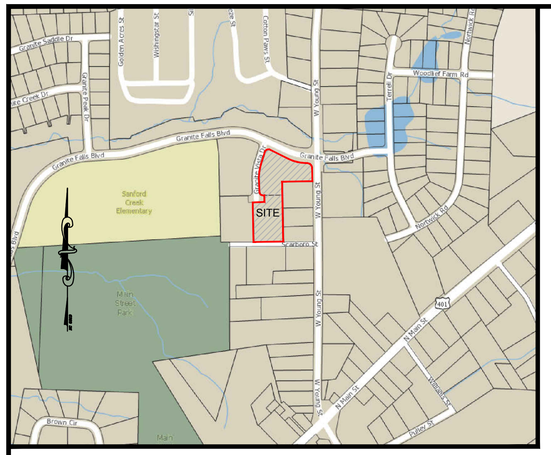

VICINITY MAP
NTS

CAROLINA LEGACY VOLLEYBALL

DEVELOPMENT PLAN REVIEW
641 & 671 GRANITE VISTA DR.
ROLESVILLE, NORTH CAROLINA

MAY 7, 2020

DEVELOPER:

All Purpose Driven, LLC
6027 Clapton Drive
Wake Forest, N.C. 27587
Phone:
Email:

CIVIL ENGINEER:

JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
E-mail: info@jaeco.com

ARCHITECT:

Stephens Smith Farrell Architecture
179 South Delano Road
Asheville, NC 28805
Phone: (828) 231-4915
E-mail: ssf@ashevillearchitect.com

SITE SUMMARY

SITE ADDRESS:	641 & 671 GRANITE VISTA DR.
WAKE CO. PIN:	1769-03-3076, 1769-02-2785
EXISTING ZONING:	O&P-SUD
PROPOSED BLDG. AREA:	20,820 S.F.
TOTAL SITE AREA:	2.88 AC. (125,570 S.F.)
PROPOSED IMPERVIOUS AREA:	0.97 AC. (42,272 SF.)

PARKING SUMMARY

PROPOSED PARKING	50 SPACES

NOTE: THE AMOUNT OF PARKING NEEDED FOR THIS FACILITY IS BASED ON THE DAILY OPERATION USING 3 VOLLEYBALL COURTS FOR 3 TEAMS OF 8-10 PLAYERS AND 1 COURT FOR 1 TO 1 TRAINING.

INDEX

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C-3	PRELIMINARY UTILITY PLAN
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L-1	LANDSCAPE PLAN
A-1	ARCHITECTURAL ELEVATIONS

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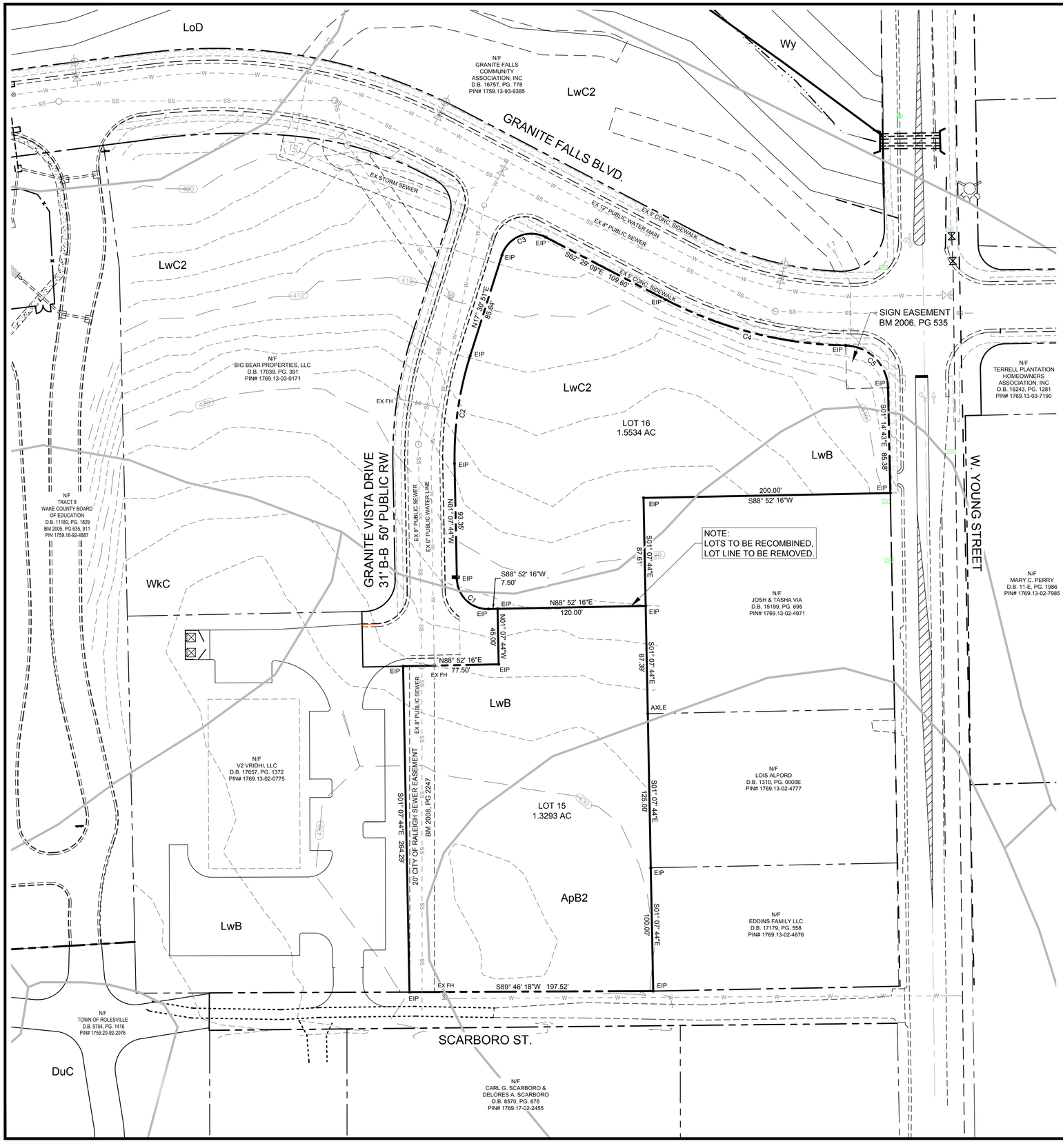

