CALYX SENIOR LIVING RALEIGH

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

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SUBMITTALS

FIRST SUBMITTAL_____ 4/1/2021

VICINITY MAP
1"=400'

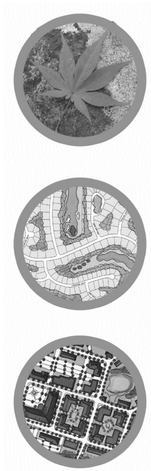
developer:
Calyx Senior Living
4901 Waters Edge Drive Ste 200
Raleigh, NC 27606
(919) 852-4000
Contact: Bob Steenson

owner:
CK Wakefield Properties, LLC
310 S. West Street, Ste. 200
Raleigh, NC 27603

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

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

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



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

NORTH CAROLINA No. C-551 PORTER LAND DESIGN PLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 4/1/2021 PAMELA M. PORTER

PRELIMINARY NOT FOR CONSTRUCTION

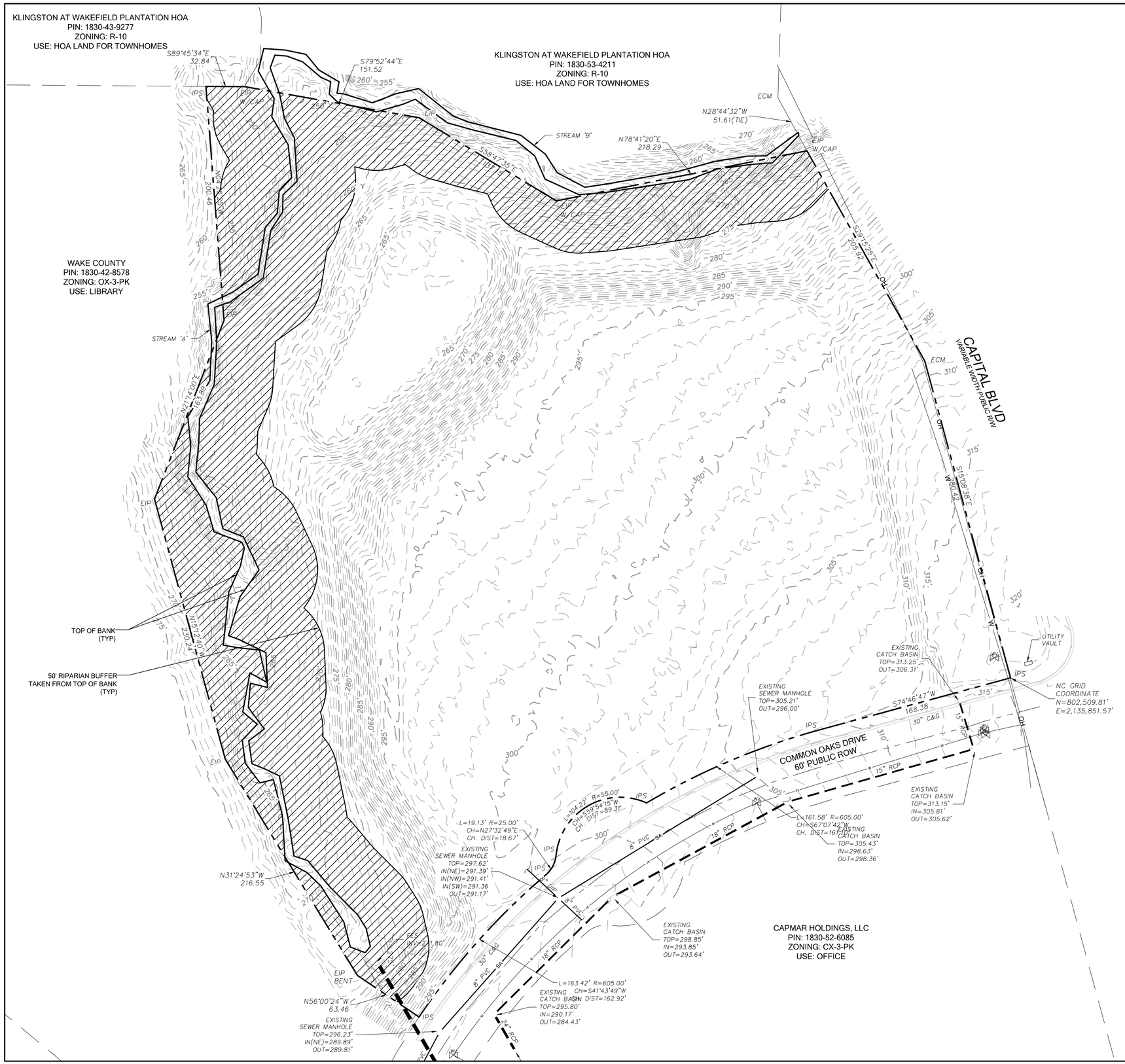
811 Know what's below. Call before you dig.

REVISIONS:

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

RIPARIAN BUFFER

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p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA PROFESSIONAL ENGINEERING FIRM No. C-551 POWERLAND DESIGN, PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER 4/1/2021

PRELIMINARY NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

REVISIONS:

