V1 - SDP-24-08

THE JOEL FUND

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

SITE DEVELOPMENT PLAN SUBMITTAL

TOWN OF ROLESVILLE PROJECT # SDPXX-XX

SUBMITTED TO TOWN OF ROLESVILLE FOR REVIEW: SEPTEMBER 18, 2024

1 - Update

VICINITY MAP
SCALE: 1" = 300'

DRAWING INDEX

C-0.0	COVER
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	UTILITY & DRAINAGE PLAN
C-4.0	SITE DETAILS
C-4.1	SITE DETAILS
C-4.2	UTILITY DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

2 - Please include erosion and sediment control

SITE INFORMATION:

LOCATION: 115 W YOUNG STREET
ROLESVILLE, NC 27571

COUNTY: WAKE COUNTY
PARENT PIN: 1769014849
DB/PG: 019630/02036
ZONING: GC
ACREAGE: 0.57 AC

SETBACKS:
FRONT YARD: 30'
SIDE YARD: 15'

BUILDING DATA:
PROPOSED USE: OFFICE

PARKING:
COMMERCIAL SPECIFICATION: 2/1000 SQ FT
BLDG SQ FT: 1,325 SQ FT
REQUIRED PARKING: 3 PARKS

PROVIDED PARKING: 5 STANDARD
1 VAN ACCESSIBLE H/C
TOTAL PARKS: 5+1= 6 PARKS

IMPERVIOUS AREAS:
TOTAL EXISTING IMPERVIOUS: 7,673 SQ FT (0.18 AC)
TOTAL PROPOSED IMPERVIOUS: 8,438 SQ FT (0.19 AC)

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Andy Petty, PE
andy@curryeng.com

Surveyor:

James W. Nipper Land Surveying
5707 Hilltop Road
Raleigh, North Carolina, 27603
Phone: 919-917-7080
Contact: James Nipper
Email: nippersurveying@gmail.com

Land Owner:

The Joel Fund
822 S White St Ste 116
Wake Forrest, NC 27587
Phone:
Contact: Brooke Dickhart
Email: brooke@joelfund.org

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949
NORTH CAROLINA
ONE-CALL CENTER

REVISIONS

STATUS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: AUGUST 30, 2024
HORZ. SCALE:
FILE NO. 2024-033
ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERS EST. 10 NORTH CAROLINA
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F (919) 552-2043
205 S. Fuquay Avenue
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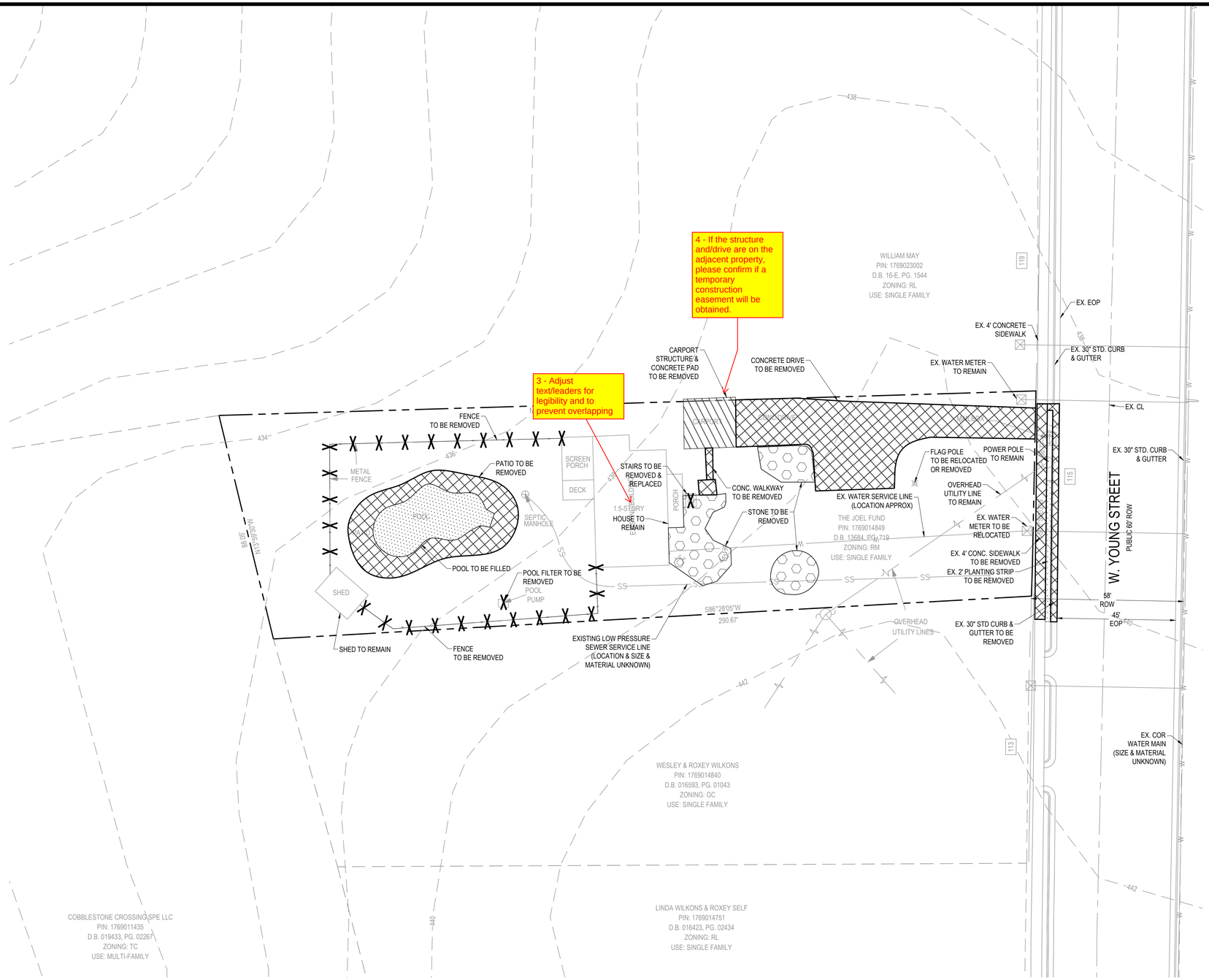
CLIENT
The Joel Fund
822 S White St, Suite 116
Wake Forrest, NC 27587
919.418.9042
Contact: Brook Dickhart
email: brooke@joelfund.org

CONSTRUCTION DRAWINGS
THE JOEL FUND
COVER

C-0.0

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLAN\SHEET FILES\C-0.0 - COVER.DWG
PLOTTED: 9/18/2024 11:05 AM



EXISTING CONDITIONS LEGEND:

