

# ROLESVILLE CROSSING

1801 ROLESVILLE RD  
ROLESVILLE, NC 27587

## AMENITY CENTER (OS 1006 & OS 1007) SITE DEVELOPMENT PLAN

PROJECT NUMBER: LEN2026

SDP-24-06

DATE: JULY 1, 2024



SDP-24-06 / Site Development Plan / Rolesville  
Crossing Amenity Center

**APPROVED**

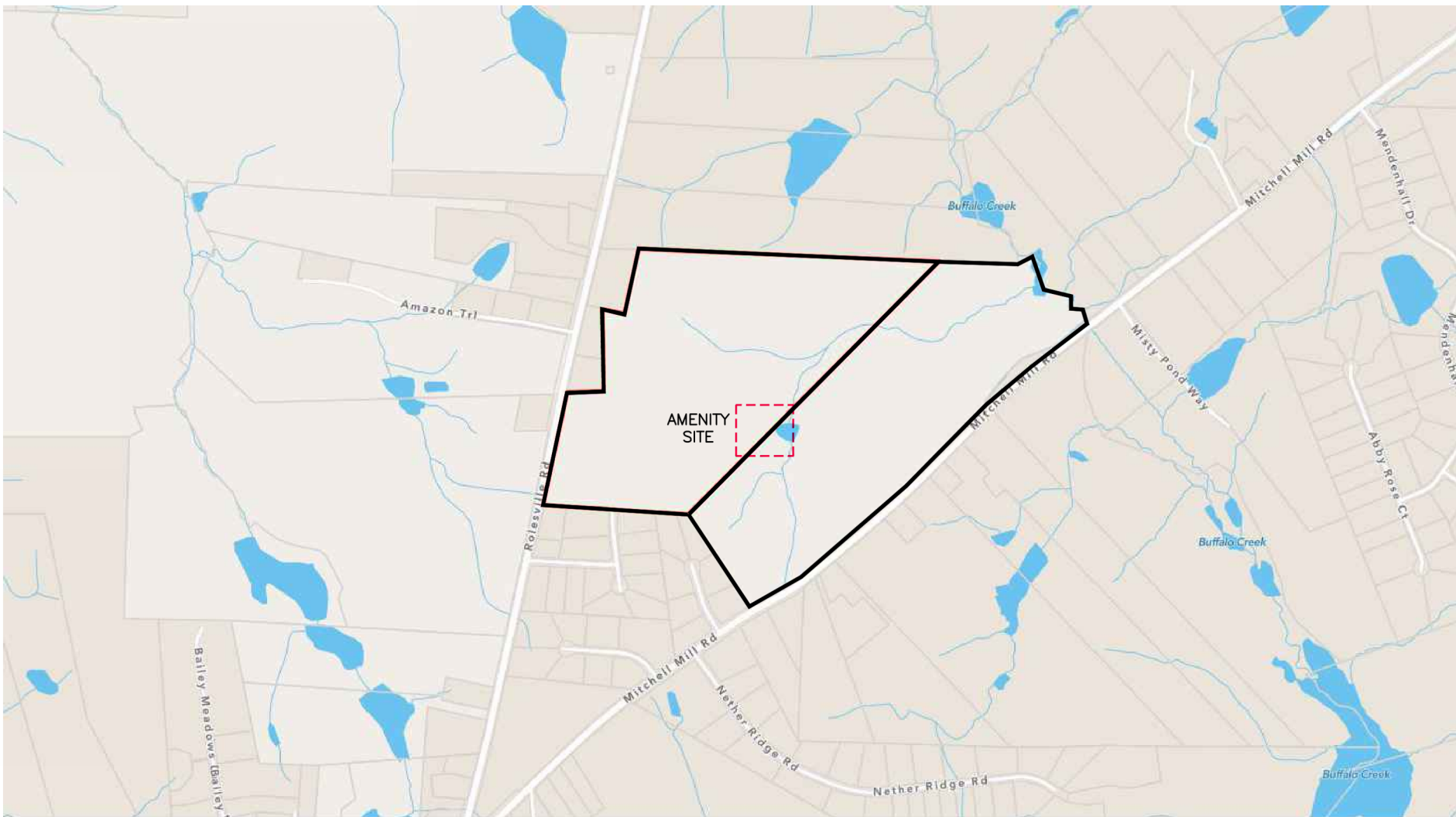
Date: April 18, 2025

Town of Rolesville Planning Department

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| SITE DATA                  |   |
|----------------------------|---|
| DEVELOPER:                 | LENNAR<br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE, NC 27560   |
| OWNER:                     | HEARTHSTONE INC<br>23975 PARK SORRENTO STE 220<br>CALABASAS CA 91302  |
| PIN NUMBERS (ENTIRE SITE): | 1767-48-3143; 1767-58-6083  |
| WATERSHED:                 | BUFFALO CREEK   |
| RIVER BASIN:               | NEUSE   |
| PROJECT LAND AREA:         | TOTAL PROJECT AREA: 90.85 AC AFTER R/W DEDICATION<br>AMENITY AREA (OS 1006): 21,215 SF<br>PARKING LOT (OS 1007): 22,523 SF<br>TOTAL AMENITY SITE: 43,738 SF / 1.00 AC |
| EXISTING ZONING:           | R-3-CZ  |
| PROPOSED ZONING:           | R-3-CZ  |
| CURRENT USE:               | RESIDENTIAL/AMENITY & PARKING   |
| PROPOSED USE:              | RESIDENTIAL/AMENITY & PARKING   |
| CURRENT IMPERVIOUS:        | 16,463 SF - PARKING LOT & MAIL KIOSK (APPROVED UNDER SEPARATE COVER CD 21-08)   |
| PROPOSED IMPERVIOUS:       | 11,164 SF - CLUBHOUSE & POOL  |
| PARKING DATA:              | REQUIRED FOR MAIL KIOSK: 7 PROVIDED: 7<br>ADDITIONAL VISITOR SPOTS PROVIDED: 34<br>TOTAL PARKING SPACE PROVIDED: 40<br>(APPROVED UNDER SEPARATE COVER CD-21-08)       |
| TREE COVERAGE:             | N/A   |
| BUILDING HEIGHT:           | ONE STORY 21'-6"  |
| BUILDING AREA:             | 1,958 SF  |
| DENSITY:                   | 1 DU/AC   |



**VICINITY MAP**  
N.T.S.



### EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

**APPROVED**

EROSION CONTROL ☒ SEC- 069098-2021

STORMWATER MGMT. ☐ SWF-\_\_\_\_\_

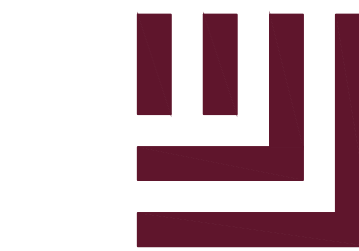
FLOOD STUDY ☐ SWF-\_\_\_\_\_

DATE 04/24/2025



*Elizabeth Powell*

ENVIRONMENTAL CONSULTANT SIGNATURE



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ritchie@mcadamsco.com  
PHONE: 404.642.6153

### CLIENT

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MORRISVILLE, NC 27560  
ERIC BLOCHER  
eric.blocher@lennar.com  
919.594.0076



### REVISIONS

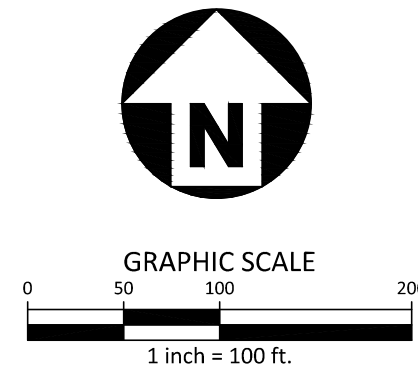
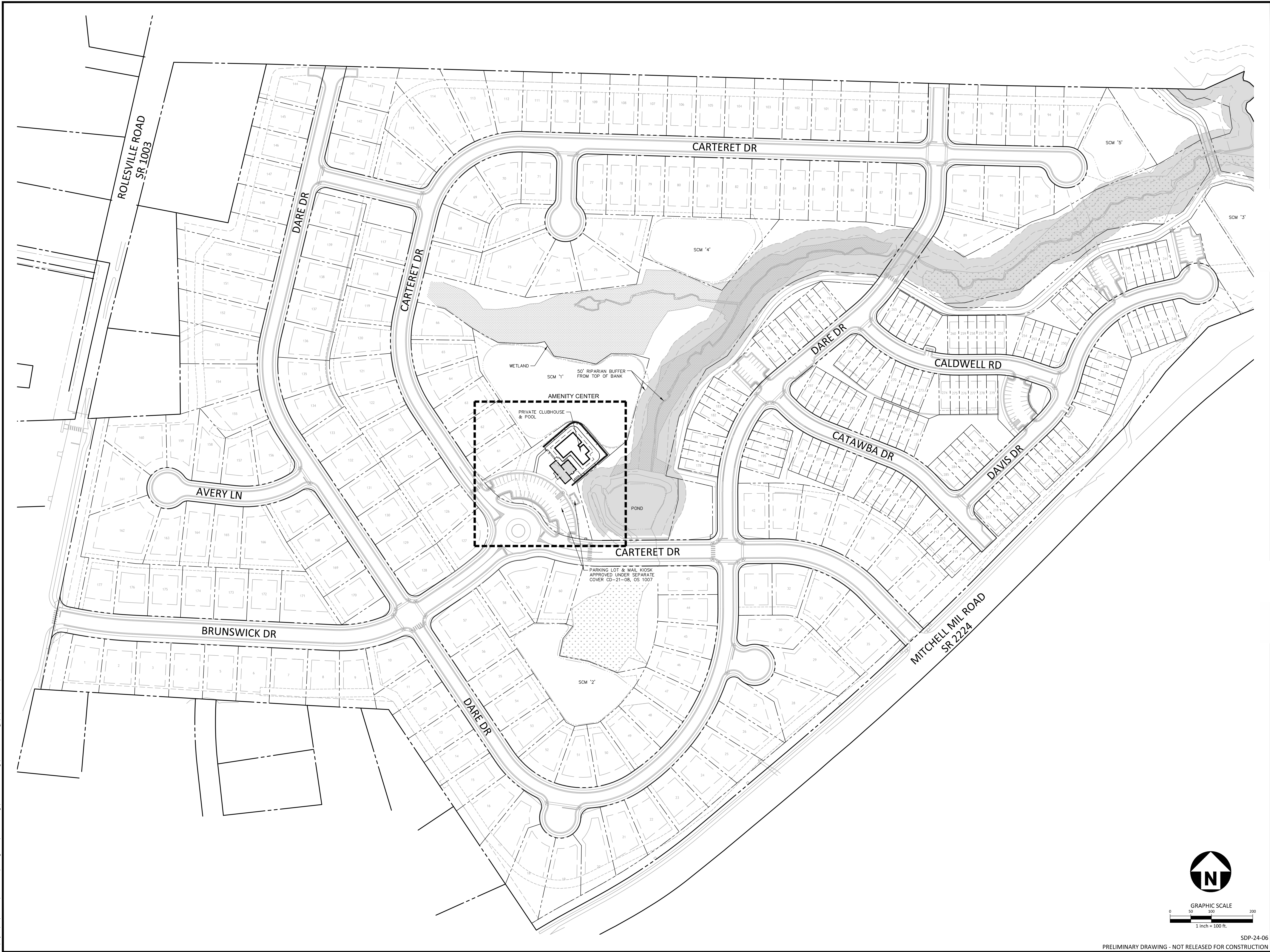
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|-----|------------|---------------------------|
| 1   | 09.03.2024 | REVISED PER TOWN COMMENTS |
| 2   | 12.02.2024 | REVISED PER TOWN COMMENTS |
| 3   | 01.28.2025 | REVISED PER TOWN COMMENTS |

### SITE DEVELOPMENT PLAN FOR:

ROLESVILLE CROSSING  
AMENITY CENTER  
ROLESVILLE, NC 27587  
PROJECT NUMBER: LEN23026



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**ROLESVILLE CROSSING**  
**AMENITY CENTER**  
**SITE DEVELOPMENT PLAN**  
**1801 ROLESVILLE RD**  
ROLESVILLE, NC 27587



| REVISIONS |            |                           |     |
|-----------|------------|---------------------------|-----|
| NO.       | DATE       | REVISION                  | BY  |
| 1         | 09.03.2024 | REVISED PER TOWN COMMENTS | JAR |
| 2         | 12.02.2024 | REVISED PER TOWN COMMENTS | SMA |
| 3         | 01.28.2025 | REVISED PER TOWN COMMENTS | JAR |

