



Administrative Approval Action

Case File / Name: ASR-0016-2020
DSLCL- HEALING TRANSITIONS FOR MEN

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

- LOCATION:** This 10.42 acre site zoned OX-3-PK CU and OX-7 is located on the property of Dix Park, north of Lake Wheeler Road and in the northeast corner of the intersection of Lake Wheeler Road and Goode Street (private access easement). The site address is 1251 Goode Street.
- REQUEST:** This is a revision to a previously approved plan -The original approval was an expansion of an existing Special Care Facility which is on site in conjunction with an Emergency Shelter Type A. The expansion consists of an 18,410 square foot expansion of the existing Special Care Facility, a new 6,204 square foot accessory (storage) building, and associated infrastructure. The revision includes removal of construction of future improvements including the removal of the driveway connection to Lake Wheeler Road, and removal of future buildings, future parking lots, and future stormwater control measures..
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0046-2021: DSLCL - Site Permitting Review/Major [Signature Set]
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 13, 2021 by Healing Transitions International, Inc. (Formerly The Healing Place of Wake County).

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. For ease of reference -- correct the City Manager Information Under the Owner block of the cover sheet

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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5. Coordinate with Raleigh Parks and Recreation to resolve location of stormwater infrastructure at proposed park entrance.
6. Provide agreement with Duke Power to grade in easement in it's current location, or show that there will be land no disturbance in the power easement.

Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Engineering

1. An Access deed of easement is no longer required for this development plan.

Stormwater

2. While the City will not require conveyance infrastructure to be shown in dedicated easements due to property ownership, any Stormwater Control Measure shall be shown on all plats as Private Drainage Easements per UDO Section 9.2 based upon 1/11/21 email from Blair Hinkle.

Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.05 acres of tree conservation area.

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

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

Engineering

1. A fee-in-lieu for Lake Wheeler improvements along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Stormwater



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3. While the City will not require conveyance infrastructure to be shown in dedicated easements due to property ownership, any Stormwater Control Measure shall be shown on all plats as Private Drainage Easements per UDO Section 9.2 based upon 1/11/21 email from Blair Hinkle.
4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

6. A tree impact permit will be issued for the removal and protection of trees on city property. At tree fence inspection, additional city trees may require removal or protection at the discretion of the Urban Forestry Inspector.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

3-Year Expiration Date: June 11, 2024

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

4-Year Completion Date:

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



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I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 02/12/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

HEALING TRANSITIONS FOR MEN

1251 GOODE STREET

Raleigh, North Carolina

Modification to Approved Site Plan Application

This form is to be used when a modification to an approved site plan is required. The applicant must submit a completed form to the City of Raleigh, North Carolina, Department of Public Works, Planning and Development, 220 W. Hargett Street, 2nd Floor, Raleigh, NC 27601. The form must be submitted with the appropriate fee and a copy of the original site plan. The form must be submitted with the appropriate fee and a copy of the original site plan.

Office Use Only - Case # _____ **Assigned Case Manager** _____

Modification

After an approved site plan is submitted, the applicant may request a modification to the approved site plan. The applicant must submit a completed form to the City of Raleigh, North Carolina, Department of Public Works, Planning and Development, 220 W. Hargett Street, 2nd Floor, Raleigh, NC 27601. The form must be submitted with the appropriate fee and a copy of the original site plan.

Check the category that best describes your modification.

☐ 1. To add or delete a building or structure on the site.

☐ 2. To add or delete a parking space or structure on the site.

☐ 3. To add or delete a landscape feature on the site.

☐ 4. To add or delete a utility structure on the site.

☐ 5. To add or delete a sign on the site.

☐ 6. To add or delete a fence on the site.

☐ 7. To add or delete a driveway on the site.

☐ 8. To add or delete a sidewalk on the site.

☐ 9. To add or delete a street light on the site.

☐ 10. To add or delete a fire hydrant on the site.

☐ 11. To add or delete a water meter on the site.

☐ 12. To add or delete a gas meter on the site.

☐ 13. To add or delete a sewer manhole on the site.

☐ 14. To add or delete a stormwater manhole on the site.

☐ 15. To add or delete a utility vault on the site.

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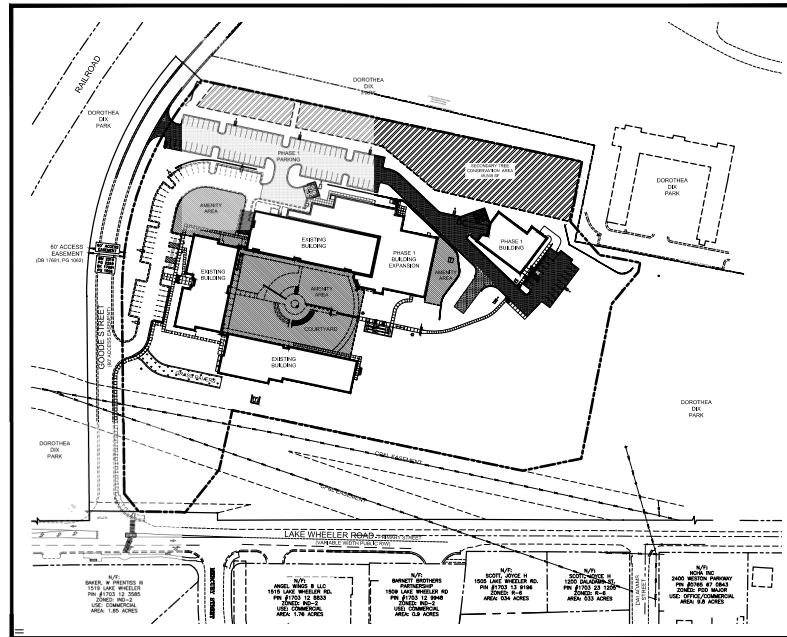
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ANALYSIS OF SPECIAL CARE FACILITY USE STANDARDS (SECTION 6.2.3.D)

- NO SPECIAL CARE FACILITY CAN BE LOCATED WITHIN 1,200 FEET OF ANOTHER SPECIAL CARE FACILITY (DETERMINED BY A STRAIGHT LINE FROM PROPERTY LINE TO PROPERTY LINE). COMPLAINT: CITY/COUNTY MAPS DO NOT SHOW A SPECIAL CARE FACILITY WITHIN 1,200' OF THIS PROPERTY.
- TO PERMIT A SPECIAL CARE FACILITY IN A RESIDENTIAL DISTRICT, COMPLAINT: THE ZONING OF THIS PROPERTY IS OFFICE MIXED USE (NOT A RESIDENTIAL DISTRICT).
- IN A RESIDENTIAL DISTRICT, COMPLAINT: THE ZONING OF THIS PROPERTY IS OFFICE MIXED USE (NOT A RESIDENTIAL DISTRICT).
- ONLY 1 VEHICLE USED IN CONNECTION WITH THE SPECIAL CARE FACILITY MAY BE PARKED OR STORED ON THE PREMISES OR RESIDENTIAL STREET. COMPLAINT: ONLY ONE VEHICLE IS USED IN CONNECTION WITH THE SPECIAL CARE FACILITY. ALL OTHER VEHICLES ARE USED IN CONNECTION WITH THE EMERGENCY SHELTER TYPE A.

RESPONSES TO Z-103-99 ZONING CONDITIONS

- THE POST DEVELOPMENT DISCHARGE RATE FOR THE TWO AND TEN YEAR FREQUENCY STORMS HAS BEEN LIMITED TO LESS THAN THE RATE EXPECTED IF THE SITE WERE ZONED R-4. THE COMPARISON BETWEEN THE R-4 AND POST DEVELOPMENT RUNOFF RATE IS SHOWN ON THE CHARTING PLAN (PA 3.0).
- THE PROPOSED USES (WHICH ARE ALSO THE EXISTING USES) WERE ALLOWED AS CONDITIONAL USES IN THE 0-1-1 ZONING DISTRICT UNDER THE 1996 ORDINANCE WHEN THE PROPERTY WAS REZONED AND DEVELOPED UNDER THE CURRENT UNIFORM DEVELOPMENT ORDINANCE. AN EMERGENCY SHELTER TYPE A IS ALLOWED AS A SPECIAL USE WHICH REQUIRES APPROVAL BY THE BOARD OF ADJUSTMENT AND A SPECIAL CARE FACILITY IS ALLOWED AS A LIMITED USE WITH STANDARDS ASSOCIATED WITH THE SPECIAL USE. WE ARE NOT PROPOSING TO EXPAND THE EMERGENCY SHELTER TYPE A THEREFORE WE DO NOT NEED BOARD OF ADJUSTMENT APPROVAL FOR THE EMERGENCY SHELTER TYPE A. THE USE STANDARDS ASSOCIATED WITH A SPECIAL CARE FACILITY ARE ADDRESSED SEPARATELY ON THIS SHEET (COVER SHEET) OF THE PLANS.
- LANDSCAPING IS BEING PLANTED ALONG GOODE STREET DURING THE INITIAL DEVELOPMENT OF THIS PROPERTY IN 2020. THESE TREES ARE SHOWN ON THE LANDSCAPE PLAN (PA 5.0). THERE ARE NO EXISTING ROOF TOP HVAC UNITS ON THE EXISTING BUILDINGS AND THERE ARE NO ROOF TOP HVAC UNITS ARE PROPOSED ON THIS PROJECT.

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

DRAWINGS INDEX:

- PA 1.0 COVER SHEET
- PA 1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- PA 2.0 SITE AND STAKING PLAN
- PA 3.0 GRADING PLAN
- PA 3.1 STORMWATER CONTROL MEASURE PLAN
- PA 3.2 ADA ACCESS PLAN
- PA 4.0 UTILITY PLAN
- PA 4.1 FIRE ACCESS PLAN
- PA 5.0 LANDSCAPE PLAN
- PA 5.1 TREE CONSERVATION PLAN
- A 301 EXTERIOR ELEVATIONS
- A 302 EXTERIOR ELEVATIONS

OWNER:
CITY OF RALEIGH
ATTN: RUFIN L. HALL, CITY MANAGER
222 W. HARGETT ST., 2ND FLOOR
RALEIGH, NC 27601
PHONE: (919) 960-3070
EMAIL: citymanager@raleighnc.gov

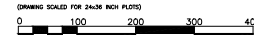
DEVELOPER:
HEALING TRANSITIONS INTERNATIONAL, INC.
ATTN: CHRIS BUDENOK
1251 GOODE STREET
RALEIGH, NC 27603
PHONE: (919) 838-9800 DD-110
Cbudenok@healing-transitions.org

CONTACT:
ED SCOFENZI, P.E.
THE SITE GROUP, P.L.L.C.
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: ed@thesitegroup.net



COVER SHEET

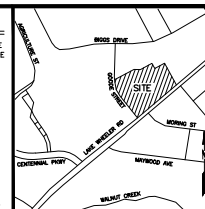
SCALE: 1" = 100'



NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-452-4444) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE HEALING PLACE OF WAKE COUNTY" BY WITHERS & RAVENEL, DATED 8/17/13 AND A SURVEY TITLED "RECOMBINATION AND ACCESS EASEMENT MAP FOR THE CITY OF RALEIGH" DATED 1/29/19 BY WITHERS&RAVENEL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



VICINITY MAP 1"=1000'

SITE DATA SUMMARY

PROJECT NAME:	HEALING TRANSITIONS
LAND OWNER:	CITY OF RALEIGH
SITE ADDRESS:	1251 GOODE STREET RALEIGH, NC
PIR:	1703-13-3297
JURISDICTION:	CITY OF RALEIGH
ZONING:	0X-3-PK-CU / 0X-7
OVERLAYS:	N/A
FRONTAGE TYPE:	PARKWAY
CURRENT LEASE AREA:	453,966 SF. / 10.42 AC.
PROPOSED LEASE AREA:	453,966 SF. / 10.42 AC.
TREE CONSERVATION AREA REQUIRED:	45,397 SF. (10.0%)
TREE CONSERVATION AREA PROVIDED:	45,845 SF. (10.0%)
ADJUTANT AREA PROVIDED:	45,432 S.F. (10.0%)
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE
CURRENT USE:	EMERGENCY SHELTER TYPE "A" AND SPECIAL CARE FACILITY
PROPOSED USE:	EMERGENCY SHELTER TYPE "A" AND SPECIAL CARE FACILITY
EXISTING BUILDING AREA:	41,058 SF
PROPOSED BUILDING AREA:	
PHASE 1:	24,814 SF
FUTURE:	TBD
TOTAL PROPOSED:	65,872 SF
EXISTING IMPERVIOUS:	89,122 SF (2.05 AC) (19.4%)
PROPOSED NEW IMPERVIOUS:	70,341 SF (1.61 AC) (15.5%)
FINAL IMPERVIOUS:	159,463 SF (3.66 AC) (35.1%)
PARKING SUMMARY:	
BASIS OF DETERMINATION (TYPE A SHELTER):	1 SPACE PER 8 BEDS
BASIS OF DETERMINATION (SPECIAL CARE FACILITY):	1 SPACE PER 2 EMPLOYEES
BASIS OF DETERMINATION (WAREHOUSE):	1 SPACE PER 3,000 SF
EXISTING / PROPOSED TYPE A SHELTER:	166 BED / 8 = 21 SPACES
PROPOSED SPECIAL CARE FACILITY:	25 EMPLOYEES / 2 = 13 SPACES
PROPOSED WAREHOUSE:	6,204 SF / 3,000 = 3 SPACES
TOTAL PARKING REQUIRED:	37 SPACES
EXISTING PARKING:	49 SPACES
PROPOSED PARKING:	83 SPACES
TOTAL PARKING PROVIDED:	131 SPACES
ACCESSIBLE SPACES:	5
TRIP GENERATION	
EXISTING AM PEAK (ARRIVING + LEAVING)	23 TRIPS
EXISTING PM PEAK (ARRIVING + LEAVING)	33 TRIPS
PROPOSED AM PEAK (ARRIVING + LEAVING)	33 TRIPS
PROPOSED PM PEAK (ARRIVING + LEAVING)	48 TRIPS

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: ed@thesitegroup.net

SITE PLANS FOR:
HEALING TRANSITIONS FOR MEN
ASR-0016-2020
1251 GOODE STREET
RALEIGH, NORTH CAROLINA

Drawn By: SWJ
Checked By: EFS

DATE:
15 FEB 2020
REVISED:
10 MAR 2020
10 AUG 2020
13 JAN 2021
18 MAY 2021
27 MAY 2021

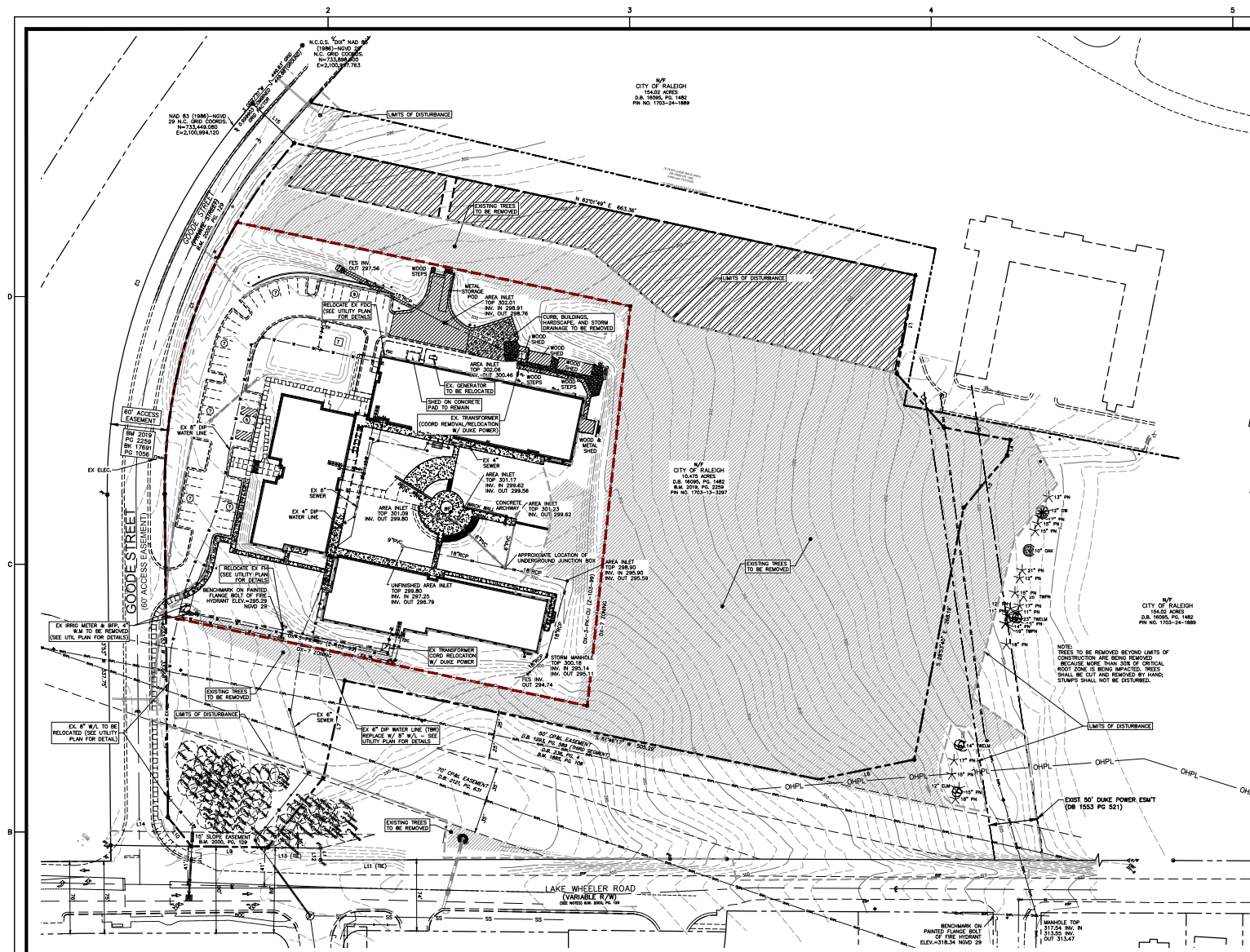
PRELIMINARY SITE PLANS

COVER SHEET

Job Code: HTRM

Dwg No. 1.0

PA



SURVEY NOTES:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE HEALING PLACE OF WAKE COUNTY" BY WITHERS & RAVENEL, DATED 8/7/13 AND A SURVEY TITLED "RECOMMENDATION AND ACCESS EASEMENT MAP FOR THE CITY OF RALEIGH" DATED 1/29/19 BY WITHERS & RAVENEL.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720170300L, PANEL 1703 EFFECTIVE DATE MAY 2, 2006. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X.

LAKE WHEELER ROAD RIGHT OF WAY TAKEN FROM A SURVEY BY MOORE, GARDNER AND ASSOCIATES, INC. ENTITLED "PROPERTY SURVEY FOR GORDICHA DX HOSPITAL", AND DATED MARCH 1964.

DASHED PARKING AREAS BASED ON WAKE COUNTY GIS.

LEGEND	
---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADJ LOT LINE
---	EX. EASEMENTS
---	EX. SS
---	EX. SAN SEWER LINE
---	EX. W. LINE
---	EX. TREE LINE
---	EX. STORM DRAIN LINE
X	TO BE REMOVED

LINE #	BEARING	DISTANCE
L1	S 29°17'14" E	104.43'
L2	S 81°05'27" E	74.85'
L3	N 60°37'22" E	70.44'
L4	S 28°39'25" E	16.51'
L5	S 00°52'23" E	71.02'
L6	S 38°22'29" W	102.19'
L7	S 27°31'58" E	103.72'
L8	S 01°30'47" E	93.07'
L9	S 50°48'21" W	79.98'
L10	N 78°52'21" W	39.01'
L11	S 49°28'04" W	118.76'
L12	N 42°57'42" E	11.43'
L13	S 50°48'21" W	54.84'
L14	S 49°16'12" W	60.02'
L15	S 86°33'58" E	60.05'

CURVE #	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	550.00'	399.61'	N 19°45'17" W	390.88'
C2	609.99'	445.69'	N 19°38'16" W	435.84'



NORTH
EXISTING CONDITIONS
AND DEMO PLAN

SCALE: 1" = 50'
(DRAWING SCALED FOR DASH INCH PLOTS)

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

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
1111 E. GREEN ST., SUITE 100
RALEIGH, NC 27605-1136 USA
TEL: 919.639.2255
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SITE PLANS FOR:
HEALING TRANSITIONS FOR MEN
ASR-0016-2020
1111 E. GREEN ST., SUITE 100
RALEIGH, NORTH CAROLINA

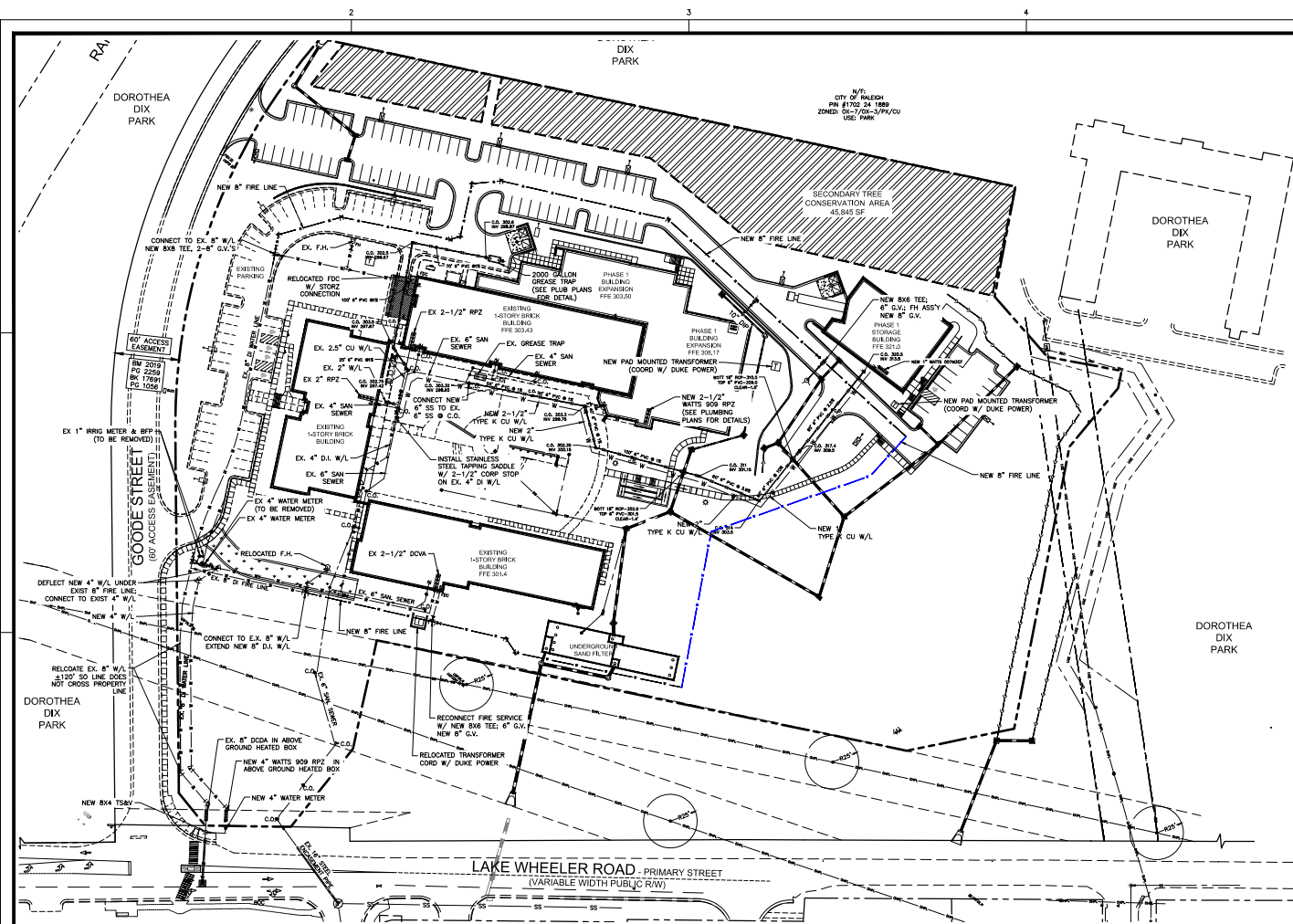
Drawn By: SWJ
Checked By: EFS

DATE:
17 FEB 2020
REVISED:
10 AUG 2020
11 NOV 2020
13 JAN 2021
18 MAY 2021
27 MAY 2021

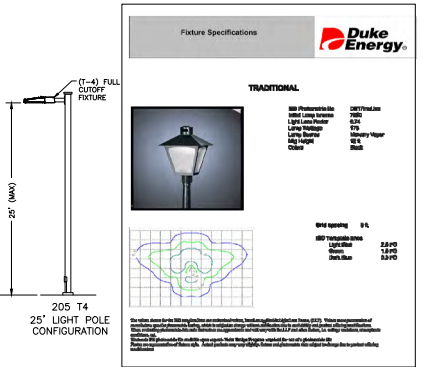
PRELIMINARY
SITE PLANS
EX. CONDITION
AND DEMO
PLAN

Job Code: HTRM

Dwg No.
PA
1.1



- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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, FERRISS 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 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 5 MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18 MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 1.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 7. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2 WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MDCMO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- UTILITY NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PRIVATE AREAS.
 5. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.



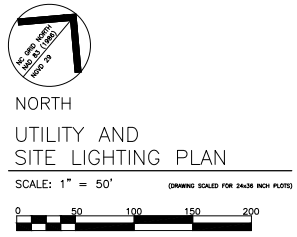
LETTER OF PERMISSION FROM DUKE ENERGY REQUIRED PRIOR TO ANY WORK IN DUKE ENERGY EASEMENT

- GENERAL LIGHTING NOTES**
1. LIGHT POLES MUST BE LOCATED 10' AWAY FROM UNDERSTORY TREES, 20' FROM CANOPY TYPE TREES.
 2. SELECTED FIXTURES HAVE BEEN TAKEN FROM DUKE ENERGY PROGRESS AVAILABILITY LIST. CONTRACTOR SHALL SUBMIT CUT SHEET AND SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.
 3. MAXIMUM POLE HEIGHTS SHALL BE 25'. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE SO THAT NO DIRECT VIEW OF THE LIGHT SOURCE WILL BE SEEN FROM THE NEIGHBORING PROPERTIES OR RIGHT-OF-WAY.
 4. CONCRETE POLE BASES ARE ACCEPTABLE PROVIDED THAT THE 25' FIXTURE MOUNTING HEIGHT IS MAINTAINED.

Luminaire Schedule	Symbol	Size	Label	Arrangement	WSP	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
25' T4	1	25'	25' T4	SINGLE	0.850	120°	120°	120°	120°	120°	120°
12' CANDLE	2	12'	12' CANDLE	SINGLE	0.74	120°	120°	120°	120°	120°	120°

- LIGHTING LEGEND**
- EXISTING LIGHTS
 - 25' 2505 T4 LED LIGHT
 - 12' CANDLE TOP YARD LIGHT

- LEGEND**
- PROPERTY BOUNDARY
 - EX. INTERIOR/ADJ. LOT LINE
 - EX. EASEMENTS
 - PROPOSED ROW
 - PROPOSED LOT LINE
 - PROPOSED METAL FENCE
 - PROPOSED EDGE OF BMP
 - PROPOSED T.C.A. AREA
 - EX. WL
 - EX. SS
 - EX. WATER LINE
 - EX. SEWER LINE
 - PROPOSED WATER LINE
 - SS
 - PROPOSED SEWER LINE
 - T
 - EX. PHONE LINE
 - E
 - EX. UNDERGROUND POWER LINE



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

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**SITE PLANS FOR:
HEALING TRANSITIONS FOR MEN
ASR-0016-2020
7251 GOODE STREET
RALEIGH, NORTH CAROLINA**

Drawn By: SWJ
Checked By: EFS

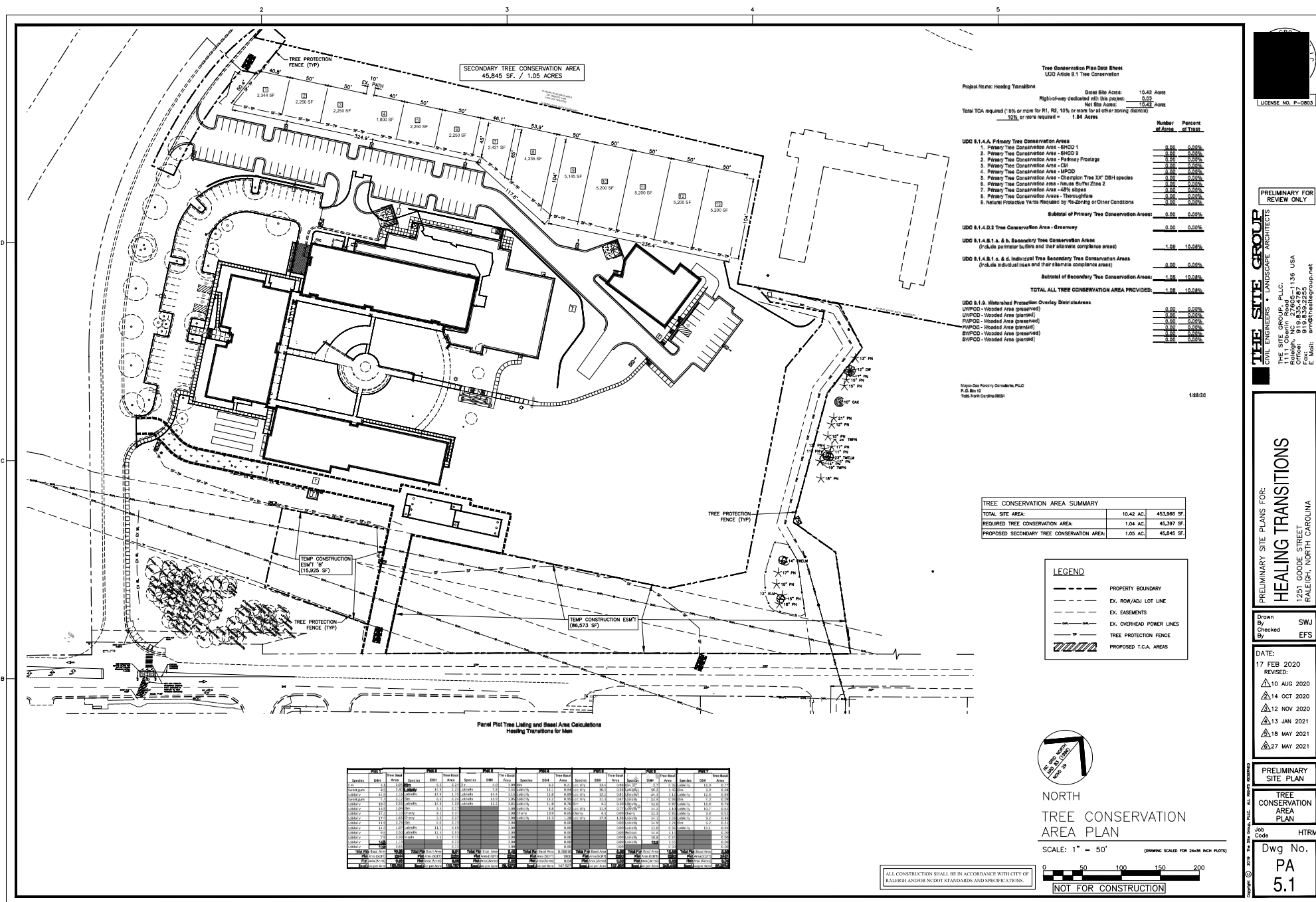
DATE: 20 FEB 2020

PRELIMINARY
SITE PLANS

UTILITY AND
SITE LIGHTING
PLAN

Job Code: HTRM

Dwg No.: PA 4.0



NOT FOR
CONSTRUCTION

Project

**STAGE ONE
EXPANSION & RENOVATION
OF THE HEALING
TRANSITIONS MEN'S FACILITY**

1251 GOODE STREET
RALEIGH, NORTH CAROLINA 27603



**HEALING
TRANSITIONS**
A Place for Recovery

Client
HEALING TRANSITIONS
1251 GOODE STREET
RALEIGH, NC 27603

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Key Plan



Professional Seals

No.	Description	Date
1	CD PACKAGE / FIGURING SET	03/10/2020
2	RESPONSE TO ASR REVIEW COMMENTS	08/10/2023

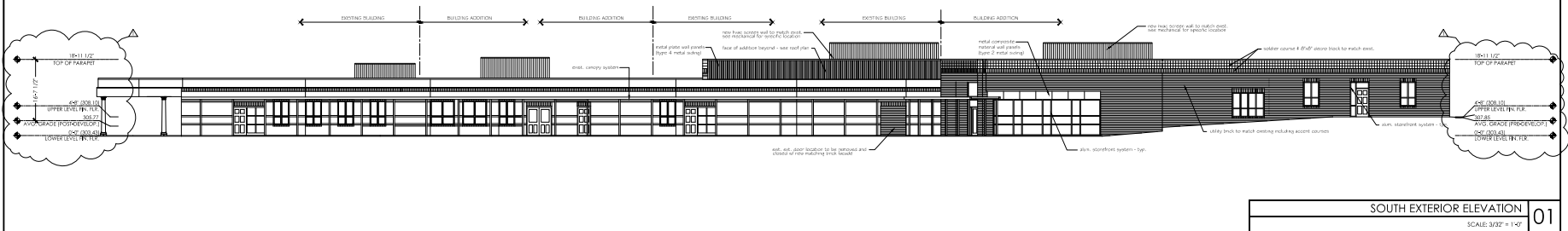
Project Code: 18HTFMEXP

EXTERIOR ELEVATIONS

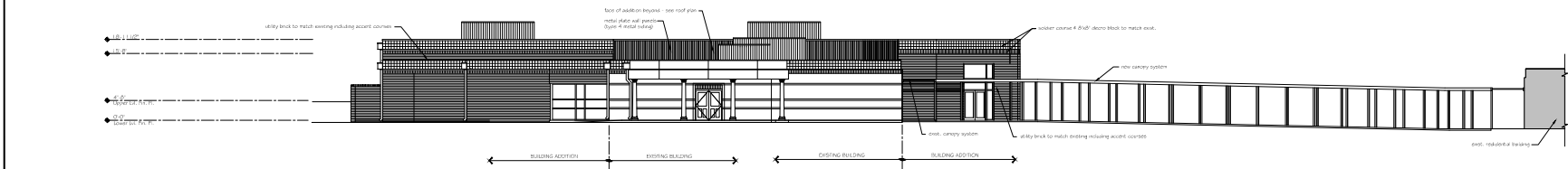
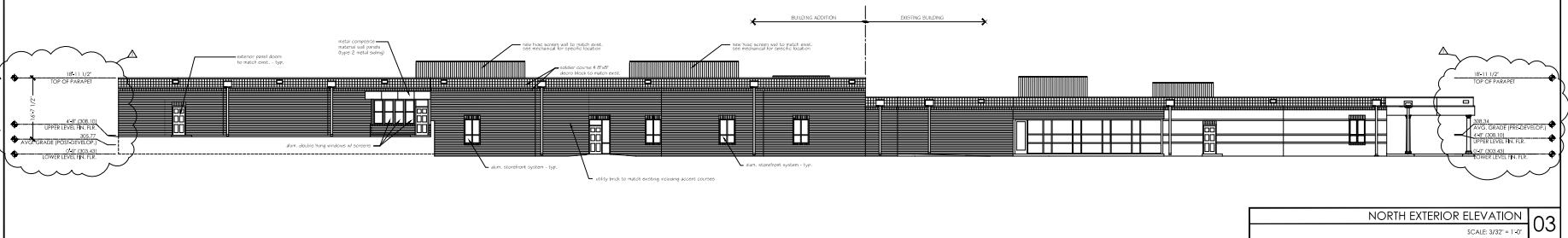
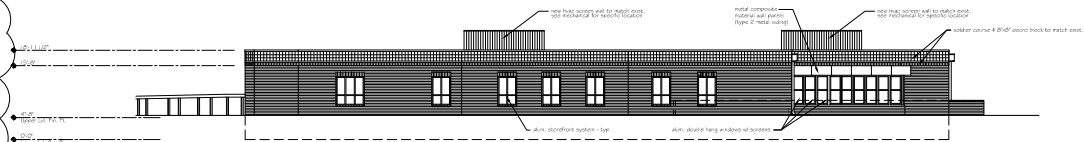
DETOX / DINING /
SHELTER BUILDING
Original drawing is 42 x 36 Do not scale contents of this drawing
Sheet Number

A-301

PRICING SET

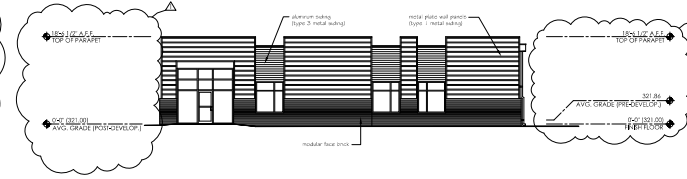


AVERAGE GRADE CALCULATIONS DETOX / DINING / SHELTER BUILDING			
		PRE-DEVELOP.	POST-DEVELOP.
FRONT	LOW	303.43	303.43
	HIGH	312.26	308.10
	AVERAGE	307.85	305.77
REAR	LOW	303.43	303.43
	HIGH	313.25	308.10
	AVERAGE	308.34	305.77
AVG. GRADE		308.09	305.77



AVERAGE GRADE CALCULATIONS
STORAGE BUILDING

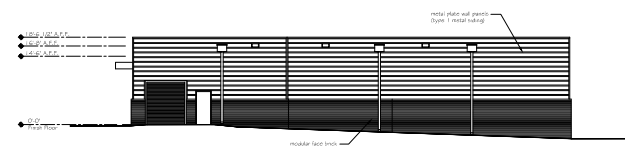
		PRE-DEVELOP.	POST-DEVELOP.
FRONT	LOW	321.18	321.00
	HIGH	322.53	321.00
	AVERAGE	321.86	321.00
REAR	LOW	316.50	316.95
	HIGH	317.94	317.94
	AVERAGE	317.22	317.45
AVG. GRADE		319.54	319.23



EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

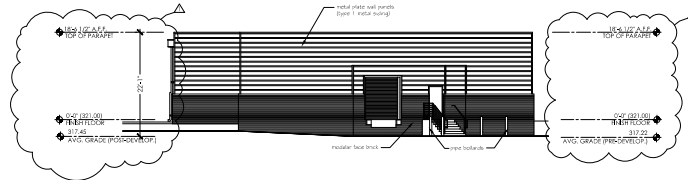
01



NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

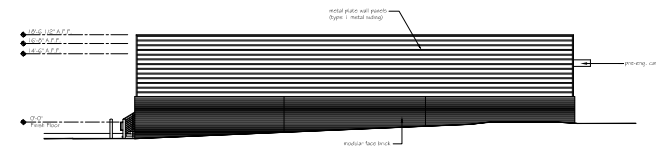
02



WEST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

03



SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

04

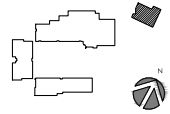
NOT FOR
CONSTRUCTION

Project
STAGE ONE
EXPANSION & RENOVATION
OF THE HEALING
TRANSITIONS MEN'S FACILITY
1251 GOODE STREET
RALEIGH, NORTH CAROLINA 27603



Client
HEALING TRANSITIONS
1251 GOODE STREET
RALEIGH, NC 27603

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Key Plan



Professional Seal

No.	Description	Date
01	DESIGN DEVELOPMENT	03/10/2020
02	CONSTRUCTION	03/10/2020
03	REVISIONS	03/10/2020
04	REVISIONS	03/10/2020
05	REVISIONS	03/10/2020
06	REVISIONS	03/10/2020
07	REVISIONS	03/10/2020
08	REVISIONS	03/10/2020
09	REVISIONS	03/10/2020
10	REVISIONS	03/10/2020
11	REVISIONS	03/10/2020
12	REVISIONS	03/10/2020
13	REVISIONS	03/10/2020
14	REVISIONS	03/10/2020
15	REVISIONS	03/10/2020
16	REVISIONS	03/10/2020
17	REVISIONS	03/10/2020
18	REVISIONS	03/10/2020
19	REVISIONS	03/10/2020
20	REVISIONS	03/10/2020

Project Code: 1807HEDP

Sheet Title:

EXTERIOR ELEVATIONS

STORAGE BUILDING

Original drawing is 42x56. Do not scale contents of this drawing.
Sheet Number

A-302
PRICING SET