



Town of Clayton
Regular Town Council Meeting Agenda
Monday, April 16, 2018 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

a. Draft Minutes:

- April 2, 2018

[April 2, 2018 DRAFT Minutes](#)

b. Warranty Acceptance

- RWAC Ravens Ridge 8E

[RWAC Ravens Ridge 8E](#)

c. Proclamation - "Week of the Young Child"

[Proclamation](#)

d. Resolution #2018-10 - Authorizing Clayton Area Ministries Lease

[Resolution](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Public Art Advisory Board Annual Update

Presenter: Sara Perricone, Board Chair

b. Presentation of "Week of the Young Child" Proclamation

Presenter: Mayor McLeod

6. PUBLIC HEARINGS

a. 2017-176-SUP - Barbour Street Townhomes - Special Use Permit

Presenter: Planning Department

[Withdrawal Letter](#)

POTENTIAL ACTION: Withdrawn Per Applicant

- b. 2017-193-SUP - Carillon Assisted Living - Special Use Permit

(QUASI JUDICIAL HEARING)

Presenter: Planning Department

[Cover](#)

[Application](#)

[Staff Report](#)

[Maps](#)

[Site Plan](#)

[Neighborhood Meeting Materials](#)

[Planning Board Recommendation](#)

[Newspaper Ad](#)

[Motion Form](#)

[Approval](#)

POTENTIAL ACTION:

Approval of 2017-193-SUP

7. OLD BUSINESS

8. NEW BUSINESS

- a. Electronic Advertising for Construction Projects

Presenter: Rich Cappola, Engineering & Inspections Director

[Cover](#)

[GS 143-129](#)

[Resolution](#)

POTENTIAL ACTION:

Place on May 7, 2018 Consent Agenda

- b. Electric Rate Study

Presenter: Craig Brown,

[Cover - Electric Rate Study](#)

[Presentation](#)

POTENTIAL ACTION:

Place on May 7, 2018 Consent Agenda

9. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff

10. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

11. ADJOURNMENT



Town of Clayton
Regular Town Council Meeting Minutes
Monday, April 2, 2018 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Grannis
Council Member Lawter
Council Member Holder
Council Member Bunn

STAFF PRESENT:

Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Samantha Wullenwaber, Planning Director
Jay McLeod, Senior Planner
David DeYoung, Economic Development Director
Tim Simpson, Public Works Director
Ann Game, Customer Service Director
Dale Medlin, Electric Systems Director
Joy Garretson, Library Director
Stacy Beard, Public Information Officer
John Hamlin, Asst. Public Information Officer

COUNCIL ABSENT:

Council Member Thompson

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:01 p.m. There was a moment of silence in remembrance of former Mayor Rudolph Allen. Mayor McLeod led everyone in the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

3 CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

- a) Draft Minutes
- March 19, 2018
- b) Appointment to Library Advisory Board
- Paul Taperek
- c) Warranty Acceptances
- Highgate - Phase 1 (Includes off-site water line)
 - Lionsgate - Phase 2A-2D
 - RWAC Alpine Valley - Phase 6A-4 (Pre-Warranty Asphalt)
 - RWAC Alpine Valley - Phase 6A-4 (Pre-Warranty Utilities)

ACTION: Adoption of Consent Agenda as Presented

Motion: Council Member Lawter

Second: Council Member Holder
Vote: Unanimous

4 ADMINISTRATIVE ITEMS

- a) 2017-193-SUP - Carillon Assisted Living - Special Use Permit
Presenter: Samantha Wullenwaber, Planning Director

Ms. Wullenwaber stated the applicant is requesting a Special Use Permit to operate an Assisted Living Facility. The facility will be located off Guy Road at the corner of Amelia Church and Guy Road. There will be a total of 48 units. Ms. Wullenwaber asked that a Public Hearing be set for April 16, 2018.

ACTION: Set Public Hearing for April 16, 2018

- b) Warranty Acceptance
• RWAC Ravens Ridge 8E

ACTION: Placed on April 16, 2018 Consent Agenda

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) Introduction of New Employees
Presenters: Ann Game, Customer Service Director; Dale Medlin Electric Systems Director and Joy Garretson, Library Director
• Ann Warren - Customer Service Representative
• Kenneth Davis - Electric Line Technician
• Melissa Konneker - Library Assistant (Part Time)

Ms. Game introduced Ann Warren, who is serving as a Customer Service Representative. Ms. Warren came to the town with many years of experience in the electric customer service field. Ms. Game stated she was very excited to have her on board and further stated Ms. Warren is a great addition to the team. Ms. Warrant stated she was very happy to be here. Council welcomed her to Clayton.

Mr. Medlin introduced Kenneth Davis, who is serving as an Electric Line Technician. Mr. Medlin stated that Mr. Davis brings with him more than 15 years of experience in the field. Mr. Davis stated he was happy to be in Clayton and the council welcomed him.

Ms. Garretson introduced Melissa Konneker, who is serving a part-time Library Assistant. Ms. Konneker has many years of experience in the field of education. Ms. Garretson stated that Ms. Konneker will be working in the children's room and will be assisting with some new plans/changes for Story Time. Ms. Konneker stated she was very excited to be here and stated working in the library has long been a dream of hers. She shared additional information about her previous educational background. The council welcomed her and stated they were excited to her on board.

- b) "Week of the Young Child" - Proclamation Request
Presenter: Dana Wooten, Chamber of Commerce President

Ms. Amanda Blake who serves on the Education Committee of the Clayton Chamber of Commerce was present. She provided information and the request and stated the Proclamation would help to provide support to early education. She asked that the council consider issuing the Proclamation. The council offered their appreciation for the Education Committee and their support of our educators.

ACTION: Placed on April 16, 2018 Consent Agenda

6 PUBLIC HEARINGS

- a) 2018-06-ANX - Glen Haven Phase 4 Annexation
Presenter: David DeYoung, Economic Development Director

Mr. DeYoung presented this item. Request is for a voluntary annexation of the last phase of Glen Haven. Total area be annexed is 8.85 acres and is owned by Glenwood Homes, LLC.

With there being no questions, the item was turned over to council for their deliberation.

ACTION: Adoption of Ordinance #2018-04-01

Motion: Council Member Lawter
Second: Council Member Holder
Vote: Unanimous

- b) 2018-19-ANX - Powhatan Warehouse Annexation
Presenter: David DeYoung, Economic Development Director

Mr. DeYoung presented this items. Request is for voluntary annexation of .35 acres located off of Powhatan Road. Property owners are Franklin Clayton Associates, LLC.

With there being no questions, the item was turned over to council for their deliberation.

ACTION: Adoption of Ordinance #2018-04-02

Motion: Mayor Pro Tem Grannis
Second: Council Member Lawter
Vote: Unanimous

- c) 2017-149-PDD - Parkview Modification Planned Development Rezoning
Presenter: Samantha Wullenwaber, Planning Director

Ms. Wullenwaber presented and stated the applicant has requested rezoning of 2.06 acres from Residential 10 (R-10) to Planned Development-Residential (PD-R) to allow for the addition of 17 single-family lots. A preliminary plat application is running concurrently with this request to include this property as part of the Parkview Master Plan.

Ms. Wullenwaber stated the plan is consistent with the Surrounding Land Use Plan as well as the Comprehensive Plan. She stated the applicant has addressed all approval criteria. Both the Planning Board and staff recommend approval.

Mayor McLeod noted this as a public hearing. With no one coming forward to speak the hearing was closed at 6:12 p.m. and turned over to council for their deliberation.

ACTION: Adoption of Ordinance #2018-04-03

Motion: Mayor Pro Tem Grannis
Second: Council Member Lawter
Vote: Unanimous

- d) 2017-150-SD - Parkview Modification Preliminary Plat (Acting as Master Plan)
(QUASI JUDICIAL HEARING)
Presenter: Samantha Wullenwaber, Planning Director

Attorney Ross provided information regarding the process of a Quasi-Judicial hearing to include the types of testimony that could be considered. She further stated all testimony must be given under oath. The Town Clerk administered the oath via affirmation to those wishing to offer testimony.

Ms. Wullenwaber presented and stated request is to modify the previously approved Parkview preliminary plat and add 17 additional single-family lots. Total to be added would be 2.07 acres along Liberty Lane with entrance on to same. All the additional lots would be subject to the approved dimensional standards with original Master Plan. There are no other changes to the Master Plan.

The plan is compatible with the Surrounding Land Uses and is consistent with the Comprehensive Plan. The applicant has addressed the Findings of Fact. The Planning Board recommended approval with conditions as listed in staff report.

There were no questions of staff.

Applicant, Reid Smith, asked staff to re-state information regarding Liberty Lane.

Ms. Wullenwaber stated there would be an entrance off of Liberty Lane and showed it on the map. She further stated there would not be connectivity onto Liberty Lane at this time. Mr. DeYoung stated that should development continue along other portions along Liberty Lane, connectivity would be able to take place at that time. Mr. DeYoung stated the applicant is dedicating right-of-way on the north side of the street, but at this time are not connecting to Liberty Lane.

Mr. Smith thanked staff for clarification. He provided history of Parkview and further stated that everything remains consistent with the previous Master Plan.

Mayor Pro Tem Grannis asked a question regarding the Neighborhood Meeting. He stated there were questions raised at that meeting regarding construction trucks entrance and the timeline. Mr. Smith stated this is not relevant to approval, however, they intend to pave top strip and extend stone out to Stallings so construction debris could be re-routed within the next 30-45 days.

Council Member Lawter asked the applicant to state for the record who would be testifying to the Findings of Fact. Mr. Reid stated it would be the engineer on the job who is Mr. Donnie Adams.

Mr. Adams stepped forward and provided his credentials.

With there being nothing further, the item was turned over to council for their deliberation.

ACTION: Approval of 2017-150-SD

Motion: Council Member Lawter
Second: Mayor Pro Tem Grannis
Vote: Unanimous

- e) 2017-188-RZ - Sunbelt Rental
Presenter: Samantha Wullenwaber, Planning Director

Ms. Wullenwaber presented and stated the applicant is requesting rezoning from Neighborhood Business (B-2) to Highway Business (B-3) and the removal of the property from the Scenic Highway Overlay.

Ms. Wullenwaber provided examples of types of business that are allowed in Highway Business zoning. She stated the rezoning is consistent with both the Comprehensive Plan as well as the Surrounding Land Use. The applicant has addressed all approval criteria.

With reference to the second request for removal from the Scenic Highway Overlay; Ms. Wullenwaber provided brief history of the overlay. She stated the overlay was implemented in 2011 and since that time has had no substantial positive impact on the areas it effects. Future consideration will be given to removing the overlay in its entirety. Ms. Wullenwaber stated some mapping irregularities were discovered and will be addressed.

The Planning Board and staff recommend approval of both the rezoning as well as removing the property from the Scenic Highway Overlay.

Mayor McLeod noted this as a public hearing.

The applicant, Mr. Gary McCabe who is the engineer on the project and provided information regarding the project. He provided a Power Point presentation that showed other types of businesses located in the area. He further stated that all equipment will be located behind a fenced area. He also shared information about the measurement discrepancy discovered in the mapping and the Scenic Highway Overlay.

Also present was Mr. Moffat of Moffat properties. He provided information about himself and his company as well as several projects they have recently worked on.

Mayor Pro Tem Grannis stated he appreciated the willingness of the applicant to work with staff to figure out the discrepancy with the map. He offered his thanks and appreciation.

With there being nothing further, the hearing was closed and turned over to council for their deliberation.

ACTION: Adoption of Ordinance #2018-04-04

Motion: Mayor Pro Tem Grannis
Second: Council Member Holder
Vote: Unanimous

7 ITEMS SCHEDULED FOR THE UPCOMING TOWN COUNCIL MEETING

8 OLD BUSINESS

9 NEW BUSINESS

- a) 2018-56-SNA - Vinson's Pub & Eatery - Alternative Sign Plan
Presenter: Jay McLeod, Senior Planner

Mr. McLeod stated the request is for an alternative sign plan for Vinson's Pub & Eatery, which will be located at 800 East Main Street. Currently signage is not allowed to be painted on building. A rendition of the proposed signage was provided. Mr. McLeod stated it was a very well-considered rendition. He stated the applicant has addressed all the approval criteria and that request is consistent with the Unified Development Code.

Staff recommends approval with condition as listed in staff report.

ACTION: Approval with Condition as listed in Staff Report

Motion: Council Member Lawter
Second: Council Member Holder
Vote: Unanimous

- b) Funding Assistance Request - Walnut Creek Lift Station Abandonment/Outfall Improvements
Presenter: Tim Simpson, Public Works Director

Mr. Simpson provided background information regarding the request for funding to the Department of Environmental Quality for Walnut Creek Lift Station. He stated request for funding is a competitive process and applications received are scored. Application submission does not guarantee awarding of funding. Resolution in support of the funding request will be included with submission of application.

ACTION: Adoption of Resolution #2018-09

Motion: Council Member Holder
Second: Council Member Lawter

Vote: Unanimous

10 STAFF REPORTS

- a) Town Manager
- b) Town Attorney
- c) Town Clerk
- d) Other Staff

11 OTHER BUSINESS

- a) Informal Discussion & Public Comment
- b) Council Comments

12 ADJOURNMENT

- a) With there being nothing further, the meeting was adjourned at 6:50 p.m.

Motion: Council Member Holder
Second: Mayor Pro Tem Grannis
Vote: Unanimous

Duly adopted this the 16th day of April, 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

April 2, 2018
Minutes



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Chris Rowland, Construction Project Administrator 

Copy: Donnie Adams, Adams & Hodge Engineering
Para Smith, Development Services Coordinator

Date: March 26, 2018

Subject: RWAC, Ravens Ridge 8E

Please place a warranty acceptance request for the subject public water, sewer, associated storm drainage utilities, and all pertinent easements on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the utilities will be subject to a one-year warranty period. Following expiration of the warranty, a final inspection will be done with all deficient items corrected by the developer prior to final acceptance.

Proclamation

Whereas, the Clayton Chamber of Commerce and along with Partnership for Children of Johnston County, in conjunction with the North Carolina Association for the Education of Young Children (NCAEYC) and National Association for the Education of Young Children (NAEYC), are celebrating the Week of the Young Child™, April 16-20, 2018; and

Whereas, these organizations are working to promote and inspire high quality early childhood experiences for our state's youngest citizens, that can provide a foundation of learning and success for children in Clayton, NC, and

Whereas, teachers and others who work with or on behalf of young children birth through age eight, who make a difference in the lives of young children in Clayton, NC deserve thanks and recognition; and

Whereas, public policies that support early learning for all young children are crucial to young children's futures and to the prosperity of our society;

Therefore, on behalf of the Clayton Town Council, I, Mayor Jody McLeod do hereby proclaim April 16-20, 2018 as the Week of the Young Child™ and encourage all citizens to work to support and invest in early childhood in the Town of Clayton.

Duly adopted this the 16th day of April, 2018.

Jody McLeod
Mayor

**RESOLUTION AUTHORIZING LEASE OF PROPERTY TO
CLAYTON AREA MINISTRIES**

WHEREAS, The Town of Clayton (the "Town") has an agreement with Clayton Area Ministries to lease property located in Johnston County, North Carolina with a current street address of 780 Durham Street, Clayton, NC, formerly known as the Clayton SPCA Building and

WHEREAS, The Town has determined the property will not be needed by the Town and that it is in the interest of the Town to lease the property to Clayton Area Ministries; and

WHEREAS, the Town has given the required public notice by publishing public notice March 9, 2018 that included a description of the property, the annual lease payments, and the Council's intent to authorize the lease in compliance with N.C.G.S. §160A-272.

THEREFORE, THE TOWN COUNCIL FOR THE TOWN OF CLAYTON RESOLVES THAT:

1. The lease of the property to Clayton Area Ministries is authorized.
2. The term of the lease shall not exceed ten (10) years and the annual lease payment shall be \$1.00 per year.

Duly adopted this the 16th day of April, 2018 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



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

April 10, 2018

Vast Real Estate and Development, Inc.
c/o Nathan Evans
P.O. Box 189
Clayton, NC 27528
Email: nathan@nlevans.com

**Re: Notification of withdrawal of applications: Barbour Street Townhomes
(2017-176-SUP & 2017-175-SDM)**

Dear Mr. Evans,

Per your email dated 04/09/2018, the above referenced development applications have been withdrawn, for the property located at 619 S Barbour Street. If you wish to pursue other development options at this location, a new application will be required.

Thank you for your continued interest in doing business in Clayton. Please do not hesitate to contact me if you have any questions about this withdrawal, or if you have any questions about other properties in Clayton.

Sincerely,

Jay McLeod, AICP
Senior Planner

CC:

- Jerry Dalton, Dalton Engineering, jdalton@daltonengineering.com
- Kimberly Moffett, Town Clerk, kmoffett@townofclaytonnc.org
- Samantha Wullenwaber, Planning Director, swullenwaber@townofclaytonnc.org
- File folders: 2017-176-SUP and 2017-175-SDM



Town Council Agenda Cover Sheet

Meeting Date

April 16 2018

Agenda Location

Public Hearings

Item Title

2017-193-SUP Carillon Assisted Living Facility Special Use Permit

Presenter *(Name & Title)*

Planning Department

Summary/Description

Request to permit the use of “congregate living facility” on a portion of the subject property, zoned Neighborhood Business (B-2). This use is permitted only through issuance of a special use permit in this zoning district. A major site plan application is running concurrently with this request, and is scheduled to be heard at Planning Board March 26th.

Requested Action

Choose an item.

Additional Documents To Be Included in Agenda Packet

Application
Staff Report
Staff Report Maps
Neighborhood Meeting Materials
Associated Major Site Plan (2017-193-SUP)
Planning Board recommendation
Public Notice- Adjacent Property Owner Letters
Public Notice- Newspaper Ad



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Carillon Assisted Living of Clayton Acreage of Property: 5.13

Parcel ID Number: 165801-09-4412 Tax ID: _____

Deed Book: 4203 Deed Page(s): 114

Address/Location: Guy Road at the corner of Amelia Church Road

Existing Use: Undeveloped Proposed Use: Assisted Living Facility

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): _____

OFFICE USE ONLY

Date Received: DEC 01 2017 Amount Paid: _____ Permit Number: 2017-193-SUP

RECEIVED
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Jane Smith QTIP Trust, John Hine, Trustee

Mailing Address: 208 S. Williams St, Goldsboro, NC 27530

Phone Number: 919-735-7275

Fax: 919-736-3297

Email Address: _____

APPLICANT INFORMATION

Applicant: Tony M. Tate Landscape Architecture, PA

Mailing Address: 5011 Southpark Drive, Ste. 200 Durham, NC 27713

Phone Number: 919-484-8880

Fax: 919-484-8881

Contact Person: Pamela Porter

Email Address: pam@tmtla.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>10/17/17</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
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.

The proposed use will in fact enhance the health, safety and general welfare of the community by providing the senior citizens of Clayton with high-quality assisted living care in a home designed to help older adults enjoy a safe, full and enjoyable life.

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 application will meet all required specifications and conforms to the standards and practices of sound land use planning, town ordinances and other regulations. The proposed use will enhance the development of the town, the quality of life for the senior citizens of Clayton, provide significant employment and expand and diversify the tax base.

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 application will not injure the value of adjoining and abutting properties. The proposed assisted living facility is residential in nature, does not generate significant traffic and will enhance adjacent properties by providing a good transition from commercial uses at the intersection to the residential neighborhood behind.

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 application does not adversely affect the adopted plans and policies of the Town nor does it violate any existing standards for development of the adjacent properties.

EXPLANATION OF PROJECT

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

The proposed project is a 48-unit, 84-bed assisted living and memory care community. It is fully licensed and regulated by the NC Department of Health and Human Services. Carillon Assisted Living is a local, Raleigh-based provider of assisted living care for the elderly. Carillon communities provide a homelike environment for elderly residents, generally over the age of 75, who require some assistance with Activities of Daily Living (ADLs). Common examples of ADLs include dining, housekeeping, personal care and medication management. Residential Alzheimer's care is offered in specially designed, secure units. These units provide increased staffing levels, personalized attention and a progressive program to meet the needs of these residents. While Carillon offers additional services for Alzheimer's and dementia care, these services do not include skilled nursing or acute care.

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.

Pamela Porter
Print Name

Pamela Porter
Signature of Applicant

12.1.2017
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: Canillon Clayton Address or PIN #: 105801-09-4412 (PIN)

AGENT/APPLICANT INFORMATION:

Pamela Porter - Tony M. Tate 5011 Southpark Dr. Ste. 200
(Name - type, print clearly) Landscape Architecture (Address)
Durham, NC 27713
(City, State, Zip)

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

Major Site Plan
Special Use Permit

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

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

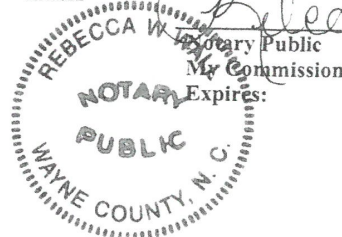
OWNER AUTHORIZATION:

P. Jone P. Smith Trust, J.L. C. Hine, Trust P.O. 916
(Name - type, print clearly) (Address)
[Signature] Gold'sboro, NC 27533-0916
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Wayne

Sworn and subscribed before me Rebecca W. Wall, a Notary Public for the above State and County, this the 21st day of November, 2017.

SEAL



August 2015

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

March 26, 2018

STAFF REPORT

Application Number: 2017-193-SUP

Project Name: Carillon Assisted Living Special Use Permit

NC PIN / Tag #: 165801-09-4412 / 05G02009S
Applicant: Tony Tate Landscape Architecture
Owner: Jane Smith Trust
Location: Off Guy Road, at the corner of Amelia Church Road and Guy Road

Public Noticing:

- Neighborhood meeting held on January 10, 2018
- Sign posted January 12, 2018
- Adjacent property letters mailed prior to April 6, 2018
- Newspaper ad published April 6, 2018 and April 13, 2018

REQUEST: The applicant is requesting a special use permit to allow the use of “congregate living facility” on the subject property, which is zoned B-2. A major site plan application (2017-192-SP) is running concurrently with this request.

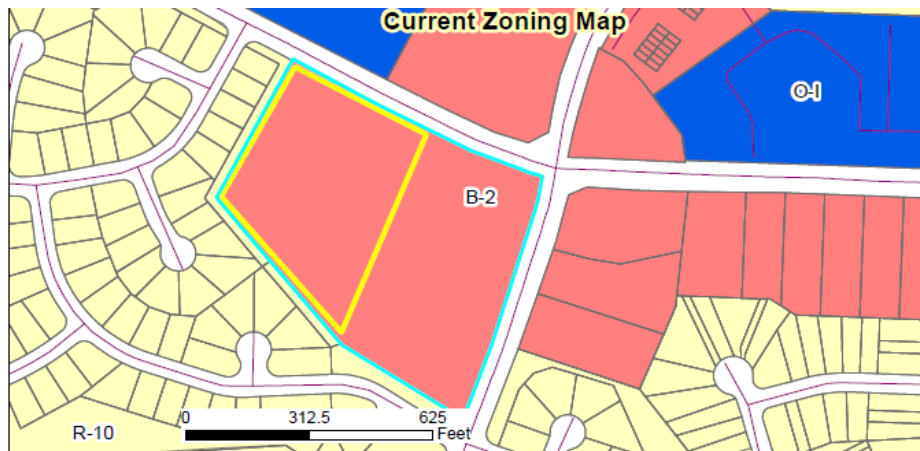
SITE DATA:

Acreage: 5.13 acres of the total 9.61 acres of land (outlined in yellow in the map below)
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional (O-I) and Neighborhood-Business (B-2)	Vacant
South	Residential-10 (R-10)	Single-Family Residential
East	Neighborhood Business (B-2)	Convenience store with gas sales
West	Residential-10 (R-10)	Single-Family Residential

**DEVELOPMENT DATA:**

Proposed Uses:	Congregate Living Facility (48 units)
Buildings:	1 building
Number of stories:	1 story
Proposed Impervious Surface:	36.8%
Required Parking:	1 space per unit (48 units) plus 1 space per 200 SF of office (357 SF office)= 50 spaces
Proposed Parking:	50 spaces, including required handicap spaces
Access/Streets:	One full directional driveway off Guy Road; secondary access proposed in the form of a stub-out to the east, connecting to a future shared right-in/right-out with development to the east. This secondary access will only be utilized for emergency vehicles.

STAFF ANALYSIS:

Overview

The applicant is requesting a Special Use Permit to develop a congregate living facility on a portion of the subject property, which is zoned Neighborhood Business (B-2). Per UDC requirements, the use of a congregate living facility in this zoning district requires issuance of a Special Use Permit in order to be permitted. A major site plan application (2017-192-SP) is running concurrently with this request. If the Special Use Permit is approved, the permit will only be valid for the portion of the property noted within the application (5.13 acres).

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

Staff considers the request consistent with the Future Land Use Map, which designates this property as "Neighborhood Mixed Use". This land use designation consists of High Density Residential and Neighborhood Center, which includes residential uses as well as neighborhood-serving commercial uses such as grocery stores and retail establishments. It may also include some office and civic/institutional uses.

- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC).

Associated Site Plan

The applicant is proposing to develop a 35,900 square foot building, which will include four separate wings consisting of 48 residential units. The property is currently vacant and is located off Guy Road. The applicant is requesting to develop this facility on 5.13 acres of the overall 9.61 acres of land. The applicant is proposing a stormwater pond in the rear of the development, which will be constructed with the intent of serving both this development as well as future development to the east.

A full directional driveway will be located off Guy Road to serve as the primary access point for this development. In order to meet the cross-access requirement of the UDC, the applicant will provide a stub-out to the East, which will ultimately connect to a shared driveway off Guy Road. NCDOT has agreed to allow a shared driveway in this location in the form of a right-in/right-out, which will be constructed when the remainder of the property to the east is developed. The applicant is showing a 15' easement on the site plan in this location to reserve land for the construction of a portion of this driveway. Due to safety concerns, the applicant is requesting that the stub-out connecting to this secondary shared access be gated and utilized for emergency vehicles only. The applicant is concerned that a connection to adjacent development will cause excess traffic through the facility's parking lot, due to the facility's full directional driveway off Guy Road. Staff has discussed these concerns with the applicant and supports this connection being reserved for emergency vehicles only.