EXISTING CONDITIONS/DEMO PLAN

CALYX SENIOR LIVING

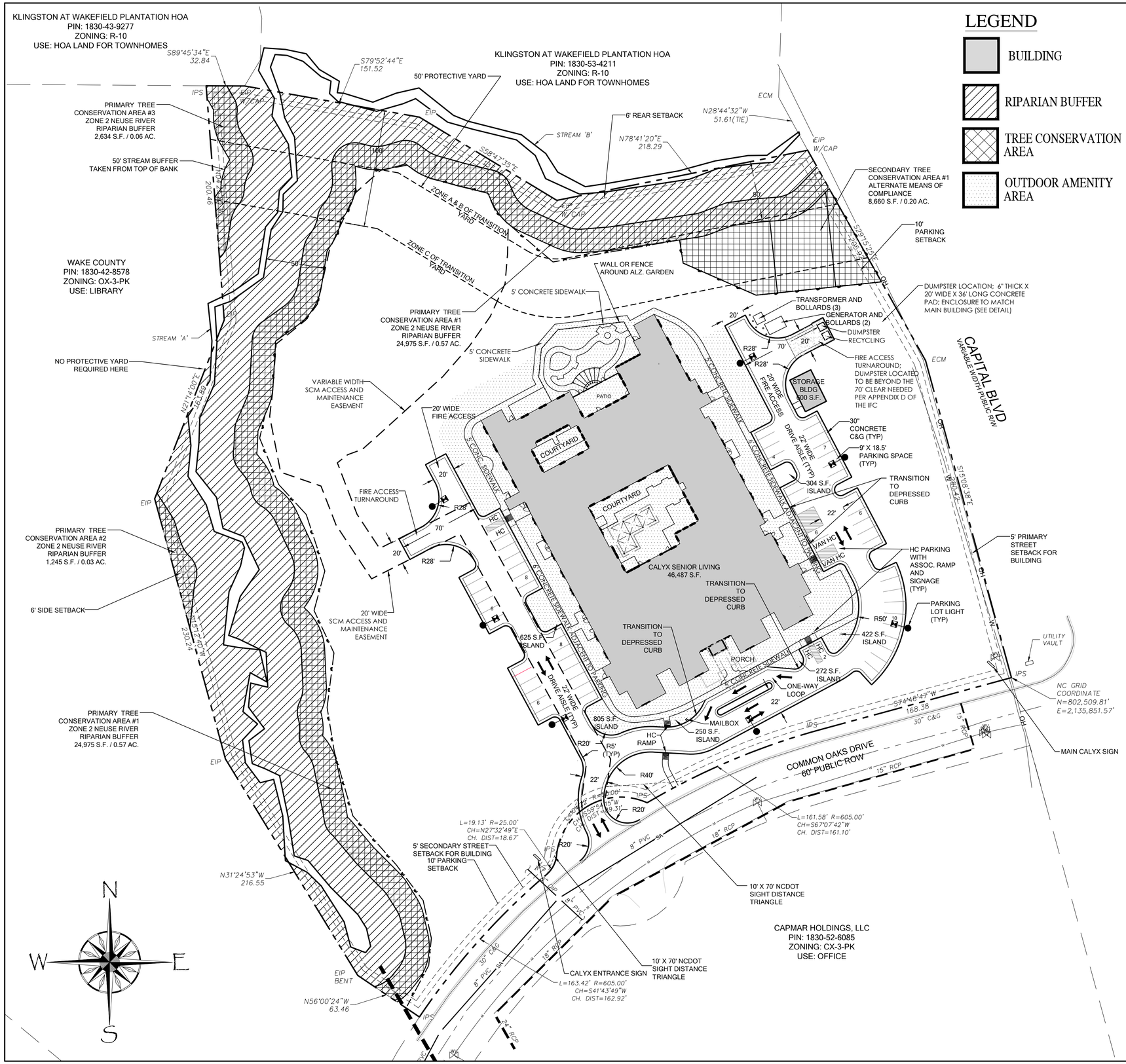
Raleigh, North Carolina

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

SHEET

L-1

OF



LEGEND

- BUILDING
- RIPARIAN BUFFER
- TREE CONSERVATION AREA
- OUTDOOR AMENITY AREA

SITE DATA	
TOTAL AREA	8.40 ACRES
EXISTING ZONING	CX-3-PK
EXISTING USE	VACANT
PROPOSED USE	CONGREGATE CARE
PROPOSED BUILDING SIZE	110,407 S.F. / 3 STORIES
MINIMUM PARKING REQUIRED	46 SPACES
105 CARE UNITS/3 = 35	
4,199 S.F. STAFF AREA @ 1/400 S.F. = 11	
PARKING PROVIDED	63 SPACES
58 REGULAR SPACES	
5 HANDICAP ACCESSIBLE SPACES (1 IS VAN ACCESSIBLE)	
MINIMUM BICYCLE PARKING REQUIRED	N/A
OUTDOOR AMENITY AREA	0.84 AC.
10% OF SITE ACREAGE	
8.40 AC. X 10% = 0.84 AC. REQUIRED	
TREE CONSERVATION AREA	
10% OF NET SITE ACREAGE	
8.40 AC X 10% = 0.84 AC REQUIRED	
= 0.91 AC PROVIDED (10.83%)	
EXISTING IMPERVIOUS	0 ACRES
PROPOSED IMPERVIOUS	2.01 ACRES (24%)
WATERSHED	NEUSE
OVERLAY	URBAN WATERSHED PROTECTION OVERLAY
INSIDE CITY LIMITS	YES
PIN	1830-52-4664

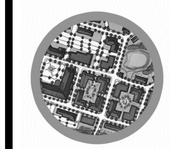
NOTES

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 # 3720018300J (Zone X) dated May 2, 2006.
3. No wetlands exist on site.
4. Stream location by Soil Services, PLLC.
5. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
6. All construction shall be in accordance with all City of Raleigh standards and specifications.
7. All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any descrepancies. If descrepancies are found the more stringent requirements will prevail.
8. All utilities shall be located underground.
9. No changes may be made to the approved drawings without written permission from the issuing authority.
10. DO not scale the drawings. Digital information is provided for construction drawings.
11. Contractor shall coordinate all work with all construction trades prior to start of construction.
12. All dimensions are references from back-of-curb to back-of-curb.
13. Erosion control plans shall be approved prior to any grading on this site.
14. Boundary information shall be field verified by Professional Surveyor before construction staking begins.
15. All parking spaces shall be surfaced with 6" cabc and 2" of I-2 asphalt. Drive aisles shall be surfaced with 8" cabc and 2" of I-2 asphalt.
16. 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.
17. The minimum corner clearance from the curb line of intersecting streets shall be at least 20 feet from the point of tangency.
18. Retaining walls to be designed by others.
19. Prior to the issuance of the Certificate of Occupancy the Owner shall record the site easement as shown.
20. There shall be no site obstructing or party obstructing wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
21. Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
22. All necessary HVAC units will be located on the roof.
23. A driveway permit and/or encroachment from NCDOT shall be obtained prior to any construction on Common Oaks Drive.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 4/1/2021 PAMELA M. PORTER

PRELIMINARY NOT FOR CONSTRUCTION

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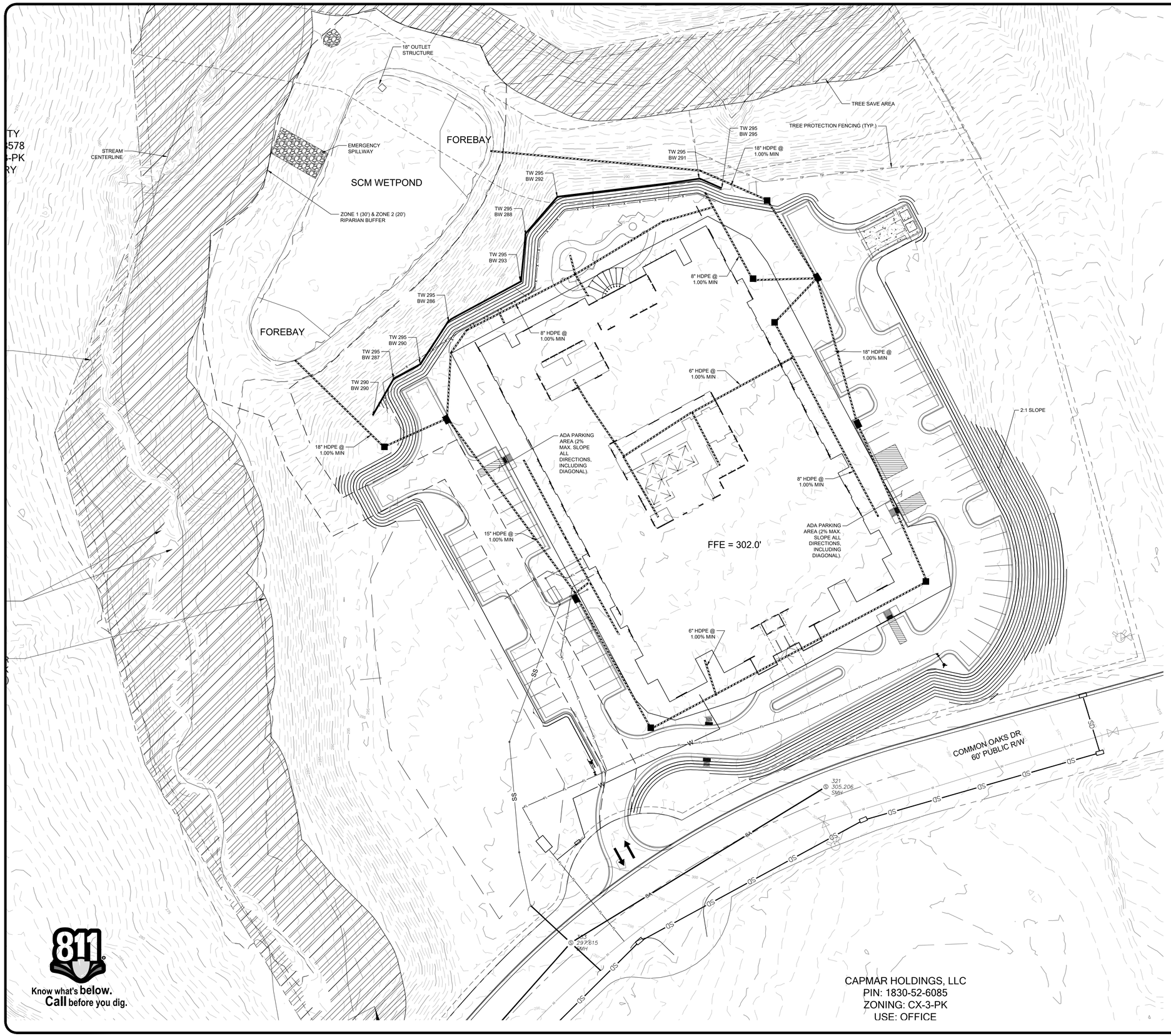
REVISIONS:

PRELIMINARY SITE PLAN
CALYX SENIOR LIVING
Raleigh, North Carolina

SCALE: 1" = 40'
DRAWN BY: PMP
PROJECT # 20117
DATE: 4/1/2021
SHEET
L-2
OF



UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE

CONSTRUCTION AND GRADING NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING NOT BUT NOT LIMITED TO: EROSION AND SEDIMENTATION CONTROL PLAN STORMWATER MANAGEMENT PLAN.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
5. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPLICANT.
7. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT AND NCDOT STANDARDS.
8. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMSMEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
9. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET.
11. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
12. BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CITY INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) REGRADING AS REQUIRED BY THE ENGINEER; EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
16. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
17. ALL PAVEMENT MARKINGS AND REGULATORY SIGNS SHALL CONFORM TO CURRENT MUTCD STANDARDS.
18. ALL DAMAGE TO PUBLIC OR PRIVATE MAINTAINED STREETS DUE TO PROJECT CONSTRUCTION WILL BE REPAIRED AT NO COST TO THE OWNER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
19. A PRECONSTRUCTION MEETING WITH THE GOVERNING MUNICIPALITY, GENERAL CONTRACTOR, GRADING AND UTILITY CONTRACTORS IS REQUIRED PRIOR TO START OF PROJECT CONSTRUCTION.
20. PRIOR TO ANY WORK IN THE STREET OR RIGHT-OF-WAYS OR SITE WORK IT WILL BE NECESSARY TO CONTACT THE CITY OF RALEIGH INSPECTIONS DEPT.

GRAPHIC SCALE

15 0 7.5 15 30 60

(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

7			
6			
5			
4			
3			
2			
1			
	REVISIONS	DATE	BY

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PROJECT MANAGER
DAS (DON.SEVER@SUMMITDE.NET)

DRAWN BY
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FIRST ISSUE DATE
4/1/2021

NOT FOR CONSTRUCTION

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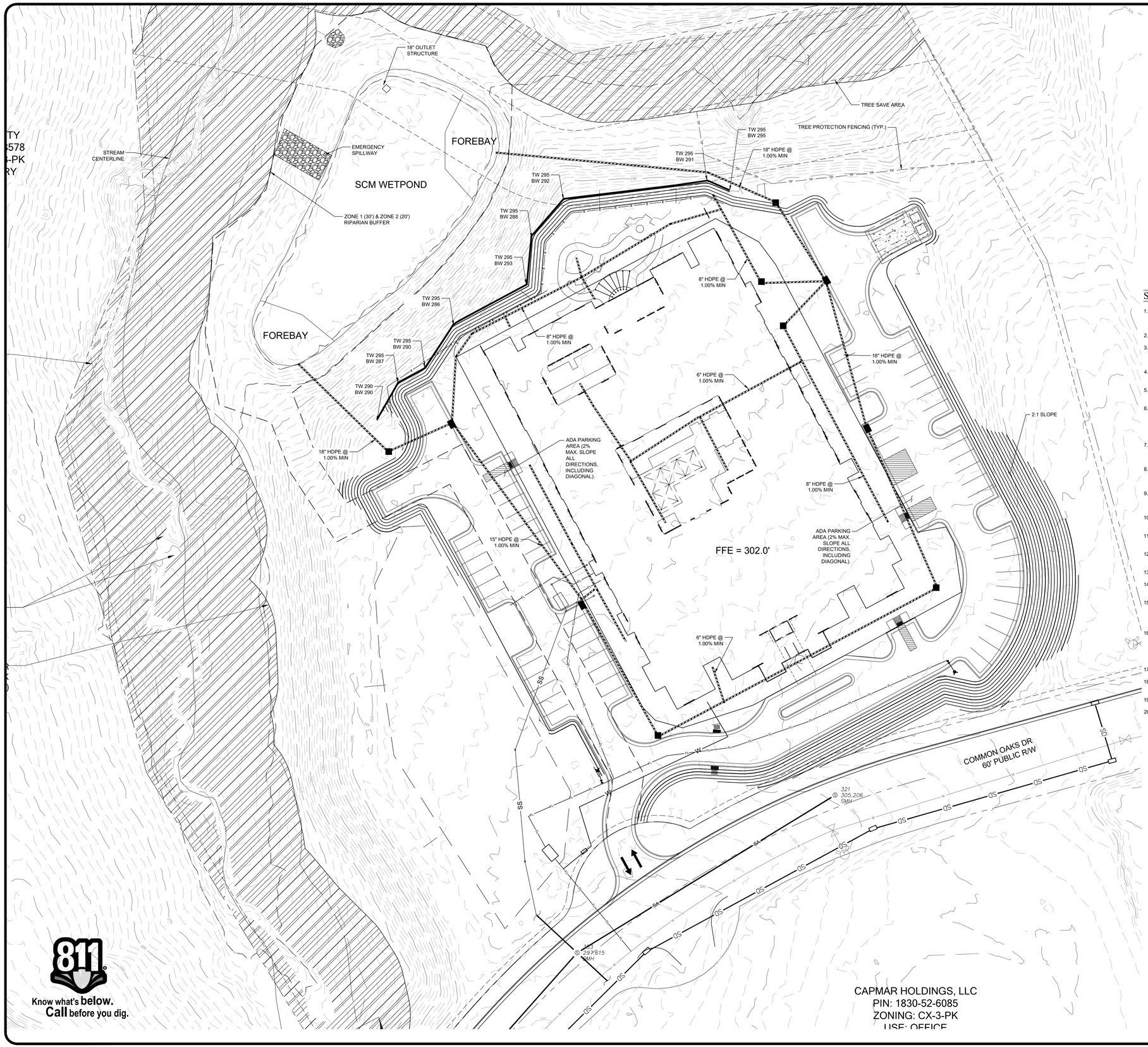
SITE PLAN
CALYX SENIOR LIVING
11555 COMMON OAKS DR
RALEIGH, NC 27614

GRADING PLAN

PROJECT NO.
20-0326.010

DRAWING NAME:
20-0326_G

SHEET NO.
C-1



UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
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- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- 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 MUTCD 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 LIEU 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 WAFFLE BOXES SHALL BE USED.
7. CONTRACTOR SHALL FIELD VERIFY THAT PROPOSED GRADES MATCH EXISTING PAVEMENT AT ALL CONNECTION/TIE 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 TIE OUTS POINTS AND INVERTS PRIOR TO CONSTRUCTION TO AVOID CONFLICTS. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND. ANY PROPOSED GRADE SPOT ELEVATIONS,PROPOSED INVERTS,FFE'S,ETC PROVIDED SHALL OVERRULE 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 RALEIGH 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/EXCEED 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 (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURERS 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 ROADWAYS, RESIDENTIAL DRIVEWAYS, AND UNITS SHALL BE TREATED AT STORMWATER BMP's.
19. SEE SCM DETAIL SHEETS FOR ADDITIONAL GRADING AND STORM STRUCTURE INFORMATION.
20. 30" ROLLED CURB SHALL TRANSITION TO 30" STD. CURB AT EACH CATCH BASIN (CURB INLET).

