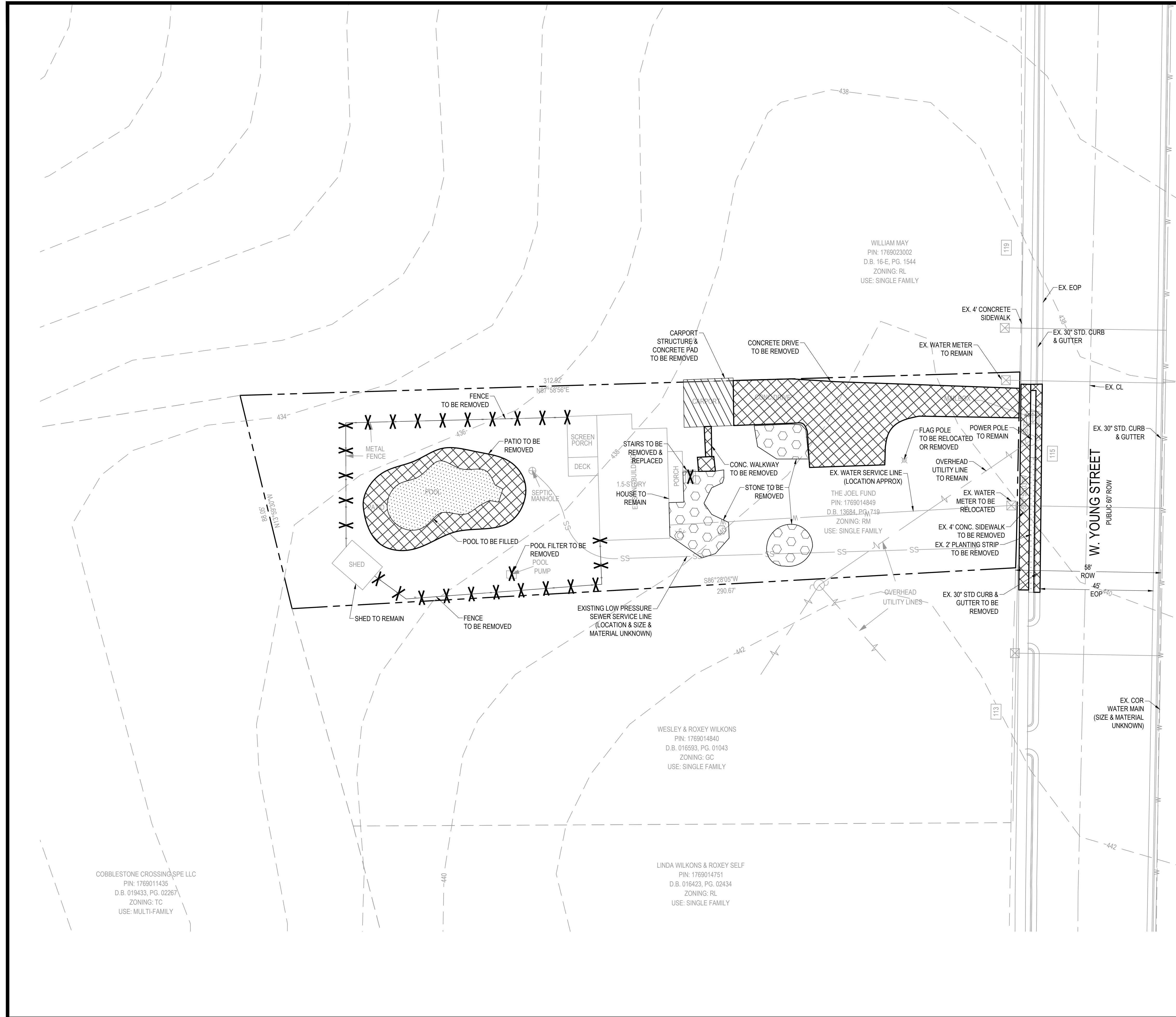


Z:\PROJECTS\FOLDER_ZELBON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLAN\SHEET FILES\C-10 - EXISTING CONDITIONS & DEMOLITION PLAN.DWG
 PLOTTED: 9/19/2024 11:05 AM



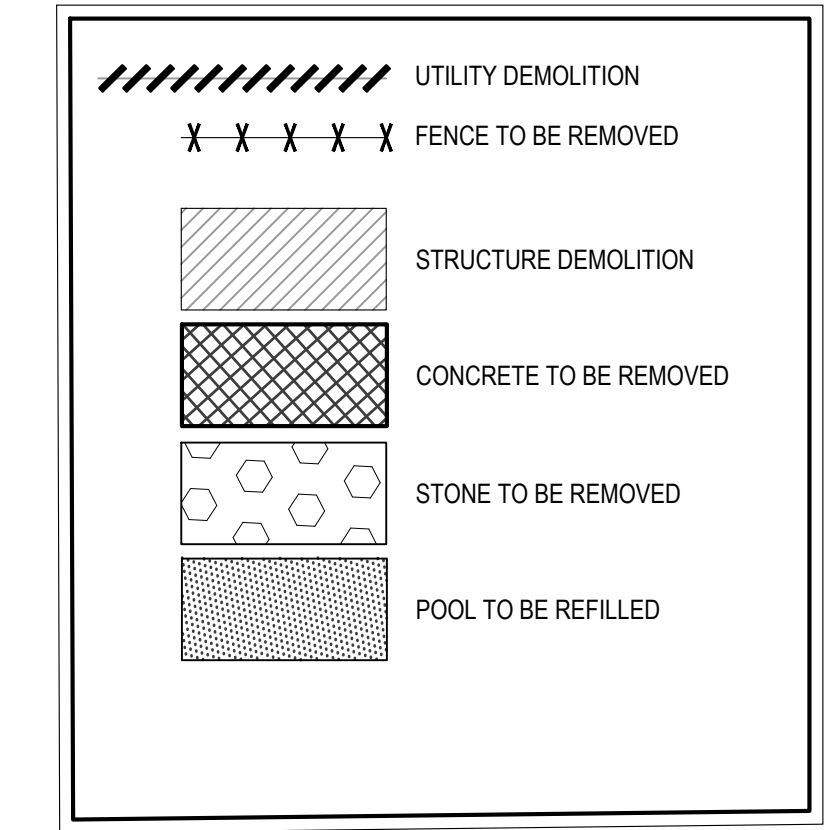
EXISTING CONDITIONS LEGEND:

⊕	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
RW = RIGHT-OF-WAY	
XXX	DENOTES ADDRESS
— — — — —	OVERHEAD ELECTRIC — — — — — OHE — — — — —
— — — — —	STORM LINE — — — — —
— — G — — G — — G — —	GAS LINE — — G — — G — — G — —
— — — — —	FENCE — — — — —
— — W — — W — — W — —	WATER LINE — — W — — W — — W — —
— — SS — — SS — — SS — —	SEPTIC LINE — — SS — — SS — — SS — —
— — — — —	FIBER OPTIC — — — — — FO — — — — —

GENERAL NOTES:

- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, THUS IT HAS NOT BEEN SEALED. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS FROM FIELD SURVEY.
- 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 UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- FLOOD HAZARD SOILS ARE NOT ANTICIPATED ON THIS PROPERTY PER WAKE COUNTY GIS.

DEMOLITION LEGEND:



COBBLESTONE CROSSING SPE LLC
 PIN: 1769011435
 D.B. 019433, PG. 02267
 ZONING: TC
 USE: MULTI-FAMILY

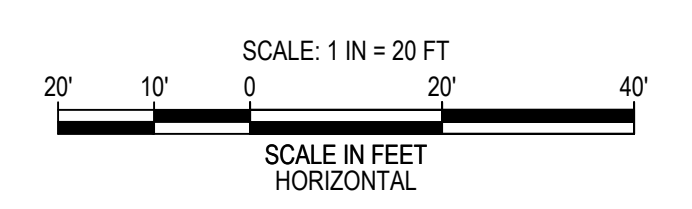
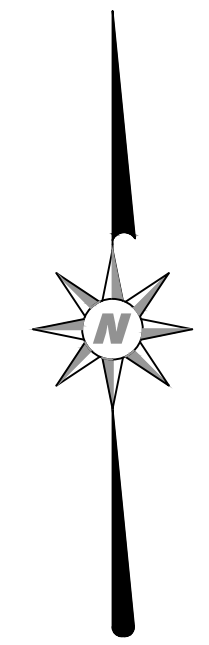
WESLEY & ROXEY WILKONS
 PIN: 1769014840
 D.B. 016593, PG. 01043
 ZONING: GC
 USE: SINGLE FAMILY

LINDA WILKONS & ROXEY SELF
 PIN: 1769014751
 D.B. 016423, PG. 02434
 ZONING: RL
 USE: SINGLE FAMILY

WILLIAM MAY
 PIN: 1769023002
 D.B. 16-E, PG. 1544
 ZONING: RL
 USE: SINGLE FAMILY

THE JOEL FUND
 PIN: 1769014849
 D.B. 13684, PG. 719
 ZONING: RM
 USE: SINGLE FAMILY

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

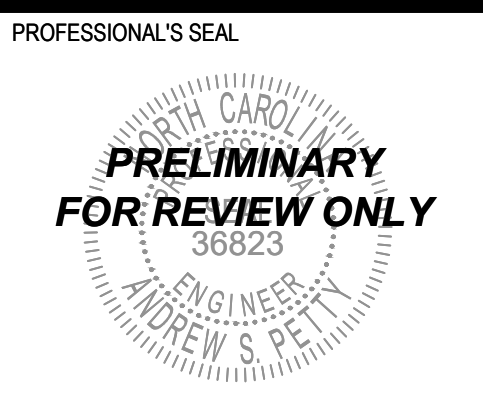


REVISIONS	DATE	DESCRIPTION

STATUS: FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

DATE: AUGUST 30, 2024
 FILE NO.: 2024-033

HORIZ. SCALE:
 ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
 ENGINEERING

