

McADAMS

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CLIENT

BUVERMO INVESTMENTS, INC
7315 WISCONSIN AVENUE
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BETHESDA, MARYLAND, 20814

PROJECT DIRECTORY

ARDEN SENIOR LIVING CENTER

BURLINGTON MILLS ROAD
ROLESVILLE, NORTH CAROLINA

SITE DEVELOPMENT PLAN

PROJECT NUMBER: SPEC23422

DATE: JANUARY 03, 2023

ZONING CONDITIONS

- DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT E CONCEPT PLAN. LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO, SETBACKS, GREENWAYS, STREETS, AND OPEN SPACE AREAS SHOWN ON THE CONCEPT PLAN ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL.
- ONLY THE FOLLOWING USES SHALL BE PERMITTED ON THE PROPERTY:
 - RESIDENTIAL CARE AND ASSOCIATED ACCESSORY USE.
- DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 164 RESIDENTIAL UNITS.

SHEET INDEX

C0.00	PROJECT NOTES
1 OF 1	ALTA/NSPS SURVEY (PREPARED BY PENONI ASSOCIATES)
1 OF 1	ALTA/NSPS SURVEY (PREPARED BY PENONI ASSOCIATES)
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN AREA "B"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
C4.01	UTILITY PLAN AREA "B"
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	WATER DETAILS
C8.05	SEWER DETAILS
C8.06	SEWER DETAILS
L1.0	OPEN SPACE PLAN DESIGNED BY OTHERS
L1.1	OVERALL PLANTING KEY PLAN
L1.2-1.4	ENLARGED PLANTING KEY PLAN AREAS
L1.5	PLANTING AND IRRIGATION NOTES & SPECIFICATIONS
L2.0	OVERALL AMENITY AREA HARDSCAPE PLAN
L2.1-L2.2	ENLARGED HARDSCAPE PLAN AREAS
L3.1-L3.3	LANDSCAPE DETAILS
L4.1	WET POND SCM PLANTING PLAN

SITE DATA

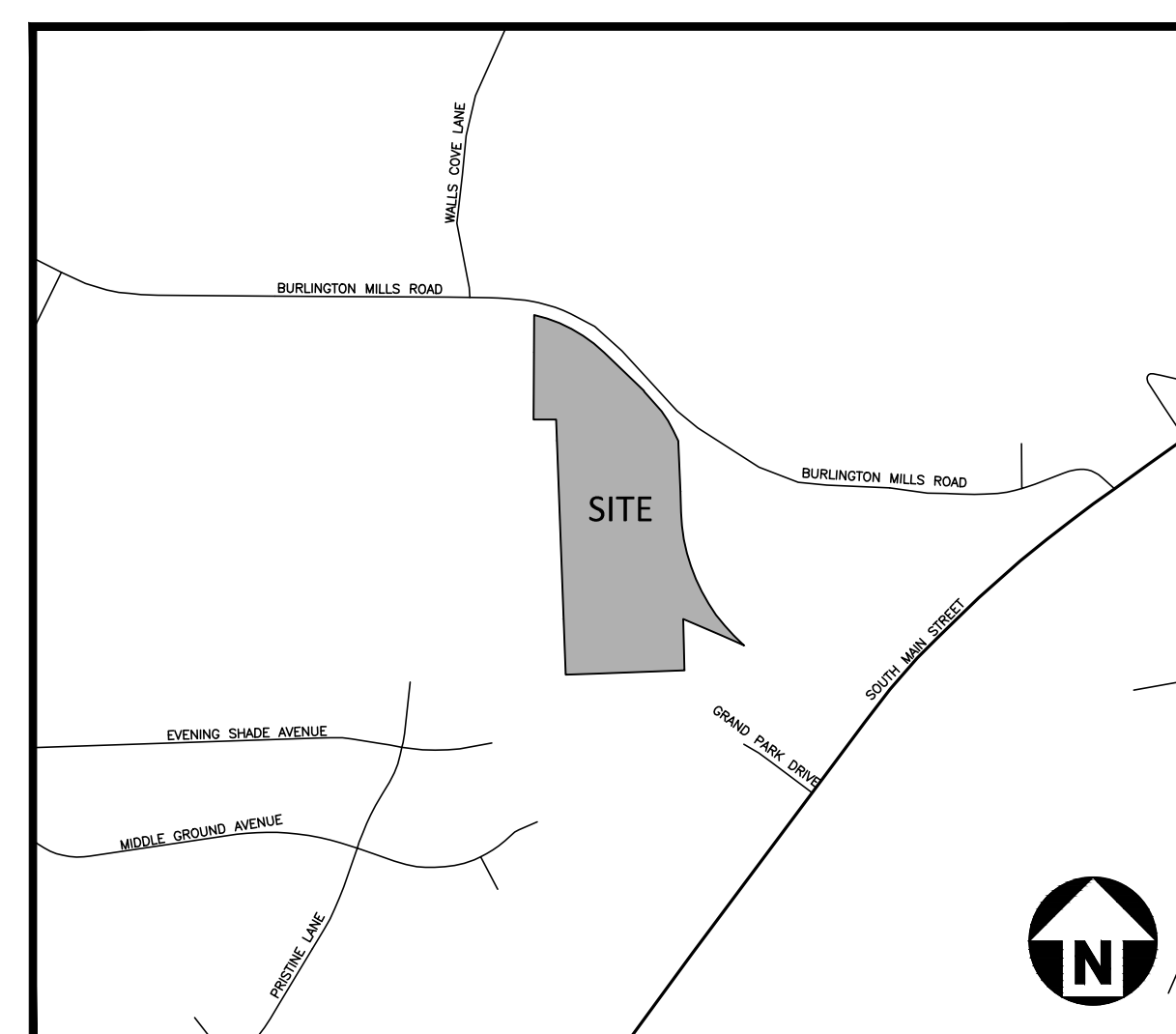
PIN	1758486155; 1758582090
CASE NUMBER	MA22-10
REAL ESTATE ID	074571; 0224145
PROPOSED SITE AREA	10.42 AC
EXISTING ZONING	GC-CZ
PROPOSED ZONING	RESIDENTIAL CARE (RH-CZ)
EXISTING NUMBER OF LOTS	2 (TOTAL)
PROPOSED NUMBER OF LOTS	1 (TOTAL)
WATERSHED OVERLAY	UPPER NEUSE
WATER SUPPLY WATERSHED	NEUSE - MILBURNIE LAKE(MILBURNIE CREEK)
RIVER BASIN	NEUSE
COMMUNITY PLAN DESIGNATION	RESIDENTIAL CARE
EXISTING USE	VACANT
PROPOSED USE	164 RESIDENTIAL UNITS • 136 - APARTMENT UNITS • 14 - MULTIFAMILY DUPLEXES (28 UNITS)
MAXIMUM UNITS ALLOWED	164 RESIDENTIAL UNITS
DENSITY	MAXIMUM 15.72 DU/AC PROPOSED 15.72 DU/AC (164 UNITS / 10.43 AC)
BUILDING HEIGHT	MAXIMUM 60' PROPOSED 1 STORY & 4 STORY WITH BASEMENT
PARKING	REQUIRED 328 BEDSx 0.25/BED = 82 SPACES PROPOSED 151 ON-STREET SPACES 42 GARAGE SPACES 193 TOTAL SPACES
ACCESSIBLE PARKING	REQUIRED 193 SPACES x XXX% = 10 SPACES (2 VAN) PROPOSED 16 SPACES (16 VAN)
IMPERVIOUS AREA	EXISTING TOTAL IMPERVIOUS = 0.00 AC PROPOSED TOTAL IMPERVIOUS = 5.45 AC

SITE AND OPEN SPACE AREAS

TOTAL SITE AREA	10.42 AC
RESIDENTIAL	10.42 AC
RH-CZ(RESIDENTIAL CARE)	164
TOTAL UNITS	164
OVERALL DENSITY	15.72 DU/AC
	15% OF TOTAL SITE AREA REQUIRED
OPEN SPACE	1.56 AC REQUIRED 4.31 AC PROVIDED

PARCEL OWNER LIST

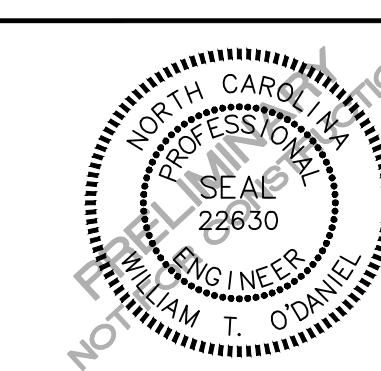
PIN	OWNER	AREA
1758-48-6155	BROTHERS FORTY SIX LLC	9.99 AC.
1758-58-2090	WALLBROOK LANDO LLC	0.43 AC.



VICINITY MAP

N.T.S.

I:\Projects\SPEC\SPEC 2023\SPEC23422 Arden Senior Living Center\04-Production\Engineering\Site Plan\Construction Drawings\Current Drawings\Site Plan\SPEC23422-Site-C31.dwg, 1/17/2024 10:12:45 AM, Brandon Bellitt



REVISIONS

NO. DATE

PRELIMINARY PLAT
PLAN FOR:

ARDEN SENIOR LIVING CENTER
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: SPEC-23422

GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT DETAILS.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

NOTES:

- ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTAINED BY THE TOWN OF ROLESVILLE.
- ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
- GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
- SANITARY SEWER EASEMENTS WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.

STORM DRAINAGE NOTES

- ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.

GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

RETAINING WALL NOTES

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCR OACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- ALL RETAINING WALLS OVER 30' HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 18" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



McADAMS

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CLIENT

BUVERMO INVESTMENTS, INC
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BETHESDA, MARYLAND, 20814

ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	SPEC-23422
FILENAME	SPEC23422-Site-N1
CHECKED BY	WTO
DRAWN BY	BB
SCALE	---
DATE	01. 03. 2024

SHEET

PROJECT NOTES

C0.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 22-13599CH
 ADDITIONAL REFERENCE: 1028-5031
 COMMITMENT DATE: AUGUST 8, 2022 AT 05:00 PM
 SCHEDULE B - SECTION II
 EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **(NOT A SURVEY RELATED MATTER)**
- TAXES OR ASSESSMENTS FOR THE YEAR 2023, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. **(NOT A SURVEY RELATED MATTER)**
- ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **(AS SHOWN ON SURVEY)**
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1961, PAGE 97; AND BOOK OF MAPS 2008, PAGE 1281.
(PUBLIC RIGHT-OF-WAY FOR BURLINGTON MILLS ROAD HAS BEEN UPDATED BY DEPARTMENT OF TRANSPORTATION TAKE RECORDED IN DEED BOOK 18598 PAGE 229. SEE EXCEPTION 7)
- ELECTRIC LINE RIGHT-OF-WAY EASEMENT WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3869, PAGE 23. **(DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)**
- DEED OF EASEMENT FOR SIGHT DISTANCE TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 14283, PAGE 2030. **(AS SHOWN ON SURVEY)**
- DEED FOR HIGHWAY RIGHT OF WAY TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 18598, PAGE 229. **(AS SHOWN ON SURVEY)**

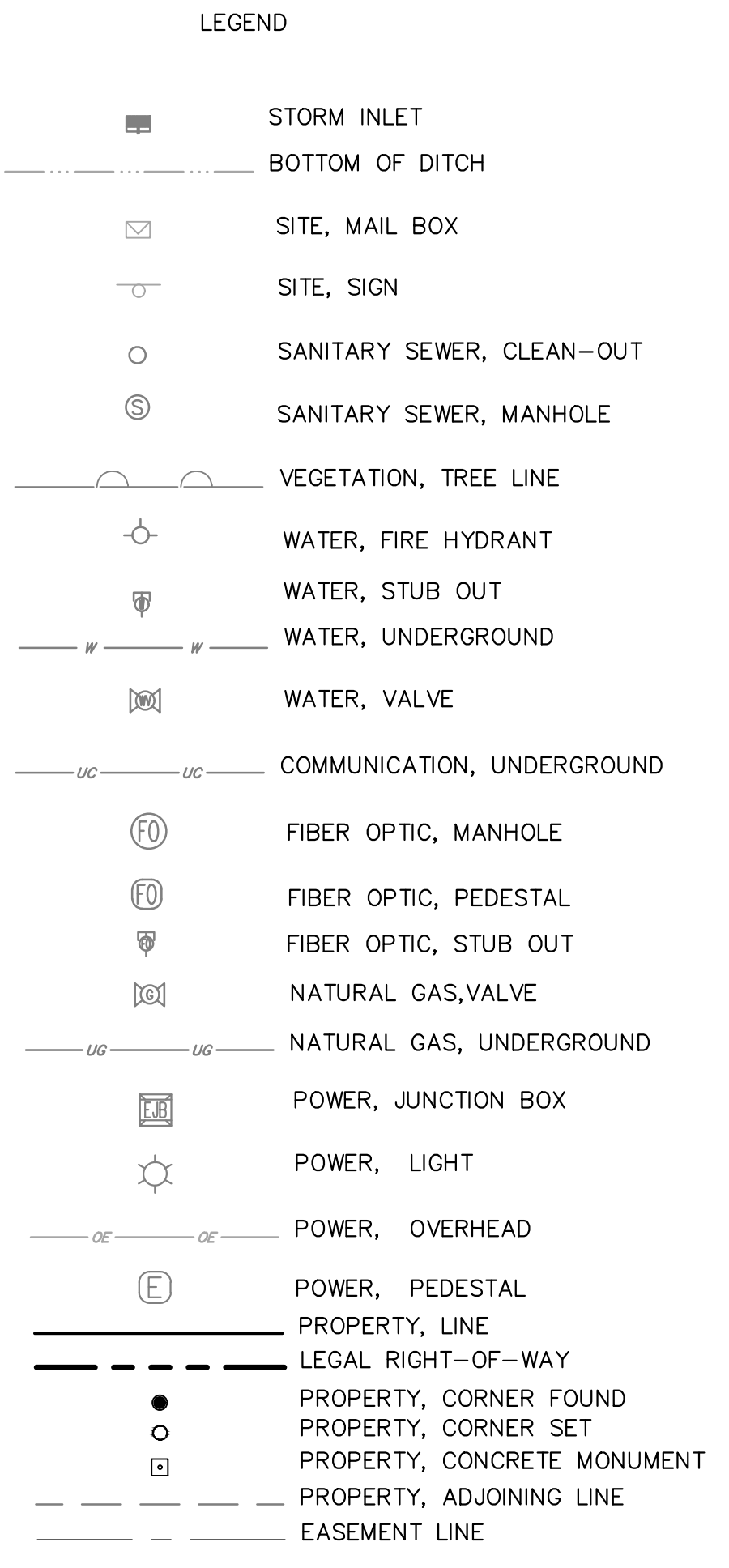
FLOOD ZONE DESIGNATION
 SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AREA ON MINIMAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP NO. 3720175800K, DATED 7/19/2022, IN WAKE COUNTY, NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

LEGAL DESCRIPTION
 FOR
 PROPERTY OF BROTHERS FORTY SIX, LLC
 PIN: 1758486155

LYING AND BEING SITUATE IN WAKE COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

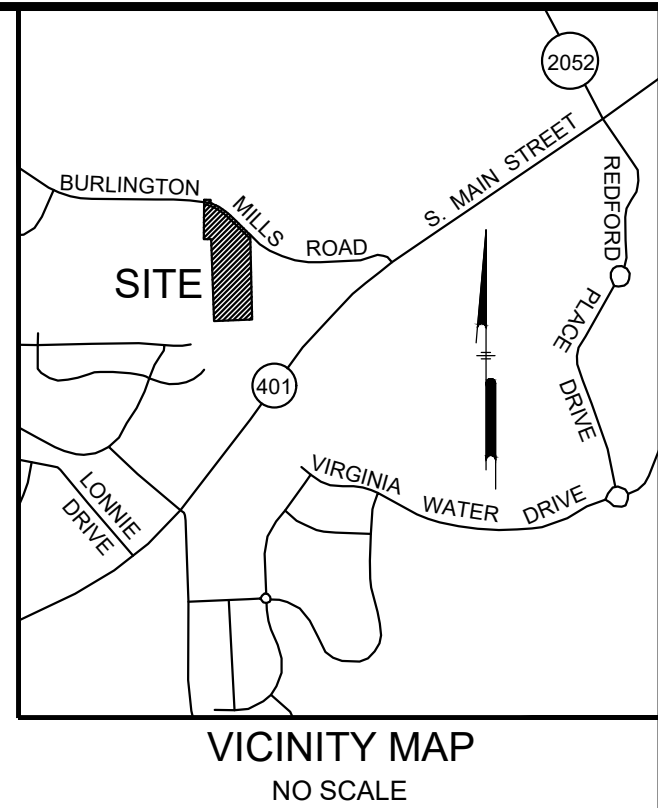
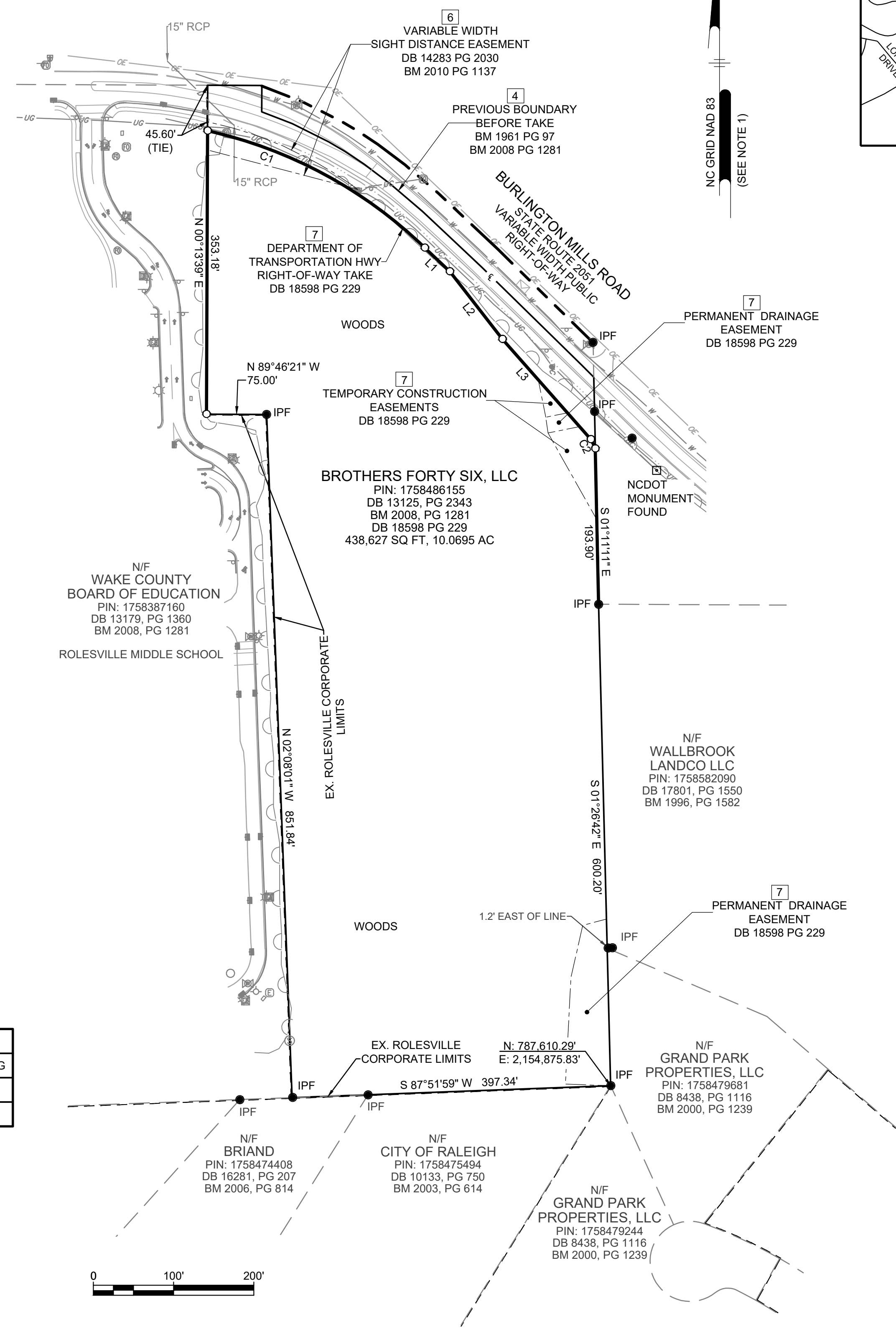
BEING ALL OF TRACT 2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR WAKE COUNTY BOARD OF EDUCATION" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK OF MAPS 2008, PAGE 1281 IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA.

- NOTES:**
- COORDINATES PROVIDED, REFERENCE NORTH CAROLINA STATE PLANE NAD83 (NSRS 2011) DATUM, REFERENCED FROM NC VRS NETWORK
 - BOUNDARY INFORMATION NOTED HEREON AND VERIFIED BY A FIELD SURVEY IS WITHIN ALTA/NSPS DEFINED TOLERANCE FOR RELATIVE POSITIONAL PRECISION.
 - THERE WAS NO OBSERVED EVIDENCE OF CURRENT BUILDING ADDITIONS, EARTH MOVING WORK, CONSTRUCTION, SOLID WASTE DUMP, SANITARY LANDFILL OR SUMP ON SITE.
 - THE SURVEY AND INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE.
 - EXCEPT AS SHOWN, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
 - EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR RIGHTS OF WAY ACROSS THE PREMISES.
 - THE PREMISES HAS DIRECT ACCESS TO BURLINGTON MILLS ROAD, A DEDICATED PUBLIC ROAD.
 - THE PARCEL IS CONTIGUOUS WITHOUT ANY GAPS OR GORES.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
 - NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THIS SURVEY.
 - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - TABLE A ITEM 6(a): NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR. PROPERTY IS ZONED RO BY WAKE COUNTY GIS.
 - TABLE A ITEM 11(b): UNDERGROUND UTILITIES LOCATED BY NORTH CAROLINA 811 TICKET NUMBER A222524072 DATED 9/09/2022.
 - WETLANDS OR HAZARDOUS MATERIALS WERE NEITHER OBSERVED OR INVESTIGATED DURING THE PERFORMANCE OF THIS SURVEY.



LINE #	BEARING	DISTANCE
L1	S 46°37'46" E	42.97'
L2	S 37°52'58" E	106.82'
L3	S 41°24'08" E	166.49'

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	567.00'	031°27'47"	311.36'	159.71	307.46'	S 61°41'13" E
C2	503.00'	001°27'41"	12.83'	6.42	12.83'	S 25°56'33" E



I FURTHER CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

TO: TBD, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND FC ROLESVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11(b), 13, 16 AND 17 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2022.

BRUCE J. FREDERICK, L-4246 DATE

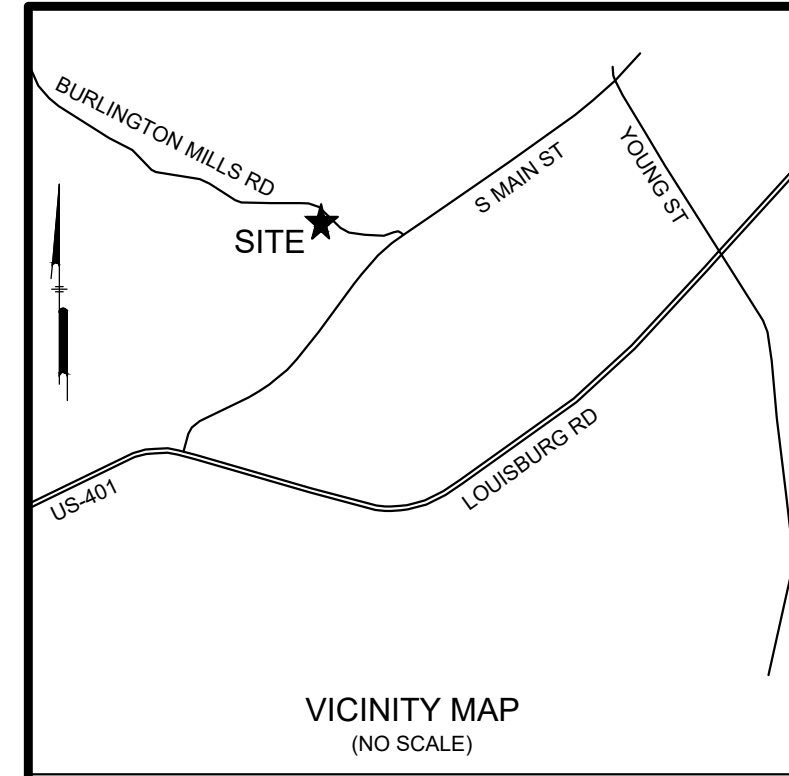
PRELIMINARY

ALTA/NSPS SURVEY
 FOR
 4724 BURLINGTON MILLS ROAD
 WAKE COUNTY, NC
 PIN: 1758486155

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	BUVER22001
DATE	2022-10-04
DRAWING SCALE	1"=100'
DRAWN BY	DCF
APPROVED BY	BJF



LINE	BEARING	DIST
L1	S42°43'23"W	2.52'
L2	N56°43'03"W	33.39'

CURVE	LENGTH	RADIUS	CHORD
C1	504.59'	610.00'	S25°06'27"E 490.33'

- LEGEND**
- IPF IRON PIPE FOUND
 - RS #5 REBAR SET
 - CP COMPUTED POINT
 - RCP REINFORCED CONCRETE PIPE
 - EXISTING RIGHT-OF-WAY
 - PROPERTY LINE SURVEYED
 - PERMANENT DRAINAGE EASEMENT
 - TEMP CONSTRUCTION EASEMENT

BROTHERS FORTY SIX LLC
 PIN: 1758-48-6155
 DB 13125 PAGE 2343
 BM 2006 PAGE 1281

GRAND PARK PROPERTIES LLC
 PIN: 1758-47-9681
 DB 8438 PAGE 1116
 BM 2000 PAGE 1239

WALLBROOK LANDCO LLC
 PIN: 1758-58-2090
 DB 17801 PAGE 1550
 BM 1996 PAGE 1582

WALLBROOK LANDCO LLC
 PIN: 1758-58-2090
 DB 17801 PAGE 1550
 BM 1996 PAGE 1582

IPF AT SOUTHERN
 R/W OF EXISTING
 BURLINGTON MILL
 ROAD (BM 2000
 PAGE 1239)

EXISTING PERMANENT
 DRAINAGE EASEMENT
 (DB 18992 PG 420)

EXISTING TEMPORARY
 CONSTRUCTION EASEMENT
 (DEED BOOK 18992 PAGE 420)

POINT OF BEGINNING (AS SURVEYED)
 NC GRID COORDINATE
 NAD 83(2011) 2010.00 EPOCH
 N=787,636.43
 E=2,155,070.37
 SP=0.99993910
 CP=0.99992566

BURLINGTON MILLS ROAD
 (UNDER CONSTRUCTION)
 VARIABLE WIDTH RIGHT-OF-WAY
 DEED BOOK 18992 PAGE 420
 NCDOT PROJECT U-6241

PROPERTY DESCRIPTION (RECORD)

PARCEL 2 (PIN #1758-58-2090)
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 589°45'02" E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING 589°45'02" E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITY, TRACTS 2-2 & 2-3, TWITY FROM", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 537°53'38" E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING 537°53'38" E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING 537°53'38" E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06" I, AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING 541°12'09" I W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2 I I, BY CAWTHORNE, MOSS & PANCIERA, F.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09" I W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58" W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF; SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE, BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18" W 426.68' TO THE POINT OF BEGINNING.
 THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITY, TRACTS 2-2 & 2-3, TWITY FROM", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.
 CONTAINING 11.168 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (AS SURVEYED)

BEING A PORTION OF THE PROPERTY OWNED BY THE WALLBROOK LANDCO LLC AS DESCRIBED IN DEED BOOK 17801 PAGE 1550 AND DEPICTED IN BOOK OF MAPS 1996 PAGE 1582 IN THE WAKE COUNTY REGISTRY, SAID PROPERTY IS SITUATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN IRON PIPE FOUND ALONG THE WESTERN RIGHT-OF-WAY OF THE RE-ALIGNED BURLINGTON MILL ROAD AS SHOWN ON NCDOT PLANS (TIP# U-6241), SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA GRID COORDINATES (NAD 83(2011) 2010.00 EPOCH) OF NORTH=787,636.43 FEET AND EAST=2,155,070.37 FEET; THENCE LEAVING THE WESTERN RIGHT-OF-WAY OF THE RE-ALIGNED BURLINGTON MILL ROAD NORTH 66°49'15" WEST, A DISTANCE OF 216.41 FEET TO A #5 REBAR SET; THENCE NORTH 1°27'18" WEST, A DISTANCE OF 358.94 FEET TO A RAILROAD SPIKE SET IN A ROOT OF A TREE IN THE WESTERN RIGHT-OF-WAY OF THE RE-ALIGNED BURLINGTON MILL ROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CIRCULAR CURVE TO THE LEFT A DISTANCE OF 504.59 FEET, HAVING A RADIUS OF 610.00 AND A CHORD OF SOUTH 28°06'27" EAST, A DISTANCE OF 490.33 FEET TO THE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 0.421 ACRES (18,343.1 FT²).

SCHEDULE B - SECTION II - EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 23-06595CH
 COMMITMENT EFFECTIVE DATE: MAY 29, 2023 AT 5:00 PM

- 1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY ITEM.
- 2 TAXES OR ASSESSMENTS FOR THE YEAR 2023, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. NOT A SURVEY ITEM.
- 3 ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE THAT AFFECTS THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AS SHOWN ON PLAT, IF ANY.
- 4 ANY DISCREPANCY IN THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. NOT A SURVEY ITEM.
- 5 ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, PAGE 1582; AND BOOK OF MAPS N/A, PAGE N/A, (EXCEPTION TO BE COMPLETED UPON SATISFACTION OF SCHEDULE B, PART I, ITEM 14.) PARCEL SIZE HAS CHANGED DUE TO NCDOT PLANS TIP# U-6241. SHOWN ON PLAT.
- 6 ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868, PAGE 917. BLANKET EASEMENT. UNABLE TO PLOT OR DETERMINE IF IT AFFECTS SUBJECT PARCEL.
- 7 DEED FOR HIGHWAY RIGHT OF WAY TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 18992, PAGE 416. AS SHOWN ON PLAT.
- 8 SPECIAL USE PERMIT RECORDED IN BOOK 18451, PAGE 470. NOT A SURVEY ITEM.

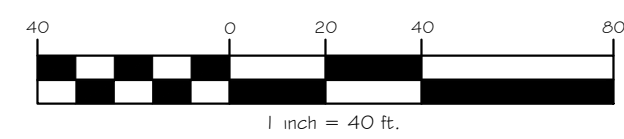
I, KEVIN C. PIVER, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY DASHED LINES) AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THE PLAT; THAT THE POSITIONAL ACCURACY IS 0.05'; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES
 L-3918 AUGUST XX, 2023
 REGISTRATION NO. DATE

TO FC ROLESVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BUVERMO INVESTMENTS, INC., AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11(A), 13, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2023.

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES
 L-3918 AUGUST XX, 2023
 REGISTRATION NO. DATE



- GENERAL NOTES:**
1. ALL DISTANCES ARE US SURVEY FEET HORIZONTAL GROUND DISTANCES.
 2. ALL AREAS ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
 3. THE SUBJECT PARCEL IS NOT LOCATED IN THE 1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3720175800K; HAVING A REVISION DATE OF JULY 19, 2022.
 4. THE SURVEY WAS TIED TO THE NC GEODETIC COORDINATE SYSTEM USING GNSS AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS TITLE SURVEY:
 CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.05'
 TYPE OF GPS FIELD PROCEDURE: NC REAL TIME KINEMATIC NETWORK
 DATE OF SURVEY: AUGUST 7, 2023
 DATUM/EPOCH: NAD 83(2011) EPOCH 2010.00
 GEOID MODEL: GEOID 12B
 COMBINED GRID FACTOR: 0.99992566
 UNITS: US SURVEY FEET

- REFERENCES:**
- DB 17801 PAGE 1543
 - DB 17801 PAGE 1550
 - BM 1996 PAGE 1582
 - BM 2000 PAGE 1239
 - BM 2008 PAGE 1281
 - NCDOT U-6241 ROADWAY PLANS BY STANTEC CONSULTING
 - TITLE COMMITMENT # 23-06595CH BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 29, 2023

Pennon
 Firm License F-1287
PENNONI ASSOCIATES INC.
 5430 Wade Park Boulevard, Suite 106
 Raleigh, NC 27607
 T 919.929.1173 F 919.493.6548

ALTA / NSPS SURVEY OF
A PORTION OF LOT 2-3, BM 1996 PAGE 1582
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NC
 FOR
BUVERMO INVESTMENTS, INC.
 CURRENT OWNER
 WALLBROOK LANDCO LLC
 DEED BOOK 17801 PAGE 1550

NO.	REVISIONS	DATE	BY

PROJECT	BUVER23001
DATE	2023-08-07
DRAWING SCALE	1" = 40'
DRAWN BY	MGR
APPROVED BY	KCF

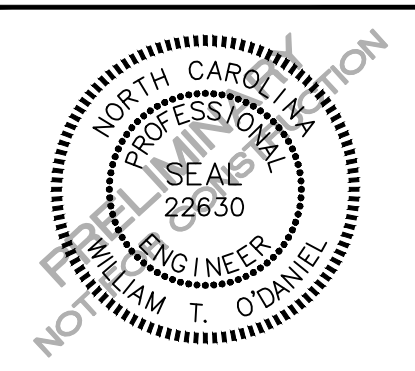


McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
BUVERMO INVESTMENTS, INC
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND, 20814

ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION
PROJECT NO. SPEC-23422
FILENAME SPEC23422-SITE-S1
CHECKED BY WTO
DRAWN BY JMS
SCALE 1"=30'
DATE 01.03.2024

SHEET
SITE PLAN AREA "A"

C2.01

SEE SHEET C2.02

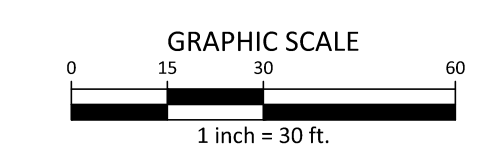
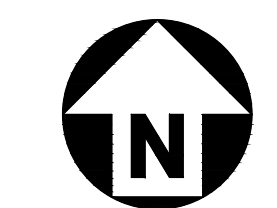
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

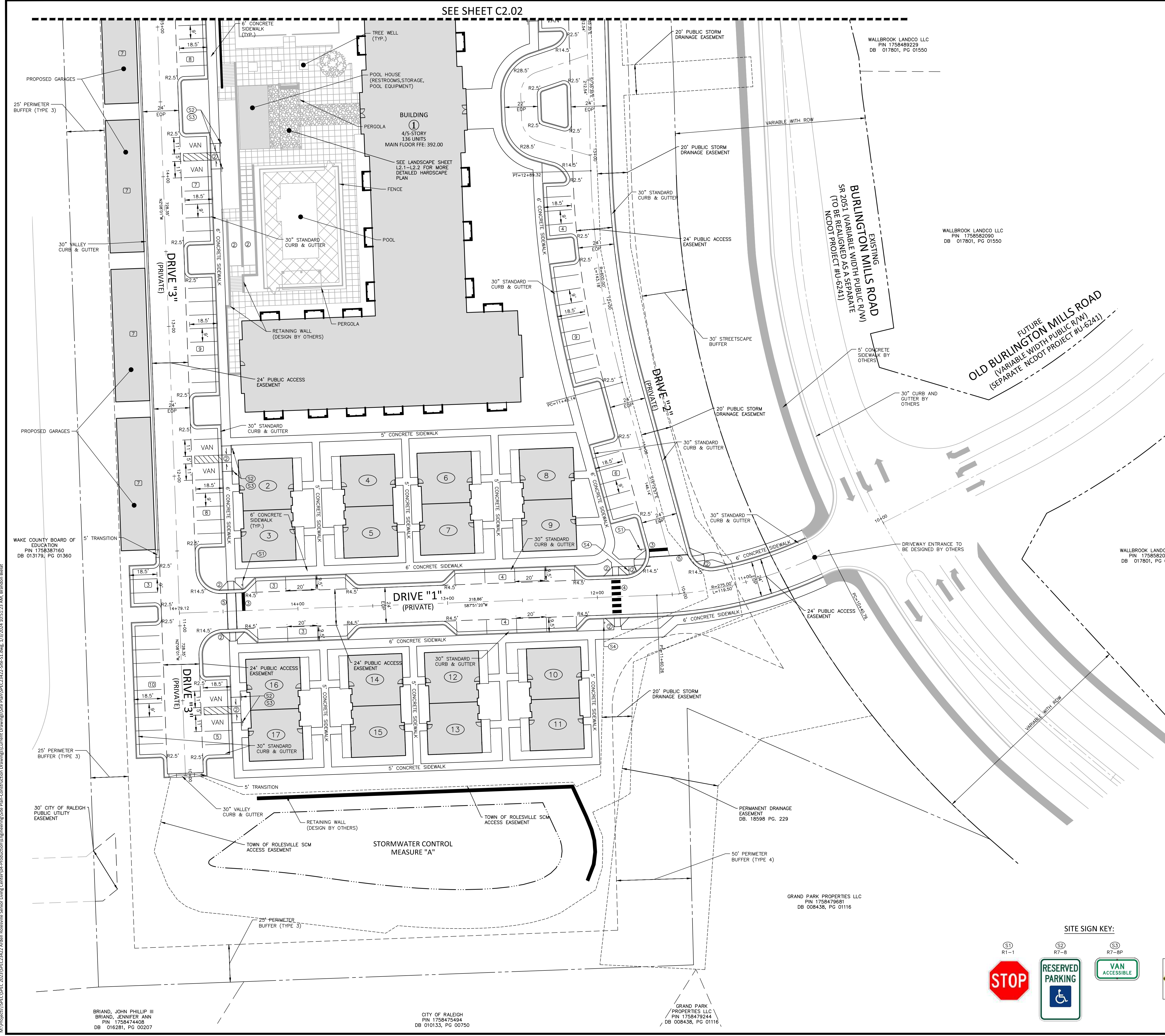
KEY LEGEND

- ② ACCESSIBLE RAMP
- ③ 24" WHITE STOP BAR
- ④ 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
- ⑤ 8" WHITE CROSSWALK LINE

SITE SIGN KEY:



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



M:\Projects\SPEC\SPEC-2023\SPEC23422-Arden Senior Living\Site Plan\Construction Drawings\Current Drawings\Site Plan\Production\Engineering\Drawings\Site-S1.dwg, 1/27/2024 10:51:23 AM, Brandon Bitt

WAKE COUNTY BOARD OF EDUCATION
PIN 1758397160
DB 013179, PG 01360

30' CITY OF RALEIGH
PUBLIC UTILITY
EASEMENT

BRIAND, JOHN PHILLIP III
BRIAND, JENNIFER ANN
PIN 1758474408
DB 016281, PG 00207

CITY OF RALEIGH
PIN 1758475494
DB 010133, PG 00750

GRAND PARK PROPERTIES LLC
PIN 1758479244
DB 008436, PG 01116

GRAND PARK PROPERTIES LLC
PIN 1758479681
DB 008438, PG 01116

PERMANENT DRAINAGE
EASEMENT
DB: 18598 PG. 229

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

EXISTING
BURLINGTON MILLS ROAD
SR 2051 (VARIABLE WIDTH PUBLIC R/W)
(TO BE REALIGNED AS A SEPARATE
NCDOT PROJECT #U-6241)

FUTURE
OLD BURLINGTON MILLS ROAD
(VARIABLE WIDTH PUBLIC R/W)
(SEPARATE NCDOT PROJECT #U-6241)

WALLBROOK LANDCO LLC
PIN 1758489229
DB 017801, PG 01550

6" CONCRETE
SIDEWALK
(TYP.)

