



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, March 26, 2018 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. Carillon Assisted Living Facility
2017-193-SUP

Request for a special use permit to allow the use of "congregate living facility" on the subject property. A major site plan application (2017-192-SP) is running concurrently with this request.

[Application 2017-193-SUP Carillon Assisted Living](#)

[Staff Report - 2017-193-SUP - Carillon Assisted Living Special Use Permit](#)

[Staff Report Maps - 2017-193-SUP - Carillon Assisted Living Special Use Permit](#)

[Site Plan 2017-193-SP Carillon Assisted Living](#)

[Neighborhood Meeting Materials - 2017-193-SUP - Carillon Assisted Living Special Use Permit](#)

- b. Carillon Assisted Living Facility
2017-192-SP

Major Site Plan approval request to develop a congregate living facility. A special use permit application (2017-193-SUP) is running concurrently with this request.

[Application 2017-192-SP Carillon Assisted Living](#)

[Staff Report - 2017-192-SP - Carillon Assisted Living Major Site Plan](#)

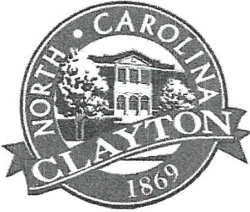
[Site Plan 2017-192-SP Carillon Assisted Living of Clayton](#)

[Staff Report Map - 2017-192-SP - Carillon Assisted Living Major Site Plan](#)

[Neighborhood Meeting 2017-192-SP Carillon Assisted Living Facility](#)

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Canlon 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.

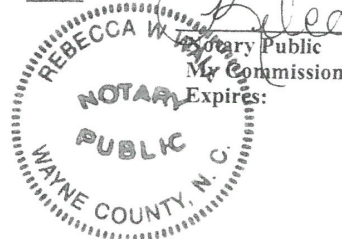
OWNER AUTHORIZATION:

P. Jane 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

Page 9 of 9



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.

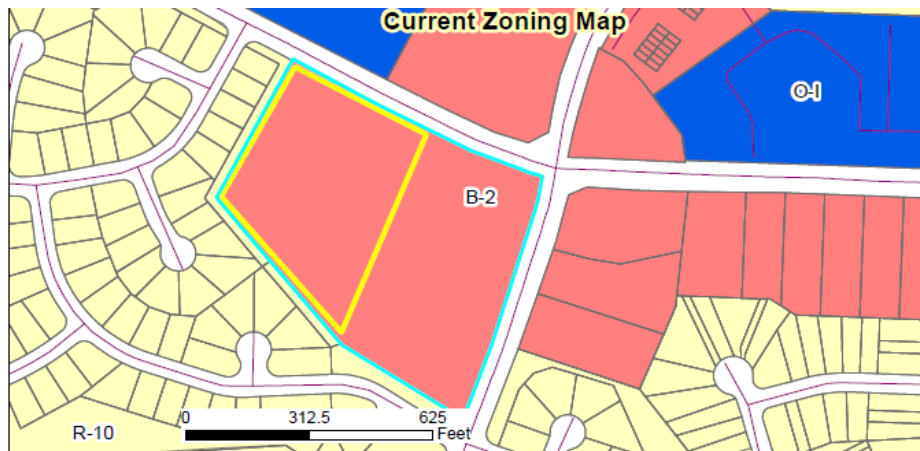
SITE DATA:

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).
-

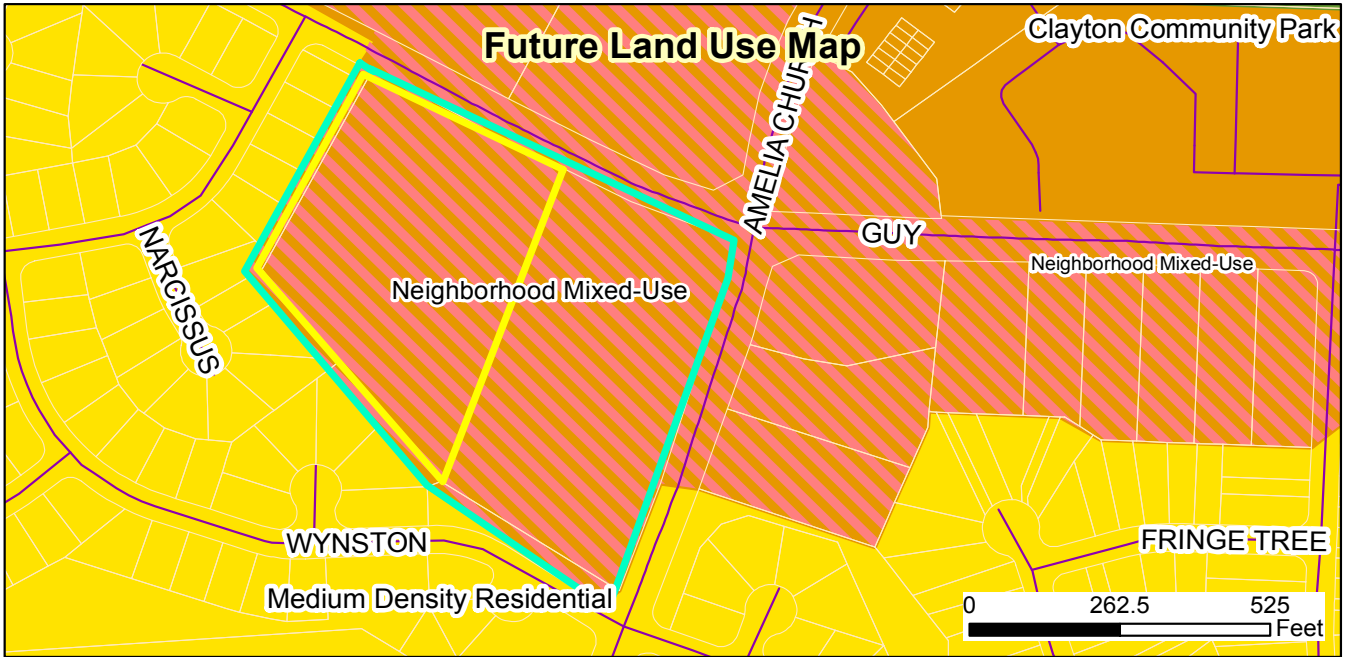
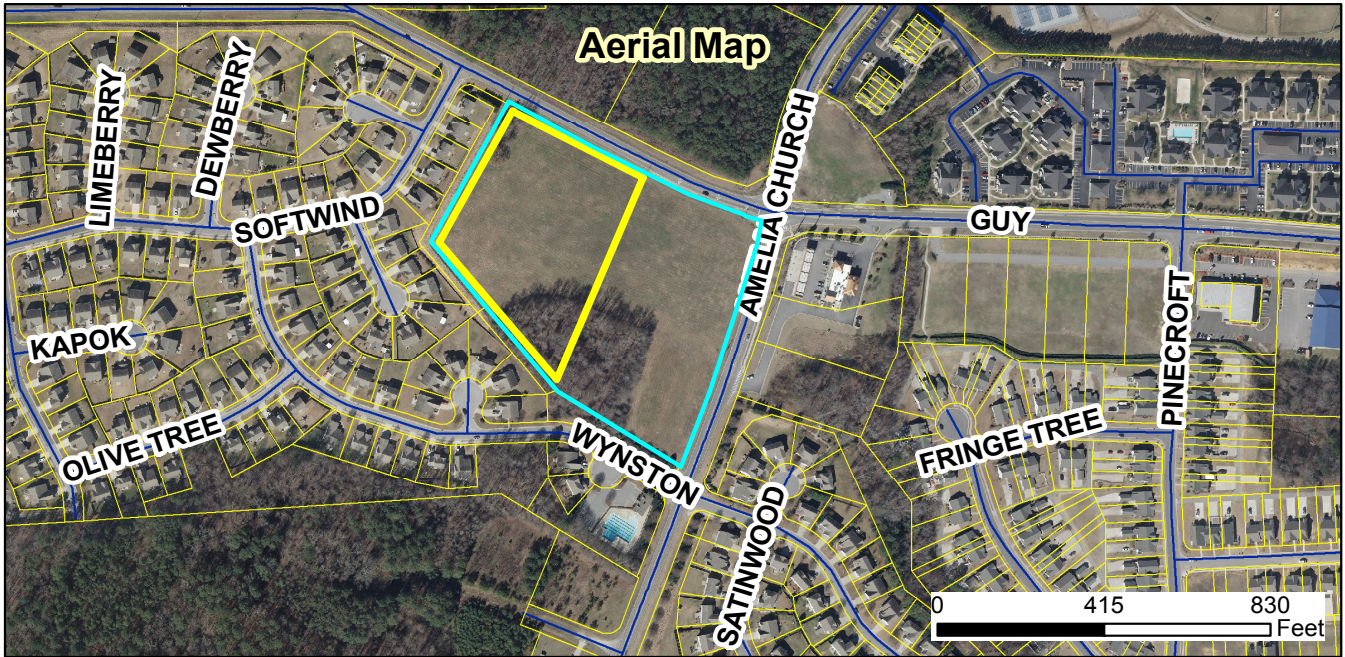
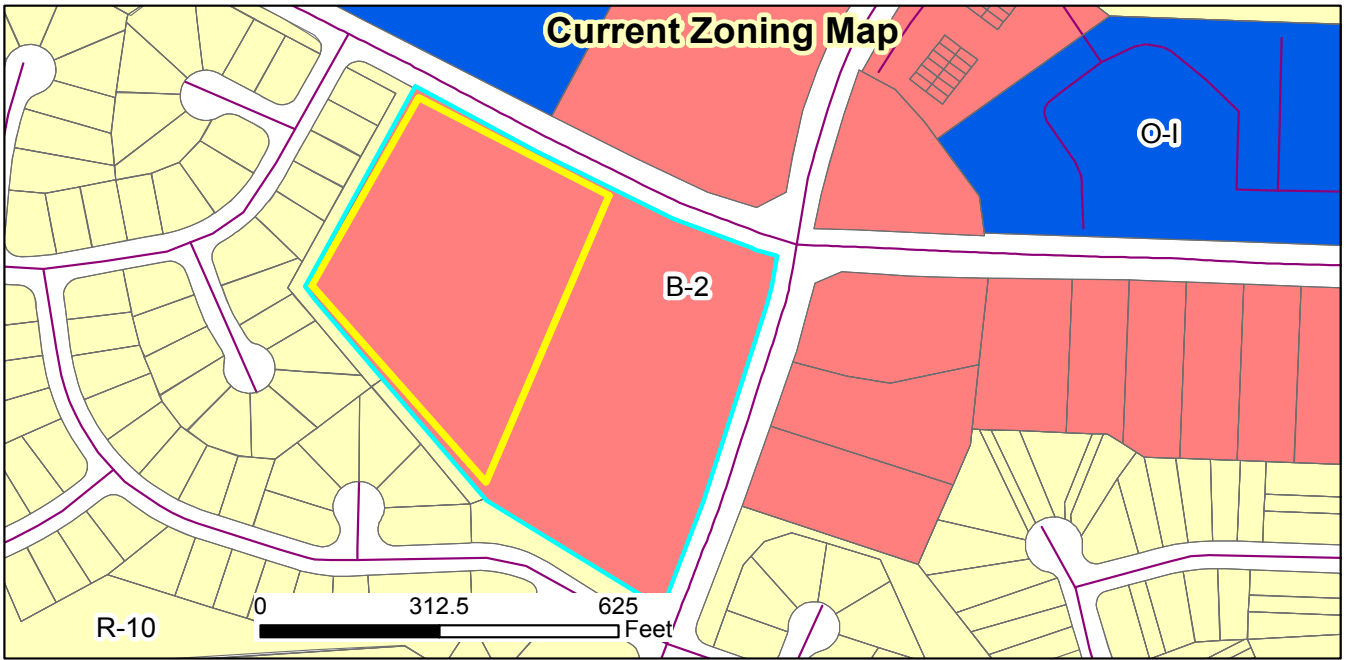
RECOMMENDATION:

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

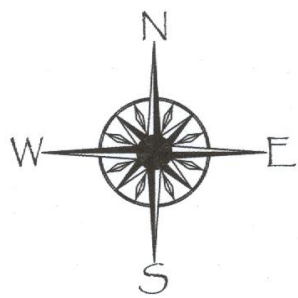
MAJOR SITE PLAN & SPECIAL USE PERMIT

Guy Road and Amelia Church Road
Clayton, North Carolina
PIN: 165801-09-4412



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	L-6
UTILITY PLAN	C-1
EROSION CONTROL PLAN	C-2
GRADING PLAN	C-3
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

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

OWNERS:

PIN: 0814-03-94-5161
CHARLIE WHEELOUS TRUSTEE
ROBERT GARNER
1513 BEAVER DAM ROAD
CREEDMOOR, NC 27522

PIN: 0814-04-93-7508
ROBERT + KATHRYN HRABEC
1001 SE LILLIAN STREET
CRYSTAL RIVER, FL 34429

SUBMITTALS

First Submittal 12/1/2017

REVISIONS:

EXISTING CONDITIONS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:

1" = 50'

DRAWN BY:

PMP

PROJECT

17047

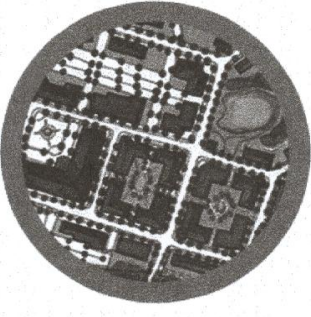
DATE:

12/1/2017

SHEET

L-1

OF



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

B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



GENERAL NOTES
1. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM TIED TO NAVD83 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 #3720165800L 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 NAV88 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 S&EC 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 NAD 83 COORDINATE SYSTEM.
4. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE, AS SHOWN ON FEMA FIRM #3720165800L DATED DECEMBER 2, 2005.
5. SEE SHEET C-2 FOR STORM DRAINAGE SUMMARY DESIGN INFORMATION.
6. STORMPILE 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 FENCINGS 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 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 FOR ALL STORM ELEVATIONS, PIPES AND SLOPES.
5. TEMPORARY DITCH LINING INFORMATION SHOWN ON SHEET C-2 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.

STORMWATER CONTAINMENT MANAGEMENT NOTES:
1. REFERENCE CONSTRUCTION DRAWINGS FOR STORMWATER CONTAINMENT MANAGEMENT DEVICES DESIGN INFORMATION.
2. PLANTED LITTORAL 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 ENGINEER'S CERTIFICATION.
4. REFERENCE GENERAL NOTES SHEET L-2.

IMPERVIOUS AREA CALCULATIONS:
EXISTING IMPERVIOUS = 0 SF

NEW IMPERVIOUS AREAS WITHIN 5.13 PROJECT PROPERTY:
PROPOSED BUILDINGS = 36,824 SF
PROPOSED SIDEWALK/PADS/PAVEMENT = 45,884 SF

NEW IMPERVIOUS AREAS WITHIN RIGHT OF WAY:
PROPOSED DRIVE = 778 SF
PROPOSED CURB/GUTTER ALONG GUY ROAD = 1,232 SF
PROPOSED SIDEWALK ALONG GUY ROAD = 2,094 SF

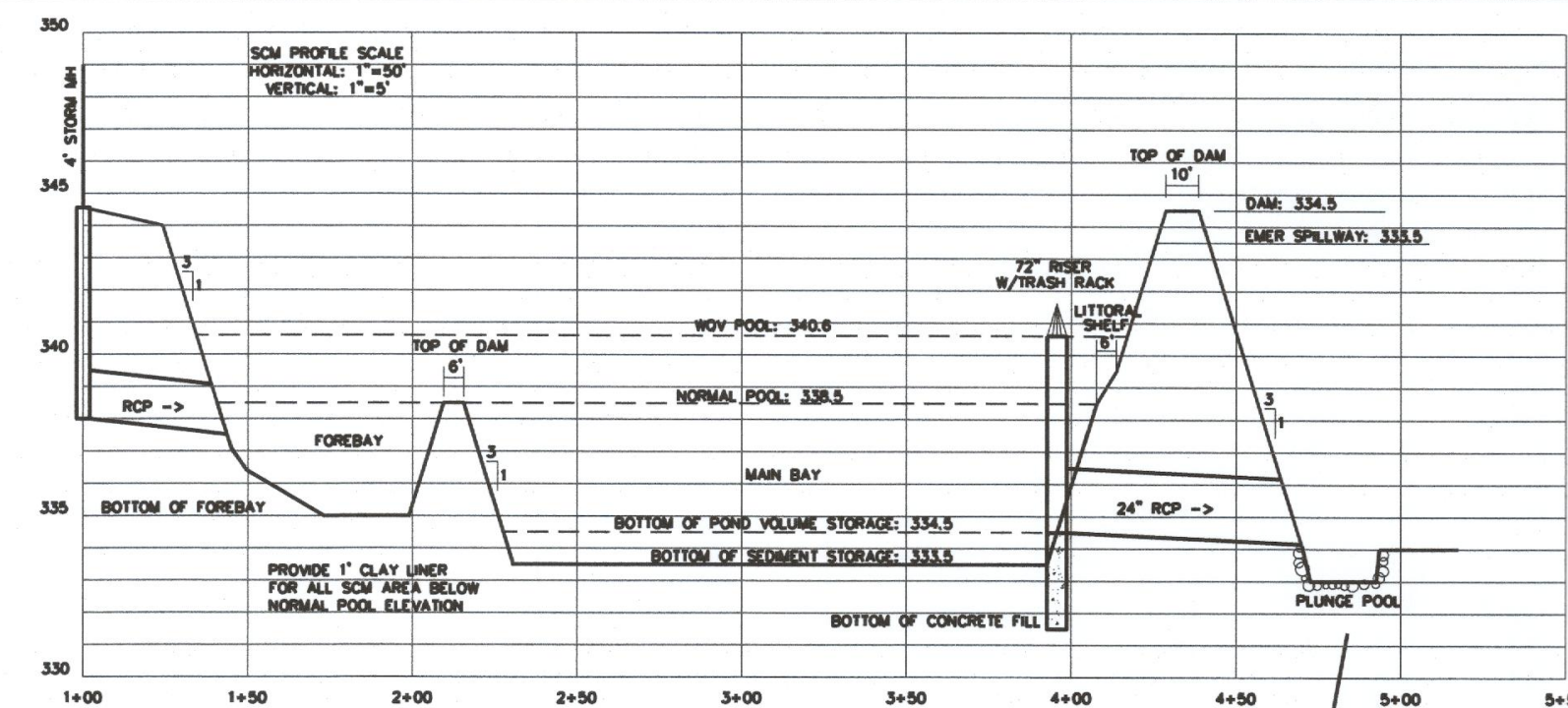
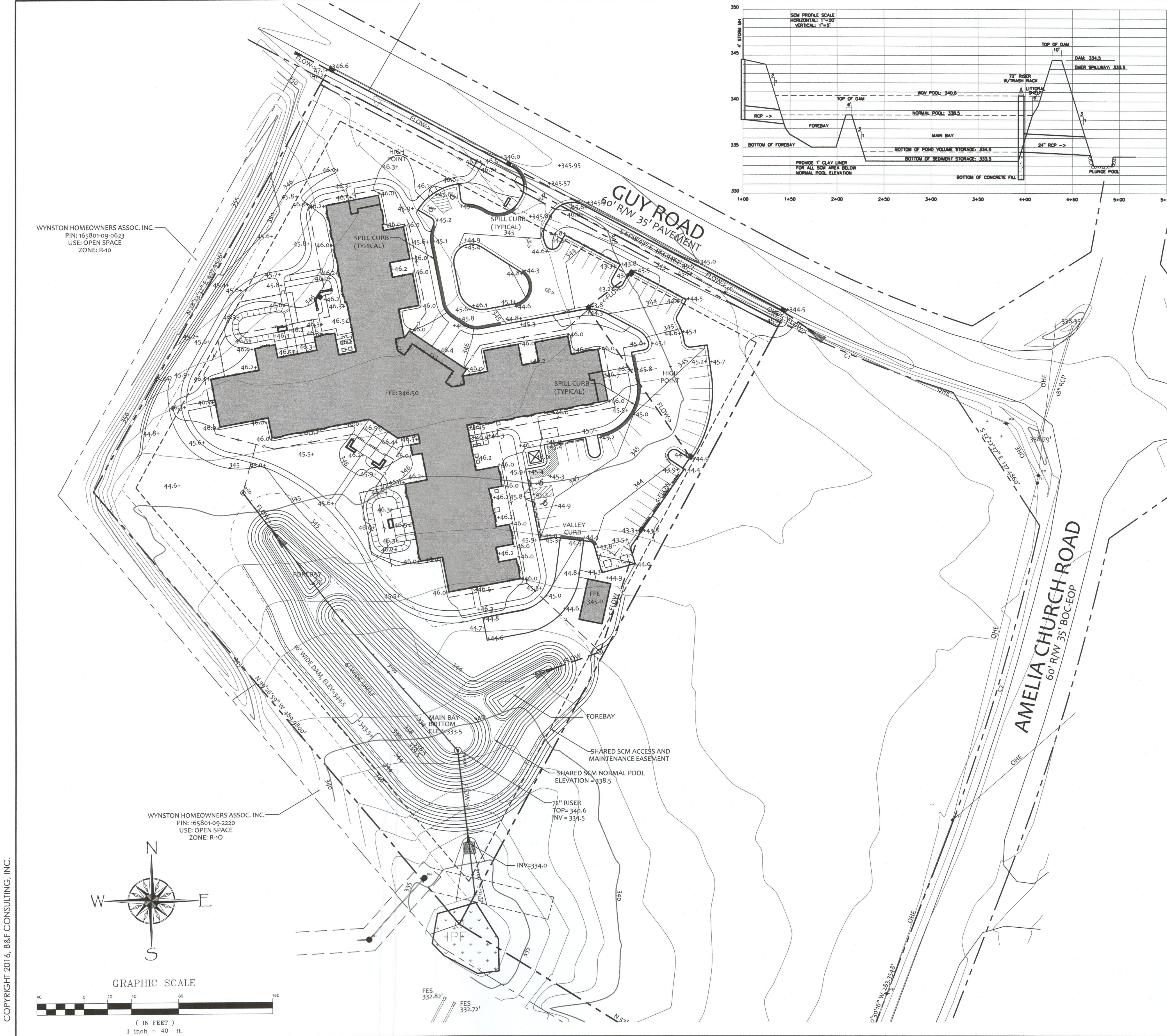
TOTAL PROPOSED IMPERVIOUS FOR PROJECT = 86,613 SF

NOTE: IMPERVIOUS ON FUTURE COMMERCIAL REMAINDER PROPERTY TO THE EAST IS ASSUMED TO BE NO MORE THAN 75% IMPERVIOUS FOR SHARED STORMWATER BASIN SIZING

REVISIONS:

GRADING PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
11-30-2017
SHEET
C-1



COPYRIGHT 2016, B&F CONSULTING, INC.

B&F CONSULTING

2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



REVISIONS:

EROSION CONTROL PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
11-30-2017
SHEET
C-2

- 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 #3720165800J, 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 NAVD88 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 NCESC PLANNING AND DESIGN MANUAL AND JOHNSTON CO S&EC 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 NAD 83 COORDINATE SYSTEM.
 4. THERE IS NO REFERENCED FLOODPLAIN WITHIN THIS PHASE, AS SHOWN ON FEMA FIRM #3720165800J, DATED DECEMBER 2, 2005.
 5. SEE SHEET C-2 FOR STORM DRAINAGE SUMMARY 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 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 FOR ALL STORM ELEVATIONS, PIPES AND SLOPES.
 5. TEMPORARY DITCH LINING INFORMATION SHOWN ON SHEET C-2 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

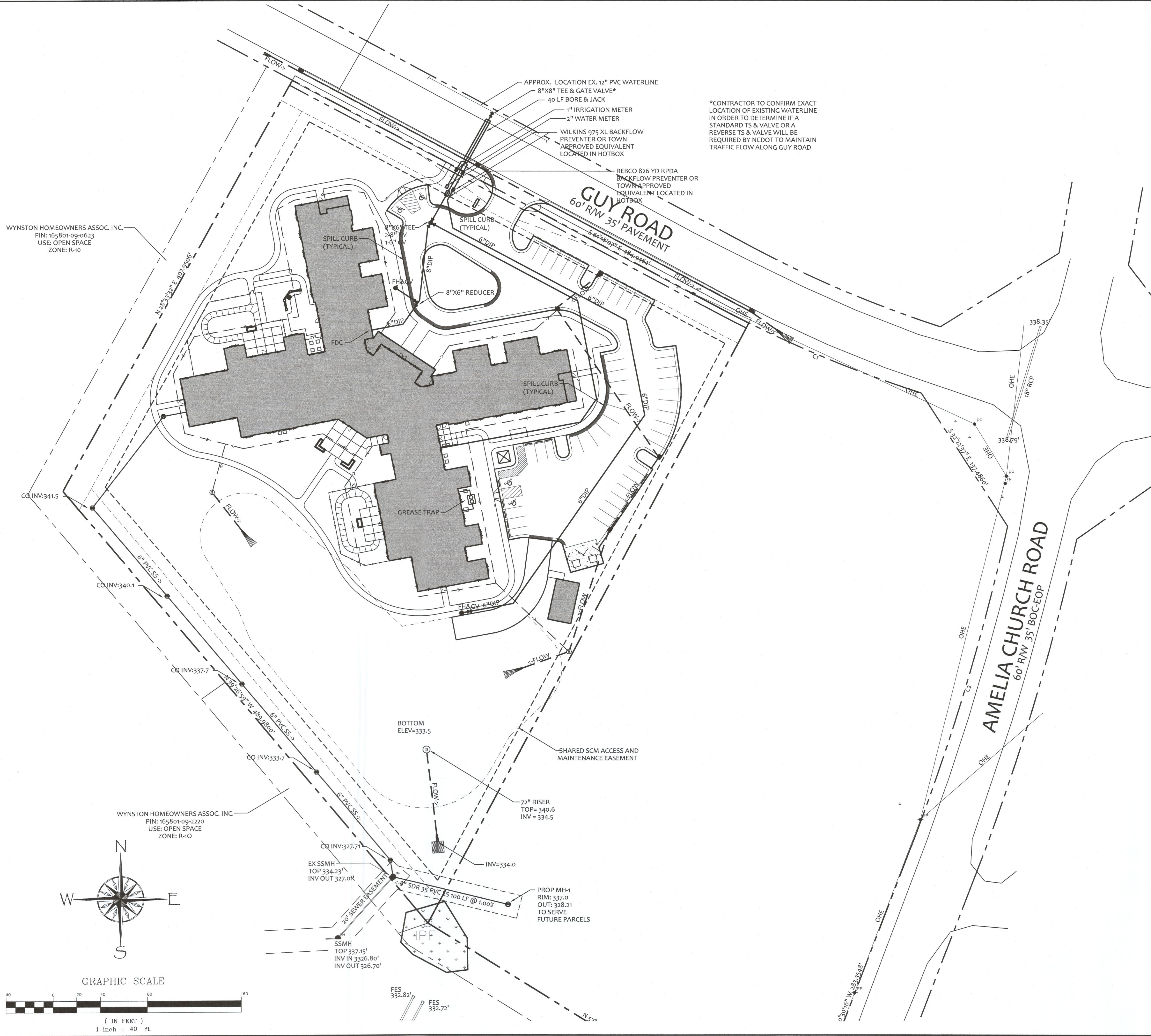
NOTE: NOT ALL ITEMS ARE SHOWN ON OVERALL PLAN

- 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



COPYRIGHT 2016, B&F CONSULTING, INC.

COPYRIGHT 2016, B&F CONSULTING, INC.



- GENERAL NOTES
1. SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING IN OCTOBER 2017, AND IS IN NAD83 COORDINATE SYSTEM TIED TO NAVD83 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 #572016500J, 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.

- 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 APPURTENANCES 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 (8" AND 8" 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 8" 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 LOT(S).

B&F
CONSULTING

2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

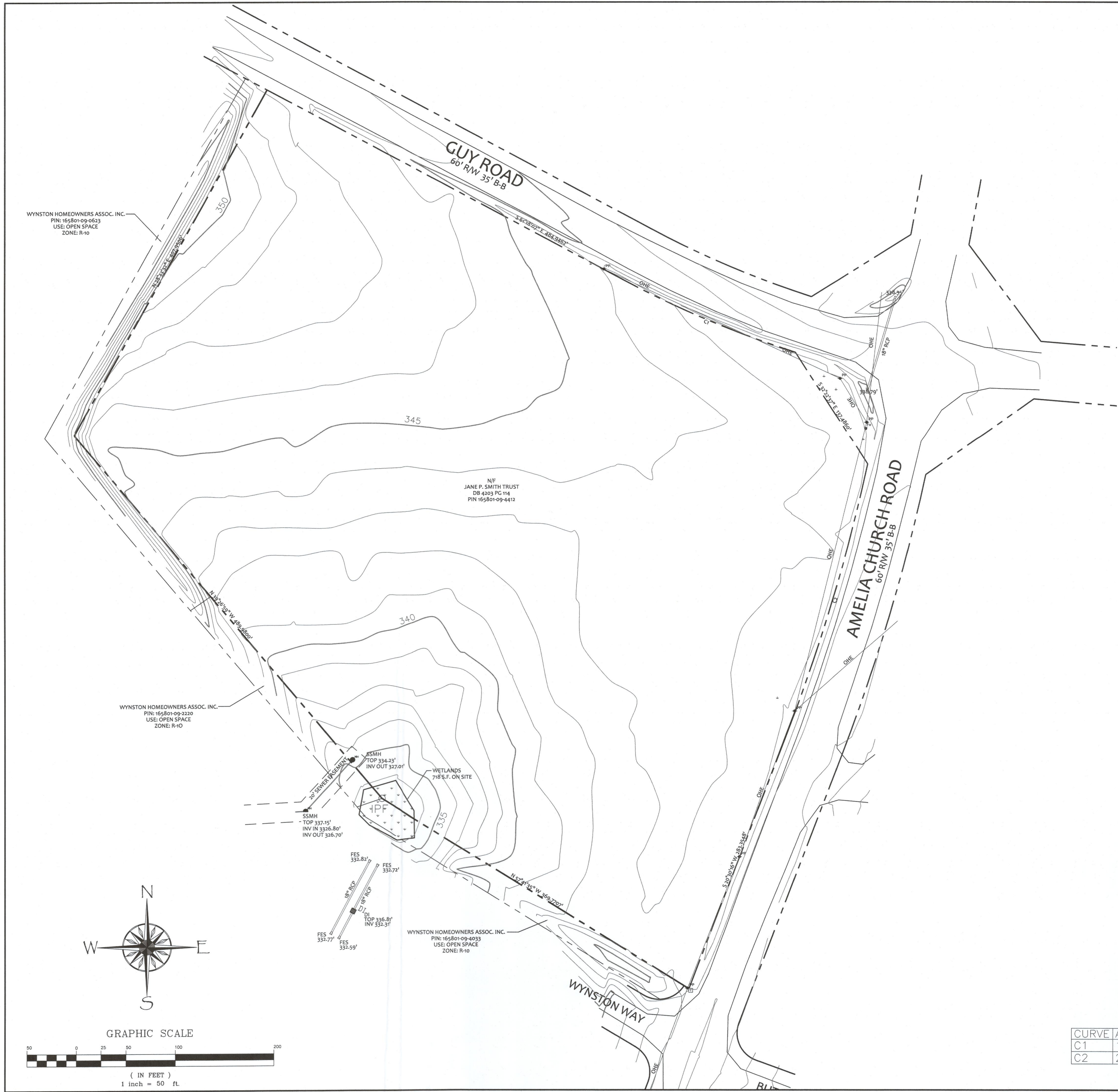
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



REVISIONS:

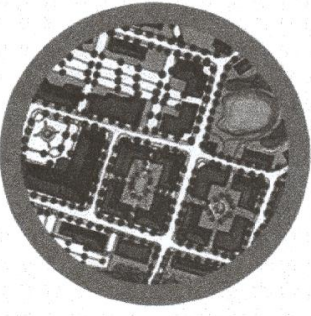
UTILITY PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1"=40'
DRAWN BY:
A.R.F.
PROJECT #
CLAYTONCAR
DATE:
11-30-2017
SHEET
C-3



SITE SUMMARY	
PIN:	165801-09-4412
COUNTY TAG #:	05G02009S
TOTAL TRACT AREA:	9.61 AC.
ZONING:	B-2

- NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY TRUE LINE SURVEYING.
 - THIS SITE IS NOT LOCATED WITHIN A 100 FLOOD FRINGE AREA PER FEMA FIRM PANEL MAP #270165800J, DATED DECEMBER 2, 2005.
 - THERE ARE NO STEEP SLOPES ON THIS SITE.
 - THERE ARE NO STREAMS ON THIS SITE.
 - THERE ARE WETLANDS ON THIS SITE.