	PKN = PK NAIL
	CONCRETE MONUMENT
	SIGN
	EIP = EXISTING IRON PIPE
	POWER POLE
	GUY WIRE
	CURB INLET
	FIRE HYDRANT
	WM = WATER METER
	LIGHT POLE
	SANITARY SEWER MANHOLE
	YARD INLET
	IPS = IRON PIPE SET
	GV = GAS VALVE
	PROPANE TANK
	LP = LIGHT POLE
	BOLLARD
	TELEPHONE POLE
	WV = WATER VALVE
	HB = HOT BOX
	SCO = SEWER CLEANOUT
	FLAG POLE
	WELL
	GAS TEST STATION
	SEPTIC TANK
	MAIL BOX
	AIR CONDITIONING UNIT
	GAS METER
	ELECTRIC METER
	ICV = IRRIGATION CONTROL VALVE
R/W = RIGHT-OF-WAY	
XXX	DENOTES ADDRESS
OVERHEAD ELECTRIC	OHE
STORM LINE	
GAS LINE	G
FENCE	
WATER LINE	W
SEPTIC LINE	SS
FIBER OPTIC	FO

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
2. 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, THUS IT HAS NOT BEEN SEALED. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS FROM FIELD SURVEY.
3. THE ENGINEER UNDERSTANDS THE PRELIMINARY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME. PROPERTY BOUNDARY SHOWN BASED PER MAPS AND DEEDS OF RECORD ONLY.
   - NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
   - THIS INFORMATION DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
6. FLOOD HAZARD SOILS ARE NOT ANTICIPATED ON THIS PROPERTY PER WAKE COUNTY GIS.

DEMOLITION LEGEND:

5 - No utility demolition is identified on the plan; please either add to plan view or remove from legend

- UTILITY DEMOLITION
- FENCE TO BE REMOVED
- STRUCTURE DEMOLITION
- CONCRETE TO BE REMOVED
- STONE TO BE REMOVED
- POOL TO BE REFILLED

Surveyor:

James W. Nipper Land Surveying
5707 Hilltop Road
Raleigh, North Carolina, 27603
Phone: 919-917-7080
Contact: James Nipper
Email: nippersurveying@gmail.com

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET HORIZONTAL

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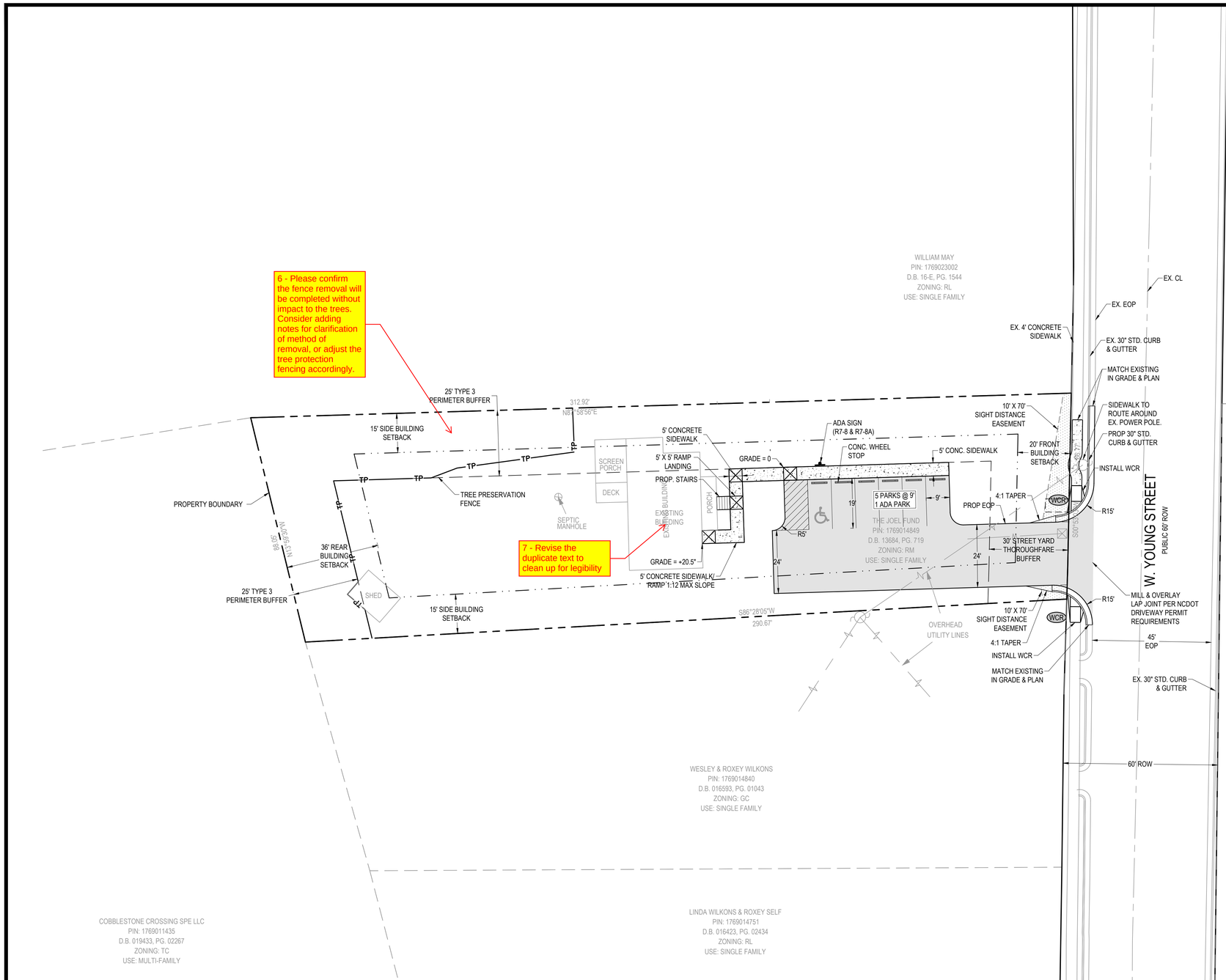
CONSTRUCTION DRAWINGS
THE JOEL FUND
EXISTING CONDITIONS & DEMOLITION PLAN

C-1.0

Z:\PROJECTS FOLDER\ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLANS\SHEET FILES\C-1.0 - EXISTING CONDITIONS & DEMOLITION PLAN.DWG
PLOTTED: 9/18/2024 11:05 AM



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PER TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. 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.
6. 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
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. 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.
9. 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.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. 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.
12. PARKING LOT STRIPING SHALL BE WHITE, SIGN POLES, TRAFFIC BOLLARDS AND LIGHT POLE BASES SHALL BE PER OWNER.
13. A SEPARATE SIGN PERMIT WILL HAVE TO BE SUBMITTED TO THE TOWN OF ROLESVILLE FOR SIGNAGE AS A SEPARATE PROCESS.
14. ANY FLAG POLES SHALL BE NO MORE THAN 30' IN HEIGHT WITH A MAXIMUM FLAG SIZE OF 40 SQUARE FEET.
15. ANY RETAINING WALL OVER 4' TALL WILL REQUIRE A BUILDING PERMIT.
16. EXISTING BUILDING IS GRANDFATHERED FROM CURRENT BUILDING SETBACKS AS BUILDING PRE-DATES CURRENT SETBACK DIMENSION. NO NEW BUILDING OR BUILDING EXPANSION MAY ENCROACH INTO SETBACKS.

