

AGENDA
CLAYTON PLANNING BOARD MEETING
WEDNESDAY DECEMBER 17, 2014

6:00 PM

TOWN COUNCIL CHAMBERS
111 E. SECOND STREET
For Information: (919) 553-5002

- I. CALL TO ORDER**
- II. ADJUSTMENTS TO THE AGENDA**
- III. ~~APPROVAL OF MINUTES FROM THE OCTOBER 27, 2014 AND NOVEMBER 19, 2014 MEETINGS~~ Minutes will be approved at the January 26, 2015 meeting**
- IV. REPORTS AND COMMENTS**
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - A. SP 2014-136 Lot 4 at Spring Branch – Major Site Plan
This request is for major site plan approval of an approximately 10,000 square foot multi-tenant building which includes retail and medical office uses. The Planning Board will make a decision to approve or deny the request.
 - B. Text Amendment to §155.705(O) of the Unified Development Code
Amendment to update and clarify major vs. minor modifications to Planned Development Master Plans.
 - C. Adopt 2015 Meeting Schedule
- VII. INFORMAL DISCUSSION AND PUBLIC COMMENT**
- VIII. ADJOURN**



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
December 17, 2014*

STAFF REPORT

Application Number: SP 2014-136 (Major Site Plan)
Project Name: Lot 4 at Spring Branch – Multi-Tenant Retail and Medical Office

NC PIN / Tag #: 164800-63-7936 / 05F020351
Town Limits/ETJ: Town Limits
Overlay: JCMH / 42 W Small Area Plan
Applicant: Dalton Engineering c/o Jonathan Barnes
Owners: UACFE, LLC

Neighborhood Meeting: Not required – request is consistent with an approved planned development master plan
Public Noticing: Property posted December 5, 2014

PROJECT LOCATION: The project is located within the Spring Branch planned development, located at “Lot 4” at the SW corner of the intersection of Springbrook Avenue and Medspring Drive.

REQUEST: The applicant is requesting site plan approval for a 10,000 square foot multi-tenant building with medical office and general retail uses within the Spring Branch Planned Development.

SITE DATA:

Acreage: 1.23 acres
Present Zoning: PD-MU (Planned Development Mixed Use)
Existing Use: Vacant

DEVELOPMENT DATA:

Proposed Uses: Mixed Use general retail and medical office
Buildings: One building, 10,000 square feet
Number of Stories: One story (max height of 20 feet, six inches)
Impervious Surface: 40,112.53 square feet (75%) – Maximum 75% allowed
Required Parking: 50 (1 space per 200 square feet)

Proposed Parking: 50 vehicle parking spaces including two handicap accessible parking spaces
Access/Streets: Access will be provided internally from Medspring Drive and Springbrook Avenue
Water/Sewer Provider: Town of Clayton / Town of Clayton
Electric Provider: Progress Energy

ADJACENT ZONING AND LAND USES:

North: Zoning: Planned Development – Mixed Use (PD-MU)
Existing Use: Spring Branch Planned Development - Britthaven

South: Zoning: Planned Development – Mixed Use (PD-MU)
Existing Use: Spring Branch Planned Development - Vacant

East: Zoning: Planned Development – Mixed Use (PD-MU)
Existing Use: Spring Branch Planned Development - Medical Office

West: Zoning: Planned Development – Mixed Use (PD-MU)
Existing Use: Spring Branch Planned Development - Vacant

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval for a 10,000 square foot mixed use building with general retail and medical office uses, within the Spring Branch planned development (most recently approved as MSD 2013-59).

The applicant will be required to submit a modification to the Master Plan (Administrative Approval). The applicant is modifying the Master Plan to identify the correct use of the parcel and to ensure the approved wastewater and traffic calculations for the overall Spring Branch development are adjusted as necessary with the minor changes to this parcel/lot.

Consistency with the Strategic Growth Plan

The proposed development is consistent with the Strategic Growth Plan.

Consistency with the Unified Development Code

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

Consistency with the Spring Branch Planned Development Master Plan

The existing Spring Branch Master Plan identifies this lot as a proposed 4,000 square foot bank. Because the proposed use has been modified, a modification to the Master Plan will be required prior to issuance of a Zoning Compliance Permit and building permits (as reflected in the Conditions of Approval recommended by staff).

Approvals for both the original Traffic Impact Analysis and Wastewater Allocation shall be addressed by the applicant and Town staff to ensure the modifications are accounted for.

Consistency with the JCMH Small Area Plan

The proposed project is somewhat consistent with the JCMH Small Area Plan. However, the Plan notes that buildings, particularly at intersections such as this one, should be completely pulled up to the road with all the parking to the rear or to the side. Specifically the Plan states: “This plan suggests that buildings which front main roads be pulled up to that road with only one bay of parking between the front building elevation and the sidewalk. In some areas, such as intersections, it is appropriate for buildings to be completely pulled up to the road with all the parking in the rear or to the side”. The proposed site plan does not accomplish this requirement. It should be noted that the other existing development at this intersection does not accomplish this requirement either.

Staff is amenable to the proposed layout for Lot 4, but feels it will be important for the lots to the south along NC 42 West to be built with the building(s) pulled up to the road to meet the goals and intent of the Small Area Plan.

Landscaping and Buffering

The site plan meets all applicable elements of the UDC landscaping requirements.

Recreation and Open Space

N/A.

Environmental

No resource conservation areas are located on this property.

Signs

One monument sign is shown on the site plan. All signs will require sign permits and shall be consistent with the approved Master Sign Plan for Spring Branch Medical Park.

Access/Streets

The site is accessed internal drives, located off of Springbrook Avenue and Medspring Drive.

Truck deliveries to the building will enter off of Springbrook Avenue and use the second driveway entrance to the back of the building where they will either park or temporarily park in the drive aisle to make deliveries. The radius of that second driveway has been designed to accommodate turning truck traffic, with a radius of 20 feet vs. the 10.5 feet on the first driveway.

Site Layout

The building is not pulled up to the street, and has two rows of parking between the front of the building and Springbrook Avenue (primary entrance to Spring Branch Medical Park). Sidewalk connections are required from the sidewalks to the front of the building, because the building is not oriented to the main road sidewalks.

Multi-Modal Access

Sidewalk is provided along both Springbrook Avenue and Medspring Drive. Sidewalk connections to the building are provided from both roadways as well, allowing pedestrian traffic from nearby sites. A bicycle rack is provided, as is required by the Town Code of Ordinances.

Architecture / Building Layout

The building consists of five tenant spaces. The building is a flat roof with a parapet which will hide roof-located mechanical equipment from view. The building architectural materials are a mix of brick, “rockcast” (masonry veneer), and EIFS. Store fronts and windows are enhanced with awnings on all four sides of the building. Decorative and security lighting is provided on the building; lighting will be shielded to prevent excess glare.

Waivers/Deviations/Variations from Code Requirements

None.

