



Administrative Approval Action

Case File / Name: ASR-0028-2021
DSLCL - Calyx Senior Living of Raleigh

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This is a 8.4 acre site zoned CX-3-PK and within a UWPOD overlay district, located at the northwest corner of the intersection of Capital Blvd and Common Oaks Drive at 11555 Common Oaks Drive.

REQUEST: A congregate care facility consisting of 105 units with associated parking and infrastructure. The total building size is 52,082 square feet.

One Design Alternate and one variance are associated with this project.

- Administrative Alternate (AAD-1-22) location of dumpster
- Variance (BOA-0019-2022) Reduced PK frontage due to required slope easement. Landscaping is allowed within the slope easement and will be replaced (if necessary) at the expense of the owner.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 26, 2022 by TONY M TATE.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. That the existing right-of-way for the existing bulb out on Common Oaks Drive is abandoned and a resolution number shown on all plats. The bulb out is located approximately mid way on the site frontage.
2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .92 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A fee-in-lieu for 6' sidewalk sections not shown to be extended along the frontage until the future overpass is completed shall be paid to the City of Raleigh (UDO 8.1.10).

Urban Forestry



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3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (14) street trees along Common Oaks Dr. and (12) existing street trees along Capital Blvd.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
5. A public infrastructure surety for (14) street trees (tree lawn) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 22, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/25/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

CALYX SENIOR LIVING OF RALEIGH/WAKEFIELD

ASR-0028-2021

11555 COMMON OAKS DRIVE
RALEIGH, WAKE COUNTY,
NORTH CAROLINA
TIER 3 SITE PLAN

PIN: 1830-52-4664

PROJECT AREA: 8.40 AC

ZONE: CX-3-PK

USE: CONGREGATE CARE

ADMINISTRATIVE ALTERNATE: AAD-1-22
DUMPSTER LOCATION
APPROVED BY PLANNING DIRECTOR JUNE 21, 2022

VARIANCE: BOA-2019-2022
REDUCED PK FRONTAGE FROM 50' BEHIND 20' SLOPE
EASEMENT TO 42' AND SLOPE EASEMENT LOCATED
WITHIN THAT 42'. LANDSCAPING ALLOWED WITHIN SLOPE
EASEMENT AND WILL BE REPLACED, IF REQUIRED, AT EXPENSE OF
OWNER.

APPROVED BY BOARD OF ADJUSTMENT ON JUNE 13, 2022

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Storm Drainage Plan	C-2
Utility Plan	C-3
Landscape Plan	L-3
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Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic <input type="checkbox"/> Administrative Alternate #:	Subdivision case #: Scoping/lot plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:

Development name: Calyx Senior Living of Raleigh
Inside City limits? Yes ☒ No ☐
Property address(es):
11555 Common Oaks Drive
Site P.I.N. (s): 1830-52-4664
Please describe the scope of work. Include any additions, expansions, and change of use.
New congregate care facility with associated parking.

Current Property Owner/Developer Contact Name: Bob Steenson (Developer Contact) see attached PSA
NOTE: please attach purchase agreement when submitting this form.
Company: Carillon Assisted Living Title: Bob Steenson - VP of Development
Address: 4901 Waters Edge Drive, Ste. 200 Raleigh, NC 27609
Phone # (603) 491-5088 Email: bob.steenson@carillonassistedliving.com
Applicant Name: Pamela Porter
Company: TMTLA Associates Address: 5011 Southpark Drive, Ste. 200 Durham NC 27713
Phone # (919) 484-8880 Email: pam@tmtla.com

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REVISION 11.14.20
raleighnc.gov

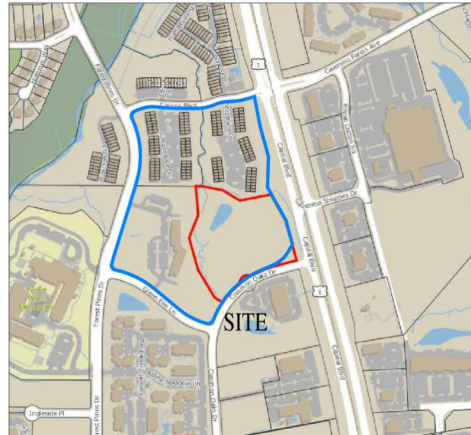
DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK 0	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 8.40 AC	New gross floor area: 52,002 s.f. Total # of gross (to remain and new): 52,002 s.f.
# of parking spaces required: 34	Proposed # of buildings: 1
# of parking spaces proposed: 47	Proposed # of stories for each: main: 1
Overlay District (if applicable): UNWOOD	
Existing use (UDO 8.1.4): vacant	
Proposed use (UDO 8.1.4): congregate care	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 325 / 230 A.C. Square Feet:
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #:	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 105 congregate units # of bedroom units: 10r 20r 30r	Total # of hotel units: 0 40r or more 0
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, successors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
I hereby designate Pamela Porter to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit policy. All conditions will expire after 180 days of inactivity.
Signature: [Signature] Date: 3/30/2021
Printed Name: Robert Steenson for Calyx Senior Living LLC