SITE LEGEND:

WCR	WHEELCHAIR RAMP
	SIGN
	RIGHT OF WAY LINE
	UTILITY/ACCESS EASEMENT
	PERIMETER BUFFER LINE
	BUILDING SETBACK LINE
	STANDARD CURB & GUTTER
TP	TREE PRESERVATION FENCE
	WHEEL STOP
	ADA LANDING
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	SIGHT DISTANCE EASEMENT

SITE INFORMATION:

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COUNTY:	WAKE COUNTY
PARENT PIN:	1769014849
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ACREAGE:	0.57 AC
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SIDE YARD:	15'
BUILDING DATA:	
PROPOSED USE:	OFFICE
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COMMERCIAL SPECIFICATION:	2/1000 SQ FT
BLDG SQ FT:	1,325 SQ FT
REQUIRED PARKING:	3 PARKS
PROVIDED PARKING:	5 STANDARD 1 VAN ACCESSIBLE H/C
TOTAL PARKS:	5+1= 6 PARKS
IMPERVIOUS AREAS:	
TOTAL EXISTING IMPERVIOUS:	7,673 SQ FT (0.18 AC)
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SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLANS\SHEET FILES\C2.0 - SITE PLAN.DWG
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PROFESSIONAL'S SEAL

NORTH CAROLINA ENGINEER 36825 ANDREW S. PETTY

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CONSULTANT

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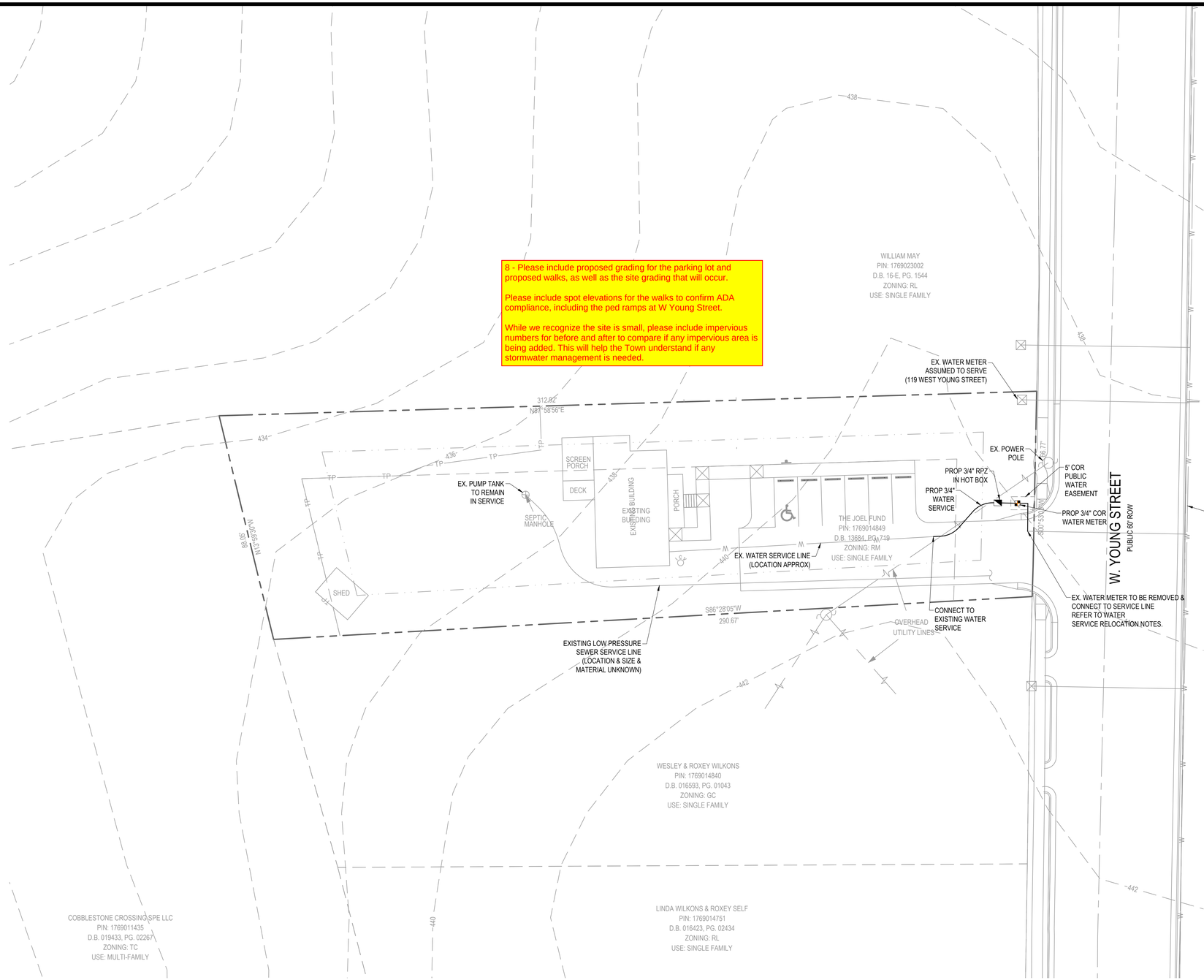
CONSTRUCTION DRAWINGS

THE JOEL FUND

SITE PLAN

C-2.0



GENERAL NOTES:

1. 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.
2. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
3. ALL STORM DRAINAGE WITHIN THE RIGHT OF WAY SHALL BE PUBLIC. ALL STORM DRAINAGE OUTSIDE THE RIGHT OF WAY SHALL BE PRIVATE. .
4. 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.
5. CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3H:1V UNLESS OTHERWISE INDICATED. SLOPES INDICATED TO BE STEEPER THAN 3:1 BUT EQUAL TO OR LESS THAN 2:1 SHALL BE PROVIDED WITH A PERMANENT TURF REINFORCEMENT MAT (ACF ENVIRONMENTAL ECP-2 10 OZ OR APPROVED EQUAL).
6. WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.

WATER SERVICE RELOCATION NOTES:

1. EXISTING 3/4" WATER METER & BOX IS TO BE REMOVED FROM TRAFFIC AREA
2. INSTALL NEW 3/4" WATER METER & BOX. SET BOX OUTSIDE TRAFFIC AREA/ PAVEMENT.
3. INSTALL RPZ & HOTBOX (WATTS MODEL C09 OR EQUAL)
4. INSTALL 3/4" WATER SERVICE FROM RPZ TO EXISTING WATER SERVICE LINE & CONNECT TO EXISTING SERVICE LINE.
5. EXISTING WATER SERVICE BETWEEN NEW CONNECTIONS IS TO BE REMOVED.
6. 5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT TO BE RECORDED W/ WAKE COUNTY AROUND WATER METER ONLY.