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

7							
6							
5							
4							
3							
2							
1							
					REVISIONS	DATE	BY

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DRAWN BY
AM (ALEX.MANGOT@SUMMITDE.NET)
FIRST ISSUE DATE
4/1/2021

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PRELIMINARY

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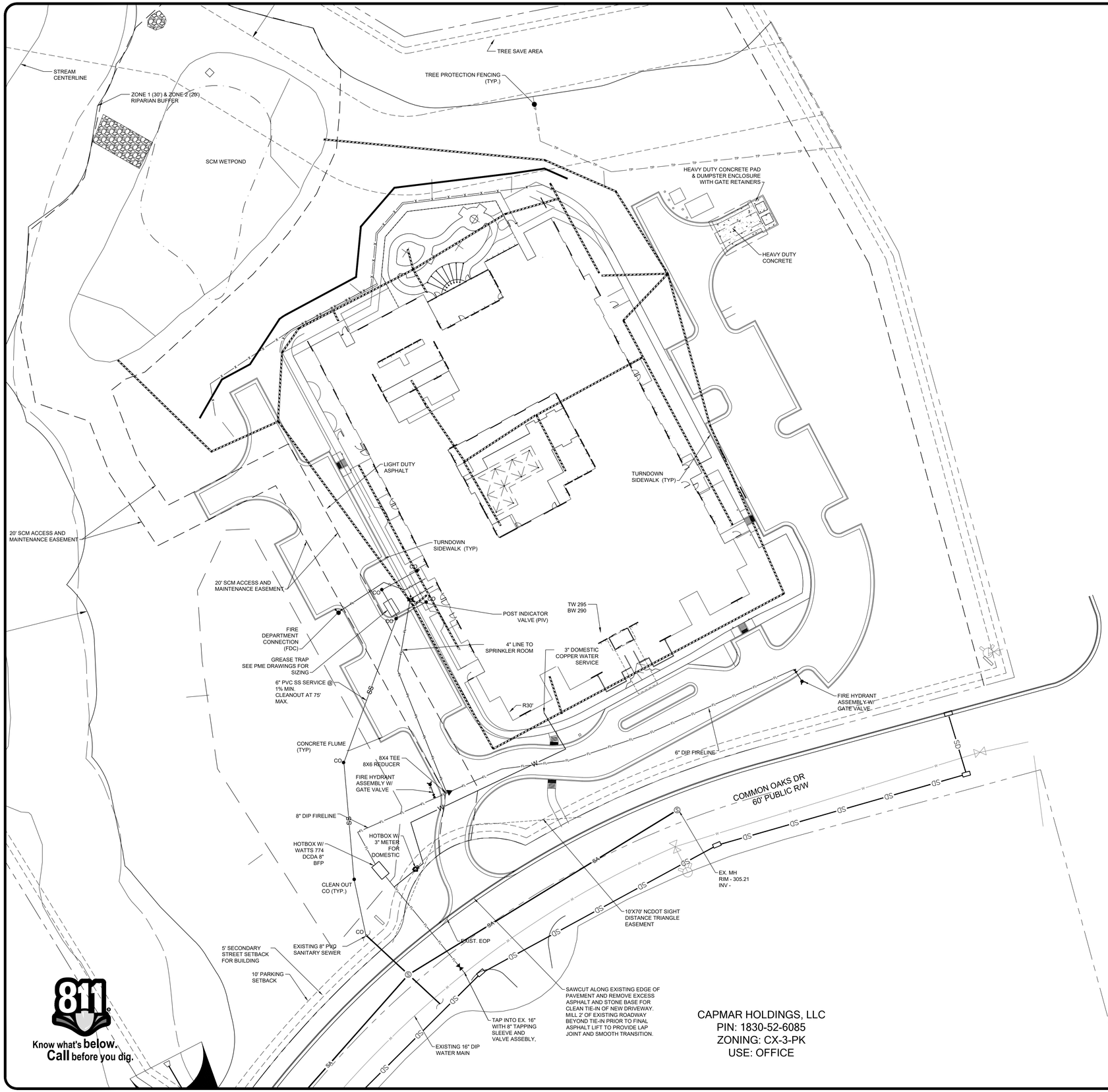
SITE PLAN
CALYX SENIOR LIVING
11555 COMMON OAKS DR
RALEIGH, NC 27614

STORM DRAINAGE PLAN

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



CAPMAR HOLDINGS, LLC
PIN: 1830-52-6085
ZONING: CX-3-PK
USE: OFFICE

STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:
   A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL

   B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

   C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

   D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

   E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)

   F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION

4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE

7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 3'X10' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE

8. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION

12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION

13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE

LEGEND

- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- CURB INLET
- DROP INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- POWER/LIGHT POLE
- GUY WIRE
- EXISTING MONUMENT FOUND
- IRON ROD OR PIPE
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT
- EXISTING PIPE/CULVERT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING WOODS LINE
- LIMITS OF DISTURBANCE LINE
- HEAVY DUTY ASPHALT
- CONCRETE

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

7		
6		
5		
4		
3		
2		
1	REVISIONS	DATE / BY

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SUMMIT DESIGN AND ENGINEERING SERVICES

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ITEMS NOTED WITH A LICENSE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO ATTACH TO THE DOCUMENT THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PROJECT ENGINEER/ARCHITECT
AM (ALEX.MANGOT@SUMMITDE.NET)
PROJECT MANAGER
DAS (DON.SILVER@SUMMITDE.NET)
DRAWN BY
AM (ALEX.MANGOT@SUMMITDE.NET)
FIRST ISSUE DATE
4/1/2021

