SITE DEVELOPMENT PLANS

REFERENCES AND CONTACTS

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REFERENCES	
◆ GEOTECHNICAL INVESTIGATION REPORT: TERRATECH ENGINEERING, INC. 4905 PROFESSIONAL CT RALEIGH, NC PROJECT #: 121-18-18192 DATED: 11/26/18	
◆ ARCHITECTURAL PLAN: BDG ARCHITECTS, LLP 550 S CALDWELL ST, STE 1800 CHARLOTTE, NC 28202 DATED: 07/01/24	
GOVERNING AGENCIES ◆ TOWN OF ROLESVILLE PLANNING MEREDITH GRUBER, DIRECTOR 502 SOUTHTOWN CIRCLE ROLESVILLE, NC 27571 PHONE: (919) 554-6517 EMAIL: MEREDITH.GRUBER@ROLESVILLE.NC.GOV	
◆BUILDING DEPARTMENT TOWN OF ROLESVILLE & WAKE COUNTY 502 SOUTHTOWN CIRCLE ROLESVILLE, NC 27571	
◆FIRE DEPARTMENT DONNY LAWRENCE - FIRE CHIEF 104 E YOUNG ST ROLESVILLE, NC 27571 PHONE: (919) 556-2064	
ROW JURISDICTION ◆ NCDOT DIVISION 5 BRANDON JONES 2612 N DUKE ST DURHAM, NC 27704 PHONE: (919) 317-4700 EMAIL: BHJONES@NCDOT.GOV	

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.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED EROSION CONTROL SEC STORMWATER MGMT. SWF FLOOD STUDY SWF DATE ENVIRONMENTAL CONSULTANT SIGNATURE

EROSI	ON AND SED	IMENT CONTROL
	APPROVE	ED PLAN
	DATE	
PERI	MIT NO. SEC-	
Wak	ce County Envir	onmental Services
Se	edimentation &	Erosion Control
	919-856	5-7400

ENVIRONMENTAL CONSULTANT SIGNATURE

STO	RMWATER AND FLOODPLAIN
	MANAGEMENT
APP	ROVED
STO	RMWATER MGMT.□SWF
FLO	OD STUDY SWF
DAT	E
* WAVE	
COUNTY NORTH CAROLINA EFFECTIVE: 08/23/17	ENVIRONMENTAL CONSULTANT SIGNATURE

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT VORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN

CHASE -

LOCATION OF SITE

NORTHEAST CORNER OF WALLBROOK DR & VIRGINIA WATER DR

TOWN OF ROLESVILLE, NC 27571

WAKE COUNTY

PIN #: 1758-56-1750

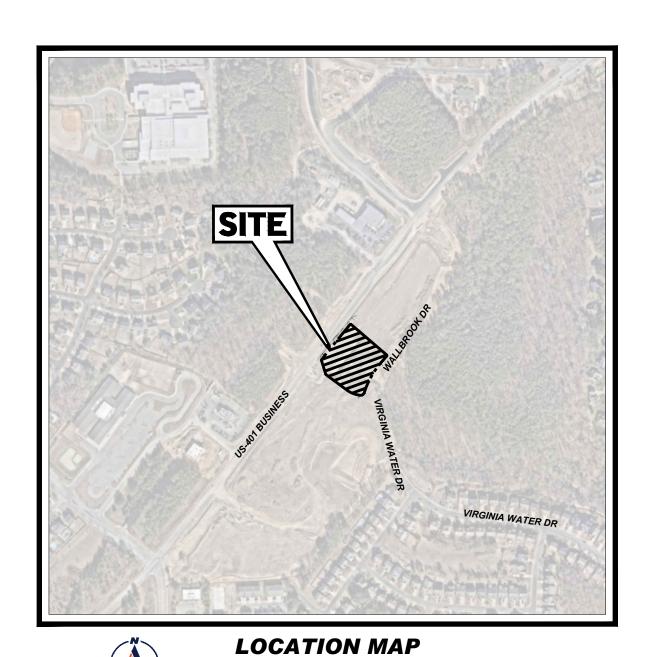
REID #: 0530122

PROJECT NUMBER & SUBMITTAL TYPE: V3 - SDP-24-03

ADJACENT DEVELOPMENT PROJECT NUMBER AND SUBMITTAL TYPE: SDP 25-03 PREVIOUS CASE NUMBERS OF ASSOCIATED APPROVALS: PR 21-04 REVISED

PSP 24-01

FSP 24-13



CROSLAND SOUTHEAST 4700 SIX FORKS RD, #150 RALEIGH, NC 27609

SOURCE: NEARMAPS

OWNER

WALLBROOK LANDCO LLC
3 KEEL ST, STE 2
WRIGTHSVILLE BEACH, NC 28480
MICHAEL ISAAC, P.E.
(919) 610-7875

JLL / CHASE

4509 CREEDMOOR RD, STE 300
RALEIGH, NC 27612
(919) 851-9111
LISA CRUMMIE,
LISA.CRUMMIE,
LISA.CRUMMIE,
LISA.CRUMMIE,
2704) 363-6122

PREPARED BY



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

SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
FINAL SUBDIVISION PLAT (BY OTHERS)	1 OF 2
FINAL SUBDIVISION PLAT (BY OTHERS)	2 OF 2
EXISTING CONDITIONS/ DEMOLITION PLAN	C-201
SITE PLAN	C-301
PAVING PLAN	C-302
TRUCK TURN PLAN	C-303
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
CONSTRUCTION DETAILS	C-903
LANDSCAPE PLAN	L-101
LANDSCAPE DETAILS	L-102
PHOTOMETRIC SITE PLAN	E1.0

	Z	ONING TABL	E	
	PI	PIN: 1758-56-3963 GENERAL COMMERCIAL - CONDITIC CURRENT USE: VACANT ROPOSED USE: BANKING SERVICES LOT: 5A	3	
Δ		D SQUARE FOOTAGE OF BUILDING:	·	
APPLICANT:			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	21.5'
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 REQUIREM	IENTS	
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
	Δηηι'	TIONAL SITE L	ΣΑΤΑ	
WATERSHED			LOWER NEUSE	
RIVER BASIN			NEUSE	
CURRENT ON-SITE IMPERVIOUS AREA			5,077 SF	
PROPOSED ON-SITE IMPERVIOUS AREA			25,046 SF	
TOTAL ON-SITE IMPERVIOUS AREA	·	25,040 SF 30,123 SF (42.5% OF SITE AREA)		
. S L. SIT SITE IVII ERVIOUS AINEA		3,	-, (o, o, o, o, e,	

RALEIGH WATER





	REVISIONS			
REV	DATE	COMMENT	DRAWN B	
			CHECKED E	
1	7/1/24	TRC COMMENTS	CJAC	
'	7/1/24	TIVO COMMINICIATO	OAK	
2	9/2/25	TRC COMMENTS	RS/CC	
2	9/2/25	TRC COMMENTS	OAK	



PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.	
PROJECT No.:	NCB230114.0
DRAWN BY:	RS/JE/C
CHECKED BY:	OA
DATE:	04/23/2
CAD I.D.:	P-CIVL-CND
PROJECT:	

SITE DEVELOPMENT PLANS

----- FOR -----



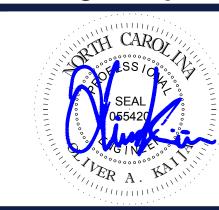
DEVELOPMENT
S MAIN ST & VIRGINIA WATER DR
ROLESVILLE, NC 27587
WAKE COUNTY



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

Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

COVER SHEET

IEET NUMBER:

C-101

RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIEY

AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES. HARMLESS FOR ALL INJURIES. DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

SITE LAYOUT NOTES

THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS. AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO OO SO. THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST

ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF ALL SUBCONTRACTORS. ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES. AS APPROPRIATE AND FURTHER. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE. EITHER EXPRESSED OR IMPLIED. UNDER ANY CIRCUMSTANCES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT 1 DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY

COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR AD IACENT TO THE RIGHT OF WAY WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY. THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL

THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED. REMOVED, AND/OR TO REMAIN A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS METHODS. SEQUENCING TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING FECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE

SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT. SETTLEMENT. OF COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION. OR BETTER, CONTRACTOR MUST

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OF THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY WHICH MUST INCLUDE BUT IS NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR

PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST, IN WRITING RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR ACCESSIBILITY DESIGN GUIDELINES QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF ECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS,

RESPONSIBLE FOR ALL COORDINATION REGARDING LITH ITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED. FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED. REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. PRIOR TO COMMENCING ANY DEMOLITION. THE CONTRACTOR MUST:

ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN

IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY

ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE

THE CONTRACTOR MUST NOT PERFORM ANY FARTH MOVEMENT ACTIVITIES. DEMOLITION OR REMOVAL OF FOUNDATION WALLS FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE.

THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKELL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER.

NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES, PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT 2. AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE. 5. IN ACCORDANCE WITH FEDERAL STATE AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES. TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED. INCLUDING BUT NOT LIMITED TO. THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES, THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE

IN ACCORDANCE WITH FEDERAL. STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING. CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

(Rev. 4/2023)

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. ONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, IRECTS OTHERWISE, INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS

INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE

THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST

THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY. INCLUDING THE INCIDENTAL. DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE

THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES. SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT. SPECIFIED METHOD OF STABILIZATION. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL

DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION. FENCE LOCATIONS AND DETAILS. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR

OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES. . THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS. FUEL STORAGE TANKS. CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE

(Rev. 1/2020) THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT

DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY

COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS,

> THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT

GRADING NOTES (Rev. 1/2023) THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS

SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL COUNTY STATE AND FEDERAL LAWS WHICH HAVE JURISDICTION OVER THIS PROJECT THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER IN WRITING THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS

AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, MATERIAL FOR SIDEWALKS CURB OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS SHOULD SUBBASE BE DEEMED LINSUITABLE BY OWNER/DEVELOPER OR OWNER/DEVELOPER'S REPRESENTATIVE SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL. COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS,

ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S). THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE

PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

NOT LIMITED TO THE FOLLOWING:

ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED). OR AS

SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST

NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED. THEY MUST

EXCEED A SLOPE OF 1:12 (8.3%). DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH F TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2:0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO

NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG

(48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT

ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING FLEVATIONS SHOWN ON THE PLAN NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES. THE CONTRACTOR MUST VERIEY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE IF

ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS

DRAINAGE AND UTILITY NOTES

CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION, THE CONTRACTOR MUST INDEPENDENTLY VERIEY AND CONFIRM ALL SA POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD. PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER, THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING

ONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS. SIZE, AND MATERIAL OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION

POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND PRIOR TO CONSTRUCTION MUST RESOLVE SAME ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS . AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS DURING THE INSTALLATION OF SANITARY STORM AND ALL UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S). WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY. WATER AND STORM SYSTEMS ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE

AGENCY WITH JURISDICTION OVER SAME. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES

OUTSIDE SOURCE NOTES ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE

WHICH IS INDICATED TO HAVE BEEN PREPARED "BY OTHERS" (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY INVOLVED WITH THIS PROJECT. THE "BOHLER" ENTITY IS NOT IN ANY WAY RESPONSIBLE FOR THE BY OTHERS REPORTS DOCUMENTS AND DETAILS EVEN IF/WHERE INCLUDED IN THE "BOHLER" ENTITY'S PLANS, REPORTS, ETC. SAME HAS BEEN INCLUDED ON THIS PLAN FOR THE CONVENIENCE, ONLY, OF THE PROJECT OWNER, DEVELOPERS, CONTRACTORS AND CONSULTANTS AND IN ORDER TO COORDINATE THE "BOHLER" ENTITY'S DESIGN WITH THAT OF "OTHERS". THE "BOHLER" ENTITY HAS ASSUMED. FOR PURPOSES OF THIS PLAN, THAT THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS ARE CURRENT AND, IF APPLICABLE PREPARED IN STRICT ACCORDANCE WITH ALL APPLICABLE COUNTY, STATE, FEDERAL AND OTHER STATUTES, LAWS, RULES,

REGULATIONS. ORDINANCES AND THE LIKE. THE "BOHLER" ENTITY SPECIFICALLY DISCLAIMS ANY AND ALL LIABILITY AND

RESPONSIBILITY FOR BY OTHERS REPORTS. DOCUMENTS AND DETAILS. THE ENTITY OR PERSON WHO CREATED THE INFORMATION CONTAINED IN THE BY OTHERS REPORTS. DOCUMENTS AND DETAILS (EXCLUDING INFORMATION AND/OR DETAILS SOLELY SUPPLIED BY A JURISDICTION AND/OR GOVERNING BODY) AGREES BY PARTICIPATING IN THIS PROJECT, RECEIVING, REVIEWING, USING AND/OR RELYING UPON THIS DOCUMENT, AND/OR BY AGREEING TO THE PROJECT OWNER/DEVELOPER'S CONTRACT DOCUMENTS, TO DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE "BOHLER" ENTITY THAT PREPARED THIS DOCUMENT AND ITS EMPLOYEES FOR ANY AND ALL DAMAGES. INJURIES. COSTS. EXPENSES AND THE LIKE. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. WHICH THE "BOHLER" ENTITY AND/OR ITS EMPLOYEES SUFFER OR INCUR AS A RESULT OF INCLUDING ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS IN AND ON OR IN THIS PLAN. ANYONE OR ANY ENTITY WHO RECEIVED, RELIES UPON AND/OR USES THIS PLAN, AGREES TO HOLD THE "BOHLER" ENTITY AND ITS EMPLOYEES HARMLESS FROM ANY CLAIMS, DAMAGES, INJURIES. COSTS AND EXPENSES, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR ANY DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH IT OR THEY SUFFER OR INCUR AS A RESULT OF THE ANY BY OTHERS REPORTS DOCUMENTS AND DETAILS INCORPORATED IN THE PLAN AND EXPRESSLY CONFIRMS THAT BY RECEIVING. RELYING UPON AND/OR USING SAME. THE "BOHLER" ENTITY SHALL HAVE NO LIABILITY RELATED TO SAME. WITH RESPECT TO ALL BY OTHERS REPORTS, DOCUMENTS AND DETAILS, CONTRACTOR MUST VERIFY ALL INFORMATION CONTAINED IN

THE SCOPE OF ALL PARTIES INVOLVED IN PREPARING THE BY OTHERS REPORTS. DOCUMENTS AND DETAILS PRIOR TO COMMENCING

ANY CONSTRUCTION AND MUST VERIFY THAT THE INFORMATION IS THE LATEST, THE MOST RECENT AND THE MOST CURRENT

REPORT, DOCUMENT AND DETAIL. REFERENCES ON THIS PLAN TO INFORMATION PREPARED OR CONTAINED IN BY OTHERS

REPORTS DOCUMENTS AND DETAILS DEPICTING AN OFE-SITE AREA WHERE NO DETAIL IS INCLUDED IS A REFERENCE TO AN AREA

DETAIL. SPECIFICATION OR DESIGN THAT HAS NOT BEEN DESIGNED OR CONSTRUCTED BY THE "BOHLER" ENTITY AND REGARDING WHICH THE "BOHLER" ENTITY HAS NO CONTROL OVER OR LIABILITY REGARDING. BUT IS ADDED TO THIS PLAN FOR INFORMATIONAL STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET

TYPICAL NOTE TEXT

ONSITE PROPERTY

NEIGHBORING

NTERIOR PARCEL LINE

EASEMEN1

LINE

SETRACK

CONCRETE CURB &

GUTTER

UTILITY POLE

WITH LIGHT

LIGHT

TRAFFIC

LIGHT

UTILITY

POLE

TYPICAL

ACORN

LIGHT

TYPICAL

SIGN

PARKING

COUNTS

CONTOUR

LINE

SPOT

ELEVATIONS

SANITARY

LABEL

STORM

LABEL

SANITARY SEWER

UNDERGROUND

WATER LINE

UNDERGROUND

UNDERGROUND

GAS LINE

OVERHEAD

WIRE

UNDERGROUND

TELEPHONE LINE

UNDERGROUND

CABLE LINE

STORM

SEWER

SANITARY

SANITARY

HYDRANT

SANITARY

MANHOLE

STORM

MANHOLE

WATER

METER

WATER

VALVE

VALVE

METER

TYPICAL END

SECTION

HEADWALL OR

ENDWALL

GRATE

INLET

INI FT

FLECTRIC

MANHOLE

TELEPHONE

MANHOLF

ELECTRIC

BOX

ELECTRIC

PEDESTA

FORCE MAIN

SEWER MAIN

ELECTRIC LINE

LATERAL

PROPERTY LINE

LINE / R.O.W. LINE

LIMIT OF WORK

SAWCUT LINE

FXISTING NOTE

\V/

TC 516.4 OR 516.4

(Rev. 1/2023)

(Rev. 3/2023)