NC GRID

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC.	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE		
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

CONCRETE
EX. WATER VALVE
EX. FIRE HYDRANT
EX. WATER METER
EX. SANITARY SEWER MANHOLE
EX. SANITARY SEWER CLEANOUT
EX. STORM CATCH BASIN
EX. STORM DROP INLET
EX. STORM FLARED END SECTION
EX. LIGHT POLE
EX. POWER POLE

PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
W — EXISTING WATER LINE
SS — EXISTING SANITARY SEWER
EXISTING STORM DRAINAGE
270 — EXISTING CONTOUR LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	N46° 07' 44"W
C2	88.67'	272.50'	018°38'36"	88.28'	N08° 11' 33"E
C3	43.63'	25.00'	100°00'00"	38.30'	N67° 30' 51"E
C4	151.95'	330.00'	026°22'58"	150.61'	S75° 40' 38"E
C5	53.53'	35.00'	087°37'23"	48.46'	S45° 03' 25"E

EXISTING CONDITIONS DATA

OWNER: BIG BEAR PROPERTIES, LLC
1512 OBRIEN CIRCLE
WAKE FOREST, NC 27587

SITE ADDRESS: 641 & 671 GRANITE VISTA DR.
ROLESVILLE, NC 27571

PIN: 1769.13-03-3076, 1769.13-02-2785

ZONING: O&P-SUD

SITE AREA: 2.88 AC.

CURRENT LAND USE: VACANT

REFERENCE: DB 17039, PG 391
BM 2008, PG 2247
WAKE COUNTY REGISTRY

ApB2 — INDICATES SOIL CLASSIFICATION (WAKE CO GIS)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 20878 ENGINEER JOHN A. EDWARDS, JR.

4/24/20

CAROLINA LEGACY VOLLEYBALL

ROLESVILLE, NC

ALL PURPOSE DRIVEN, LLC
6027 Clapton Dr
Wake Forest, NC 27587

EXISTING CONDITIONS

Revisions

Number	Description	Date

JAECO #: 087-01
DRAWING SCALE: 1" = 40'
DRAWN BY: RT
CHECKED BY: JAE, JR.
DATE ISSUED: 5/7/20

C-1

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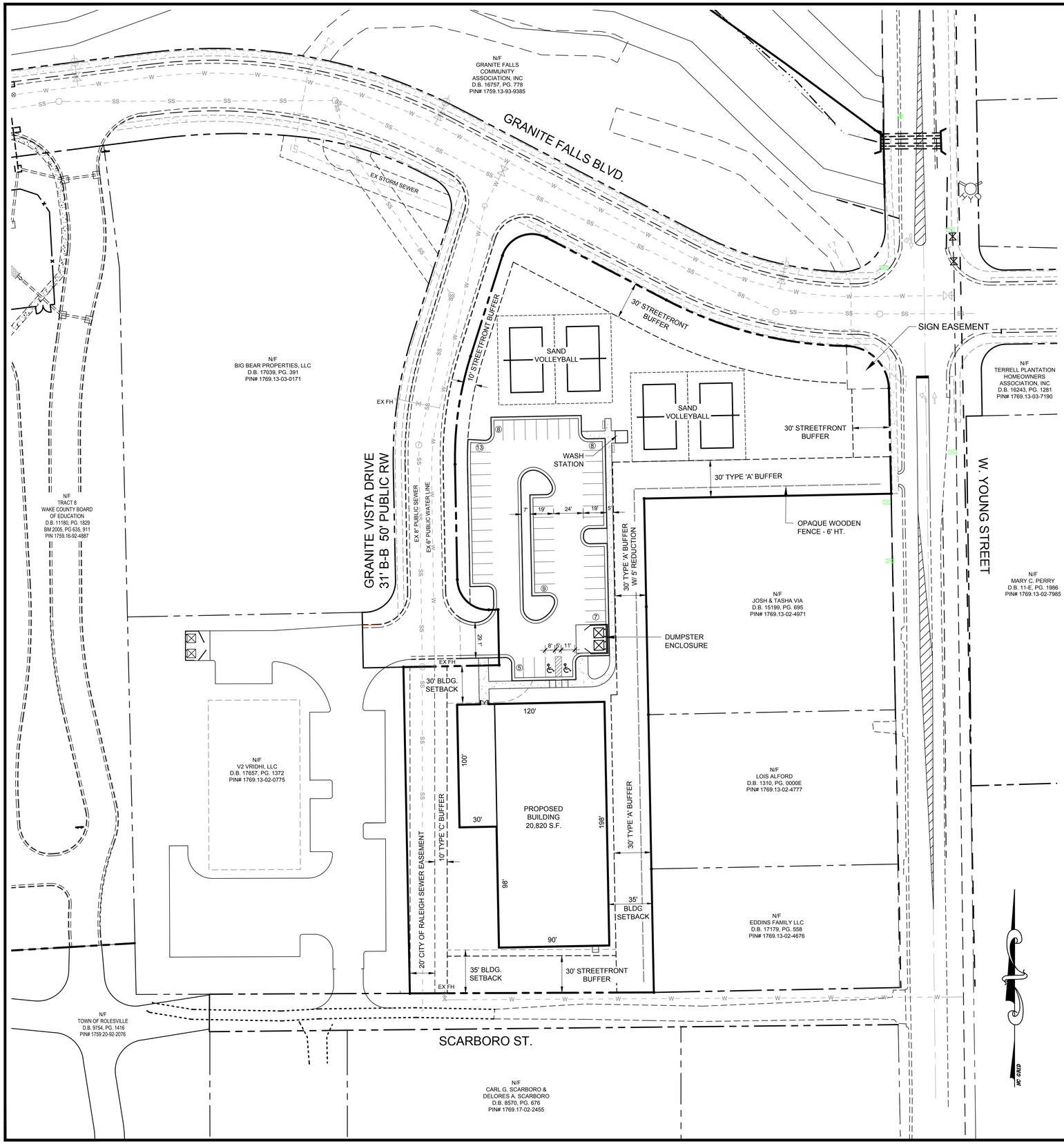
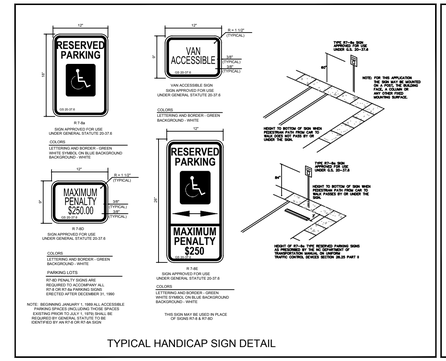
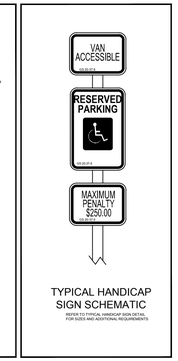
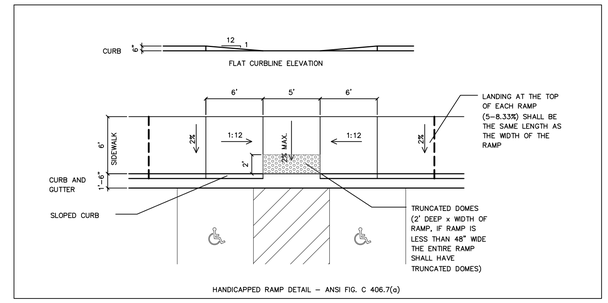
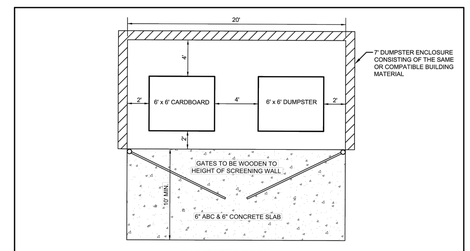