Page 2 of 2

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SOLID WASTE STATEMENT: SOLID WASTE WILL BE HANDLED BY PRIVATE HAULER. PLEASE SEE PRIVATE HAULER LETTER INCLUDED WITH THIS SUBMITTAL.



VICINITY MAP

1"=400'

B. Trip Generation: Traffic impact analyses shall be required for the following trip generation volumes:

- Peak Hour Trips ≥ 150 veh/hour
- Peak Hour Trips ≥ 100 veh/hour if primary access is on a 2-lane road
- More than 100 veh/hour trips in the peak direction
- Daily Trips $\geq 3,000$ veh/day
- Enrollment increases at public or private schools

Our use will not trigger any of above items for a TIA.

SUBMITTALS

First Submittal	4/1/2021
Second Submittal	12/10/2021
Third Submittal	3/3/2022
Fourth Submittal	7/26/2022

Congregate Care Use Standards

- The facility must comply with the Housing for Older Persons Exemptions of the Fair Housing Act (24 C.F.R. Sections 100.300 through 100.308).
Response: The facility will comply with the Fair Housing Act (24 C.F.R. Sections 100.300-100.308).
- In the R-6 and R-10 districts, a congregate care facility is allowed a number of rooming units and dwelling units equal to 2 times the density of the applicable district.
Response: Not applicable.
- Each rooming unit or dwelling unit may be occupied by no more than 2 persons not related by blood, marriage or adoption.
Response: Maximum room occupancy shall be 2 persons.
- Facilities for resident managers or custodians providing administrative services and medical services for the exclusive use of the residents shall be located on site and open and staffed for at least 4 hours, one day a week.
Response: The facility is staffed 24 hours per day. There are no resident managers.
- The facility must contain indoor shared food preparation service, common dining halls and common recreation rooms, for the exclusive use of all residents and their guests, and these facilities together shall total a minimum of 30 square feet per constructed rooming unit or dwelling unit, as applicable, exclusive of circulation space. Common indoor social and related service facilities may also be part of the facility.
Response: The building footprint demonstrates these are being provided.
- Structures shall demonstrate a comprehensive pedestrian circulation plan, including internal accessible walkways, is submitted and approved with provisions for alternative transportation services for the residents of the facility. Alternative transportation services may include, but are not limited to, regularly scheduled or on-call van services, tram services and full bus service.
Response: The building footprint demonstrates compliance with this.
- Outdoor open space or park area must be provided at a minimum rate of the greater of either 10% of the land area of the facility or 216 square feet per rooming unit or dwelling unit, as applicable, excluding private drives and off-street parking areas. A majority of the open space or park area must be located no further than 300 feet from the controlled entranceway of the facility.
Response: Site plan demonstrates compliance with this.

developer:
Calyx Senior Living
4901 Waters Edge Drive Ste 200
Raleigh, NC 27606
(919) 852-4000
Contact: Bob Steenson

landscape architect/applicant:
TMTLA Associates
5011 Southpark Drive Ste 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pam Porter

architect:
HR Associates, P.A.
2202 Wrightsville Ave., Ste. 212
Wilmington, NC 28403
(910) 343-6008
Contact: John Farabow

owner:
Carillon Assisted Living of Wakefield, LLC
4901 Waters Edge Drive Ste 200
Raleigh, NC 27606
(919) 852-4000
Contact: Bob Steenson

civil engineers:
Summit Design and Engineering Services
1110 Navaho Drive, Ste. 600
Raleigh, NC 27609
(919) 322-0115
Contact: Don Sever

EXEMPTIONS: BLOCK PERIMETER

- Blocks recorded on or before September 1, 2013, whose block perimeter length does not exceed 150% of the maximum established in Sec. 8.3.2.A.2.b.
The maximum block for CX-3 district is 3,000'. Per above we can credit up to 4,500' without block perimeter requirements being triggered. Our block perimeter with the ROW dedication for the overpass is 4,500'.

