

# ROLESVILLE CROSSING

1801 ROLESVILLE RD  
ROLESVILLE, NC 27587

## AMENITY CENTER (OS 1006 & OS 1007)

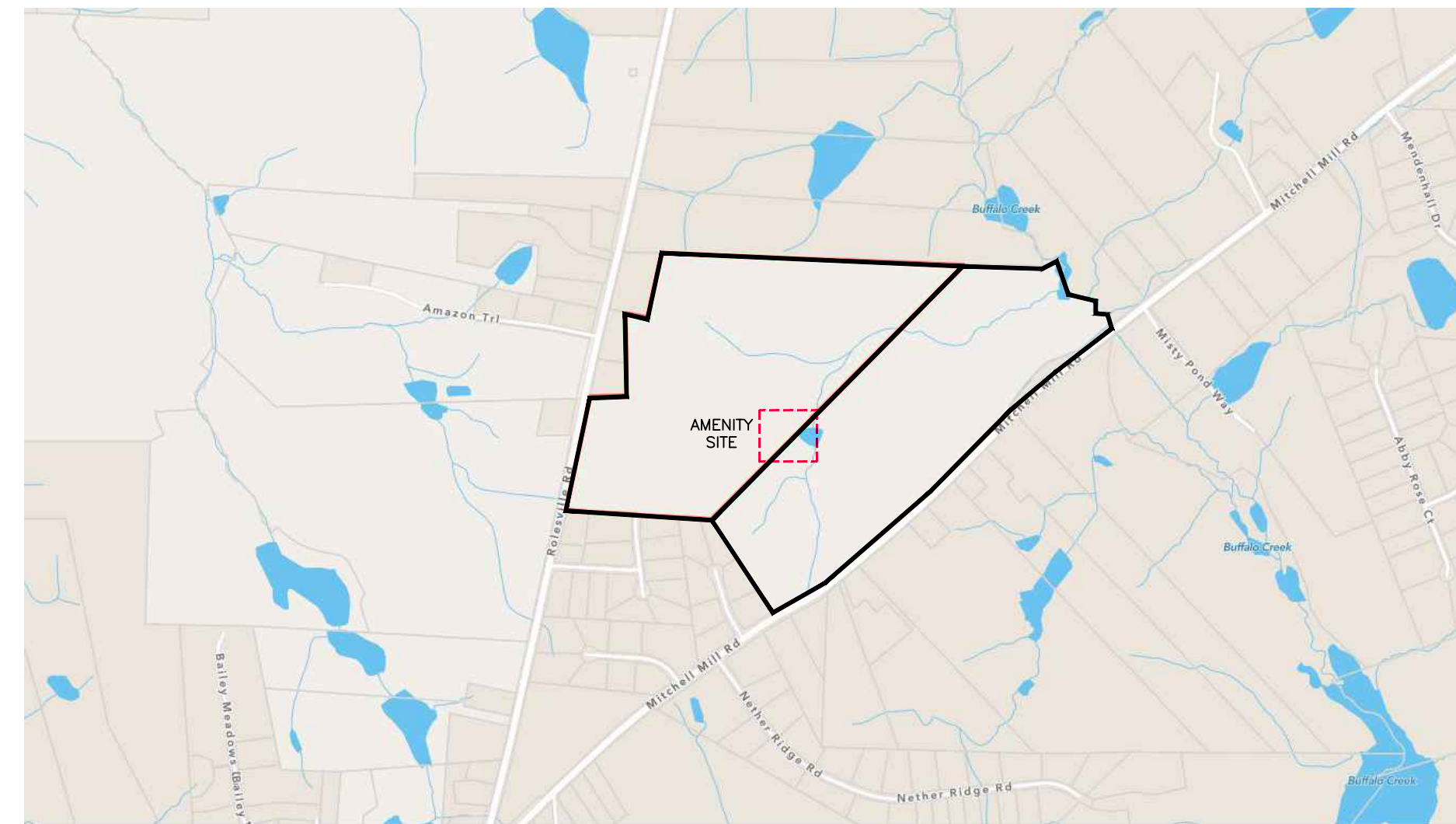
### SITE DEVELOPMENT PLAN

PROJECT NUMBER: LEN2026

SDP-24-06

DATE: JULY 1, 2024

SITE DATA	
DEVELOPER:	LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560
OWNER:	HEARTHSTONE INC 23975 PARK SORRENTO STE 220 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 AMENITY AREA (OS 1006): 21,215 SF PARKING LOT (OS 1007): 22,523 SF 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 ADDITIONAL VISITOR SPOTS PROVIDED: 34 TOTAL PARKING SPACE PROVIDED: 40 (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

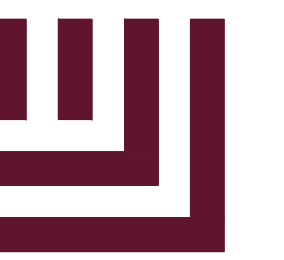


**VICINITY MAP**  
N.T.S.



#### SHEET INDEX

C0.00	COVER SHEET
C1.00	OVERALL SUBDIVISION PLAN
C1.01	AMENITY EXISTING CONDITION
C2.00	AMENITY HARDSCAPE PLAN
C3.00	AMENITY GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.00	AMENITY UTILITY PLAN
C8.00	SITE AND UTILITY DETAILS
C8.01	SITE DETAILS
L5.00	AMENITY LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS
L6.00	AMENITY LIGHTING PLAN



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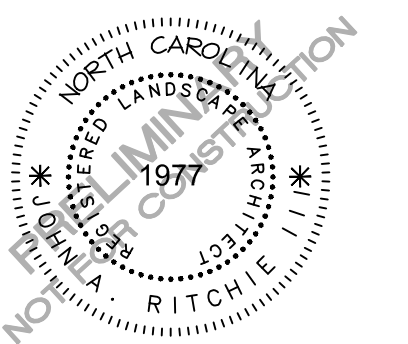
www.mcadamsco.com

#### CONTACT

JACK RITCHIE  
ritchie@mcadamsco.com  
PHONE: 404.642.6153

#### CLIENT

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1100 PERIMETER PARK DRIVE, SUITE 112  
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ERIC BLOCHER  
eric.blocher@lennar.com  
919.594.0076



#### REVISIONS

NO.	DATE	REVISION
1	09.03.2024	REVISED PER TOWN COMMENTS
2	12.02.2024	REVISED PER TOWN COMMENTS

#### SITE DEVELOPMENT PLAN FOR:

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





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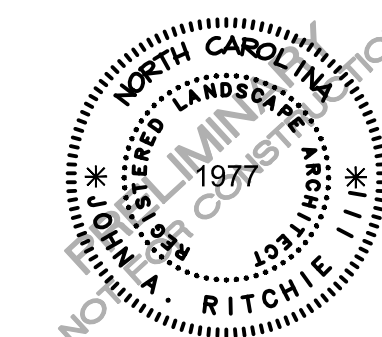
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**ROLESVILLE CROSSING  
AMENITY CENTER  
SITE DEVELOPMENT PLAN  
1801 ROLESVILLE RD  
ROLESVILLE, NC 27587**



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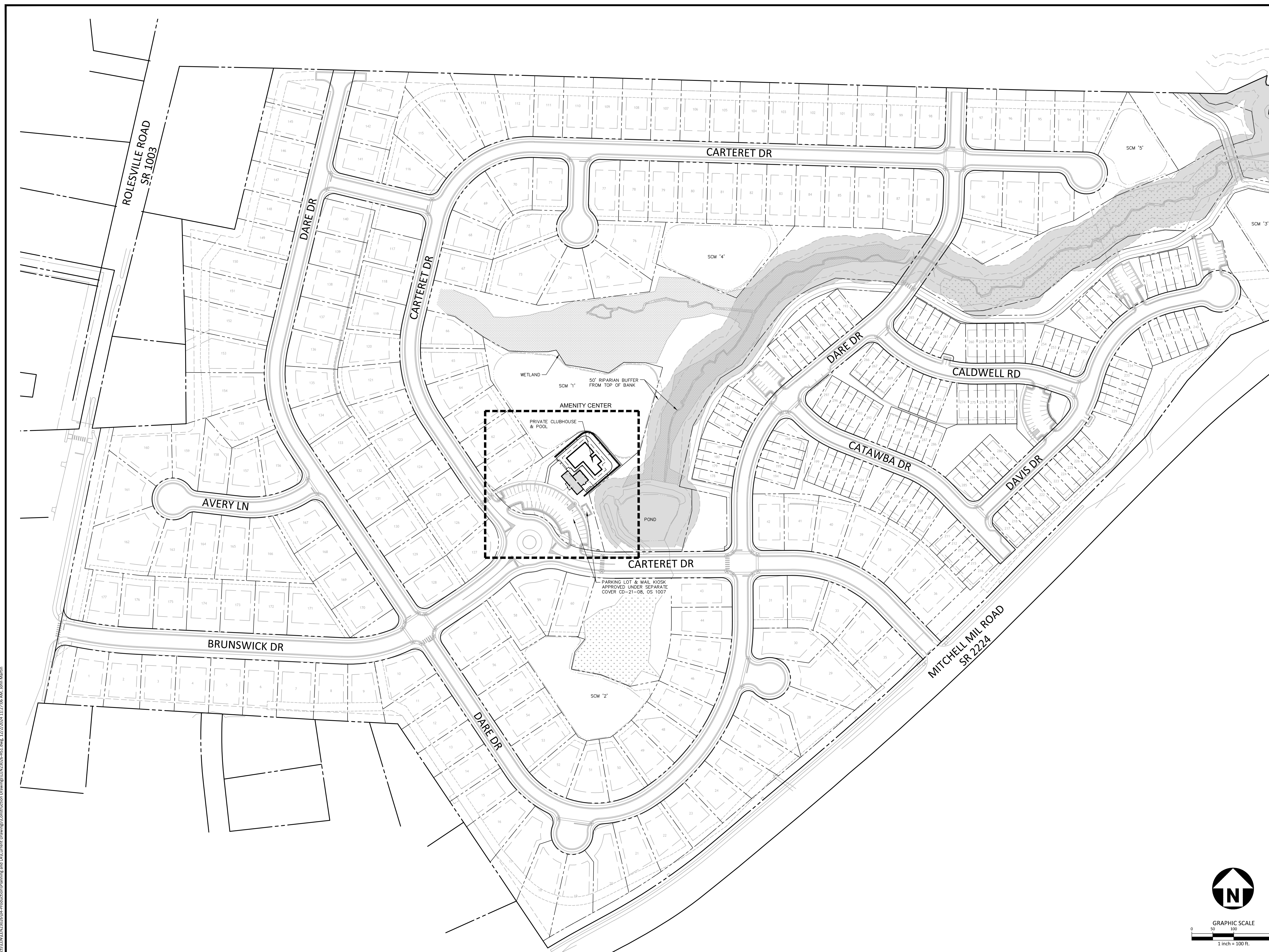
**PLAN INFORMATION**