UTILITY LEGEND:

- TEE
- WATER METER
- GAS METER
- BACKFLOW PREVENTER
- W — WATER LINE
- SS — SANITARY SEWER LINE

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

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CONSTRUCTION DRAWINGS

THE JOEL FUND

UTILITY & DRAINAGE PLAN

C-3.0

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLES\VILLE\PLANS\SITE PLANS\SHEET FILES\C-3.0 UTILITY & DRAINAGE PLAN.DWG
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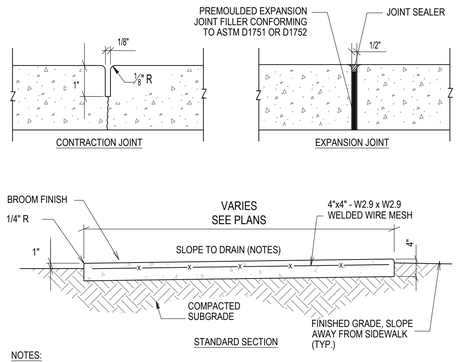
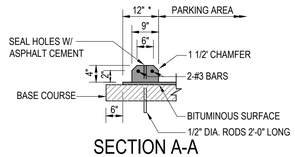


NOTES:

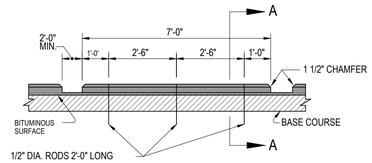
1. MINIMUM 3000 PSI CONCRETE.
2. MINIMUM CROSS SLOPE IS 2%. MINIMUM LONGITUDINAL SLOPE IS 0.5% (1% PREFERRED).
3. MAXIMUM CONTRACTOR JOINT SPACING IS 5'. MAXIMUM EXPANSION JOINT SPACING IS 40'.
4. WELDED WIRE MESH (WWM) SHALL BE PLACED IN THE UPPER ONE THIRD OF THE SLAB. NO WWM SHALL BE VISABLE AT THE SURFACE. DOWELS SHALL BE PLACED IN THE CENTER OF THE SLAB.
5. DOWELS THAT ARE PLACED INTO DRILLED CONCRETE SHALL BE INSTALLED WITH BONDING MATERIAL.
6. COMPACTED SUBGRADE SHALL BE COMPACTED TO MODIFIDED PROCTOR 90% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT

1 / C-4.0 CONCRETE SIDEWALK DETAILS

SCALE: NTS



SECTION A-A



ELEVATION

NOTES:

1. ANCHOR RODS TO BE SLEEVED OR GREASED THRU CONC. CURBS TO PERMIT RELOCATION OF CURBS.
2. PLACE WHEELSTOPS 2.5' FROM CURB.

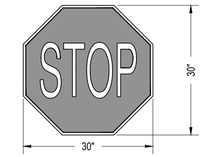
2 / C-4.0 WHEEL STOP DETAIL

SCALE: NTS

COLORS:
LEGEND - BLACK (RETROREFLECTIVE)
BACKGROUND - YELLOW (RETROREFLECTIVE)

PEDESTRIAN CROSSING (W11A-2)

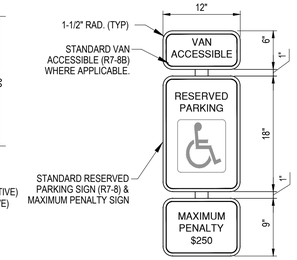
NOT TO SCALE



COLORS:
LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

STOP SIGN (R1-1)

NOT TO SCALE



COLORS:
LETTERING - GREEN (RETROREFLECTIVE)
SYMBOL - WHITE ON BLUE (RETROREFLECTIVE)
STRIPE - GREEN (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)

ACCESSIBLITY PARKING SIGN (R7-8)

NOT TO SCALE

COLORS:
LEGEND - BLACK
BACKGROUND - WHITE (RETROFLECTIVE)

SPEED LIMIT SIGN (R2-1)

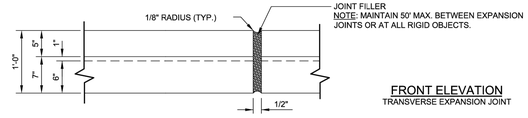
NOT TO SCALE

NOTES:

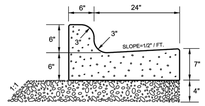
1. MUTCD STANDARD SIGN DESIGNATION SHOW AS (X-1)
2. MOUNTING HEIGHT - 60" FROM BOTTOM OF SIGN TO PAVEMENT IN NON-PEDISTRIAN AREAS AND 84" IN PEDISTRIAN AREAS.
3. ALL SIGN SHALL BE MOUNTED TO 3LB "U-CHANNEL" POST.
4. ALL ROAD WAY SIGNAGE SHALL BE HIGH INTENSITY SHEETING SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS.
6. ALL MOUNTING HARDWARE SHALL BE GALVANIZED.

3 / C-4.0 PARKING & STREET SIGNAGE

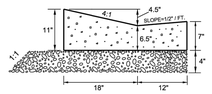
SCALE: NTS



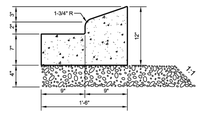
FRONT ELEVATION
TRANSVERSE EXPANSION JOINT



1. 30" CURB & GUTTER



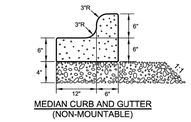
2. 30" VALLEY TYPE GUTTER



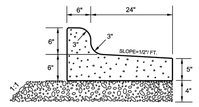
MEDIAN CURB AND GUTTER
SIDE ELEVATION

4" COMPACTED A.B.C. UNDER STANDARD CURB & GUTTER (MIN)

NO VALLEY CURB SHALL BE USED AT INTERSECTIONS, HYDRANTS, ETC.



MEDIAN CURB AND GUTTER
(NON-MOUNTABLE)



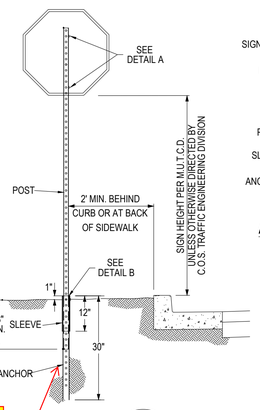
SPILL CURB DETAIL

NOTES:

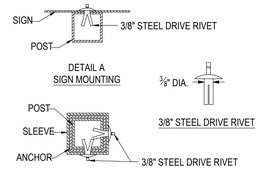
1. 10' MAXIMUM BETWEEN DUMMY JOINTS. 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 50'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

4 / C-4.0 CONCRETE CURB AND GUTTER

SCALE: NTS



9 - Per the Town's Standards Manual, signs shall be placed in concrete. Please add this to the detail.