BUILDING
①
4 1/2-STORY
136 UNITS
MAIN FLOOR FFE: 392.00

30" STANDARD
CURB & GUTTER

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

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McADAMS

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fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

BUVERMO INVESTMENTS, INC
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND, 20814

**ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN**
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC-23422
FILENAME SPEC23422-SITE-S1
CHECKED BY WTO
DRAWN BY JMS
SCALE 1"=30'
DATE 01.03.2024

SHEET

SITE PLAN AREA "B"

C2.02

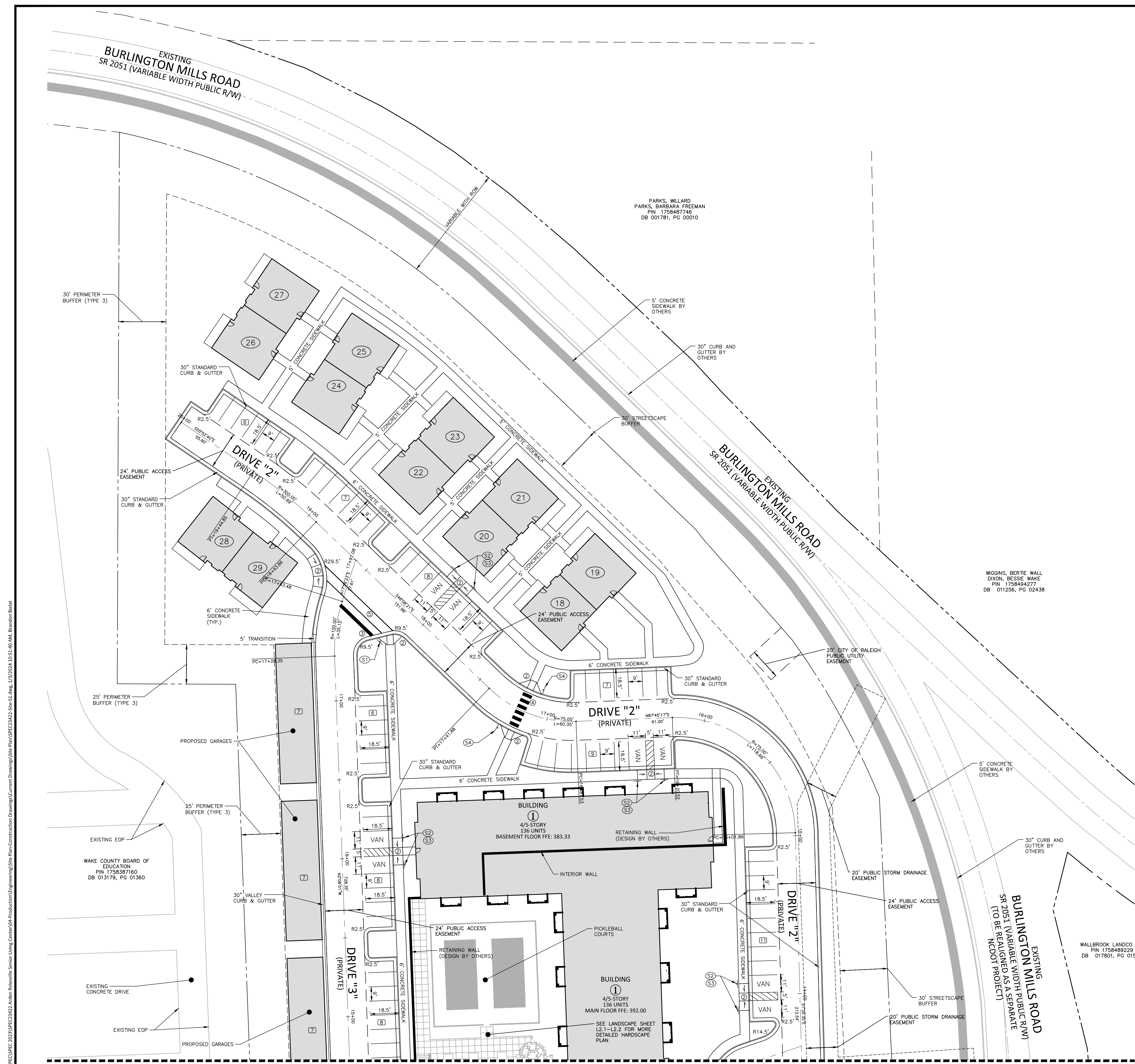
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

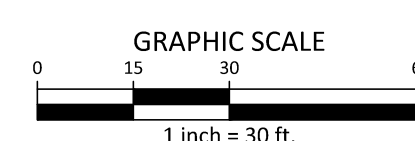
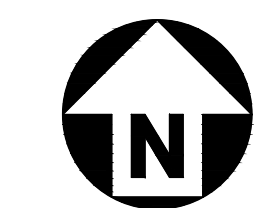
KEY LEGEND

- ACCESSIBLE RAMP
- 24" WHITE STOP BAR
- 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
- 8" WHITE CROSSWALK LINE

SITE SIGN KEY:



SEE SHEET C2.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC-2023\SPEC23422 Arden Rolesville Senior Living Center\04-Production\Engineering\Site Plan\Construction Drawings\Current Drawings\Site Plan\SPEC23422-Site-S1.dwg, 1/27/2024 10:51:40 AM, Brandon Bihitt

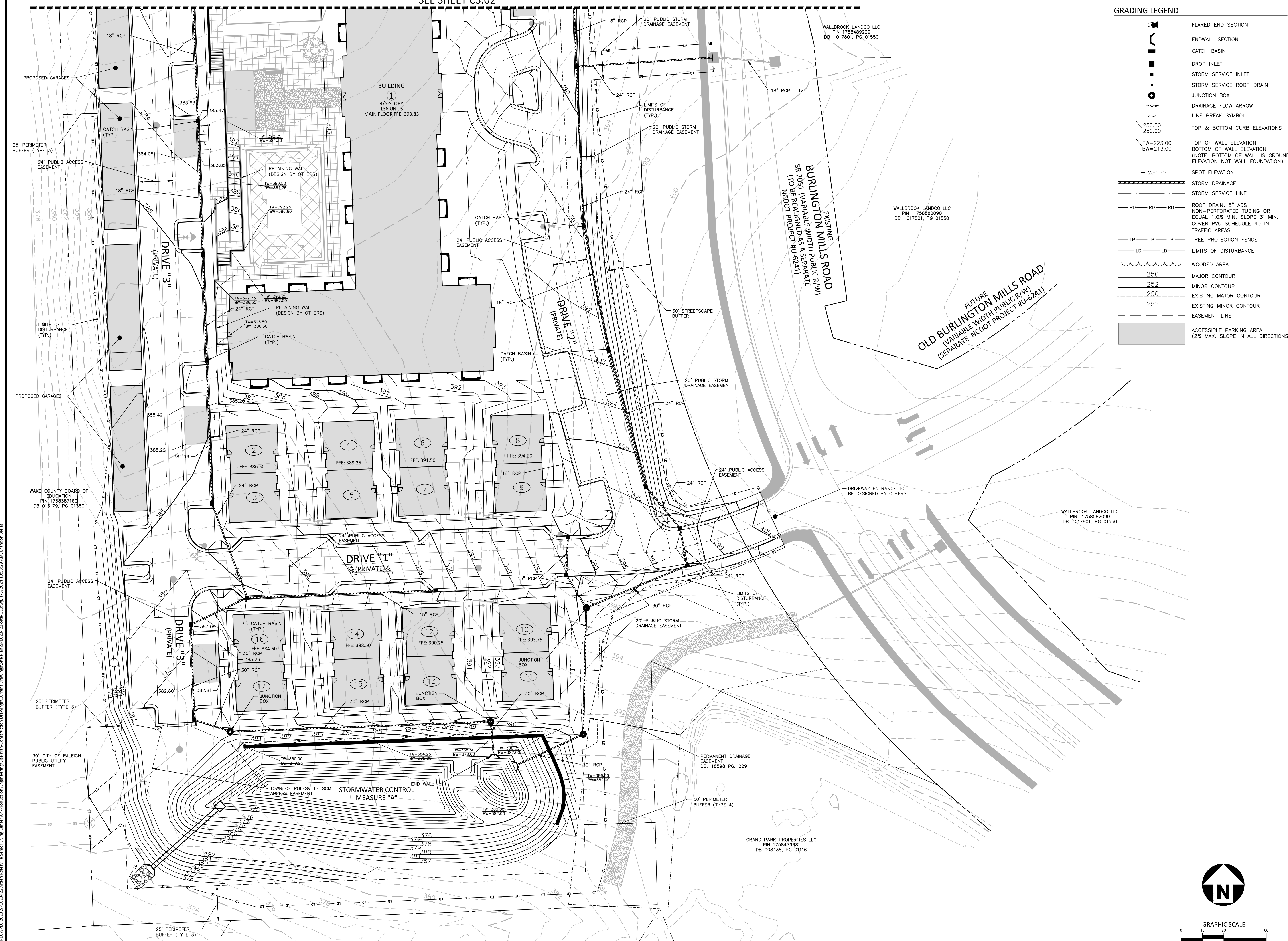
WAKE COUNTY BOARD OF EDUCATION
PIN 1758587160
DB 013179, PG 01360

PARKS, WILLARD
PARKS, BARBARA FREEMAN
PIN 1758487746
DB 001761, PG 00010

WIGGINS, BERTIE WALL
DIXON, BESSIE WAKE
PIN 1758494277
DB 011256, PG 02438

WALLBROOK LANDCO LLC
PIN 1758489229
DB 017801, PG 01550

SEE SHEET C3.02



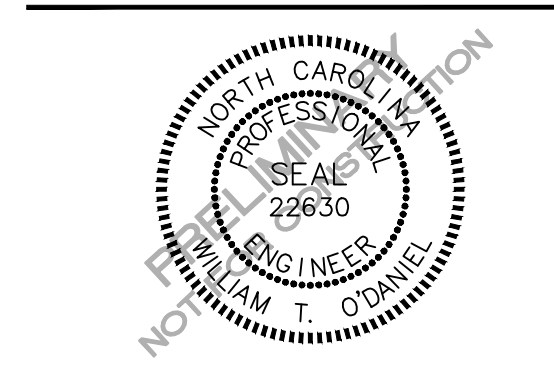
GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
- NON-PERFORATED TUBING OR EQUAL, 1.0% MIN. SLOPE 3" MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

McADAMS
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CLIENT
BUVERMO INVESTMENTS, INC
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND, 20814

ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN
ROLESVILLE, NORTH CAROLINA



REVISIONS

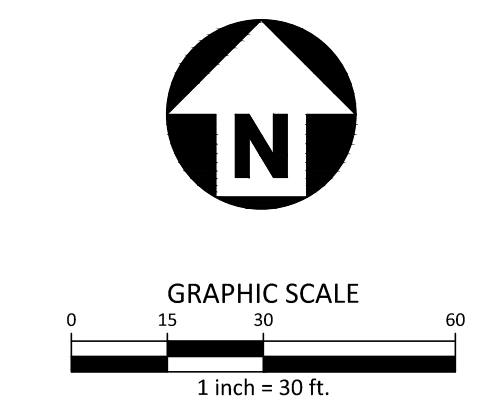
NO.	DATE

PLAN INFORMATION

PROJECT NO. SPEC-23422
 FILENAME SPEC23422-SITE-G1
 CHECKED BY WTO
 DRAWN BY JMS
 SCALE 1"=30'
 DATE 01.03.2024

GRADING AND STORM DRAINAGE PLAN - AREA "A"

C3.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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BRIAND, JOHN PHILLIP III
BRIAND, JENNIFER ANN
PIN 1758474468
DB 016281, PG 00207

CITY OF RALEIGH
PIN 1758475494
DB 010133, PG 00750

GRAND PARK PROPERTIES LLC
PIN 1758479244
DB 008438, PG 01116

GRAND PARK PROPERTIES LLC
PIN 1758479681
DB 008438, PG 01116

PERMANENT DRAINAGE EASEMENT
DB 18598 PG. 229

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

WALLBROOK LANDCO LLC
PIN 1758489229
DB 017801, PG 01550



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**ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN**
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC-23422
FILENAME SPEC23422-SITE-G1
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DRAWN BY JMS
SCALE 1"=30'
DATE 01.03.2024

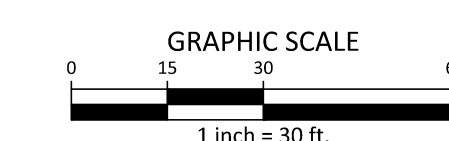
SHEET

**GRADING AND STORM
DRAINAGE PLAN - AREA "B"**

C3.02

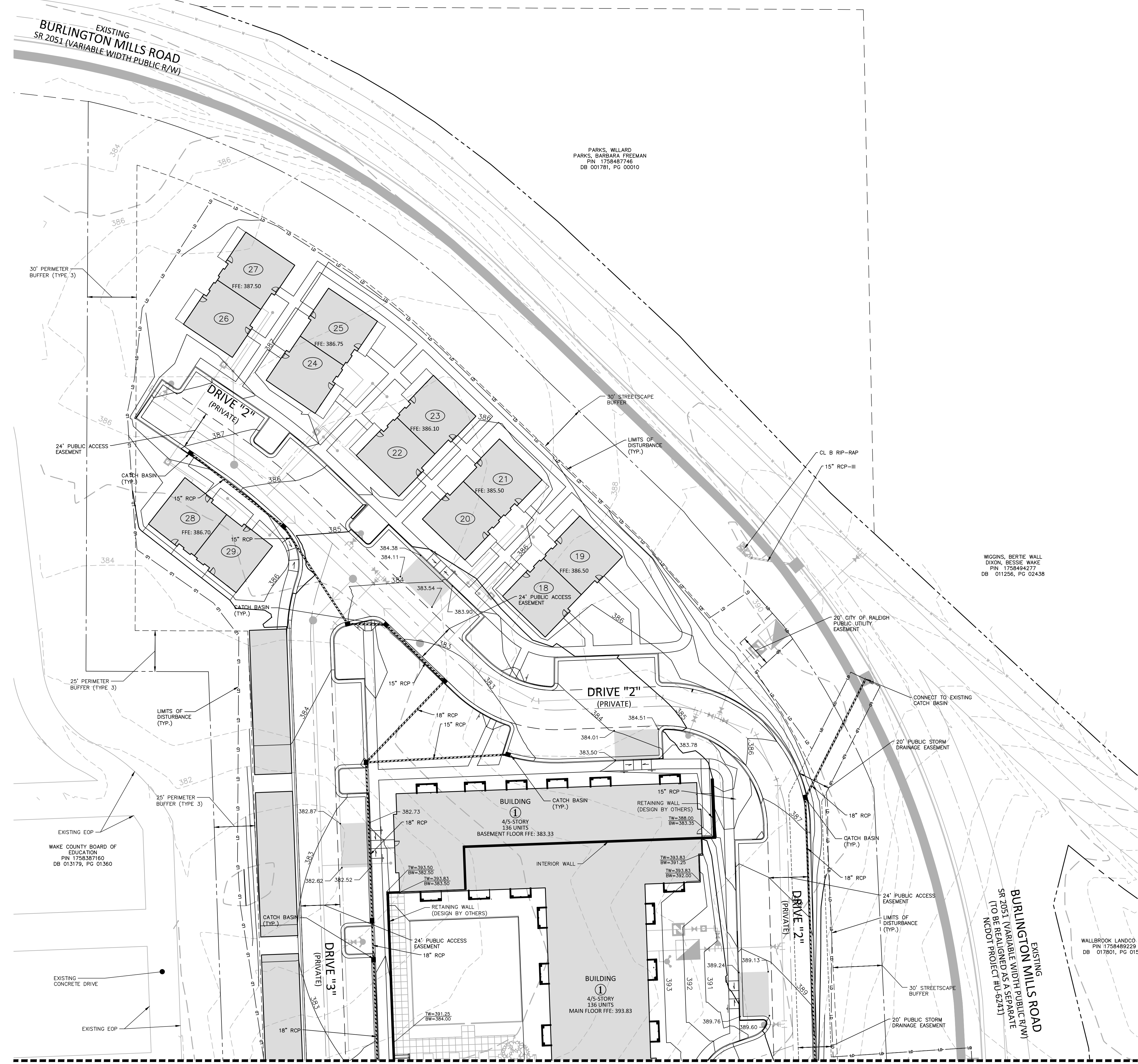
GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 6" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SEE SHEET C3.01



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BETHESDA, MARYLAND, 20814

**ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN**
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

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 DRAWN BY JMS
 SCALE 1"=60'
 DATE 01.03.2024

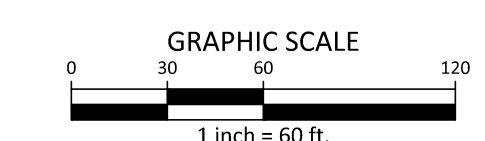
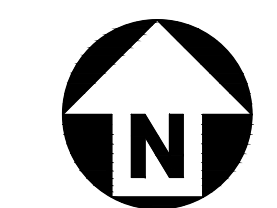
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OVERALL UTILITY PLAN

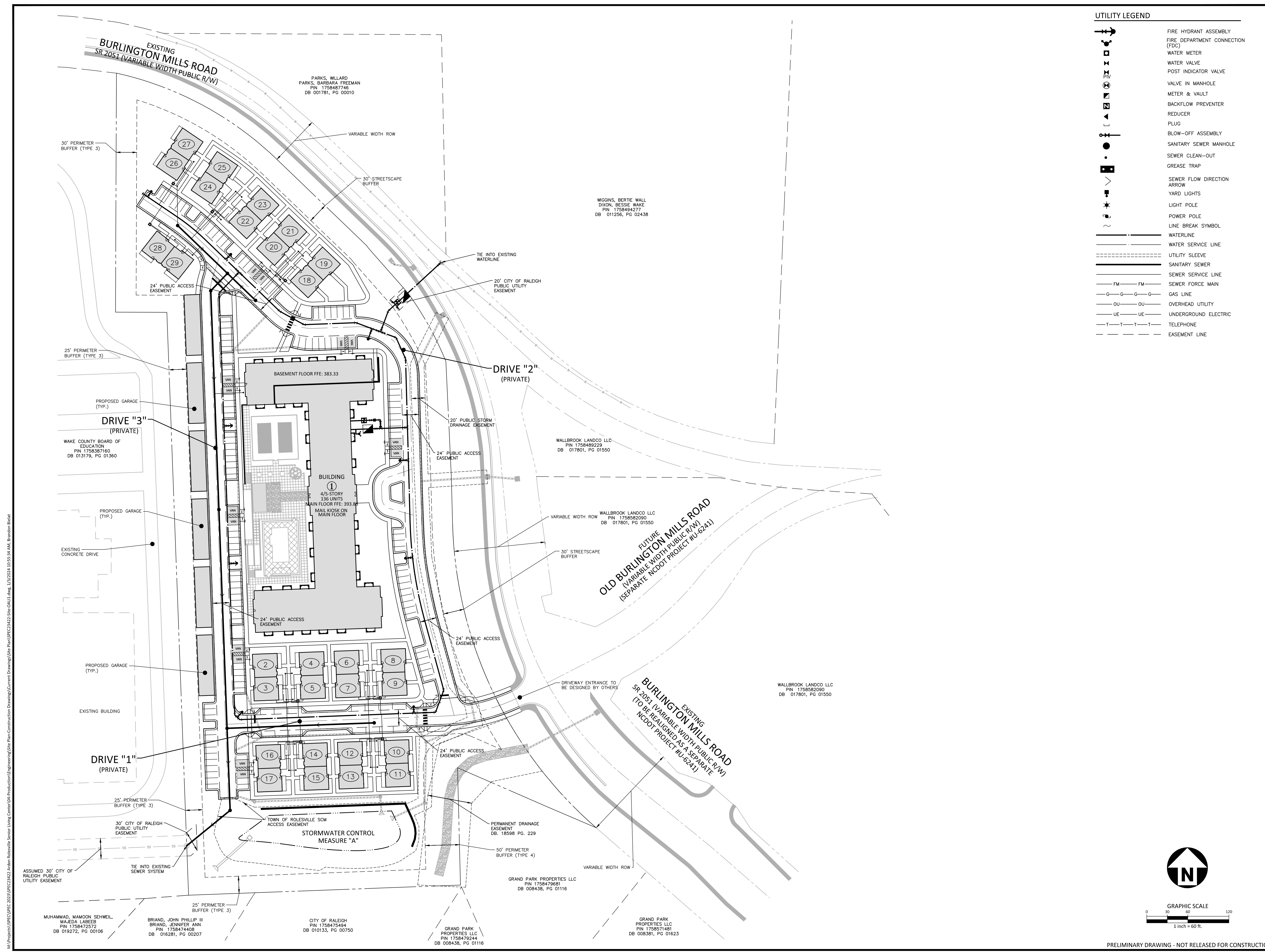
C4.00

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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MUHAMMAD, MAMOON SEHWEL
 MAJEDA LABEER
 PIN 1758472572
 DB 019272, PG 00106

BRIAND, JOHN PHILLIP III
 BRIAND, JENNIFER ANN
 PIN 1758474408
 DB 016281, PG 00207

CITY OF RALEIGH
 PIN 1758475494
 DB 010133, PG 00750

GRAND PARK PROPERTIES LLC
 PIN 1758479244
 DB 008438, PG 01116

GRAND PARK PROPERTIES LLC
 PIN 1758571481
 DB 008361, PG 01623

GRAND PARK PROPERTIES LLC
 PIN 1758479681
 DB 008438, PG 01116

PERMANENT DRAINAGE EASEMENT
 DB: 18598 PG. 229

WALLBROOK LANDCO LLC
 PIN 1758582090
 DB 017801, PG 01550

WALLBROOK LANDCO LLC
 PIN 1758582090
 DB 017801, PG 01550

WALLBROOK LANDCO LLC
 PIN 1758489229
 DB 017801, PG 01550

WIGGINS, BERTIE WALL
 DIXON, BESSIE WAKE
 PIN 1758484277
 DB 011256, PG 02438

PARKS, MILLARD
 PARKS, BARBARA FREEMAN
 PIN 1758487746
 DB 001781, PG 00010



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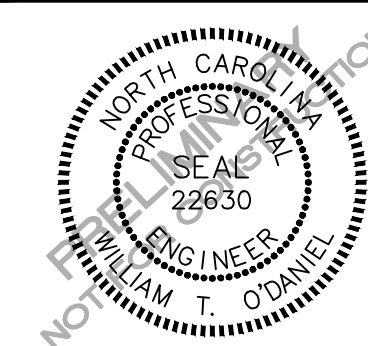
The John R. McAdams Company, Inc.
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fax 919.361.2269
license number: C-0293, C-187

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ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC-23422
FILENAME SPEC23422-SITE-U1
CHECKED BY WTO
DRAWN BY JMS
SCALE 1"=30'
DATE 01.03.2024

SHEET

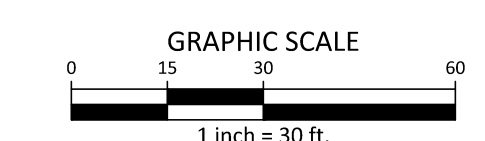
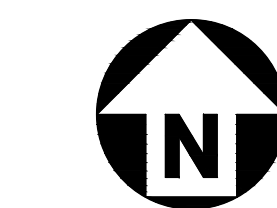
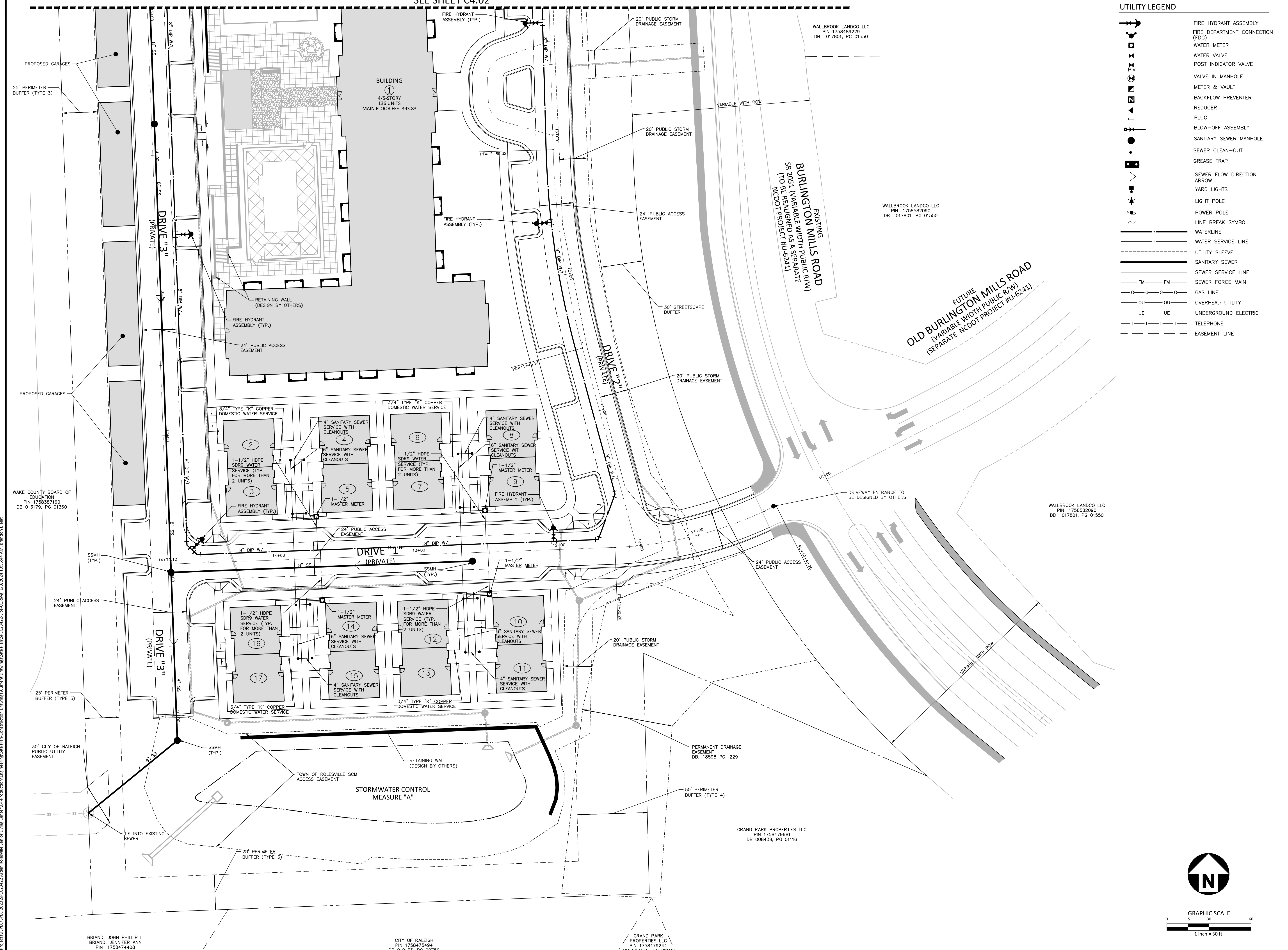
UTILITY PLAN AREA "A"

C4.01

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
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- SEWER CLEAN-OUT
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- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

SEE SHEET C4.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC-2023\SPEC23422-Arden Senior Living Center\04-Production\Engineering\Site Plan-Construction Drawings\Current Drawings\Site Plan-Construction Drawings\Site Plan\SPEC23422-Site-U1.dwg, 1/23/2024, 10:56:44 AM, Brandon Blahut

BRIAND, JOHN PHILLIP III
BRIAND, JENNIFER ANN
PIN 1758474408
DB 016281, PG 00207

CITY OF RALEIGH
PIN 1758475494
DB 010133, PG 00750

GRAND PARK PROPERTIES LLC
PIN 1758479244
DB 008438, PG 01116

GRAND PARK PROPERTIES LLC
PIN 1758479681
DB 008438, PG 01116

PERMANENT DRAINAGE
EASEMENT
DB: 18598 PG. 229

50' PERIMETER
BUFFER (TYPE 4)

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

WALLBROOK LANDCO LLC
PIN 1758582090
DB 017801, PG 01550

WALLBROOK LANDCO LLC
PIN 1758489229
DB 017801, PG 01550

EXISTING
BURLINGTON MILLS ROAD
SR 2051, VARIABLE WIDTH PUBLIC R/W/
(TO BE REALIGNED AS A SEPARATE
NCDOT PROJECT #U-6241)

FUTURE
OLD BURLINGTON MILLS ROAD
(VARIABLE WIDTH PUBLIC R/W)
(SEPARATE NCDOT PROJECT #U-6241)

PROPOSED GARAGES

PROPOSED GARAGES

WAKE COUNTY BOARD OF
EDUCATION
PIN 1758387160
DB 013179, PG 01360

24' PUBLIC
EASEMENT

25' PERIMETER
BUFFER (TYPE 3)

30' CITY OF RALEIGH
PUBLIC UTILITY
EASEMENT

TIE INTO EXISTING
SEWER

25' PERIMETER
BUFFER (TYPE 3)

TOWN OF ROLESVILLE SCM
ACCESS EASEMENT

STORMWATER CONTROL
MEASURE "A"

RETAINING WALL
(DESIGN BY OTHERS)

RETAINING WALL
(DESIGN BY OTHERS)

FIRE HYDRANT
ASSEMBLY (TYP.)

24' PUBLIC ACCESS
EASEMENT

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

FIRE HYDRANT
ASSEMBLY (TYP.)

SSMH
(TYP.)

24' PUBLIC ACCESS
EASEMENT

8" DIP. W/L

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

3/4" TYPE "K" COPPER
DOMESTIC WATER SERVICE

1-1/2" HDPE
SDR9 WATER
SERVICE (TYP.
FOR MORE THAN
2 UNITS)

1-1/2" MASTER METER

6" SANITARY SEWER
SERVICE WITH
CLEANOUTS

4" SANITARY SEWER
SERVICE WITH
CLEANOUTS

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1-1/



McADAMS

The John R. McAdams Company, Inc.
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Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

BUVERMO INVESTMENTS, INC
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND, 20814

**ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN**
ROLESVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	SPEC-23422
FILENAME	SPEC23422-SITE-U1
CHECKED BY	WTO
DRAWN BY	JMS
SCALE	1"=30'
DATE	01.03.2024

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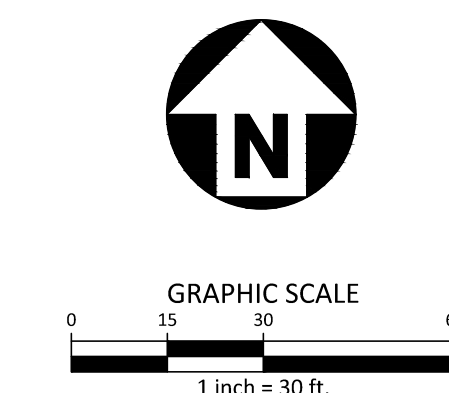
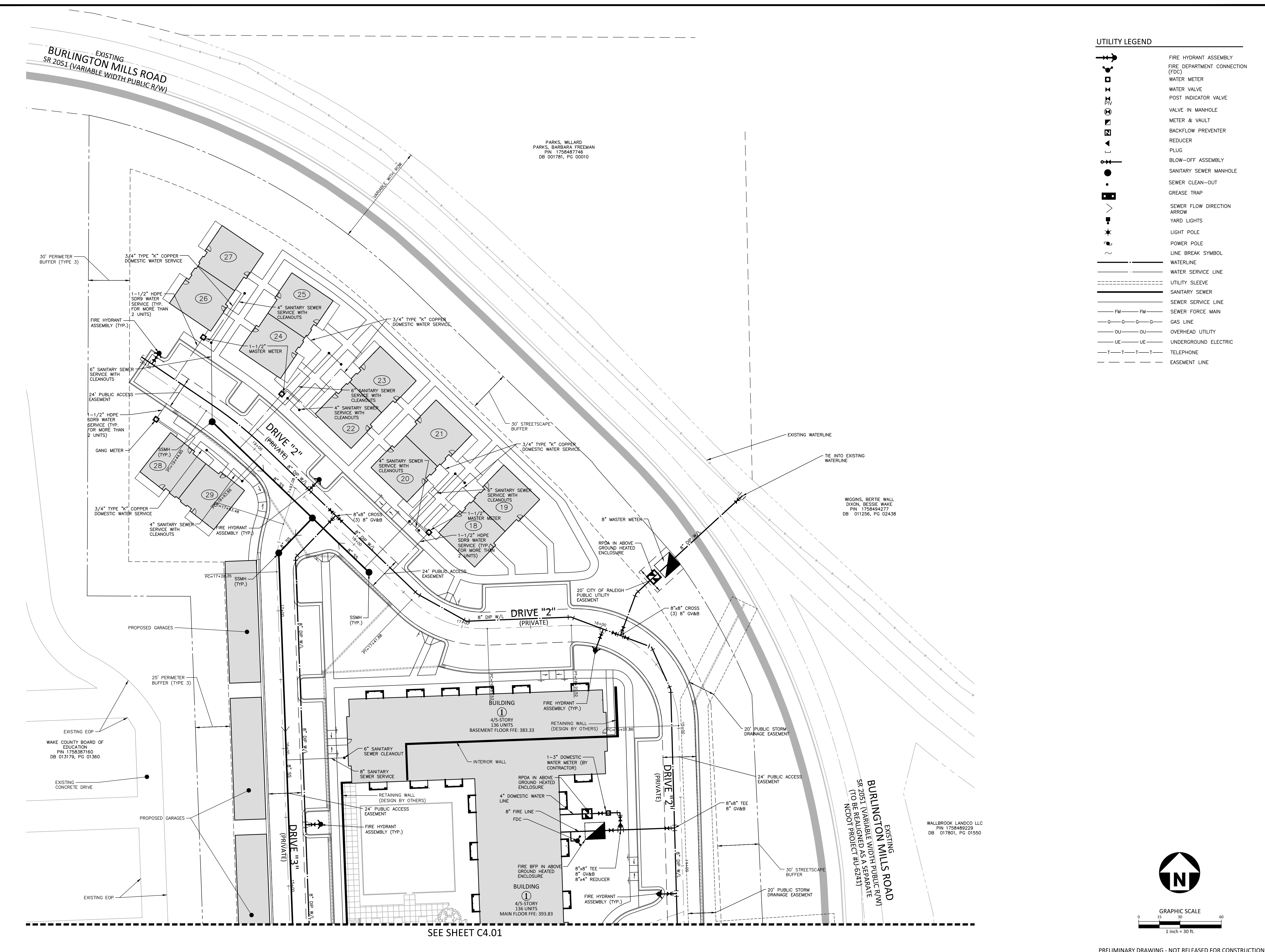
UTILITY PLAN AREA "B"

C4.02

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

M:\Projects\SPEC\SPEC-2023\SPEC23422 Arden Rolesville Senior Living Center\04-Production\Drawings\Site Plan\Construction Drawings\Current Drawings\Site Plan\SPEC23422-Site-U1.dwg, 1/23/2024 10:56:33 AM, Brandon Blahut



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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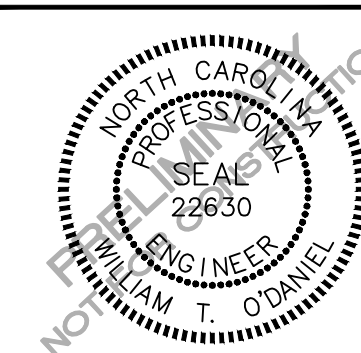
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REVISIONS

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CHECKED BY WTO
DRAWN BY ---
SCALE N.T.S.
DATE 01. 03. 2024