PROJECT NO. LEN23026  
 FILENAME LEN23026-HS1  
 CHECKED BY JAR  
 DRAWN BY SMA  
 SCALE 1" = 100'  
 DATE 07.01.2024

**SHEET**

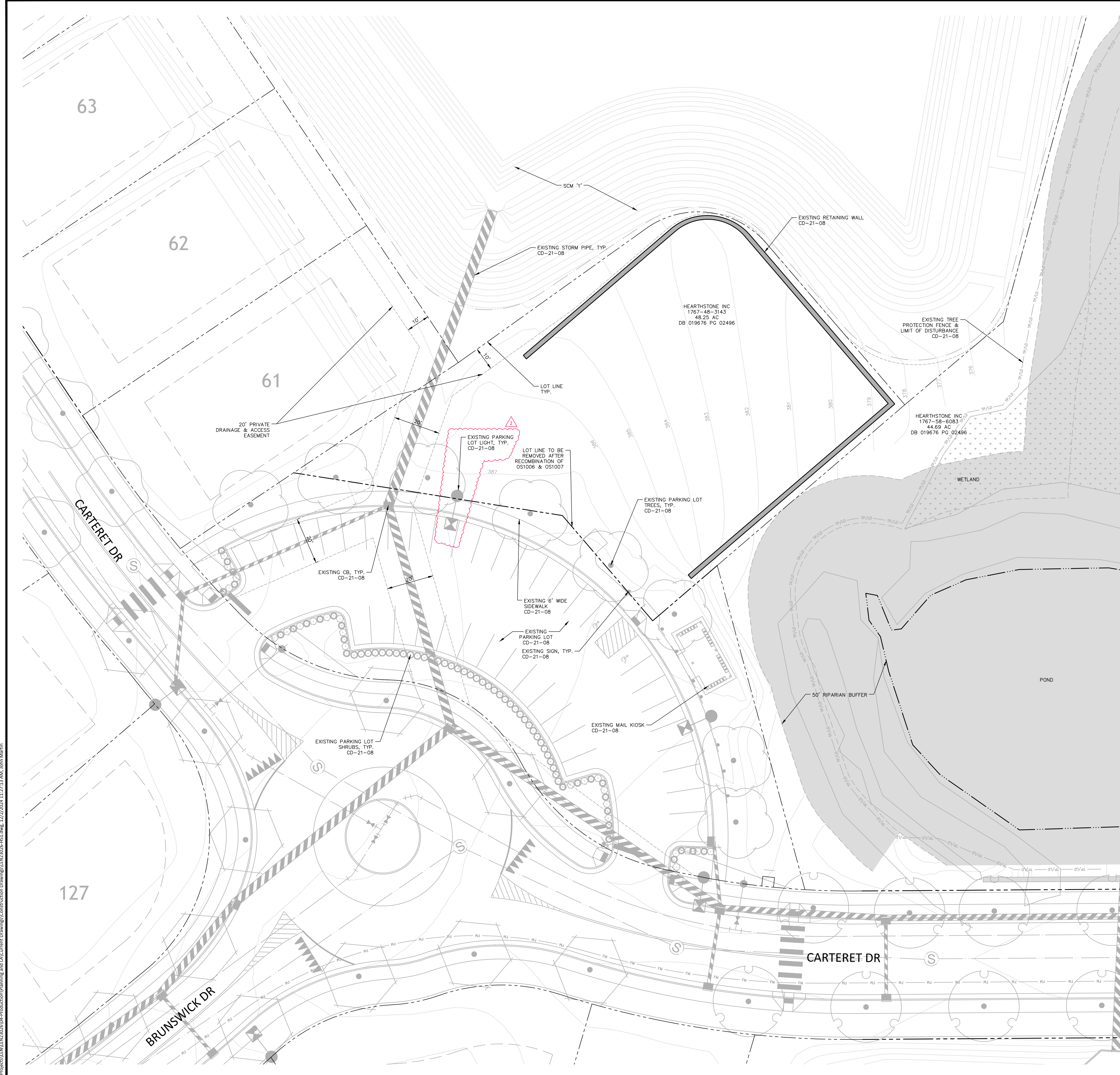
**OVERALL SUBDIVISION  
PLAN**

**C1.00**



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**LEGEND**

	SIGNAGE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREAM BUFFER
	WETLAND

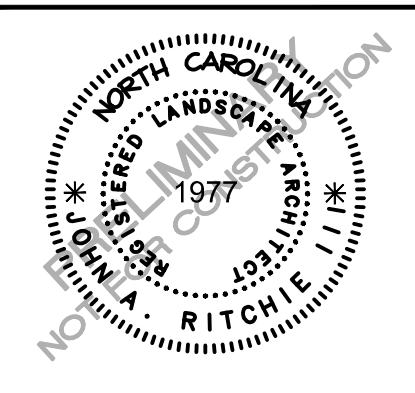


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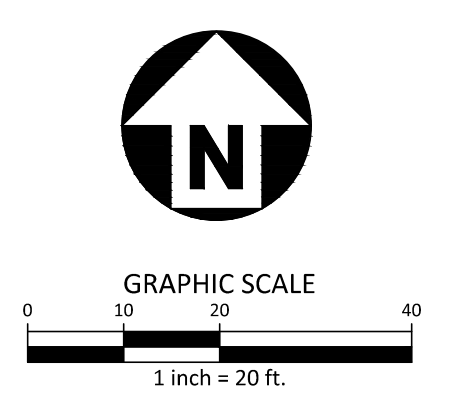
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**PLAN INFORMATION**

PROJECT NO.	LEN23026
FILENAME	LEN23026-HS1
CHECKED BY	JAR
DRAWN BY	SMA
SCALE	1" = 20'
DATE	07.01.2024

**SHEET**  
 AMENITY EXISTING  
 CONDITION  
**C1.01**



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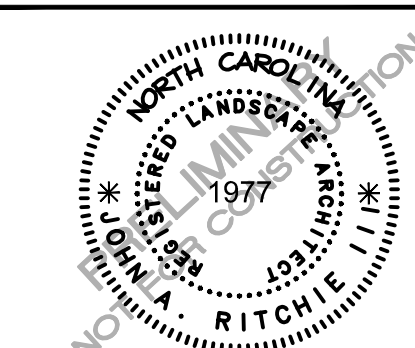
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**SHEET**

**AMENITY HARDSCAPE PLAN**

**C2.00**

**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	TECHNOLOC 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 1814-L3)
	OUTDOOR GRILL STATION	1	AMERICAN OUTDOOR GRILL (OR APPROVED EQUAL)	SEE DETAIL 151 (L-12)
	POOL UMBRELLA	8	PARASOL MONOCOLE BY SHADESCAPE AMERICANS (OR APPROVED EQUAL)	SEE DETAIL 151 (L-13)

**FLEXIBLE FURNISHINGS SCHEDULE**

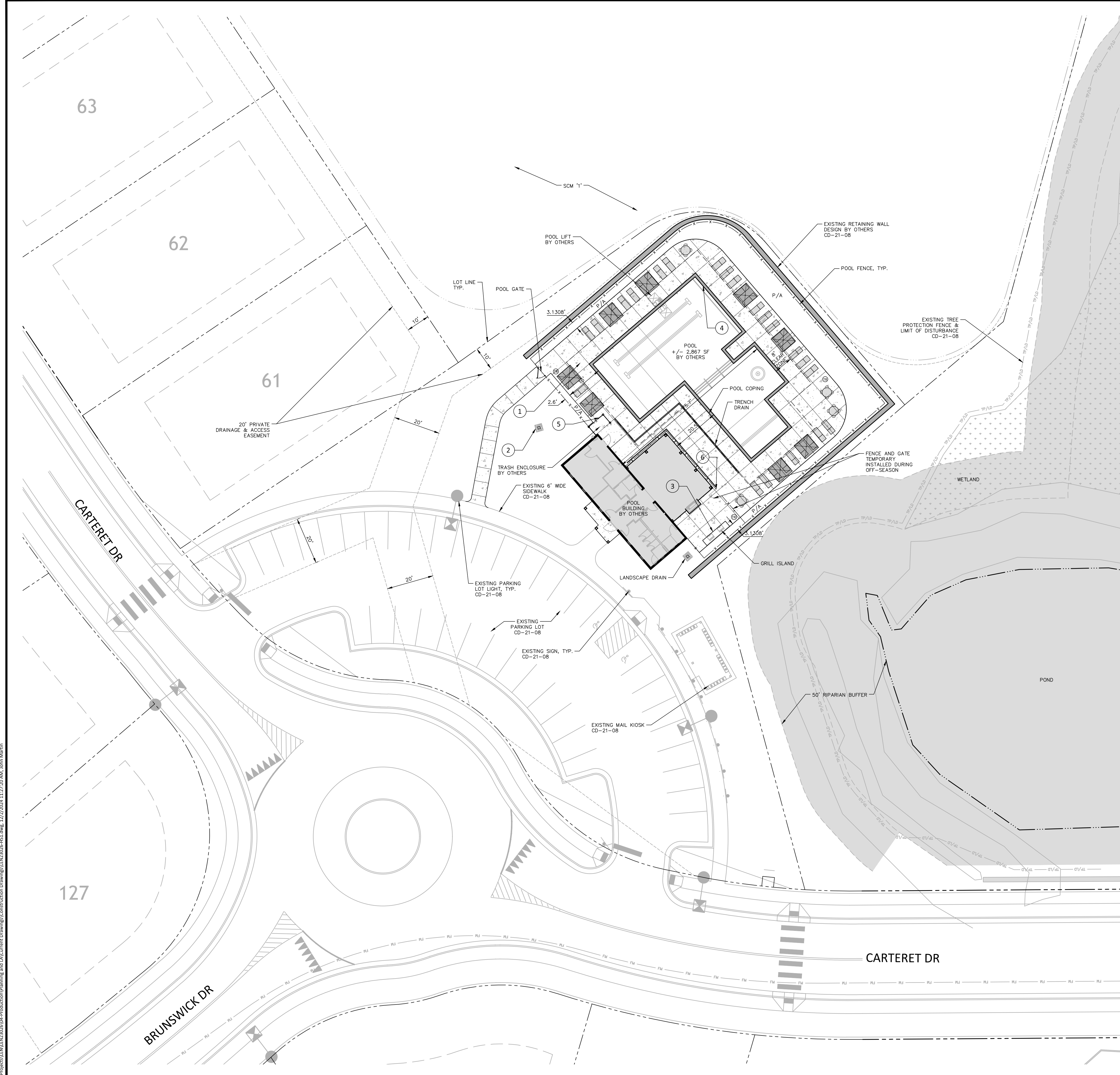
SYMBOL	FURNISHING	QUANTITY (TOTAL)	BY OWNER	FOR OUTDOOR USE ONLY
	ROUND TABLE WITH CHAIRS	4	BY OWNER	FOR OUTDOOR USE ONLY
	CHAISE LOUNGE	37	BY OWNER	FOR OUTDOOR USE ONLY