CONSIDERATIONS

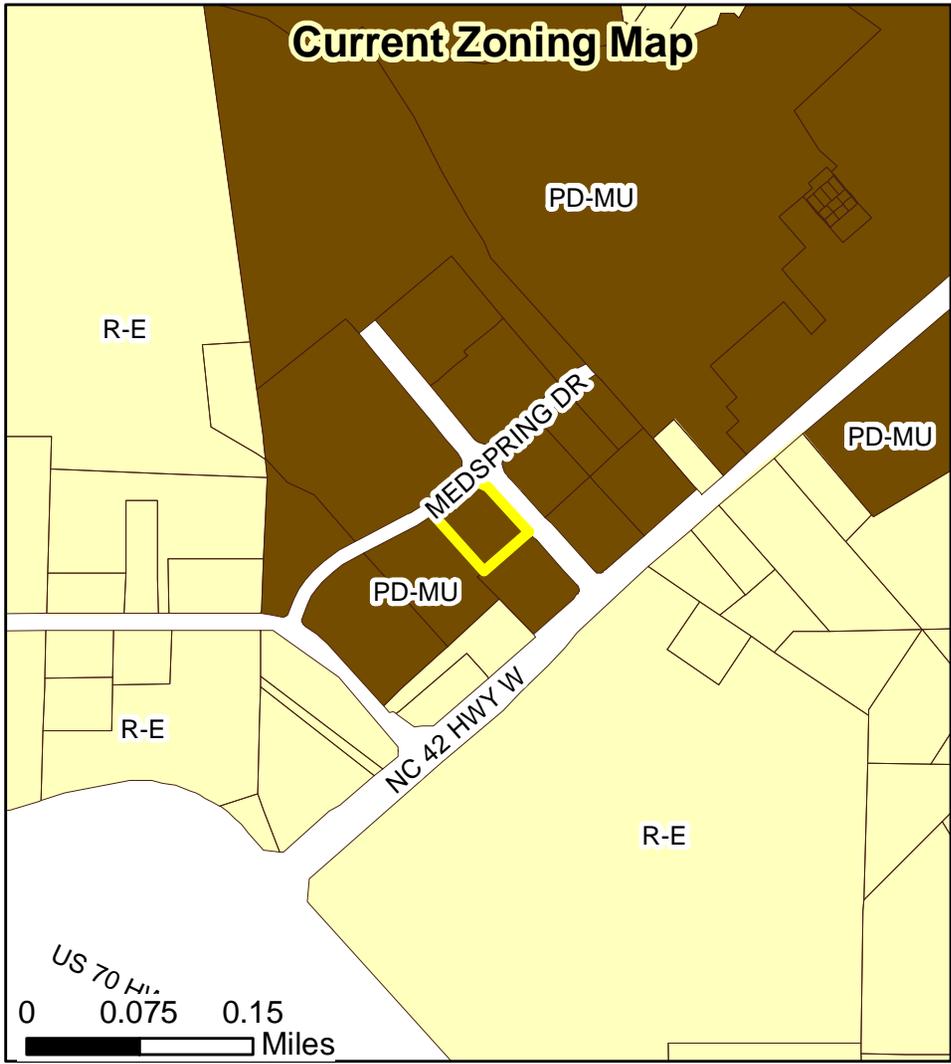
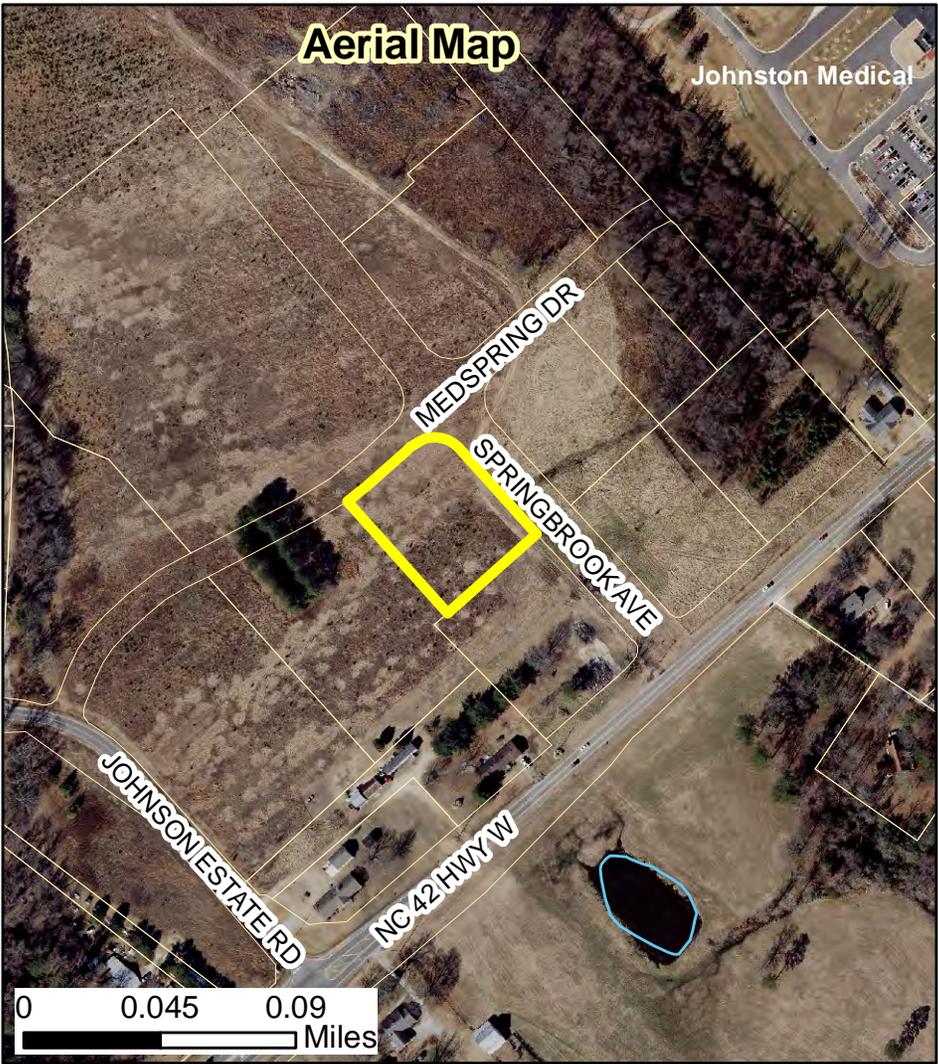
- The Planning Board approves major site plans.

RECOMMENDATION:

Staff is recommending approval of the site plan 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 shall be submitted to Planning Department for final approval.
3. All roof mounted and ground mechanic equipment must be completely screened from view.
4. Garbage collection service areas shall be screened from view. This includes roll-out garbage bins used for recycling, except when set out for pick-up. When set out for pick-up, bins shall not obstruct parking areas, drive aisle access, or sidewalk.
5. A revision to the existing Master Plan is required to document the change in proposed use for Lot 4. The Amendment shall be submitted and approved prior to issuance of a Zoning Compliance Permit.
6. Utility fees, if required, shall be paid to the Town 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 Unified Development Code.
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.

ATTACHMENTS: 1) Map, 2) Application, 4) Site Plan



Lot 4 at Spring Branch Medical Park - Major Site Plan

Applicant: Dalton Engineering, c/o Jonathan Barnes
 Property Owner: UACFE, LLC
 Parcel ID Number: 164800-63-7936
 Tag #: 05F020351
 Address: 95 Springbrook Avenue
 File Number: SP 2014-136

Produced by: TOC Planning

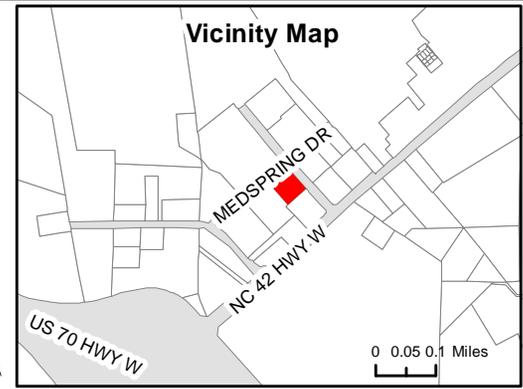
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



11/26/14

Legend

Lot 4 Spring Branch



PROPERTY OWNER INFORMATION

Name: UACFE, L.L.C.

Mailing Address: 12 Lafoy Drive Clayton, NC 27527

Phone Number: _____

Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

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

Phone Number: (919) 550 - 4740

Fax: (919) 550 - 4741

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:	To be completed by the applicant:		To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>10/23/14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Site Plan Review Fee (\$500 + \$5/acre)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. Completed application (9 copies)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Owner's Consent Form (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i> (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Adjacent property owners list (9 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Wastewater allocation request OR verification of wastewater allocation (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
9. Signed and sealed traffic impact analysis (2 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
10. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements</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.				
11. Neighborhood meeting summary form (9 copies)	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.

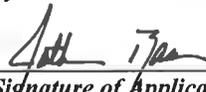
The submittal comprises of a Major Site Plan Application for a proposed commercial building. The site is located within Spring Branch Medical and Commercial Park, adjacent to NC 42. Uses within the proposed building compose of retail and office space.

APPLICANT AFFIDAVIT

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

Jonathan Barnes

Print Name


Signature of Applicant

10/31/14

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: LOT 4 AT SPRING BRANCH
MEDICAL AND COMMERCIAL PARK Address or PIN #: 164800 - 63 - 7936

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOCIATES, P.A. P.O. Box 426
 (Name - type, print clearly) (Address)
CLAYTON, NC 27528
 (City, State, Zip)

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

SITE PLAN APPLICATION

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

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

OWNER AUTHORIZATION:

UACFE, L.L.C. 12 LAFOY DRIVE
 (Name - type, print clearly) (Address)
[Signature] CLAYTON, NC 27527
 (Owner's Signature) (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Wake

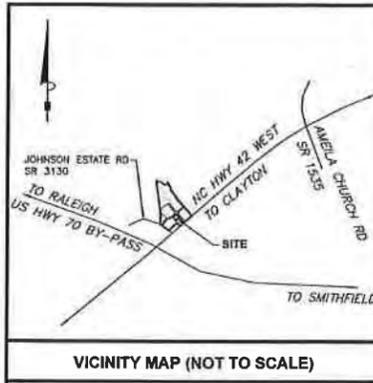


Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this
 the 29 day of October, 2014.