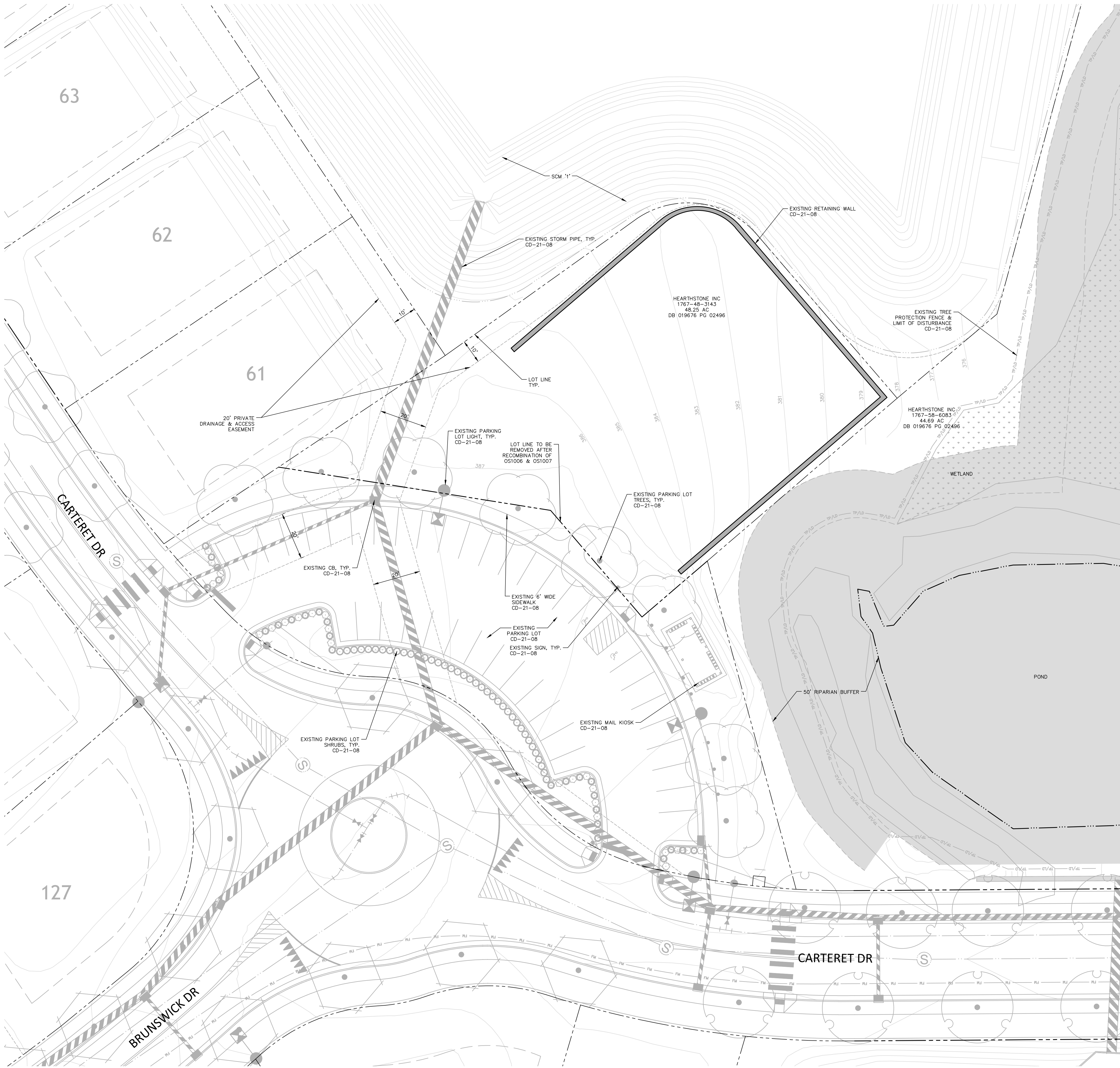
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| DRAWN BY         | SMA          |
| SCALE            | 1" = 100'    |
| DATE             | 07.01.2024   |

**SHEET**  
**OVERALL SUBDIVISION**  
**PLAN**

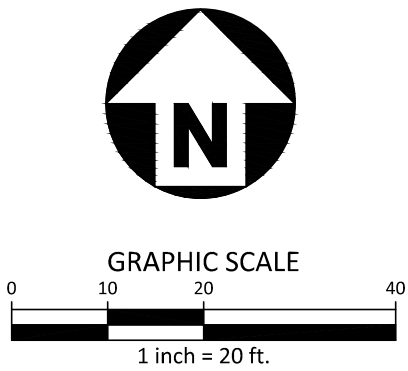
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| LEGEND |               |
|--------|---------------|
|        | SIGNAGE       |
|        | LIGHT POLE    |
|        | PROPERTY LINE |
|        | EASEMENT LINE |
|        | STREAM BUFFER |
|        | WETLAND       |





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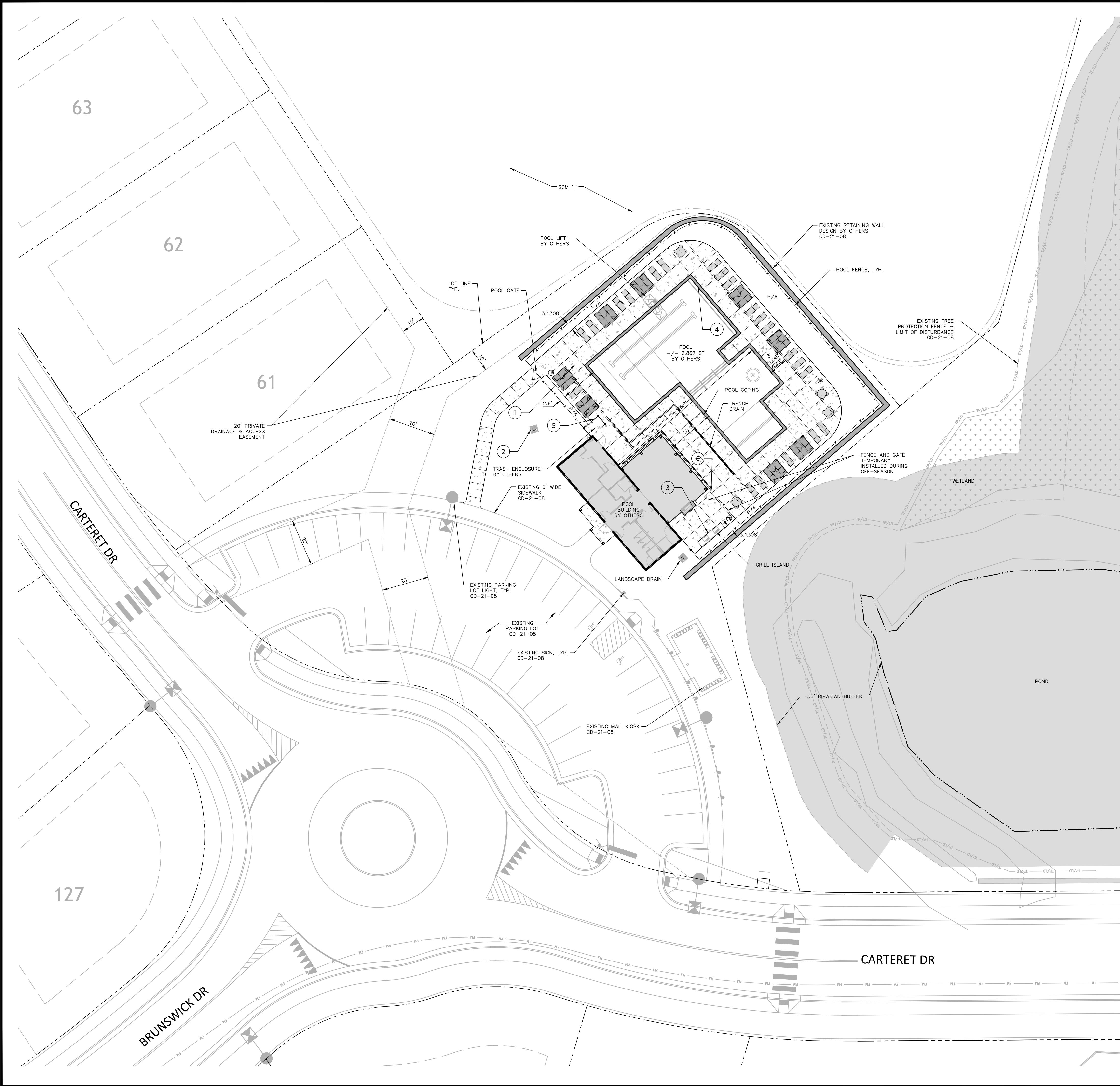
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AMENITY EXISTING  
CONDITION

**C1.01**



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SITE LEGEND

P/A PLANTING AREA

MATERIALS LEGEND

| SYMBOL | DESCRIPTION                                | STYLE/MANUFACTURER  | SIZE/MATERIAL                     |
|--------|--|---|-----------------------------------|
|        | STANDARD CONCRETE PAVING WITH BROOM FINISH | 3,000 PSI MIN. MUST MEET ALL STRUCTURAL AND GEOTECHNICAL REQUIREMENTS |                                   |
|        | POOL COPING                                | TECHNOBLOC BULLNOSE   | TO BE SELECTED BY POOL CONTRACTOR |

FIXED FURNISHINGS SCHEDULE

| SYMBOL | FURNISHING            | QUANTITY (TOTAL) | PRODUCT  | PRODUCT DESCRIPTION                                       |
|--------|-----------------------|------------------|--|---|
|        | TRASH RECEPTACLE      | 3                | MAGLIN SERIES 200 (OR APPROVED EQUAL)                        | 32 GALLON; BLACK POWDER COAT FINISH (SEE DETAIL 18/UA-13) |
|        | OUTDOOR GRILL STATION | 1                | AMERICAN OUTDOOR GRILL (OR APPROVED EQUAL)                   | SEE DETAIL 15/UA-12                                       |
|        | POOL UMBRELLA         | 8                | PARASOL MONOCLUX BY SHADESCAPE AMERICANS (OR APPROVED EQUAL) | SEE DETAIL 15/UA-13                                       |

FLEXIBLE FURNISHINGS SCHEDULE

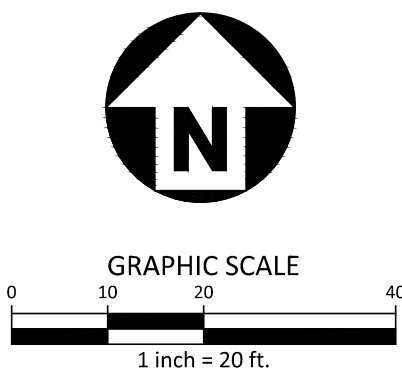
|  |                         |    |          |                      |
|--|-------------------------|----|----------|----------------------|
|  | ROUND TABLE WITH CHAIRS | 4  | BY OWNER | FOR OUTDOOR USE ONLY |
|  | CHAISE LOUNGE           | 37 | BY OWNER | FOR OUTDOOR USE ONLY |

DETAIL KEY SCHEDULE

|    |                     |       |
|----|---------------------|-------|
| 01 | CONCRETE PAVING     | C8.00 |
| 02 | LANDSCAPE DRAIN     | C8.00 |
| 03 | GRILL ISLAND        | C8.01 |
| 04 | POOL COPING         | C8.01 |
| 05 | TRASH CORRAL        | C8.01 |
| 06 | POOL FENCE AND GATE | C8.01 |

|                                |     |
|--------------------------------|-----|
| BUILDING SETBACK (CLUBHOUSE)*: |     |
| FRONT:                         | 25' |
| SIDE:                          | 10' |
| REAR:                          | 25' |

\* BUILDING SETBACK FOR THE CLUBHOUSE FOLLOWS THE SAME DIMENSIONAL REQUIREMENT FOR THE SINGLE FAMILY DETACHED RESIDENTIAL USES THAT WAS APPROVED IN CD-21-08 AS THE CLUBHOUSE IS CONSIDERED AN ACCESSORY USES THAT SERVE THE ENTIRE ROLESVILLE CROSSING PROJECT.



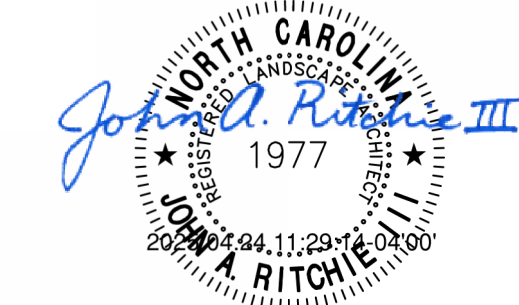
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|             |              |
|-------------|--------------|
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| FILENAME    | LEN23026-HS1 |
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| DRAWN BY    | SMA          |
| SCALE       | 1" = 20'     |
| DATE        | 07.01.2024   |

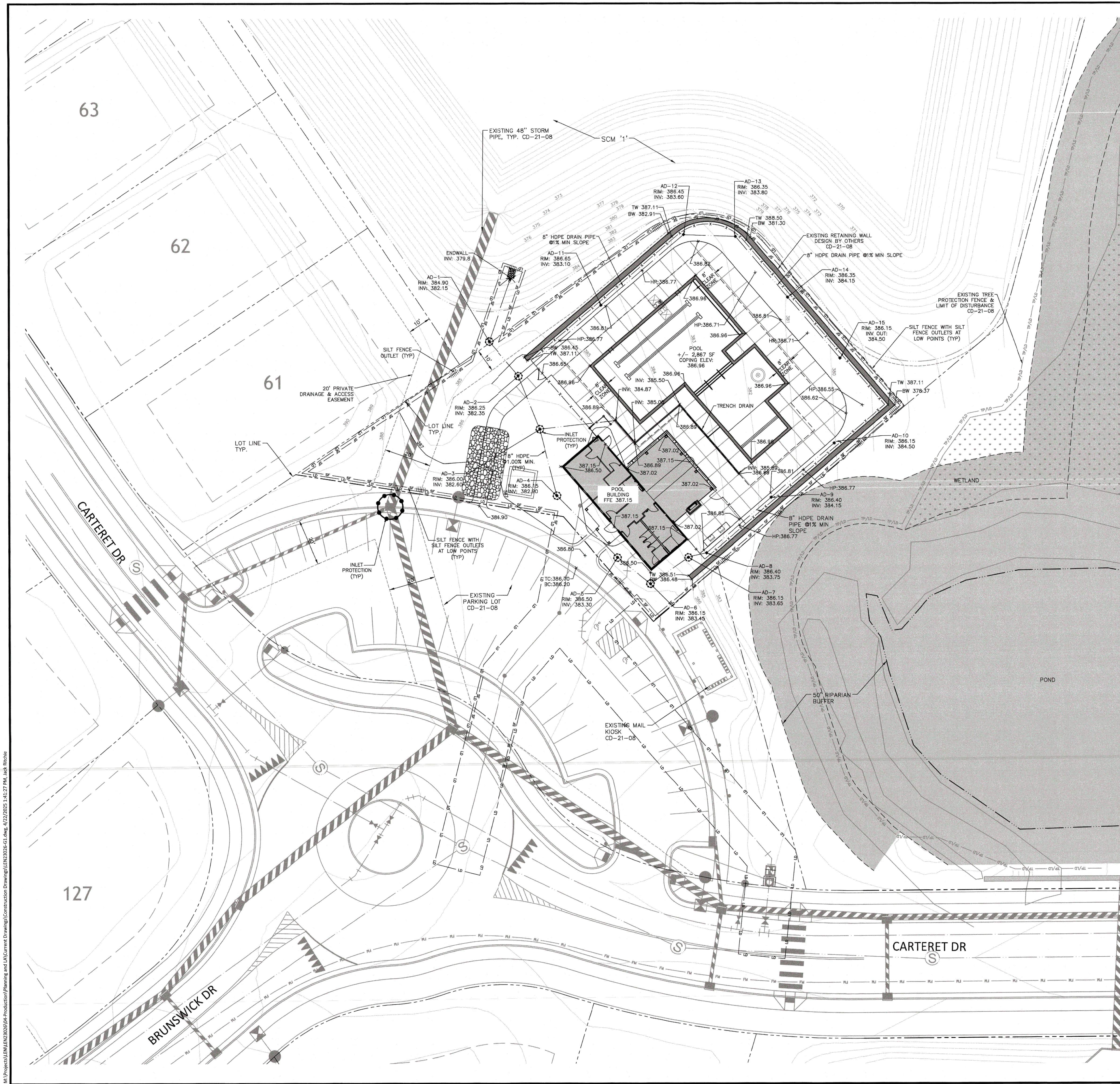
SHEET

**AMENITY HARDSCAPE  
PLAN**

**C2.00**



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GRADING AND EROSION CONTROL LEGEND