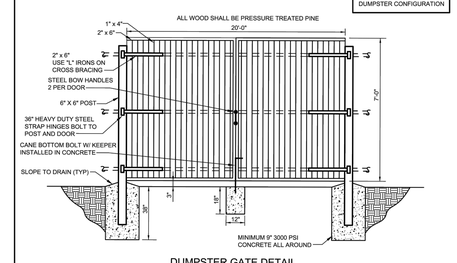








NOTE:
"SCHEMATIC ONLY"
REFER TO SITE PLAN FOR DUMPSTER CONFIGURATION



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40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 20878 ENGINEER JAMES A. EDWARDS, JR.

4/24/20

CAROLINA LEGACY VOLLEYBALL

ROLESVILLE, NC

ALL PURPOSE DRIVEN, LLC
6027 Clapton Dr
Wake Forest, NC 27587

PRELIMINARY SITE PLAN

Revisions

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C-2

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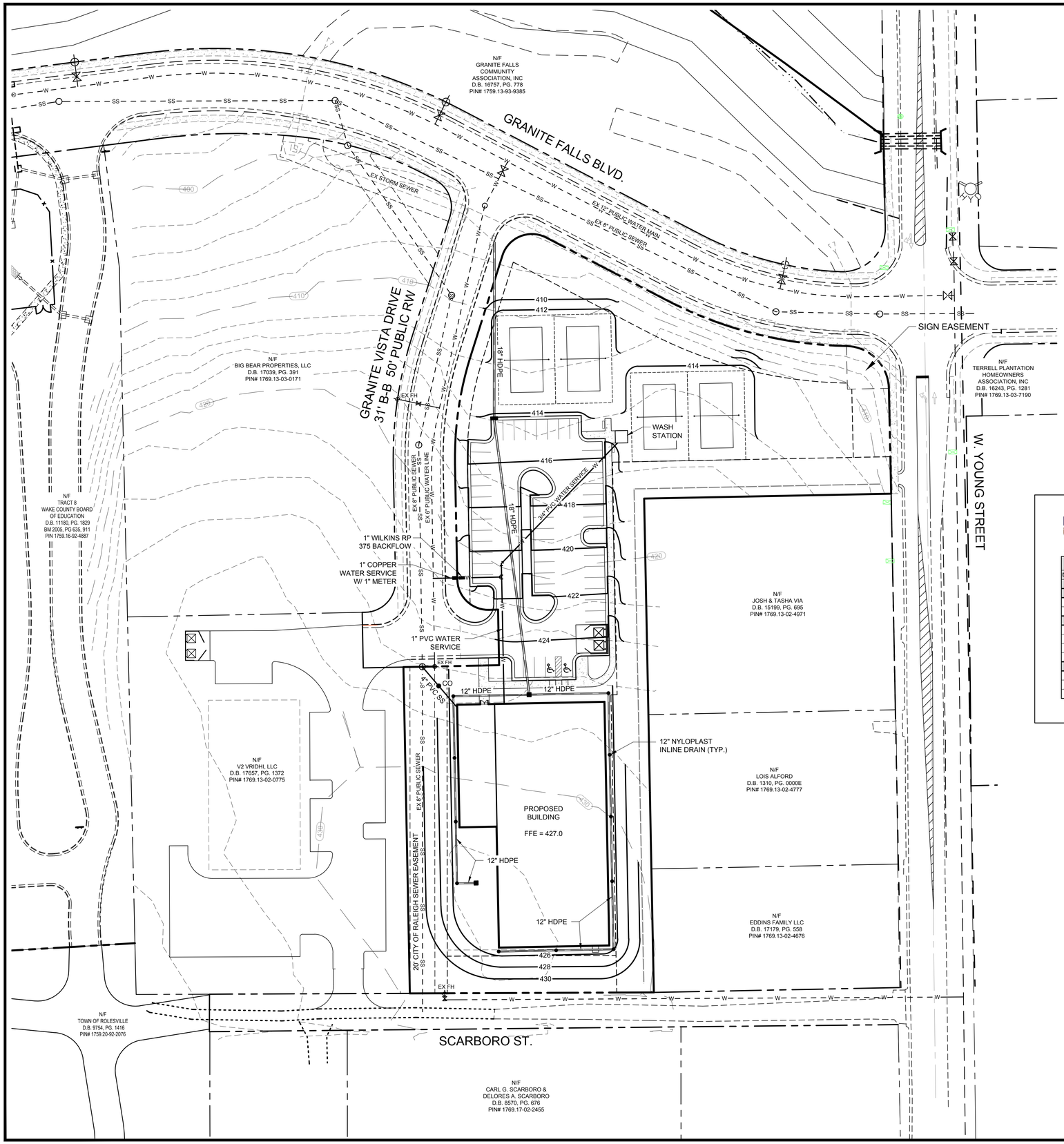