Traffic

The applicant was not required to submit a traffic impact analysis for this development. Residents of the facility will not have access to personal vehicles, which means that the majority of traffic generated will be from staff and visitors. NCDOT has reviewed this project and is requiring that the applicant extend the existing northbound left-turn lane off Guy Road in order to provide access to the facility's main entrance.

Architectural Elevations

The proposed facility will consist primarily of fiber cement siding. The front elevations include architectural features such as shutters and fiber cement shingle siding to break up the façade' and roofline to provide a more visually appealing product.

Wastewater

The applicant has submitted a Wastewater Allocation Request, requesting 9,240 gallons per day. This request has been reviewed by the Engineering Director and will be reviewed by the Town Manager for final approval, if this application is approved.

FINDINGS

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

CONSIDERATIONS:

- The Town Council approves Special Use Permits.
 - The site shall be governed by the associated Site Plan (2017-192-SP).
-

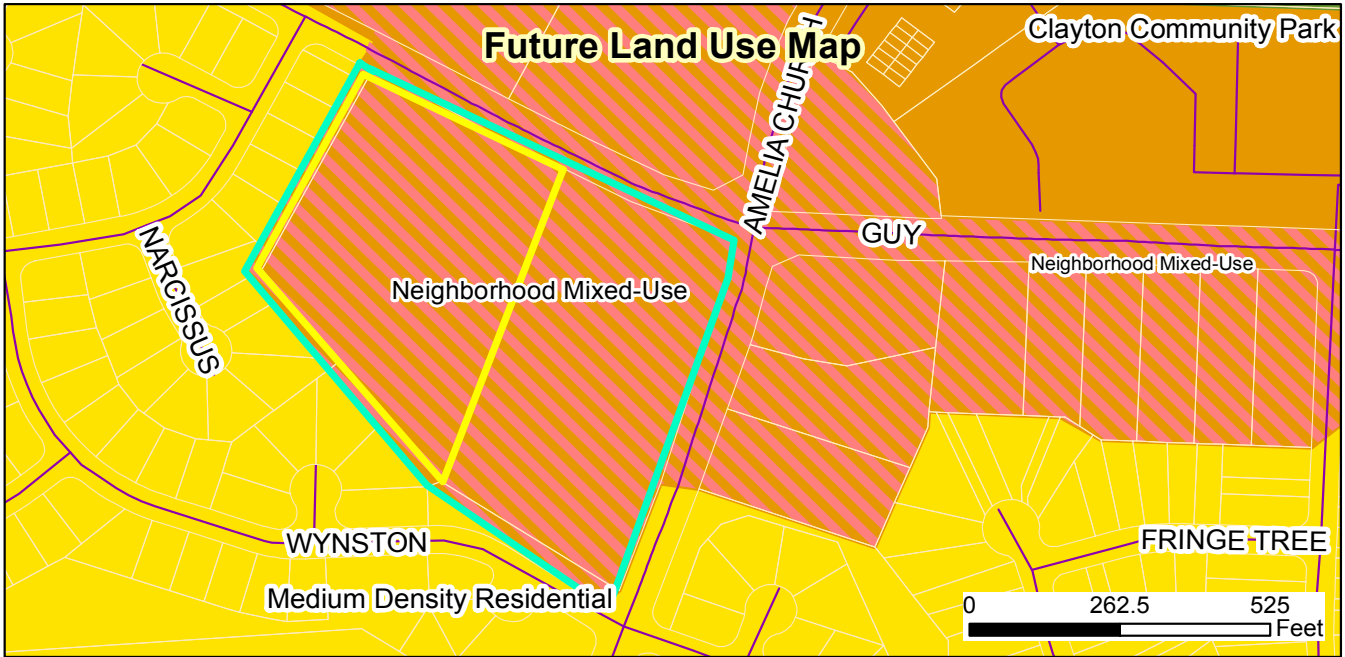
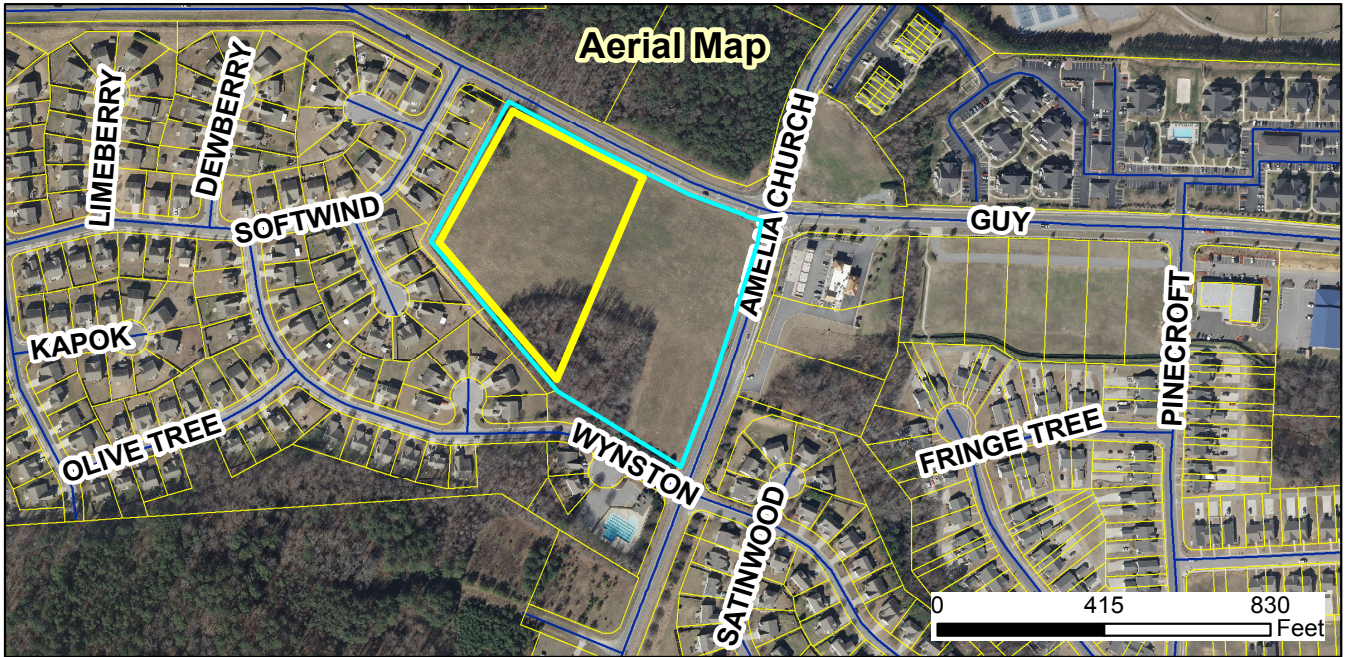
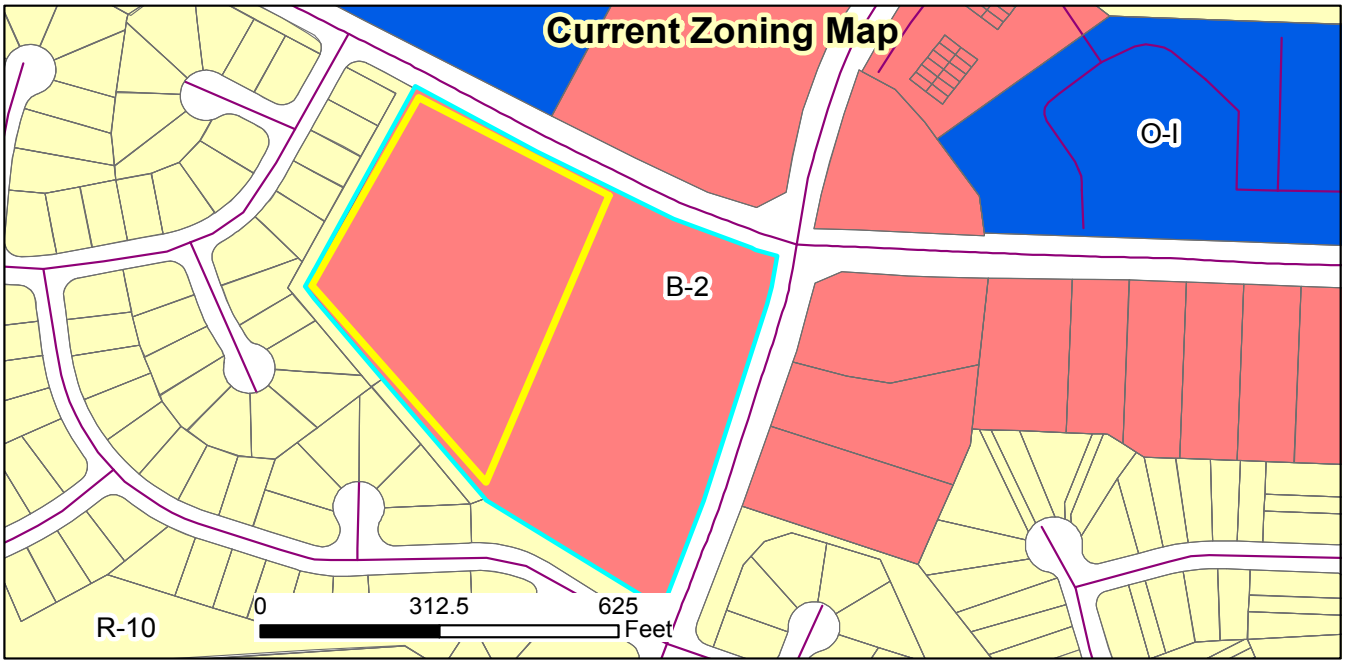
RECOMMENDATION:

Staff recommends the following Conditions of Approval be applied to this application:

1. This Special Use Permit shall only be applicable to the 5.13 acres of land included within this application, and depicted on the associated major site plan (2017-192-SP).
 2. All off-site roadway improvements shall be installed prior to the issuance of a certificate of occupancy.
 3. The stub-out to the east shall be constructed prior to issuance of a certificate of occupancy.
 4. The eastern stub-out and easement shall be reserved for construction of a future shared right-in/right-out off Guy Road, at the time of development to the east.
-

ATTACHMENTS:

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



**2017-193-SUP Carillon Assisted Living of Clayton Special Use Permit
Request: Special Use approval to develop the use of Nursing Home (Congregate Living Facility)
on property zoned B-2**

Applicant: Tony Tate Landscape Architecture, PA
Property Owners: Jane Smith QTIP
Parcel ID: 165801-09-4412
Tag #: 05G02009S



1/2/2018

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-192-SP Carillon Assisted Living of Clayton\Maps\2017-192-SP Staff Report Map.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

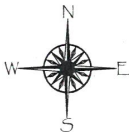
CARILLON CLAYTON
MAJOR SITE PLAN & SPECIAL USE PERMIT

Guy Road (SR1551) and Amelia Church Road (SR1552)
Clayton, North Carolina
PIN: 165801-09-4412
2017-192-SP, 2017-193-SUP



VICINITY MAP

1"=600'



SHEET INDEX

COVER SHEET	
EXISTING CONDITIONS	L-1
SITE PLAN	L-2
LANDSCAPE PLAN	L-3
DETAILS	L-4
DETAILS	L-5
LIGHTING PLAN	1 of 1
PHOTOS OF EXISTING ONE-STORY FACILITIES	L-7
UTILITY PLAN	C-1
EROSION CONTROL PLAN	C-2
GRADING PLAN	C-3
DETAILS	D-1
DETAILS	D-2
ARCHITECTURE - ELEVATIONS (STORAGE BLDG)	A1.1
ARCHITECTURE - ELEVATIONS	A4.1
ARCHITECTURE - ELEVATIONS	A4.2

DEVELOPER:

CARILLON ASSISTED LIVING
4901 WATERS EDGE DRIVE, STE. 200
RALEIGH, NC 27606
PHONE: (919) 852-4000
FAX: (919) 852-4001

OWNERS:

PIN: 165801-09-4412
JANE P. SMITH QTIP TRUST
P.O. BOX 916
GOLDSBORO, NC 27533

LANDSCAPE ARCHITECT/APPLICANT:

TONY M. TATE LANDSCAPE ARCHITECTURE
5011 SOUTHPARK DRIVE, STE. 200
DURHAM, NC 27713
PHONE: (919) 484-8880
FAX: (919) 484-8881

CIVIL ENGINEERING:

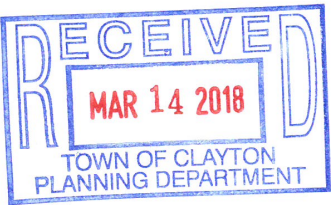
B&F CONSULTING
2805 TOBERMORY LANE
RALEIGH, NC 27606
PHONE: (919) 618-0180

LAND SURVEYING:

TRUE LINE SURVEYING
205 W. MAIN STREET
CLAYTON, NC 27520
PHONE: (919) 359-0427

SUBMITTALS

First Submittal	12/1/2017
Second Submittal	1/3/2018
Third Submittal	2/7/2018
Fourth Submittal (for Planning Board)	3/16/2018



REVISIONS:

1-3-18	
2-7-18	
3-16-18	

EXISTING CONDITIONS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:

1" = 50'

DRAWN BY:

PMP

PROJECT #

17047

DATE:

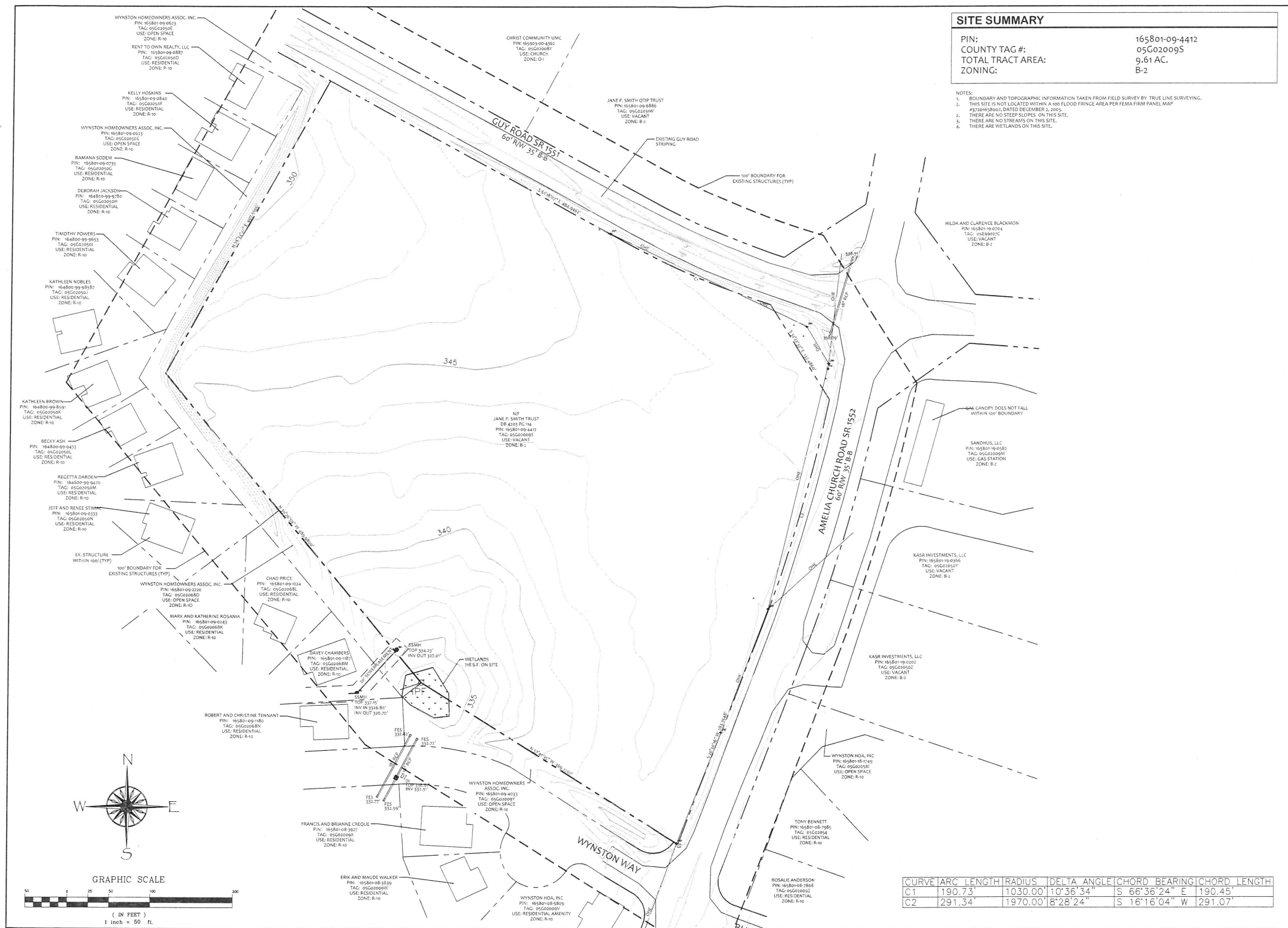
12/1/2017

SHEET

COVER

OF

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmfba.com



SITE SUMMARY	
PIN:	165801-09-4412
COUNTY TAG #:	05G020095
TOTAL TRACT AREA:	9.61 AC.
ZONING:	B-2

- NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY TRUE LINE SURVEYING.
 2. THIS SITE IS NOT LOCATED WITHIN A 100 FLOOD FRINGE AREA PER FEMA FIRM PANEL MAP #1720405800, DATED DECEMBER 2, 2005.
 3. THERE ARE NO STEEP SLOPES ON THIS SITE.
 4. THERE ARE NO STREAMS ON THIS SITE.



TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8890 f: (919) 484-8881 e: tony@tmtla.com

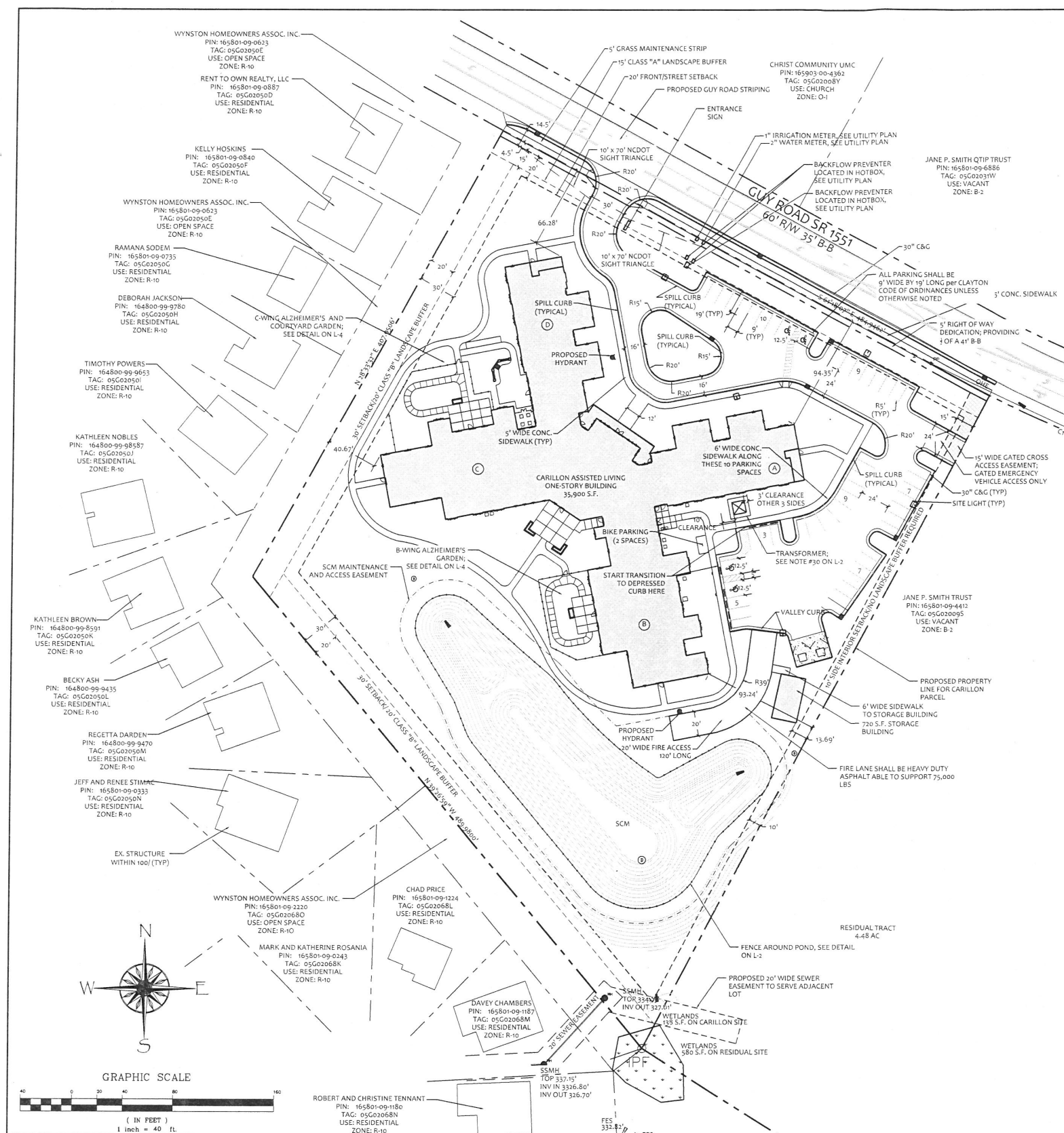
REVISIONS:	
1-3-18	
2-7-18	
3-16-18	

EXISTING CONDITIONS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1" = 50'
DRAWN BY:
PMP
PROJECT #
17047
DATE:
12/1/2017

SHEET
L-1
OF

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	190.73'	1030.00'	10°36'34"	S 66°36'24" E	190.45'
C2	291.34'	1970.00'	8°28'24"	S 16°16'04" W	291.07'



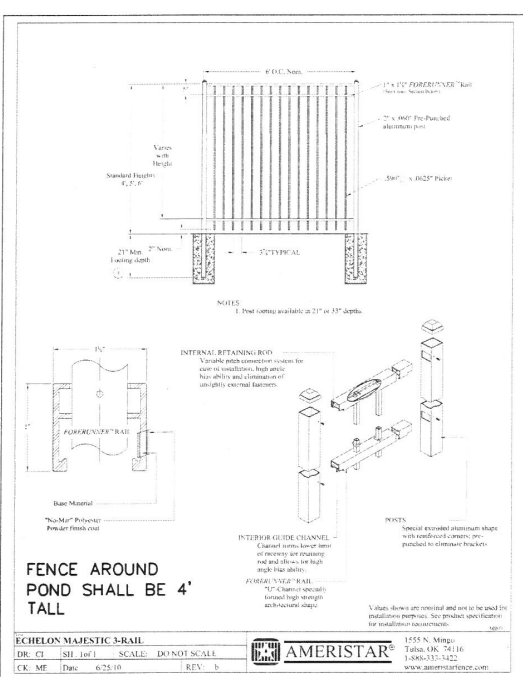
SITE SUMMARY

PIN: 165801-09-4412
COUNTY TAG #: 05G02009S
TOTAL TRACT AREA: 9.61 AC./418,532 S.F.
CARILLON TRACT AREA: 5.13 AC./223,505.60 S.F.
ZONING: B-2
RIVER BASIN: NEUSE BASIN
TOWN LIMITS: YES
EXISTING USE: VACANT
PROPOSED USE: CONGREGATE LIVING FACILITY (48 UNITS/84 BEDS)
PROPOSED BUILDING HEIGHT: 28'-3"
PARKING REQUIRED: 50 / 2 BIKE PARKING SPACES
(1 SPACE/UNIT @ 48 UNITS AND 1 SPACE/200 S.F. OFFICE @ 357 S.F. OFFICE SPACE)
PARKING PROVIDED: 50 / 2 BIKE PARKING SPACES
HANDICAP PARKING REQUIRED: 2
HANDICAP PARKING PROVIDED: 4
IMPERVIOUS SURFACE AREA ALLOWED: 75% MAX (3.85 AC.)
IMPERVIOUS AREA PROPOSED: 1.91 AC.
PERVIOUS AREA PROPOSED: 3.22 AC.
BUILDING SETBACKS: 20' FRONT/STREET SETBACK
30' SIDE SETBACK
10' SIDE INTERIOR
30' REAR SETBACK
48 UNITS/5.13 AC = 9.36 DU/AC
35,900 S.F./223,505.60 S.F. = 0.16
DUKE ENERGY
TOWN OF CLAYTON

PROPOSED DENSITY (CARILLON LOT)

FAR
BUILDING COVERAGE
ELECTRIC PROVIDER
WATER PROVIDER
SEWER PROVIDER

- NOTES:
- Boundary and topo information taken from field survey by True Line Surveying.
 - Contractor shall provide positive drainage away from the structure in all locations.
 - No changes may be made to the approved drawings without written permission from the issuing authority.
 - There are no floodplains on site per FEMA # 372015800L, dated December 2, 2005.
 - State and Federal permit authorization must be required from DENR and the U.S. Corps of Engineers prior to the commencement of any land disturbing activities in or near a lake, stream, creek, tributary or any unnamed body of water and its adjacent wetlands.
 - Tree protection fencing must be in place prior to any grading on the site.
 - Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call utility locator service 48 hours prior to digging. 1-800-632-4949
 - All construction shall conform to the Town of Clayton standards and specifications.
 - All construction shall conform to all state and local standards, specifications and code requirements.
 - Notify designer of any discrepancies. If discrepancies are found, the more stringent requirement will prevail.
 - Do not scale drawings. Digital information is provided for construction drawings.
 - Contractor shall coordinate all work with all construction trades before construction begins.
 - All dimensions are referenced from back-sill-curb to back-sill-curb.
 - All downspouts and roof drains shall be hidden and tied to the nearest catch basin or located as shown.
 - All hand-dropped spaces shall conform to the N.C. Building Code, Volume 1-C, Accessibility Code.
 - Erosion control plans shall be approved prior to any grading on this site.
 - Boundary information shall be field verified by Professional Surveyor before construction staking begins.
 - Building setbacks shall be verified by Professional Surveyor prior to digging footings.
 - All parking areas shall be surfaced with 6" curb and 2" +/-2 asphalt. 30" concrete curb typical.
 - All drive aisles shall be surfaced with 8" curb and 2" +/-2 asphalt. 30" concrete curb typical.
 - The General Contractor shall be responsible for the reconstruction of any proposed easements prior to obtaining the Certificate of Occupancy.
 - All signage shown is schematic and shall be constructed per Town of Clayton standards and shall be approved thru the Inspections Department.
 - All buildings shall be taken from architectural drawings by H.R. Associates.
 - Provide electrical service to all sign locations.
 - The General Contractor shall be responsible for the reconstruction of any proposed easements and plots prior to obtaining the Certificate of Occupancy.
 - All grades shown are finished grades and shall include landscape mulching. Never fill much above F.F.E.
 - The sidewalk shall meet the building at F.F.E. (finished floor elevation) at all points.
 - There are wetlands located on site.
 - All parking on site shall be regular parking unless otherwise noted.
 - Duke Energy transformer shall have 3' clearance on the 3 sides without a door; side with door shall have 10' clearance.