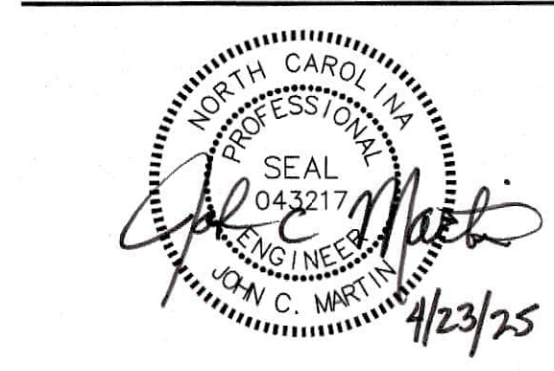
- FLARED END SECTION
- DROP INLET
- STORM SERVICE INLET
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- WOODED AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- EASEMENT LINE
- EASEMENT LINE
- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- SILT FENCE
- LIMITS OF DISTURBANCE

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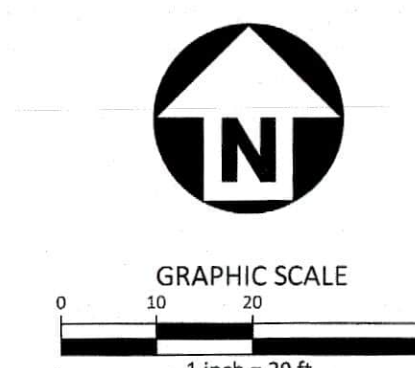
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**LENNAR**

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE ENGINEERING AND CONSTRUCTION STANDARDS.



SDP-24-06  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**REVISIONS**

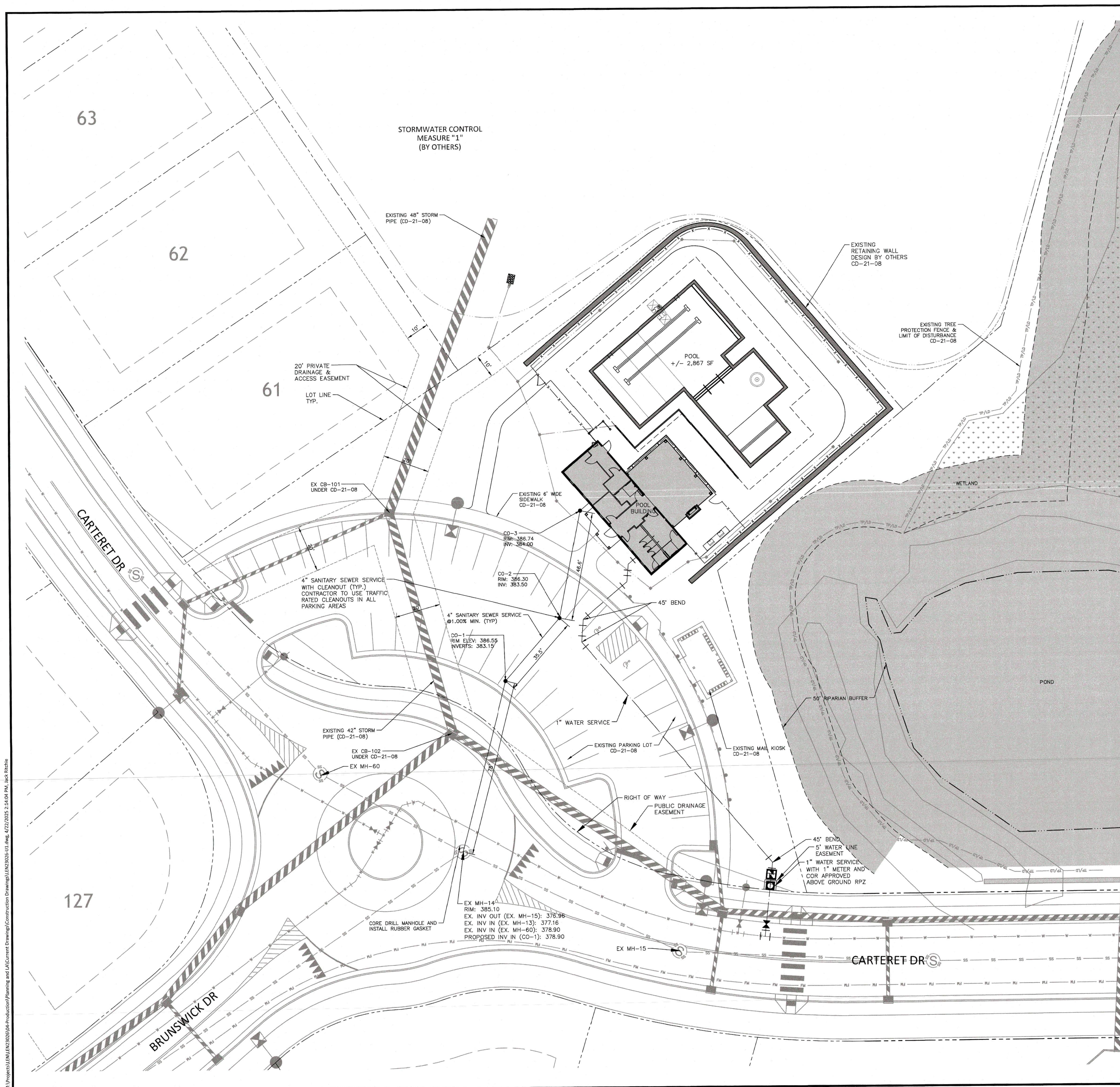
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PROJECT NO. LEN23026  
FILENAME LEN23026-G1  
CHECKED BY JCM  
DRAWN BY LWC  
SCALE 1" = 20'  
DATE 07.01.2024

**SHEET**  
AMENITY GRADING,  
DRAINAGE, AND EROSION  
CONTROL PLAN  
**C3.00**



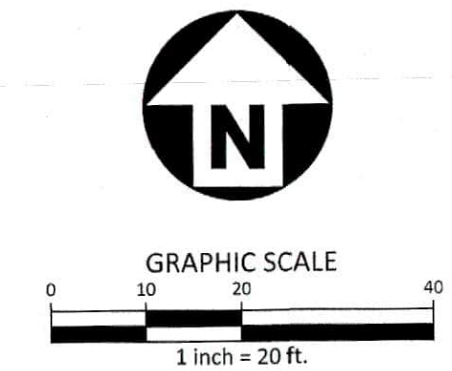


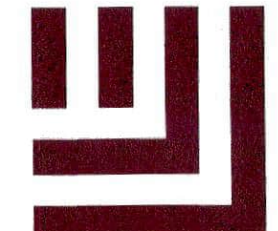
| UTILITY LEGEND |                            |
|----------------|----------------------------|
|                | WATER METER                |
|                | WATER VALVE                |
|                | BACKFLOW PREVENTER         |
|                | SANITARY SEWER MANHOLE     |
|                | SEWER CLEAN-OUT            |
|                | SEWER FLOW DIRECTION ARROW |
|                | WATER SERVICE LINE         |
|                | SEWER SERVICE LINE         |
|                | EASEMENT LINE              |

NOTES:

1) WHERE DISCHARGE TO THE STORM SEWER IS NOT POSSIBLE AND A SWIMMING POOL IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSES OF DRAINING OR FLUSHING THE POOL/FOUNTAIN OR BACKWASHING THE FILTERS, THE DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GPM

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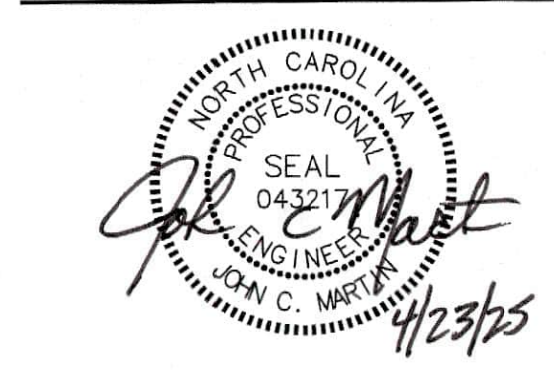


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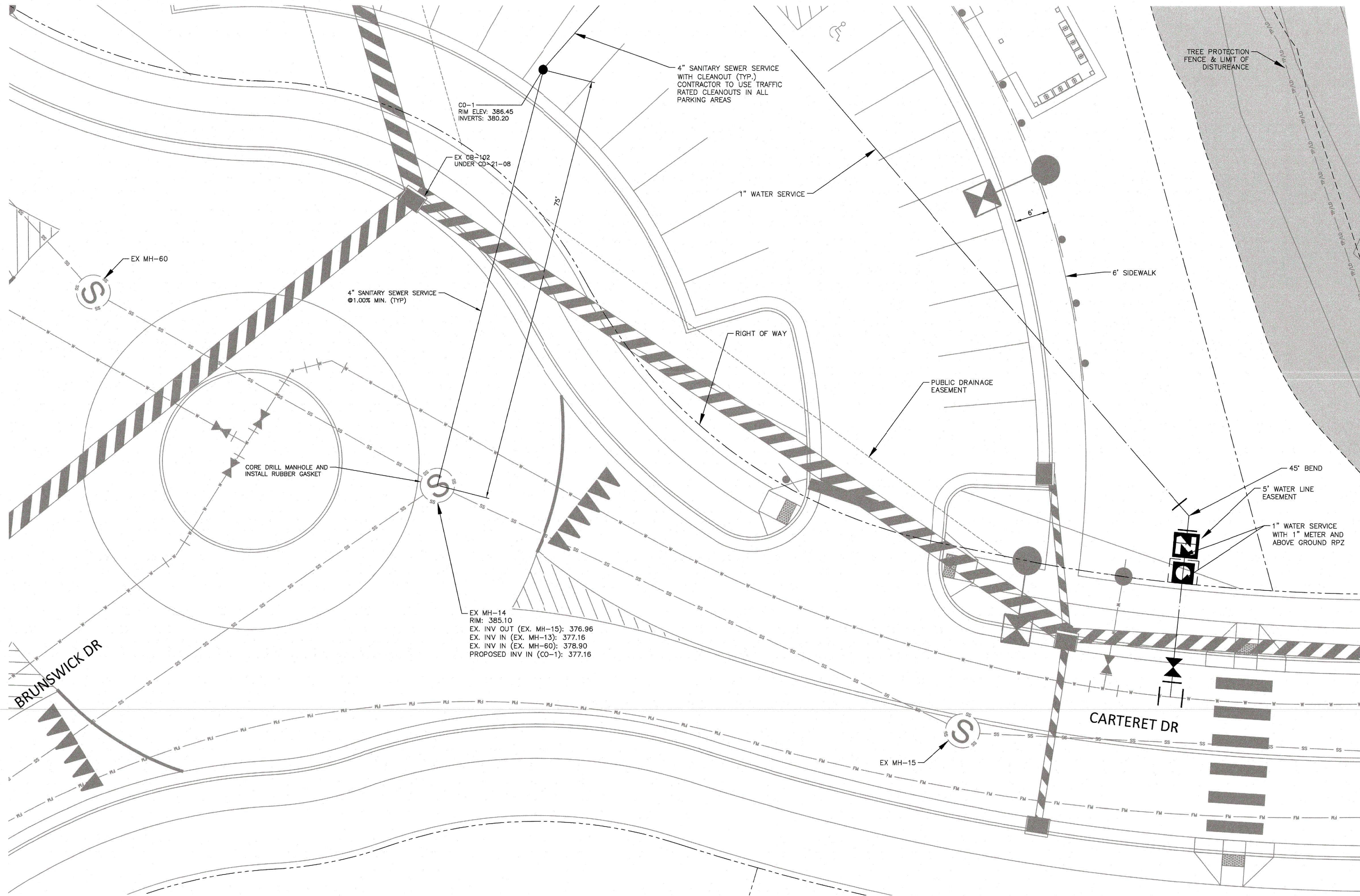
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| DRAWN BY                             | LWC         |
| SCALE                                | 1" = 20'    |
| DATE                                 | 07.01.2024  |
| <b>SHEET</b><br>AMENITY UTILITY PLAN |             |

**C4.00**

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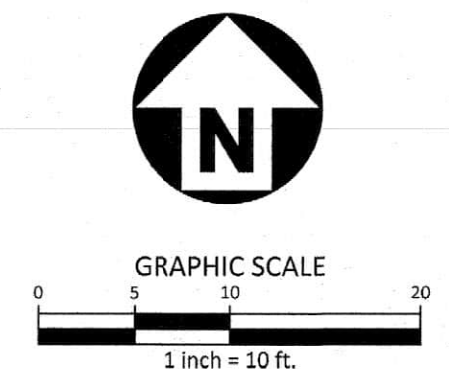



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| UTILITY LEGEND |                            |
|----------------|----------------------------|
|                | WATER METER                |
|                | WATER VALVE                |
|                | BACKFLOW PREVENTER         |
|                | SANITARY SEWER MANHOLE     |
|                | SEWER CLEAN-OUT            |
|                | SEWER FLOW DIRECTION ARROW |
|                | WATER SERVICE LINE         |
|                | SEWER SERVICE LINE         |
|                | EASEMENT LINE              |