DETAIL B
ANCHOR ASSEMBLY

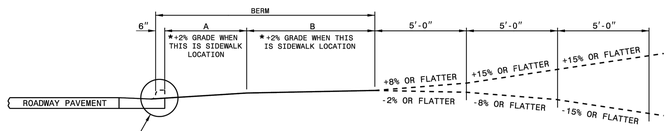
NOTES:

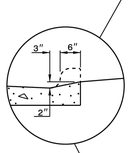
1. POST - 1-3/4" X 1-3/4" SQUARE PERFORATED 0.105" GALVANIZED STEEL TUBING
2. SLEEVE - 2-1/4" X 2-1/4" X 12", SQUARE PERFORATED 0.105 GALVANIZED STEEL TUBING
3. ANCHOR - 2" X 2" X 30", SQUARE PERFORATED 0.105" GALVANIZED STEEL TUBING
4. STOP SIGNS & STREET SIGN SHALL BE INSTALLED ON SAME POST.

5 / C-4.0 SIGN POST & ASSEMBLY

SCALE: NTS

DESIRABLE DRIVEWAY GRADES

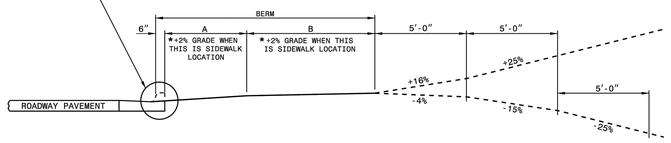




*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6' WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES				
BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8' OR LESS	5'-0"	+2%*	2'-6"	+5%
8' OR LESS	2'-0"	+6%	5'-6"	+2%*
10'	4'-0"	+4%	5'-6"	+2%*
12' & OVER	4'-6"	+4%	7'-0"	+2%*

MAXIMUM DRIVEWAY GRADES



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2

848.02

REVISIONS

STATUS
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DATE: AUGUST 30, 2024 | HORZ. SCALE:
FILE NO. 2024-033 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA ENGINEER 36823 ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

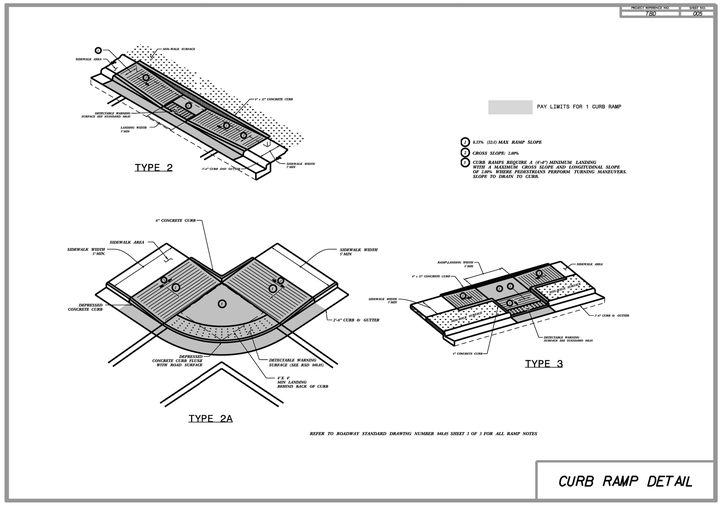
CLIENT

The Joel Fund
822 S White St, Suite 116
Wake Forrest, NC 27587
919.418.9042
Contact: Brook Dickhart
email: brooke@joelfund.org

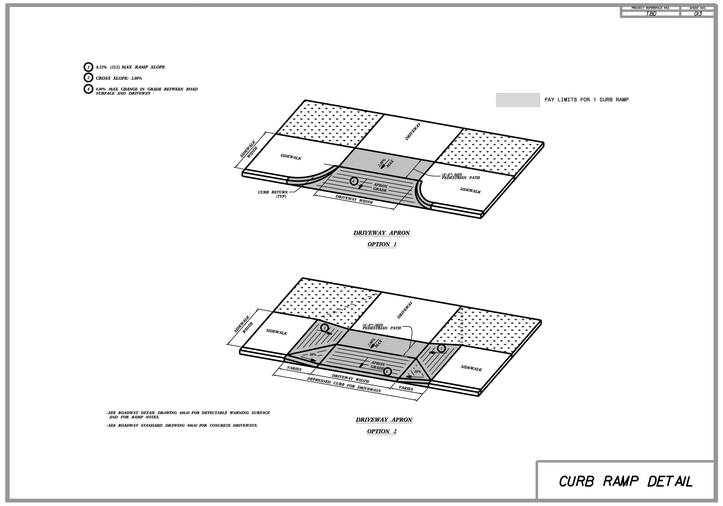
CONSTRUCTION DRAWINGS
THE JOEL FUND
SITE DETAILS

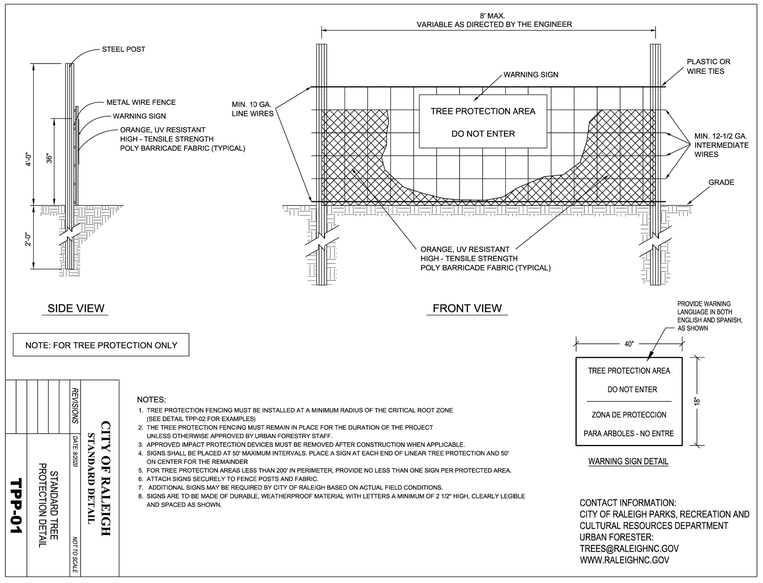
C-4.0

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLANS\SHEET FILES\C-4.0 - SITE DETAILS.DWG
PLOTTED: 9/18/2024 11:06 AM