**DETAIL KEY SCHEDULE**

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

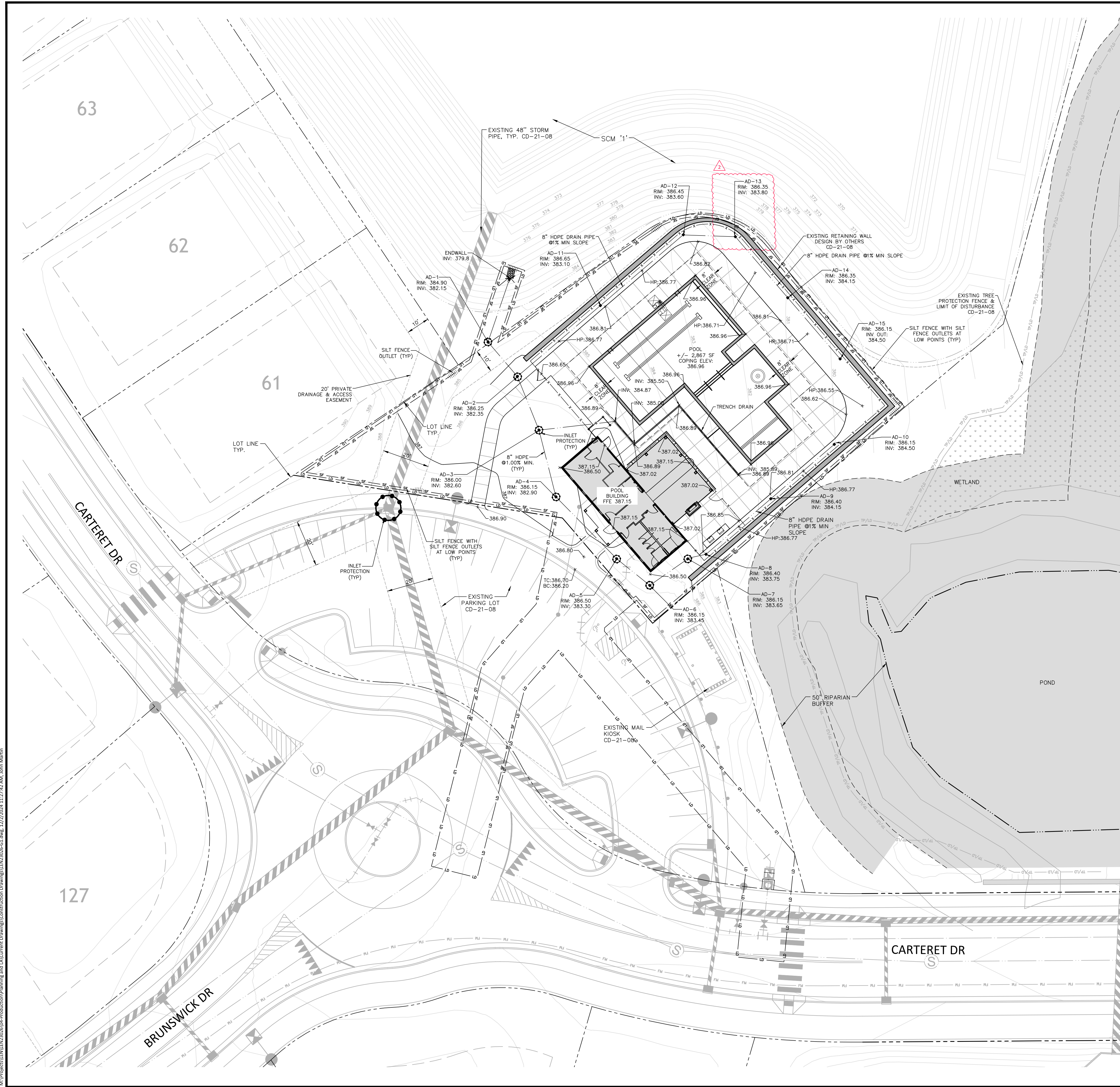


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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SDP-24-06





**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 FOR EXISTING STRUCTURES
- SILT FENCE
- LIMITS OF DISTURBANCE

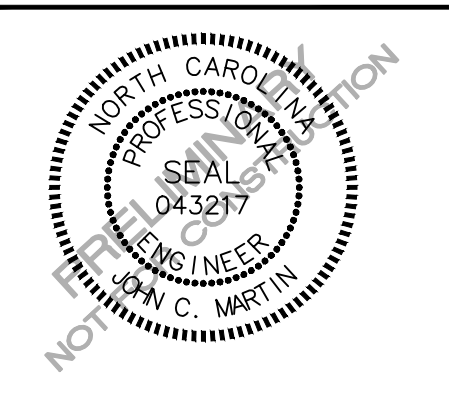


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**REVISIONS**

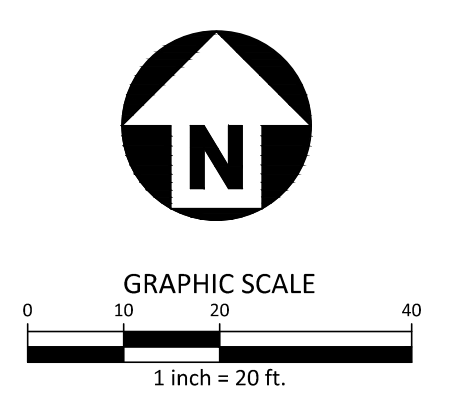
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 CHECKED BY JCM  
 DRAWN BY LWC  
 SCALE 1" = 20'  
 DATE 07.01.2024

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

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



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DATE 07.01.2024

**SHEET**

**AMENITY UTILITY PLAN**

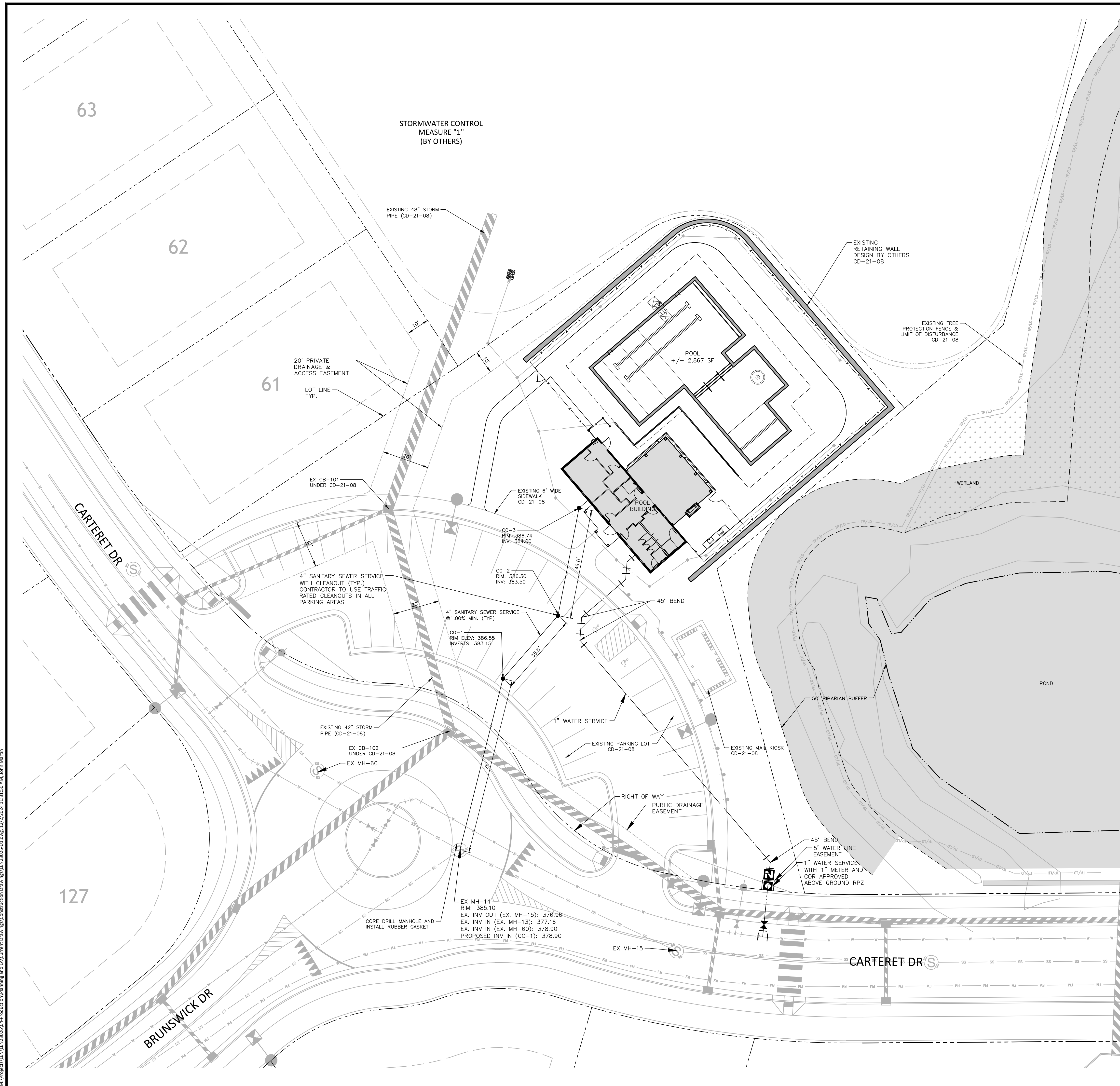
**C4.00**

**UTILITY LEGEND**

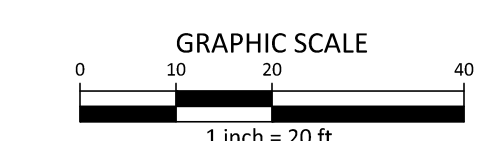
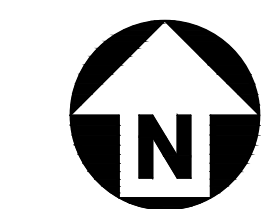
	WATER METER
	WATER VALVE
	BACKFLOW PREVENTER
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	WATER SERVICE LINE
	SEWER SERVICE LINE
	EASEMENT LINE

**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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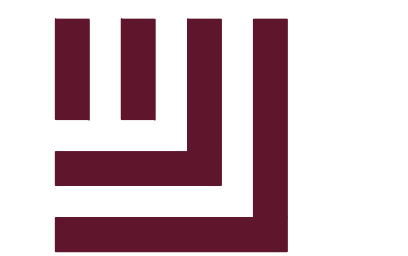
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SDP-24-06









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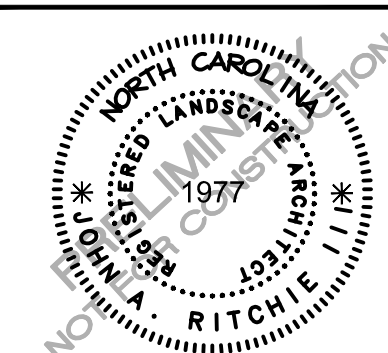
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REVISIONS

Table with 3 columns: NO., DATE, REVISED PER TOWN COMMENTS

PLAN INFORMATION

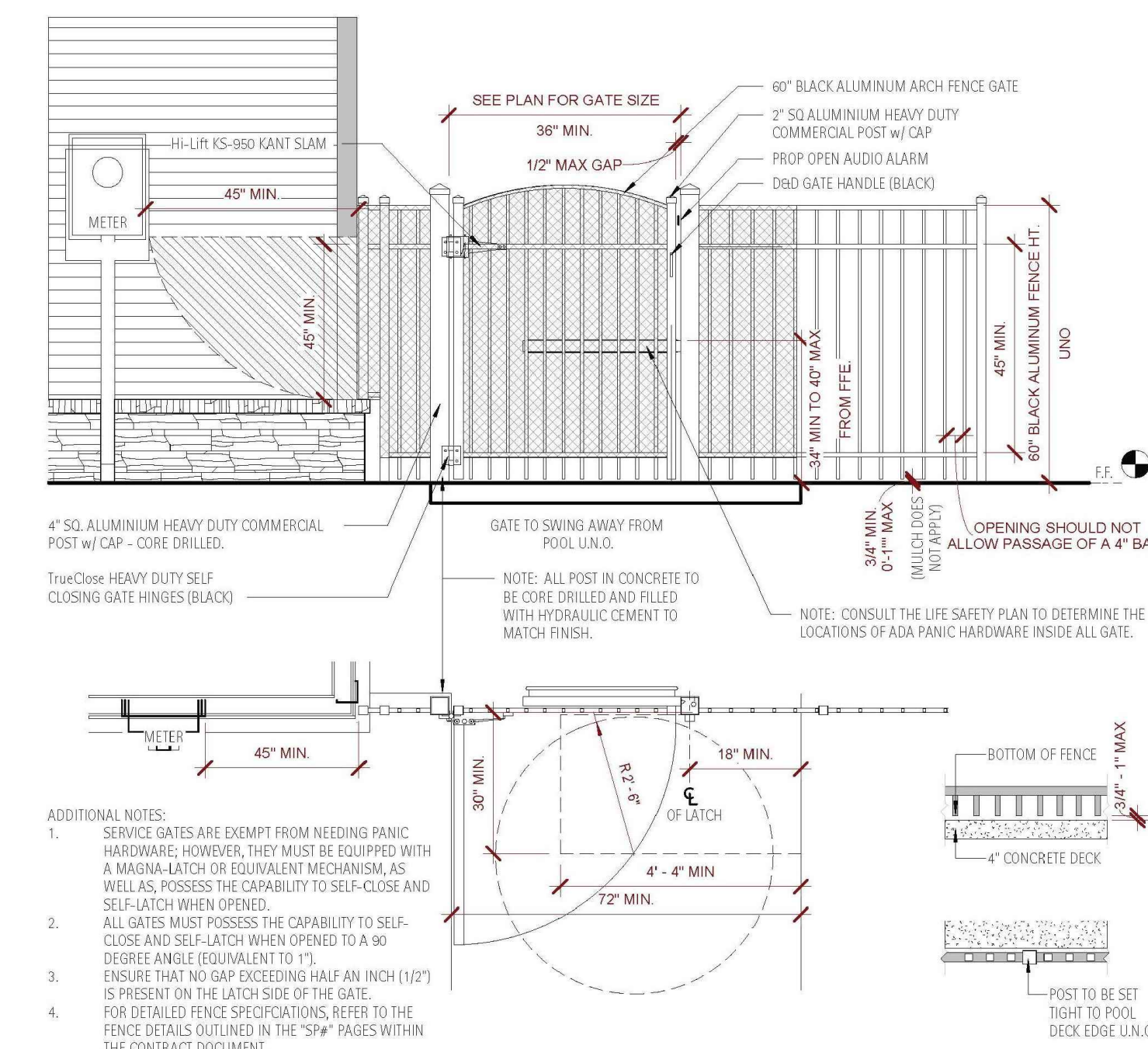
PROJECT NO. LEN23026
FILENAME LEN23026-D1
CHECKED BY JAR
DRAWN BY SMA
SCALE AS SHOWN
DATE 07.01.2024
SHEET