4" BLACK FENCE DETAIL FOR POND*
*FENCE SHALL BE SHOWN ABOVE OR APPROVED EQUAL
SCALE: NOT TO SCALE



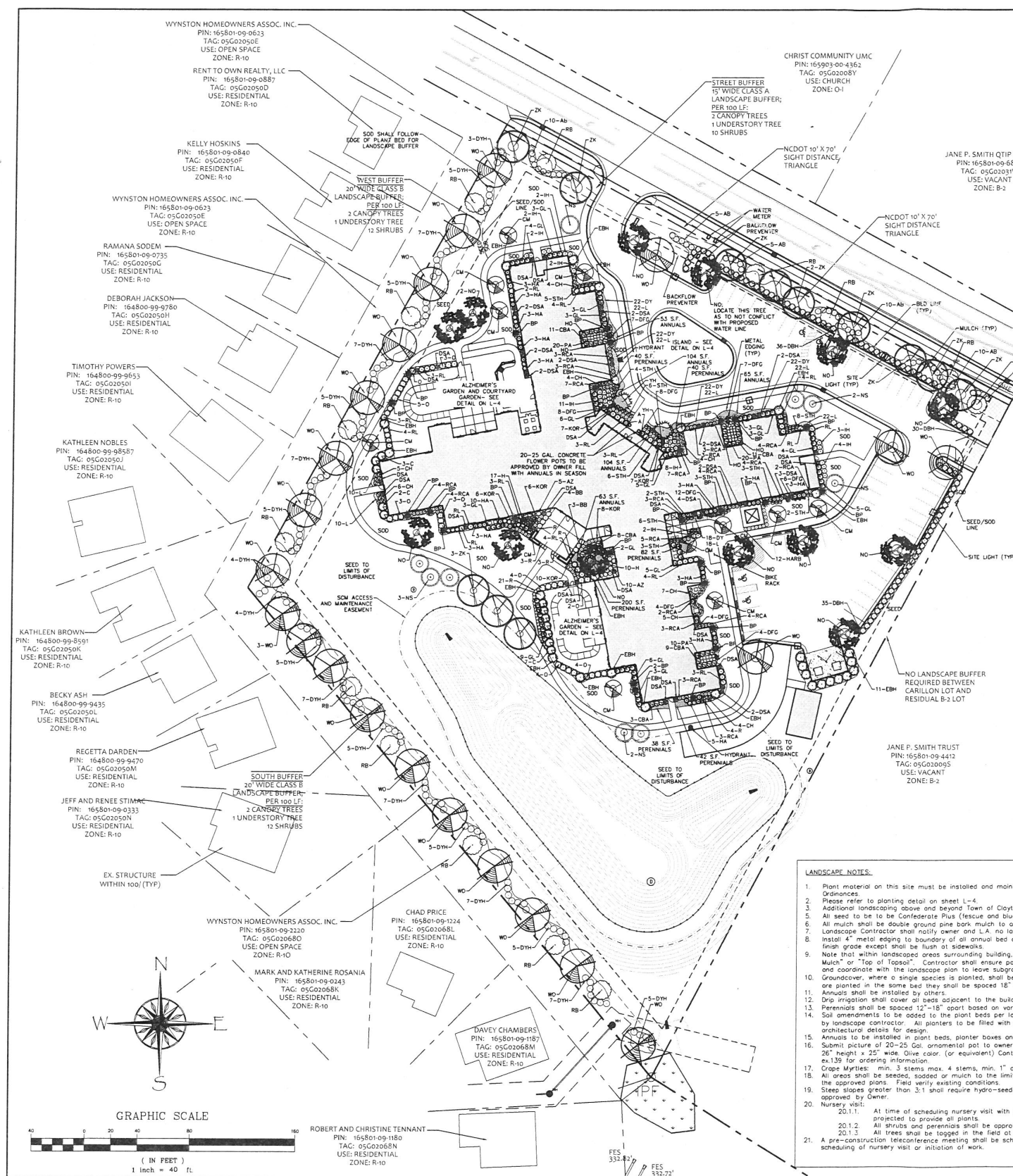
TONY M. TAITE LANDSCAPE ARCHITECTURE, P.A.
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
P: (919) 484-8880 F: (919) 484-8881 E: tony@tmta.com



REVISIONS:	
1-3-18	
2-7-18	
3-16-18	

SITE PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1" = 40'
DRAWN BY:
PMP
PROJECT #
17047
DATE:
12/1/2017
SHEET
L-2
OF



LANDSCAPE DATA

BUFFERS
15' CLASS A BUFFER ALONG GUY ROAD : 444'
REQUIRED: 9 CANOPY TREES
5 UNDERSTORY TREES
44 SHRUBS
PROVIDED: 9 CANOPY TREES
5 UNDERSTORY TREES
44 SHRUBS

20' CLASS B BUFFER ALONG WESTERN PROPERTY LINE : 400'
REQUIRED: 8 CANOPY TREES
4 UNDERSTORY TREES
48 SHRUBS
PROVIDED: 8 CANOPY TREES
4 UNDERSTORY TREES
48 SHRUBS

20' CLASS B BUFFER ALONG SOUTHERN PROPERTY LINE : 468'
REQUIRED: 10 CANOPY TREES
5 UNDERSTORY TREES
57 SHRUBS
PROVIDED: 10 CANOPY TREES
5 UNDERSTORY TREES
57 SHRUBS

STREET TREES
INCLUDED IN CLASS A BUFFER ALONG GUY ROAD

VEHICLE USE AREA
REQUIRED AND PROVIDED:
PARKING SCREENED FROM RIGHT OF WAY AND ADJACENT PROPERTY WITH SHRUBS @ 36" TALL AT INSTALLATION

PARKING LOT ISLANDS CONTAIN CANOPY TREE PLANTED AT 2" CAL.

SITE INTERIOR LANDSCAPING
20% OF LOT AREA SHALL BE LANDSCAPED
1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS PER 1,000 S.F. OF SITE
SITE AREA: 5.13 AC./23,505.60 S.F.
20% OF 23,505.60 = 44,701.12

REQUIRED: 44,701.12 S.F. SITE INTERIOR LANDSCAPING
44,701.12/1,000 S.F. = 44.7
45 CANOPY TREES
45 UNDERSTORY TREES
90 SHRUBS

PROVIDED: 45,000 S.F. SITE INTERIOR LANDSCAPING
(45 X 1,000 S.F. = 45,000 S.F.)
47 CANOPY TREES (INCLUDES A CANOPY TREE IN ALZ. GARDEN AS SHOWN IN DETAIL ON L-4)
45 UNDERSTORY TREES (INCLUDING ALL UNDERSTORY TREES FOUND IN PLANTING PLAN DETAILS ON L-4)
274 SHRUBS (LOCATED IN BUFFERS, VUA SCREENING SHRUBS, AND SHRUBS SCREENING THE DUMPSTER)

PLANT LIST - Corliffe Canyon							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY	LOCATION	COMMENTS
REQUIRED PLANT MATERIAL							
TREES							
Z	Zelkova serrata 'Village Green'	Village Green Zelkova	2 1/2" CAL @ 8' HT	B&B	12	Street Buffer/Site	
Q	Quercus rubra	Red Oak	2 1/2" CAL @ 8' HT	B&B	13	VUA/Site	
W	Quercus phellos	Willow Oak	2 1/2" CAL @ 8' HT	B&B	22	Buffer/Site	
					CANOPY TREE TOTAL		
					47		
SBM	Magnolia virginiana	Sweet Bay Magnolia	12-15 HT	Cont.	2	Site (Courtyard Garden)	45 gal
CM	Lagerstromia indica x buxifolia 'Muskegon'	Muskegon Crab Myrtle	2" CAL @ 6' HT	B&B	12	Site	3 stem min @ 2' stem
CM	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	2" CAL @ 6' HT	B&B	12	Site	
OC	Prunus x 'Charm'	Charm Cherry	2" CAL @ 6' HT	B&B	2	Site (Alz. Garden)	
YH	Ilex burfordii	Burford Holly (tree form)	12-15 HT @ 2" CAL min	B&B	5	Site	matched - tagged in field
RB	Cercis canadensis	Red Bud	2" CAL @ 6' HT	B&B	14	Buffer	
					UNDERSTORY TREE TOTAL		
					45		
SHRUBS							
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	36" HT	Cont.	11	Dumpster Screen	
HABR	Thuja occidentalis 'Holmsstrup'	Holmsstrup Arborvitae	36" HT	Cont.	12	Transformer Screen	
DBH	Ilex cornuta 'Bourkii' 'Nana'	Nana Cornuta Holly	36" HT	Cont.	114	VUA Parking Screen/Land Screen	
DYH	Ilex verticillata 'Halo'	Halo Dogwood Holly	12" HT	Cont.	105	Buffer	
AS	Thuja occidentalis 'Little Giant'	Little Giant Dwarf Arborvitae	12" HT	Cont.	44	Buffer	
					SHRUB TOTAL		
					274		
ADDITIONAL PLANT MATERIAL							
BP	Liriodendron chinensis 'Blue Point'	Blue Point Tulip	5 1/4" min	Cont.	25		
DSA	Thuja occidentalis 'Drapers Sentinel'	Drapers Sentinel Arborvitae	5 1/4" min	Cont.	45		
A	Chamaecyparis obtusa 'Nana Compacta'	Nana Compacta Cypress	4-5 1/4" min	Cont.	2		
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	5 1/4" min	Cont.	25		
C	Camellia japonica 'Vandalina'	Vandalina Camellia	36" HT	Cont.	25		
O	Dianthus barbatus	Flagrant Tea Olive	48" HT	Cont.	54		
BB	Vaccinium corymbosum 'Blueberry Bush'	Blueberry Bush	24" HT	Cont.	18		5' Buffer and 5' Curium: min in field; for cross-pollination
RL	Lonicera caerulea var. reuteri 'Rubi'	Ruby Crowned Kinglet-flower	24" HT	Cont.	65		
HO	Eucalyptus japonica 'Green Spire'	Green Spire Eucalyptus	24" HT	Cont.	4		
SPH	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	24" HT	Cont.	27		
HA	Thuja occidentalis 'Hill Major'	Hill Major Arborvitae	24" SP	Cont.	63		
GL	Ilex crenata 'Green Luster'	Green Luster Holly	24" SP	Cont.	68		
CH	Ilex cornuta 'Camilla'	Camilla Holly	18" SP	Cont.	54		
KOR	Rosa x 'Rugosa'	Rugosa Rose	18" HT	Cont.	53		
AZG	Azalea 'Sump White'	Sump White Azalea	20" SP	Cont.	18		
AZ	Azalea 'Sump Pink'	Sump Pink Azalea	20" SP	Cont.	53		
AZ	Azalea 'Autumn Cheer'	Autumn Cheer Encore Azalea	18" HT	Cont.	15		
CB	Rhododendron 'Coral Belle'	Coral Belle Azalea	18" HT	Cont.	42		
GB	Buxus x 'Green Gem'	Green Gem Boxwood	18" HT	Cont.	65		
RI	Aster x 'grandifolius'	Grandifolius Aster	18" SP	Cont.	49		
RCA	Rhododendron 'Autumn Amethyst'	Autumn Amethyst Azalea	18" SP	Cont.	49		
STH	Ilex crenata 'Soft Touch'	Soft Touch Holly	12" SP	Cont.	65		
DFG	Perennium 'dwarf' 'dwarf'	Dwarf Fountain Grass	1-2' tall	Cont.	74		
HEU	Fuchsia 'autumn' 'autumn'	Autumn Fuchsia	1-2' tall	Cont.	45		
R	Rosa x 'Sweet Drift'	Sweet Drift Rose	1-2' tall	Cont.	33		
SE	Sedum x 'autumn' 'autumn'	Autumn Sedum	1-2' tall	Cont.	58		
LE	Lonicera 'medium' 'medium'	Medium Lonicera	1-2' tall	Cont.	304		
DY	Hemerocallis 'Chicago Cherry'	Chicago Cherry Daylily	Buds	Cont.	170		
FC	Ficus 'reptans'	Reptans Fig	6" Pot Min	Cont.	54		
PA	Practyandra 'terminalis'	Japanese Spurge	6" Pot Min	Cont.	52		
PER	Perennium (see Perennium spec)	Perennium	6" Pot Min	512 S.F.			
					771 S.F.		
Plants shaded in grey are required per the Town of Clayton							
quantity includes pots in main entrance (2.5' per pot)							

WHEN BIDDING THIS PROJECT, DO NOT PRICE ASSUMING CONTAINER SIZES. PRICE BY THE SIZES SPECIFIED IN THE PLANT LIST. ALL PLANT MATERIAL MUST MEET THE CALIPER HEIGHT, OR BREAD SPECIFIED.

- LANDSCAPE NOTES:**
- Plant material on this site must be installed and maintained in conformance with the Town of Clayton Code of Ordinances.
 - Please refer to planting detail on sheet L-4.
 - Additional landscaping above and beyond Town of Clayton requirements subject to change.
 - All seed to be to be Confediate Plus (fescue and bluegrass mix) or equal @ 6 lbs. per 1000 s.f.
 - All mulch shall be double ground pine bark mulch to a depth of 4".
 - Landscape Contractor shall notify owner and L.A. no later than one week prior to all required visits here in.
 - Install 4" metal edging to boundary of all annual bed areas. Border Concepts 4"x1/8" or equal. Max. 1" above finish grade except shall be flush at sidewalks.
 - Note that within landscaped areas surrounding building, the grades shown on the grading sheet are "Top of Mulch" or "Top of Topsoil". Contractor shall ensure positive finished drainage (min. 2%) from all building areas and coordinate with the landscape plan to leave subgrade low enough to maintain the spots as finished grade.
 - Groundcover, where a single species is planted, shall be spaced 12" apart, where Liriope (L) and Daylilies (D) are planted in the same bed they shall be spaced 16" apart.
 - Annuals shall be installed by others.
 - Drip irrigation shall cover all beds adjacent to the building, including raised planters and ornamental pots.
 - Perennials shall be spaced 12"-18" apart based on variety.
 - Soil amendments to be added to the plant beds per landscape specification. Soil amendment for exterior boxes by landscape contractor. All planters to be soil to within 1" of the rim when completed. See architectural details for design.
 - Annuals to be installed in plant beds, planter boxes and pots by others.
 - Submit picture of 20-25 Gal. ornamental pot to owner for approval. R's Garden Art Unit - Large, Model #0221, 26" height x 25" wide. Olive color. (or equivalent) Contact R's Garden Art Sales Department at 1.909.424.0021 ex.139 for ordering information.
 - Crape Myrtles: min. 3 stems max. 4 stems, min. 1" cal. per stem.
 - All areas shall be seeded, sodded or mulch to the limits of construction based on actual field conditions beyond the approved plans. Field verify existing conditions.
 - Steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
 - Nursery visit:
201.1 At time of scheduling nursery visit with L.A., L.C. shall provide L.A. with short list of nurseries projected to provide all plants.
201.2 All shrubs and perennials shall be approved in bulk by L.A.
201.3 All trees shall be tagged in the field at the nursery by L.A. prior to digging.
 - A pre-construction teleconference meeting shall be scheduled with L.A., L.C. and G.C. one week prior to scheduling of nursery visit or initiation of work.
 - Pre-installation & installation site visits:
22.1 There shall be a min. 2 and max. 3 inspections during the installation of plant material.
22.2 At time of pre-installation visit, L.C. shall have at least half of plant material in place (sitting on ground in planting location) awaiting installation. L.A. will approve final placement of plant material at time of meeting. At time of placement approval, L.C. shall begin installation of plant material.
22.3 Irrigation shall be roughed in prior to placement of plant material.
22.4 During plant installation visit, L.A. shall perform random checks of planting techniques and amendments, including requesting L.C. to remove plants from beds to inspect amendments and planting techniques.
 - Post-installation site visits:
23.1 There will be a total of 2 visits after installation, one preliminary and one final or at ground the time of DPS inspection.
23.2 All plant material, shall be installed and staked.
23.3 All turf areas shall be sodded or seeded as indicated on drawings.
23.4 All mulch shall be installed.
23.5 All landscape improvements shall be installed per plans unless otherwise specified with written approval by L.A. or owner. Any plant revisions have to be discussed with the Town of Clayton to determine if a plan revision is necessary.
 - There shall be a final inspection of landscape by L.A. at time DPS inspection, any damaged or unacceptable plant material shall be corrected or replaced as directed by L.A. and the Owner during this inspection. Any plant revisions have to be discussed with the Town of Clayton to determine if a plan revision is necessary.
 - Any additional visits required beyond those specified of above specifications shall be backlogged directly to the Contractor.
 - Refer to the Carillon Clayton construction specifications manual for more stringent site requirements and specifications on soil amendments.
 - All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
 - All landscape beds shall have positive drainage away from all structures.
 - Rail top vinyl edging shall be used in all locations where mulch is adjacent to the sidewalk.
 - Pot for courtyard fountain shall be specified by Owner.
 - All landscape areas shall be graded for positive drainage with no low spots allowing water to be trapped cover all living plant material, such system shall include a rain sensor.
 - All landscape areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
 - All rooftop and ground mounted mechanical equipment will be completely screened from view.
 - Plants shall be located so as not conflict with utilities.



TONY M. TAIE LANDSCAPE ARCHITECTURE, P.A.
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
P: (919) 484-5880 F: (919) 484-8881 E: tony@mtla.com

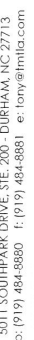


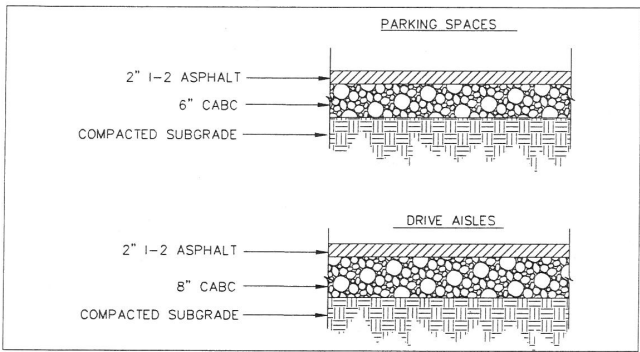
REVISIONS:

1-3-18	
2-7-18	
3-16-18	

LANDSCAPE PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

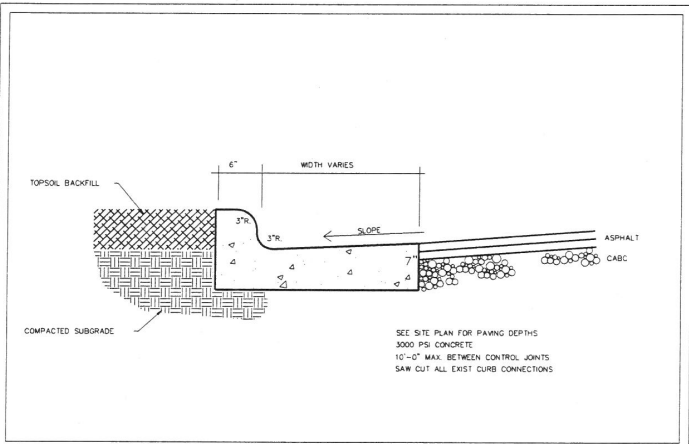
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1" = 40'
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PROJECT #
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DATE:
12/1/2017
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OF





PARKING AND DRIVE AISLE

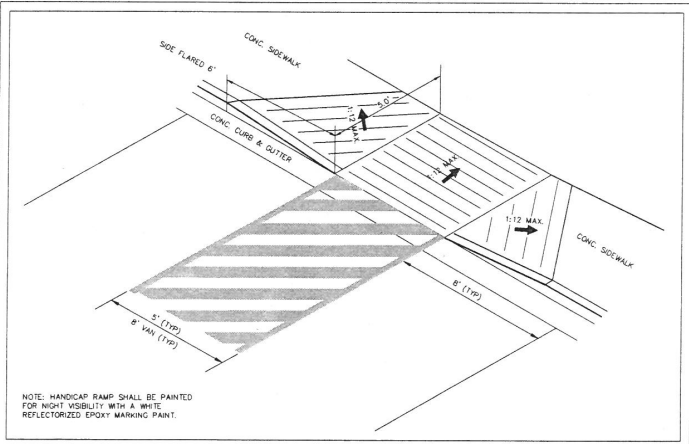
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Tony M. Tate
Landscape Architecture, PA

CURB AND GUTTER

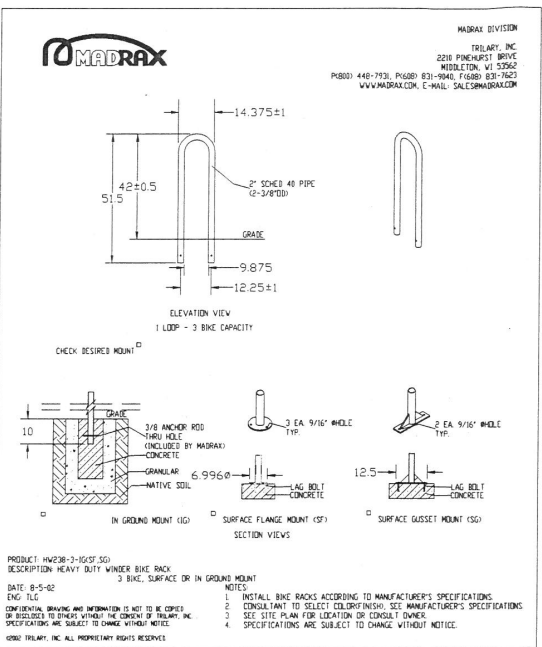
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Tony M. Tate
Landscape Architecture, PA

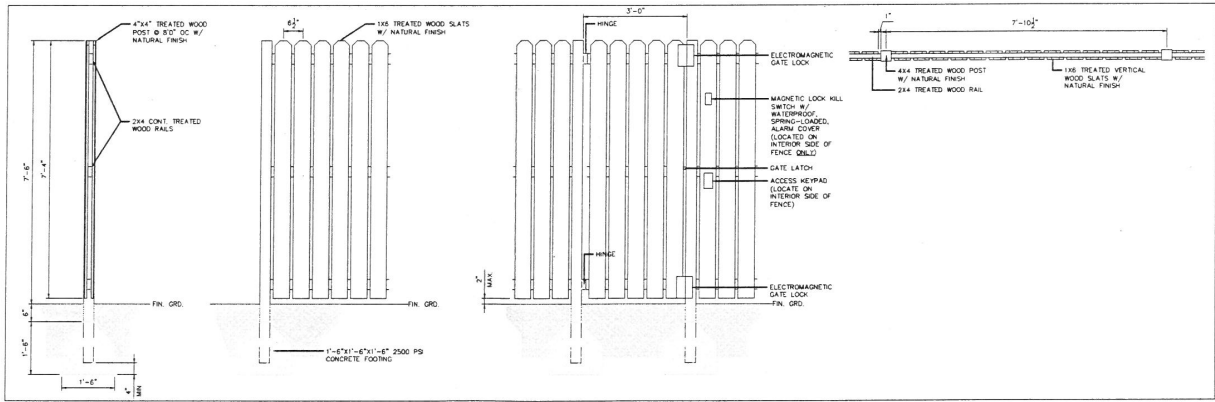
HANDICAP RAMP DETAIL

SCALE: NOT TO SCALE



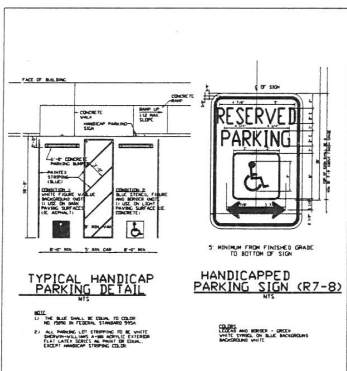
BICYCLE RACK DETAIL

SCALE: NOT TO SCALE



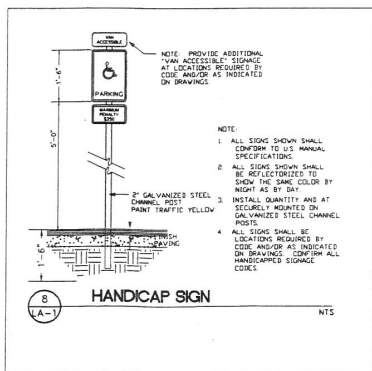
ALZHEIMER'S GARDEN FENCE DETAIL

SCALE: NOT TO SCALE



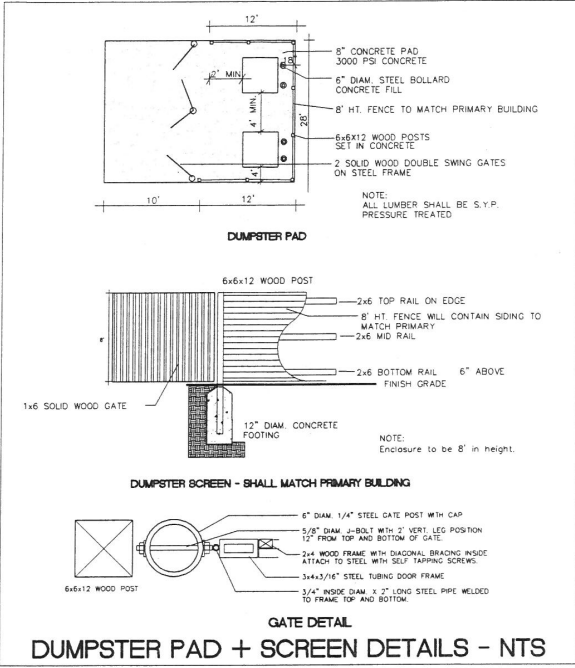
HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE

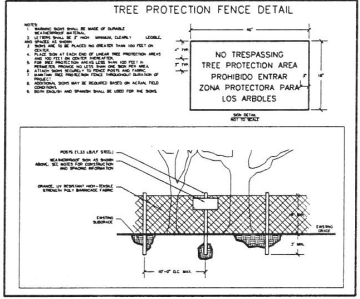


HANDICAP SIGN DETAIL

SCALE: NOT TO SCALE



DUMPSTER PAD + SCREEN DETAILS - NTS

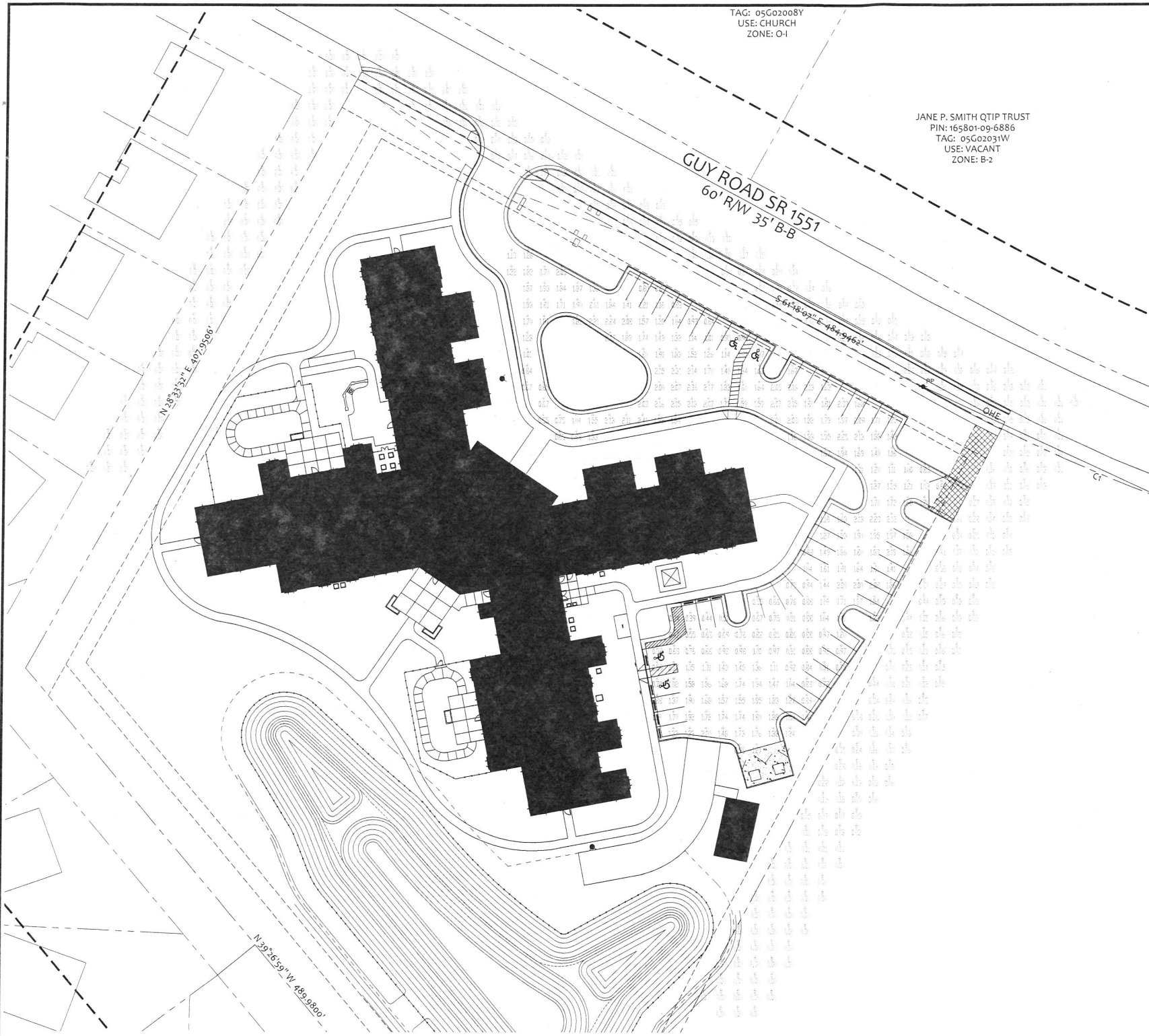


REVISIONS:

1-3-18	
2-7-18	
3-16-18	

DETAILS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
17047
DATE:
12/1/2017
SHEET
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OF

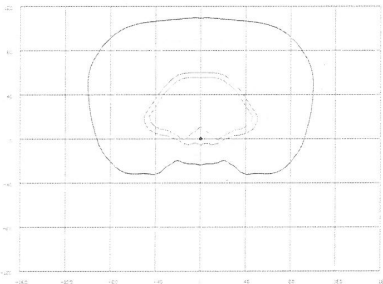


JANE P. SMITH QTIP TRUST
PIN: 165801-09-6886
TAG: 05G02031W
USE: VACANT
ZONE: B-2

TAG: 05G02008Y
USE: CHURCH
ZONE: O-1

FOOTCANDLE CURVES

FOR USE WITH SITELIGHTER
FOOTCANDLE CURVES ARE TO BE
APPLIED TO THE LIGHTING PLAN
PATTERN TYPE IS: EQUIDISTANT SPACING OF 1 FOOT
NOTE: THE FOOTCANDLE RADIANCE RESULTS ARE MAINTAINED AND HAVE
BEEN REPRODUCED FOR ALL LIGHT SEPARATION AND
LUMINOUS FLUX REPRESENTATION FOR THE ENTIRE FOOTCANDLE
CURVE. THE RESULTS SHALL BE IN



LEGEND: 100' WIDE BY 100' HIGH

FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'

FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE	FOOTCANDLE CURVE
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'

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 ambient illumination, light source geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (follage or otherwise) in the targeted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, ballast output, and ballast and luminaire manufacture will also affect results.

Customer approval _____ Date _____



PROPRIETARY & CONFIDENTIAL

This document together with the drawings and designs presented herein, is intended as an instrument of service, in the sole property of Duke Energy Progress, and is intended only for the specific purpose and project as stated in the title block of this drawing. Any use, copying, reproduction or pressure 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 will not be permitted except 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.

CARILLON CLAYTON, NC
SITE LIGHTING PLAN
Designed by <u>DER LIGHTING SOLUTIONS</u>
Reviewed by <u>T. Ferguson</u> Scale <u>1" = 30'</u>
Date <u>03/12/2018</u> Size <u>"Arch D"</u>
Description <u>LED 150 Sitelighter</u>
Drawing No. <u>17-0252D</u> Sht. <u>1</u> OF <u>1</u>



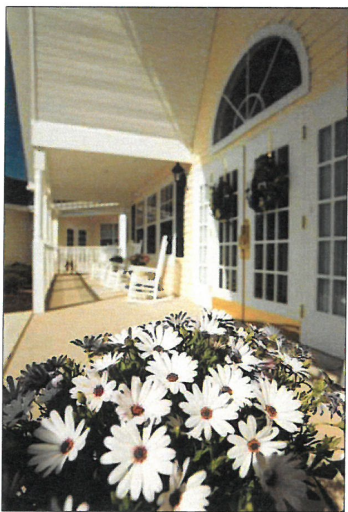
Carillon Assisted Living – Main Entrance



Main Entrance at night



Main Entrance and left side of the building



Front porch



Front of building



End of building wing



Pergola and landscaping at rear of building



End of building wing



Dining Patio with wooden planters



Main Entrance



Dining Patio and Alzheimer's Garden (to the left – with fence)



Along walkway around building with view of fence for Alzheimer's Garden

These photos are from existing one-story Carillon facilities and are representative of what the facility in Clayton will look like.



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p: (919) 484-8880 f: (919) 484-8881 e: tony@tmlla.com

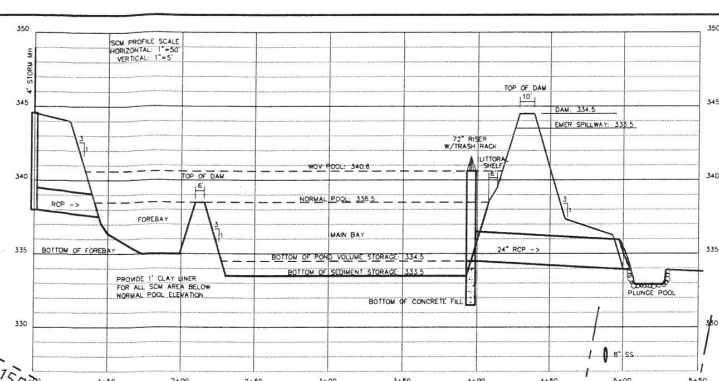
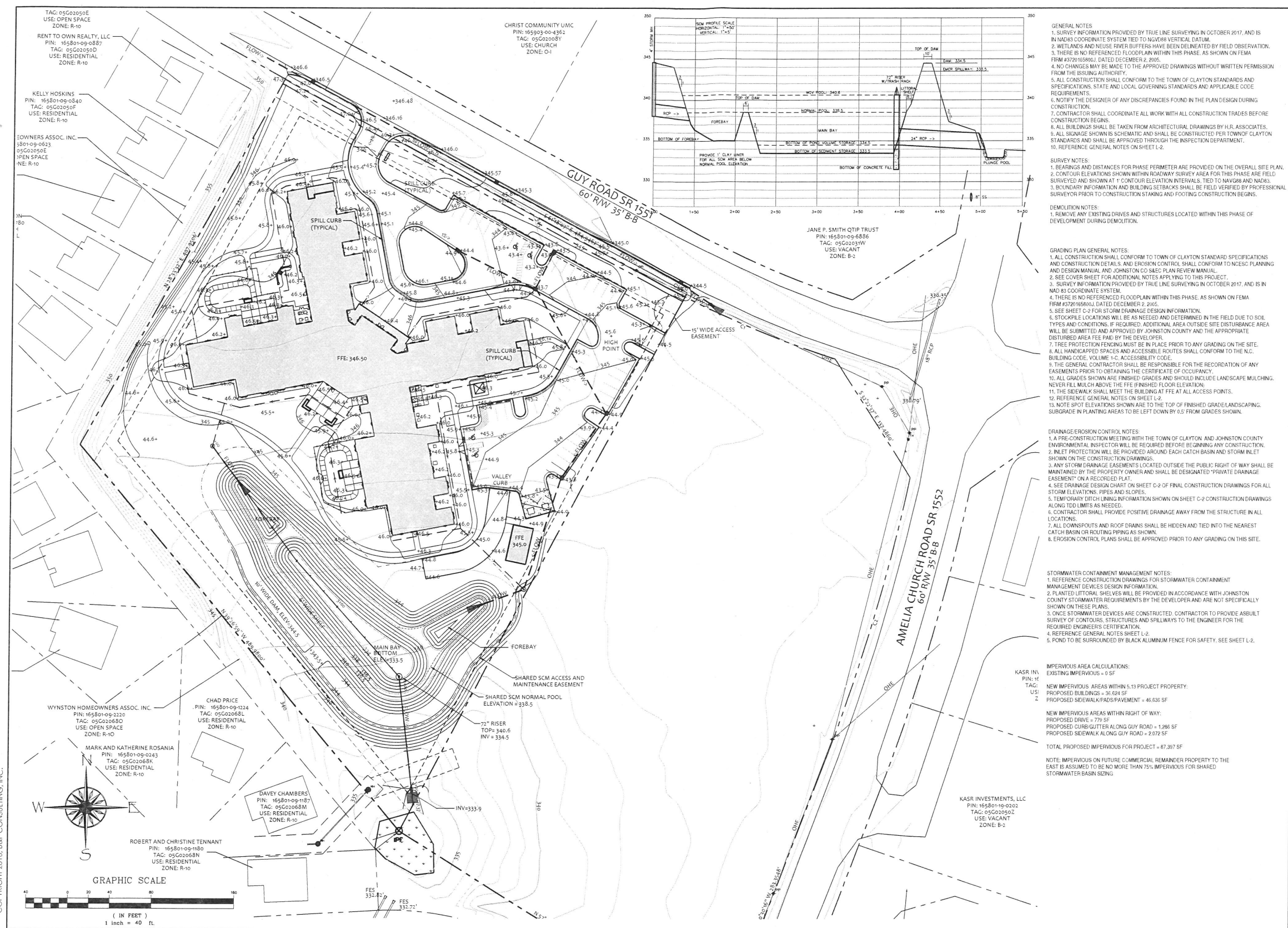
REVISIONS:

3-16-18

PHOTOS OF EX. 1-STORY FACILITIES
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
NTS
DRAWN BY:
PMP
PROJECT #
17047
DATE:
12/1/2017

SHEET
L-7
OF



- GENERAL NOTES
1. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM TIED TO NGVD83 VERTICAL DATUM.
 2. WETLANDS AND NEUSE RIVER BUFFERS HAVE BEEN DELINEATED BY FIELD OBSERVATION.
 3. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE. AS SHOWN ON FEMA FIRM #172816800L DATED DECEMBER 2, 2005.
 4. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
 5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS, STATE AND LOCAL GOVERNING STANDARDS AND APPLICABLE CODE REQUIREMENTS.
 6. NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND IN THE PLAN DESIGN DURING CONSTRUCTION.
 7. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES BEFORE CONSTRUCTION BEGINS.
 8. ALL BUILDINGS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS BY H.R. ASSOCIATES.
 9. ALL SIGNAGE SHOWN IS SCHEMATIC AND SHALL BE CONSTRUCTED PER TOWN OF CLAYTON STANDARDS AND SHALL BE APPROVED THROUGH THE INSPECTION DEPARTMENT.
 10. REFERENCE GENERAL NOTES ON SHEET L-2.

- SURVEY NOTES
1. BEARINGS AND DISTANCES FOR PHASE PERIMETER ARE PROVIDED ON THE OVERALL SITE PLAN.
 2. CONTOUR ELEVATIONS SHOWN WITHIN ROADWAY SURVEY AREA FOR THIS PHASE ARE FIELD SURVEYED AND SHOWN AT 1' CONTOUR ELEVATION INTERVALS, TIED TO NAVD83 AND NAD83.
 3. BOUNDARY INFORMATION AND BUILDING SETBACKS SHALL BE FIELD VERIFIED BY PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION STAKING AND FOOTING CONSTRUCTION BEGINS.

- DEMOLITION NOTES
1. REMOVE ANY EXISTING DRIVES AND STRUCTURES LOCATED WITHIN THIS PHASE OF DEVELOPMENT DURING DEMOLITION.

- GRADING PLAN GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND EROSION CONTROL SHALL CONFORM TO NCSCS PLANNING AND DESIGN MANUAL AND JOHNSTON CO SDC PLAN REVIEW MANUAL.
 2. SEE COVER SHEET FOR ADDITIONAL NOTES APPLYING TO THIS PROJECT.
 3. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM.
 4. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE. AS SHOWN ON FEMA FIRM #172816800L DATED DECEMBER 2, 2005.
 5. SEE SHEET C-2 FOR STORM DRAINAGE DESIGN INFORMATION.
 6. STOCKPILE LOCATIONS WILL BE AS NEEDED AND DETERMINED IN THE FIELD DUE TO SOIL TYPES AND CONDITIONS. IF REQUIRED, ADDITIONAL AREA OUTSIDE SITE DISTURBANCE AREA WILL BE SUBMITTED AND APPROVED BY JOHNSTON COUNTY AND THE APPROPRIATE DISTURBED AREA FEE PAID BY THE DEVELOPER.
 7. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY GRADING ON THE SITE.
 8. ALL HANDICAPPED SPACES AND ACCESSIBLE ROUTES SHALL CONFORM TO THE N.C. BUILDING CODE, VOLUME 1-C, ACCESSIBILITY CODE.
 9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDATION OF ANY EASEMENTS PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY.
 10. ALL GRADES SHOWN ARE FINISHED GRADES AND SHOULD INCLUDE LANDSCAPE MULCHING. NEVER FILL MULCH ABOVE THE FINISHED FLOOR ELEVATION.
 11. THE SIDEWALK SHALL MEET THE BUILDING AT FFE AT ALL ACCESS POINTS.
 12. REFERENCE GENERAL NOTES ON SHEET L-2.
 13. NOTE SPOT ELEVATIONS SHOWN ARE TO THE TOP OF FINISHED GRADE/LANDSCAPING. SUBGRADE IN PLANTING AREAS TO BE LEFT DOWN BY 0.5' FROM GRADES SHOWN.

- DRAINAGE/EROSION CONTROL NOTES
1. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY ENVIRONMENTAL INSPECTOR WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
 2. INLET PROTECTION WILL BE PROVIDED AROUND EACH CATCH BASIN AND STORM INLET SHOWN ON THE CONSTRUCTION DRAWINGS.
 3. ANY STORM DRAINAGE EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE DESIGNATED "PRIVATE DRAINAGE EASEMENT" ON A RECORDED PLAT.
 4. SEE DRAINAGE DESIGN CHART ON SHEET C-2 OF FINAL CONSTRUCTION DRAWINGS FOR ALL STORM ELEVATIONS, PIPES AND SLOPES.
 5. TEMPORARY DITCH LINING INFORMATION SHOWN ON SHEET C-2 CONSTRUCTION DRAWINGS ALONG TDD LIMITS AS NEEDED.
 6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IN ALL LOCATIONS.
 7. ALL DOWNSPOUTS AND ROOF DRAINS SHALL BE HIDDEN AND TIED INTO THE NEAREST CATCH BASIN OR ROUTING PIPING AS SHOWN.
 8. EROSION CONTROL PLANS SHALL BE APPROVED PRIOR TO ANY GRADING ON THIS SITE.

- STORMWATER CONTAINMENT MANAGEMENT NOTES
1. REFERENCE CONSTRUCTION DRAWINGS FOR STORMWATER CONTAINMENT MANAGEMENT DEVICES DESIGN INFORMATION.
 2. PLANTED LIFTORAL SHELVES WILL BE PROVIDED IN ACCORDANCE WITH JOHNSTON COUNTY STORMWATER REQUIREMENTS BY THE DEVELOPER AND ARE NOT SPECIFICALLY SHOWN ON THESE PLANS.
 3. ONCE STORMWATER DEVICES ARE CONSTRUCTED, CONTRACTOR TO PROVIDE ASBUILT SURVEY OF CONTOURS, STRUCTURES AND SPILLWAYS TO THE ENGINEER FOR THE REQUIRED ENGINEERS CERTIFICATION.
 4. REFERENCE GENERAL NOTES SHEET L-2.
 5. POND TO BE SURROUNDED BY BLACK ALUMINUM FENCE FOR SAFETY. SEE SHEET L-2.

- IMPERVIOUS AREA CALCULATIONS:
- EXISTING IMPERVIOUS = 0 SF
- NEW IMPERVIOUS AREAS WITHIN 5.13 PROJECT PROPERTY:
- PROPOSED BUILDINGS = 31,624 SF
 - PROPOSED SIDEWALK/PADS/PAVEMENT = 46,636 SF
- NEW IMPERVIOUS AREAS WITHIN RIGHT OF WAY:
- PROPOSED DRIVE = 779 SF
 - PROPOSED CURB/GUTTER ALONG GUY ROAD = 1,286 SF
 - PROPOSED SIDEWALK ALONG GUY ROAD = 2,072 SF
- TOTAL PROPOSED IMPERVIOUS FOR PROJECT = 87,397 SF
- NOTE: IMPERVIOUS ON FUTURE COMMERCIAL REMAINDER PROPERTY TO THE EAST IS ASSUMED TO BE NO MORE THAN 75% IMPERVIOUS FOR SHARED STORMWATER BASIN SIZING

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2805 Tobermory Lane
Raleigh, NC 27606
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License No. C-2149

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REVISIONS:

GRADING PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina
Project Number 2017-193-SUP

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
3-9-2018
SHEET
C-1



- GENERAL NOTES
1. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM TIED TO NGVD88 VERTICAL DATUM.
 2. WETLANDS AND NEUSE RIVER BUFFERS HAVE BEEN DELINEATED BY FIELD OBSERVATION.
 3. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE, AS SHOWN ON FEMA FIRM #17218580J DATED DECEMBER 2, 2005.
 4. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
 5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS, STATE AND LOCAL GOVERNING STANDARDS AND APPLICABLE CODE REQUIREMENTS.
 6. NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND IN THE PLAN DESIGN DURING CONSTRUCTION.
 7. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES BEFORE CONSTRUCTION BEGINS.
 8. ALL BUILDINGS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS BY H.R. ASSOCIATES.
 9. ALL SIGNAGE SHOWN IS SCHEMATIC AND SHALL BE CONSTRUCTED PER TOWN OF CLAYTON STANDARDS AND SHALL BE APPROVED THROUGH THE INSPECTION DEPARTMENT.
 10. REFERENCE GENERAL NOTES ON SHEET L-2.

- SURVEY NOTES
1. BEARINGS AND DISTANCES FOR PHASE PERIMETER ARE PROVIDED ON THE OVERALL SITE PLAN.
 2. CONTOUR ELEVATIONS SHOWN WITHIN ROADWAY SURVEY AREA FOR THIS PHASE ARE FIELD SURVEYED AND SHOWN AT 1' CONTOUR ELEVATION INTERVALS, TIED TO NAVD83 AND NAD83.
 3. BOUNDARY INFORMATION AND BUILDING SETBACKS SHALL BE FIELD VERIFIED BY PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION STAKING AND FOOTING CONSTRUCTION BEGINS.

- DEMOLITION NOTES
1. REMOVE ANY EXISTING DRIVES AND STRUCTURES LOCATED WITHIN THIS PHASE OF DEVELOPMENT DURING DEMOLITION.

- GRADING PLAN GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, AND EROSION CONTROL SHALL CONFORM TO NCSES PLANNING AND DESIGN MANUAL AND JOHNSTON CO S&E/C PLAN REVIEW MANUAL.
 2. SEE COVER SHEET FOR ADDITIONAL NOTES APPLYING TO THIS PROJECT.
 3. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM.
 4. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE, AS SHOWN ON FEMA FIRM #17218580J DATED DECEMBER 2, 2005.
 5. SEE SHEET C-2 FOR STORM DRAINAGE DESIGN INFORMATION.
 6. STOCKPILE LOCATIONS WILL BE AS NEEDED AND DETERMINED IN THE FIELD DUE TO SOIL TYPES AND CONDITIONS. IF REQUIRED, ADDITIONAL AREA OUTSIDE SITE DISTURBANCE AREA WILL BE SUBMITTED AND APPROVED BY JOHNSTON COUNTY AND THE APPROPRIATE DISTURBED AREA FEE PAID BY THE DEVELOPER.
 7. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY GRADING ON THE SITE.
 8. ALL HANDICAPPED SPACES AND ACCESSIBLE ROUTES SHALL CONFORM TO THE N.C. BUILDING CODE, VOLUME 1-6, ACCESSIBILITY CODE.
 9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDED OF ANY EASEMENTS PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY.
 10. ALL GRADES SHOWN ARE FINISHED GRADES AND SHOULD INCLUDE LANDSCAPE MULCHING. NEVER FILL MULCH ABOVE THE FFE (FINISHED FLOOR ELEVATION).
 11. THE SIDEWALK SHALL MEET THE BUILDING AT FFE AT ALL ACCESS POINTS.
 12. REFERENCE GENERAL NOTES ON SHEET L-2.
 13. NOTE: SPOT ELEVATIONS SHOWN ARE TO THE TOP OF FINISHED GRADE/LANDSCAPING. SUBGRADE IN PLANTING AREAS TO BE LEFT DOWN BY 0.5' FROM GRADES SHOWN.

- DRAINAGE/EROSION CONTROL NOTES
1. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY ENVIRONMENTAL INSPECTOR WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
 2. INLET PROTECTION WILL BE PROVIDED AROUND EACH CATCH BASIN AND STORM INLET SHOWN ON THE CONSTRUCTION DRAWINGS.
 3. ANY STORM DRAINAGE EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE DESIGNATED "PRIVATE DRAINAGE EASEMENT" ON A RECORDED PLAT.
 4. SEE DRAINAGE DESIGN CHART ON SHEET C-2 OF FINAL CONSTRUCTION DRAWINGS FOR ALL STORM ELEVATIONS, PIPES AND SLOPES.
 5. TEMPORARY DITCH Lining INFORMATION SHOWN ON SHEET C-2 CONSTRUCTION DRAWINGS ALONG TOD LIMITS AS NEEDED.
 6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IN ALL LOCATIONS.
 7. ALL DOWNSPOUTS AND ROOF DRAINS SHALL BE HIDDEN AND TIED INTO THE NEAREST CATCH BASIN OR ROUTING PIPING AS SHOWN.
 8. EROSION CONTROL PLANS SHALL BE APPROVED PRIOR TO ANY GRADING ON THIS SITE.