(Rev. 11/2023)

LOW LIMIT OF DISTURBANCE

PROPOSED NOTE

_ _ _ _ _ _

CURB AND GUTTER

-

 \bigcirc

TC 516.00 MATCH EX

BC 515.55 (518.02 ±)

(S-100)

A-100

-----SI -----

-----E-----

----OH-----

____s__

——— FM——

8

M

°C/O

TC 516.00

STANDARD

ABBREVIATIONS

FOR ENTIRE PLAN SET

AASHTO | STATE HIGHWAY AND

AREA DRAIN

ABOVE GROUND

APPROXIMATE

AREA SUBJECT TO

BASEMENT FLOOF

STORMWATER FLOWAGE

BUILDING RESTRICTION LINE

BORDERING VEGETATIVE

ARCH | ARCHITECTURAL

ASPH ASPHALT

ASSOC | ASSOCIATION

BIO BIOGARDEN

BIT | BITUMINOUS

BK BLOCK

BL BASELINE

BLDG BUILDING

BM BENCH MARK

WETLAND

CHANGE IN TYPE

CMP | CORRUGATED METAL PIPE

CPP | CORRUGATED PLASTIC PIPE

DEPARTMENT OF

DEPARTMENT OF

DESIGN POINT

DYL DOUBLE YELLOW LINE

DWL DASHED WHITE LINE

EG EXISTING GRADE

EP / EOP | EDGE OF PAVEMENT

ES / EOS EDGE OF SHOULDER

ELEVATION

GC GENERAL CONTRACTOR

GEO GEOTECH/GEOTECHNICAL

GRADE HIGH (WALL)

GRADE LOW (WALL)

HDPE HIGH DENSITY POLYETHYLENE

INLET CONTROL STRUCTURE

GFA GROSS FLOOR AREA

GARAGE FLOOR ELEVATION

FG FINISH GRADE

FH FIRE HYDRANT

FM FORCE MAIN

FO FIBER OPTIC

G GRADE

GF / GFE (AT DOOR)

GRT GRATE

GT GREASE TRAP

GV GATE VALVE

HOR HORIZONTAL

HW HEADWALL

INF INFILTRATION

INT INTERSECTION

LF LINEAR FOOT

LOS LINE OF SIGHT

LOW LIMIT OF WORK

LP LOW POINT

LOC LIMIT OF CLEARING

LOD LIMIT OF DISTURBANCE

INV INVERT

HIGH POINT

GI

ICS

FEDERAL EMERGENCY

MANAGEMENT AGENCY

FLARED END SECTION

FINISH / FIRST FLOOR

FINISH / FIRST FLOOR

ELEC | ELECTRIC

EW | END WALL

EX EXISTING

FEMA

FES

FFE

ELEV ELEVATION

TRANSPORTATION

ENVIRONMENTAL PROTECTION

CENTER LINE

CB CATCH BASIN

CF CUBIC FEET

CI CURB INLET

CO | CLEAN OUT

CONC | CONCRETE

CONN | CONNECTION

COORD | COORDINATE

CY CUBIC YARD

DEC DECORATIVE

DET DETENTION

DOM DOMESTIC

DIAMETER

DMH DRAINAGE MANHOLE

BC BOTTOM OF CURB

AC ACRE / ACRES

AG

APPROX

ASSF

BVW

CIT

CL

DEP

DIA

DOT

AMERICAN ASSOCIATION OF

ACCESSIBLE / AMERICANS

WITH DISABILITIES ACT

TRANSPORTATION OFFICIALS

		MONITORING WELL	
		TEST PIT	T-#
	&	BENCHMARK	•
		BORING	B-#
•			

LS LANDSCAPE

MAX

MEP

MH

MIN

MUTCD

NOAA

NRCS

O&M

OC

ocs

OGS

ORD

PA / POA

PC

PCCR

PERF

PROP

PTCR

PVI

PVMT

PVT

R/W

RCP

RD

REGS

REQ

RET

RET

WALL

RETO

RG

S

SAN

SESC

SMH

STM

SWL

SWPPP

TBD

TBP

TBRR

TBV

TELE

TPF

TR

TYP

USGS

VERT

W/L

WQU

#:#

STA STATION

I SA LANDSCAPE AREA

MAXIMUM

MANHOLE

MINIMUM

MATCH EXISTING

AND PLUMBING

MECHANICAL JOINT

CONTROL DEVICES

ATMOSPHERIC

ADMINISTRATION

OPERATIONS AND

OUTLET CONTROL

POINT OF ANALYSIS

POINT OF CURVATURE

POINT OF CURVATURE CURP

MAINTENANCE

ON CENTER

STRUCTURE

ORDINANCE

RETURN

PERFORATED

PROPOSED GRADE

POINT OF GRADE

PP POLYPROPYLENE PIPE

PROPOSED

RETURN

PAVEMENT

TANGENCY

RADIUS / RADII

RIGHT-OF-WAY

ROOF DRAIN

RELO TO BE RELOCATED

REQUIRED

RETENTION

RETAINING WALL

RAIN GARDEN

SANITARY SEWER

SHLO STATE HIGHWAY LAYOUT

SANITARY MANHOLE

STORM WATER / STORM

SINGLE/SOLID WHITE LINE

PREVENTION PLAN

TO BE DETERMINED

TO BE PROTECTED

TO BE REMOVED AND

TIME OF CONCENTRATION

TELECOMMUNICATIONS /

TREE PROTECTION FENCE

UNITED STATES GEOLOGICAL

REPLACED IN KIND

TO BE VACATED

TRENCH DRAIN

TELEDATA

TO REMAIN

TYPICAL

UG UNDERGROUND

UP UTILITY POLE

SURVEY

VIF VERIFY IN FIELD

VERTICAL

WIDE / WIDTH

WATER METER

YARD DRAIN

PLUS OR MINUS

DEGREE

Ø DIAMETER

NUMBER

WATER QUALITY UNIT

SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN

WATER LINE

TRANS TRANSITION

TOP OF CURB

STORMWATER POLLUTION

SLOPE

CONTROL

SEWER

TBA TO BE ABANDONED

TBR TO BE REMOVED

TBS TO BE SALVAGED

REGULATIONS

RIGHTS-OF-WAY

REINFORCED CONCRETE PIPE

TO BE RETURNED TO OWNER

SOIL EROSION AND SEDIMENT

PT POINT OF TANGENCY

POINT OF VERTICAL

POINT OF VERTICAL

INTERSECTION

POINT OF INTERSECTION

POINT OF TANGENCY, CURB

NATIONAL RESOURCE

CONSERVATION SERVICE

OIL AND GRIT SEPARATOR

MANUAL ON UNIFORM TR

NATIONAL OCEANIC AND

MECHANICAL, ELECTRICA

REVISIONS REV DATE COMMENT TRC COMMENTS 7/1/24 9/2/25 TRC COMMENTS

> **Call** before you dig **ALWAYS CALL 811**

PERMIT SET

It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE PROJECT No.: NCB230114.0 DRAWN BY: RS/JE/CC CHECKED BY:

PROJECT:

CAD I.D.

SITE DEVELOPMENT **PLANS**

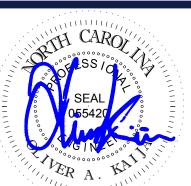
P-CIVL-CNDS

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

NC@BohlerEng.com



SHEET TITLE:

GENERAL NOTES AND LEGEND

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH PUBLIC UTILITIES AND STORM SEWER TO THE TOWN OF ROLESVILLE.

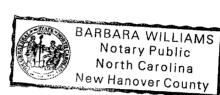
OWNER: WALLBROOK LANDCO LLC

1. attitle J. Austin Williams 6/27/2025 PRINT NAME

NORTH CAROLINA, New Hanner COUNTY.

I, Barbara Williams, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT J. Austin Williams PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 27 DAY OF June, 2025.