EST. 1910
 NORTH CAROLINA
 38823

NC LIC. NO. P-0799

(919) 552-0840
 (919) 552-2643

208 S. Fugate Avenue
 Fugate/Venue, NC 27126

CLIENT

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

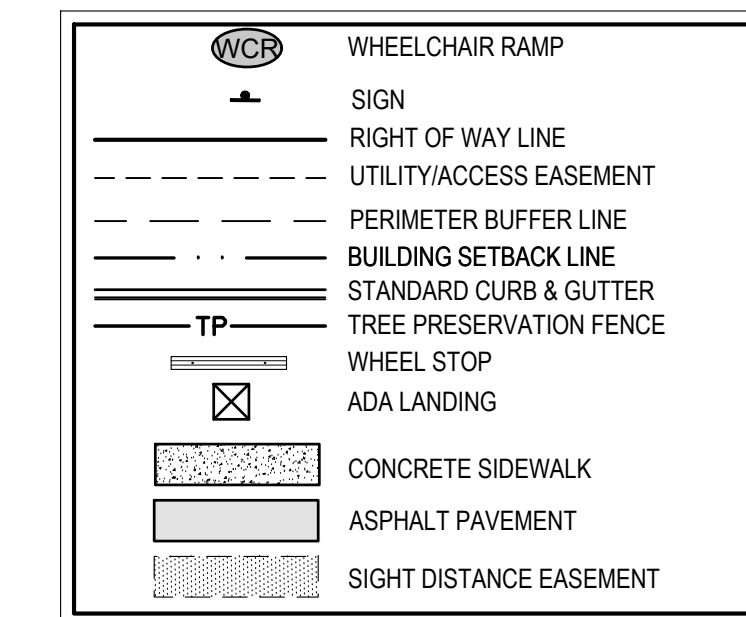
CONSTRUCTION DRAWINGS
THE JOEL FUND
EXISTING CONDITIONS & DEMOLITION PLAN

C-1.0

GENERAL NOTES:

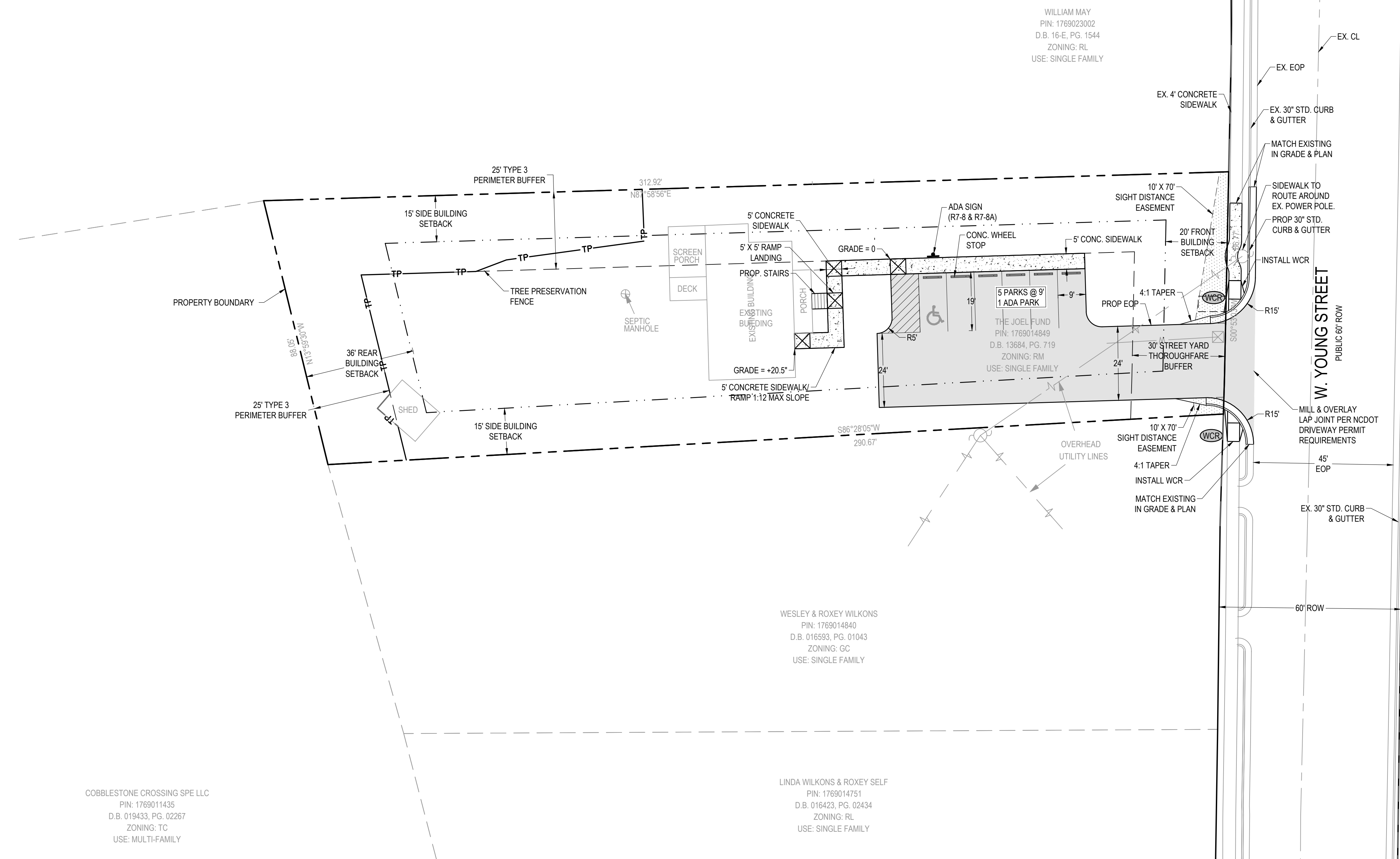
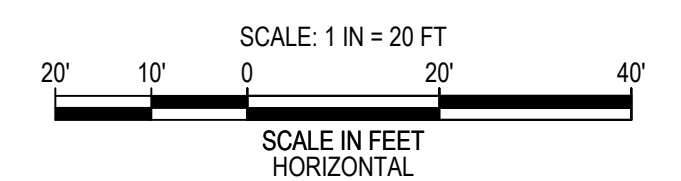
1. ALL CONSTRUCTION SHALL BE PER TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS 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:



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)



WILLIAM MAY
PIN: 1769023002
D.B. 16-E, PG. 1544
ZONING: RL
USE: SINGLE FAMILY

WESLEY & ROXEY WILKONS
PIN: 1769014840
D.B. 016593, PG. 01043
ZONING: GC
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D.B. 016423, PG. 02434
ZONING: RL
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PIN: 1769011435
D.B. 019433, PG. 02267
ZONING: TC
USE: MULTI-FAMILY

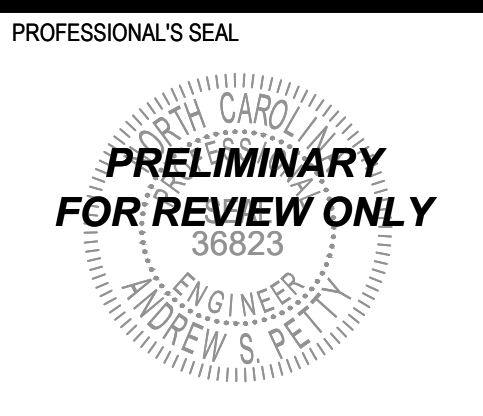
Z:\PROJECTS\FOLDER_ZERU\WORK\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLAN SHEET FILES\C-2.0 - SITE PLAN.DWG

NO.	REVISIONS	DATE	BY

STATUS: FOR REVIEW ONLY
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DATE: AUGUST 30, 2024
FILE NO.: 2024-033

HORIZ. SCALE:
ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
ENGINEERING

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(919) 552-2643

308 S. Fugate Avenue
Fayetteville, NC 27326

CLIENT

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919.418.9042
Contact: Brook Dickhart
email: brooke@joelfund.org