NPDES GROUND STABILIZATION LEGEND

SLOPES STEEPER THAN 3:1, DITCHES AND DAMS

OTHER SLOPES WITHIN THE LIMITS OF DISTURBANCE ARE 3:1 OR FLATTER

- EROSION CONTROL LEGEND
- NOTE: NOT ALL ITEMS ARE SHOWN ON OVERALL PLAN
- LIMITS OF DISTURBANCE
 - TEMPORARY DIVERSION DITCH
 - TREE PROTECTION FENCING
 - SILT FENCE - WITH OUTLET
 - TEMPORARY INLET PROTECTION
 - TEMPORARY SEDIMENT BASIN
 - RIP-RAP OUTLET PROTECTION
 - CONSTRUCTION ENTRANCE

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2805 Tobermory Lane
Raleigh, NC 27606
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License No. C-2149

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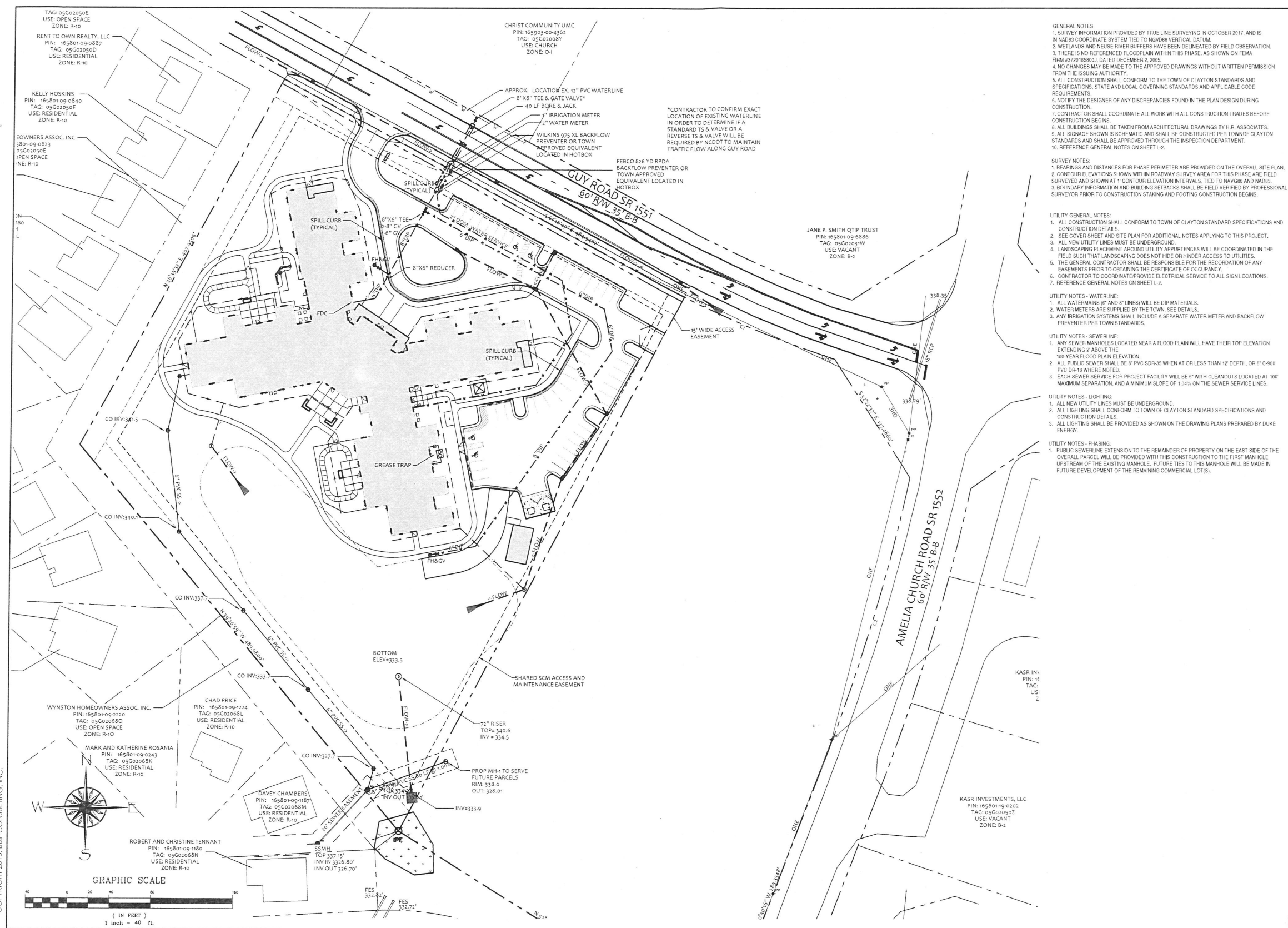


REVISIONS:

NO.	DESCRIPTION

EROSION CONTROL PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina
Project Number 2017-193-SUP

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
3-9-2018
SHEET
C-2



- GENERAL NOTES
1. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM TIED TO NGVD83 VERTICAL DATUM.
 2. WETLANDS AND NEUSE RIVER BUFFERS HAVE BEEN DELINEATED BY FIELD OBSERVATION.
 3. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE, AS SHOWN ON FEMA FIRM #1701800J, DATED DECEMBER 2, 2005.
 4. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
 5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS, STATE AND LOCAL GOVERNING STANDARDS AND APPLICABLE CODE REQUIREMENTS.
 6. NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND IN THE PLAN DESIGN DURING CONSTRUCTION.
 7. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES BEFORE CONSTRUCTION BEGINS.
 8. ALL BUILDINGS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS BY H.R. ASSOCIATES.
 9. ALL SIGNAGE SHOWN IS SCHEMATIC AND SHALL BE CONSTRUCTED PER TOWN OF CLAYTON STANDARDS AND SHALL BE APPROVED THROUGH THE INSPECTION DEPARTMENT.
 10. REFERENCE GENERAL NOTES ON SHEET L-2.

- SURVEY NOTES
1. BEARINGS AND DISTANCES FOR PHASE PERIMETER ARE PROVIDED ON THE OVERALL SITE PLAN.
 2. CONTOUR ELEVATIONS SHOWN WITHIN ROADWAY SURVEY AREA FOR THIS PHASE ARE FIELD SURVEYED AND SHOWN AT 1' CONTOUR ELEVATION INTERVALS, TIED TO NAVD83 AND MADS.
 3. BOUNDARY INFORMATION AND BUILDING SETBACKS SHALL BE FIELD VERIFIED BY PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION STAKING AND FOOTING CONSTRUCTION BEGINS.

- UTILITY GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
 2. SEE COVER SHEET AND SITE PLAN FOR ADDITIONAL NOTES APPLYING TO THIS PROJECT.
 3. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
 4. LANDSCAPING PLACEMENT AROUND UTILITY APERTURES WILL BE COORDINATED IN THE FIELD SUCH THAT LANDSCAPING DOES NOT HIDE OR HINDER ACCESS TO UTILITIES.
 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDATION OF ANY EASEMENTS PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY.
 6. CONTRACTOR TO COORDINATE PROVIDE ELECTRICAL SERVICE TO ALL SIGN LOCATIONS.
 7. REFERENCE GENERAL NOTES ON SHEET L-2.

- UTILITY NOTES - WATERLINE
1. ALL WATERMANS 12" AND 18" LINES WILL BE DIP MATERIALS.
 2. WATER METERS ARE SUPPLIED BY THE TOWN, SEE DETAILS.
 3. ANY IRRIGATION SYSTEMS SHALL INCLUDE A SEPARATE WATER METER AND BACKFLOW PREVENTER PER TOWN STANDARDS.

- UTILITY NOTES - SEWERLINE
1. ANY SEWER MANHOLES LOCATED NEAR A FLOOD PLAIN WILL HAVE THEIR TOP ELEVATION EXTENDING 2' ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.
 2. ALL PUBLIC SEWER SHALL BE 8" PVC SDR-35 WHEN AT OR LESS THAN 12' DEPTH, OR 6" C-900 PVC DR-18 WHERE NOTED.
 3. EACH SEWER SERVICE FOR PROJECT FACILITY WILL BE 6" WITH CLEANOUTS LOCATED AT 100' MAXIMUM SEPARATION, AND A MINIMUM SLOPE OF 1.04% ON THE SEWER SERVICE LINES.

- UTILITY NOTES - LIGHTING
1. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
 2. ALL LIGHTING SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
 3. ALL LIGHTING SHALL BE PROVIDED AS SHOWN ON THE DRAWING PLANS PREPARED BY DUKE ENERGY.

- UTILITY NOTES - PHASING
1. PUBLIC SEWERLINE EXTENSION TO THE REMAINDER OF PROPERTY ON THE EAST SIDE OF THE OVERALL PARCEL WILL BE PROVIDED WITH THIS CONSTRUCTION TO THE FIRST MANHOLE UPSTREAM OF THE EXISTING MANHOLE. FUTURE TIES TO THIS MANHOLE WILL BE MADE IN FUTURE DEVELOPMENT OF THE REMAINING COMMERCIAL LOTS(S).

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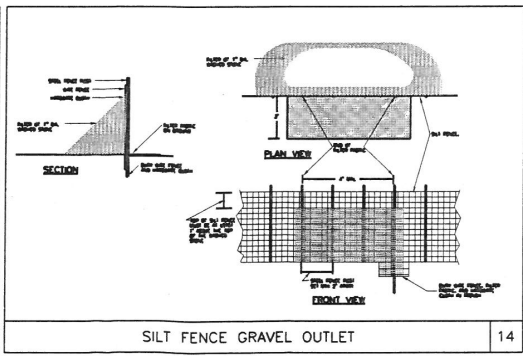
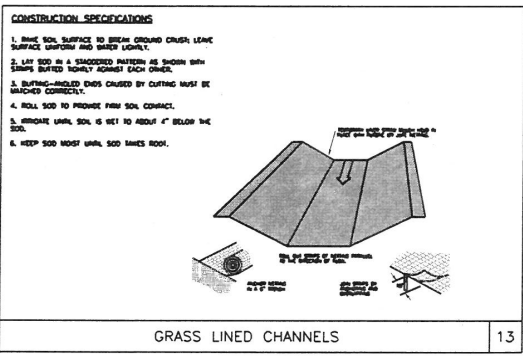
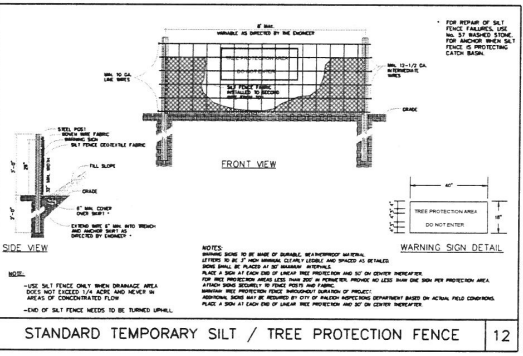
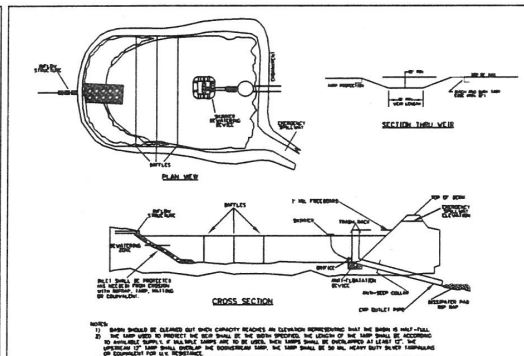
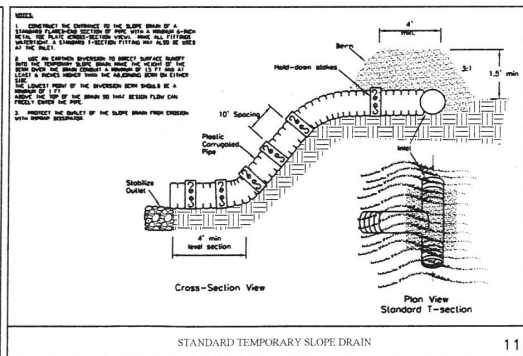
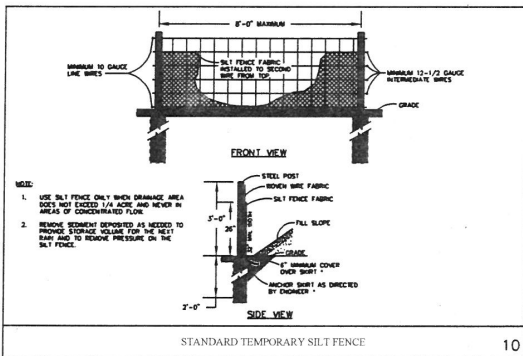
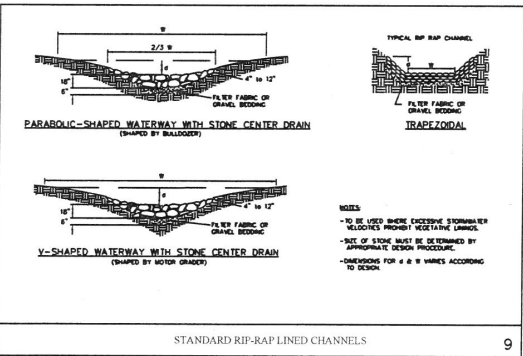
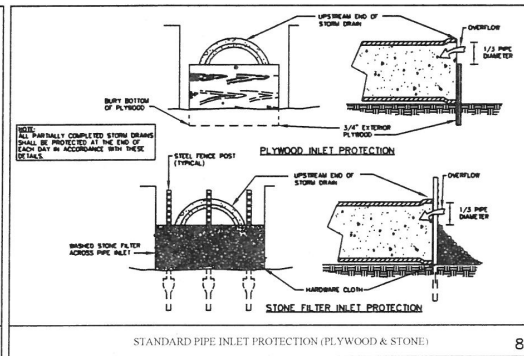
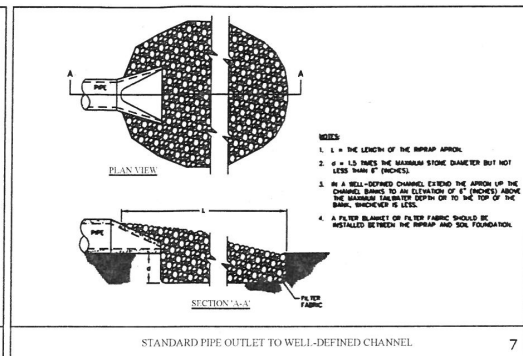
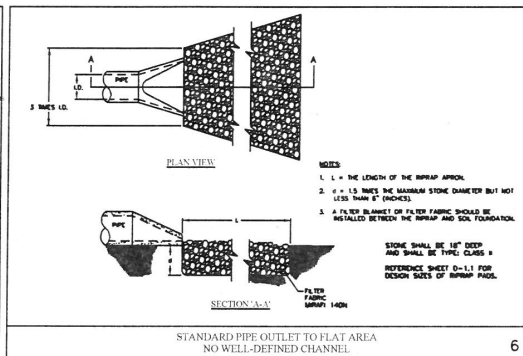
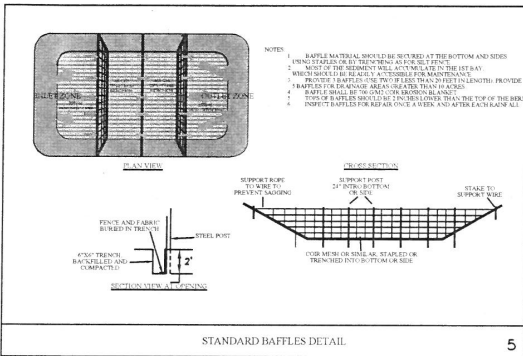
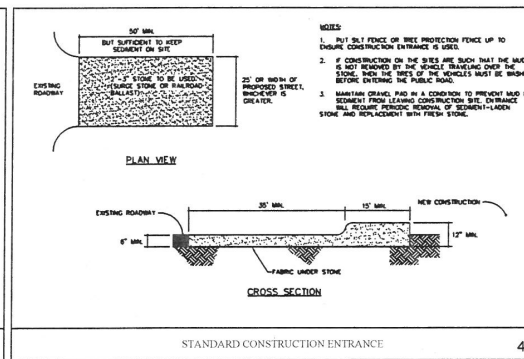
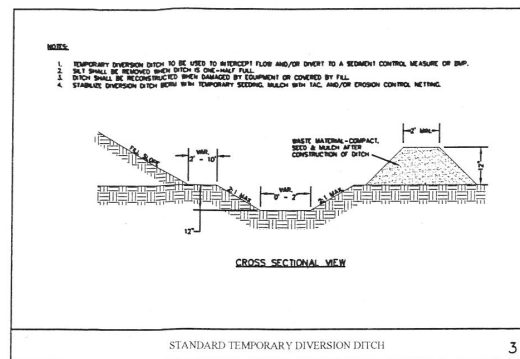
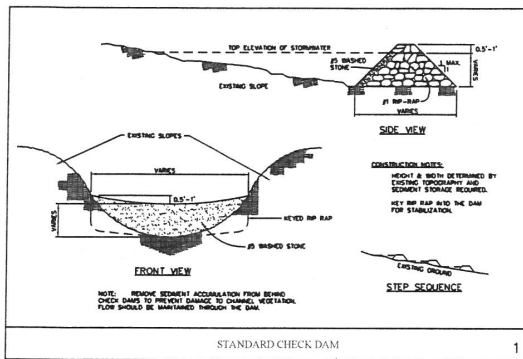


REVISIONS:

UTILITY PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina
Project Number 2017-193 SLP

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
3-9-2018
SHEET
C-3

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GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS. AND EROSION CONTROL SHALL CONFORM TO NCESC PLANNING AND DESIGN MANUAL AND JOHNSTON CO SPEC PLAN REVIEW MANUAL.
2. NO CONSTRUCTION SHALL BE COMMENCED PRIOR TO TOWN OF CLAYTON AND JOHNSTON COUNTY EROSION CONTROL APPROVAL.
3. SEE COVER SHEET FOR ADDITIONAL NOTES APPLYING TO DEVELOPMENT.

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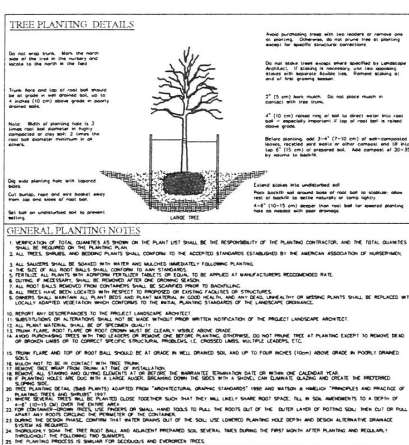
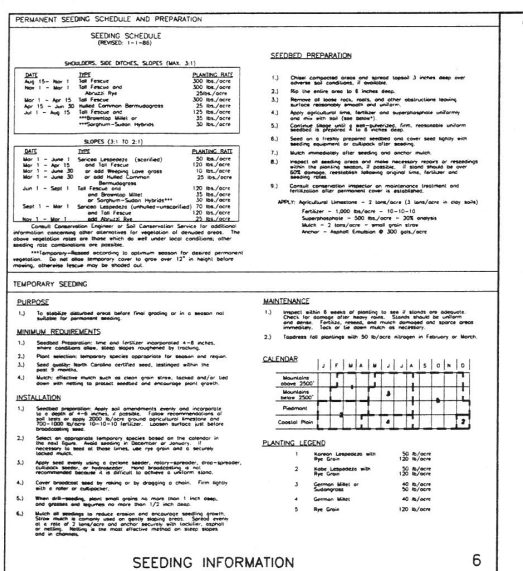
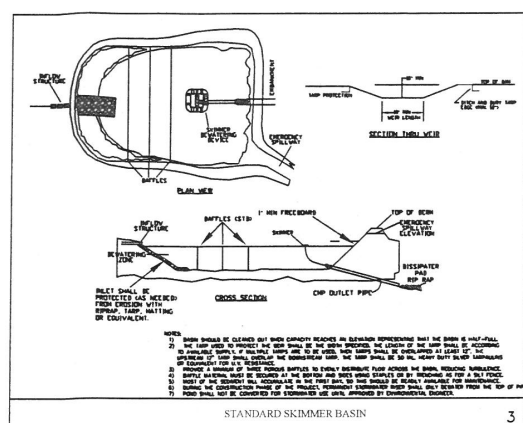
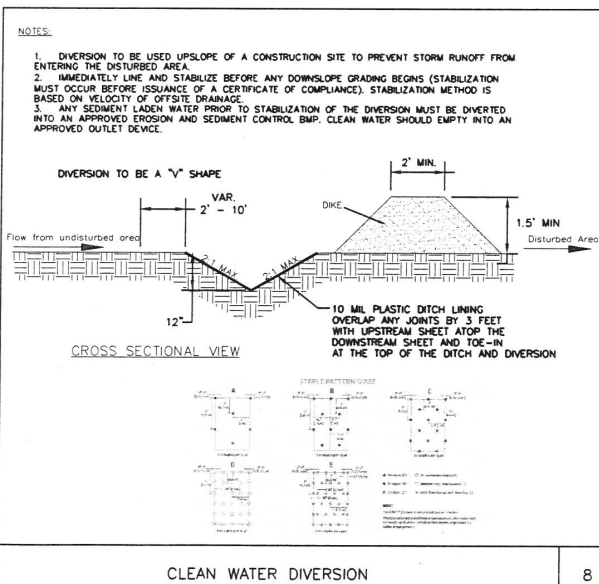
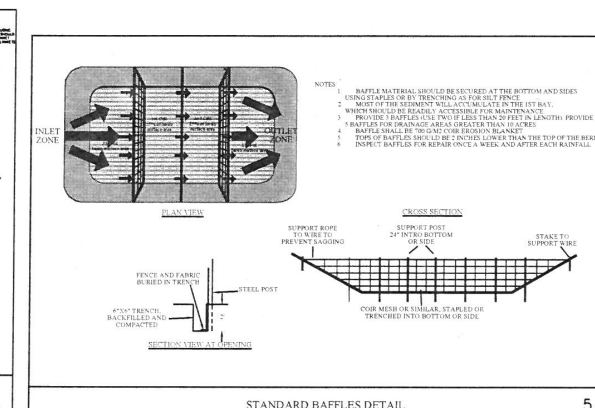
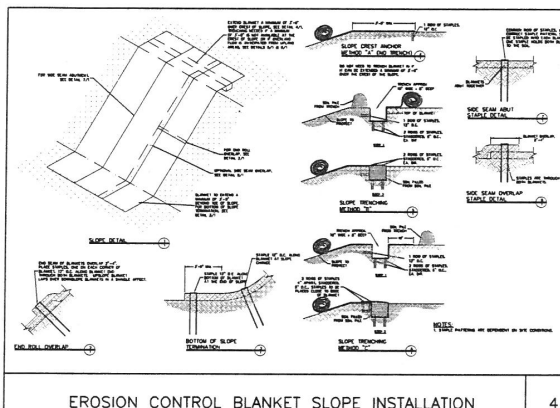
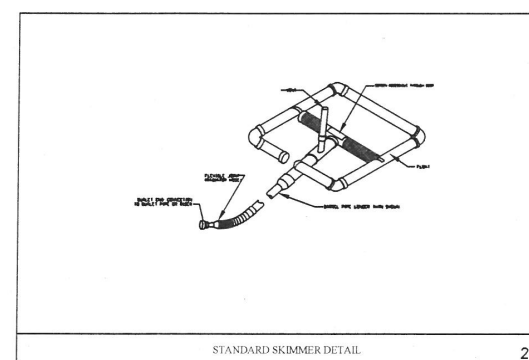
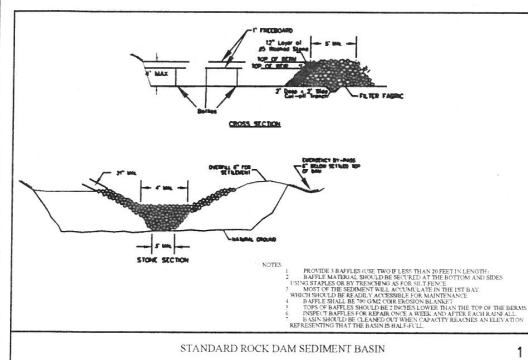
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REVISIONS:

DETAILS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina
Project Number 2017-193-SUP

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
3-9-2018
SHEET
D-1



GROUND STABILIZATION* DWO CONSTRUCTION GENERAL PERMIT SCHEDULE		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HOW) Zones	7 days	None
Slopes steeper than 3:1	7 days	if slopes are 10' or less in length and are not steeper than 2:1, then 14 days are allowed
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50 feet in length
All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HOW Zones noted above)

* Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impractical.