10 - Please include NCDOT pedestrian ramp details



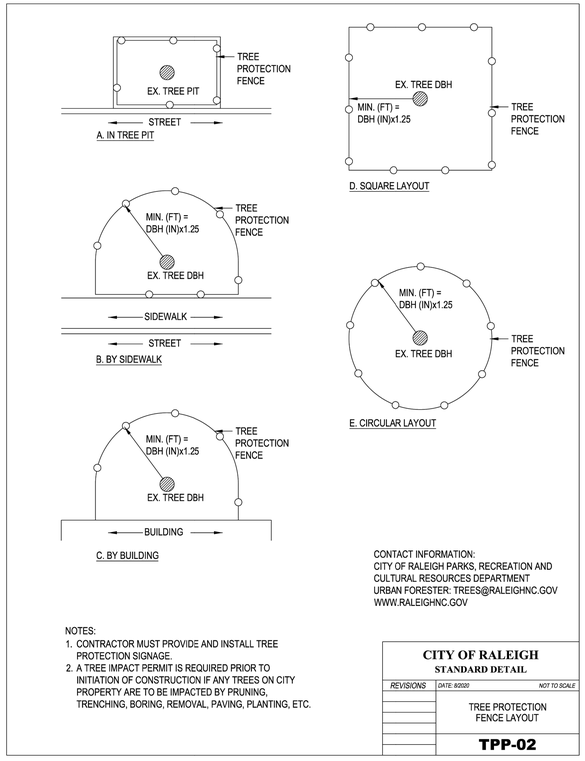


NOTES:

1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 2 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

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

11 - Please include Wake County Erosion and Sediment Control details



NOTES:

1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.
2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.

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

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
TREE PROTECTION FENCE LAYOUT
TPP-02

REVISIONS

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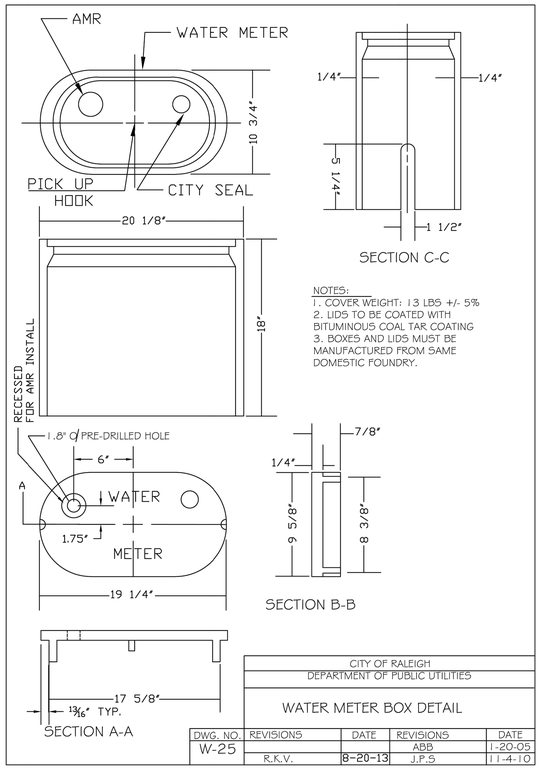
CONSTRUCTION DRAWINGS
THE JOEL FUND
SITE DETAILS

C-4.1

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLANS\SHEET FILES\C-4.2 - SITE DETAILS.DWG
PLOTTED: 9/18/2024 11:06 AM

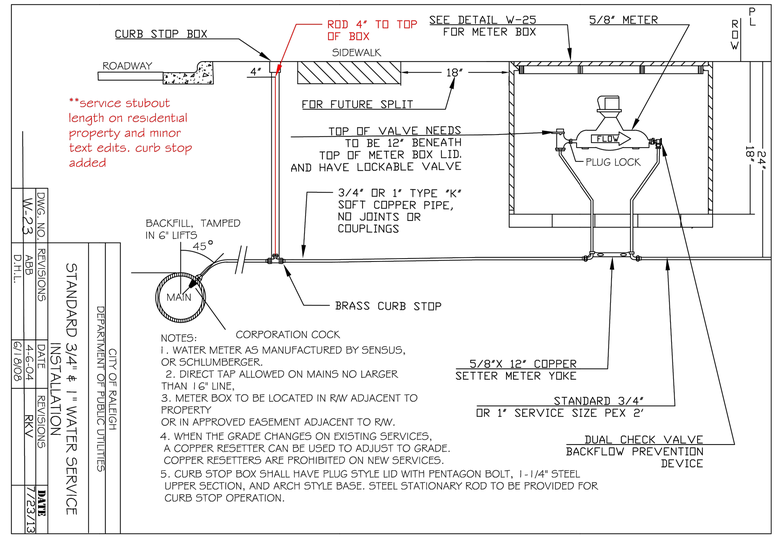


NOTES:
1. COVER WEIGHT: 13 LBS +/- 5%
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING
3. BOXES AND LIDS MUST BE MANUFACTURED FROM SAME DOMESTIC FOUNDRY.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

WATER METER BOX DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25			ABB	1-20-05
	R.K.V.	8-20-13	J.P.S	11-4-10

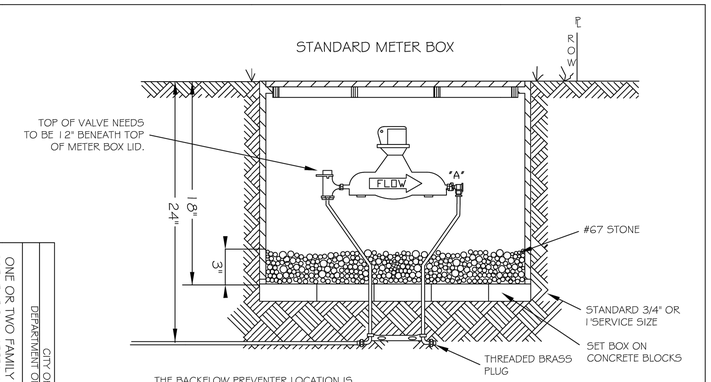


NOTES:
1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
2. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE.
3. METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO R/W.
4. WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
5. CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT, 1-1/4" STEEL UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-16-04	RKV	7/23/13
	D.H.L.	6/16/05		

STANDARD 3/4" & 1" WATER SERVICE INSTALLATION

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES



THE BACKFLOW PREVENTER LOCATION IS DEPENDENT ON THE TYPE DEVICE PROPOSED FOR USE AS FOLLOWS:

ONE OR TWO FAMILY RESIDENTIAL		COMMERCIAL	
DEVICE	LOCATION	DEVICE	LOCATION
"A"	FORD ANGLE CHECK OR OTHER APPROVED DUAL CHECK VALVES	"A"	BACKFLOW PREVENTION SHALL BE DETERMINED BY OCCUPANCY & APPROVED BACKFLOW LIST.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-24	Y.C.A.	2-31-91	D.H.L.	6/1/05
	A.B.B.	4-7-04	J.P.S.	11/4/10