CONSTRUCTION DRAWINGS
THE JOEL FUND
SITE PLAN

C-2.0

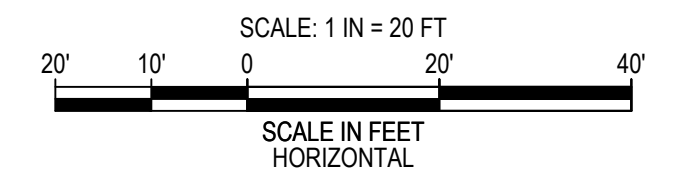
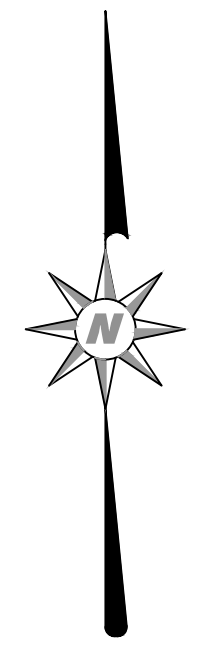
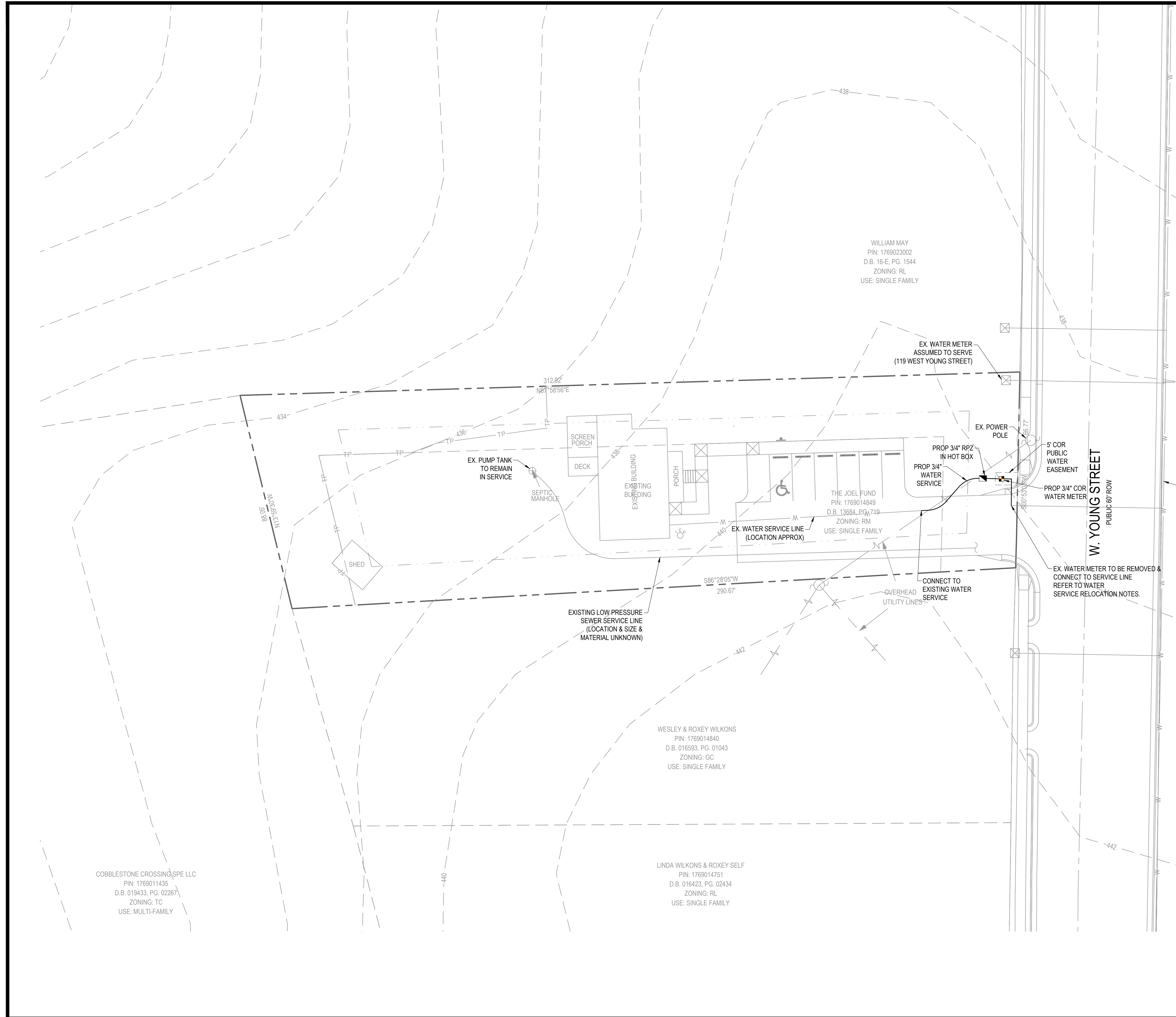
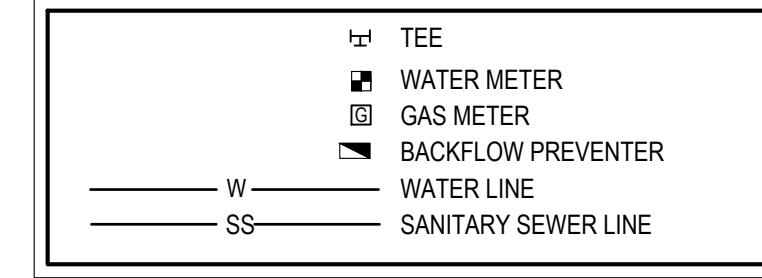
GENERAL NOTES:

- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL STORM DRAINAGE WITHIN THE RIGHT OF WAY SHALL BE PUBLIC. ALL STORM DRAINAGE OUTSIDE THE RIGHT OF WAY SHALL BE PRIVATE.
- 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.
- 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).
- WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.

WATER SERVICE RELOCATION NOTES:

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

UTILITY LEGEND:



Z:\PROJECTS\FOLDER_ZERU\CON\2024\2024-033 THE JOEL FUND - ROLESVILLE\PLANS\SITE PLAN\SHEET FILES\C3.0 UTILITY & DRAINAGE PLANS.DWG
PLOTTED: 9/19/2024 11:05 AM

NO.	REVISIONS

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



CONSULTANT

Curry
ENGINEERING

NC LIC. NO. P-0799

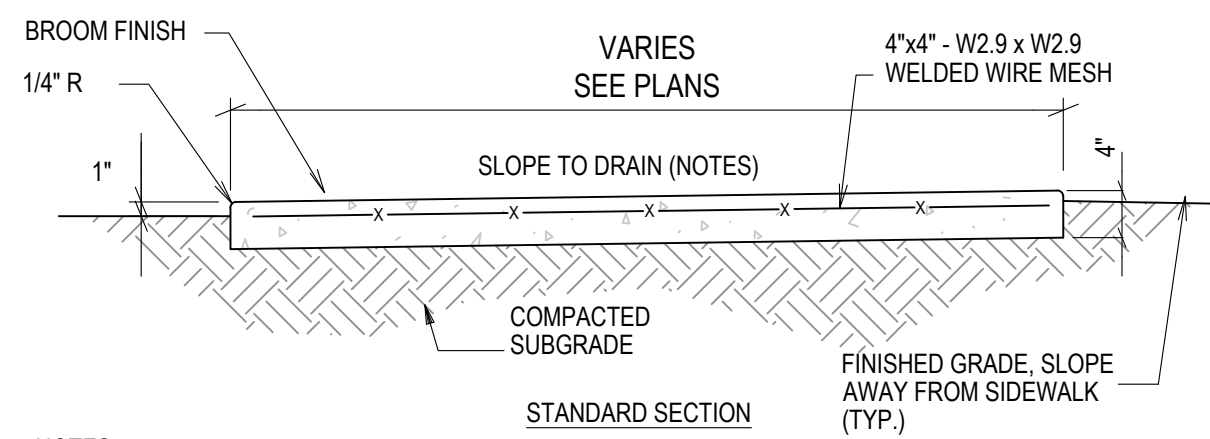
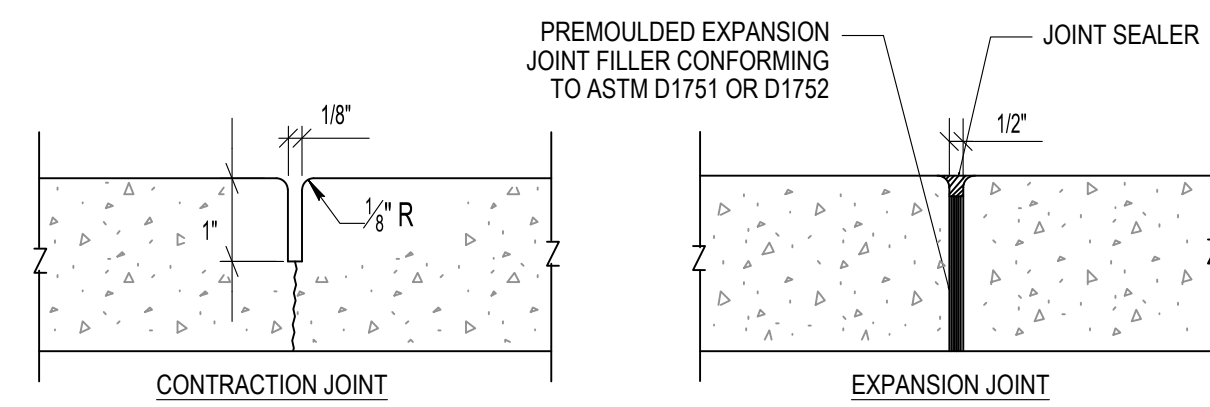
(919) 552-0840 308 S. Fugate Avenue
(919) 552-2643 Fugate/Veneta, NC 27126