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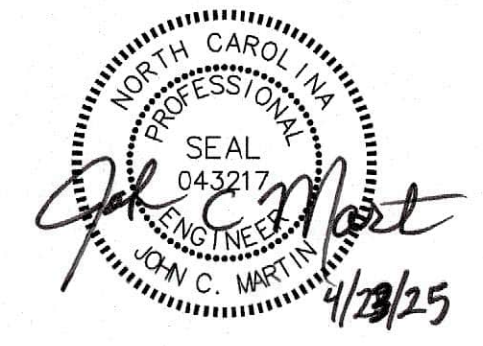


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| FILENAME         | LEN23026-U1 |
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| DRAWN BY         | SMA         |
| SCALE            | 1" = 10'    |
| DATE             | 07.01.2024  |

**SHEET**  
**AMENITY UTILITY PLAN -**  
**SHEET 2 OF 2**  
**C4.01**



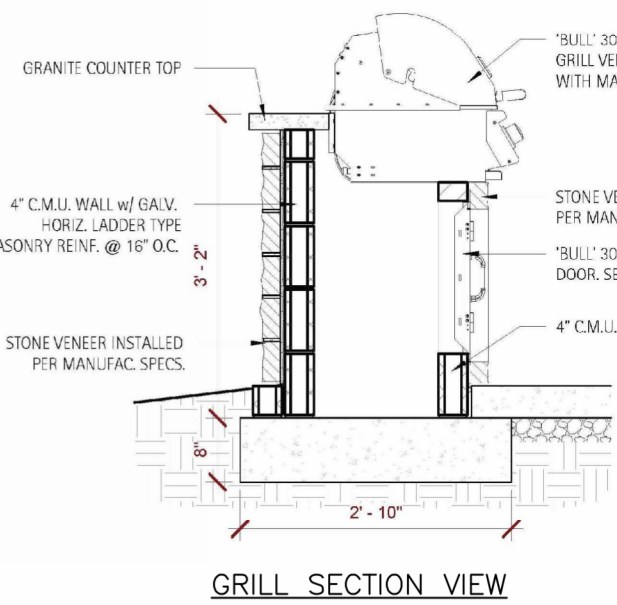
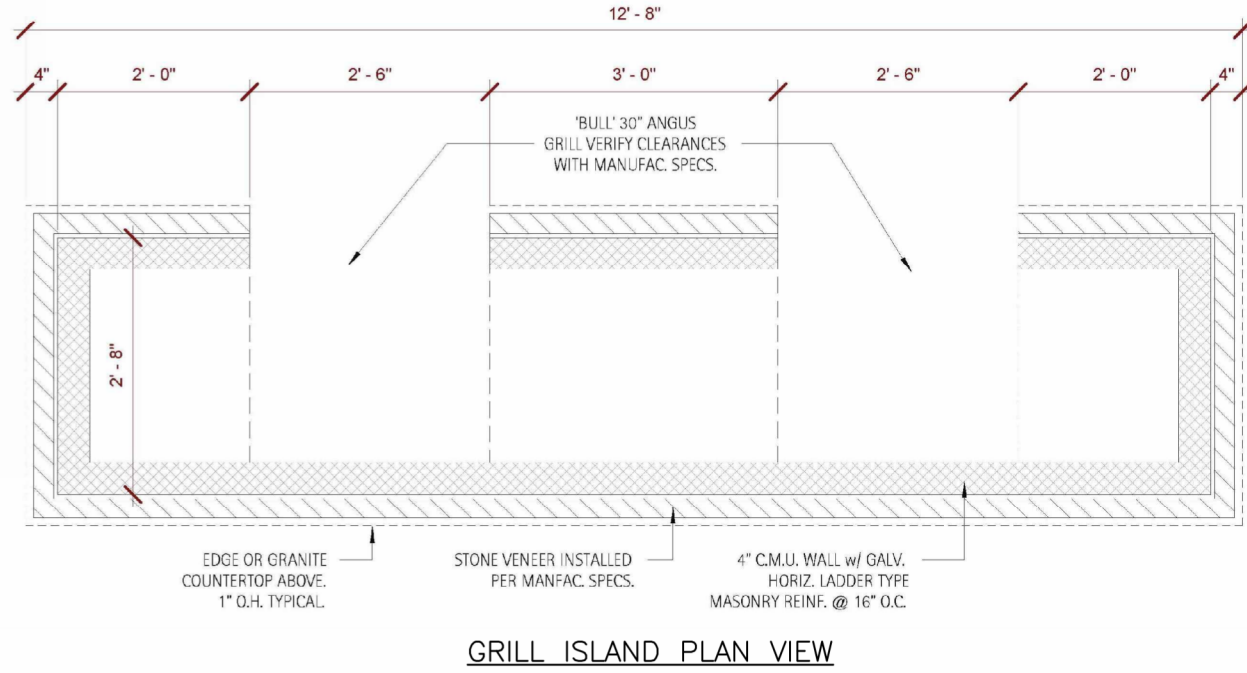
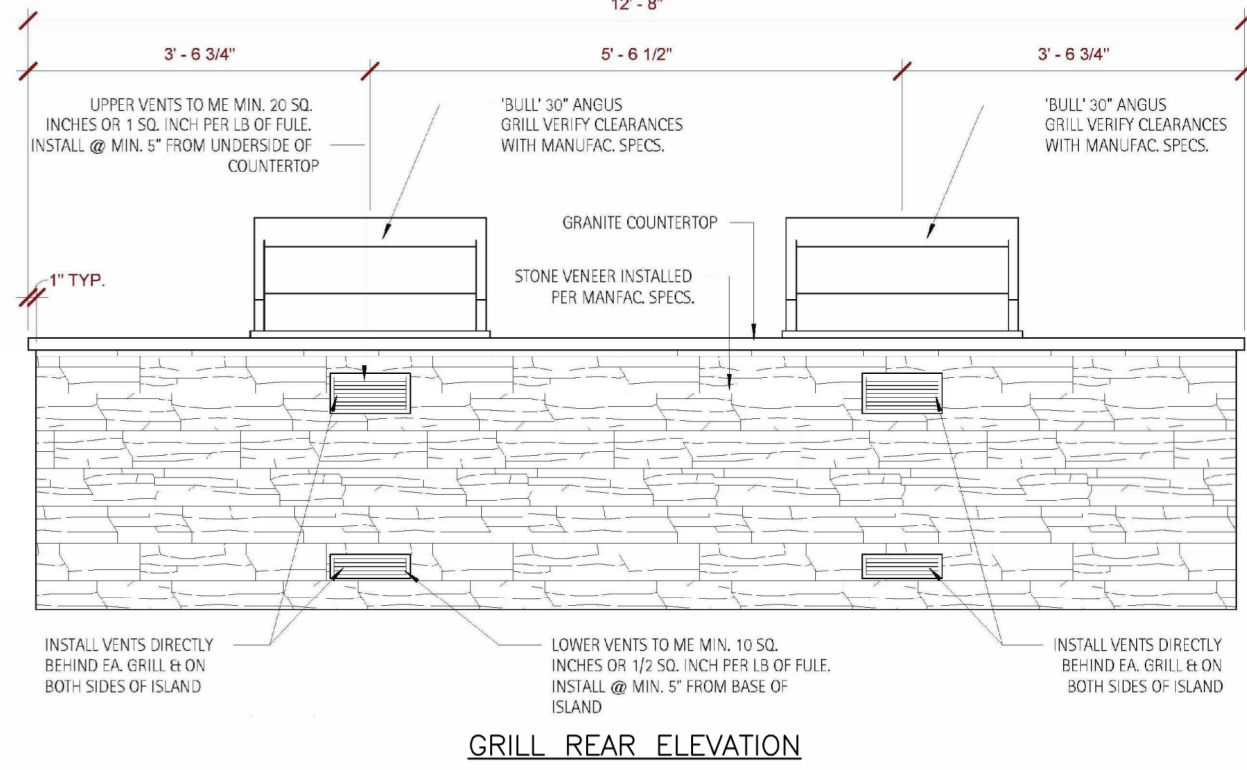
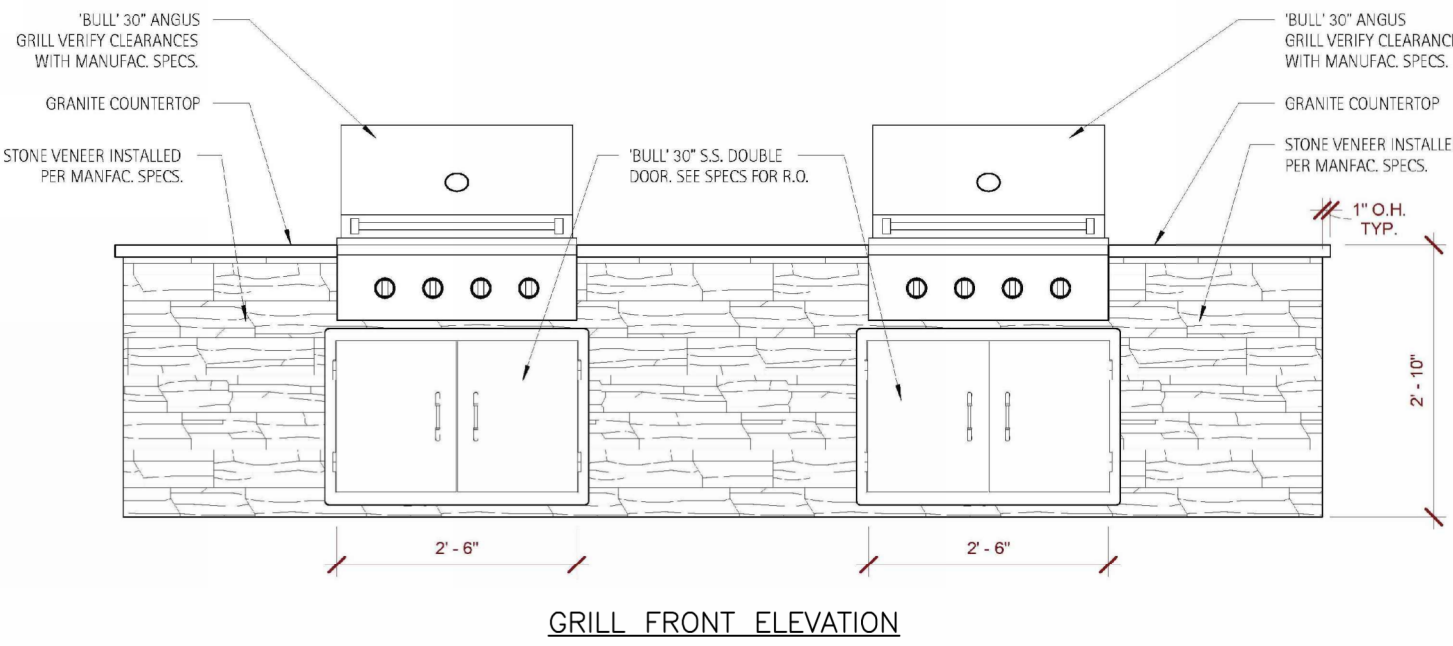
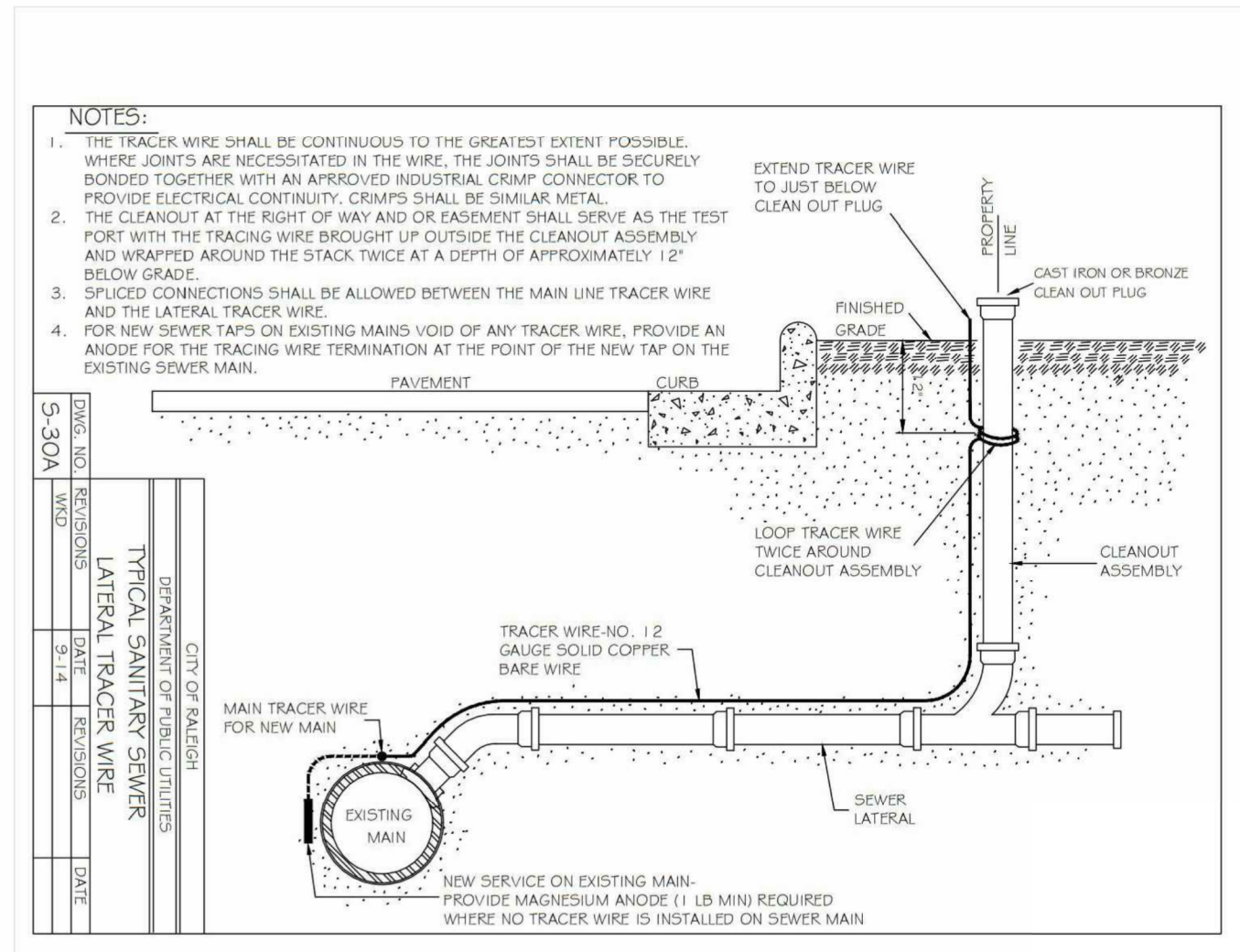