ONE OR TWO FAMILY DWELLINGS BACKFLOW PREVENTION METER ASSEMBLY INSTALLATION

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

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CONSTRUCTION DRAWINGS
THE JOEL FUND
UTILITY DETAILS

C-4.2

Z:\PROJECTS FOLDER-ZEBULON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLAN\SHEET FILES\C-4.2 UTILITY DETAILS.DWG
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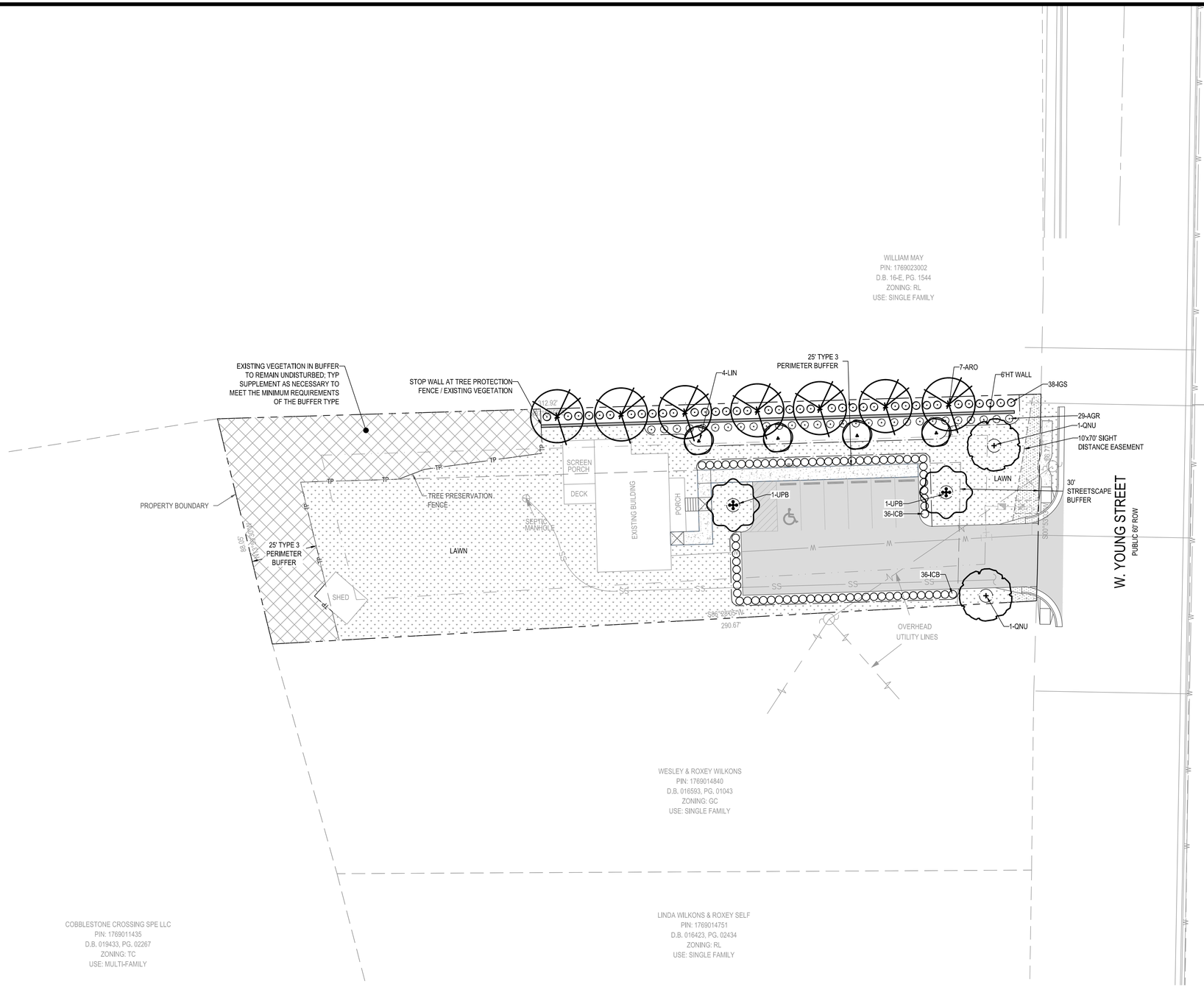

TOWN OF ROLESVILLE LANDSCAPE NOTES:

1. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE AND ANY APPLICABLE STANDARDS.
2. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED, UNTIL ALL REQUIRED PLANT MATERIALS HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVE LANDSCAPE PLAN AND REQUIREMENTS OF THE LDO.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF 30 TO 180 DAYS UNDER CIRCUMSTANCES THAT WOULD AFFECT THE INSTALLATION OF REQUIRED PLANT MATERIAL, OR UNTIL THE PROPER PLANTING SEASON IS REACHED, TO COMPLETE THE REQUIREMENTS OF THE LDO.
4. THE LAND DEVELOPMENT ADMINISTRATOR SHALL INSPECT LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (UNLESS A TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED). AN AS-BUILT PLAN SHALL BE PROVIDED TO THE TOWN FOR LANDSCAPING IMPROVEMENTS REQUIRED PER THE SITE PLAN.
5. ALL REQUIRED LANDSCAPING SHALL BE STABILIZED AND MAINTAINED WITH VEGETATIVE COVER, MULCH, OR OTHER APPROVED MATERIALS BY THE LAND DEVELOPMENT ADMINISTRATOR TO PREVENT EROSION.
6. THE OWNER OF PROPERTY SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING PLANT MATERIAL. MAINTENANCE OF PLANT MATERIAL SHALL ALSO COMPLY WITH THE FOLLOWING:
   a. ALL LANDSCAPING, INCLUDING LANDSCAPING USED FOR BUFFERS AND SCREENING PURPOSES, SHALL BE DESIGNED, AND MAINTAINED ACCORDING TO SOUND LANDSCAPE AND HORTICULTURAL PRACTICES, AND ALL FENCES/WALLS SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE ORIGINALLY APPROVED.
   b. ALL PLANT MATERIAL SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION.
   c. DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED.
   d. THE RESPONSIBILITY OF MAINTENANCE OF A REQUIRED BUFFER SHALL REMAIN WITH THE OWNER OF THE PROPERTY, OR THEIR GRANTEE.
7. NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY OR DRAINAGE EASEMENT WITHOUT TOWN APPROVAL AND EASEMENT HOLDER APPROVAL.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING UNLESS OTHERWISE DIRECTED BY THE OWNER. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. ALL PLANT MATERIAL SHALL BE OF HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEADS (APPROPRIATE FOR GENUS AND SPECIES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- ½% TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
5. PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE MINIMUM ALLOWED AT THE TIME OF INSTALLATION.
6. INSTALL A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD MULCH OR PINESTRAW MULCH AS APPROVED BY THE OWNER.
7. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
8. ALL TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS OTHERWISE NOTED ON PLANS.
9. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
10. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
11. IF THE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS OF WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR GUARANTEE, NOTIFY THE OWNER PRIOR TO PROCUREMENT AND/OR INSTALLATION.
12. ANY DISTURBED AREAS THAT ARE NOT TO BE PLANTED OR LAWN, SHALL BE RESTORED TO THEIR PREVIOUS CONDITION (INCLUDING FINE GRADING UNEVEN AREAS, SEEDING OR SODDING, AND/OR MULCHING).