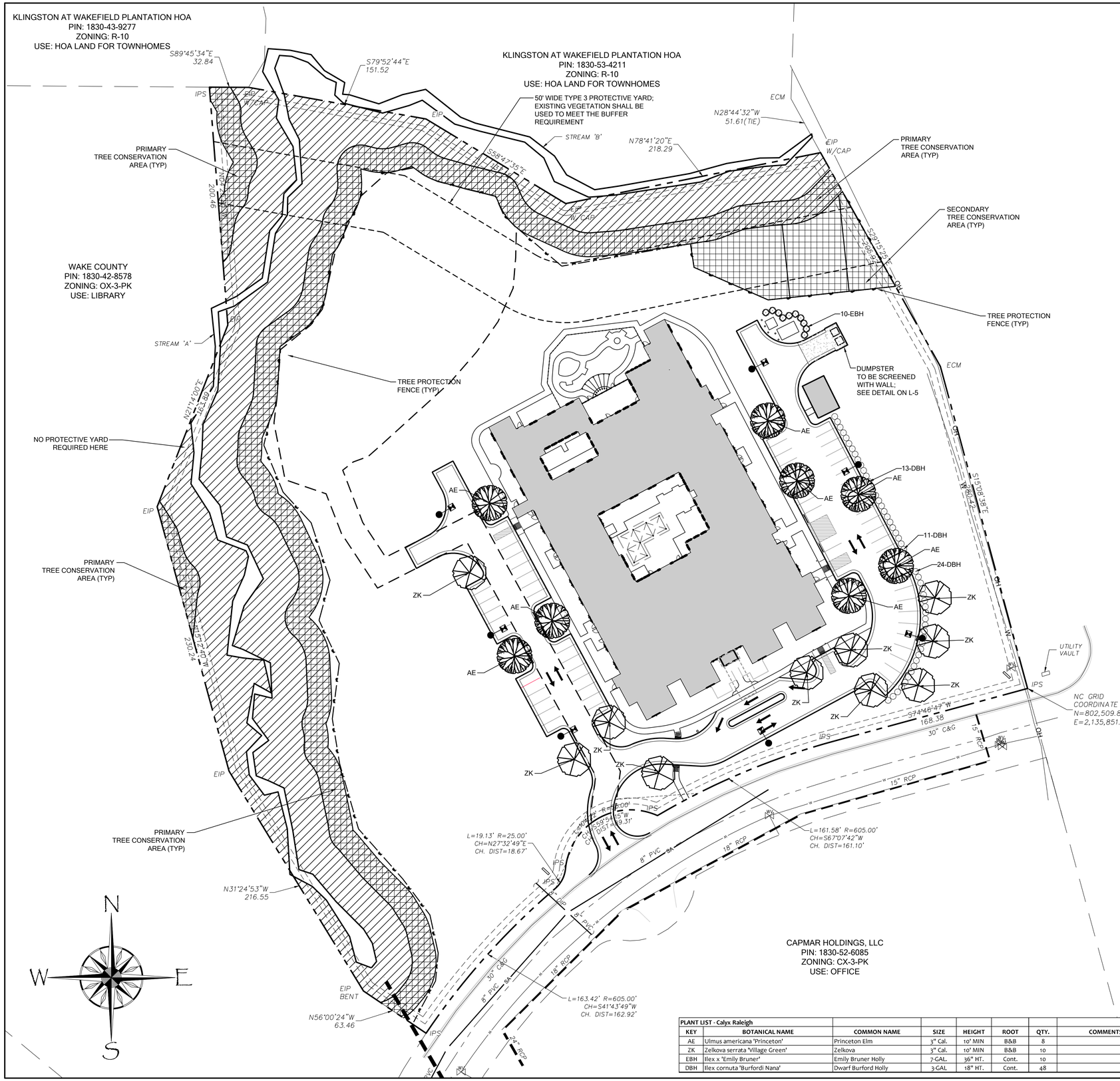
NOT FOR CONSTRUCTION
PRELIMINARY
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027 DONALD A. SILVER

SUMMIT DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed
Licenses # P-0339
320 Executive Court
Hillsborough, NC 27278-8561
Phone: (919) 732-0663 Fax: (919) 732-0676
www.summitde.net

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

UTILITY PLAN

PROJECT NO.
20-0326.010
DRAWING NAME:
20-0326_U
SHEET NO.
C-3



LEGEND

- BUILDING
- RIPARIAN BUFFER
- TREE CONSERVATION AREA

LANDSCAPE DATA

VEHICULAR SURFACE AREA #1
35,120 S.F. / 2,000 18 TREES REQUIRED
18 TREES PROVIDED

VSA PERIMETER ISLANDS
30 SHRUBS PER 100 LF.

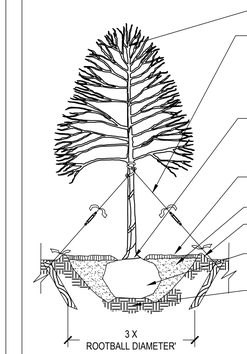
TYPE 3 , ZONE A PROTECTIVE YARD
TOTAL LENGTH OF BUFFER = 562 L.F.

562/100 L.F. x 6 34 SHADE TREES REQUIRED

562/100 L.F. x 5 12 UNDERSTORY TREES REQUIRED

562/ L.F. x 60 338 SHRUBS REQUIRED

EXISTING VEGETATION SHALL BE USED TO MEET THE PROTECTIVE YARD REQUIREMENTS



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE: 9/11	NOT TO SCALE
		TREE PLANTING DETAIL
		PRCR-03

LANDSCAPE NOTES:

1. Plant material on this site must be installed in conformance with the City of Raleigh UDO.
2. Please refer to planting detail on sheet L-3.
3. Landscape Contractor shall notify owner and L.A. no later than one week prior to all required visits here in.
4. Crape Myrtles: min. 3 stems max. 4 stems, min. 1" cal. per stem.
5. 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.
6. Steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
7. All mulch shall be double ground pine bark mulch to a depth of 4".
8. All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
9. All landscape beds shall have positive drainage away from all structures.
10. All Plants shall be vigorous, healthy material free from pests and disease.
11. Per the City of Raleigh Code of Ordinances, all shrubs shall be installed at 18" and must reach a height and spread of 30" within 3 years. All canopy trees shall be 3" caliper at installation.
12. All 2:1 slopes shall be sodded with a centipede grass for slope stabilization.
13. Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
14. Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
15. All sod to be Rebel Fescue IV, Turf Gem, Lesco or equal. All seed to be Rebel Fescue IV, Turf Gem, Lesco or equal @ 6 lbs. per 1000 s.f.
16. All above ground electrical transformers, dumpsters, and backflow prevention valve/hot boxes shall be screened from view while maintaining required access to local code standards and requirements.
17. HVAC units located on the roof.

SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site

PLANT SIZE:
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met When only plant height or spread are indicated, container size shall be based on AAN standards.

ORGANIC MATTER:
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

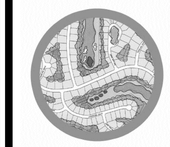
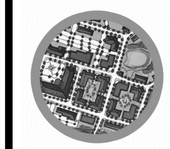
PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

TURF AREAS:
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.

PLANT LIST - Calyx Raleigh

KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	QTY.	COMMENTS
AE	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	10' MIN	B&B	8	
ZK	Zelkova serrata 'Village Green'	Zelkova	3" Cal.	10' MIN	B&B	10	
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	7-GAL.	36" HT.	Cont.	10	
DBH	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3-GAL	18" HT.	Cont.	48	

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

NORTH CAROLINA No. C-551 PORTER LAND DESIGN, PLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER 4/1/2021

