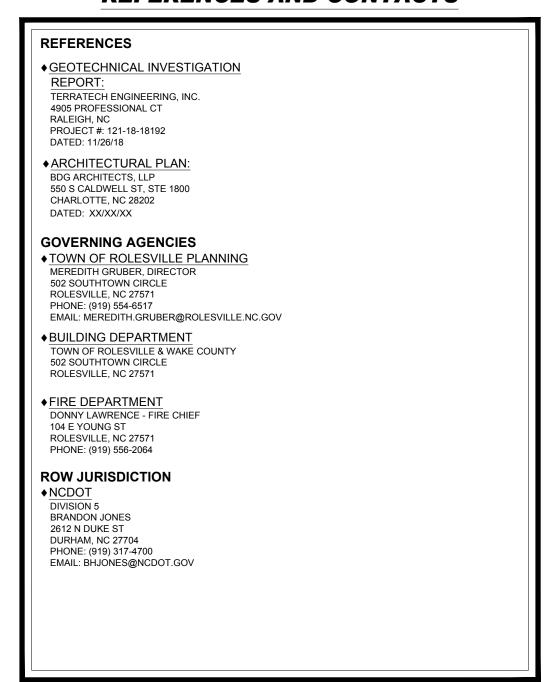
PROP. SITE PLAN DOCUMENTS

REFERENCES AND CONTACTS



THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS,

V1 - SDP-24-03



LOCATION OF SITE NORTHEAST CORNER OF WALLBROOK DR & VIRGINIA WATER DR **TOWN OF ROLESVILLE, NC 27571 WAKE COUNTY**

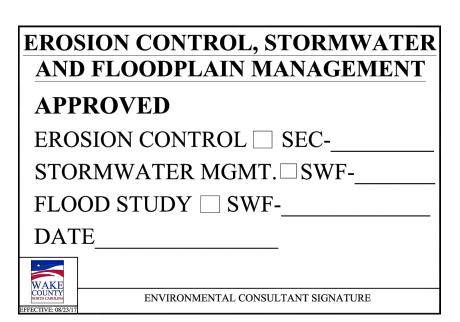
PROJECT NUMBER & SUBMITTAL TYPE: SDPXX-XX

PIN #: 1758-56-3963

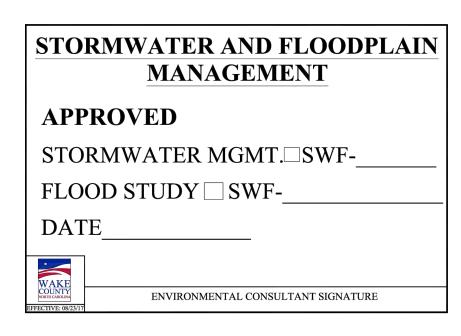
PREVIOUS CASE NUMBERS OF ASSOCIATED APPROVALS: PR 21-04 REVISED

PSP 24-01

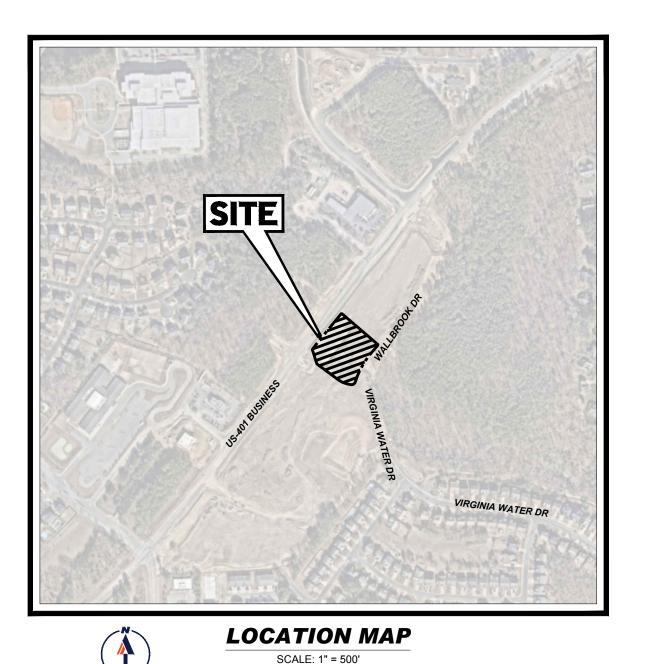
SHEET INDEX				
SHEET TITLE	NUMBER			
COVER SHEET	C-101			
GENERAL NOTES AND LEGEND	C-102			
EXISTING CONDITIONS/ DEMOLITION PLAN	C-201			
SITE PLAN	C-301			
PAVING PLAN	C-302			
GRADING PLAN	C-401			
UTILITY PLAN	C-501			
EROSION AND SEDIMENT CONTROL PLAN PHASE 1	C-801			
EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-802			
EROSION AND SEDIMENT CONTROL PLAN PHASE 3	C-803			
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-804			
CONSTRUCTION DETAILS	C-901			
CONSTRUCTION DETAILS	C-902			
LANDSCAPE PLAN	L-101			
LANDSCAPE DETAILS	L-102			
PHOTOMETRIC SITE PLAN	E1.0			







IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJE VORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD II VRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITU



OVERALL DEVELOPER

SOURCE: NEARMAPS

OWNER



PREPARED BY



CONTACT: OLIVER KAIJA, PE OKAIJA@BOHLERENG.COM, (919) 578-9000

	Z	ONING TABL	E	
	Р	PIN: 1758-56-3963 GENERAL COMMERCIAL - CONDITIC CURRENT USE: VACANT ROPOSED USE: BANKING SERVICES LOT: 5A D SQUARE FOOTAGE OF BUILDING:	3	
A	PPLICANT	/ OWNER INF	ORMATION	
APPLICANT:		4	JLL 509 CREEDMOOR RD, STE 300 RALEIGH, NC 27612	
PROPERTY OWN	ER:	W	WALLBROOK LANDCO, LLC 3 KEEL ST, STE 2 RIGHTSVILLE BEACH, NC 28480)
	BULI	K REQUIREME	NTS	
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 3.2.1	20,000 SF (0.46 AC)	71,000 SF (1.63 AC)	71,000 (1.63 AC)
MIN LOT WIDTH	§ 3.2.1	100.0'	±260.0'	±260.0'
MIN LOT DEPTH	N/A	N/A	N/A	N/A
MIN YARD SETBACKS				
FRONT YARD	§ 3.2.1	20' FROM FRONT PROPERTY LINE	N/A	70.0'
SIDE YARD	§ 3.2.1	15.0' FROM SIDE LOT LINE	N/A	95.0'
REAR YARD	§ 3.2.1	35.0' FROM REAR LOT LINE	N/A	N/A
MAX PERMITTED HEIGHT	§ 3.2.1	35.0'	N/A	<35.0'
MAX LOT COVERAGE	§ 3.2.1	N/A	N/A	TBD
MIN PARKING SETBACKS	§ 6.2.2.2			
FRONT	§ 6.2.2.2	30.0' FROM R/W	N/A	40.0'
SIDE	§ 6.2.2.2	10.0' FROM R/W	N/A	70.0'
MIN ACCESS DRIVEWAY WIDTH	§ 6.4.4	24'	N/A	24'
			KEY =	VARIANCE REQUIRED
	PARKI	NG REQUIREN	<i>IENTS</i>	
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN VEHICULAR PARKING	§ 6.4.3	2.5 SPACES PER 1,000 SF 2.5x(3,333 SF/1,000 SF) = 8	N/A	20 SPACES
MAX VEHICULAR PARKING	§ 6.4.3	6.0 SPACES PER 1,000 SF 6.0x(3,333 SF/1,000 SF) = 20	N/A	20 SPACES
MIN HANDICAP SPACES	2010 ADA CODE	1-25 SPACES REQUIRES MINIMUM OF 1 ADA SPACE	N/A	2 SPACES
MIN BICYCLE PARKING	§ 6.4.7	1 SPACE PER 5,000 SF 1x(3,333 SF/5,000 SF) = 1	N/A	3 BICYCLE RACKS
MAX BICYCLE PARKING	§ 6.4.7	20 BICYCLE SPACES	N/A	3 BICYCLE RACKS
MIN STACKING REQUIREMENTS	§ 5.1.4.B	2 SPACES @ 10' x 20'	N/A	2 SPACES
	ADDI'	TIONAL SITE I	DATA	
WATERSHED			LOWER NEUSE	
RIVER BASIN			NEUSE	
			5,077 SF	

PROPOSED IMPERVIOUS AREA

TREE COVERAGE DATA



	REVISIONS				
REV	DATE	COMMENT	DRAWN B		
KEV	DAIL	COMINIENT	CHECKED E		
		<u> </u>			



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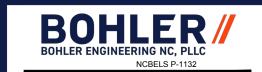
DRAWN BY: CHECKED BY: DATE: CAD I.D.: P-CIVL-CNDS PROJECT: PROP.

SITE PLAN **DOCUMENTS**

CHASE

DEVELOPMENT

ROLESVILLE, NC 27587 WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com



COVER SHEET

C-101

REVISIONS COMMENT REV DATE

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P-CIVL-CNDS

CAD I.D.: PROJECT:

CHECKED BY

PROP. SITE PLAN

DOCUMENTS

PROPOSED **DEVELOPMENT**

S MAIN ST & VIRGINIA WATER DR **ROLESVILLE, NC 27587**

WAKE COUNTY

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com

SHEET TITLE:

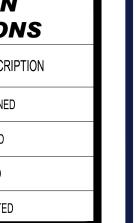
GENERAL NOTES AND LEGEND



EXISTING CONDITIONS AND DEMOLITION NOTES:

1. THE CURRENT PLANS ARE BASED ON A COMBINATION OF AVAILABLE GIS INFORMATION AND DESIGN DOCUMENTS FROM THE WALLBROOK OVERALL DEVELOPMENT AND NCDOT. PRIOR TO CONSTRUCTION, THE SITE WILL NEED TO BE SURVEYED TO DETERMINE EXACT SITE ELEVATIONS AND THE LOCATIONS OF SITE FEATURES AND STRUCTURES. THE CURRENT PLANS WILL BE UPDATED TO REFLECT THE CERTIFIED SURVEY ONCE BOHLER RECEIVES THE SURVEY.

DEMOLITION ABBREVIATIONS				
ABBREVIATION	DESCRIPTION			
(TBA)	TO BE ABANDONED			
(TBR)	TO BE REMOVED			
(TBV)	TO BE VACATED			
(RELO)	TO BE RELOCATED			





REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
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PROJECT No.: NCB230114.00
DRAWN BY: VL/JE/CC
CHECKED BY: OAK

04/23/24 P-CIVL-EXDM

DATE: CAD I.D.: PROJECT:

PROP.