CROSS ACCESS

- The abutting property (to which a driveway is to be stubbed) is in a residential zoning district (except for R-10) or occupied by an Attached, Detached or Townhouse building type
Lot to the north is an existing townhome development.
- Slope slopes in excess of 25% within 10 feet of the property line.
Slopes exceed 25% within 10' of the boundary along both the west and north side of the site.



TMTLA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200, DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

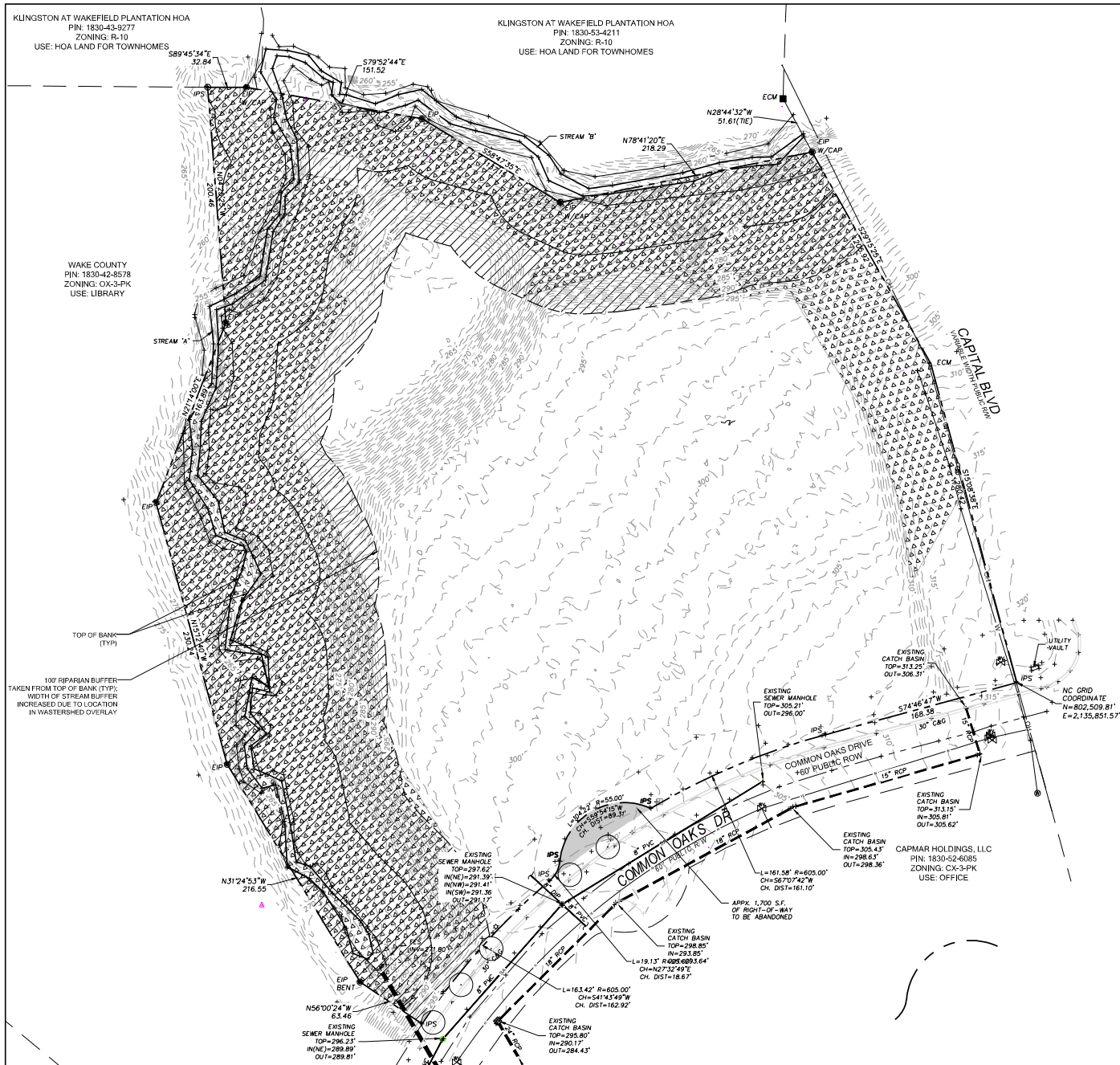
REVISIONS:

11/29/2021 - CITY OF RALEIGH COMMENTS
3/1/2022 - CITY OF RALEIGH COMMENTS
7/26/2022 - CITY OF RALEIGH COMMENTS

COVER
CALYX SENIOR LIVING
Raleigh, North Carolina

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
20117
DATE:
4/1/2021
SHEET

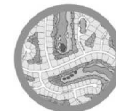
COVER
OF



SITE DATA	
TOTAL AREA	8.40 ACRES
PIN	1830-52-4664
EXISTING ZONING	CX-3-PK

- NOTES:
1. Boundary and field topographic information taken from file by Summit Design and Engineering.
 2. This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel # 37200183000J (Zone X) dated May 2, 2006.
 3. No wetlands exist on site.
 4. Stream location by Soil Services, PLLC.

LEGEND



TMILA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200 • DURHAM, NC 27713
P: (919) 484-8880 E: info@tmila.com

ELIMINARY
NOT FOR
CONSTRUCTION



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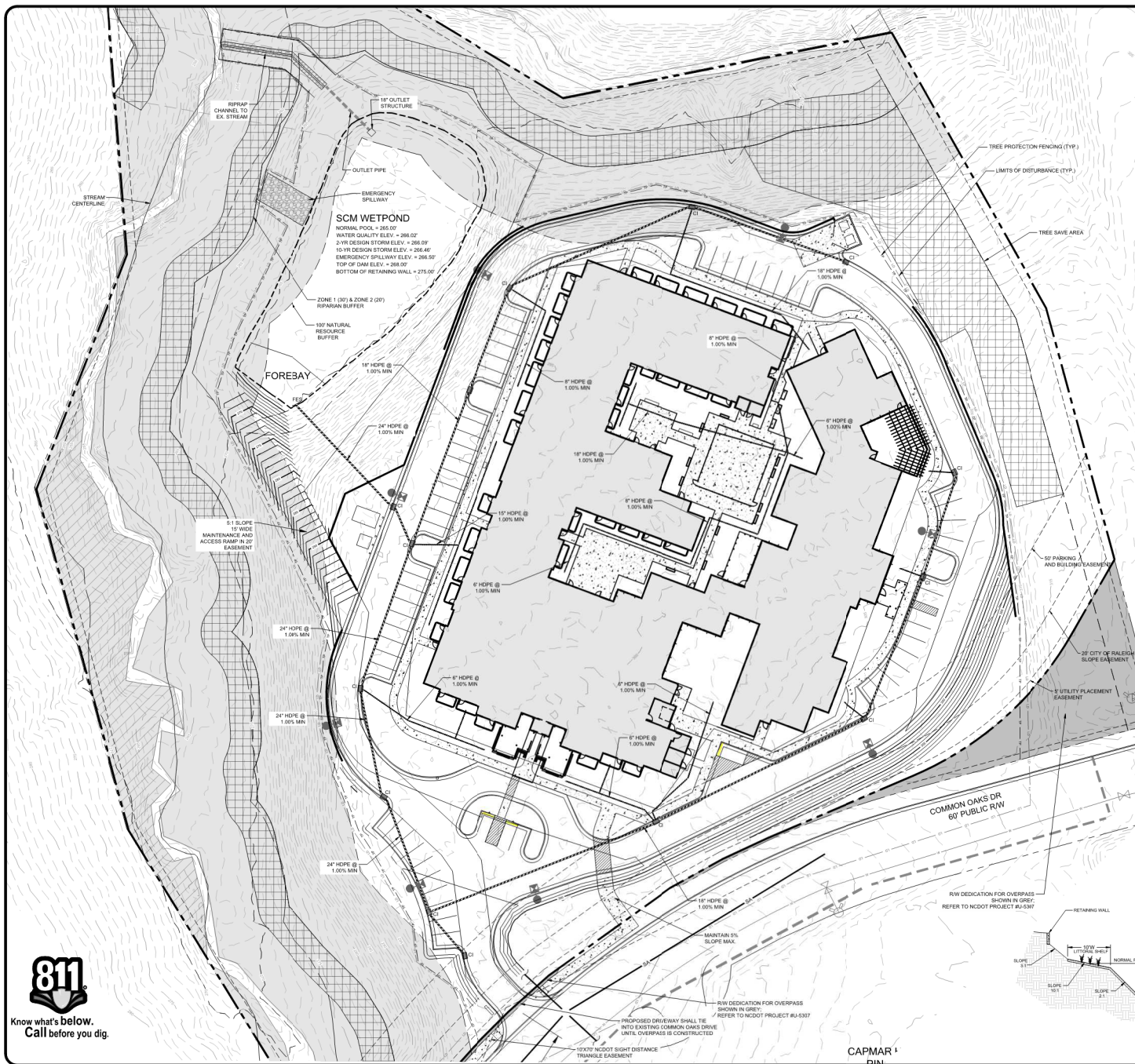
REVISIONS:

11/19/2021 - CITY OF RALEIGH COMMENTS
3/1/2023 - CITY OF RALEIGH COMMENTS
7/26/2023 - CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS/DEMO PLAN
CALYX SENIOR LIVING
Raleigh, North Carolina

SCALE:
1" = 40'
DRAWN BY:
PMP
PROJECT #
20117
DATE:
4/1/2021
SHEET

L-1
OF

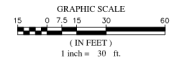


UTILITIES LEGEND:

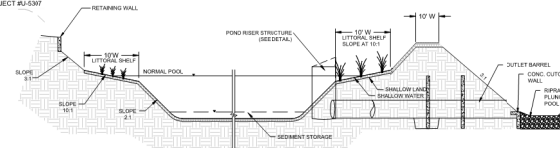
EXIST / PROPOSED	SYMBOL	DESCRIPTION
WATER VALVE	W	WATER VALVE
FIRE HYDRANT	F	FIRE HYDRANT
WATER METER	M	WATER METER
FIRE DEPT. CONNECTION (FDC)	FD	FIRE DEPT. CONNECTION (FDC)
REDUCER	R	REDUCER
PLUG & BLOCK	P	PLUG & BLOCK
MECHANICAL JOINT / BEND	C	MECHANICAL JOINT / BEND
POST INDICATOR VALVE (PIV)	PIV	POST INDICATOR VALVE (PIV)
AIR RELEASE VALVE (ARV)	ARV	AIR RELEASE VALVE (ARV)
SANITARY SEWER MANHOLE	SM	SANITARY SEWER MANHOLE
SEWER CLEAN OUT	CO	SEWER CLEAN OUT
CURB INLET	CI	CURB INLET
DROP INLET	DI	DROP INLET
JUNCTION BOX	JB	JUNCTION BOX
FLARED END SECTION (FES)	FES	FLARED END SECTION (FES)
EXISTING WATER MAIN	W	EXISTING WATER MAIN
PROPOSED WATER MAIN / SERVICE	W	PROPOSED WATER MAIN / SERVICE
EXISTING GAS MAIN	G	EXISTING GAS MAIN
PROPOSED GAS MAIN	G	PROPOSED GAS MAIN
EXISTING OVERHEAD ELECTRIC	O	EXISTING OVERHEAD ELECTRIC
PROPOSED UNDERGROUND ELECTRIC	U	PROPOSED UNDERGROUND ELECTRIC
EXISTING SEWER MAIN	S	EXISTING SEWER MAIN
PROPOSED SEWER MAIN / SERVICE	S	PROPOSED SEWER MAIN / SERVICE
EXISTING STORM PIPE	ST	EXISTING STORM PIPE
PROPOSED STORM PIPE	ST	PROPOSED STORM PIPE

STORM DRAINAGE NOTES:

1. ANY WALLS EXCEEDING 4' IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL OBTAIN ANY REQUIRED WALL PERMITS THROUGH THE BUILDING INSPECTIONS DEPARTMENT.
2. THIS PROPERTY IS WITHIN THE FALLS LAKE WATERSHED IN THE NEUSE RIVER BASIN.
3. ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHT OF WAY SHALL MEET OR EXCEED THE DOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH DOT FOR ALL PIPE MATERIALS TO BE USED IN THEIR RIGHT OF WAY.
4. ALL WORK WITHIN DOT ROW SHALL COMPLY WITH LATEST 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, NCDOT STANDARD DRAWINGS, AND THE AASHTO STANDARDS.
5. ALL ON-SITE PIPE SHALL BE INSTALLED MEETING COVER, BACKFILL AND BEDDING REQUIREMENTS PER THE MANUFACTURER'S RECOMMENDATIONS.
6. NCDOT PRE-CAST DRAINAGE STRUCTURES: MANHOLES CAN BE USED IN LEU OF NCDOT STANDARD BRICK OR CONCRETE CATCH BASINS. ANY DEVIATION FROM THE SPECIFIED STRUCTURES SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION AND SHALL MAINTAIN COMPLIANCE WITH ALL CORRESPONDING DOT MATERIAL, DRAWING & DETAILED SPECIFICATIONS. NO WAIVER BOXES SHALL BE USED.
7. CONTRACTOR SHALL FIELD VERIFY THAT PROPOSED GRADES MATCH EXISTING PAVEMENT AT ALL CONNECTIVE POINTS PRIOR TO FINAL LIFT OF ASPHALT. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.
8. PROPOSED CONTOUR LINES REPRESENT FINISHED GRADE ELEVATIONS. CONTOUR LINES MAY BE ADJUSTED AT THEIR BEGINNING, ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER TIE-IN.
9. CONTRACTOR SHALL FIELD VERIFY THE OUTS POINTS AND INVERTS PRIOR TO CONSTRUCTION TO AVOID CONFLICTS. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND. ANY PROPOSED GRADE SPOT ELEVATIONS, PROPOSED INVERTS, FES, ETC. SHALL OVERLIE CONTOUR LINES.
10. A SEDIMENTATION AND EROSION CONTROL PLAN SHALL BE APPROVED BY CITY OF RALEIGH PRIOR TO CONSTRUCTION.
11. EROSION CONTROL INSPECTOR OR CITY STAFF SHALL BE CONTACTED TO INSPECT TREE PROTECTION FENCING BEFORE GRADING WORK BEGINS.
12. THE CITY OF SALESM MUST APPROVE THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION.
13. SEE SIA FOR DETAILED NUTRIENT AND PEAK FLOW CALCULATIONS.
14. ALL REQUIRED STORM DRAINAGE AND BMP EASEMENTS TO BE PLATTED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES.
15. ALL UTILITY TRENCHING, BACKFILL, FOOTER AND BUILDING PAD PREPARATIONS, AND SUB-GRADE COMPACTION EFFORTS SHALL MEET TYPICAL GEOTECHNICAL RECOMMENDATIONS. ADDITIONAL SPECIFICATIONS AND REQUIREMENTS FOR BUILDING PAD PREPARATION AND COMPACTION MAY EXIST IN ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHALL BE EXECUTED/IMPLEMENTED AS REQUIRED.
16. ALL 2:1 SLOPES ON SITE SHALL BE MATTED AND PREPARED TO ENSURE VEGETATIVE COVER. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE NORTH AMERICAN GREEN INNOVATION CONSTRUCTION PRODUCTS 3:1 FIBER REINFORCEMENT MATS 30:100 OR APPROVED EQUAL. UNLESS OTHERWISE SPECIFIED ON PLANS, MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
17. ALL STORM DRAINAGE EASEMENTS ARE PRIVATE UNLESS NOTED OTHERWISE.
18. STORMWATER RUN-OFF FROM ALL BUILT UPON AREAS RELATED TO PUBLIC ROADSWAYS, RESIDENTIAL DRIVEWAYS, AND UNITS SHALL BE TREATED AT STORMWATER BMP'S.
19. SEE SON DETAIL SHEETS FOR ADDITIONAL GRADING AND STORM STRUCTURE INFORMATION.
20. 36" ROLLED CURB SHALL TRANSITION TO 30" STD. CURB AT EACH CATCH BASIN (CURB INLET).