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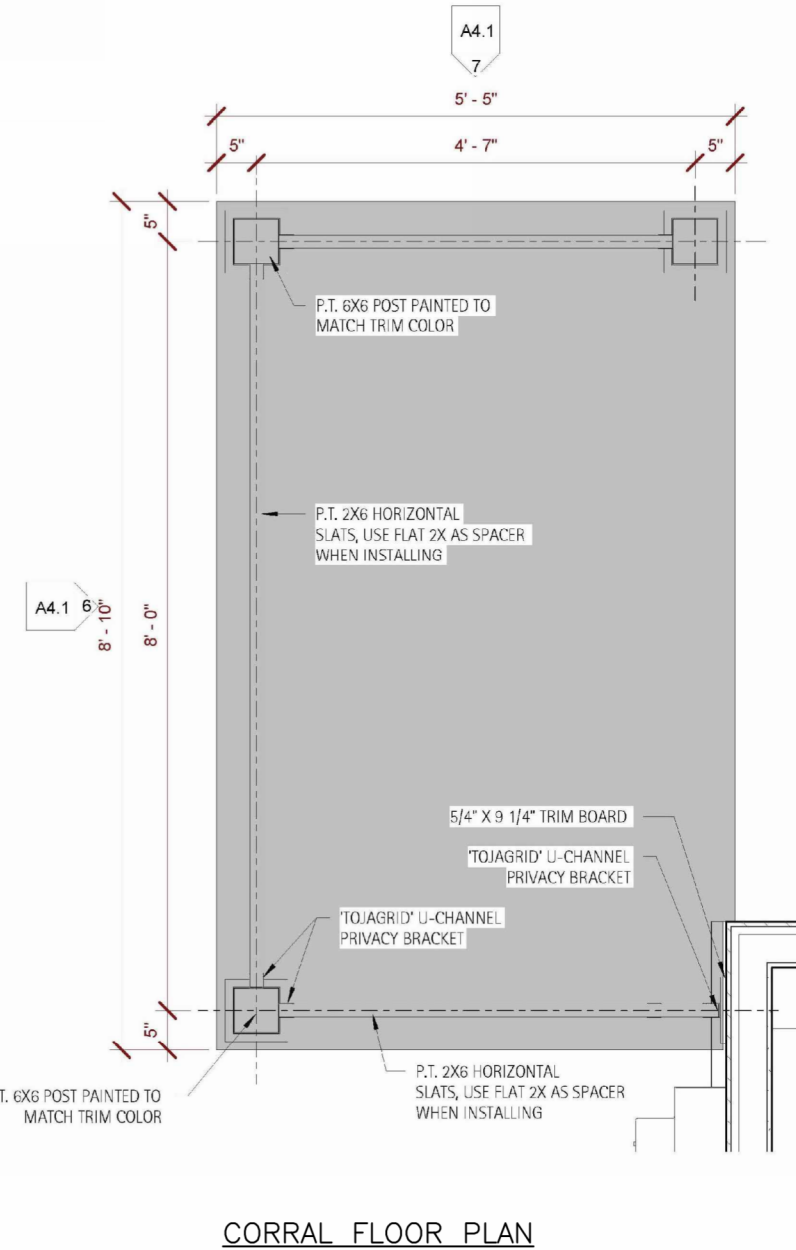
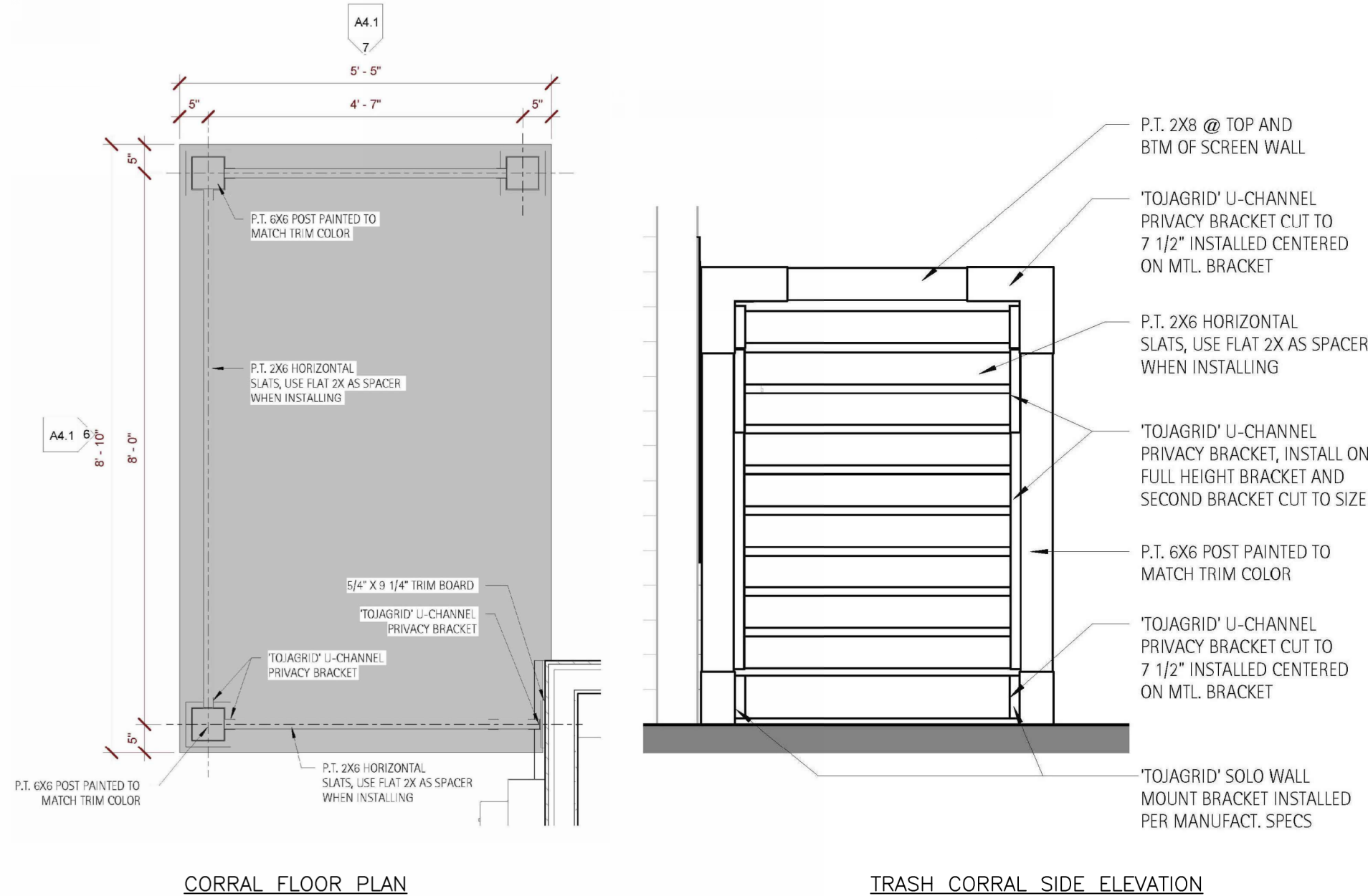
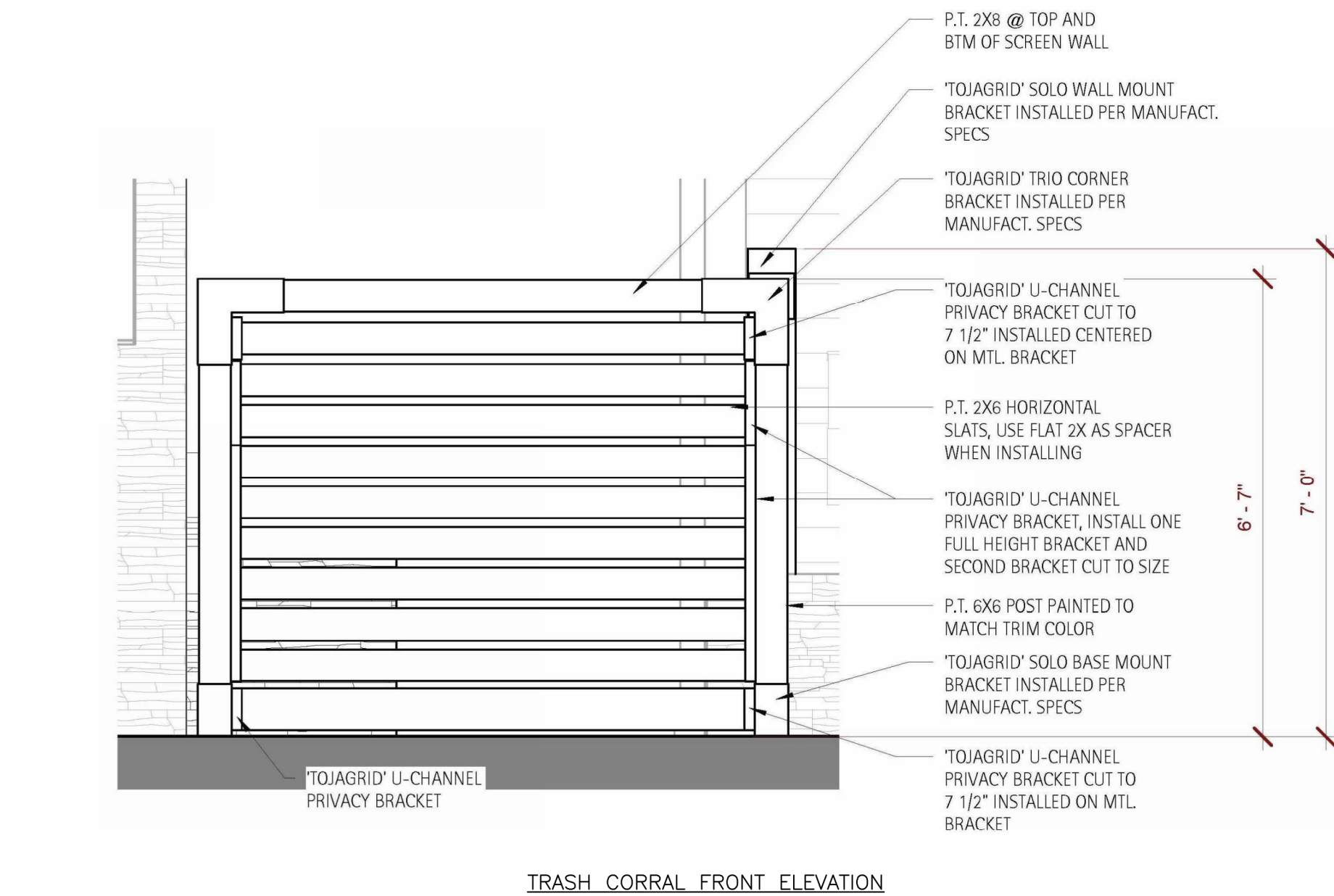
### 03 GRILL ISLAND

SCALE: 1/2"=1'-0"



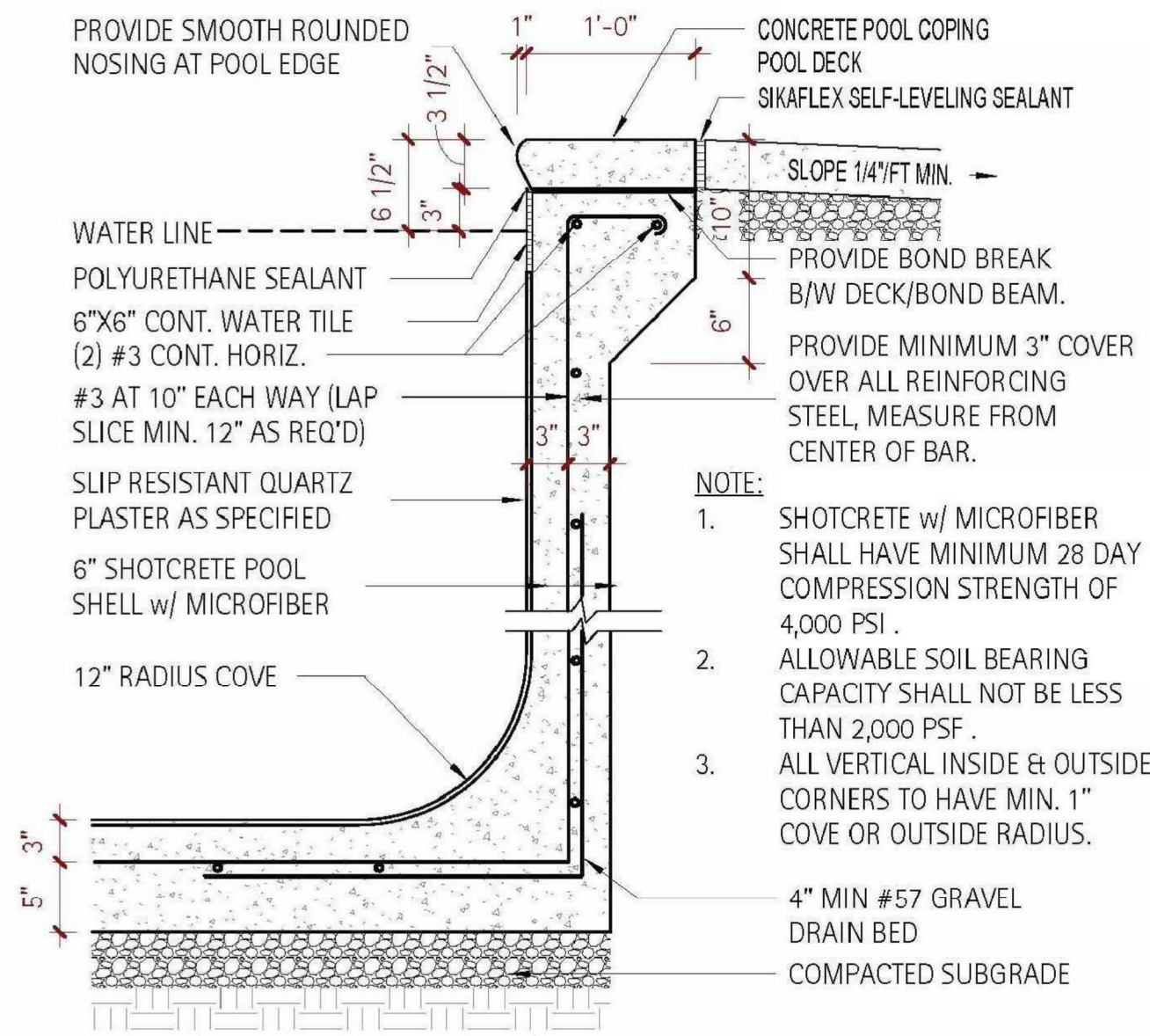
### 05 TRASH CORRAL

SCALE: 1/2"=1'-0"