SEAL

Lynn A. Watkins
 Notary Public

My Commission Expires: 12-7-2016



SITE PLAN
 FOR
SPRING BRANCH - LOT 4
 AT THE
SPRING BRANCH MEDICAL AND COMMERCIAL PARK
 TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS SHEET
- SHEET 3 - SITE LAYOUT SHEET
- SHEET 4 - GRADING PLAN
- SHEET 5 - UTILITY PLAN
- SHEET 6 - SITE DETAIL SHEET
- SHEET 7 - UTILITY DETAIL SHEET
- SHEET 8 - LANDSCAPE PLAN
- SHEET A1 - BUILDING ELEVATIONS

ENGINEER

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

SURVEYOR

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

DEVELOPER

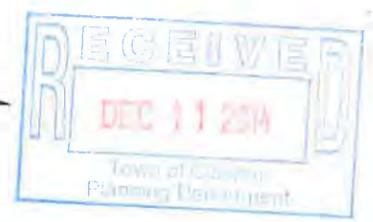
THE LUNDY GROUP
 P. O. BOX 33279
 RALEIGH, NC 27636
 (919) 821 - 7890

REVIEW ONLY
 NOT FOR CONSTRUCTION

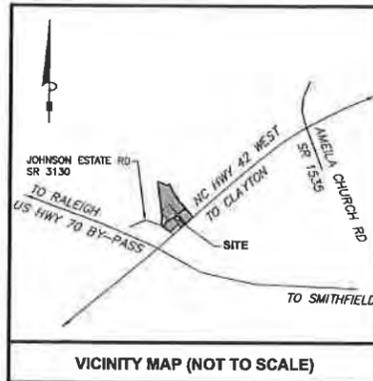
CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

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

Dalton Engineering and Associates, P. A.
 



Job: 14029	Date: 10/31/14	Revision:
File: COVER	Drawn: WJB	Sheet: 1 OF 9



PROPOSED USE	AREA	SPACES REQUIRED
1. RETAIL	6,000 S.F. (1 PER 200 S.F. G.F.A.)	= 30
2. MEDICAL OFFICE	4,000 S.F. (1 PER 200 S.F. G.F.A.)	= 20
	10,000 S.F. TOTAL	50 SPACES REQUIRED
		50 SPACES PROVIDED

HANDICAP SPACES REQUIRED: 2
HANDICAP SPACES PROVIDED: 2

SITE DATA TABLE	
DEVELOPMENT NAME:	LOT 4 OF SPRING BRANCH
PARCEL PIN:	164800-63-7936
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL & MEDICAL OFFICE
TOTAL LOT ACREAGE:	1.227 AC. (53,450.00 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
ZONING DISTRICT:	SPRING BRANCH MEDICAL AND COMMERCIAL PARK
OVERLAY DISTRICT:	PD-MU B-3 (UNDERLYING) SMALL AREA PLAN NONE
PHASE 1 CONSTRUCTION HEATED SF:	10,000 SF
FLOOR AREA RATIO:	0.187
BUILDING COVERAGE:	18.70%
MAXIMUM BUILDING HEIGHT:	23'-10" (SEE PLAN)
IMPERVIOUS AREA:	40,112.53 SF (75.04%)
MAXIMUM PER LOT IMPERVIOUS AREA:	75% PER THE CURRENT APPROVED MASTER PLAN, MSD 2013-17
PARKING SPACES REQUIRED:	50 SPACES
PARKING SPACES PROVIDED:	50 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	PROGRESS ENERGY
B-3 BUILDING SETBACKS REQUIRED:	
STREET YARD:	25'
SIDE STREET:	25'
SIDE (ABUTTING RESIDENTIAL):	30'
SIDE (INTERIOR):	15'
REAR:	30'

DEVELOPMENT TEAM	
OWNER:	UACFE, LLC. C/O THE LUNDY GROUP PO BOX 33279 RALEIGH, NC 27656
DEVELOPER:	THE LUNDY GROUP P.O. BOX 33279 RALEIGH, NC 27638
ENGINEER:	DALTON ENGINEERING AND ASSOCIATES, P.A. 446 EAST MAIN STREET CLAYTON, NC 27520

NOTES:

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

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

QUEUING FOR A PHARMACY/RETAIL IS A MINIMUM OF 4 SPACES, PLUS ONE SPACE AFTER THE POINT OF SERVICE. EACH QUEUING SPACE SHALL BE A MINIMUM OF 8'x20'.

OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.

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

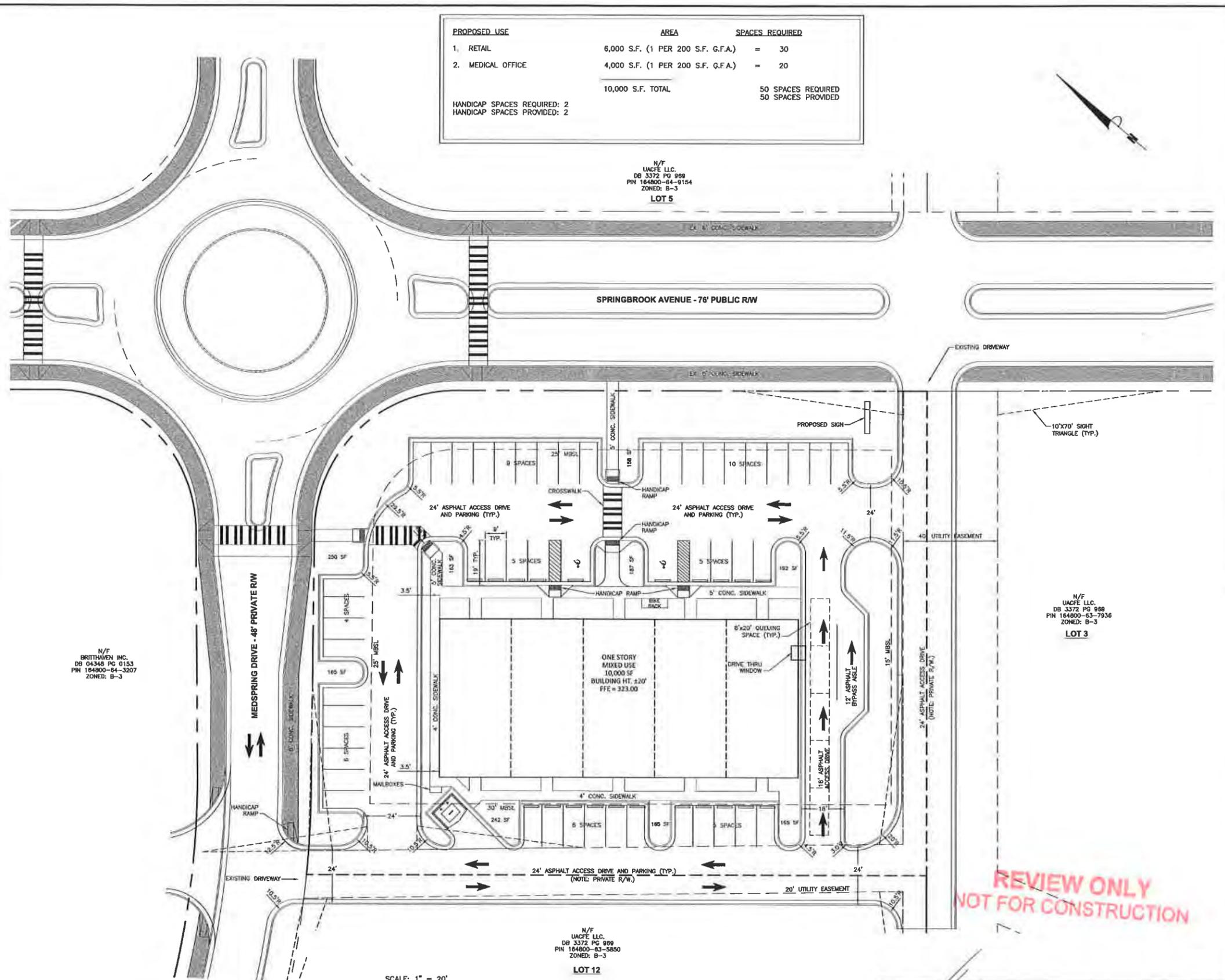
A SIGN APPLICATION IS REQUIRED FOR ANY SIGNAGE ON SITE.