SITE DETAILS

C8.01

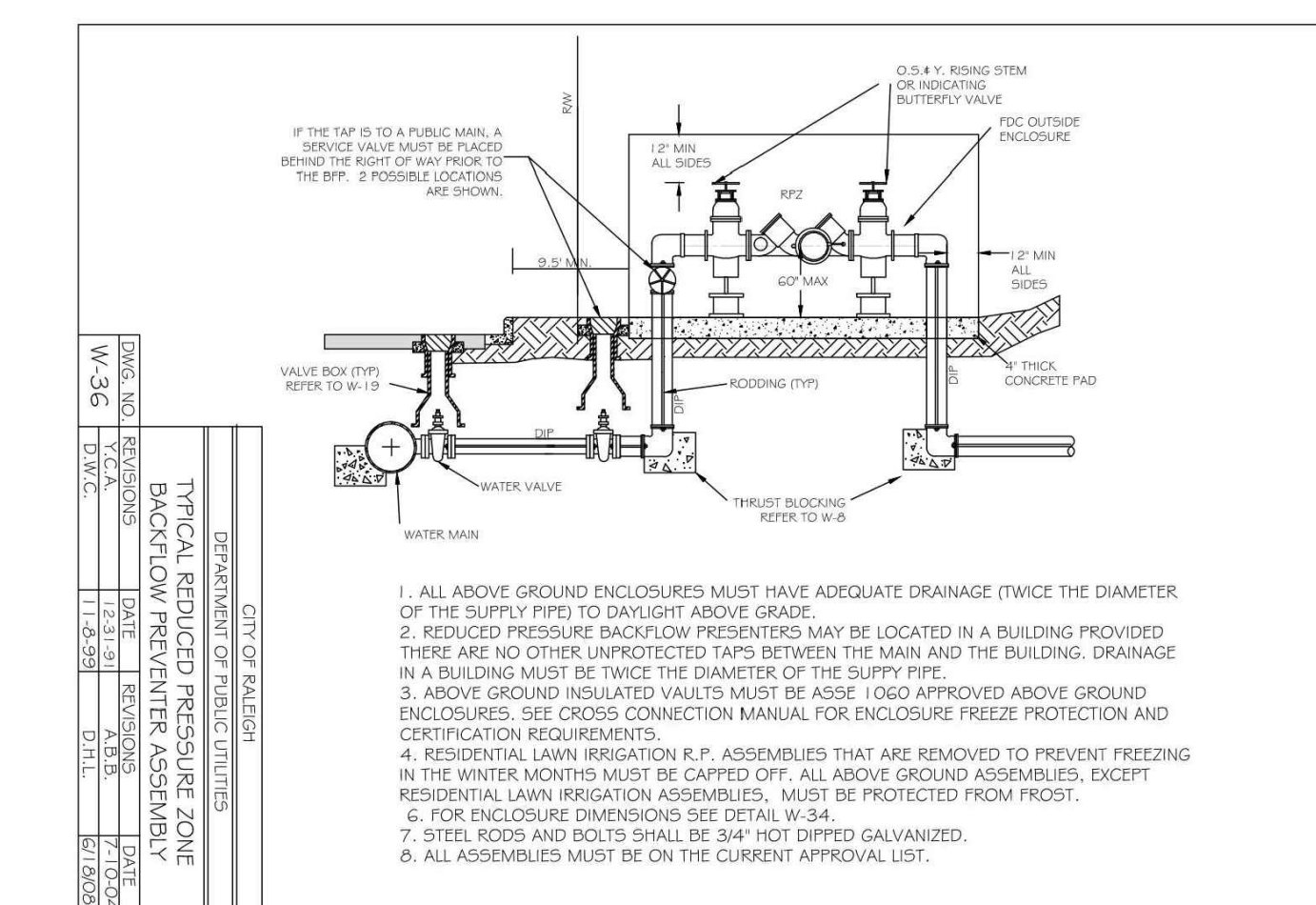
SDP-24-06

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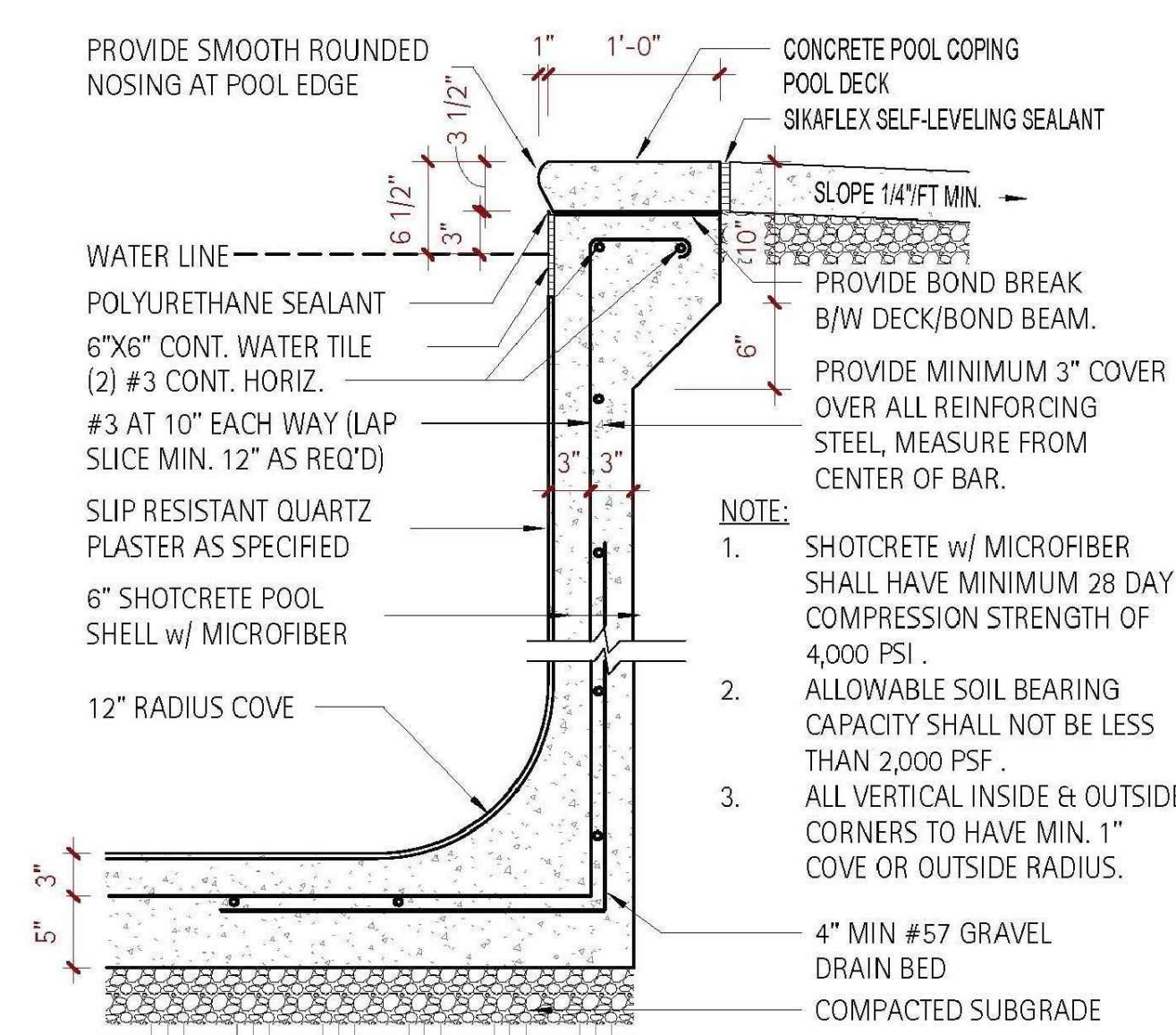