CLIENT

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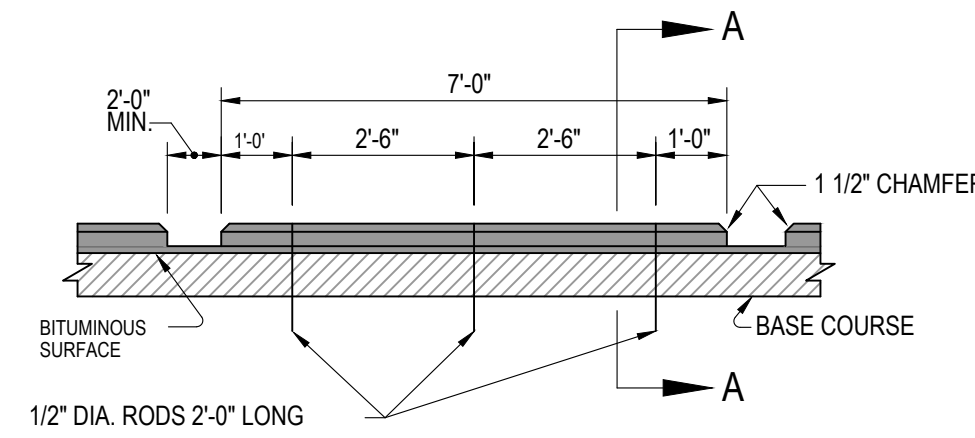
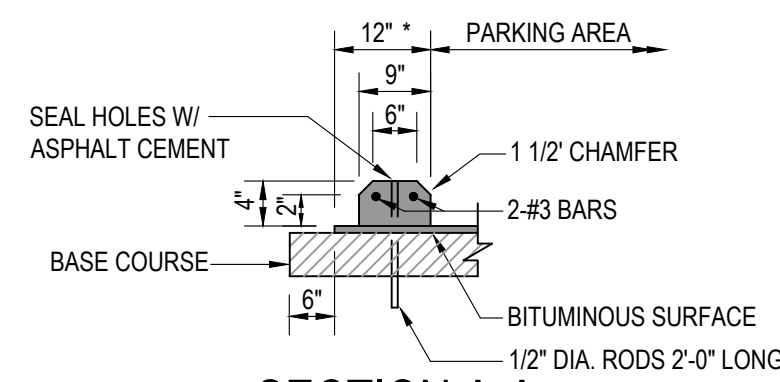
CONSTRUCTION DRAWINGS
THE JOEL FUND
UTILITY & DRAINAGE PLAN

C-3.0



- NOTES:
1. MINIMUM 3000 PSI CONCRETE.
 2. MINIMUM CROSS SLOPE IS 2%. MINIMUM LONGITUDINAL SLOPE IS 0.5% (1% PREFERRED).
 3. MAXIMUM CONTRACTION 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 VISIBL 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 MODIFIED PROCTOR 90% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT.

1 CONCRETE SIDEWALK DETAILS
SCALE: NTS

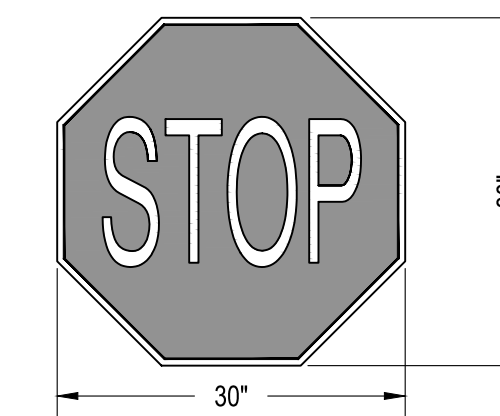


- NOTES:
1. ANCHOR RODS TO BE SLEEVED OR GREASED THRU CONC. CURBS TO PERMIT RELOCATION OF CURBS.
 2. PLACE WHEELSTOPS 2.5' FROM CURB.

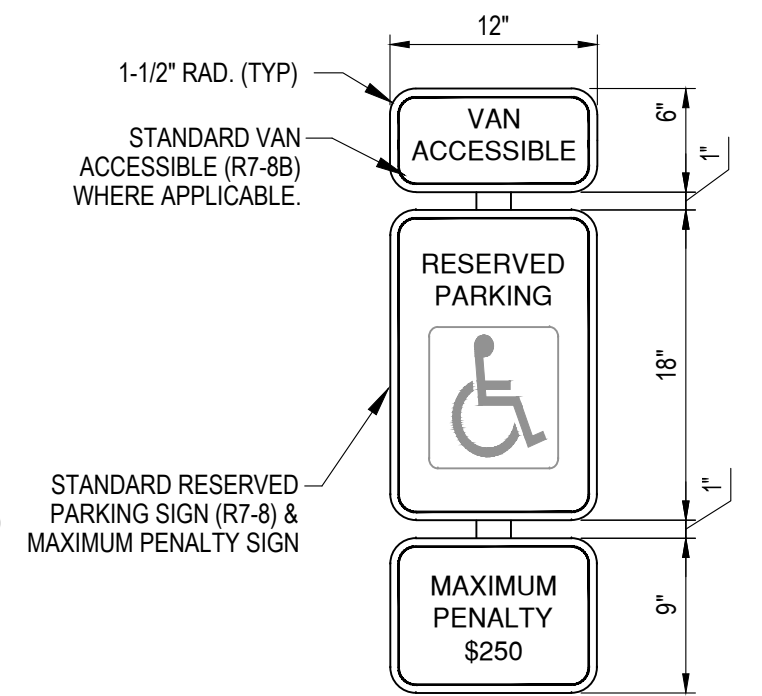
2 WHEEL STOP DETAIL
SCALE: NTS



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 SYMBOL - GREEN (RETROREFLECTIVE)
STRIPES - WHITE ON BLUE (RETROREFLECTIVE)
BACKGROUND - GREEN (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)

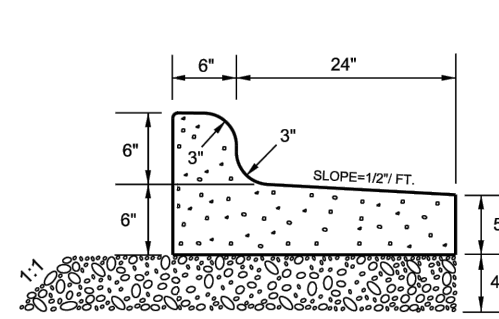
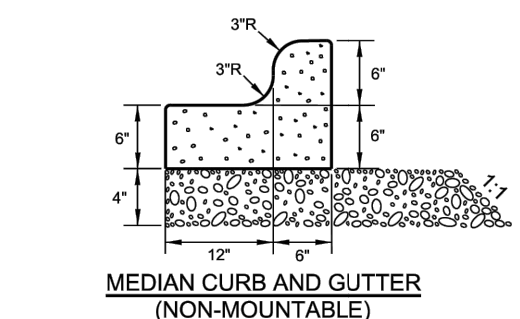
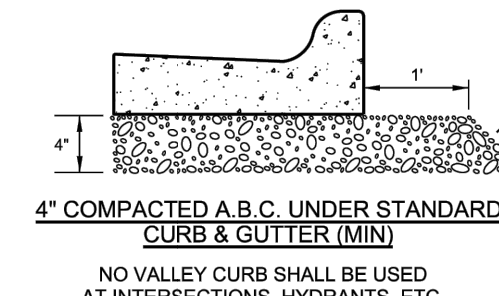
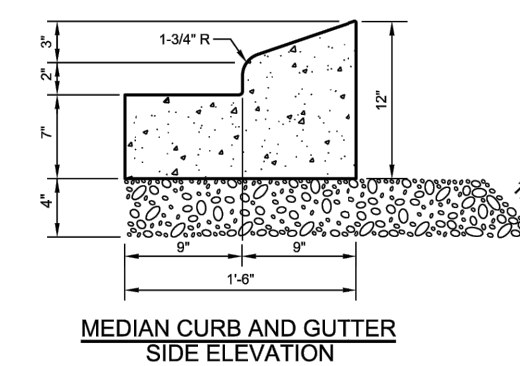
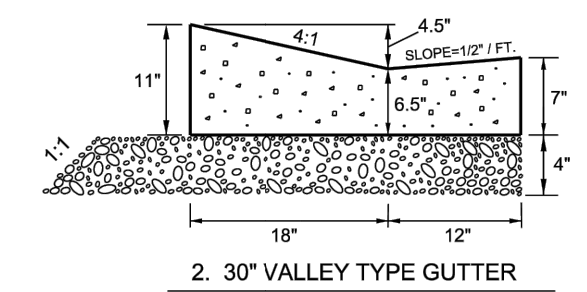
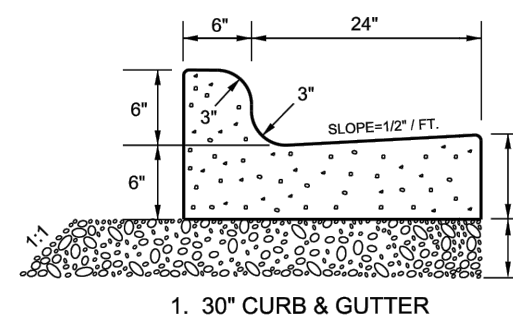
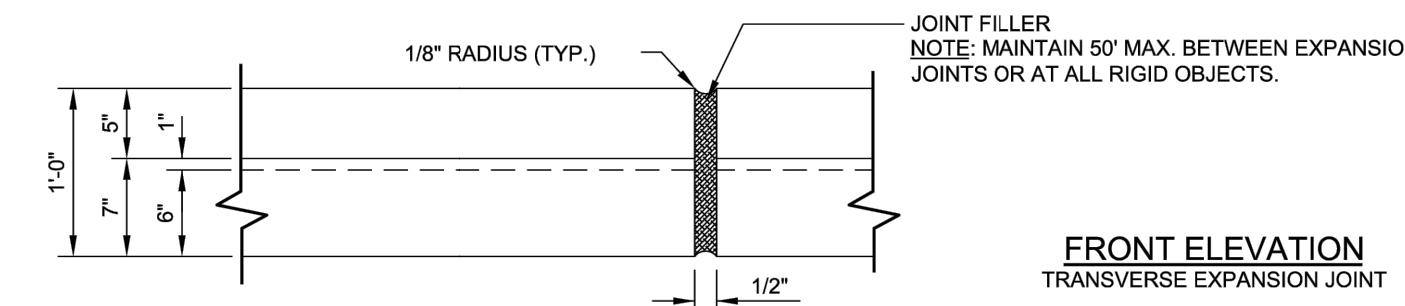
ACCESSIBILITY PARKING SIGN (R7-8)
NOT TO SCALE

- NOTES:
1. MUTCD STANDARD SIGN DESIGNATION SHOW AS (X-1)
 2. MOUNTING HEIGHT - 60" FROM BOTTOM OF SIGN TO PAVEMENT IN NON-PEDESTRIAN AREAS AND 84" IN PEDESTRIAN 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.