CALL BEFORE YOU DIG!

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

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

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



N/F
UACFE LLC.
DB 3372 PG 989
PIN 164800-63-5850
ZONED: B-3
LOT 12

N/F
UACFE LLC.
DB 3372 PG 989
PIN 164800-63-7936
ZONED: B-3
LOT 3

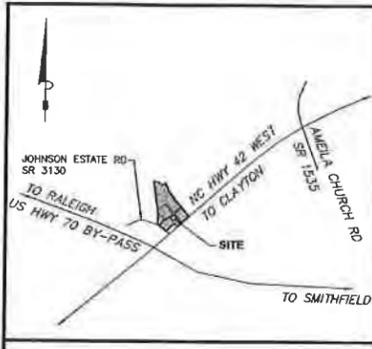
**REVIEW ONLY
NOT FOR CONSTRUCTION**

**SITE LAYOUT SHEET
FOR
SPRING BRANCH - LOT 4
TOWN OF CLAYTON - JOHNSTON COUNTY, NC**

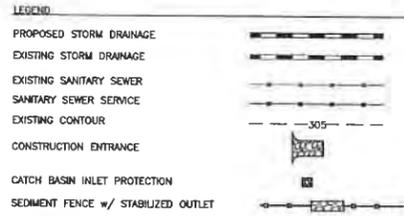
REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/1/14
REVISION 002: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/10/14



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		(919) 550-4740 Fax (919) 550-4741
Job: 14029	Date: 10/31/14	Revision: 002
File: SITE	Drawn: WJB	Sheet: 3 OF 9



VICINITY MAP (NOT TO SCALE)



TEMPORARY SEEDING SPECIFICATIONS

BETWEEN MAY 1 AND AUGUST 15, ADD 40 LB/ACRE GERMAN MILLET. PRIOR TO MAY 1 OR AFTER AUGUST 15, ADD 120 LB/ACRE RYE (GRAN)
 FALL IS BEST FOR TALL FESCUE AND LATE WINTER FOR LESPEDEZAS. OVERSEEDING OF KOBE LESPEDEZAS OVER THE FALL SEEDED TALL FESCUE IS VERY EFFECTIVE. USE UNHILLED BEHMA/GRASS SEED IN FALL.
SOIL AMENDMENTS
 APPLY LIME AND FERTILIZER ACCORDING TO TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.
MULCH
 APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).
MAINTENANCE
 REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING SPECIFICATIONS

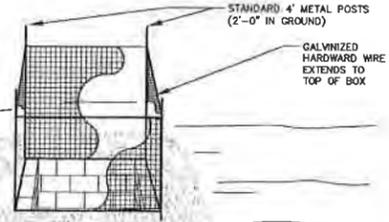
SEEDING MIXTURE

SPECIES	RATE (LB/ACRE)
TALL FESCUE	80
SERICEA LESPEDEZA	30
KOBE LESPEDEZA	10
PENSACOLA BAHAGRASS	50

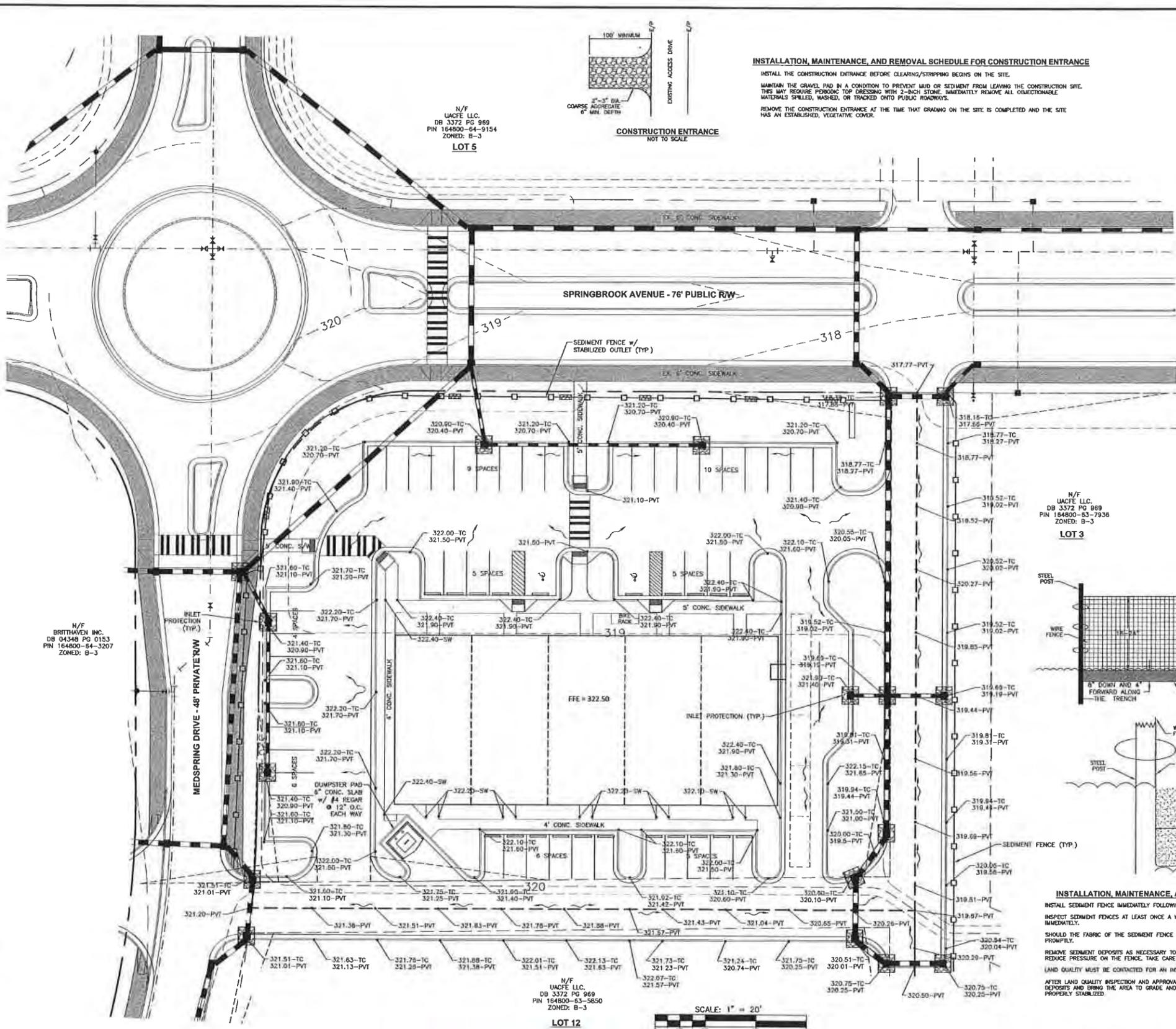
SEEDING NOTES
 1. FROM SEPT. 1 - MAR. 1, USE UNSCARIFIED SERICEA SEED.
 2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LB/ACRE.
 3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LB/ACRE.
NURSE PLANTS
 BETWEEN APR. 15 AND AUG. 15, ADD 10LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDAGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAN)
SEEDING DATES

EARLY SPRING:	BEST	POSSIBLE
FEB. 15 - MAR. 20	FEB. 15 - MAR. 30	
FALL:	SEPT. 1 - SEPT. 30	SEPT. 1 - OCT. 31

SOIL AMENDMENTS
 APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST, OR APPLY 3,000-5,000 LB/ACRE SUDAGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAN).
MULCH
 APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).
MAINTENANCE
 IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR. ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

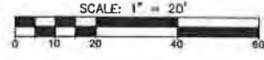


CATCH BASIN INLET PROTECTION NOT TO SCALE



N/F UACFE LLC, DB 3372 PG 969, PIN 164800-64-9154, ZONED: B-3, LOT 5

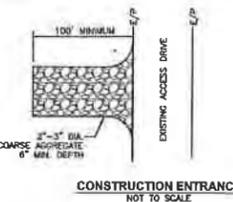
N/F BRITHAVEN INC, DB 04348 PG 0153, PIN 164800-64-3207, ZONED: B-3, LOT 12



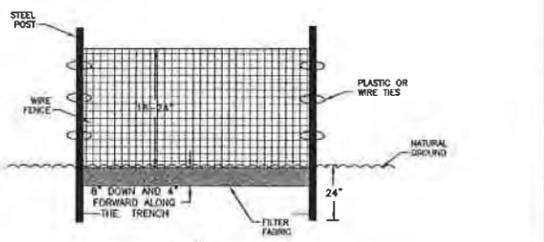
REVIEW ONLY NOT FOR CONSTRUCTION

GRADING PLAN FOR SPRING BRANCH - LOT 4 TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR CONSTRUCTION ENTRANCE
 INSTALL THE CONSTRUCTION ENTRANCE BEFORE CLEARING/STRIPPING BEGINS ON THE SITE.
 MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. IMMEDIATELY REMOVE ALL OBSTACULAR MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROWWAYS.
 REMOVE THE CONSTRUCTION ENTRANCE AT THE TIME THAT GRADING ON THE SITE IS COMPLETED AND THE SITE HAS AN ESTABLISHED VEGETATIVE COVER.