GROUND STABILIZATION

10

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REVISIONS:

DETAILS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina
Project Number 2017-193-SJP

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
3-9-2018
SHEET
D-2

GENERAL NOTES:
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2. NO CONSTRUCTION SHALL BE COMMENCED PRIOR TO TOWN OF CLAYTON AND JOHNSTON COUNTY EROSION CONTROL APPROVAL.
3. SEE COVER SHEET FOR ADDITIONAL NOTES APPLYING TO DEVELOPMENT.

hrra

H R ASSOCIATES PA
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SUITE 212
WILMINGTON, NC 28403
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RALEIGH
T. 919.838.8304

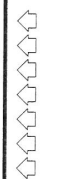
OWNER:
CARILLON ASSISTED
LIVING OF
CLAYTON, LLC
4901 WATERS EDGE DRIVE
RALEIGH, NORTH CAROLINA



PROJECT ARCHITECT
JOHN W. FARABOU, JR., AIA
PROJECT MANAGER
GEORGE GALLOP
CHECKED BY
JOHN W. FARABOU, JR., AIA
DRAWN BY
GEORGE GALLOP

1/25/18	SITE PLAN
1/25/18	REVISION
1/25/18	SITE PLAN
1/25/18	REVISION
1/25/18	SITE PLAN
1/25/18	REVISION
1/25/18	SITE PLAN
1/25/18	REVISION

REVISIONS



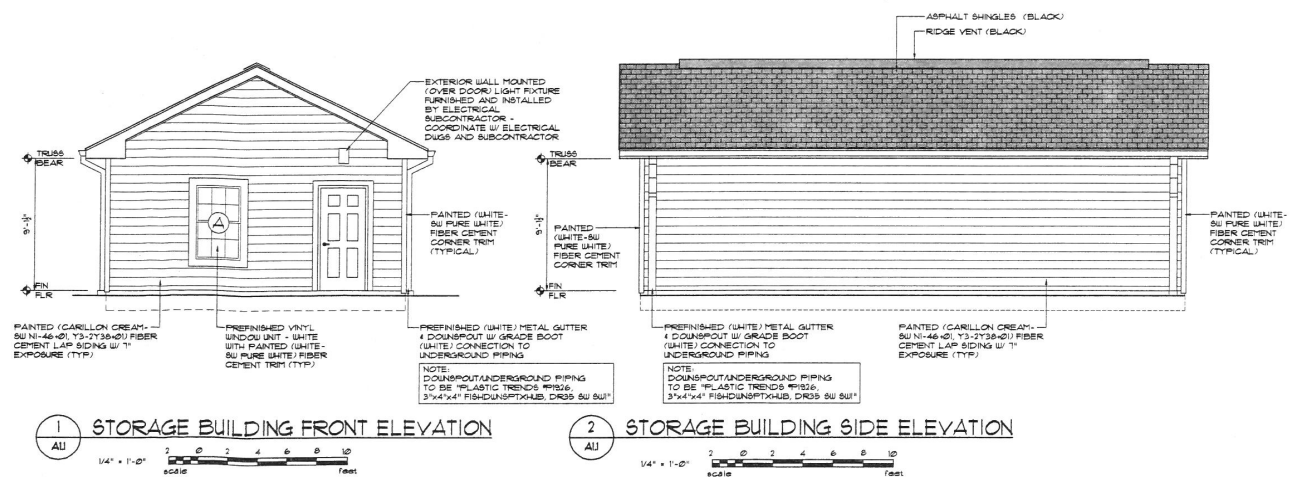
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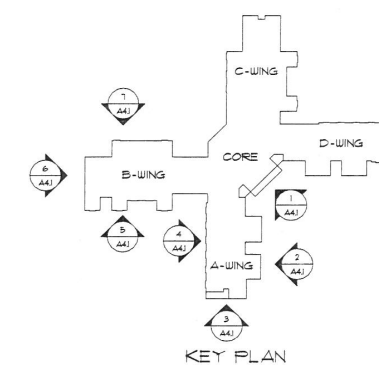
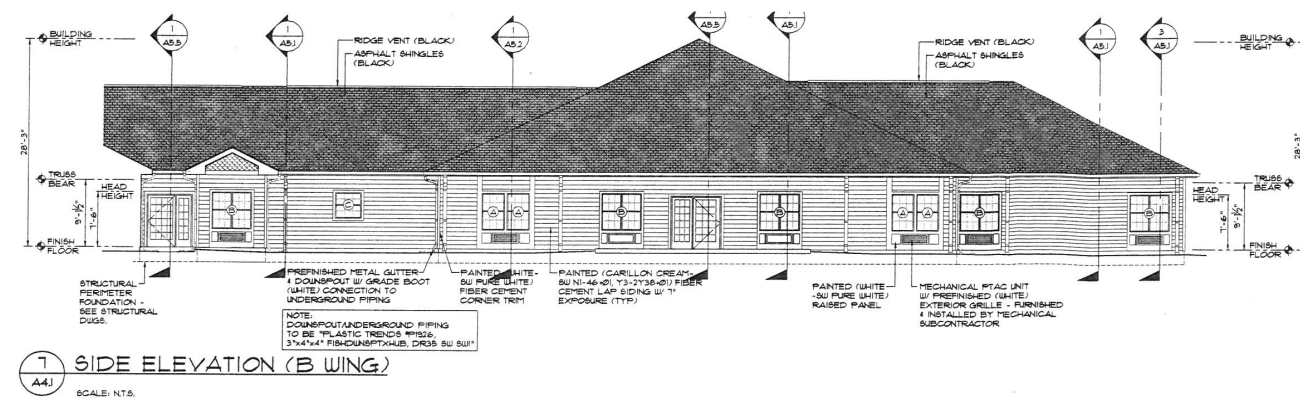
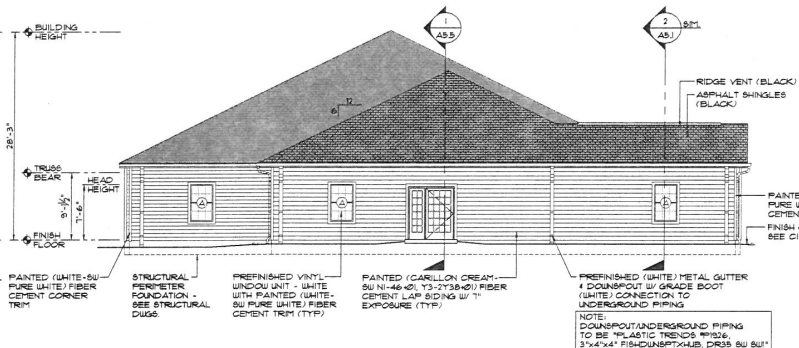
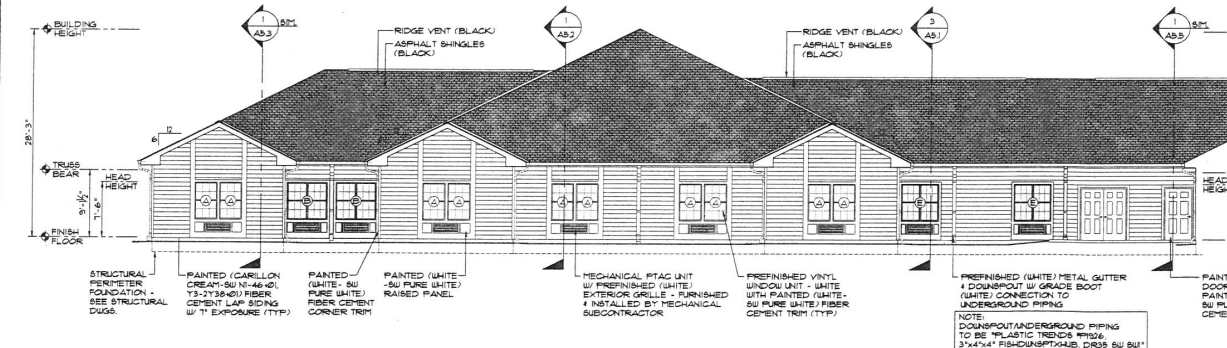
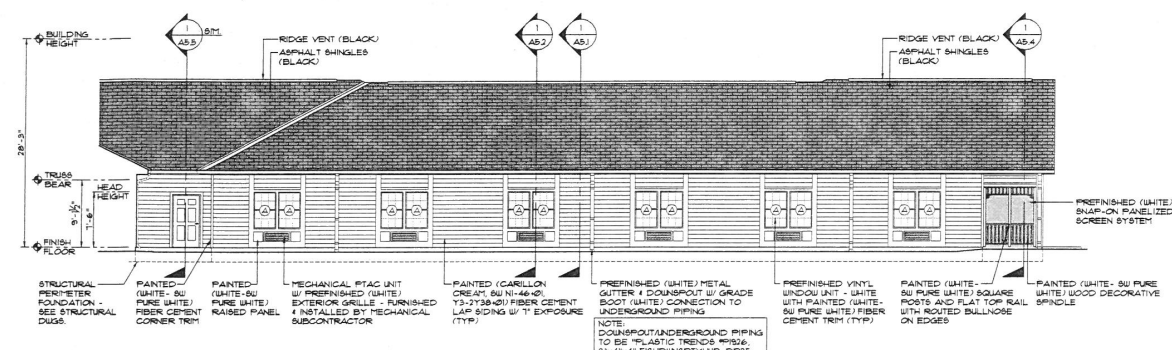
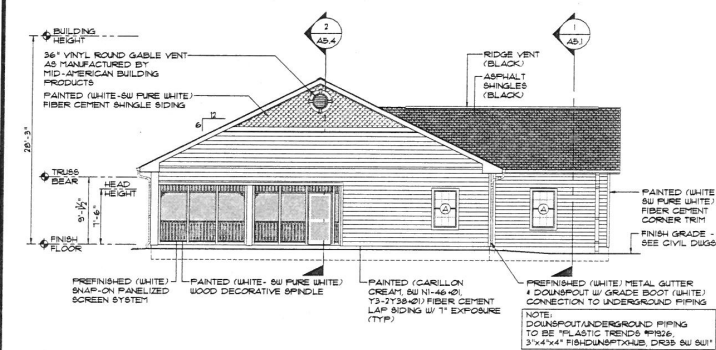
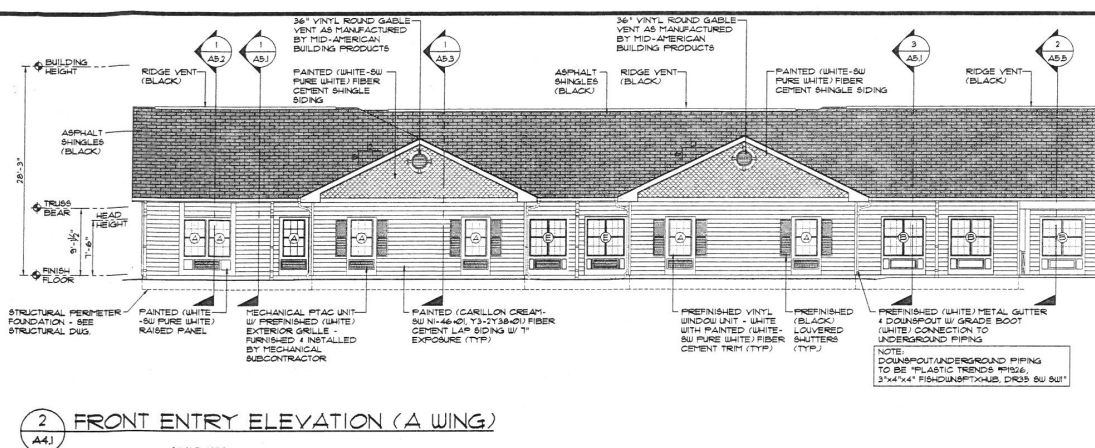
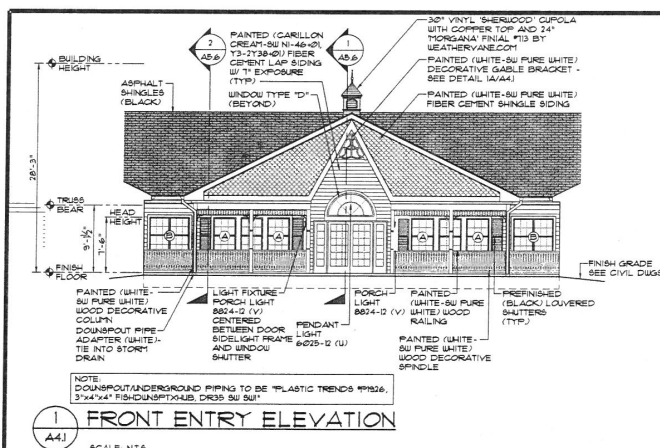
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PLAN, ELEV.,
& DETAILS

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9 FEBRUARY 2018

CLAYTON ASSISTED LIVING FACILITY - STORAGE BUILDING: GUY ROAD, CLAYTON, NORTH CAROLINA





hrrā

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PLANNING
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RALEIGH
T. 919.838.8304

OWNER:
CARILLON ASSISTED
LIVING OF
CLAYTON, LLC
4901 WATERS EDGE DRIVE
RALEIGH, NORTH CAROLINA



PROJECT ARCHITECT
JOHN W. FARABOW, JR. AIA

PROJECT MANAGER
GEORGE GALLOP

CHECKED BY
JOHN W. FARABOW, JR. AIA

DRAWN BY
GEORGE GALLOP

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REVISIONS

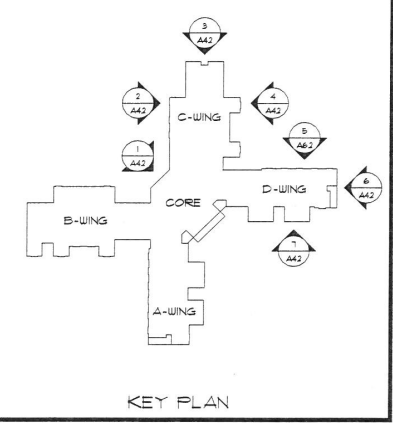
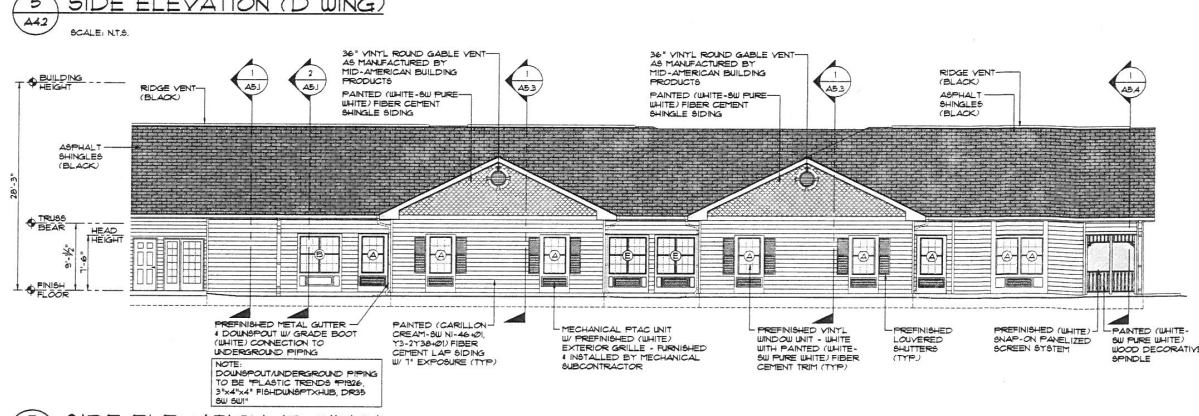
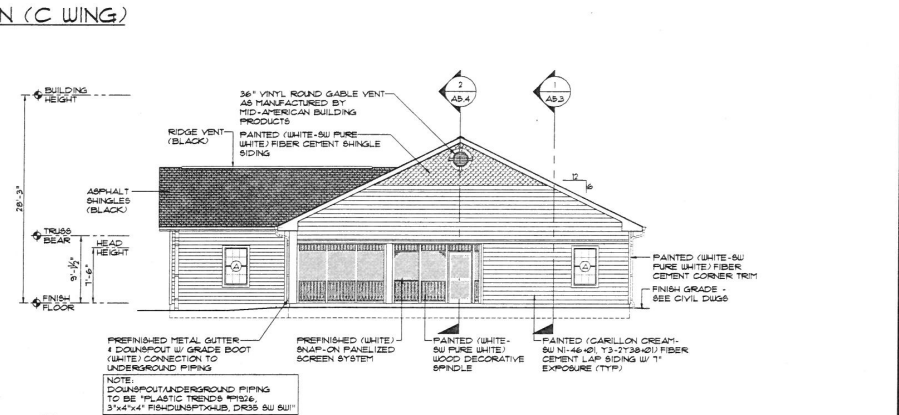
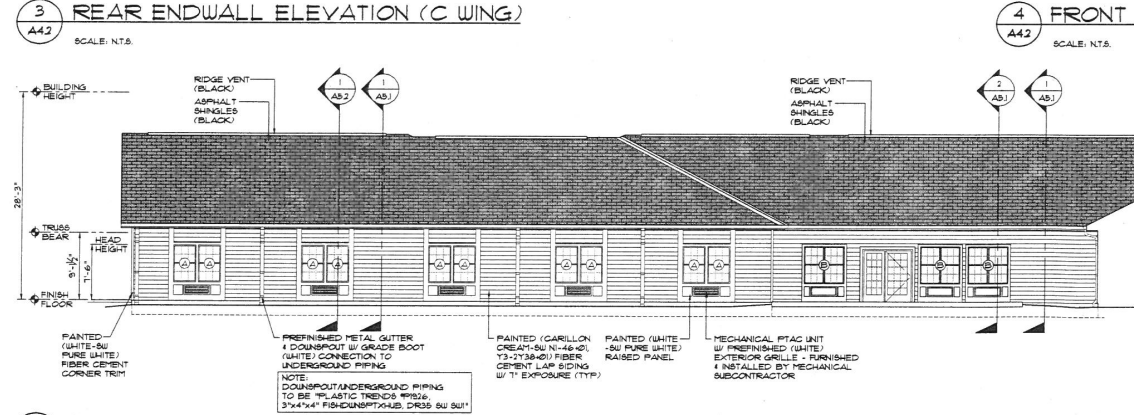
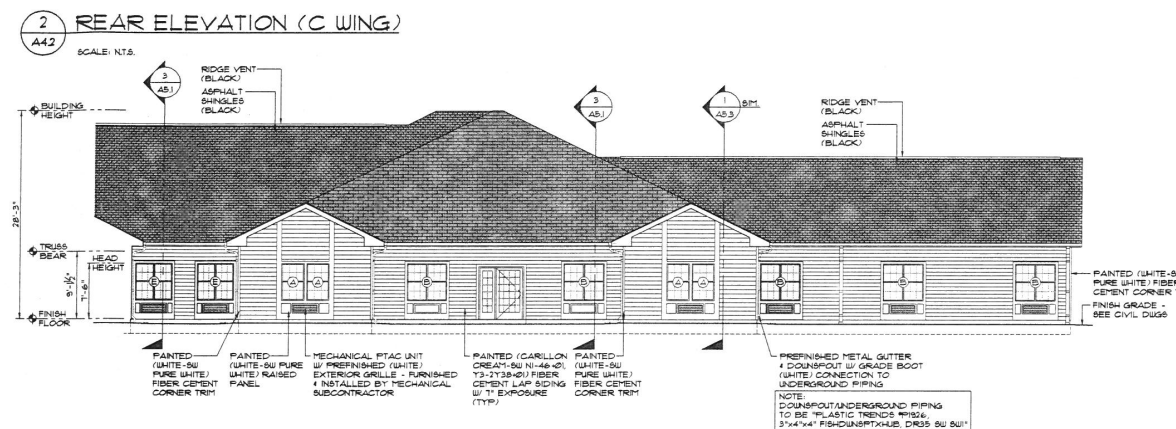
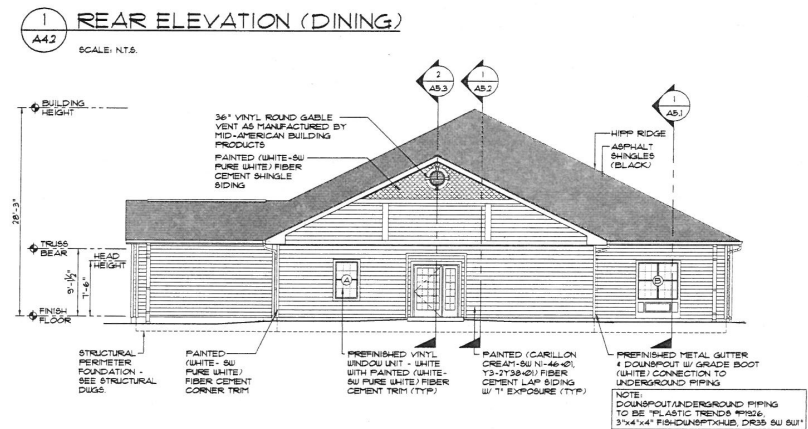
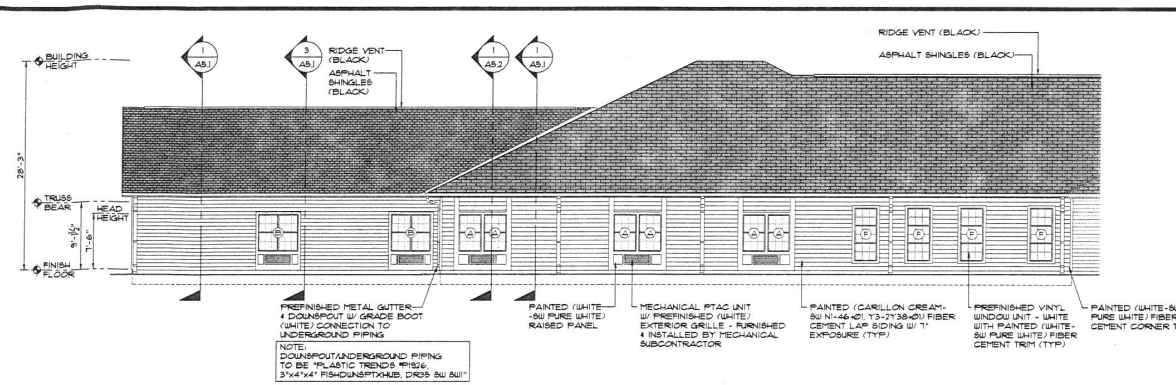
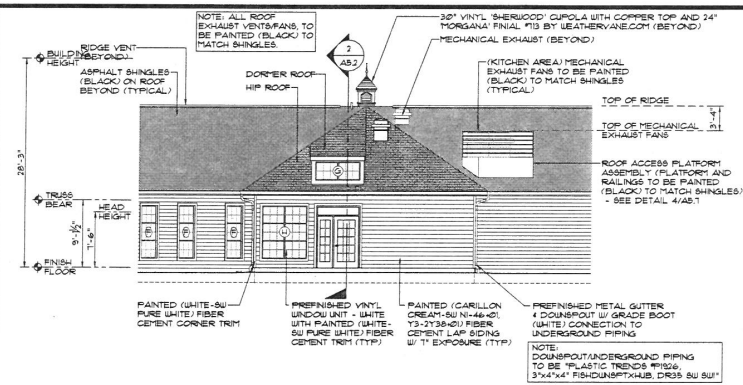
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DRAWING NUMBER

EXTERIOR
ELEVATIONS

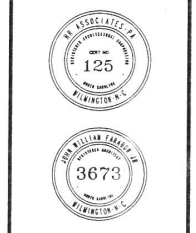
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9 FEBRUARY 2018



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INTERIOR DESIGN
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RALEIGH
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OWNER:
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PROJECT ARCHITECT
JOHN W. FARABOW, JR., AIA
PROJECT MANAGER
GEORGE GALLUP
CHECKED BY
JOHN W. FARABOW, JR., AIA
DRAWN BY
GEORGE GALLUP

01000	SITE PLAN
02000	SUBMITTAL
03000	RE-SUBMITTAL
04000	
05000	
06000	
07000	
08000	

REVISIONS
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PROJECT NUMBER
151817.00

DRAWING NUMBER
EXTERIOR
ELEVATIONS

A4.2

9 FEBRUARY 2018



December 1, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use 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: January 10, 2018
Meeting Time: 6:00 pm – 8:00 pm
Meeting Location: The Clayton Center, 111 East Second Street, Clayton, NC 27520
Type of Application: Major Site Plan and Special Use Permit
Project Address: Southwest corner of Guy Road and Amelia Church Road
Project Proposal: We are proposing an assisted living facility on the western portion of the site.

Upcoming Public Meetings:

Planning Board – January 22, 2018 (decision on Major Site Plan)

Town Council Public Hearing – March 5, 2018 (decision on Special Use Permit)

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact us at 919-484-8880. You may also contact the Planning Department at 919-553-5002.

Thank you for your consideration of this correspondence. We look forward to answering any questions you may have about our project on January 10th.

Sincerely,
Pamela Porter, PLA, LEED AP
Tony M. Tate Landscape Architecture, PA

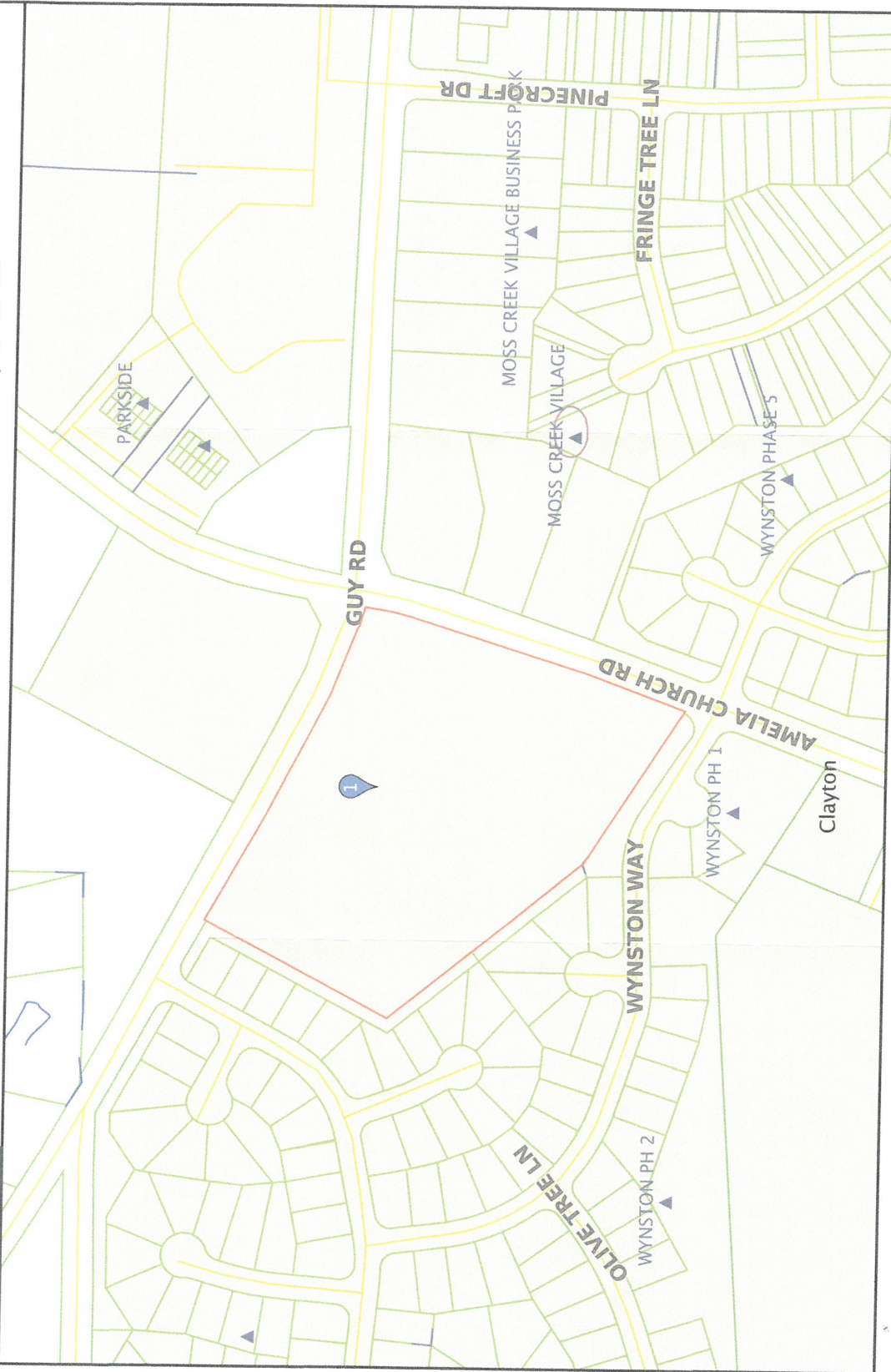
CC: Town of Clayton Planning Department

Tony M Tate Landscape Architecture
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - f: (919) 484-8881 - e: tony@tmtla.com



*** DISCLAIMER ***

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



Scale: 1:3275 - 1 in. = 272.94 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
November 29, 2017

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Canillon Clayton

Application: Major Site Plan + Special Use Permit

Location/Date: The Clayton Center, 1/10/18, 6p-8p

	NAME	ADDRESS
1	DEBORAH JACKSON	3025 SOFTWIND DRIVE, CLAYTON, NC
2	ABDUL KAMARISHA	303 PARKRIDGE DR. " 21520
3		(KASR) " "
4		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Carillon Clayton Major Site Plan and Special Use Permit

Date of Mailing: December 21, 2017

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

Printed Name: Pamela Porter Signature: _____

(Pamela Porter is with Tony M. Tate Landscape Architecture, PA - Project Designer and Applicant)

Date of Meeting: 1/10/2018 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall - Room C3

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.*

We had two property owners at our meeting - someone who lives in the adjacent neighborhood whose lot backs up to our project and the owner of two parcels adjacent to the gas station across the street. The one adjacent homeowner attended to see what was being proposed. Upon finding that the building is one-story, well-landscaped, softly-lit, and a quiet use, she was supportive of the project.