- NOTES:
- CI = CURB INLET
 - FES = FLARED END SECTION



PROJECT: 20-0326.010
DRAWING NAME: 20-0326_G
SHEET NO: C-2

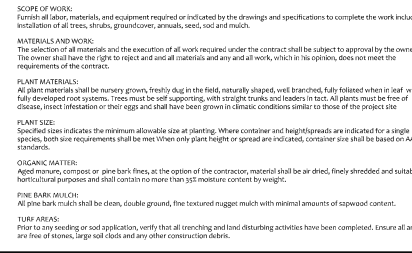
SITE PLAN
CALYX SENIOR LIVING
11555 COMMON OAKS DR
RALEIGH, NC 27614

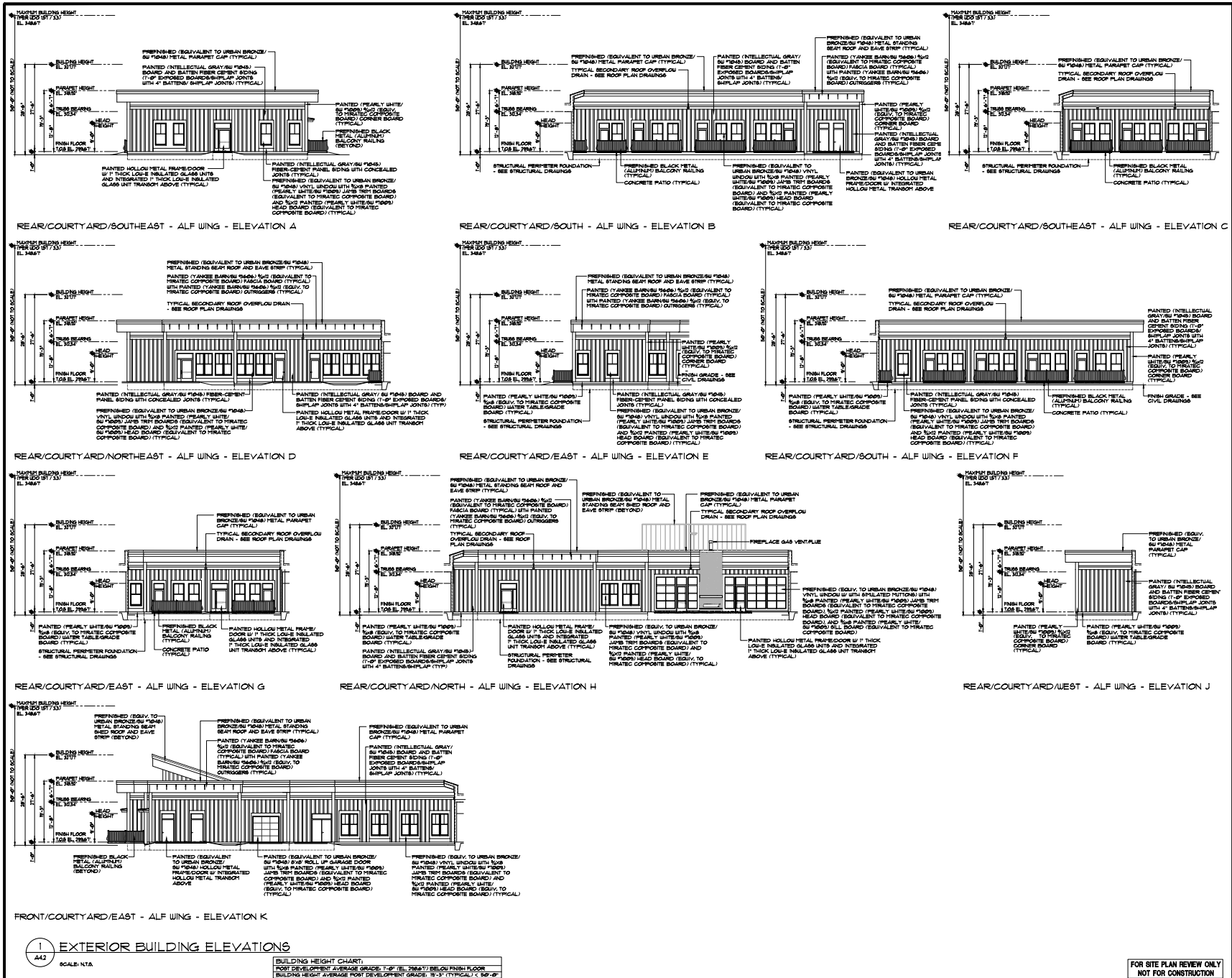
STORM DRAINAGE PLAN

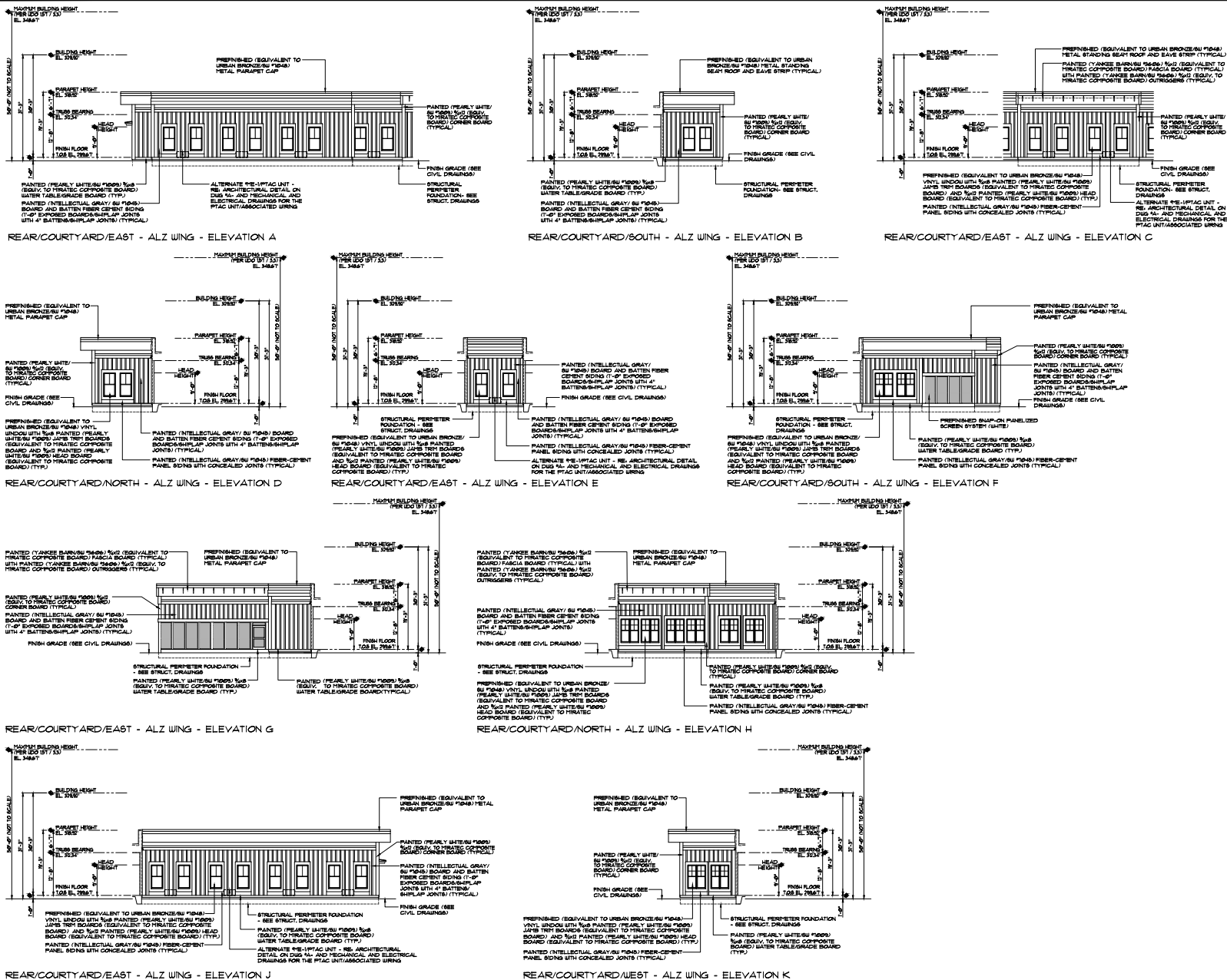
PROJECT ENGINEER/ARCHITECT: SUMMIT DESIGN AND CONSTRUCTION SERVICES
PROJECT MANAGER: JIM HENNING (JHENNING@SUMMIT.NET)
DESIGNER: JIM HENNING (JHENNING@SUMMIT.NET)
DATE: 11/23/2024

REVISIONS

NO.	DATE	BY
1	11/23/2024	DS
2	11/23/2024	DS
3	11/23/2024	DS
4	11/23/2024	DS
5	11/23/2024	DS
6	11/23/2024	DS
7	11/23/2024	DS







PARTIAL ALZ COURTYARD ELEVATIONS

443
SCALE: NTA

BUILDING HEIGHT CHART:
POST DEVELOPMENT AVERAGE GRADE: 7'-0" (EL. 108.07) BELOW FINISH FLOOR
BUILDING HEIGHT AVERAGE POST DEVELOPMENT GRADE: 8'-0" (TYPICAL) < 8'-0" (TYPICAL)

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION