GRAPHIC SCALE
40'   0'   20' 40'   80'
1" = 40'

1. EXISTING CONDITIONS TAKEN FROM CAD FILES BY MULKEY ENGINEERING.

2. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.

3. THERE ARE NO STRUCTURES (DWELLINGS, OUTBUILDINGS, DAMS) OVER 50 YEARS OF AGE ON THE PROPERTY.

4. THERE ARE NO KNOWN CEMETARIES OR GRAVES ON THE PROPERTY. UNDER NCGS 70 29-33, THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT, ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE TO BE FOLLOWED.

BUILDING 1 & 2 (C-200, C-201, C-202)

BUILDING 3 (C-300, C-301, C-302)

BUILDING 4 & 5, (C-400, C-401, C-402)

PHASE 2
PHASE 1

SEE SHEET C-500 FOR STAR ROAD IMPROVEMENTS

WET DETENTION BASIN
PHASE 1

RIGHT OF WAY DEDICATION
0.033 ACRES (1,419,751 SF)

OUTSIDE THERAPY AREA 4,288 sf

NV5

NV5 ENGINEERS & CONSULTANTS, INC.
3300 REGENCY PARKWAY, SUITE 100
CARY, NC 27518
P:919.851.1912
www.NV5.com
NC License # F-1333

SEAL
25497
JONATHAN ALLEN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

VIA FORTUNATA FLEX DEVELOPMENT
MASTER SITE PLAN

Developer:
PINPOINT PROPERTIES
5310 NC HIGHWAY 55 STE 101
DURHAM, NC 27713-7813

Owner:
STAR ROAD PROPERTIES, LLC
5310 NC HIGHWAY 55 STE 101
DURHAM, NC 27713-7813

REVISIONS

NO.	DATE	REMARKS
1.	2024-04-03	1ST MASTER PLAN SUBMITTAL
2.	2024-12-30	MASTER SITE PLAN RESUBMITTAL
3.		
4.		
5.		
6.		
7.		
8.		
9.		

PROJECT NO: 2022053.00
DRAWN BY: DFB
DWG. CHECKED BY: JA
SCALE: SEE PLAN
DATE: 2024-04-03

OVERALL
SITE PLAN

C-100

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING: _____ DATE: _____
ENGINEERING: _____ DATE: _____

Subject to addressing outstanding conditions of approval within the issued comment letter. Plans are not released for construction. Approval is valid for two years from the date above.

SP-24-11

NOTES:
1. ALL PAVEMENT MARKERS SHALL BE THERMOPLASTIC.

2. CURB SHALL BE DEPRESSED AT ALL CURB RAMPS ADJACENT TO ACCESSIBLE PARKING SPOTS. REFER TO DETAIL SHEETS D-100 & D-101 FOR ALL TOWN OF WAKE FOREST APPROVED CURB RAMP DETAILS & TOWN OF WAKE FOREST APPROVED STANDARD NOTES FOR CURB RAMPS.

3. SITE LIGHTING   SEE LIGHTING PLAN FOR LIGHTING DETAILS.