MY COMMISSION EXPIRES 3/23/2027



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

Michele FRaby

TOWN OF ROLESVILLE NORTH CAROLINA

I, Muchele Rolly, Review Officer of the town of Rolesville, WAKE JOUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18103, PAGE 1563, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 2023, PAGES 1600 TO 1602; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS **20** DAY OF <u>MAY</u> ,A.D., 2025.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL W. ZMUDA, PLS #L-5205

GENERAL NOTES

- 1. A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
- 2. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
- 3. ALL DISTANCES ARE HORIZONTAL GROUND.
- 4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
- 5. ROLESVILLE PROJECT NUMBER: FSP 24-13
- 6. RELATED PROJECT NUMBERS: SUP 20-02: SPECIAL USE PERMIT

ANX 21-06: ANNEXATION PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT

PSP 24-01: LOT 5 PRELIMINARY SUBDIVISION PLAT CID 23-01:

FSP 23-09:

WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK

INTERMEDIATE FINAL PLAT

ZONING: GC-CZ (GENERAL COMMERCIAL) SETBACKS: FRONT 20'

SIDE 15'

REAR 35' CORNER 25'

WALLBROOK LANDCO LLC OWNER: C/O AUSTIN WILLIAMS 3 KEEL STREET, SUITE 2

WRIGHTSVILLE BEACH, NC 28480 D.B. 18103 PG 1563 PIN# 1758563963

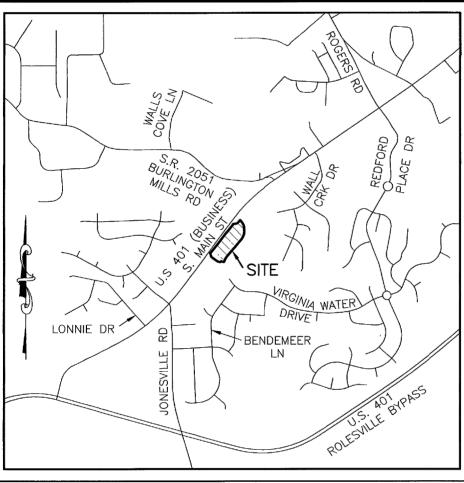
9. DEVELOPER: WALLBROOK LANDCO LLC

C/O AUSTIN WILLIAMS 3 KEEL STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480

ARK CONSULTING GROUP, PLLC 925-A CONFERENCE DRIVE

GREENVILLE, NC 27858 (252) 558-0888

- 11. PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.
- 12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 1003'



VICINITY MAP SCALE: $1" = \pm 2000'$

<u>REFERENCES</u>

D.B. 18103 PG 1563 D.B. 18992 PG 412 B.M. 2023 PG 1600-1602

AREA TABULATION

	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 5A	1.6285	1.3842	NON-RESIDENTIAL
LOT 5B	0.7287	0.6194	NON-RESIDENTIAL
LOT 5C	2.7109	2.3043	NON-RESIDENTIAL
RIGHT OF WAY	1.4138	_	RIGHT OF WAY
TOTAL:	6.4819	4.3079	



9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236 N.C. License No. C-3097 | P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION	
1	10-3-2024	PER TOWN COMMENTS	
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS	

FINAL SUBDIVISION PLAT

WALLBROOK A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

L-5205

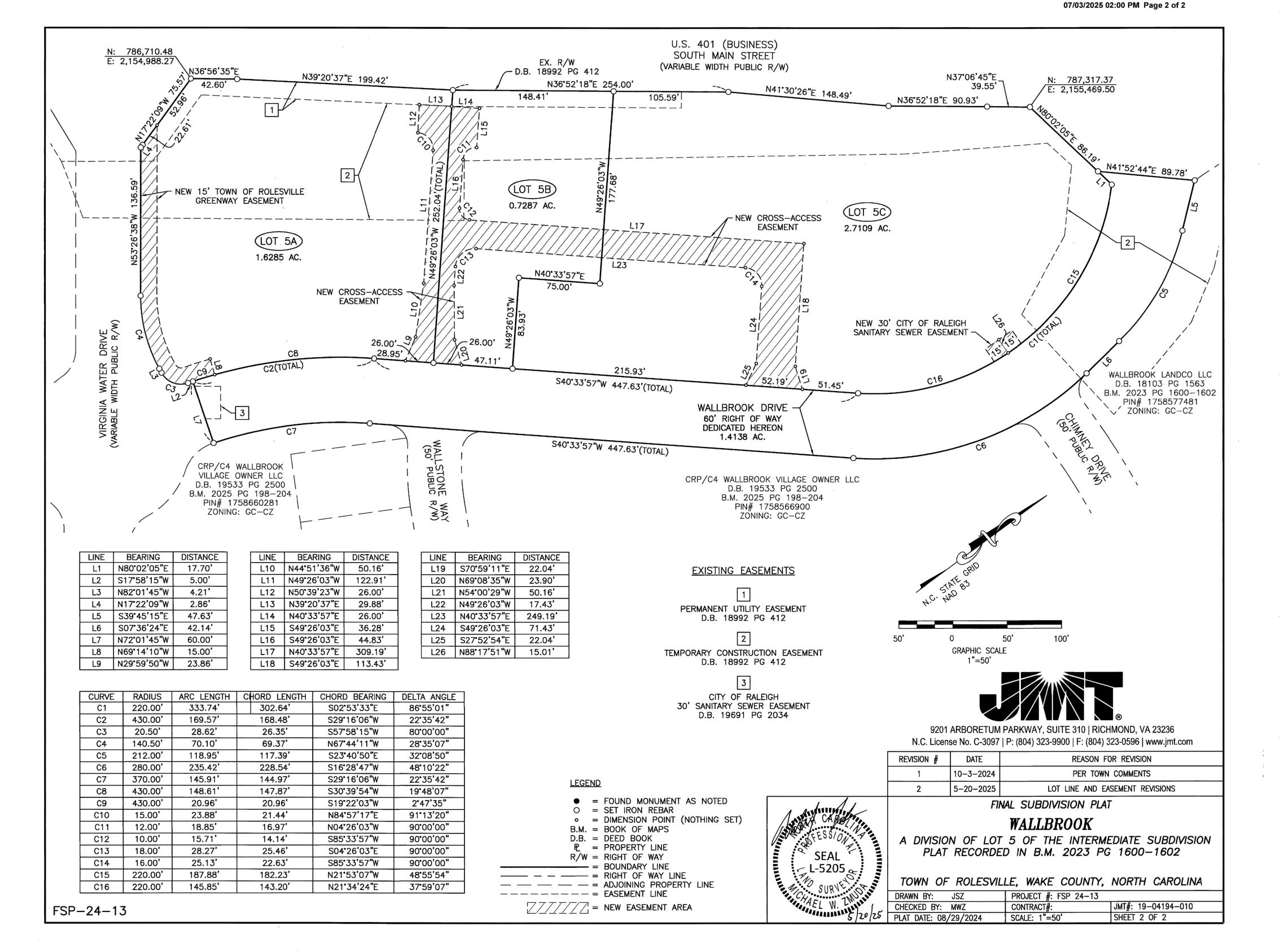
PROJECT #: FSP 24-13 JMT#: 19-04194-010 CHECKED BY: MWZ CONTRACT# SCALE: 1"=50' SHEET 1 OF 2 PLAT DATE: 08/29/2024