PRELIMINARY NOT FOR CONSTRUCTION

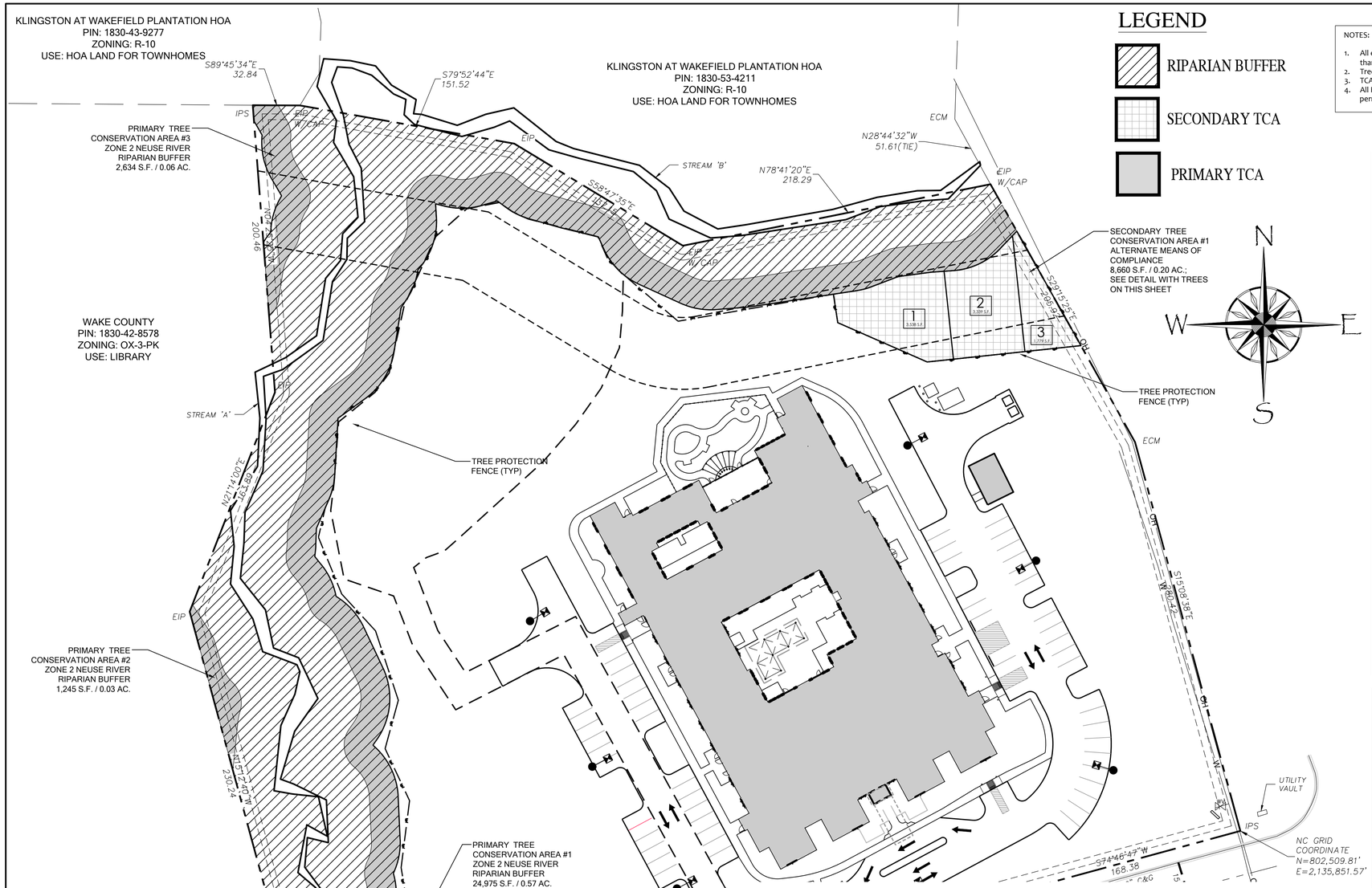
811 Know what's below. Call before you dig.

REVISIONS:

PRELIMINARY SITE PLAN
CALYX SENIOR LIVING
Raleigh, North Carolina

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

SHEET
L-3
OF



LEGEND

- RIPARIAN BUFFER
- SECONDARY TCA
- PRIMARY TCA

NOTES:

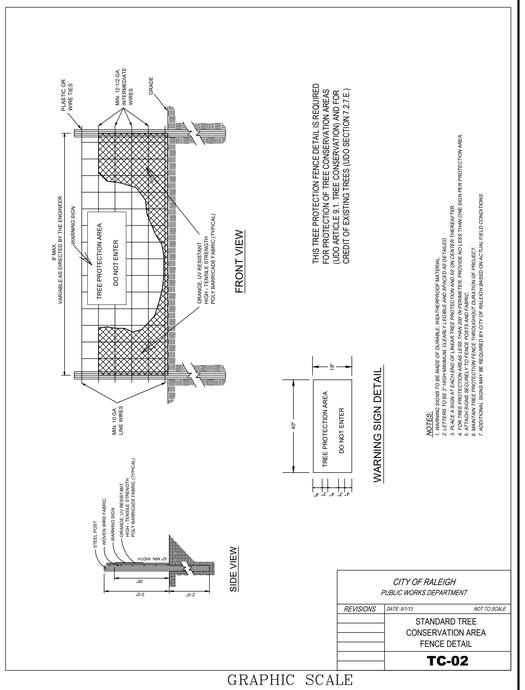
1. All eligible trees located within the TCA boundaries are being shown. Critical root zones for eligible trees (less than 30% of the root zone outside TCA areas for trees 10" DBH or greater) are also being shown.
2. Tree survey from survey by Summit Design and Engineering.
3. TCA shall not be used for construction work space.
4. All Final TCA area boundaries shall be recorded on final plat by Summit Design and Engineering prior to building permit.

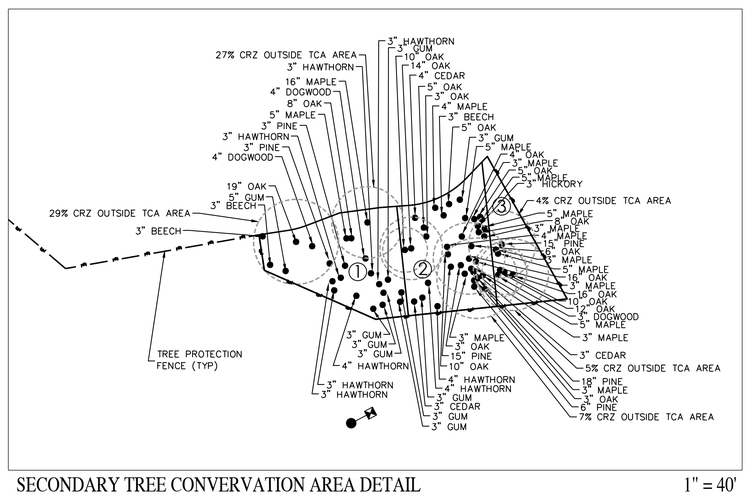
Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Calyx Senior Living

Gross Site Acres:	8.40	ac
Right-of-way to be dedicated with this project:	0	ac
Net Site Acres:	8.40	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1		ac		%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.66	ac	7.86	%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area -Thoroughfare		ac		%
Subtotal of Primary Tree Conservation Areas:	0.66	ac	7.86	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	0.20	ac	2.38	%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		ac		%
Subtotal of Secondary Tree Conservation Areas:	0.86	ac	10.24	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.86	ac	10.24	%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%





SECONDARY TREE CONVERVATION AREA DETAIL 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

NORTH CAROLINA No. C-551 PORTERLAND DESIGN, PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER 4/1/2021

PRELIMINARY NOT FOR CONSTRUCTION

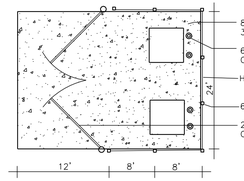
Know what's below. Call before you dig.

REVISIONS:

TREE CONSERVATION PLAN
CALYX SENIOR LIVING
Raleigh, North Carolina

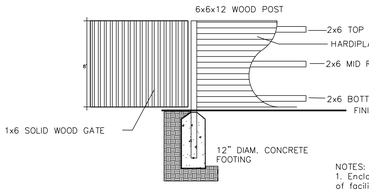
SCALE: 1" = 40'
DRAWN BY: PMP
PROJECT # 20117
DATE: 4/1/2021

SHEET
L-4
OF



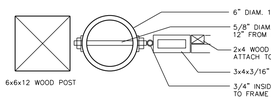
NOTE:
ALL LUMBER SHALL BE S.Y.P.
PRESSURE TREATED

DUMPSTER PAD



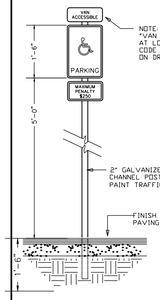
NOTES:
1. Enclosure to screen to top of facilities plus 6 inches.
2. Dumpster screen will match color and material of principle structure.