WAKE COUNTY NORTH CAROLINA

Project Name: Carolina Legacy Volleyball

DA SITE SUMMARY
BMP CALCULATIONS

BMP SUMMARY										
DRAINAGE AREA SUMMARIES										
DRAINAGE AREA:	DA1	DA2	DA3	DA4	DA5	DA6	DA7	DA8	DA9	DA10
Pre-Development (1-year, 24-hour storm)										
Runoff (in)=$Q^*_{1\text{-year}}$=	1.09									
Peak Flow (cfs)=$Q_{1\text{-year}}$=	3.568									
Post-Development (1-year, 24-hour storm)										
Target Curve Number (TCN) =	NA									
Post BMP Runoff (inches) = $Q^*_{(1\text{-year})}$=	1.47									
Post BMP Peak Discharge (cfs)= $Q_{1\text{-year}}$=										
Post BMP $CN_{(1\text{-year})}$=	84									
Post-BMP Nitrogen Loading										
TOTAL SITE NITROGEN MITIGATED (lbs)=										
SITE NITROGEN LOADING RATE (lbs/ac/yr)=	7.18									
TOTAL SITE NITROGEN LEFT TO MITIGATE_Wendell Only (lbs)=	**10.30**									

GRAPHIC SCALE

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(IN FEET)
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4/24/20

CAROLINA LEGACY VOLLEYBALL
ROLESVILLE, NC

ALL PURPOSE DRIVEN, LLC
6027 Clapton Dr
Wake Forest, NC 27587

PRELIMINARY GRADING & UTILITY PLAN

Revisions

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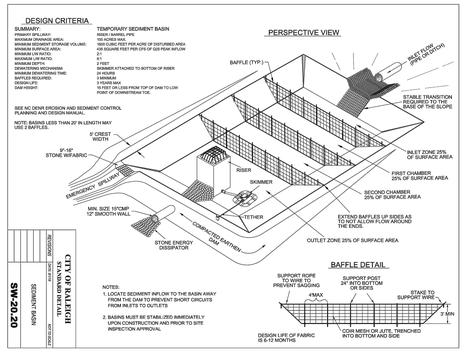