06 POOL FENCE AND GATE
SCALE: 1/2"=1'-0"

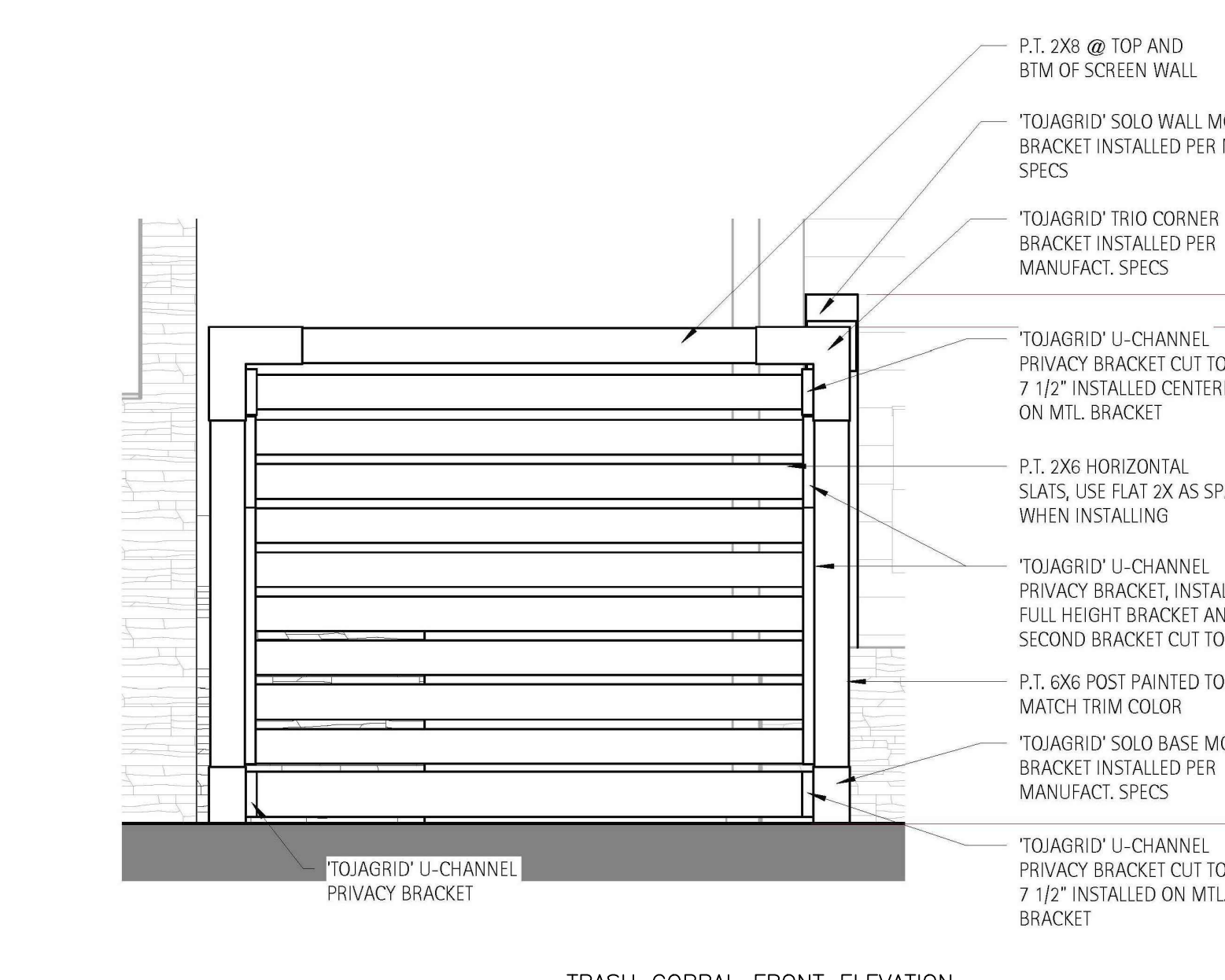
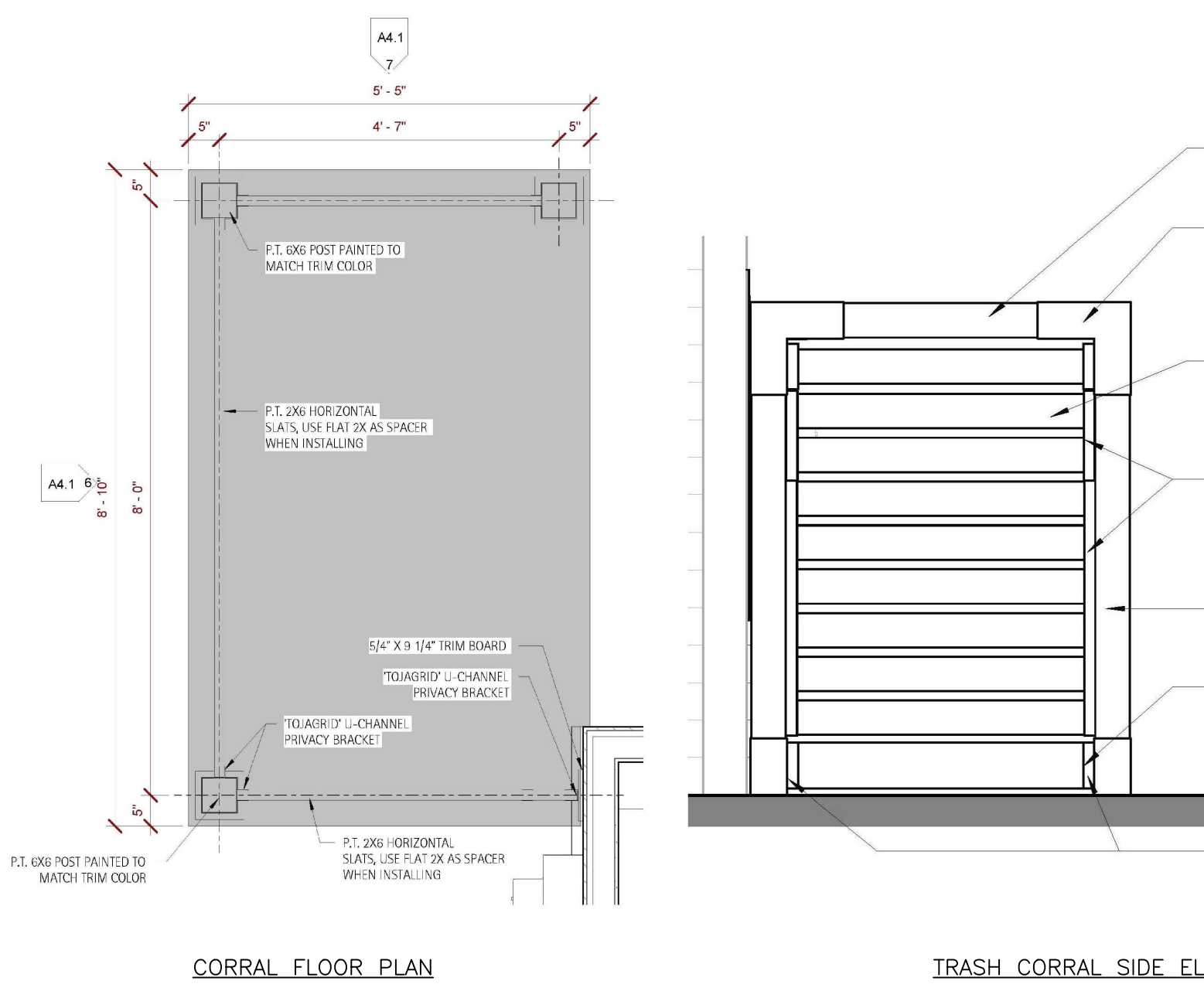
NOTES:
1. DETAILS FROM OTHERS, FOR REFERENCE ONLY.



- 1. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE...
2. REDUCED PRESSURE BACKFLOW PREVENTERS...
3. ABOVE GROUND INSULATED VALVES...
4. RESIDENTIAL LAWN IRRIGATION...
5. FOR ENCLOSURE DIMENSIONS...
6. ALL ASSEMBLIES MUST BE ON THE CURRENT APPROVAL LIST.