### 04 POOL COPING

SCALE: 1"=1'-0"

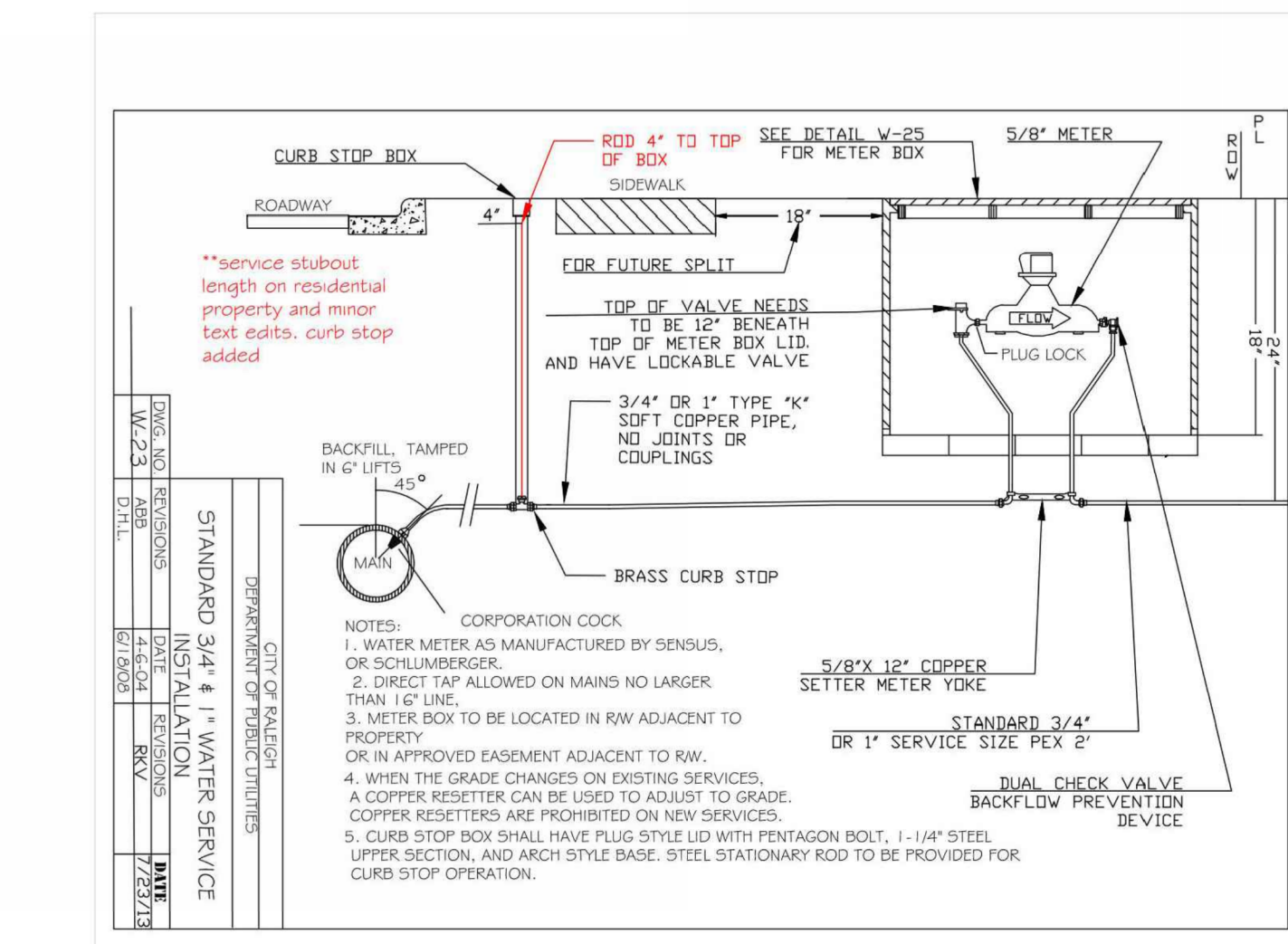
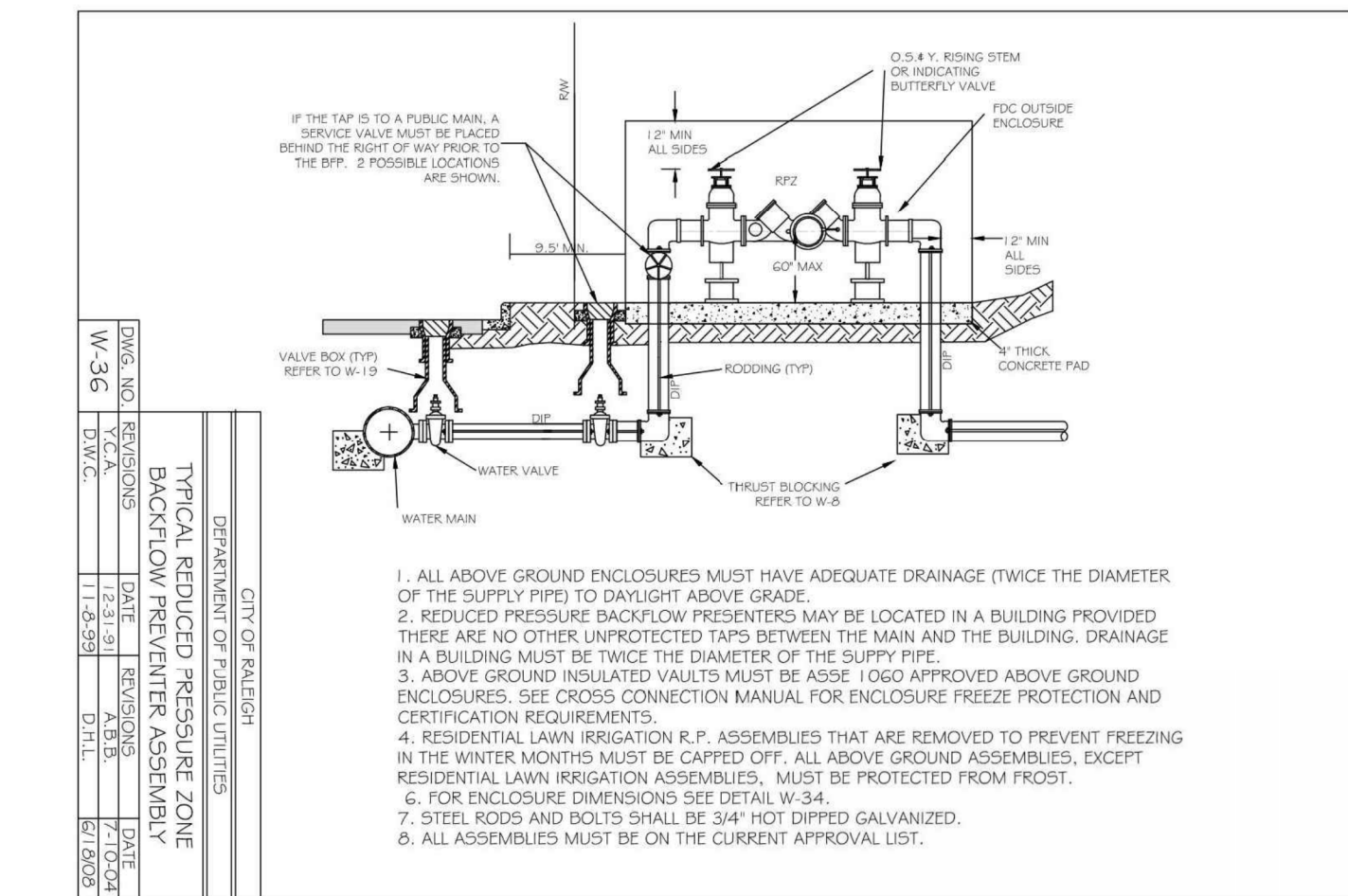


### 06 POOL FENCE AND GATE

SCALE: 1/2"=1'-0"

NOTES:

- DETAILS FROM OTHERS, FOR REFERENCE ONLY.



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#### CLIENT

LENNAR  
1100 PERIMETER PARK DRIVE, SUITE 112  
MORRISVILLE, NC 27560

#### LENNAR

**ROLESVILLE CROSSING**  
AMENITY CENTER  
SITE DEVELOPMENT PLAN  
1801 ROLESVILLE RD  
ROLESVILLE, NC 27587



#### REVISIONS

| NO. | DATE       | REVISED PER TOWN COMMENTS |
|-----|------------|---------------------------|
| 1   | 09.03.2024 | REVISED PER TOWN COMMENTS |
| 2   | 12.02.2024 | REVISED PER TOWN COMMENTS |
| 3   | 01.28.2025 | REVISED PER TOWN COMMENTS |

#### PLAN INFORMATION

PROJECT NO. LEN23026  
FILENAME LEN23026-D1  
CHECKED BY JAR  
DRAWN BY SMA  
SCALE AS SHOWN  
DATE 07.01.2024

#### SHEET

#### SITE DETAILS

**C8.01**

SDP-24-06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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## CLIENT

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ROLESVILLE, NC 27587



## REVISIONS

| NO. | DATE       |                           |
|-----|------------|---------------------------|
| 1   | 09.03.2024 | REVISED PER TOWN COMMENT: |
| 2   | 12.02.2024 | REVISED PER TOWN COMMENT: |
| 3   | 01.28.2025 | REVISED PER TOWN COMMENT: |

## PLAN INFORMATION

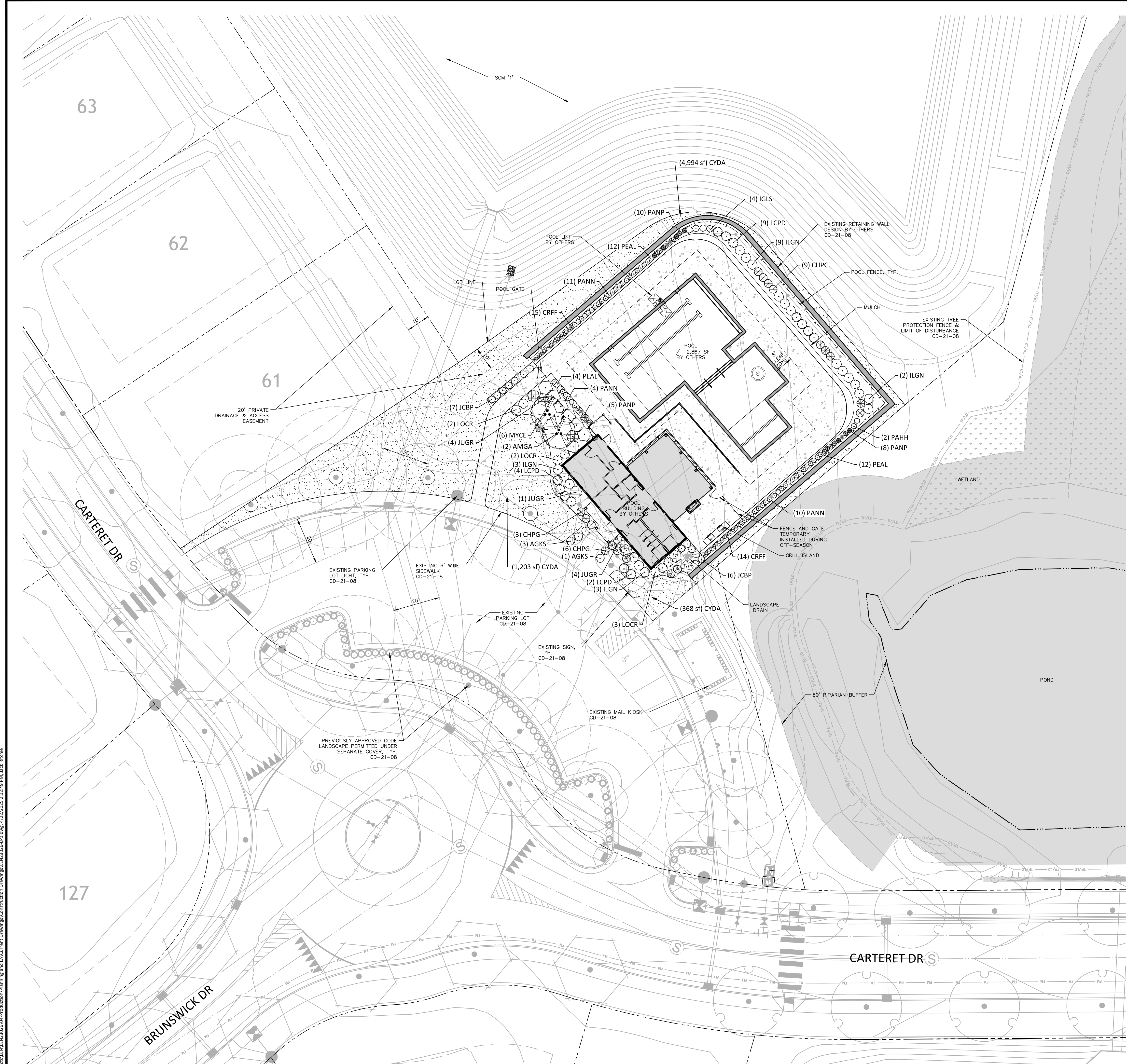
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|-------------|--------------|
| PROJECT NO. | LEN23026     |
| FILENAME    | LEN23026-LP1 |
| CHECKED BY  | JAR          |
| DRAWN BY    | SMA          |
| SCALE       | 1" = 20'     |
| DATE        | 07.01.2024   |