SITE PLAN DOCUMENTS





PROPOSED DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR ROLESVILLE, NC 27587 WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

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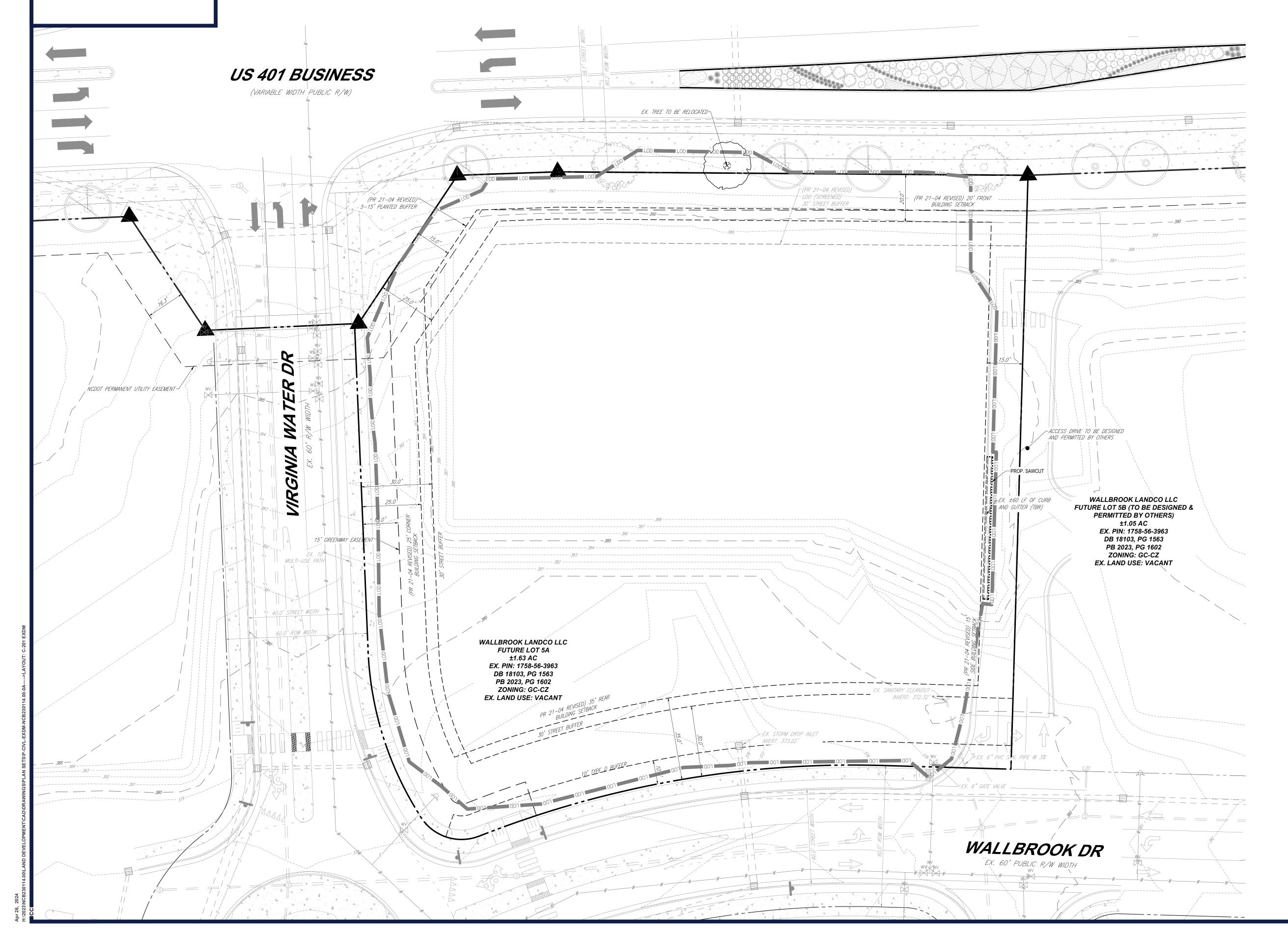


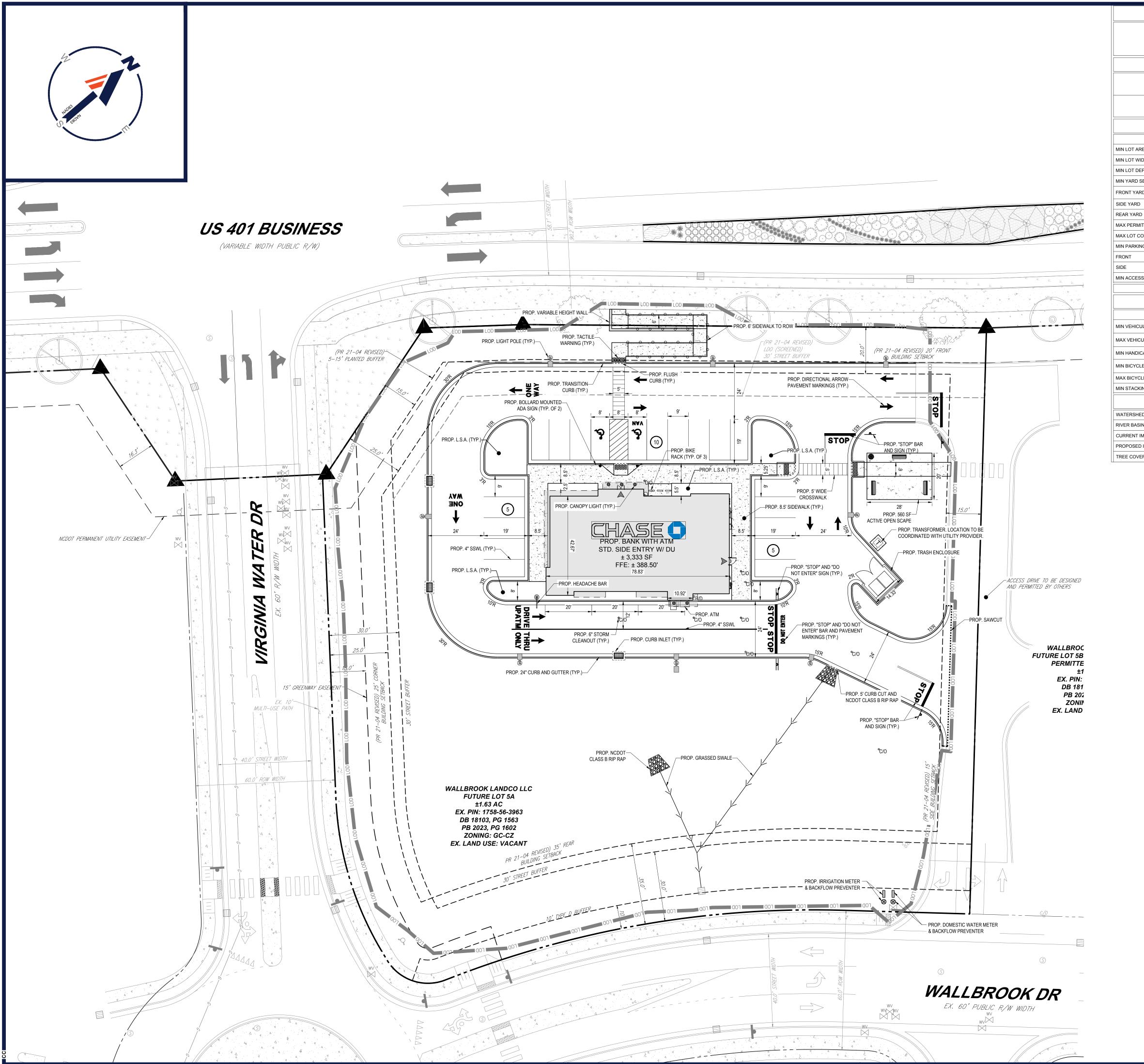
EXISTING
CONDITIONS/
DEMOLITION

PLAN
EET NUMBER:

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

C-201





ZONING TABLE

PIN: 1758-56-3963

ZONE: GC-CZ GENERAL COMMERCIAL - CONDITIONAL ZONING
CURRENT USE: VACANT
PROPOSED USE: BANKING SERVICES LOT: 5A PROPOSED SQUARE FOOTAGE OF BUILDING: 3,333 SF

APPLICANT | OWNER INFORMATION

JLL 4509 CREEDMOOR RD, STE 300 APPLICANT: RALEIGH, NC 27612 WALLBROOK LANDCO, LLC 3 KEEL ST, STE 2 WRIGHTSVILLE BEACH, NC 28480 PROPERTY OWNER:

RUI	K REQUIR	REMENTS

BULK REQUIREMENTS					
ITEM	CODE	PERMITTED	EXISTING	PROPOSED	
N LOT AREA	§ 3.2.1	20,000 SF (0.46 AC)	71,000 SF (1.63 AC)	71,000 (1.63 AC)	
N LOT WIDTH	§ 3.2.1	100.0'	±260.0'	±260.0'	
N LOT DEPTH	N/A	N/A	N/A	N/A	
N YARD SETBACKS					
RONT YARD	§ 3.2.1	20' FROM FRONT PROPERTY LINE	N/A	70.0'	
DE YARD	§ 3.2.1	15.0' FROM SIDE LOT LINE	N/A	95.0'	
EAR YARD	§ 3.2.1	35.0' FROM REAR LOT LINE	N/A	N/A	
AX PERMITTED HEIGHT	§ 3.2.1	35.0'	N/A	<35.0'	
AX LOT COVERAGE	§ 3.2.1	N/A	N/A	TBD	
N PARKING SETBACKS	§ 6.2.2.2				
RONT	§ 6.2.2.2	30.0' FROM R/W	N/A	40.0'	
DE	§ 6.2.2.2	10.0' FROM R/W	N/A	70.0'	
N ACCESS DRIVEWAY WIDTH	§ 6.4.4	24'	N/A	24'	
			KEY =	VARIANCE REQUIRED	

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN VEHICULAR PARKING	§ 6.4.3	2.5 SPACES PER 1,000 SF 2.5x(3,333 SF/1,000 SF) = 8	N/A	20 SPACES
MAX VEHICULAR PARKING	§ 6.4.3	6.0 SPACES PER 1,000 SF 6.0x(3,333 SF/1,000 SF) = 20	N/A	20 SPACES
MIN HANDICAP SPACES	2010 ADA CODE	1-25 SPACES REQUIRES MINIMUM OF 1 ADA SPACE	N/A	2 SPACES
MIN BICYCLE PARKING	§ 6.4.7	1 SPACE PER 5,000 SF 1x(3,333 SF/5,000 SF) = 1	N/A	3 BICYCLE RACKS
MAX BICYCLE PARKING	§ 6.4.7	20 BICYCLE SPACES	N/A	3 BICYCLE RACKS
MIN STACKING REQUIRMENTS	§ 5.1.4.B	2 SPACES @ 10' x 20'	N/A	2 SPACES
		The state of the s	The state of the s	The state of the s

ADDITIONAL SITE DATA

WATERSHED	LOWER NEUSE
RIVER BASIN	NEUSE
CURRENT IMPERVIOUS AREA	5,077 SF
PROPOSED IMPERVIOUS AREA	24,820 SF
TREE COVERAGE DATA	

3	EVISIONS	

COMMENT

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REV DATE



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DATE: CAD I.D.: PROJECT:

PROP. SITE PLAN

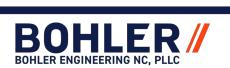
04/23/24 P-CIVL-SITE

DOCUMENTS



PROPOSED DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR **ROLESVILLE, NC 27587** WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com