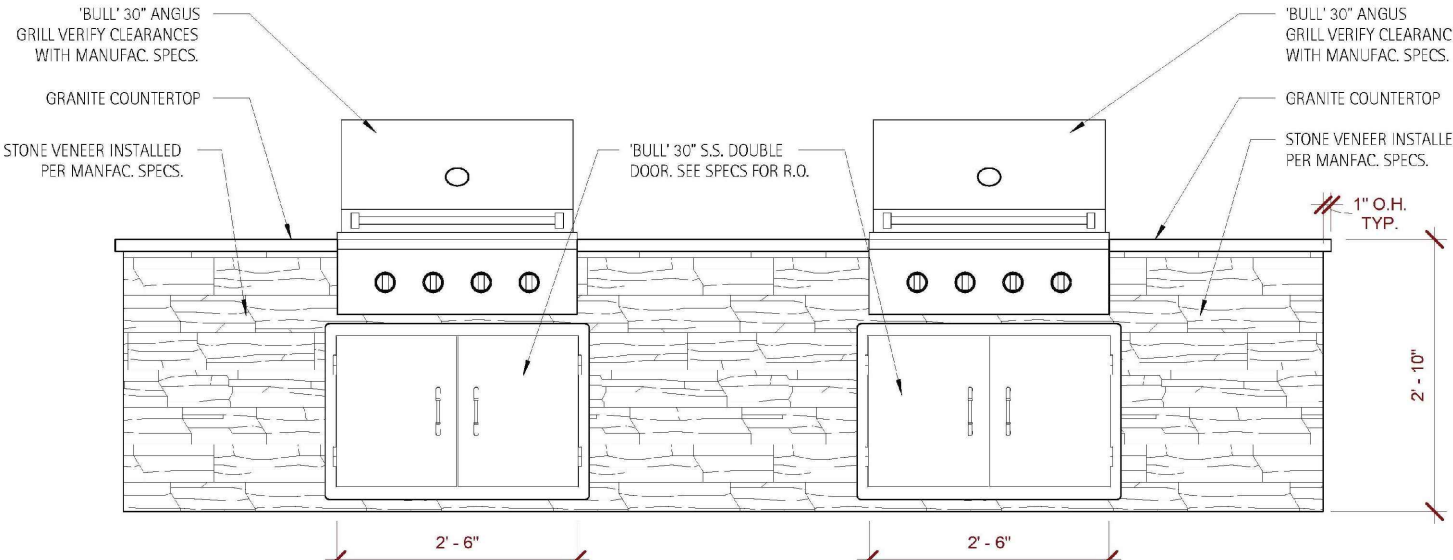


04 POOL COPING
SCALE: 1"=1'-0"

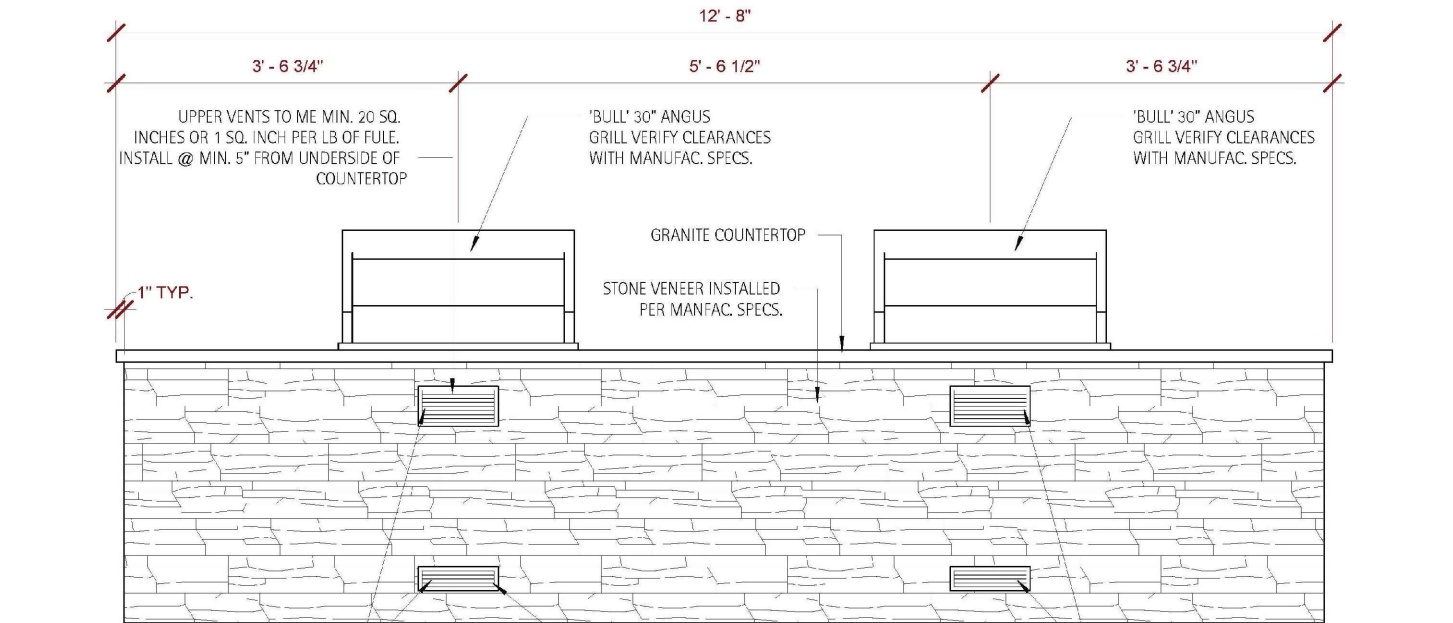


05 TRASH CORRAL
SCALE: 1/2"=1'-0"

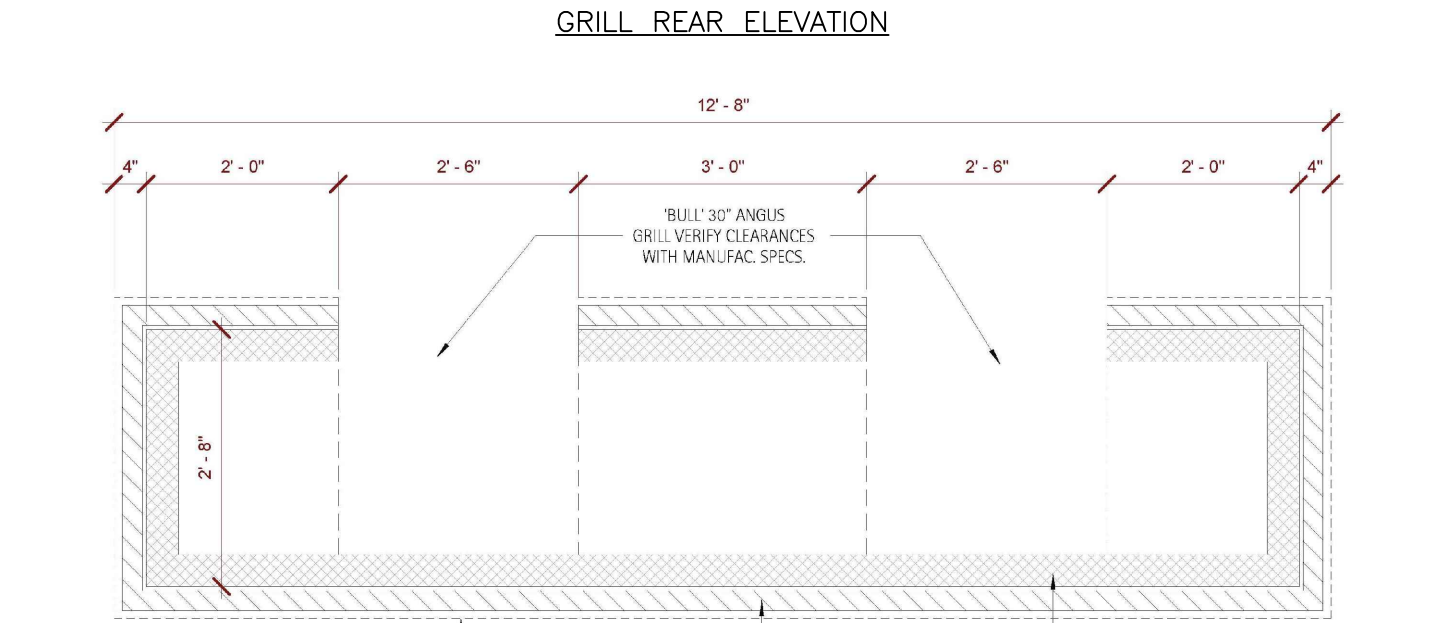
NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE...
2. THE CLEANOUT AT THE RIGHT OF WAY OR EASEMENT SHALL SERVE AS THE TEST POINT...
3. SPLICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE...
4. FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE...
5. NEW SERVICE ON EXISTING MAINS PROVIDE MAGNESIUM ANODE (1 LB MIN REQUIRED) WHERE NO TRACER WIRE IS INSTALLED ON SEWER MAIN



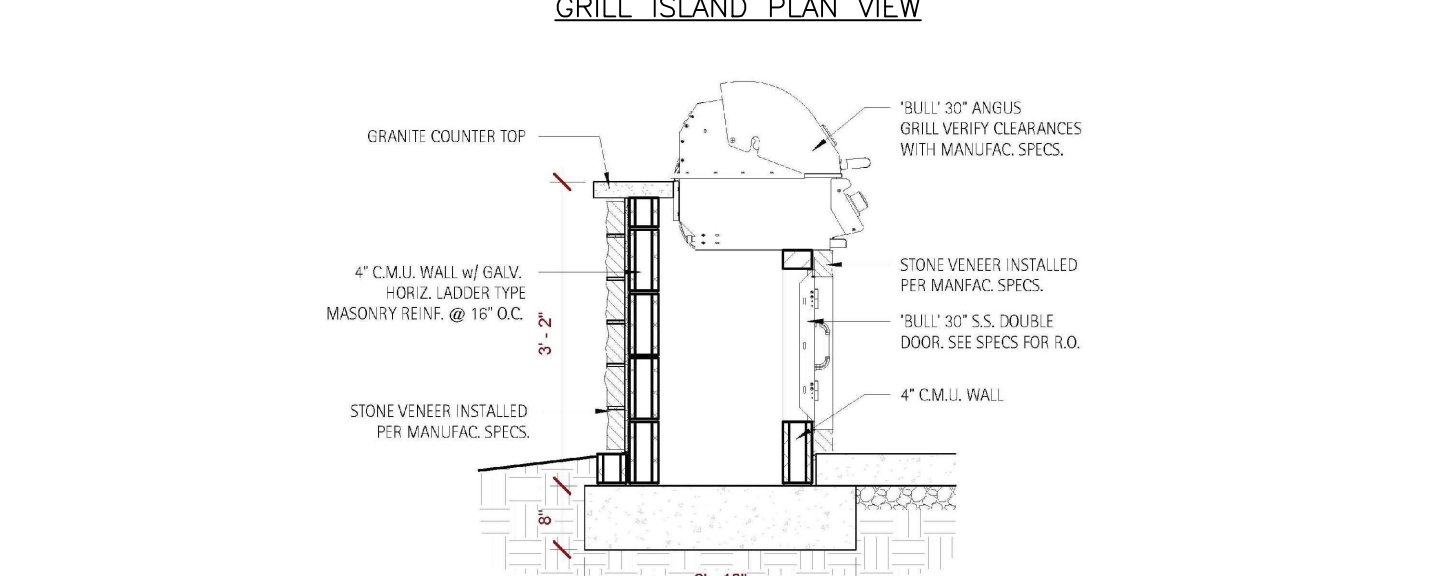
GRILL FRONT ELEVATION



GRILL REAR ELEVATION

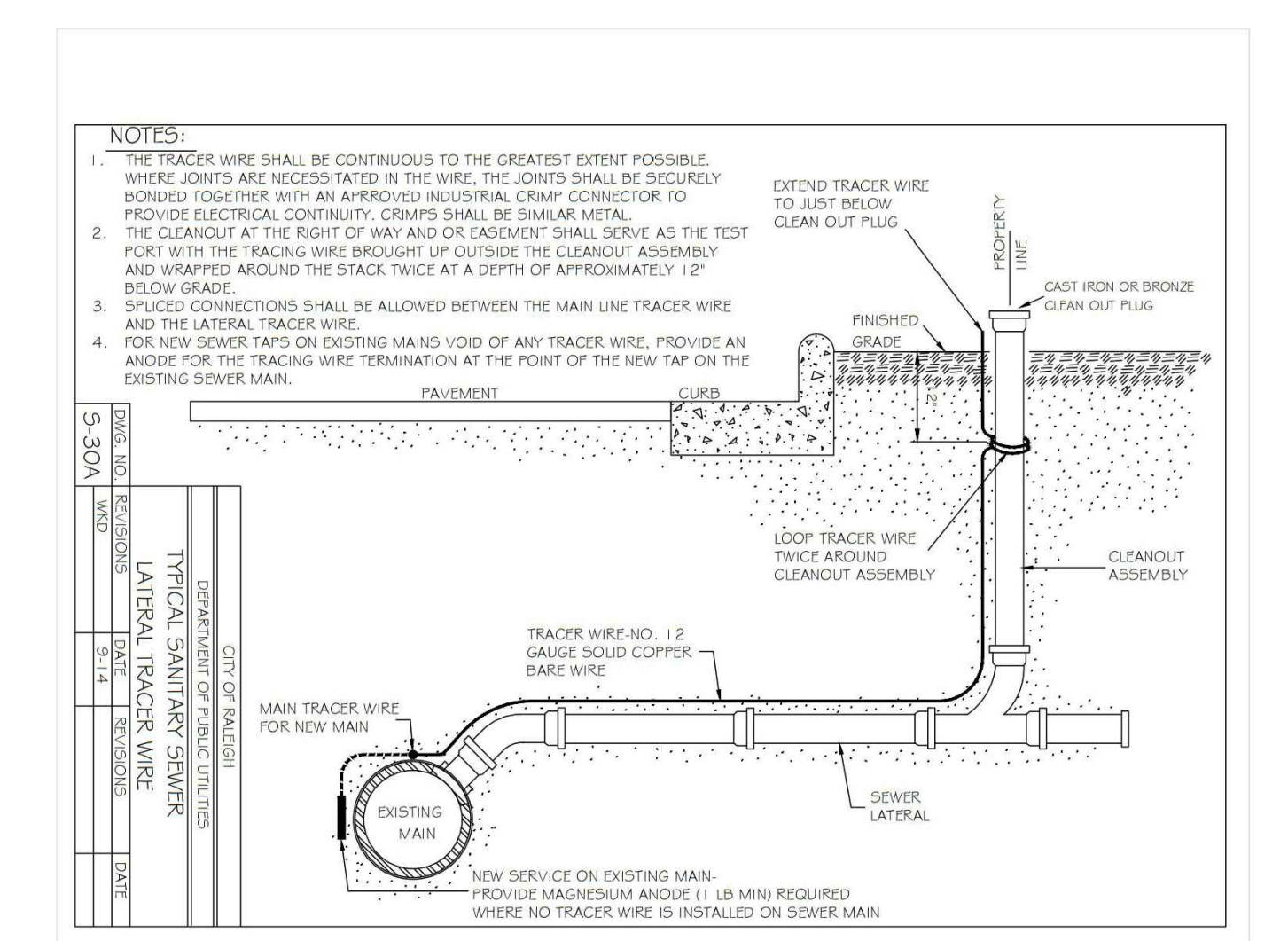


GRILL ISLAND PLAN VIEW



GRILL SECTION VIEW

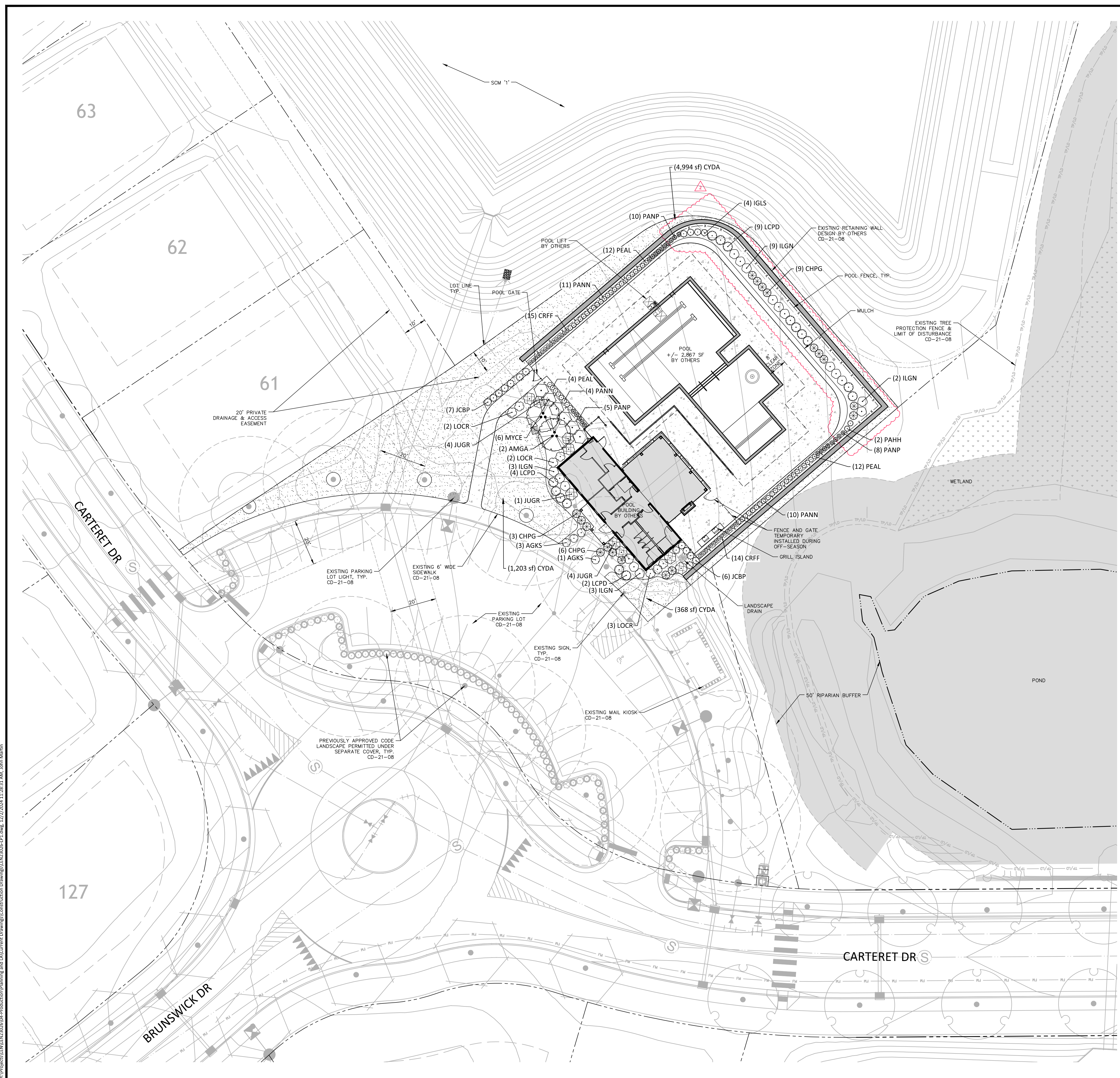
03 GRILL ISLAND
SCALE: 1/2"=1'-0"