LANDSCAPE LEGEND:

EXISTING UNDISTURBED BUFFER VEGETATION

CANOPY TREES

QNU - QUERCUS NUTTALLII

UPB - ULMUS PARVIFOLIA 'BOSQUE'

ARO - ACER RUBRUM 'OCTOBER GLORY'

UNDERSTORY TREES

LIN - LAGERSTROEMIA INDICA

SHRUBS

AGR - ABELIA x GRANDIFLORA

ICB - ILEX CORNUTA 'BURFORDII NANA'

IGS - ILEX GLABRA 'SHAMROCK'

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

REVISIONS		

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FILE NO. 2024-033	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

NORTH CAROLINA PROFESSIONAL SEAL 032311 ENGINEER ADAM SOUTHWELL

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

NC LIC. NO. P-0799

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CONSTRUCTION DRAWINGS

THE JOEL FUND

LANDSCAPE PLAN

L-1.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\THE JOEL FUND\CAD\L-1.0 LANDSCAPE PLAN.DWG
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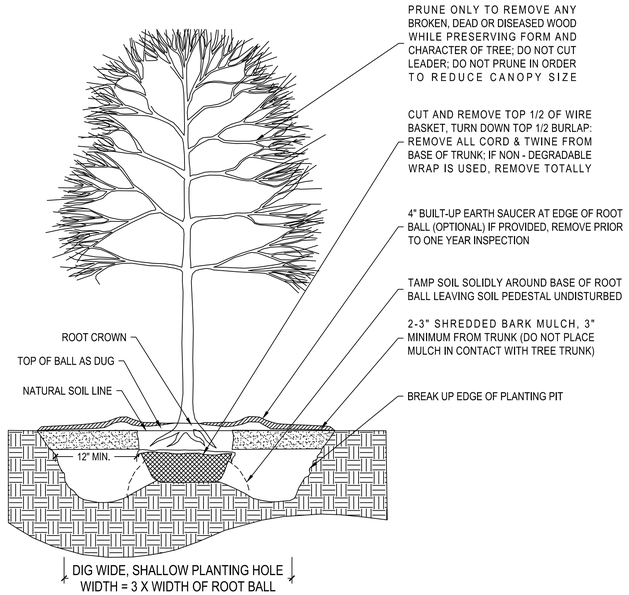
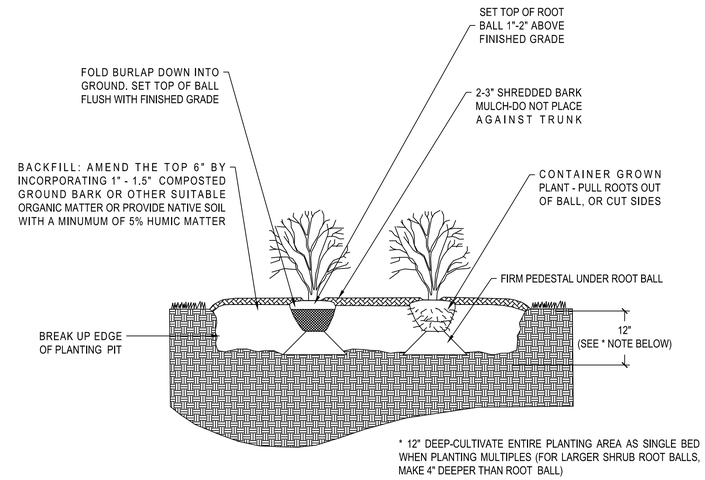


NOTES

1. CONTRACTOR TO VERITY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

TREE PLANTING DETAIL (LAN-37)
NTS



NOTES

1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS

LANDSCAPE CALCULATIONS:

PERIMETER BUFFERS	
REQUIREMENTS:	
25' TYPE 3	4 CANOPY TREES PER 100 LF
	2 UNDERSTORY TREES PER 100 LF
	60 SHRUBS PER 100 LF
	6'HT WALL
UNVEGETATED BUFFER	160.14 LF
REQUIRED	7 CANOPY TREES
	4 UNDERSTORY TREES
	96 SHRUBS
	6'HT WALL
PROVIDED	7 CANOPY TREES
	4 UNDERSTORY TREES
	96 SHRUBS
	6'H WALL
VEGETATED BUFFER	210.79 LF
REQUIRED	9 CANOPY TREES
	5 UNDERSTORY TREES
	127 SHRUBS
	6'HT WALL - N/A DUE TO EXISTING VEGETATION PRESERVATION
PROVIDED	EXISTING VEGETATION TO BE PRESERVED & SUPPLEMENTED AS NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF THE BUFFER TYPE
STREET BUFFERS	
REQUIREMENTS:	
30' STREETSCAPE BUFFER	1 CANOPY TREE PER 40 LF
STREETSCAPE BUFFER	78.56 LF
REQUIRED	2 CANOPY TREES
PROVIDED	2 CANOPY TREES
PARKING LOT LANDSCAPING	
REQUIREMENTS:	1 CANOPY TREE PER TERMINAL ISLAND
	CONTINUOUS EVERGREEN PERIMETER PLANTING @ 3' O.C.
REQUIRED	2 CANOPY TREES
	CONTINUOUS EVERGREEN PERIMETER PLANTING @ 3' O.C.
PROVIDED	2 CANOPY TREES
	CONTINUOUS EVERGREEN PERIMETER PLANTING @ 3' O.C.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES									
ARO	7	Acer rubrum 'October Glory'	October Glory® Red Maple	B&B	2"	8'	D	PERIMETER BUFFER	MATCHED
QNU	2	Quercus nuttallii	Nuttall Oak	B&B	2.5"	8'	D	STREETSCAPE BUFFER	MATCHED
UPB	2	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2"	8'	D	PARKING LOT	MATCHED
UNDERSTORY TREES									
LIN	4	Lagerstroemia indica	Crape Myrtle	B&B	1"	8'	D	PERIMETER BUFFER	MATCHED
SHRUBS									
AGR	29	Abelia x grandiflora	Glossy Abelia	CONT.		18"	E	PERIMETER BUFFER	MATCHED
ICB	72	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		18"	E	PARKING LOT / PERIMETER BUFFER	MATCHED
IGS	38	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		18"	E	PERIMETER BUFFER	MATCHED

TYPE / USE LEGEND
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\THE JOEL FUND*CAD\L-2.0 LANDSCAPE DETAILS.DWG
PLOTTED: 8/26/2024 11:42 AM

REVISIONS

STATUS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: AUGUST 15, 2024 | HORZ. SCALE:
FILE NO. 2024-033 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA LANDSCAPE ARCHITECT
PRELIMINARY FOR REVIEW ONLY
R. ADAM SOUTHWELL

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CONSTRUCTION DRAWINGS
THE JOEL FUND
LANDSCAPE DETAILS

L-2.0