HARDIPLANK SCREEN WOOD GATES



GATE DETAIL

DUMPSTER PAD + SCREEN DETAILS - NTS

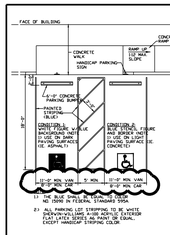


NOTE: PROVIDE ADDITIONAL "VAN ACCESSIBLE" SIGNAGE AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS.

NOTE:
1. ALL SIGNS SHOWN SHALL CONFORM TO U.S. MANUAL SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

HANDICAP SIGN DETAIL

SCALE: NOT TO SCALE



TYPICAL HANDICAP PARKING DETAIL
NTS

℄ OF SIGN
RESERVED PARKING
1'-0"
1'-0"
1'-0"
9"
9"
1'-0"
1'-0"
1'-0

Outdoor Lighting

Shoebox LED

The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

Shoebox LED

Light source: LED *(white)*

Replacement for:* LED Wattage 150 – 250-watt HPS and metal halide; LED Wattage 205 – up to 400-watt metal halide; LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-U0-G3	IESNA Type V *(circular)*	19580	4,000K
LED 150	B3-U0-G4	IESNA Type IV *(forward throw)*	18459	
LED 150	B2-U0-G3	IESNA Type III *(oval)*	19006	
LED 220	B5-U0-G3	IESNA Type V *(circular)*	25870	
LED 220	B3-U0-G4	IESNA Type IV *(forward throw)*	24390	
LED 220	B2-U0-G4	IESNA Type III *(oval)*	25114	
LED 420	B5-U0-G5	IESNA Type V *(circular)*	48514	
LED 420	B3-U0-G5	IESNA Type IV *(forward throw)*	43765	
LED 530	B5-U0-G5	IESNA Type V *(circular)*	60296	
LED 530	B3-U0-G5	IESNA Type IV *(forward throw)*	54395	

light distribution pattern

** These are approximate replacement suggestions; actual conditions could be different.*

Poles available:

Name	*Mounting height*	*Color*
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Gray Bronze White
Fiberglass	30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

**2' raised foundation available when required on metal poles only.*

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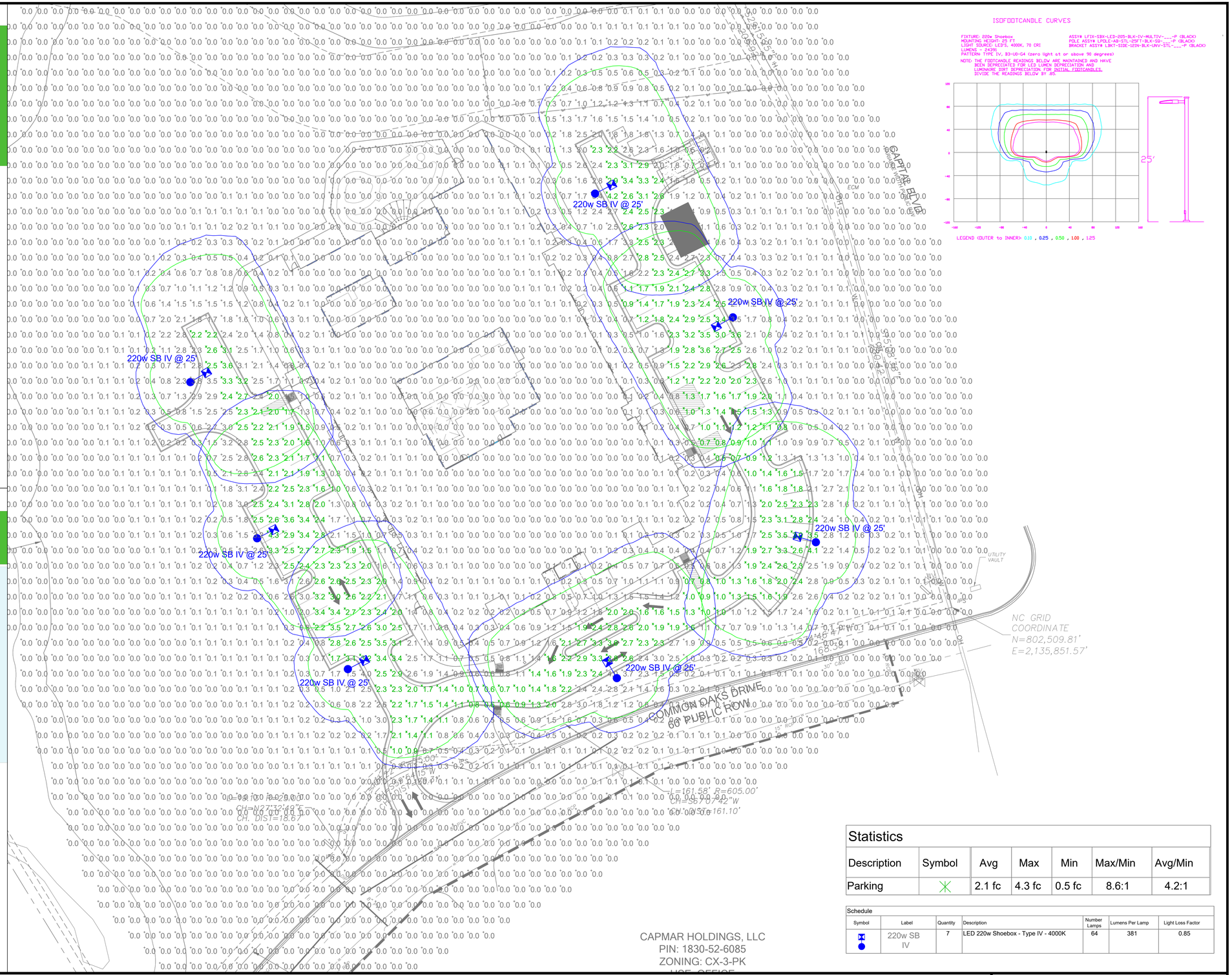

ISOFOOTCANDLE CURVES

FIXTURE: 220w Shoebox
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS - 24391
PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

ASS'M LFIX-S9X-LE3-205-BLK-IV-MULTIV-____-P (BLACK)
POLE ASS'M LPOLE-AB-STL-DSF1-BLK-SQ-____-P (BLACK)
BRACKET ASS'M LBKT-SIDE-I2IN-BLK-UNV-STL-____-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking		2.1 fc	4.3 fc	0.5 fc	8.6:1	4.2:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	220w SB IV	7	LED 220w Shoebox - Type IV - 4000K	64	381	0.85

LIGHTING DESIGN TOLERANCE

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

Customer approval_____ Date_____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