N/F UACFE LLC, DB 3372 PG 969, PIN 164800-63-7936, ZONED: B-3, LOT 3



INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE
 INSTALL SEDIMENT FENCE IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING ON THE LOT.
 INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
 SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
 REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
 LAND QUALITY MUST BE CONTACTED FOR AN INSPECTION PRIOR TO REMOVING ANY TEMPORARY DEVICES.
 AFTER LAND QUALITY INSPECTION AND APPROVAL, REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENTS DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

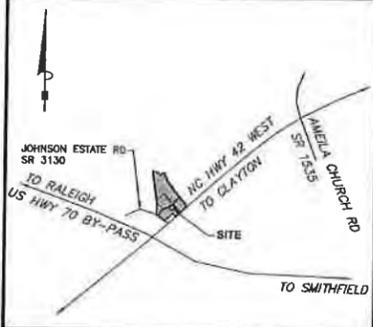


Dalton Engineering and Associates, P. A.

446 East Main Street (919) 550-4740
 P.O. Box 426 Fax (919) 550-4741
 Clayton, NC 27520

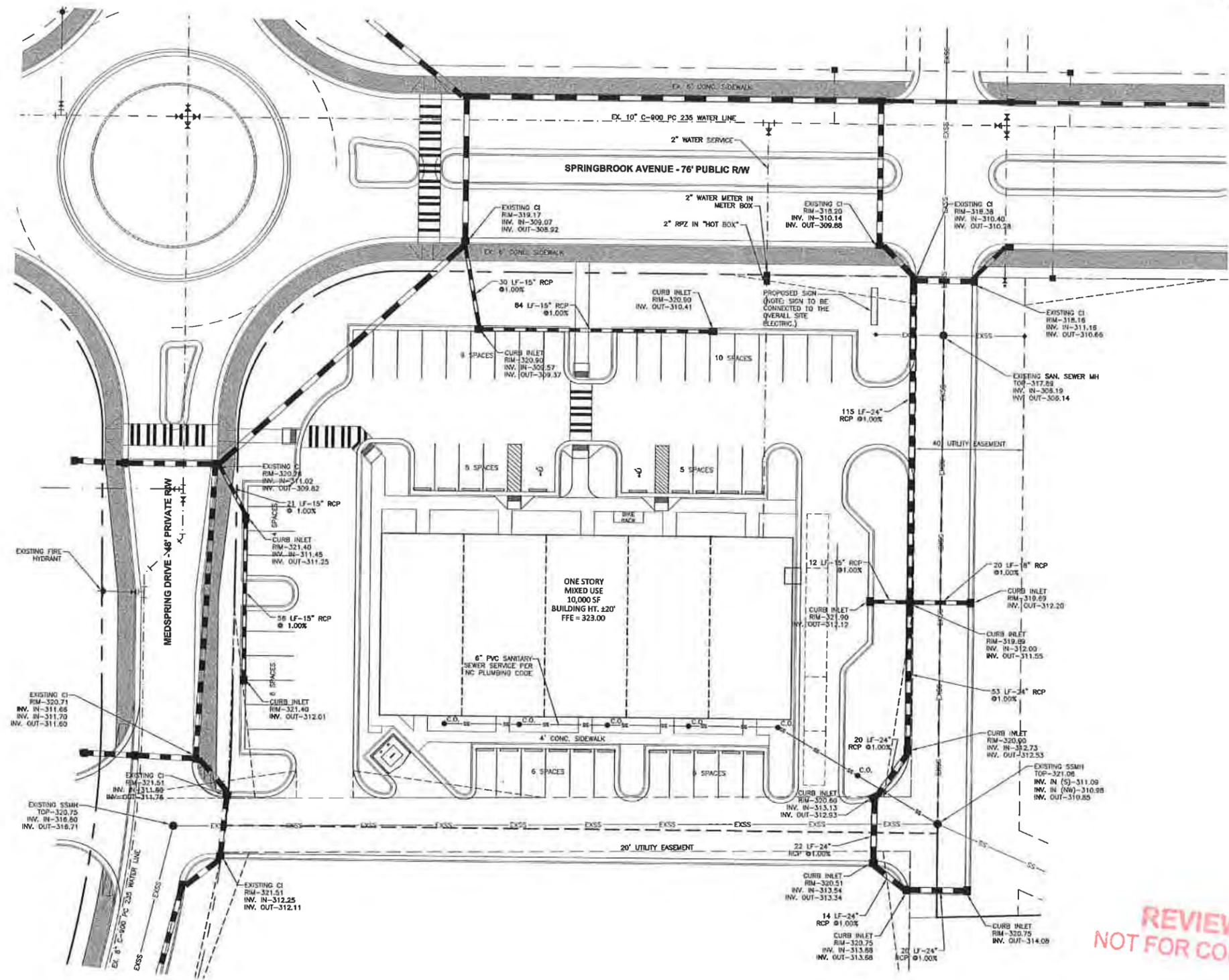
Job: 14029 Date: 10/31/14 Revision: 002
 File: GRADING Drawn: WJB Sheet: 4 OF 9

REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/1/14
 REVISION 002: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/10/14

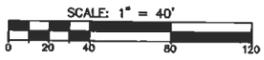


VICINITY MAP (NOT TO SCALE)