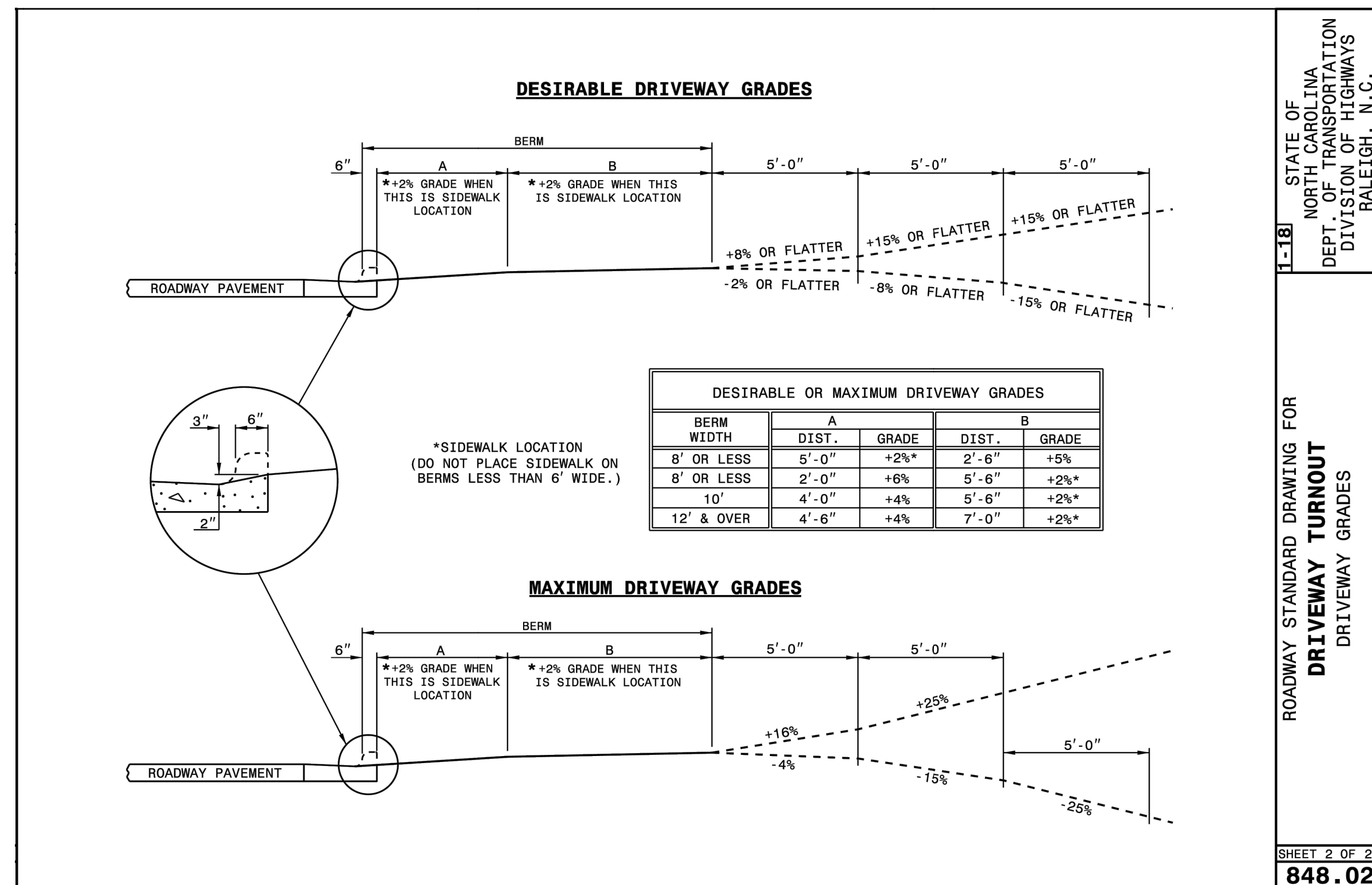
COLORS:
LEGEND - BLACK (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
SPEED LIMIT SIGN (R2-1)
NOT TO SCALE

3 PARKING & STREET SIGNAGE
SCALE: NTS

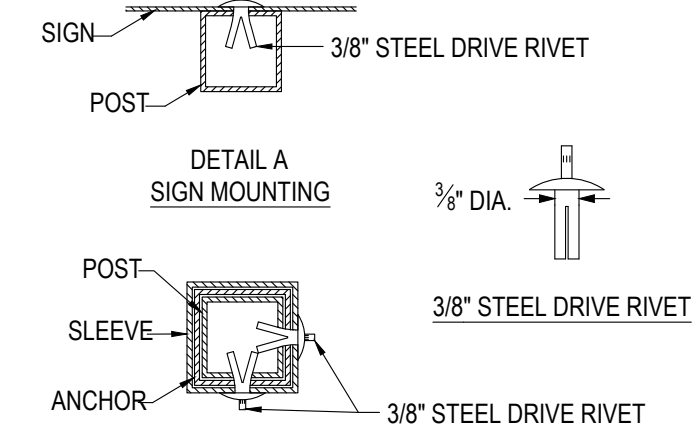
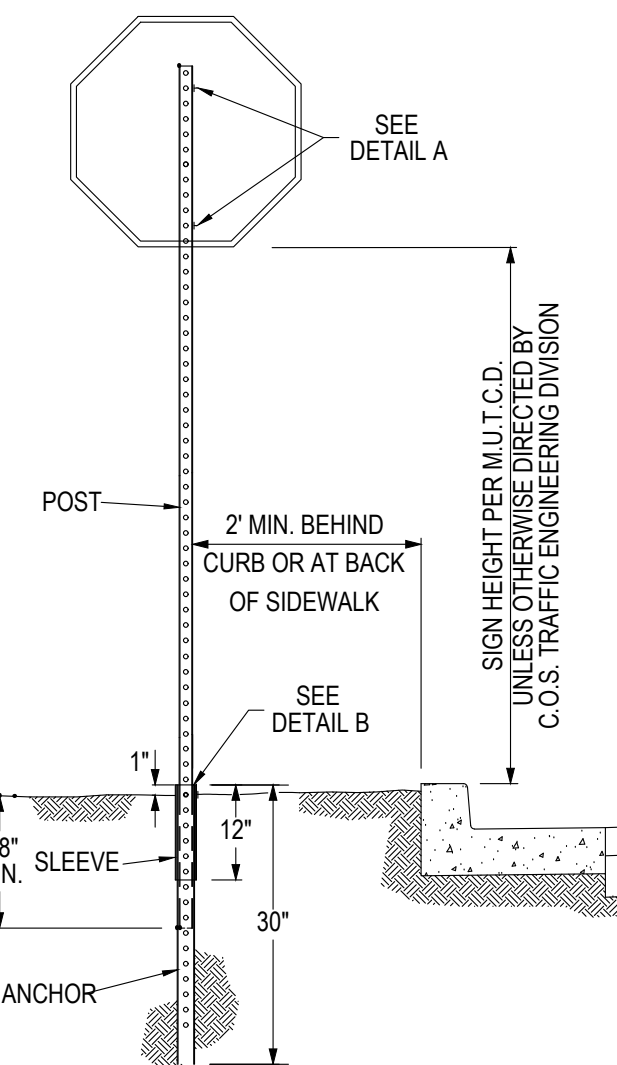


- NOTES:
1. 10' MAXIMUM BETWEEN DUMMY JOINTS.
 2. 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
 3. 1/2" EXPANSION JOINT EVERY 50'.
 4. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
 5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD 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 CONCRETE CURB AND GUTTER
SCALE: NTS



SHEET 2 OF 3
848.02



- 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 SIGN POST & ASSEMBLY
SCALE: NTS

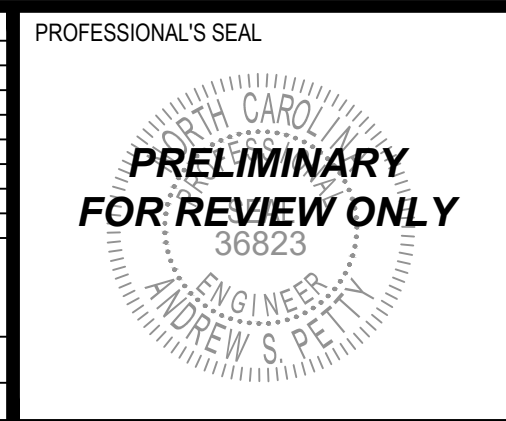
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NC LIC. NO. P-7099