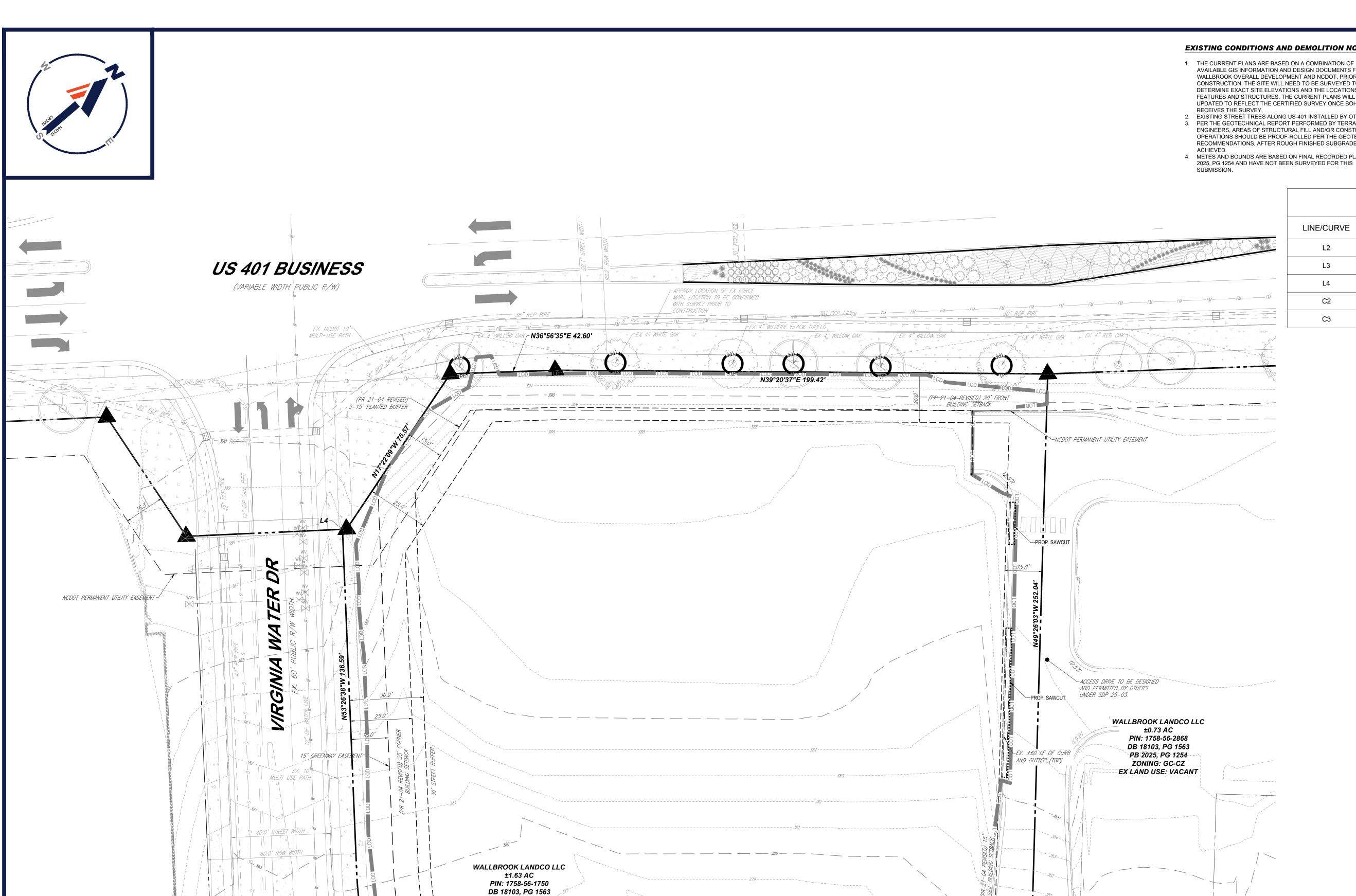
Register of Deeds Tammy L. Brunner Wake County, NC 07/03/2025 02:00:25 PM B: BM2025 P: 01254 Pages: 2 MAP - MAP PLAT Fee: \$42.00 Document #2025031499

IIII MAS BAZIMAS PASALSAS BARTKAS IIIAL III III

FSP-24-13

2025031499 B: BM2025 P: 01255





PB 2025, PG 1254 ZONING: GC-CZ EX LAND USE: VACANT

EXISTING CONDITIONS AND DEMOLITION NOTES:

- 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
- EXISTING STREET TREES ALONG US-401 INSTALLED BY OTHERS. PER THE GEOTECHNICAL REPORT PERFORMED BY TERRATECH ENGINEERS, AREAS OF STRUCTURAL FILL AND/OR CONSTRUCTION OPERATIONS SHOULD BE PROOF-ROLLED PER THE GEOTECHNICAL RECOMMENDATIONS, AFTER ROUGH FINISHED SUBGRADE IS
- 4. METES AND BOUNDS ARE BASED ON FINAL RECORDED PLAT BM 2025, PG 1254 AND HAVE NOT BEEN SURVEYED FOR THIS

DEM	OLITION
ABBREVIATIO	
ABBREVIATION	DESCRI

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

LINE/CURVE	BEARING	DISTANCE/CHORD LENGTH
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
C2	168.48'	168.48'
С3	26.35'	26.35'



ORD LENGTH			I IS
0'	-		'
1'			ı
6'		F	REVISIONS
48'	REV	DATE	COMMENT
35'	1	7/1/24	TRC COMMENTS

COMMENT TRC COMMENTS 9/2/25 TRC COMMENTS

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

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

SITE DEVELOPMENT **PLANS**

CHASE



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

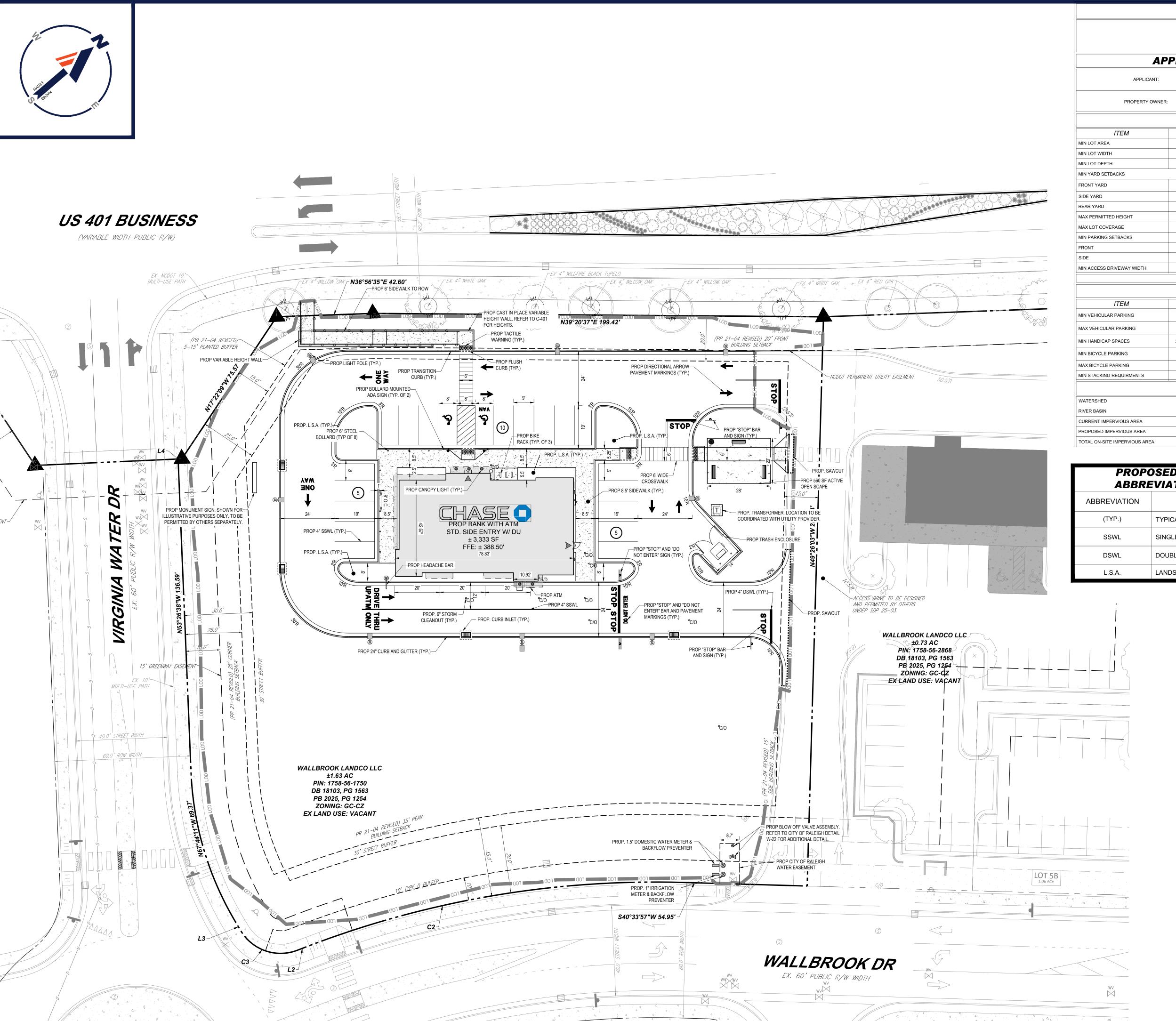
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EXISTING CONDITIONS DEMOLITION PLAN

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 RALEIGH, NC 27612 WALLBROOK LANDCO, LLC 3 KEEL ST, STE 2 WRIGHTSVILLE BEACH, NC 28480

	BUL	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	1			
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'
AUNI AGGEGG BRILIENAN (AURTLI	8.0.4.4	0.11	A1/A	0.0

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

ADDITIONAL SITE DATA

WATERSHED	LOWER NEUSE
RIVER BASIN	NEUSE
CURRENT IMPERVIOUS AREA	5,077 SF
PROPOSED IMPERVIOUS AREA	25,046 SF
TOTAL ON-SITE IMPERVIOUS AREA	30,123 SF (42.5% OF SITE AREA)

PROPOSED SITE ARREVIATIONS

ABBREVIATIONS			
ABBREVIATION	DESCRIPTION		
(TYP.)	TYPICAL		
SSWL	SINGLE SOLID WHITE LINE		
DSWL	DOUBLE SOLID WHITE LINE		
L.S.A.	LANDSCAPE AREA		