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- SANITARY SEWER SERVICE



**REVIEW ONLY
NOT FOR CONSTRUCTION**



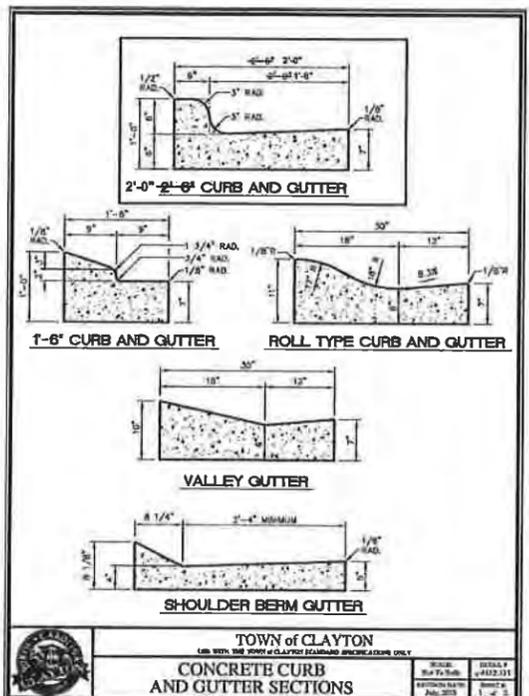
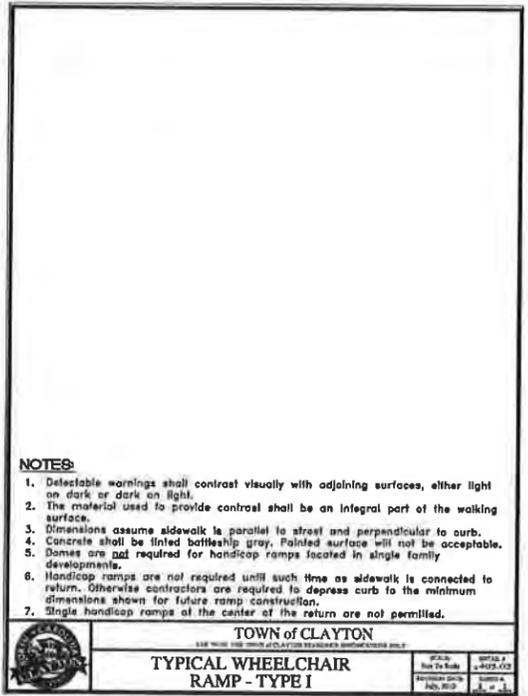
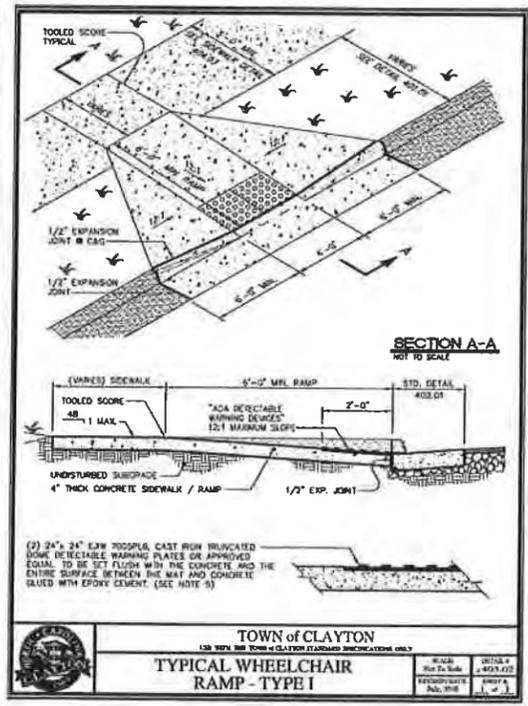
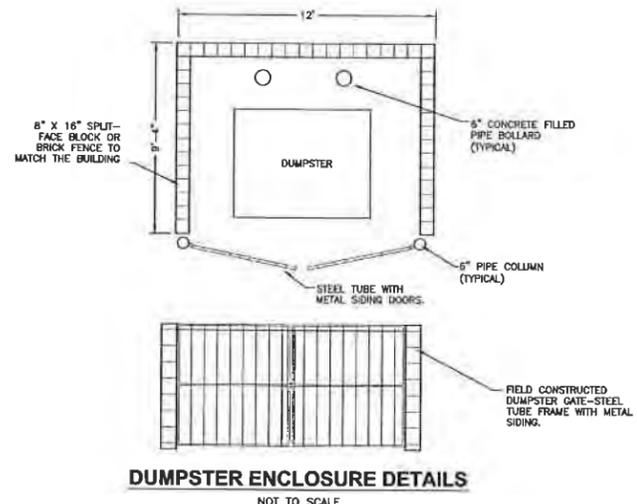
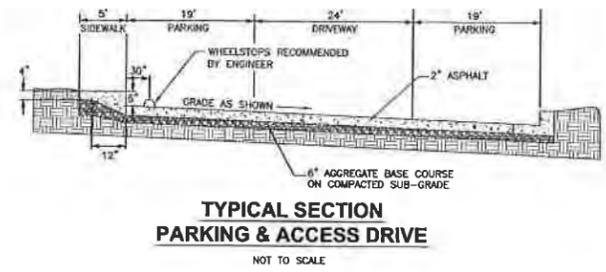
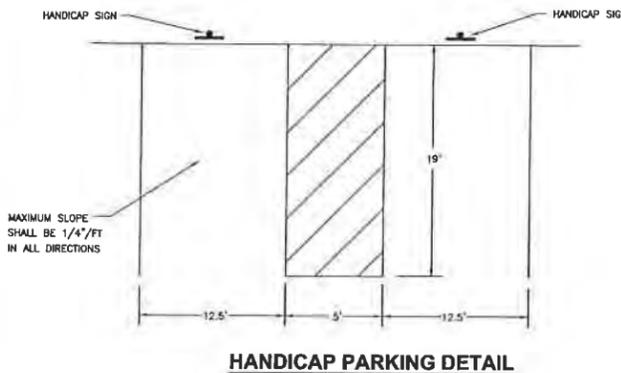
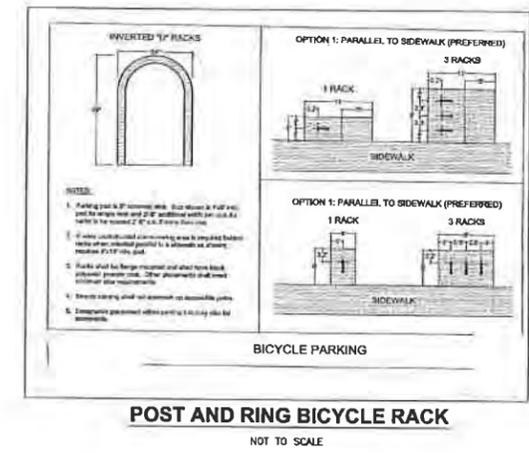
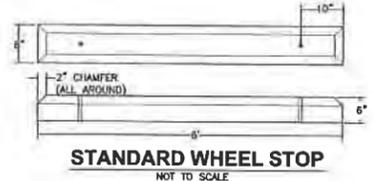
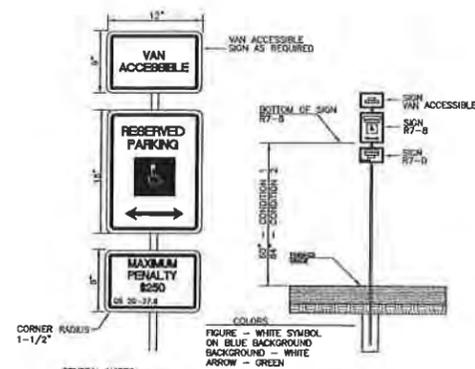
**UTILITY PLAN
FOR
SPRING BRANCH - LOT 4
TOWN OF CLAYTON - JOHNSTON COUNTY, NC**

REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/11/14
REVISION 002: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/19/14



Dalton Engineering and Associates, P. A.
 446 East Main Street
 P.O. Box 426
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 (919) 550-4740
 Fax (919) 550-4741

Job: 14029	Date: 10/31/14	Revision: 002
File: UTILITY	Drawn: WJB	Sheet: 5 OF 9



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SITE DETAIL SHEET FOR SPRING BRANCH - LOT 4 TOWN OF CLAYTON - JOHNSTON COUNTY, NC

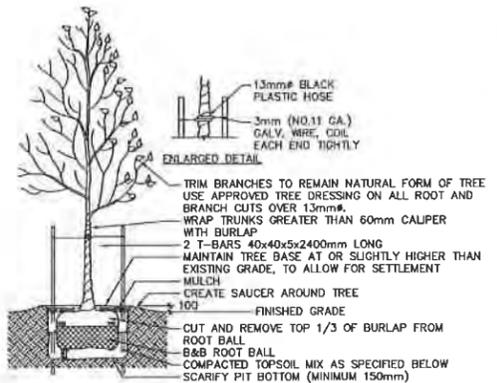
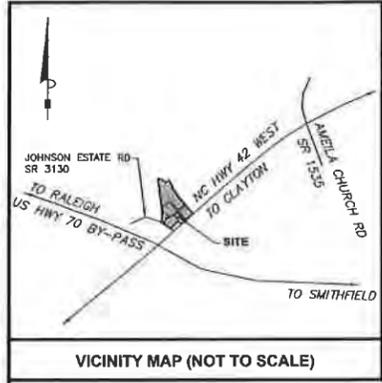


Dalton Engineering and Associates, P. A.
446 East Main Street
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Clayton, NC 27520

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

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REVISION 002: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/10/14

Job: 14029 Date: 10/31/14 Revision: 002
File: DET Drawn: WJB Sheet: 6 OF 9



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

Landscape Summary		
Lot size	Landscape Req	Landscape Provided
Lot 4 1.227 acres 53,450.00 sf 10,690 sf landscaped area	per 1000 of landscaped area 1 Canopy Tree 1 Understory tree 2 Shrubs	10,690 sf landscaped area 11 Canopy tree* 11 Understory tree 22 shrubs * Existing trees on site

Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Size
CANOPY TREES				
UPL1	5	Lansdown Chinese elm	Ulmus parviflora	3" caliper, 14 ft. ht.
UPL2	2	October Glory Red Maple	Acer rubrum 'October Glory'	3" caliper, 14 ft. ht.
UNDERSTORY TREES				
UD1	6	Dark Pink Grape Myrtle - specimen	Ligustrum x 'Thalassia'	6-8" ht., multistem
UD2	6	Tree Fern Lady Brandy Holly	Ilex x 'Brandy Holly'	10' ht., single trunk 3" cal.
SHRUBS				
SH1	40	David's Blueberry	Vaccinium 'David's Blueberry'	5 gallon, 36-42" ht.
SH2	36	David's Dogwood	Boxwood 'David's Dogwood'	5 gallon, 18" ht.
SH3	4	Blue Leaf Yucca	Yucca filamentosa 'Blue Leaf'	10 gallon, 24-30" ht.
SH4	13	Double Red Shrub Dogwood	Cornus 'Double Red'	5 gallon, 18-24" ht.
SH5	12	White Dwarf Holly	Ilex 'White Dwarf'	5 gallon, 18" ht.
SH6	4	Yellow Knockout Rose	Rosa 'Yellow Knockout'	5 gallon, 18-24" ht.
SH7	24	Variegated Ficus	Ficus 'Variegated'	2 gallon, 18-24" ht.
SH8	12	Red Fire Holly	Ilex 'Red Fire'	2 gallon, 18-24" ht.
GROUNDCOVERS				
GC1	122	Variegated Liriodendron	Liriodendron 'Variegated'	1 gallon/8" dia. min.