**SHEET**

---

**AMENITY LANDSCAPE  
PLAN**






**L5.00**



## PLANT SCHEDULE

| SYMBOL  | CODE | QTY | BOTANICAL / COMMON NAME   |
|---|------|-----|---|
| <b>TREES</b>  |      |     |   |
|  | AMGA | 2   | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'<br>AUTUMN BRILLIANCE APPLE SERVICEBERRY |
|  | CECF | 2   | CERCIS CANADENSIS 'FOREST PANSY'<br>FOREST PANSY EASTERN REDBUD                       |
| <b>SHRUBS</b>   |      |     |   |
|  | AGKS | 4   | ABELIA X GRANDIFLORA 'KALEIDOSCOPE'<br>KALEIDOSCOPE GLOSSY ABELIA                     |
|  | CHPG | 18  | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'<br>GOLDEN MOP 'THREADEAF SAWARA CYPRUS            |
|  | IGLS | 4   | 'ILEX GLABRA 'SHAMROCK'<br>SHAMROCK INKBERY HOLLY                                     |
|  | ILGN | 17  | 'ILEX GLABRA<br>INKBERRY HOLLY  |
|  | JCBP | 13  | JUNIPERUS CHINENSIS 'BLUE POINT'<br>BLUE POINT JUNIPER                                |
|  | JUGR | 9   | JUNIPERUS X 'GREY OWL'<br>GREY OWL JUNIPER  |
|  | LCPD | 15  | LOREPETALUM CHINENSE RUBRUM 'PILCIL'<br>PURPLE DAYDREAM® DWARF LOREPETALUM            |
|  | LOCR | 7   | LOREPETALUM CHINENSE RUBRUM 'RUBY'<br>RUBY FRINGE FLOWER                              |
|  | MYCE | 6   | MYRICA CERIFERA<br>WAX MYRTLE   |

## ORNAMENTAL GRASSES + SEDGES

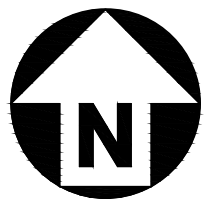
|   |      |    |  |
|---|------|----|--|
|  | CRFF | 29 | CAREX OSHIMENSIS 'FEATHER FALLS'<br>FEATHER FALLS JAPANESE SEDGE |
|  | PAHH | 2  | PENNISSETUM ALOPECUROIDES 'HAEMEL'<br>HAEMEL FOUNTAIN GRASS      |
|  | PANN | 25 | PANICUM VIRGATUM 'NORTHWIND'<br>NORTHWIND SWITCH GRASS           |
|  | PANP | 23 | PANICUM VIRGATUM 'PURPLE TEARS'<br>PURPLE TEARS SWITCH GRASS     |
|  | PEAL | 28 | CENCHRUS ALOPECUROIDES 'CASSIAN'<br>CASSIAN FOUNTAIN GRASS       |

## GROUND COVERS

|   |      |          |   |
|---|------|----------|---|
|  | CYDA | 6,565 SF | CYNODON DACTYLON 'TIFTUF'<br>BERMUDA 'TIFTUF' |
|---|------|----------|---|

**NOTE:**

- BASED ON THE ADJACENT LAND USES TO LOT 05 1006, THE UDO SECTION 14.6.5. DOES NOT REQUIRE (PERIMETER) LANDSCAPE BUFFERYARDS BE INSTALLED. ALL PLANTINGS SHOWN ARE ELECTIVE. DEVELOPER RESERVES THE RIGHT TO REDUCE QUANTITIES OR SIZE OF PLANT MATERIALS DEPICTED ON THE PLAN OR TO SUBSTITUTE SPECIFIC SPECIES BASED ON AVAILABILITY.



**GRAPHIC SCALE**

0 10 20 40

1 inch = 20 ft.

SDP-24-06

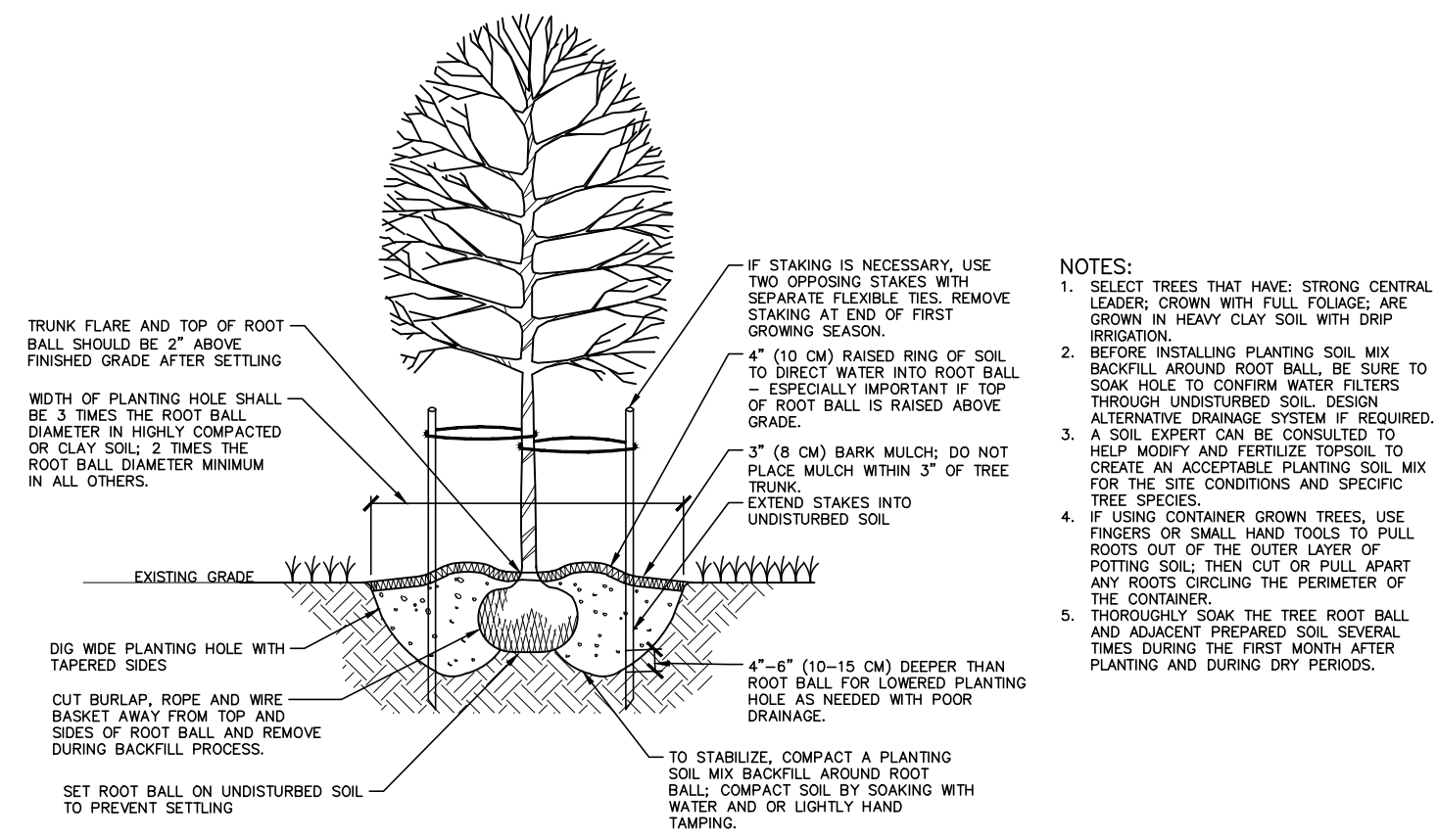
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\LEN\LEN23026\04-Production\Planning and LA\Current Drawings\Construction Drawings\LEN23026-LP1.dwg, 4/22/2025 2:12:49 PM, Jack Ritchie



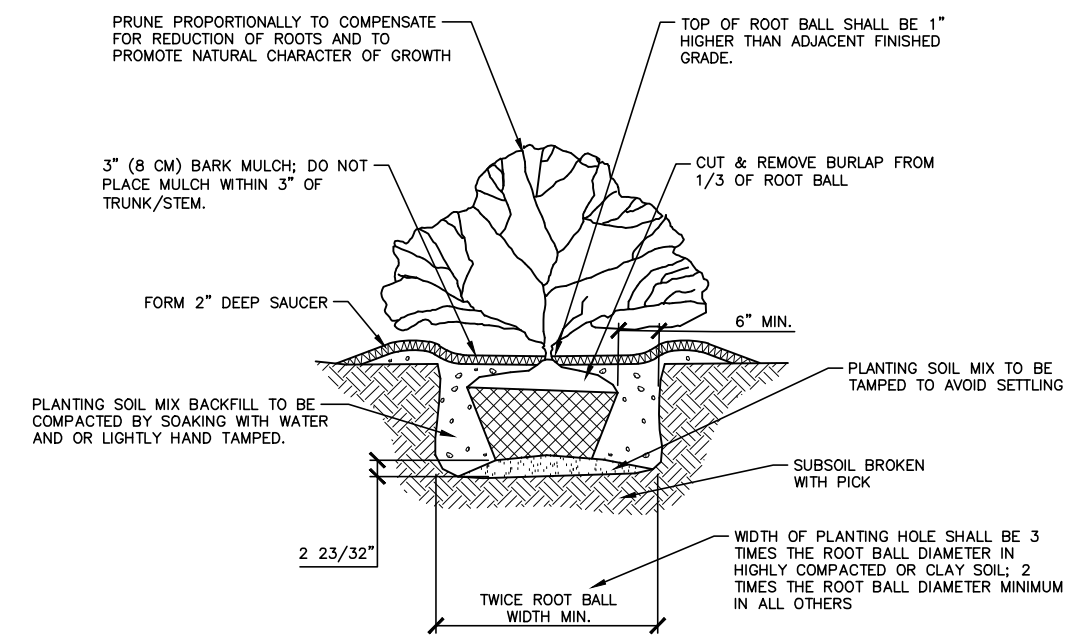
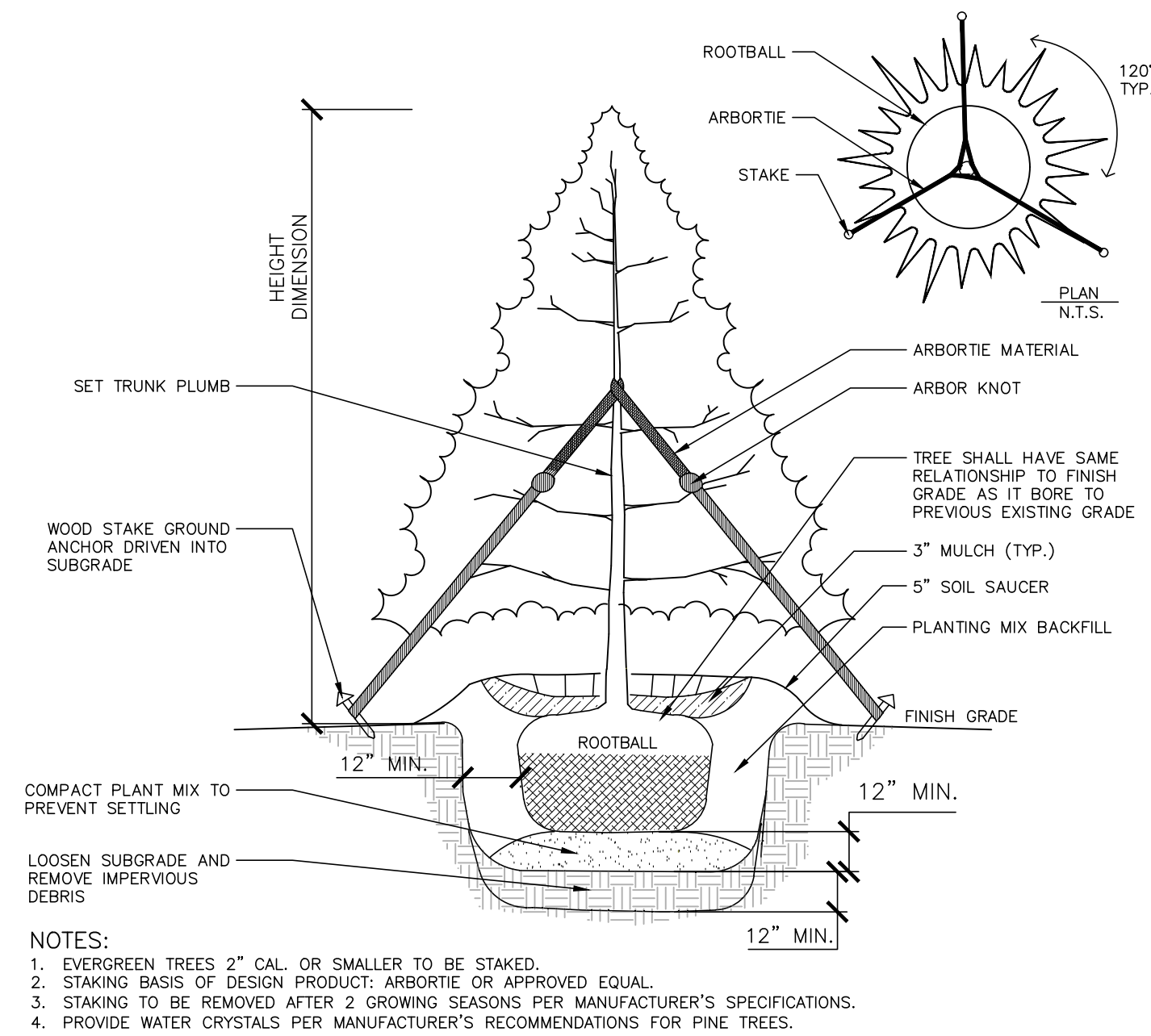
## 01 TREE INSTALLATION

