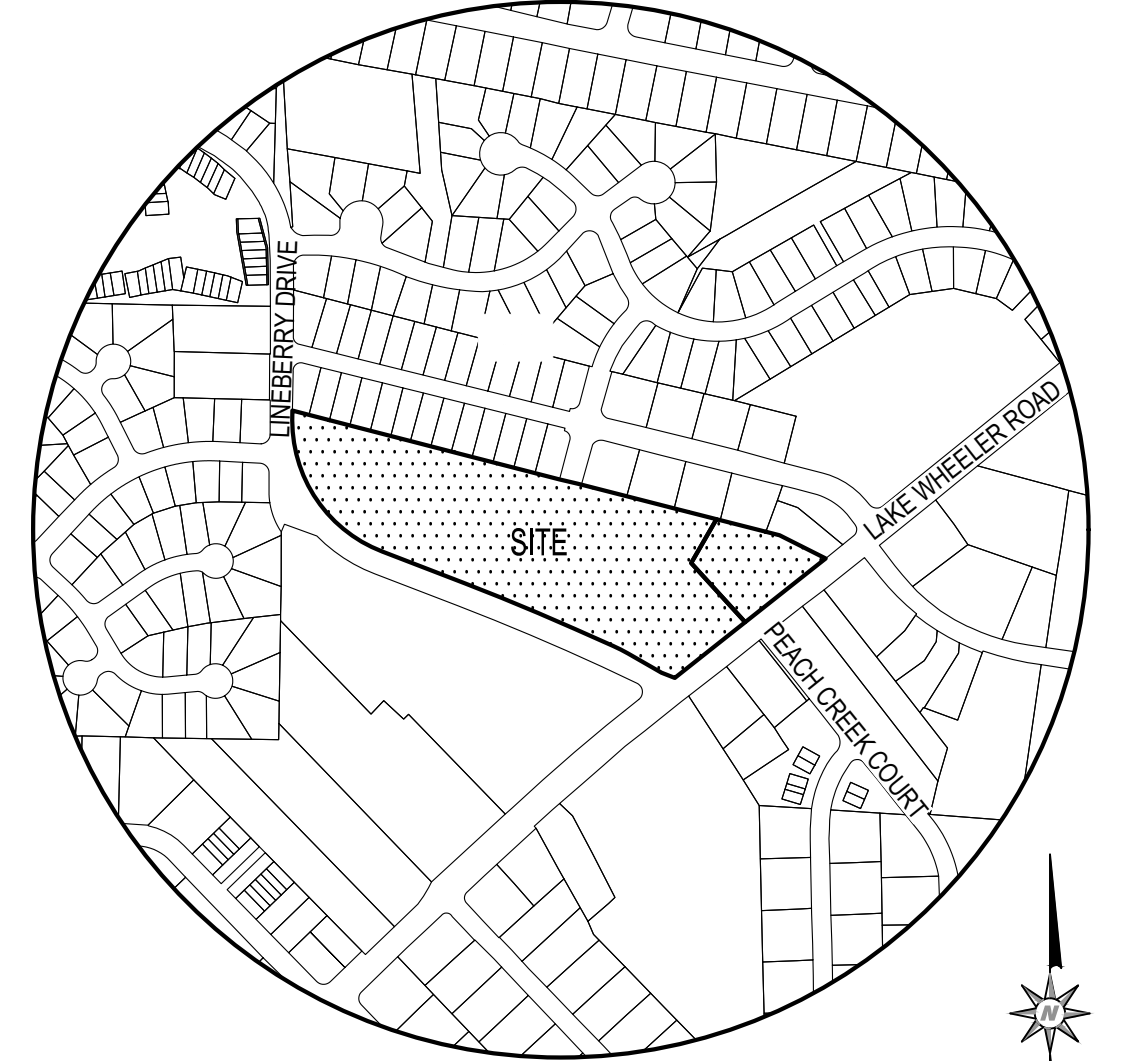


PRUITT WAKE HEALTHCARE EXPANSION

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

ADMINISTRATIVE SITE REVIEW #ASR-XXXX-2024

1st SUBMITTAL TO CITY OF RALEIGH: AUGUST XX, 2024



VICINITY MAP
SCALE: 1" = 500'

PRUITT WAKE HEALTHCARE EXPANSION
COVER SHEET
 ASR-XXXX-2024
 DATE: 08 XX 2024
 FILE NO: 2021-067
 HORIZ. SCALE: NONE
 ORIG. SHEET SIZE: 24" x 36"

SITE INFORMATION:

LOCATION:	2420 LAKE WHEELER ROAD RALEIGH, NC 27608 2412 LAKE WHEELER ROAD RALEIGH, NC 27608
COUNTY:	WAKE
PARCEL #:	0792-67-0305 (2420) 0792-67-5288 (2412)
REID #:	0042267 (2420) / 0292252 (2412)
DB/PG:	10840 / 301 (2420) 25645 / 1999 (2412)
CURRENT ZONING:	R-10-CU
ACREAGE (PRIOR TO ROW DEDICATION):	9.76 AC (425,944 SF)
ACREAGE (AFTER ROW DEDICATION):	9.62 AC (418,415 SF)
LAND CLASS:	NURSING HOME
PROPOSED USE:	CONGREGATE CARE

RIGHT OF WAY & OTHER AREAS:	
RIGHT OF WAY DEDICATION:	0.17 AC (7,529 SF)
GREENWAY DEDICATION:	N/A

TREE CONSERVATION AREA:

NET PROPERTY AREA:	9.76 AC (425,944 SF)
TCA REQUIRED:	0.98 AC (42,594 SF) (10% MIN.)
TCA PROVIDED:	1.20 AC (52,149) (12.5%)
MAX. HEIGHT (R10-CU):	45'

REQUIRED PARKING (CONGREGATE CARE):

VEHICULAR PARKING:	
MAX. ALLOWED PARKING:	NONE
EXISTING PARKS:	116 PARKS (5 HIC PARKS)
DEMOED PARKS:	29 PARKS (2 HIC PARKS)
PROPOSED PARKS:	11 PARKS (2 HIC PARKS)
TOTAL PARKING:	96 PARKS (5 HIC PARKS)

BICYCLE PARKING:

REQUIRED SHORT TERM:	NONE
REQUIRED LONG TERM:	NONE
PROVIDED SHORT TERM:	0
PROVIDED LONG TERM:	0

SETBACKS (R-10 CU DISTRICT):

BUILDING:	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	10'
FROM REAR LOT LINE (MIN.):	10'

PARKING:

FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE / REAR LOT LINE (MIN.):	6'

IMPERVIOUS AREAS (PROJECT AREA):

EXISTING IMPERVIOUS:	
PAVEMENT/SIDEWALKS:	1.99 AC (86,787 SF)
GRAVEL:	0.06 AC (2,811 SF)
BUILDING:	1.49 AC (65,008 SF)
TOTAL EXISTING IMPERVIOUS:	3.55 AC (154,606 SF) (36.4%)
DEMOED IMPERVIOUS:	
PAVEMENT/SIDEWALKS:	0.06 AC (2,574 SF)
GRAVEL:	0.06 AC (2,811 SF)
BUILDING:	0.05 AC (2,007 SF)
TOTAL REMOVED IMPERVIOUS:	0.17 AC (7,392 SF)
PROPOSED IMPERVIOUS:	
PAVEMENT:	0.05 AC (2,021 SF)
SIDEWALKS/CONCRETE PADS:	0.11 AC (4,596 SF)
BUILDING:	0.56 AC (24,201 SF)
TOTAL PROPOSED IMPERVIOUS:	0.71 AC (30,818 SF)
TOTAL:	
PAVEMENT:	1.63 AC (70,999 SF)
SIDEWALKS/CONCRETE PADS:	0.46 AC (19,831 SF)
BUILDING:	2.00 AC (87,202 SF)
TOTAL IMPERVIOUS:	4.09 AC (178,032 SF) (41.9%)

DRAWING INDEX

C-0.0	COVER SHEET
C-0.1	CIVIL NOTES
C-1.0	OVERALL EXISTING CONDITIONS SURVEY
C-1.1	EXISTING CONDITIONS PLAN
C-2.0	DEMOLITION PLAN
C-2.1	RECOMBINATION PLAN
C-3.0	SITE PLAN
C-3.1	LAKE WHEELER ROAD ROADWAY IMPROVEMENTS
C-4.0	UTILITY PLAN
C-5.0	GRADING & DRAINAGE PLAN
C-6.0	LIGHTING PLAN
D-1.0	SITE DETAILS

CITY OF RALEIGH UDO, 6.2.2.E USE STANDARDS:

- THE CONTINUING CARE RETIREMENT COMMUNITY AND ACCESSORY FACILITIES MUST BE DESIGNED AND USED TO SERVE ITS RESIDENTS AND THEIR GUESTS ONLY. ***THIS IS THE INTENT OF THIS CCRC.***
- THE CONTINUING CARE RETIREMENT COMMUNITY MUST BE PLANNED, DEVELOPED AND OPERATED ACCORDING TO A UNIFIED PLAN UNDER THE DIRECTION OF A SINGLE OWNER OR AGENT FOR THE OWNER. ***PRUITT HEALTH IS THE SOLE OWNER OF THIS FACILITY.***
- DENSITY LIMITATIONS APPLY IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT UNLESS OTHERWISE NOTED HEREIN. ***THIS LAYOUT IS SUBJECT TO THE DENSITY LIMITATIONS IN THE APPROVED CONDITIONAL REZONING. SEE CONDITIONS ON C-01.***
- THE CONTINUING CARE RETIREMENT COMMUNITY MAY PROVIDE INDIVIDUAL DWELLING UNITS IN ANY COMBINATION OF RESIDENTIAL BUILDING TYPES OR HOUSING OPTIONS AS ALLOWED IN THE RESPECTIVE ZONING DISTRICT UNDER ARTICLE 2.3. COMPACT DEVELOPMENT AND ARTICLE 2.4 CONSERVATION DEVELOPMENT OPTION. ***INDEPENDENT LIVING UNITS ARE PROPOSED IN THIS CCRC SUBJECT TO THESE CONDITIONS.***
- IF PROVIDED, A CONGREGATE CARE FACILITY MUST MEET THE REQUIREMENTS UNDER SEC. 6.2.2.C. ***ACKNOWLEDGED.***
- A REST HOME MUST MEET THE REQUIREMENTS UNDER SEC. 6.2.2.F. ***ACKNOWLEDGED.***
- ADDITIONAL FACILITIES DESIGNED ONLY TO SERVE MEMBERS OF THE CONTINUING CARE RETIREMENT COMMUNITY MAY INCLUDE, BUT NOT BE LIMITED TO, HEALTH AND WELLNESS, MEDICAL, RECREATION AND SUPPORT SERVICES SUCH AS A PRIVATE CHAPEL, BANK, HAIRDRESSERS, PHARMACY, LIBRARY AND CONVENIENCE SHOPPING. ***ACKNOWLEDGED.***
- A MINIMUM OF 10% OF THE TOTAL SITE AREA MUST BE DESIGNATED AND MAINTAINED AS COMMON OPEN SPACE UNDER SEC. 2.5. ***THIS IS PROVIDED.***
- THE CONTINUING CARE RETIREMENT COMMUNITY MUST PROVIDE SKILLED NURSING. ***THIS WILL BE PROVIDED IN A SUBSEQUENT PHASE.***
- IF PROVIDED, THE DENSITY OF A CONGREGATE CARE IS CALCULATED IN KEEPING WITH SEC. 6.2.2.C.2.B. ***THIS LAYOUT IS SUBJECT TO THE DENSITY LIMITATIONS IN THE APPROVED CONDITIONAL REZONING. SEE CONDITIONS ON C-01.***
- THE DENSITY OF A REST HOME IS CALCULATED IN KEEPING WITH SEC. 2.2.F.2.REST HOME. ***THIS LAYOUT IS SUBJECT TO THE DENSITY LIMITATIONS IN THE APPROVED CONDITIONAL REZONING. SEE CONDITIONS ON C-01.***

Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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

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

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

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option
<input type="checkbox"/> Open lot	

Subdivision case #: _____
Scoping/sketch plan case #: _____
Certificate of Appropriateness #: _____
Board of Adjustment #: _____
Zoning Case #: _____
Design Alternate #: _____

GENERAL INFORMATION

Development name: Pruitt Wake Healthcare Site Expansion
Inside City limits? Yes No
Property address(es): 2420 & 2412 Lake Wheeler Road
Site P.I.N. (s): 0792 67 0305, 0792 67 5288
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Proposed 24-bed and physical therapy addition with associated site parking and utility improvements.

Current Property Owner(s): Nicole Frazier
Company: Wake Healthcare Properties Title: Sr. VP Community Improvements
Address: 1626 Jeurgens Ct., Norcross, GA 30093
Phone #: 678-533-6770 Email: nfrazier@pruitthealth.com

Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
Company: Curry Engineering Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526

Phone #: 919-552-0849 Email: don@curryeng.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact: Nicole Frazier
Company: Wake Healthcare Properties Title: Sr. VP Community Improvements
Address: 1626 Jeurgens Ct., Norcross, GA 30093
Phone #: 678-533-6770 Email: nfrazier@pruitthealth.com
Applicant Name: Don Curry
Company: Curry Engineering Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526
Phone #: 919-552-0849 Email: don@curryeng.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10-CU, 9.76 ac	Existing gross floor area (not to be demolished): 58,486 sf
Gross site acreage: 9.76 ac	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 98	New gross floor area: 24,201 sf
Max # parking permitted (7.1.2.C): none	Total sf gross (to remain and new): 82,687 sf
Overlay District (if applicable): SRPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Congregate Care	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Congregate Care	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 154,606 Proposed total (sf) 178,032	Impervious Area for Compliance (includes ROW): Existing (sf) 154,606 Proposed total (sf) 182,000
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: # of bedroom units: 1br 2br 3br 4br or more	Total # of hotel bedrooms: Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: _____ Date: _____
Printed Name: _____ Date: _____
Signature: _____ Date: _____
Printed Name: _____

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE.
- NOTE THAT SOLID WASTE HANDLING IS ALREADY IN PLACE FOR THIS PROPERTY.

Civil Engineer: Surveyor:
The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
919.880.9857 (m)
Contact: Don Curry, PE
don@curryeng.com

Mauldin-Watkins Surveying, PA
139 N Main Street
Fuquay-Varina, NC 27526
919.552.9326 (o)
706.491.9099 (m)
Contact: Wayne Mauldin, PLS

Owner: Architect:
PruittHealth
1626 Jeurgens Court
Norcross, GA 30093
678.533.6770 (o)
706.491.9099 (m)
Contact: Nicole Frazier
nfrazier@pruitthealth.com

David Polston
3806 Park Ave. Suite 2L
Wilmington, NC 28493
910.350.8900 (o)
Contact: David Polston, AIA
polstonaia@bellsouth.net

Landscape Architect:
Southwell Design, PLLC
P.O. Box 37178
Raleigh, NC 27627
919.272.6729 (v)
Contact: Adam Southwell, PLA, ASLA
adam@southwelldesign.com



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

NOT FOR CONSTRUCTION

C-0.0

REVISIONS	
DATE: 08/14/2024	FILE NO: 2021367
HORIZ SCALE: 1" = 30'	ORIG. SHEET SIZE: 24" x 36"

**PRUITT WAKE HEALTHCARE EXPANSION
OVERALL EXISTING CONDITIONS SURVEY**

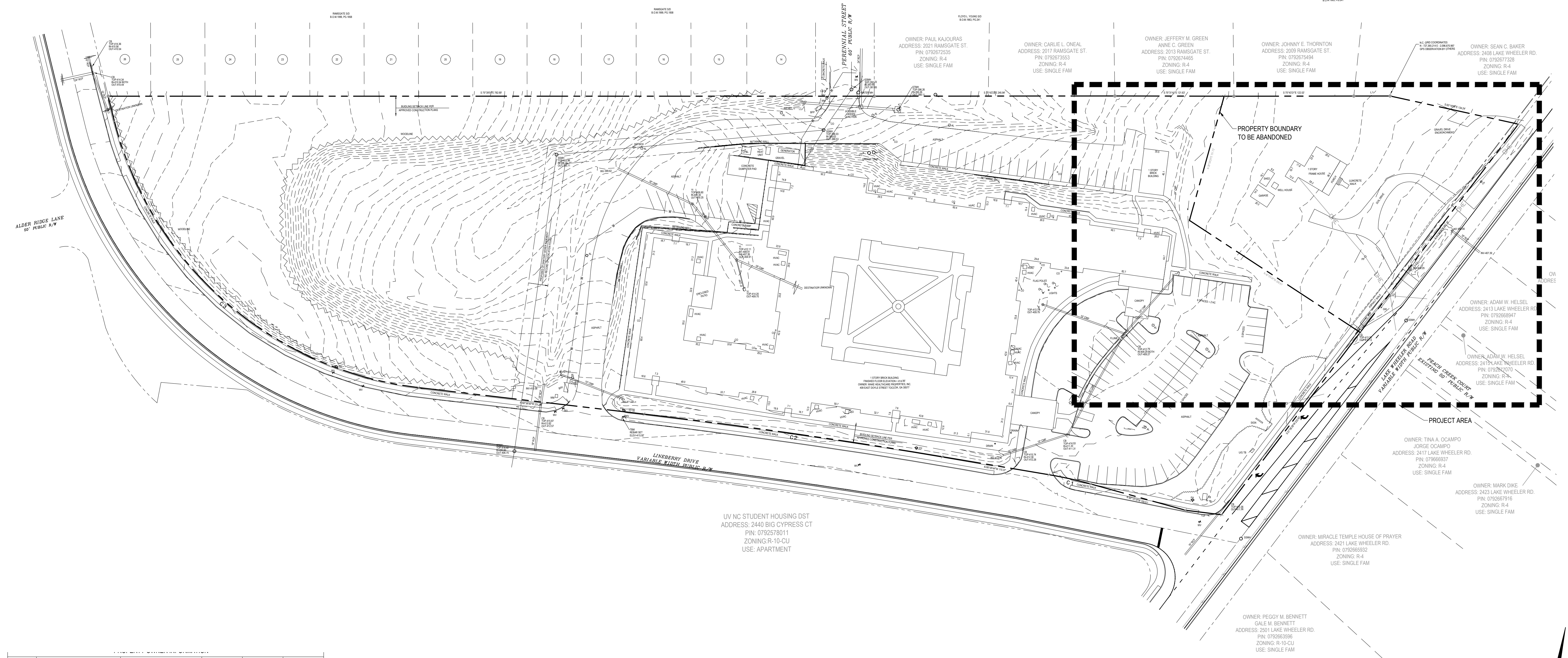
208 S. Fuquay Avenue
Fuquay-Varina, NC 27526
T (919) 552-2649
F (919) 552-2643

Curry
ENGINEERING

2024
WAYNE MAULDIN, PLS
WAYNE MAULDIN, PLS
WAYNE MAULDIN, PLS

NC LIC. NO. P-10783

C-1.0



LOT #	OWNER	ADDRESS	PIN	ZONING	USE
26	MCDONALD MORRISON DEBORAH MORRISON	2149 RAMSGATE ST	0792574735	R-6-CU	SINGLE FAM
25	STEPHEN B. CONGDON ELIZABETH R. CONGDON	2145 RAMSGATE ST	0792574784	R-6-CU	SINGLE FAM
24	JAMES W. TOWNSEND JR PAMELA R. TOWNSEND	2141 RAMSGATE ST	0792575732	R-6-CU	SINGLE FAM
23	SHELIA D. CAMPBELL	2137 RAMSGATE ST	0792575792	R-6-CU	SINGLE FAM
22	ANDREW R. KURTH	2133 RAMSGATE ST	0792576740	R-6-CU	SINGLE FAM
21	TIANSHU WU	2129 RAMSGATE ST	0792576699	R-6-CU	SINGLE FAM
20	JASON A. OSBORNE	2125 RAMSGATE ST	0792577667	R-6-CU	SINGLE FAM
19	NICOLAS H. COFFEY HALEY J. COFFEY	2121 RAMSGATE ST	0792578606	R-6-CU	SINGLE FAM
18	NARAYAN D. PERSAUD SARAH A. PERSAUD	2117 RAMSGATE ST	0792578665	R-6-CU	SINGLE FAM
17	HOUSING AUTHORITY CITY OF RALEIGH	2113 RAMSGATE ST	0792579613	R-6-CU	SINGLE FAM
16	WENDY J. COTTLE	2109 RAMSGATE ST	0792579662	R-6-CU	SINGLE FAM
15	HOUSING AUTHORITY CITY OF RALEIGH	2105 RAMSGATE ST	0792570620	R-6-CU	SINGLE FAM
14	JOANNE B. CATANZARO THOMAS J. CATANZARO	2101 RAMSGATE ST	0792570578	R-6-CU	SINGLE FAM

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

Course	Bearing	Distance
L1	S 75°46'01" E	37.09'
L2	N 68°30'30" W	37.08'
L3	N 00°34'31" E	26.25'

Curve	Radius	Length	Chord	Chord Bear.
C1	425.00'	43.94'	43.92'	N 63°08'02" W
C2	6184.98'	307.83'	307.80'	N 67°31'17" W
C3	365.00'	439.21'	413.20'	N 34°28'26" W

GENERAL NOTES:

- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THIS IT HAS NOT BEEN SEALED. SURVEY INFORMATION SHOWN WITHIN THE PARENT PROPERTY BOUNDARY REPRESENTS FIELD SURVEY INFORMATION CONDUCTED IN JUNE 2022 BY MCADAMS SURVEYORS.
- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
- THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE X FLOODPLAIN PER FEMA FIRM PANEL 3720079200J DATED 05/02/06
- VERTICAL DATUM: NAVD88, HORIZONTAL DATUM: NAD83
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING IRON PIPE (CONTROL POINT)
- IRON STAKE SET (UNLESS OTHERWISE NOTED)
- EXISTING CONCRETE MONUMENT (CONTROL POINT)
- CONCRETE MONUMENT SET
- × COMPUTED POINT ONLY
- ⊙ SANITARY SEWER MANHOLE
- 40 D NAIL

EIS EXISTING IRON STAKE

- PROPERTY BOUNDARY
- HERITAGE TREE BUFFER
- EASEMENT
- 500 YR FLOOD PLAIN
- 100 YR FLOOD PLAIN
- FLOODWAY
- WETLANDS BOUNDARY
- RIPARIAN BUFFER
- OVERHEAD POWER
- U/G FIBER
- U/G TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING SANITARY SEWER
- FLOOD HAZARD SOILS BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR

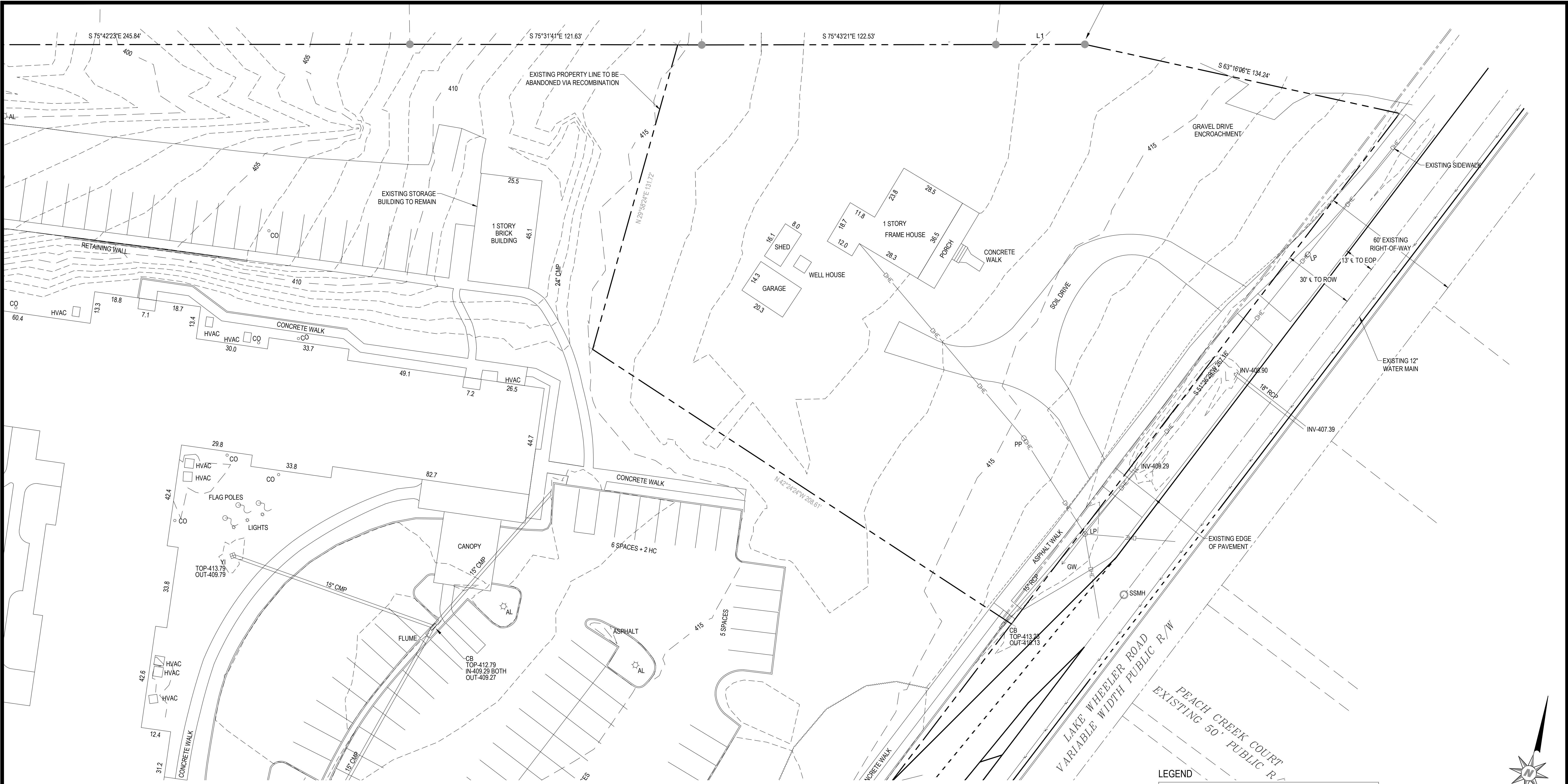
Surveyor:
Mauldin-Watkins Surveying, PA
139 N Main Street
Fuquay-Varina, NC 27526
919.552.9326 (o)
Contact: Wayne Mauldin, PLS

SCALE: 1 IN = 50 FT
SCALE IN FEET
HORIZONTAL

8/16/2024

NOT FOR CONSTRUCTION

DRAWN BY: CURRY ENGINEERING; CHECKED BY: CURRY ENGINEERING; DATE: 08/14/2024; FILE NO: 2021367



Course	Bearing	Distance
L1	S 75°46'01" E	37.09'
L2	N 68°30'30" W	37.08'
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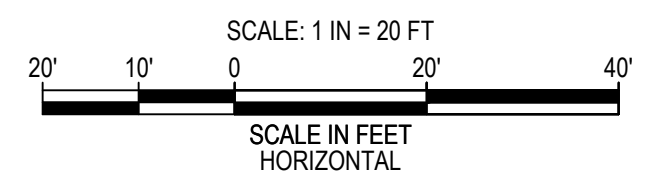
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Surveyor:

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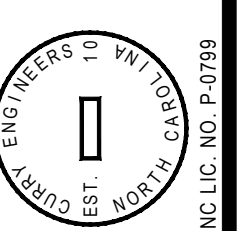
8/6/2024

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

PRUITT WAKE HEALTHCARE EXPANSION
EXISTING CONDITIONS PLAN

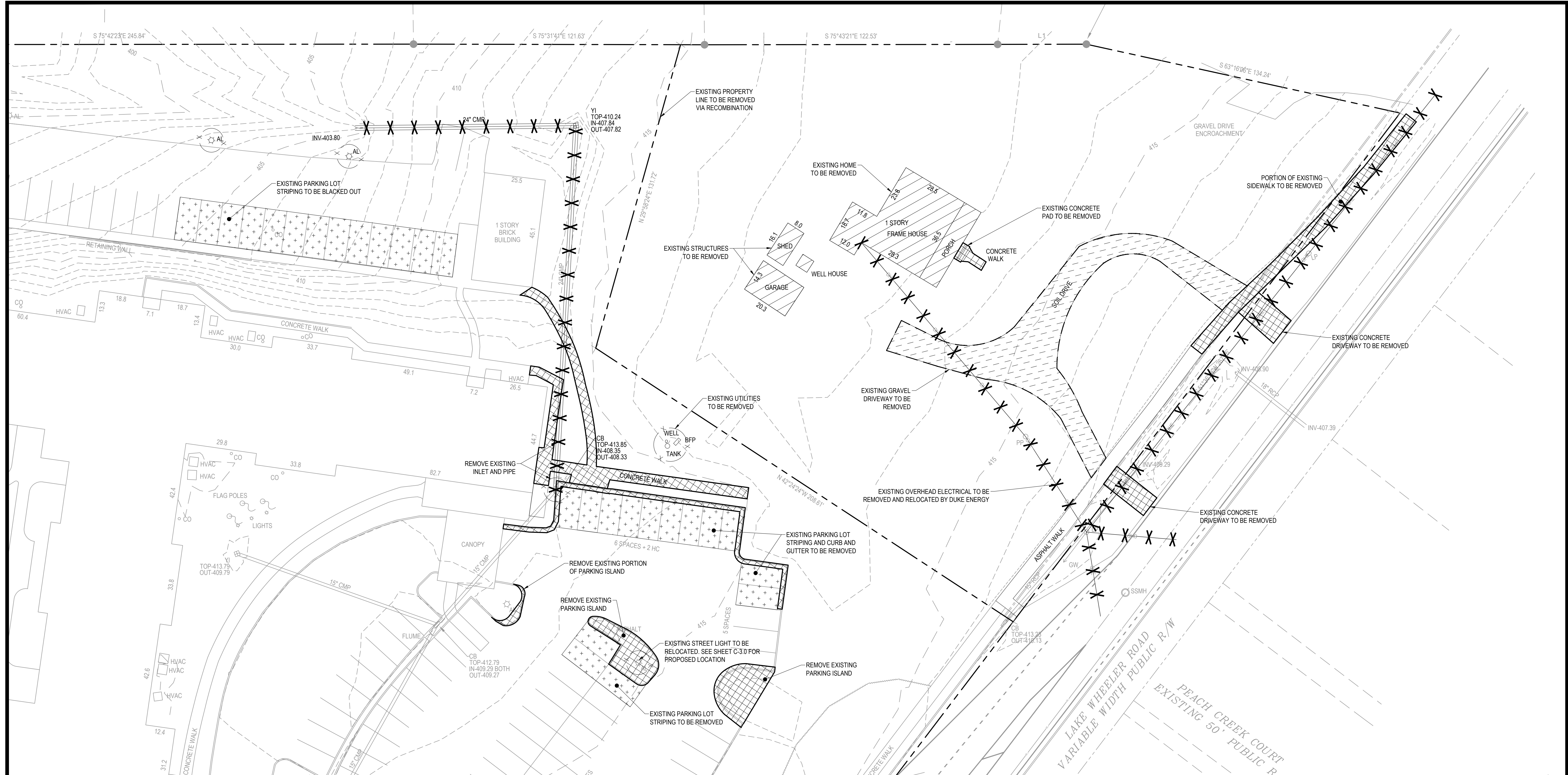
T (919) 552-2849
 F (919) 552-2843
 208 S. Fuquay Avenue
 Fuquay-Varina, NC 27526



Curry
 ENGINEERING
 C-1.1

P:\Projects\2024\08\13\PRUITT WAKE HEALTHCARE EXPANSION - RALEIGH COMPLIANCE SITE PLAN\SET FILE\DC1 - EXISTING CONDITIONS PLAN.DWG
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



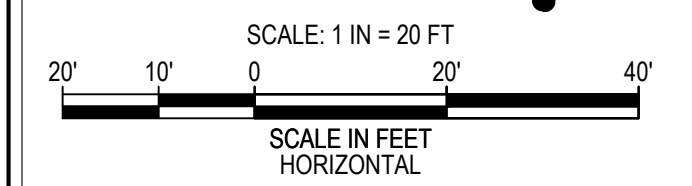
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

LEGEND

	INDICATES UTILITY STRUCTURE OR TREE TO BE REMOVED
	INDICATES PAVEMENT OR GRAVEL TO BE REMOVED
	INDICATES BUILDING OR STRUCTURE TO BE REMOVED
	INDICATES ROADWAY STRIPING TO BE REMOVED
	INDICATES SIDEWALK OR CONCRETE PAD TO BE REMOVED
	INDICATES FENCE, WALL, OR PIPE TO BE REMOVED

DEMOLITION NOTES:

- NO EQUIPMENT IS ALLOWED ON THE SITE OR DISTURBANCE IS PERMITTED UNTIL ALL THE TREE PROTECTION AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NORTH CAROLINA HEALTH ACCREDITED ASBESTOS INSPECTOR REPORT FROM A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO THE START OF DEMOLITION.
- DEMOLITION OF STRUCTURES AND/OR UTILITIES BASED ON EXISTING CONDITIONS SURVEY. IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN THAT REQUIRES ADDITIONAL DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE ENGINEER PRIOR TO PROCEEDING WITH REMOVAL OF STRUCTURE AND/OR UTILITY. SUBSURFACE UTILITIES AND FEATURES DENOTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND HAVE BEEN LOCATED TO THE EXTENT POSSIBLE VIA LEVEL "C" SUE METHODS. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION, INCLUDING UTILITY "POTHOLING" OR BY THE EXCAVATION OF TEST PITS AS NECESSARY TO DETERMINE THE UTILITY LOCATION, DEPTHS, AND MATERIALS.
- CONTRACTOR SHALL NOT BEGIN ANY DEMOLITION WORK PRIOR TO APPROVAL AND ISSUANCE OF LAND DISTURBANCE AND DEMOLITION PERMITS ISSUED BY THE CITY OF RALEIGH.
- DO NOT INTERRUPT EXISTING UTILITY SERVICES FOR FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES.
 - NOTIFY OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
 - DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING CITY OF RALEIGH OR NCDOT INFRASTRUCTURE, PRIVATE UTILITY, COMPANY INFRASTRUCTURE, OR ADJACENT PROPERTY OWNERS PROPERTY.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS FOR DISPOSAL OF HAZARDOUS MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OR DEMOLITION OF PRIVATE UTILITIES WITH THE PROPER PRIVATE UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PER NCDOT AND MUTCD STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF HIGHER EQUIPMENT AND MATERIALS STORED ON-SITE DURING CONSTRUCTION.
- ANY PAVEMENT CUT SHALL BE DONE AS A FULL DEPTH SAW CUT WITH LINES STRAIGHT AND NEAT.
- REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. NOTIFY OWNER AND ENGINEER IF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) ARE ENCOUNTERED.
- REMOVE SIDEWALK, CURB AND GUTTER, AND OTHER CONCRETE SECTIONS BY SAW CUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
- NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS, OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY PROVIDER (I.E. POWER, TELEPHONE, CABLE, AND NATURAL GAS/PROPANE) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
- ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.
- CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE, FREE OF DEBRIS, TRASH, OR OTHER CONSTRUCTION MATERIALS. AREAS SUBJECT TO SITE CONSTRUCTION ADJACENT TO THE PUBLIC RIGHT OF WAY AND PEDESTRIAN SIDEWALKS SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORK DAY.
- CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY UTILITIES NEEDED DURING CONSTRUCTION.



NOT FOR CONSTRUCTION

REVISIONS

DATE: 08.01.2024
FILE NO: 2021-1867
HORZ SCALE: 1" = 20'
VERT SCALE: 1" = 4'

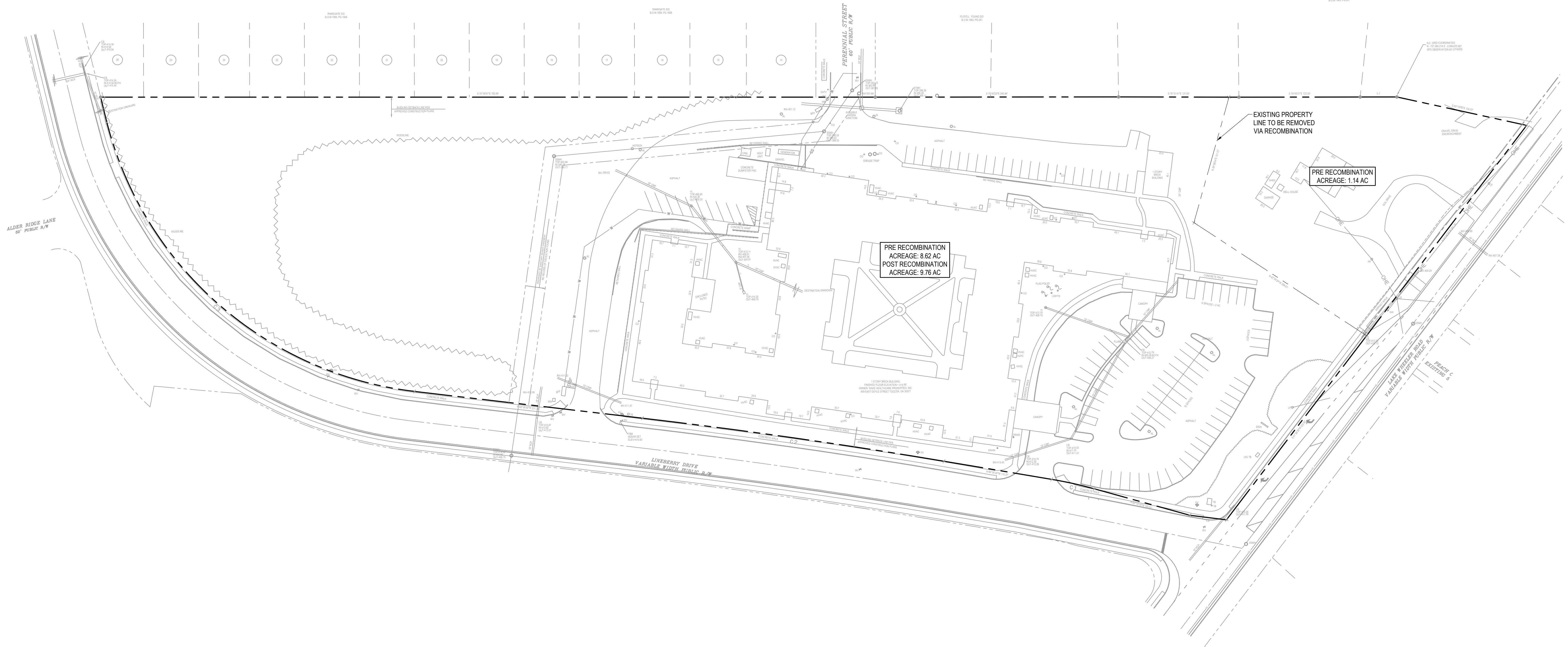
**PRUITT WAKE HEALTHCARE EXPANSION
DEMOLITION PLAN**

208 S. Fidelity Avenue
Fayetteville, NC 27808
T (919) 562-2849
F (919) 562-2843

Curry
ENGINEERING

NC LIC. NO. P-19381

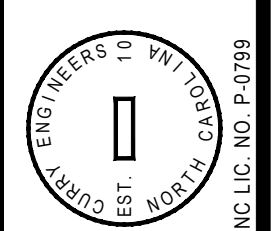
C-2.0



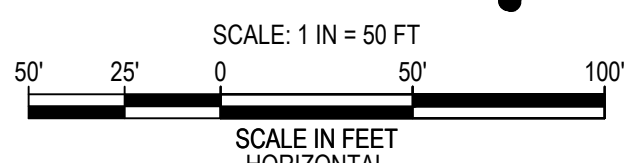
NO.	DESCRIPTION

PRUITT WAKE HEALTHCARE EXPANSION RECOMBINATION PLAN

T (919) 562-4949
 F (919) 562-2933
 208 S. Fidelity Avenue
 Durham, NC 27708



Curry
 ENGINEERING
C-2.1



NOT FOR CONSTRUCTION

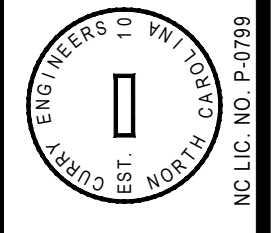
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

P:\DRAWINGS\031615_02\031615_02\031615_02_01_01.dwg - PRUITT - WAKE WHEELER EXPANSION - RALEIGH COMPLIANCE PLAN SHEET 1 (RECOMBINATION PLAN) DWG
 PLOTTED 8/16/2024 1:57PM

REVISIONS	
DATE: 08.XX.2024	HORIZ SCALE: 1" = 30'
FILE NO: 2021-1867	ORIG. SHEET SIZE: 24x36

PRUITT WAKE HEALTHCARE EXPANSION OVERALL SITE PLAN

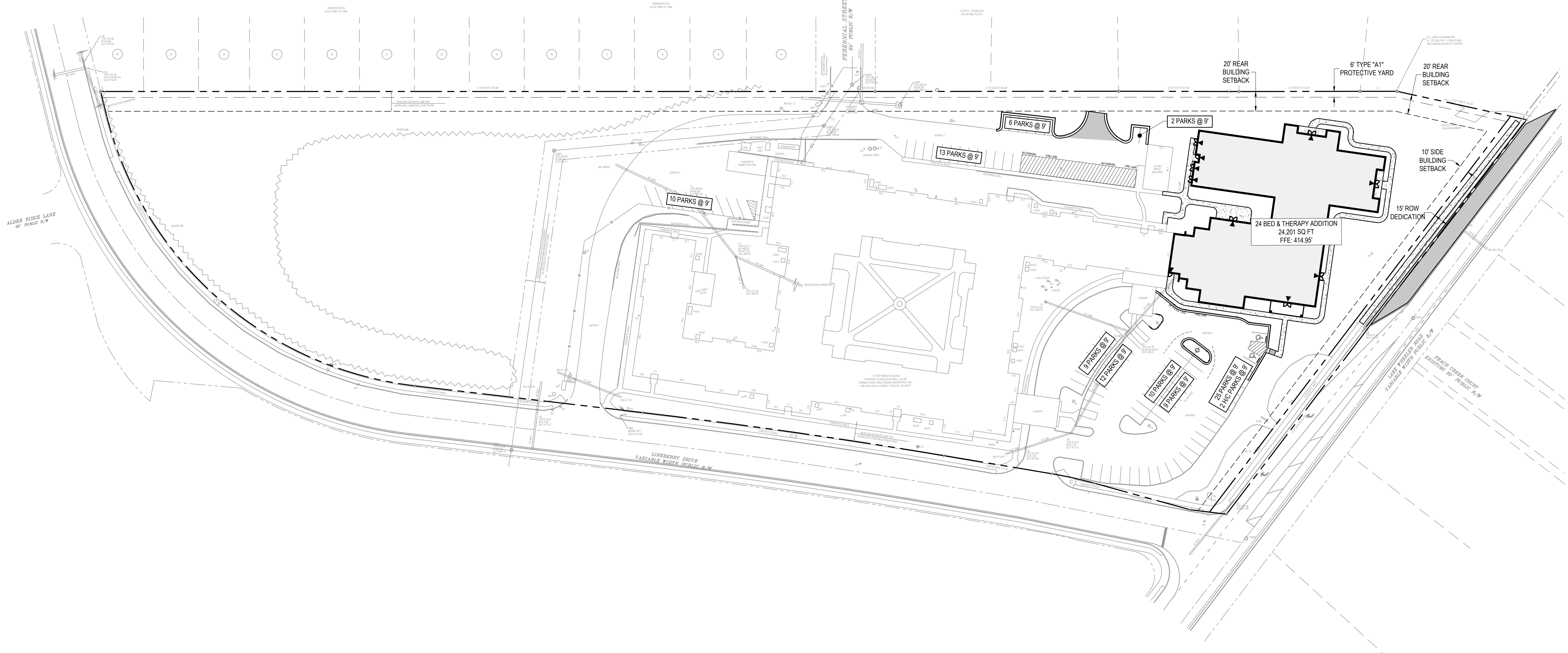
208 S. Fidelity Avenue
Fayetteville, NC 27808
T (919) 552-2499
F (919) 552-2493



Curry

ENGINEERING

C-3.0



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

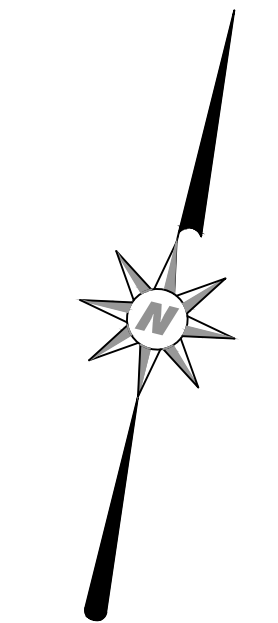
LEGEND


	ADA PARKING SPACE
	POLE LIGHT
	BOLLARD LIGHT
	SIGN
	CONCRETE WHEEL STOP
	TRAFFIC FLOW ARROWS
	ACCESSIBLE ROUTE
	ROADWAY CENTER LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT
	VALLEY CURB & GUTTER
	STANDARD CURB & GUTTER
	SPILL CURB & GUTTER
	FENCE & GATE
	SIDEWALK
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	PROPOSED ADDITION

- GENERAL NOTES**
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
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 - ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
 - TREE CONSERVATION AREAS SHALL BE RECORDED AS A CONDITION OF PLAN APPROVAL. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
 - ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS.
 - ALL GATED ENTRY SHALL INCLUDE A KNOX BOX FOR FIRE ACCESSIBILITY, PER NCFC 503.6

SCALE: 1 IN = 50 FT
SCALE IN FEET
HORIZONTAL

50' 25' 0 50' 100'





3/6/2024

NOT FOR CONSTRUCTION

DRAWN BY: J. HARRIS, REVISED BY: J. HARRIS, DATE: 08/20/2024, FILE NO: 2021-1867, PROJECT: LACE WHEELS @ CONDON - RALEIGH PLANS SITE PLAN SHEET FLECS-1 OVERALL SITE PLAN DWG, PLOTTED: 08/20/2024, 12:30 PM

REVISIONS	
DATE: 08.22.2024	HORIZ. SCALE: 1" = 30'
FILE NO: 2021-1867	CING. SHEET SIZE: 24x36

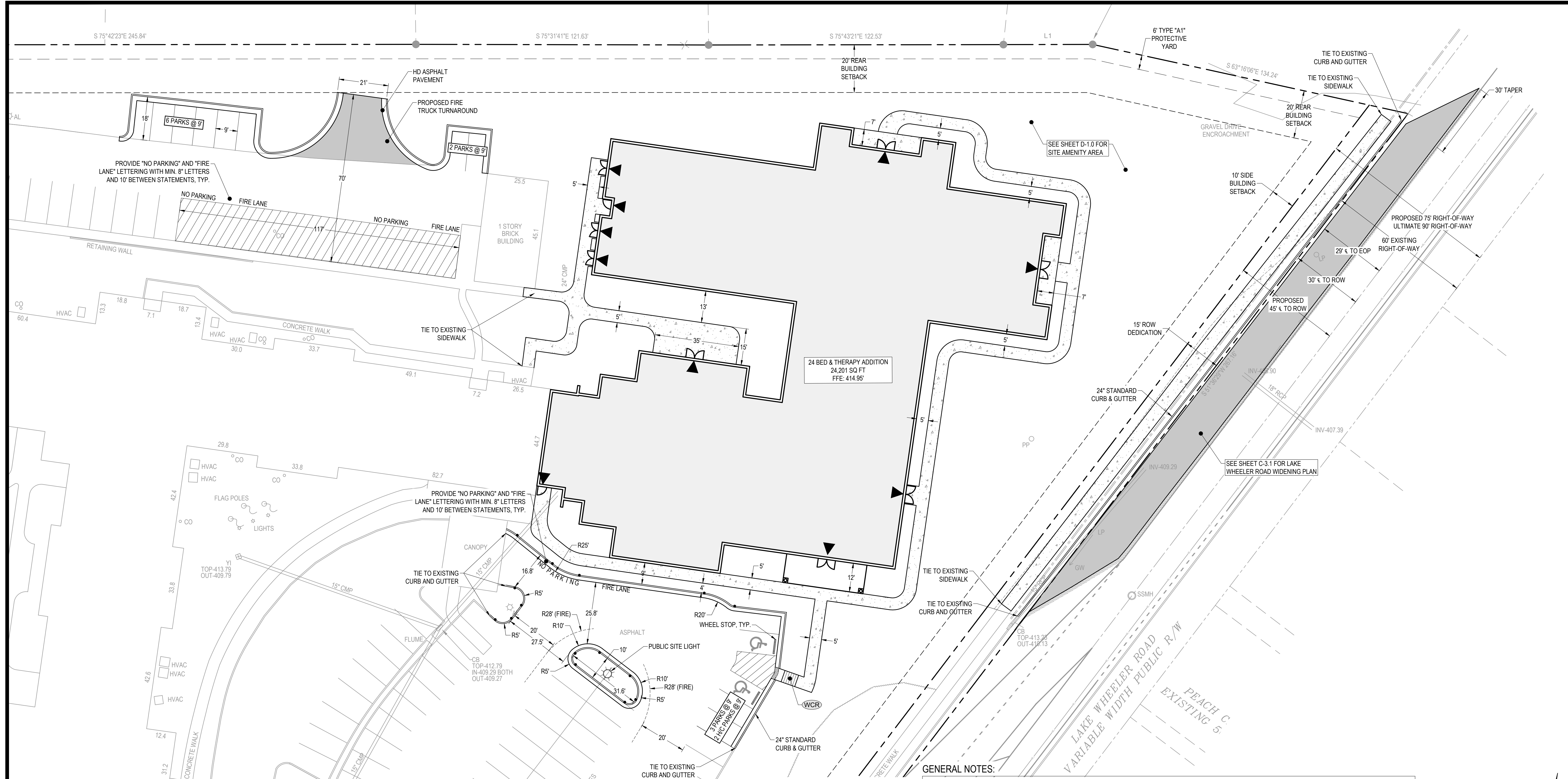
PRUITT WAKE HEALTHCARE EXPANSION SITE PLAN

208 S. Fidelity Avenue
Fayetteville, NC 27808
T (919) 562-2499
F (919) 562-2493

ENGINEERS & ARCHITECTS
DONALD L. CURRY, JR.
INC. LIC. NO. P-4793

Curry ENGINEERING

9/6/2024

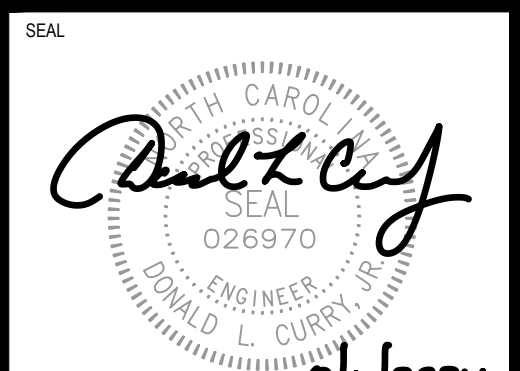
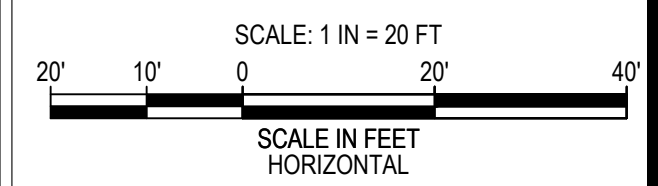


- GENERAL NOTES:**
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 - TREE CONSERVATION AREAS SHALL BE RECORDED AS A CONDITION OF PLAN APPROVAL. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
 - ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS.
 - ALL GATED ENTRY SHALL INCLUDE A KNOX BOX FOR FIRE ACCESSIBILITY, PER NCFC. 503.6

LEGEND

	ADA PARKING SPACE
	POLE LIGHT
	BOLLARD LIGHT
	SIGN
	CONCRETE WHEEL STOP
	TRAFFIC FLOW ARROWS
	ACCESSIBLE ROUTE
	ROADWAY CENTER LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT
	VALLEY CURB & GUTTER
	STANDARD CURB & GUTTER
	SPILL CURB & GUTTER
	FENCE & GATE
	SIDEWALK
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	PROPOSED ADDITION

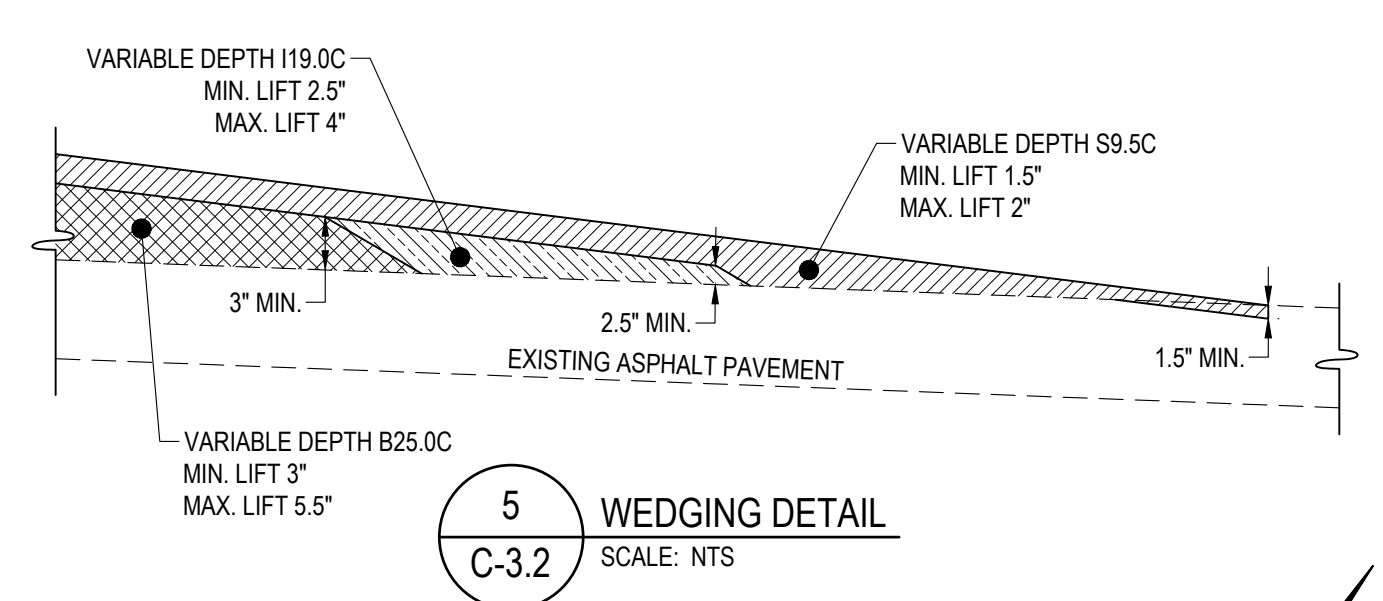
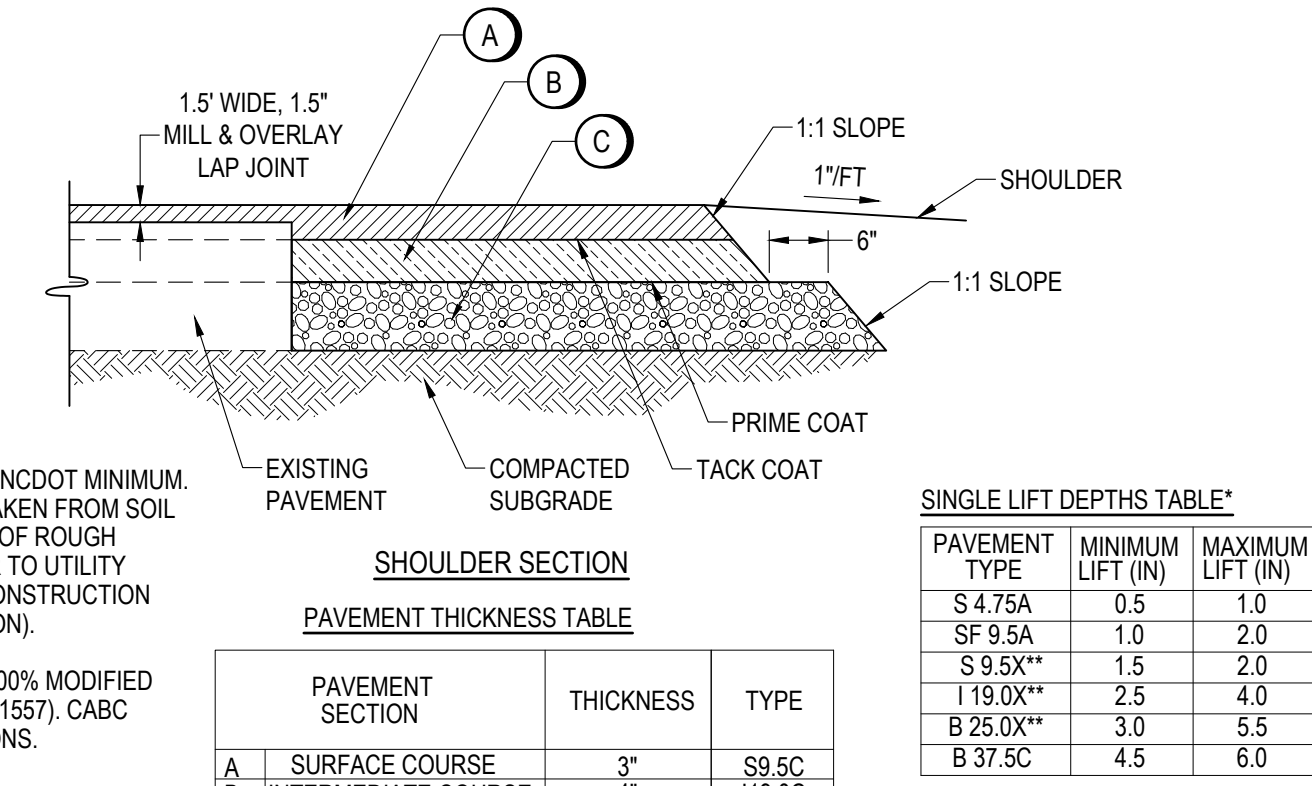
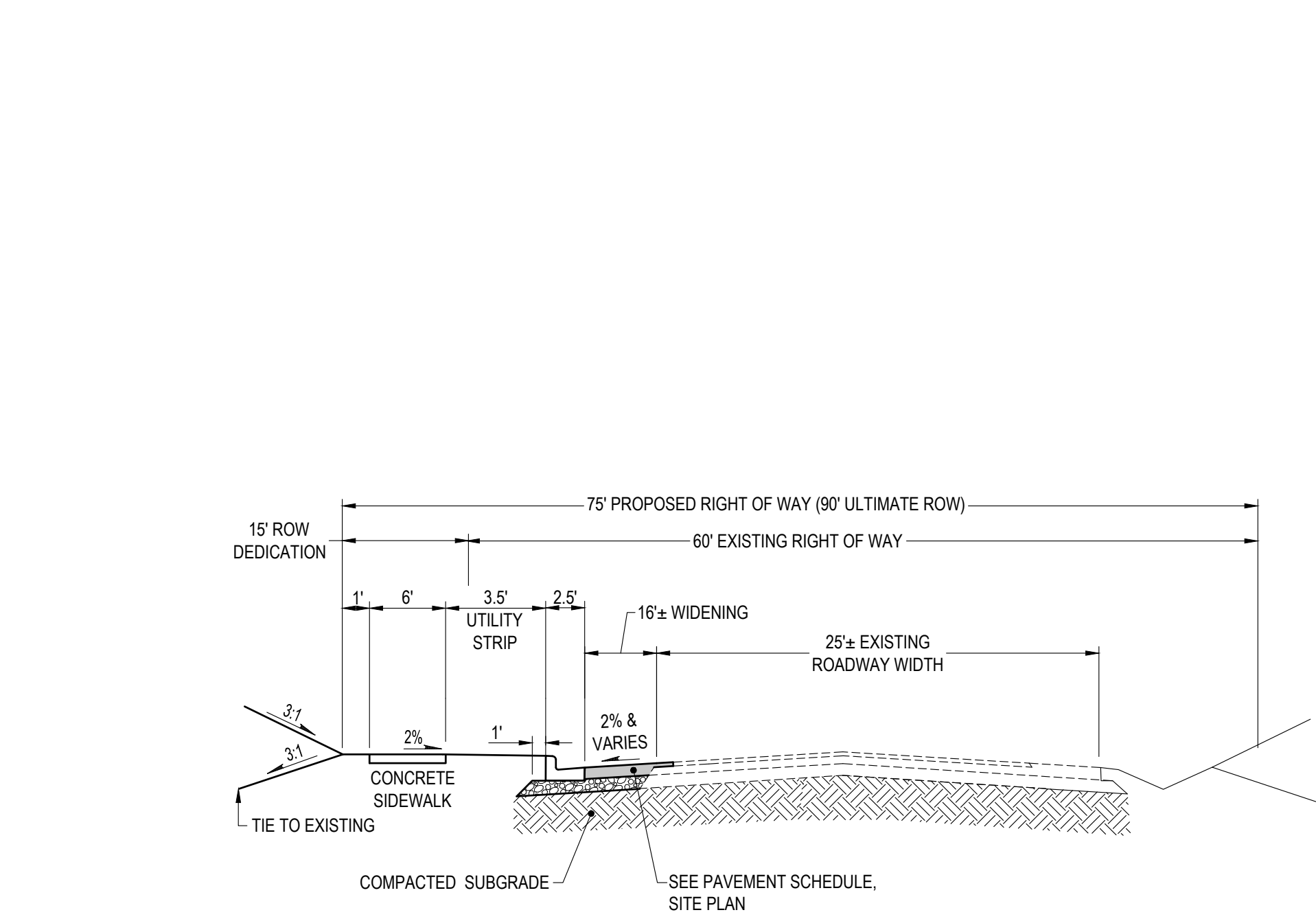
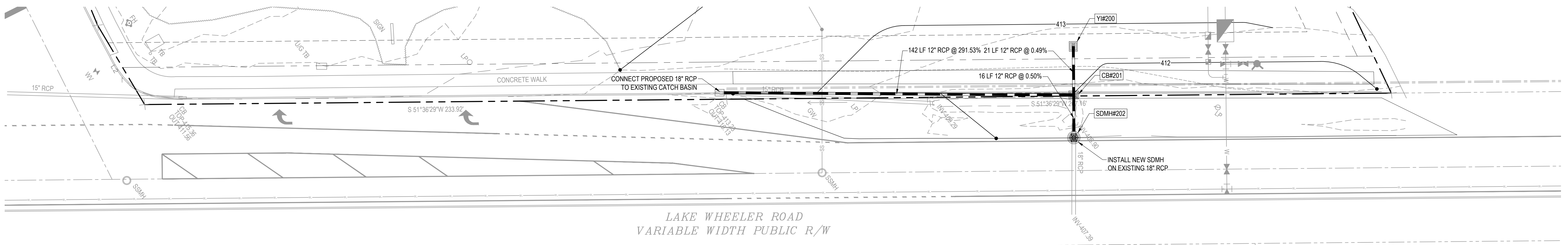
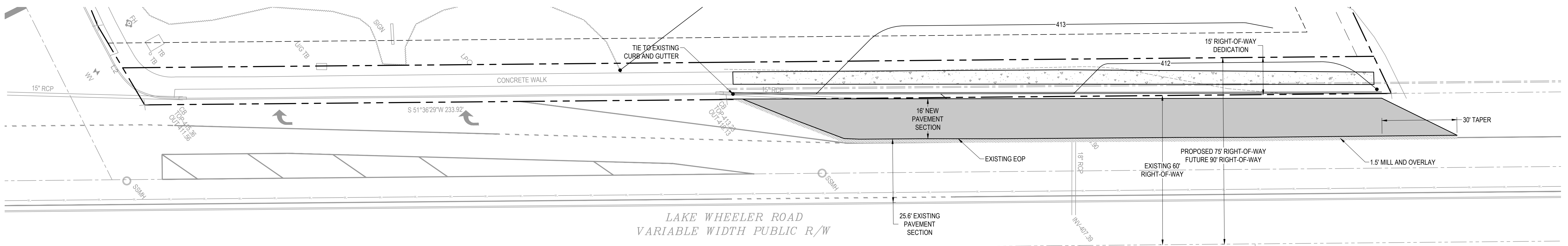
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



NOT FOR CONSTRUCTION

C-3.1

DRAWN BY: J. W. B. DATE: 08/22/2024 09:51:57 AM PROJECT: LAKE WHEELER EXPANSION - RALEIGH HEALTHCARE PLANSHEET FILES\3 SITE PLAN.DWG PLOTTED: 08/22/2024 12:29 PM



- PAVEMENT NOTES:**
- PAVEMENT DESIGN AS SHOWN IS PER NCDOT MINIMUM. FINAL PAVEMENT DESIGN SHALL BE TAKEN FROM SOIL SAMPLES TAKEN AFTER COMPLETION OF ROUGH GRADING THE SITE AND EITHER PRIOR TO UTILITY CONSTRUCTION, OR AFTER UTILITY CONSTRUCTION (PRIOR TO STONE BASE CONSTRUCTION).
 - C&B STONE TO BE COMPACTED TO 100% MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D1557), C&B STONE TO MEET NCDOT SPECIFICATIONS.
 - TOP 12 INCHES OF SUBGRADE COMPACTED TO 98% MODIFIED PROCTOR MAX DRY DENSITY (ASTM D1557)
 - PRIME COATS AND TACK COATS TO BE APPLIED PER NCDOT STANDARDS.

SINGLE LIFT DEPTHS TABLE*

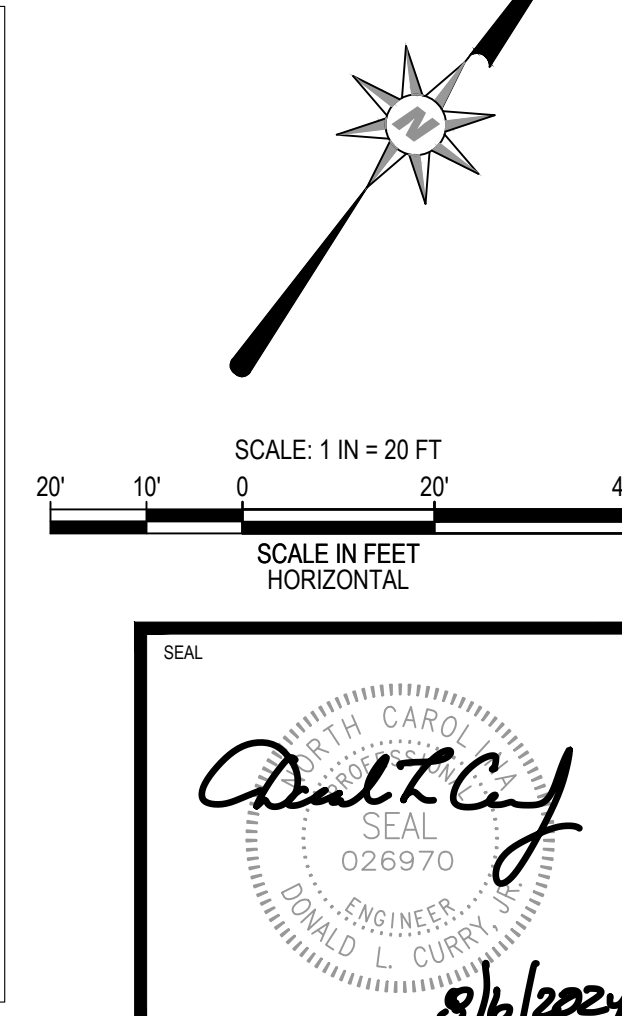
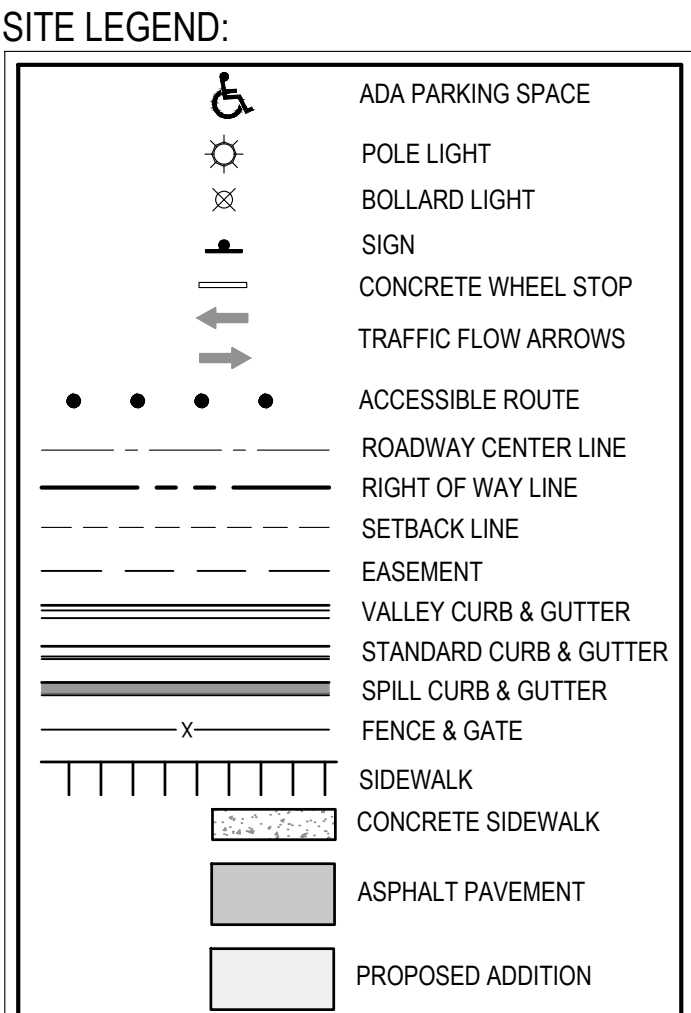
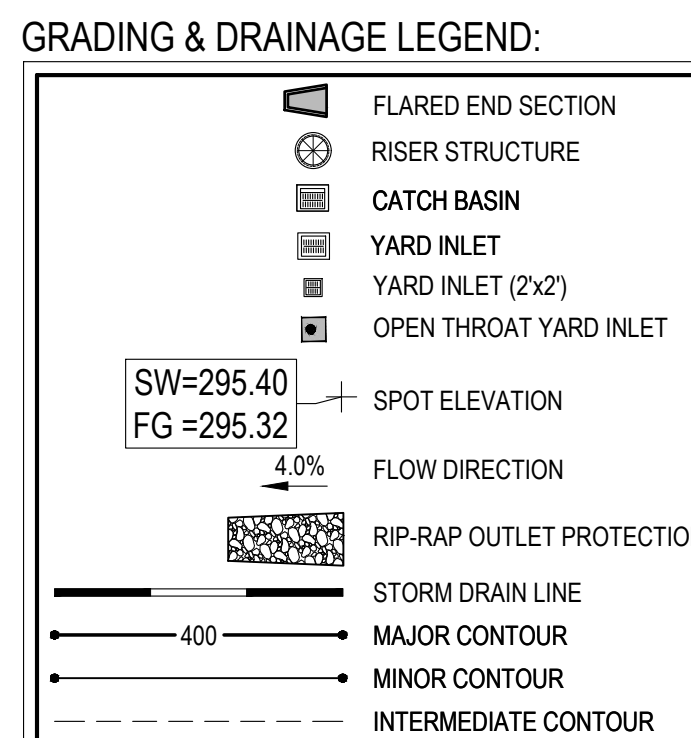
PAVEMENT TYPE	MINIMUM LIFT (IN)	MAXIMUM LIFT (IN)
S 4.75A	0.5	1.0
SF 9.5A	1.0	2.0
S 9.5X**	1.5	2.0
T 19.0X**	2.5	4.0
B 25.0X**	3.0	5.5
B 37.5C	4.5	6.0

*MINIMUM LAYER THICKNESS IS APPROXIMATELY 3 TIMES THE NOMINAL MAXIMUM AGGREGATE SIZE.
**CAN BE TYPE B,C OR D.

PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
- ALL PAVEMENT MARKINGS SHALL BE DESIGNATED AS FOLLOWS PER NCDOT PAVEMENT MARKING SYMBOLS.

KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.
(T2)	STOP BAR	24 INCH	WHITE, THERMOPLASTIC	1205.01
(TA)	EDGE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01
(TD)	3'-9" TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01
(TE)	SOLID LANE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01
(TI)	DOUBLE YELLOW LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01
(TP)	DIAGONAL LINE (2:1 SLOPE)	8 INCH	YELLOW, THERMOPLASTIC	1205.09
(UA)	LEFT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.01

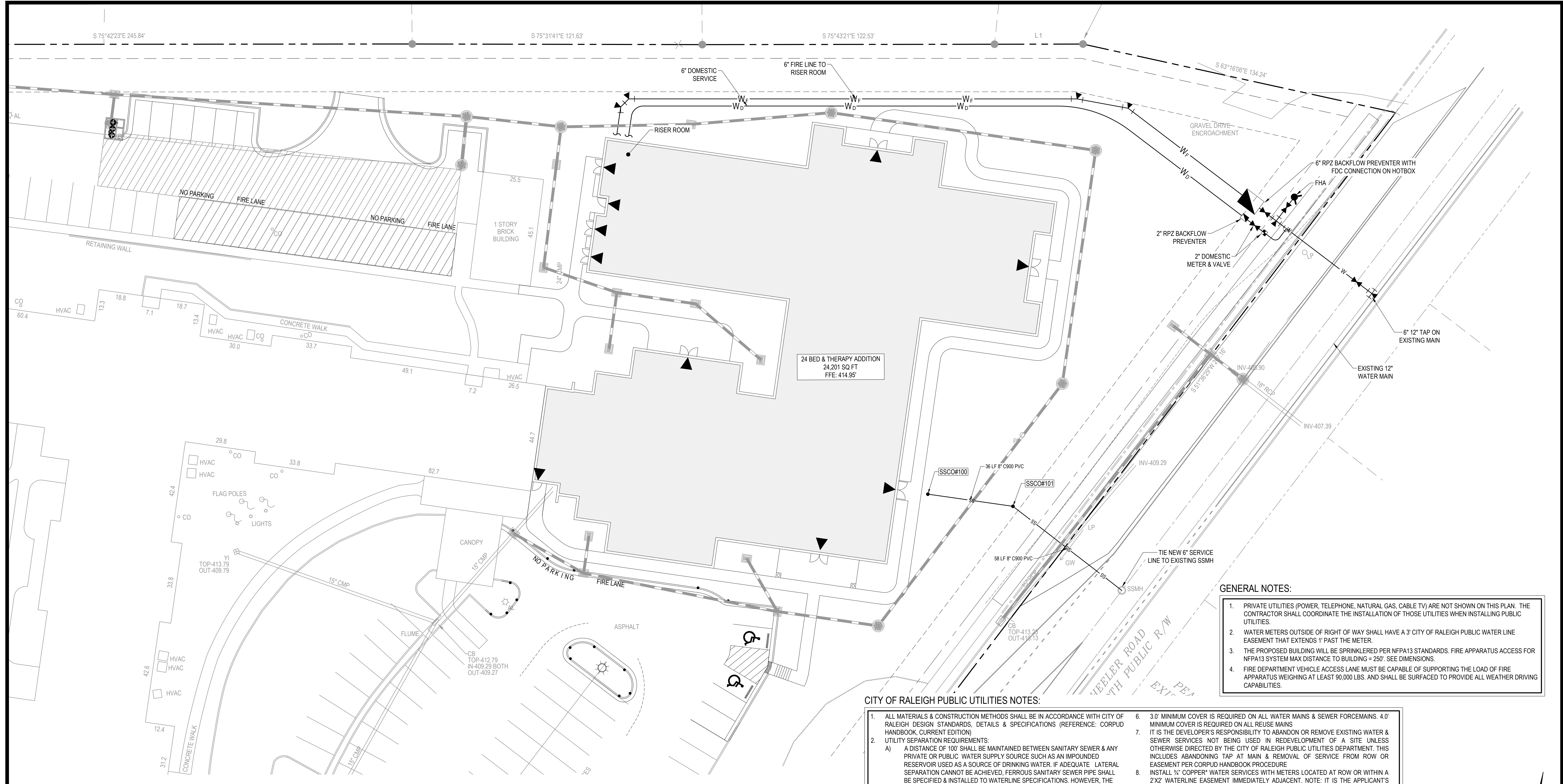


REVISIONS
 DATE: 08.XX.2024
 FILE NO.: 2021.067
 HORZ SCALE: 1" = 30'
 ORIG. SHEET SIZE: 24" x 36"

PRUITT WAKE HEALTHCARE EXPANSION
LAKE WHEELER ROAD ROADWAY IMPROVEMENTS

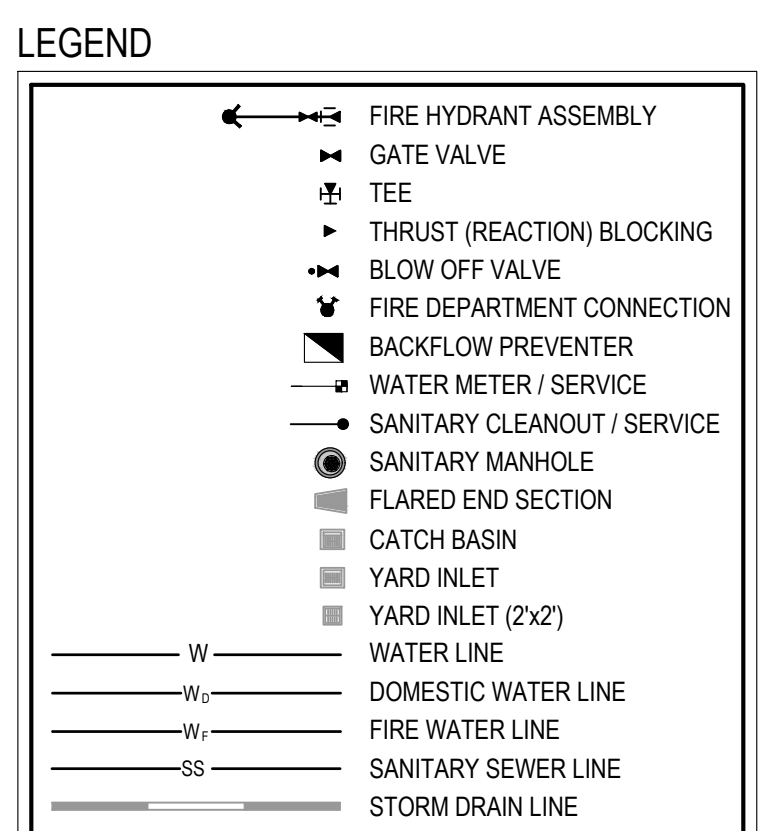
204 S. Fidelity Avenue
 Fuquay-Varina, NC 27090
 T (919) 552-2849
 F (919) 552-2843
 ENGINEERS & ARCHITECTS
 CURRY ENGINEERING
 NC LIC. NO. PA7938

Curry
 ENGINEERING
 SEAL
 NORTH CAROLINA
 ENGINEER
 DONALD L. CURRY
 026970
 9/6/2024
C-3.2

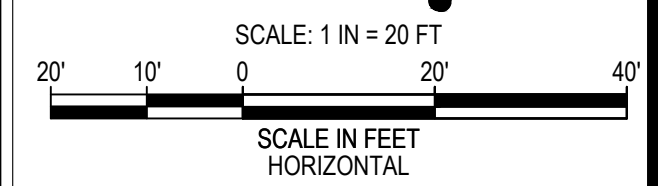


- GENERAL NOTES:**
1. PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
 2. WATER METERS OUTSIDE OF RIGHT OF WAY SHALL HAVE A 3' CITY OF RALEIGH PUBLIC WATER LINE EASEMENT THAT EXTENDS 1' PAST THE METER.
 3. THE PROPOSED BUILDING WILL BE SPRINKLERED PER NFPA13 STANDARDS. FIRE APPARATUS ACCESS FOR NFPA13 SYSTEM MAX DISTANCE TO BUILDING = 250'. SEE DIMENSIONS.
 4. FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

- CITY OF RALEIGH PUBLIC UTILITIES NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
 5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



8/6/2024

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

**PRUITT WAKE HEALTHCARE EXPANSION
UTILITY PLAN**

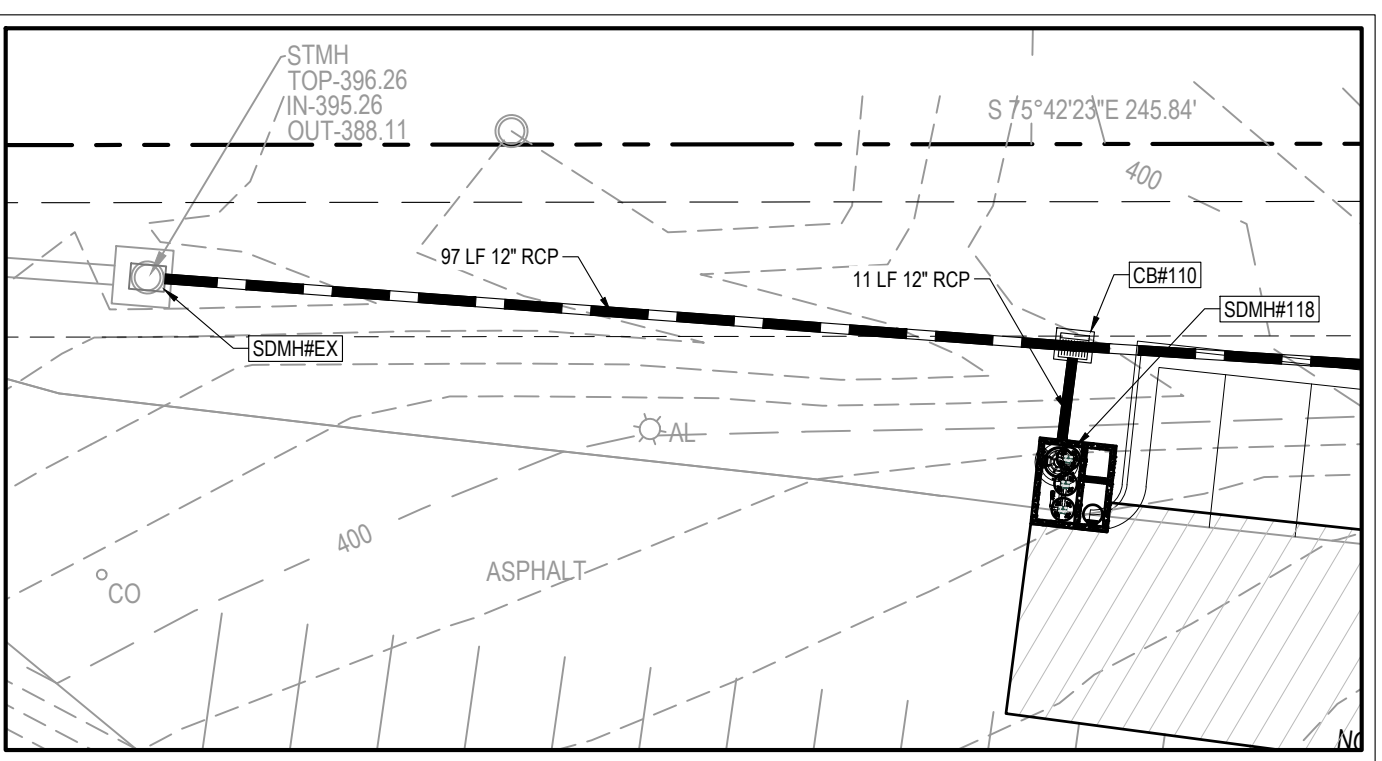
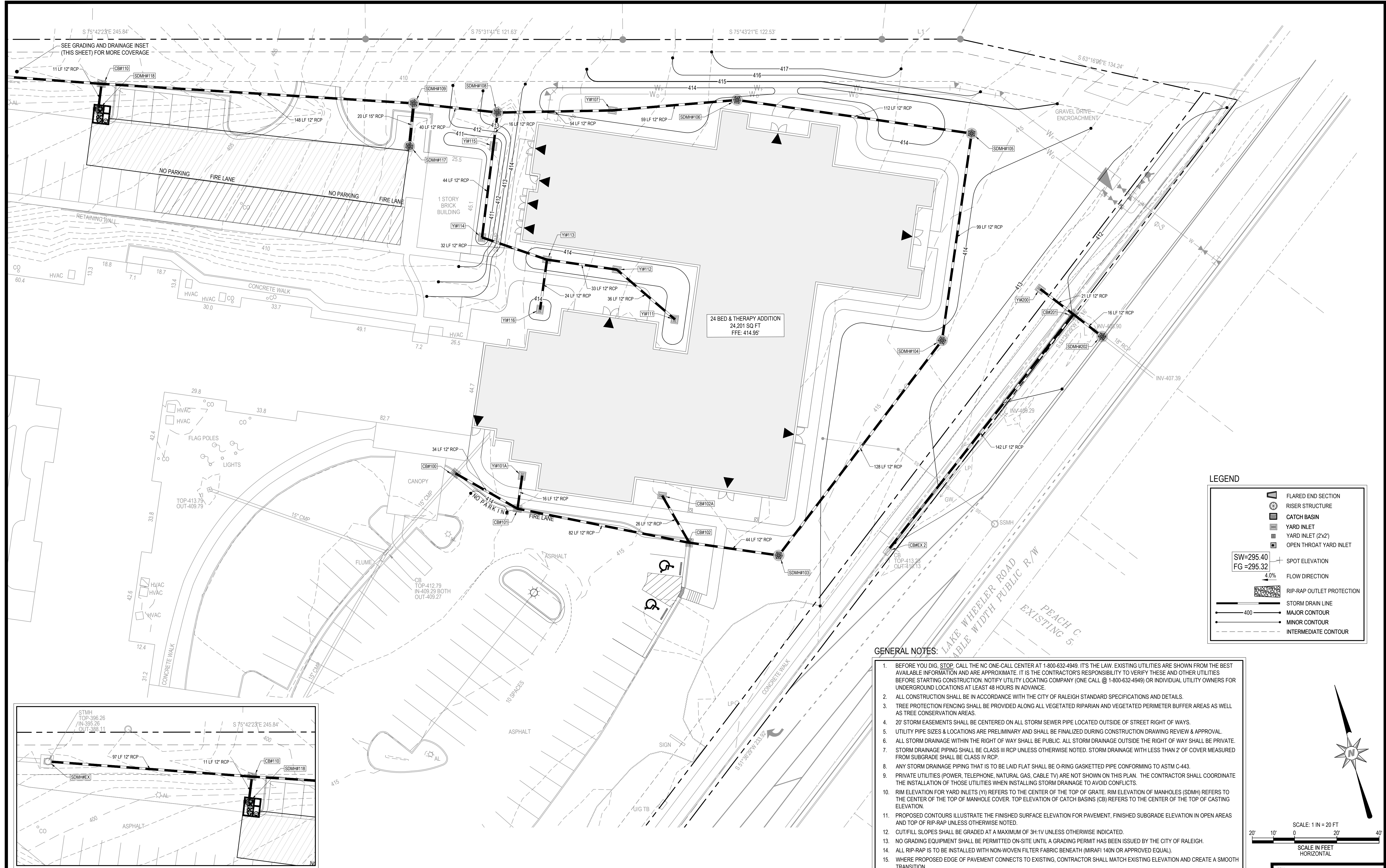
208 S. Fidelity Avenue
Fayetteville, NC 27808
T (919) 996-2949
F (919) 996-2943

Curry
ENGINEERING

NC LIC. NO. P-4938

C-4.0

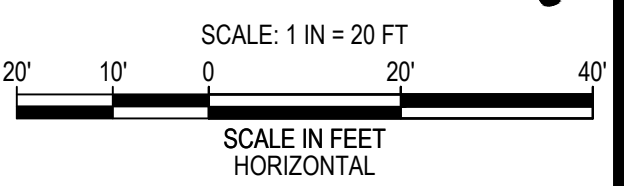
PRINTED ON 100% RECYCLED PAPER WITH 50% POST CONSUMER WASTE. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. DATE PLOTTED: 8/20/24 10:29 AM.



LEGEND

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2x2)
- OPEN THROAT YARD INLET
- SPOT ELEVATION
- FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

- GENERAL NOTES:**
- BEFORE YOU DIG, STOP. CALL THE NO ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
 - TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS AS WELL AS TREE CONSERVATION AREAS.
 - 20' STORM EASEMENTS SHALL BE CENTERED ON ALL STORM SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
 - UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
 - ALL STORM DRAINAGE WITHIN THE RIGHT OF WAY SHALL BE PUBLIC. ALL STORM DRAINAGE OUTSIDE THE RIGHT OF WAY SHALL BE PRIVATE.
 - STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
 - ANY STORM DRAINAGE PIPING THAT IS TO BE LAID FLAT SHALL BE O-RING GASKETTED PIPE CONFORMING TO ASTM C-443.
 - PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
 - RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SDMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. TOP ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER OF THE TOP OF CASTING ELEVATION.
 - PROPOSED CONTOURS ILLUSTRATE THE FINISHED SURFACE ELEVATION FOR PAVEMENT, FINISHED SUBGRADE ELEVATION IN OPEN AREAS AND TOP OF RIP-RAP UNLESS OTHERWISE NOTED.
 - CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3H:1V UNLESS OTHERWISE INDICATED.
 - NO GRADING EQUIPMENT SHALL BE PERMITTED ON-SITE UNTIL A GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF RALEIGH.
 - ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
 - WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.
 - CONTRACTOR SHALL RAISE ALL STRUCTURES TO FINISHED GRADE ELEVATIONS.
 - ALL STORM DRAINAGE LINES OUTSIDE OF PUBLIC RIGHT OF WAY REQUIRE 20' PRIVATE DRAINAGE EASEMENTS CENTERED ON PIPE.
 - ANY REQUIRED DISTURBANCE ON ADJACENT PROPERTIES REQUIRE APPROVAL FROM ADJACENT PROPERTY OWNER PRIOR TO ISSUANCE OF GRADING PERMIT. APPROVAL FROM PROPERTY OWNER CAN BE IN FORM OF A TEMPORARY CONSTRUCTION EASEMENT GRANTED OR LETTER OF CONSENT TO DISTURBANCE.
 - AVERAGE GRADE ALONG THE PRIMARY FACING STREET IS SUMMARIZED IN THE TABLE BELOW PER COR UIDO 1.5.7. ALSO SEE SPREADSHEET IN COMMENT RESPONSE PACKAGE.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

NOT FOR CONSTRUCTION

PRUITT WAKE HEALTHCARE EXPANSION

GRADING & DRAINAGE PLAN

REVISIONS

DATE: 08.XX.2024	HORIZ. SCALE: 1" = 20'
FILE NO: 2021-1867	GRID SHEET SIZE: 24x36

208 S. Fidelity Avenue
Fayetteville, NC 27808

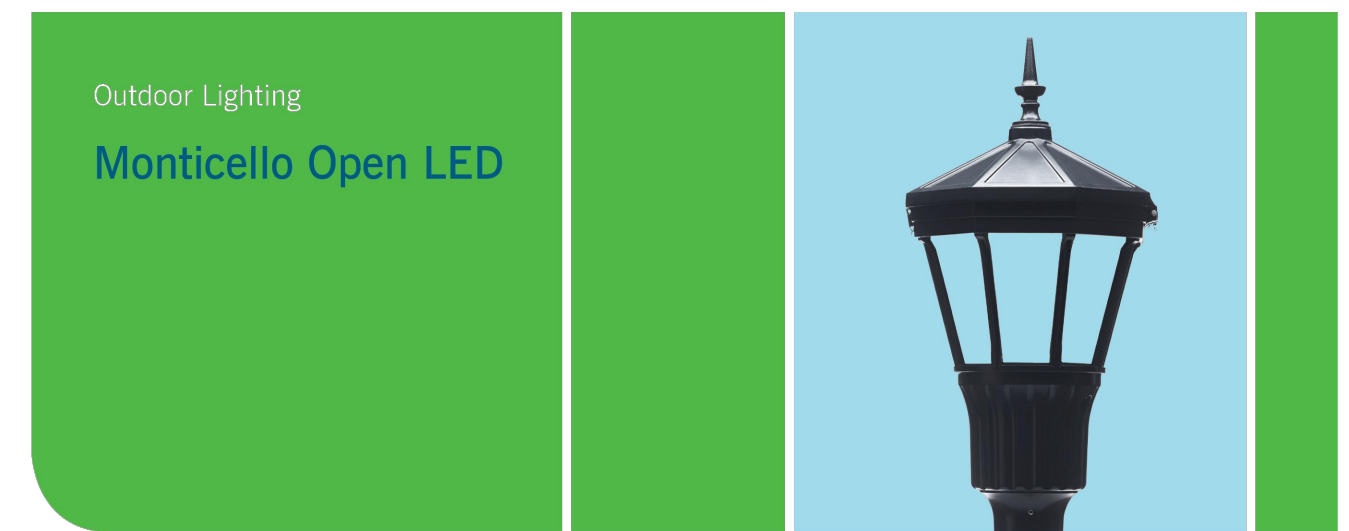
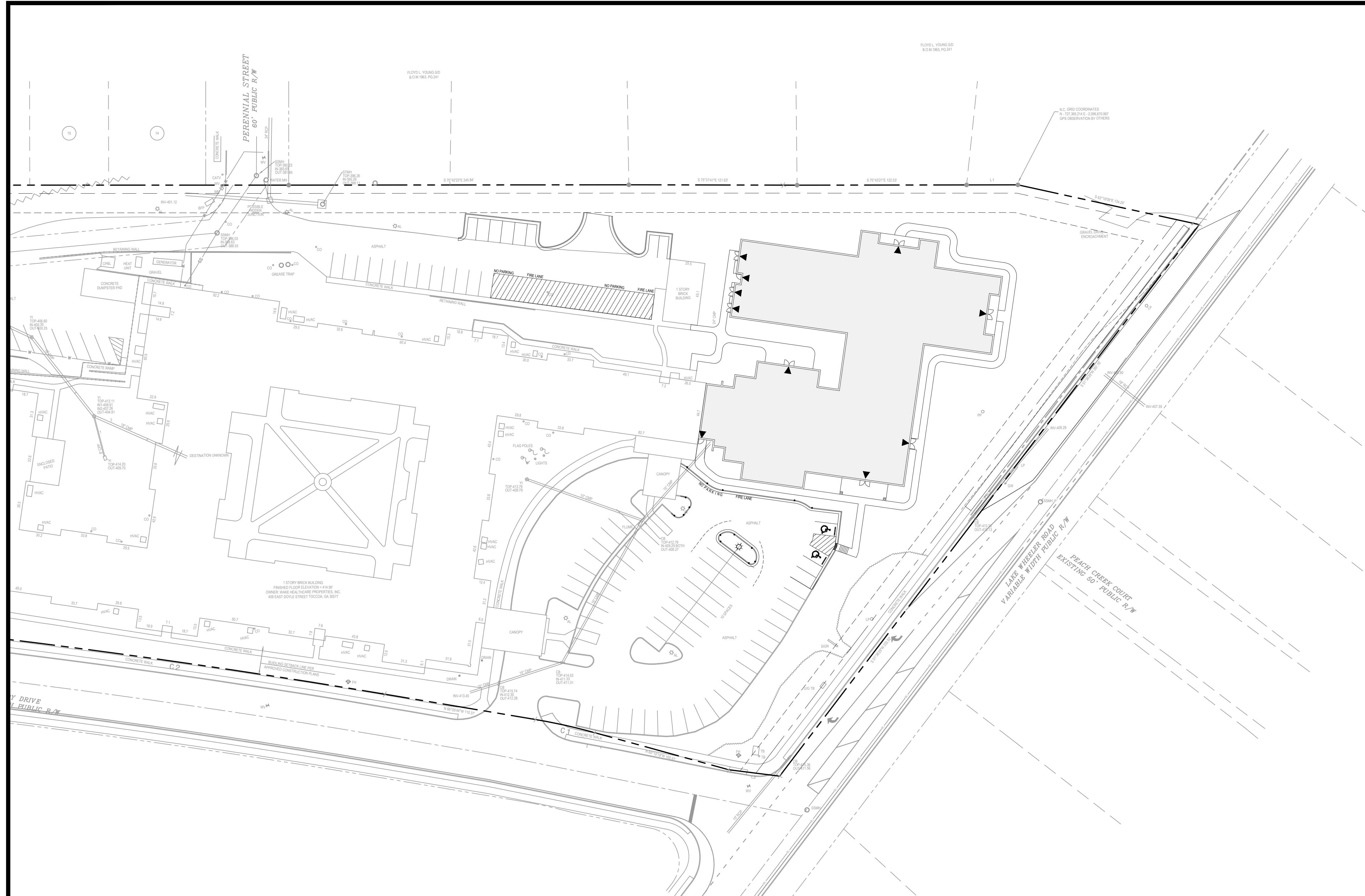
T (919) 562-2499
F (919) 562-2493

ENGINEER
DONALD L. CURRY
STATE OF NORTH CAROLINA
LICENSE NO. 026970

Curry
ENGINEERING

8/16/2024

C-5.0



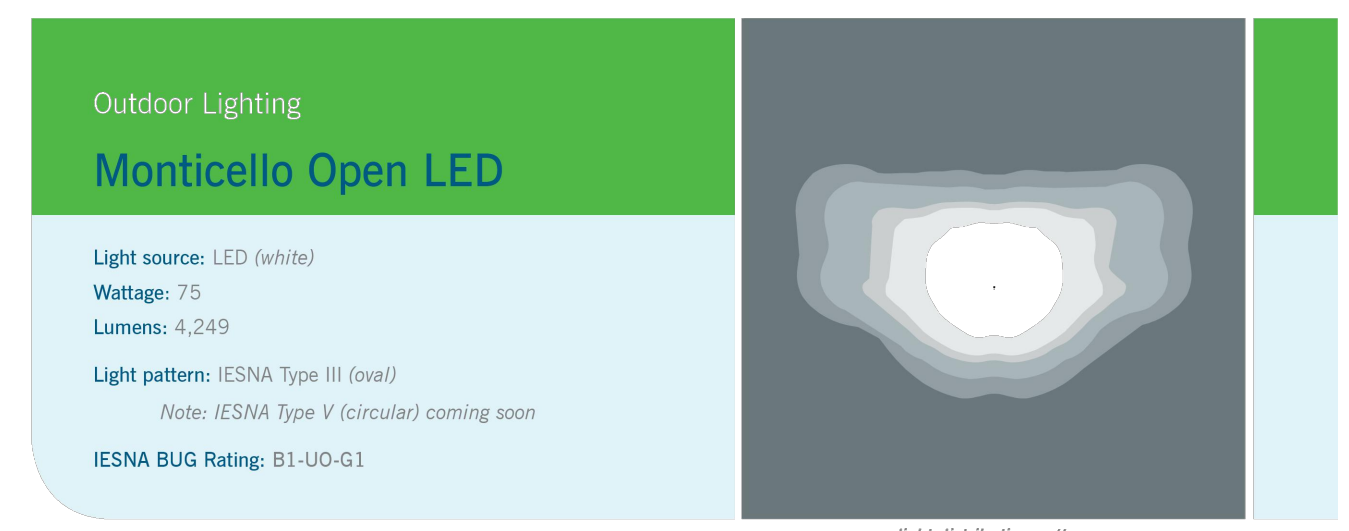
Outdoor Lighting
Monticello Open LED

LED	75 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

Part of the Masterpiece Series, the Monticello enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

Note: These fixtures are not stocked by Duke Energy Progress. They must be special-ordered and require up to 8 weeks of lead time for arrival.

For additional information, visit us at duke-energy.com/outdoorlighting or call us toll free at 866.709.6417.



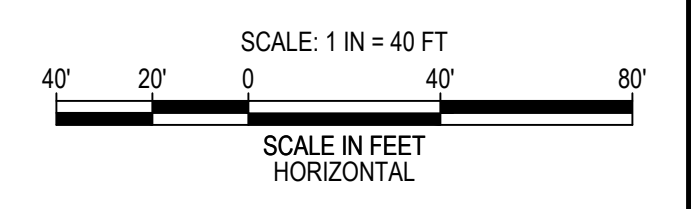
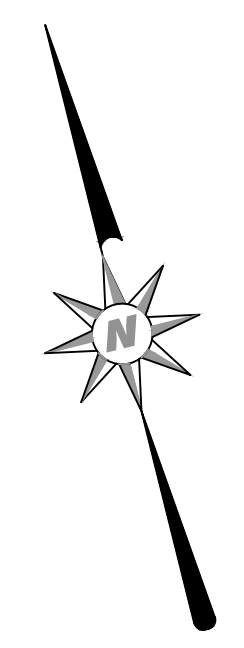
Outdoor Lighting
Monticello Open LED

Light source: LED (white)
Wattage: 75
Lumens: 4,249
Light pattern: IESNA Type III (oval)
Note: IESNA Type V (circular) coming soon
IESNA BUG Rating: B1-U0-G1

Poles available:		
Name	Mounting height	Color
Fiberglass	16'	Black
Smooth concrete*	12', 16'	Black
Decorative aluminum*	12', 16'	Black
Fluted concrete*	13'	Black

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

**Note: These poles are not stocked by Duke Energy Progress. They must be special-ordered and require up to 8 weeks of lead time for arrival.*



SCALE: 1 IN = 40 FT
SCALE IN FEET
HORIZONTAL

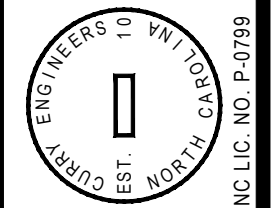
NOT FOR CONSTRUCTION



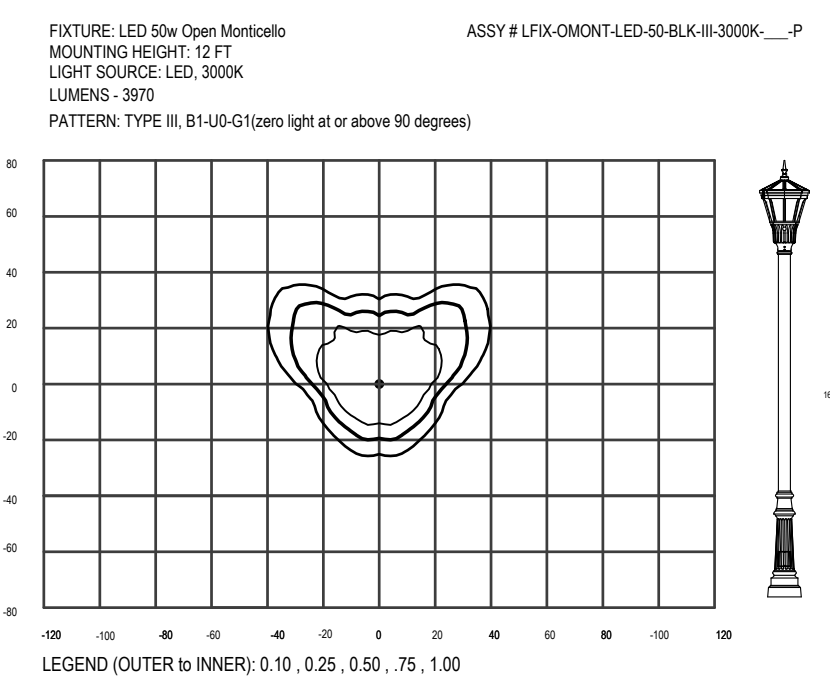
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ENGINEERING
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**PRUITT WAKE HEALTHCARE EXPANSION
LIGHTING PLAN**

208 S. Fidelity Avenue
Fayetteville, NC 27808
T (919) 552-2499
F (919) 552-2493



DATE: 08.01.2024
FILE NO: 2021-1867
HORZ SCALE: 1" = 30'
VERT SCALE: 1" = 4'
CROSS SHEET SIZE: 24" x 36"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Grid	+	0.2 fc	2.3 fc	0.0 fc	N/A	N/A
Parking	X	0.9 fc	2.3 fc	0.3 fc	7.7:1	3.0:1

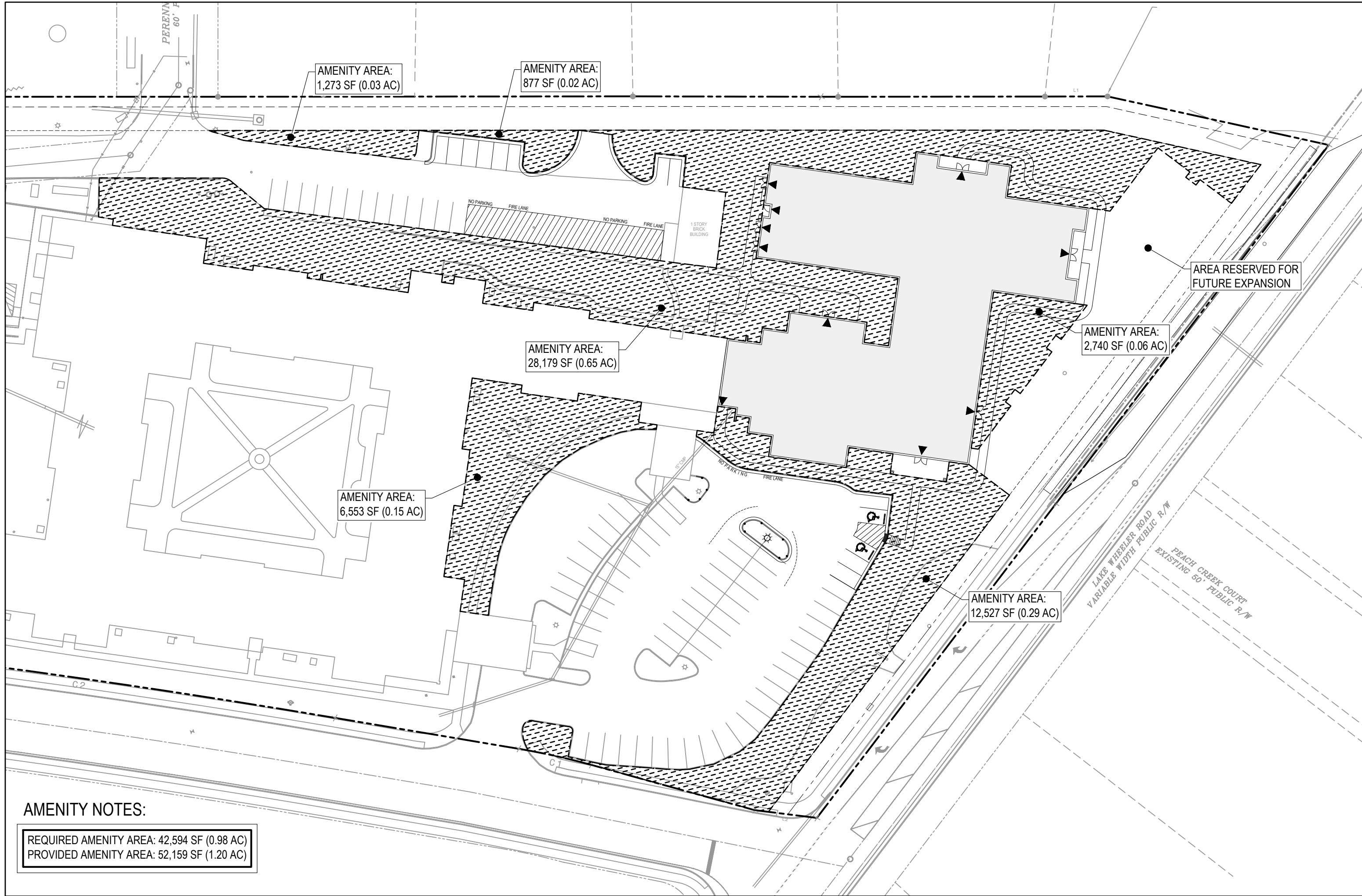
Schedule					
Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
☉	A	11	LED Open Monticello - Type III - 4000K	6041	0.85

FIGURE: LED 50w Open Monticello
MOUNTING HEIGHT: 12 FT
LIGHT SOURCE: LED, 3000K
LUMENS: 3070
PATTERN: TYPE III (zero light at or above 90 degrees)

ASSY # LF1X-OMONT-LED-50-BLK-IR-3000K...P

LEGEND (OUTER to INNER): 0.10, 0.25, 0.50, .75, 1.00

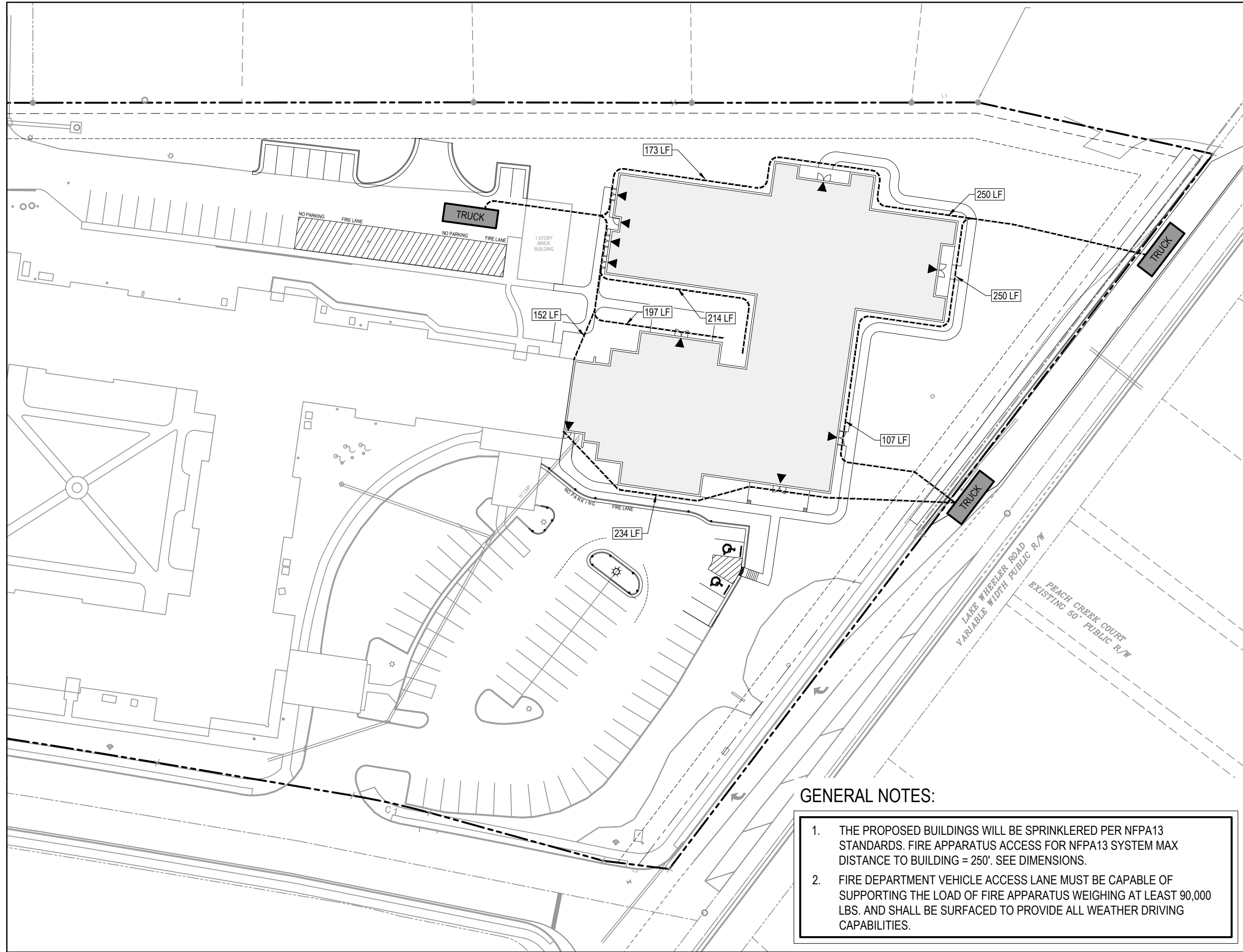
PROJECT: 2021-1867 - PRUITT WAKE HEALTHCARE EXPANSION - RACECOURSE SITE PARKING/STREET LIGHTING PLAN
 DATE: 08/01/2024
 DRAWN: J. B. BROWN
 CHECKED: J. B. BROWN
 PLOTTED: 8/20/24 12:04 PM



AMENITY NOTES:

REQUIRED AMENITY AREA: 42,594 SF (0.98 AC)
 PROVIDED AMENITY AREA: 52,159 SF (1.20 AC)

1 SITE AMENITY AREA
 D-1.0 SCALE: 1" = 50'



GENERAL NOTES:

1. THE PROPOSED BUILDINGS WILL BE SPRINKLERED PER NFPA13 STANDARDS. FIRE APPARATUS ACCESS FOR NFPA13 SYSTEM MAX DISTANCE TO BUILDING = 250'. SEE DIMENSIONS.
2. FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

2 FIRE LINE LENGTH
 D-1.0 SCALE: 1" = 50'

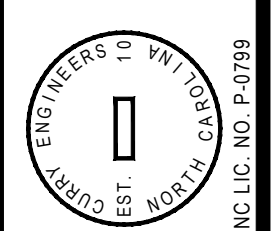


Curry
 ENGINEERING

D-1.0

PRUITT WAKE HEALTHCARE EXPANSION
 SITE DETAILS

206 S. Fidelity Avenue
 Fuquay-Varina, NC 27090
 T (919) 552-2499
 F (919) 552-2493



8/6/2024

REVISIONS	DATE	DESCRIPTION
	08.22.2024	DATE: 08.22.2024
	2021.0867	FILE NO: 2021.0867
		HQRZ SCALE: N.T.S.
		CRG. SHEET SIZE: 24x36

P:\WORK\2024\08\082224\082224-01-01-PRUITT_LAKE_WHEELER_EXPANSION - RALEIGH\COMPANION SITE PLAN\SET FILESD-1.0 SITE DETAILS.DWG
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