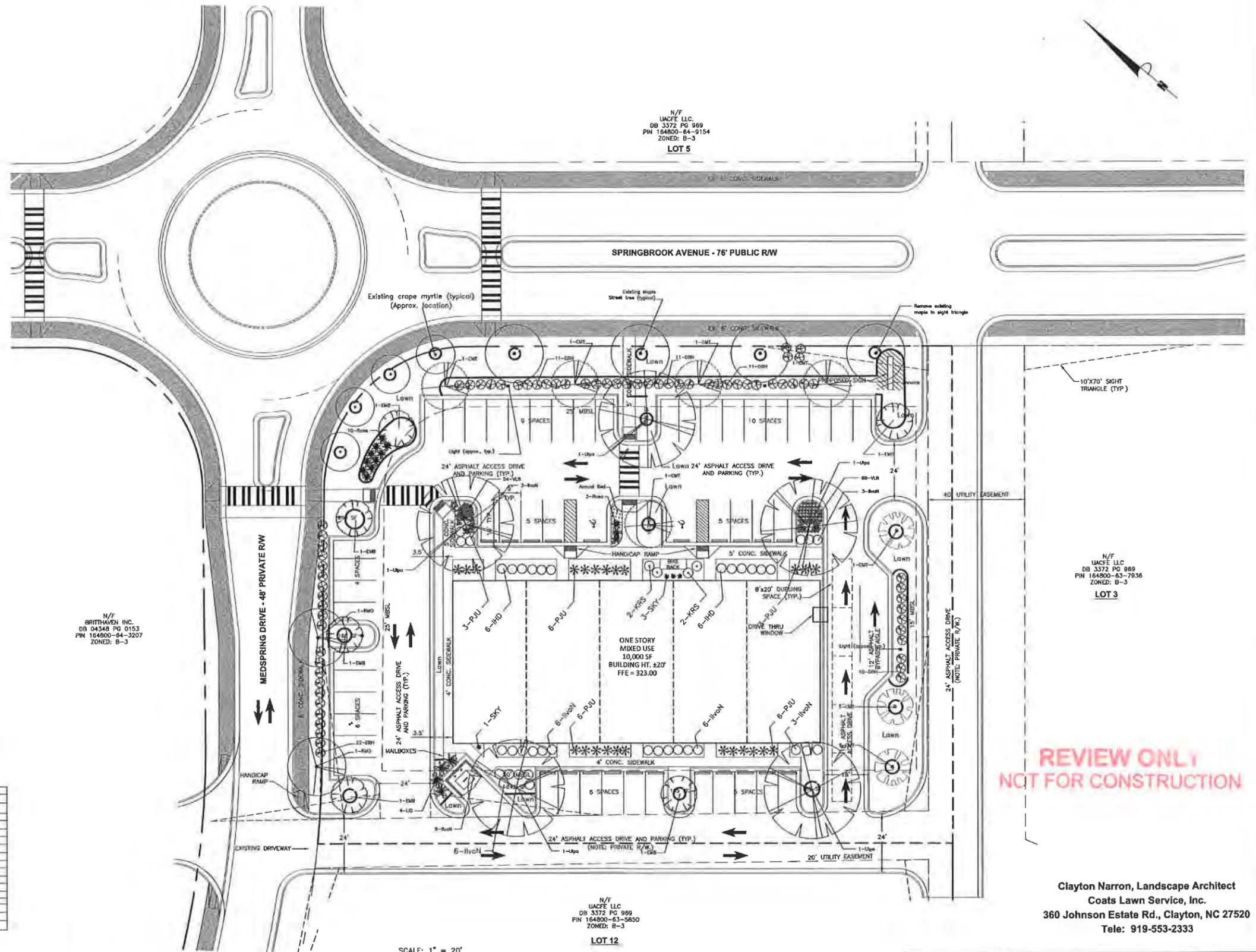
- General Planting Notes:
1. Mulch all new plant beds with 2" brown designer hardwood mulch.
 2. Warranty plantings for 1 year period following completion.
 3. Prepare plant beds by removing grass, add 4" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc.
 4. New 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.

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

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



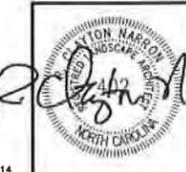
SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.



N/F
UACFE LLC
DB 3372 PG 969
PIN 164800-63-5850
ZONED: B-3
LOT 12

LANDSCAPE PLAN
FOR
SPRING BRANCH - LOT 4
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/11/14
REVISION 002: ADDRESSED TOWN OF CLAYTON COMMENTS - 12/10/14

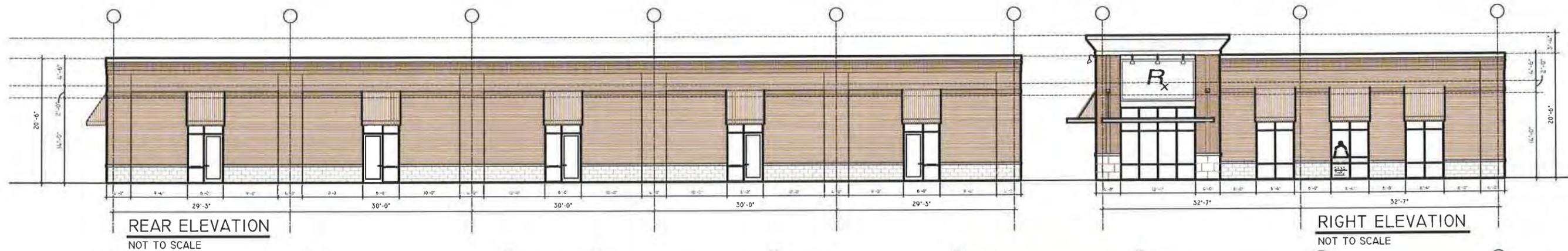


Clayton Narron, Landscape Architect
Coats Lawn Service, Inc.
360 Johnson Estate Rd., Clayton, NC 27520
Tele: 919-553-2333

Dalton Engineering and Associates, P.A.
East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 14029 Date: 10/31/14 Revision: 002
File: SITE Drawn: WJB Sheet: 8 OF 9

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EXTERIOR FINISHES			
	BRICK 1: TYPICAL FIELD BRICK NASH - PARKTOWN (OVERSIZE)		BRICK 2: TYPICAL ACCENT BRICK NASH - ALBEMARLE (OVERSIZE)
	WATER TABLE AND ENTRY DETAILS: ROCKCAST - BONE (16x24) & (8x16) SHOWN		EIFS: FS 9333
	MORTAR: LAFARGE - SAHARA		GLAZING: SOLARBAN 70 - BRONZE TINT
SHEET METAL COPING, CANOPY SOFFITS AND FASCIA: ALUM. W/ KYNAR 500 FINISH, COLOR TO MATCH EIFS		STOREFRONT/CURTAIN WALL FRAMES: CLEAR ANODIZED	