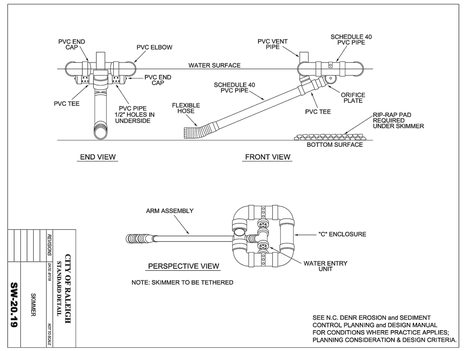

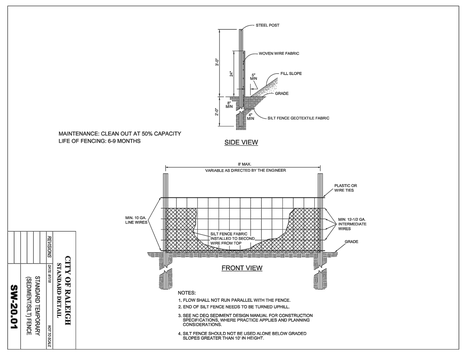

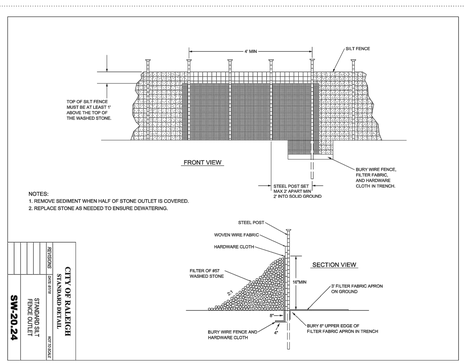

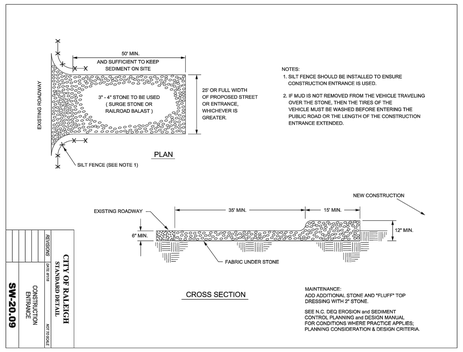

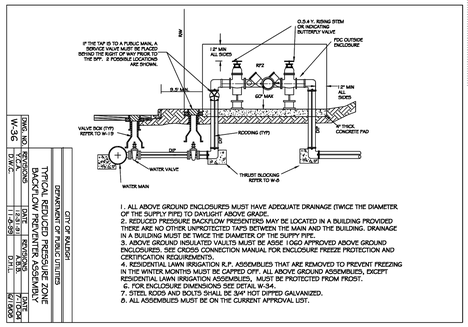

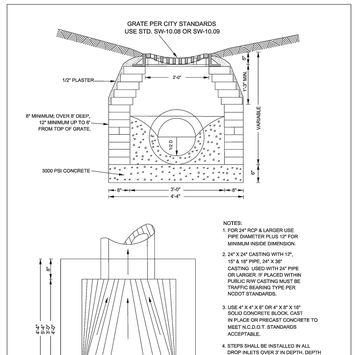

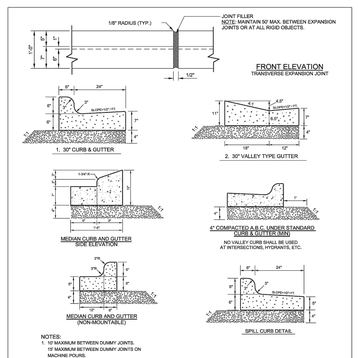

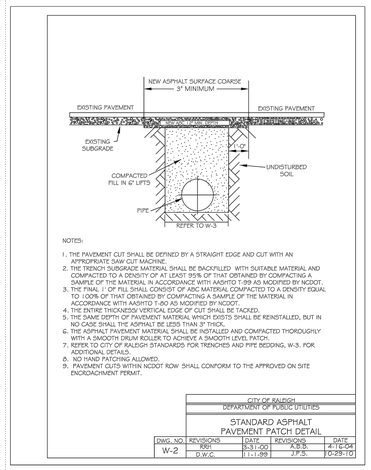

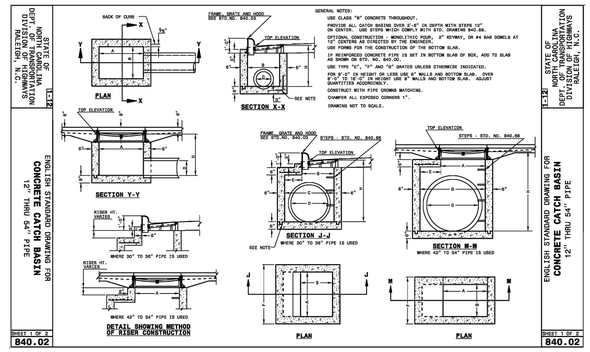

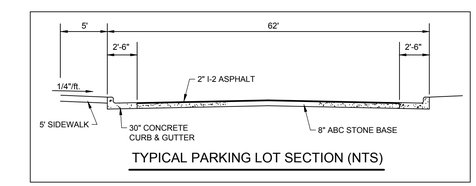

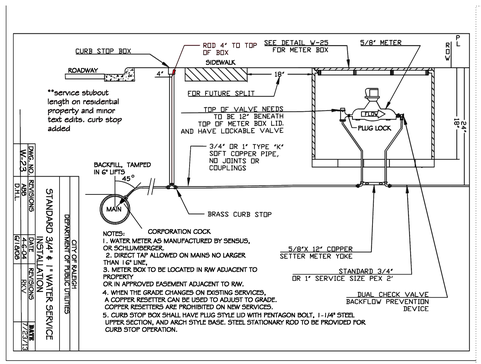

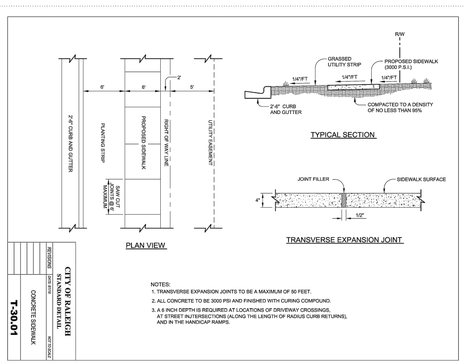

TEMPORARY SEEDING SCHEDULE

SEEDING DATES		SEEDING MIXTURE	
		SPECIES	RATE
LATE WINTER AND EARLY SPRING	JAN 1 - MAY 1	RYE (GRAIN)	120 LB/AC
		KOBE ANNUAL LESPEDEZA	50 LB/AC
SUMMER	MAY 1 - AUG 15	GERMAN MILLET	40 LB/AC
FALL	AUG 15 - DEC 30	RYE (GRAIN)	120 LB/AC

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2 TONS/AC GROUND AGRICULTURAL LIMESTONE (3 TONS/AC ON CLAY SOILS) AND 750" LB/ACRE 10-10-10 FERTILIZER.
* IF SEEDING IS IN FALL, APPLY 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT AT A TACK RATE OF 400 GAL/AC, NETTING, OR A MULCH ANCHORING TOOL.