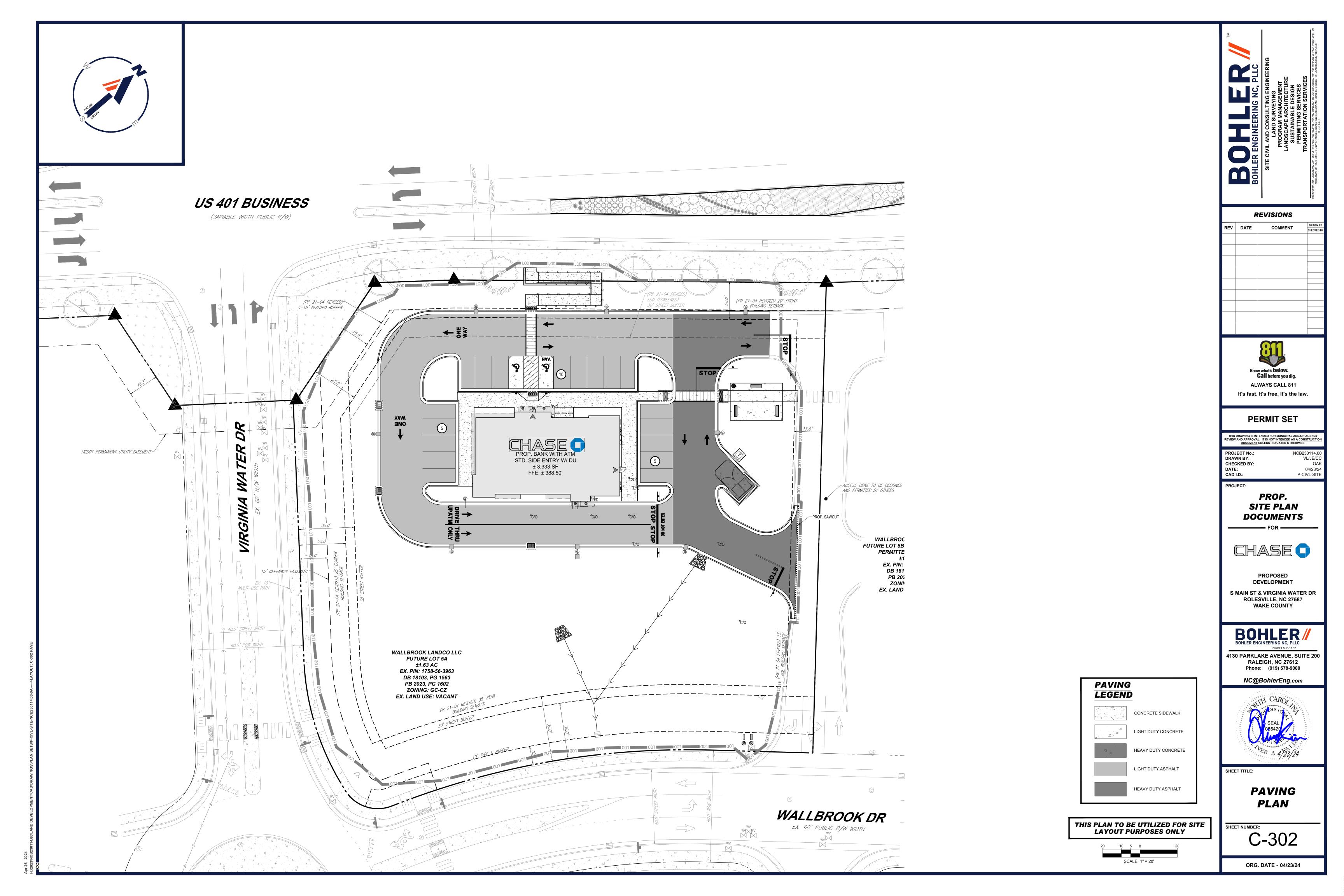
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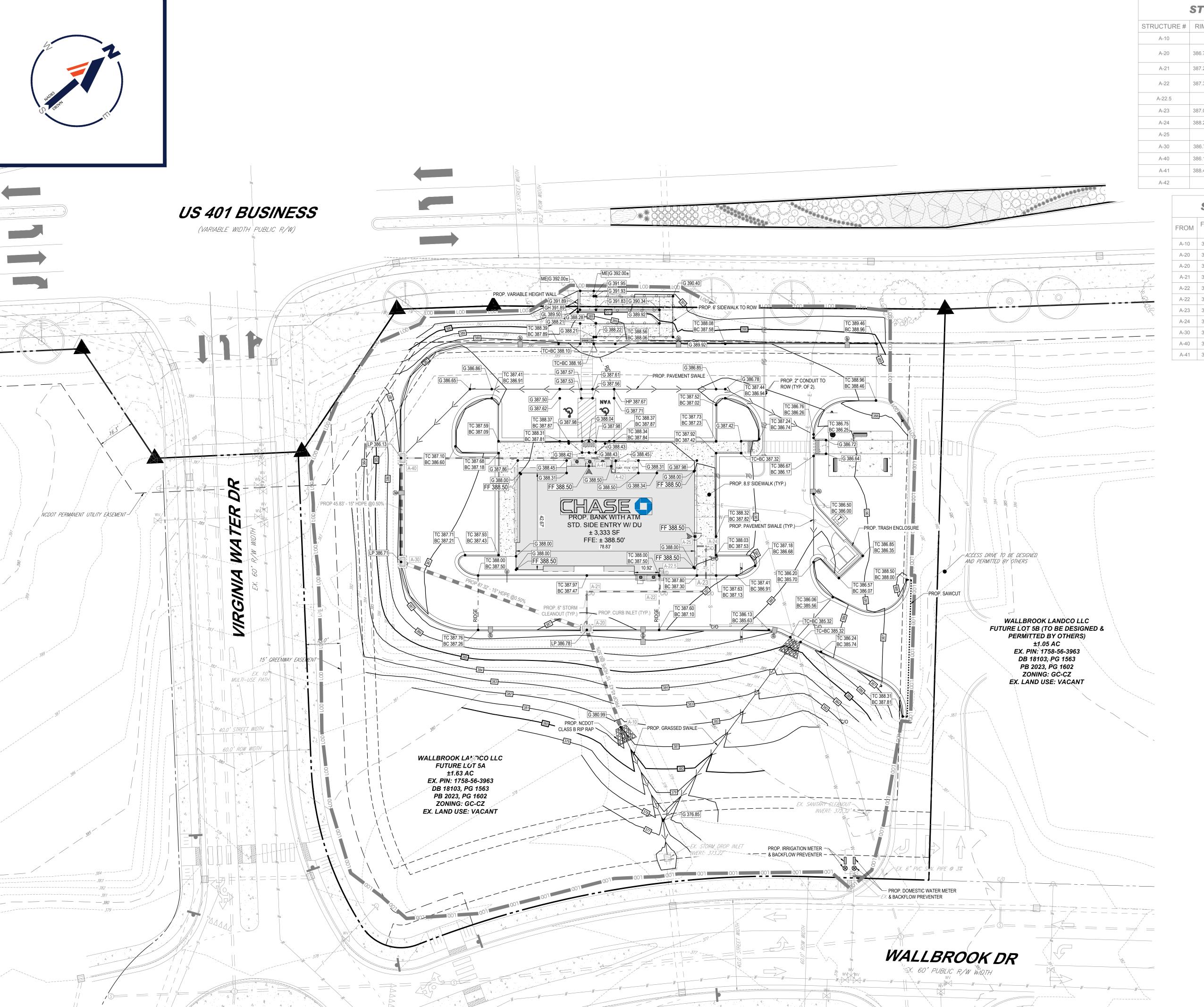
SITE PLAN

THIS PLAN TO BE UTILIZED FOR SITE

LAYOUT PURPOSES ONLY

C-301





STORM STRUCTURE SCHEDULE STRUCTURE # RIM INV IN INV OUT DESCRIPTION INV IN = 380.99' (15") PROP. OPEN PIPE 386.78 | INV IN = 381.22' (15") | INV OUT = 381.22 (15") | PROP. CURB INLET A-21 | 387.27 | INV IN = 382.89' (6") | INV OUT = 382.89 (6") | PROP. 6" STORM CLEANOUT 387.36 | INV IN = 383.56' (6") | INV OUT = 383.56 (6") | PROP. 6" STORM CLEANOUT INV OUT = 384.50 (6") PROP. ROOF DRAIN CONNECTIO A-23 | 387.00 | INV IN = 383.98' (6") | INV OUT = 383.98 (6") | PROP. 6" STORM CLEANOUT 388.29 | INV IN = 384.40' (6") | INV OUT = 384.40 (6") | PROP. 6" STORM CLEANOUT INV OUT = 384.50 (6") PROP. ROOF DRAIN CONNECTION 386.71 | INV IN = 381.65' (15") | INV OUT = 381.65 (15") PROP. CURB INLET 386.13 | INV IN = 382.00' (6") | INV OUT = 381.88 (15") | PROP. CURB INLET 388.43 | INV IN = 384.38' (6") | INV OUT = 384.38 (6") | PROP. 6" STORM CLEANOUT

FROM	FROM INV	ТО	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIA
A-10	380.99'	A-20	381.22'	45'	0.50%	15"	HDPE
A-20	382.00'	A-21	382.89'	17'	5.23%	6"	HDPE
A-20	381.22'	A-30	381.65'	87'	0.50%	15"	HDPE
A-21	382.89'	A-22	383.56'	32'	2.08%	6"	HDPE
A-22	383.56'	A-22.5	384.50'	9'	10.75%	6"	HDPE
A-22	383.56'	A-23	383.98'	20'	2.08%	6"	HDPE
A-23	383.98'	A-24	384.40'	20'	2.08%	6"	HDPE
A-24	384.40'	A-25	384.50'	5'	2.08%	6"	HDPE
A-30	381.65'	A-40	381.88'	46'	0.50%	15"	HDPE
A-40	382.00'	A-41	384.38'	93'	2.55%	6"	HDPE
A-41	384.38'	A-42	384.50'	6'	2.08%	6"	HDPE

INV OUT = 384.50 (6") PROP. ROOF DRAIN CONNECTION



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		COMMENT	CHECKED BY			



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 PROJECT No.:
 NCB230114.00

 DRAWN BY:
 VL/JE/CC

 CHECKED BY:
 OAK

 DATE:
 04/23/24

 CAD I.D.:
 P-CIVL-GRAD

PROJECT:

PROP. SITE PLAN DOCUMENTS

— FOR ———

CHASE

PROPOSED

DEVELOPMENT
S MAIN ST & VIRGINIA WATER DR
ROLESVILLE, NC 27587

WAKE COUNTY

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BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

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SHEET TITLE:

GRADING PLAN

SHEET NUMBER

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

C-401



	SANITARY STRUCTURE SCHEDULE				
FROM FI	DESCRIPTION	INV OUT	INV IN	RIM	STRUCTURE #
11.01.11	PROP. CONNECTION TO EX. SAN. CLEANOUT		INV IN = 372.32' (6")	380.00	A-10
A-10 37	PROP. 6" SAN. CLEANOUT	INV OUT = 375.31 (6")	INV IN = 375.32' (6")	383.09	A-20
A-20 37	PROP. 6" SAN. CLEANOUT	INV OUT = 378.31 (6")	INV IN = 378.31' (6")	385.52	A-30
A-30 37	PROP. 6" SAN. CLEANOUT	INV OUT = 381.45 (6")	INV IN = 381.45' (6")	386.48	A-40
A-40 38	PROP. 6" SAN. CLEANOUT	INV OUT = 383.52 (6")	INV IN = 383.52' (6")	388.05	A-50
A-50 38	PROP. SANITARY SEWER BUILDING CONNECTION	INV OUT = 384.00 (6")			A-60

		SANITARY PIPE SCHEDULE						
DUT	FROM	FROM INV	то	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
	A-10	372.32'	A-20	375.31'	43'	6.89%	6"	PVC Pipe
	A-20	375.32'	A-30	378.31'	43'	6.89%	6"	PVC Pipe
	A-30	378.31'	A-40	381.45'	46'	6.89%	6"	PVC Pipe
	A-40	381.45'	A-50	383.52'	30'	6.89%	6"	PVC Pipe
CTION	A-50	383.52'	A-60	384.00'	7'	6.86%	6"	PVC Pipe
				•	•			

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES

THE INFORMATION DESIGN AND CONTENT OF THIS PLAN ARE PROPRETARY AND SHALL NOT BE COPIED FOR ANY PURPOSE WAITHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BEUTILIZED FOR CONSTRUCTION P

BOHLER

	REVISIONS					
REV	DATE	COMMENT	DRAWN BY			
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PROJECT No.:

NCB230114.00

DRAWN BY:

VL/JE/CC

CHECKED BY:

OAK

DATE:

04/23/24

CAD I.D.:

P-CIVL-UTIL

PROJECT:

PROP. SITE PLAN DOCUMENTS

CHASE



PROPOSED DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR ROLESVILLE, NC 27587 WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com