The owner of the lots across the street had no concerns and was just there to get more information about our project. He was more interested in what could go in the outparcels which is unknown at this time.

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

CARILLON CLAYTON - LIST OF ADJACENT PROPERTY OWNERS WITHIN 100' OF SUBJECT PARCEL						
ParcelID	NC PIN	Name	Name 2	Address 1	Address 2	City, State, Zip
05G02009S	165801-04-4412	JANE P SMITH QTIP TRUST	JANE P SMITH POWER OF APPOINTMENT TRUST		PO BOX 916	GOLDSBORO, NC 27533-0916
05G02050H	164800-99-9780	JACKSON, DEBORAH L		3005 SOFTWIND DRIVE		CLAYTON, NC 27520-0000
05G02050K	164800-99-8591	BROWN, KATHLEEN L.		185 PAISLEY RD TRLR 131		BALLSTON SPA, NY 12020-2130
05G02009Y	165801-09-4033	WYNSTON HOMEOWNERS ASSOC INC		3739 NATIONAL DR SUITE 101		RALEIGH, NC 27612-0000
05G02050Y	165801-19-0366	KASR INVESTMENTS LLC		303 PARKRIDGE DR		CLAYTON, NC 27527
05G02031W	165801-09-6886	JANE P SMITH QTIP TRUST	JANE P SMITH POWER OF APPOINTMENT TRUST		PO BOX 916	GOLDSBORO, NC 27533-0916
05G02058I	165801-18-1749	WYNSTON HOMEOWNERS ASSOC INC		3739 NATIONAL DR SUITE 101		RALEIGH, NC 27612-0000
05G02068L	165801-09-1224	PRICE, CHAD EVERETTE		966 TENDER DR		APEX, NC 27502-2406
05G02068N	165801-09-1180	TENNANT, ROBERT	TENNANT, CHRISTINE	1000 SUMAC COURT		CLAYTON, NC 27520-0000
05G02068K	165801-09-0243	ROSANIA, MARK	ROSANIA, KATHERINE	1009 SUMAC CT		CLAYTON, NC 27520-3721
05G02068M	165801-09-1187	CHAMBERS, DAVEY R		1004 SUMAC COURT		CLAYTON, NC 27520-0000
05G02050G	165801-09-0735	SODEM, RAMANA REDDY V		2202 GOLDEN PLOVER DR		APEX, NC 27502-1796
05G02050L	164800-99-9435	ASH, BECKY L		1009 NARCISSUS CT		CLAYTON, NC 27520-3768
05E99027C	165801-19-0704	BLACKMON, CLARENCE E	BLACKMON, HILDA	1009 QUIAL TRL		CLAYTON, NC 27520-6766
05G02009M	165801-19-0582	SANDHUS LLC			PO BOX 1563	CLAYTON, NC 27528-0000
05G02008Y	165903-00-4362	CHRIST COMMUNITY UNITED	METHODIST CHURCH	1082 AMELIA CHURCH RD		CLAYTON, NC 27520-0000
05G02050Z	165801-19-0202	KASR INVESTMENTS LLC		303 PARKRIDGE DR		CLAYTON, NC 27527
05G02009V	165801-08-5809	WYNSTON HOMEOWNERS ASSOC INC		3739 NATIONAL DR SUITE 101		RALEIGH, NC 27612-0000
05G02009X	165801-08-3927	CREQUE, BRIANNE L	CREQUE, FRANCIS W	2009 WYNSTON WAY		CLAYTON, NC 27520-0000
05G02050E	165801-09-0623	WYNSTON HOMEOWNERS ASSOCIATION INC		3739 NATIONAL DRIVE	SUITE 101	RALEIGH, NC 27612-0000
05G02050F	165801-09-0840	HOSKINS, KELLY R		2005 SOFTWIND DR		CLAYTON, NC 27520-3763
05G02050M	164800-99-9470	DARDEN, REGETTA		1013 NARCISSUS COURT		CLAYTON, NC 27520-0000
05G02050N	165801-09-0333	STIMAC, JEFF S	STIMAC, RENEE K	1017 NARCISSUS COURT		CLAYTON, NC 27520-0000
05G02050D	165801-09-0887	RENT TO OWN REALTY LLC		2800 PEACHLEAF ST		RALEIGH, NC 27614-7966
05G02068O	165801-09-2220	WYNSTON HOMEOWNERS ASSOC INC		3739 NATIONAL DR SUITE 101		RALEIGH, NC 27612-0000
05G02050I	164800-99-9653	POWERS, TIMOTHY BERNARD		3009 SOFTWIND DRIVE		CLAYTON, NC 27520-0000
05G02050J	164800-99-8587	NOBLES, KATHLEEN		1001 NARCISSUS CT		CLAYTON, NC 27520-3768
05G02009W	165801-08-3839	WALKER, ERIK TYRONE	WALKER, MAUDE KATHLEEN	2005 WYNSTON WAY		CLAYTON, NC 27520-3736
05G02009Z	165801-08-7868	ANDERSON, ROSALIE		607 SPEIGHT DR		ROCKY MOUNT, NC 27803-8564
05G02054	165801-08-7985	BENNETT, TONY MARK	BENNETT, LAVERN PRIMAS	1005 BLUEBELL COURT		CLAYTON, NC 27520-0000
05G02054A	165801-09-8041	PROPERTY OWNER 2, LLC			PO BOX 4090	SCOTTSDALE, AZ 85261-4090
05G02058G	165801-08-7718	ZHENG, SONG MEI	LIN, JIAN HAI	510 PROVIDENCE HALL DR		SANFORD, NC 27330-7402
05G02058H	165801-08-6850	WYNSTON HOMEOWNERS ASSOC INC		3739 NATIONAL DR SUITE 101		RALEIGH, NC 27612-0000

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
SPECIAL USE PERMIT**

2017-193-SUP, Carillon Assisted Living Facility Special Use Permit

On March 26, 2018 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to:

☒ approve the request with the conditions as noted within the staff report.

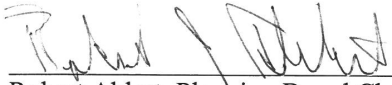
☐ approve the request with the following modified or added conditions:

- Modify Condition #4 to note that the cross-access
is reserved for emergency access only

☐ deny the request.

Recommendation(s) made this 26th day of March, 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair

PUBLIC NOTICE

In accordance with NC GS 160A-364, the Clayton Town Council will hold an evidentiary hearing on Monday, April 16, 2018, at 6:00 PM at Town Hall, 111 East Second Street, to consider special use application 2017-193-SUP. This application requires a Special Use Permit to operate the use of a congregate living facility on a portion of the subject property, which is zoned Neighborhood Business (B-2); the property is located at the corner of Guy Road and Amelia Church Road; parcel number 165801-09-4412.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Haley Hogg, Planner
919-553-5002

News & Observer

Please advertise on the following dates:

April 6, 2018

April 13, 2018

Affidavit of publication required.

**Town of Clayton
Town Council
SUP Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to (PICK ONE):

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

SUP Application **#2017-193-SUP**

This motion is based on the following findings:

1. 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.

OR

The application **WILL** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved. (State evidence supporting finding.)

2. The application **MEETS** all required specifications and **CONFORMS** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.

OR

The application **DOES NOT MEET** all required specifications and **DOES NOT CONFORM** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations. (State evidence supporting finding.)

MOTION FORM
Item 6b
2017-193-SUP
Carillon Assisted Living

3. 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.

OR

The application **WILL** substantially injure the value of adjoining or abutting property, and **WILL** be detrimental to the use or development of adjacent properties or other neighborhood uses. (State evidence supporting finding).

4. 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.

OR

The application **WILL** adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. (State evidence supporting finding.)

[If approved with conditions] The applicant meets the above findings subject to the following conditions:

MOTION FORM
Item 6b
2017-193-SUP
Carillon Assisted Living

**TOWN OF CLAYTON
SPECIAL USE PERMIT
#2017-193-SUP
GRANTED**

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant:	Tony M. Tate Landscape Architecture, PA
Property Owner:	Jane Smith QTIP Trust, John Hine, Trustee
Property Location:	619 Guy Road at the corner of Amelia Church Road
Brief Property Description:	5.13 acres
Tax Parcel Number:	165801-09-4412
Proposed Use of Property:	Assisted Living Facility
Hearing Date:	April 16, 2018

Having heard all the evidence and argument presented at the hearing, the Town Council makes the following findings:

(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.

(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, or other applicable regulations.

(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.

(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.

CONDITIONS:

1. This Special Use Permit shall only be applicable to the 5.13 acres of land included within this application, and depicted on the associated major site plan (2017-192-SP).
2. All off-site roadway improvements shall be installed prior to the issuance of a certificate of occupancy.
3. The stub-out to the east shall be constructed prior to issuance of a certificate of occupancy.
4. The eastern stub-out and easement shall be reserved for construction of a future shared right-in/right-out off Guy Road, at the time of development to the east.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

TOWN OF CLAYTON

BY: _____
Jody McLeod
Mayor

DATE: _____ [Note:
within 14 days of decision per Code Section
155.702(G)]

ATTEST:

_____(SEAL)
Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 16 2018

Agenda Location

New Business

Item Title

Electronic Advertisement of Formal Bid Purchases

Presenter *(Name & Title)*

Rich Cappola, P.E. – Director of Engineering & Inspections

Summary/Description

Staff is requesting Town Council a resolution authorizing the use of Electronic Advertising as an alternative to, and/or in conjunction with an advertisement in a newspaper of general circulation regarding contracts for construction or repair work, and for the purchase of apparatus, supplies, materials, and equipment that meet the monetary threshold established in G.S. 143-129. In all cases, it is important to provide the citizens and vendors/contractors an opportunity to obtain information about major contracts to be awarded by the Town. In some cases advertisement in the newspaper may be the most effective method of obtaining competition; however in other cases, advertisement by electronic means may be more effective & efficient to reach prospective bidders. Staff intends to utilize the "Bidding Opportunities" page on the town's website to meet the intent of this resolution, and/or any other electronic advertisement means that meet the intent of the statute.

This authorization for Electronic Advertising is not associated with SB35-Electronic Public Notices and is exclusive to G.S. 143-129.

Staff recommends the Town Council adopt the resolution effective on the date of adoption.

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

Resolution

§ 143-129. Procedure for letting of public contracts.

(a) Bidding Required. – No construction or repair work requiring the estimated expenditure of public money in an amount equal to or more than five hundred thousand dollars (\$500,000) or purchase of apparatus, supplies, materials, or equipment requiring an estimated expenditure of public money in an amount equal to or more than ninety thousand dollars (\$90,000) may be performed, nor may any contract be awarded therefor, by any board or governing body of the State, or of any institution of the State government, or of any political subdivision of the State, unless the provisions of this section are complied with; provided that The University of North Carolina and its constituent institutions may award contracts for construction or repair work that requires an estimated expenditure of less than five hundred thousand dollars (\$500,000) without complying with the provisions of this section.

For purchases of apparatus, supplies, materials, or equipment, the governing body of any political subdivision of the State may, subject to any restriction as to dollar amount, or other conditions that the governing body elects to impose, delegate to the manager, school superintendent, chief purchasing official, or other employee the authority to award contracts, reject bids, or readvertise to receive bids on behalf of the unit. Any person to whom authority is delegated under this subsection shall comply with the requirements of this Article that would otherwise apply to the governing body.

(b) Advertisement and Letting of Contracts. – Where the contract is to be let by a board or governing body of the State government or of a State institution, proposals shall be invited by advertisement in a newspaper having general circulation in the State of North Carolina. Where the contract is to be let by a political subdivision of the State, proposals shall be invited by advertisement in a newspaper having general circulation in the political subdivision or by electronic means, or both. A decision to advertise solely by electronic means, whether for particular contracts or generally for all contracts that are subject to this Article, shall be approved by the governing board of the political subdivision of the State at a regular meeting of the board.

The advertisements for bidders required by this section shall appear at a time where at least seven full days shall lapse between the date on which the notice appears and the date of the opening of bids. The advertisement shall: (i) state the time and place where plans and specifications of proposed work or a complete description of the apparatus, supplies, materials, or equipment may be had; (ii) state the time and place for opening of the proposals; and (iii) reserve to the board or governing body the right to reject any or all proposals.

Proposals may be rejected for any reason determined by the board or governing body to be in the best interest of the unit. However, the proposal shall not be rejected for the purpose of evading the provisions of this Article. No board or governing body of the State or political subdivision thereof may assume responsibility for construction or purchase contracts, or guarantee the payments of labor or materials therefor except under provisions of this Article.

All proposals shall be opened in public and the board or governing body shall award the contract to the lowest responsible bidder or bidders, taking into consideration quality, performance and the time specified in the proposals for the performance of the contract.

In the event the lowest responsible bids are in excess of the funds available for the project or purchase, the responsible board or governing body is authorized to enter into negotiations with the lowest responsible bidder above mentioned, making reasonable changes in the plans and specifications as may be necessary to bring the contract price within the funds available, and may award a contract to such bidder upon recommendation of the Department of Administration in the case of the State government or of a State institution or agency, or upon recommendation of the responsible commission, council or board in the case of a subdivision of the State, if such bidder will agree to perform the work or provide the apparatus, supplies, materials, or equipment at the negotiated price within the funds available therefor. If a contract

cannot be let under the above conditions, the board or governing body is authorized to readvertise, as herein provided, after having made such changes in plans and specifications as may be necessary to bring the cost of the project or purchase within the funds available therefor. The procedure above specified may be repeated if necessary in order to secure an acceptable contract within the funds available therefor.

No proposal for construction or repair work may be considered or accepted by said board or governing body unless at the time of its filing the same shall be accompanied by a deposit with said board or governing body of cash, or a cashier's check, or a certified check on some bank or trust company insured by the Federal Deposit Insurance Corporation in an amount equal to not less than five percent (5%) of the proposal. In lieu of making the cash deposit as above provided, such bidder may file a bid bond executed by a corporate surety licensed under the laws of North Carolina to execute such bonds, conditioned that the surety will upon demand forthwith make payment to the obligee upon said bond if the bidder fails to execute the contract in accordance with the bid bond. This deposit shall be retained if the successful bidder fails to execute the contract within 10 days after the award or fails to give satisfactory surety as required herein.

Bids shall be sealed and the opening of an envelope or package with knowledge that it contains a bid or the disclosure or exhibition of the contents of any bid by anyone without the permission of the bidder prior to the time set for opening in the invitation to bid shall constitute a Class 1 misdemeanor.

(c) Contract Execution and Security. – All contracts to which this section applies shall be executed in writing. The board or governing body shall require the person to whom the award of a contract for construction or repair work is made to furnish bond as required by Article 3 of Chapter 44A; or require a deposit of money, certified check or government securities for the full amount of said contract to secure the faithful performance of the terms of said contract and the payment of all sums due for labor and materials in a manner consistent with Article 3 of Chapter 44A; and the contract shall not be altered except by written agreement of the contractor and the board or governing body. The surety bond or deposit required herein shall be deposited with the board or governing body for which the work is to be performed. When a deposit, other than a surety bond, is made with the board or governing body, the board or governing body assumes all the liabilities, obligations and duties of a surety as provided in Article 3 of Chapter 44A to the extent of said deposit.

The owning agency or the Department of Administration, in contracts involving a State agency, and the owning agency or the governing board, in contracts involving a political subdivision of the State, may reject the bonds of any surety company against which there is pending any unsettled claim or complaint made by a State agency or the owning agency or governing board of any political subdivision of the State arising out of any contract under which State funds, in contracts with the State, or funds of political subdivisions of the State, in contracts with such political subdivision, were expended, provided such claim or complaint has been pending more than 180 days.

(d) Use of Unemployment Relief Labor. – Nothing in this section shall operate so as to require any public agency to enter into a contract which will prevent the use of unemployment relief labor paid for in whole or in part by appropriations or funds furnished by the State or federal government.

(e) Exceptions. – The requirements of this Article do not apply to:

- (1) The purchase, lease, or other acquisition of any apparatus, supplies, materials, or equipment from: (i) the United States of America or any agency thereof; or (ii) any other government unit or agency thereof within the United States. The Secretary of Administration or the governing board of any political subdivision of the State may designate any officer or employee

of the State or political subdivision to enter a bid or bids in its behalf at any sale of apparatus, supplies, materials, equipment, or other property owned by: (i) the United States of America or any agency thereof; or (ii) any other governmental unit or agency thereof within the United States. The Secretary of Administration or the governing board of any political subdivision of the State may authorize the officer or employee to make any partial or down payment or payment in full that may be required by regulations of the governmental unit or agency disposing of the property.

- (2) Cases of special emergency involving the health and safety of the people or their property.
- (3) Purchases made through a competitive bidding group purchasing program, which is a formally organized program that offers competitively obtained purchasing services at discount prices to two or more public agencies.
- (4) Construction or repair work undertaken during the progress of a construction or repair project initially begun pursuant to this section.
- (5) Purchase of gasoline, diesel fuel, alcohol fuel, motor oil, fuel oil, or natural gas. These purchases are subject to G.S. 143-131.
- (6) Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. Notwithstanding any other provision of this section, the governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract.

In the case of purchases by hospitals, in addition to the other exceptions in this subsection, the provisions of this Article shall not apply when: (i) a particular medical item or prosthetic appliance is needed; (ii) a particular product is ordered by an attending physician for his patients; (iii) additional products are needed to complete an ongoing job or task; (iv) products are purchased for "over-the-counter" resale; (v) a particular product is needed or desired for experimental, developmental, or research work; or (vi) equipment is already installed, connected, and in service under a lease or other agreement and the governing body of the hospital determines that the equipment should be purchased. The governing body of a hospital shall keep a record of all purchases made pursuant to this subdivision. These records are subject to public inspection.

- (7) Purchases of information technology through contracts established by the Department of Information Technology as provided in Article 15 of Chapter 143B of the General Statutes.
- (8) Guaranteed energy savings contracts, which are governed by Article 3B of Chapter 143 of the General Statutes.
- (9) Purchases from contracts established by the State or any agency of the State, if the contractor is willing to extend to a political subdivision of the State the same or more favorable prices, terms, and conditions as established in the State contract.
- (9a) Purchases of apparatus, supplies, materials, or equipment from contracts established by the United States of America or any federal agency, if the contractor is willing to extend to a political subdivision of the State the same or more favorable prices, terms, and conditions as established in the federal contract.

- (10) Purchase of used apparatus, supplies, materials, or equipment. For purposes of this subdivision, remanufactured, refabricated or demo apparatus, supplies, materials, or equipment are not included in the exception. A demo item is one that is used for demonstration and is sold by the manufacturer or retailer at a discount.
- (11) Contracts by a public entity with a construction manager at risk executed pursuant to G.S. 143-128.1.
- (12) Repealed by Session Laws 2006-232, s. 2, effective July 1, 2015.
- (f) Repealed by Session Laws 2001-328, s. 1, effective August 2, 2001.
- (g) Waiver of Bidding for Previously Bid Contracts. – When the governing board of any political subdivision of the State, or the person to whom authority has been delegated under subsection (a) of this section, determines that it is in the best interest of the unit, the requirements of this section may be waived for the purchase of apparatus, supplies, materials, or equipment from any person or entity that has, within the previous 12 months, after having completed a public, formal bid process substantially similar to that required by this Article, contracted to furnish the apparatus, supplies, materials, or equipment to:
 - (1) The United States of America or any federal agency;
 - (2) The State of North Carolina or any agency or political subdivision of the State; or
 - (3) Any other state or any agency or political subdivision of that state, if the person or entity is willing to furnish the items at the same or more favorable prices, terms, and conditions as those provided under the contract with the other unit or agency. Notwithstanding any other provision of this section, any purchase made under this subsection shall be approved by the governing body of the purchasing political subdivision of the State at a regularly scheduled meeting of the governing body no fewer than 10 days after publication of notice that a waiver of the bid procedure will be considered in order to contract with a qualified supplier pursuant to this section. Notice may be published in a newspaper having general circulation in the political subdivision or by electronic means, or both. A decision to publish notice solely by electronic means for a particular contract or for all contracts under this subsection shall be approved by the governing board of the political subdivision. Rules issued by the Secretary of Administration pursuant to G.S. 143-49(6) shall apply with respect to participation in State term contracts.
- (h) Transportation Authority Purchases. – Notwithstanding any other provision of this section, any board or governing body of any regional public transportation authority, hereafter referred to as a "RPTA," created pursuant to Article 26 of Chapter 160A of the General Statutes, or a regional transportation authority, hereafter referred to as a "RTA," created pursuant to Article 27 of Chapter 160A of the General Statutes, may approve the entering into of any contract for the purchase, lease, or other acquisition of any apparatus, supplies, materials, or equipment without competitive bidding and without meeting the requirements of subsection (b) of this section if the following procurement by competitive proposal (Request for Proposal) method is followed.
 The competitive proposal method of procurement is normally conducted with more than one source submitting an offer or proposal. Either a fixed price or cost reimbursement type contract is awarded. This method of procurement is generally used when conditions are not appropriate for the use of sealed bids. If this procurement method is used, all of the following requirements apply:

- (1) Requests for proposals shall be publicized. All evaluation factors shall be identified along with their relative importance.
- (2) Proposals shall be solicited from an adequate number of qualified sources.
- (3) RPTAs or RTAs shall have a method in place for conducting technical evaluations of proposals received and selecting awardees, with the goal of promoting fairness and competition without requiring strict adherence to specifications or price in determining the most advantageous proposal.
- (4) The award may be based upon initial proposals without further discussion or negotiation or, in the discretion of the evaluators, discussions or negotiations may be conducted either with all offerors or with those offerors determined to be within the competitive range, and one or more revised proposals or a best and final offer may be requested of all remaining offerors. The details and deficiencies of an offeror's proposal may not be disclosed to other offerors during any period of negotiation or discussion.
- (5) The award shall be made to the responsible firm whose proposal is most advantageous to the RPTA's or the RTA's program with price and other factors considered.

The contents of the proposals shall not be public records until 14 days before the award of the contract.

The board or governing body of the RPTA or the RTA shall, at the regularly scheduled meeting, by formal motion make findings of fact that the procurement by competitive proposal (Request for Proposals) method of procuring the particular apparatus, supplies, materials, or equipment is the most appropriate acquisition method prior to the issuance of the requests for proposals and shall by formal motion certify that the requirements of this subsection have been followed before approving the contract.

Nothing in this subsection subjects a procurement by competitive proposal under this subsection to G.S. 143-49, 143-52, or 143-53.

RPTAs and RTAs may adopt regulations to implement this subsection.

(i) Procedure for Letting of Public Contracts. – The Department of Transportation ("DOT"), The University of North Carolina and its constituent institutions ("UNC"), and the Department of Administration ("DOA") shall monitor all projects in those agencies and institutions that are let without a performance or payment bond to determine the number of defaults on those projects, the cost to complete each defaulted project, and each project's contract price. Beginning March 1, 2011, and annually thereafter, DOT, UNC, and DOA shall report this information to the Joint Legislative Committee on Governmental Operations.

(j) [Use of E-Verify Required. –] No contract subject to this section may be awarded by any board or governing body of the State, institution of State government, or any political subdivision of the State unless the contractor and the contractor's subcontractors comply with the requirements of Article 2 of Chapter 64 of the General Statutes. (1931, c. 338, s. 1; 1933, c. 50; c. 400, s. 1; 1937, c. 355; 1945, c. 144; 1949, c. 257; 1951, c. 1104, ss. 1, 2; 1953, c. 1268; 1955, c. 1049; 1957, c. 269, s. 3; c. 391; c. 862, ss. 1-4; 1959, c. 392, s. 1; c. 910, s. 1; 1961, c. 1226; 1965, c. 841, s. 2; 1967, c. 860; 1971, c. 847; 1973, c. 1194, s. 2; 1975, c. 879, s. 46; 1977, c. 619, ss. 1, 2; 1979, c. 182, s. 1; 1979, 2nd Sess., c. 1081; 1981, c. 346, s. 1; c. 754, s. 1; 1985, c. 145, ss. 1, 2; 1987, c. 590; 1987 (Reg. Sess., 1988), c. 1108, ss. 7, 8; 1989, c. 350; 1993, c. 539, s. 1007; 1994, Ex. Sess., c. 24, s. 14(c); 1995, c. 367, s. 6; 1997-174, ss. 1-4; 1998-185, s. 1; 1998-217, s. 16; 2001-328, s. 1; 2001-487, s. 88; 2001-496, ss. 4, 5; 2005-227, s. 1; 2006-232, s. 2; 2007-94, s. 1; 2007-322, s. 4; 2007-446, s. 6; 2010-148, s. 1.2; 2011-234, s. 1; 2013-418, s. 2(c); 2015-241, s. 7A.4(s).)