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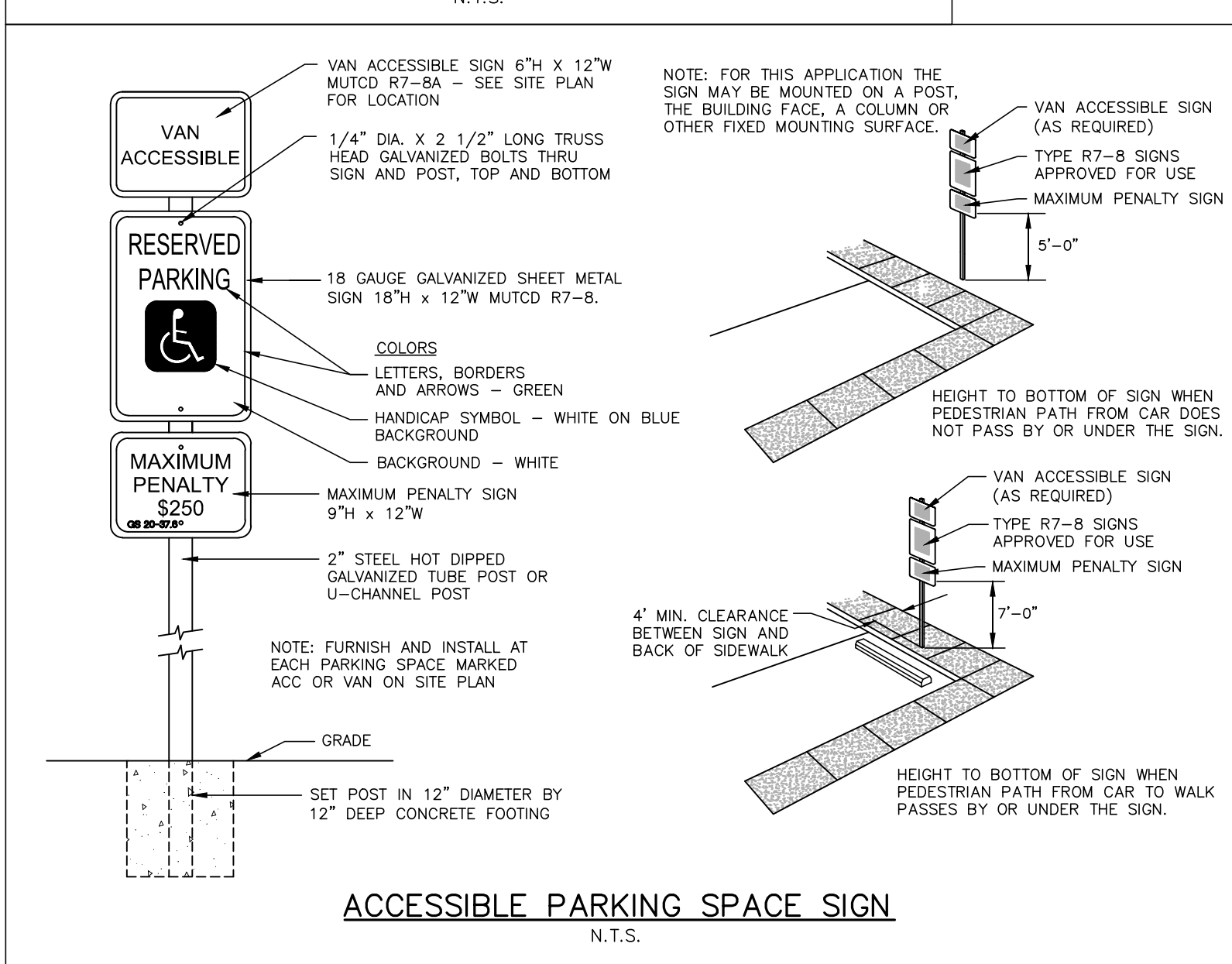
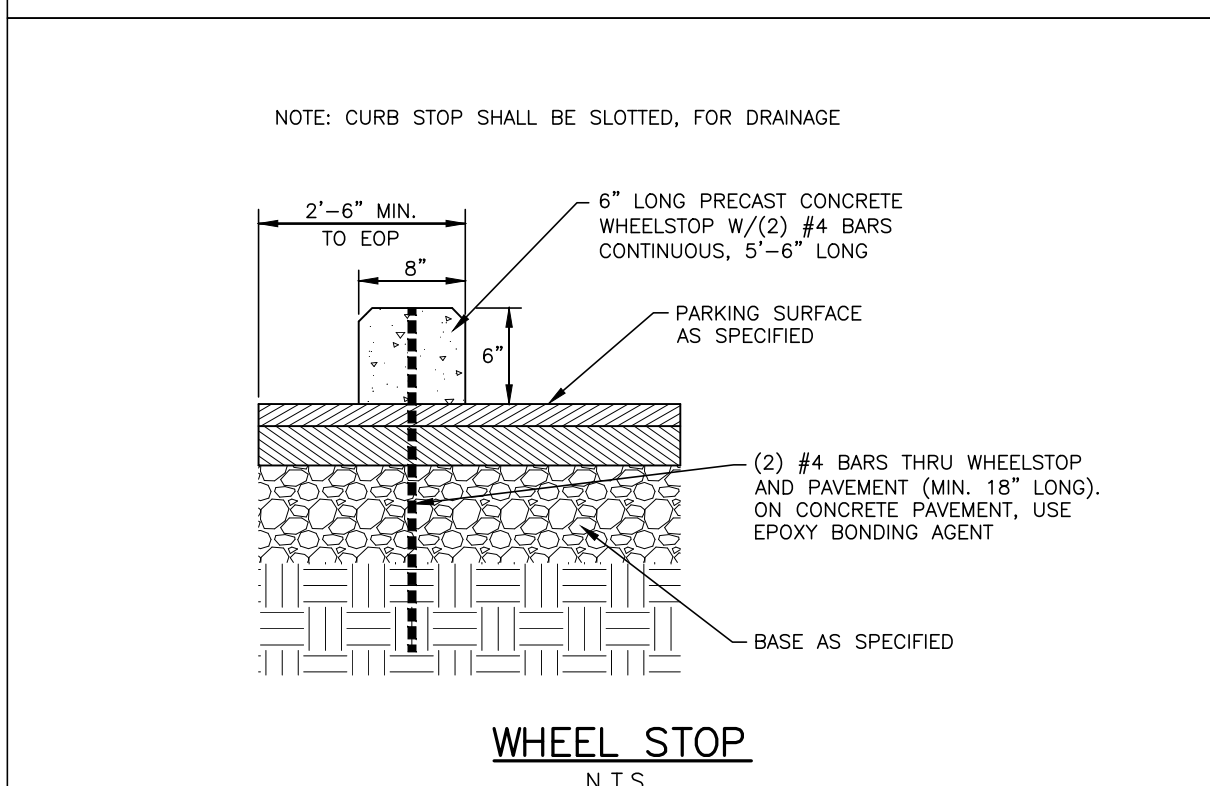
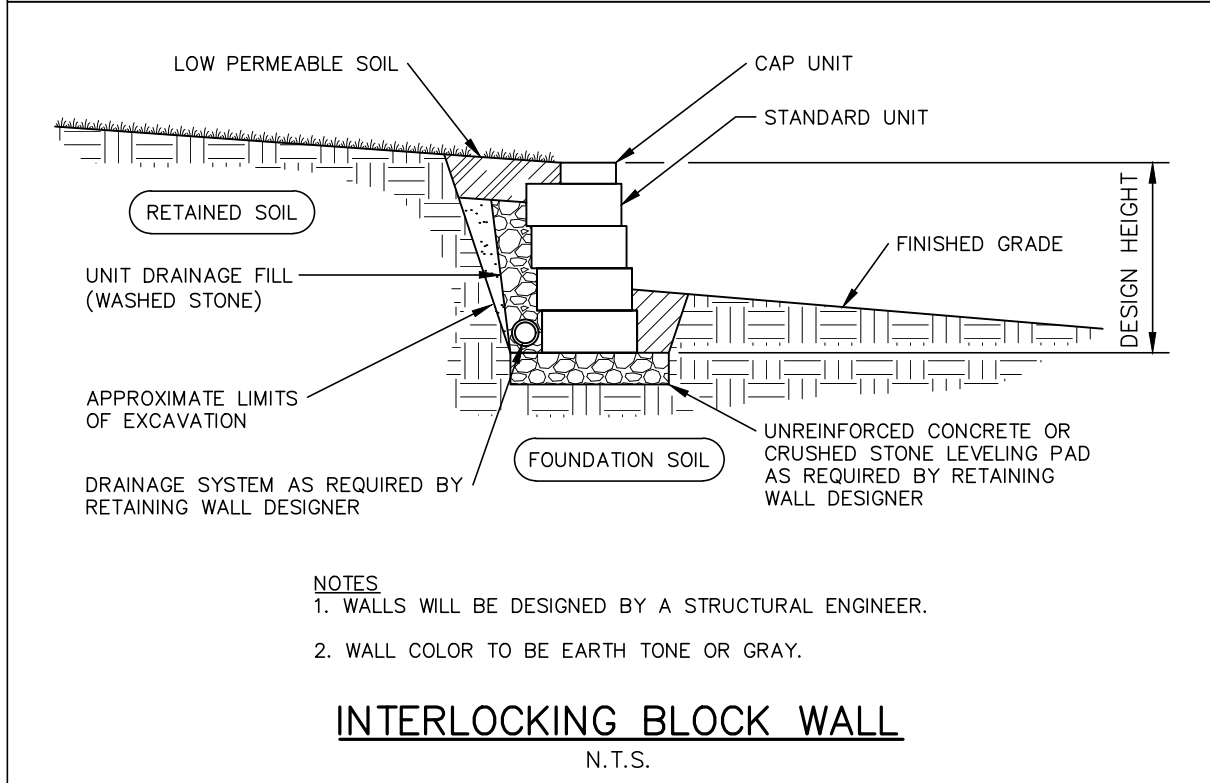
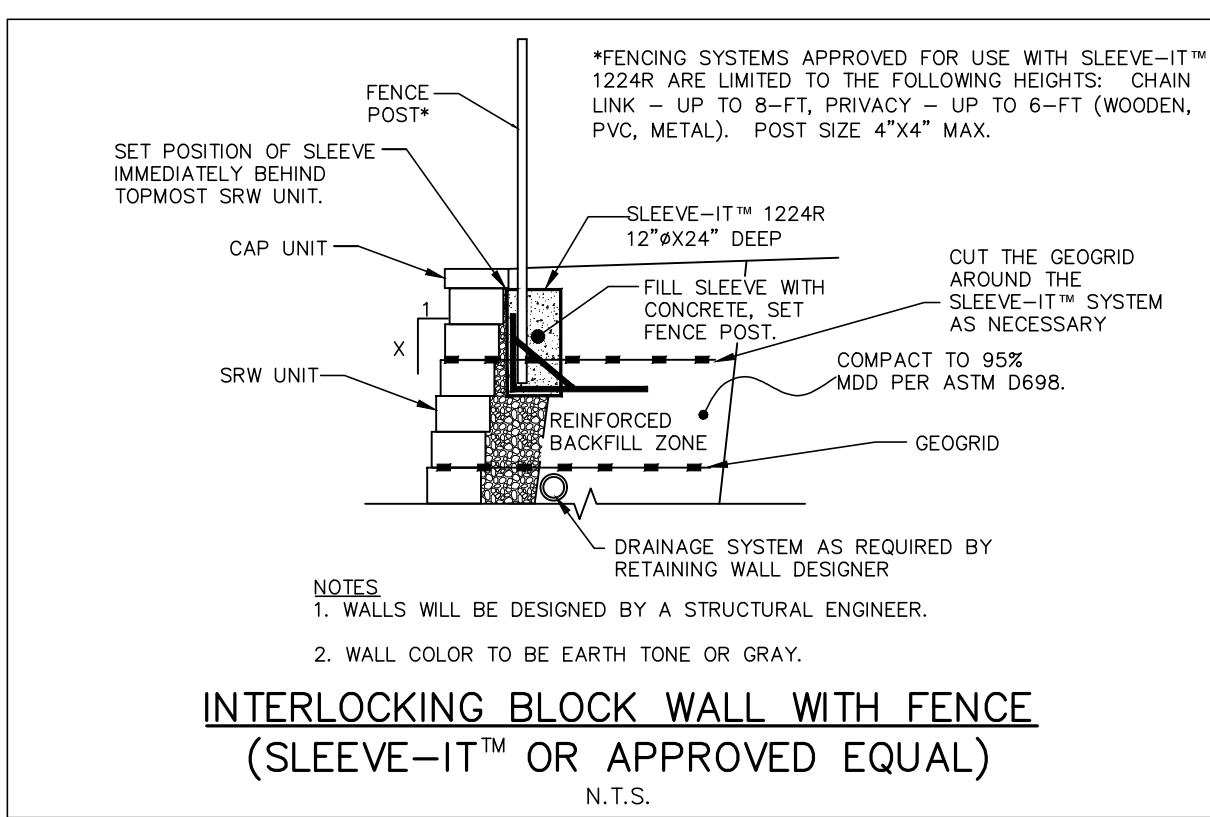
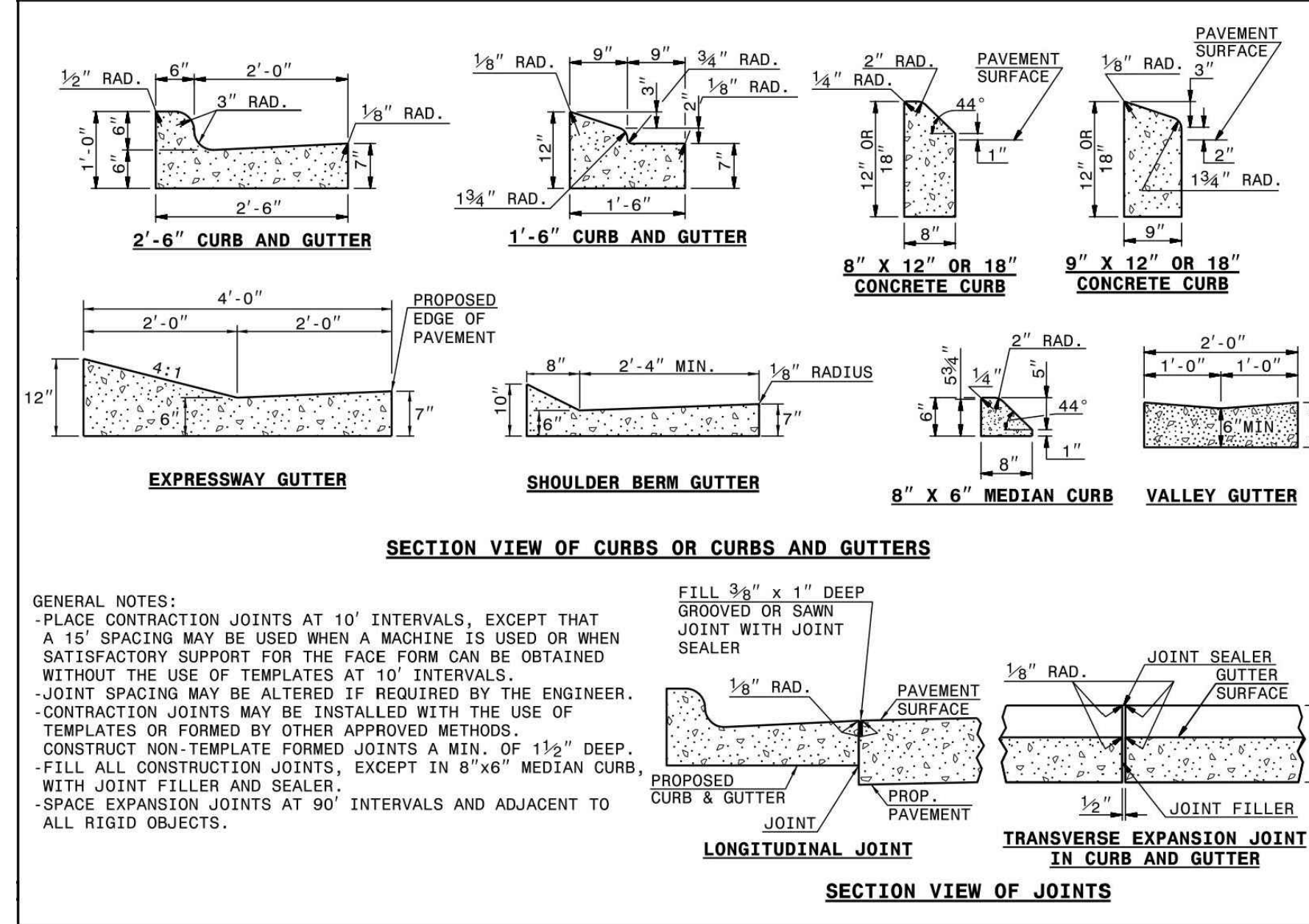
SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

- NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
 2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
 3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
 4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
 5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
 6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
 7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
 8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
 9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
 10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
 11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
 12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
 14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
 15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
 16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
 17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
 18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
ROADWAY STANDARD DRAWING FOR
CONCRETE CURB GUTTER
AND CURB & GUTTER
SHEET 1 OF 3
846.01



GENERAL NOTES:

USE STANDARD OR JUMBO BRICK FOR WALL CONSTRUCTION. SOLID CONCRETE BRICK OR BLOCK ARE OPTIONAL WALL CONSTRUCTION MATERIAL IN THE UNIT PRICE BID FOR EACH UNIT.

INCLUDE ALL ADJUSTMENTS TO WALLS, SLABS OR REINFORCING MATERIAL IN THE UNIT PRICE BID FOR EACH UNIT.

INSTALL OPTIONAL MANHOLE IN POSITION AS DIRECTED BY THE ENGINEER. CUT OR BEND ALL REBAR CROSSING THIS OPENING TO ALLOW 2" MINIMUM CONCRETE COVER. ENCLOSE THE OPENING WITH 8 "A" BARS TIED TO THE REBAR MAT AND SET SO A MINIMUM OF 3" CONCRETE COVER IS ATTAINED. REFERENCE STD. NO. 840.54 FOR MANHOLE INFORMATION.

PROVIDE JUNCTION BOXES WITH MANHOLES OVER 3'-6" IN DEPTH WITH STEPS PLACED ON 12" CENTERS. REFERENCE STD. NO. 840.66.

SPACE DOWEL "C" BARS AT A MAXIMUM OF 12" CENTERS. MAXIMUM DEPTH OF THIS UNIT AS SHOWN IS 12".

CONSTRUCT THE JUNCTION BOX IN ACCORDANCE WITH SECTIONS 830, 832, 834 AND 840 OF THE STANDARD SPECIFICATIONS.

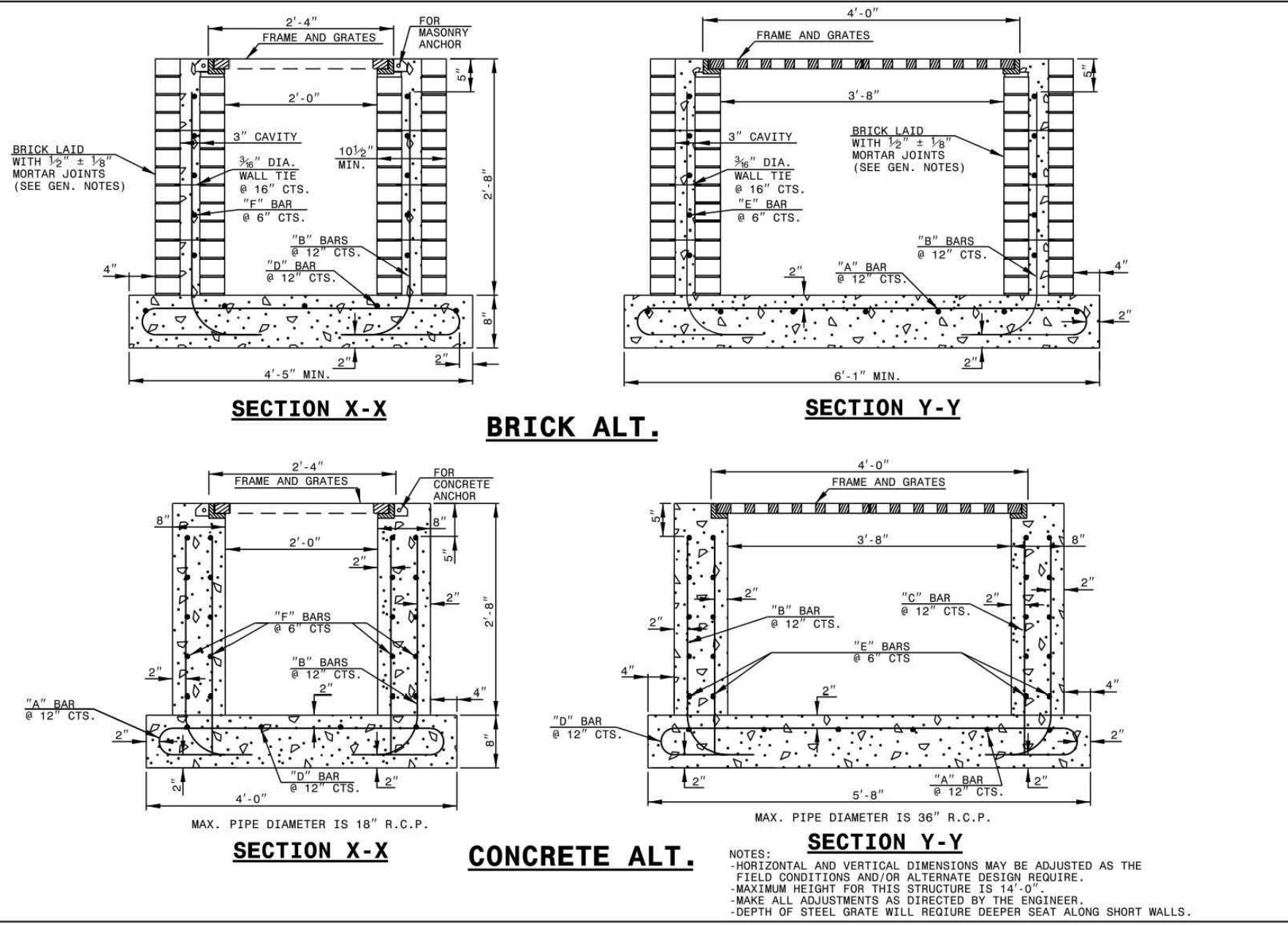
BILL OF MATERIAL

BAR	QTY.	SIZE	LENGTH	WEIGHT
A	8	#5	1'-11"	8.7
B	14	#5	0'-6"	80.3
C	26	#4	1'-0"	26.1
Y	14	#5	1'-11"	101.5
STEEL TOTAL WEIGHT 217.6				
CU. YDS. CLASS "AA" CONC.	2.6			
CU. YDS. BRICK/FT. HT. (8")	0.53			
CU. YDS. BRICK/FT. HT. (12")	0.84			

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

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING JUNCTION BOX
FOR USE WITH PIPES 42" AND UNDER

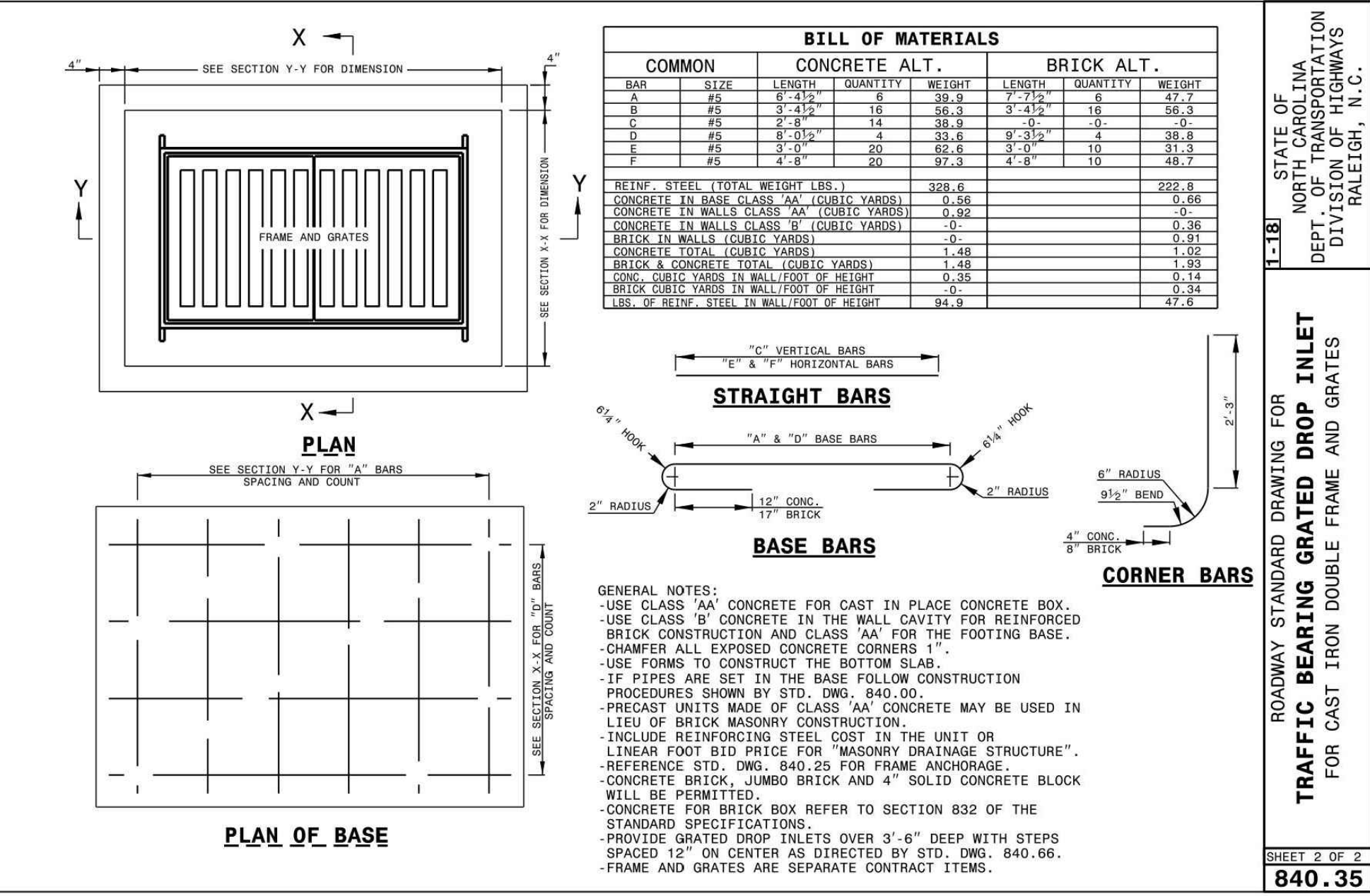
SHEET 2 OF 2
840.34



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

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES

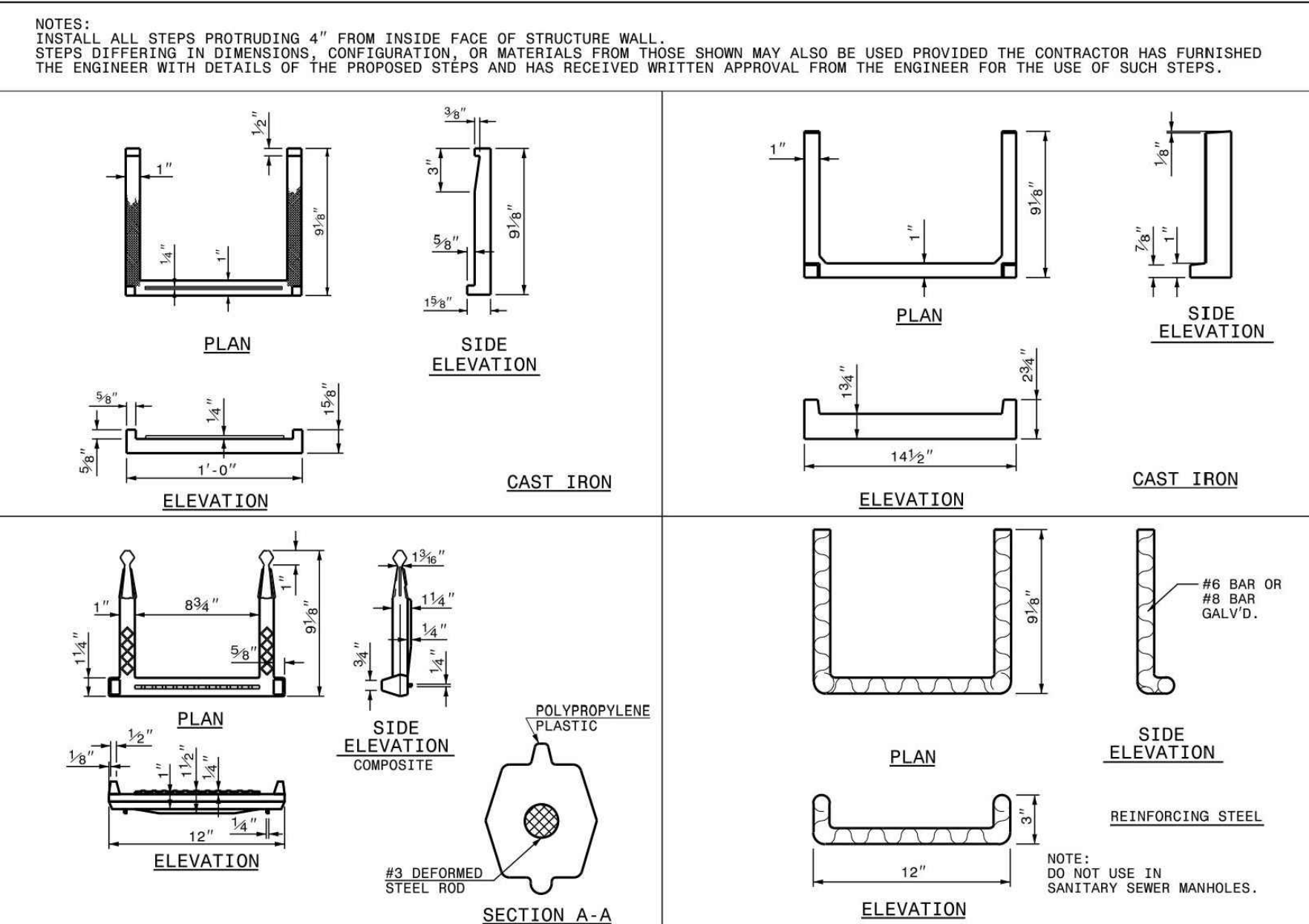
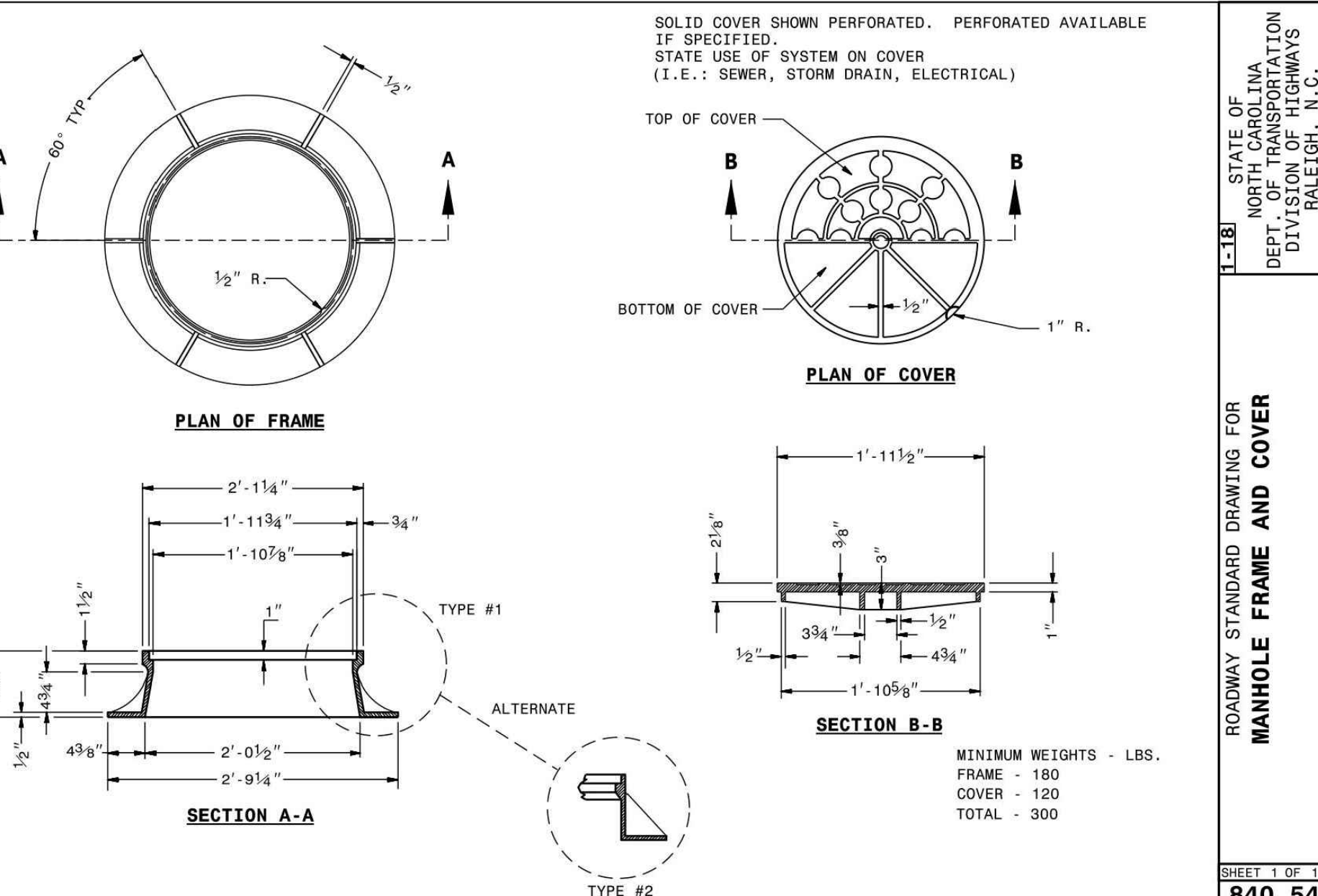
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840.35



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

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES

SHEET 2 OF 2
840.35



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

ROADWAY STANDARD DRAWING FOR
DRAINAGE STRUCTURE STEPS

SHEET 1 OF 1
840.66

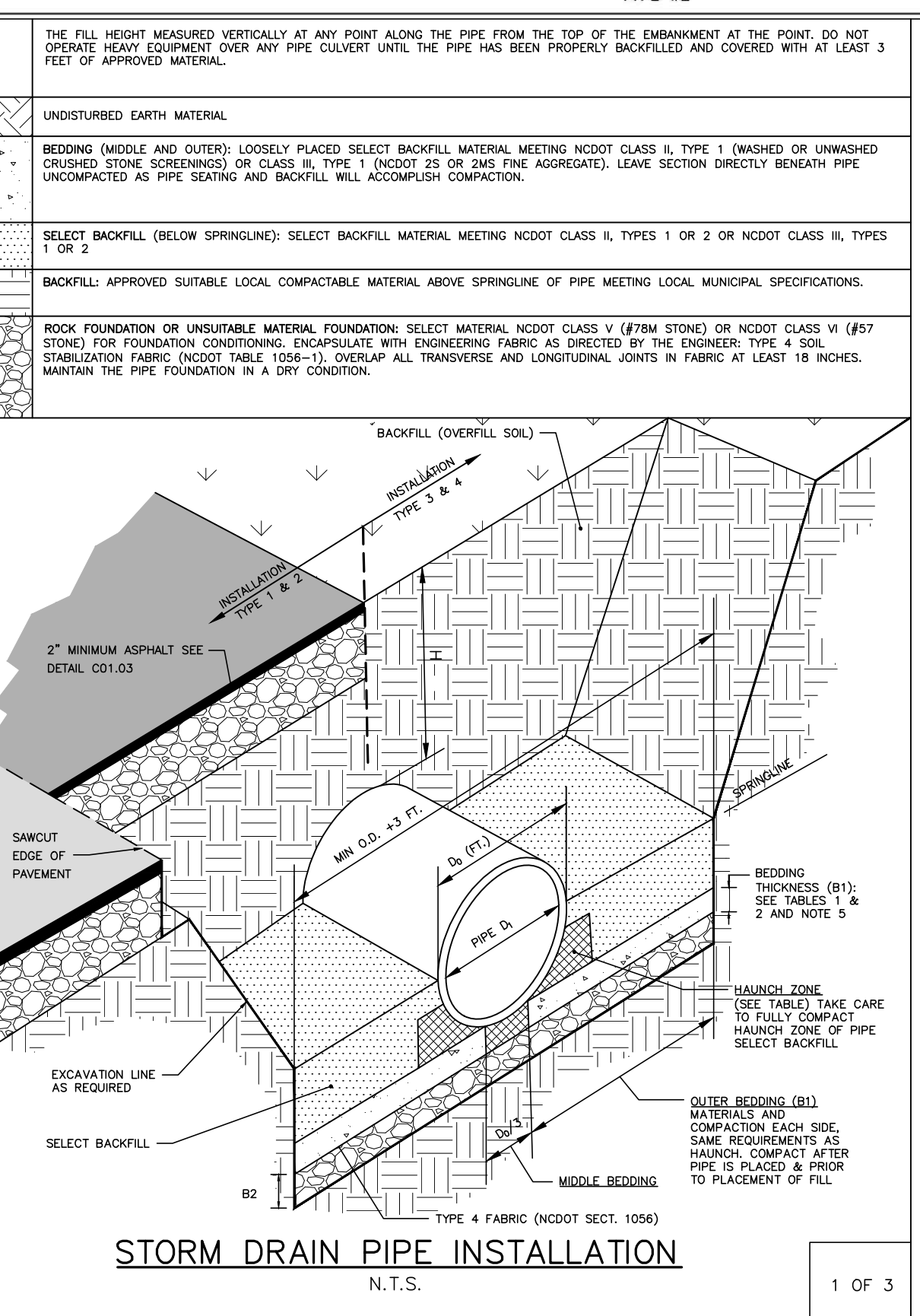


TABLE 1
EQUIVALENT USCS¹ AND AASHTO SOIL CLASSIFICATION FOR SIDD² SOIL DESIGNATIONS

SIDD	USCS	NCDOT/AASHTO
GRAVELLY SAND (CATEGORY I)	SM, SP, CM, GP	-NCDOT CLASS III-TYPE I (CRUSHED STONE SCREENINGS), LL<30, PI<6 -NCDOT CLASS III, TYPE I (2S OR 2MS), LL<30, PI<6
SANDY SILT (CATEGORY II)	GM, SM, ALSO OK, SC WITH LESS THAN 20% PASSING #200 SIEVE	-NCDOT CLASS II-TYPE I (CRUSHED STONE SCREENINGS) AND CLASS II, TYPE 2 (ASHTO M145 FOR A-2-4 WITH MAX PI OF 6, A-4-W MAX 40% PASSING #200 SIEVE AND A MAX PI OF 6) -NCDOT CLASS II, TYPE 1 (2S OR 2MS) OR CLASS II, TYPE 2 (ASHTO M145 FOR SOIL CLASSIFICATION A-1 OR A-3)
SILT CLAY (CATEGORY III)	CL, ML, CH, SC	AS, A6

¹ UNIFIED SOIL CLASSIFICATION SYSTEM
² STANDARD INSTALLATIONS DIRECT DESIGN

TABLE 2
STANDARD INSTALLATIONS SOILS AND MINIMUM COMPACTION REQUIREMENTS

INSTALLATION TYPE	BEDDING THICKNESS	OUTER BEDDING (B1) (% COMPACTION/CATEGORY)	HAUNCH ZONE & SELECT BACKFILL AREA (% COMPACTION/CATEGORY)	LOCATION
TYPE 1	B1 = 3/8" (8" MIN) FOUNDATION 2" (7" OF 1/2", 12" MIN/24" MAX)	90% CATEGORY I	90% CATEGORY I 90% CATEGORY II	PAVED AREAS WITH 2" OR LESS BURY
TYPE 2	B1 = 3/8" (8" MIN) FOUNDATION 2" (7" OF 1/2", 12" MIN/24" MAX)	90% CATEGORY I	85% CATEGORY I 90% CATEGORY II	PAVED AREAS WITH GREATER THAN 2" OF BURY
TYPE 3	B1 = 3/8" (8" MIN) FOUNDATION 2" (7" OF 1/2", 12" MIN/24" MAX)	80% CATEGORY I 90% CATEGORY II	80% CATEGORY I 90% CATEGORY II OR 95% CATEGORY III	IN 8" W/ OUTSIDE OF PAVEMENT
TYPE 4	B1 = 3/8" (8" MIN) FOUNDATION 2" (7" OF 1/2", 12" MIN/24" MAX)	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 80% CATEGORY II	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 80% CATEGORY II	NATURAL AREAS

NOTES:

- COMPACTION AND SOIL SYMBOLS - I.E. "95% CATEGORY I" - REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
- SOIL IN THE OUTER BEDDING, HAUNCH AND LOWER SIDE ZONES, EXCEPT UNDER THE MIDDLE 1/3 OF THE PIPE, SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF THE SOIL IN THE OVERFILL (BACKFILL) ZONE.
- FOR TRENCHES, THE TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1-FOOT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
- FOR TRENCHES, THE WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
- COMPACT OUTER BEDDING AFTER PIPE IS PLACED AND PRIOR TO PLACEMENT OF SELECT FILL. MIDDLE BEDDING IS UNCOMPACTED.
- OVERFILL (BACKFILL) SOILS TO BE PLACED PER STANDARD SPECIFICATION 02700 STORM DRAINAGE FOR THE APPLICABLE BACKFILL TYPE AND BURY LIMITATIONS.
- THESE TWO TABLES WERE MODIFIED TO GENERALLY CONFORM TO THE NCDOT STANDARDS AS SHOWN IN DETAIL 300.01 RIGID PIPE IN TRENCH CONDITION.

REFERENCE SOURCES:

- AMERICAN CONCRETE PIPE ASSOCIATION DESIGN STANDARDS
- 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND NCDOT STANDARD DETAILS 300.01 FOR RIGID PIPE, TRENCH CONDITIONS.

FILL HEIGHT TABLE¹

INSIDE PIPE DIAMETER DI (INCHES)	TYPE 3 (BEDDING) INSTALLATION (0.07 INCH CRACK)		TYPE 4 (BEDDING) INSTALLATION (0.07 INCH CRACK)	
	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)
15	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	2 MIN, 12 MAX
18	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	1 MIN, 13 MAX
24	1 MIN, 12 MAX	1 MIN, 20 MAX	2 MIN, 8 MAX	1 MIN, 13 MAX
30	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
36	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
42	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
48	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
54	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
60	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
72	1 MIN, 11 MAX	1 MIN, 19 MAX	1 MIN, 7 MAX	1 MIN, 13 MAX

FILL HEIGHT TABLE BASE ON:

- Ys = 120 PCF (BACKFILL LOAD)
- ASHTO HL-15 LIVE LOAD
- POSITIVE PROJECTING EMBANKMENT CONDITION (THIS GIVES CONSERVATIVE RESULTS IN COMPARISON TO TRENCH CONDITIONS)
- PIPE = REINFORCED CONCRETE PIPE MEETING ASTM C76 (ASHTO M170), WALL C THICKNESS
- CONCRETE PIPE SHOULD BE INSTALLED IN ACCORDANCE WITH ASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATIONS SECTION 27 OR ASTM C1479.

¹ FILL HEIGHT TABLES, THE PORTION EXCEPTED HERE, WAS DEVELOPED BY THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) USING THE INDIRECT DESIGN METHOD IN ACCORDANCE WITH SECTION 12.10.4.3 OF THE ASHTO LRFD BRIDGE DESIGN SPECIFICATION, 4TH, 2007 WITH 2008 INTERIM.