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

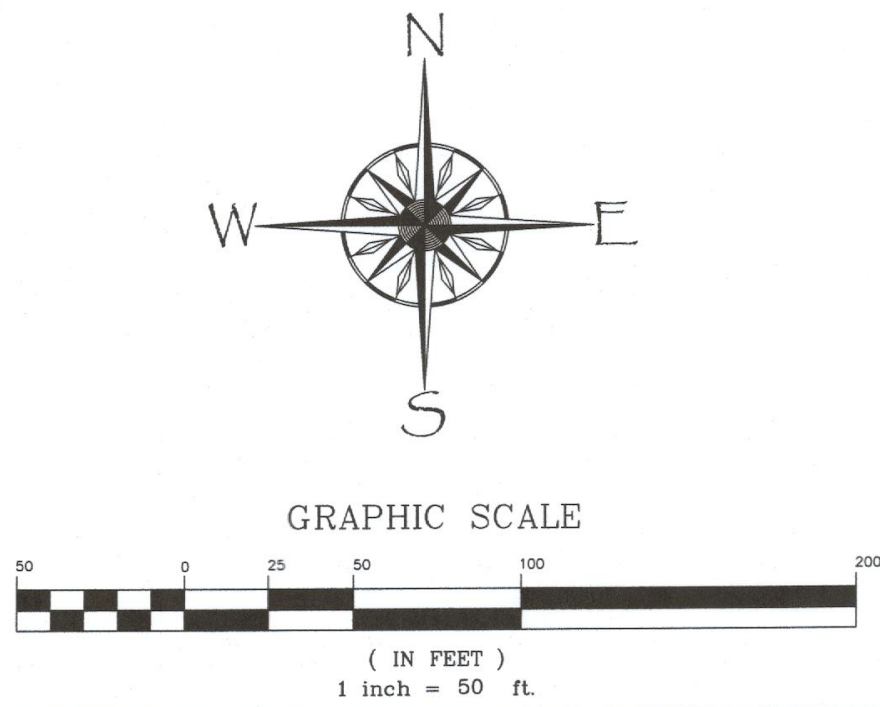
REVISIONS:

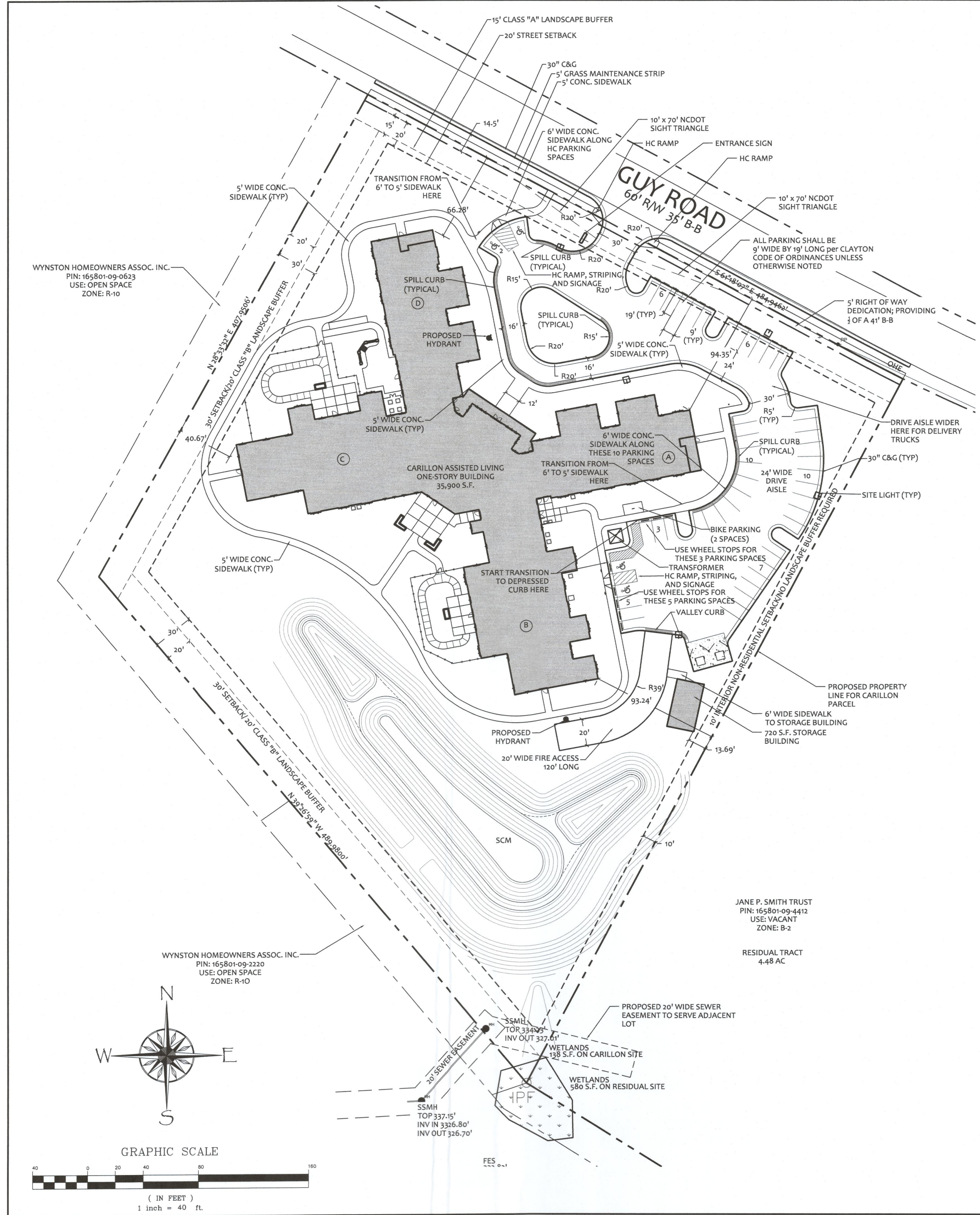
EXISTING CONDITIONS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

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'

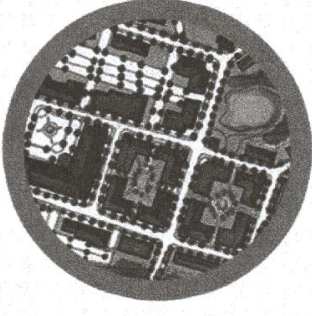




SITE SUMMARY

PIN:	165801-09-4412
COUNTY TAG #:	05G020095
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 CARE (48 UNITS)
PROPOSED BUILDING HEIGHT:	28'-3"
PARKING REQUIRED:	49 / 2 BIKE PARKING SPACES
(1 SPACES/2 UNITS @ 48 UNITS AND 1 SPACE/200 S.F. OFFICE @ 357 S.F. OFFICE SPACE)	
PARKING PROVIDED:	49 / 2 BIKE PARKING SPACES
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	4
IMPERVIOUS SURFACE AREA ALLOWED:	75% MAX (3.85 AC.)
IMPERVIOUS AREA PROPOSED:	1.89 AC.
PERVIOUS AREA PROPOSED:	3.24 AC.
BUILDING SETBACKS:	20' STREET SETBACK 30' SIDE SETBACK 10' NON-RESIDENTIAL INTERIOR SETBACK 30' REAR SETBACK
PROPOSED DENSITY (CARILLON LOT):	48 UNITS/5.13 AC = 9.36 DU/AC
FAR:	35,900 S.F./223,505.60 S.F. = 0.16
BUILDING COVERAGE:	16%
ELECTRIC PROVIDER:	DUKE ENERGY
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON

- 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 FIRM # 3720165800J, dated December 2, 2005.
 - State and Federal permit authorization may 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-of-curb to back-of-curb.
 - All downspouts and roof drains shall be hidden and tied to the nearest catch basin or located as shown.
 - All handicapped 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" base and 2" 1-2 asphalt. 30" concrete curb typical.
 - All drive aisles shall be surfaced with 8" base and 2" 1-2 asphalt. 30" concrete curb typical.
 - The General Contractor shall be responsible for the recordation 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 recordation of any proposed easements and plats prior to obtaining the Certificate of Occupancy.
 - All grades shown are finished grades and should include landscape mulching. Never fill mulch 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.

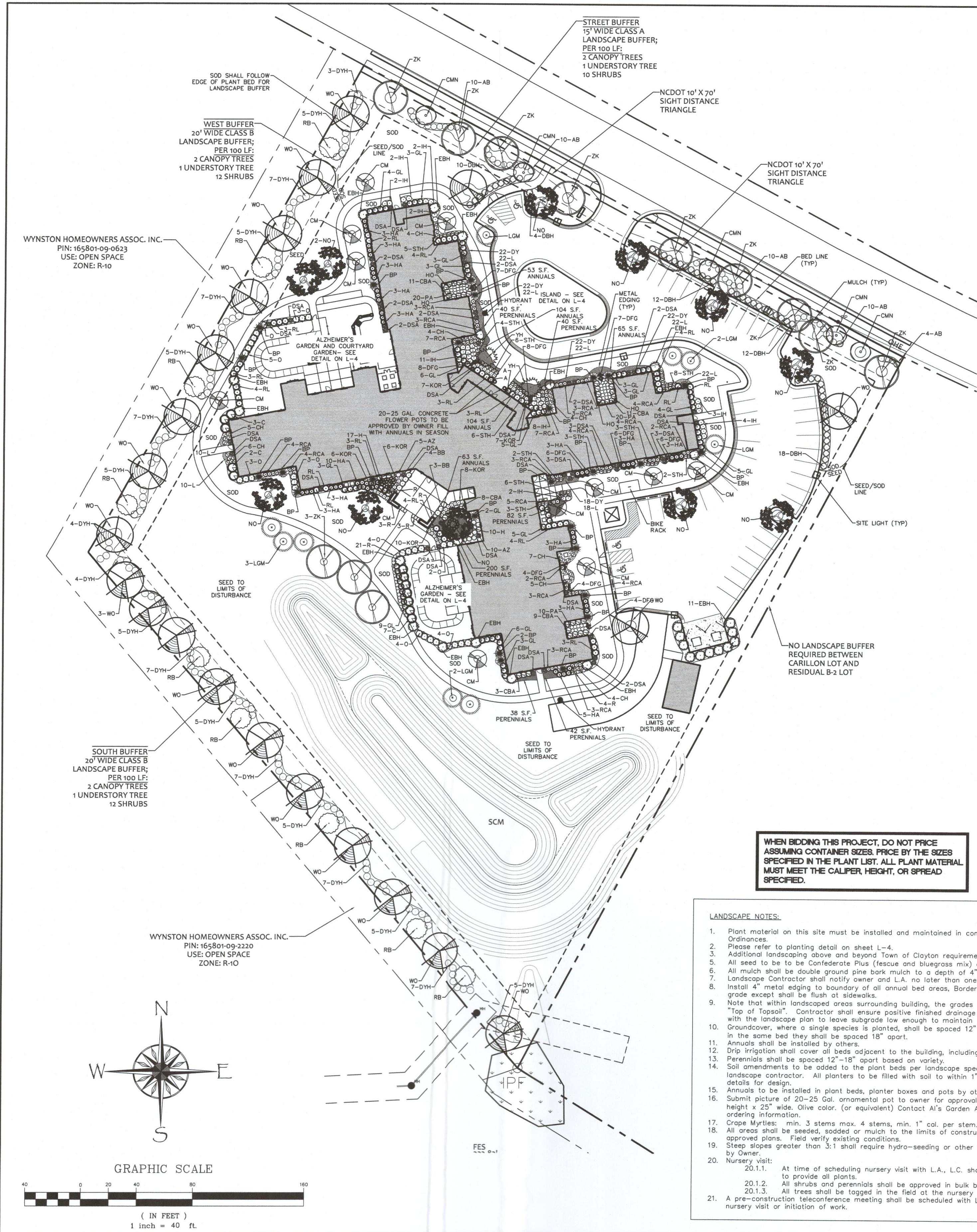


REVISIONS:

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

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
501 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 464-8880 f: (919) 464-8881 e: tony@tmta.com



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 1/2" 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: 5.15 AC./223,505.60 S.F.

20% OF 223,505.60 = 44,701.12

REQUIRED: 44,701.12 S.F. SITE INTERIOR LANDSCAPING

45 CANOPY TREES

45 UNDERSTORY TREES

90 SHRUBS

PROVIDED: 45 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)

216 SHRUBS (LOCATED IN BUFFERS, VUA SCREENING SHRUBS,

AND SHRUBS SCREENING THE DUMPSTER)

PLANT LIST - Carillon Clayton							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	LOCATION	COMMENTS
REQUIRED PLANT MATERIAL							
TREES							
ZK	Zelkova serrata 'Village Green'	Village Green Zelkova	2 1/2" CAL/8' HT.	B&B	12	Street Buffer/Site	
NO	Quercus nuttallii	Nuttall Oak	2 1/2" CAL/8' HT.	B&B	12	VUA/Site	
WO	Quercus phellos	Willow Oak	2 1/2" CAL/8' HT.	B&B	21	Buffer/Site	
CANOPY TREE TOTAL 46							
SBM	Magnolia virginiana	Sweet Bay Magnolia	12' 18" HT.	Cont.	3	Site (Courtyard Garden)	45 gal.
CMN	Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	2" CAL/6' HT.	B&B	5	Site	
CM	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	2" CAL/6' HT.	B&B	12	Site	3 stem min @ 2' stem
LGM	X Cupressocyparis leylandii 'Monica'	Emerald Isle Leyland Cypress	2" CAL/6' HT.	B&B	9	Site	3 stem min @ 2' stem
OC	Prunus x Okame	Okame 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	
RB	Cercis canadensis	Red Bud	2" CAL/6' HT.	B&B	9	Buffer	matched - tagged in field
UNDERSTORY TREE TOTAL 46							
SHRUBS							
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	36" HT.	Cont.	11	Dumpster Screen	
DBH	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	36" HT.	Cont.	56	VUA Parking Screen	
DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12" HT.	Cont.	105	Buffer	
AB	Abelia grandiflora 'Little Richard'	Little Richard Abelia	12" HT.	Cont.	44	Buffer	
SHRUB TOTAL 216							
ADDITIONAL PLANT MATERIAL							
BP	Juniperus chinensis 'Blue Point'	Blue Point Juniper	5' HT. min.	Cont.	28		
DSA	Thuja occidentalis 'Degrotes Spire'	Degrotes Spire Arborvitae	5' HT. min.	Cont.	46		
A	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	4-5' HT.	Cont.	2		
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	6" HT.	Cont.	28		
C	Camellia sasanqua 'Shishigashira'	Camellia	36" HT.	Cont.	29		
O	Temstroemia gymnanthera 'Variegata'	Variegated Japanese Cleome	48" HT.	Cont.	54		
BB	Vaccinium ashei 'Tibblue' and 'Climax'	Blueberry Bush	24" HT.	Cont.	18		9 'Tibblue' and 9 'Climax'; mix in field - for cross-pollination
RL	Loropetalum chinense var. rubrum 'Ruby'	Ruby Chinese fringe-flower	24" HT.	Cont.	85		
HO	Euonymus japonicus 'Greenspire'	Greenspire Euonymus	24" HT.	Cont.	4		
SPH	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	24" HT.	Cont.	21		
HA	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	24" SP.	Cont.	63		
GL	Ilex crenata 'Green Luster'	Green Luster Holly	24" SP.	Cont.	68		
CH	Ilex cornuta 'Carissa'	Carissa Holly	18" SP.	Cont.	39		
KOR	Rosa x 'Radikko'	Double Knock Out Rose	18" HT.	Cont.	53		
AZS	Azalea 'Crimpa White'	Azalea	18" HT.	Cont.	15		
AZ	Azalea 'Autumn Cheer'	Autumn Cheer Encore Azalea	20" SP.	Cont.	18		
CBA	Rhododendron 'Coral Bells'	Coral Bells Azalea	18" HT.	Cont.	42		
GG	Buxus x 'Green Gem'	Green Gem Boxwood	18" HT.	Cont.	69		
H	Viburnum dentatum	David Viburnum	18" SP.	Cont.	49		
RCA	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	18" SP.	Cont.	120		
STH	Ilex crenata 'Soft Touch'	Soft Touch Holly	12" SP.	Cont.	68		
DFG	Pennisetum alopecuroides 'Hemeln'	Dwarf Fountain Grass	1-Gal.	Cont.	74		
H	Heuchera micrantha 'Palace Purple'	Purple Palace Coral Bells	1-Gal.	Cont.	83		
HEU	Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	1-Gal.	Cont.	46		
R	Rosa x 'Sweet Drift'	Sweet Drift Rose	1-Gal.	Cont.	33		
SE	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1-Gal.	Cont.	58		
L	Liriope muscari 'Monroe's White'	Green Liriope	1-Gal.	Cont.	304		
DY	Hemerocallis 'Chicago Cherry'	Chicago Cherry Daylily	Bud.	Cont.	170		
FIC	Ficus repens	Climbing Fig	6" Pot Min.	Cont.	54		Base of wall in courtyard garden, 12" O.C.
PA	Pachysandra terminalis	Japanese Spurge	6" Pot Min.	Cont.	50		
	Perennials (see Perennials spec)		6" Pot Min.		512 S.F.		
	Annuals by others		6" Pot Min.		771 S.F.		quantity includes pots at main entrance (2 SF per pot)

REVISIONS:

LANDSCAPE PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:

1" = 40'

DRAWN BY:

PMP

PROJECT #

17047

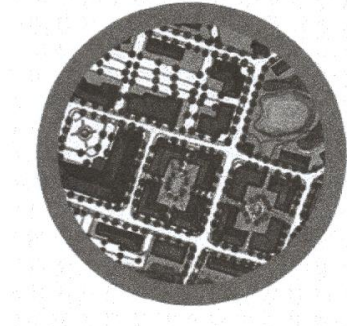
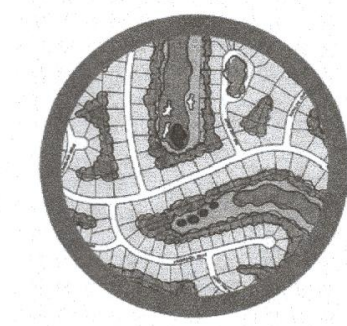
DATE:

12/1/2017

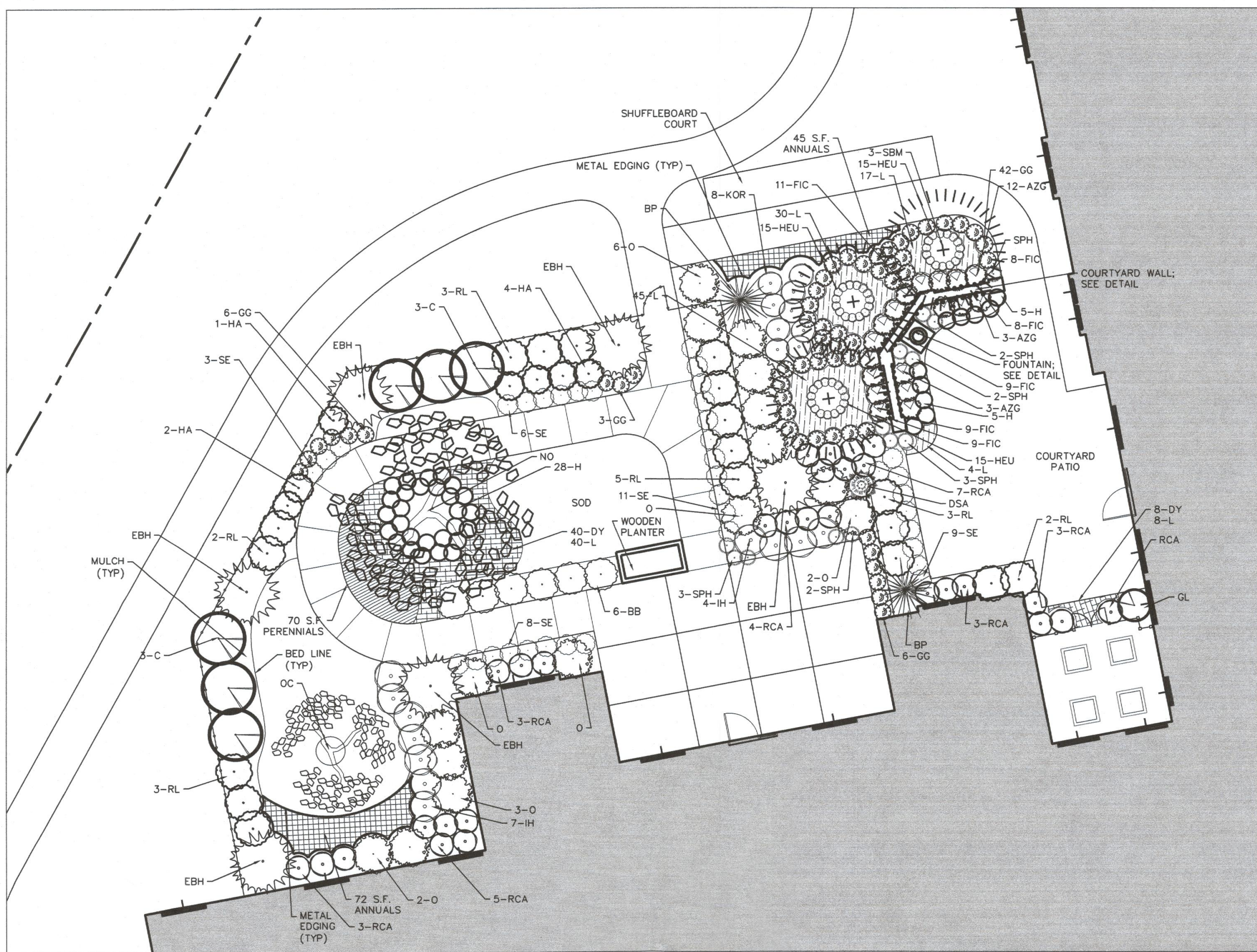
SHEET

L-3

OF

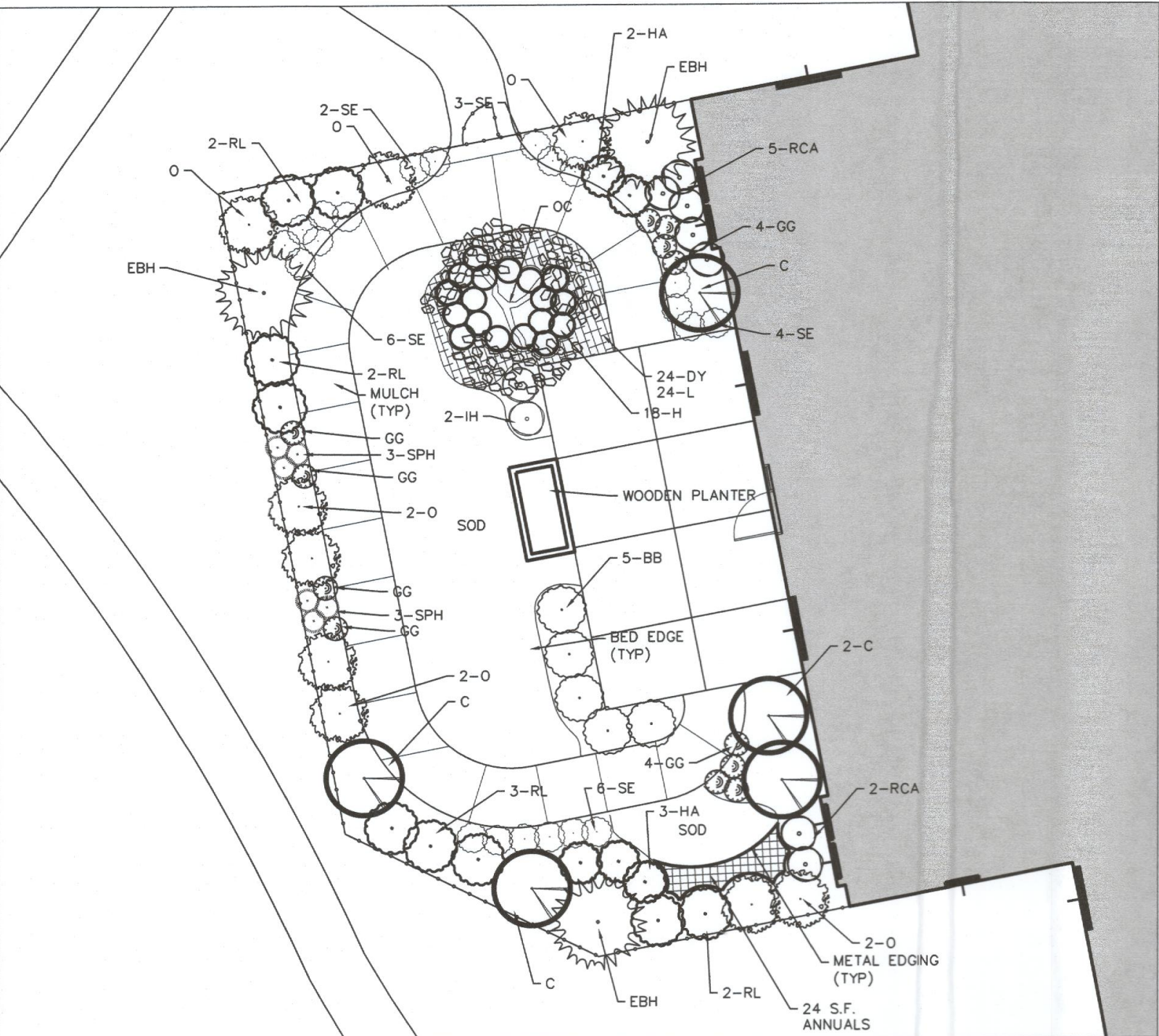


TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8888 f: (919) 484-8881 e: tony@tmlla.com



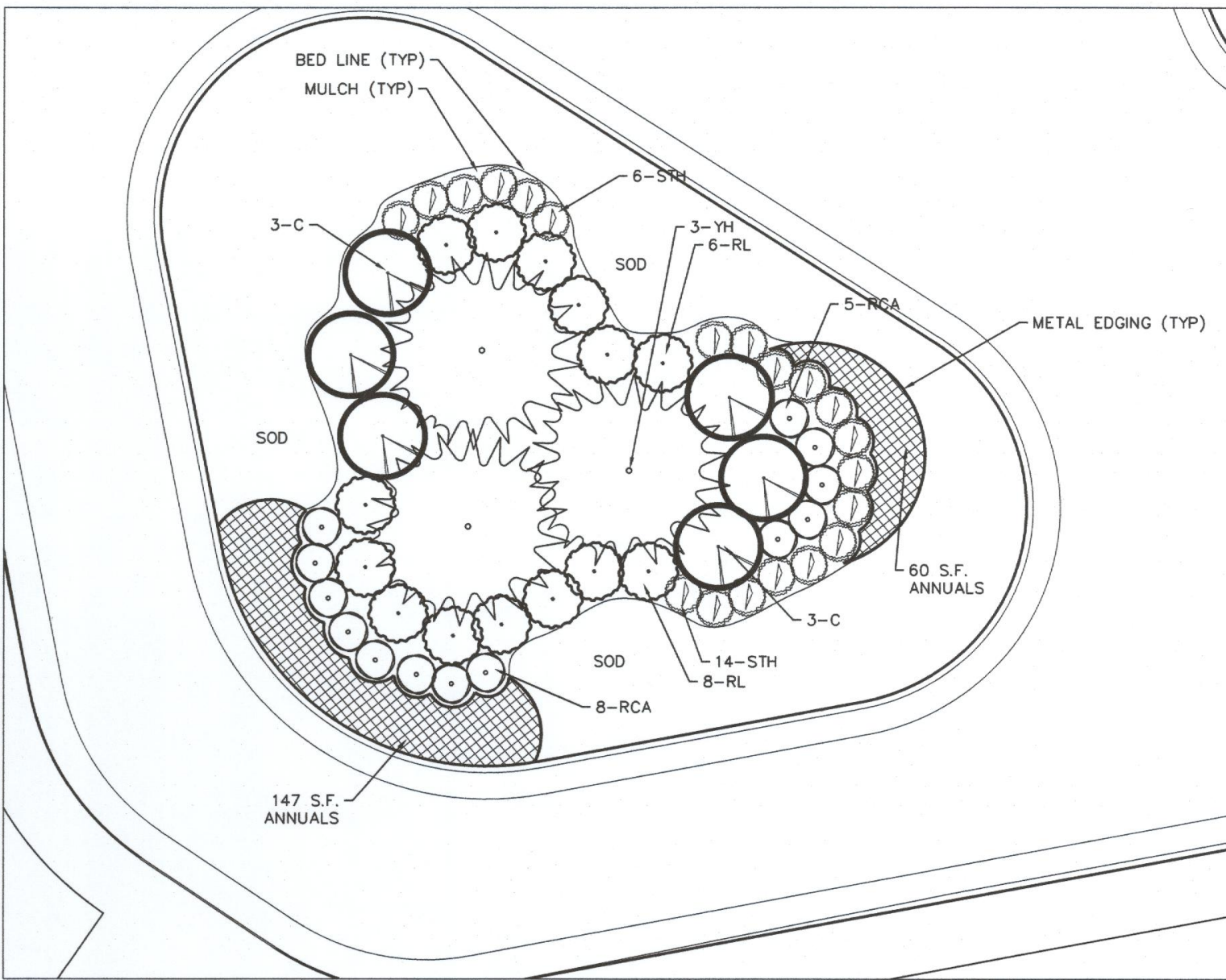
C-WING ALZHEIMER'S AND COURTYARD GARDENS

1" = 10'



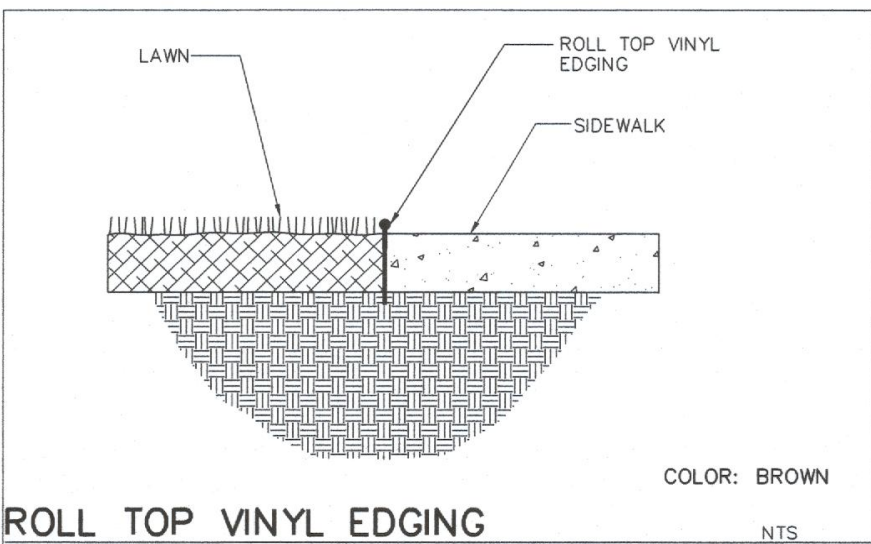
ALZHEIMER'S GARDEN - B WING

1" = 10'



ISLAND

1" = 10'

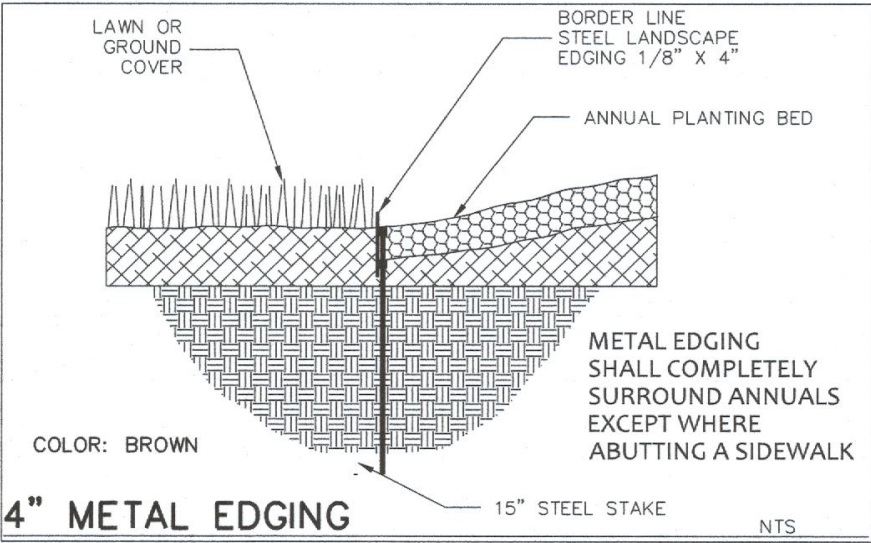


ROLL TOP VINYL EDGING

ROLL TOP VINYL EDGING DETAIL

COLOR: BROWN

SCALE: NOT TO SCALE

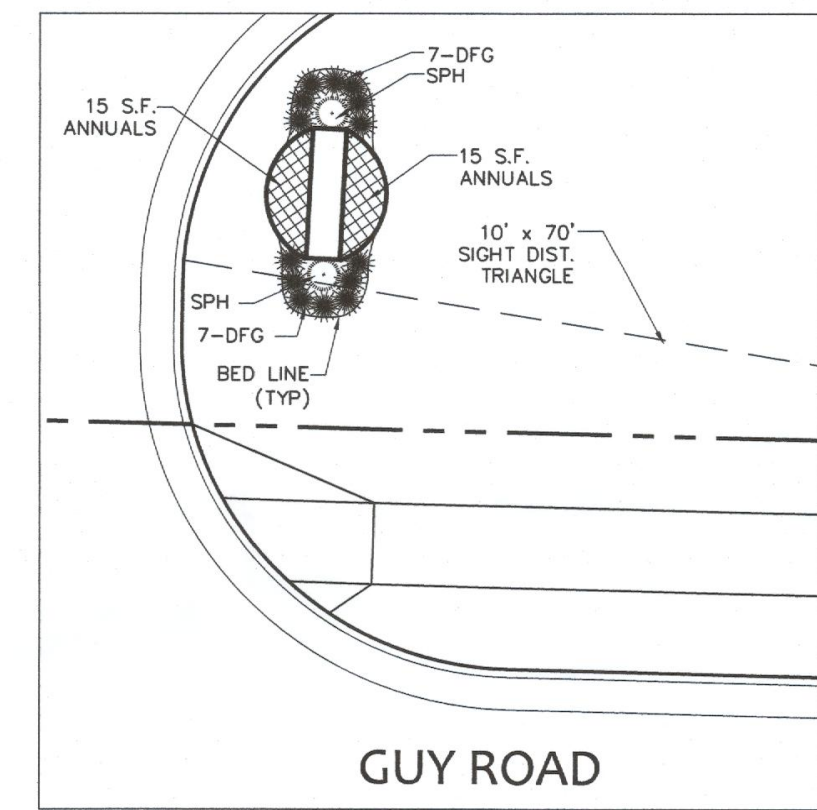


4" METAL EDGING

METAL EDGING DETAIL

COLOR: BROWN

SCALE: NOT TO SCALE



SIGN LANDSCAPING

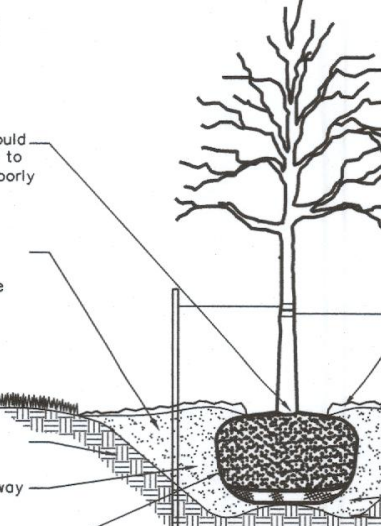
1" = 10'

TREE PLANTING DETAILS

Do not wrap trunk. Mark the north side of the tree in the nursery and locate to the north in the field.

Trunk flare and top of root ball should be at grade in well drained soil, up to 4 inches (10 cm) above grade in poorly drained soils.

Note: Width of planting hole is 3 times root ball diameter in supply, compacted or clay soil; 2 times the root ball diameter minimum in all others.



Avoid purchasing trees with two leaders or remove one at planting. Otherwise, do not prune tree at planting except for specific structural corrections.

Do not stake trees except where specified by Landscape Architect. If staking is necessary, use two opposing stakes with separate flexible ties. Remove staking at end of first growing season.

2" (5 cm) bark mulch. Do not place mulch in contact with tree trunk.

4" (10 cm) raised ring of soil to direct water into root ball - especially important if top of root ball is raised above grade.

Before planting, add 3-4" (7-10 cm) of well-compacted leaves, recycled yard waste or other compost and till into top 6" (15 cm) of prepared soil. Add compost of 20-35% by volume to backfill.

Extend stakes into undisturbed soil.

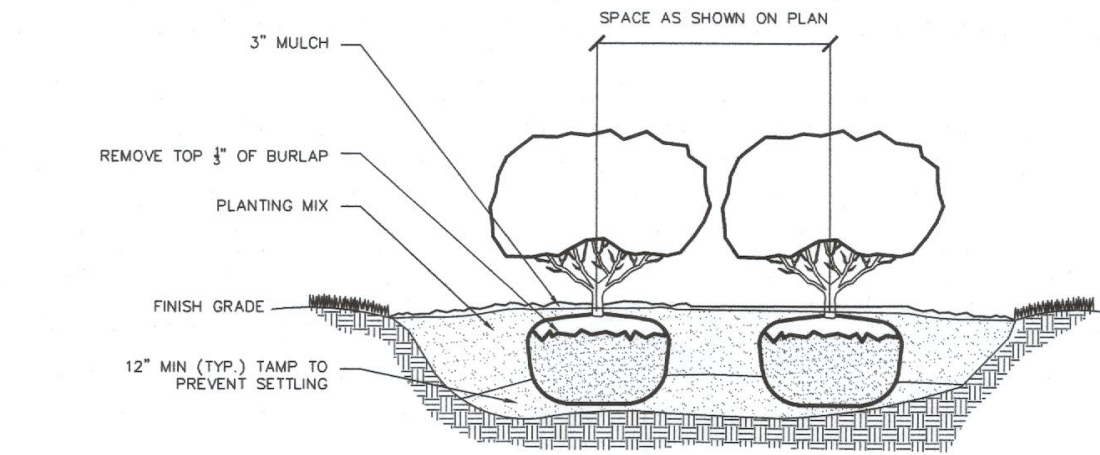
Pack backfill soil around base of root ball to stabilize; allow rest of backfill to settle naturally or tamp lightly.

4-6" (10-15 cm) deeper than root ball for lowered planting hole as needed with poor drainage.

GENERAL PLANTING NOTES

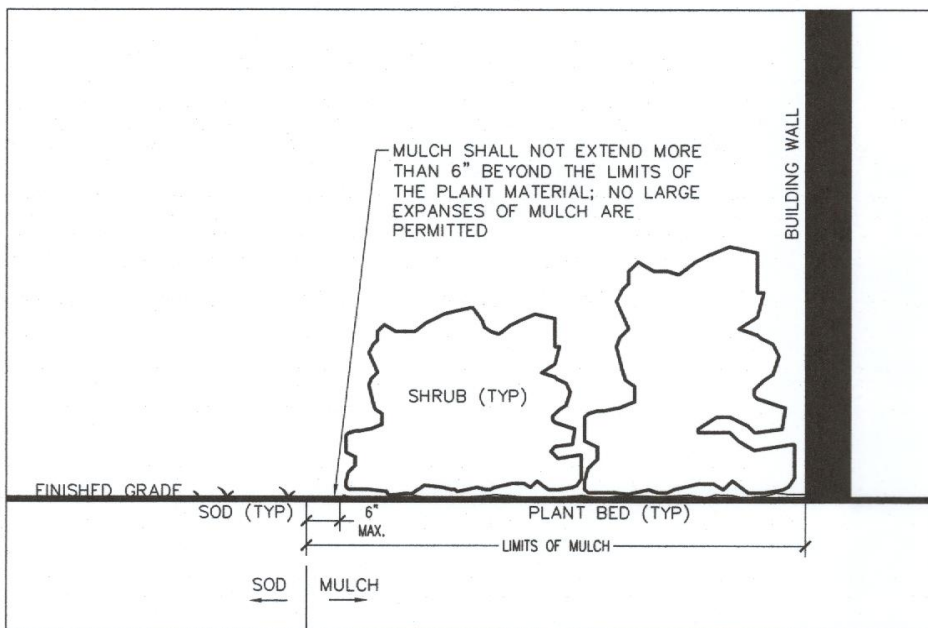
1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
5. FERTILIZE ALL PLANTS WITH AGROFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
6. GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
9. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
10. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
13. TRUNK FLARE, ROOT FLARE OR ROOT CROWN MUST BE CLEARLY VISIBLE ABOVE GRADE.
14. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE BEFORE PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT TO REMOVE DEAD OR BROKEN LIMBS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. CROSSED LIMBS, MULTIPLE LEADERS, ETC.
15. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL AND UP TO FOUR INCHES (10cm) ABOVE GRADE IN POORLY DRAINED SOILS.
16. MULCH NOT TO BE IN CONTACT WITH TREE TRUNK.
17. REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
18. REMOVE ALL STAKING AND GUYING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
19. IF PLANTING HOLES ARE MADE WITH A SHOVEL, CAN ELIMINATE GUYING AND CREATE THE PREFERRED SLOPING SIDE.
20. TREE PLANTING DETAIL (B&B PLANTS) ADAPTED FROM "ARCHITECTURAL GRAPHIC STANDARDS" 1998 AND WATSON & HEMLOCK "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" 1997.
21. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15 CM) OVER THE ENTIRE AREA.
22. FOR CONTAINER-GROWN TREES, USE PRUNERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCULING THE PERIMETER OF THE CONTAINER.
23. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
24. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
25. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

SHRUB PLANTING DETAIL



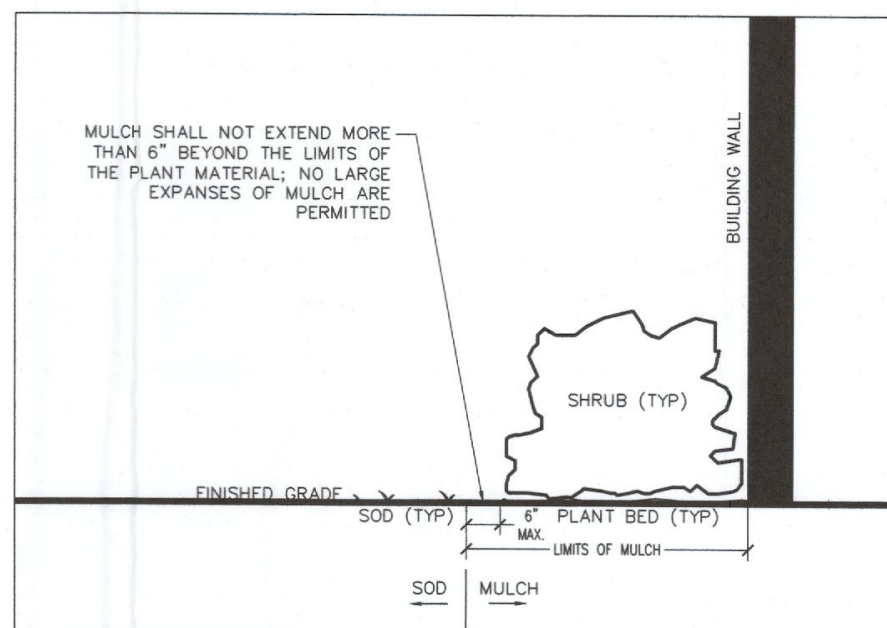
GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
5. FERTILIZE ALL PLANTS WITH AGROFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
6. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
7. ALL SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
8. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
9. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
10. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
12. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
13. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
14. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN SHRUBS.



MULCH WIDTH DETAIL
MULTIPLE ROW OF SHRUBS

NTS



MULCH WIDTH DETAIL
SINGLE ROW OF SHRUBS

NTS

REVISIONS:

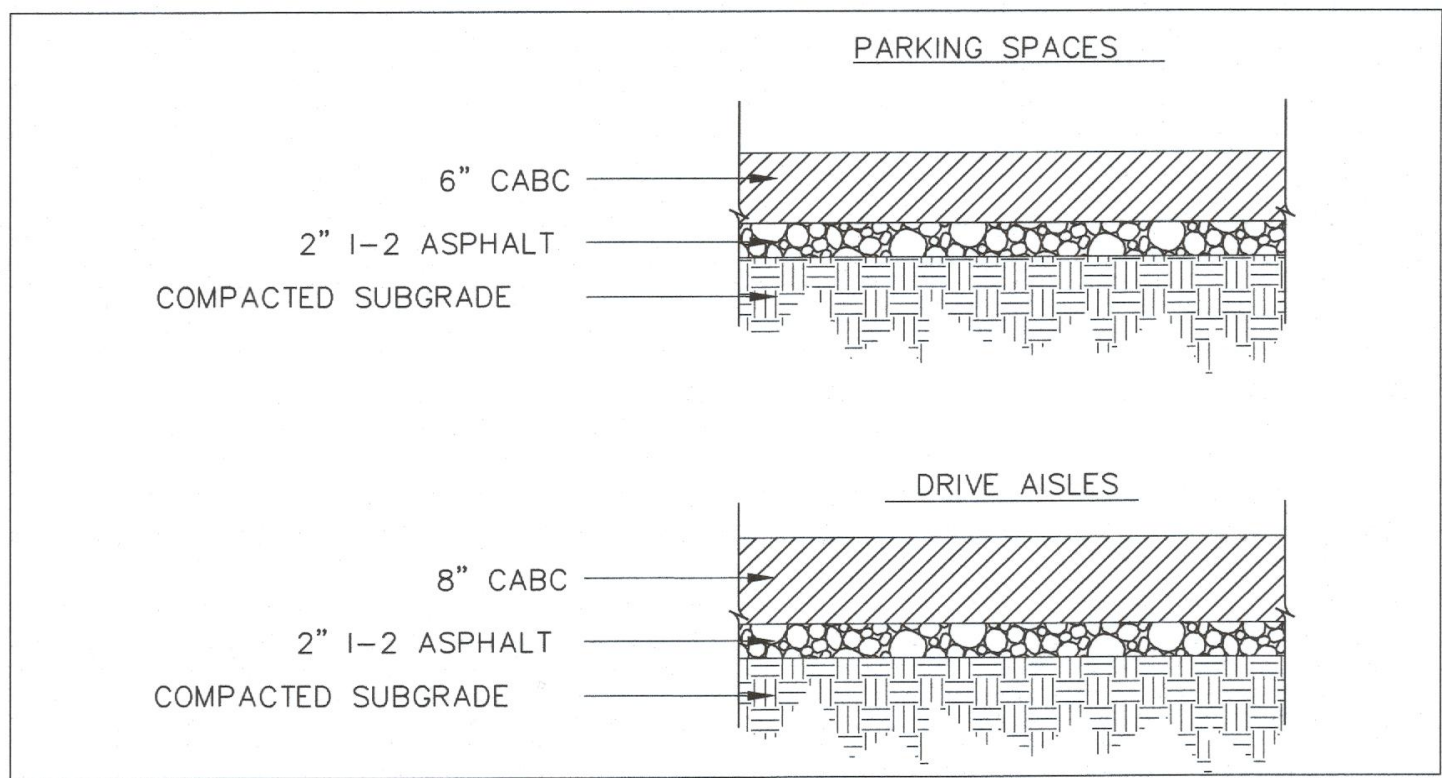
DETAILS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

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

SHEET
L-4
OF

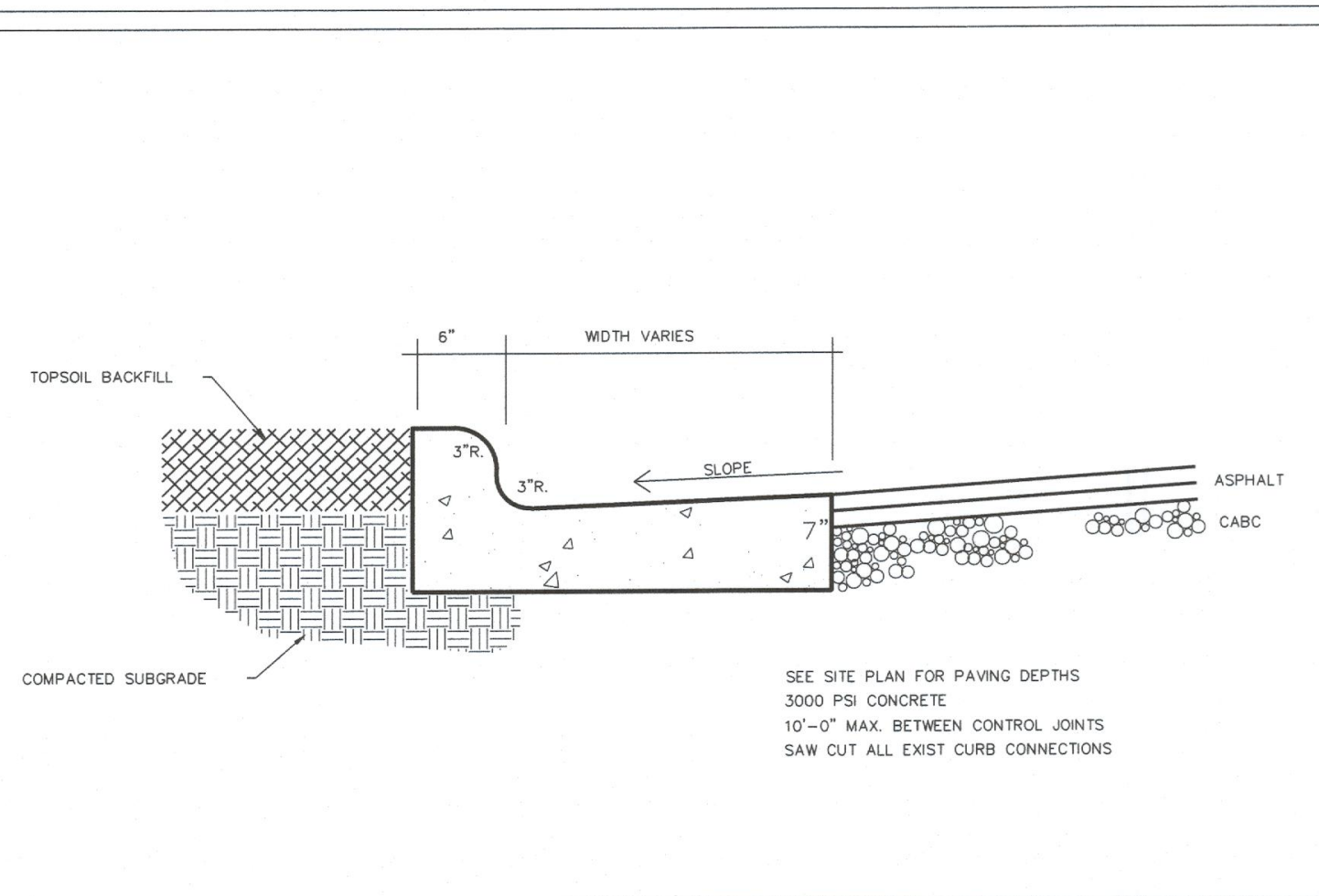


TONY M. TATE LANDSCAPE ARCHITECTURE, P.A.
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmlla.com



PARKING AND DRIVE AISLE

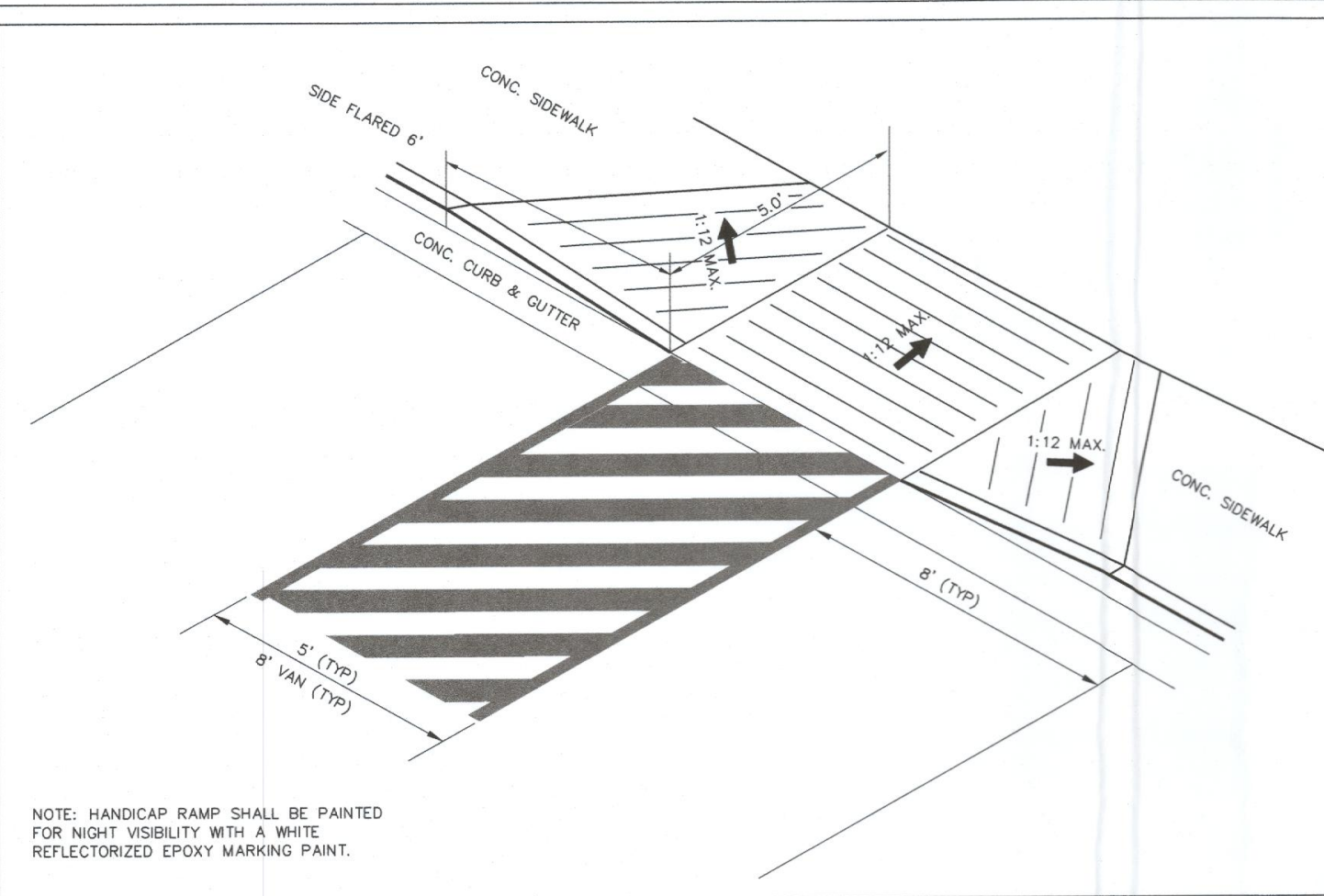
SCALE: NOT TO SCALE



Tony M. Tate
Landscape Architecture, PA

CURB AND GUTTER
SCALE: NOT TO SCALE

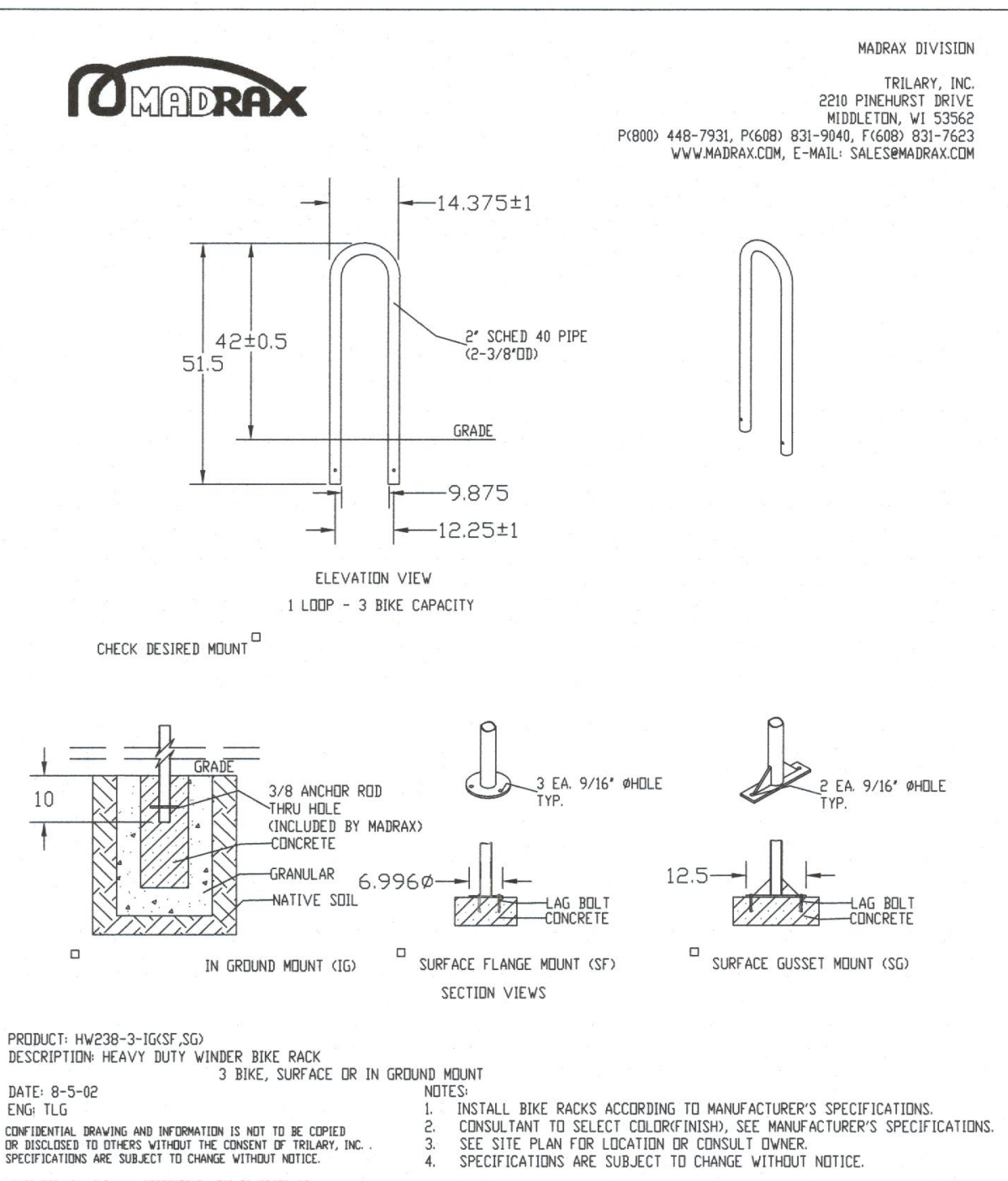
REVISIONS	
DATE	REVISION



Tony M. Tate
Landscape Architecture, PA

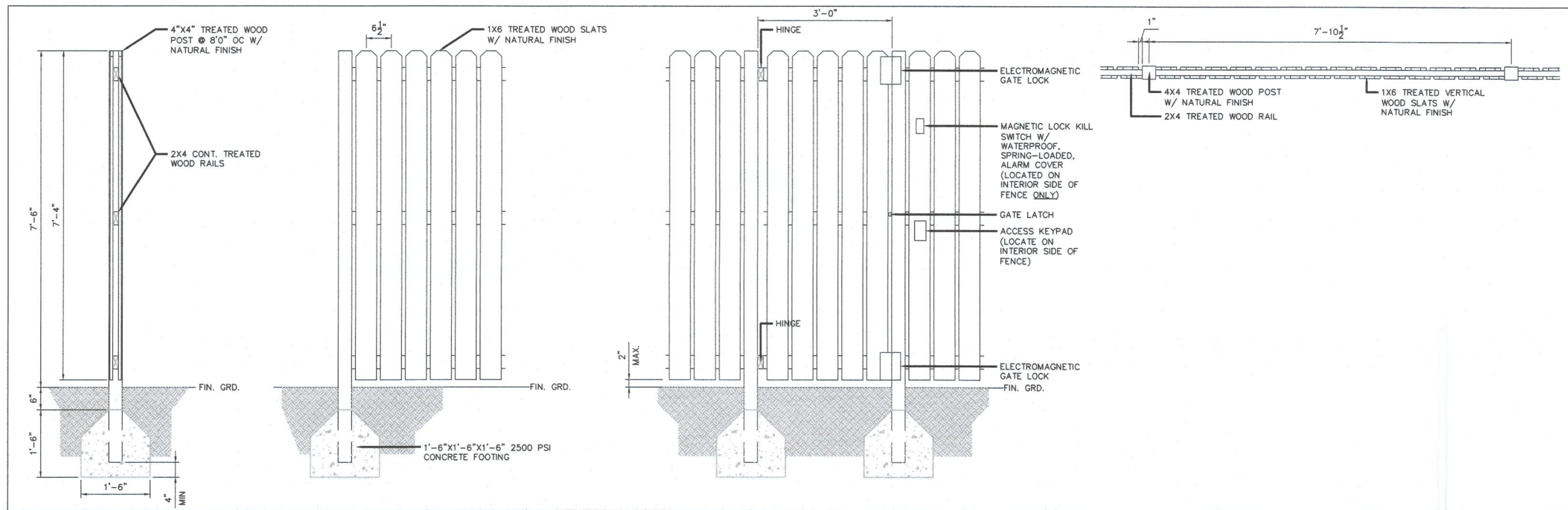
HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE

REVISIONS	
DATE	REVISION



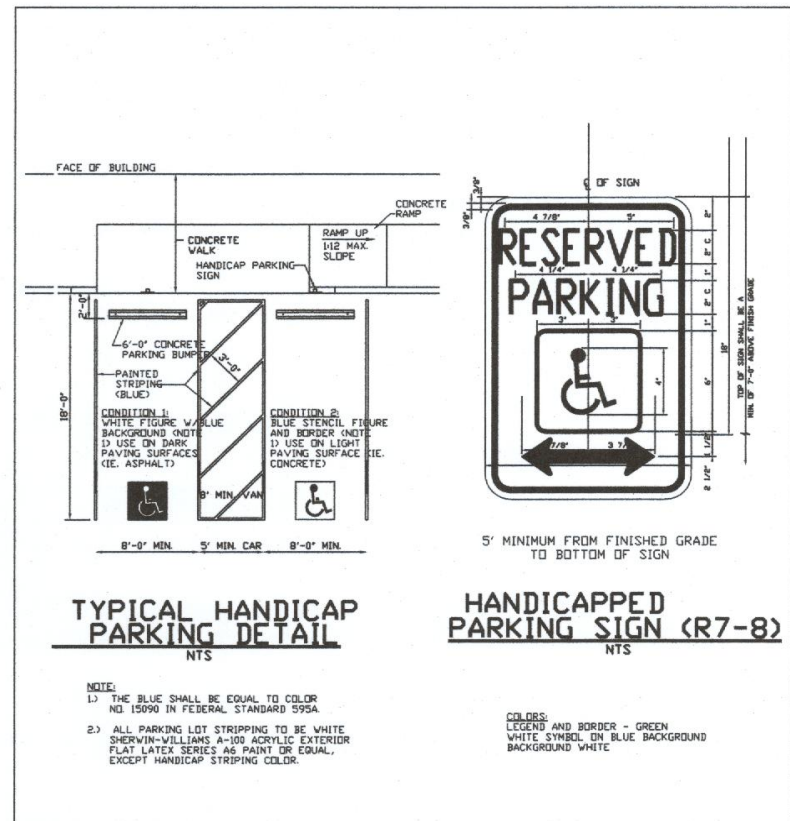
BICYCLE RACK DETAIL

SCALE: NOT TO SCALE



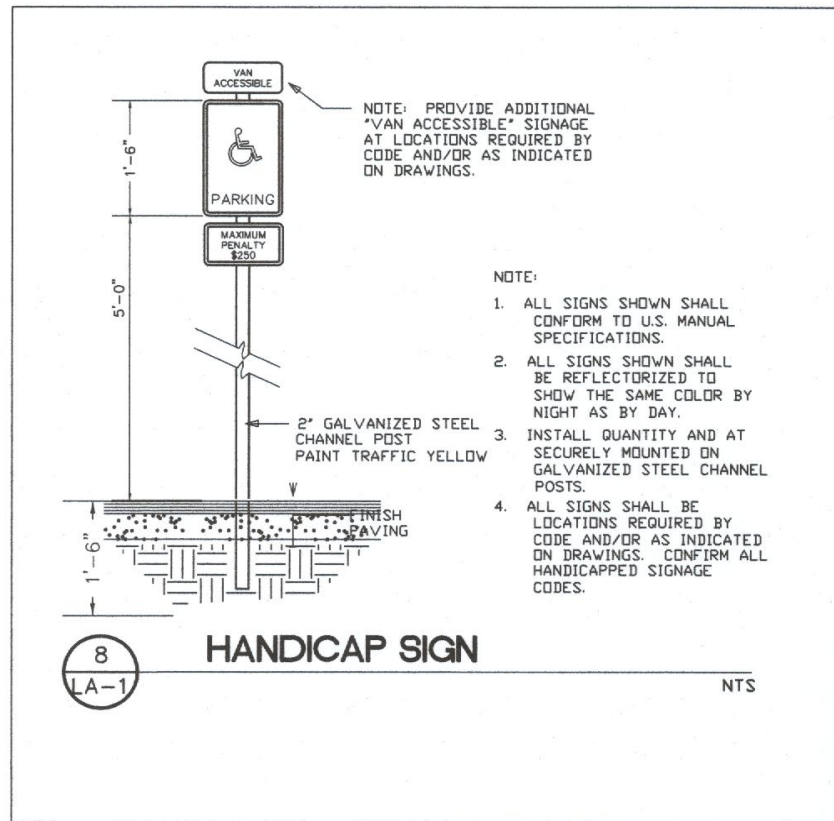
ALZHEIMER'S GARDEN FENCE DETAIL

SCALE: NOT TO SCALE



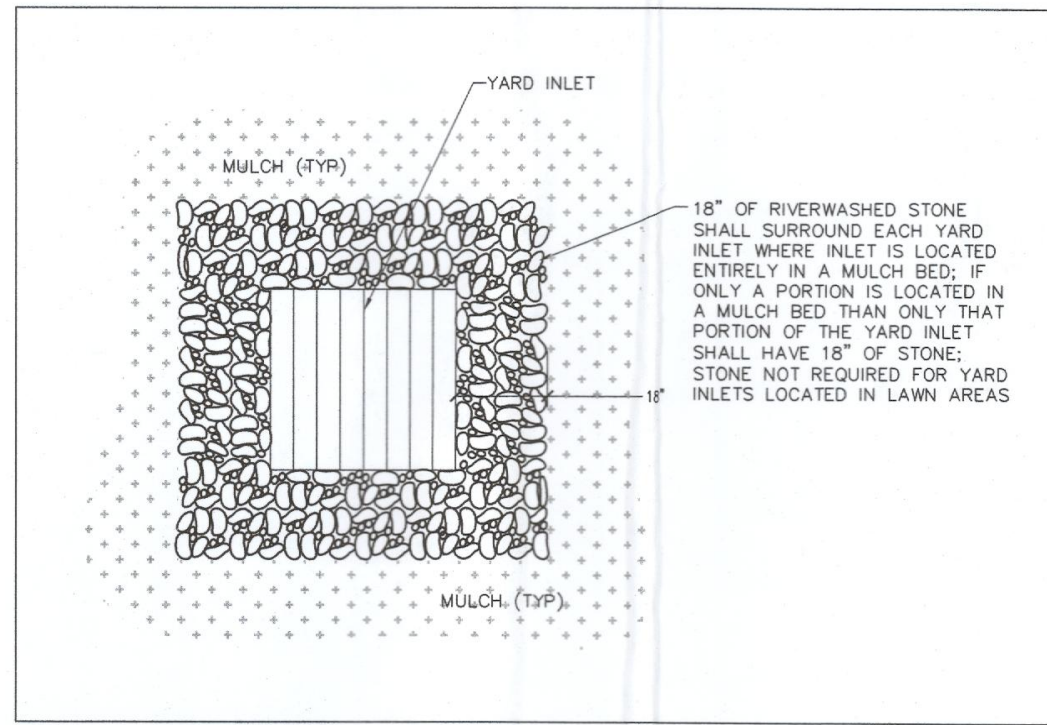
HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE



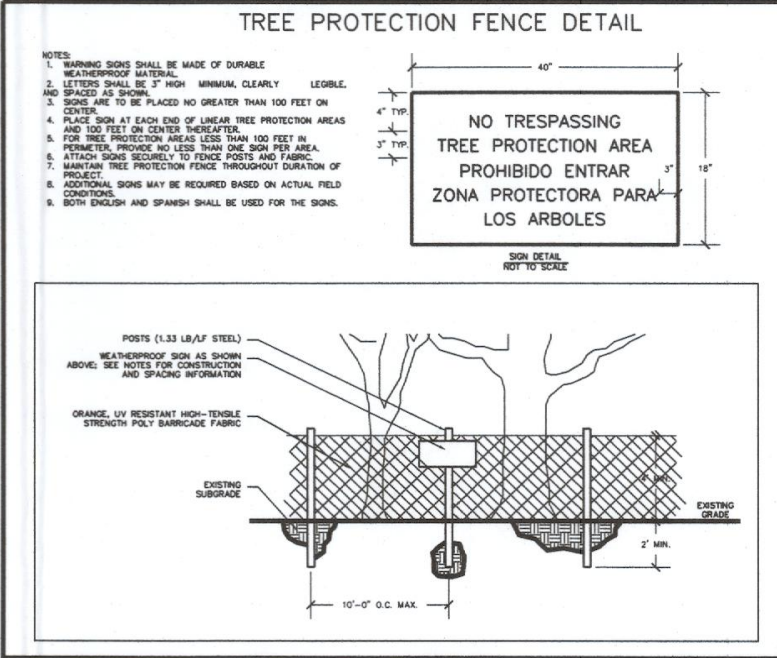
HANDICAP SIGN DETAIL

SCALE: NOT TO SCALE



MULCH BED YARD INLET DETAIL

SCALE: NOT TO SCALE



REVISIONS:

DETAILS
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:

AS NOTED

DRAWN BY:

PMP

PROJECT #

17047

DATE:

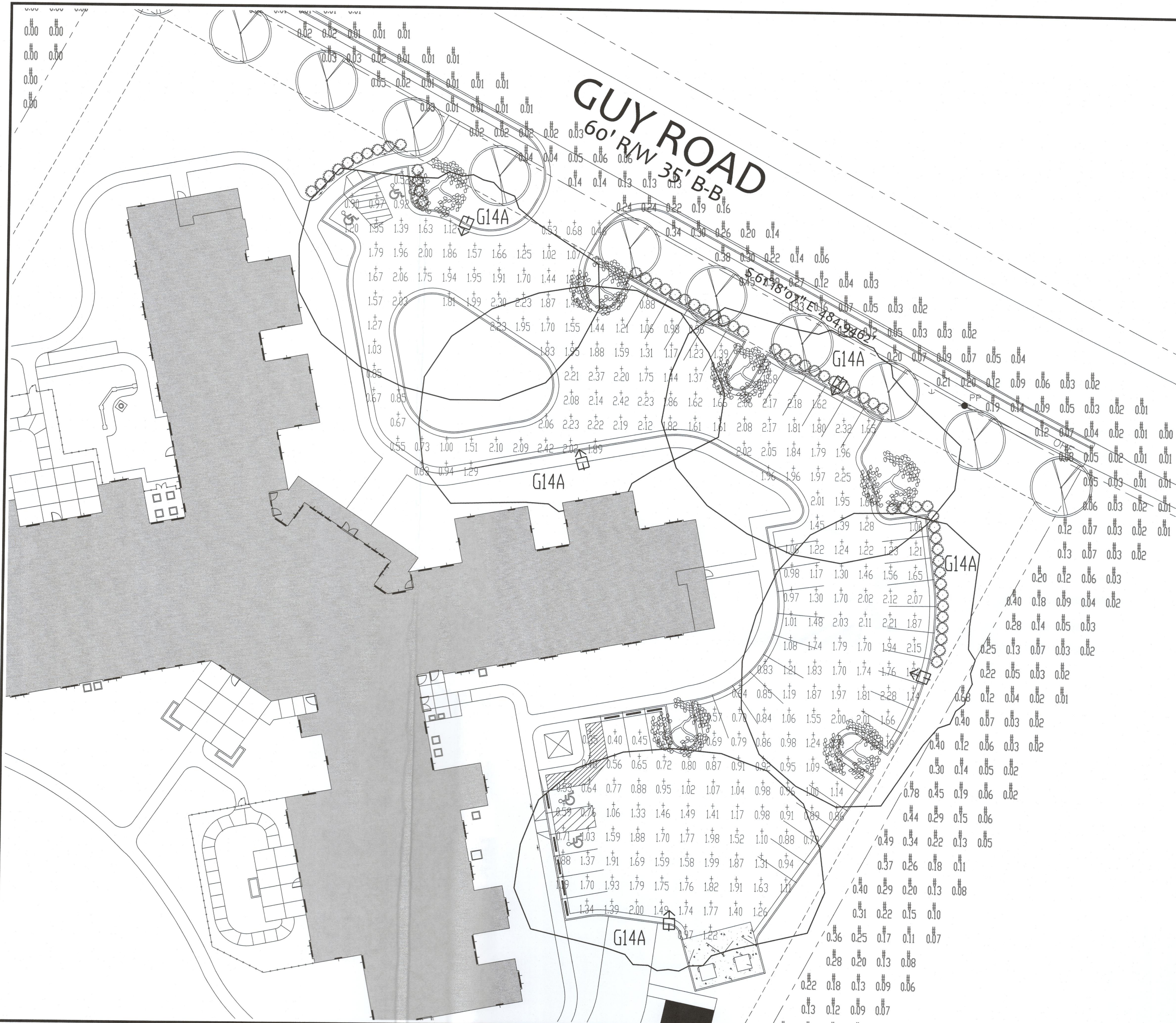
12/1/2017

SHEET

L-5

OF

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
P: (919) 464-6880 F: (919) 464-6881 E: tony@tmllg.com

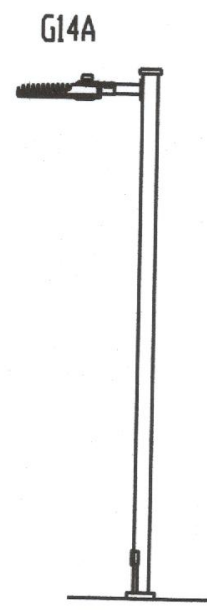
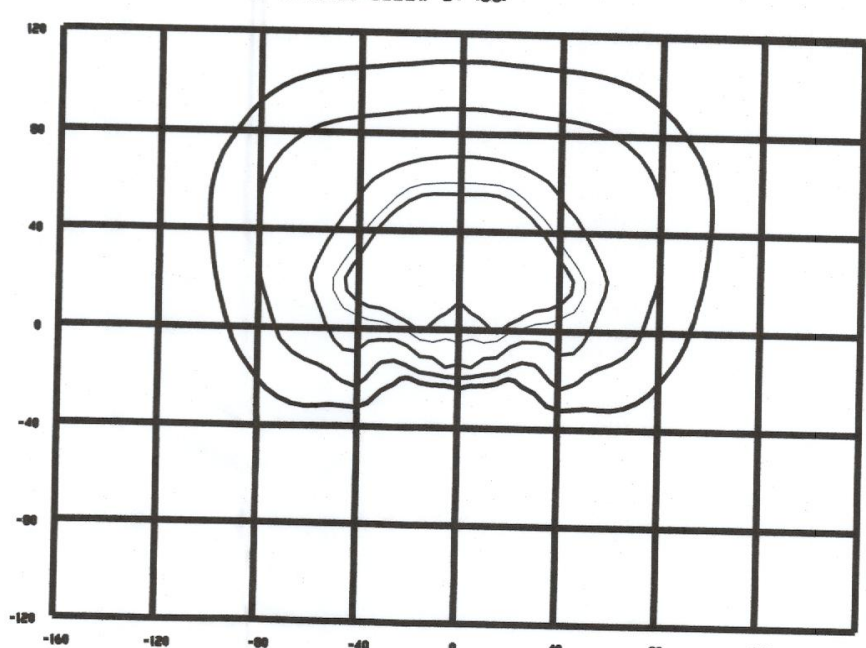


ISOFOOTCANDLE CURVES

FIXTURE: LED150 SITELIGHTER
MOUNTING HEIGHT: 20 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
PATTERN: TYPE IV, B2-U0-G3 (zero light at or above 90 degrees)

ASSY: LFIX-SITE-LED-150-BLK-IV-MULTIV-PVT-P (BLACK)
POLE ASSY: LPOL-E-AS-STL-30FT-BLK-S0-PVT-P (BLACK)
BRACKET ASSY: LBKT-SITE-150H-BLK-UVV-STL-PVT-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.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.60 , 0.90 , 1.10

CALCULATION SUMMARY

AREA NAME	DISCOUNT	GRID / TYPE	FEET	SPAC	GROUP	AVG	MAX	MIN	MAX/MIN	AVG/MIN
New Area	0.5500/0.5925 ft	Parking Property Line	354 372	10.00	(4)	1.45 0.87	12.42 6.76	0.35 0.00	1.59 N/A	4.18 N/A

OPTION 07-0252 LUMINAIRE SCHEDULE

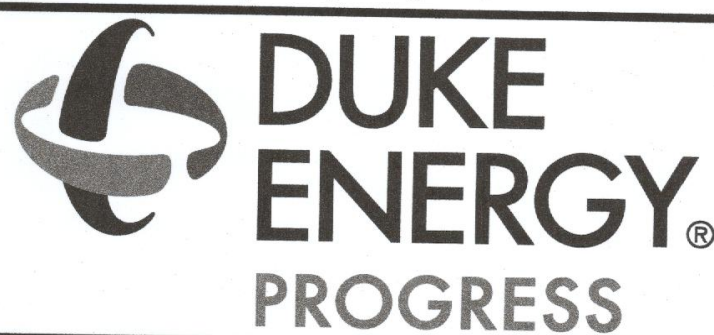
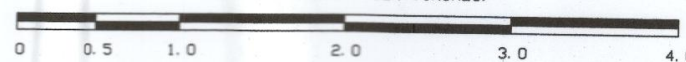
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/HALLAST	LLF	DTY
G14A	8	GE LIGHTING SOL GE150 4-T/P/PLE GE 150 GE150 4-T-1/P/PLE	LED 4000K	17145	GE SiteLighter	0.85	5

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)



PROPRIETARY & CONFIDENTIAL

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

CARILLON
CLAYTON, NC

SITE LIGHTING PLAN

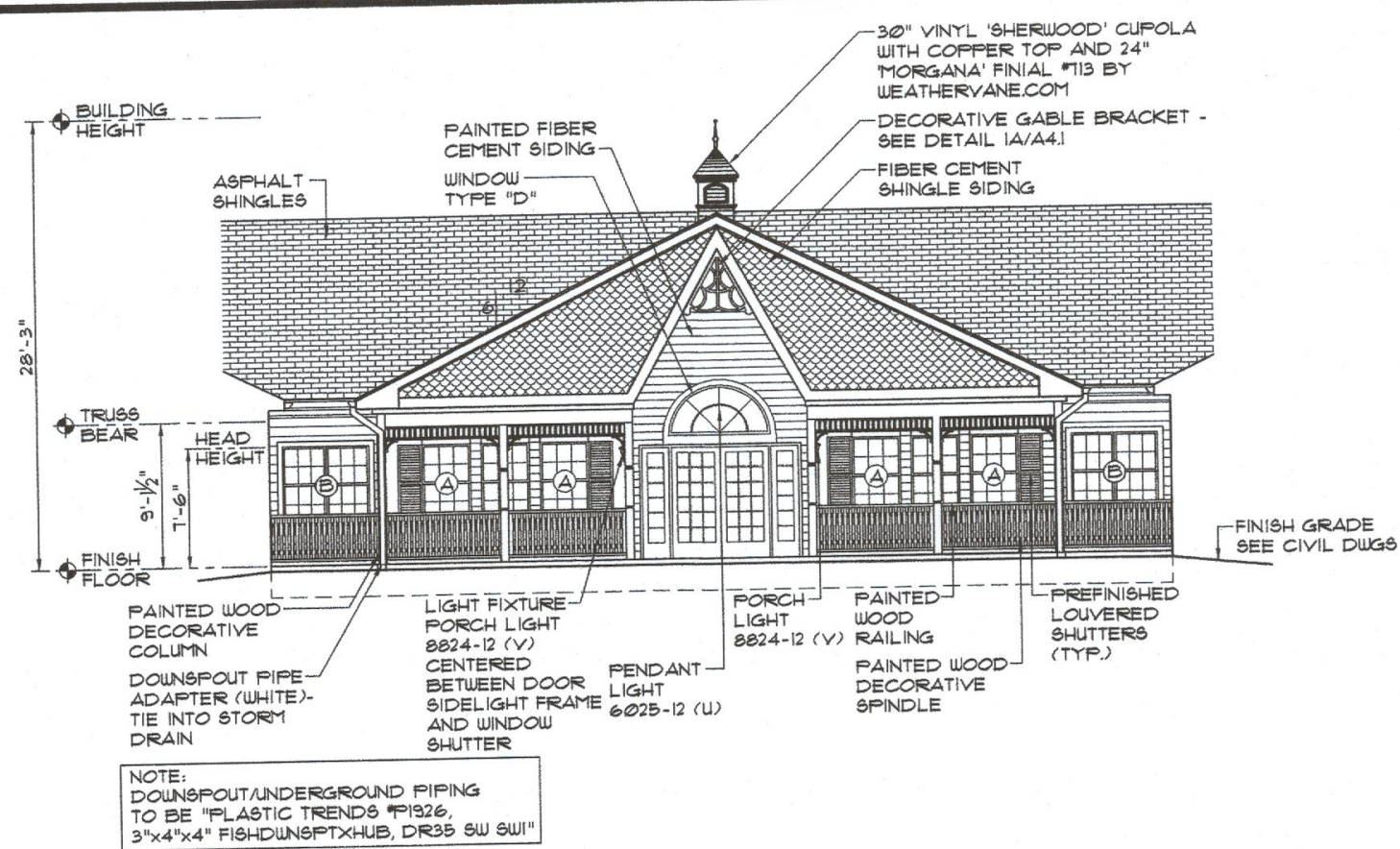
Designed by DEP LIGHTING SOLUTIONS

Reviewed by T. Ferguson Scale 1" = 20'

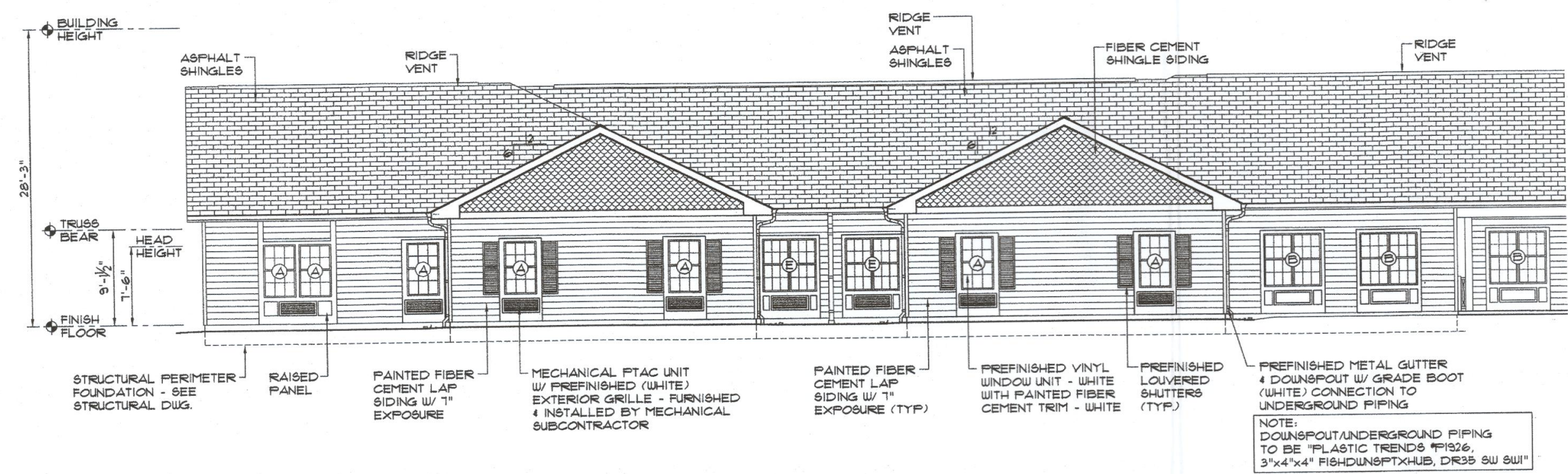
Date 11/30/2017 Size "Arch D"

Description LED 150 SiteLighter

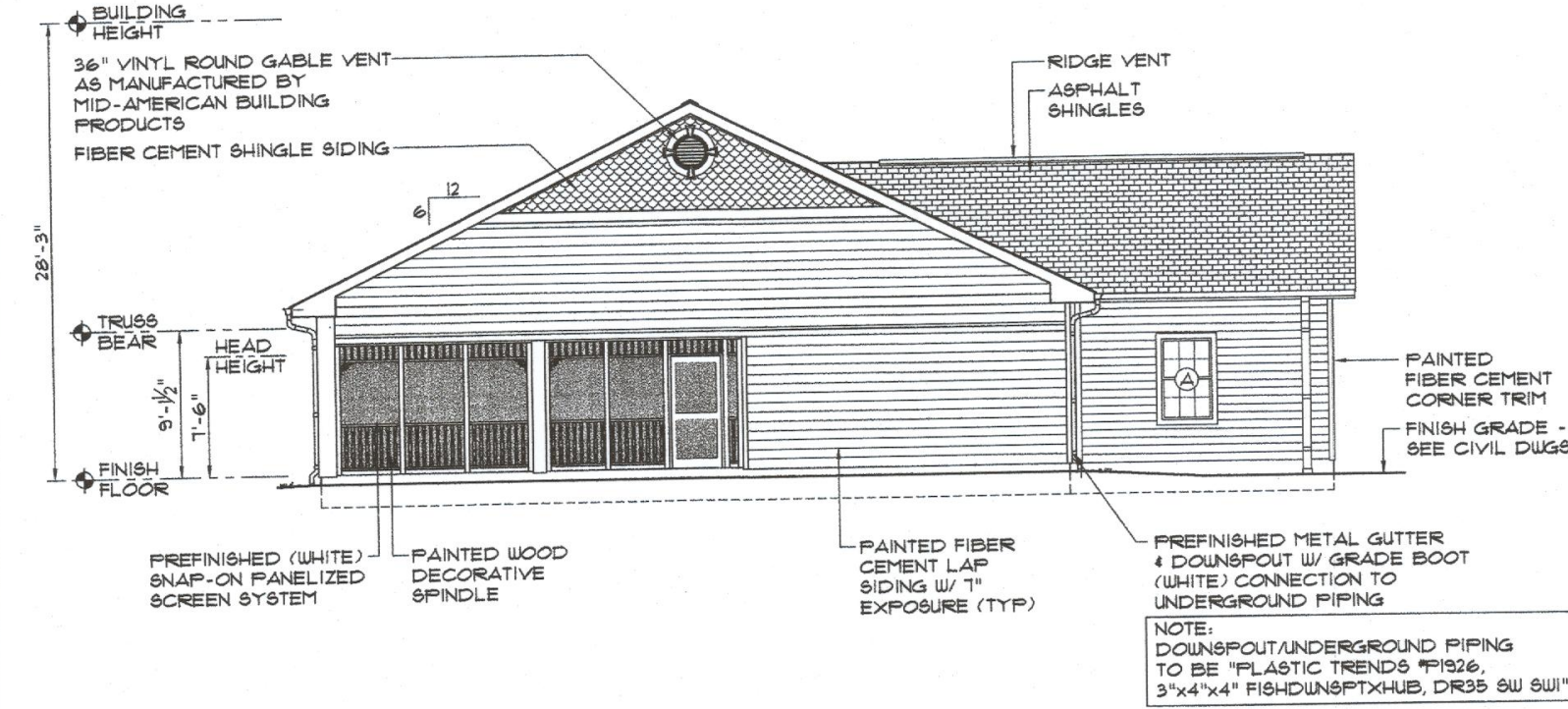
Drawing No. 17-0252A Sht. L-6



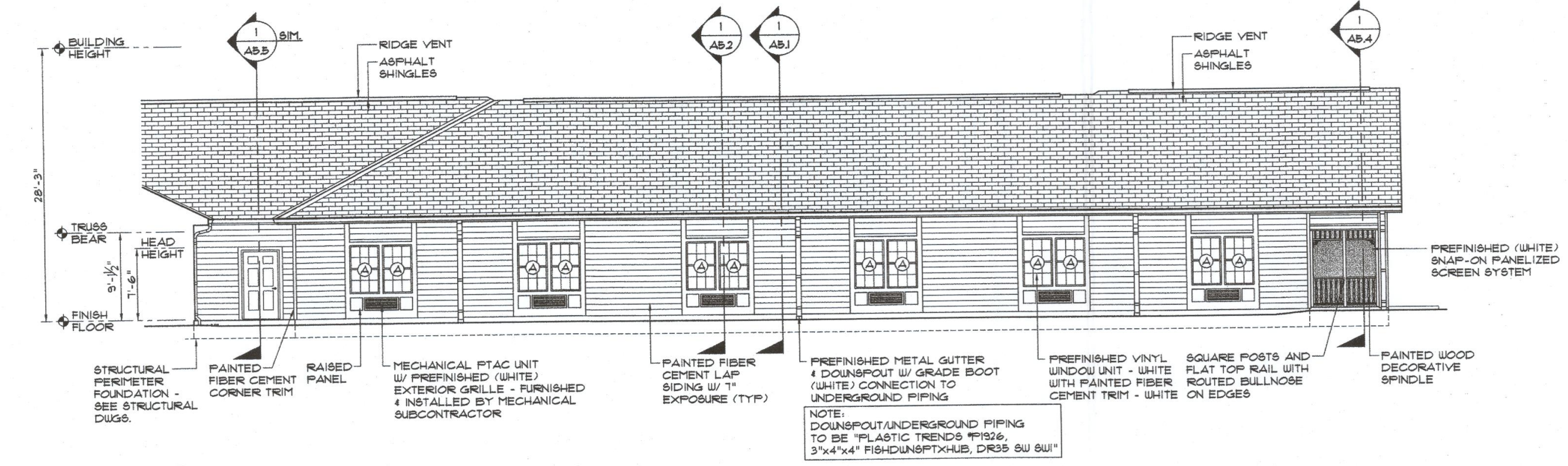
1 FRONT ENTRY ELEVATION (A WING)
SCALE: N.T.S.



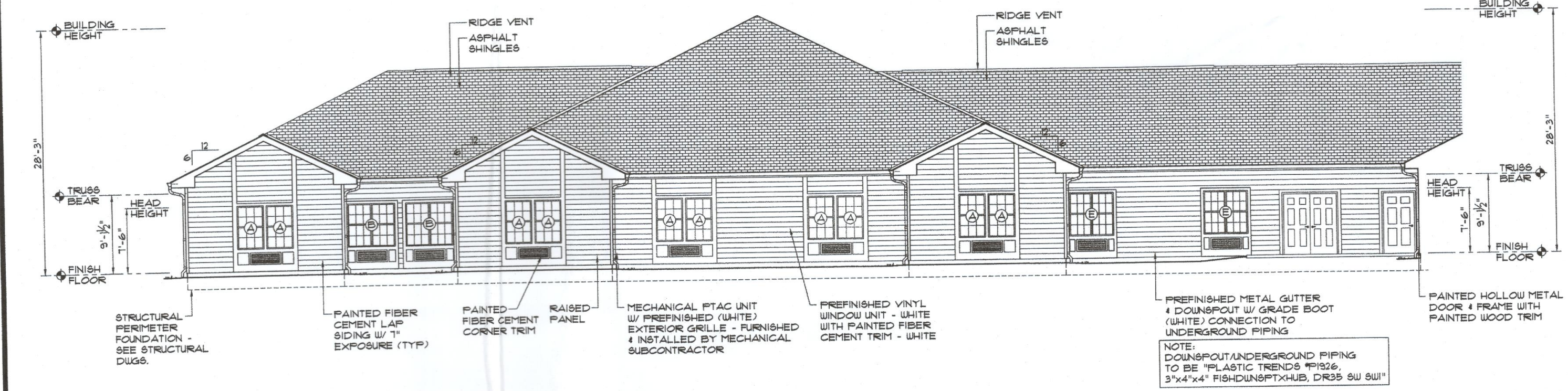
2 FRONT ENTRY ELEVATION (A WING)
SCALE: N.T.S.



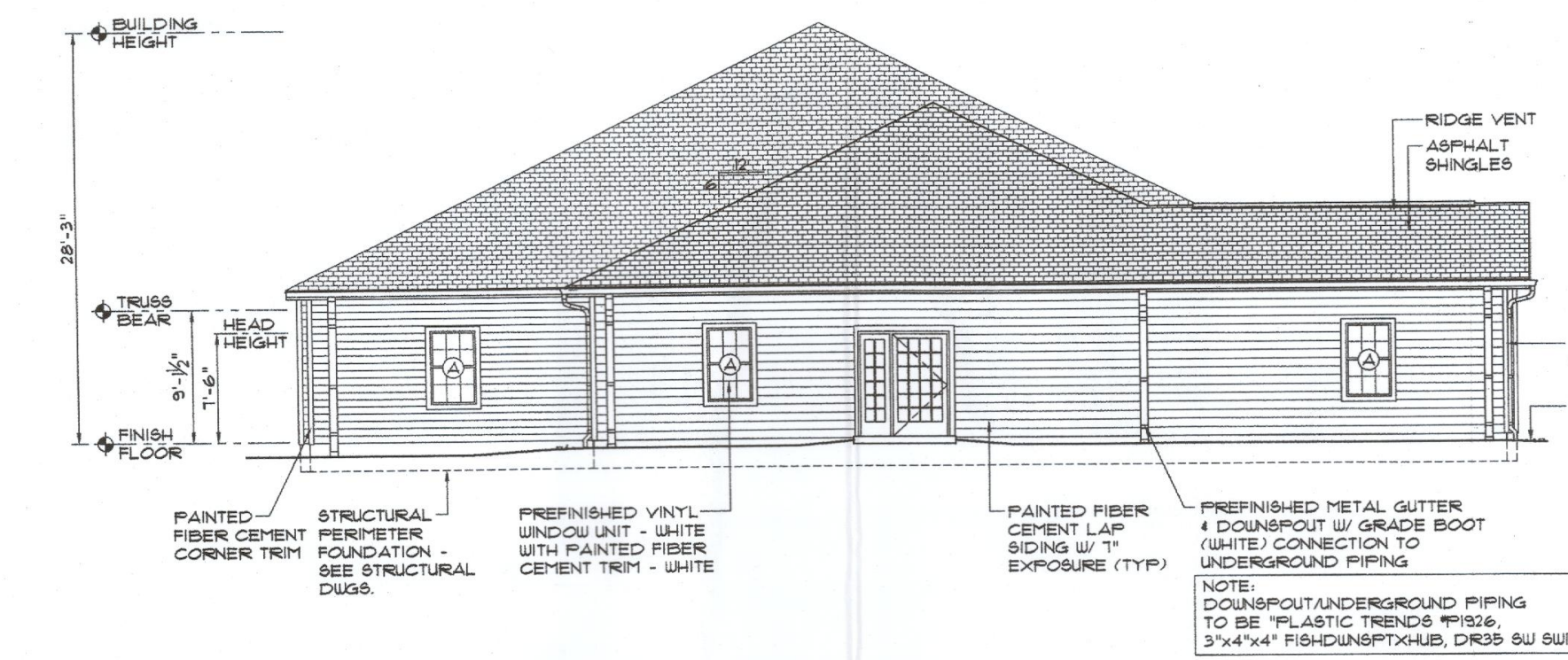
3 SIDE ENDWALL ELEVATION (A WING)
SCALE: N.T.S.



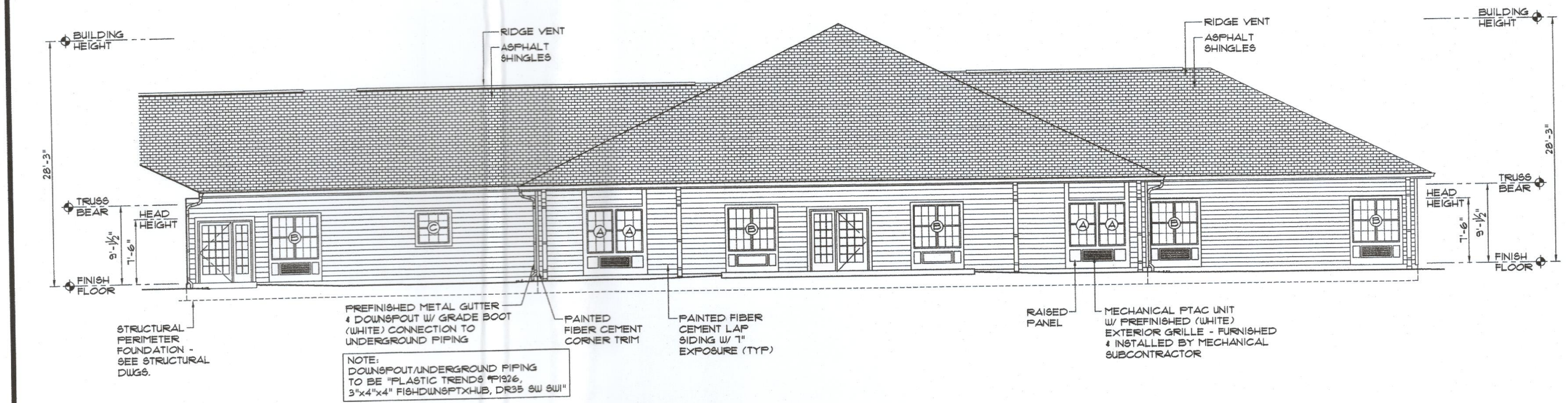
4 REAR ELEVATION (A WING)
SCALE: N.T.S.



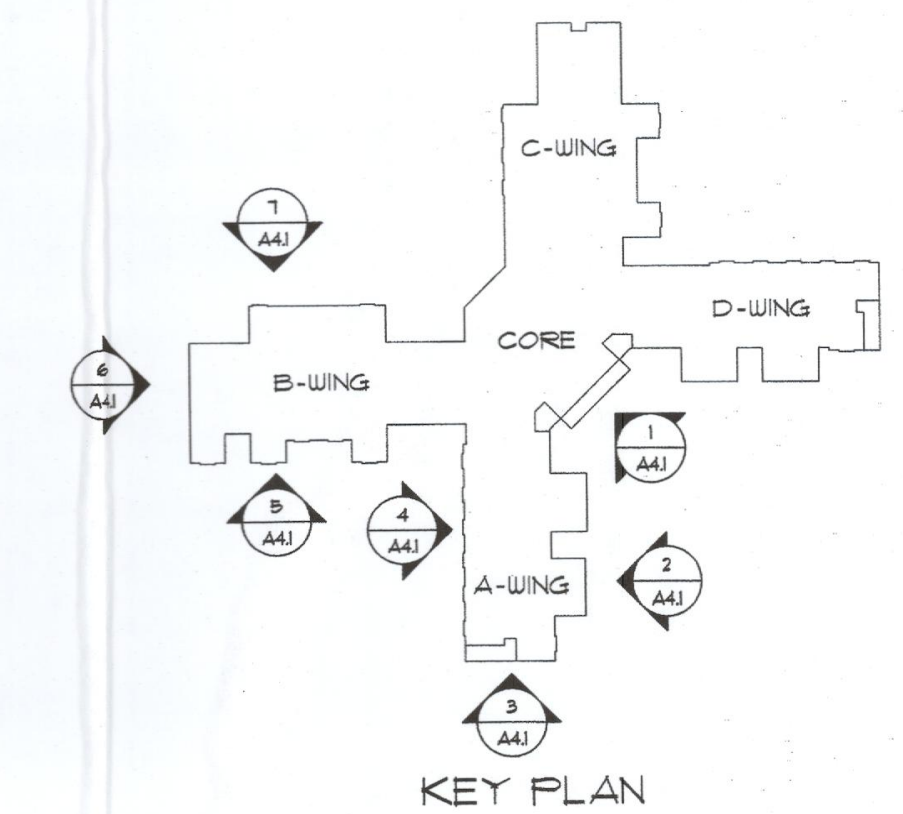
5 SIDE ELEVATION (B WING)
SCALE: N.T.S.



6 REAR ENDWALL ELEVATION (B WING)
SCALE: N.T.S.

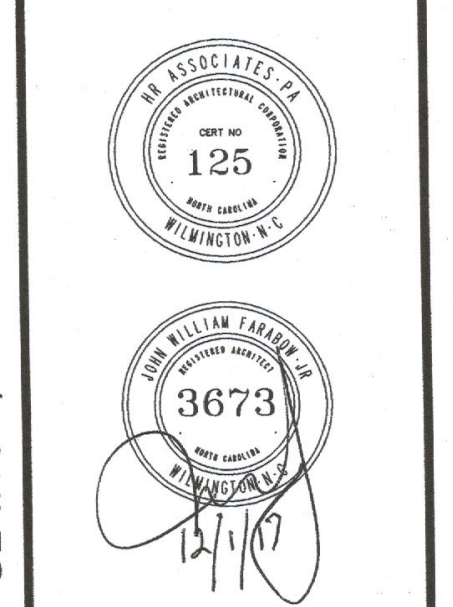


7 SIDE ELEVATION (B WING)
SCALE: N.T.S.



h r a
H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008
RALEIGH
T. 919.838.8304

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



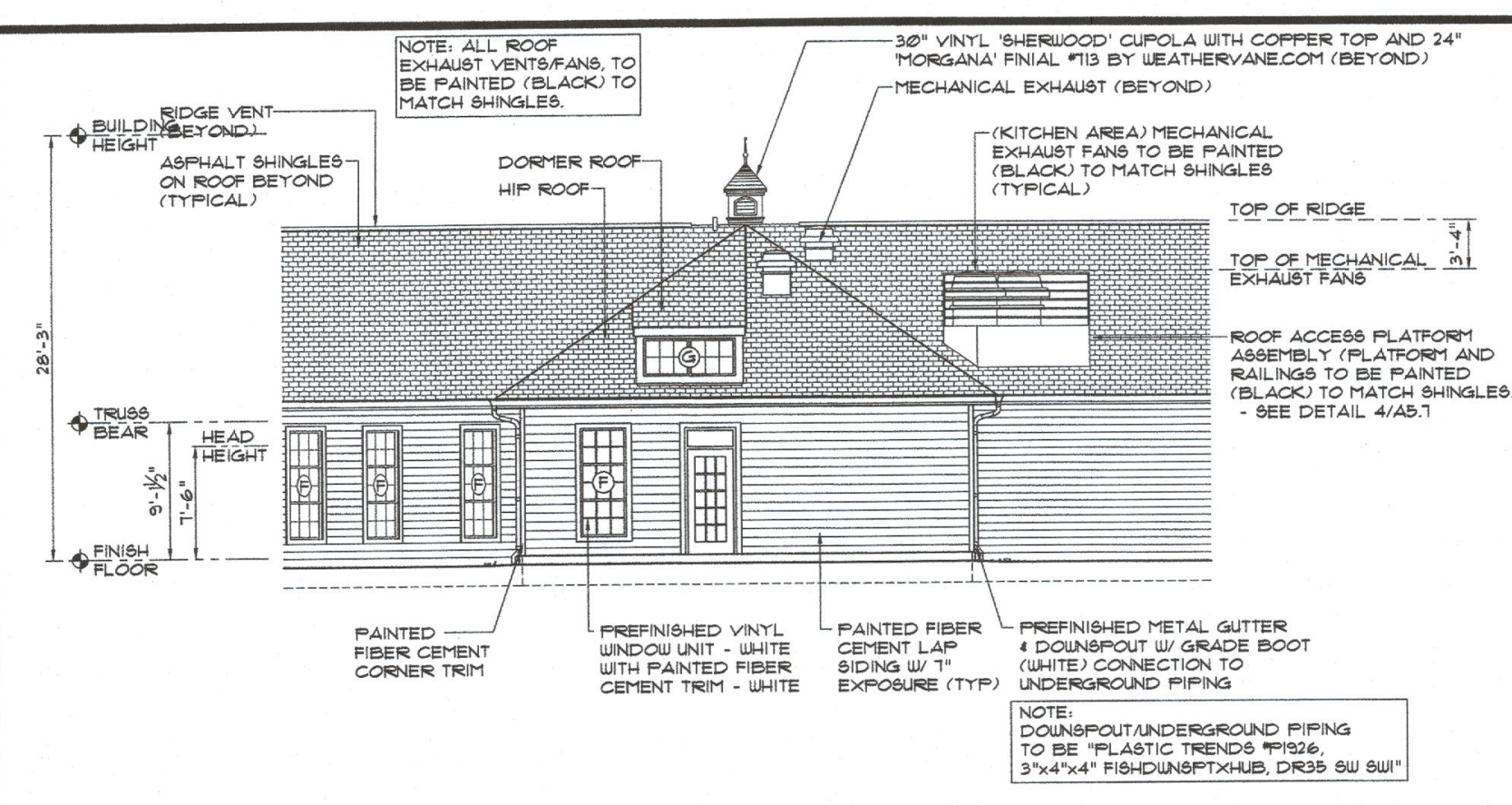
PROJECT ARCHITECT
JOHN W. FARABOW, JR. AIA
PROJECT MANAGER
GEORGE GALLOP
CHECKED BY
JOHN W. FARABOW, JR. AIA
DRAWN BY
GEORGE GALLOP

010001	SITE PLAN
010002	SUBMITTAL
010003	
010004	
010005	
010006	
010007	
010008	
010009	
010010	

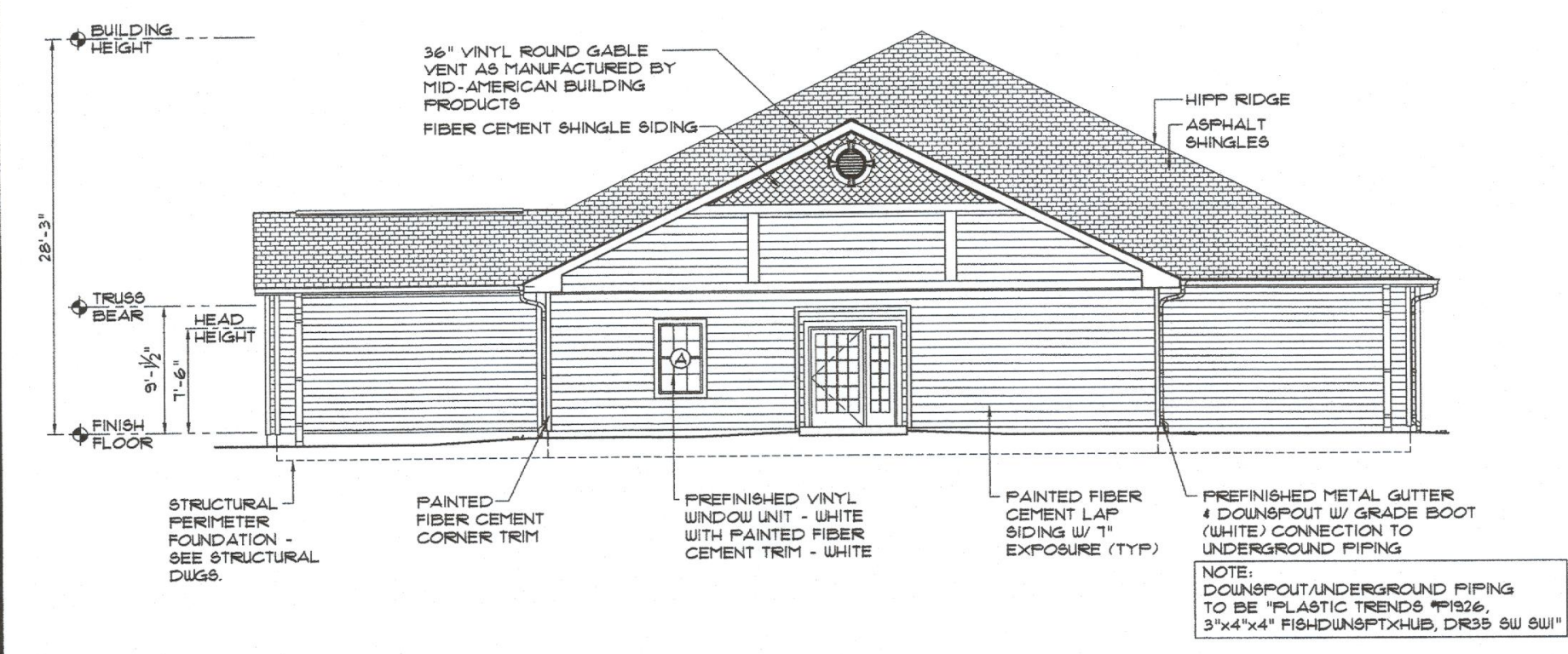
REVISIONS

PROJECT NUMBER
151817.00
DRAWING NUMBER
EXTERIOR ELEVATIONS

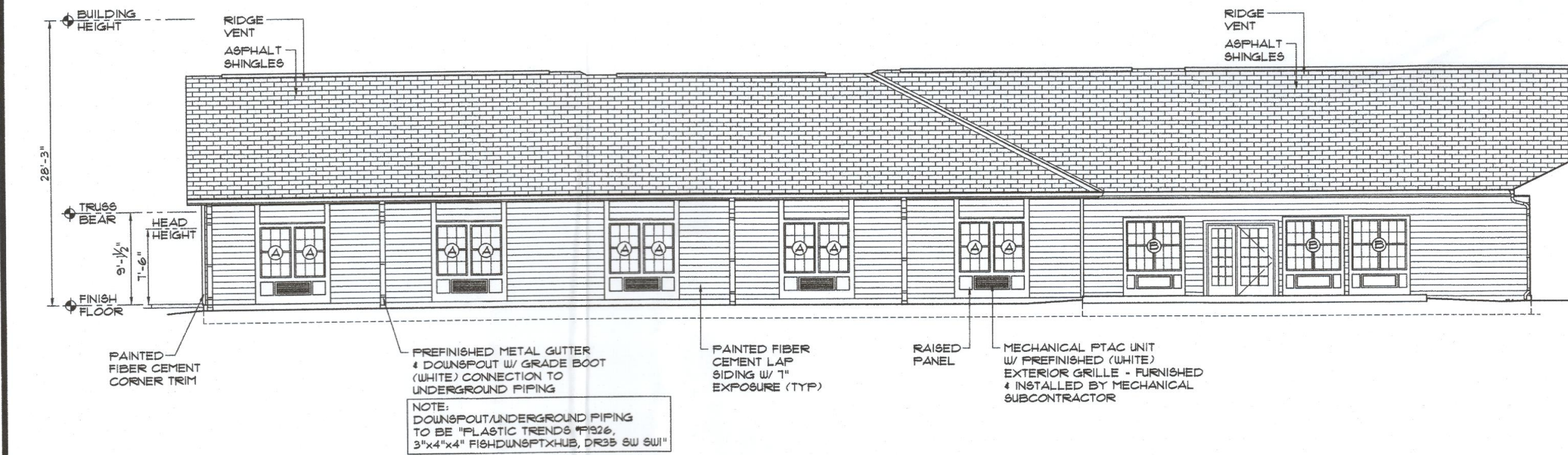
A4.1
1 DECEMBER 2017



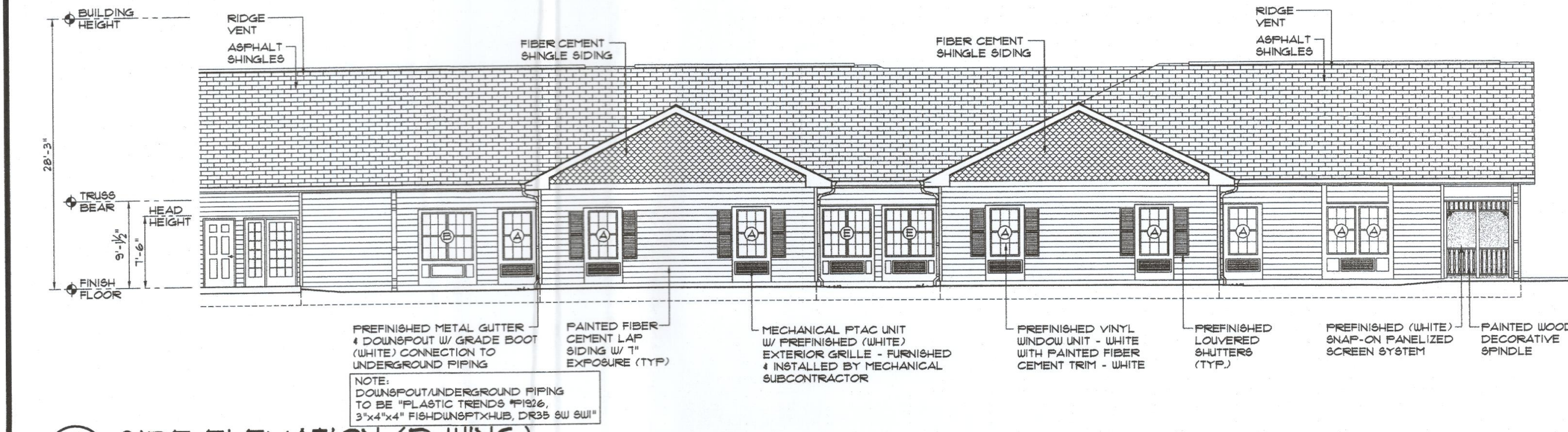
1 REAR ELEVATION (DINING)
A4.2
SCALE: N.T.S.



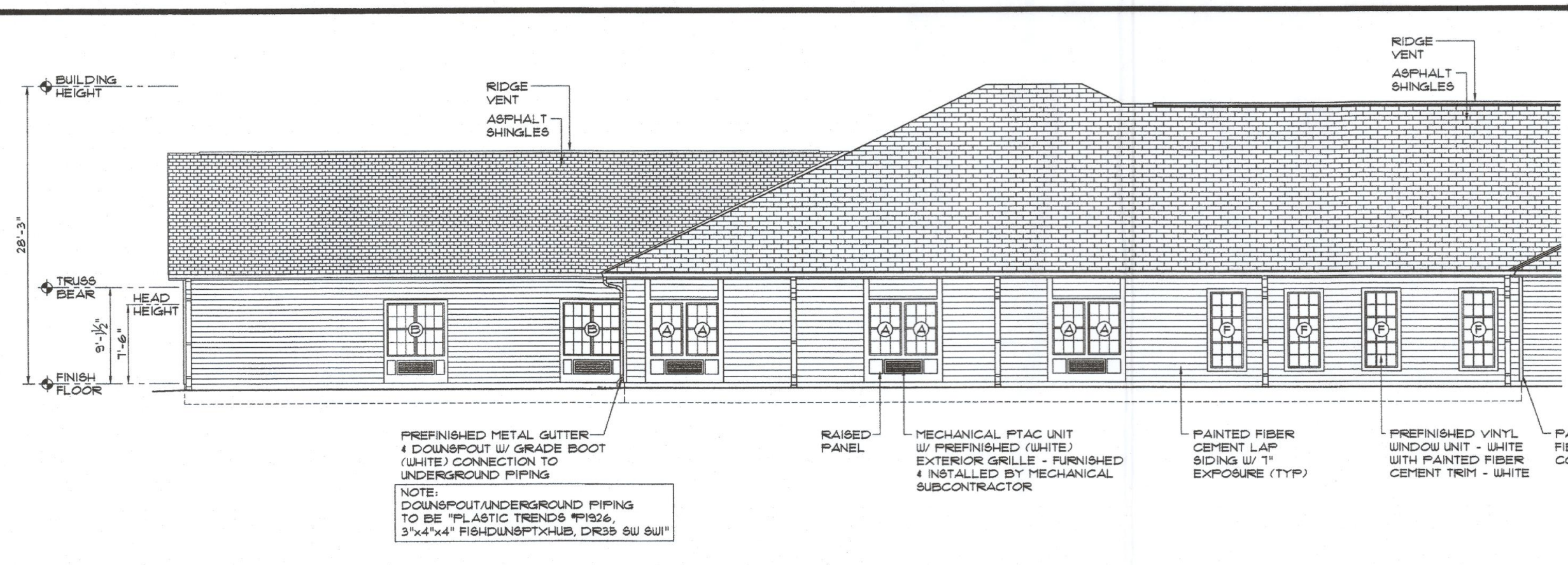
3 REAR ENDWALL ELEVATION (C WING)
A4.2
SCALE: N.T.S.



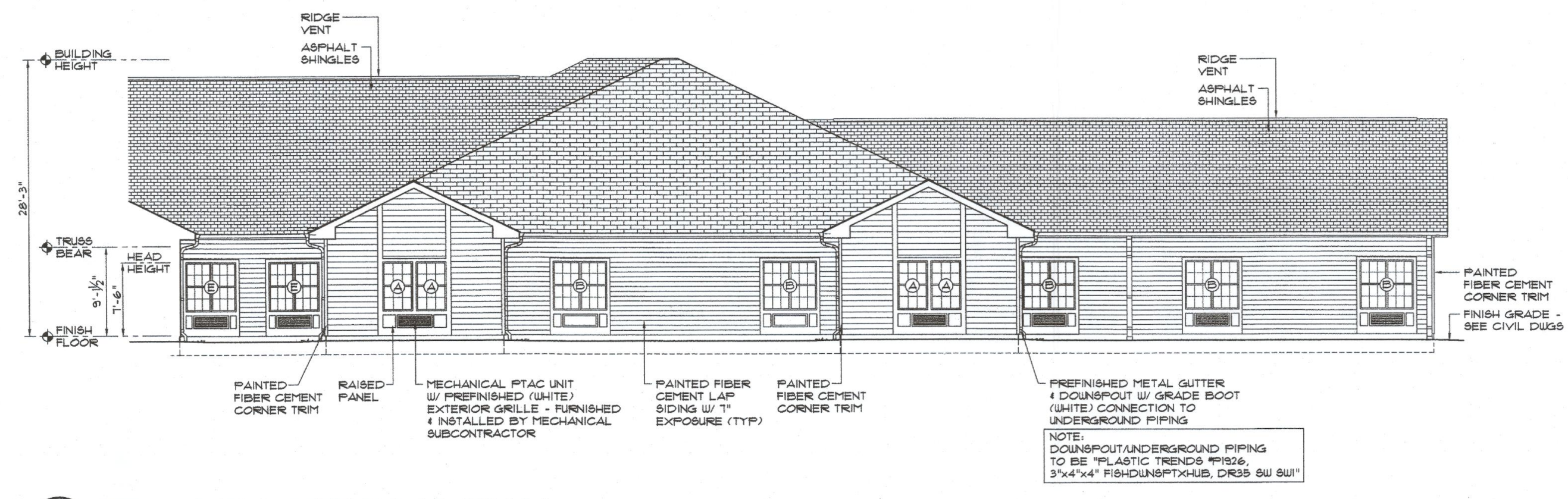
5 SIDE ELEVATION (D WING)
A4.2
SCALE: N.T.S.



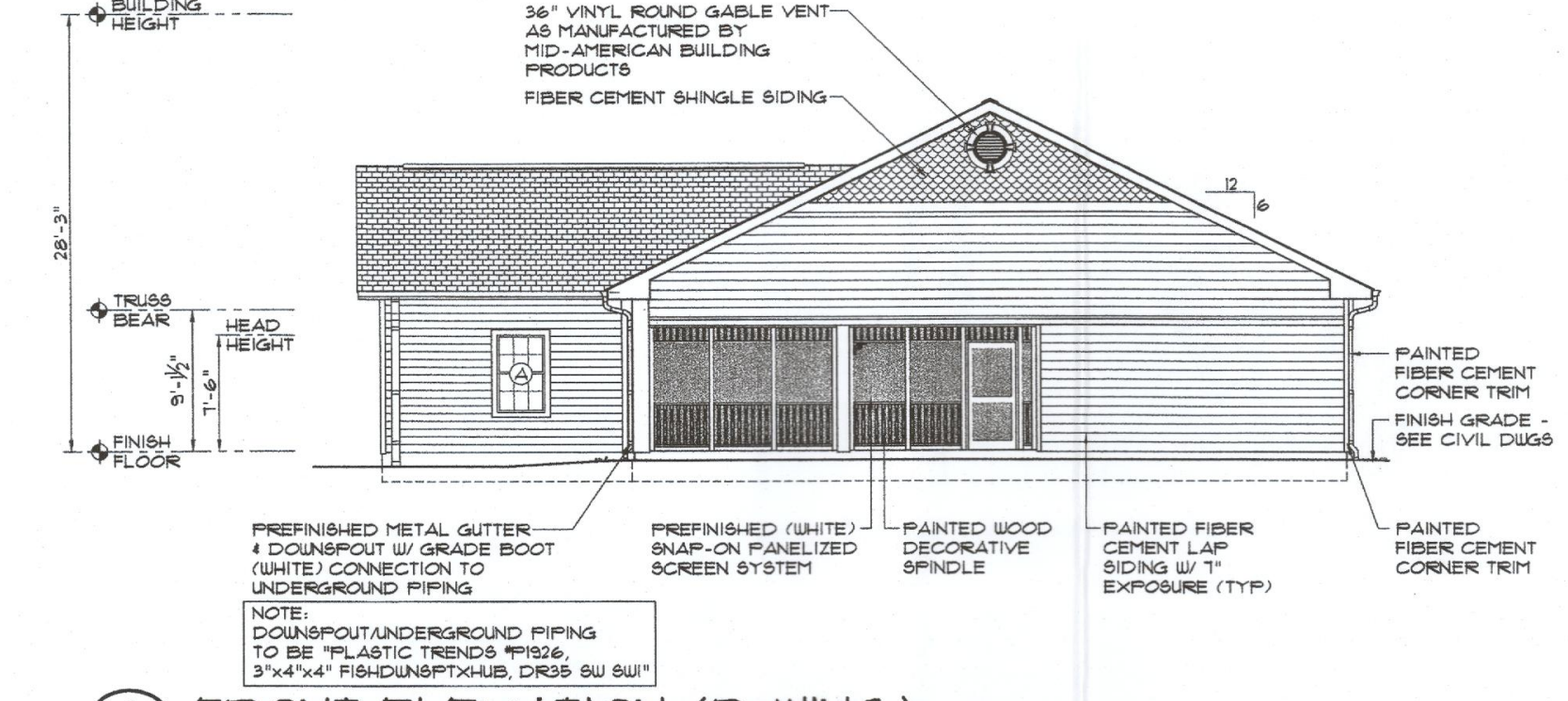
7 SIDE ELEVATION (D WING)
A4.2
SCALE: N.T.S.



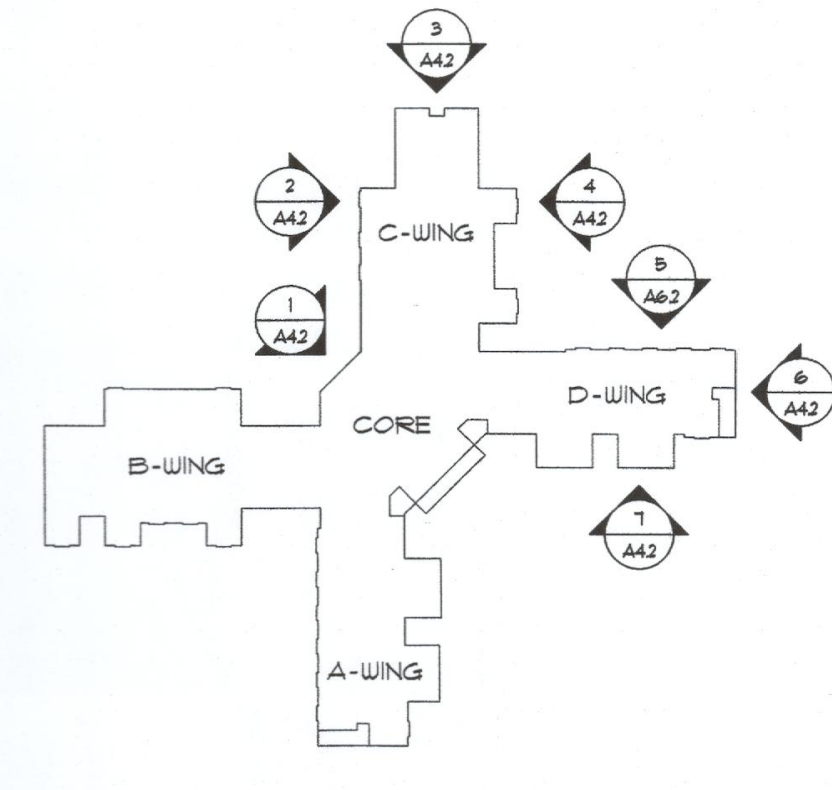
2 REAR ELEVATION (C WING)
A4.2
SCALE: N.T.S.



4 FRONT ELEVATION (C WING)
A4.2
SCALE: N.T.S.



6 FRONT ELEVATION (D WING)
A4.2
SCALE: N.T.S.



KEY PLAN

h r a
H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008
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

5/5/2011	SITE PLAN SUBMITTAL

REVISIONS

PROJECT NUMBER
151817.00

DRAWING NUMBER
EXTERIOR ELEVATIONS

A4.2
1 DECEMBER 2017



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

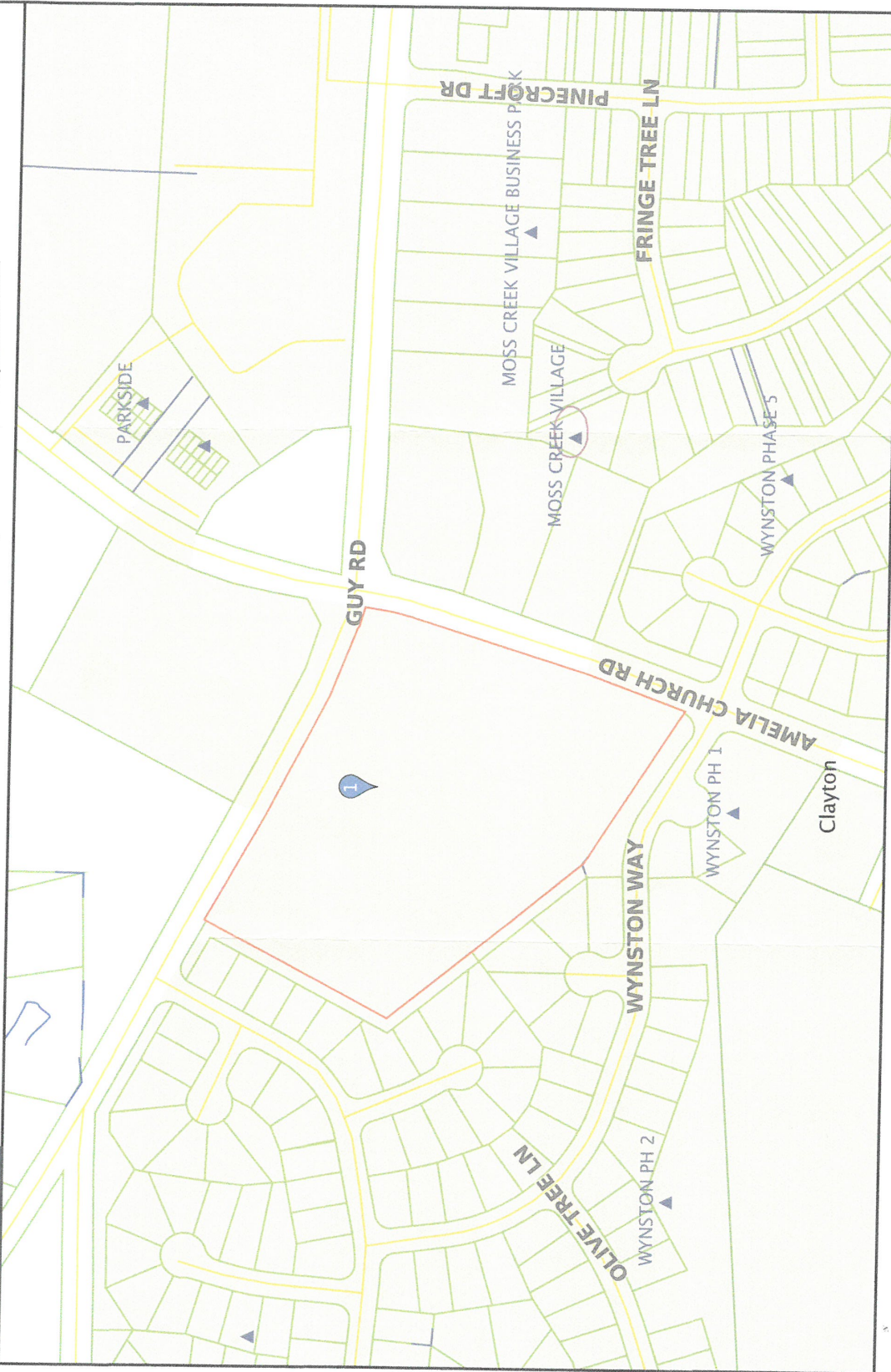
CC: Town of Clayton Planning Department

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		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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

MAJOR SITE PLAN APPLICATION

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

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

SITE INFORMATION

☒ New Major Site Plan

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

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

County Tag #: 05G02009S NC PIN: 165801-09-4412

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

Existing Use: Undeveloped Proposed Use: Assisted Living Facility

Zoning District: B-2

Is project within a Planned Development?

☒ No

☐ Yes (list): _____

Is project within an Overlay District?

☒ No

☐ Yes (list): _____

FOR OFFICE USE ONLY

Date Received:

RECEIVED
DEC 01 2017

Amount Paid: _____

File Number: 2017-192-SP

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATIONName: Jane Smith QTIP Trust, John Hine, TrusteeMailing Address: 208 S. Williams Street, Goldsboro NC 27530Phone Number: 919-735-7275Fax: 919-736-3297

Email Address: _____

APPLICANT INFORMATIONApplicant: Tony M. Tate Landscape Architecture, PAMailing Address: 5011 Southpark Drive, Ste. 200 Durham, NC 27713Phone Number: 919-484-8880Fax: 919-484-8881Contact Person: Pamela PorterEmail Address: pam@tmtla.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany a Major Site Plan application.*

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed 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. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

We are submitting a site plan for an assisted living facility on a portion of the 9.61 AC tract of land located at the southwest corner of Guy Road and Amelia Church Road. Our site will consist of the western portion of this 9.61 AC tract.

Occupancy will be around 70 residents. Facility will have a total of 45-65 employees (split between 3 shifts).

Parent parcel will be subdivided.

Facility will have low traffic impact. No TIA is required.

APPLICANT AFFIDAVIT

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

Pamela Porter
Print Name

Paula Pk
Signature of Applicant

12.1.17
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.

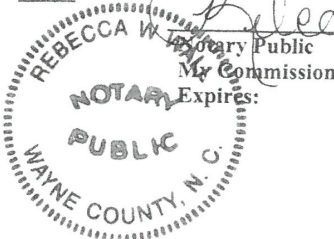
OWNER AUTHORIZATION:

P. Jane 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

Page 9 of 9



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

Planning Board
March 26, 2018

STAFF REPORT

Application Number: 2017-192-SP

Project Name: Carillon Assisted Living Facility Major Site Plan

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

Public Noticing:

- Neighborhood meeting held on January 10, 2018
- Sign posted January 12, 2018

REQUEST: The applicant is requesting major site plan approval to develop a congregate living facility on a portion of the subject property. A special use permit application (2017-193-SUP) is running concurrently with this request.

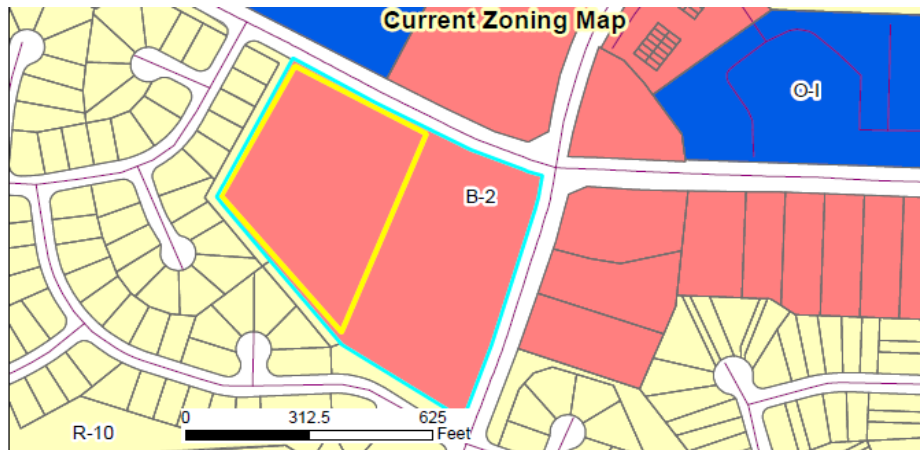
SITE DATA:

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
Impervious Surface:	36.8%
Required Parking:	1 space per unit (48) and 1 space per 200 SF of office (357 SF)= 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 driveway off Guy Road. This connection will only be utilized for emergency vehicles.

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval to develop a 35,900 square foot congregate living facility on 5.13 acres of the overall 9.61 acre subject property, which is zoned Neighborhood Business (B-2). This facility will focus primarily on memory care and consist of 48 units (84 beds). A Special Use Permit application (2017-193-SUP) is running concurrently with this request to permit the use of "Congregate Living Facility". This special use

permit would only be applicable to the 5.13 acres portion as noted within the special use permit application and shown on the major site plan.

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).

Landscaping and Buffering

The applicant is providing a required Class “A” landscape buffer along Guy Road, as well as a Class “B” landscape buffer along the northwestern and southwestern property lines to shield the use from view of the adjacent single-family residences. Additional landscaping is proposed to screen the parking from view of the public right-of-way and meet the UDC’s 20% lot interior landscape requirement. The applicant is also proposing to develop a stormwater pond in the rear of the property. This pond will be developed with the intent to serve both this facility, as well as future development to the east on the remainder of the tract. The applicant will provide a 4’ tall fence around the pond for safety purposes.

Traffic

The applicant was not required to submit a traffic impact analysis for this development. Due to the nature of the facility, the residents will not have access to personal vehicles and 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.

Access/Streets

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.

Multi-Modal Access

The applicant is providing sidewalk along Guy Road, for the length of the 5.13 acres included within this application. This sidewalk will connect to the sidewalk provided throughout the parking area and remainder of site to create pedestrian connectivity.

Garbage / Recycling

The applicant is proposing a dumpster to be located in the eastern portion of the site. This enclosure will be 8 feet in height, and match the materials of the primary structure as required within the UDC.

Wastewater Allocation Request

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 and the associated special use permit are approved.

Architecture/Design

The proposed building will consist of separate wings, and the applicant is proposing the siding to 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.

CONSIDERATIONS:

- This request is subject to approval of 2017-193-SUP.
- This application is subject to any conditions of approval placed on the associated special use permit application (2017-193-SUP).
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

ATTACHMENTS:

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

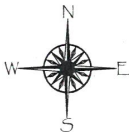
CARILLON CLAYTON
MAJOR SITE PLAN & SPECIAL USE PERMIT

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:

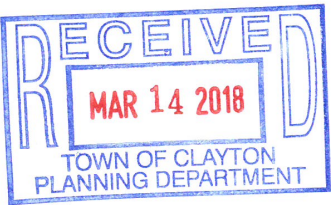
B&F CONSULTING
2805 TOBERMORY LANE
RALEIGH, NC 27606
PHONE: (919) 618-0180

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



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

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

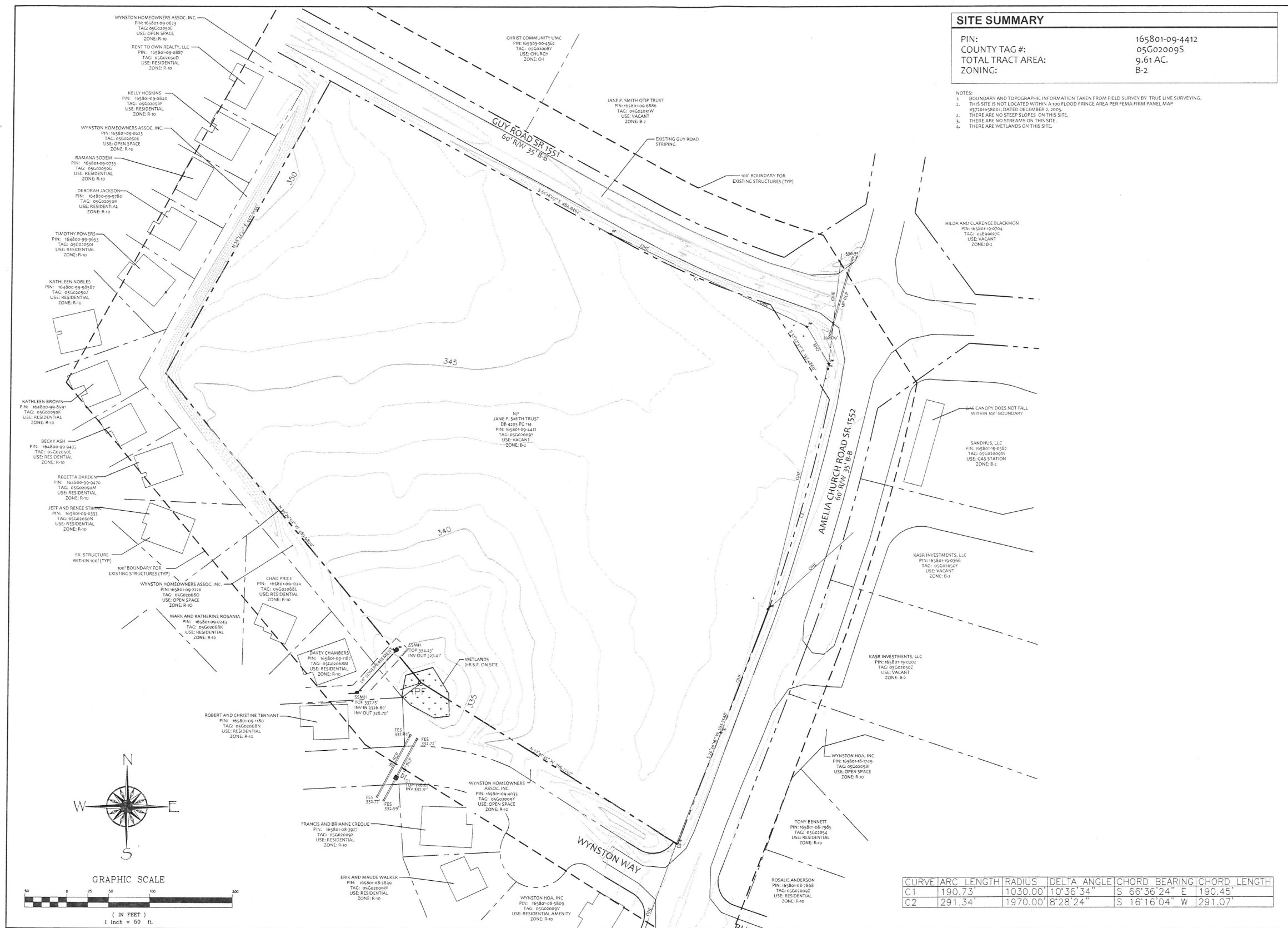
DATE:

12/1/2017

SHEET

COVER

OF



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

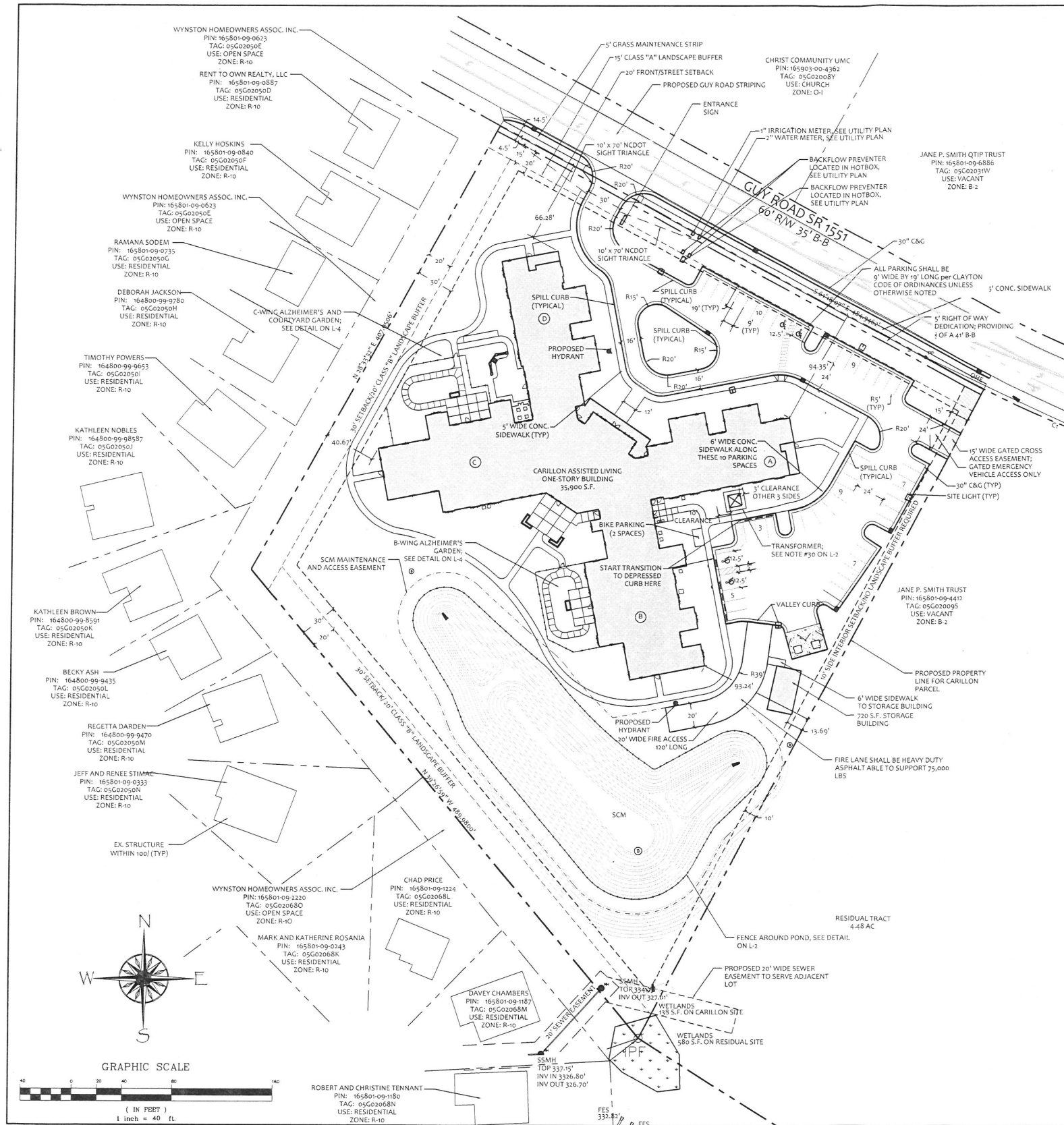
REVISIONS:	
1-3-18	
2-7-18	
3-16-18	

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

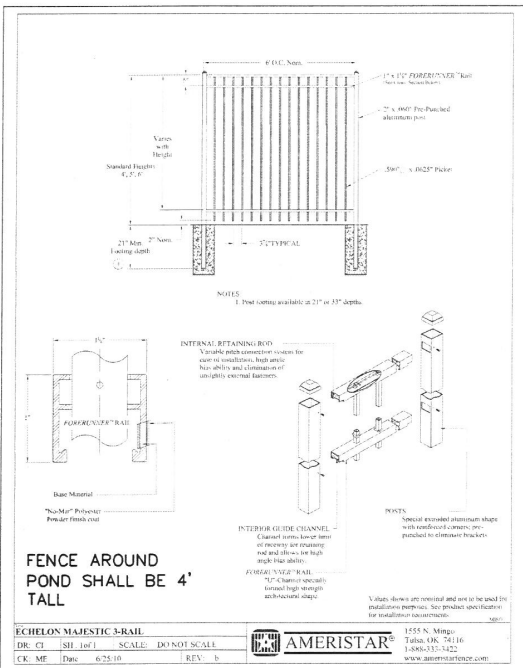
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	190.73'	1030.00'	10°36'34"	S 66°36'24" E	190.45'
C2	291.34'	1970.00'	8°28'24"	S 16°16'04" W	291.07'



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
TOWN OF CLAYTON

- NOTES:
1. Boundary and topo information taken from field survey by True Line Surveying.
 2. Contractor shall provide positive drainage away from the structure in all locations.
 3. No changes may be made to the approved drawings without written permission from the issuing authority.
 4. There are no floodplains on site per FIRM # 372015800L, dated December 2, 2005.
 5. 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.
 6. Tree protection fencing must be in place prior to any grading on the site.
 7. 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
 8. All construction shall conform to the Town of Clayton standards and specifications.
 9. All construction shall conform to all state and local standards, specifications and code requirements.
 10. Notify designer of any discrepancies. If discrepancies are found, the more stringent requirement will prevail.
 11. Do not scale drawings. Digital information is provided for construction drawings.
 12. Contractor shall coordinate all work with all construction trades before construction begins.
 13. All dimensions are referenced from back-sit-curb to back-sit-curb.
 14. All downspouts and roof drains shall be hidden and tied to the nearest catch basin or located as shown.
 15. All hand-dropped spaces shall conform to the N.C. Building Code, Volume 1-C, Accessibility Code.
 16. Erosion control plans shall be approved prior to any grading on this site.
 17. Boundary information shall be field verified by Professional Surveyor before construction staking begins.
 18. Building setbacks shall be verified by Professional Surveyor prior to digging footings.
 19. All parking areas shall be surfaced with 6" curb and 2" +/-2 asphalt. 30" concrete curb typical.
 20. All drive aisles shall be surfaced with 8" curb and 2" +/-2 asphalt. 30" concrete curb typical.
 21. The General Contractor shall be responsible for the reconstruction of any proposed easements prior to obtaining the Certificate of Occupancy.
 22. All signage shown is schematic and shall be constructed per Town of Clayton standards and shall be approved thru the Inspections Department.
 23. All buildings shall be taken from architectural drawings by H.R. Associates.
 24. Provide electrical service to all sign locations.
 25. The General Contractor shall be responsible for the reconstruction of any proposed easements and plots prior to obtaining the Certificate of Occupancy.
 26. All grades shown are finished grades and shall include landscape mulching. Never fill much above F.F.E.
 27. The sidewalk shall meet the building at F.F.E. (finished floor elevation) at all points.
 28. There are wetlands located on site.
 29. All parking on site shall be regular parking unless otherwise noted.
 30. 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. TAIE 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

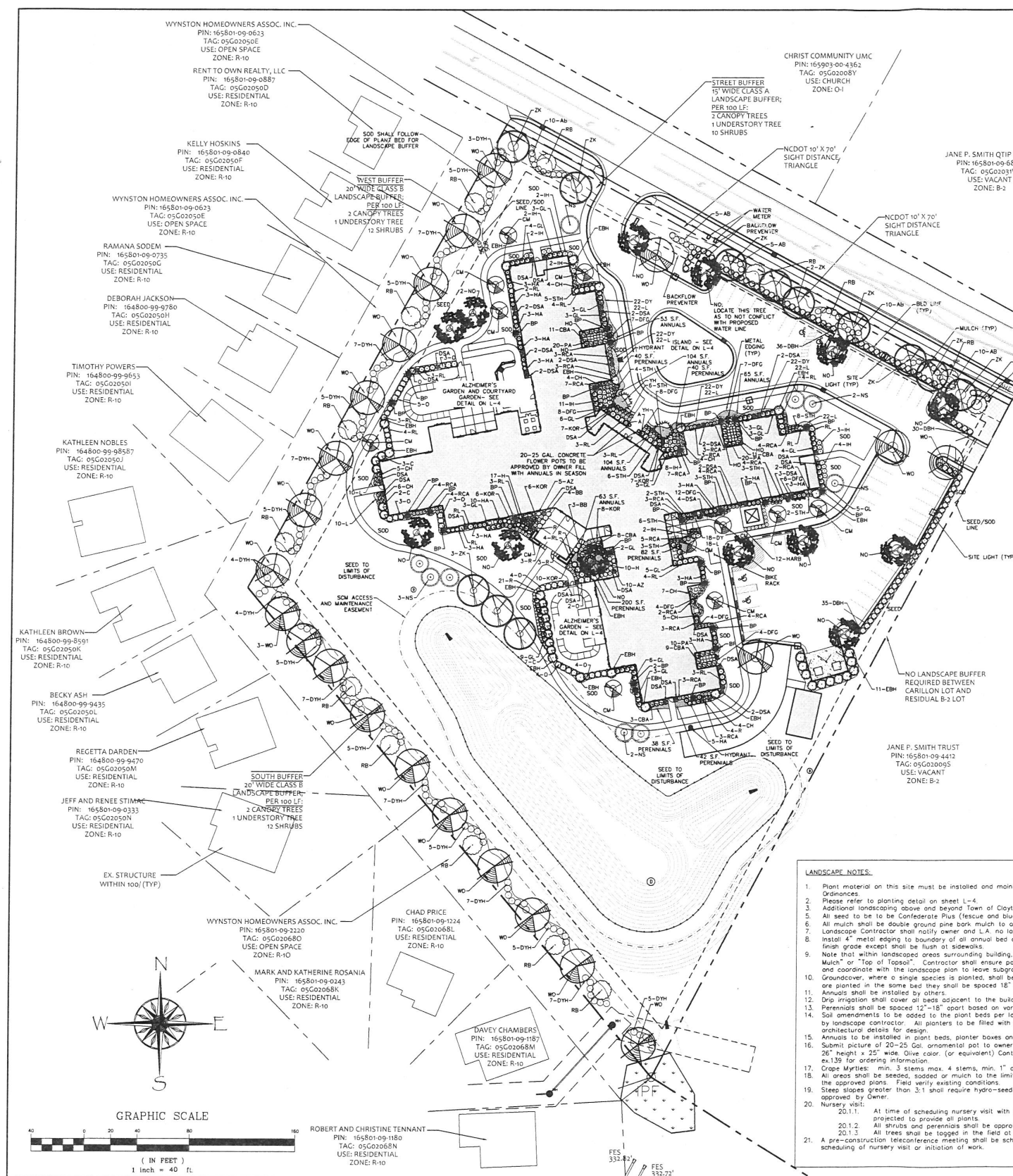


REVISIONS:

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./233,505.60 S.F.
20% OF 233,505.60 = 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							
ZK	Zelkova serrata 'Village Green'	Village Green Zelkova	2 1/2" CAL @ 8' HT	B&B	12	Street Buffer/Site	
QO	Quercus rubra	Red Oak	2 1/2" CAL @ 8' HT	B&B	13	VUA/Site	
WC	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
CC	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 Cornut Holly	36" HT	Cont.	114	VUA Parking Screen/Lt. Screen	
DYH	Ilex verticillata 'Halo'	Halo Yew 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 Juniper	5 1/4" min	Cont.	25		
DSA	Thuja occidentalis 'Depressa' 'Semi'	Depressa Spine Arborvitae	5 1/4" min	Cont.	40		
A	Chamaecyparis obtusa 'Nana' 'Cypress'	Nana Cypress	4-5 HT	Cont.	2		
EBH	Ilex x 'Emily Bruner'	Emily Bruner Holly	36" HT	Cont.	25		
C	Camellia japonica 'Vandalina'	Vandalina Camellia	36" HT	Cont.	25		
O	Dianthus barbatus	Flamingo Tea Olive	48" HT	Cont.	54		
BB	Vaccinium corymbosum 'Blueberry Bush'	Blueberry Bush	24" HT	Cont.	18		5' Buffer and 5' Curbway min. in field for cross-pollination
RL	Lonicera caerulea var. reuteri 'Rubi'	Ruby Chainlink Fingeflower	24" HT	Cont.	65		
HO	Eucalyptus japonica 'Greenpeace'	Greenpeace 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 'Candida'	Candida 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		
CBA	Rhododendron 'Coral Belle'	Coral Belle Azalea	18" HT	Cont.	42		
GS	Buxus x 'Green Gem'	Green Gem Boxwood	18" HT	Cont.	69		
RI	Abelia x 'grandifolia'	Grandifolia Abelia	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.	66		
DFG	Perennium 'apocryphes' 'Haven'	Dwarf Fountain Grass	1-6' tall	Cont.	74		
HEU	Fuchsia 'Lacina' 'Nana'	Dwarf Fuchsia	1-6' tall	Cont.	45		
R	Rosa x 'Sweet Drift'	Sweet Drift Rose	1-6' tall	Cont.	33		
SE	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1-6' tall	Cont.	58		
LE	Lonicera 'Moulin Rouge' 'Whisper'	Green Lonicera	1-6' tall	Cont.	304		
DY	Hemerocallis 'Chicago Cherry'	Chicago Cherry Daylily	Bush	Cont.	170		
FC	Ficus 'Ficus' 'Ficus'	Ficus	6" Pot Min.	Cont.	54		
PA	Practyandra terminalis	Japanese Spurge	6" Pot Min.	Cont.	52		
PER	Perennium (see Perennium spec)		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 Confederate 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 Liriodendron (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.
 - All shrubs and perennials shall be approved in bulk by L.A. 201.2. 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.
 23. 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.
 24. 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.
 25. Any additional visits required beyond those specified of above specifications shall be backlogged directly to the Contractor.
 26. Refer to the Carillon Clayton construction specifications manual for more stringent site requirements and specifications on soil amendments.
 27. Locate all irrigation valve boxes within the turf areas.
 28. All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
 29. All landscape beds shall have positive drainage away from all structures.
 30. Roll top vinyl edging shall be used in all locations where mulch is adjacent to the sidewalk.
 31. Pot for courtyard fountain shall be specified by Owner.
 32. 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.
 33. 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.
 34. All rooftop and ground mounted mechanical equipment will be completely screened from view.
 35. 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

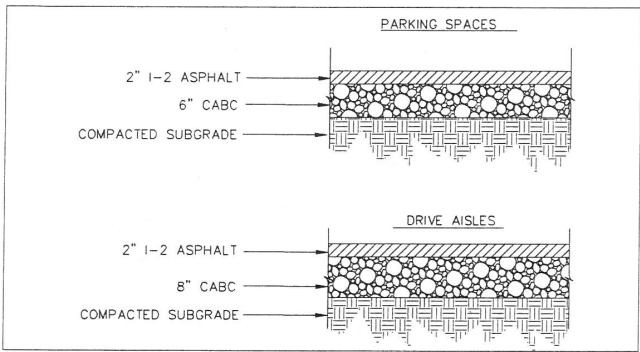


REVISIONS:

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

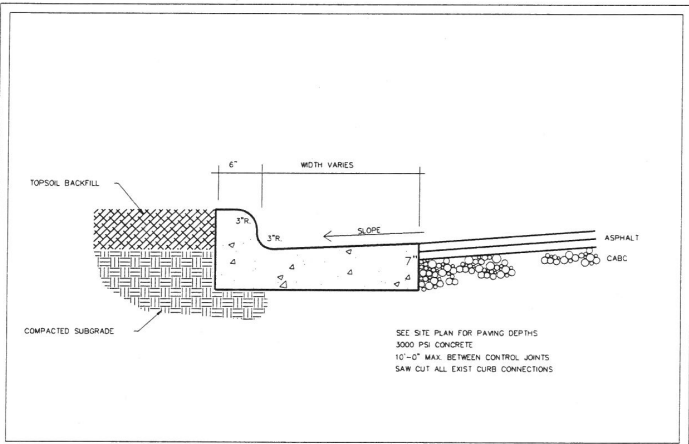
LANDSCAPE PLAN
CARILLON CLAYTON
Carillon Assisted Living
Raleigh North Carolina

SCALE:
1" = 40'
DRAWN BY:
PMP
PROJECT #
17047
DATE:
12/1/2017
SHEET
L-3
OF



PARKING AND DRIVE AISLE

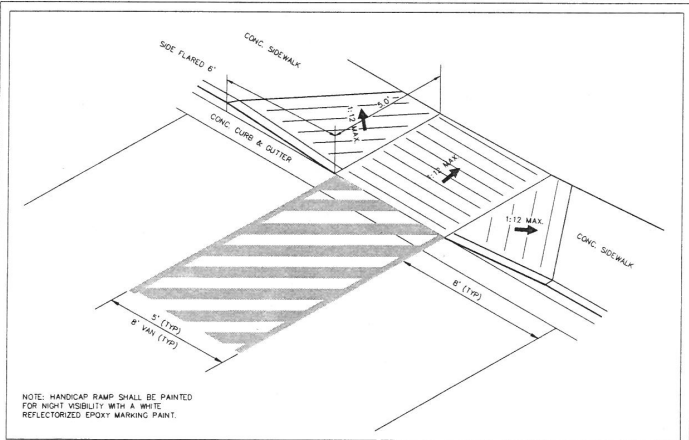
SCALE: NOT TO SCALE



Tony M. Tate
Landscape Architecture, PA

CURB AND GUTTER

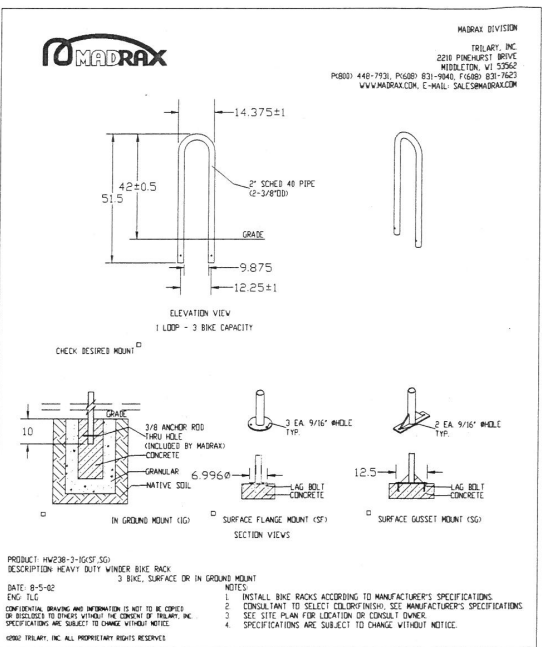
SCALE: NOT TO SCALE



Tony M. Tate
Landscape Architecture, PA

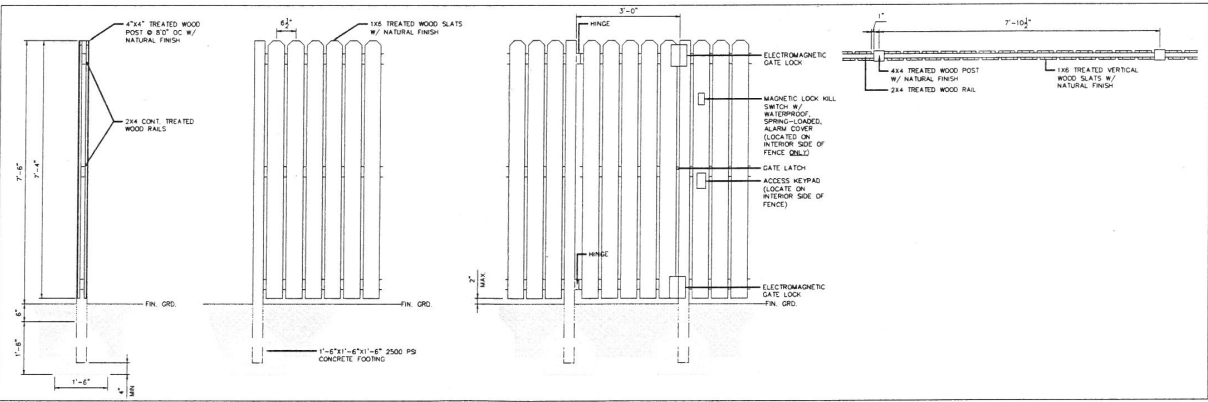
HANDICAP RAMP DETAIL

SCALE: NOT TO SCALE



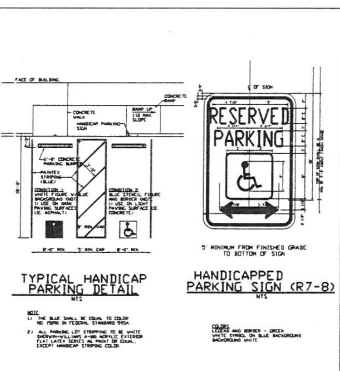
BICYCLE RACK DETAIL

SCALE: NOT TO SCALE



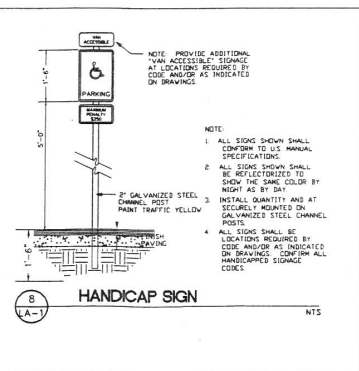
ALZHEIMER'S GARDEN FENCE DETAIL

SCALE: NOT TO SCALE



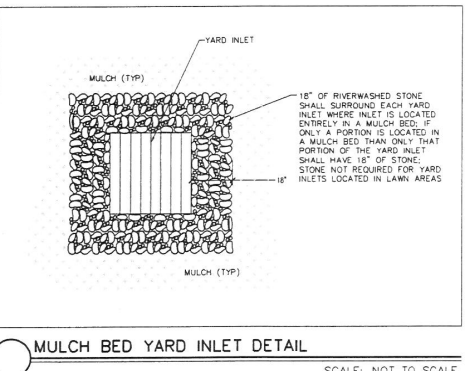
HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE



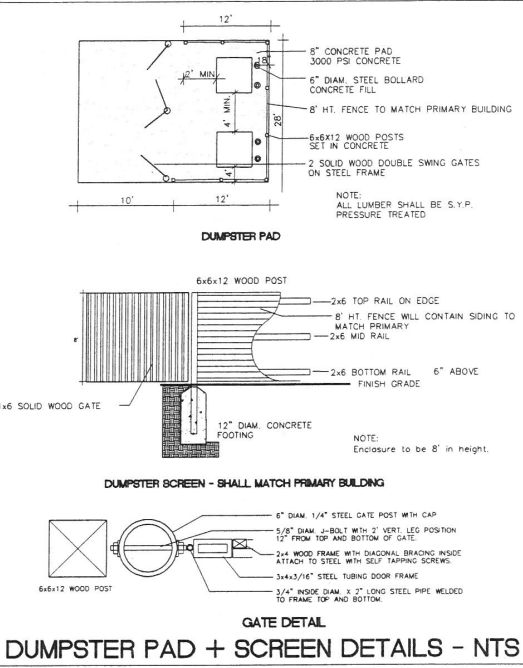
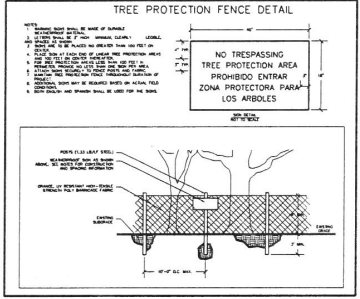
HANDICAP SIGN DETAIL

SCALE: NOT TO SCALE



MULCH BED YARD INLET 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
L-5
OF

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



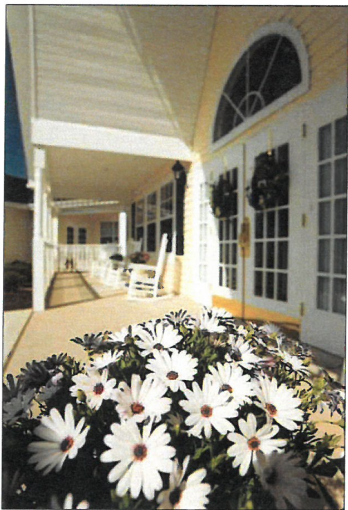
Carillon Assisted Living – Main Entrance



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.



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

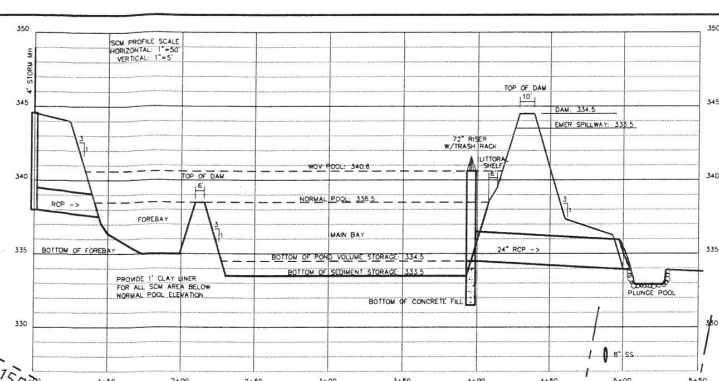
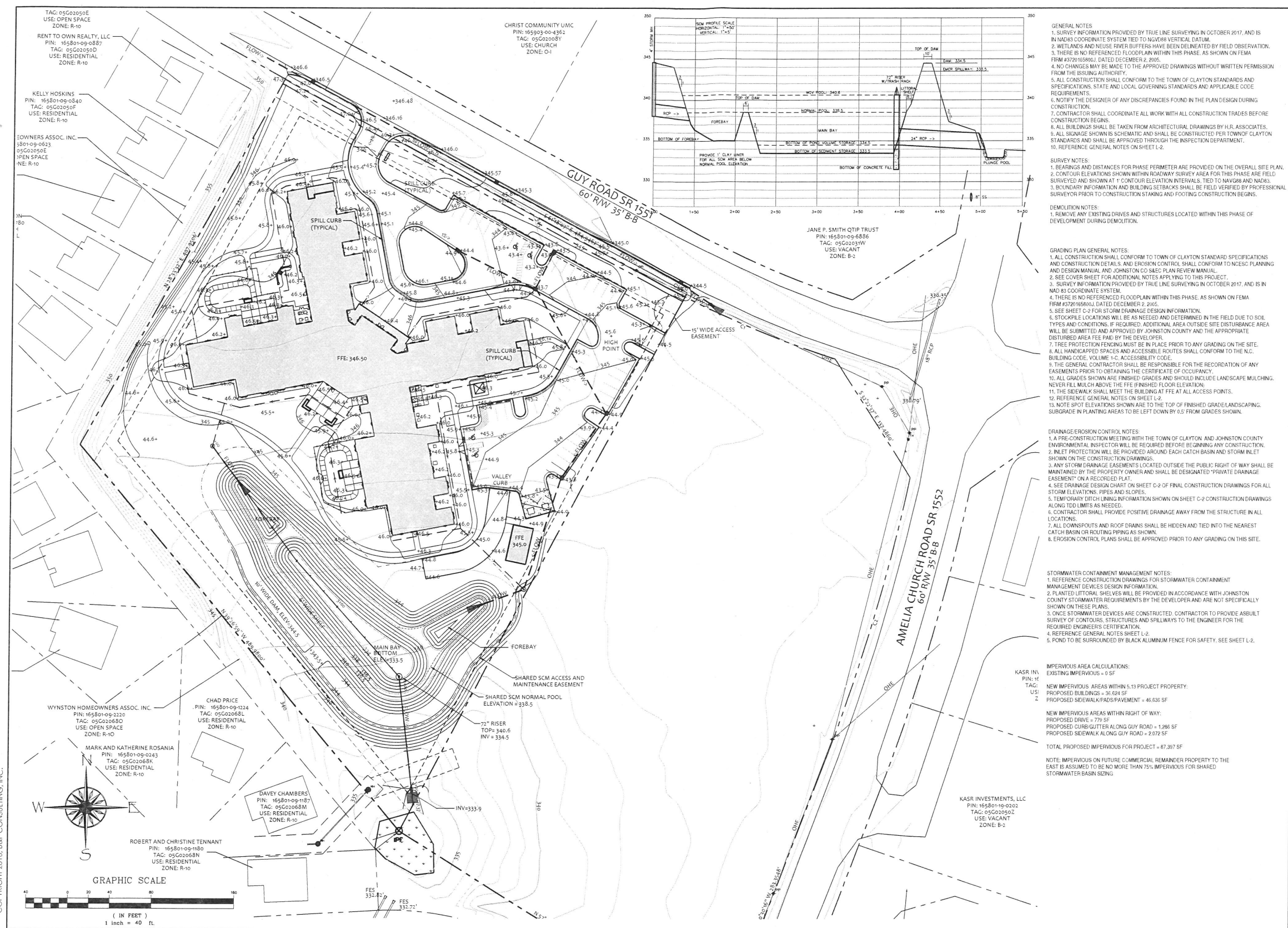
REVISIONS:

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 #172816800A, 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 SAGC 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 #172816800A, 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 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 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 ASBLUT 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

B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



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 #172185801J 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 #172185801J 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.

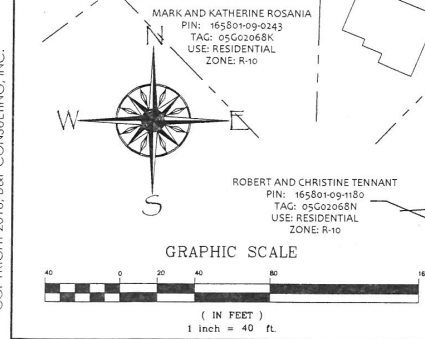
- DRAINAGE/EROSION CONTROL NOTES
1. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY ENVIRONMENTAL INSPECTOR WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
 2. INLET PROTECTION WILL BE PROVIDED AROUND EACH CATCH BASIN AND STORM INLET SHOWN ON THE CONSTRUCTION DRAWINGS.
 3. 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 TO 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



B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



REVISIONS:

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

SCALE:
1"=40'

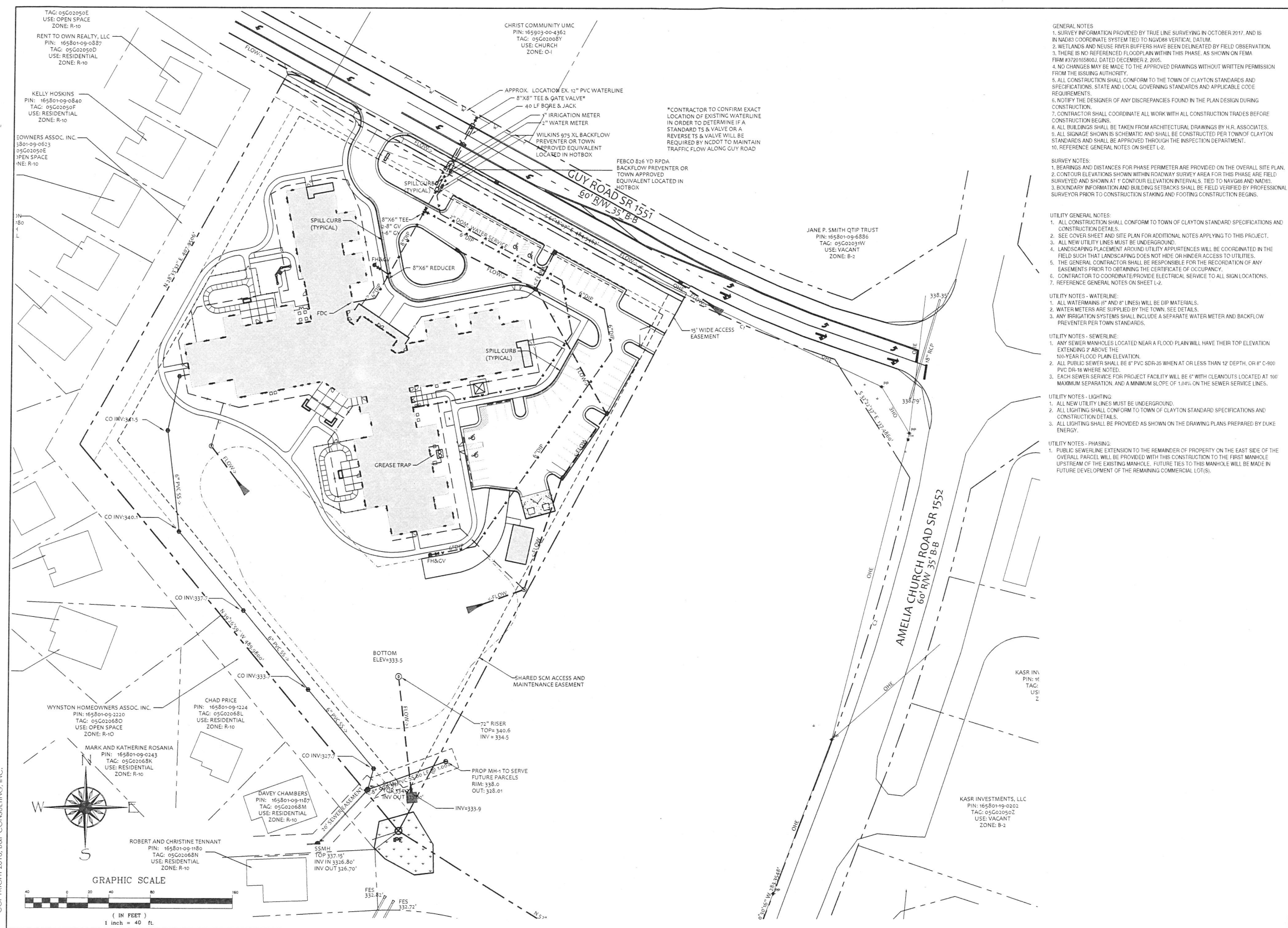
DRAWN BY:
A.R.F.

PROJECT #
CLAYTONCAR

DATE:
3-9-2018

SHEET
C-2

COPYRIGHT 2019, B&F CONSULTING, INC.



- 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).

B&F
CONSULTING
2805 Tobemory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

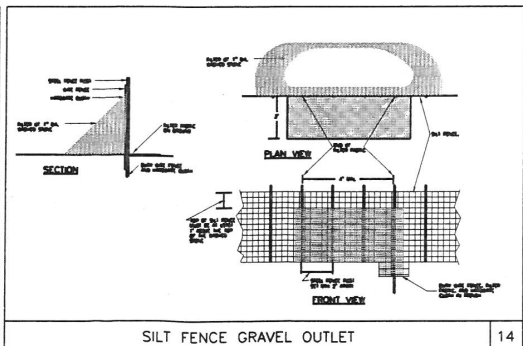
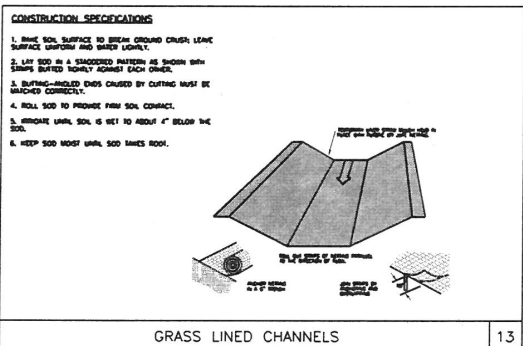
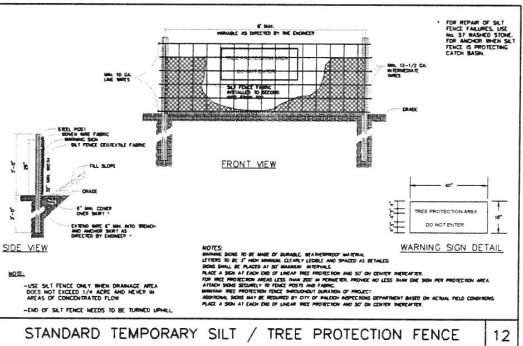
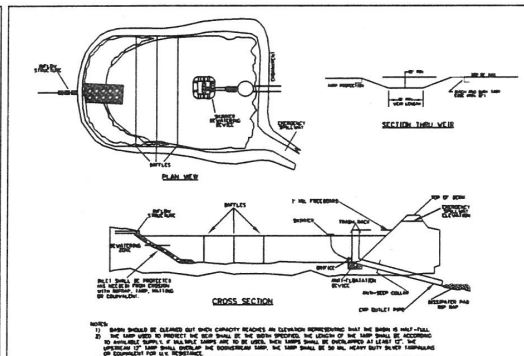
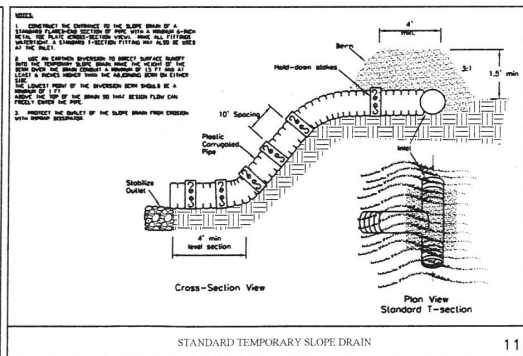
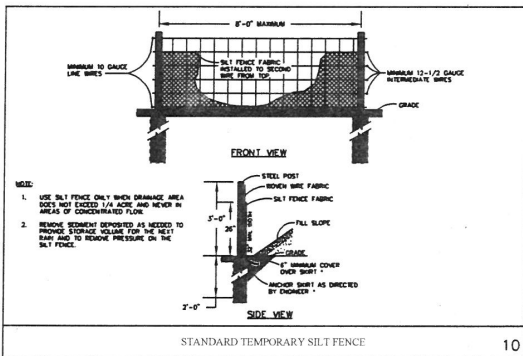
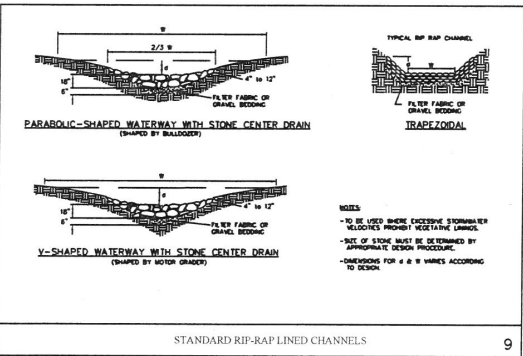
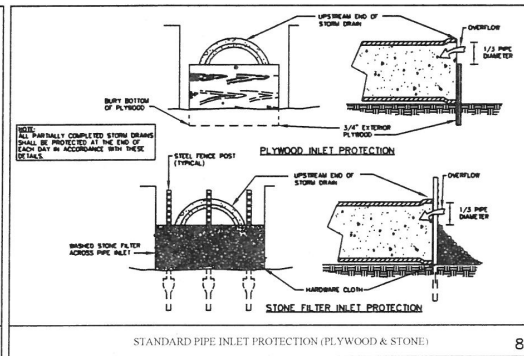
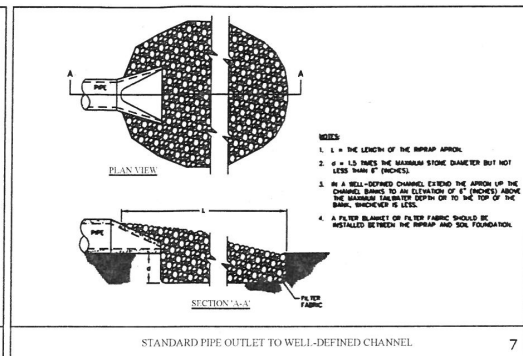
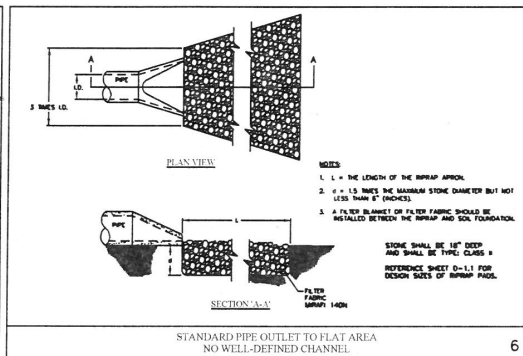
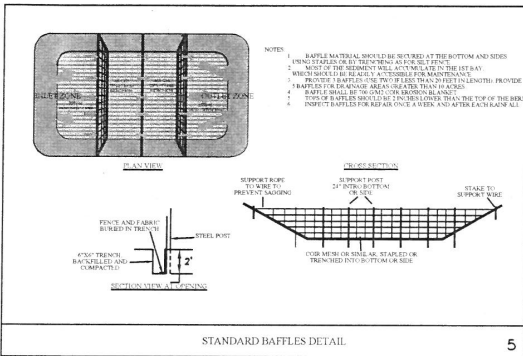
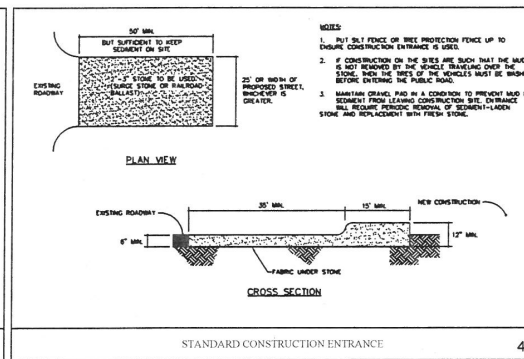
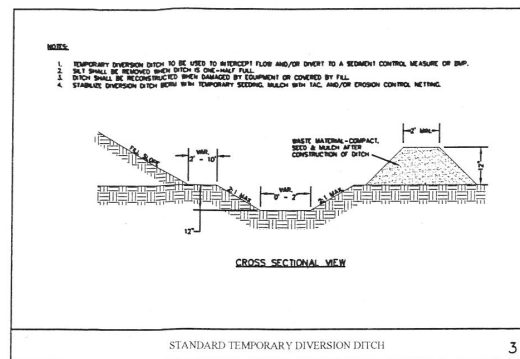
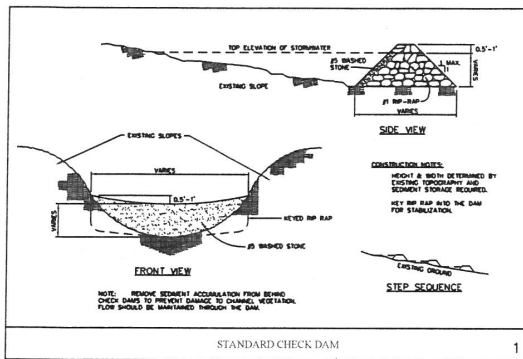


REVISIONS:

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

COPYRIGHT 2019, B&F CONSULTING, INC.



GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS. EROSION CONTROL SHALL CONFORM TO NCESC PLANNING AND DESIGN MANUAL AND JOHNSTON CO S&C 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.

B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

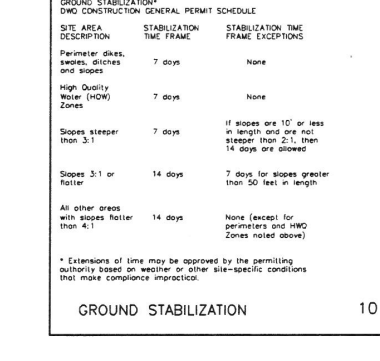
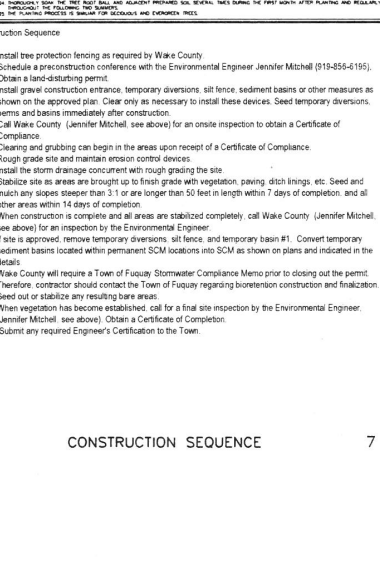
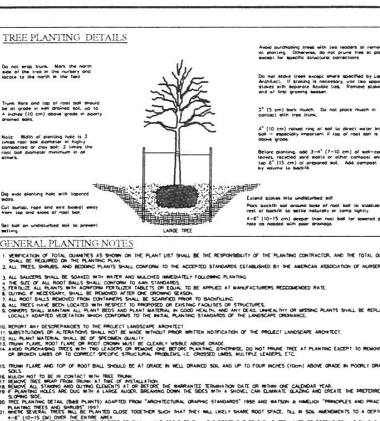
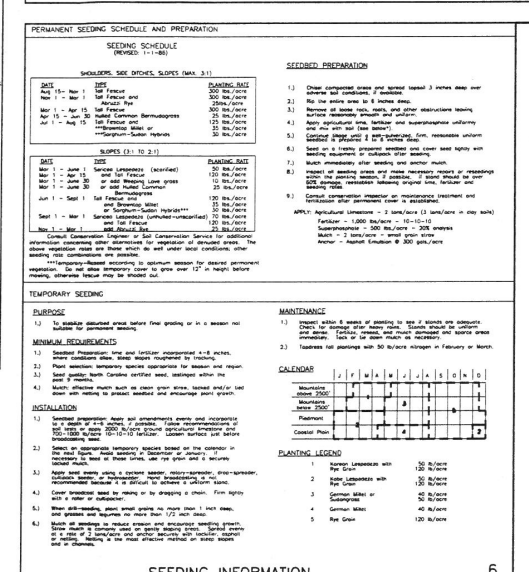
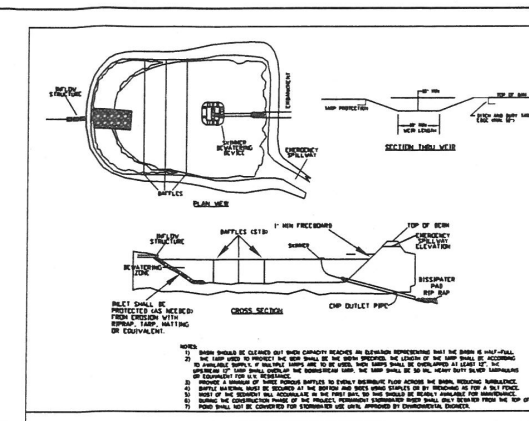
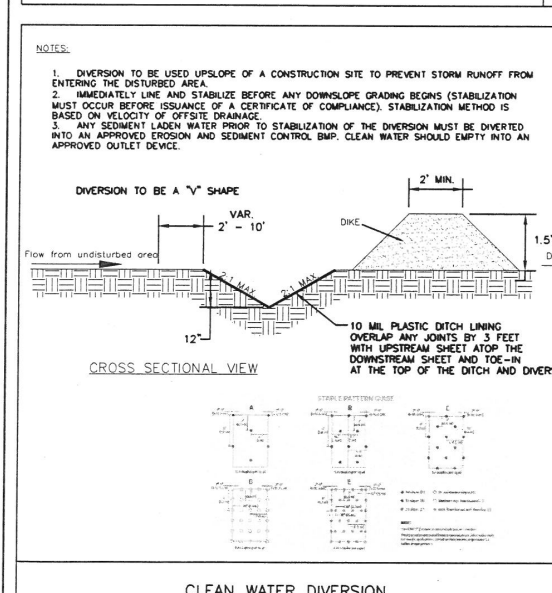
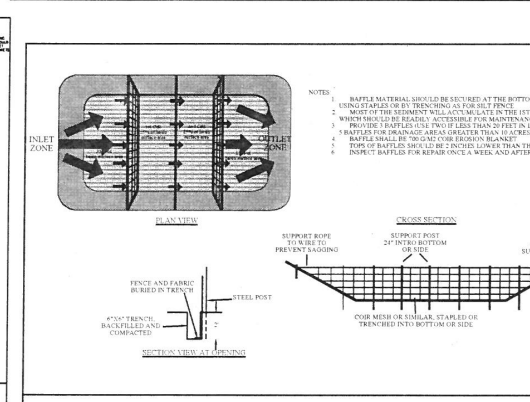
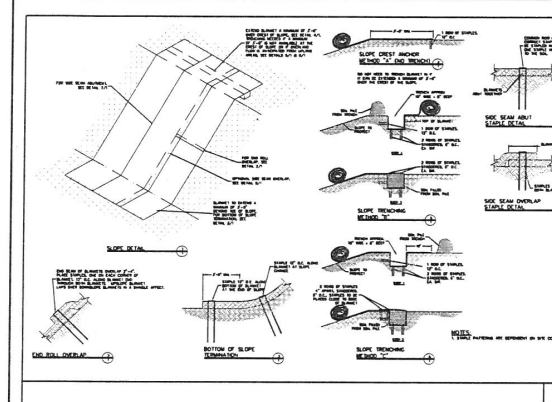
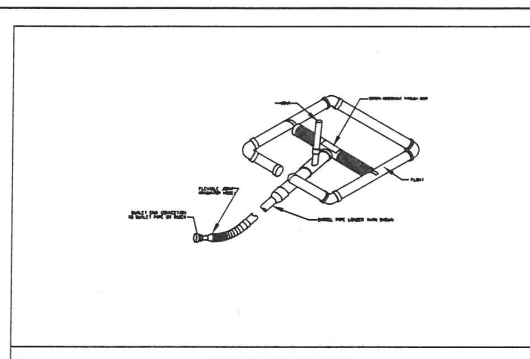
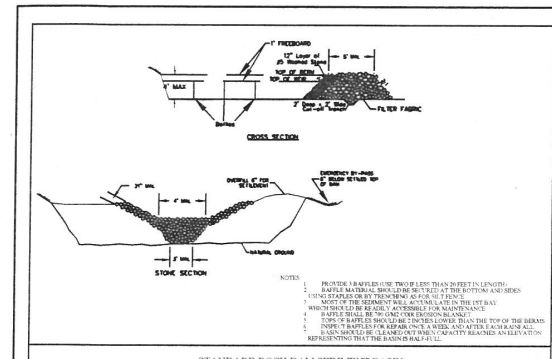
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



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



B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 389-8102
License No. C-2149

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



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-2

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 SREC 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.

hrra

H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008
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	RESUBMITTAL
	SITE PLAN
	RESUBMITTAL

REVISIONS
1
2
3
4
5
6
7
8
9
10

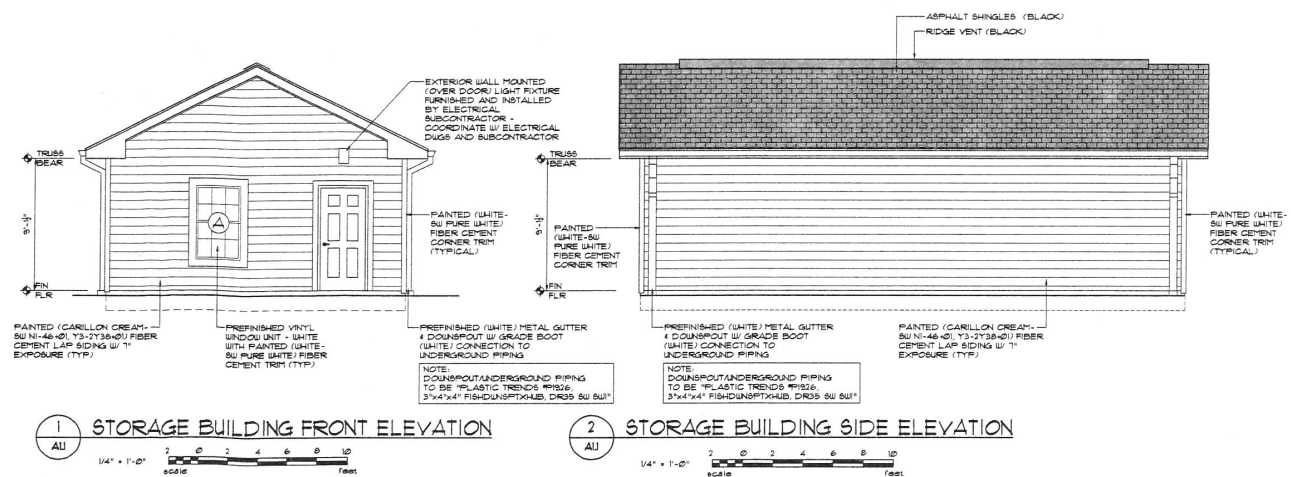
PROJECT NUMBER
151718.00

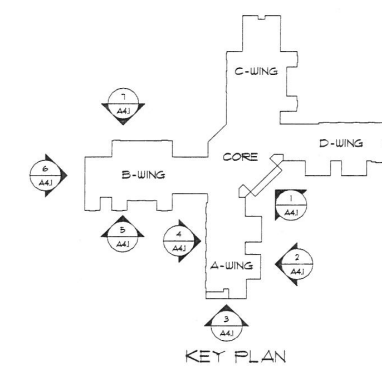
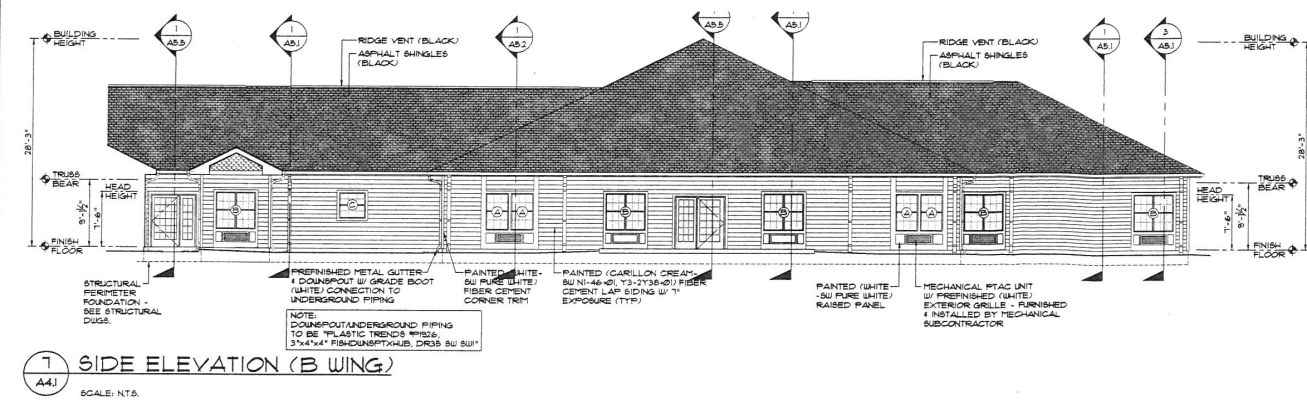
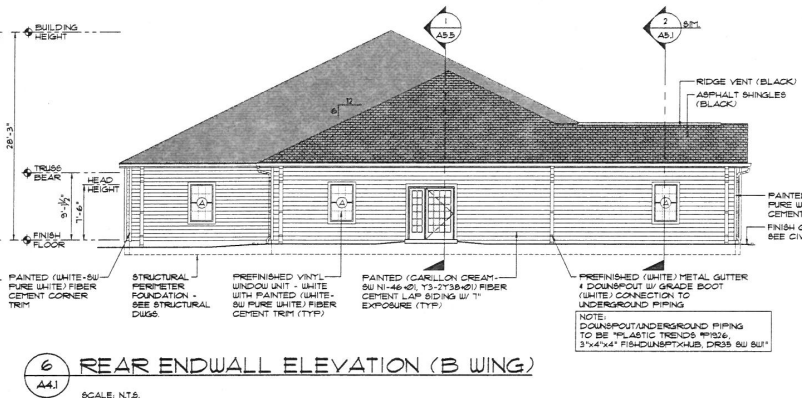
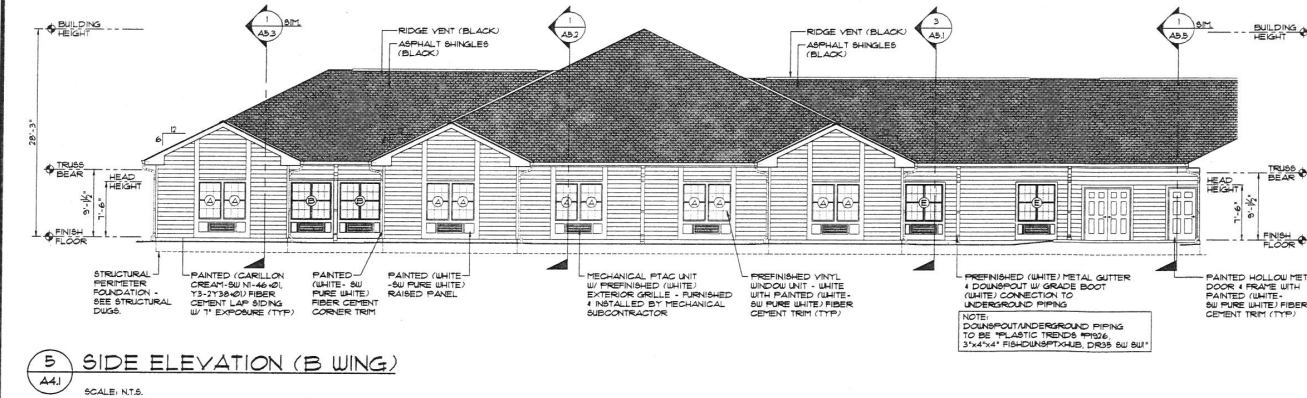
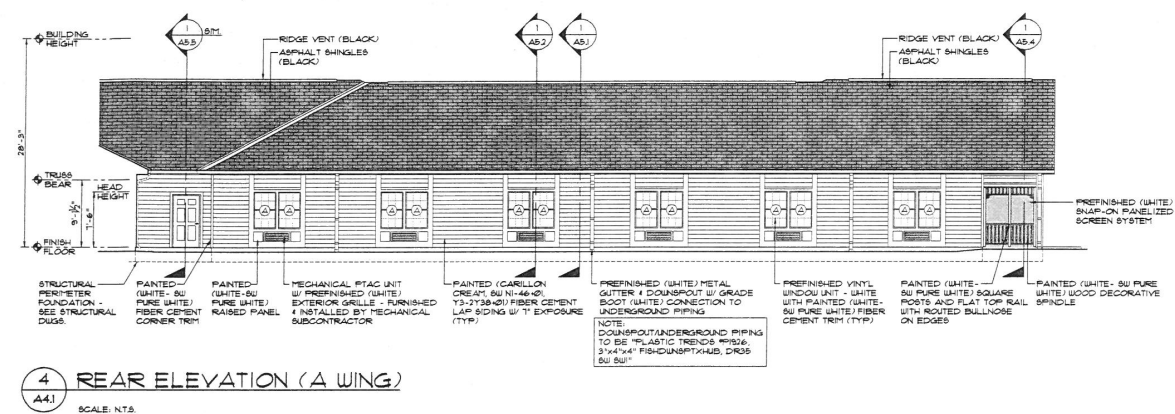
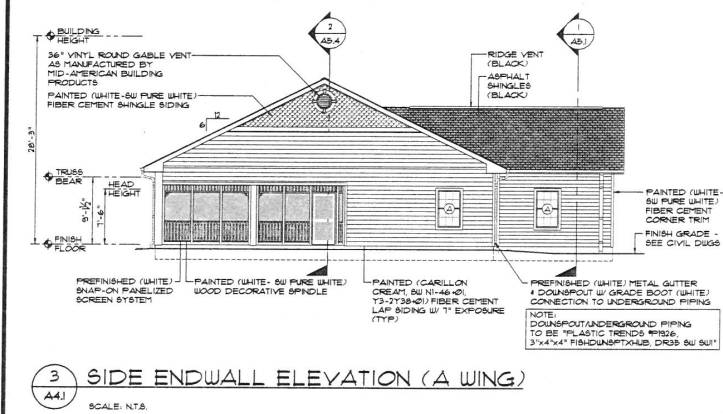
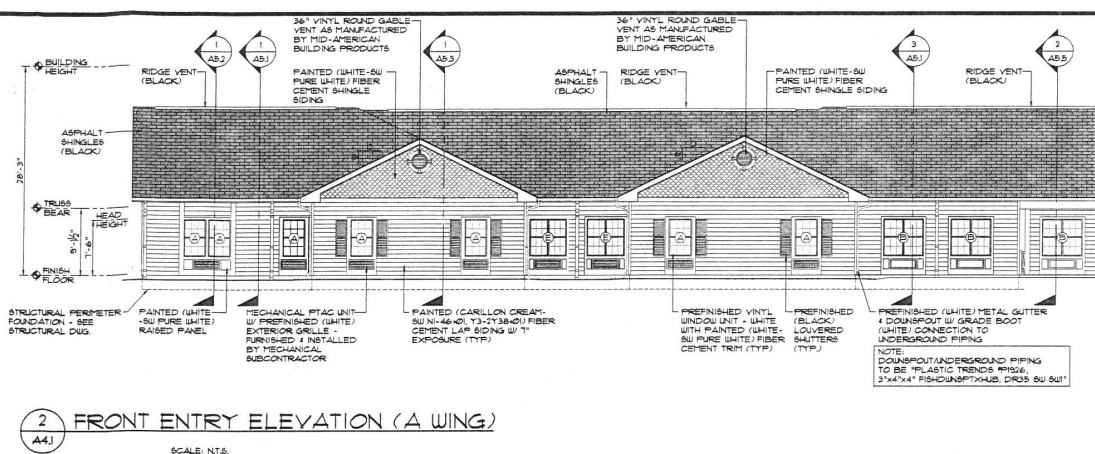
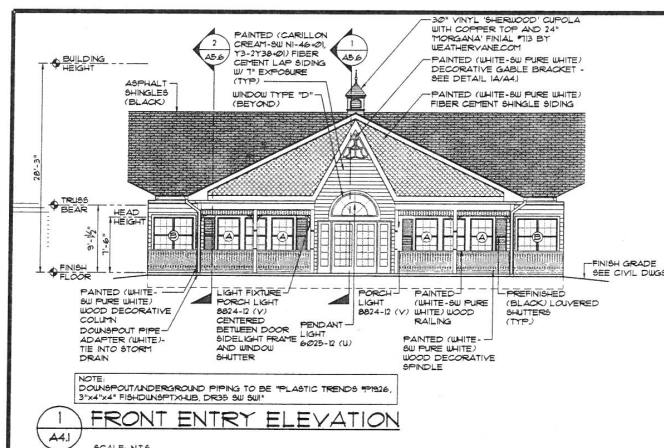
DRAWING NUMBER
PLAN, ELEV.,
& DETAILS

A1.1

9 FEBRUARY 2018

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





hrrā

H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008
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

2/9/2021	SITE PLAN SUBMITTAL
2/9/2022	SITEPLAN RE-SUBMITTAL

REVISIONS

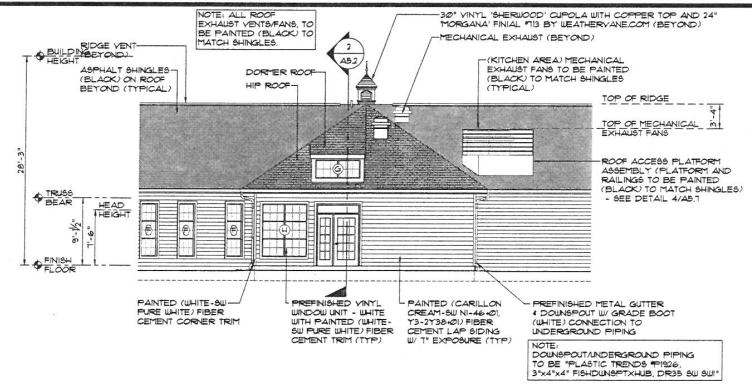
PROJECT NUMBER	151817.00
----------------	-----------

DRAWING NUMBER

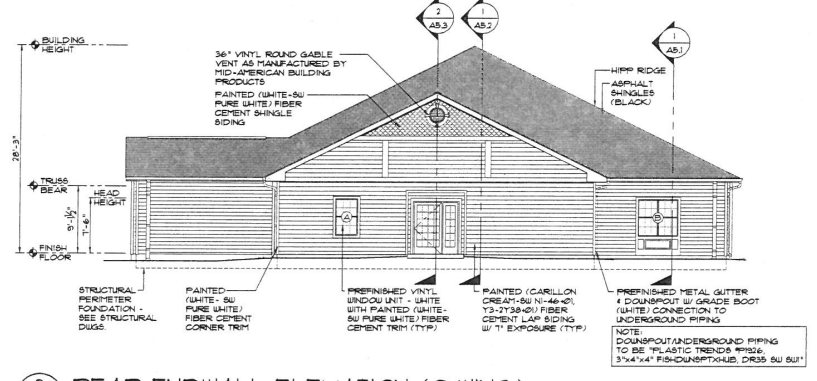
EXTERIOR
ELEVATIONS

A4.1

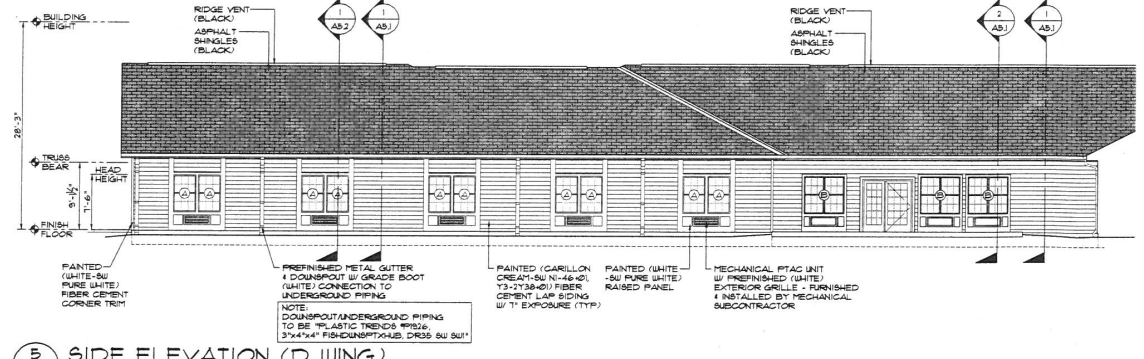
9 FEBRUARY 2018



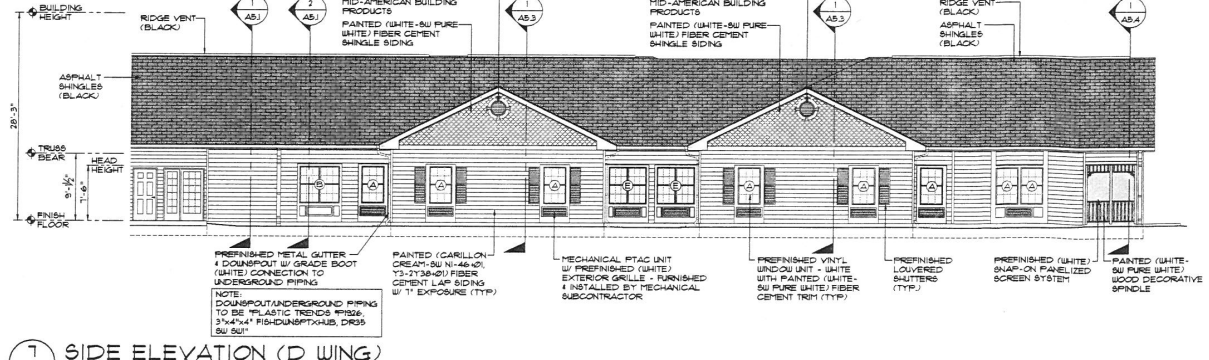
1 REAR ELEVATION (DINING)
A4.2 SCALE: N.T.S.



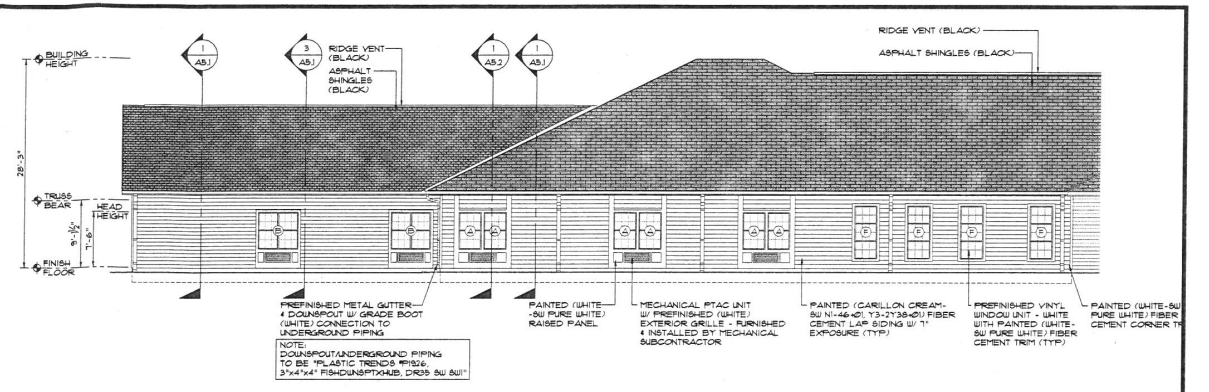
3 REAR ENDWALL ELEVATION (C WING)
A4.2 SCALE: N.T.S.



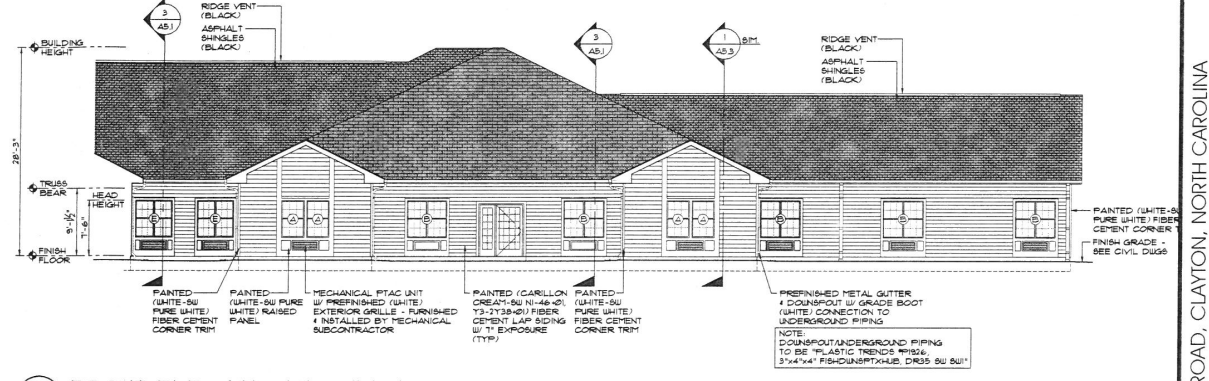
5 SIDE ELEVATION (D WING)
A4.2 SCALE: N.T.S.



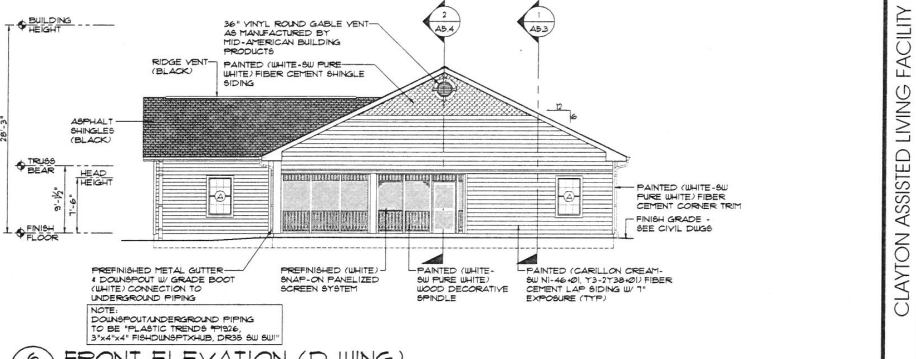
7 SIDE ELEVATION (D WING)
A4.2 SCALE: N.T.S.



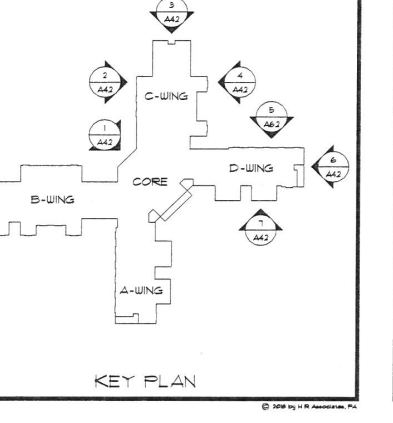
2 REAR ELEVATION (C WING)
A4.2 SCALE: N.T.S.



4 FRONT ELEVATION (C WING)
A4.2 SCALE: N.T.S.



6 FRONT ELEVATION (D WING)
A4.2 SCALE: N.T.S.



hrra
H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008
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 GALLOR
CHECKED BY
JOHN W. FARABOW, JR., AIA
DRAWN BY
GEORGE GALLOR

01000	SITE PLAN
02000	SUBMITTAL
03000	RE-SUBMITTAL
04000	
05000	
06000	
07000	
08000	
09000	

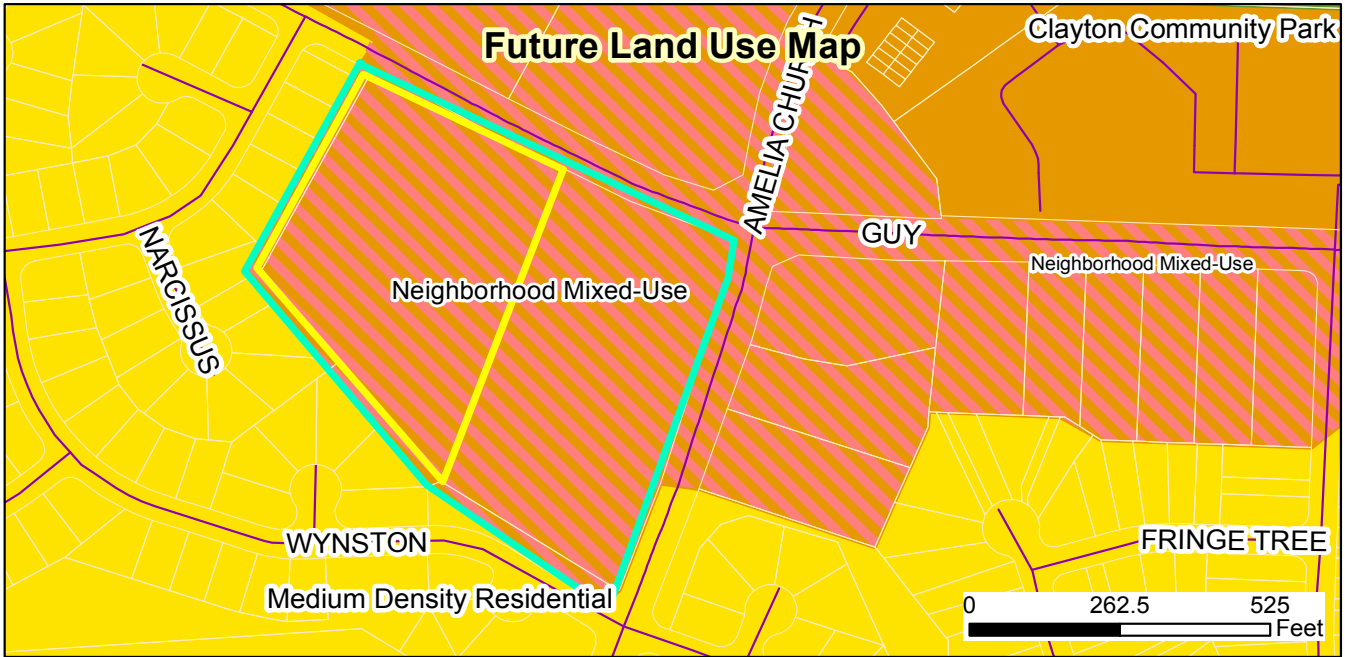
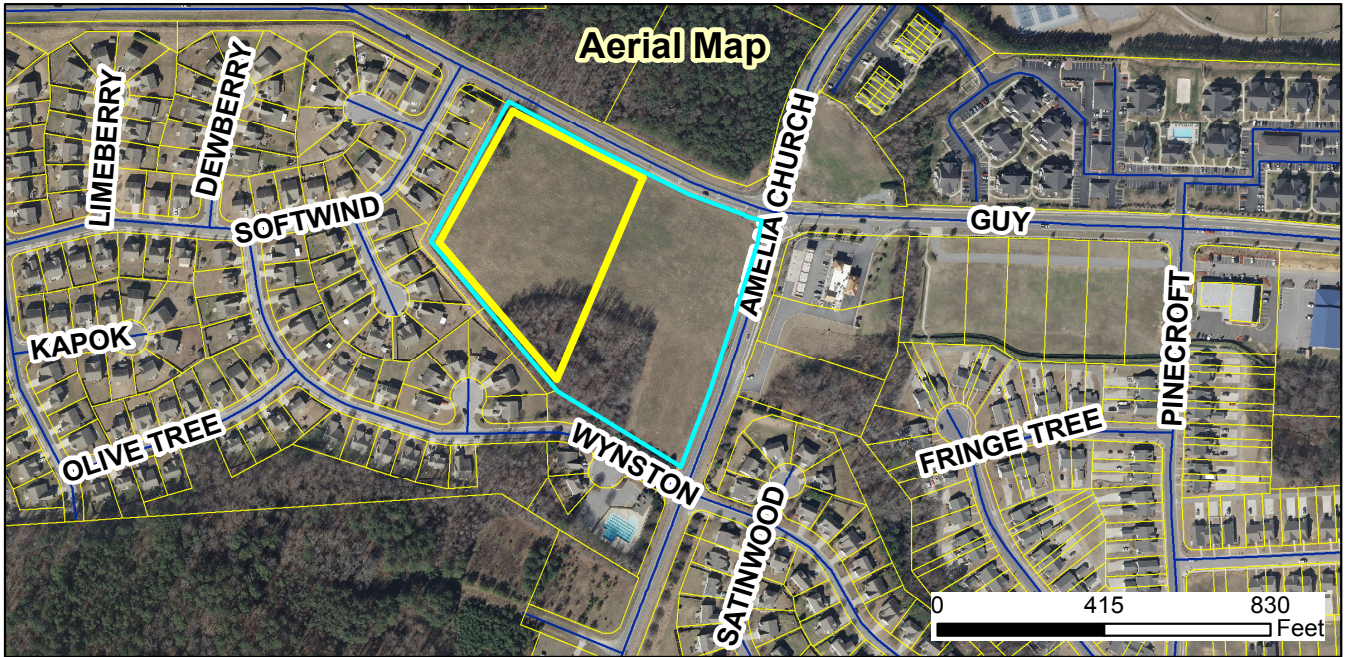
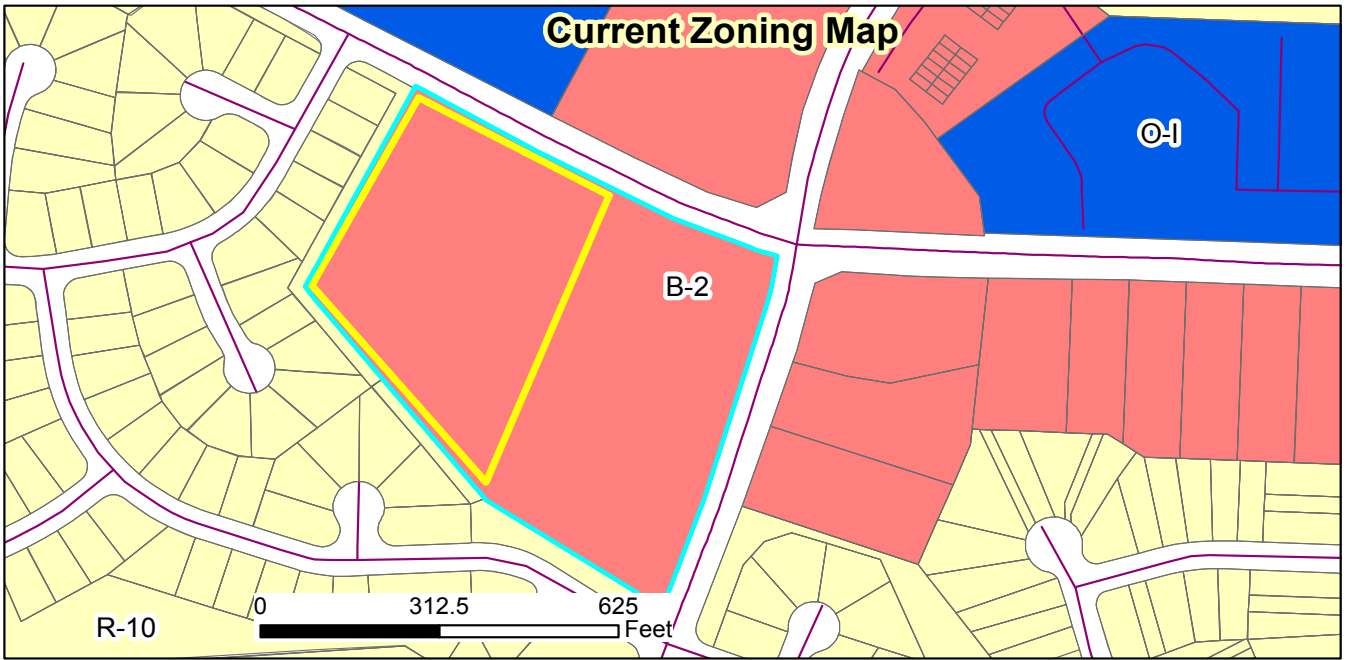
REVISIONS
1
2
3
4
5
6
7
8
9
10

PROJECT NUMBER
151817.00

DRAWING NUMBER
EXTERIOR
ELEVATIONS

A4.2

9 FEBRUARY 2018



2017-192-SP Carillon Assisted Living of Clayton Major Site Plan
Request: Site Plan approval to develop an assisted living facility on a portion of the subject property

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.

Legend

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

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



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

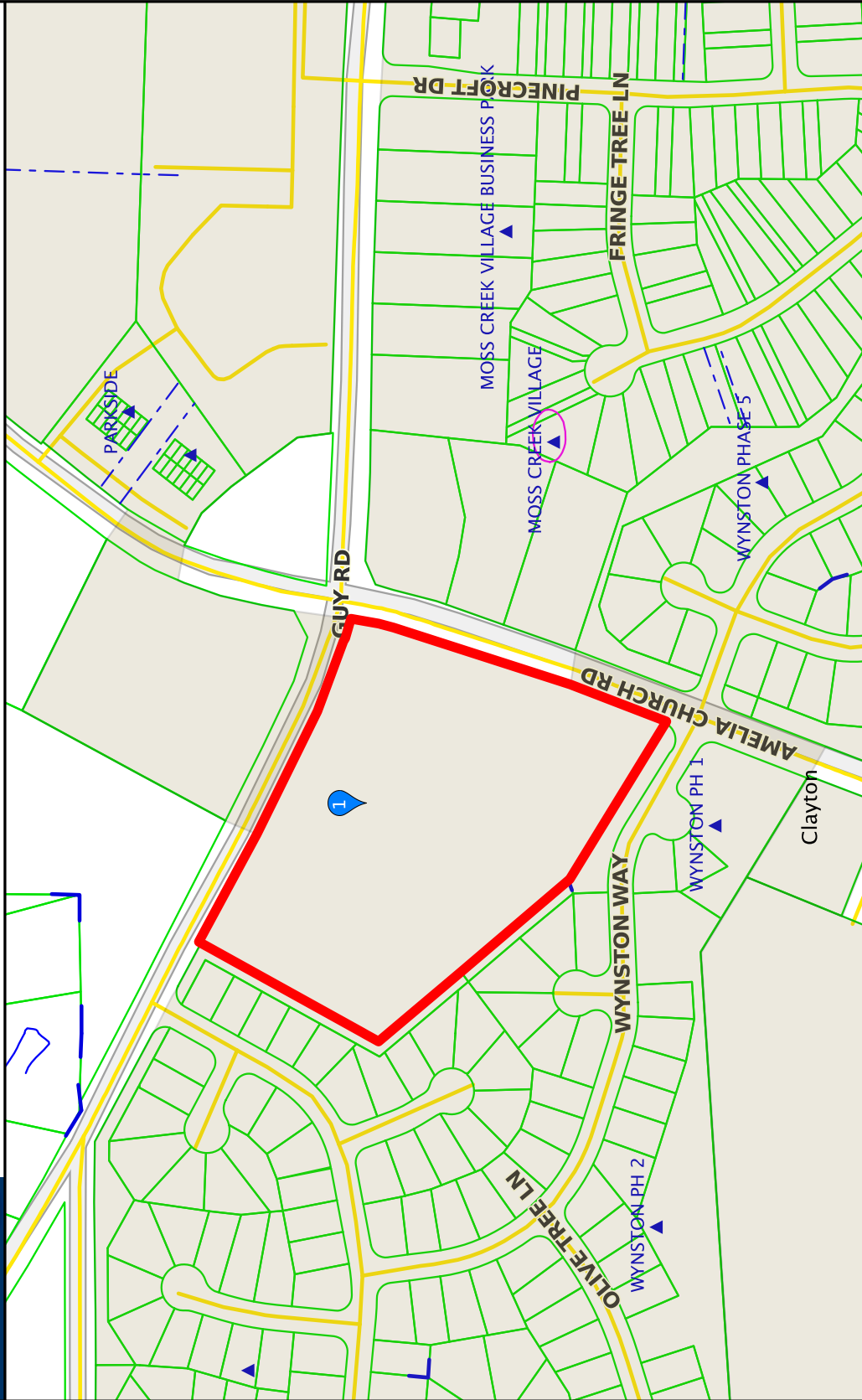
CC: Town of Clayton Planning Department

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		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		