TYPICAL SANITARY SEWER LATERAL TRACER WIRE

Vertical text on the left margin: M:\Projects\LEN23026\04-Production\Drawings\Construction\Drawings\LEN23026-D1.dwg, 12/2/2024 11:28:11 AM, John Martin





**PLANT SCHEDULE**

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

**NOTE:**

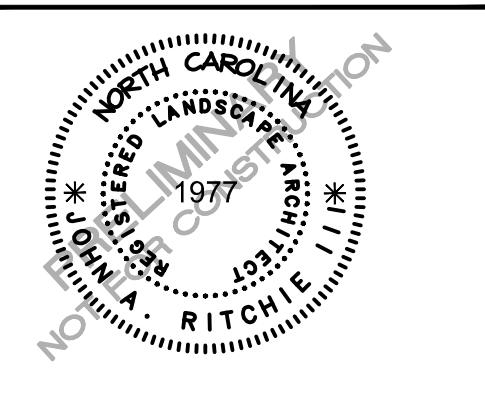
- BASED ON THE ADJACENT LAND USES TO LOT OS 1006, THE UDO SECTION 14.6.5. DOES NOT REQUIRE (PERIMETER) LANDSCAPE BUFFERYARDS BE INSTALLED. ALL PLANTINGS SHOWN ARE ELECTIVE. DEVELOPER RESERVES THE RIGHT TO REDUCE QUANTITIES OR SIZE OF PLANT MATERIALS DEPICTED ON THE PLAN OR TO SUBSTITUTE SPECIFIC SPECIES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

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



**REVISIONS**

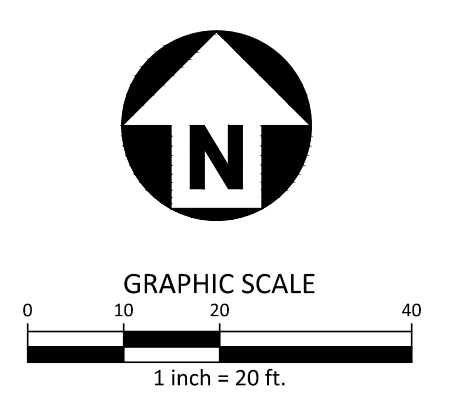
NO.	DATE	REVISION
1	09.03.2024	REVISED PER TOWN COMMENTS
2	12.02.2024	REVISED PER TOWN COMMENTS

**PLAN INFORMATION**

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FILENAME LEN23026-LP1  
CHECKED BY JAR  
DRAWN BY SMA  
SCALE 1" = 20'  
DATE 07.01.2024

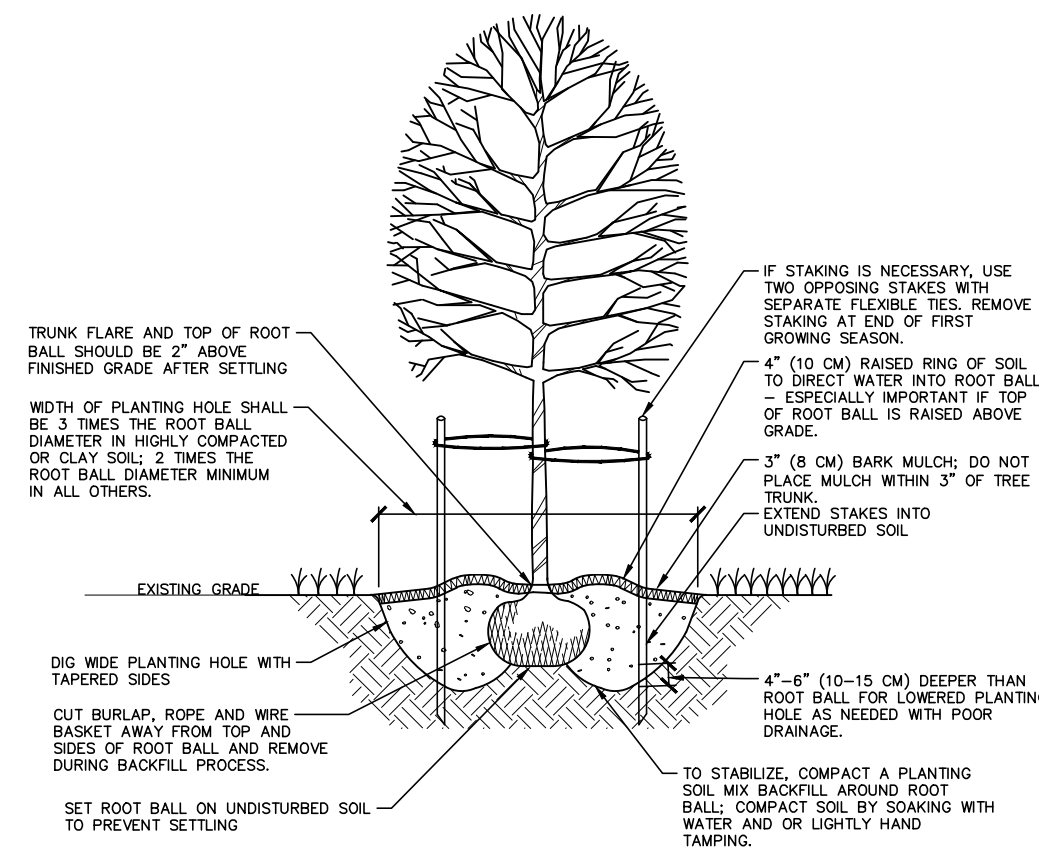
**SHEET**  
AMENITY LANDSCAPE PLAN

**L5.00**



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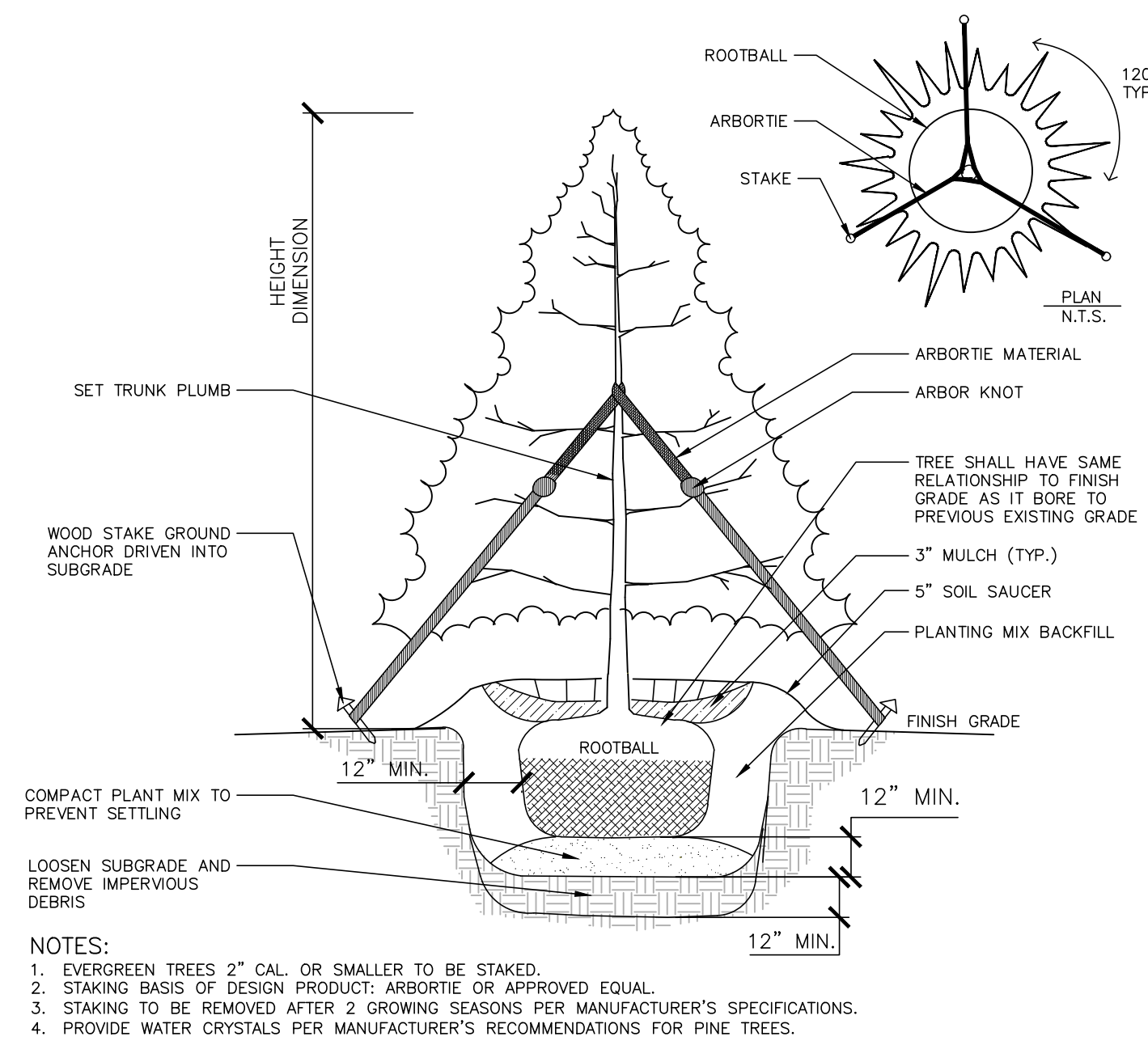




- NOTES:**
1. SELECT TREES THAT HAVE STRONG CENTRAL LEADER CROWN WITH FULL FOLIAGE. TREES GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
  2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL. BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
  3. IF USING CONSUMER GROWN TREES, USE FINNERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTSIDE OF THE CONTAINER. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