NOTES:

- GREATER BURY DEPTHS THAN THOSE SHOWN ABOVE ARE ACHIEVABLE BY EITHER USING TYPE 1 OR 2 INSTALLATION, USING CLASS V PIPE, CONTROLLING BACKFILL TYPE, CALCULATING DEPTH USING A TRENCH CONDITION, OR BY SPECIAL DESIGN. SEE ALSO DESIGN DATA 9 PUBLISHED BY THE ACPA FOR DESIGN METHODOLOGY.
- IN LIEU OF CALCULATING BURY DEPTH FOR OTHER CONDITIONS, FIRST SEE "LRFD FILL HEIGHT TABLES FOR CONCRETE PIPE", LAST REVISED JULY 2009 OR LATER, PREPARED BY THE ACPA FOR OTHER BURY DEPTH POSSIBILITIES

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BETHESDA, MARYLAND, 20814

ARDEN SENIOR LIVING CENTER
SITE DEVELOPMENT PLAN
ROLESVILLE, NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO. SPEC-23422
FILENAME SPEC23422-D1
CHECKED BY WTO
DRAWN BY ---
SCALE N.T.S.
DATE 01.03.2024

SHEET

STORM DRAINAGE DETAILS

C8.02



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REVISIONS

Table with 2 columns: NO., DATE

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PROJECT NO. SPEC-23422
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SHEET

WATER DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

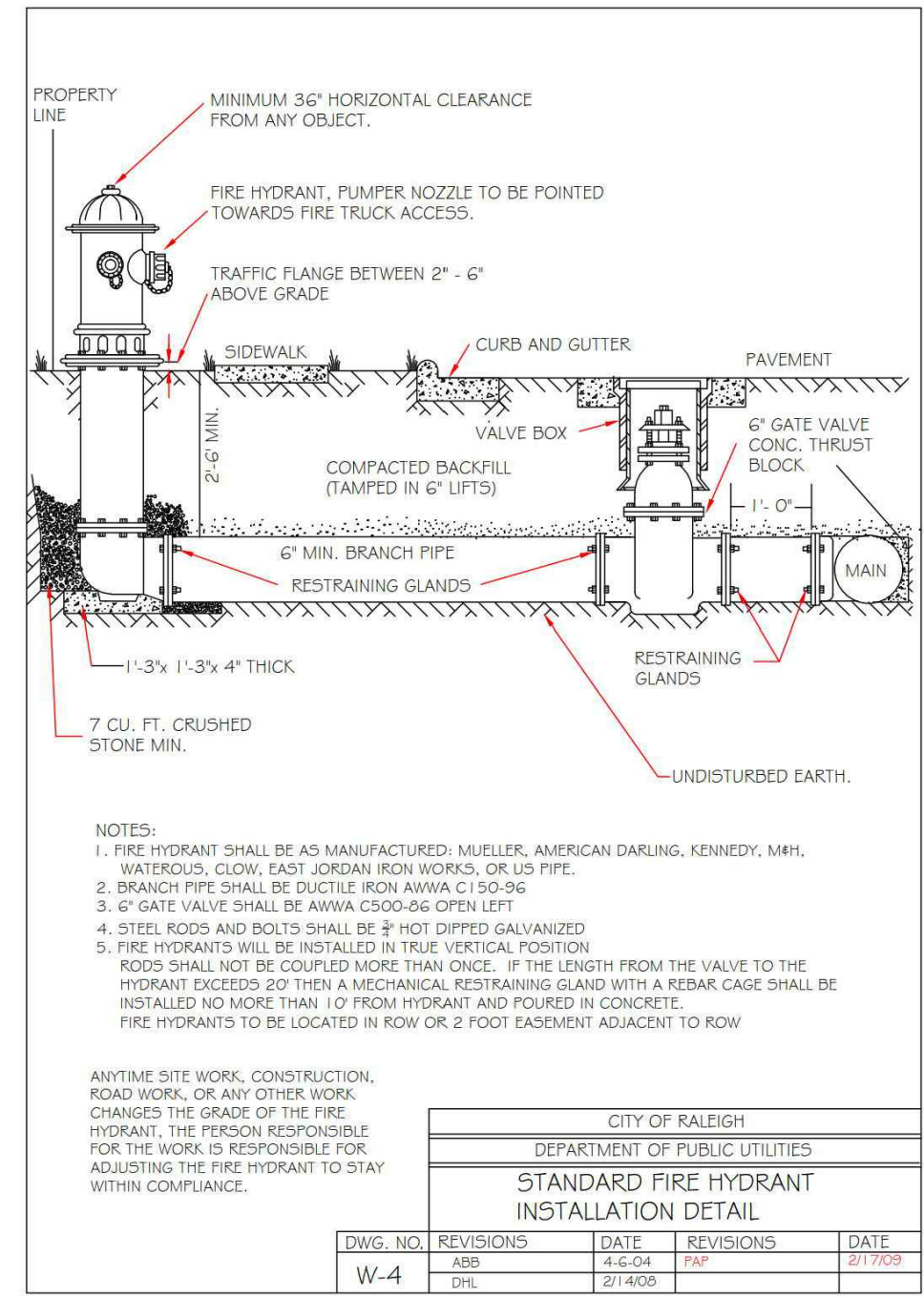


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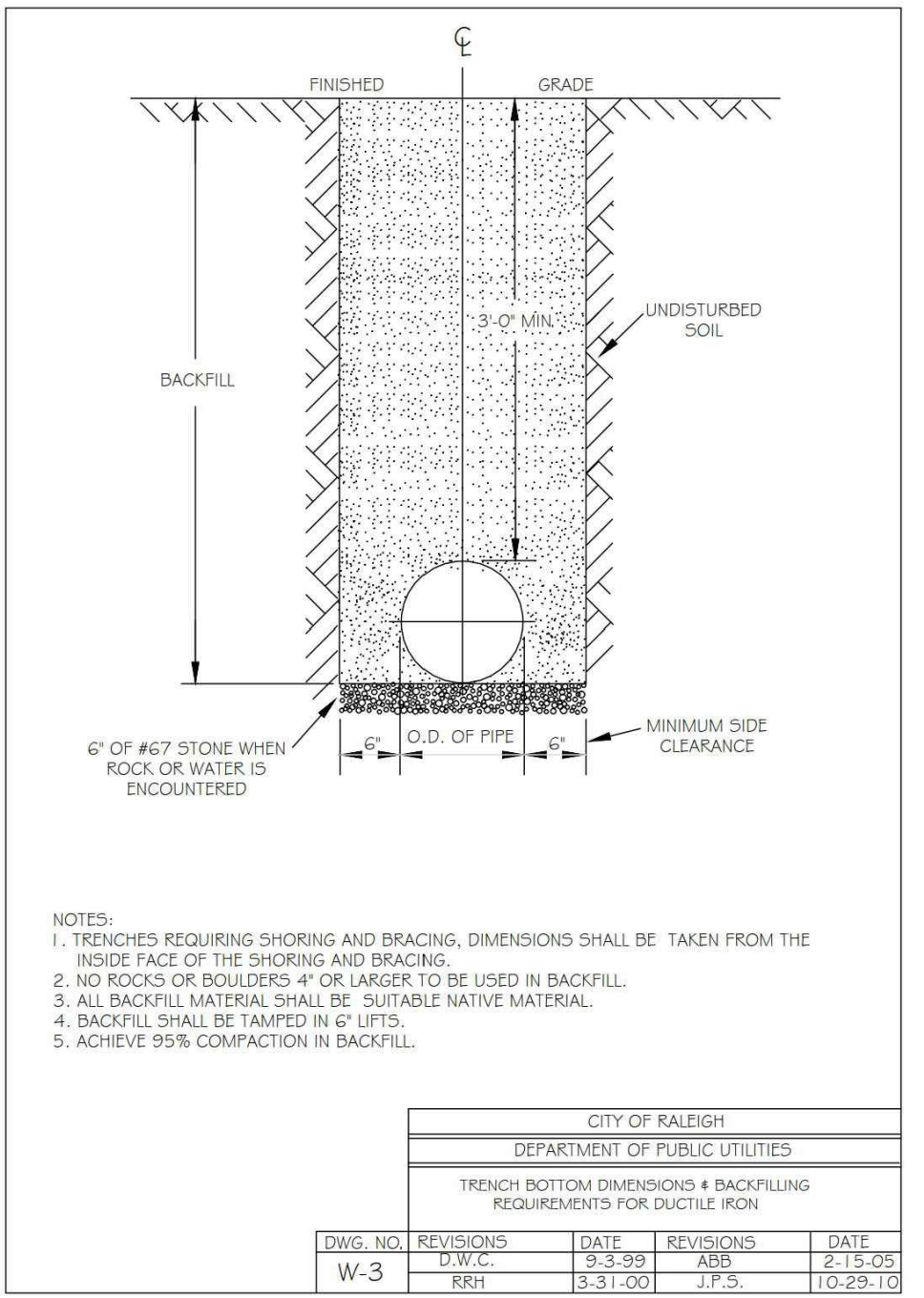


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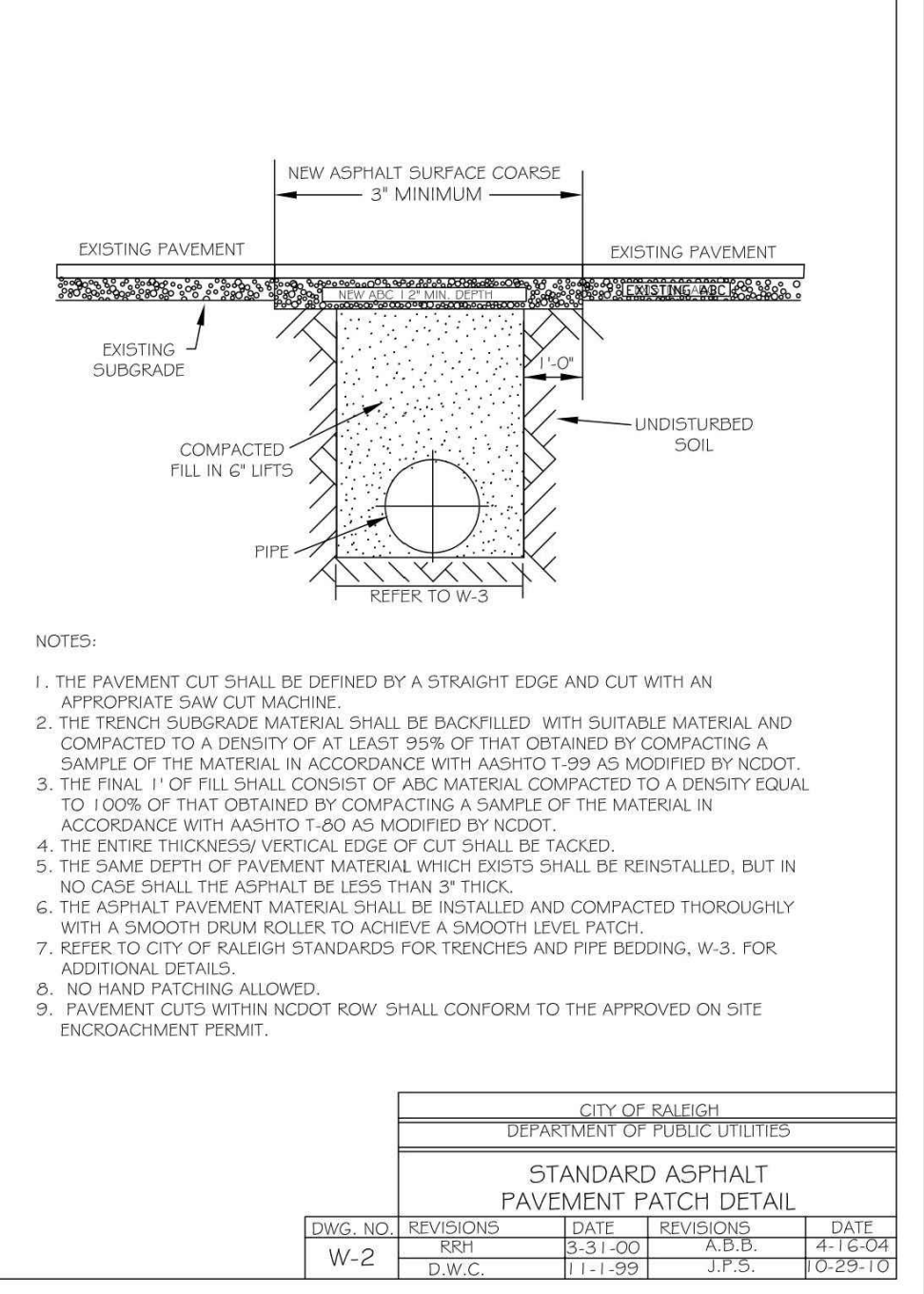


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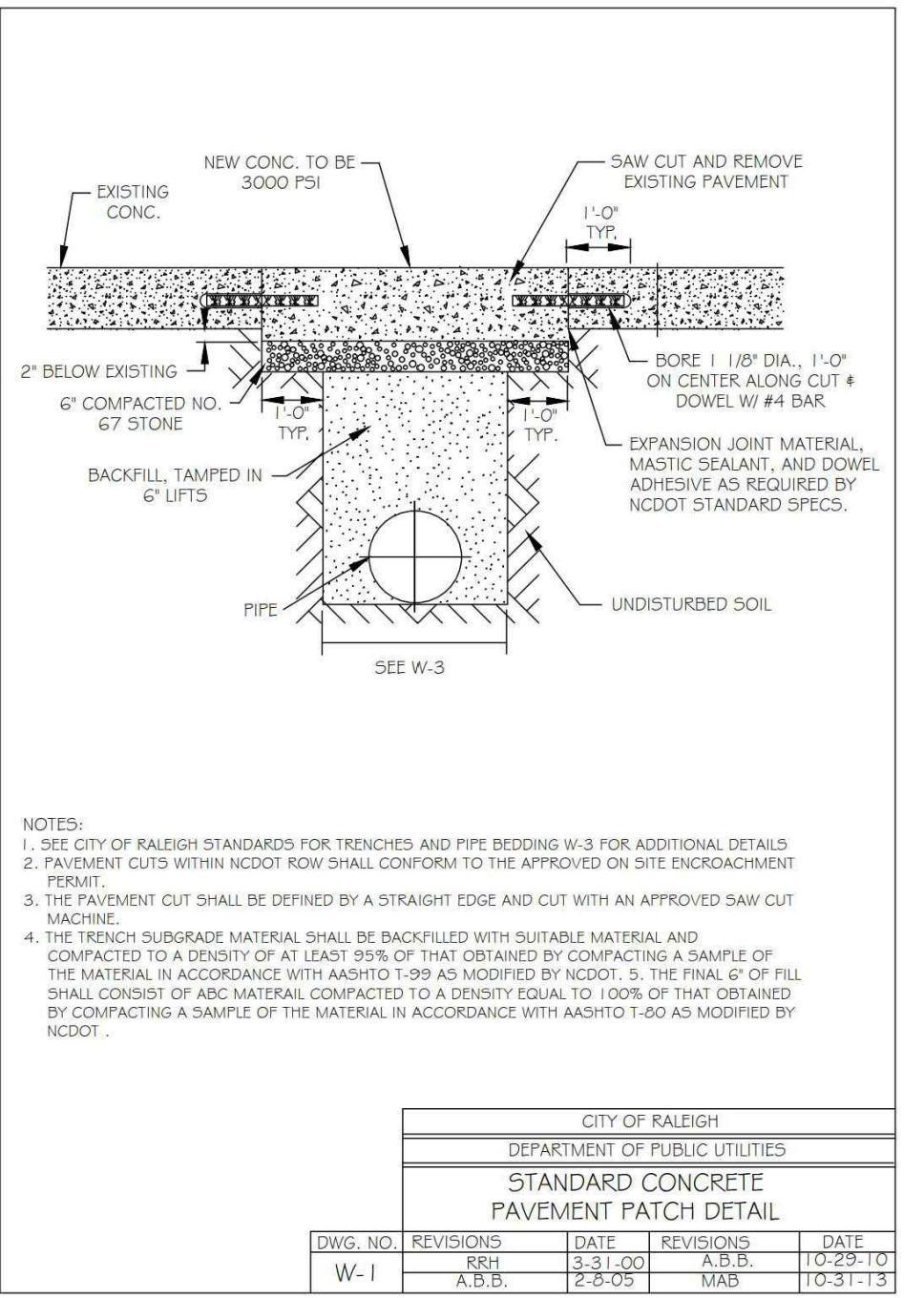
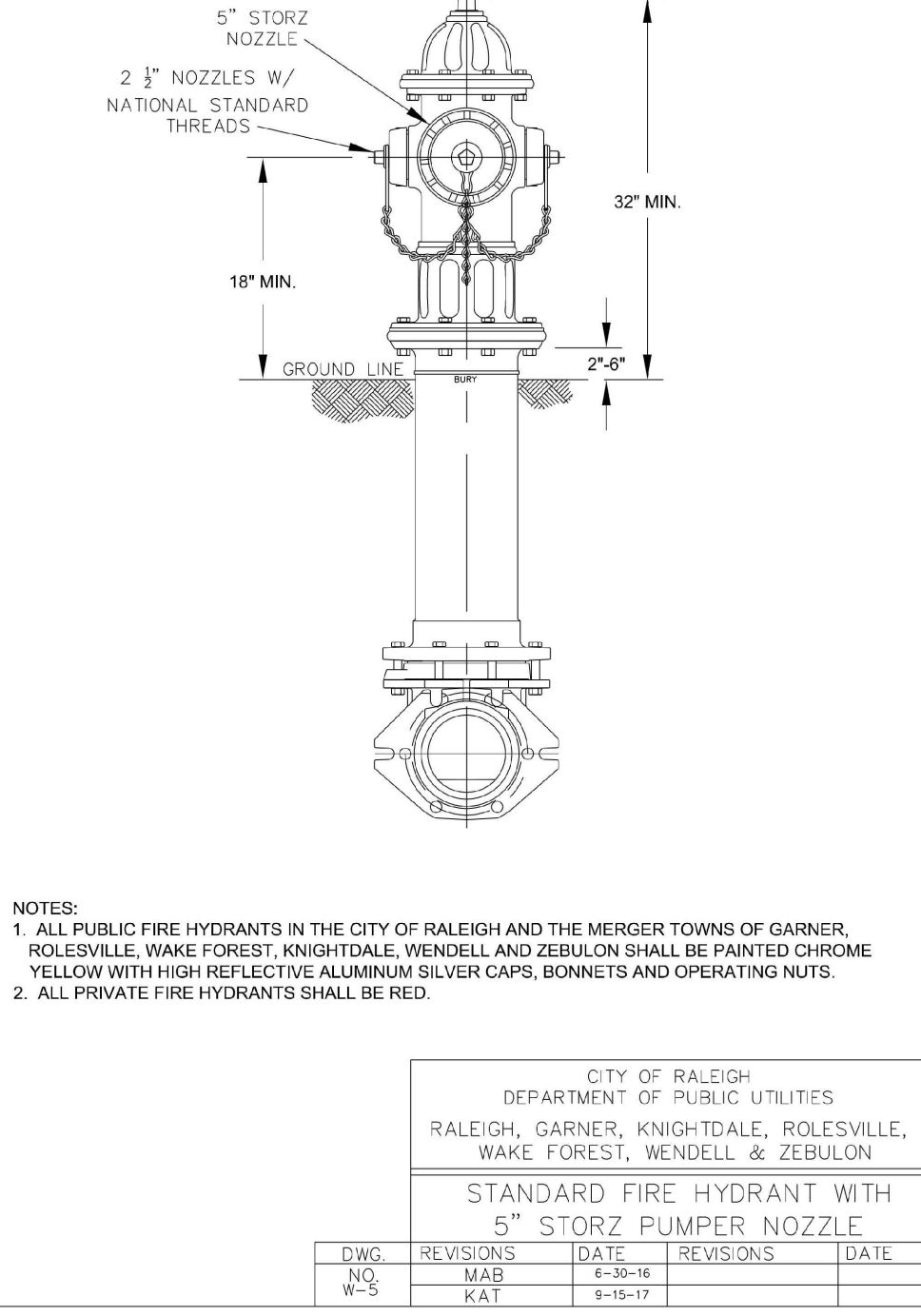
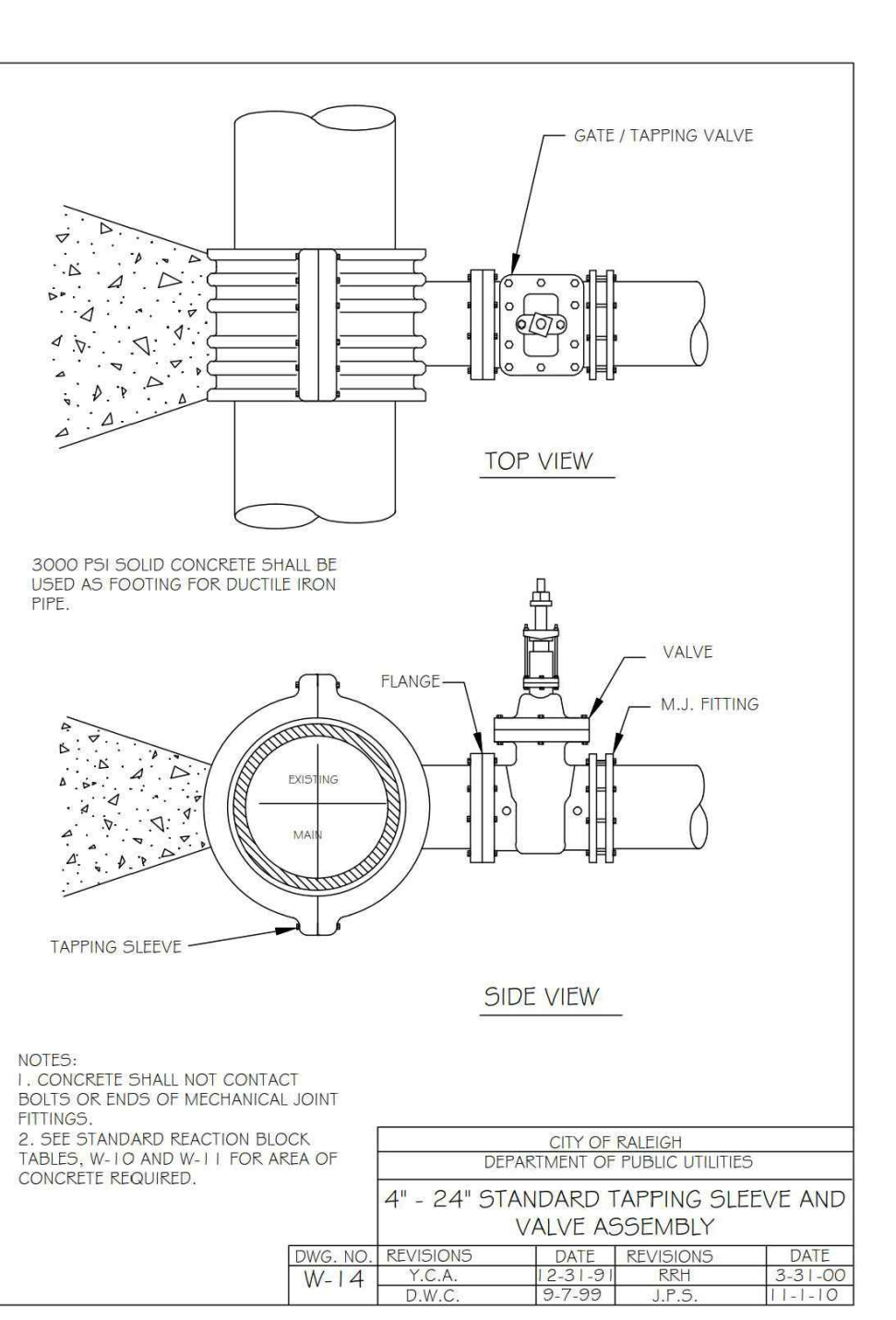
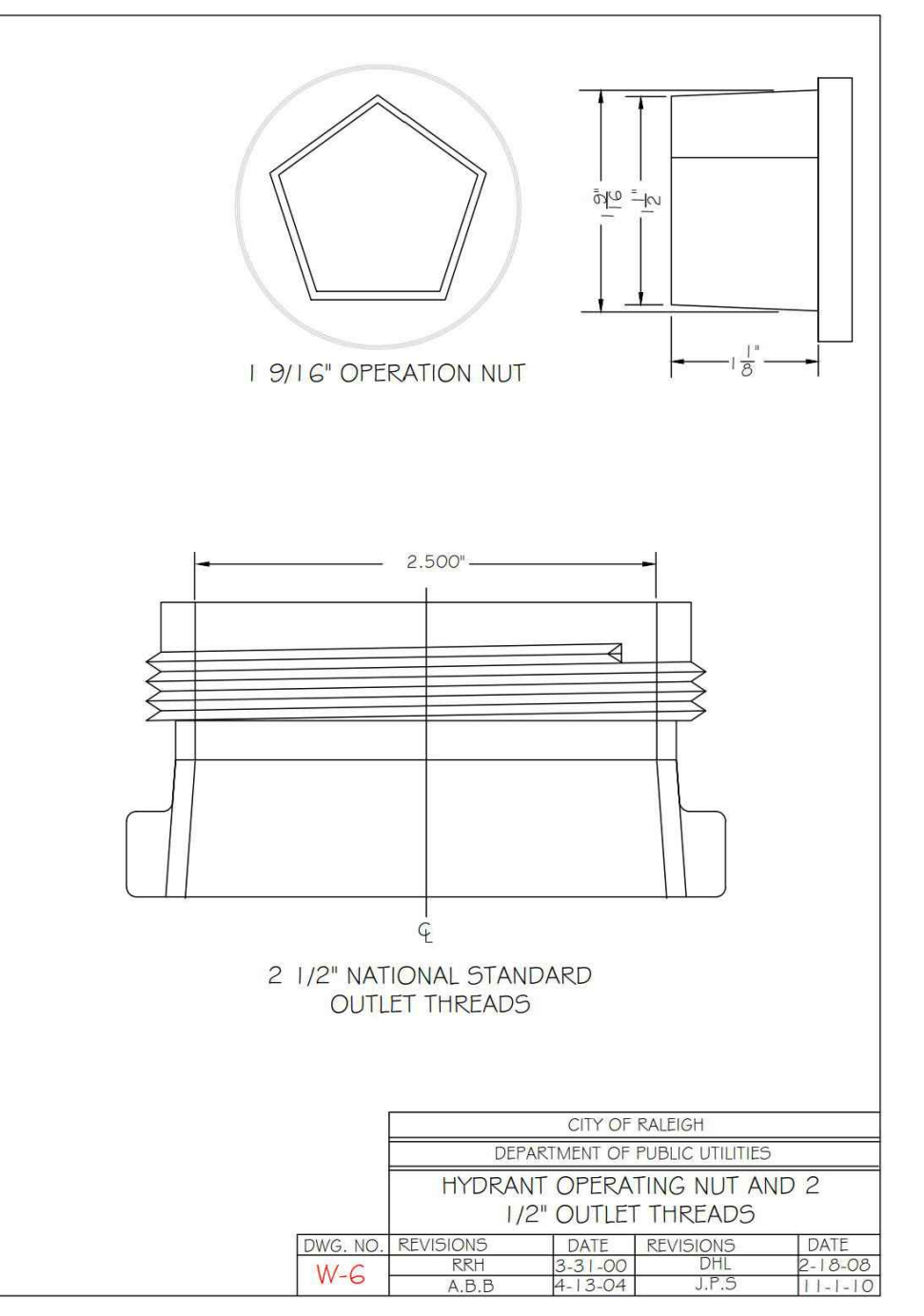
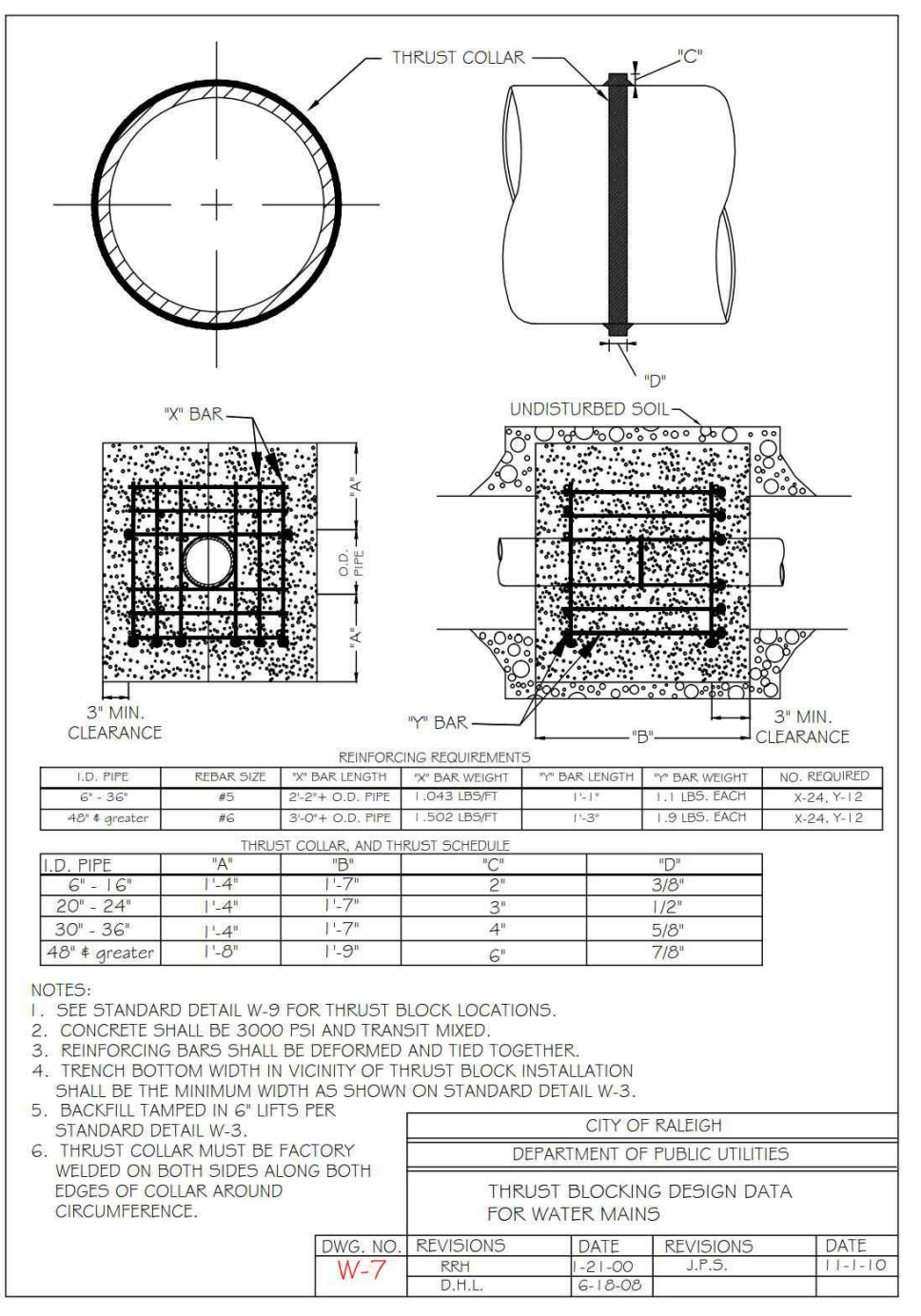


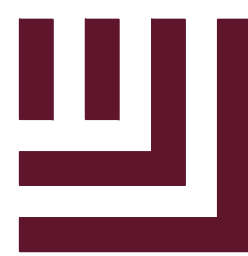
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REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS (BASED ON TEST PRESSURE OF 200 P.S.I.)



REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS (BASED ON TEST PRESSURE OF 200 P.S.I.)

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ROLESVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

