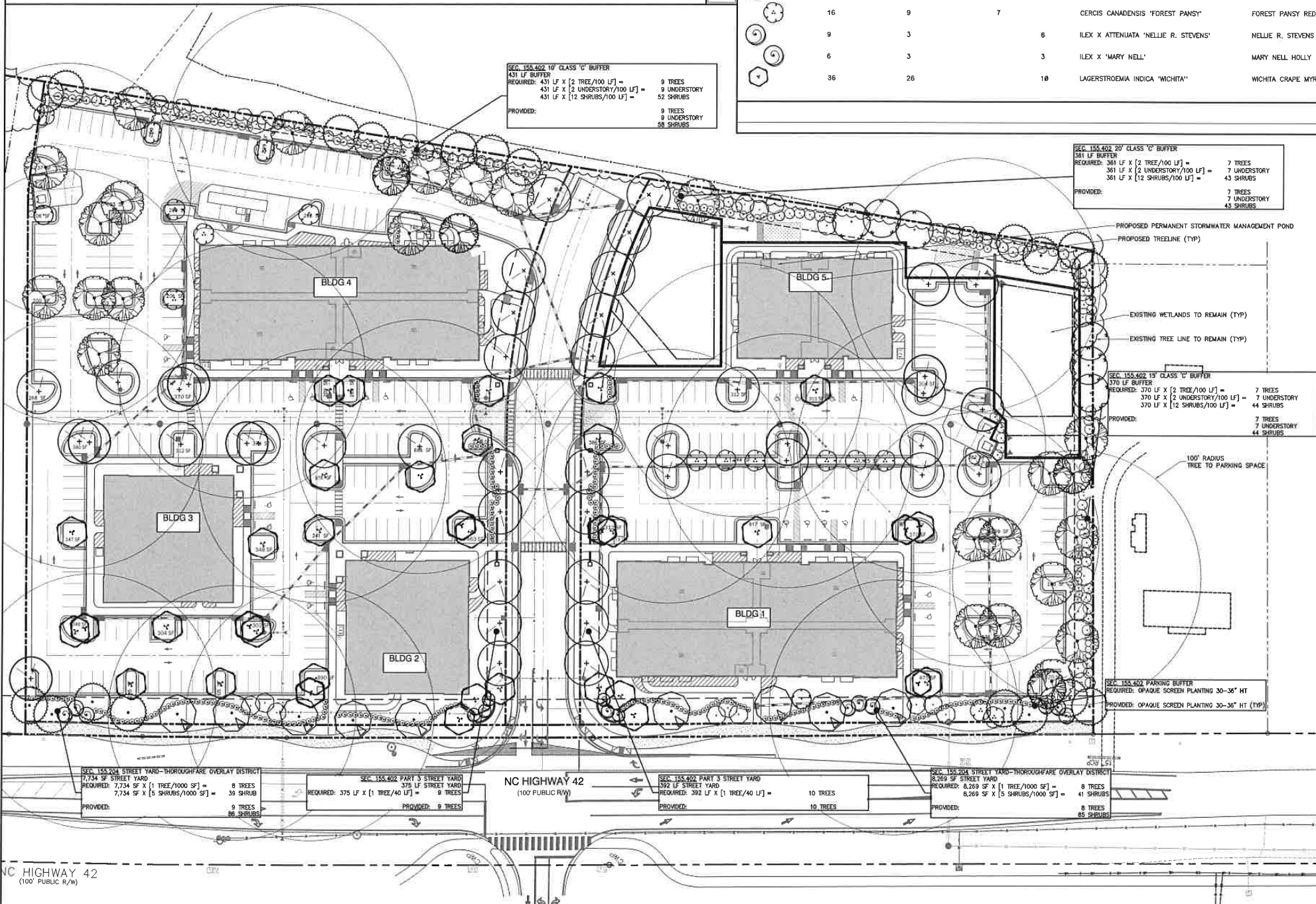
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SITE LAYOUT
PLAN

SD1.00

SHRUBS	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	HT.	SPR.
1	228		126			182	ILEX VOMITORIA BORDEAUX™ 'CONDEAUX' PP#8779	BOURDEAUX YALPON HOLLY	38-36"	24"-36"
2	69	22		38	9		LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	24-36"	24-36"
3	18		5			5	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	28-24"	18-24"
4	12		8		4		MYRICA CERIFERA	WAX MYRTLE	24-36"	28-28"
5	79	21		28	31	7	VIBURNUM ANABIKI 'CHINDO'	CHINDO VIBURNUM	38-36"	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.

LANDSCAPE NOTES 04



CANOPY TREES	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.
1	9		5			4	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' MAPLE	2.5"	12'-14'	8'-18'
2	6	3			3		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3.5"	14'-16'	18'-12'
3	2		1			1	MAGNOLIA X 'JANE'	JANE SAUCER MAGNOLIA	-	8'-18'	6'-8'
4	19	3	4	7	1	4	PINUS TAEDA	LOBLOLLY PINE	2.5"	12'-14'	6'-8'
5	28	1	11	2	3	11	QUERCUS SHUMARDII	SHUMARD RED OAK	2.5"	12'-14'	8'-18'
6	43		17			26	ULMUS 'ALLEE ELM'	ALLEE ELM	2.5"	18'-12'	8'-18'
UNDERSTORY TREES	QTY	T1-B BUFFER	T2-PLANT	T2 BUFFER	T1 BUFFER	T1 PLANT	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.
7	32	7	3	9	7	6	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	6'-8'	4'-5'
8	16		9		7		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"	6'-8'	6'-8'
9	9		3			6	ILEX X ATTENUATA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2"	6'-8'	4'-6'
10	6		3			3	ILEX X 'MARY NELL'	MARY NELL HOLLY	2"	6'-8'	3'-4'
11	36		26			10	LAGERSTROEMIA INDICA 'WICHITA'	WICHITA CRAPE MYRTLE	2.5"	6'-8'	6'-8'

PLANT SCHEDULE 02

SEC. 155.402 PART 1 LANDSCAPE AREAS	
TOTAL AREA	350,827 SF 8.05 AC
TRACT 1	162,810 SF 3.73 AC
TRACT 2	188,017 SF 4.31 AC
TRACT 3	350,827 SF 8.05 AC
TOTAL PROPOSED	502,885 SF 11.45 AC
REQUIRED LANDSCAPE AREA	70,165 SF
TOTAL PROVIDED	86,673 SF
TRACT 1	OVERLAY DISTRICT, MAX 67% OF REQ. 6,079 SF
TRACT 1 TOTAL	NEW LANDSCAPE AREAS 42,275 SF
TRACT 2	OVERLAY DISTRICT, MAX 67% OF REQ. 7,734 SF
TRACT 2 TOTAL	NEW LANDSCAPE AREAS 30,281 SF
TRACT 3	OVERLAY DISTRICT, MAX 67% OF REQ. 7,734 SF
TRACT 3 TOTAL	NEW LANDSCAPE AREAS 30,281 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 TREES	73 CANOPY TREES
UNDERSTORY TREES	70 UNDERSTORY TREES
SHRUBS	246 SHRUBS
SEC. 155.402 PART 2 BUFFERS	
PARKING BUFFERS	SEE PLAN
PARKING ADJUTING FRONTAGE TO BE SCREENED	30' MIN HT AT INSTALLATION, 36' MIN HT. IN 2 YEARS
PROJECT CLASS 'C' BUFFERS REQUIRED	SEE PLAN
ALONG ALL BOUNDARIES	(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 8,269 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
TOTAL PROVIDED STREET YARD TREES	16 TREES

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DESIGN

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919/836-1280 FAX
ClineDesignAssoc.com

MetricProperties
Commercial Real Estate Development

HealthPark
at forty two west

2003 Hwy 42 West, Clayton, North Carolina

PROJECT:

DATE: 03.28.16

REVISIONS:

DATE:

DRAWN BY: SP

CHECKED BY: MWL

LANDSCAPE PLAN

LANDSCAPE PLAN 03

LANDSCAPE CALCULATIONS 01

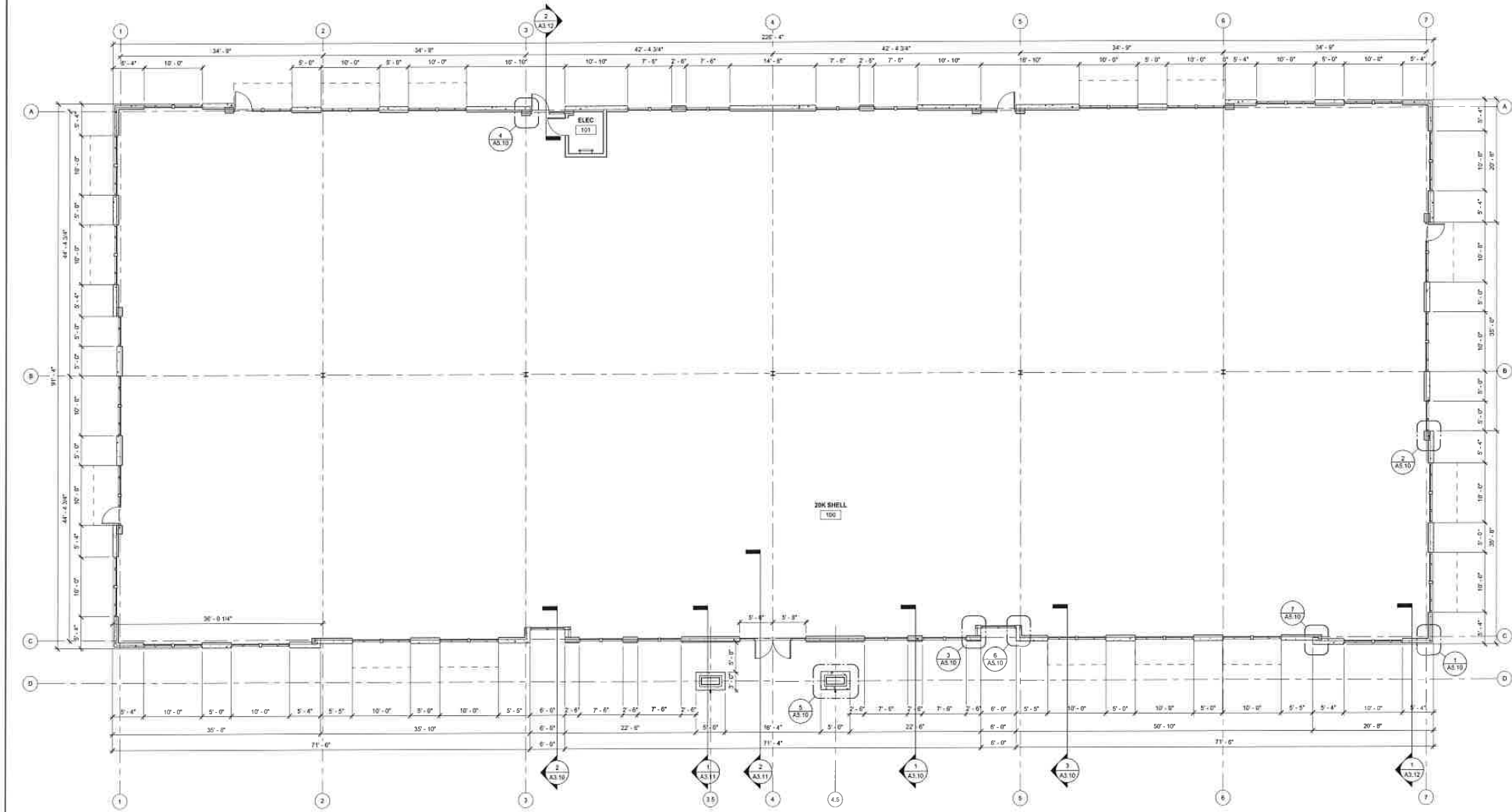
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CONCRETE ENTRY MONUMENT WALL 02

CONCRETE MONUMENT COLUMN SECTION

MONUMENT COLUMN AND WALL, ELEVATION 03

CONCRETE MONUMENT WALL



GENERAL NOTES

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

2. THE CONTRACTOR SHOULD BE ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND DUCTWORK MAY BE LIMITED IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK AND MAKE ADJUSTMENTS WITH THE ARCHITECT'S APPROVAL TO THE ROUTING OF THESE ITEMS AS REQUIRED. ANY REWORK RESULTING FROM THE FAILURE TO COORDINATE WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEALED PER UL APPROVED METHODS.

4. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SCHED 40 STEEL INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTERS NO SMALLER THAN 2" HIGH. SEE NCBC SECTION 701.2.

5. CONTRACTOR IS TO REPLACE ALL AREAS OF NEW FIRE PROOFING DAMAGED DURING THE INSTALLATION OF WORK. REPAIR FIRE PROOFING MUST BE EQUAL TO REQUIRED RESISTANCE RATINGS.

6. ALL DOORS SHALL BE MOUNTED MIN. 4" FROM THE INTERIOR FACE OF WALL TO THE EDGE OF THE DOOR UNLESS OTHERWISE NOTED.

7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL BLOCKING AND REINFORCING AS REQUIRED FOR THE INSTALLATION OF TOILET PARTITIONS, TOILET ACCESSORIES, HANDRAILS, AND MILLWORK INDICATED IN THE DRAWINGS.

8. GRADE AND SIDEWALK TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

9. WOOD IN CONTACT WITH MASONRY, CONCRETE OR USED ON ROOF IS TO BE PRESURE PRESERVATIVE TREATED.

10. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS, U.N.O.

11. PROVIDE SEALANT BETWEEN WINDOW & DOOR FRAMES AND ADJACENT WALLS BOTH SIDES.

12. ALL WALLS RECEIVING DIPSUM ARE TO BE TAPED & SANDED, READY FOR TENANT FIT-UP U.N.O. SEE FINISH SCHEDULE FOR FINISHES IN COMMON AREAS.

13. ALL WALLS THAT DO NOT EXTEND TO DECK ARE TO BE BRACED TO STRUCTURE ABOVE, 48" O.C. PLACE BRACES TO MISS UTILITIES, DUCTS, ETC.

14. WALL PARTITION LEGEND, SEE G1.30.

15. DIMENSIONS ARE FACE OF STUD (F.D.S.) TO FACE OF STUD, FACE OF COLUMN & FACE OF MASONRY/METAL PANELS U.N.O.

16. SEE SHEET AX.XV FOR ALL EXTERIOR WINDOWS.

17. SEE INTERIOR PLANS & ELEVATIONS FOR DETAILS & SECTIONS.

KEYED NOTES - PLAN

KEYED NOTE LEGEND

Key Value	Keynote Text
1	WINDOW TYPE - SEE A6.10 - A6.XX
101	DOOR NUMBER/TYPE - SEE A6.01 - A6.XX
1	WALL TYPE - SEE G1.30
FEB	FIRE EXTINGUISHER ON BRACKET, 42" A.F.F TO HANDLE
FEC	FIRE EXTINGUISHER CABINET, 42" A.F.F TO HANDLE
Ø	FLOOR DRAIN, SEE MEP DRAWINGS

SYMBOL LEGEND

1

101

1

FEB

FEC

Ø

WALL LEGEND

1 HOUR RATED WALL

2 HOUR RATED WALL

CLINE DESIGN

125 N. Harrington St.
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919/836-1280 FAX
ClineDesign Assoc Inc

Metrocon Inc.

Health Park @ Forty Two West
2003 Hwy 42 West
Clayton, North Carolina

NOT FOR CONSTRUCTION

Site Plan Submittal

PROJECT: _____

DATE: 03.28.16

REVISIONS: _____

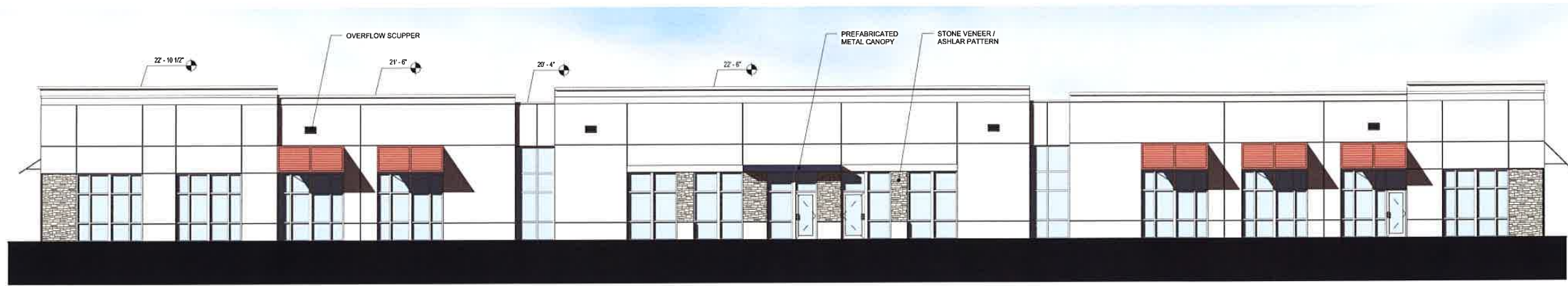
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FLOOR PLAN - 20K