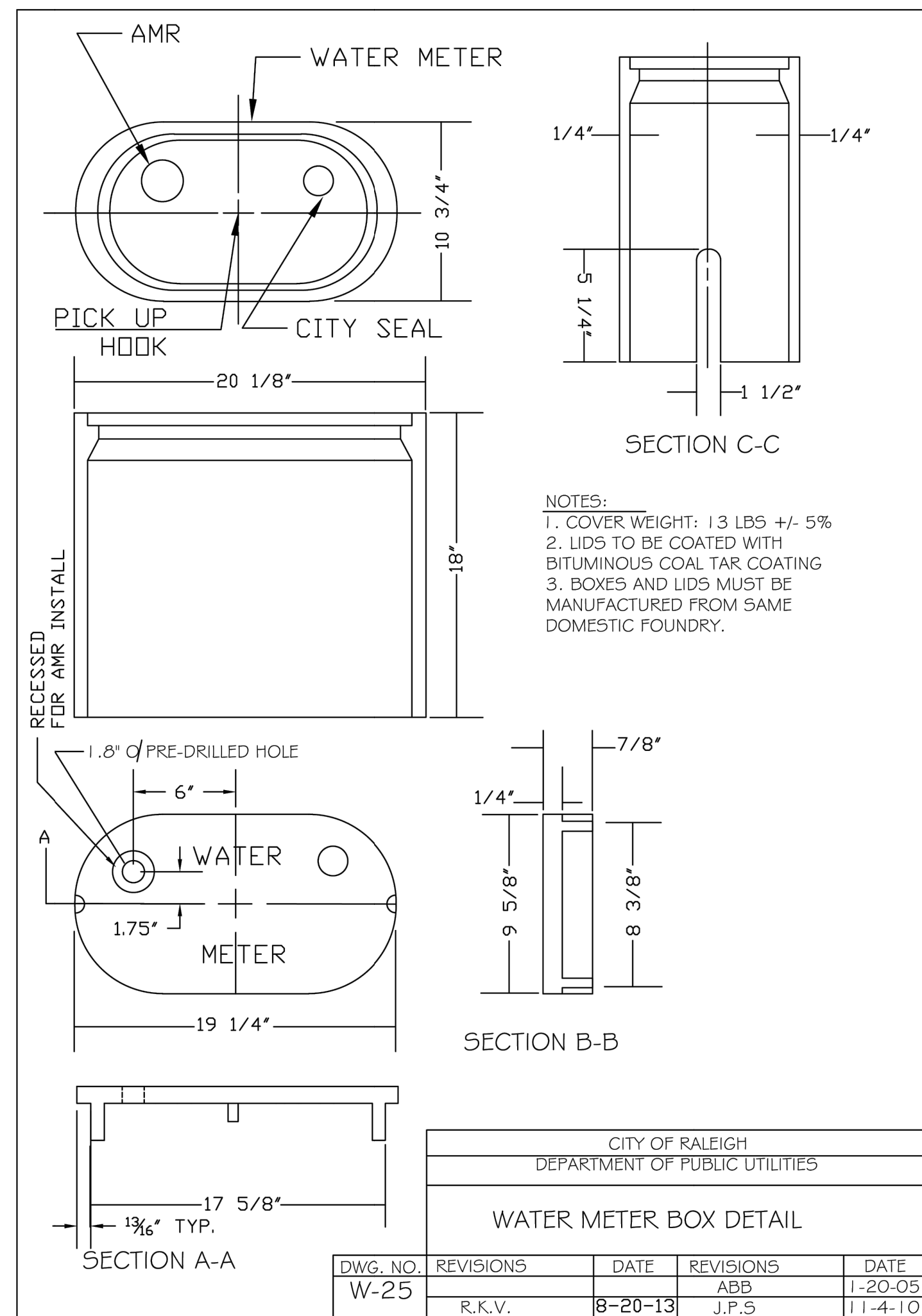
1 (919) 552-0840
308 S. Fugate Avenue
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Fugate, VA, NC 27626

CLIENT

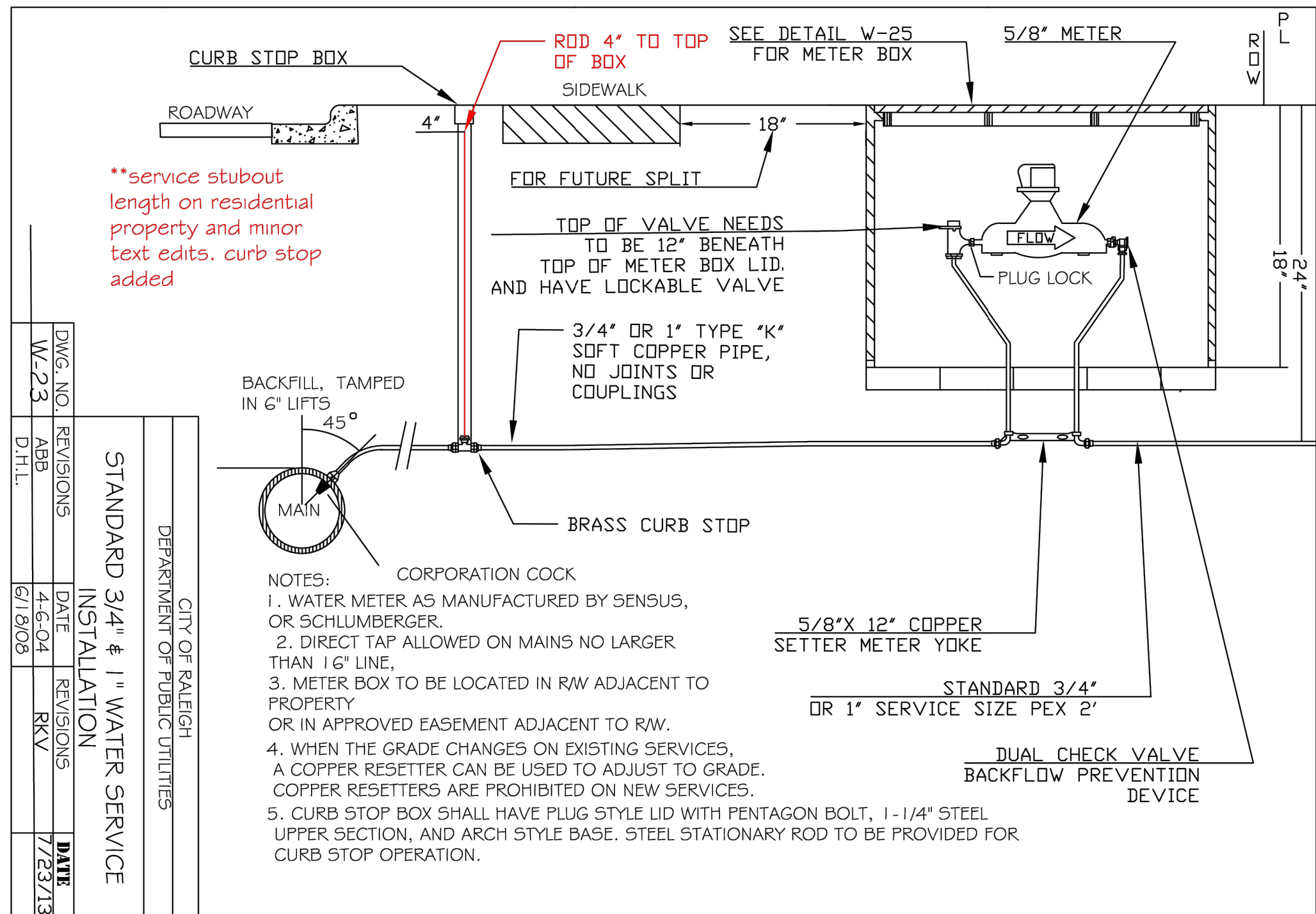
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CONSTRUCTION DRAWINGS
THE JOEL FUND
SITE DETAILS

C-4.0

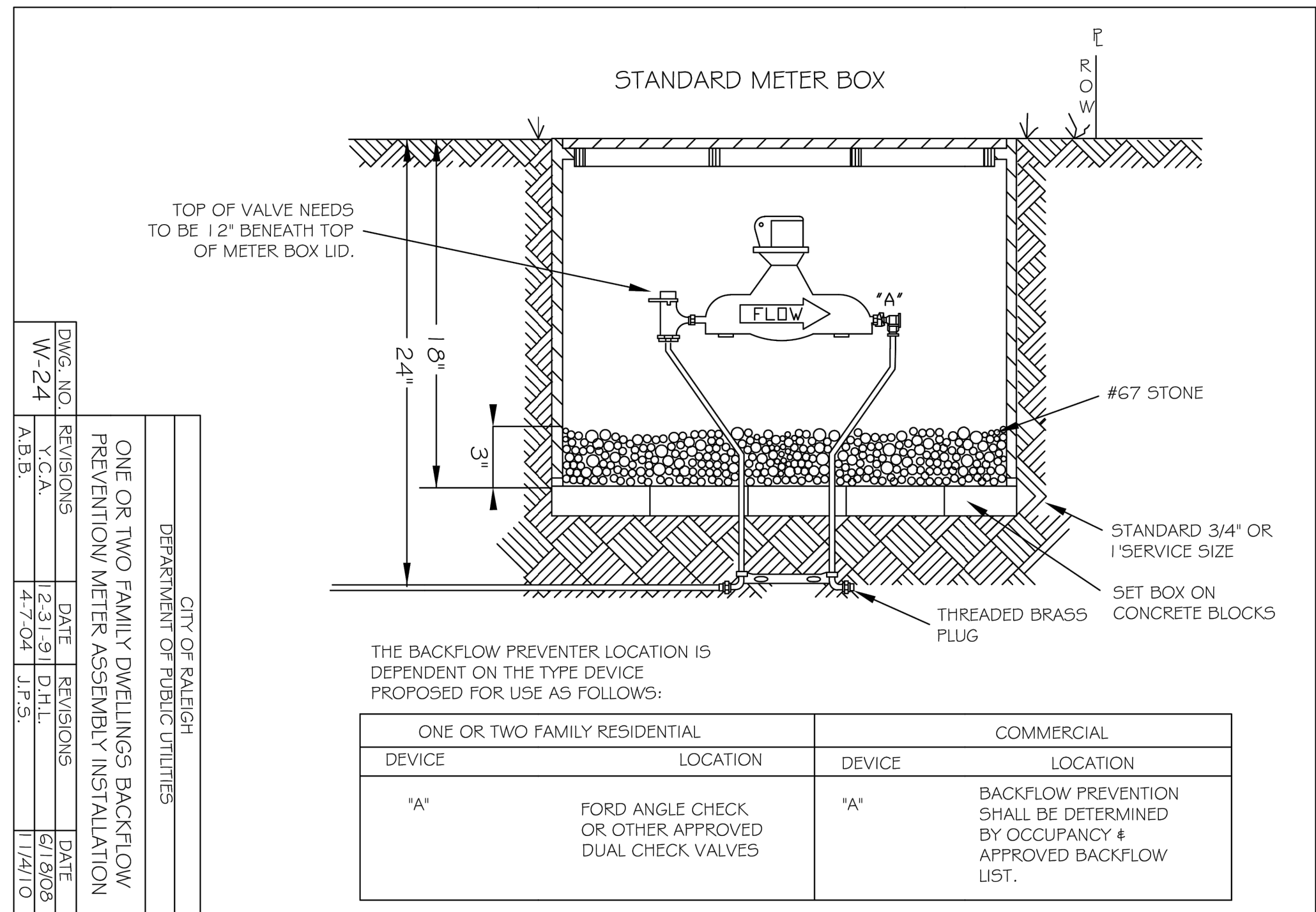


NOTES:
 1. COVER WEIGHT: 13 LBS +/- 5%
 2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING
 3. BOXES AND LIDS MUST BE MANUFACTURED FROM SAME DOMESTIC FOUNDRY.