LEGEND				
PROPO	SED			
PROPERTY LINE				
EASEMENT LINE				
SETBACK LINE				
CURB =====				
DEPRESSED CURB				
UTILITY POLE	-			
TYPICAL SIGN				
PARKING COUNT	$\stackrel{\times}{}$			
PROP. TRASH CAN	•			
PROP. BENCH				

TITIONE OIGH	
PARKING COUNT	\bigotimes
PROP. TRASH CAN	
PROP. BENCH	
HYDRANT	~
SANITARY MANHOLE	
STORM MANHOLE	
WATER VALVE	M
WATER METER	⊗WM
DATA	\square_{GV}
TYPICAL END SECTION	
DATA	

THIS PLAN TO BE UTILIZED FOR SITE

LAYOUT PURPOSES ONLY

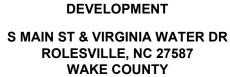
SCALE: 1" = 20'

°C/O

GRATE INLET

CURB INLET

CLEANOUT



PROPOSED

REVISIONS

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SITE DEVELOPMENT

PLANS

RS/JE/CC

04/23/24 P-CIVL-SITE

PROJECT No.: DRAWN BY:

CHECKED BY:

DATE: CAD I.D.:

PROJECT:

7/1/24 TRC COMMENTS

9/2/25 TRC COMMENTS

REV DATE

KEY = VARIANCE REQUIRED

BOHLER //
BOHLER ENGINEERING NC, PLLC

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

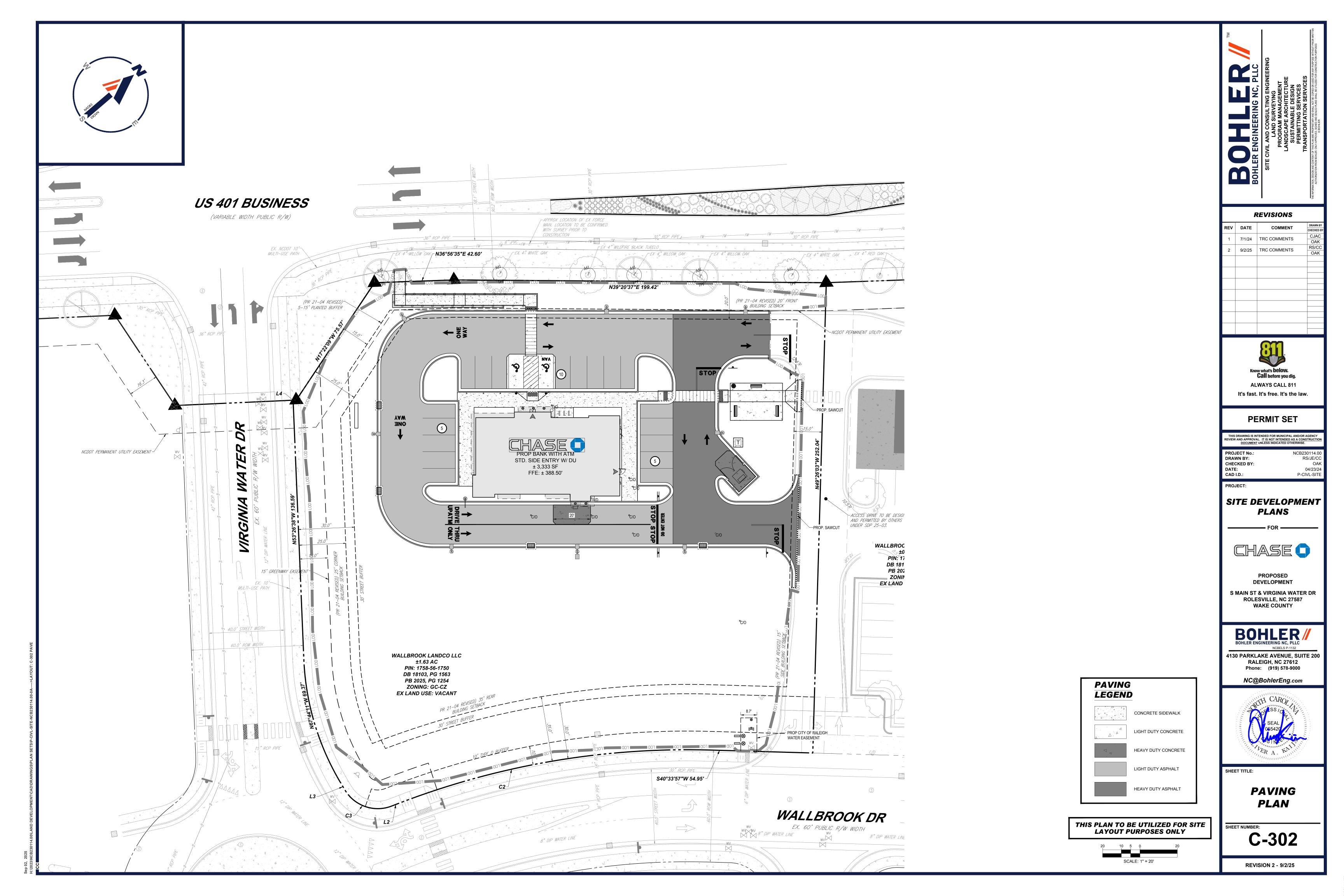
NC@BohlerEng.com



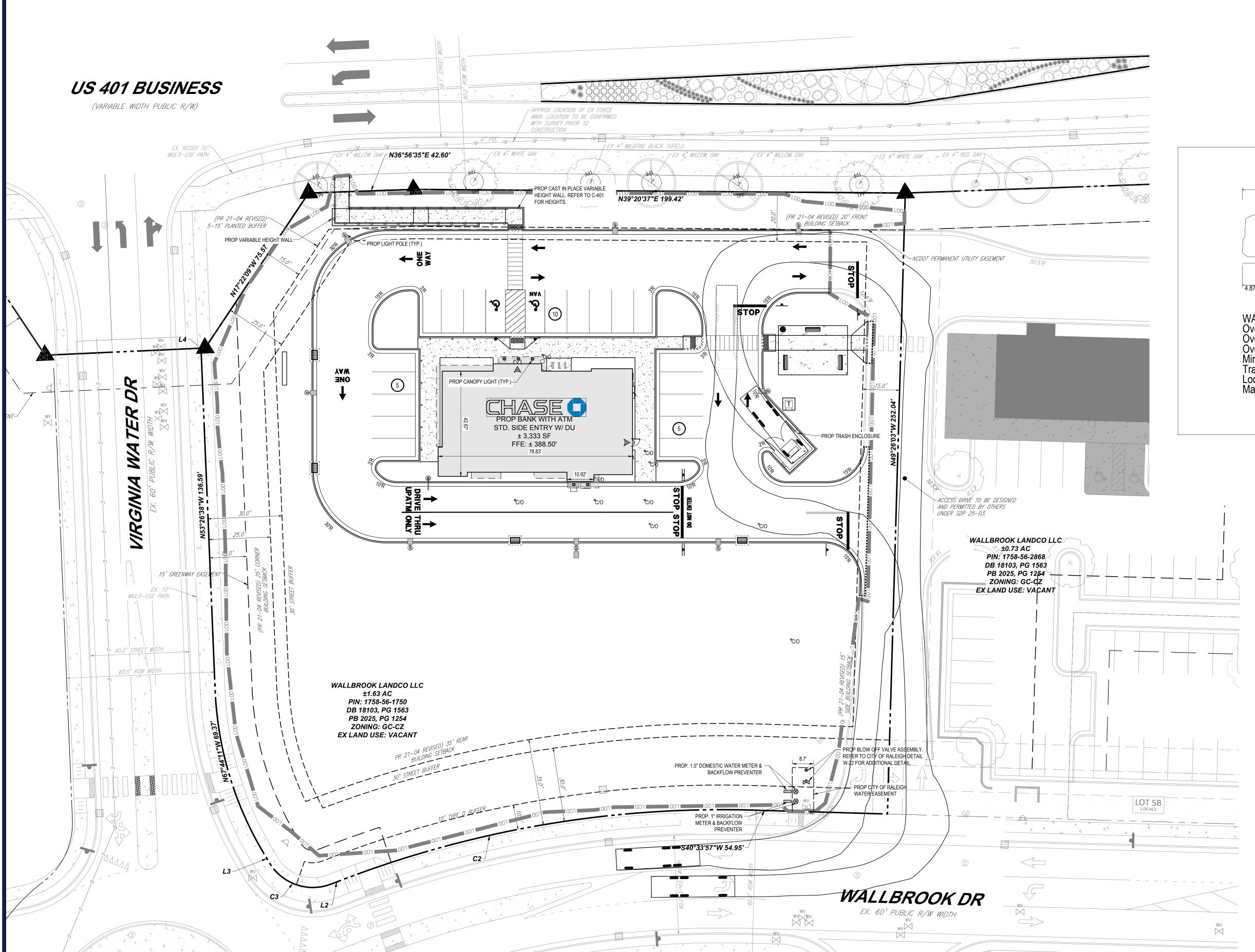
SHEET TITLE:

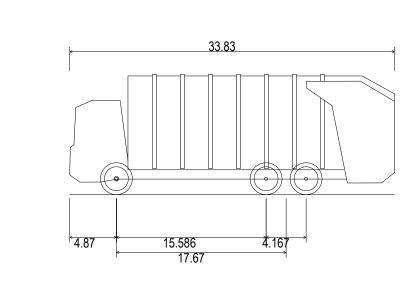
SITE PLAN

C-301









WAYNE TITAN TRASH TRUCK Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Max Steering Angle (Virtual)

33.830ft 8.500ft 12.537ft 1.226ft 8.000ft 6.00s 45.00° BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

	REVISIONS					
REV	DATE	COMMENT	DRAWN BY			
1	7/1/24	TRC COMMENTS	CJAC OAK			
2	9/2/25	TRC COMMENTS	RS/CC OAK			



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PROJECT No.: NCB230114.00 DRAWN BY: RS/JE/CC CHECKED BY: OAK DATE: 04/23/24 CAD I.D.: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

— FOR ——



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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SHEET TITL

TRUCK TURN PLAN

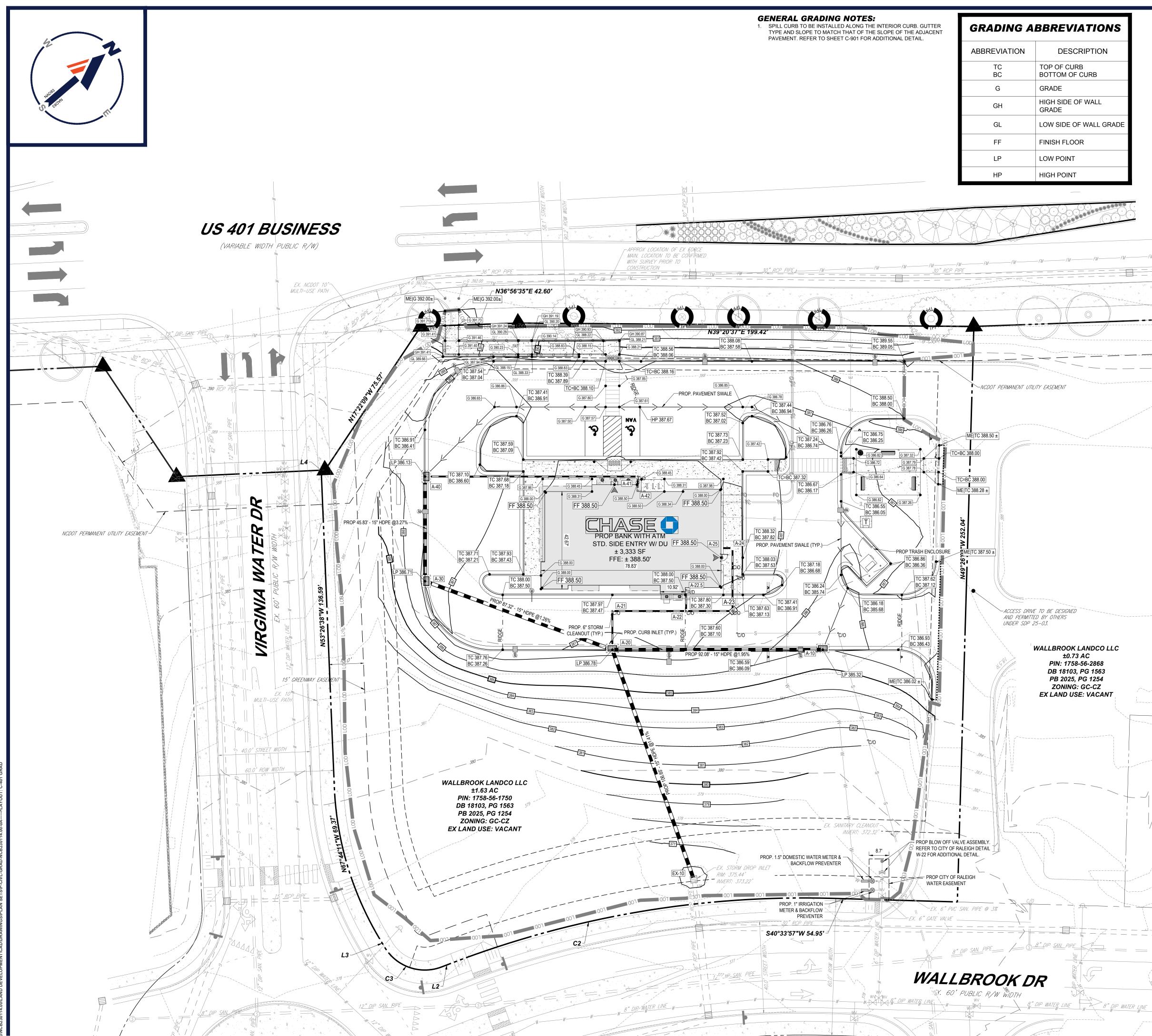
SHEET NUMBER:

THIS PLAN TO BE UTILIZED FOR SITE

LAYOUT PURPOSES ONLY

SCALE: 1" = 20'

C-303



STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT	
A-10	PROP. CURB INLET	385.32		INV OUT = 377.00 (15")	
A-20	PROP. CURB INLET	386.78	INV IN = 375.20' (15") INV IN = 382.00' (6") INV IN = 375.20' (15")	INV OUT = 375.00 (15")	
A-21	PROP. 6" STORM CLEANOUT	387.27	INV IN = 382.89' (6")	INV OUT = 382.89 (6")	
A-22	PROP. 6" STORM CLEANOUT	387.36	INV IN = 383.56' (6") INV IN = 383.56' (6")	INV OUT = 383.56 (6")	
A-22.5	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50 (6")	
A-23	PROP. 6" STORM CLEANOUT	387.00	INV IN = 383.98' (6")	INV OUT = 383.98 (6")	
A-24	PROP. 6" STORM CLEANOUT	388.37	INV IN = 384.55' (6")	INV OUT = 384.55 (6")	
A-25	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.67 (6")	
A-30	PROP. CURB INLET	386.71	INV IN = 376.50' (15")	INV OUT = 376.30 (15")	
A-40	PROP. CURB INLET	386.13	INV IN = 382.00' (6")	INV OUT = 378.00 (15")	
A-41	PROP. 6" STORM CLEANOUT	388.45	INV IN = 384.38' (6")	INV OUT = 384.38 (6")	
A-42	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50 (6")	
EX-10	EX. DROP INLET	375.44	INV IN = 373.50' (15")	INV OUT = 373.23 (18")	
	1	1		1	

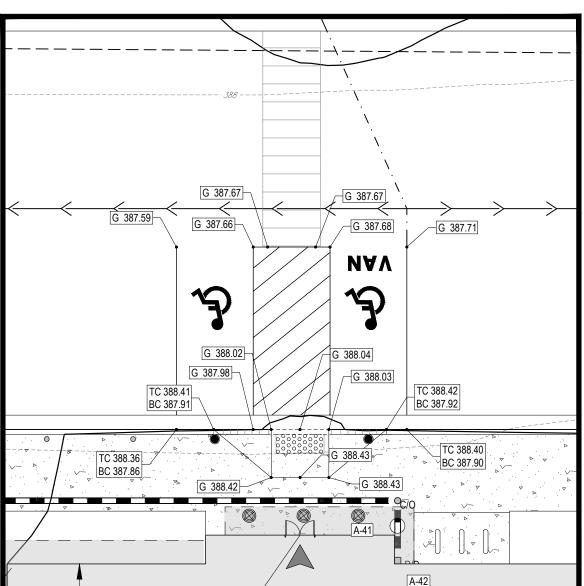
STORM SEWER PIPE SCHEDULE FROM INV TO INV PIPE LENGTH PIPE (%) DIAMETER (IN.) MATERIAL A-20 382.00' A-21 382.89' 17' 5.23% 6" HDPE A-20 375.20' A-10 377.00' 92' 1.95% 15" HDPE A-20 375.20' A-30 376.30' 87' 1.26% 15" HDPE A-21 382.89' A-22 383.56' 32' 2.08% 6" HDPE A-22 383.56' A-22.5 384.50' 9' 10.75% 6" HDPE A-23 383.98' A-24 384.55' 28' 2.08% 6" HDPE A-24 384.55' A-25 384.67' 5' 2.28% 6" HDPE A-30 376.50' A-40 378.00' 46' 3.27% 15" HDPE A-40 382.00' A-41 384.38' 93' 2.55% 6" HDPE