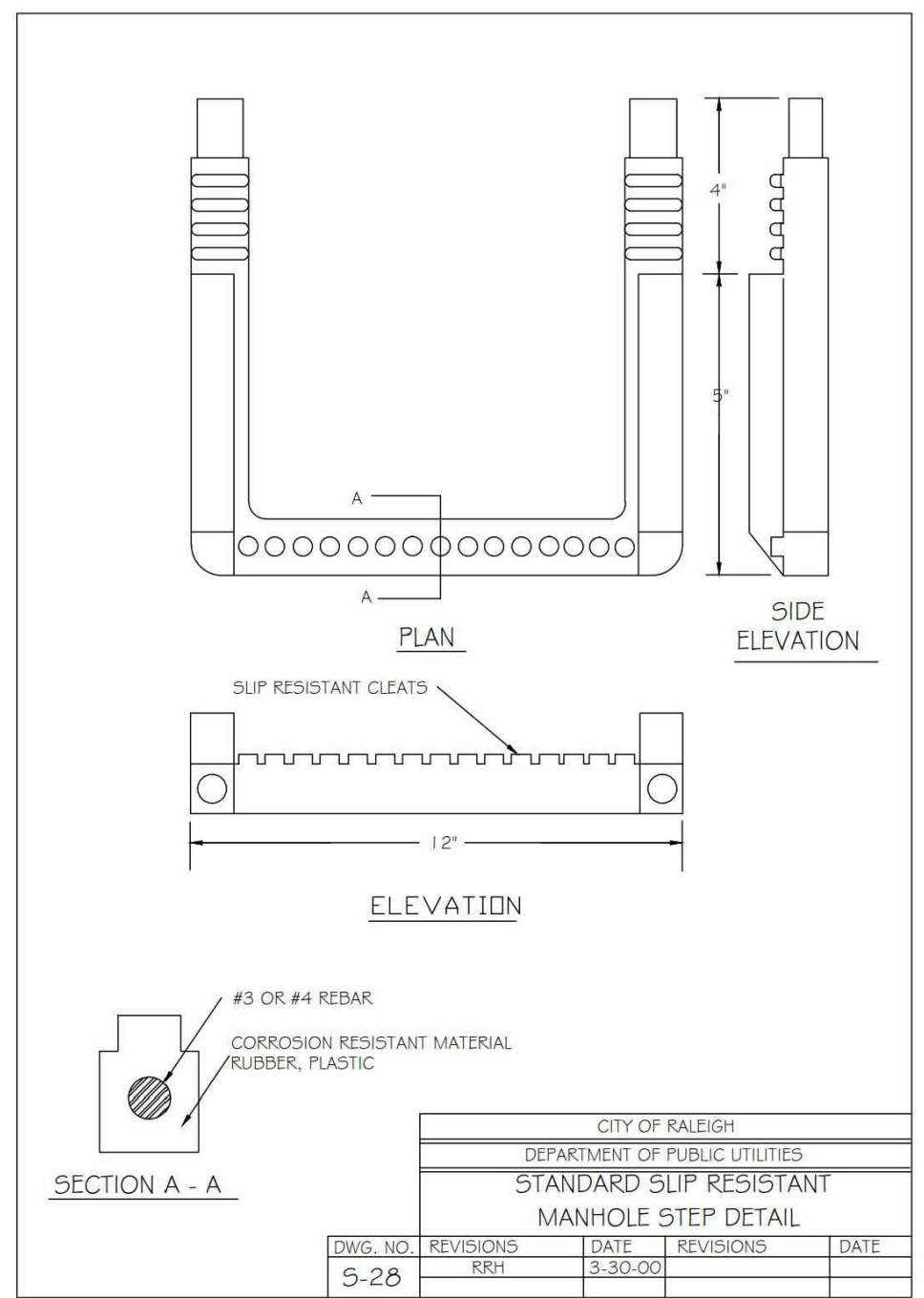
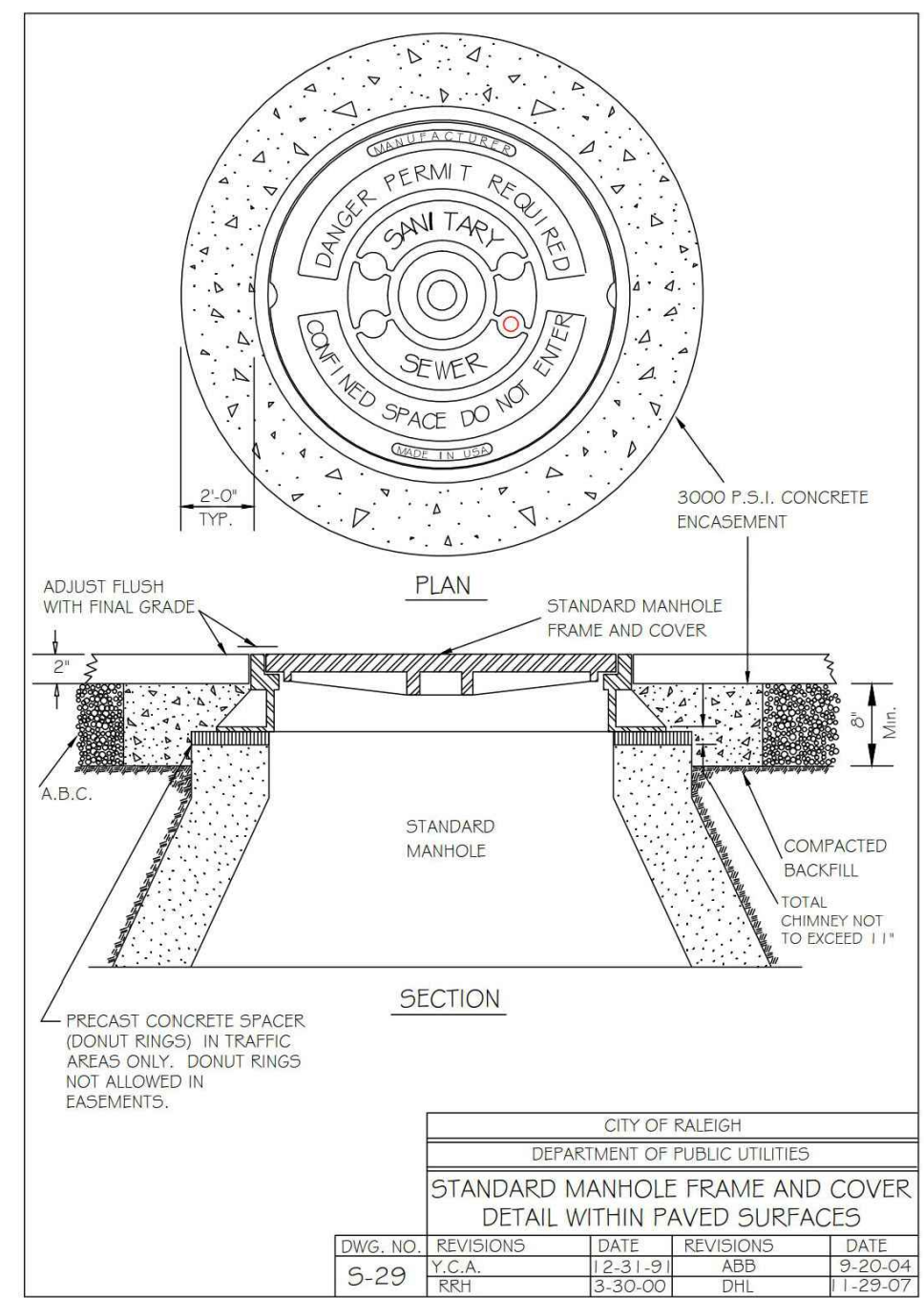
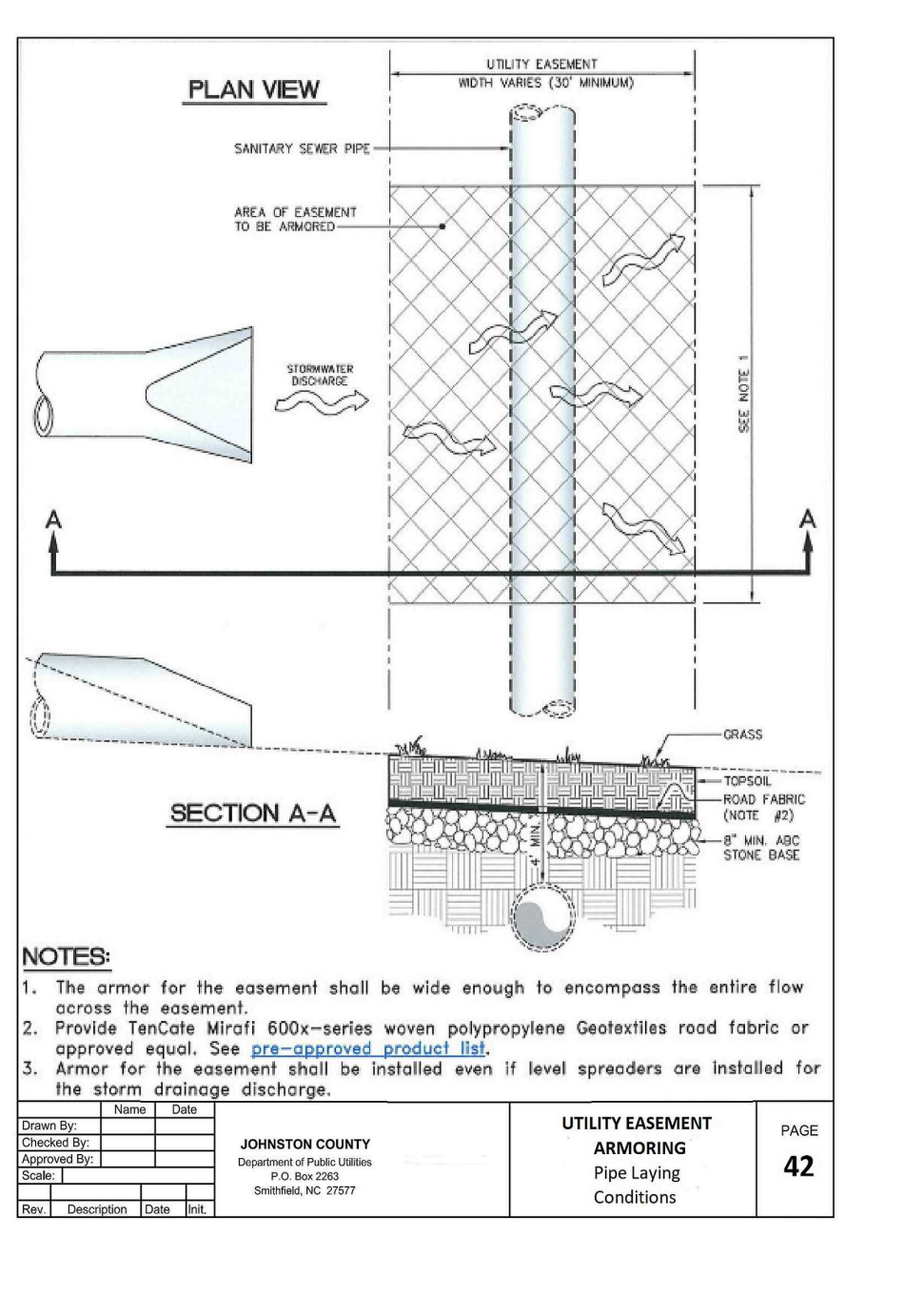
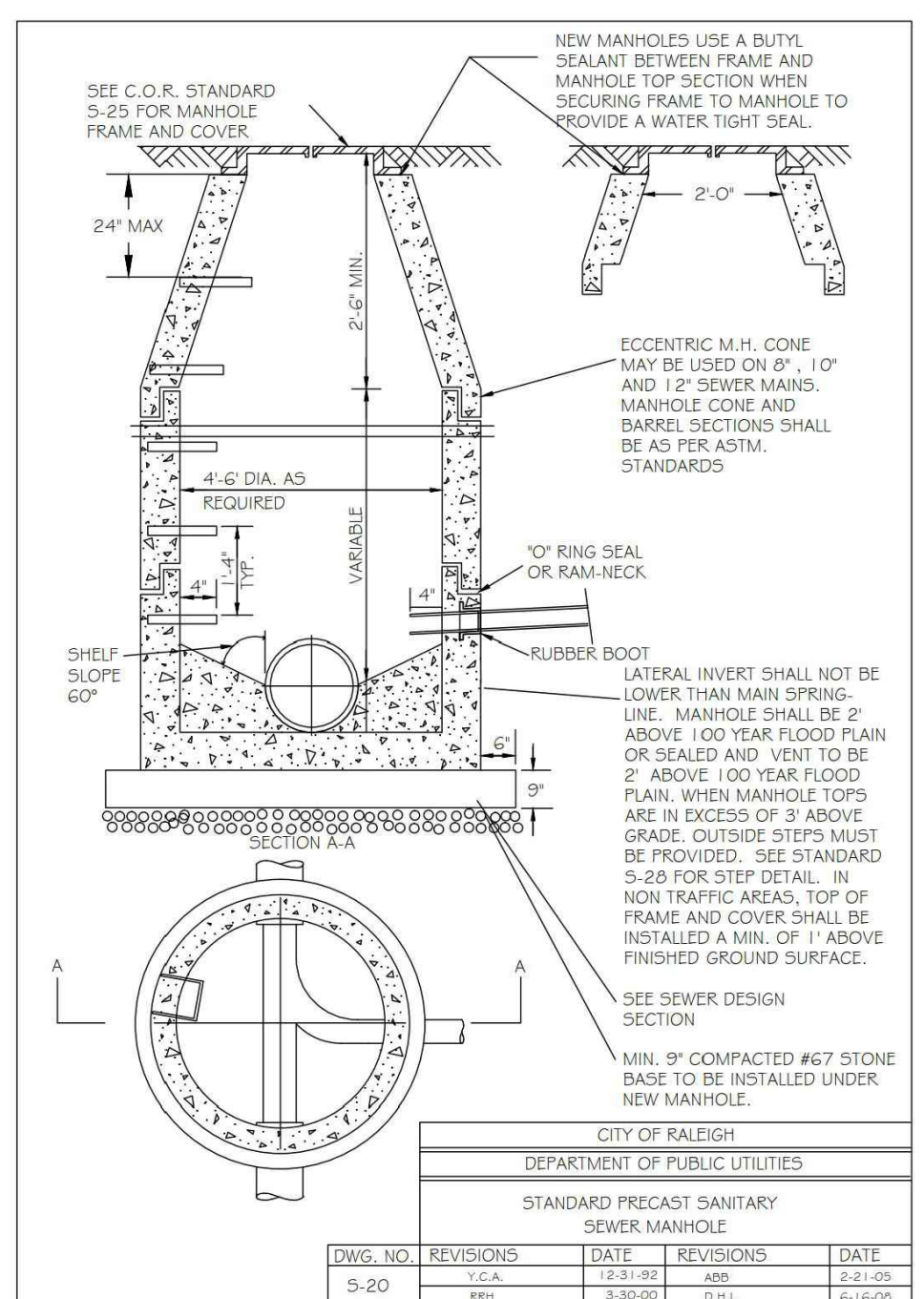
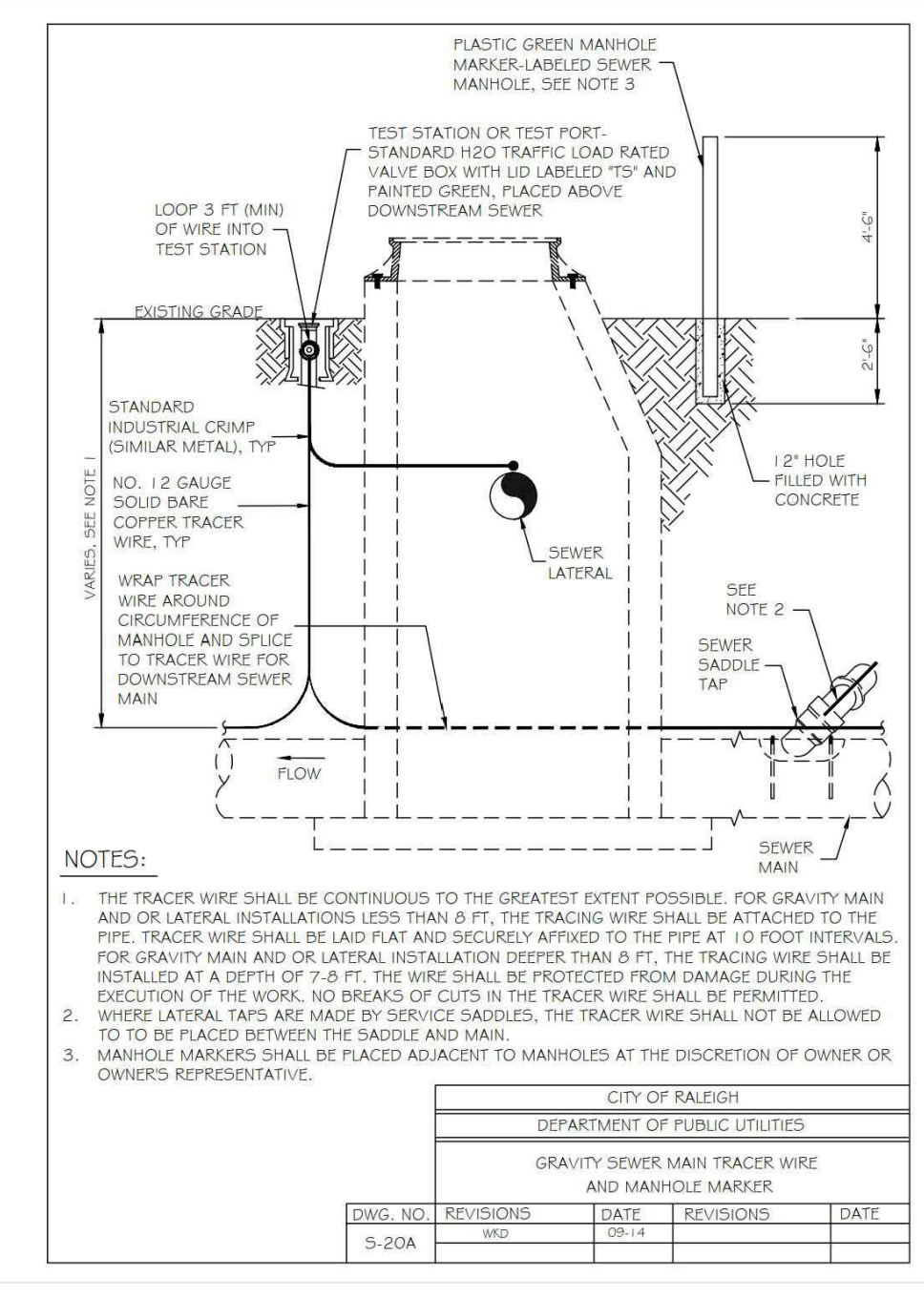
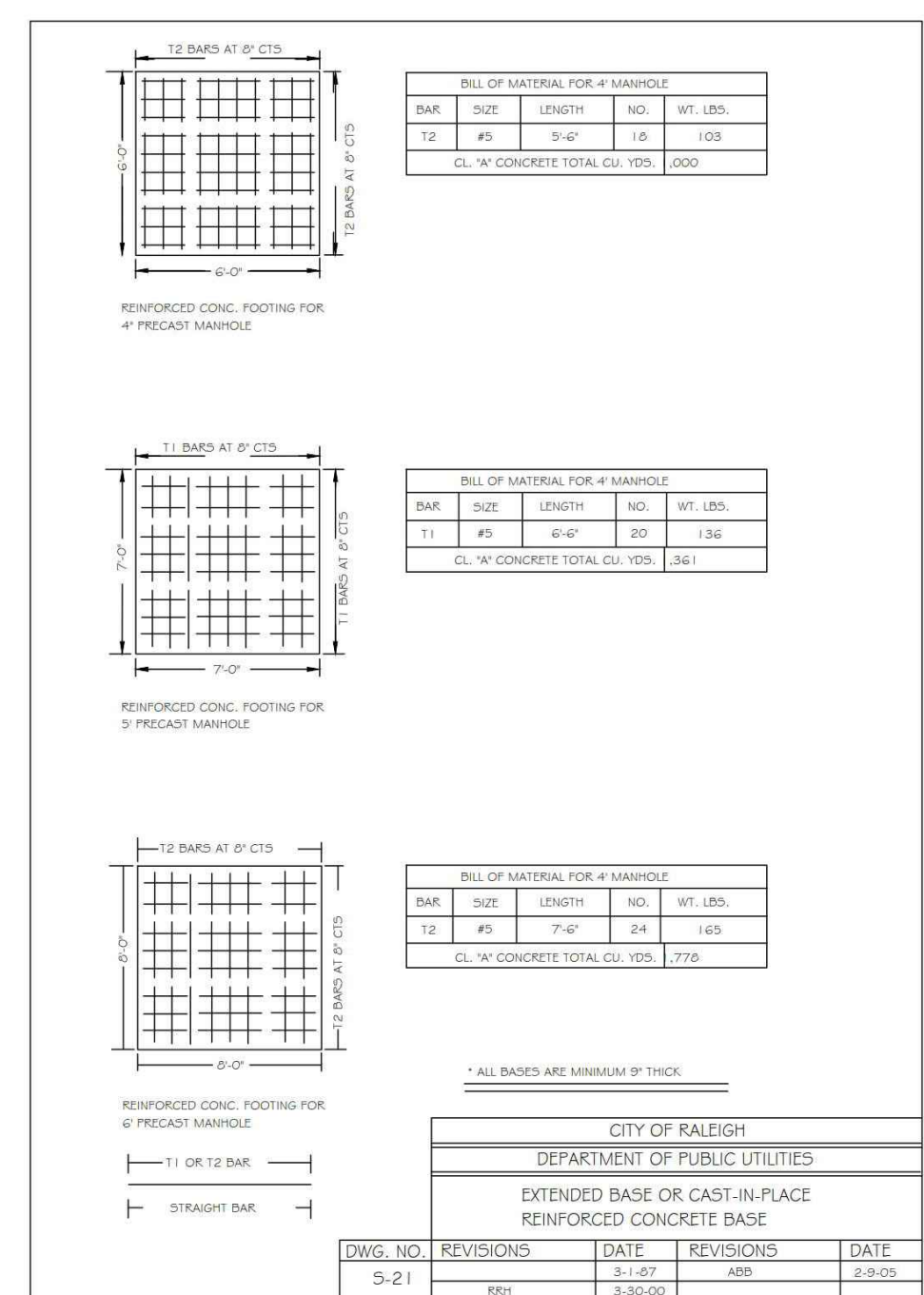
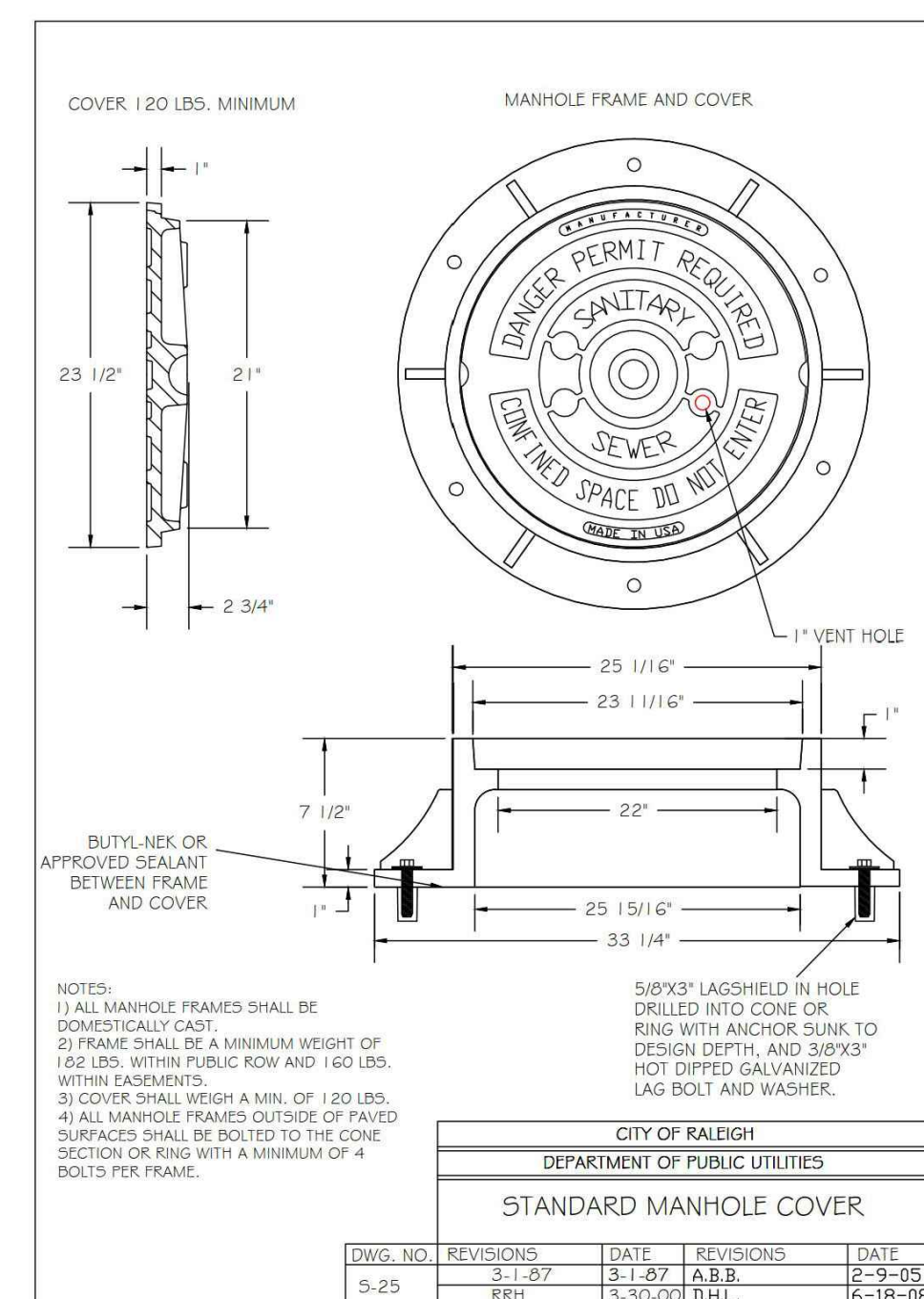
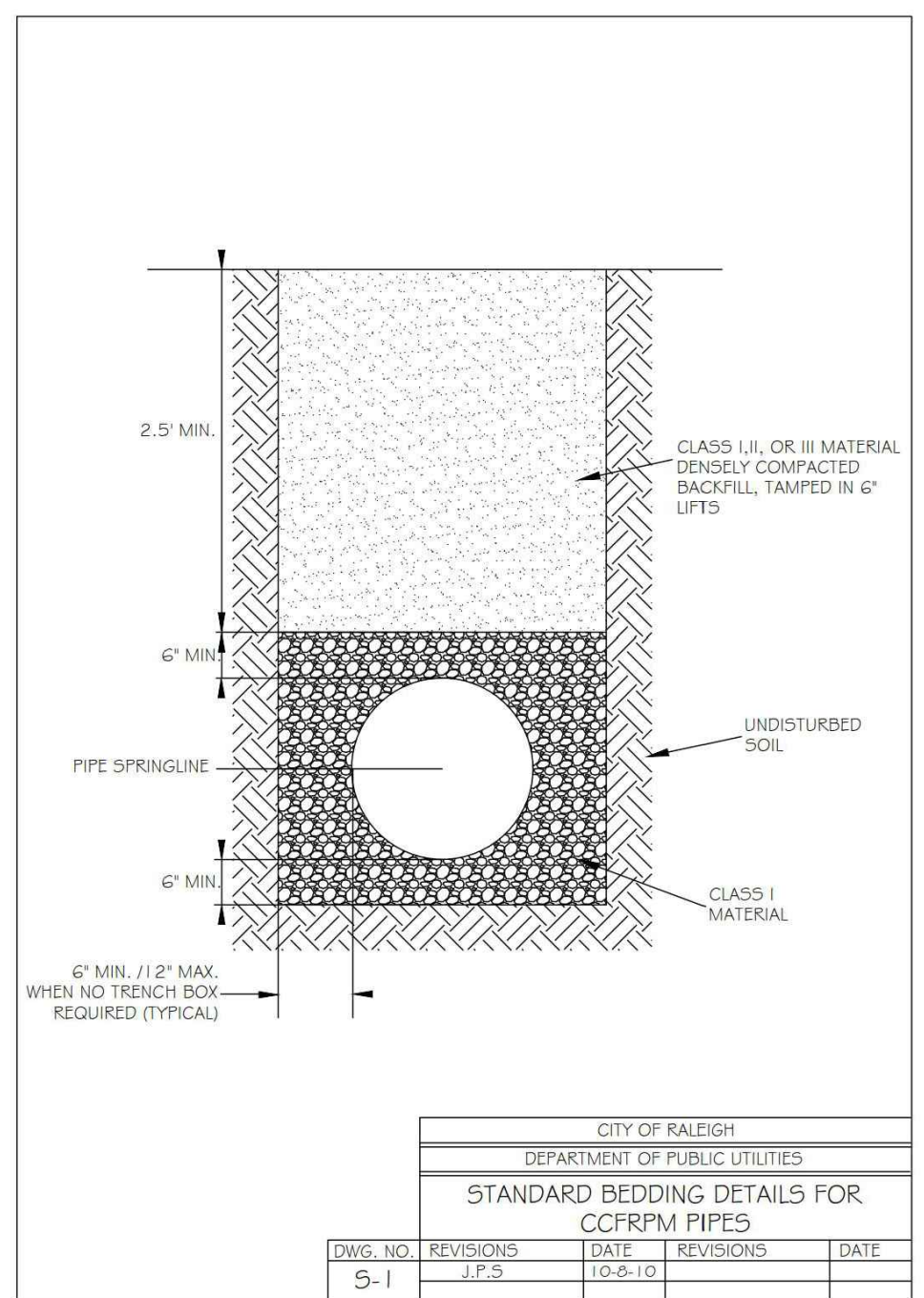
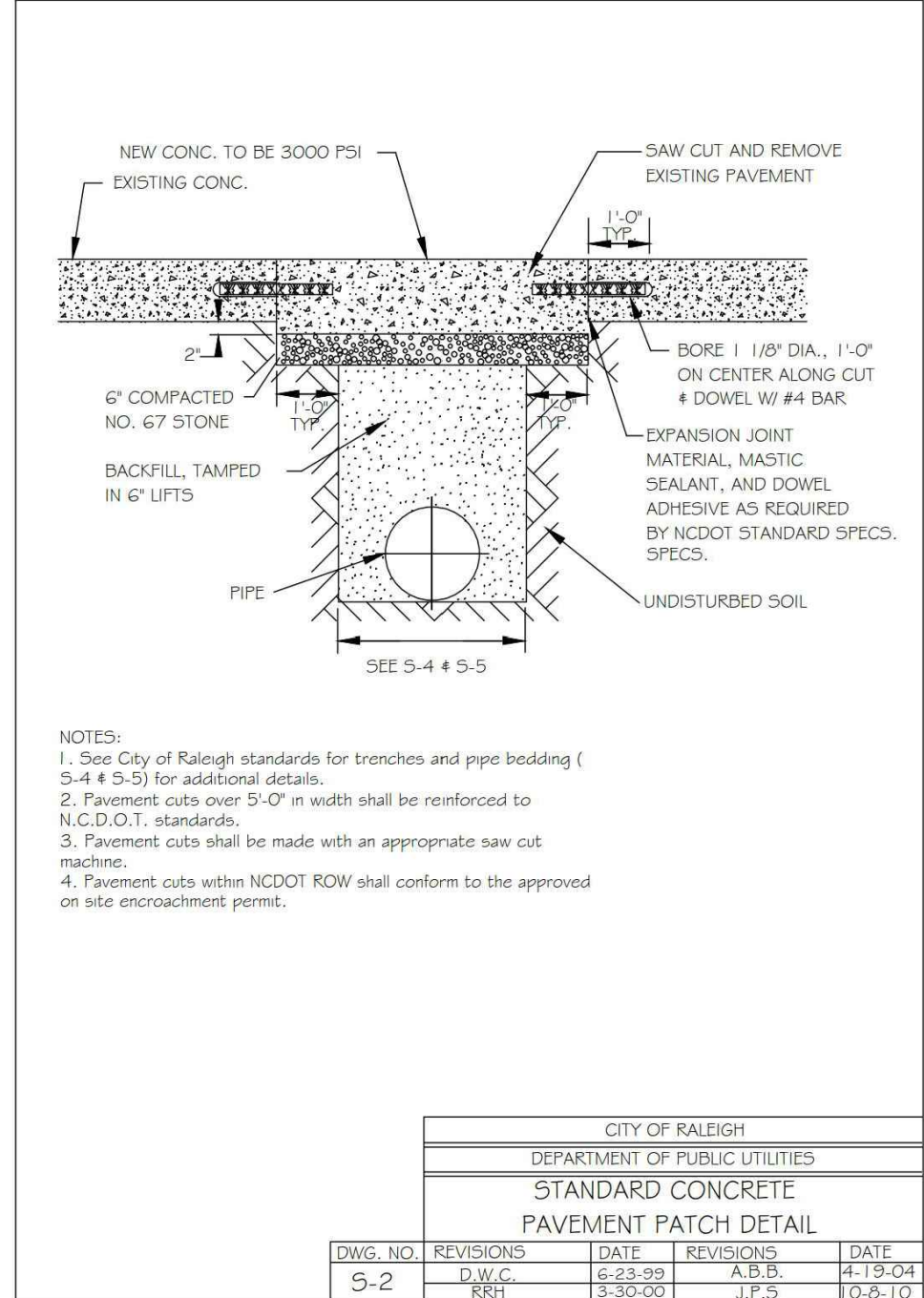
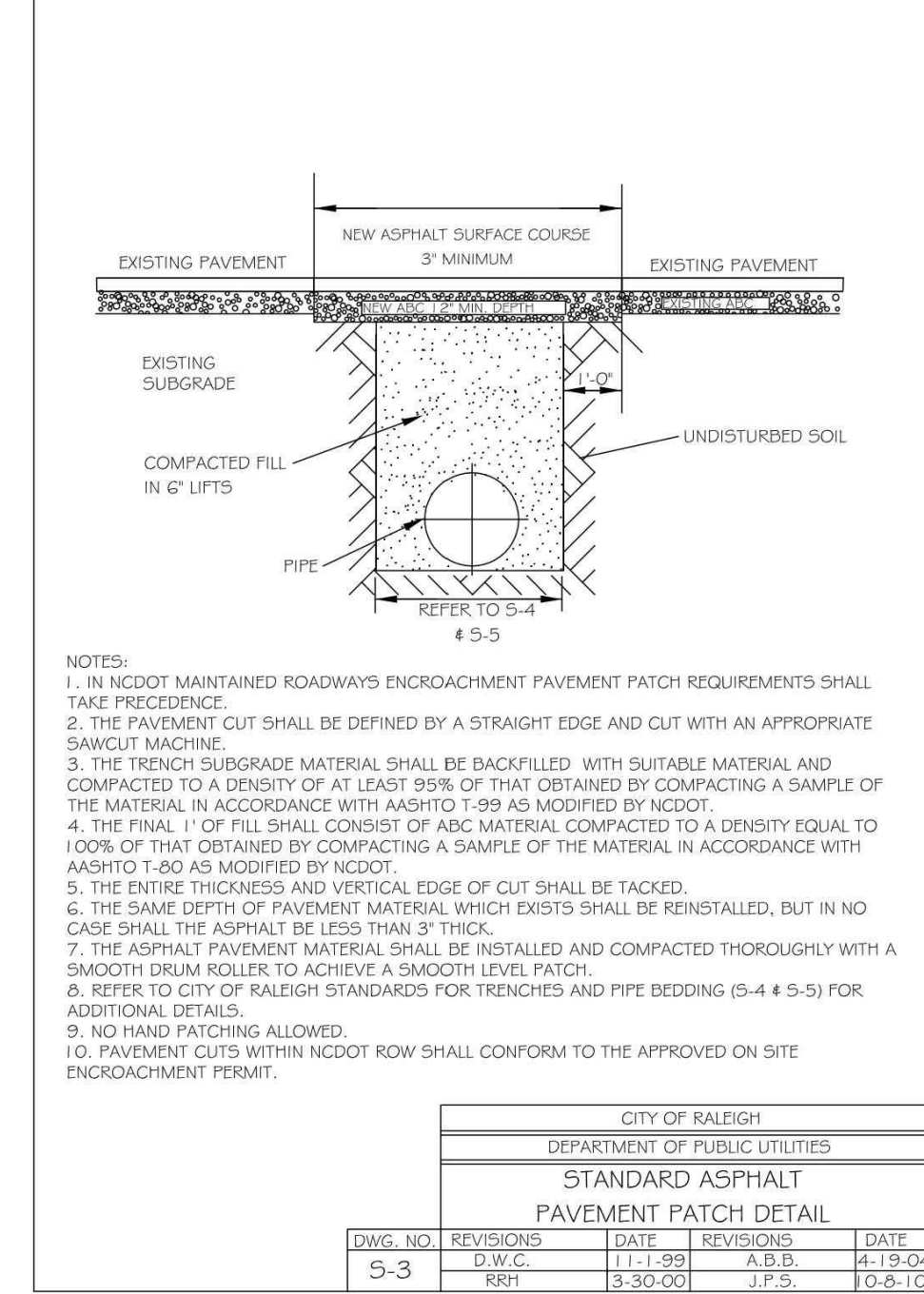
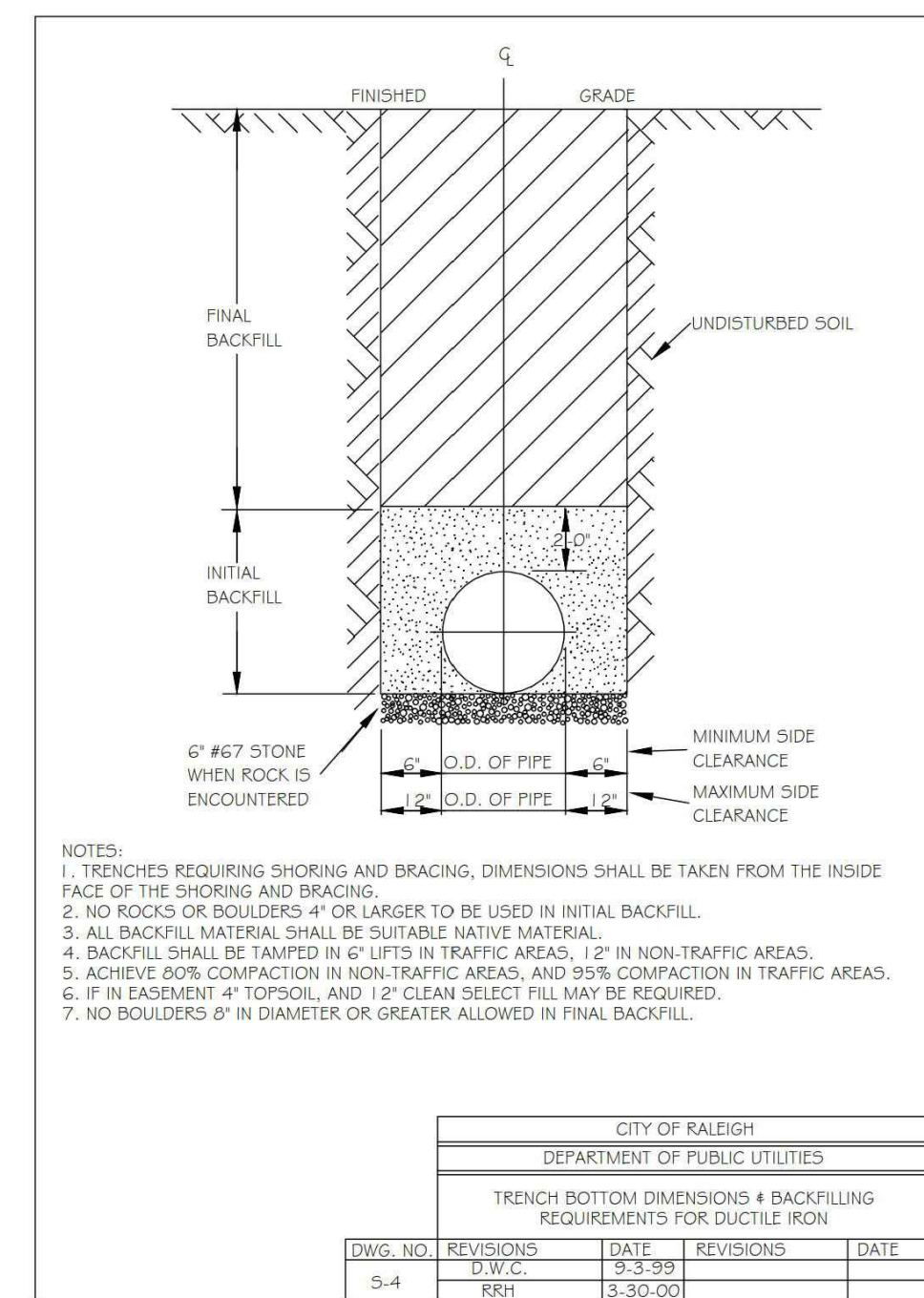
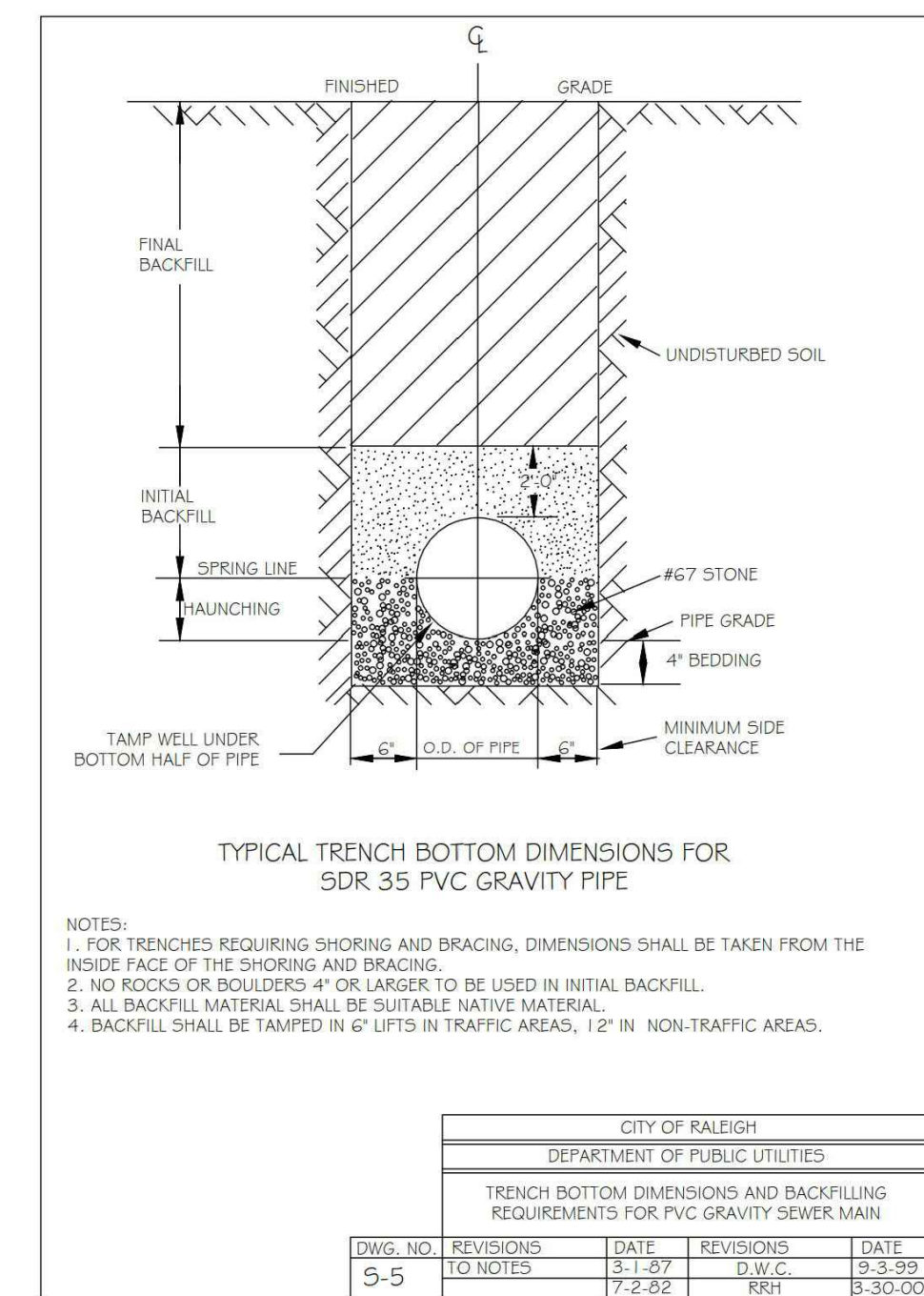
PLAN INFORMATION

PROJECT NO. SPEC-23422
FILENAME SPEC23422-D1
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DATE 01.03.2024

SHEET

SEWER DETAILS

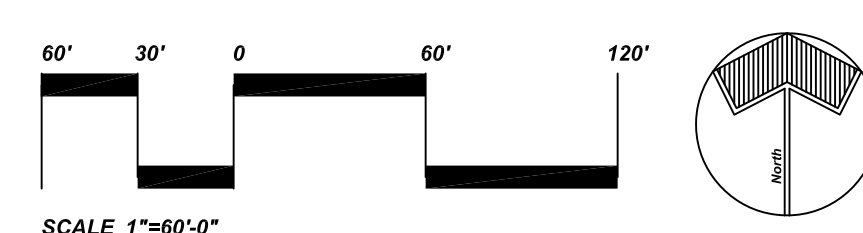
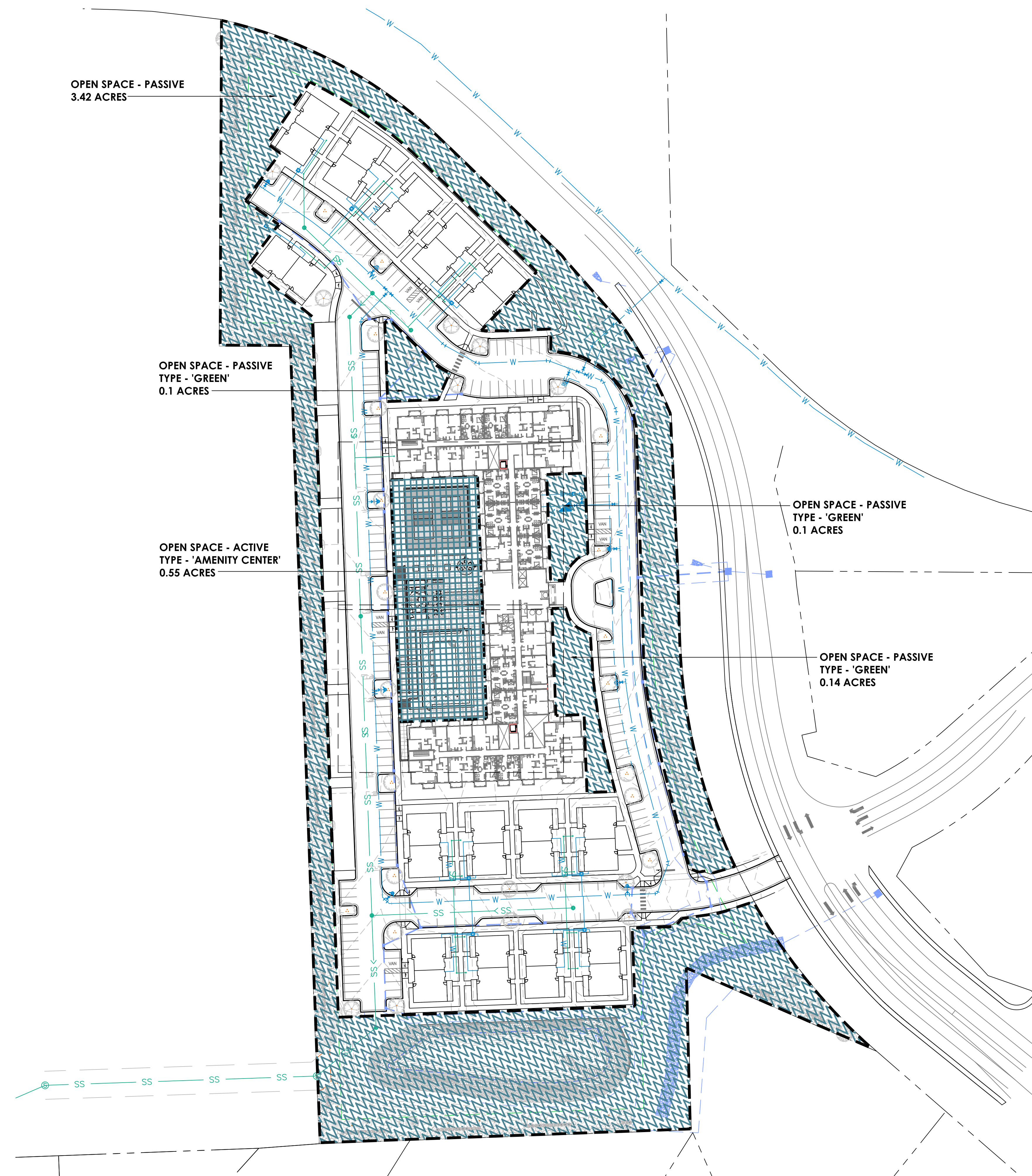
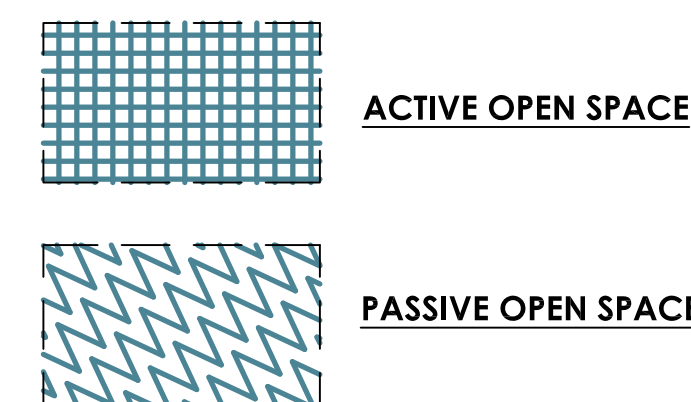
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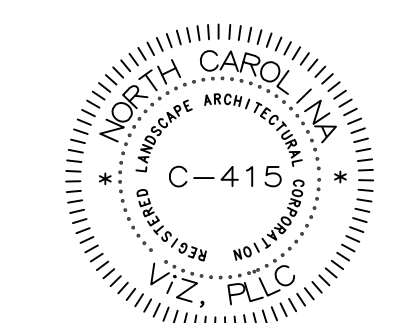
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Senior Living Development
 Rolesville, NC

- TOWN OF ROLESVILLE OPEN SPACE NOTES:**
1. ALL PLANTING AND LANDSCAPE SHALL BE IN ACCORDANCE WITH ARTICLE 6.2 OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
 2. SEE CIVIL ENGINEERING DRAWINGS FOR REQUIRED TREE CONSERVATION AREAS, AND BUFFER LOCATIONS/DIMENSIONS IF APPLICABLE.
 3. ALL PLANT MATERIAL SHALL BE NATIVE, AND AS REQUIRED IN SECTION 6.2.4.
 4. **LDO SECTION 6.2.1 - OPEN SPACE:**
 SITE ACREAGE = 10.4 ACRES @ 15% OPEN SPACE REQUIRED = 1.56 ACRES.
 OPEN SPACE DEVELOPMENTS REQUIRED = ONE SMALL AND ONE MEDIUM
 OPEN SPACE PROVIDED = 4.31 ACRES



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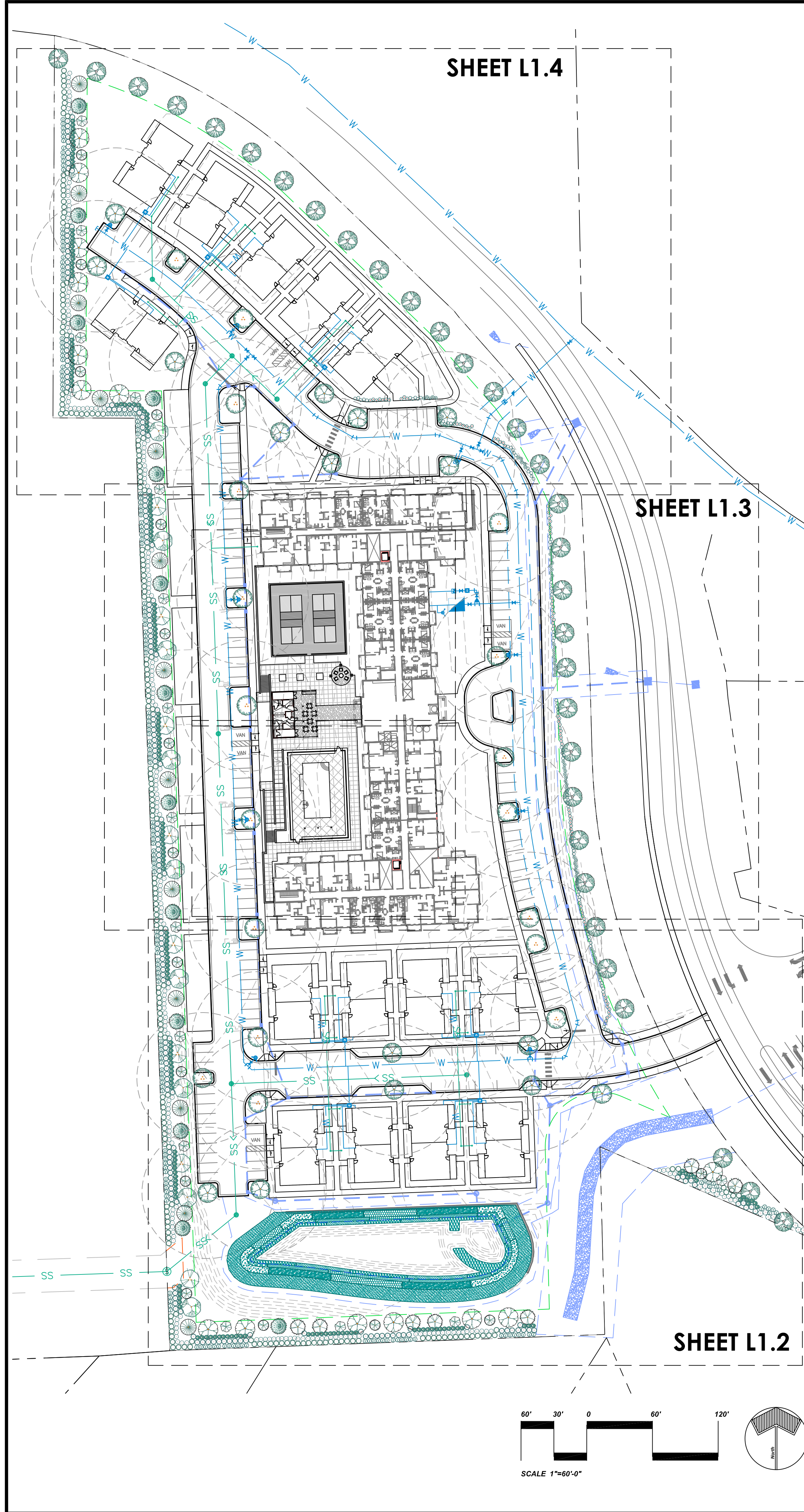


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**OPEN SPACE
 PLAN**

L-1.0





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	Ar	<i>Acer rubrum</i>	Red Maple	2" Cal.	9
	Bd	<i>Betula nigra</i> 'BNMTF' TM	Dura Heat River Birch	2" Cal.	8
	Cf	<i>Cercis canadensis</i> 'Forest Pansy' TM	Forest Pansy Redbud	1" Cal.	16
	Cp	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	1" Cal.	15
	Ic	<i>Ilex opaca</i> 'Carolina #2'	Carolina #2 American Holly	2" Cal.	13
	Le	<i>Liriodendron tulipifera</i> 'JFS-Oz' TM	Emerald City Tulip Poplar	2" Cal.	14
	Mg	<i>Magnolia grandiflora</i> 'Claudia Wannamaker'	Claudia W. Southern Magnolia	2" Cal.	13
	Pi	<i>Pinus taeda</i>	Loblolly Pine	2" Cal.	7
	Po	<i>Platanus occidentalis</i>	American Sycamore	2" Cal.	16
	Ql	<i>Quercus lyrata</i>	Overcup Oak	2" Cal.	18
	Qa	<i>Quercus rubra</i> 'Aurea'	Aurea Red Oak	2" Cal.	32
SHRUBS					
	Fa	<i>Fothergilla gardenii</i> 'Mt. Airy'	Mt. Airy Dwarf Witchalder	3 gal.	192
	Hb	<i>Hydrangea quercifolia</i> 'Brenhill'	Gatsby Gal® Oakleaf Hydrangea	3 gal.	183
	Id	<i>Ilex glabra</i> 'Densa'	Inkberry Holly	3 gal.	196
	In	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	3 gal.	66
	Is	<i>Itea virginica</i> 'Sprich'	Little Henry® Sweetspire	3 gal.	80
	Kr	<i>Kalmia latifolia</i> 'Raspberry Glow'	Raspberry Glow Mountain Laurel	3 gal.	182
	Lr	<i>Leucothoe fontanesiana</i> 'Rainbow'	Rainbow Drooping Leucothoe	3 gal.	81
	Mc	<i>Myrica cerifera</i>	Wax Myrtle	3 gal.	15
	Rc	<i>Rhododendron carolinianum</i>	Carolina Rhododendron	3 gal.	201

PLANT SPECIES NOTES:

- AS REQUIRED ALL PLANT MATERIAL SHALL BE NATIVE, AND AS LISTED IN THE TOWN OF ROLESVILLE LDO. PLANT SPECIES MUST BE APPROVED BY THE TOWN.
- ALL PLANT MATERIAL INDICATED IN THE PLANT SCHEDULE IS DERIVED FROM SOURCES THROUGHOUT NORTH CAROLINA INDICATING NATIVE PLANT SPECIES.