MAINTENANCE:
RE-FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, RE-FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.*
* IF SEEDING IS IN FALL, REPAIR AND RE-FERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/AC OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

PERMANENT SEEDING SCHEDULE *

SEEDING MIXTURE CONTRACTOR TO CHOOSE ONE (1) NURSE AND ONE (1) PRIMARY STABILIZATION MEASURE BASED ON AVAILABILITY OR AN APPROVED ALTERNATE			
NURSE CROP	SPECIES	RATE	FERTILIZER/LIMESTONE LBS/AC
	RYE (GRAIN)	40 LB/AC	BY SOIL TEST
	GERMAN MILLET	10 LB/AC	BY SOIL TEST
PRIMARY STABILIZATION			
	KY 31 TALL FESCUE	100 LB/AC	BY SOIL TEST
	10% COMMON BERMUDA	360 LB/AC	BY SOIL TEST

* SEED OR SOD MAY BE UTILIZED FOR PERMANENT STABILIZATION AT CONTRACTOR DISCRETION

NOTE:
ALL PAVEMENT STRIPING TO BE THERMOPLASTIC.

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SITE & UTILITY DETAILS

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C-4

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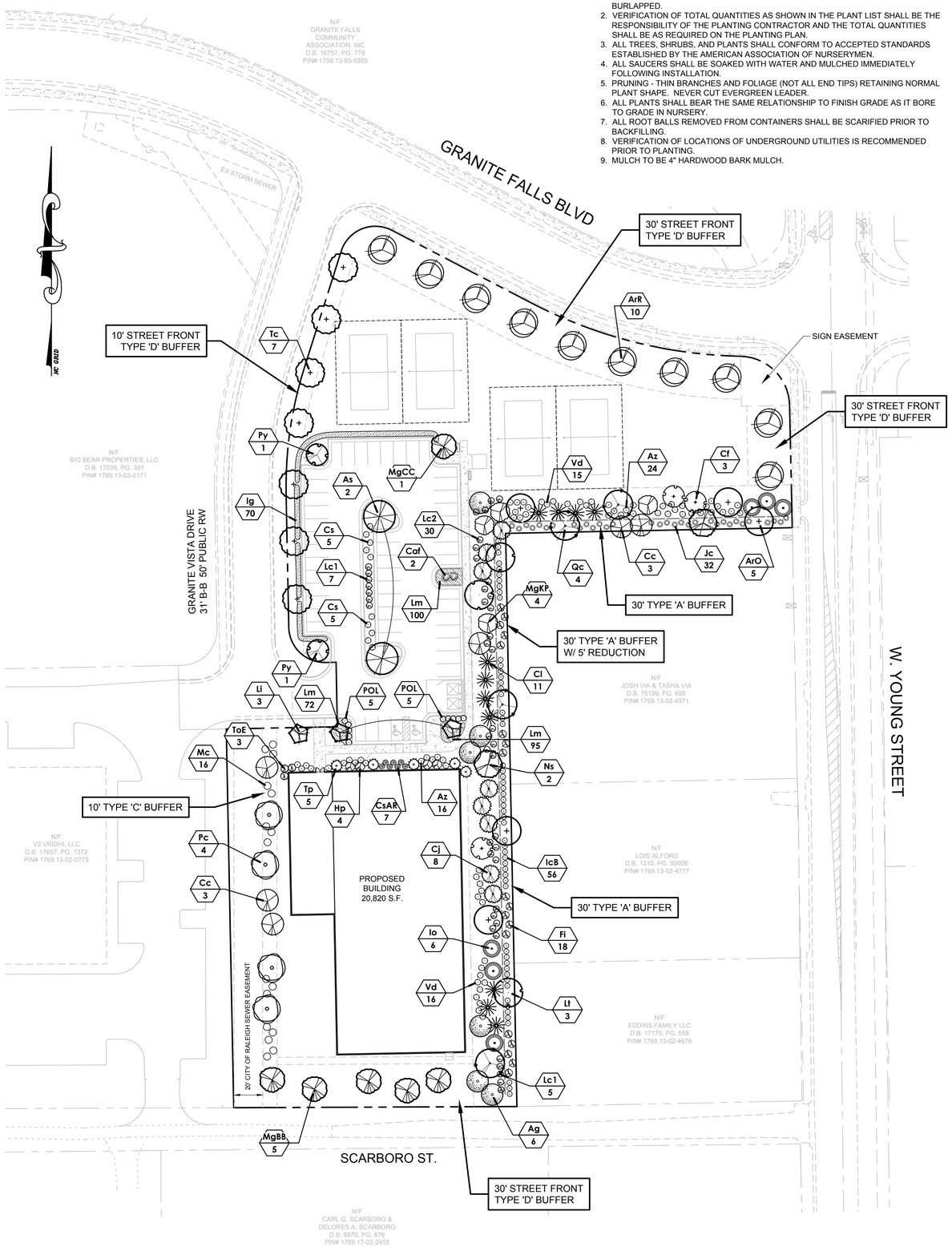
LANDSCAPE NOTES:

1. B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS REQUIRED ON THE PLANTING PLAN.
3. ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
5. PRUNING - THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) RETAINING NORMAL PLANT SHAPE. NEVER CUT EVERGREEN LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO GRADE IN NURSERY.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. VERIFICATION OF LOCATIONS OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO PLANTING.
9. MULCH TO BE 4" HARDWOOD BARK MULCH.