A1.10



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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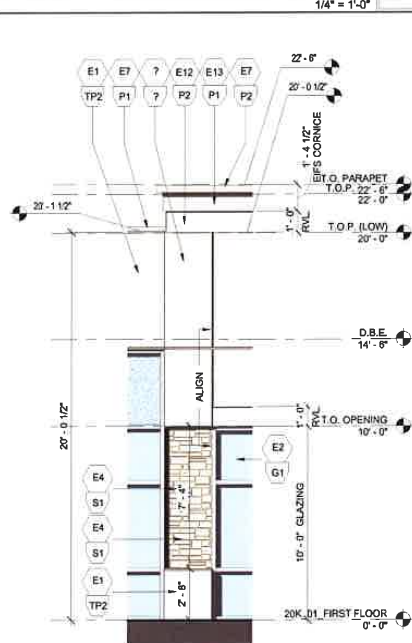
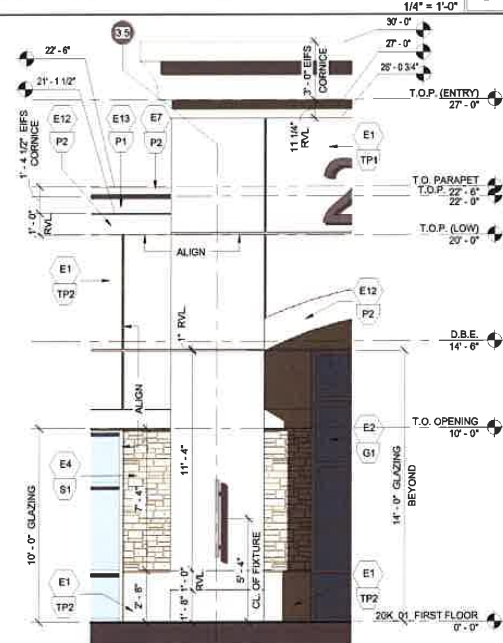
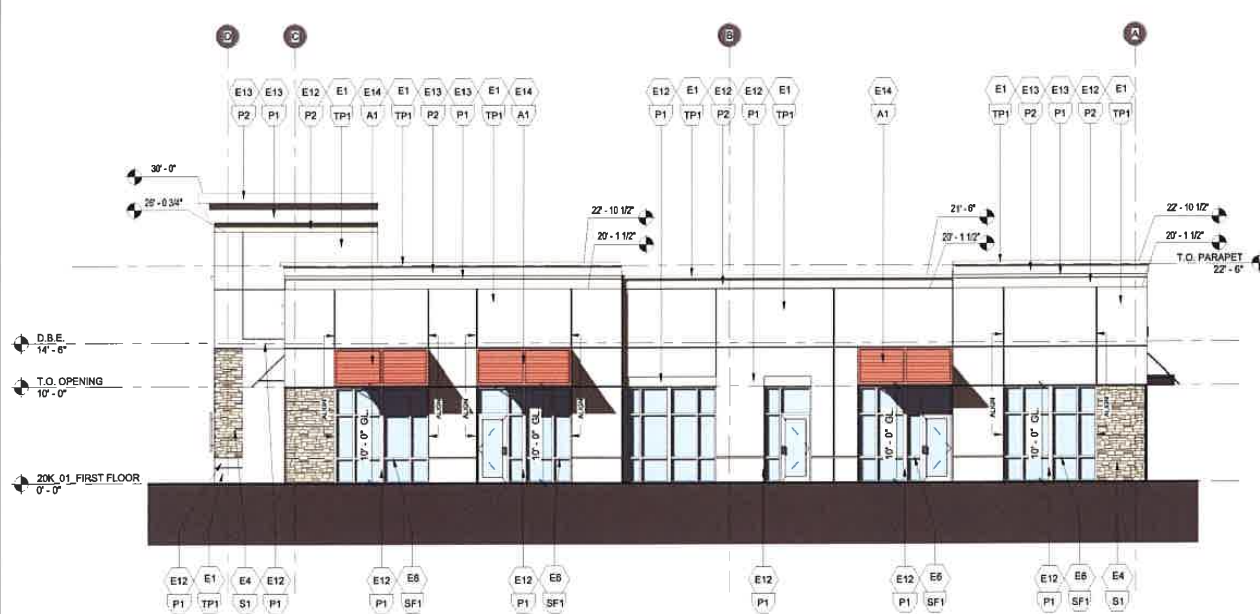
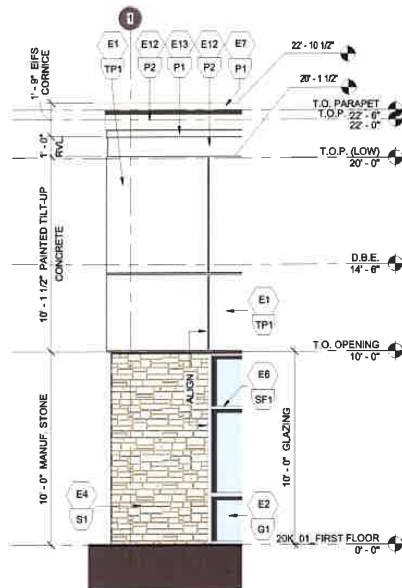
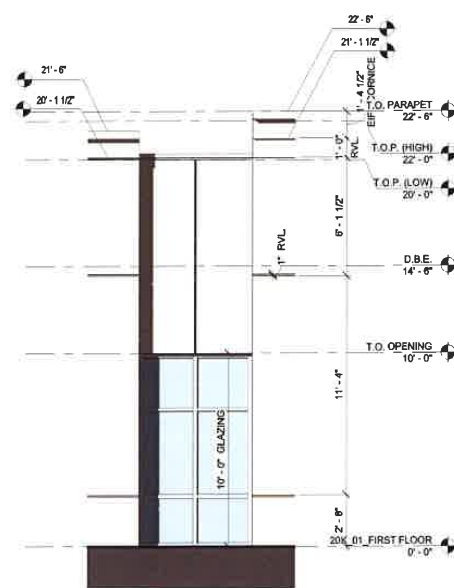
Site Plan
Submittal

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REVISIONS: | DATE

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CHECKED BY: Checker

EXTERIOR
ELEVATIONS - 20K

A2.10



TILT-UP CONCRETE PANEL
 TP1 "WHITE - TEXTURE PAINT COLOR TO BE SELECTED BY ARCHITECT
 TP2 "YELLOW - TEXTURE PAINT COLOR TO BE SELECTED BY ARCHITECT

EIFS/STUCCO
 E/S1 COLOR 1
 E/S1 COLOR 2

E - ELEVATION NOTES

E1 TEXTURE PAINTED TILT-UP CONCRETE PANEL

E2 VISION GLAZING - PPG SOLARBAN 700L, SOLERA - CLEAR

E3 SPANDREL GLAZING - PPG SOLARBAN 700L, COLEXTA TO MATCH VISION GLASS

E4 MANUFACTURED STONE - OWNER TO PROVIDE

E5 PREFABRICATED METAL CANOPY - KAPAS - FLAT SOFFIT DECK - CLEAR ANODIZED AS BASIS OF DESIGN

E6 EXTERIOR LIGHT FIXTURE - DELTA - BE COOL X128 AS BASIS OF DESIGN

E7 METAL COPING, TYP.

E8 OVERFLOW SCUPPER, COLORED TO MATCH METAL PANEL, MIN 2" ABOVE PRIMARY, MAX 4"

E9 EXTERIOR LIGHT FIXTURE - DELTA - BE COOL X128 AS BASIS OF DESIGN

E10 DIECAST ALUMINUM SIGNAGE LETTERS, STYLE/COLOR TO BE SELECTED BY ARCHITECT

E11 FINISH MILLION EXTENSIONS

E12 T-PANEL REVEAL - SEE ENLARGED ELEVATIONS. PAINT TO MATCH ADJACENT METAL PANEL, U.N.O.