**service stubout length on residential property and minor text edits. curb stop added

NOTES:
 1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
 2. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 1 1/2" LINE.
 3. METER BOX TO BE LOCATED IN RAW ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO RAW.
 4. WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETER 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.



TOP OF VALVE NEEDS TO BE 12" BENEATH TOP OF METER BOX LID.

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.

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



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CONSTRUCTION DRAWINGS
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UTILITY DETAILS

C-4.2


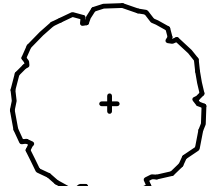
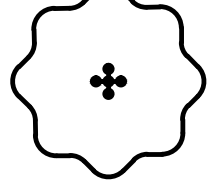
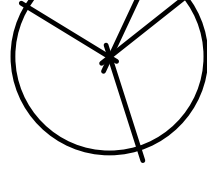
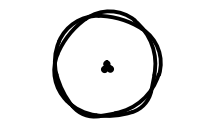



TOWN OF ROLESVILLE LANDSCAPE NOTES:

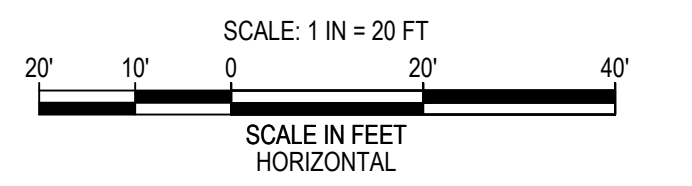
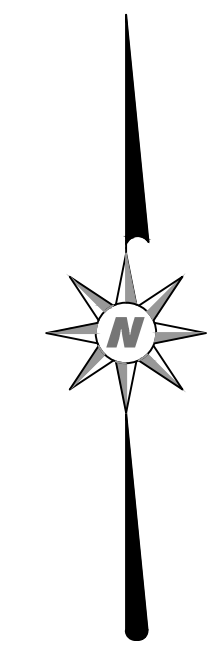
1. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE AND ANY APPLICABLE STANDARDS.
2. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED, UNTIL ALL REQUIRED PLANT MATERIALS HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVE LANDSCAPE PLAN AND REQUIREMENTS 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 1/4" 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 PINESTRAY 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:

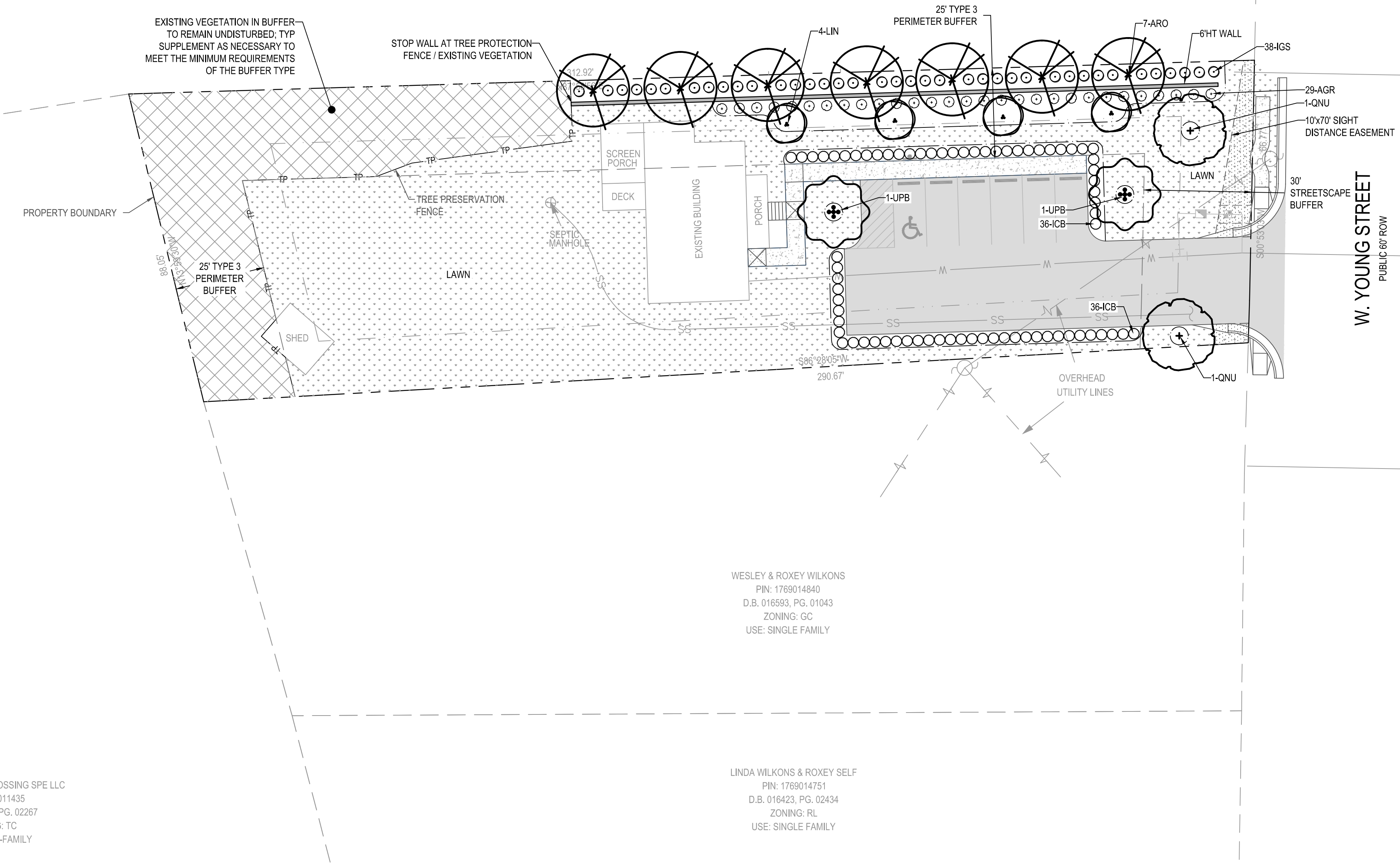
-  EXISTING UNDISTURBED BUFFER VEGETATION
- CANOPY TREES**
-  QNU - QUERCUS NUTTALLII
-  UPB - ULMUS PARVIFOLIA 'BOSQUE'
-  ARO - ACER RUBRUM 'OCTOBER GLORY'
- UNDERSTORY TREES**
-  LIN - LAGERSTROEMIA INDICA
- SHRUBS**
-  AGR - ABELIA x GRANDIFLORA
-  ICB - ILEX CORNUTA 'BURFORDII NANA'
-  IGS - ILEX GLABRA 'SHAMROCK'



WILLIAM MAY
PIN: 1769023002
D.B. 16-E, PG. 1544
ZONING: RL
USE: SINGLE FAMILY

WESLEY & ROXEY WILKONS
PIN: 1769014840
D.B. 016583, PG. 01043
ZONING: GC
USE: SINGLE FAMILY

LINDA WILKONS & ROXEY SELF
PIN: 1769014751
D.B. 016423, PG. 02434
ZONING: RL
USE: SINGLE FAMILY



COBBLESTONE CROSSING SPE LLC
PIN: 1769011435
D.B. 019433, PG. 02267
ZONING: TC
USE: MULTIFAMILY

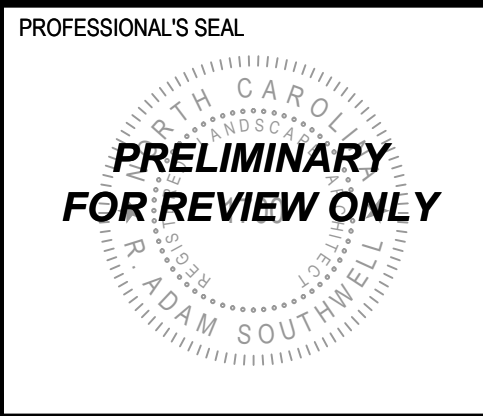
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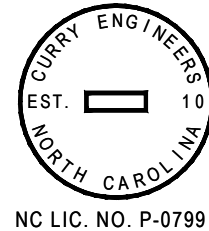
DATE: AUGUST 15, 2024
FILE NO. 2024-033