PLANT LIST

Key	Botanical Name	Common Name	Qty	Cal	Height	Spread	Root	Remarks
	SHADE TREES							
ArO	Acer rubrum 'October Glory'	October Glory Red Maple	5	2.5"	8' min.		BB	
ArR	Acer rubrum 'Redpointe'	Redpointe Red Maple	10	2.5"	8' min.		BB	
As	Acer saccharum 'Legacy'	Legacy Sugar Maple	2	2.5"	8' min.		BB	
Lt	Liriodendron tulipifera	Tulip Poplar	3	2.5"	8' min.		BB	
Ns	Nyssa sylvatica	Black Gum	2	2.5"	8' min.		BB	
Pc	Pistachia chinensis	Chinese Pistache	4	2.5"	8' min.		BB	
Qc	Quercus coccinea	Scarlet Oak	4	2.5"	8' min.		BB	
Tc	Tilia cordata ' Greenspire'	Greenspire Linden	7	2.5"	8' min.		BB	
	EVERGREEN TREES							
Cj	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	8		8' min.		BB	
Cl	Callitropsis leylandii	Leyland Cypress	11		8' min.		BB	
Io	Ilex opaca 'Tinga'	Tinga American Holly	6		8' min.		BB	
MgBB	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	5		8' min.		BB	
MgCC	Magnolia grandiflora 'Carolina Compacta'	Carolina Compacta Magnolia	1		8' min.		BB	
MgKP	Magnolia grandiflora 'Kay Parris'	Kay Parris Magnolia	4		8' min.		BB	
	ORNAMENTAL TREES							
Ag	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	1.5"	8' min.		BB	
Cc	Cercis canadensis	Eastern Red Bud	6	1.5"	8' min.		BB	
Cf	Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood	3	1.5"	8' min.		BB	Pink
Li	Lagerstroemia Whit II 'Dynamite	Dynamite Crape Myrtle	3	1.5"	8' min.		BB	Multi-stem, Red
Py	Prunus yedoensis 'Yoshino'	Yoshino Cherry	2	1.5"	8' min.		BB	
	SHRUBS							
Az	Azalea x indica 'Formosa'	Formosa Azalea	34		24"		Cont.	Lavender
Caf	Calycanthus floridus	Sweet Shrub	2		24"		Cont.	
Cs	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	10		24"		Cont.	
CsAR	Camellia sasanqua 'Autumn Rocket'	Autumn Rocket Camellia	3		24"		Cont.	
Fi	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	18		24"		Cont.	
Hp	Hydrangea paniculata 'Limelight	Limelight Hydrangea	4		24"		Cont.	
IcB	Ilex cornuta 'Burfordii' 'Nana'	Dwf. Burford Holly	56		24"		Cont.	
Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	70		24"		Cont.	3.5' oc
Jc	Juniperus chinensis 'Sea Green'	Sea Green Junpier	32		24"		Cont.	
Lc1	Loropetalum chinense 'Ruby'	Ruby Loropetalum	12		24"		Cont.	
Lc2	Loropetalum chinense 'Emerald Snow'	Emerald Snow Loropetalum	30		24"		Cont.	
Mc	Myrica cerifera	Wax Myrtle	16		24"		Cont.	
POL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	10		24"		Cont.	
ToE	Thuja occidentalis 'Emerald'	Emerald Arborvitae	3		4'		Cont.	
Tp	Thuja plicata 'Green Splendor'	Green Splendor Arborvitae	5		6'		BB	
Vd	Viburnum davidii	David Viburnum	31		24"		Cont.	
	GROUND COVER							
Lm	Liriope muscari 'Big Blue'	Big Blue Lilyturf	267		1 gal. min.		Cont.	15" oc

LANDSCAPE REQUIREMENTS

30' STREET FRONT TYPE 'D' BUFFER
(1 TREE PER 40')

GRANITE FALLS BLVD - 300'
REQUIRED TREES - 7.5
PROPOSED TREES - 8

W. YOUNG STREET - 55'
REQUIRED TREES - 1.4
PROPOSED TREES - 2

SCARBORO STREET - 147'
REQUIRED TREES - 3.6
PROPOSED TREES - 4

10' STREET FRONT TYPE 'D' BUFFER
(1 TREE PER 40', SEMI-OPAQUE TO 3' HT. ALONG PARKING AREA)

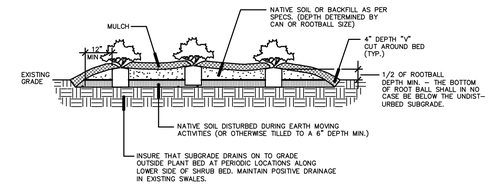
GRANITE VISTA DRIVE - 282'
REQUIRED TREES - 7.05
PROPOSED TREES - 7
PROPOSED SHRUBS - 44

10' TYPE 'C' BUFFER
(SPATIAL DEFINITION)

PLANTS PROPOSED:
4 SHADE TREES
1 EVERGREEN TREE
3 ORNAMENTAL TREES
16 EVERGREEN SHRUBS

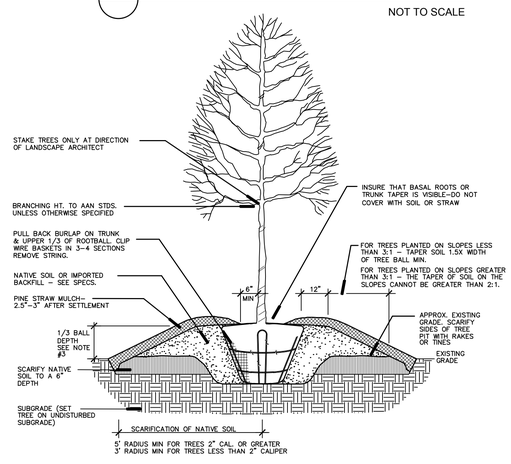
30' TYPE 'A' BUFFER
OPAQUE TO 6' HT.