SCALE: NTS



## 02 EVERGREEN TREE INSTALLATION

SCALE: NTS

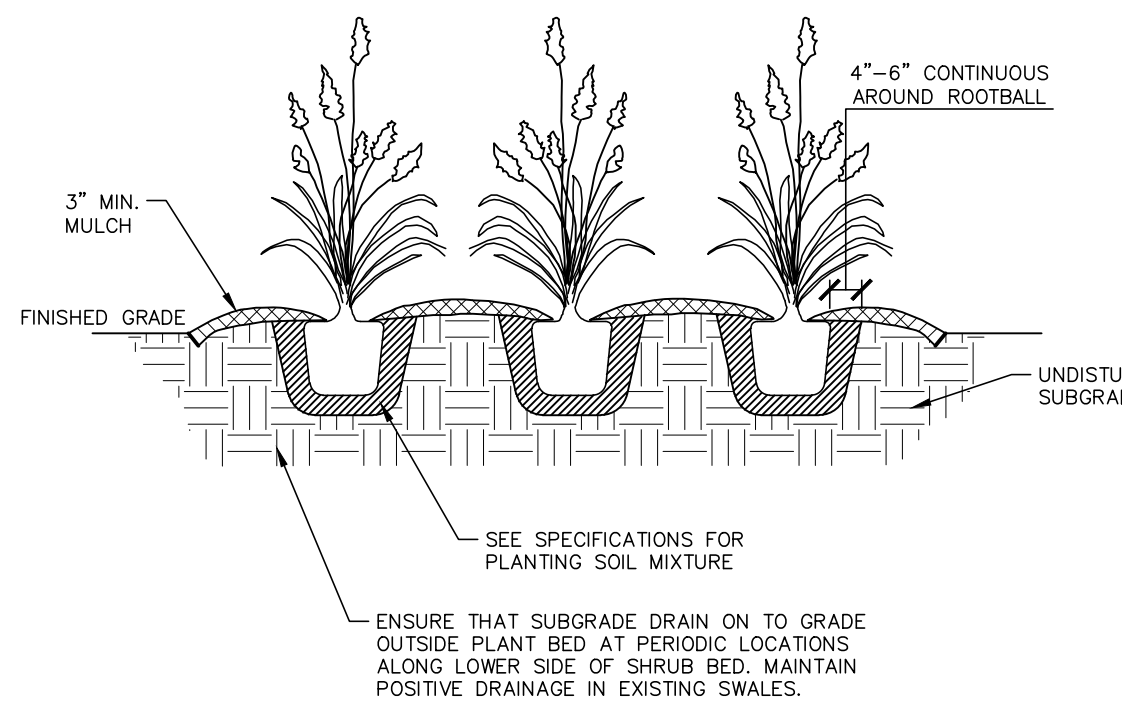


## 03 SHRUB INSTALLATION

SCALE: NTS

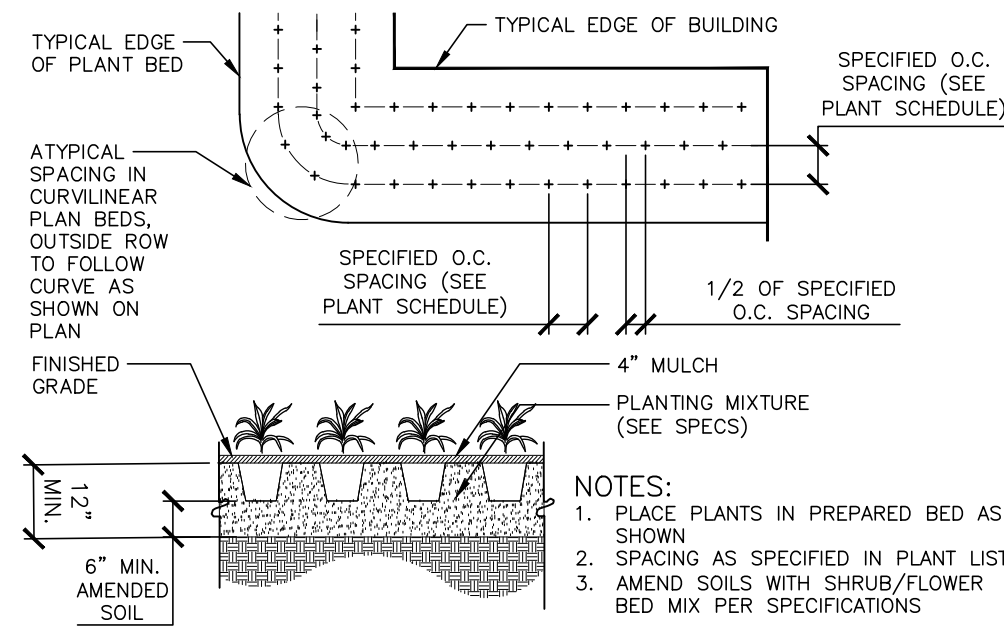
## 04 ORNAMENTAL GRASS PLANTING

SCALE: NTS



## 05 GROUNDCOVER PLANTING

SCALE: NTS



### PLANT SCHEDULE

| SYMBOL                      | CODE | QTY      | BOTANICAL NAME                                | COMMON NAME                          | CAL    | HEIGHT    |
|-----------------------------|------|----------|---|--------------------------------------|--------|-----------|
| TREES                       |      |          |   |                                      |        |           |
|                             | AMGA | 2        | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE APPLE SERVICEBERRY | -      | 8' MIN    |
|                             | CECF | 2        | CERCIS CANADENSIS 'FOREST PANSY'              | FOREST PANSY EASTERN REDBUD          | 2" MIN | 8' MIN    |
| SHRUBS                      |      |          |   |                                      |        |           |
|                             | AGKS | 4        | ABELIA X GRANDIFLORA 'KALEIDOSCOPE'           | KALEIDOSCOPE GLOSSY ABELIA           | #3     | 12" MIN   |
|                             | CHPG | 18       | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'           | GOLDEN MOP THREADLEAF SAWARA CYPRESS | #3     | 15" MIN   |
|                             | IGLS | 4        | ILEX GLABRA 'SHAMROCK'                        | SHAMROCK INKBERRY HOLLY              | 5 GAL  | 24" MIN   |
|                             | ILGN | 17       | ILEX GLABRA                                   | INKBERRY HOLLY                       | #3     | 18" MIN   |
|                             | JCBP | 13       | JUNIPERUS CHINENSIS 'BLUE POINT'              | BLUE POINT JUNIPER                   | -      | 48" - 60" |
|                             | JUGR | 9        | JUNIPERUS X 'GREY OWL'                        | GREY OWL JUNIPER                     | #5     | 18" MIN   |
|                             | LCPD | 15       | LOROPETALUM CHINENSE RUBRUM 'PILIC-III'       | PURPLE DAYDREAM® DWARF LOROPETALUM   | 3 GAL  | 12" MIN   |
|                             | LOCR | 7        | LOROPETALUM CHINENSE RUBRUM 'RUBY'            | RUBY FRINGE FLOWER                   | #3     | 15" MIN   |
|                             | MYCE | 6        | MYRICA CERIFERA                               | WAX MYRTLE                           | #10    | 36" MIN   |
| ORNAMENTAL GRASSES + SEDGES |      |          |   |                                      |        |           |
|                             | CRFF | 29       | CAREX OSHIMENSIS 'FEATHER FALLS'              | FEATHER FALLS JAPANESE SEDGE         | 3 GAL  |           |
|                             | PAHH | 2        | PENNISETUM ALOPECUROIDES 'HAMELN'             | HAMELN FOUNTAIN GRASS                | 3 GAL  |           |
|                             | PANN | 25       | PANICUM VIRGATUM 'NORTHWIND'                  | NORTHWIND SWITCH GRASS               | 1 GAL  |           |
|                             | PANP | 23       | PANICUM VIRGATUM 'PURPLE TEARS'               | PURPLE TEARS SWITCH GRASS            | 3 GAL  |           |
|                             | PEAL | 28       | CENCHRUS ALOPECUROIDES 'CASSIAN'              | CASSIAN FOUNTAIN GRASS               | 1 GAL  |           |
| GROUND COVERS               |      |          |   |                                      |        |           |
|                             | CYDA | 6,565 SF | CYNODON DACTYLON 'TIFTUF'                     | BERMUDA 'TIFTUF'                     | SOD    |           |

### GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROLESVILLE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



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ROLESVILLE CROSSING  
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SITE DEVELOPMENT PLAN  
1801 ROLESVILLE RD  
ROLESVILLE, NC 27587



### REVISIONS

| NO. | DATE       | REVISION                  |
|-----|------------|---------------------------|
| 1   | 09.03.2024 | REVISED PER TOWN COMMENTS |
| 2   | 12.02.2024 | REVISED PER TOWN COMMENTS |
| 3   | 01.28.2025 | REVISED PER TOWN COMMENTS |

### PLAN INFORMATION

PROJECT NO. LEN23026  
FILENAME LEN23026-LP1  
CHECKED BY JAR  
DRAWN BY SMA  
SCALE AS SHOWN  
DATE 07.01.2024

### SHEET

### LANDSCAPE NOTES AND DETAILS

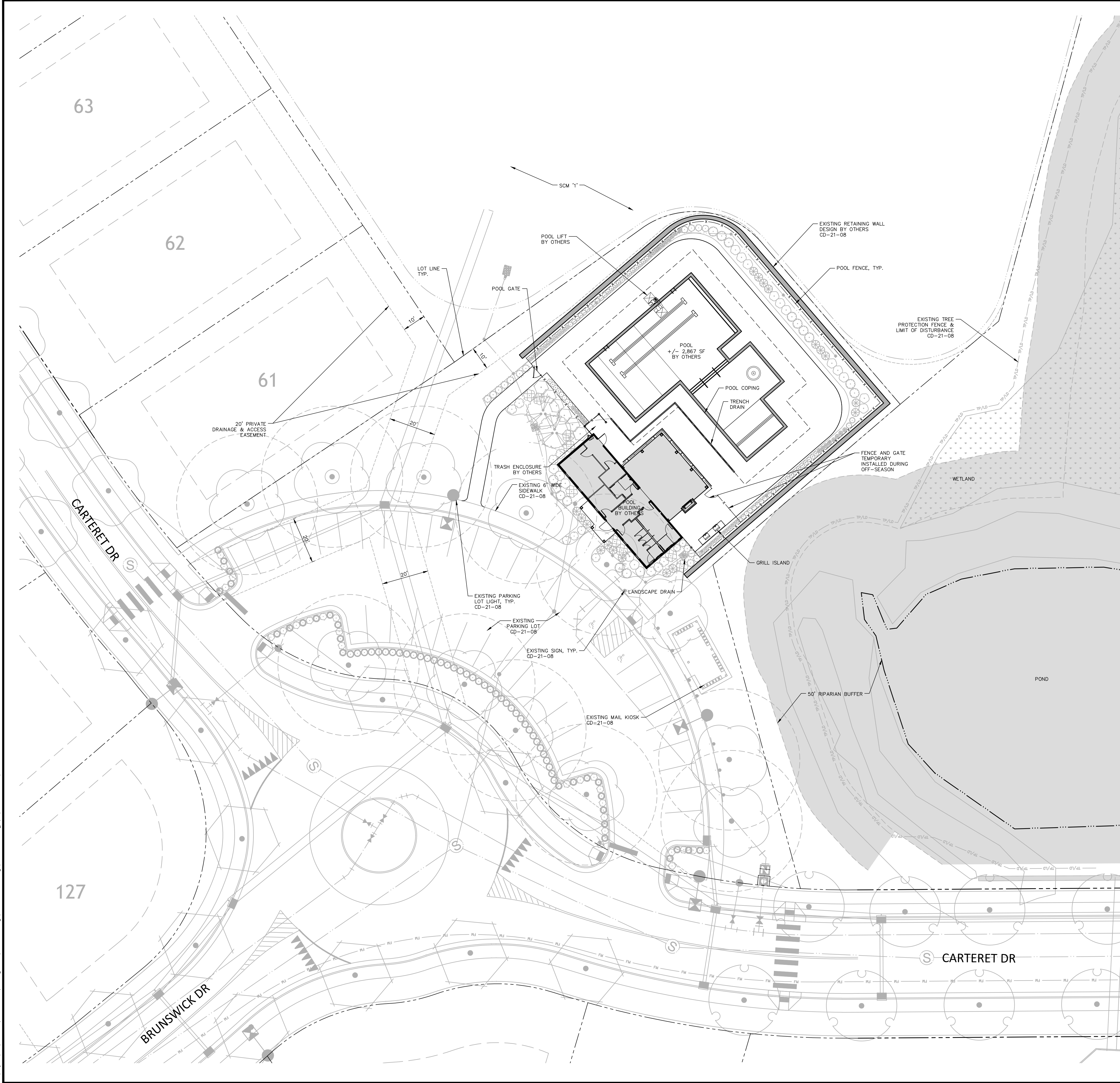
# L5.01

SDP-24-06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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NOTE:  
• NO LIGHTING IS PROPOSED FOR THE AMENITY SITE OTHER THAN THE APPROVED PARKING LOT LIGHTS UNDER CD-21-08. THE CLUBHOUSE AND POOL IS NOT INTENDED FOR NIGHT TIME USE.



# McADAMS

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| REVISIONS |            |                           |    |
|-----------|------------|---------------------------|----|
| NO.       | DATE       | DESCRIPTION               | BY |
| 1         | 09.03.2024 | REVISED PER TOWN COMMENTS |    |
| 2         | 12.02.2024 | REVISED PER TOWN COMMENTS |    |
| 3         | 01.28.2025 | REVISED PER TOWN COMMENTS |    |

| PLAN INFORMATION                      |              |
|---------------------------------------|--------------|
| PROJECT NO.                           | LEN23026     |
| FILENAME                              | LEN23026-LI1 |
| CHECKED BY                            | JAR          |
| DRAWN BY                              | SMA          |
| SCALE                                 | 1" = 20'     |
| DATE                                  | 07.01.2024   |
| <b>SHEET</b><br>AMENITY LIGHTING PLAN |              |

**L6.00**