**RESOLUTION AUTHORIZING THE USE OF ELECTRONIC ADVERTISEMENT FOR CONTRACTS
SUBJECT TO G.S. 143-129**

WHEREAS, contracts for construction or repair work, and for the purchase of apparatus, supplies, materials, and equipment that meet the monetary threshold established in G.S. 143-129 must be publicly advertised; and

WHEREAS, G.S. 143-129(a) authorizes the governing board to allow the use of electronic advertisement as an alternative to, and/or in conjunction with an advertisement in a newspaper of general circulation; and

WHEREAS, in some cases, advertisement in the newspaper may be the most effective method of obtaining competition, but in other cases, advertisement by electronic means may be a more effective and efficient method of reaching prospective bidders; and

WHEREAS, it is in all cases important to provide citizens an opportunity to obtain information about major contracts to be awarded by this entity:

NOW, THEREFORE, BE IT RESOLVED THAT THE CLAYTON TOWN COUNCIL hereby authorizes the Town Manager or his or her designee to advertise using electronic means as an alternative to placing an advertisement in a newspaper of general circulation whenever he or she determines it to be the most effective and efficient method of obtaining competition for a contract.

BE IT FURTHER RESOLVED that advertisement by newspaper and electronic means may be used together or in the alternative, and the requirements of G.S. 143-129(a) shall be met as long as one of the methods used meets the minimum time for advertisement under that statute.

BE IT FURTHER RESOLVED that when electronic advertisement is used, information about the bid solicitation shall be made available to the public either by published notice, posting in a place in which similar notices are regularly placed, or electronically on the official website of Town of Clayton.

Duly adopted this the 7th day of May, 2018 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 16 2018

Agenda Location

New Business

Item Title

TOC Electric Rate Study Summary

Presenter

Craig Brown/Principal Consultant

Summary/Description

Mr. Brown will present the results of the Five Year Comprehensive Rate Study, 2019 through 2023

Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

Electric Rate Study Summary

BUILDING A WORLD OF DIFFERENCE

16 April 2018

Electric Cost of Service and Rate Study *Town of Clayton, North Carolina*

Craig Brown
Principal Consultant

BUILDING A WORLD OF DIFFERENCE®
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Agenda

- Overview of Rate Study Process
- Key Outcomes of the Electric Study
- Phase 1 - Revenue and Revenue Requirements
- Phase 2 - Cost of Service Allocation
- Phase 3 - Rate Design
- Questions

Revenue Requirements

- Compares the revenues of the utility to its expenses to determine the overall level of rate adjustment

Cost of Service

- Equitably allocates the revenue requirements between the various customer classes of service

Rate Design

- Design rates for each class of service to meet the revenue needs of the utility, along with any other rate design goals and objectives

16 April 2018

The Rate Study Process

BUILDING A WORLD OF DIFFERENCE®

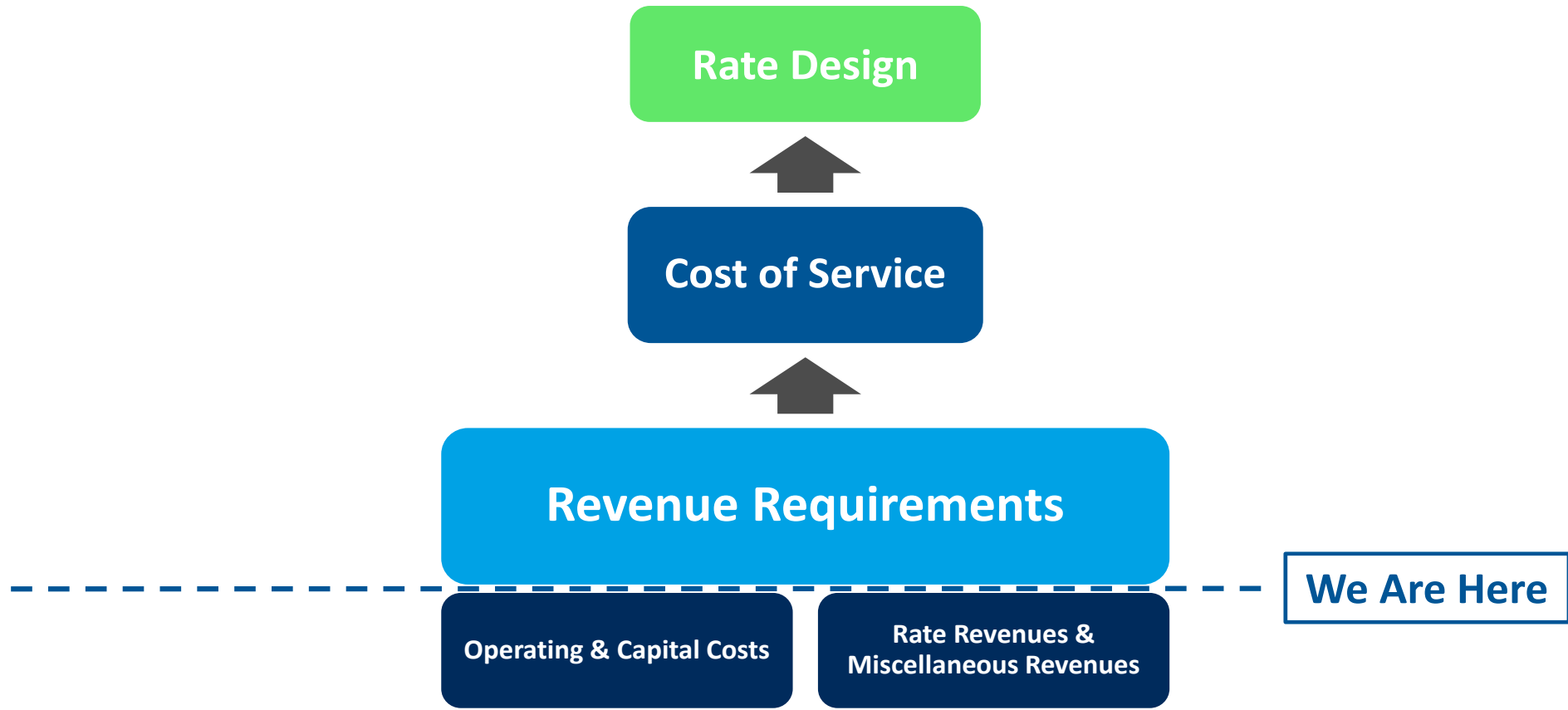


BLACK & VEATCH

Key Goals of the Electric Study

- Prepare a 5-year Financial Forecast
- Develop an understanding of the impact of planned NCEMPA power supply rate increases
- Conduct an allocated cost of service study to evaluate appropriateness of current rate charges by class
- Review current rate structure and consider adjustments to meet City's goals
- Have an Excel-based model for future updates





Phase 1 - Revenue and Revenue Requirements



Projected Energy Sales and Revenue Under Existing Rates

Energy (kWh)	2019	2020	2021	2022	2023
Rs - Residential	68,077,873	70,120,209	72,223,815	74,390,529	76,622,245
Gs - Small General Service	6,783,764	6,851,602	6,920,118	6,989,319	7,059,212
Gm - Medium General Service	20,039,383	20,440,171	20,848,974	21,265,953	21,691,272
Cp - Coincident Peak	4,625,153	4,625,153	4,625,153	4,625,153	4,625,153
Gt - General Service Time of Use	585,480	585,480	585,480	585,480	585,480
Al - Area Lights	238,307	240,423	242,538	244,654	246,769
SL - Street Lights	1,363,371	1,376,564	1,390,361	1,404,981	1,419,602
Is - Institutional Service	1,750,148	1,767,650	1,785,326	1,803,179	1,821,211
City Usage	6,929,118	6,998,409	7,068,393	7,139,077	7,210,468
Total Energy	110,392,597	113,005,661	115,690,158	118,448,325	121,281,412

Revenue	2019	2020	2021	2022	2023
	\$	\$	\$	\$	\$
Rs - Residential	\$8,792,785	\$9,056,554	\$9,328,285	\$9,608,121	\$9,896,373
Gs - Small General Service	\$876,026	\$884,712	\$893,479	\$902,325	\$911,433
Gm - Medium General Service	\$2,042,947	\$2,083,541	\$2,124,945	\$2,167,169	\$2,210,235
Cp - Coincident Peak	\$399,267	\$399,267	\$399,267	\$399,267	\$399,267
Gt - General Service Time of Use	\$68,349	\$68,349	\$68,349	\$68,349	\$68,349
Al - Area Lights	\$79,041	\$79,703	\$80,364	\$81,025	\$81,687
SL - Street Lights	\$110,569	\$111,639	\$112,758	\$113,944	\$115,130
Is - Institutional Service	\$198,400	\$200,345	\$202,308	\$204,292	\$206,295
City Usage	\$569,271	\$574,891	\$580,567	\$586,299	\$592,089
Total Revenue	\$13,136,657	\$13,459,001	\$13,790,322	\$14,130,791	\$14,480,858

- **3% Residential Customer Growth**
- **1-2% Growth for Other Classes**

Revenue Requirements

Description	2019	2020	2021	2022	2023
Power Supply	9,353,800	9,884,000	10,264,800	10,441,900	10,636,500
Total O&M	2,989,077	3,078,753	3,171,113	3,266,248	3,364,235
Debt Service	723,150	581,796	442,392	434,937	427,483
Capital Outlay	700,000	700,000	700,000	750,000	850,000
Gross Revenue Requirements	13,766,027	14,244,549	14,578,305	14,893,085	15,278,218
Less Other Revenue	(410,777)	(423,100)	(435,796)	(448,871)	(462,338)
Net Revenue Requirements	13,355,250	13,821,449	14,142,509	14,444,214	14,815,880

Largest cost increase is in Power Supply



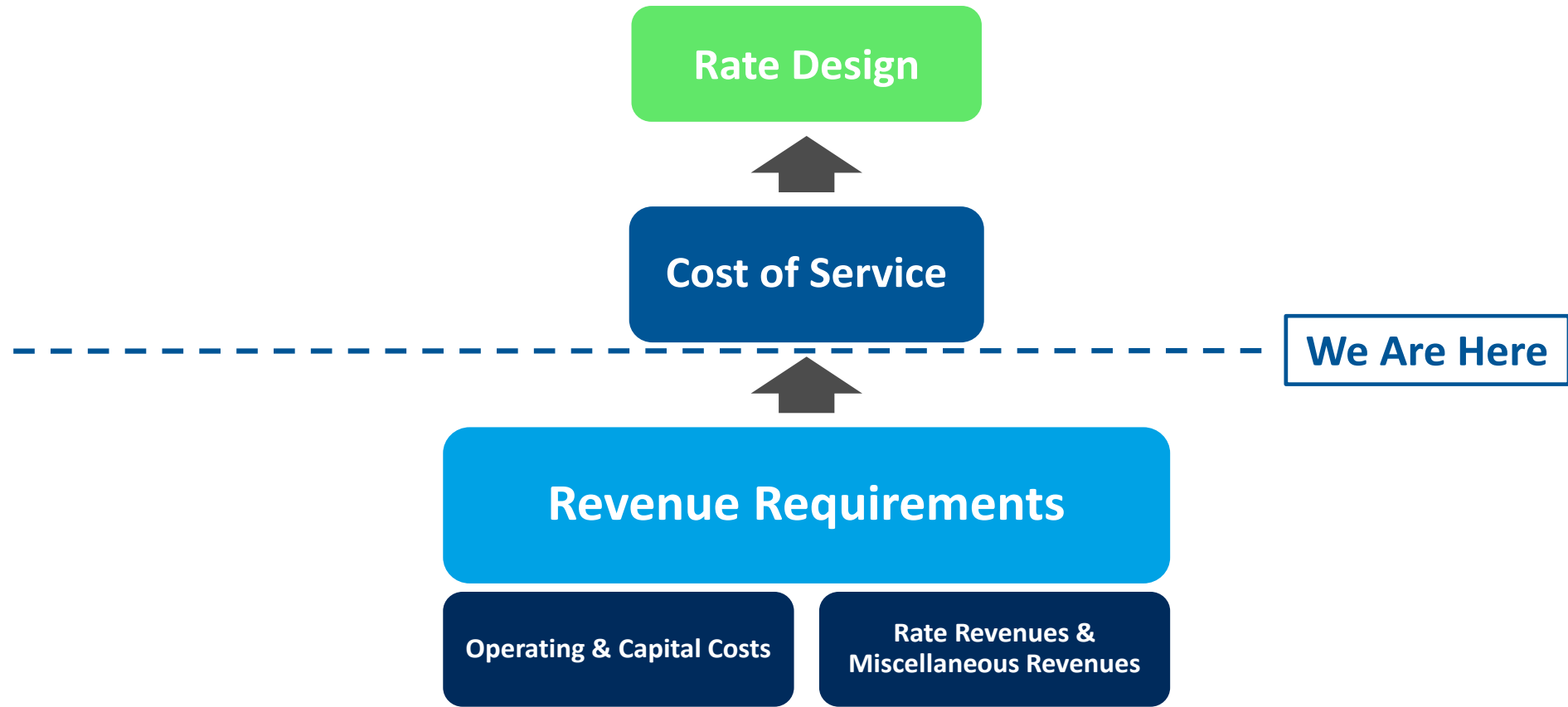
Key Financial Metrics Under Existing Rates

Description	2019	2020	2021	2022	2023
Total Rate Revenue Under Existing Rates	13,136,657	13,459,001	13,790,322	14,130,791	14,480,858
Net Revenue Requirements	13,355,250	13,821,449	14,142,509	14,444,214	14,815,880
Annual Operating Balance	(218,593)	(362,447)	(352,186)	(313,423)	(335,021)
Debt Service Coverage	2.90	2.99	3.48	3.58	3.66
Days Cash on Hand	128	112	98	88	77



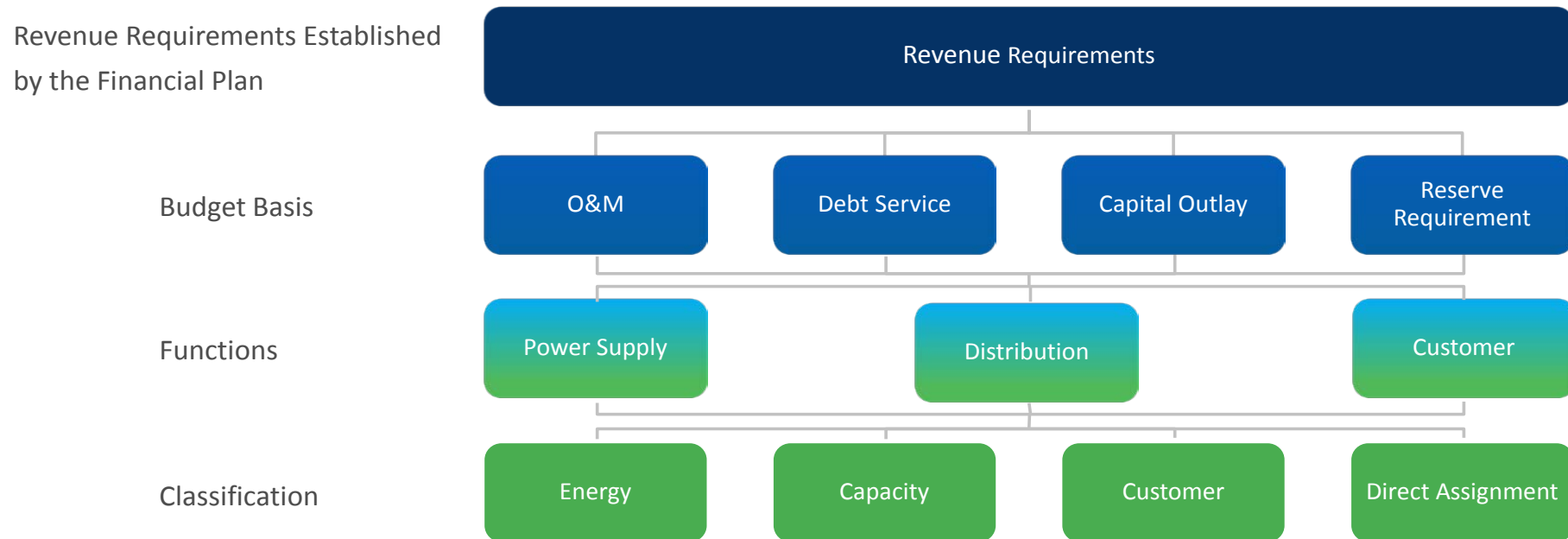
Proposed Rate Adjustments and Key Financial Metrics

Description	2019	2020	2021	2022	2023
Proposed Rate Adjustments	3.00%	0.00%	0.00%	0.00%	0.00%
Total Rate Revenue Under Proposed Rates	13,530,757	13,862,801	14,204,022	14,554,691	14,915,258
Net Revenue Requirements	13,355,250	13,821,449	14,142,509	14,444,214	14,815,880
Annual Operating Balance	\$175,507	\$41,353	\$61,514	\$110,477	\$99,379
Debt Service Coverage	3.55	3.96	4.97	5.31	5.64
Days Cash on Hand	139	134	131	131	131



Phase 2 - Cost of Service Allocation

Cost Allocation Approach

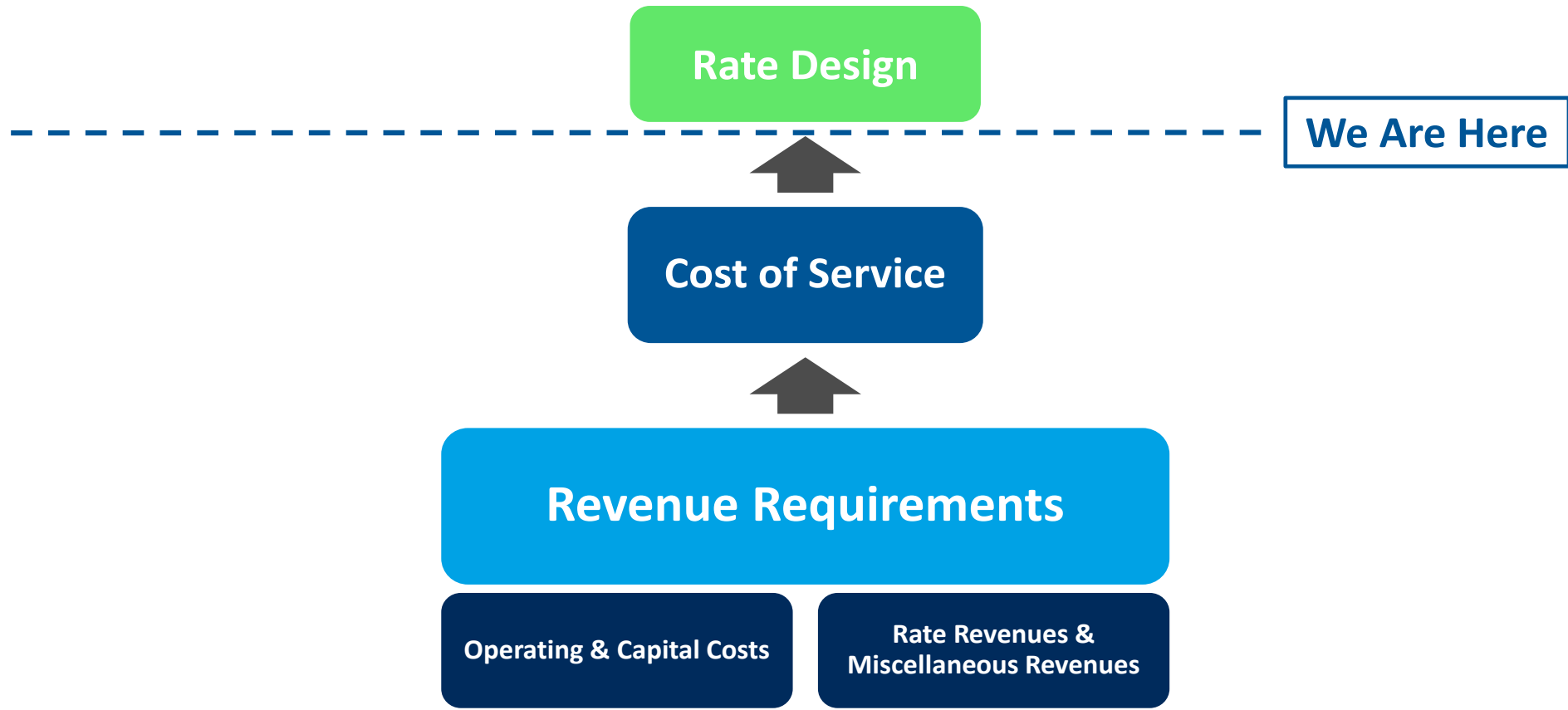


Transition from Budget Format to Cost Drivers

Summary of Cost of Service by Rate Class

Line	Description	[A]	[B]	[C]		[D]
		Revenue Under	Unbundled	(Over)/Under Recovery		
		Existing Rates	COS	Amount	Percent	
		\$	\$	[B] - [A]	[C] / [A]	
1	Rs - Residential	\$8,792,785	\$9,107,189	\$314,404	3.6%	
2	Gs - Small General Service	\$876,026	\$908,220	\$32,194	3.7%	
3	Gm - Medium General Service	\$2,042,947	\$2,067,066	\$24,119	1.2%	
4	Cp - Coincident Peak	\$399,267	\$380,470	(\$18,797)	-4.7%	
5	Gt - General Service Time of Use	\$68,349	\$71,075	\$2,726	4.0%	
6	Al - Area Lights	\$79,041	\$52,990	(\$26,051)	-33.0%	
7	SL -Street Lights	\$110,569	\$131,990	\$21,421	19.4%	
8	Is - Institutional Service	\$198,400	\$203,013	\$4,613	2.3%	
9	City Usage	<u>\$569,271</u>	<u>\$608,744</u>	<u>\$39,473</u>	6.9%	
10	TOTAL SYSTEM	\$13,136,657	\$13,530,757	\$394,100	3.0%	





Phase 3 - Rate Design

Primary Rate Design Objectives

- Understand the unit cost elements of energy, capacity, and customer costs
- Directionally move towards a more fixed costs recovered through fixed charges
- No major structural changes to rate design or rate classes



Recommended Rate Adjustments by Class

BASE RATE SUMMARY	Indicated Rate Adjustment	2019
Rs - Residential	3.6%	3.1%
Gs - Small General Service	3.7%	3.1%
Gm - Medium General Service	1.2%	3.1%
Cp - Coincident Peak	-4.7%	0.0%
Gt - General Service Time of Use	4.0%	3.1%
Al - Area Lights	-33.0%	3.1%
SL -Street Lights	19.4%	3.1%
Is - Institutional Service	2.3%	3.1%
City Usage	6.9%	3.1%
	3.0%	3.0%



Proposed Rates – Residential

Rate Class: Rs - Residential

Description	Present Rate	Recommended Rate
Customer Charge (\$/bill)		
Single Phase Service Customer	\$ 6.95	\$ 12.75
Three Phase Service Customer	\$ 10.20	\$ 16.00
Energy Charge (\$/kWh)		
Single Phase Service Customer	\$ 0.12180	\$ 0.11967
Three Phase Service Customer	\$ 0.12180	\$ 0.11967



Typical Bill Comparison

Typical Customer Bills under Existing and Recommended Rates All Rate Classes

Rate Class			Existing	Recommended		
	Energy	Demand	Bill	Bill	Change	Change
	kWh	kW	\$	\$	\$	%
Monthly						
Rs - Residential Single Phase Service Custom:	750		\$98.30	\$102.50	\$4.20	4.28%
Rs - Residential Single Phase Service Custom:	1,000		\$128.75	\$132.42	\$3.67	2.85%
Rs - Residential Single Phase Service Custom:	1,500		\$189.65	\$192.26	\$2.60	1.37%
Rs - Residential Single Phase Service Custom:	2,000		\$250.55	\$252.09	\$1.54	0.61%
Gs - Small General Service	1,000		\$139.71	\$144.26	\$4.55	3.3%
Gs - Small General Service	1,500		\$184.92	\$190.50	\$5.58	3.0%
Gs - Small General Service	2,500		\$275.35	\$282.98	\$7.62	2.8%
Gs - Small General Service	5,000		\$543.35	\$557.71	\$14.35	2.6%
Gs - Small General Service	8,000		\$780.11	\$800.71	\$20.59	2.6%
Gs - Small General Service	15,000		\$1,332.55	\$1,367.71	\$35.15	2.6%
Gm - Medium General Service	10,000	25	\$991.60	\$1,022.95	\$31.35	3.2%
Gm - Medium General Service	15,000	40	\$1,496.30	\$1,540.45	\$44.15	3.0%
Gm - Medium General Service	15,000	50	\$1,571.90	\$1,624.55	\$52.65	3.3%
Gm - Medium General Service	30,000	75	\$2,934.80	\$3,008.85	\$74.05	2.5%
Gm - Medium General Service	30,000	100	\$3,123.80	\$3,219.10	\$95.30	3.1%
Gm - Medium General Service	50,000	110	\$4,764.60	\$4,868.60	\$104.00	2.2%
Gm - Medium General Service	50,000	150	\$5,067.00	\$5,205.00	\$138.00	2.7%
Gm - Medium General Service	75,000	150	\$7,023.50	\$7,161.75	\$138.25	2.0%



Summary

- **NCEMPA power supply charges are putting upward pressure on rates**
 - Rate design change in 2018 increased Clayton's costs
 - 3.0% rate increases in 2019 and 2020 must be recovered
- **Decreases in debt service in 2020 and 2021 will partially offset the increased power supply costs**
- **Current rates result in a negative annual operating balance – which leads to declining financial metrics.**
- **A one-time 3.0% rate increase is needed starting June 1, 2018.**



Recommendation

- Approve a 3.0% rate increase for the electric utility effective June 1, 2018 as presented in the Black & Veatch draft report *Electric Cost of Service and Rate Study*, dated April 4, 2018.



Questions



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CRAIG BROWN

8400 Ward Parkway, Kansas City, MO 64114

+1 913-458-3268

BrownC@BV.com

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