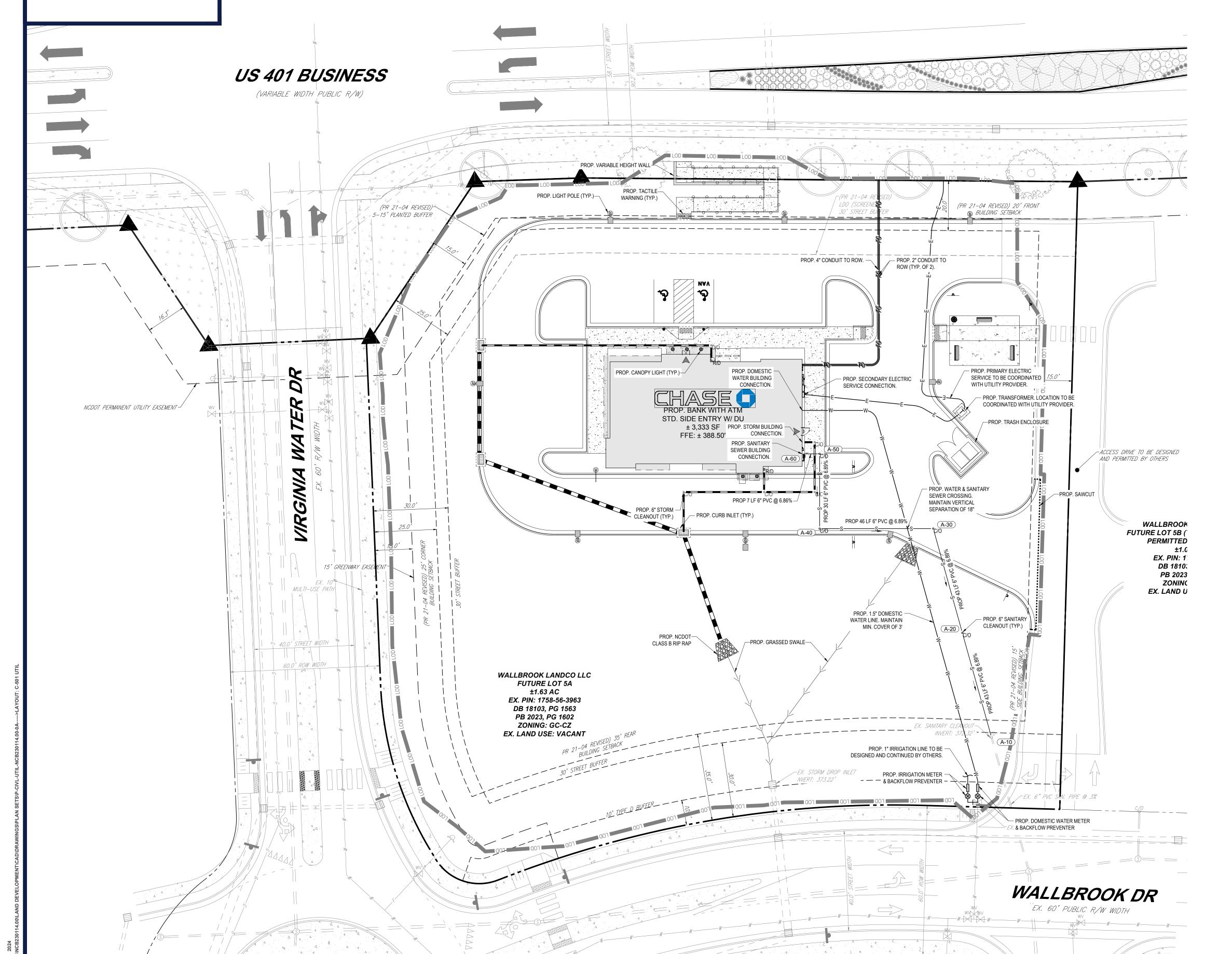
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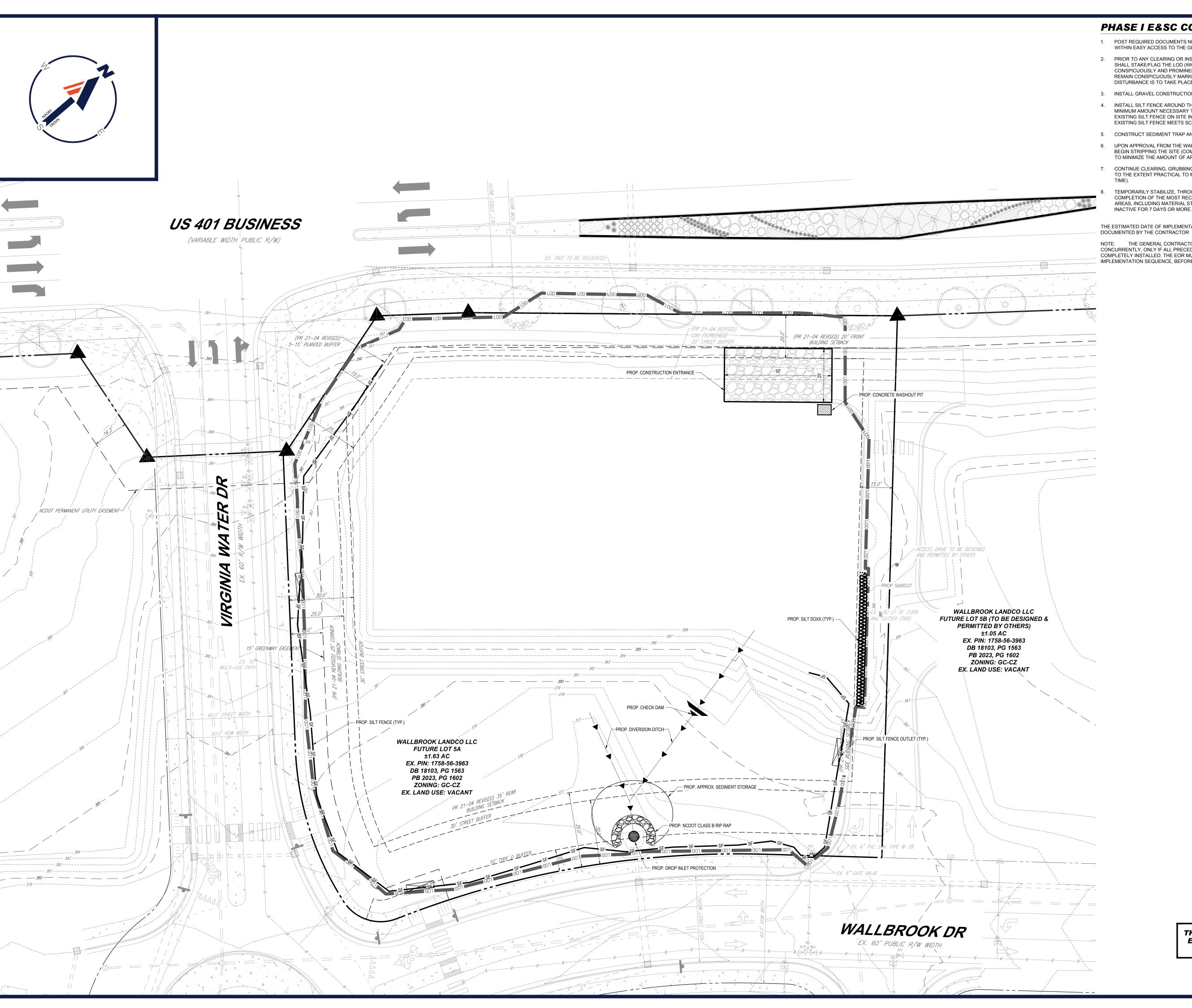
UTILITY PLAN

SHEET NUMBER:

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

C-501





PHASE I E&SC CONSTRUCTION SEQUENCE:

- 1. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE/EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
- 2. PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTIAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LOD.
- 3. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
- 4. INSTALL SILT FENCE AROUND THE SITE AND SILT FENCE OUTLETS AS SHOWN. CLEAR THE MINIMUM AMOUNT NECESSARY TO INSTALL THE SILT FENCE. CONTRACTOR MAY REUSE EXISTING SILT FENCE ON SITE IN AREAS WHERE EXISTING AND PROPOSED OVERLAP IF EXISTING SILT FENCE MEETS SCDHEC EROSION CONTROL STANDARDS.
- 5. CONSTRUCT SEDIMENT TRAP AND ADDITIONAL BMPs AS SHOWN.
- 6. UPON APPROVAL FROM THE WAKE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR, BEGIN STRIPPING THE SITE (COMPLETE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).
- 7. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN
- TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN

THE ESTIMATED DATE OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

REVISIONS

REV DATE COMMENT

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PROJECT No.: DRAWN BY: VL/JE/CC CHECKED BY: DATE: CAD I.D.: 04/23/24 P-CIVL-EROS

PROJECT:

PROP. SITE PLAN

DOCUMENTS



DEVELOPMENT S MAIN ST & VIRGINIA WATER DR

> **ROLESVILLE, NC 27587 WAKE COUNTY**

BOHLER //
BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com



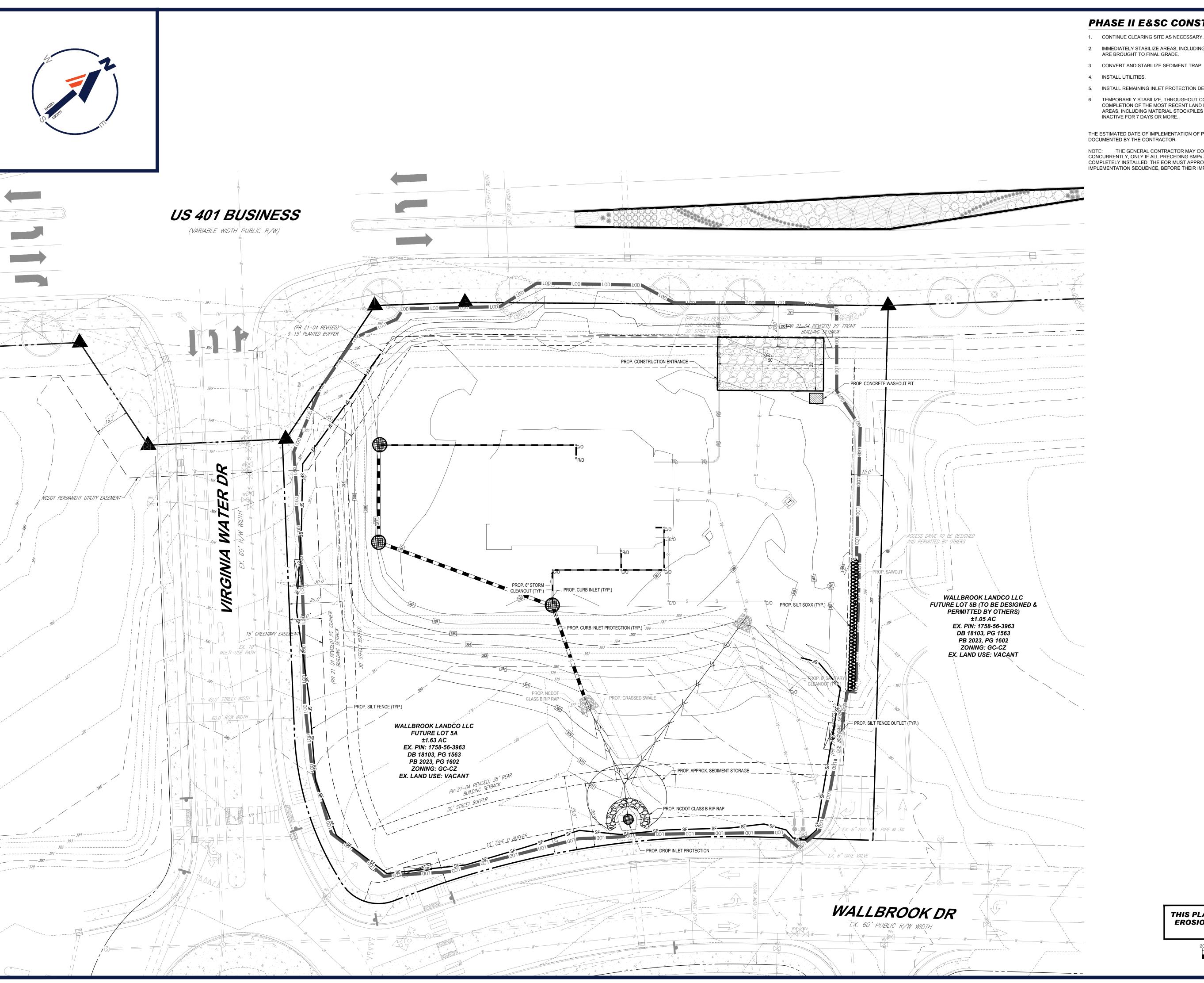
SHEET TITLE:

EROSION AND SEDIMENT **CONTROL PLAN** PHASE 1

C-801

ORG. DATE - 04/23/24

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



PHASE II E&SC CONSTRUCTION SEQUENCE:

- 1. CONTINUE CLEARING SITE AS NECESSARY.
- 2. IMMEDIATELY STABILIZE AREAS, INCLUDING STOCKPILE, THAT ARE TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

- 5. INSTALL REMAINING INLET PROTECTION DEVICES.
- 6. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN
- THE ESTIMATED DATE OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

REVISIONS

REV DATE COMMENT

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DRAWN BY: DATE: CAD I.D.: 04/23/24 P-CIVL-EROS

PROJECT:

PROP. SITE PLAN

DOCUMENTS

CHASE

DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR **ROLESVILLE, NC 27587 WAKE COUNTY**

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4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

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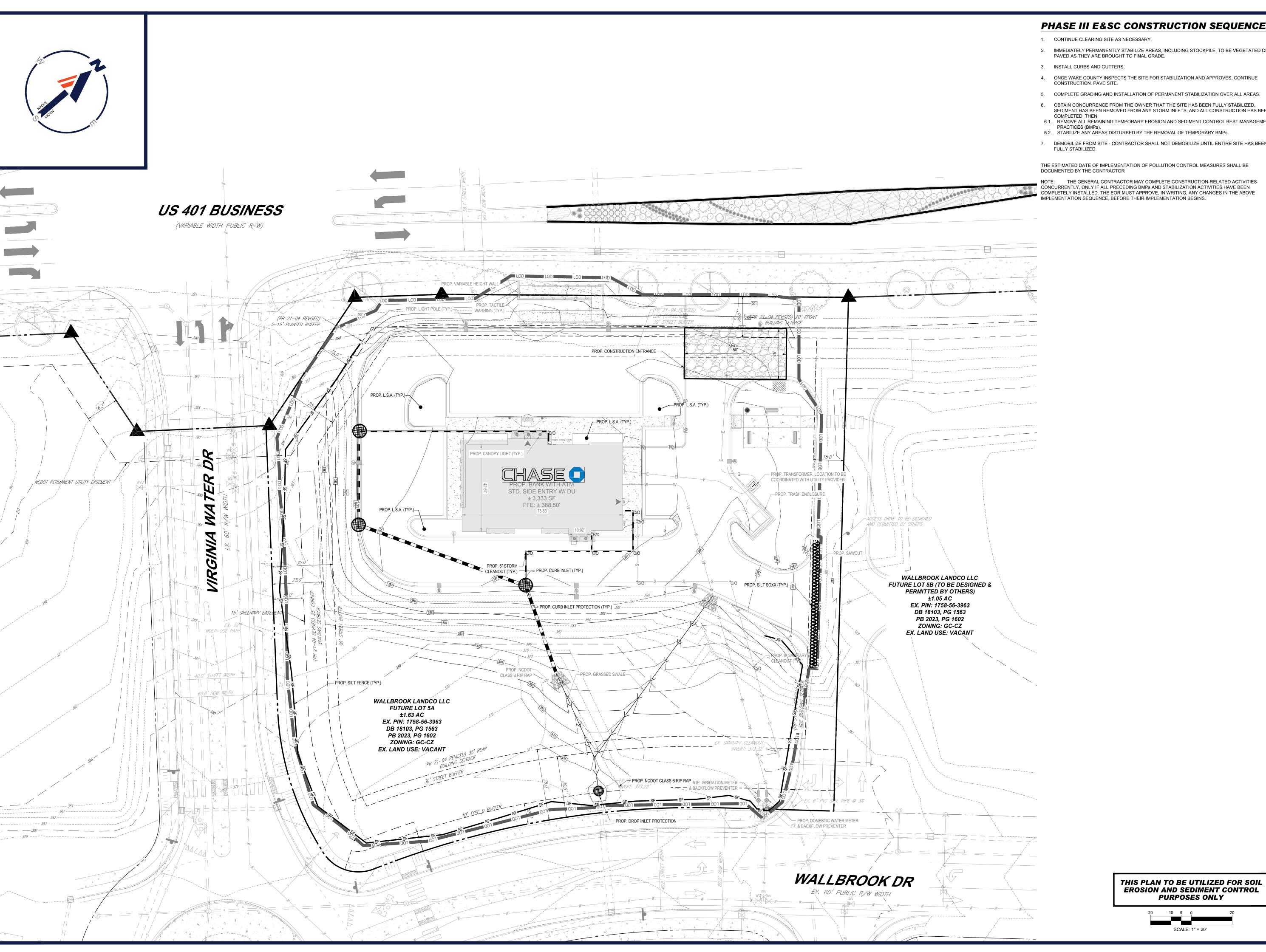


SHEET TITLE:

EROSION AND SEDIMENT **CONTROL PLAN** PHASE 2

C-802

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



PHASE III E&SC CONSTRUCTION SEQUENCE:

- 1. CONTINUE CLEARING SITE AS NECESSARY.
- 2. IMMEDIATELY PERMANENTLY STABILIZE AREAS, INCLUDING STOCKPILE, TO BE VEGETATED OR
- 4. ONCE WAKE COUNTY INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE
- 5. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- 6. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED, SEDIMENT HAS BEEN REMOVED FROM ANY STORM INLETS, AND ALL CONSTRUCTION HAS BEEN
- 6.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT
- 7. DEMOBILIZE FROM SITE CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN

THE ESTIMATED DATE OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE

REVISIONS REV DATE COMMENT



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PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: 04/23/24 P-CIVL-EROS

PROJECT:

PROP. SITE PLAN

DOCUMENTS

CHASE

DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR ROLESVILLE, NC 27587 WAKE COUNTY

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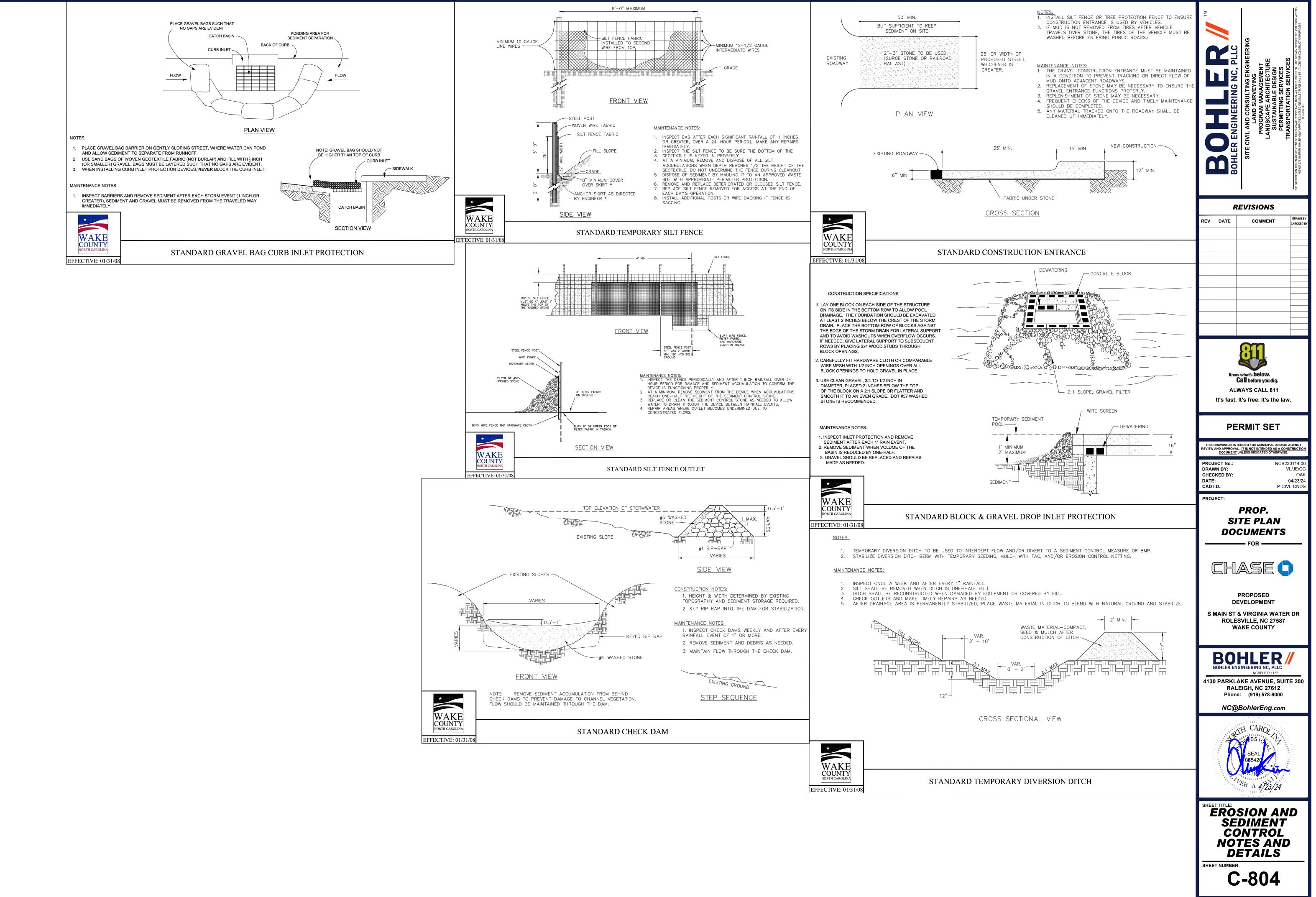
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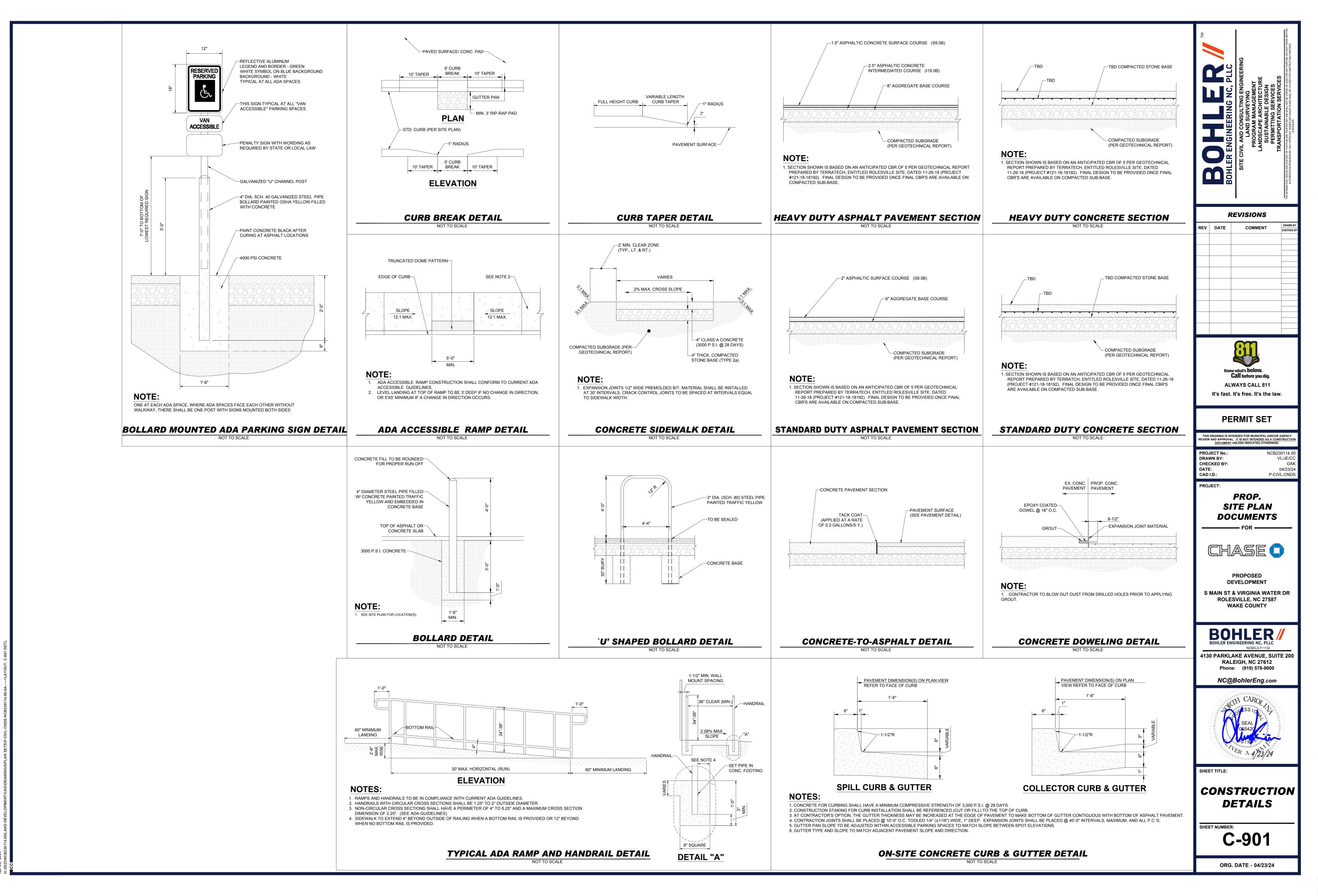


SHEET TITLE:

EROSION AND SEDIMENT **CONTROL PLAN** PHASE 3

C-803





Apr 26 2024

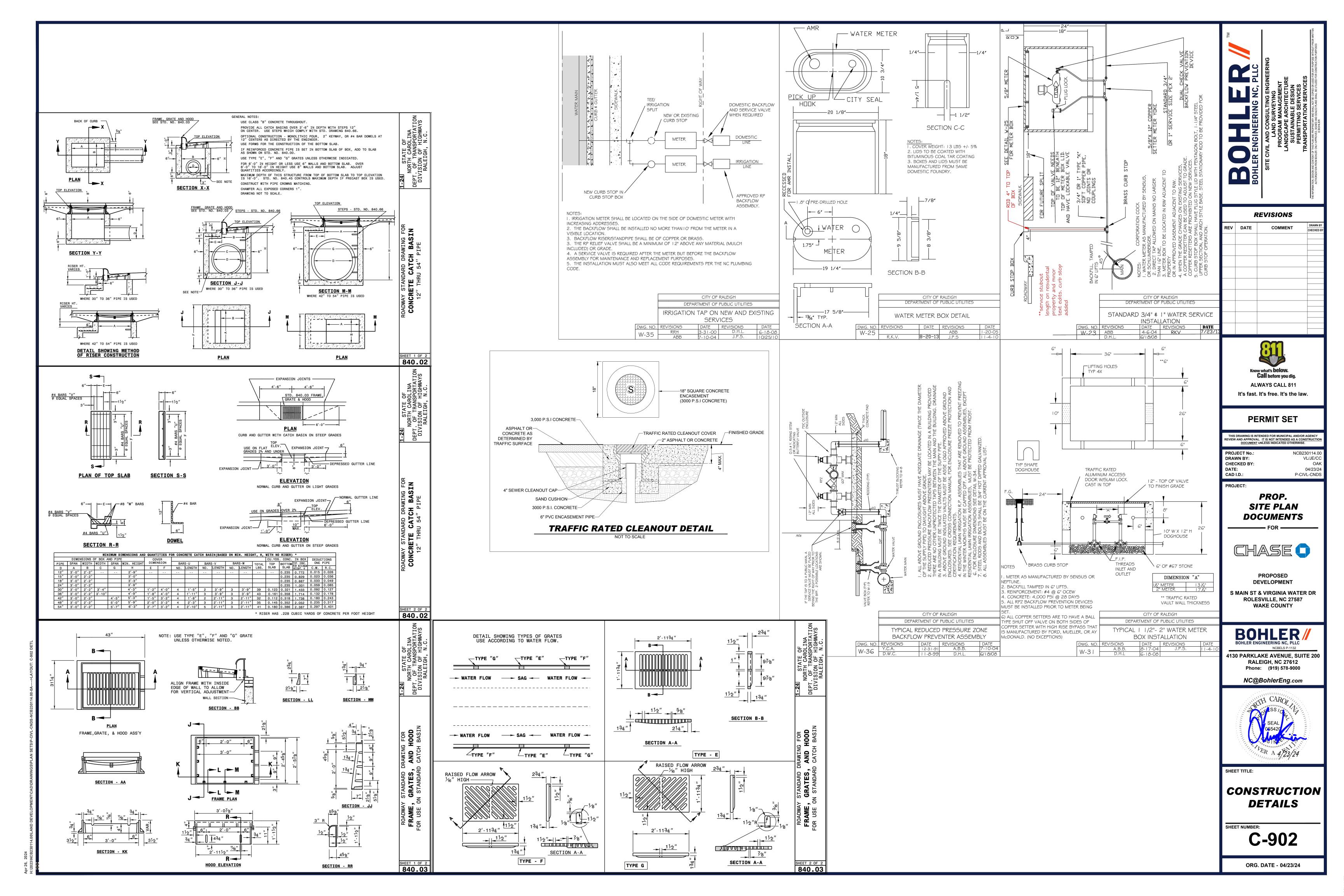




TABLE 6.2.4.3 MINIMUM / MAXIMUM PERCENTAGE

MINIMUM NUMBER OF GENERA REQUIRED	MAXIMUM PERCENTAGE OF ANY GENERA
1	N/A
2	60%
3	50%
4	40%
	OF GENERA REQUIRED 1 2

SECTION	REQUIREMENT	CALCULATIONS
SECTION 6.2.1 OPEN SPACE	NON-RESIDENTIAL DISTRICTS 1. LESS THAN 25 ACRES REQUIRES ONE (1) SMALL OPEN SPACE TYPE. 500 SF- 1.0 ACRE IN SIZE. TYPES INCLUDE: PLAZA, GREEN, POCKET PARK, OR ACTIVE USE AREA.	OPEN SPACE PROVIDED: 500 SF SEATING AREA WITH THREE (3) BENCHES AND ONE (1) WASTE RECEPTACLE.
	REQUIRED LANDSCAPE AREAS	COMPLIES
SECTION 6.2.2 BUFFERING	PLAN IS PART OF THE WALLBROOK DEVELOPEMENT. BUFFERS AND STREETSCAPE PREVIOUSLY APPROVED AND TO BE PLANTED BY OTHERS.	
	REQUIRED LANDSCAPE AREAS	COMPLIES
SECTION 6.2.2.2 BUFFERING	1. SHALL INSTALL AND MAINTAIN PER EVERY FORTY (40) FEET OF THOROUGHFARE FRONTAGE; PER EVERY FIFTY (50) FEET ALONG COLLECTOR STREET FRONTAGE; AND PER EVERY SIXTY (60) FEET ALONG LOCAL STREETS: ONE (1) STREET TREE 2.5" CAL. OR, TWO (2) ORNAMENTAL TREES 1.5" CAL WHERE POWERLINES ARE PRESENT.	
	PARKING LOT TERMINAL/INTERIOR ISLAND LANDSCAPING	COMPLIES
SECTION 6.2.4.4 PARKING LOT LANDSCAPING	STANDARDS: 1. TERMINAL AND INTERIOR ISLANDS, SHALL BE AT LEAST EIGHT (8) FEET WIDE BY EIGHTEEN (18) FEET IN LENGTH MEASURED FROM INSIDE OF CURB. 2. ONE (1) LARGE OR MEDIUM CANOPY TREE SHALL BE REQUIRED FOR EVERY ONE-HUNDRED-AND-FIFTY (150) SQUARE FEET (OR FRACTION ABOVE ONE-HALF) WITH A MINIMUM OF ONE LARGE OR MEDIUM CANOPY TREE REQUIRED PER TERMINAL OR INTERIOR ISLAND. 3. ALL PARKING SPACES SHALL BE WITHIN 60 LF OF A CANOPY TREE. 4. TERMINAL ISLANDS SHALL BE LANDSCAPED WITH SHRUBS, ACCENT PLANTS, ORNAMENTAL GRASSES AND GROUND COVER, EXCLUDING SOD, WHICH WILL PROVIDED ONE HUNDRED (100)PERCENT COVERAGE WITHIN TWO (2) YEARS. 5. LANDSCAPING IN ISLANDS ADJACENT TO PARKING SPACES SHALL BE SETBACK A MINIMUM OF TWO (2) FEET FROM THE BACK OF CURB. PARKING PERIMETER PLANTINGS: 1. PARKING PERIMETER PLANTINGS SHALL BE REQUIRED TO ENHANCE THE VIEW OF A PARKING LOT FROM ABUTTING STREETS AND PROPERTIES. PARKING PERIMETER PLANTINGS SHALL BE PROVIDED ON THE PERIMETER OF ALL PARKING LOTS. 2. PARKING PERIMETER PLANTINGS SHALL CONSIST OF A SINGLE CONTINUOUS ROW OF SHRUBS PLANTED NO GREATER THAN THREE (3) FEET ON CENTER AND WITHIN FIVE (5) FEET OF THE PARKING LOT SHRUBS SHALL BE A MINIMUM HEIGHT OF THIRTY (30 INCHES ABOVE GRADE WITHIN THREE YEARS OF PLANTING. SHRUBS MAY NOT EXCEED A HEIGHT OF FOUR (4) FEET AND SHALL BE PRUNED AND MAINTAINED.	
SECTION 6.2.4.6 SERVICE AREA SCREENING	1. SERVICE AREAS AND EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY.	COMPLIES
SECTION 6.2.4.7 GENERAL STANDARDS	1. PLANTS SHALL BE NATIVE OR LOCALLY ADAPTIVE SPECIES. 2. PLANT LIST SHALL INCLUDE AT LEAST FOUR (4) DIFFERENT TREE SPECIES WITH NO ONE SPECIES BEIGN GREATER THAN THIRTY-FIVE (35) PERCENT OF THE PALETTE. 3. CANOPY TREES: 3" CAL, 12' MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 35' AND 30' SPREAD. 4. DECIDUOUS UNDERSTORY TREE: 2" CAL., 8' MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 15' AND 15' SPREAD. 5. EVERGREEN SHRUBS: 24" MINIMUM HEIGHT 6. DECIDUOUS SHRUBS: 18" MINIMUM HEIGHT 7. ORNAMENTAL GRASSES: 2 GAL. MINIMUM 8. GROUND COVER: 1 GAL. MINIMUM	

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
		CA	NOPY TREES		
AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
AS	4	ACER SACCHARUM	SUGAR MAPLE	3" CAL.	B&B
MX	1	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL.	B&B
QL2	1	QUERCUS LYRATA	OVERCUP OAK	3" CAL.	B&B
QNU	2	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL.	B&B
QP	5	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B
UP	2	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL.	B&B
			SHRUBS		
AK	21	ADELIA V ODANIDIELODA IVALEIDOCCODEL	SHRUBS KALEIDOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINE
HQ	5	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINER
IE	7	II FX X 'FMII Y BRUNFR'	EMILY BRUNER HOLLY	6` MIN.	CONTAINER
IS	129	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY H		24" MIN.	CONTAINER
IT	4	ITEA VIRGINICA 'I ITTI E HENRY'	VIRGINIA SWEETSPIRE	18-24"	CONTAINE
IVN	13	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" MIN.	CONTAINER
LN2	15	LOROPETALUM CHINENSE RUBRUM 'PIILC-I'	CRIMSON FIRE™ FRINGE FLOWER	24" MIN.	CONTAINER
			0040000		
MP	94	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	GRASSES PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINER
			OUNDOOVED.		
		GR	OUNDCOVER		

CODE COMPLIANCE CHART / ROLESVILLE LAND DEVELOPMENT ORDINANCE

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DRAWN BY: DATE: CAD I.D.: 04/23/24 P-CIVL-LLGT PROJECT:

PROP. SITE PLAN **DOCUMENTS**

CHASE

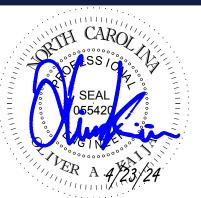
PROPOSED DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR **ROLESVILLE, NC 27587** WAKE COUNTY