TOWN OF ROLESVILLE LANDSCAPE NOTES:

- ALL PLANTING AND LANDSCAPE SHALL BE IN ACCORDANCE WITH ARTICLE 6.2 OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- SEE CIVIL ENGINEERING DRAWINGS FOR REQUIRED TREE CONSERVATION AREAS, AND BUFFER LOCATIONS/DIMENSIONS IF APPLICABLE.
- ALL PLANT MATERIAL SHALL BE NATIVE, AND AS REQUIRED IN SECTION 6.2.4.
- ALL IRRIGATION SHALL BE DRIP WITH NO OVERHEAD SPRAY TYPE.
- LDO SECTION 6.2.1 - OPEN SPACE:**
SITE ACREAGE = 10.4 ACRES @ 15% OPEN SPACE REQUIRED = 1.56 ACRES.
OPEN SPACE DEVELOPMENTS REQUIRED = ONE SMALL AND ONE MEDIUM
- LDO SECTION 6.2.2 - BUFFERING:**
TYPE 3 PERIMETER BUFFERS ARE REQUIRED: 4 CANOPY TREES, 2 UNDERSTORY TREES, 60 SHRUBS 30' STREET BUFFER UNDISTURBED; STREET TREE EVERY 40' LINEAR FEET PROVIDED
- LDO SECTION 6.2.4.4 - PARKING LANDSCAPING:**
ALL PARKING SPACES SHALL BE WITHIN 60' FEET OF A CANOPY TREE.
PARKING PERIMETER PLANTINGS SHALL BE PLACED AS A CONTINUOUS ROW OF SHRUBS NO GREATER THAN THREE FEET ON CENTER

NOTES:

- SEE SHEETS L-1.2 - L-1.4 FOR ENLARGED PLANTING LOCATIONS.
- CONTRACTOR TO VERIFY PLANT TOTALS. IF THERE IS A CONFLICT IN PLANT TOTALS BETWEEN QUANTITIES SHOWN IN THE PLANT LEGEND AND THOSE INDICATED ON THE PLANS, THE PLANT LEGEND QUANTITIES AND SUMMARY QUANTITIES SHALL TAKE PRECEDENCE.
- PLANTS SHALL ONLY BE PLANTED FROM OCTOBER 1 - MAY 15 UNLESS ALTERNATIVE DATES ARE ALLOWED.
- SEE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF SITE DEVELOPMENT ELEMENTS, UTILITIES, TREE PRESERVATION AREAS, BUFFER YARDS, AND/OR OTHER REQUIRED AREAS AND EASEMENTS. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS, AND WHERE SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST TO THE OWNER, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS, OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
- ALL DISTURBED AREAS THAT ARE NOT PLANT BEDS SHALL BE GRASS SEED.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM FINISH GRADING TO ENSURE A SMOOTH TRANSITION BETWEEN PLANT BEDS AND LAWN AREAS.
- ALL PLANTING AND LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN STANDARDS.

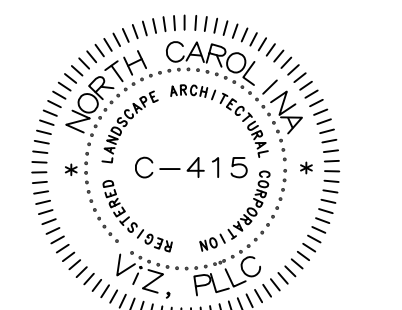


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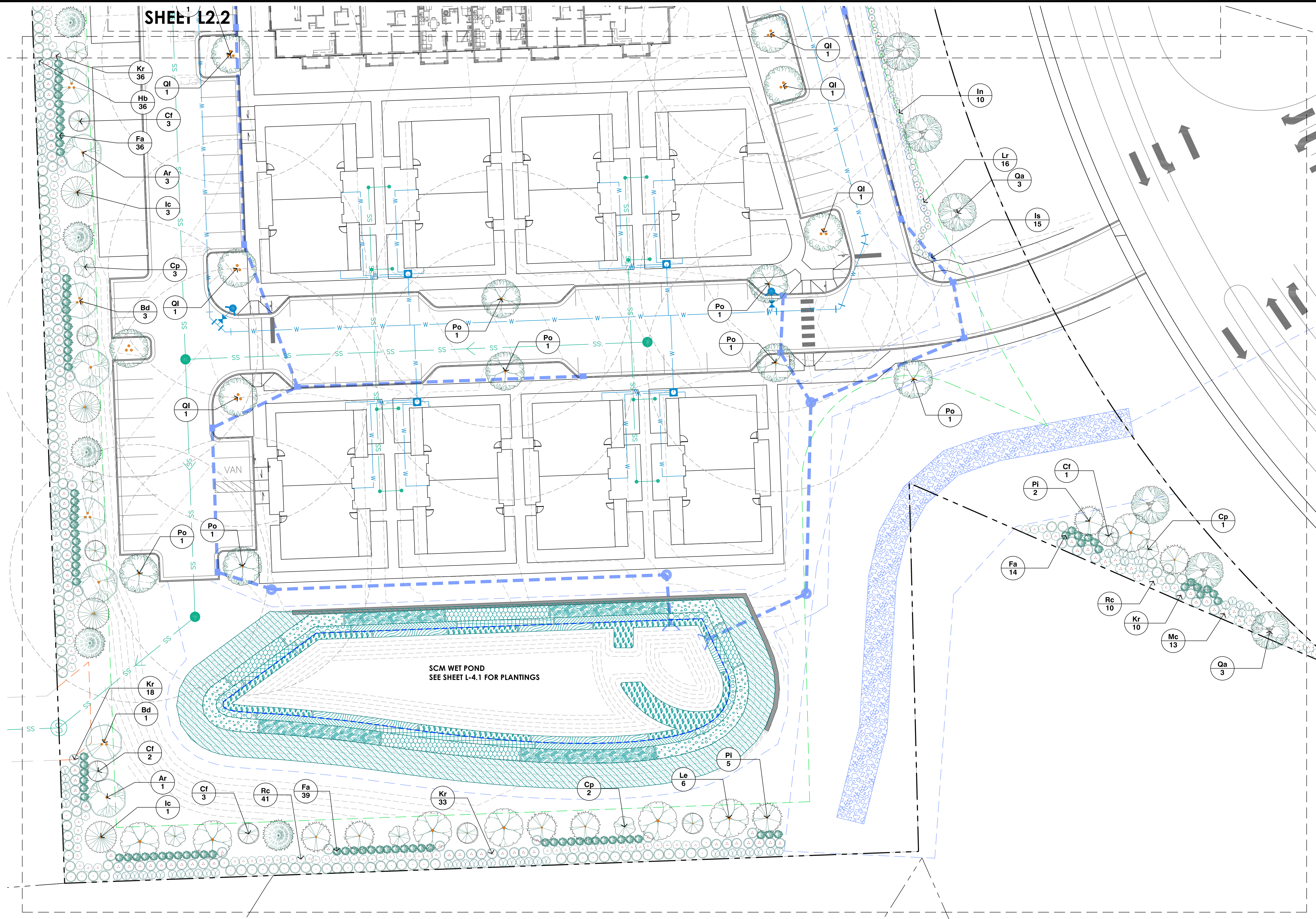


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OVERALL PLANTING KEY PLAN

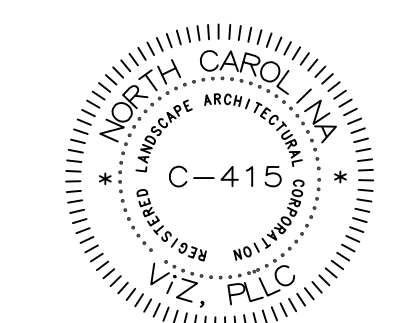
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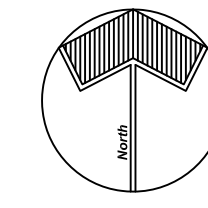
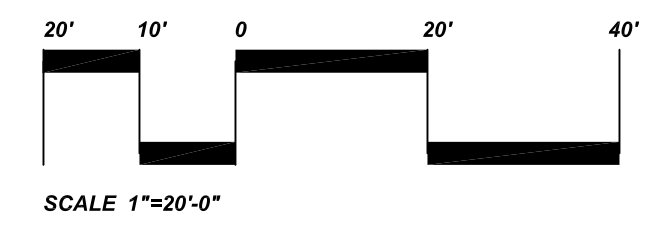
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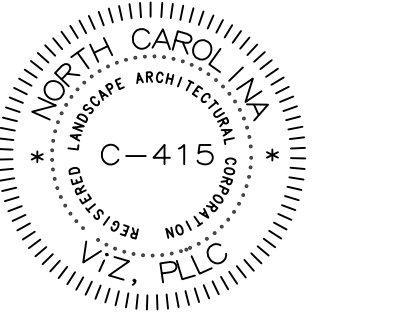
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ENLARGED
 PLANTING PLAN



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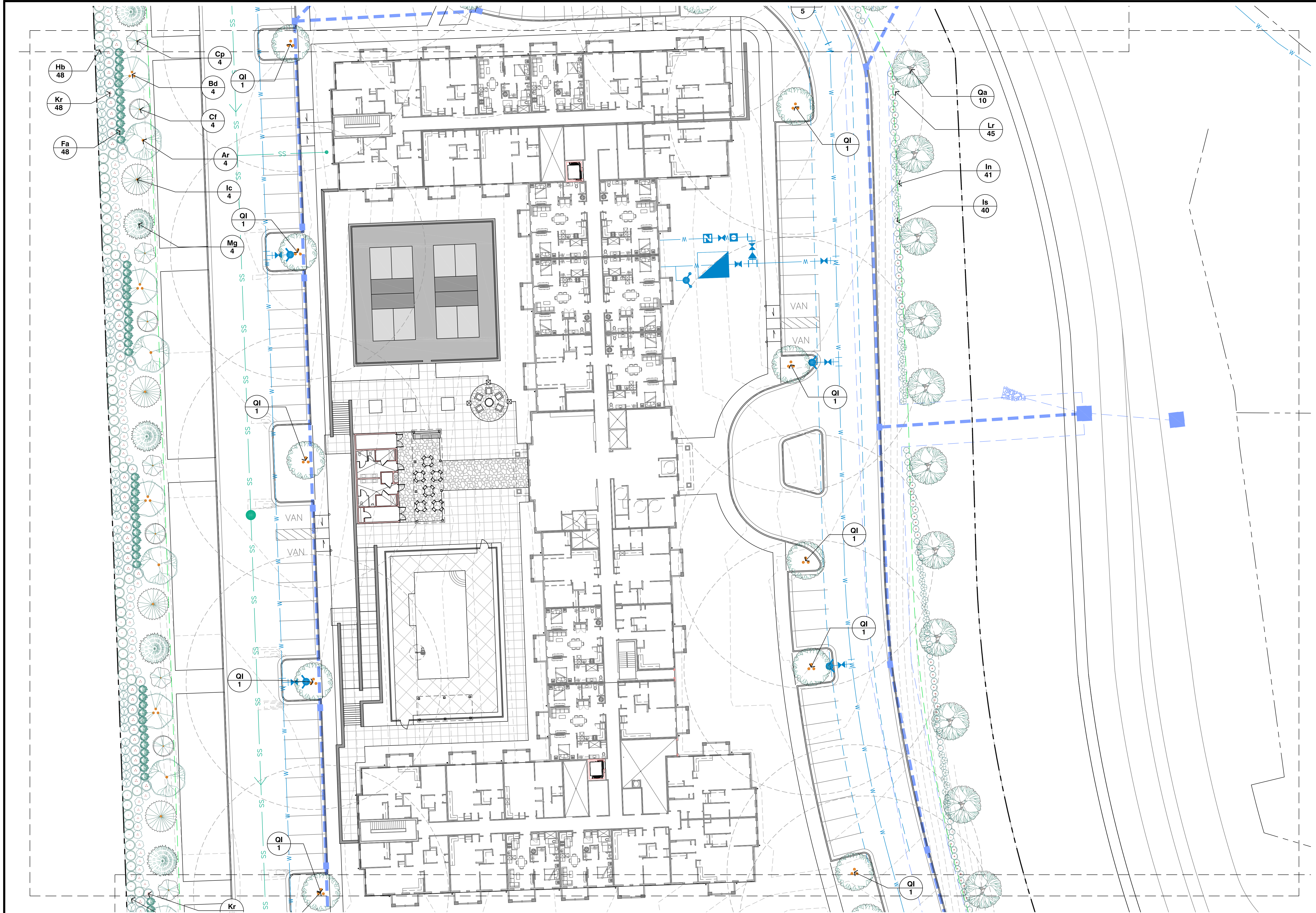
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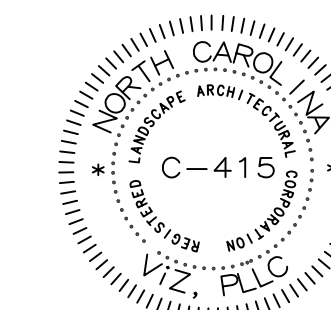
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ENLARGED
 PLANTING PLAN

L-1.4



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IRRIGATION SPECIFICATIONS

- 1. PERFORMANCE REQUIREMENTS:**
 - IRRIGATION ZONE CONTROL SHALL BE AUTOMATIC OPERATION WITH CONTROLLER AND AUTOMATIC CONTROL VALVES.
- 2. DELEGATED DESIGN:** DESIGN 100 PERCENT COVERAGE IRRIGATION SYSTEM USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.
- 3. MINIMUM WORKING PRESSURES:** THE FOLLOWING ARE MINIMUM PRESSURE REQUIREMENTS FOR PIPING; VALVES, AND SPECIALTIES UNLESS OTHERWISE INDICATED: IRRIGATION MAIN PIPING: 65 PSI; CIRCUIT PIPING: 40 PSI.
- 4. ACTION SUBMITTALS:**
 - A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE RATED CAPACITIES, OPERATING CHARACTERISTICS AND FURNISHED SPECIALTIES AND ACCESSORIES.
 - B. SUSTAINABLE DESIGN SUBMITTALS: WATER CONSERVING AND LOW-FLOW MEASURES.
 - C. WIRING DIAGRAMS: FOR POWER, SIGNAL, AND CONTROL WIRING.
 - D. DELEGATED-DESIGN SUBMITTAL: FOR IRRIGATION SYSTEMS INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA.
 - E. CLOSEOUT SUBMITTALS: OPERATION AND MAINTENANCE DATA.
- 5. QUALITY ASSURANCE:** ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
- 6. PIPES, TUBES, AND FITTINGS:** COMPLY WITH REQUIREMENTS IN THE PIPING SCHEDULE FOR APPLICATIONS OF PIPE, TUBE, AND FITTING MATERIALS, AND FOR JOINING METHODS FOR SPECIFIC SERVICES, SERVICE LOCATIONS, AND PIPE SIZES.
- 7. AUTOMATIC CONTROL VALVES:**
 - A. BRONZE, AUTOMATIC CONTROL VALVES: CAST-BRONZE BODY, NORMALLY CLOSED, DIAPHRAGM TYPE WITH MANUAL-FLOW ADJUSTMENT, AND OPERATED BY 24-V AC SOLENOID.
 - B. PLASTIC, AUTOMATIC CONTROL VALVES: MOLDED-PLASTIC BODY, NORMALLY CLOSED, DIAPHRAGM TYPE WITH MANUAL-FLOW ADJUSTMENT, AND OPERATED BY 24-V AC SOLENOID.
- 8. SPRINKLERS:** GENERAL REQUIREMENTS: DESIGNED FOR UNIFORM COVERAGE OVER ENTIRE SPRAY OR DRIP AREA INDICATED AT AVAILABLE WATER PRESSURE.
- 9. CONTROLLERS:**
 - A. CONTROLLER STATIONS FOR AUTOMATIC CONTROL VALVES: EACH STATION IS VARIABLE. INCLUDE SWITCH FOR MANUAL OR AUTOMATIC OPERATION OF EACH STATION.
 - B. EXTERIOR CONTROL ENCLOSURES: NEMA 250, TYPE 4, WEATHERPROOF, WITH LOCKING COVER AND MATCHING KEYS; INCLUDE PROVISION FOR GROUNDING.
 - C. INTERIOR CONTROL ENCLOSURES: NEMA 250, TYPE 12, DRIP-PROOF, WITH LOCKING COVER AND MATCHING KEYS.
- 10. CONTROL TRANSFORMER:** 24-V SECONDARY, WITH PRIMARY FUSE.
- 11. TIMING DEVICE:** ADJUSTABLE, 24-HOUR, 14-DAY CLOCK, WITH AUTOMATIC OPERATIONS TO SKIP OPERATION ANY DAY IN TIMER PERIOD, TO OPERATE EVERY OTHER DAY, OR TO OPERATE TWO OR MORE TIMES DAILY.
- 12. MOISTURE SENSOR:** ADJUSTABLE FROM ONE TO SEVEN DAYS, TO SHUT OFF WATER FLOW DURING RAIN.
- 13. WIRING:** UL 493, TYPE UF MULTICONDUCTOR, WITH SOLID-COPPER CONDUCTORS; INSULATED CABLE; SUITABLE FOR DIRECT BURIAL.
- 14. BOXES FOR AUTOMATIC CONTROL VALVES:**
 - A. PLASTIC BOXES: BOX AND COVER, WITH OPEN BOTTOM AND OPENINGS FOR PIPING; DESIGNED FOR INSTALLING FLUSH WITH GRADE.
 - B. DRAINAGE BACKFILL: WASHED GRAVEL OR CRUSHED STONE.
- 15. EARTHWORK:**
 - A. INSTALL WARNING TAPE DIRECTLY ABOVE PRESSURE PIPING, 12 INCHES BELOW FINISHED GRADES, EXCEPT 6 INCHES BELOW SUBGRADE UNDER PAVEMENT AND SLABS.
 - B. PROVIDE MINIMUM COVER OVER TOP OF UNDERGROUND PIPING ACCORDING TO LOCAL CODE AND INDUSTRY STANDARDS.

17. PIPING INSTALLATION:

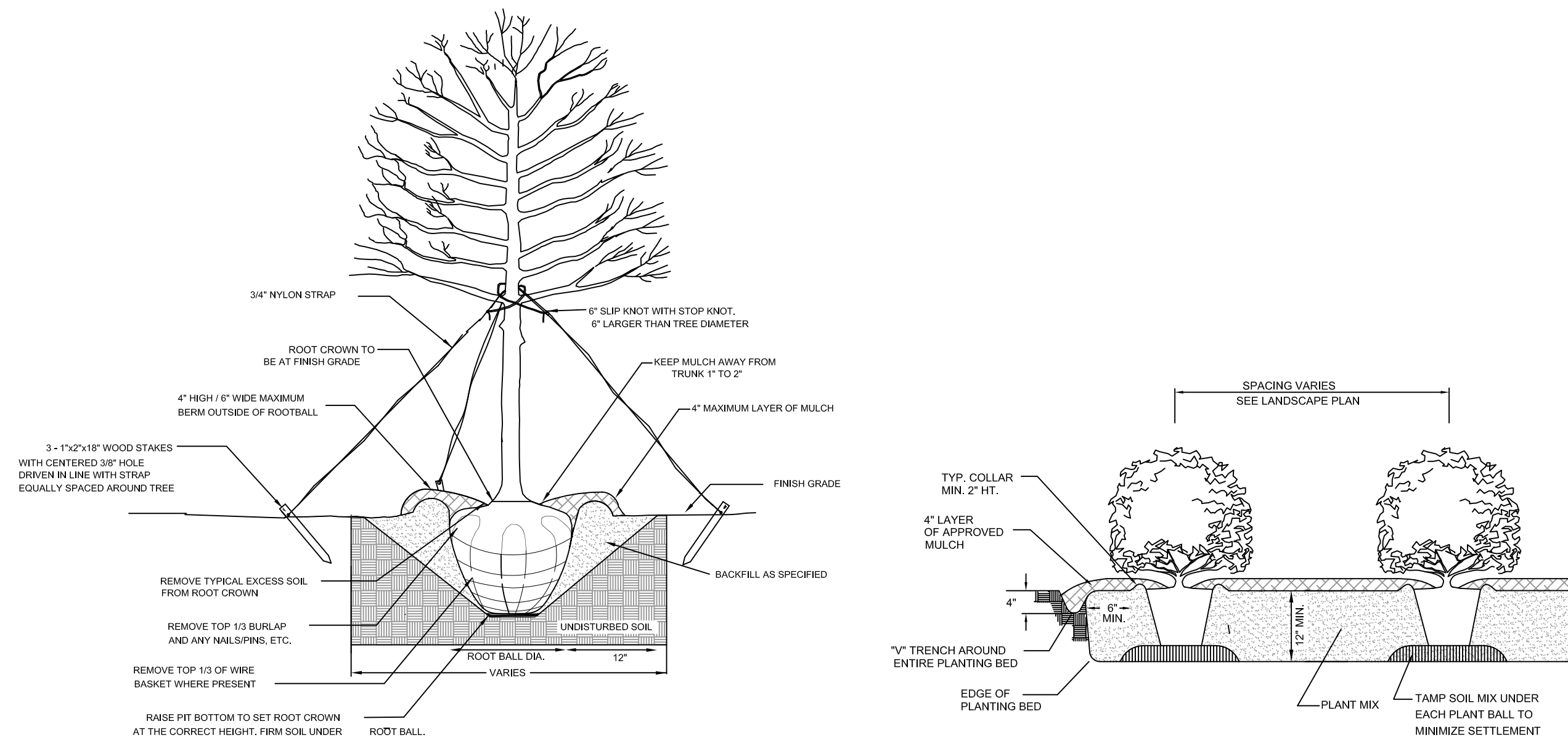
- A. SHOP DRAWINGS SHALL INDICATE LOCATION AND ARRANGEMENT OF PIPING SYSTEM. INSTALL PIPING AS INDICATED UNLESS DEVIATIONS ARE APPROVED TO COORDINATE WITH OTHER TRADES.
- B. INSTALL PIPING AT MINIMUM UNIFORM SLOPE OF 0.5 PERCENT DOWN TOWARD DRAIN VALVES. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL GROUPS OF PIPES PARALLEL TO EACH OTHER, SPACED TO PERMIT VALVE SERVICING. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. LAY PIPING ON SOLID SUBBASE, UNIFORMLY SLOPED WITHOUT HUMPS OR DEPRESSIONS.
- C. INSTALL PVC PIPING IN DRY WEATHER WHEN TEMPERATURE IS ABOVE 40 DEG F. ALLOW JOINTS TO CURE AT LEAST 24 HOURS BEFORE TESTING.
- 18. JOINT CONSTRUCTION:** JOIN WITH INSERT FITTINGS AND BANDS OR FASTENERS ACCORDING TO PIPING MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 19. VALVE INSTALLATION:** INSTALL UNDERGROUND VALVES IN CURB-VALVE CASINGS WITH TOPS FLUSH WITH GRADE.
- 20. SPRINKLER AND EMITTER INSTALLATION:**
 - A. INSTALL SPRINKLERS AND EMITTERS AFTER HYDROSTATIC TEST IS COMPLETED.
 - B. INSTALL SPRINKLERS AND EMITTERS AT MANUFACTURER'S RECOMMENDED HEIGHTS.
- 21. AUTOMATIC IRRIGATION-CONTROL SYSTEM:**
 - A. EQUIPMENT MOUNTING: INSTALL INTERIOR CONTROLLERS AS INDICATED ON ELECTRICAL DRAWINGS. PLACE AND SECURE ANCHORAGE DEVICES. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED. INSTALL ANCHOR BOLTS TO ELEVATIONS REQUIRED FOR PROPER ATTACHMENT TO SUPPORTED EQUIPMENT.
 - B. EQUIPMENT MOUNTING: INSTALL EXTERIOR FREESTANDING CONTROLLERS ON PRECAST CONCRETE BASES. PLACE AND SECURE ANCHORAGE DEVICES. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED. INSTALL ANCHOR BOLTS TO ELEVATIONS REQUIRED FOR PROPER ATTACHMENT TO SUPPORTED EQUIPMENT.
 - C. INSTALL CONTROL CABLE IN SAME TRENCH AS IRRIGATION PIPING AND BESIDE PIPING. PROVIDE CONDUCTORS OF SIZE NOT SMALLER THAN RECOMMENDED BY CONTROLLER MANUFACTURER.
 - D. INSTALL CABLE IN SEPARATE SLEEVE UNDER PAVED AREAS.
- 22. IDENTIFICATION:** IDENTIFY SYSTEM COMPONENTS. EQUIPMENT NAMEPLATES AND SIGNS: INSTALL ENGRAVED PLASTIC-LAMINATE EQUIPMENT NAMEPLATES AND SIGNS ON EACH AUTOMATIC CONTROLLER.
- 23. WARNING TAPES:** ARRANGE FOR INSTALLATION OF CONTINUOUS, UNDERGROUND, DETECTABLE WARNING TAPES OVER UNDERGROUND PIPING DURING BACKFILLING OF TRENCHES.
- 24. FIELD QUALITY CONTROL:** PERFORM TESTS AND INSPECTIONS.
 - A. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
 - B. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
 - C. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT. ANY IRRIGATION PRODUCT WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
- 25. ADJUSTING:** ADJUST SETTINGS OF CONTROLLERS.
 - A. ADJUST AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE AT RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.
 - B. ADJUST SPRINKLERS AND EMITTERS SO THEY WILL BE PROPERLY LOCATED IN RELATION TO PLANTS AND FINISH GRADE.

PLANTING SPECIFICATIONS

- 1. PLANT MATERIAL**
 - A. FURNISH NURSERY-GROWN PLANTS INDICATED IN PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 - 2014, AMERICAN STANDARD FOR NURSERY STOCK.
 - B. ANNUALS: PROVIDE HEALTHY, DISEASE-FREE PLANTS OF SPECIES AND VARIETY SHOWN OR LISTED, WITH WELL-ESTABLISHED ROOT SYSTEMS. PROVIDE ONLY PLANTS THAT ARE ACCLIMATED TO OUTDOOR CONDITIONS BEFORE DELIVERY.
 - C. **CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY FROM FINAL ACCEPTANCE ON ALL PLANTS UNLESS APPROVED OTHERWISE BY THE OWNER.**
- 2. SOIL AMENDMENTS AS REQUIRED FROM SOILS REPORT/TESTING**
 - A. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT.
 - B. SULFUR: GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90 PERCENT SULFUR.
 - C. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 - D. ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.
 - E. PERLITE: HORTICULTURAL PERLITE, SOIL AMENDMENT GRADE.
 - F. AGRICULTURAL GYPSUM: MINIMUM 90 PERCENT CALCIUM SULFATE.
 - G. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, AND FREE OF TOXIC MATERIALS.
 - H. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE.
 - I. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR GRANULAR TEXTURE, WITH A PH RANGE OF 3.4 TO 4.8.
 - J. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, DEBRIS, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 3. FERTILIZERS**
 - A. BONEMEAL: COMMERCIAL, RAW OR STEAMED, FINELY GROUND; A MINIMUM OF 1 PERCENT NITROGEN AND 10 PERCENT PHOSPHORIC ACID.
 - B. SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE, SOLUBLE; A MINIMUM OF 20 PERCENT AVAILABLE PHOSPHORIC ACID.
 - C. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN.
 - D. SLOW-RELEASE FERTILIZER: GRANULAR OR PELETED FERTILIZER.
- 4. PLANTING MIX**
 - A. PLANTING MIX: SHALL BE NATURAL, FERTILE, AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, WITH PH RANGE OF 5.5 TO 7. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL, OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE FREE OF ROOTS, PLANTS, SOD, STONES, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION, UNLESS OTHERWISE SPECIFIED, THE PLANTING MIX SHALL CONTAIN THE FOLLOWING PERCENTAGES:
 - CLAY: MIN. 10% - MAX. 30% (RED CLAY WELL PULVERIZED); CLAY SHALL BE STERILE.
 - SILT: MIN. 30% - MAX. 50%
 - COARSE SAND: MIN. 30% - MAX. 45% (1.0mm to 0.5mm DIA., AND FREE OF ROCK)
 - ORGANIC MAT.:MIN. 5% (COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT IS DECOMPOSED)
 - ELEMENTS: CALCIUM 55% - 80%; MAGNESIUM 10% - 30%; POTASSIUM 5% - 8%
 - B. **CONTRACTOR TO PROVIDE SOILS TEST/ANALYSIS INDICATING ABOVE REQUIREMENTS.**
- 5. MULCHES**
 - A. DOUBLE HAMMERED HARDWOOD MULCH FOR ALL PLANT BEDS UNLESS OTHERWISE INDICATED.
- 6. PLANT BED ESTABLISHMENT**
 - A. LAYOUT PLANT BEDS AS INDICATED ON THE PLANTING PLAN AND REMOVE UNNECESSARY MATERIAL TO A MINIMUM DEPTH OF 18 INCHES.
 - B. LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - C. SPREAD PLANTING MIX (SEE 4 ABOVE) TO A DEPTH OF 18 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING MIX OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - D. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- 7. EXCAVATION FOR TREES AND SHRUBS**
 - A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
 - B. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER.
 - C. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
 - D. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED SOLELY AS PLANTING MIX (SEE NOTE 4 ABOVE).

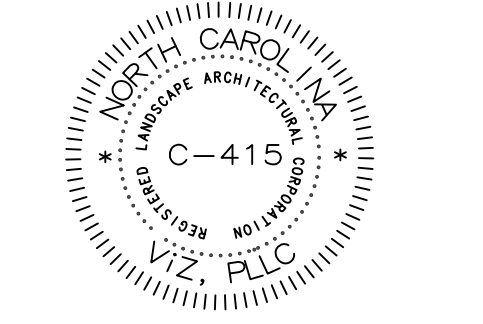
PLANTING SPECIFICATIONS (CONT.)

- 8. TREE, SHRUB, AND VINE PLANTING**
 - A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1.
 - B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
 - C. SET STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.
 - D. USE PLANTING SOIL FOR BACKFILL.
 - E. BALLED AND BURLAPPED: AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
 - F. CONTAINER-GROWN: CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
 - G. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
 - H. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.
 - I. WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.
 - J. PRUNE/REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. PRUNE TO RETAIN NATURAL CHARACTER.
 - K. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES FOR NEWLY PLANTED PLANTS. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS.
- 9. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING**
 - A. SET OUT AND SPACE GROUND COVER, PERENNIALS, AND/OR ANNUALS AS INDICATED IN EVEN ROWS WITH TRIANGULAR SPACING.
 - B. USE PLANTING MIX FOR BACKFILL.
 - C. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
 - D. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
 - E. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
 - F. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.
- 10. PLANT AND PLANT BED MULCHING**
 - A. MULCH BACKFILLED SURFACES OF PLANTING BEDS AND OTHER AREAS INDICATED.
 - B. TREES AND TREE-FORM SHRUBS IN TURF AREAS: APPLY ORGANIC MULCH RING OF 3-INCH AVERAGE THICKNESS, WITH MINIMUM 36-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
 - C. ORGANIC MULCH IN PLANT BEDS: APPLY 3-INCH AVERAGE THICKNESS OF MULCH OVER ENTIRE SURFACE OF PLANT BED, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 2 INCHES OF TRUNKS OR STEMS.
- 11. PLANT MAINTENANCE**
 - A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, RESETING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - B. SET IRRIGATION SYSTEM FOR ZONE DURATION APPLICABLE FOR NEWLY PLANTED PLANTS IF APPLICABLE.
 - C. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
 - D. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE PRACTICES TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.
 - E. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
 - F. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.



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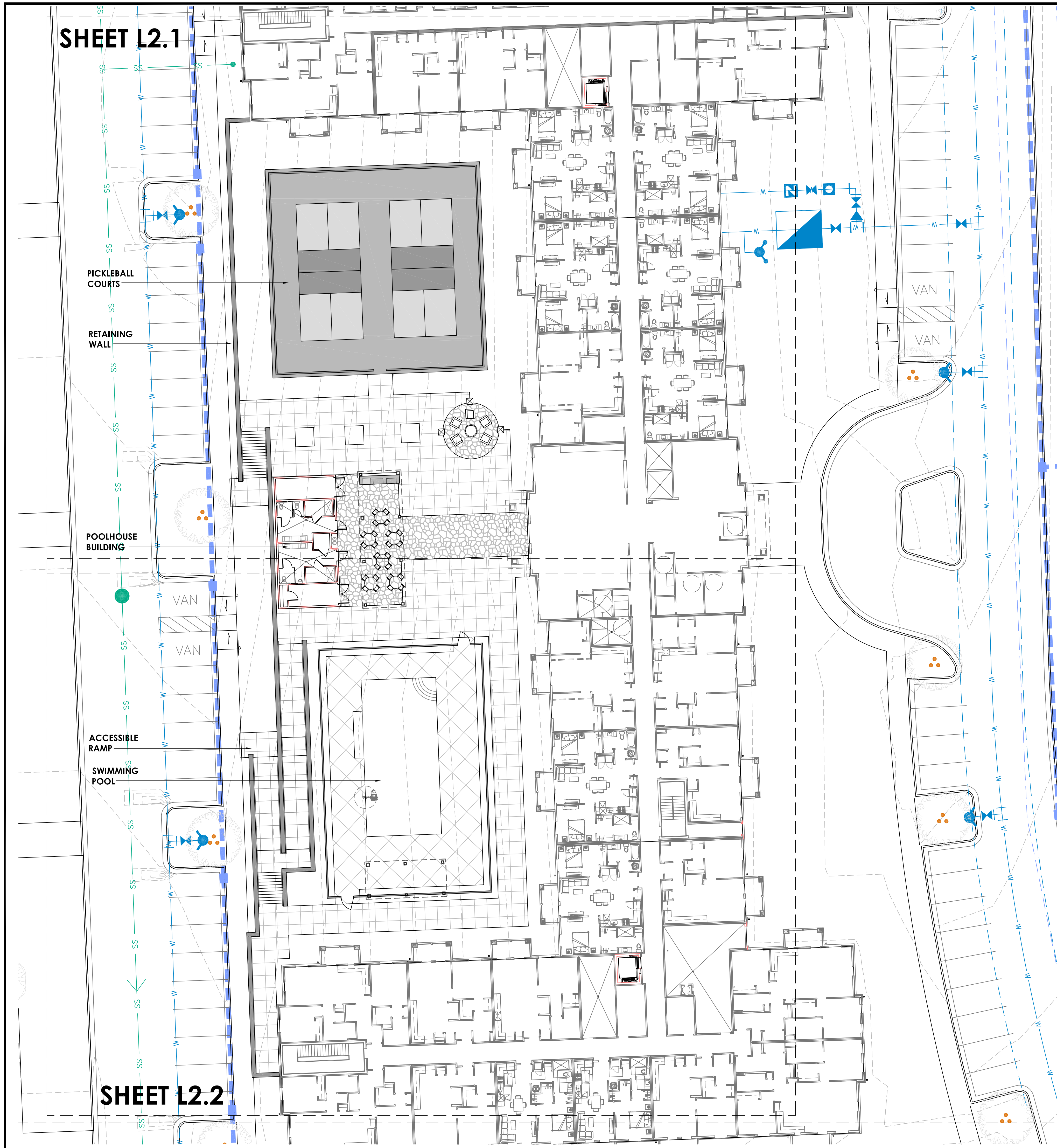


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PLANTING AND IRRIGATION NOTES & SPECIFICATIONS



SHEET L2.1



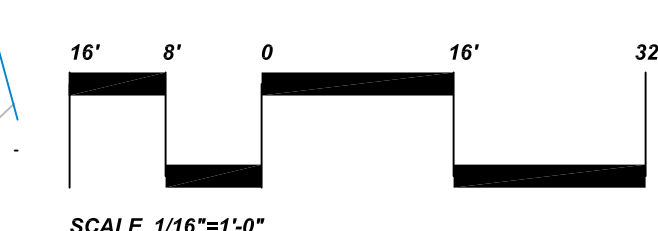
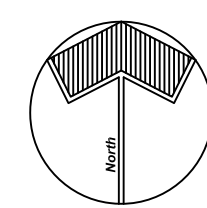
SHEET L2.2

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMIT APPROVALS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS, AND WHERE SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST TO THE OWNER, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS, OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR SHALL CONTACT **NORTH CAROLINA ONE CALL AT 811** FOR ASSISTANCE IN LOCATING UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN OF ROLESVILLE FOR LOCATING ANY UTILITIES/LINES NOT LOCATED BY 811 SERVICES.
4. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE OWNER OR TOWN. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED.
5. UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
7. CONTRACTOR SHALL PROVIDE ALL SIGNS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.

SITE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LINE AND GRADE, AND SURVEY STAKING OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT, NCDEQ, THE STATE OF NORTH CAROLINA, CLEVELAND COUNTY, AND THE CITY OF KINGS MOUNTAIN.
3. ALL NEW SIDEWALK, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, SHALL BE MINIMUM FIVE (5) FEET IN WIDTH AND SHALL BE MINIMUM FIVE (5) FEET CLEAR AT ALL POINTS AND MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
4. EXISTING SIDEWALK, CURB, AND ASPHALT PAVEMENT TO BE REMOVED/REPLACED SHALL BE SAW-CUT CLEAN EDGES.
5. CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
6. ALL EXCESS EXCAVATION, SITE DEBRIS, AND DEBRIS FROM CLEARING AND GRUBBING EXERCISES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
7. EXCESS EXCAVATION MATERIAL REMOVAL IS THE CONTRACTOR'S RESPONSIBILITY.
8. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE GRASSED WITH FESCUE SOD OR AN ALTERNATE COVER DEPENDENT ON PLANTING TIME OF YEAR. COORDINATE WITH THE CITY.
9. ALL GRADED AREAS TO RECEIVE SOD SHALL HAVE EXISTING SOIL AMENDED TO PROPERLY PLACE PERMANENT COVER AS INDICATED IN THE DOCUMENTS OR PER CITY OF KINGS MOUNTAIN STANDARDS.