PLANTS PROPOSED:
14 SHADE TREES
29 EVERGREEN TREES
12 ORNAMENTAL TREES
167 EVERGREEN SHRUBS
18 DECIDUOUS SHRUBS



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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4/24/20

CAROLINA LEGACY VOLLEYBALL

ROLESVILLE, NC

ALL PURPOSE DRIVEN, LLC
6027 Clapton Dr
Wake Forest, NC 27587

PLANT TAG (SEE PLANT LIST)

Ar 2 — PLANT ABBREVIATION (KEY) — QUANTITY

LANDSCAPE PLAN

Revisions

Number	Description	Date

JAECO #: 087-01
DRAWING SCALE: 1" = 40'
DRAWN BY: RT
CHECKED BY: JAE, JR.
DATE ISSUED: 5/7/20

L-1

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3/4.20

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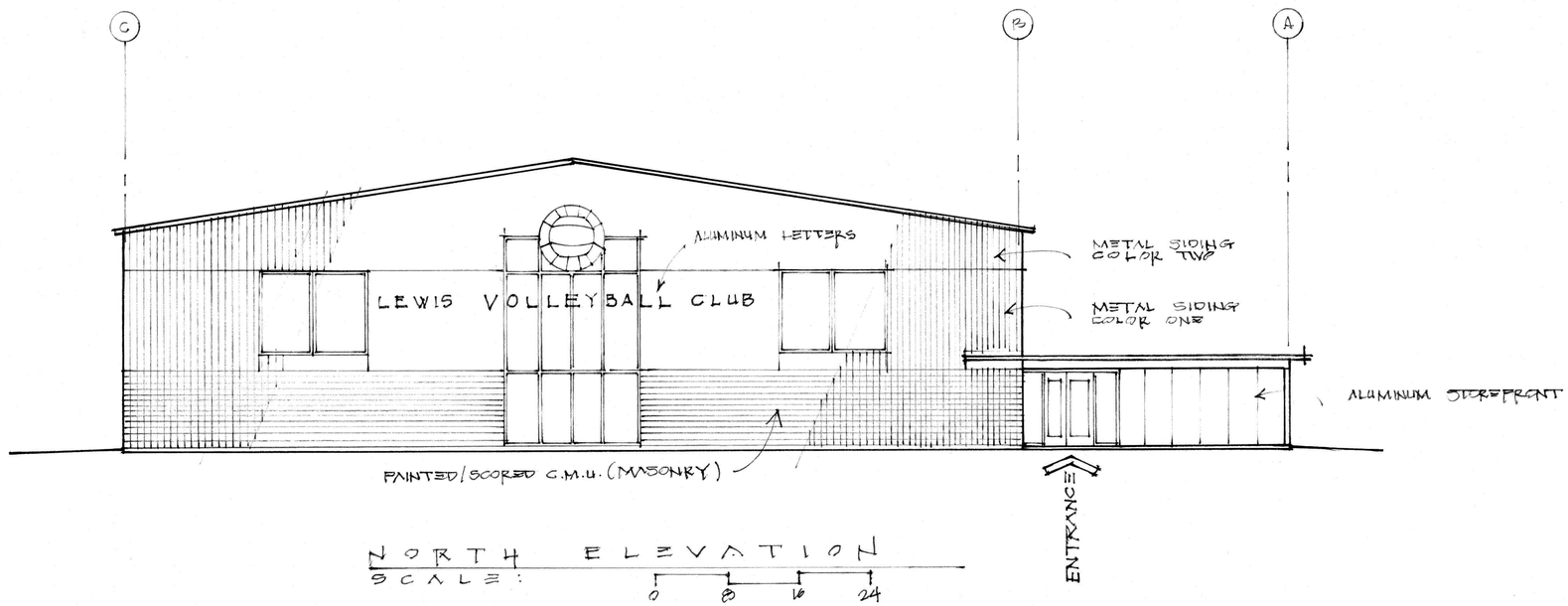
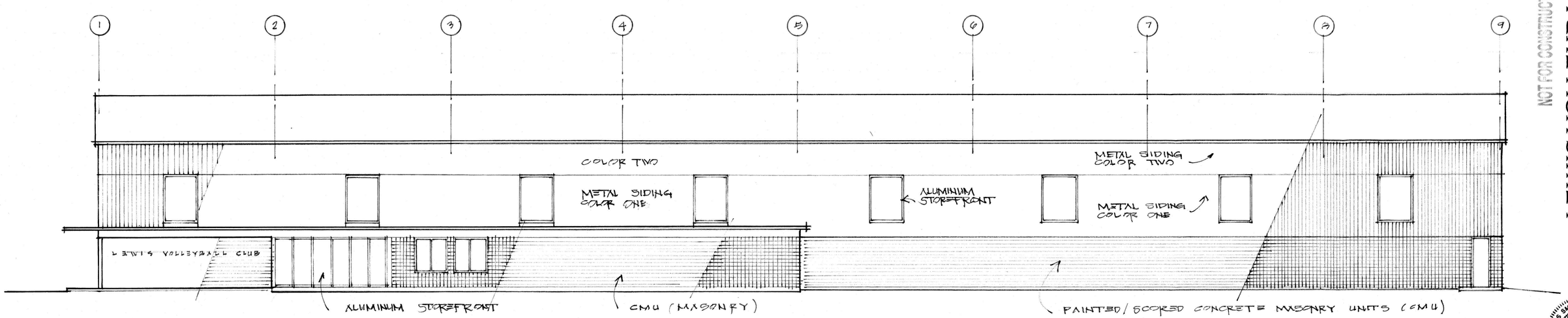


NORTH ELEVATION
SCALE: 0 8 16 24



WEST ELEVATION
SCALE: 0 8 16 24

NOT FOR CONSTRUCTION

LEWIS VOLLEYBALL CLUB

Rolesville, North Carolina

STEPHENS SMITH FARRELL
REGISTERED ARCHITECTS
NO. 7486
NORTH CAROLINA
BLACK MOUNTAIN, NC

DO NOT ALTER.

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