HORIZ. SCALE:
ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
ENGINEERING



EST. 1919
N.C. LIC. NO. P-0799

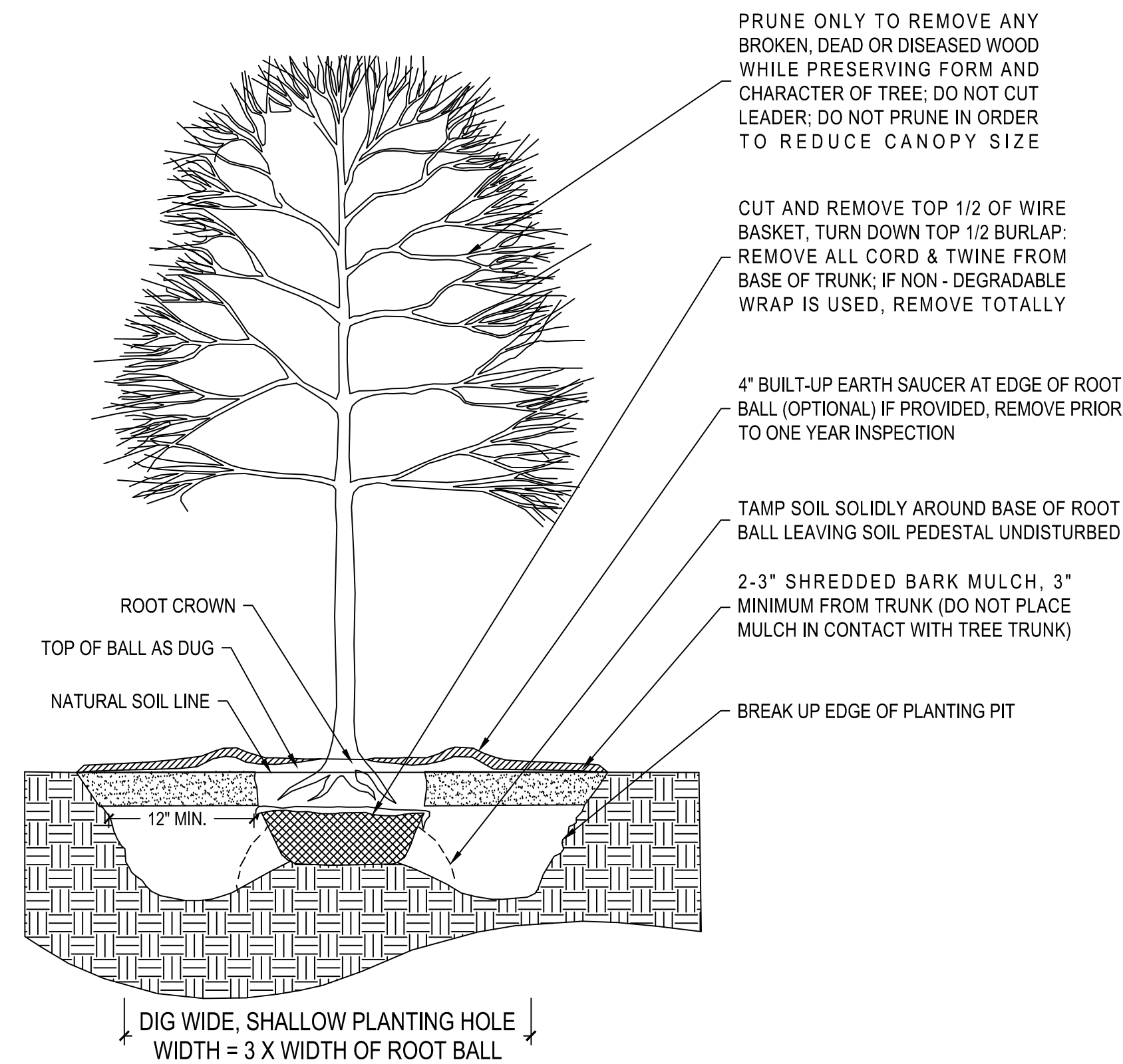
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CONSTRUCTION DRAWINGS
THE JOEL FUND
LANDSCAPE PLAN

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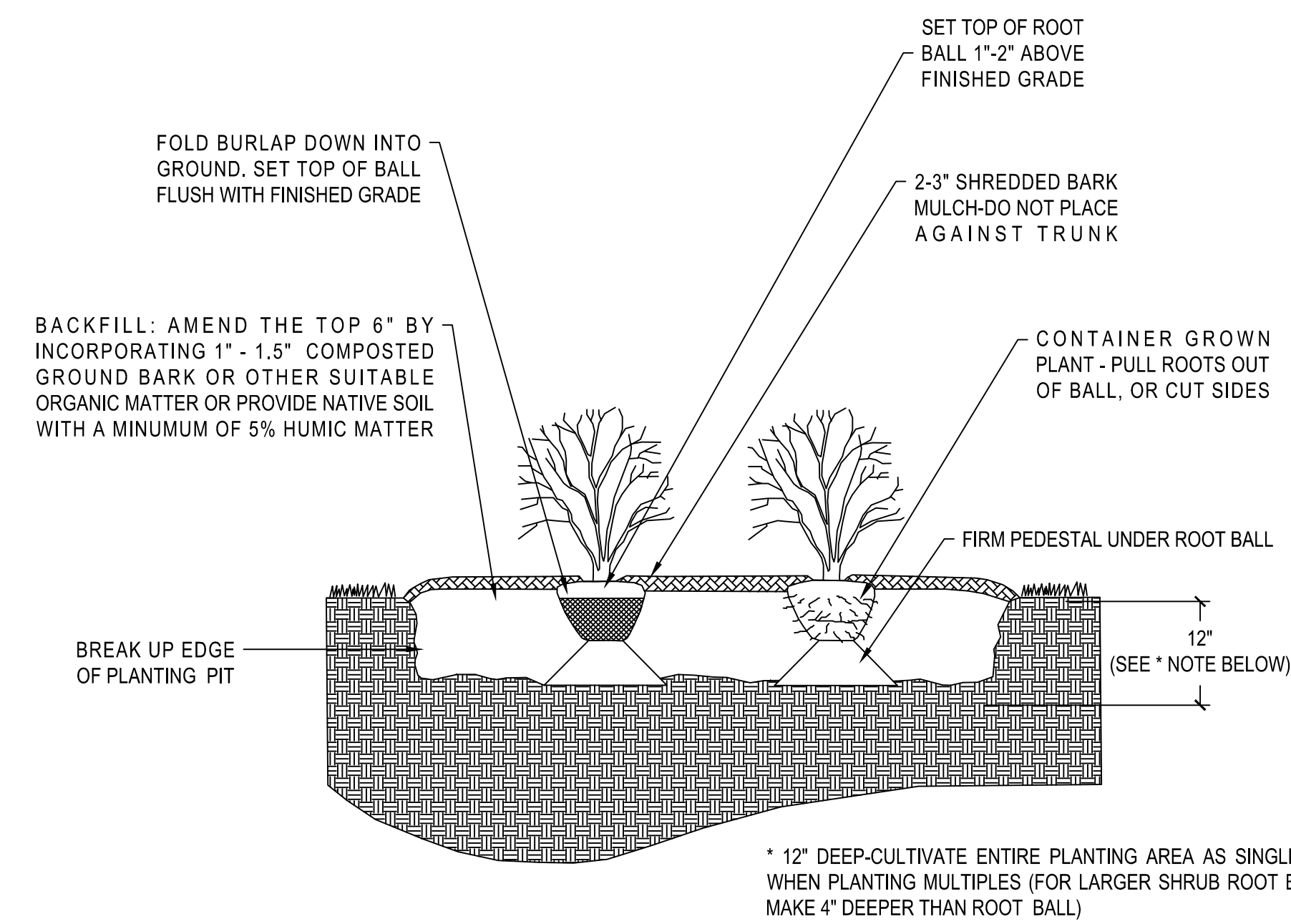


NOTES

1. CONTRACTOR TO VERIFY 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 NURSERMEN (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 NURSERMEN (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 HOLES.

SHRUB/GROUND COVER 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 6HT WALL
UNVEGETATED BUFFER REQUIRED	160.14 LF	7 CANOPY TREES 4 UNDERSTORY TREES 96 SHRUBS 6HT WALL
PROVIDED	7 CANOPY TREES 4 UNDERSTORY TREES 96 SHRUBS 6H WALL	
VEGETATED BUFFER REQUIRED	210.79 LF	9 CANOPY TREES 5 UNDERSTORY TREES 127 SHRUBS 6HT WALL - N/A DUE TO EXISTING VEGETATION PRESERVATION EXISTING VEGETATION TO BE PRESERVED & SUPPLEMENTED AS NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF THE BUFFER TYPE
PROVIDED		
STREET BUFFERS REQUIREMENTS:	30' STREETScape BUFFER	1 CANOPY TREE PER 40 LF
STREETScape BUFFER REQUIRED	78.56 LF	2 CANOPY TREES 2 CANOPY TREES
PROVIDED		
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
ONU	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									

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REVISIONS

PROFESSIONAL'S SEAL

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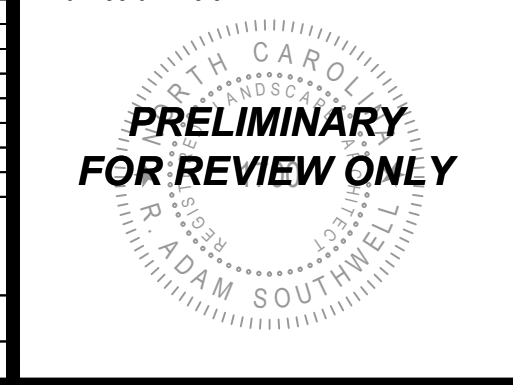
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