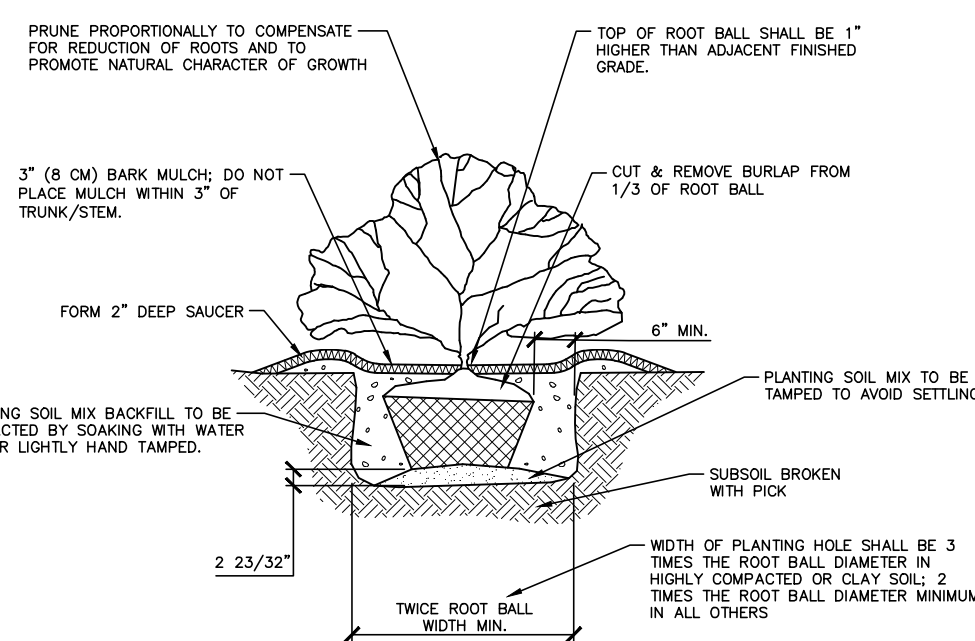
## 01 TREE INSTALLATION

SCALE: NTS



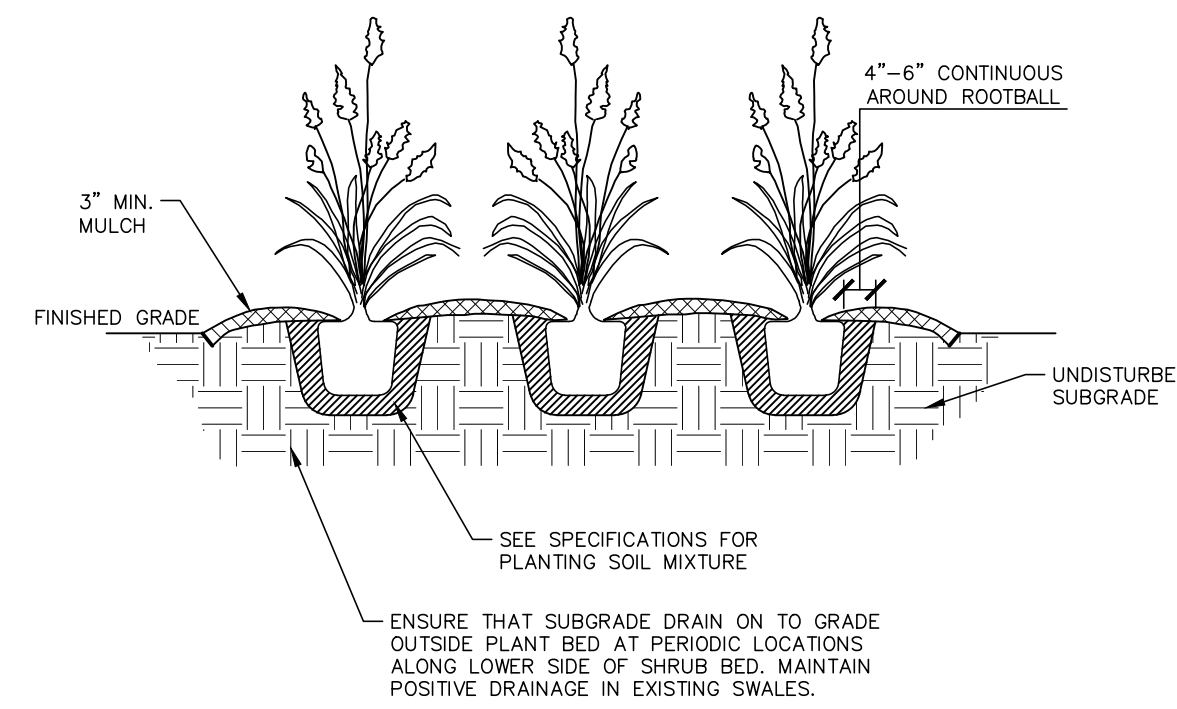
## 02 EVERGREEN TREE INSTALLATION

SCALE: NTS



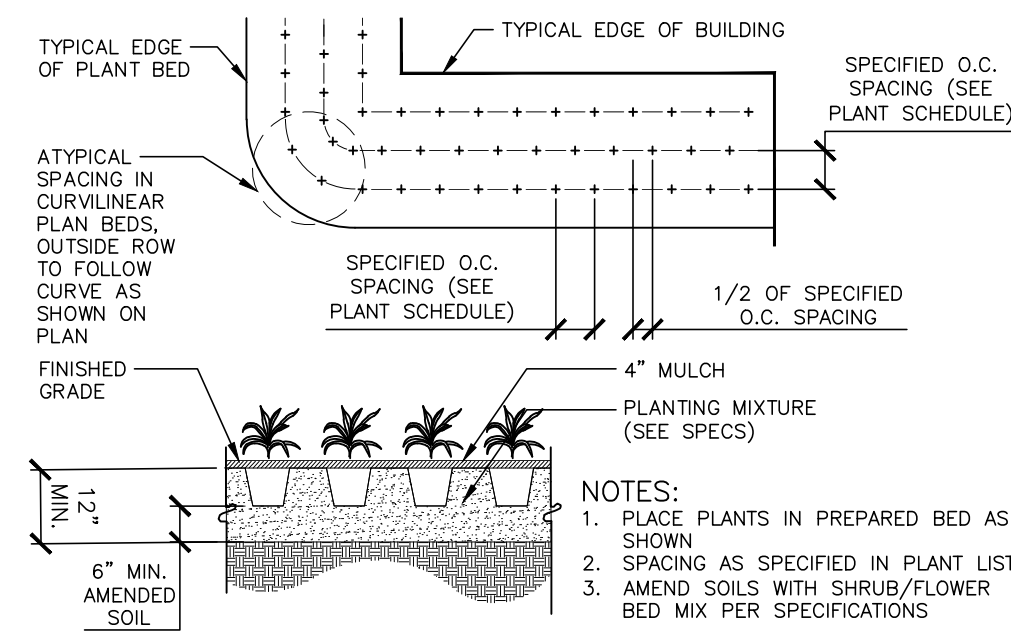
## 03 SHRUB INSTALLATION

SCALE: NTS



## 04 ORNAMENTAL GRASS PLANTING

SCALE: NTS



## 05 GROUNDCOVER PLANTING

SCALE: NTS

### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT
<b>TREES</b>						
	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
<b>SHRUBS</b>						
	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 'PIILC-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
<b>ORNAMENTAL GRASSES + SEDGES</b>						
	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	
<b>GROUND COVERS</b>						
	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 EXTRANEIOUS 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.

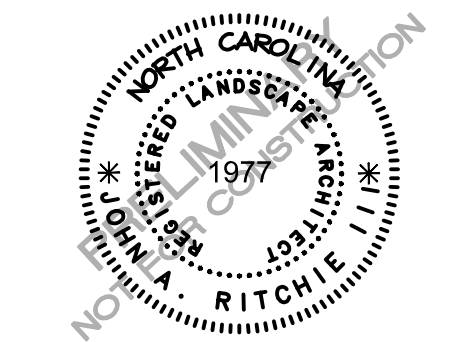
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### REVISIONS

NO.	DATE	REVISED PER TOWN COMMENTS
1	09.03.2024	REVISED PER TOWN COMMENTS
2	12.02.2024	REVISED PER TOWN COMMENTS

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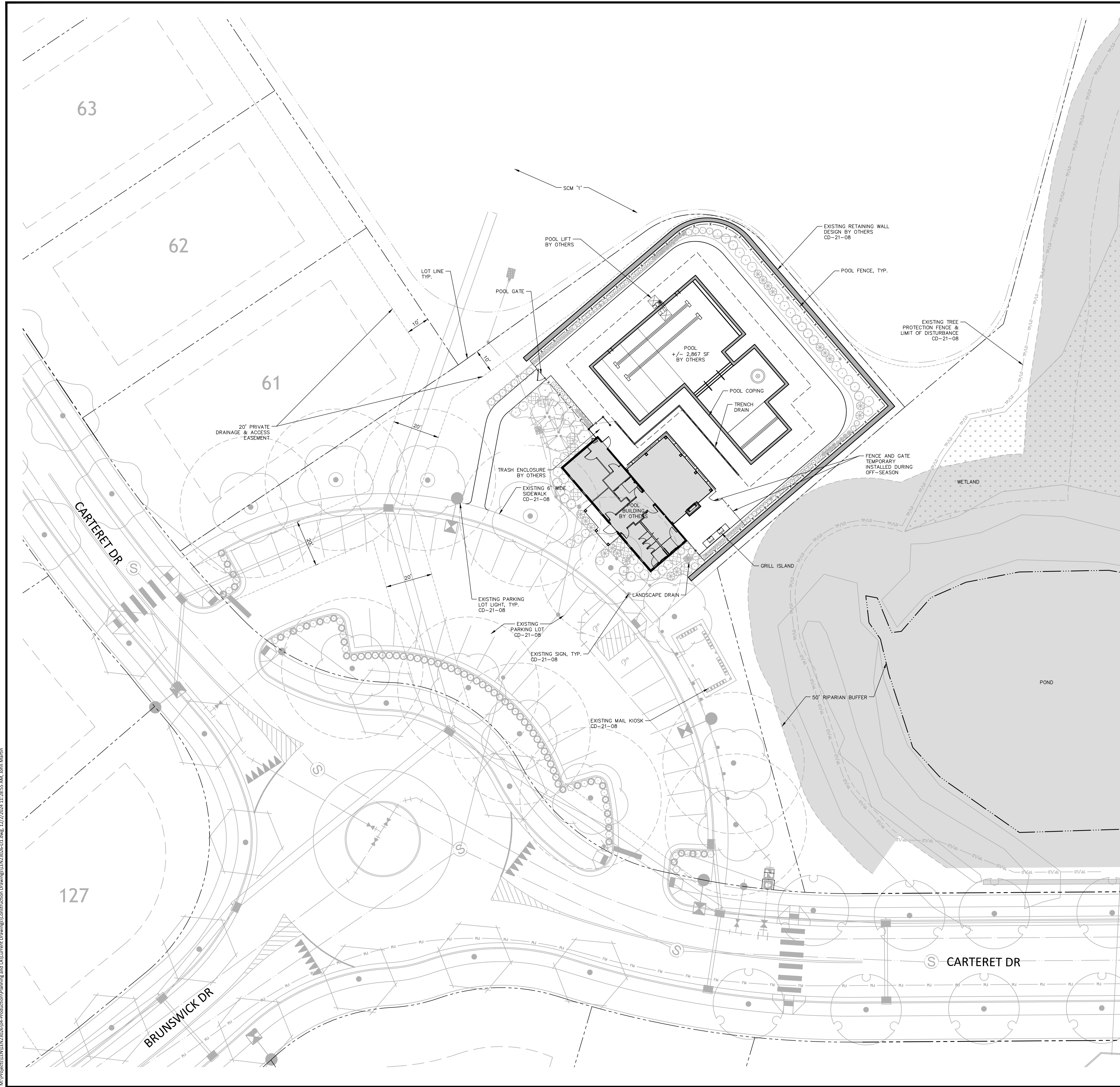
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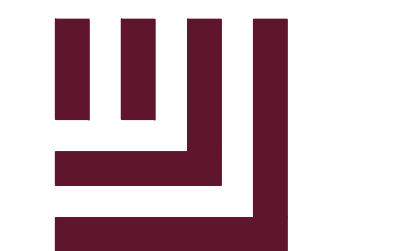
LANDSCAPE NOTES AND  
DETAILS

# L5.01





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.



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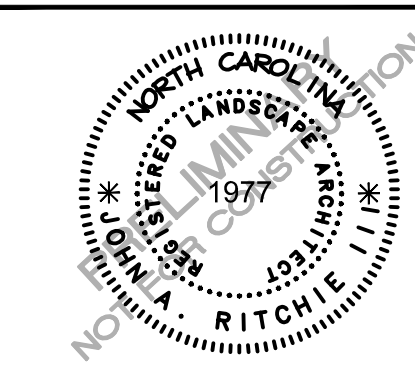
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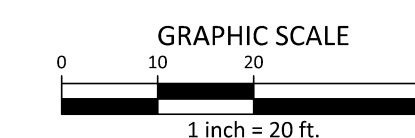
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**PLAN INFORMATION**

PROJECT NO. LEN23026  
 FILENAME LEN23026-L11  
 CHECKED BY JAR  
 DRAWN BY SMA  
 SCALE 1" = 20'  
 DATE 07.01.2024

**SHEET**

**AMENITY LIGHTING PLAN**



SDP-24-06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**L6.00**

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