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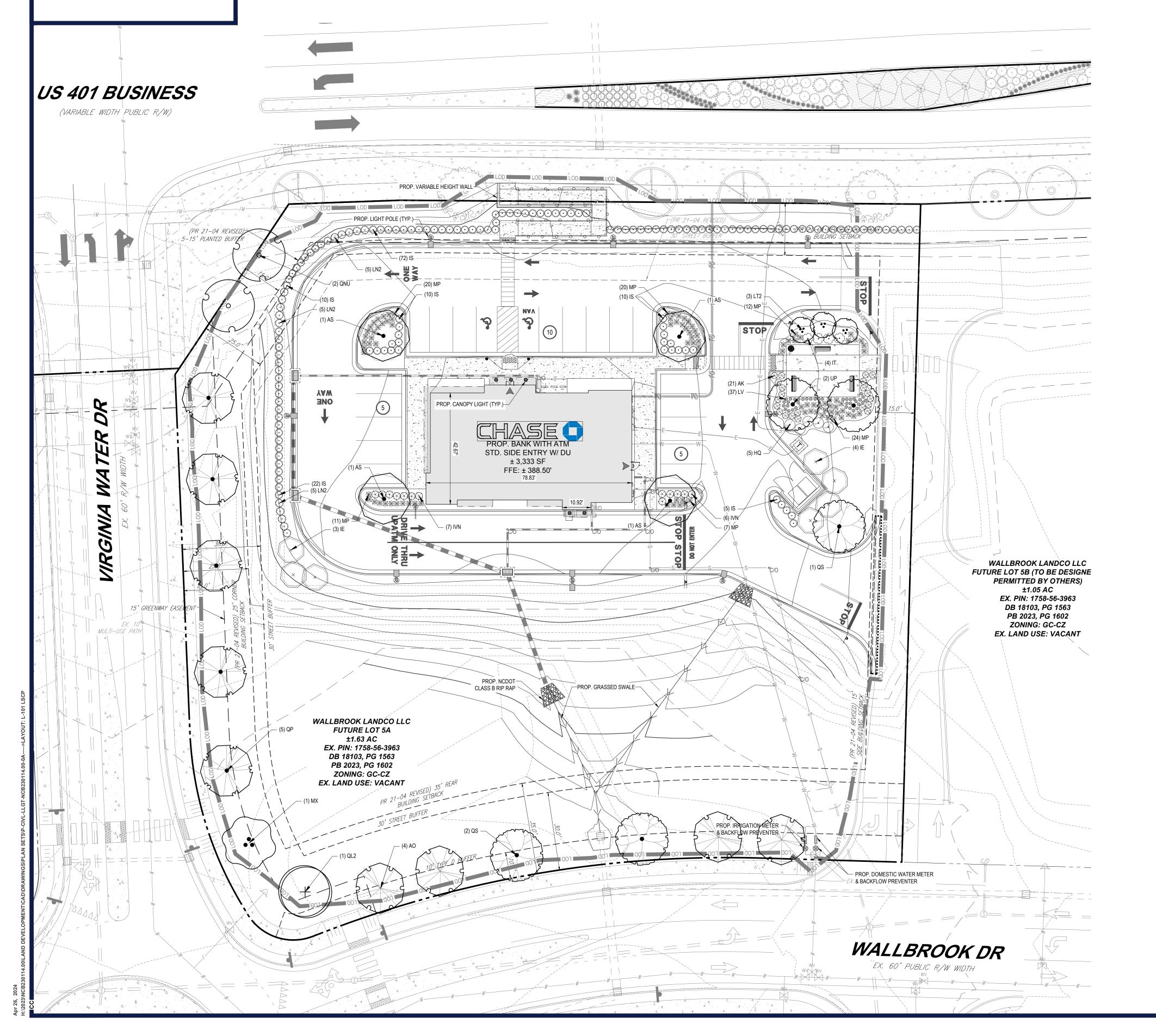


SHEET TITLE:

LANDSCAPE PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

L-101



LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

- A. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL. OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

F FFRTII IZFR

- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A
- WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

F PLANT MATERIAL

- 1.1 ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT I FAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE
- CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH

1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

3. GENERAL WORK PROCEDURES

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED. STOCKPILED OR DISPOSED OF
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- . A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS
- C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS
- PERFORMED BY A CERTIFIED SOIL LABORATORY. 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC
- MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2 TO INCREASE DRAINAGE MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING
- COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED

- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED 13. CLEANUP BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS
-). ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA) 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

CLAY LOAM UP TO 30% OF THE TOTAL MIX.

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

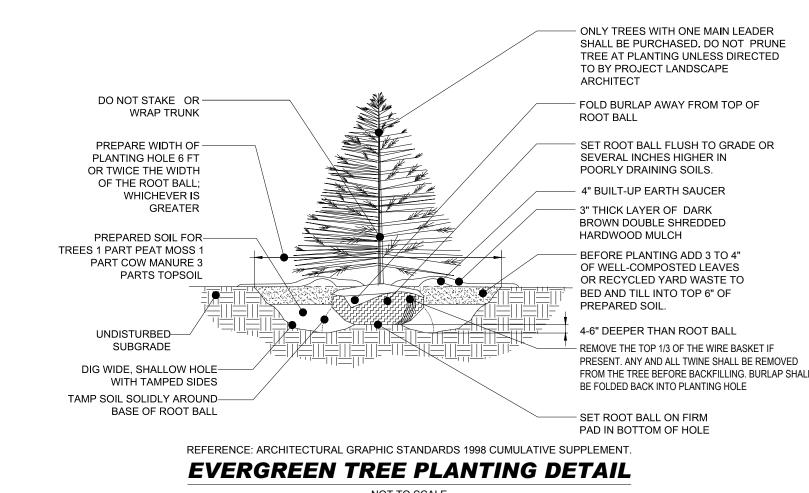
- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKELLING
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN. MUST BE INSTALLED. INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15
- 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING
- ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES **PYRUS VARIETIES** CRATAEGUS VARIETIES QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
- . PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS • 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE FOR ALL NEWLY PLANTED TREES.
- MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF

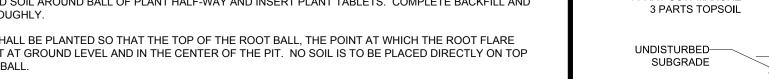
12. GUARANTEI

- OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN
- REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CUI TIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH. ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER



NOT TO SCALE DO NOT STAKE-OR WRAP TRUNK FOLD BURLAP AWAY FROM TOP OF ROOT BALL PREPARE WIDTH OF-SET ROOT BALL FLUSH TO GRADE TWICE THE WIDTH OF OR SEVERAL INCHES HIGHER IN THE ROOT BALL POORLY DRAINING SOILS. - 4" BUILT-UP EARTH SAUCER



- . ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- WATERING SPECIFICATIONS AS LISTED HEREIN.

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

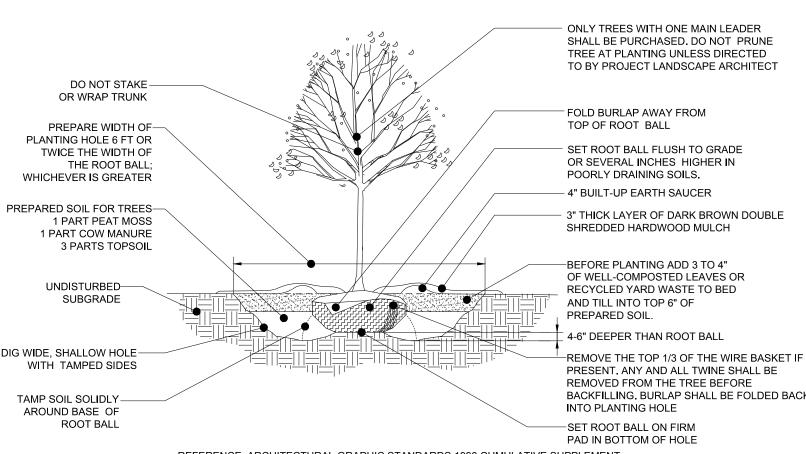
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES

11. WATERING

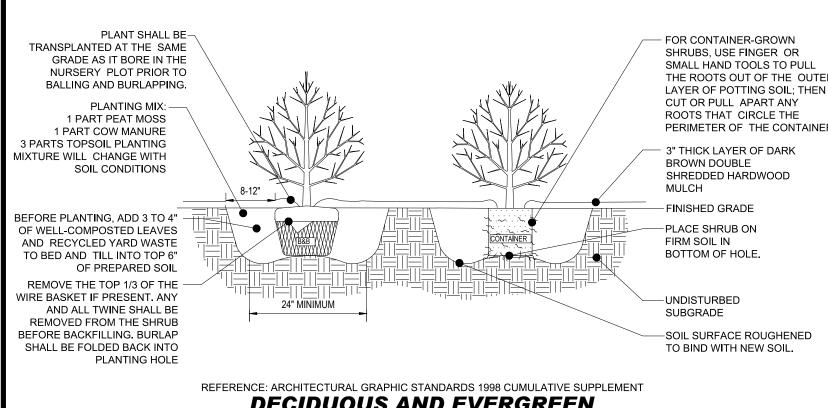
- ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER

- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED
- OR AUTHORIZED REPRESENTATIVE

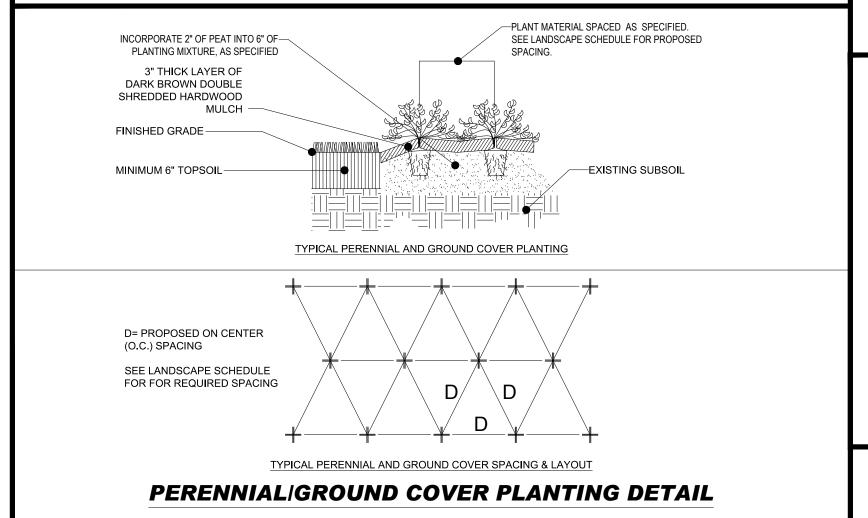


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



OWNER MAINTENANCE RESPONSIBILITIES

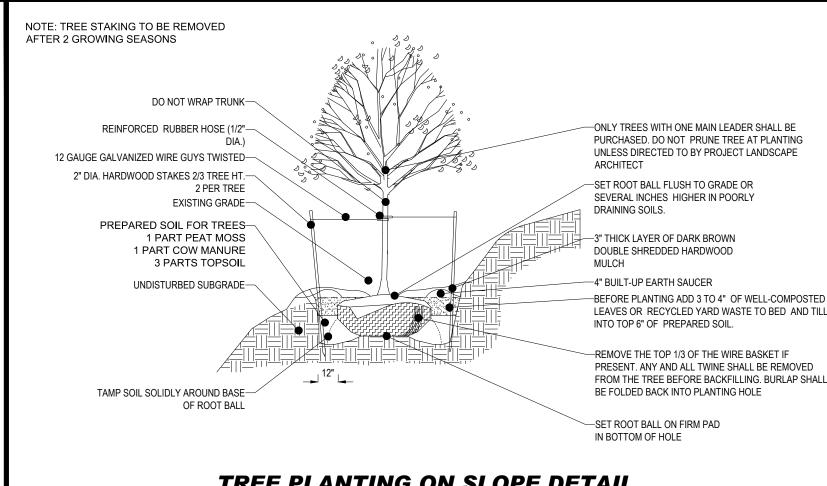
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS. VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED
- SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS



TREE PLANTING ON SLOPE DETAIL

REVISIONS REV DATE COMMENT

> **Call** before you dig **ALWAYS CALL 811** It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE.