DUKE ENERGY® PROGRESS

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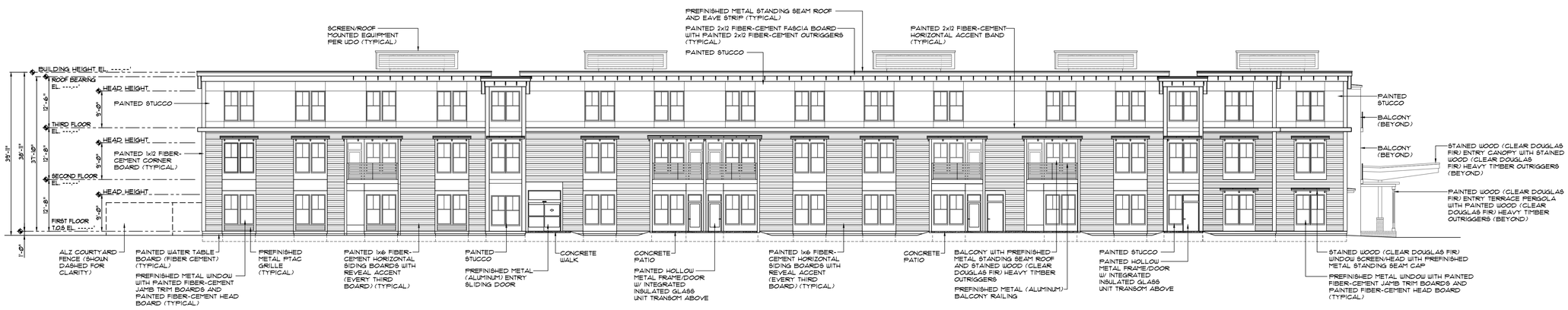
CALYX
Raleigh, NC
SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS
Reviewed by T. Ferguson Scale 1" = 30'
Date 03/31/2021 Size "Arch D"
Description LED 220w Shoebox
Drawing No. 21-0119A Sht. 1 OF 1

FRONT/SOUTHEAST (COMMON OAKS DRIVE/FACADE)

EXTERIOR WALL / UDO			
ELEVATION	CALCULATIONS	PERCENT	UDO/13.9 TRANSPARENCY
FRONT/SOUTHEAST - COMMON OAKS DRIVE	TOTAL DOOR/WINDOW/ACCENT BAND AREA=2,522 S.F. ÷ TOTAL WALL AREA=7,546 S.F. = 0.34	33%	> 30%



LEFT SIDE/SOUTHWEST

1 / A4.1 BUILDING - EXTERIOR ELEVATIONS

SCALE: N.T.S.

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION

hra

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

CALYX SENIOR LIVING OF RALEIGH - 11555 COMMON OAKS DRIVE, RALEIGH NORTH CAROLINA

PROJECT ARCHITECT
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PROJECT MANAGER
GEORGE GALLOP

CHECKED BY
JOHN W. FARABOW, JR. AIA

DRAWN BY
GEORGE GALLOP

4/1/2021	PLANNING SUBMITTAL DRAWING

REVISIONS

PROJECT NUMBER
150221.00

DRAWING NUMBER
EXTERIOR ELEVATIONS
A4.1

1 APRIL 2021

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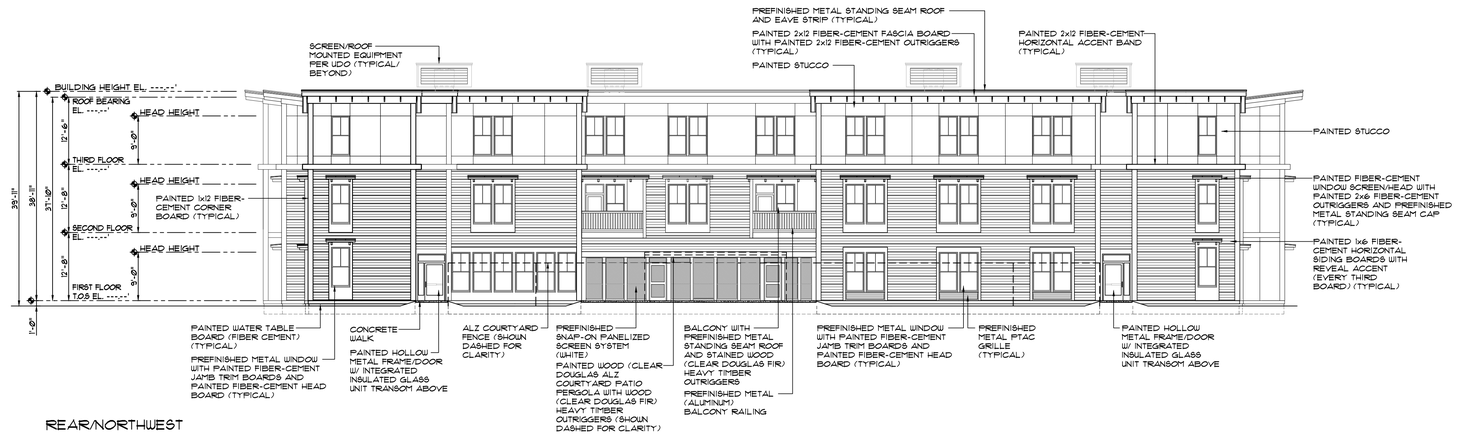
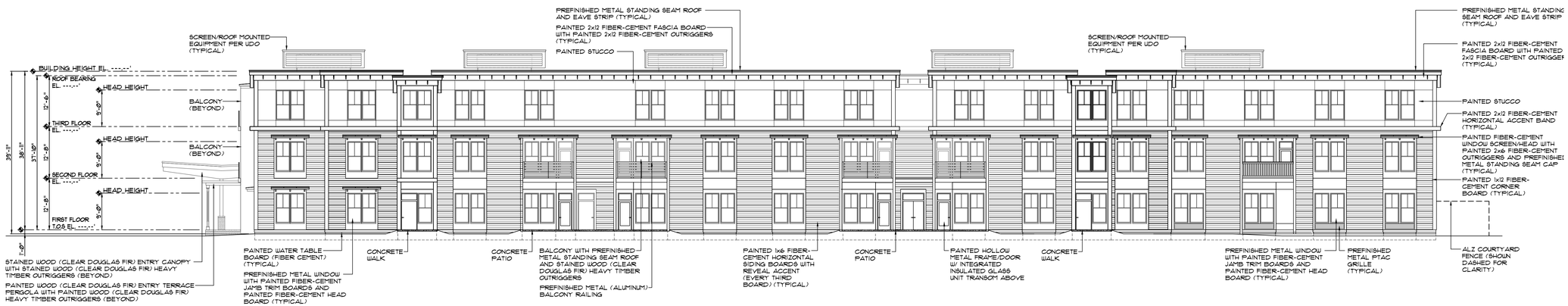


REAR/NORTHWEST



RIGHT SIDE/NORTHWEST (CAPITAL BLVD/FACADE)

EXTERIOR WALL / UDO

ELEVATION	CALCULATIONS	PERCENT	UDO/1.5.9 TRANSPARENCY
RIGHT/NORTHWEST - CAPITAL BLVD.	TOTAL DOOR/WINDOW/ACCENT BAND AREA-3,312 S.F. ÷ TOTAL WALL AREA-10,655 S.F. = 0.31	31%	> 30%

1 / A4.2 BUILDING - EXTERIOR ELEVATIONS

SCALE: N.T.S.

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CALYX SENIOR LIVING OF RALEIGH - 11555 COMMON OAKS DRIVE, RALEIGH NORTH CAROLINA

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4/1/2021

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JOHN W. FARABOW, JR. AIA
DRAWN BY
GEORGE GALLOP

4/1/2021	PLANNING SUBMITTAL DRAWING

REVISIONS

PROJECT NUMBER
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A4.2

1 APRIL 2021