E13 EIFS CORNICE

E14 BANANA STYLE SHUTTER AWNING

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED WITHIN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SEE WINDOW ELEVATIONS/GLAZING SCHEDULE A6.10 FOR LOCATION AND COLOR OF GLAZING.
3. GRADE SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

PROJECT:	
DATE: 03.28.16	
REVISIONS:	DATE

DRAWN BY: BDJ, MDR
CHECKED BY: MTM

**EXTERIOR
ELEVATIONS - 20K**

**EXTERIOR
ELEVATIONS - 20K**

A2.11

CLINE
DESIGN

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

MetroProperties
Commercial Real Estate Development
Brokerage Services

HealthPark
at forty two west

2003 Hwy 42 West, Clayton, North Carolina

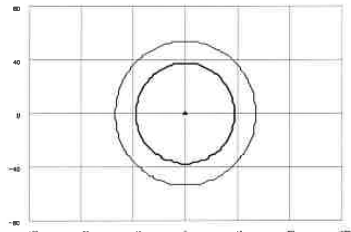


ISOFOOTCANDLE CURVES

FIXTURE: MITCHELL w/ TOP HAT/RISS/BANDS/MEDALLIONS
MOUNTING HEIGHT: 16 FT
LAMP: 100V, 9000 LUMENS, METAL HALIDE
PATTERN: TYPE V, SEMI-CUTOFF

ASSY # L9KMMTHRMBL2C

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.



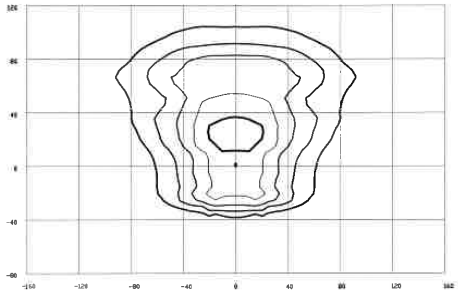
LEGEND (OUTER to INNER) 0.000 0.200 0.300

ISOFOOTCANDLE CURVES

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

POLE ASSY # PLS30ABDS0BL2C (BLACK)
ASSY # L33KPM35SBL2C (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.

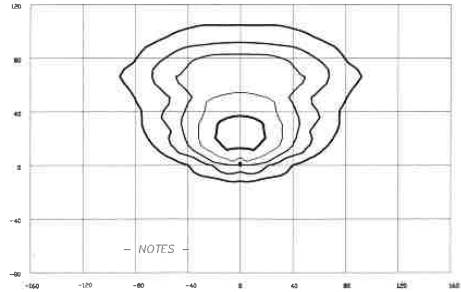


ISOFOOTCANDLE CURVES

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

POLE ASSY # PLS30ABDS0BL2C (BLACK)
SHIELD ASSY # LLSB24GEGLHBL2C (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.



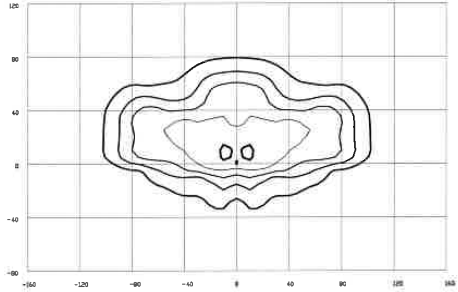
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ISOFOOTCANDLE CURVES

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

POLE ASSY # PLS30ABDS0BL2C (BLACK)
ASSY # L33KPM35SBL2C (BLACK)
SHIELD ASSY # LLSB24GEGLHBL2C (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.



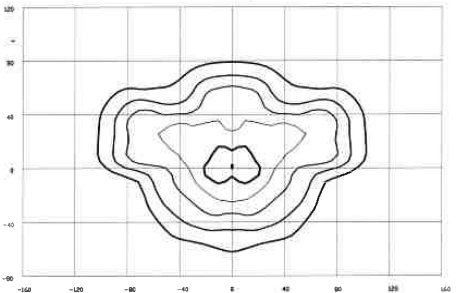
LEGEND (OUTER to INNER) 0.100 0.250 0.500 1.00 2.00

ISOFOOTCANDLE CURVES

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

POLE ASSY # PLS30ABDS0BL2C (BLACK)
ASSY # L33KPM35SBL2C (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 this lighting design are provided values and are based on specific information that has been supplied to Progress Energy. Any deviations in the supplied information, differences in luminaire installation, lighted area geometry, including elevation differences, reflective properties of surrounding surfaces, obstructions (towers or otherwise) in the lighted area, or lighting from sources other than those listed in this design may produce different results from the predicted values. Normal tolerances of outage, lamp output, and input and luminaire manufacturers will also affect results.



Progress Energy

PROPRIETARY & CONFIDENTIAL

This document together with the drawings and designs presented herein, is the property of Progress Energy, and is intended only for the specific purpose and project stated on the title block of this drawing. Any copying, reproduction or disclosure of the drawings, design or any information contained herein by the licensee, customer or other entities, including without limitation, vendors, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted without prior written consent from, and payment of compensation to Progress Energy. Progress Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

HEALTH PARK AT 42 WEST

CLAYTON, NC

LIGHTING PLAN

DESIGNED BY: J. Ferguson

DATE: 03/01/2010

PROJECT: 10-000000

SCALE: 1" = 50'

LIGHTING PLAN 01

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
PDD-MU 2010-20

PROJECT: 10-000000
DATE: 03/28/10
REVISIONS: DATE

DRAWN BY:
CHECKED BY:
LIGHTING PLAN

LT1.00

Page 82 of 108



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
March 28, 2016*

STAFF REPORT

Application Number: 2016-38-SUP (Special Use Permit)
Project Name: 222 & 224 E Main Street Lounge

NC PIN/ Tag#: 166913-12-0660 / 05015075
Town Limits/ETJ: Town Limits
Overlay: Downtown
Applicant: James Lipscomb c/o J&B Real Estate
Owners: James Lipscomb c/o J&B Real Estate

Neighborhood Meeting: Held March 10, 2016
Public Noticing: Property posted March 18, 2016

PROJECT LOCATION: The project is located at 222 and 224 East Main Street, between the old ABC Plumbing building and Primo's Pizza.

REQUEST: The applicant is requesting special use permit approval for a Cocktail Lounge.



SITE DATA:

Acreage: ±0.1 acres
Zoning: Central Business (B-1)
Existing Use: Commercial/vacant

DEVELOPMENT DATA:

Proposed Uses: Cocktail Lounge
Buildings: Two buildings, 1,584 square feet
Number of Stories: One story (max height of 15'4")
Impervious Surface: ±3,300 square feet (approx. 77%)
Required Parking: 17 spaces (1 space per 3 seats)
Capacity/seating: 49 seats
Proposed Parking: Common downtown parking areas will be utilized
Fire Protection: Town of Clayton Fire Department.
Access/Streets: The main entrance to the building will be on Main St. There is no parking lot or driveway associated with this project.

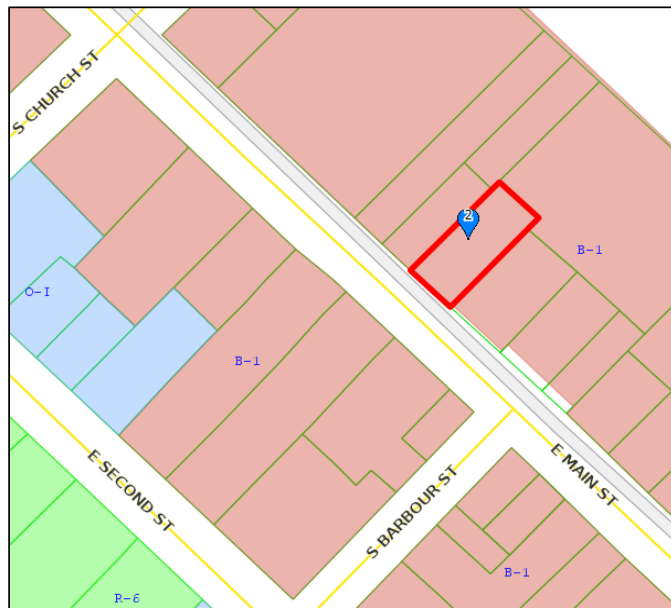
ADJACENT ZONING AND LAND USES:

North: Zoning: Central Business (B-1)
Use: Vacant (planned parking)

South: Zoning: B-1
Use: Commercial

East: Zoning: B-1
Use: Commercial, Restaurant

West: Zoning: B-1
Use: Vacant (Commercial)



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval for a 49 seat, 1,584 square foot cocktail lounge. The project represents an investment of approximately \$100,000 in an existing historic downtown building on Main Street in the heart of the central business district. In addition to full interior renovation, there will be a façade upgrades to the building and an outdoor patio installed in the rear.

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with request for a special use permit, an applicant shall submit a site plan for review and approval. The site plan layout (as an in-line building on Main Street) is provided as an attachment to this staff report; highlights include façade enhancement, interior renovation, opening previously bricked-in side windows, and addition of a rear patio.

Consistency with the Comprehensive Plan

The proposed development is consistent with the Comprehensive Plan, which encourages these uses and intensities in the downtown.

Consistency with the Unified Development Code

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Landscaping and Buffering

B-1 zoning district allows 100% impervious surface. Buffering is not needed based on surrounding zoning.

Signs

Signage will be governed by the Downtown Overlay District and shall require separate sign process and permits.

Site Design

The site is on Main Street. No major exterior renovations are proposed, except for the patio area in the rear. Setbacks and impervious area restrictions in the B-1 zoning district are very forgiving, and this development stays within those requirements.

Multi-Modal Access

The building will meet handicapped accessibility requirements and a bicycle rack is required for bicycle parking.

Architecture

The building interior and exterior are undergoing substantial renovation, including restoring some historical architectural features that have been uncovered. The proposed changes will fit well with surrounding buildings.



Waivers/Deviations/Variances from Code Requirements

None.

FINDINGS

When considering a Special Use Permit application, The Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.711 (I) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONSIDERATIONS

- The Town Council approves Special Use Permits.

RECOMMENDATION:

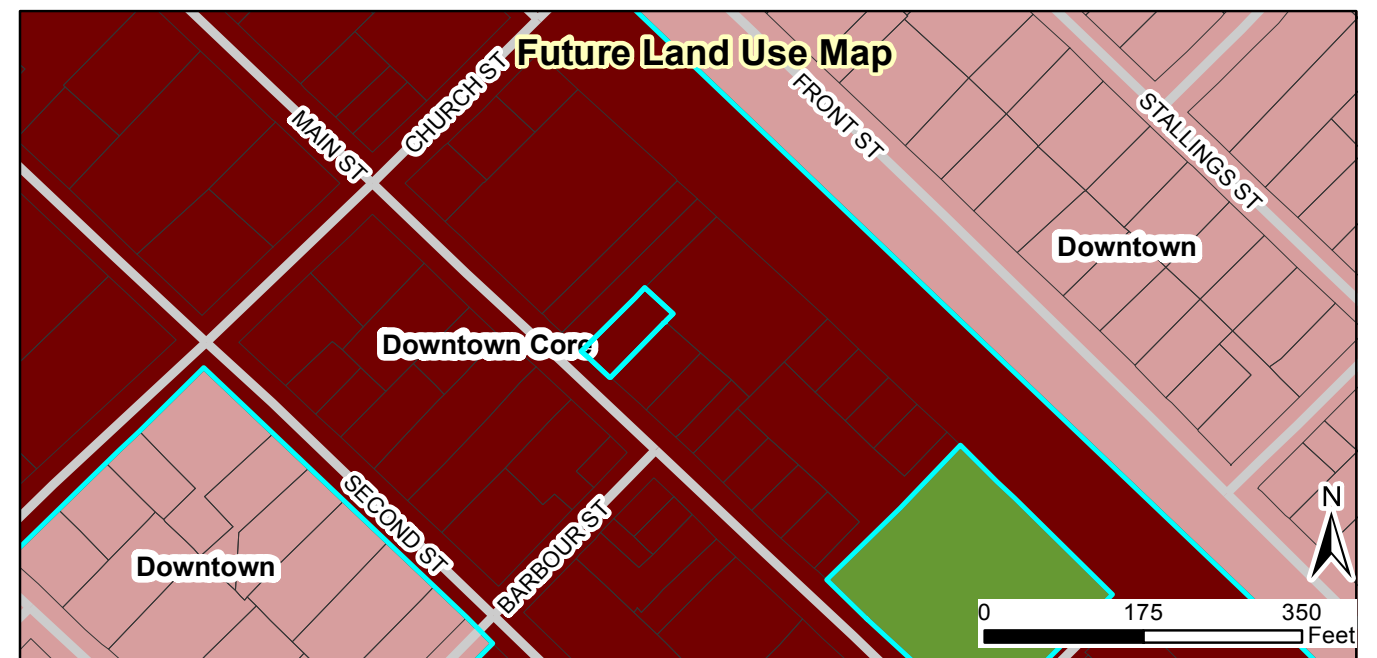
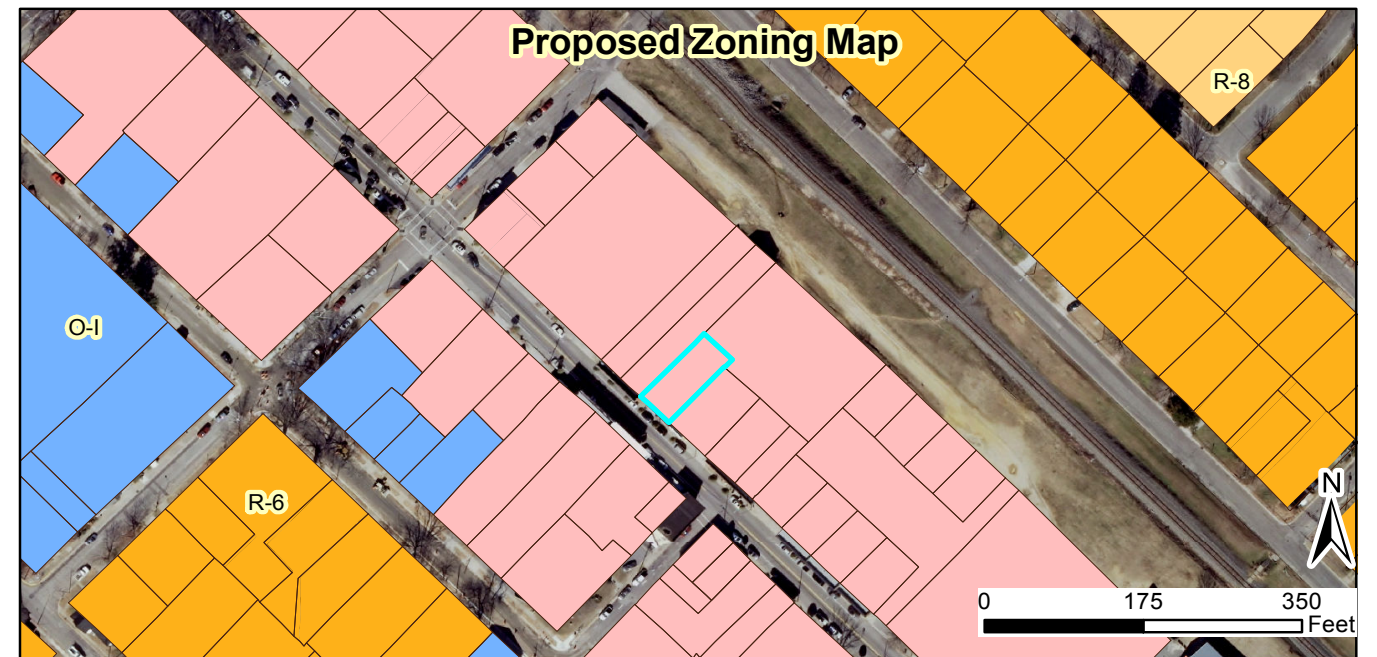
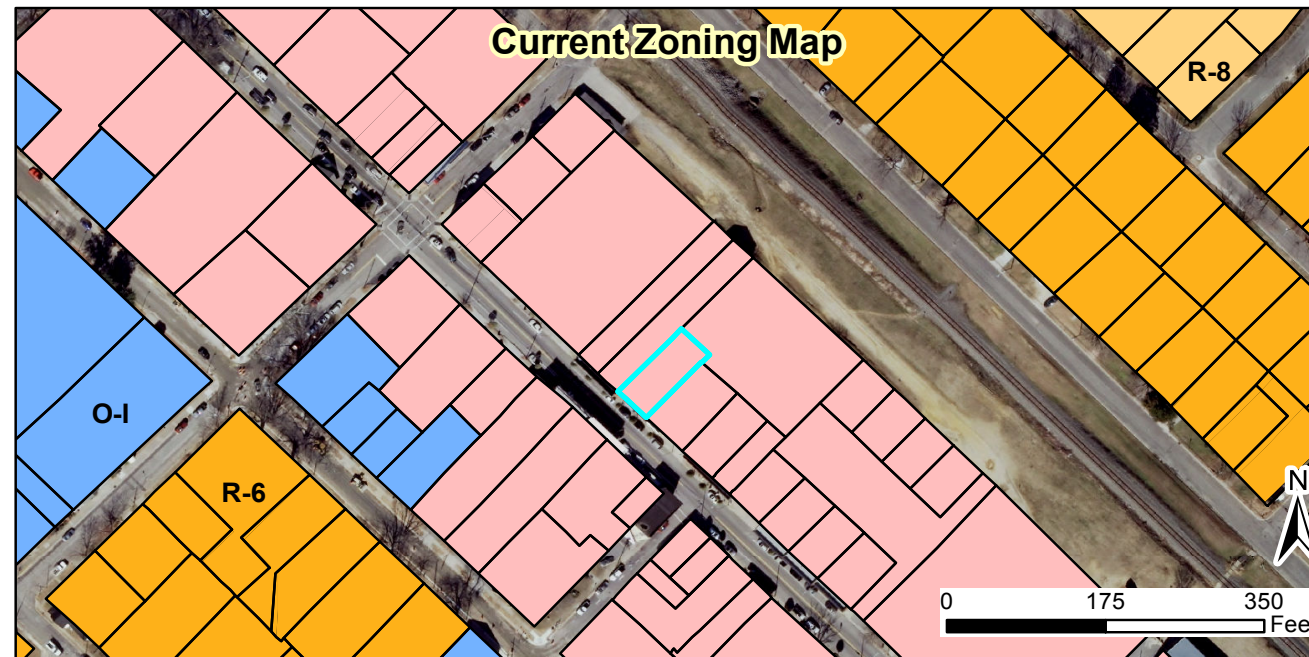
Staff is recommending approval of the Special Use Permit with the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval and displaying the Conditions of Approval shall be submitted to Planning Department for final approval.
 3. All roof mounted and ground mechanic equipment must be completely screened from view.
 4. Utility fees shall be paid to the Town prior to issuance of any building permits.
 5. A final landscape/site inspection shall be performed by the Planning Department prior to the issuance of a Certificate of Occupancy.
-

ATTACHMENTS

- 1) Findings of Fact
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Associated Site Plan and Elevations



2016-38-SUP: 222 and 224 E Main St Cocktail Lounge

Applicant: J & B Real Estate c/o James Lipscomb
 Property Owners: J & B Real Estate
 Parcel ID: 166913-12-0660
 Tag #: 05015075

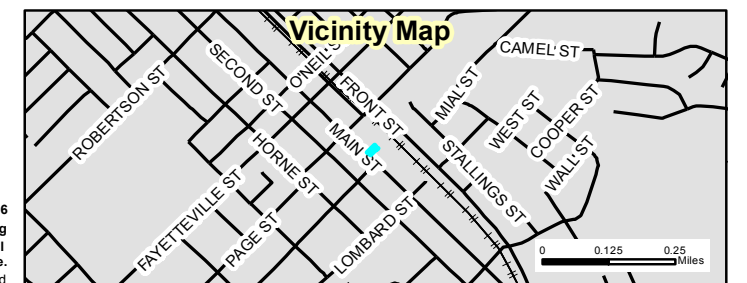


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

03/22/2016

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

Document Path: O:\PLANNING\SPECIAL USE\2016\2016-38-SUP 222 & 224 E. Main Lounge\Maps\StaffReportMap- 222 E Main Cocktail Lounge.mxd





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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

*Fee: The application fee is \$400.00. All fees are due when the application is submitted.
A Site Plan application (major or minor, as applicable) and fee is required for all new / modified development.*

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: 222 & 224 East Main Acreage of Property: .1
Parcel ID Number: 166913-12-0660 Tax ID: 05015075
Deed Book: 4692 Deed Page(s): 749
Address/Location: 222 and 224 East Main Street Clayton NC 27520

Existing Use: vacant office Proposed Use: lounge / high end bar

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Down Town overlay

OFFICE USE ONLY

Date Received: <u>FEB 08 2016</u>	Amount Paid: <u>\$400.00 + \$100 Ad Fee</u>	Permit Number: <u>2016-38-SUP</u>
-----------------------------------	---	-----------------------------------

PROPERTY OWNER INFORMATION

Name: J & B Real Estate

Mailing Address: 328 East Main Street Clayton NC 27520

Phone Number: 919.422.4704

Fax:

Email Address: James@myHTR.com

APPLICANT INFORMATION

Applicant: J & B Real Estate

Mailing Address: 328 East Main Street Clayton NC 27520

Phone Number: 919.422.4704

Fax:

Contact Person: James Lipscomb

Email Address: James@myHTR.com

REQUIRED INFORMATION (to be submitted with the application)

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

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

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

REQUIRED FINDINGS OF FACT

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

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

Proposed use is a lounge / high end bar. The location is in the central business district of Down Town Clayton and is well buffered from single family residential uses. The proposed use will help to continue to build on the momentum of bringing more entertainment venues to Down Town. There will be no material endangerment to the public health or safety.

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

The proposed lounge / high end bar use meets all specs of The Town of Clayton and will be a positive addition to the mix of businesses that is needed to help Down Town Clayton grow into a destination for arts, entertainment, high end retail and culinary offerings. The hours of operation of the bar will help keep Down Town an active area after 9 to 5 business hours which is desperately needed for the future growth of Down Town. The bar will also be offered for private parties and meetings on an as requested basis.

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

The approval of the requested special use permit will allow for the complete renovation of both store fronts and a complete interior renovation of both structures. There will be over \$100,000.00 spent on the remodeling process resulting in a positive impact on the values of the surrounding properties and Down Town Clayton as a whole.

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

The use as proposed is in keeping with the adopted plans and policies of the Town of Clayton and will not violate any existing standard of development of the adjacent properties.

EXPLANATION OF PROJECT

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

The approval of the Special Use Permit for operation of a lounge / upscale bar will spark the complete renovation of the structures at 222 and 224 East Main Street Clayton NC 27520. The renovations will include development of the alley way to the west of the property to include a concrete walking surface with landscaping and area lighting and the renovations of the currently boarded up window on the front and back of the building. There will be a 16 foot x 24 foot covered patio added onto the back of the building and new water and sewer connections made to the building. The store fronts will be completely re-imagined in an effort to develop a historic look opening up the transom windows and hopefully incorporating operable windows in the store front. The interiors of the structures will be completely renovated including new heat and air units, new plumbing, lighting and exposing the original interior features of the building that include exposed brick wall in 222 East Main and exposing original plaster and stamped tin ceiling in 224 East Main. We plan on using the entire lot, buildings and alleyway as space available to the bar patrons, we hope that we can develop outdoor sidewalk seating in conjunction with the Town of Clayton and NCDOT. We sincerely hope that this facility will be a catalyst for other redevelopment projects in Down Town and will help Main Street continue to grow into a eclectic, active, accepting and supportive business environment that serves the need of the entire Clayton area.

APPLICANT AFFIDAVIT

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

James Lipscomb

Print Name

Signature of Applicant

1.29.2016

Date



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: 222 & 224 E. Main Lane Address or PIN #: _____

AGENT/APPLICANT INFORMATION:

J & B REAL ESTATE LLC
BY JAMES LIPSUMBS
(Name - type, print clearly)

328 EAST MAIN STREET
(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):

SPECIAL USE PERMIT

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

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

J & B REAL ESTATE LLC
OWNER AUTHORIZATION:

BY James Lipsumbs
(Name - type, print clearly)

[Signature]
(Owner's Signature)

328 EAST MAIN STREET
(Address)

CLAYTON NC 27520
(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Perquimans

Sworn and subscribed before me [Signature], a Notary Public for the above State and County, this the 28th day of February, 2011.

SEAL

Notary Public

My Commission Expires: 11-28-11

October 2013

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 18th, 2016

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

Printed Name: James Lipscomb

Signature:

Date of Meeting: March 10th, 2016

Time of Meeting: 6:00 pm

Location of Meeting: HomeTowne Realty Meeting Room 328 E. Main St. Clayton NC 27520

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

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: 222 and 224 East Main

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 about 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
see attached list		

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

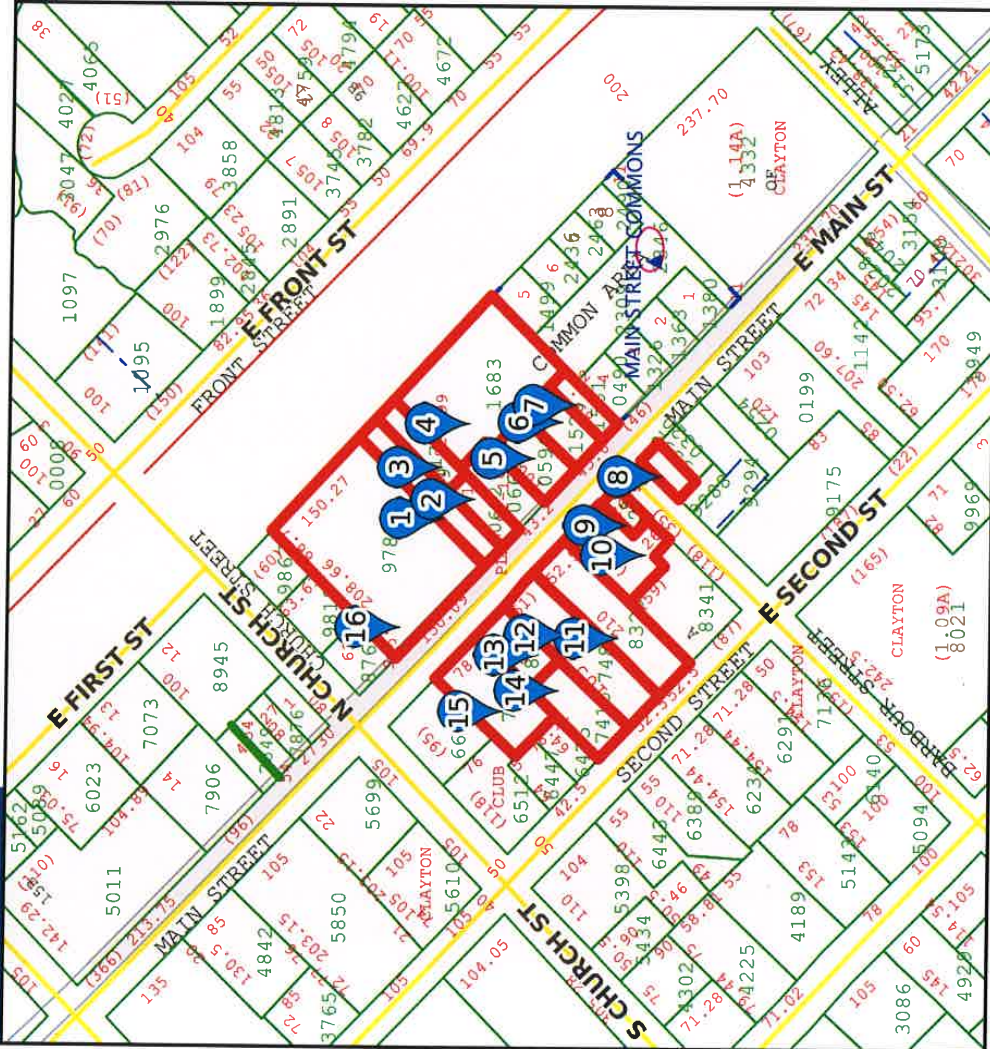
Applicant: J & B Real Estate
Location/Date: HomeTowne Realty Meeting Room 328 E. Main St. Clayton NC 27520

	NAME	ADDRESS
1		
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5		
6		
7		
8		
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20		



*** DISCLAIMER ***

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



Result 1

id: 05015005
Tag: 05015005
Tax Unique Id: 4335876
NCPin: 166913-12-0659
Mapsheet No: 166913
Owner Name 1: LEE BROTHERS RENTAL
Owner Name 2:
Mail Address 1: 400 W MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00948
Page: 0781
Market Value: 140430
Assessed Acreage: 1
Calc. Acreage: 0.15
Sales Price: 0
Sale Date: 1984-01-24



Scale: 1:2236 - 1 in. = 186.3 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
February 3, 2016



*** DISCLAIMER ***

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

Result 2

id: 05015004
Tag: 05015004
Tax Unique Id: 4427553
NCPin: 166913-12-0632
Mapsheet No: 166913
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 879
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 04555
Page: 0046
Market Value: 96730
Assessed Acreage: 0.06
Calc. Acreage: 0.06
Sales Price: 150000
Sale Date: 2015-02-06

Result 3

id: 05015004A
Tag: 05015004A
Tax Unique Id: 4427563
NCPin: 166913-12-1700
Mapsheet No: 166913
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 879
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 04555
Page: 0046
Market Value: 19610
Assessed Acreage: 0.08
Calc. Acreage: 0.08
Sales Price: 150000
Sale Date: 2015-02-06

Result 4

id: 05015003
Tag: 05015003
Tax Unique Id: 4335897
NCPin: 166913-12-1683
Mapsheet No: 166913
Owner Name 1: CANADY, JOYCE LIPSCOMB
Owner Name 2:
Mail Address 1: 315 CRESCENT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 133190
Assessed Acreage: 1
Calc. Acreage: 0.47
Sales Price: 0
Sale Date:

Result 5

id: 05015003A
Tag: 05015003A
Tax Unique Id: 4288673
NCPin: 166913-12-0596
Mapsheet No: 166913
Owner Name 1: MCADAMS, LINDA M
Owner Name 2:
Mail Address 1: 611 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2713
Site Address 1: 226 E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 04596
Page: 0829
Market Value: 72300
Assessed Acreage: 0.11
Calc. Acreage: 0.11
Sales Price: 0
Sale Date: 2015-05-14



*** DISCLAIMER ***

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Result 6

id: 05015003C
Tag: 05015003C
Tax Unique Id: 4354593
NCPin: 166913-12-1523
Mapsheet No: 166913
Owner Name 1: LIPSCOMB, JAMES H
Owner Name 2: LIPSCOMB, JOHN V
Mail Address 1: 107 STONE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02311
Page: 0150
Market Value: 86020
Assessed Acreage: 0.09
Calc. Acreage: 0.09
Sales Price: 0
Sale Date: 2002-10-17

Result 7

id: 05015003B
Tag: 05015003B
Tax Unique Id: 4377019
NCPin: 166913-12-1551
Mapsheet No: 166913
Owner Name 1: AUSTERMUEHLE, EDWARD W
III
Owner Name 2: AUSTERMUEHLE, DEBRA
JEANETTE
Mail Address 1: 139 LAKE POINT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5217
Site Address 1:
Site Address 2:
Book: 03063
Page: 0756
Market Value: 82260
Assessed Acreage: 0.05
Calc. Acreage: 0.05
Sales Price: 0
Sale Date: 2006-02-09

Result 8

id: 05015035
Tag: 05015035
Tax Unique Id: 4373639
NCPin: 166917-02-9392
Mapsheet No: 166917
Owner Name 1: CHAMBER OF COMMERCE
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 246
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01435
Page: 0041
Market Value: 184730
Assessed Acreage: 1
Calc. Acreage: 0.044
Sales Price: 0
Sale Date: 1995-03-30

Result 9

id: 05015034
Tag: 05015034
Tax Unique Id: 4335898
NCPin: 166917-02-9358
Mapsheet No: 166917
Owner Name 1: WHITE, GLORIA BROWN
Owner Name 2:
Mail Address 1: 1413 WESTCHESTER RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-0000
Site Address 1:
Site Address 2:
Book: 02211
Page: 0861
Market Value: 86860
Assessed Acreage: 1
Calc. Acreage: 0.033
Sales Price: 0
Sale Date: 2002-04-04



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Result 10

id: 05015033
Tag: 05015033
Tax Unique Id: 4335845
NCPin: 166917-02-9309
Mapsheet No: 166917
Owner Name 1: BLACKLEY, ERNEST L
Owner Name 2: BLACKLEY, JOYCE L
Mail Address 1: 229 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2449
Site Address 1:
Site Address 2:
Book: 01043
Page: 0573
Market Value: 208990
Assessed Acreage: 1
Calc. Acreage: 0.167
Sales Price: 54500
Sale Date: 1987-02-01

Result 11

id: 05015031
Tag: 05015031
Tax Unique Id: 4335899
NCPin: 166917-02-8329
Mapsheet No: 166917
Owner Name 1: ELMORE'S OF DUNN INC
Owner Name 2:
Mail Address 1: 225 E MAIN ST CLAYTON NC
Mail Address 2: P O BOX 668
Mail Address 3: DUNN, NC 28334-0000
Site Address 1:
Site Address 2:
Book: 01227
Page: 0205
Market Value: 270870
Assessed Acreage: 1
Calc. Acreage: 0.25
Sales Price: 75000
Sale Date: 1991-10-22

Result 12

id: 05015030
Tag: 05015030
Tax Unique Id: 4373607
NCPin: 166917-02-7482
Mapsheet No: 166917
Owner Name 1: WAKE DEVELOPMENT GROUP
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 495
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 217 E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 02235
Page: 0303
Market Value: 515230
Assessed Acreage: 0.24
Calc. Acreage: 0.249
Sales Price: 95000
Sale Date: 2002-05-24

Result 13

id: 05015029
Tag: 05015029
Tax Unique Id: 4335867
NCPin: 166913-02-8501
Mapsheet No: 166913
Owner Name 1: WAKE DEVELOPMENT GROUP
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 495
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02409
Page: 0282
Market Value: 112930
Assessed Acreage: 1
Calc. Acreage: 0.099
Sales Price: 0
Sale Date: 2003-03-21



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Result 14

id: 05015028
Tag: 05015028
Tax Unique Id: 4330762
NCPin: 166917-02-7413
Mapsheets No: 166917
Owner Name 1: BARBOUR, LINWOOD O
Owner Name 2: BARBOUR, VIOLET
Mail Address 1: 787 COOPER BRANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00969
Page: 0423
Market Value: 97020
Assessed Acreage: 1
Calc. Acreage: 0.132
Sales Price: 0
Sale Date: 1984-01-01

Result 15

id: 05015026
Tag: 05015026
Tax Unique Id: 4335871
NCPin: 166913-02-7544
Mapsheets No: 166913
Owner Name 1: WAKE DEVELOPMENT GROUP
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 495
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02584
Page: 0788
Market Value: 101340
Assessed Acreage: 0.22
Calc. Acreage: 0.209
Sales Price: 0
Sale Date: 2003-11-12

Result 16

id: 05015006
Tag: 05015006
Tax Unique Id: 4428452
NCPin: 166913-02-9785
Mapsheets No: 166913
Owner Name 1: HOMETOWNE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 133
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03302
Page: 0500
Market Value: 373610
Assessed Acreage: 1
Calc. Acreage: 0.73
Sales Price: 210000
Sale Date: 2007-03-12

J and B Real Estate LLC
328 East Main Street
Clayton NC 27520

February 18th, 2016

Dear Clayton Area Property Owner:

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

Meeting Date: Thursday March 10th, 2016

Location: HomeTowne Realty Meeting Room
328 East Main Street Clayton NC 27520

Time: 6:00 pm

Type of Application: Special Use Permit

General Description:

Complete remodeling of the structures located at 222 and 224 East Main Street to include development of alley way on the right side of the building to include concrete sidewalk with landscaping and lighting to provide an outside entertaining area to be used in conjunction with the Lounge High End Bar and to provide access to Main Street from the open area located behind the building. The remodeling of the building will include new storefronts, replacing the currently boarded windows on the side and rear of the building with operable windows, new heating and air conditioning, covered patio on rear of building, new awnings, new plumbing and complete remodeling of the interiors in an attempt to uncover the historical significant features that have been covered up in previous remodels of the buildings.

If you have any questions prior to or after this meeting, you may contact James Lipscomb at **919.422.4704**

Sincerely,

James Lipscomb, Partner

J & B Real Estate

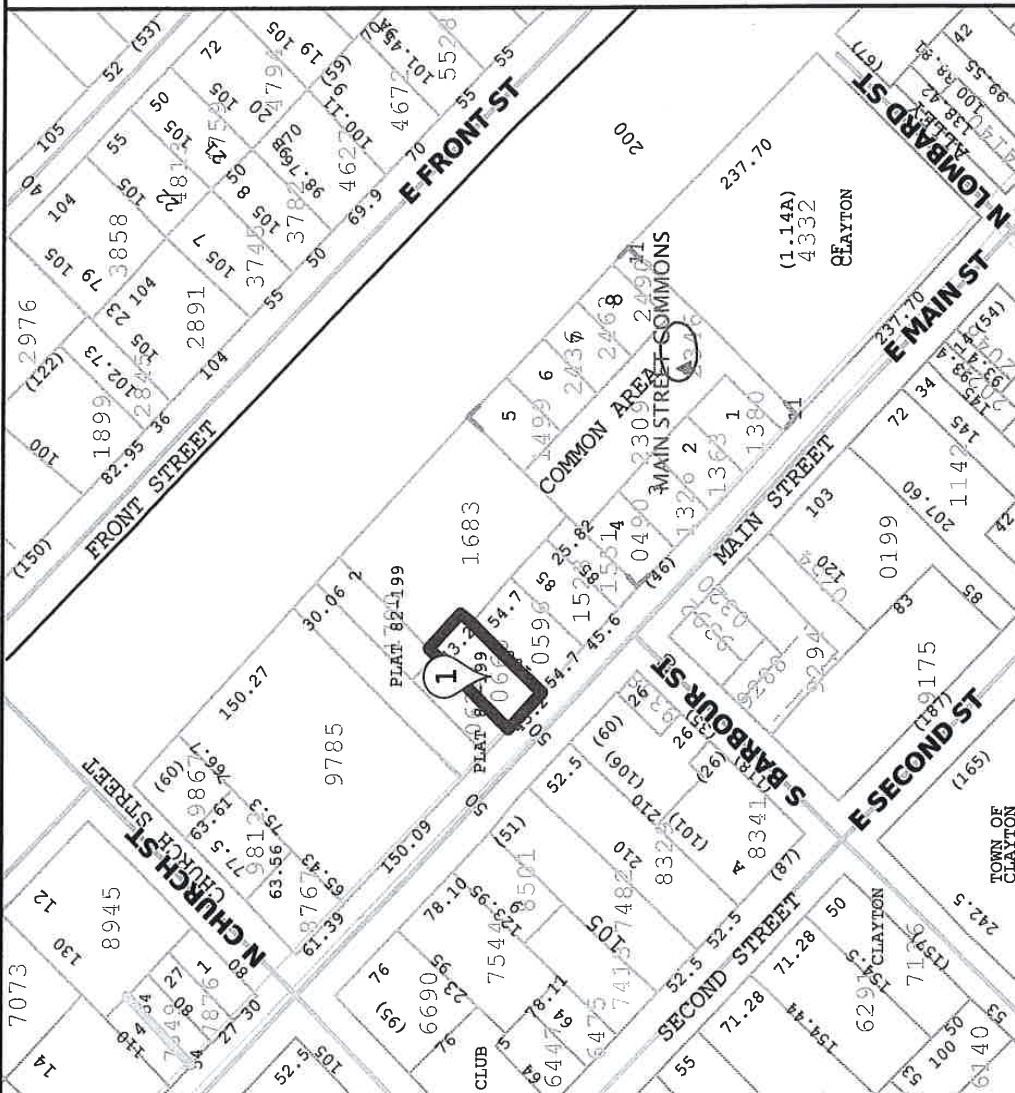
cc: Clayton Planning Dept.

PROPOSED LUCATION



*** DISCLAIMER ***

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Result 1

Id: 05015075
Tag: 05015075
Tax Unique Id: 4421969
NCPin: 166913-12-0660
Mapsheet No: 166913
Owner Name 1: J AND B REAL ESTATE LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Site Address 1: 222 E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 04692
Page: 0749
Market Value: 80430
Assessed Acreage: 0.1
Calc. Acreage: 0.1
Sales Price: 76000
Sale Date: 2015-12-09

Scale: 1:1744 - 1 in. = 145.34 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
February 7, 2016

Thursday, March 10, 2016

Neighborhood Meeting

Special Use Permit for 222 and 224 East Main St

- Location of meeting was moved from 328 East Main Street to 222 East Main Street.
- Meeting began at 6:00 pm. Three people were present: Mr. and Mrs. Elmore and Reid Smith.
- Representative James Lipscomb was present to discuss the plans to convert the two buildings into a Martini Bar. Topics covered included renovations to the buildings, the alley way, addition of a covered back patio, landscaping, lighting, and parking improvements.
- Everyone supported the project and were excited about the positive impact it can bring to the downtown community.
- There was no opposition from anyone present.
- Meeting adjourned at 7:00 pm



VINSON BUILDING

222-226 WEST MAIN STREET



A hand-drawn floor plan of a building. The plan shows several rooms and corridors. A large room at the bottom is labeled "PRIMO'S" in blue ink. To the right of this room is a smaller, empty room. Above the "PRIMO'S" room is a large room with a central vertical corridor. To the right of this corridor is a bathroom with a toilet and a sink. Above the bathroom is another room with a desk and a chair. The top of the plan shows more rooms and corridors, including a room with a desk and a chair. The drawing is done in black ink on a white background.

PRIMO'S

**not for
construction**

A-3

12-23-2016



**TONY
JOHNSON**
ARCHITECT

919-550-7717
ELAMON@YACOL.COM

2008 ELIZABETH COURT
CLAYTON, NC 27520

ELAMON@YACOL.COM

VINSON BUILDING
222-226 WEST MAIN STREET
CLAYTON, NORTH CAROLINA