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PROJECT No.: NCB230114.0 DRAWN BY: **CHECKED BY**

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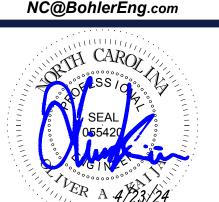
PROP. SITE PLAN **DOCUMENTS**



DEVELOPMENT S MAIN ST & VIRGINIA WATER DR **ROLESVILLE, NC 27587** WAKE COUNTY

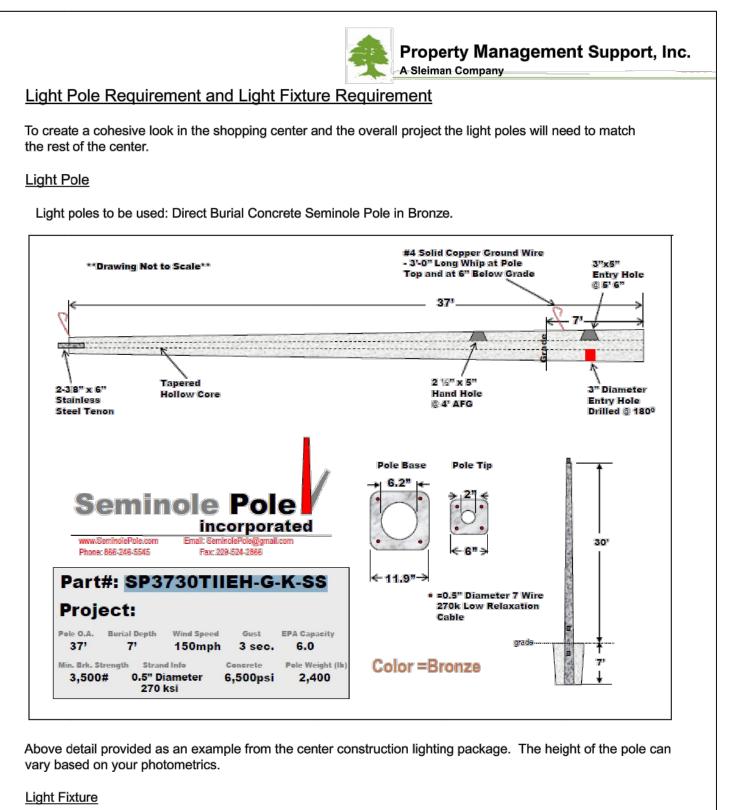


4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000



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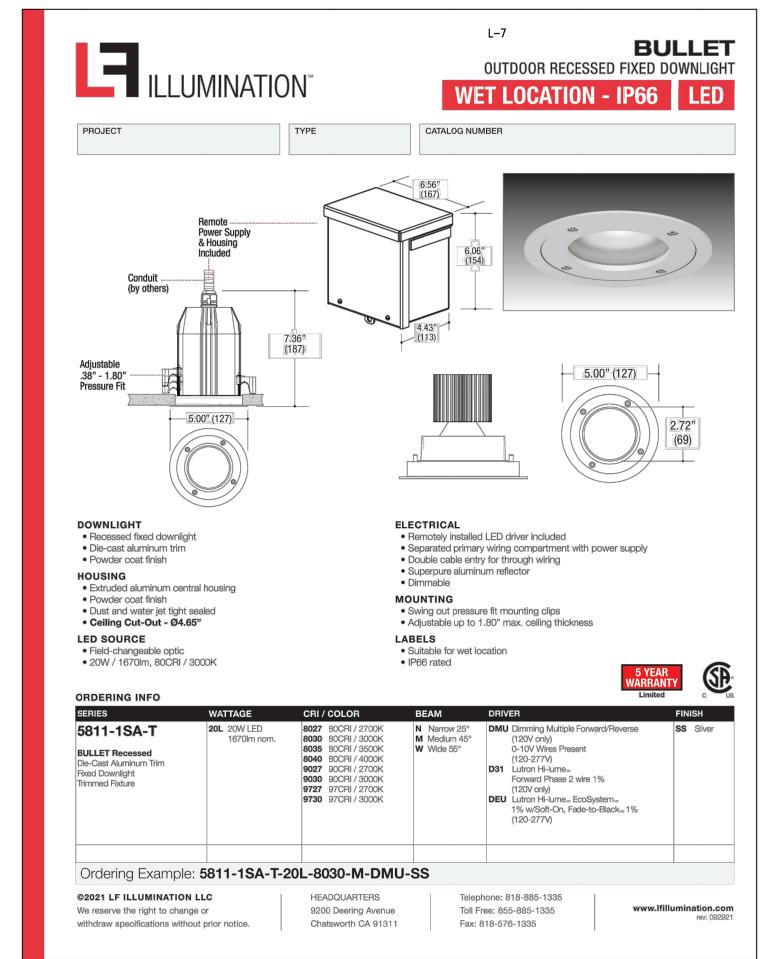
LANDSCAPE

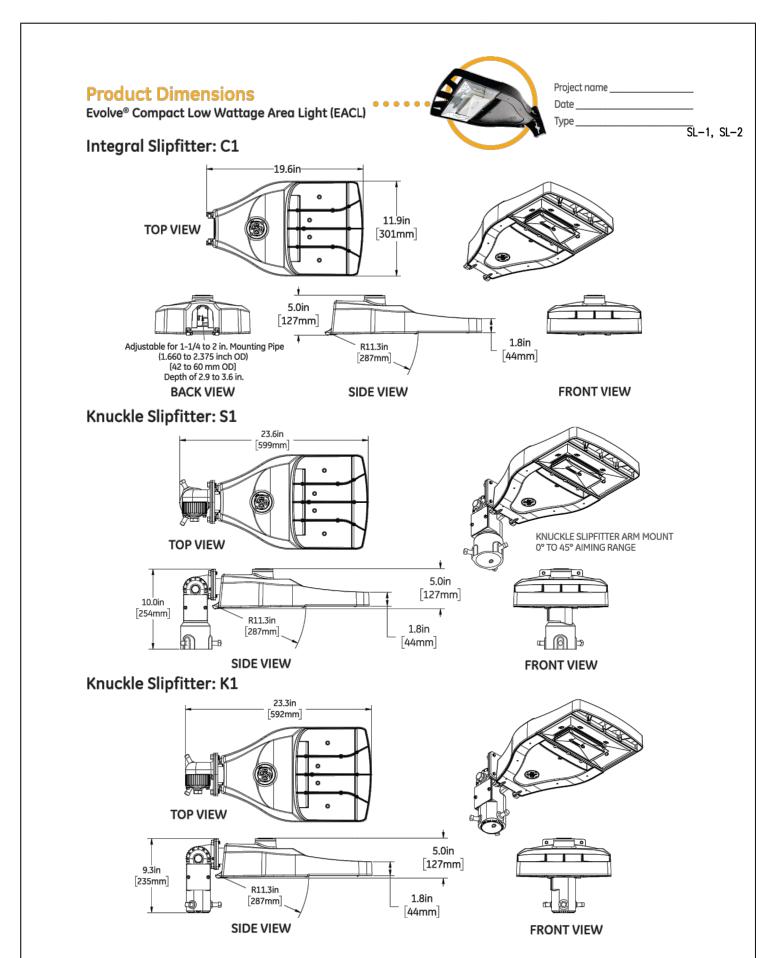


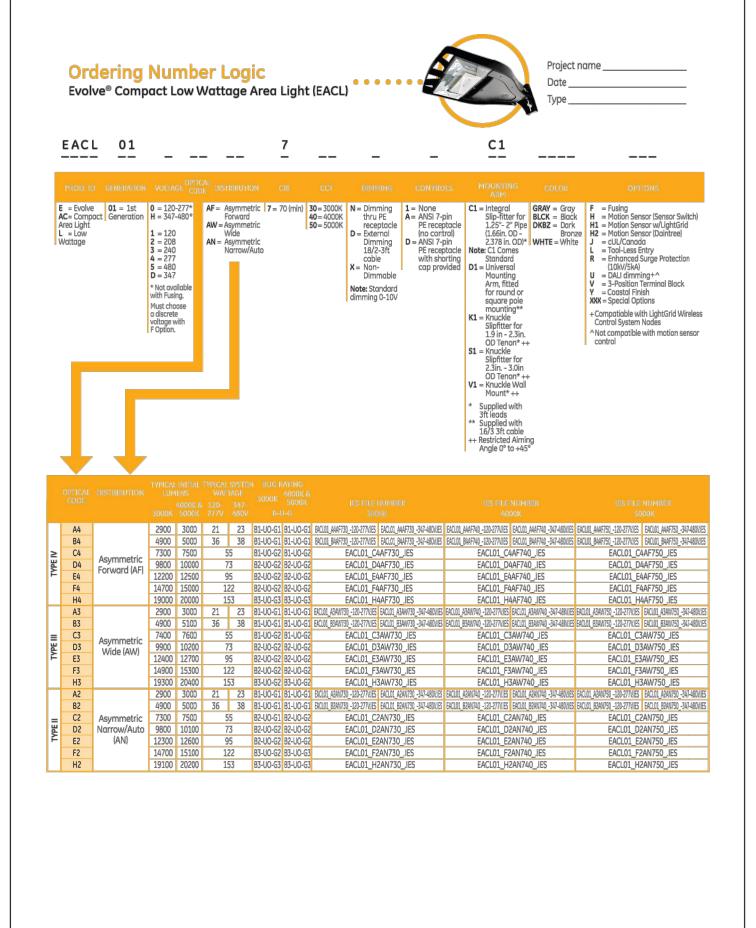
The color of the site light fixture must be white as well to match the shopping center. The light will need to be LED and have kelvin temperature must be 4,000. The fixture(s) should be of a similar style to those in the

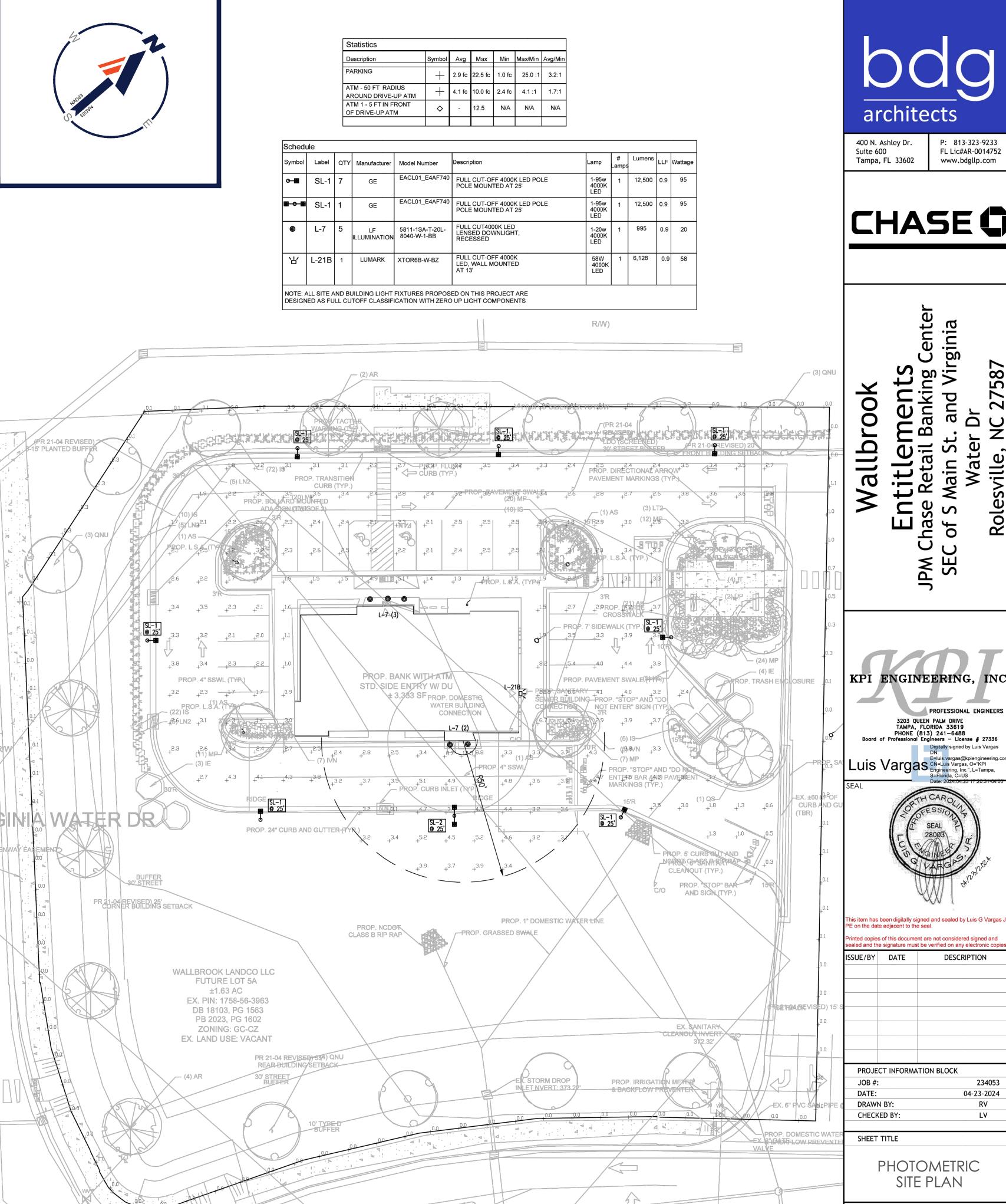
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shopping center.









PHOTOMETRIC PLAN - OVERALL SITE

architects

P: 813-323-9233 FL Lic#AR-0014752 www.bdgllp.com

CHASE 🔾

Center ng Cenue Virginia

JPM SE(

3203 QUEEN PALM DRIVE TAMPA, FLORIDA 33619 Board of Professional Engineers - License # 27336 Luis Vargas CN-Luis Vargas, O-"KPI Engineering, Inc.", L=Tampa, S=Florida, C=US

aled and the signature must be verified on any electronic copie

PROJECT INFORMATION BLOCK 04-23-2024

PHOTOMETRIC

SITE PLAN

SHEET NUMBER