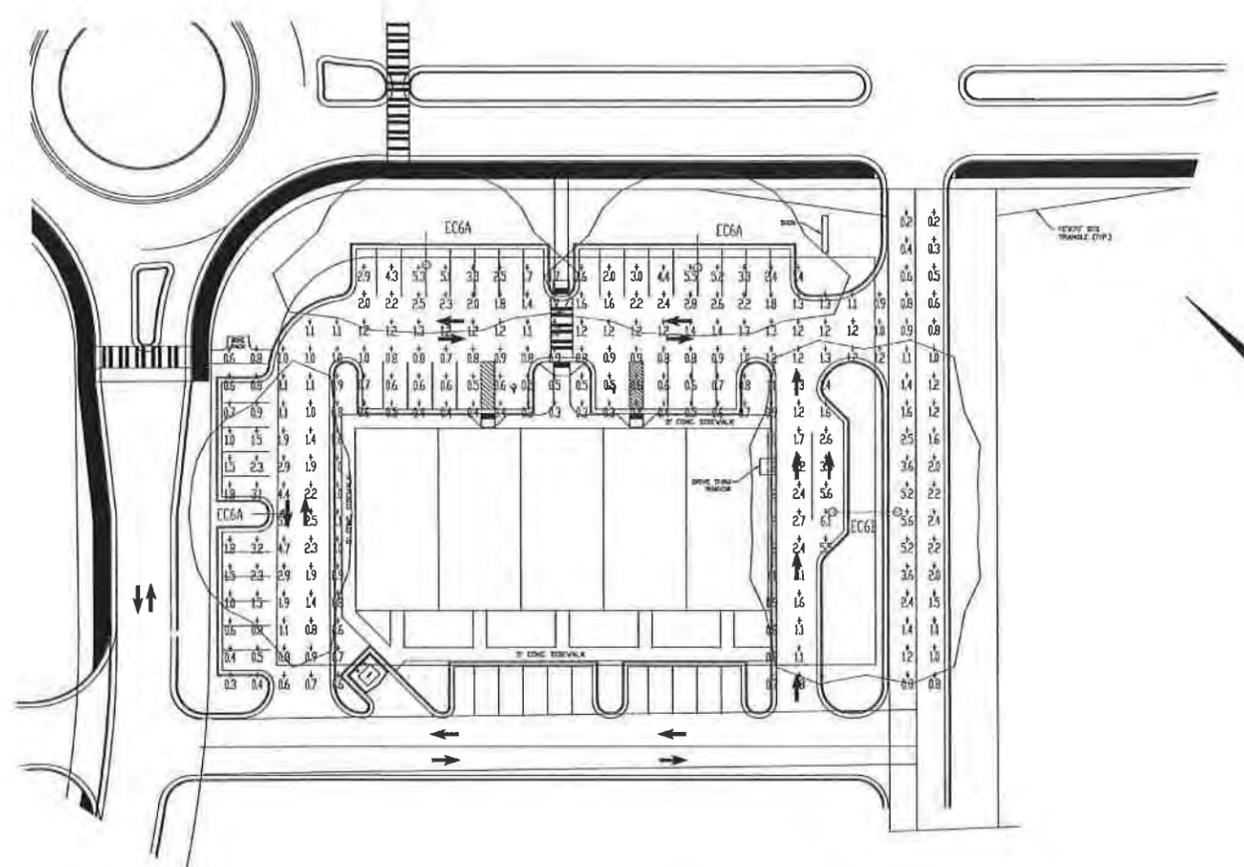
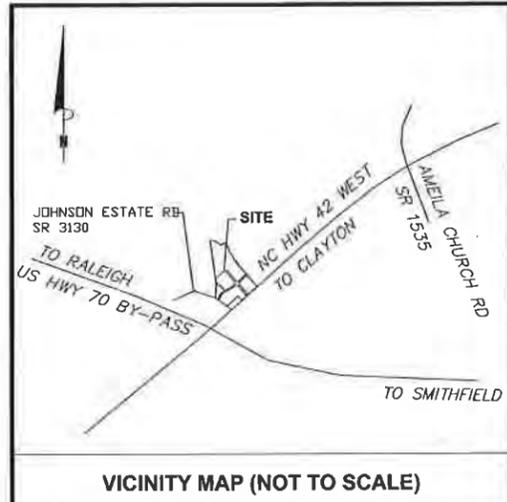


SPRING BRANCH: LOT 4 RETAIL BUILDING
12.09.14

2 FRONT ELEVATION
AI 3/32" = 1'-0"

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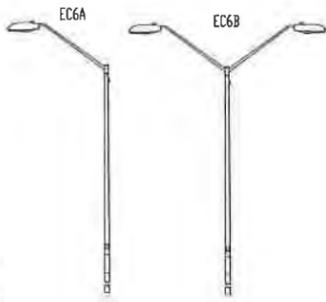
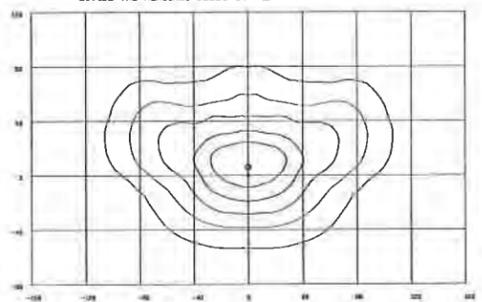
M
MAURER
architecture
919.829.4969



ISOFOOTCANDLE CURVES

FIXTURE ENCLOSED CUTOFF COBRA HEAD - AEL
 MOUNTING HEIGHT: 30 FT
 LAMP: 250W, 28500 LUMENS, SODIUM
 PATTERN TYPE III, FULL CUTOFF
 ASSY: 128KVS28500GRC (GRAY)
 POLE ASSY: PLF630GVC (GRAY)

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 72.

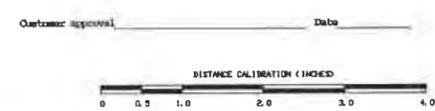


AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
parking	393.90x293.70 ft	parking / H-H	239	10.00	(+)	1.53	6.14	0.17	36.09	8.97

Spring Branch Med Lot4 (14-0175) LUMINAIRE SCHEDULE	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
EC6A AMERICAN ELECTRIC ECDF28_1/POLE (1) "EC28" ECDF28_1-4/POLE	(1) LU 250	28500	30' HT HT SODIUM VAPOR	0.72	3
EC6B AMERICAN ELECTRIC ECDF28_2/POLE (2) "EC28" ECDF28_1-4/POLE	(2) LU 250	28500	30' HT HT SODIUM VAPOR	0.72	1

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



PROPRIETARY & CONFIDENTIAL
 This document together with the concept and design presented herein, presented as an instrument of service, is the sole property of Duke Energy Progress, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy Progress. Duke Energy Progress disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

SPRING BRANCH MEDICAL LOT 4 CLAYTON NC	
SITE LIGHTING PLAN	
Designed by DEP LIGHTING SOLUTIONS	
Reviewed by T. Ferguson	Scale: 1" = 30'
Date: 11/24/2014	Size: Drawing size "D"
Description: 28K lumen Cutoff Encl fixtures	
Drawing No. 14-0175R	Sht. 1 OF 1

**Proposed Text Modification to Unified Development Ordinance
Section 155.705(O) - "Planned Development Review: Approved Master Plan
Modifications"**

*Description: Modification to update and clarify allowable major and minor
modifications to approved Planned Development Master Plans.*

"Strike-through" Version

*155.705(O) "Planned Development Review: Approved Master Plan Modifications"
Strikethrough Version*

Text Amendment to 155.705(O):

(O) Approved master plan modifications.

(1) Amendments to an approved master plan, if minor in scope, may be approved administratively by the Planning Director. Minor changes shall include up to 10% modifications to the ~~original approved~~ mixture of uses (so long as the ~~minimum and maximums~~ stated are ~~not exceeded~~ maintained), ~~minor~~ adjustments to phasing (~~as long as the quantity of phases remains~~), and the realignment of internal roadways. Minor changes to the typical project details, which include but are not limited to signage, lighting, parking, amenities and landscaping inge requirements may also be approved administratively by the Planning Director.

(2) Major modifications shall require resubmittal to the Town Council. These shall include the addition of land, modifications to the ~~originally~~ approved mixture of uses in excess of 10%, ~~a change in the number of phases within the development~~, and the addition, ~~or~~ deletion, or relocation of main vehicular entrances ~~servicing the development or their relocation~~. Major modifications shall also include any proposed revisions that are deemed by the Planning Director to be inconsistent with the adopted plans and policies of the Town.

**Proposed Text Modification to Unified Development Ordinance
Section 155.705(O) - "Planned Development Review: Approved Master
Plan Modifications"**

*Description: Modification to update and clarify allowable major and minor
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"Clean" Version

*155.705(O) "Planned Development Review: Approved Master Plan Modifications"
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Town of Clayton Planning Board - 2015 Meetings

DRAFT FOR ADOPTION BY PLANNING BOARD ON DECEMBER 17, 2014

January 26, 2015

February 23, 2015

March 23, 2015

April 27, 2015

May 26, 2015 (*Tuesday*)

June 22, 2015

July 27, 2015

August 24, 2015

September 28, 2015

October 26, 2015

November 23, 2015

December 28, 2015

Meetings are held the fourth Monday of the month at 6:00 PM in the Council Chambers located at 111 East Second Street, unless otherwise noted.

In accordance with NC GS 143-318.10, this is an official meeting of the board and it is open to the public.