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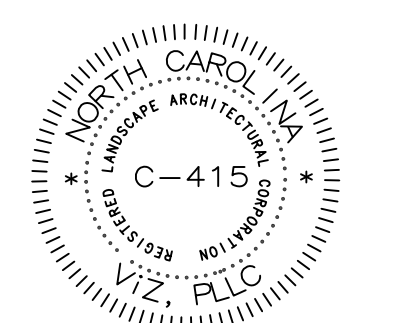


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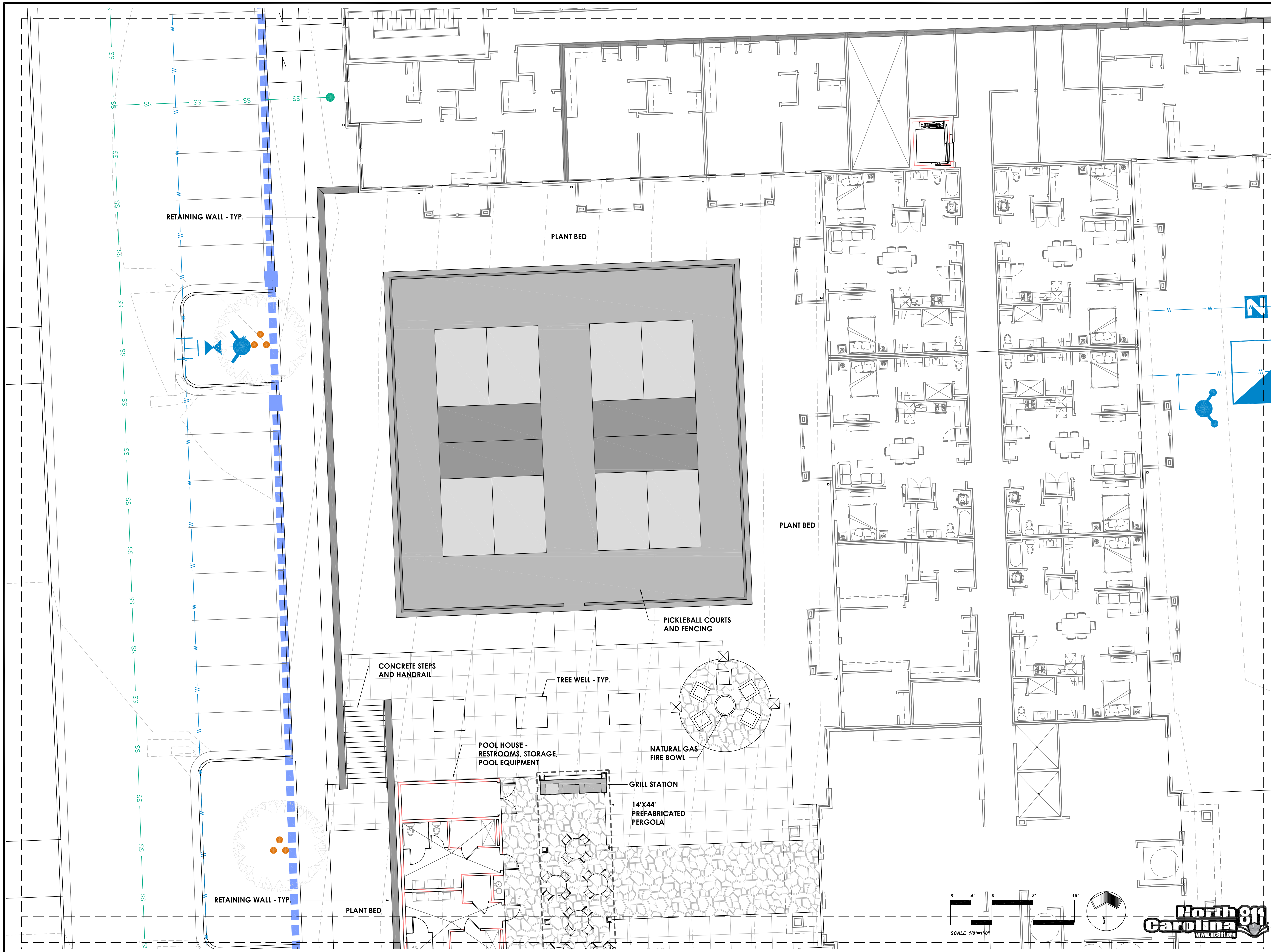


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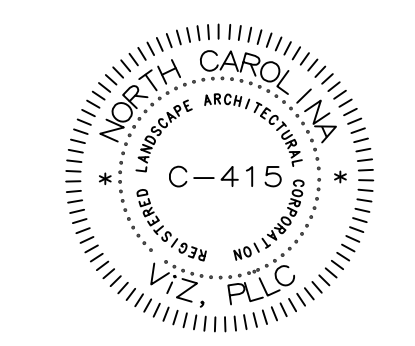
OVERALL
 AMENITY AREA
 HARDSCAPE PLAN

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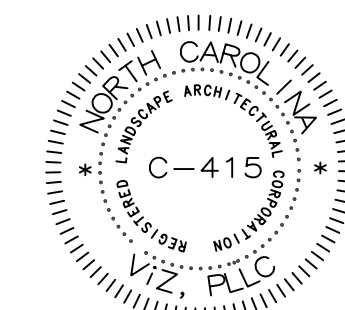


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HARDSCAPE PLAN

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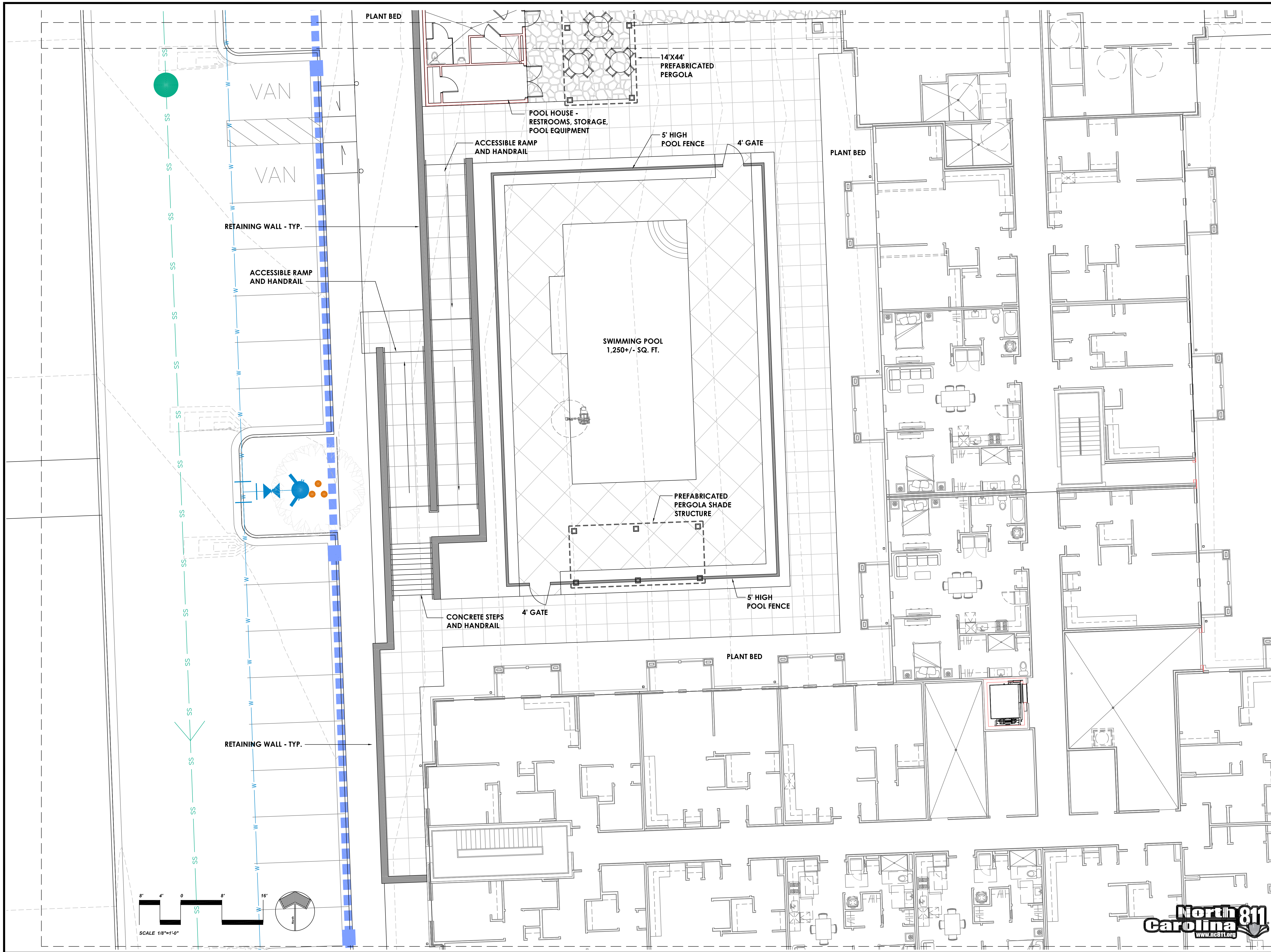
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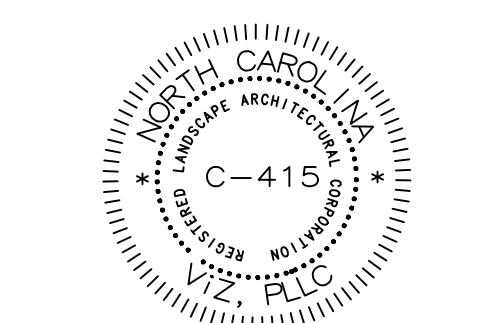
HARDSCAPE PLAN

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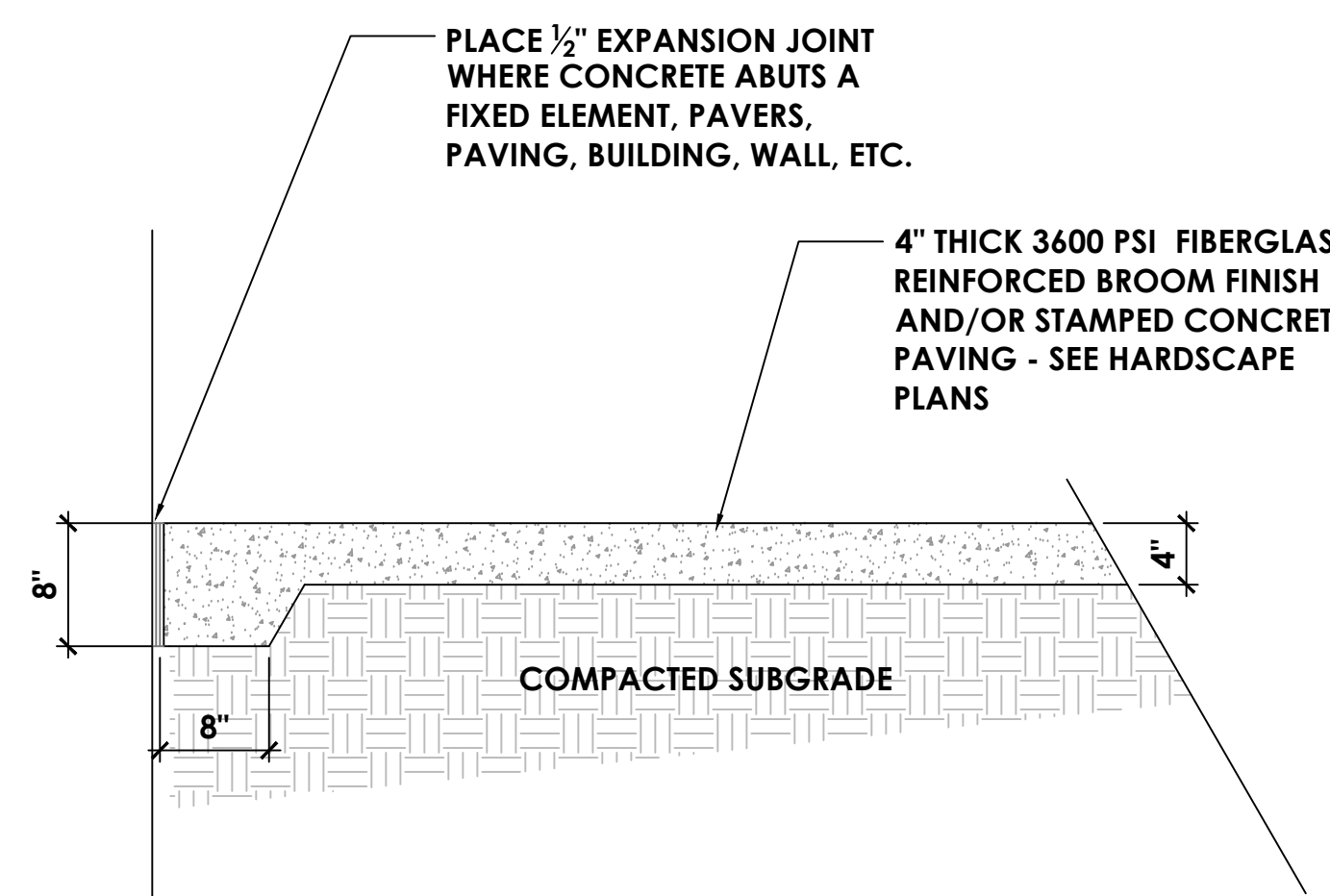
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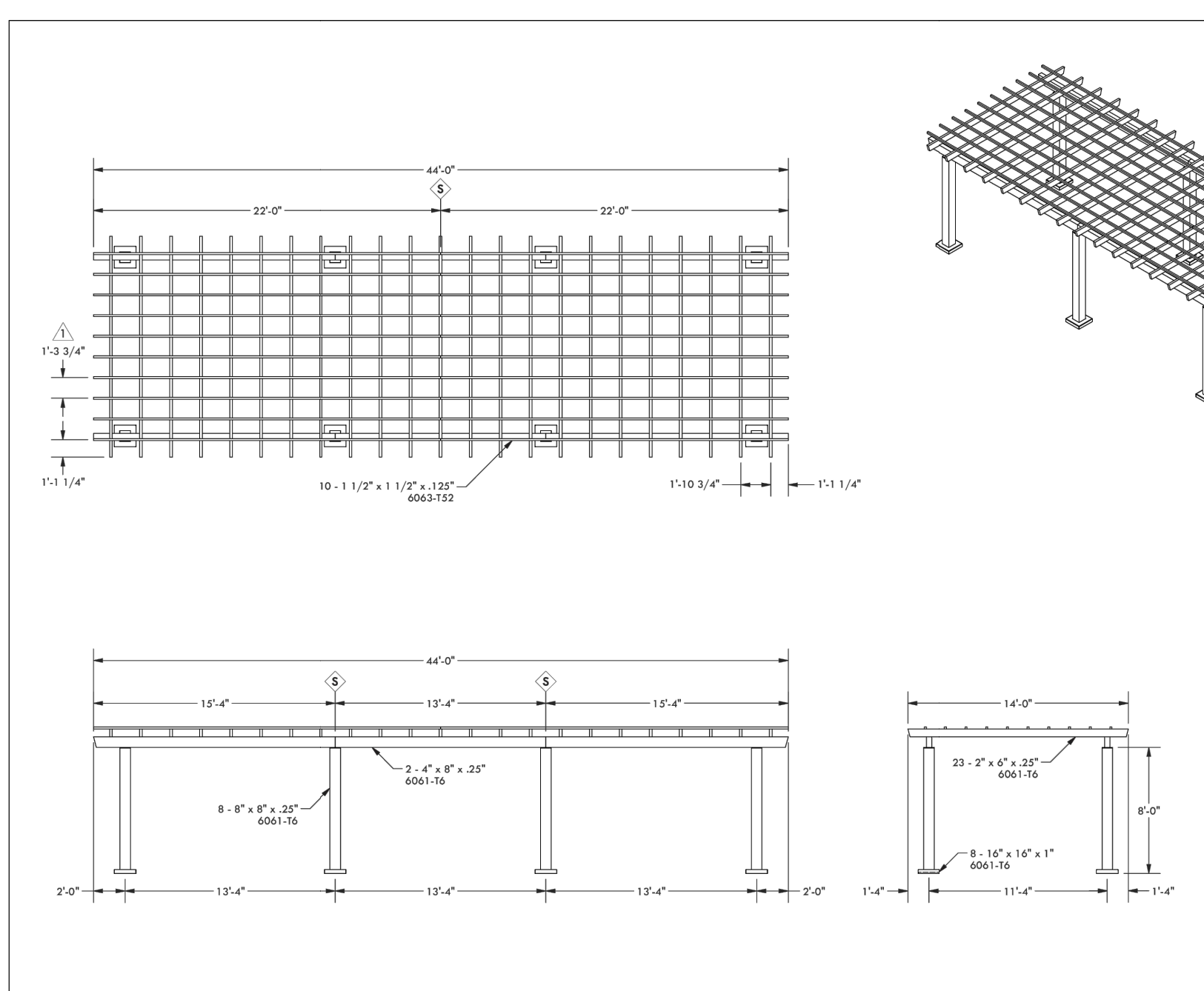
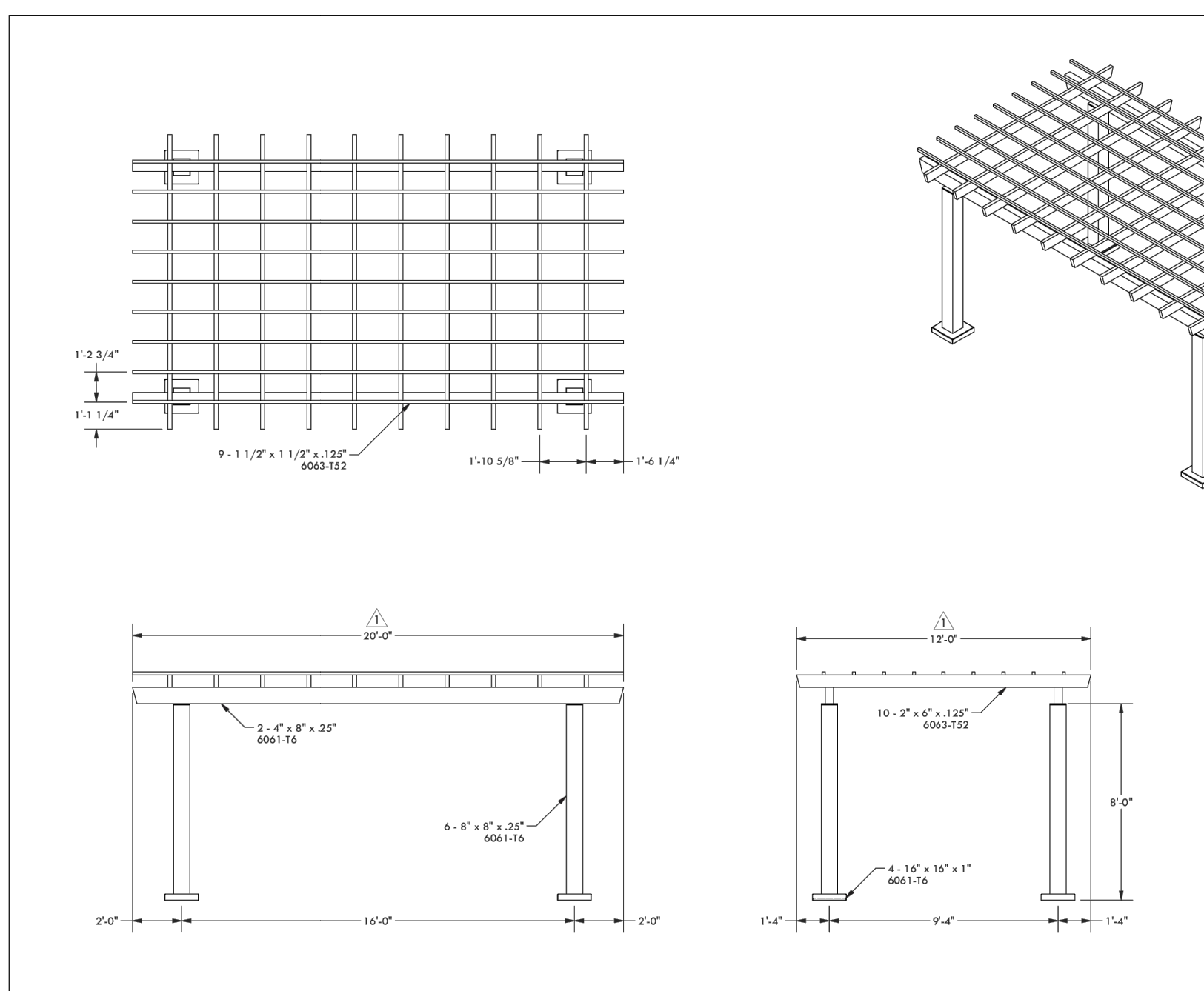
DETAILS

L-3.1

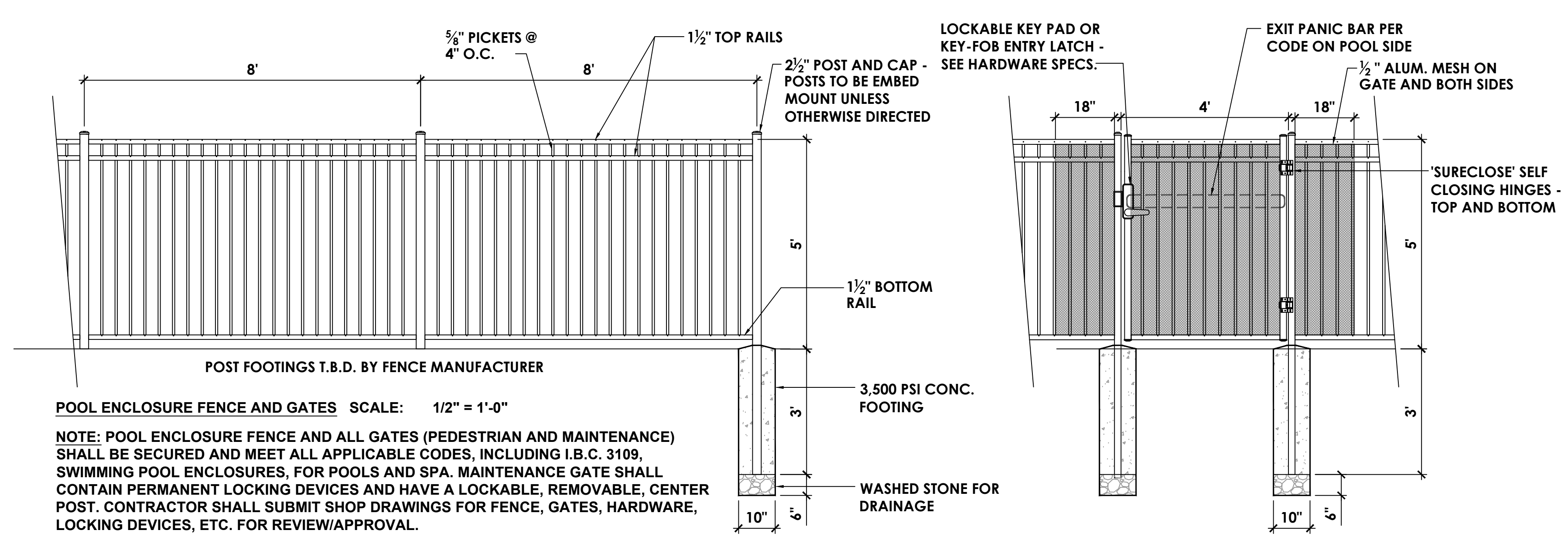


- NOTES:
1. CONCRETE CONTRACTOR SHALL BE EXPERIENCED IN PLACING AND FINISHING CONCRETE.
 2. EXPANSION JOINTS SHALL BE INCORPORATED WITHIN PATTERN AS DETERMINED BY CODE OR STANDARD PRACTICE.
 3. SCORE JOINTS AND/OR EXPANSION JOINTS SHALL BE WITH PATTERN INDICATED ON THE HARDSCAPE PLANS.
 4. CONCRETE PAVING SHALL COMPLY WITH IBC 1104, A117.1, SECTIONS 301 AND 302.

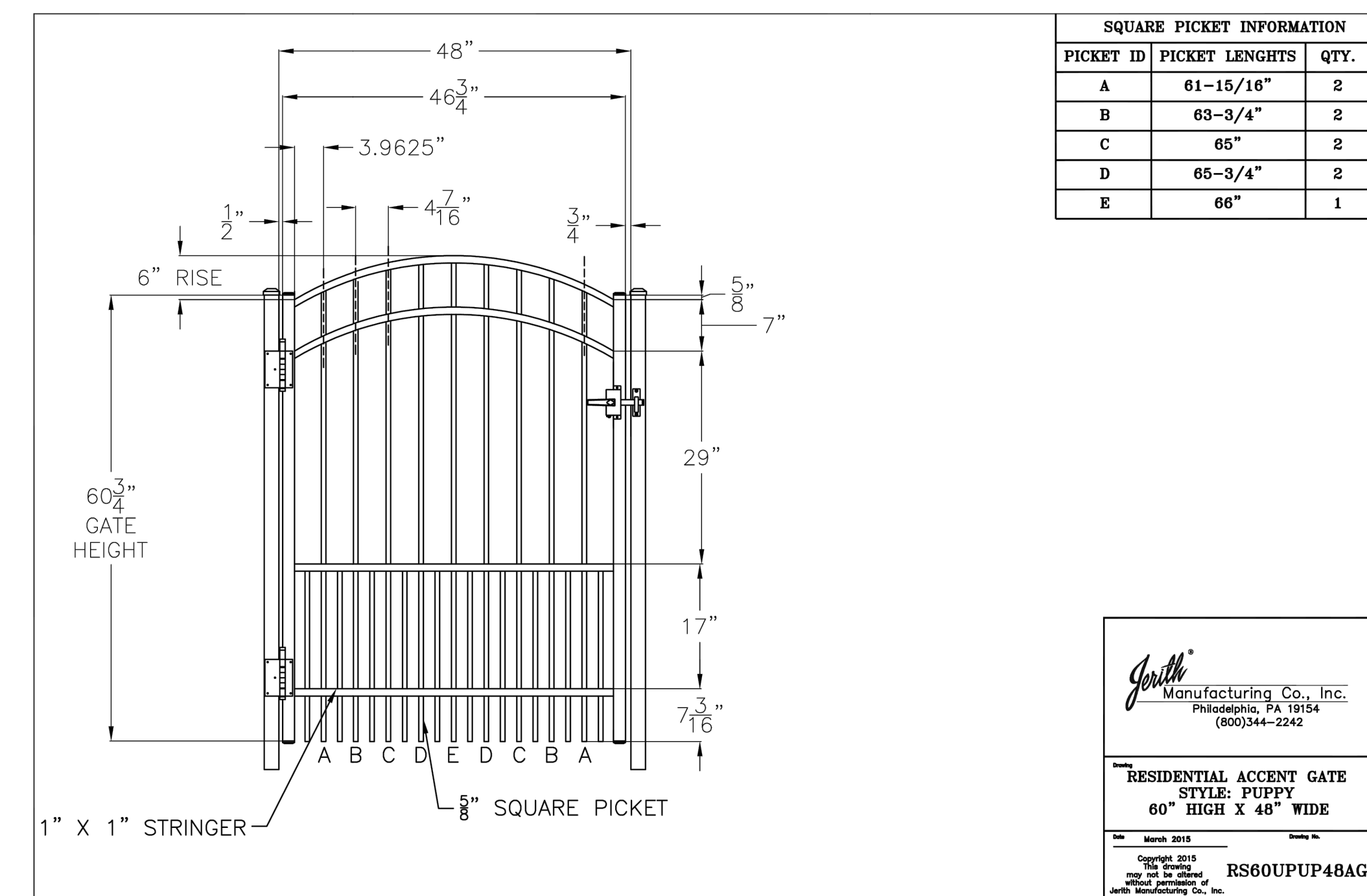
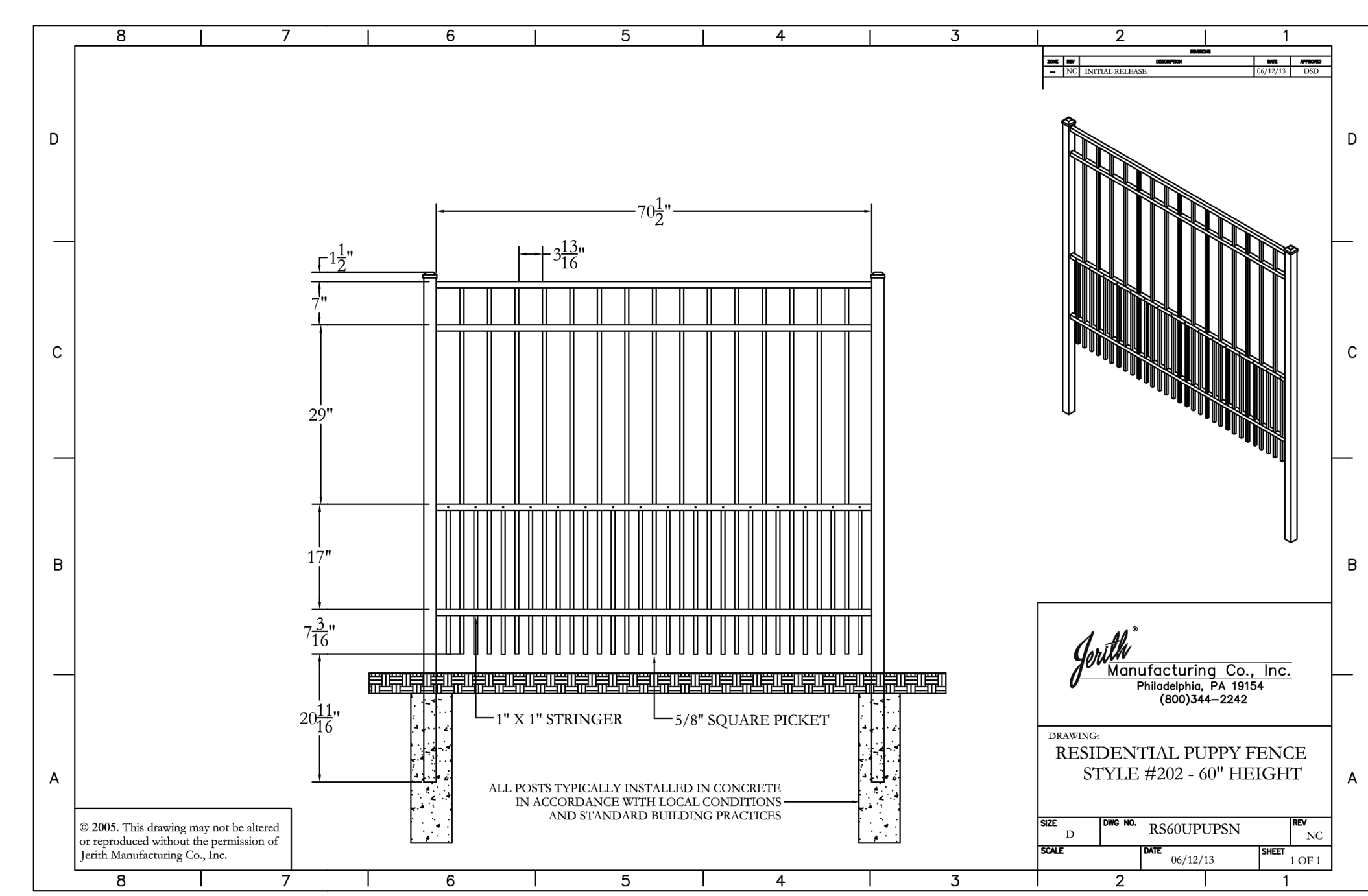
SCORED AND STAMPED CONCRETE SECTION DETAIL



PREFABRICATED PERGOLA CUT SHEETS



5' HIGH POOL FENCE AND GATES
 ALL FENCING TO BE BLACK ALUMINUM



DOG PARK FENCING N.T.S.
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SELECT DESIRED COLOR:

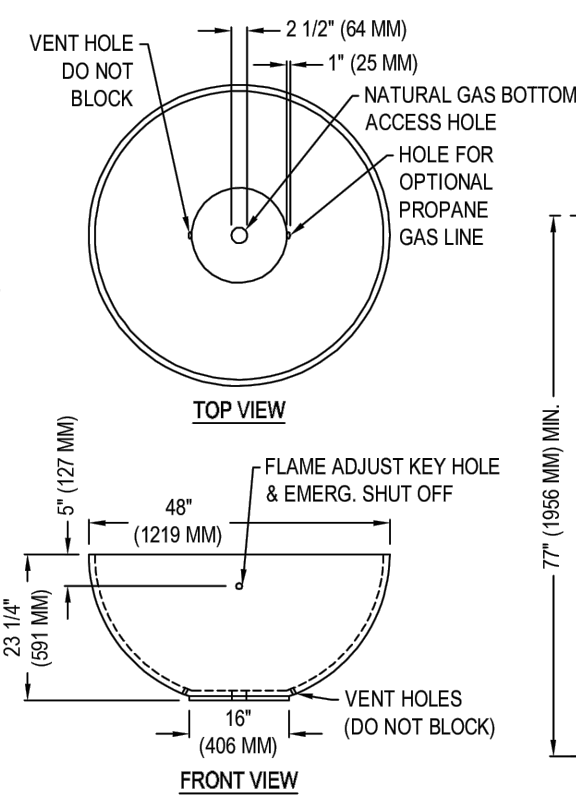
- HALVA
- LINEN
- PORTOBELLO
- NUTMEG
- PORTLAND
- CINDER
- NORI
- ARBUTUS
- TRUFFLE
- SHITAKE
- CINDER

SELECT DESIRED FUEL:

- NATURAL GAS
- PROPANE

SELECT DESIRED OPTIONS:

- ALL-WEATHER FABRIC COVER
- FULL BEDS OF REFRACTORY FIRE STONES
- HARDWOOD 48" ROUND TABLE TOP
- ANODIZED METAL 48" ROUND TABLE TOP
- CONCRETE RING
- HIGH OUTPUT 108,000 BTU BURNER



NORTH AMERICA SPECIFICATIONS:

GAS TYPE: NATURAL GAS PROPANE
GAS PRESS: 3.5" W.C. 11" W.C.
ELECTRICAL: 240V/110 VAC 240V/110 VAC
1.5A, 60 HZ 1.5A, 60 HZ
BTU/KWH: 60,000/11.7 78,000/22.5

UK & EUROPEAN SPECIFICATIONS:

GAS TYPE: NATURAL GAS PROPANE
GAS PRESS: G20-20 MBAR G31-30 MBAR
ELECTRICAL: 240-V, 0.13A 240-V, 0.13A
50/60 HZ 50/60 HZ
HEAT OUT: G20/11.7 G31/22.5

CONCRETE SPECIFICATIONS:

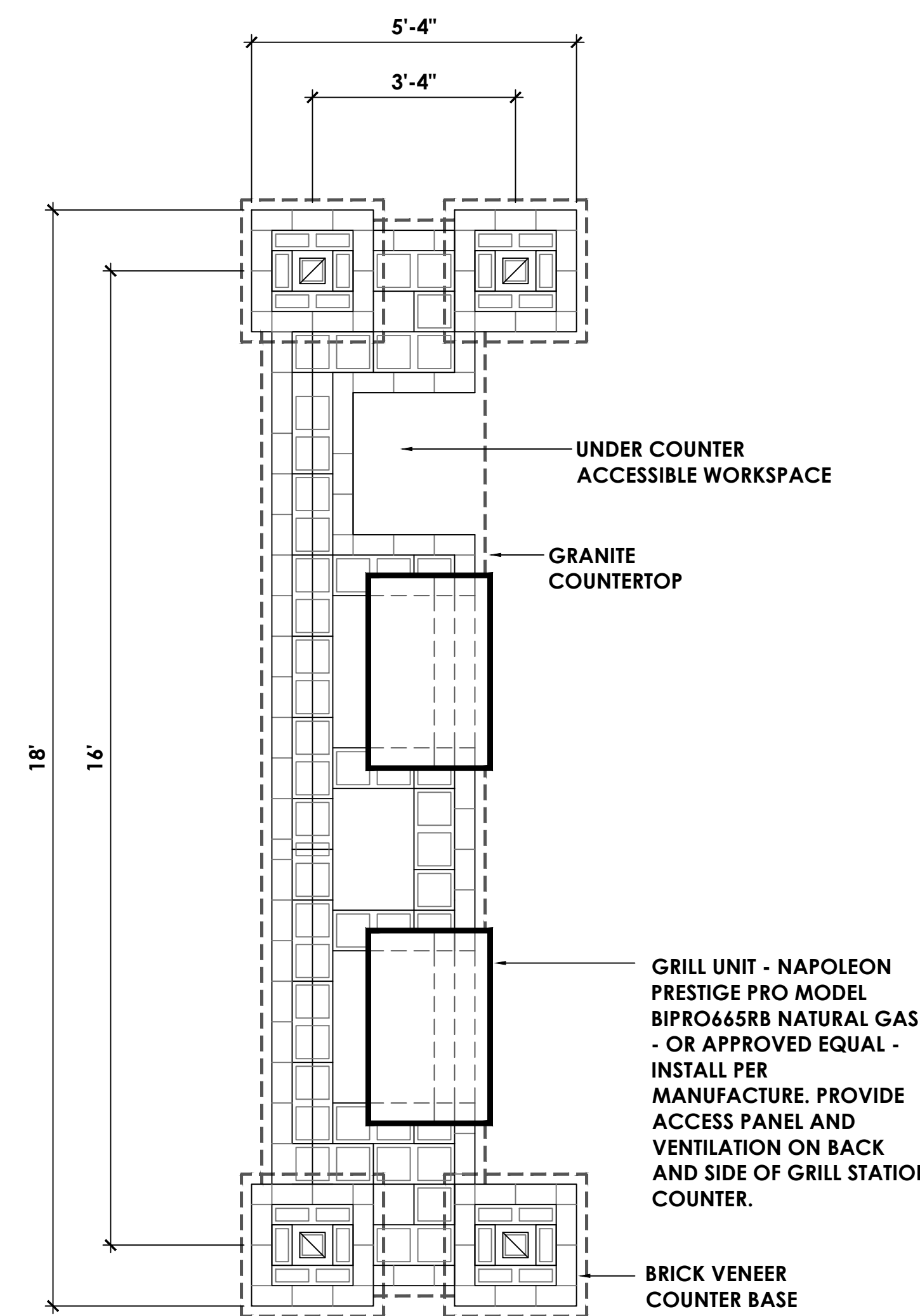
STRENGTH: 10,000 PSI (PROPRIETARY)
WEIGHT: 225 LBS/102 KG

NOTES:

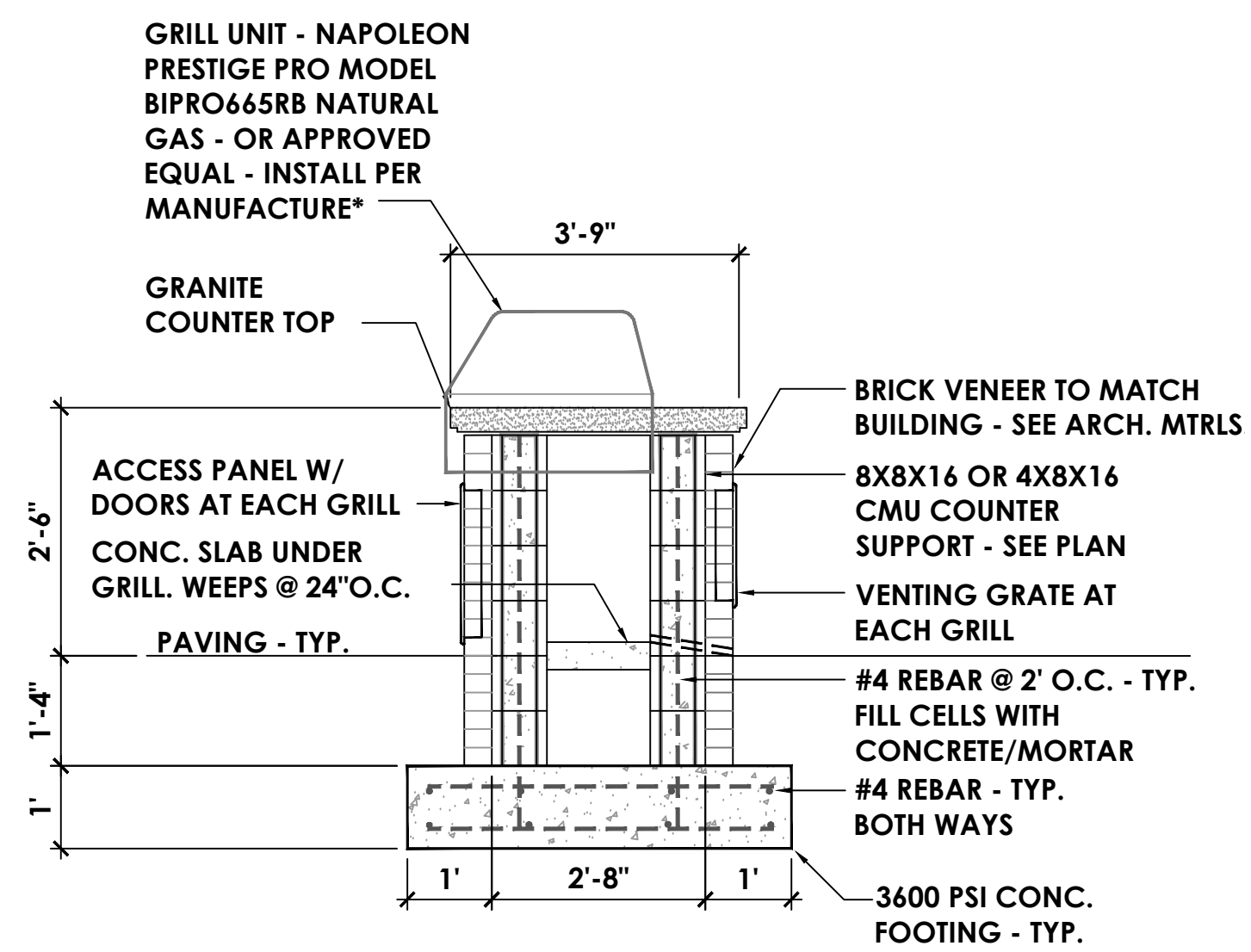
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4144-103.



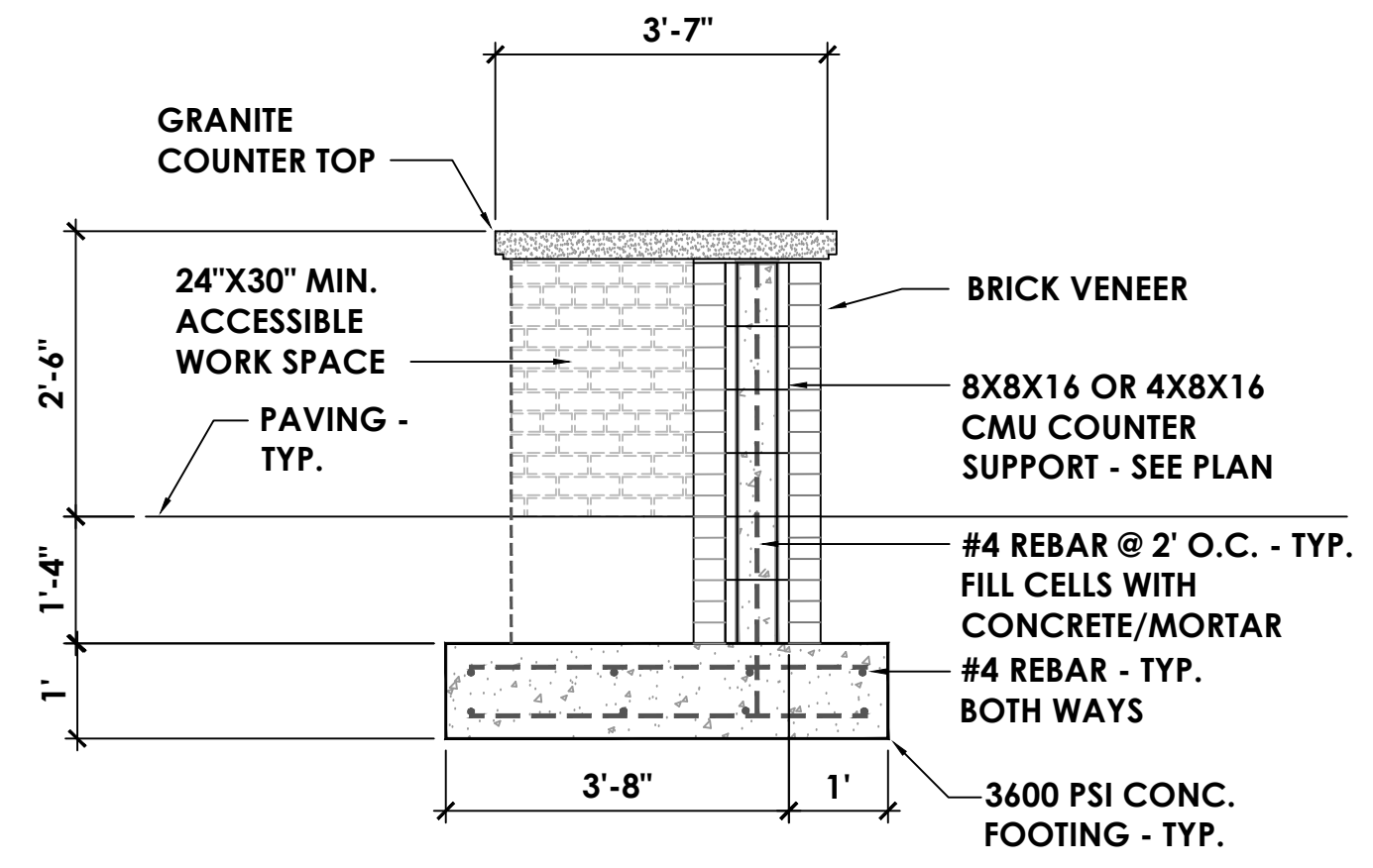
4144-103 PROTECTED BY COPYRIGHT © 2018 CADDETAILS.COM LTD. REVISION DATE 06/07/2018
NATURAL GAS FIRE BOWL DETAIL CADdetails.com



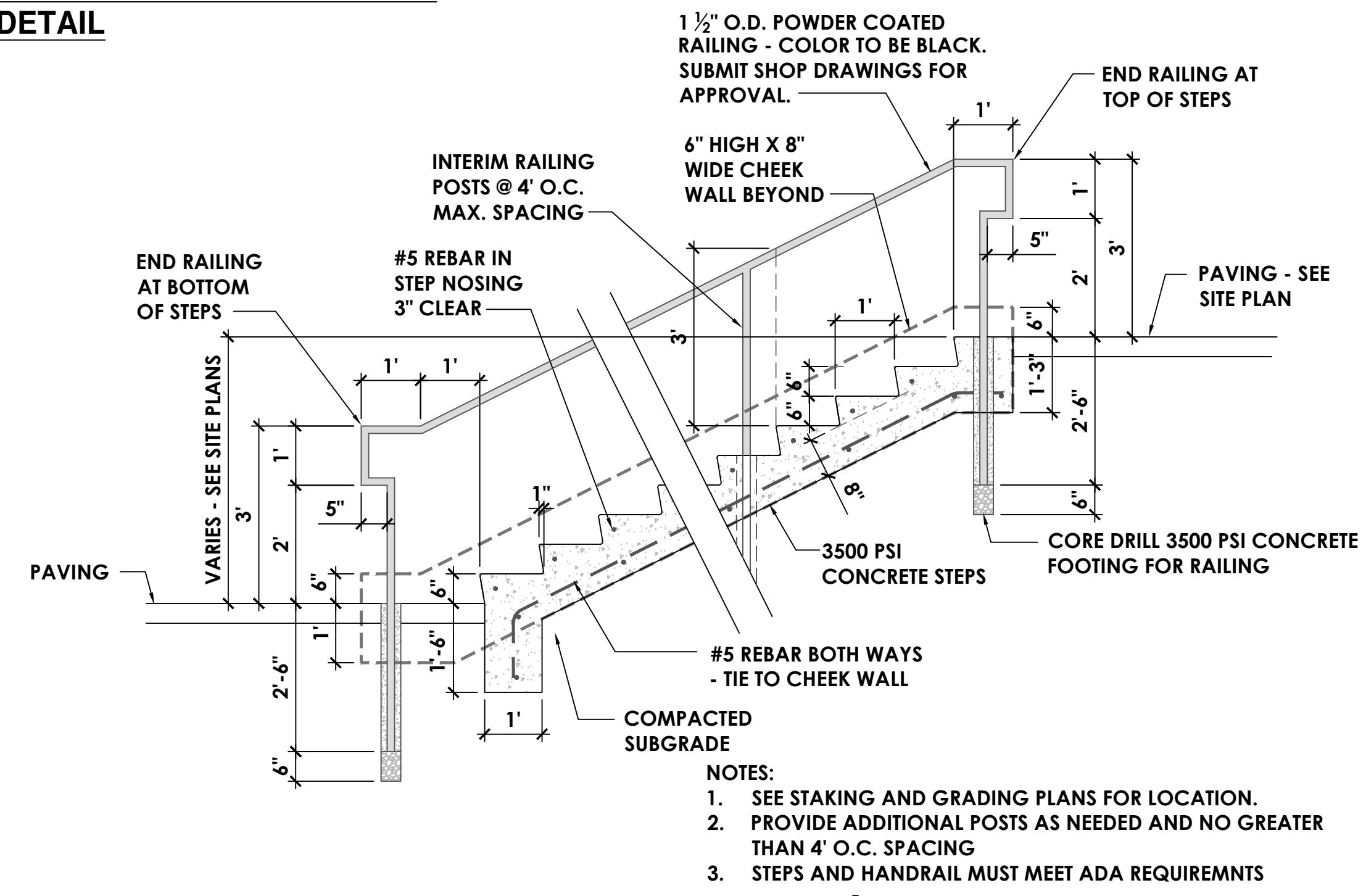
GRILL STATION WITH PERGOLA PLAN VIEW SCALE: 1/2" = 1'-0"
GRILL STATION PLAN VIEW DETAIL



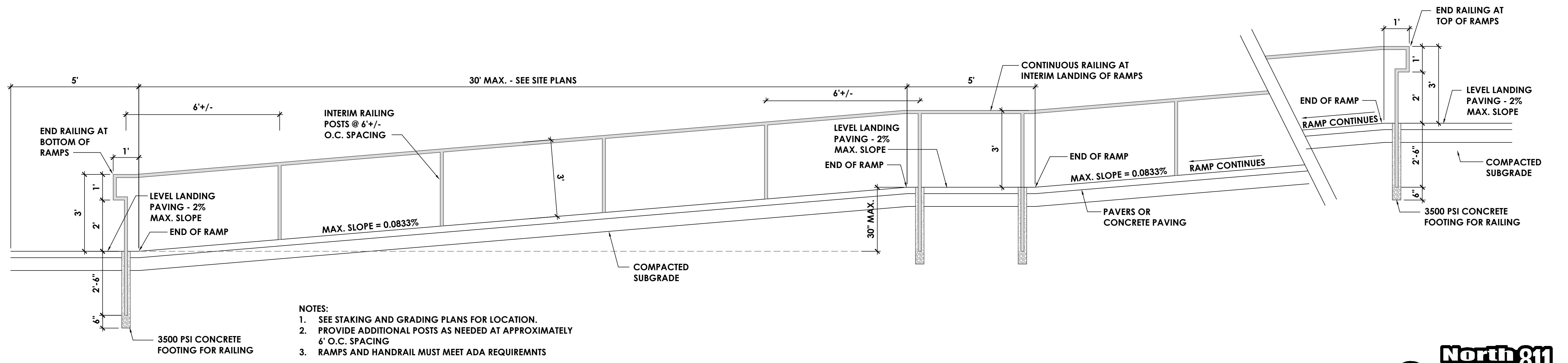
*NOTE: GRILL COOKING SURFACE/GRATE TO BE 32" MAX. ABOVE FINISH GRADE PER ADA ACCESSIBILITY REQUIREMENTS. PROVIDE 24"X30" MINIMUM COOK-TOP WORK SPACE PER ADA AND FAIR HOUSING ACT REGULATIONS.
GRILL STATION COUNTER AND GRILL SECTION SCALE: 1/2" = 1'-0"
GRILL STATION SECTION DETAIL



*NOTE: COUNTER TO BE 32" MAX. ABOVE FINISH GRADE PER ADA ACCESSIBILITY REQUIREMENTS. PROVIDE 30"X30" MINIMUM COOK-TOP WORK SPACE PER ADA AND FAIR HOUSING ACT REGULATIONS.
GRILL STATION COUNTER ACCESSIBLE WORK SPACE SCALE: 1/2" = 1'-0"
GRILL STATION ACCESSIBLE WORKSPACE AT COUNTER



CONCRETE STEPS AND HANDRAIL - SCALE 1/2" = 1'-0"



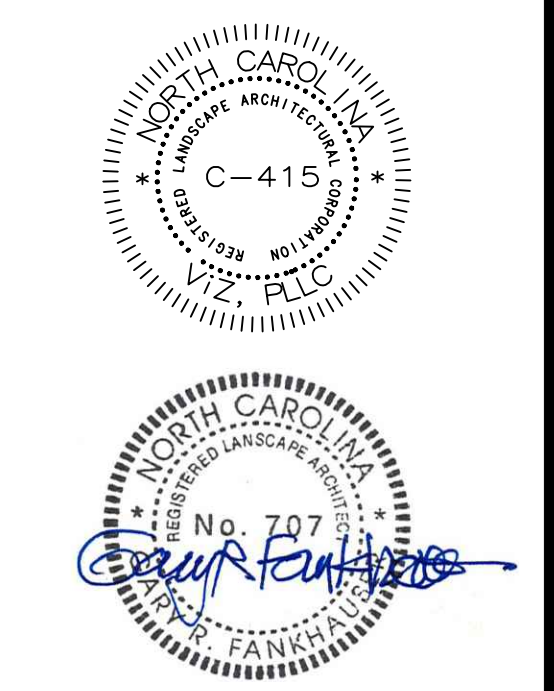
ACCESSIBLE RAMP AND HANDRAIL - SCALE 1/2" = 1'-0"

- NOTES:
- SEE STAKING AND GRADING PLANS FOR LOCATION.
 - PROVIDE ADDITIONAL POSTS AS NEEDED AT APPROXIMATELY 6' O.C. SPACING
 - RAMPS AND HANDRAIL MUST MEET ADA REQUIREMENTS

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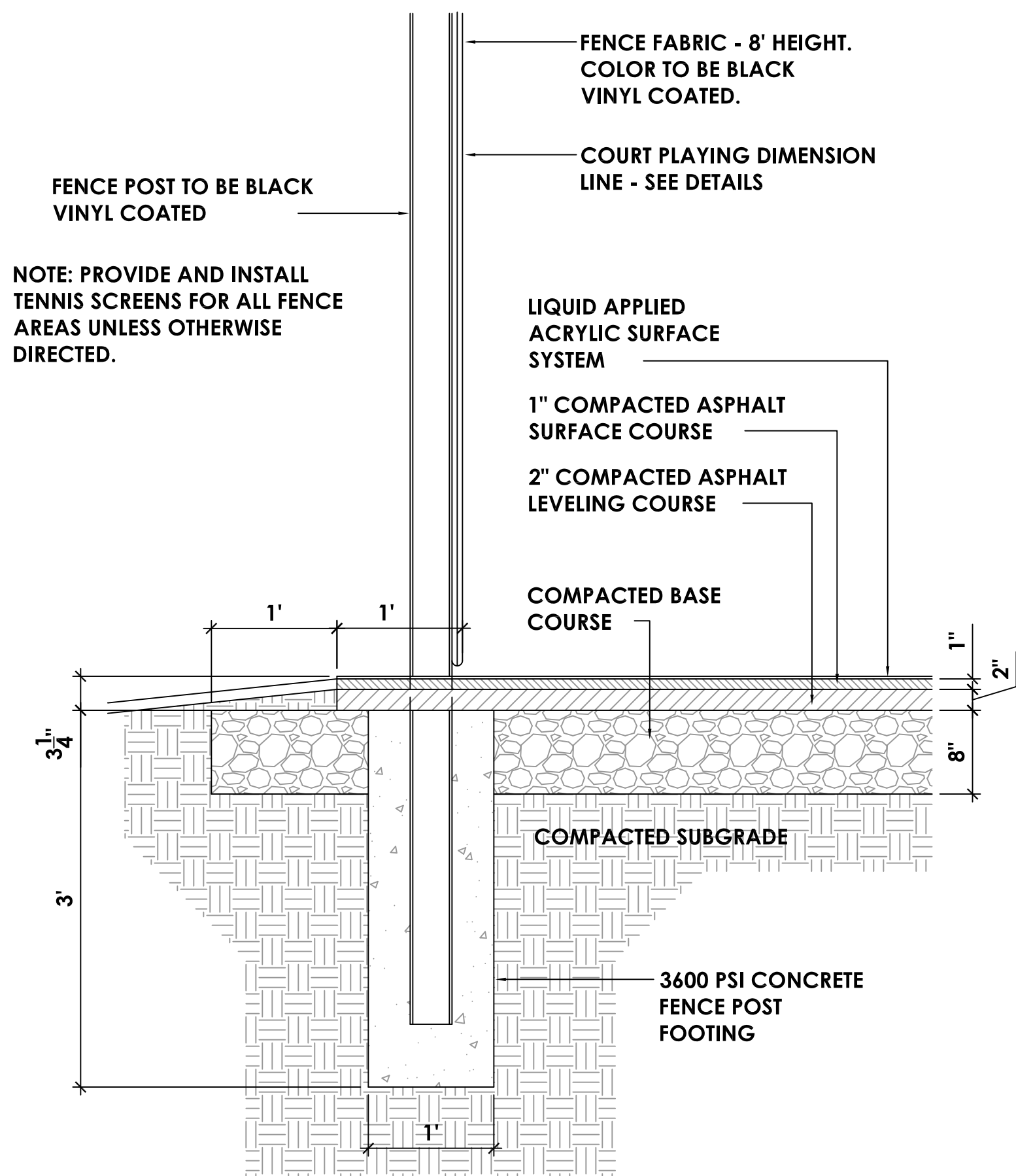
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SCALE: AS SHOWN
JOB NUMBER: 23-68.1
DESIGNED BY: GRF
DRAWN BY: GRF

DETAILS
L-3.2

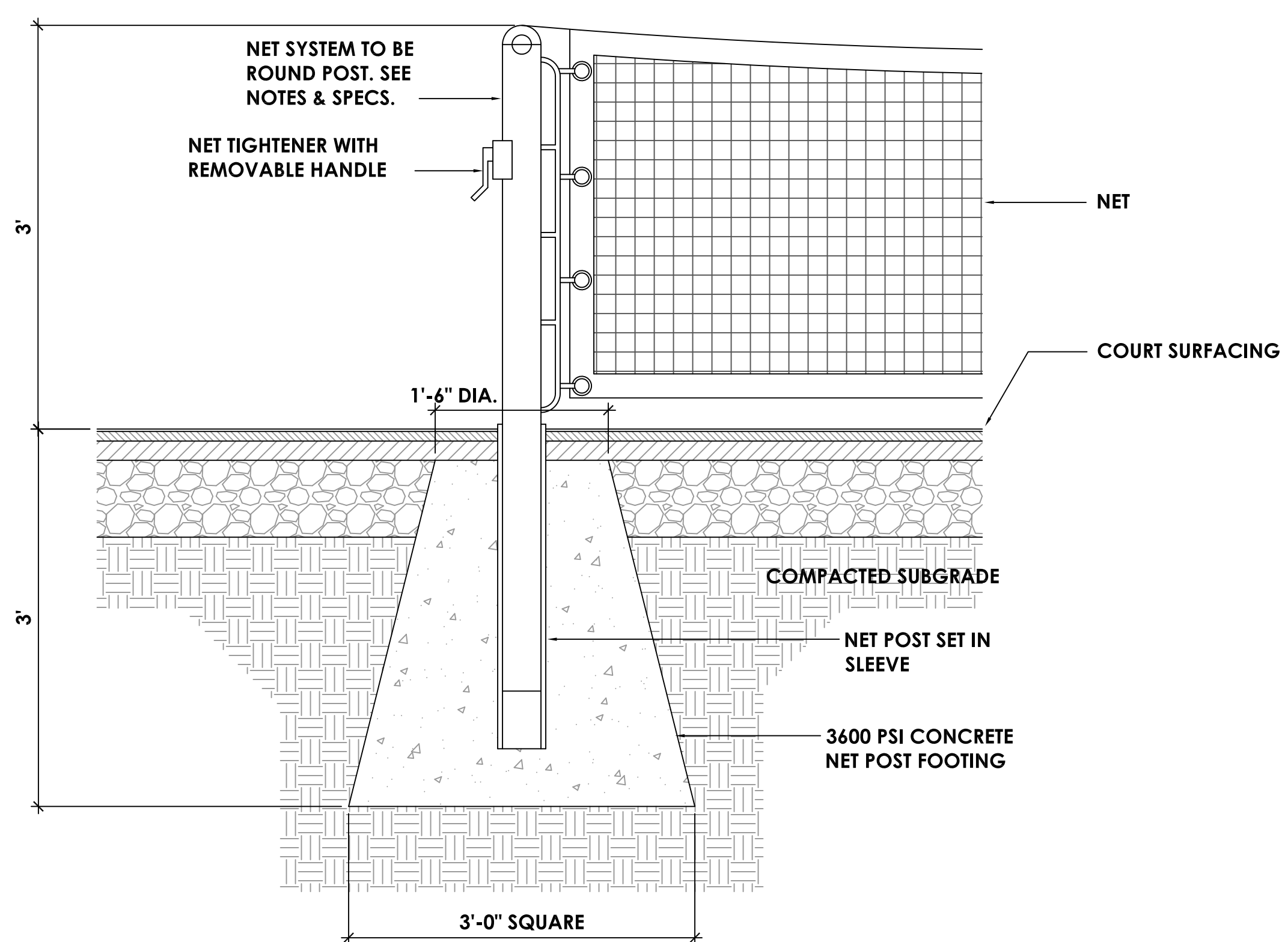


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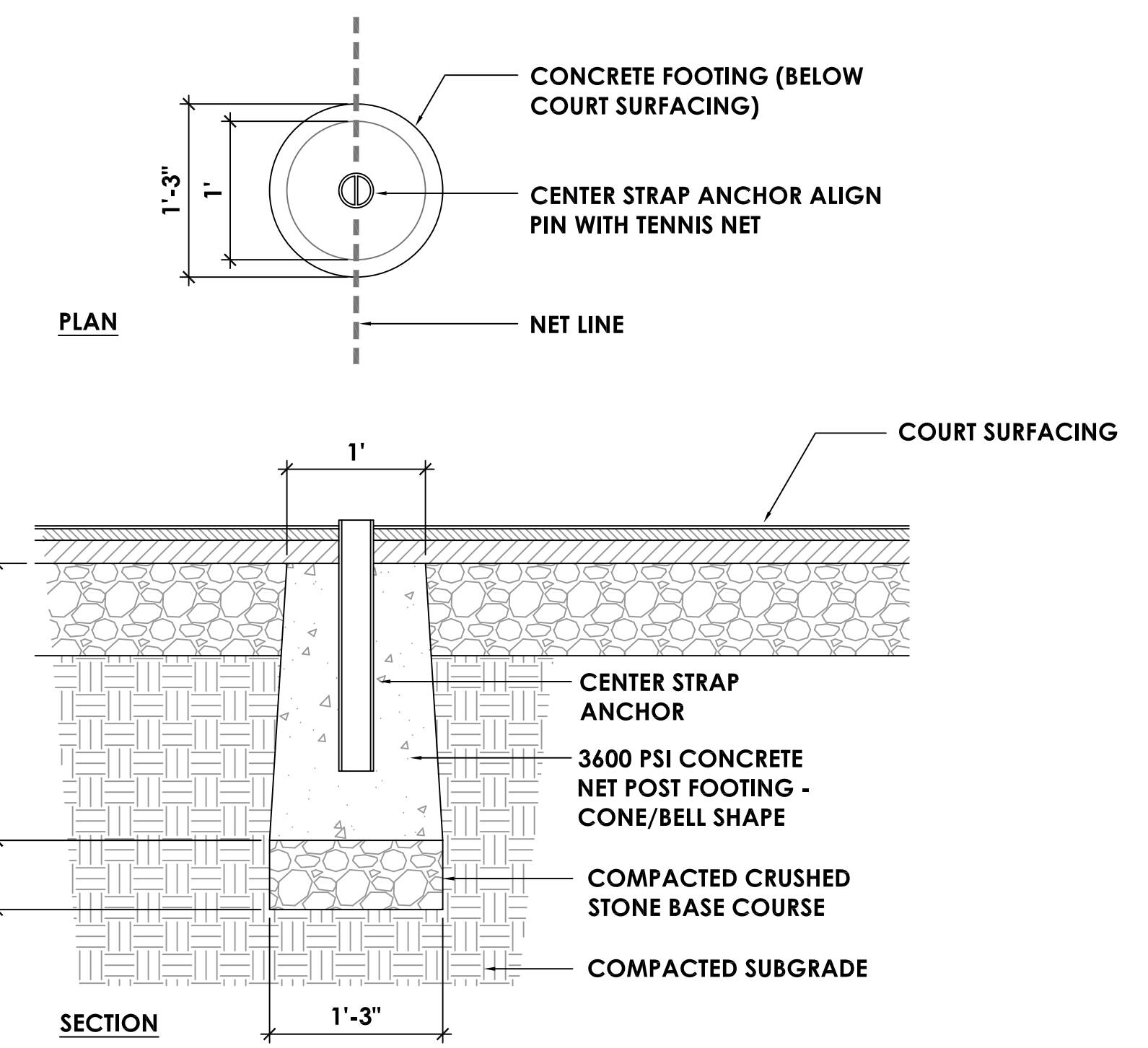
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COURT SECTION AND FENCE DETAIL SCALE: 1" = 1'-0"

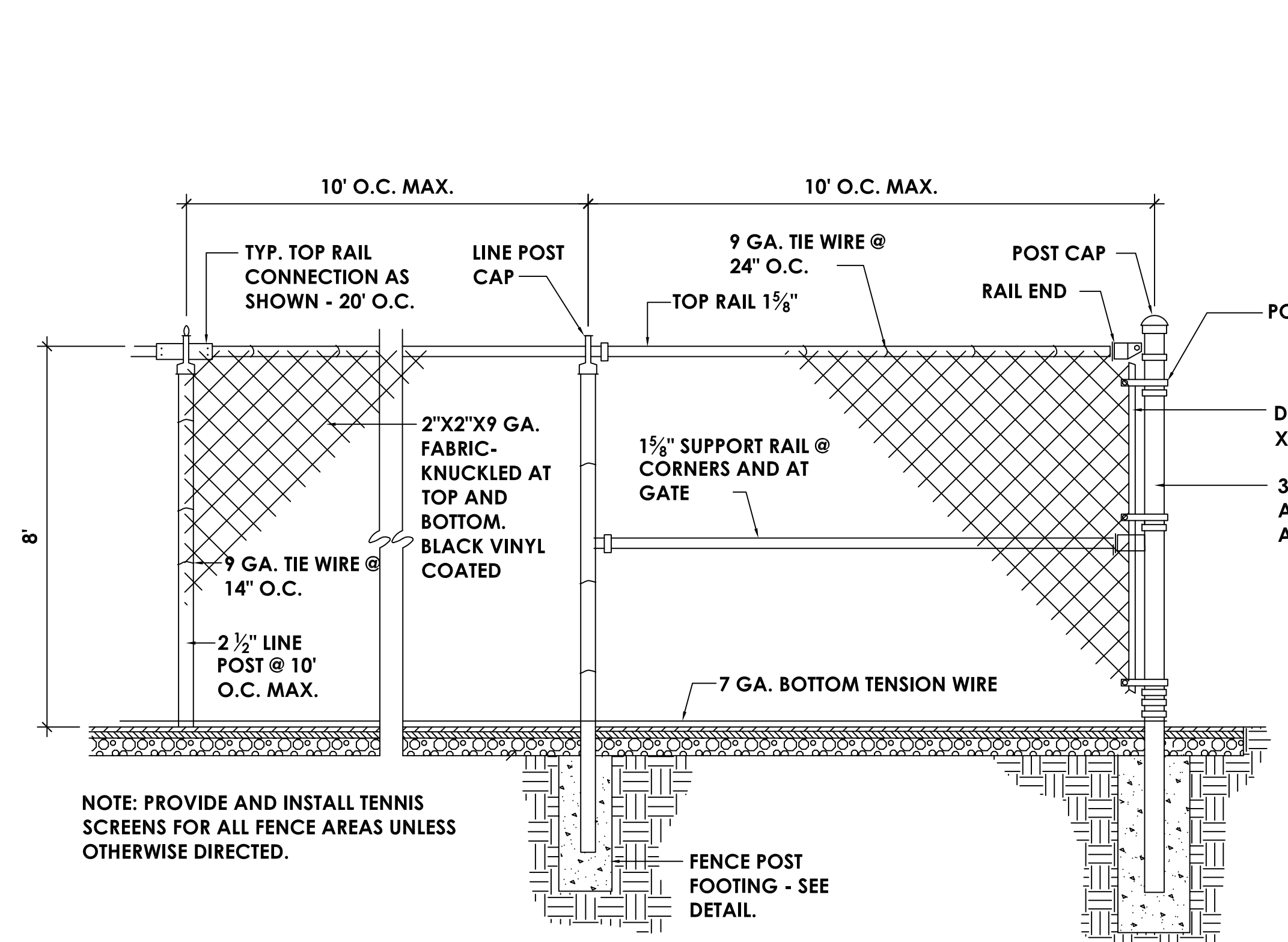


NET POST AND FOOTING SCALE: 1" = 1'-0"

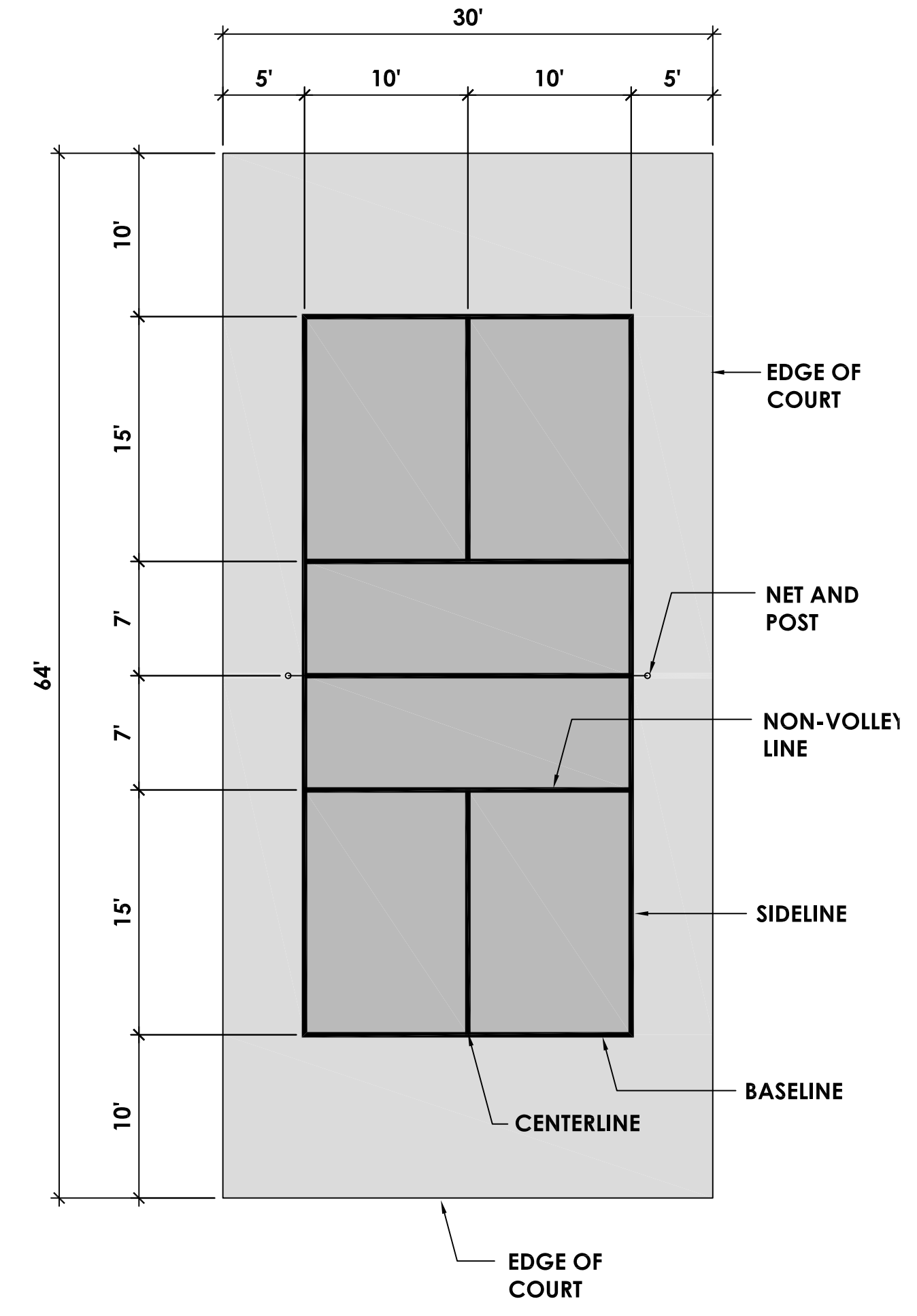


NET CENTER STRAP ANCHOR SCALE: 1" = 1'-0"
 NOTE: CENTER STRAP ANCHOR TO BE HEAVY DUTY GALVANIZED STEEL WITH REPLACEABLE STAINLESS STEEL CENTER PIN

COURT DETAILS

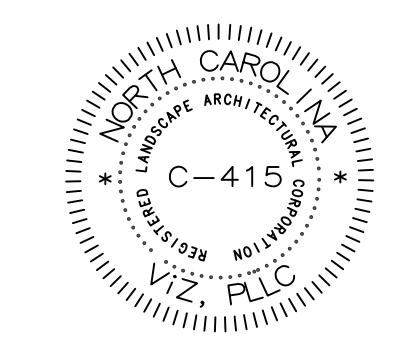


FENCE DETAILS SCALE 3/8" = 1'-0"



COURT LAYOUT SCALE 1/8" = 1'-0"

REV. #	DATE	DESCRIPTION

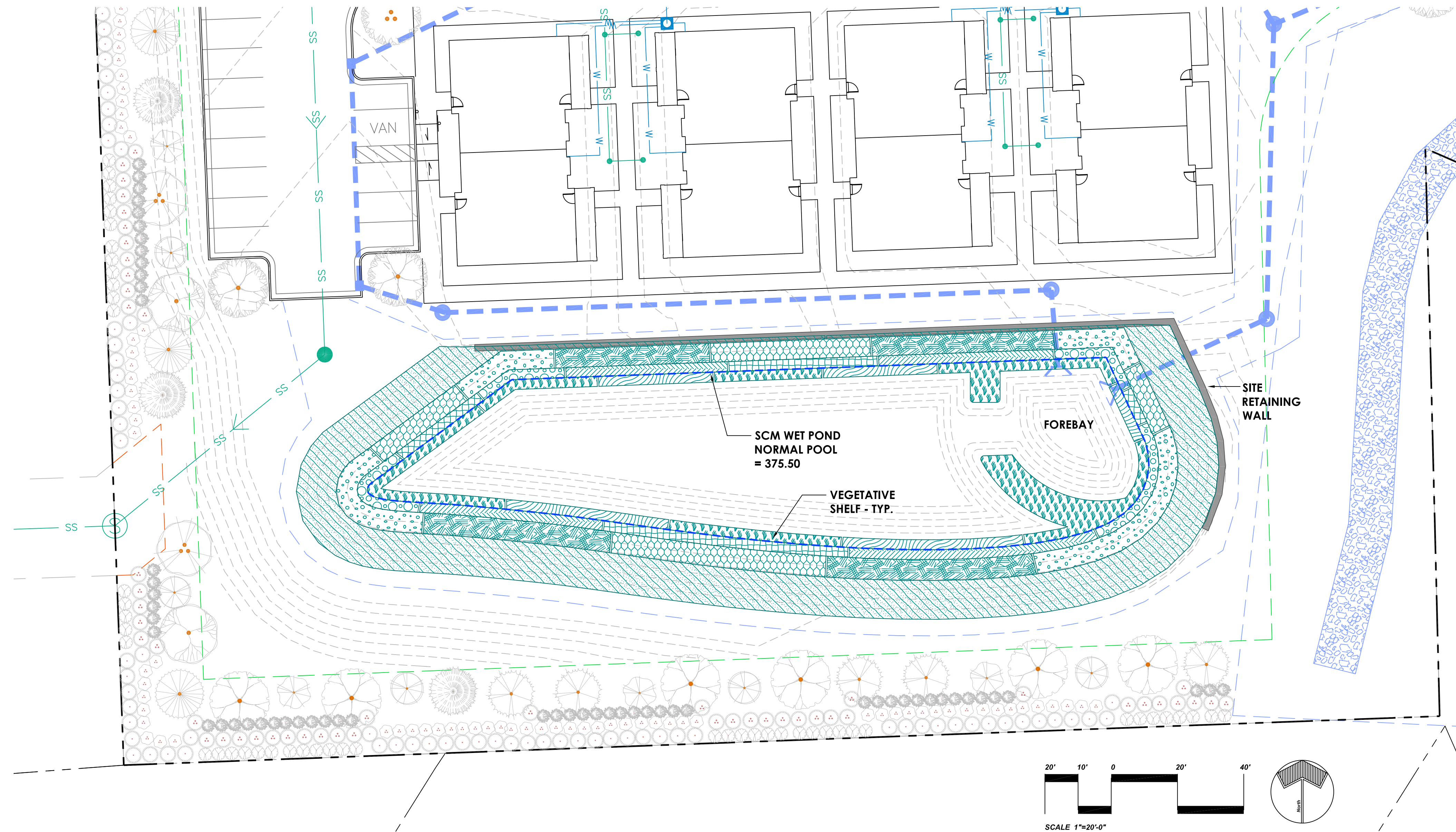


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DETAILS

L-3.3





WET POND BMP PLANTING NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE NCDEQ STORMWATER BMP MANUAL.**
- NO PLANTING SHALL OCCUR UNTIL SOIL PREPARATION HAS OCCURRED.**
- TREES, SHRUBS, AND WOODY VEGETATION ARE NOT ALLOWED ON ANY EMBANKMENT IMPOUNDING WATER.**
- SOIL PREPARATION:**
 - SOIL TESTING: CONTRACTOR SHALL PROVIDE SOIL TESTING FOR EXISTING SOILS AND PREPARED SOILS TO BE USED FOR PLANTING IN ORDER TO DETERMINE TYPES OF SOIL AMENDMENTS REQUIRED TO BRING THE SOIL WITHIN THE CORRECT RANGES FOR OPTIMUM PLANT GROWTH. SOIL TESTING IS REQUIRED. IF SOILS ARE AMENDED, A SECOND SOIL TEST IS NEEDED PRIOR TO PLANTING. IF IMPORTED SOIL IS USED A MANUFACTURER CERTIFICATION IS REQUIRED.
 - SOIL AMENDMENT: TOPSOIL SHALL BE SPREAD TO A DEPTH OF EIGHT TO TWELVE INCHES (DEEPER FOR BALLED AND BURLAP TREES - SEE DETAIL) AND LIGHTLY COMPACTED TO MINIMUM THICKNESS OF SIX INCHES. IF TOPSOIL HAS BEEN STOCKPILED FOR A LONG PERIOD OF TIME, IT MAY BE NECESSARY TO RE-ADJUST THE SOIL PH, AND SUPPLEMENT MAJOR SOIL NUTRIENTS TO ACHIEVE THE MINIMUM ACCEPTABLE STANDARDS.
 - SOIL AMENDMENTS AS REQUIRED FROM SOILS REPORT/TESTING AND AS ACCEPTABLE STANDARDS FOR GROWING OF SPECIFIC PLANT SPECIES.
 - FERTILIZERS: ONLY AS GROWERS INDUSTRY RECOMMENDATIONS BASED ON SPECIFIC PLANT SPECIES
 - PLANTING MIX:
 - PLANTING MIX: SHALL BE NATURAL, FERTILE, AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, WITH PH RANGE OF 5.5 TO 7. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL, OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE FREE OF ROOTS, PLANTS, SOD, STONES, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLANTING SEASONS**
 FOR PLANTING SEASONS, CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
 SEEDING GRASSES AND MEADOWS: FALL SEASON
 INSTALLING PLUGS AND QUART POTS - WET POND PLANTS (HERBACEOUS EMERGENTS): SPRING, SUMMER
 INSTALLING CONTAINER GROWN PLANTS: DORMANT SEASON
 INSTALLING BALLED-IN-BURLAP PLANTS DORMANT SEASON
- NEW PLANT PROCUREMENT:**
 ALL PLANTS SHOULD BE WELL GROWN AND HEALTHY, AND FREE FROM DISEASE AND INFESTATION BY INVASIVE SPECIES. ALL PLANTS, WHETHER SUPPLIED IN NURSERY CONTAINER, BALLED-IN-BURLAP, SMALL PLANT CONTAINER OR PLUG, SHALL CONFORM TO THE SPECIFICATIONS IN THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1 - 2014, OR LATEST EDITION.
- PLANTING PROCEDURES**
 CONFORM TO ALL APPLICABLE SPECIFICATIONS FOR PLANTINGS OF TREES AND SHRUBS, AS DETAILED IN THE NCDEQ STORMWATER BMP MANUAL. LAY OUT ALL PLANTS AS INDICATED ON THE PLANTING PLAN AND ACCORDING TO SPECIES MIXES, AND AT SPECIFIED SPACING AND DENSITIES.
- WATERING**
 THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AT A RATE OF A MINIMUM OF ONE INCH OF WATER PER WEEK OR GREATER AS NEEDED AND DETERMINED BY STANDARD HORTICULTURAL PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL WATER SHALL BE POTABLE AND FROM SOURCES GUARANTEED SAFE FROM IMPURITIES AND SALINITIES. TEMPORARY IRRIGATION: PER THE DIRECTION AND OWNER APPROVAL, THE CONTRACTOR MAY INSTALL A TEMPORARY AUTOMATIC IRRIGATION SYSTEM TO SUSTAIN PLANT MOISTURE.
- HERBIVORE CONTROL**
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROTECTION OF PLANT MATERIAL BY LOCAL WILDLIFE (GEESE, MUSKRATS, BEAVERS, DEER, ETC.) UNTIL FINAL ACCEPTANCE BY THE OWNER. RECOMMENDED CONTROL MEASURES ARE LISTED IN THE BMP MANUAL. THE OWNER MAY ELECT TO KEEP HERBIVORE CONTROL MEASURES IN PLACE AFTER PROJECT FINAL ACCEPTANCE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	Aa2	<i>Acorus americanus</i>	Sweet Flag	Quart	Pot	18" o.c.	631
	Ag	<i>Andropogon glomeratus</i>	Bushy Bluestem	Quart	Pot	18" o.c.	461
	Da	<i>Dulichium arundinaceum</i>	Threeway Sedge	Quart	Pot	18" o.c.	322
	Iv	<i>Iris virginica</i>	Blue Flag Iris	Quart	Pot	18" o.c.	223
	Pv	<i>Panicum virgatum</i>	Switch Grass	Quart	Pot	18" o.c.	616
	Pp	<i>Pontederia cordata</i> 'Pink'	Pink Pickerel Weed	Quart	Pot	18" o.c.	184
	Sa	<i>Sagittaria latifolia</i>	Lance-leafed Arrowhead	Quart	Pot	18" o.c.	266
	Si	<i>Schizachyrium scoparium</i>	Little Bluestem	Quart	Pot	18" o.c.	458
	Tm	<i>Turfgrass Non-Clumpi bermuda</i> 'Tifton 328'	Non-clumping Bermudagrass	seed		8" o.c.	11,842

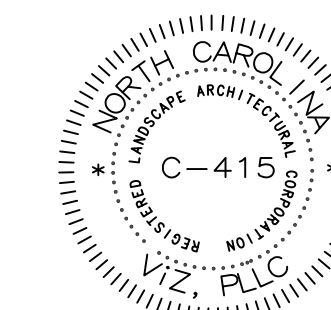


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 gary@viz.design

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WET POND SCM
PLANTING PLAN

L-4.1