107'

1.41%

EX-10 373.50' A-20 375.00'

HDPE



PROP. ADA AREA ENLARGEMENT

5 10 1"=10'

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 20'

ER ENGINEERING NC, PLL

E CIVIL AND CONSULTING ENGINEEL

LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
4	7/4/04	TRC COMMENTS	CJAC
1	7/1/24	TRC COMMENTS	OAK
2	9/2/25	TRC COMMENTS	RS/CC
_	0/2/20	THO COMMENTO	OAK



PERMIT SET

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PROJECT No.: NCB230114.00 DRAWN BY: RS/JE/CC CHECKED BY: OAK DATE: 04/23/24 CAD I.D.: P-CIVL-GRAD

OJECT:

SITE DEVELOPMENT PLANS

FOR



ROLESVILLE, NC 27587 WAKE COUNTY

PROPOSED
DEVELOPMENT
S MAIN ST & VIRGINIA WATER DR

BOHLER // BOHLER ENGINEERING NC, PLLC

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

NC@BohlerEng.com



SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401



SANITARY STRUCTURE SCHEDULE				
STRUCTURE #	RIM	INV IN	INV OUT	DESCRIPTION
A-10	380.00	INV IN = 372.32' (6")		PROP. CONNECTION TO EX. SAN. CLEANOUT
A-20	381.33	INV IN = 375.34' (6")	INV OUT = 375.34 (6")	PROP. 6" SAN. CLEANOUT
A-30	385.66	INV IN = 378.71' (6")	INV OUT = 378.71 (6")	PROP. 6" SAN. CLEANOUT
A-40	386.65	INV IN = 381.78' (6")	INV OUT = 381.78 (6")	PROP. 6" SAN. CLEANOUT
A-50	388.07	INV IN = 383.51' (6")	INV OUT = 383.51 (6")	PROP. 6" SAN. CLEANOUT
A-60			INV OUT = 384.00 (6")	PROP. SANITARY SEWER BUILDING CONNECTION

		SANITARY PIPE SCHEDULE						
	FROM	FROM INV	то	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIA
	A-10	372.32'	A-20	375.34'	43'	6.94%	6"	PVC Pipe
	A-20	375.34'	A-30	378.71'	49'	6.94%	6"	PVC Pipe
1	A-30	378.71'	A-40	381.78'	44'	6.94%	6"	PVC Pipe
	A-40	381.78'	A-50	383.51'	25'	6.94%	6"	PVC Pipe
1	A-50	383.51'	A-60	384.00'	7'	6.94%	6"	PVC Pipe

BOHLER ENGINEERING NC, PLLC SITE CIVIL AND CONSULTING ENGINEERIF LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES TRANSPORTATION SERVICES ATHORIZATION FELOMES FOR ANY PARALL BE UTILIZED FOR CONSTRU

	F	REVISIONS			
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	9/2/25	TRC COMMENTS	OAK		

2 9/2/25 TRC COMMENTS RS/CC OAK

Know what's **below.**Call before you dig.

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P-CIVL-UTIL

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PROJECT No.: NCB230114.00 DRAWN BY: RS/JE/CC

CHECKED BY: DATE: CAD I.D.:

PROJECT:

SITE DEVELOPMENT

PLANS

CHASE •

PROPOSED DEVELOPMENT

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

BOHLER/

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

NC@BohlerEng.com



SHEET TITLE:

UTILITY PLAN

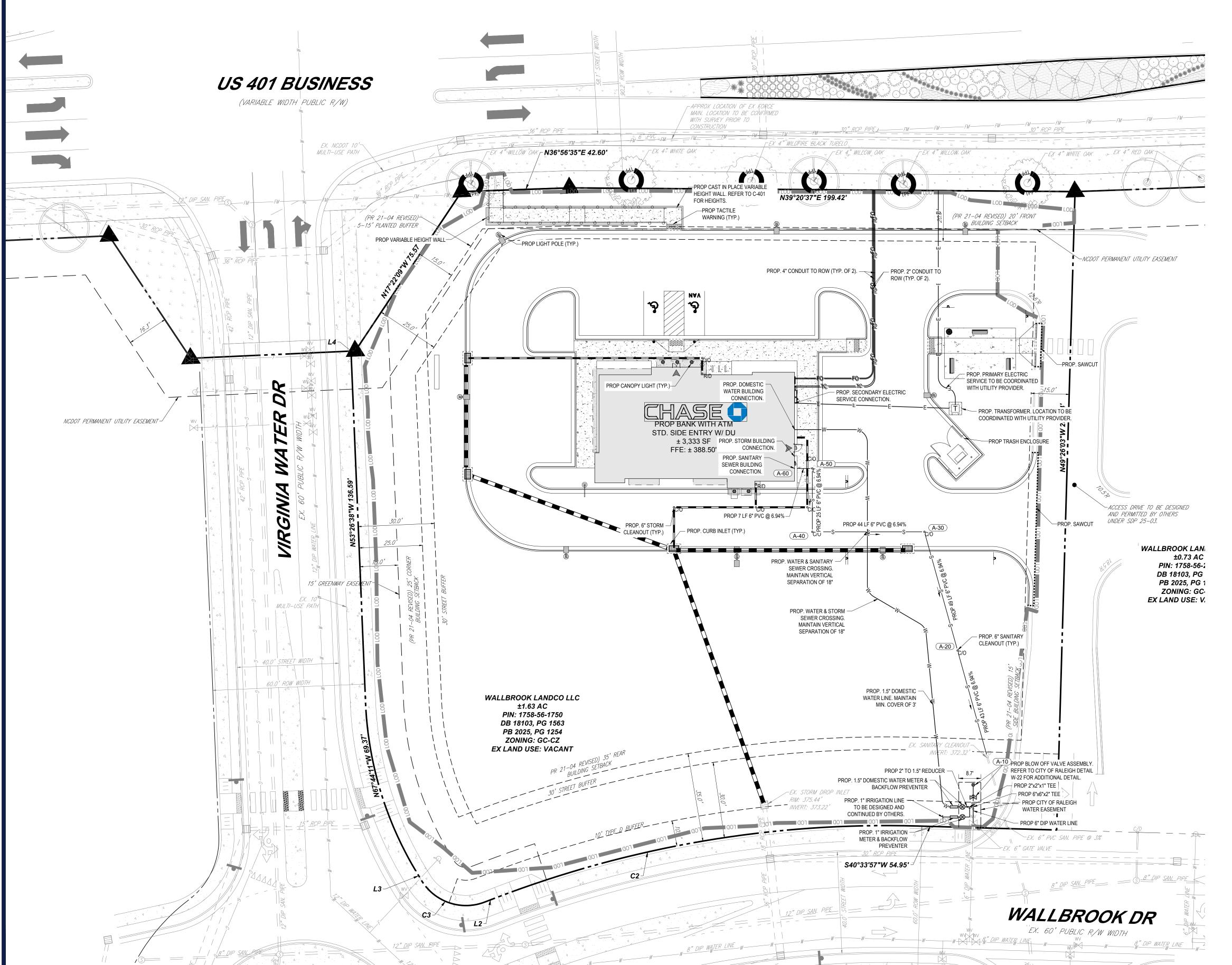
SHEET NUMBER:

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 20'

C-501

REVISION 2 - 9/2/25



CITY OF RALEIGH STANDARD UTILITY NOTES:

- 1. 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.

 2.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN,
 DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO
 WATERI INE SPECIFICATIONS
- waterline specifications.

 2.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

 2.5. 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).

 2.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF
- 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.
 DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING
 CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 5. 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.
- SEWER BYPASS PUMPING A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- REUSE MAINS.

 8. 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 ADAMPONING TAR AT MAIN & REMOVAL OF SERVICE FROM BOW OR FASSMENT PER CORPULD HANDROOK PROCEEDING.
- INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

 9. INSTALL 1.5" 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
- 10. INSTALL 6" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 I INFAR FEFT MAXIMI IM
- EVERY 75 LINEAR FEET MAXIMUM.

 11. 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.

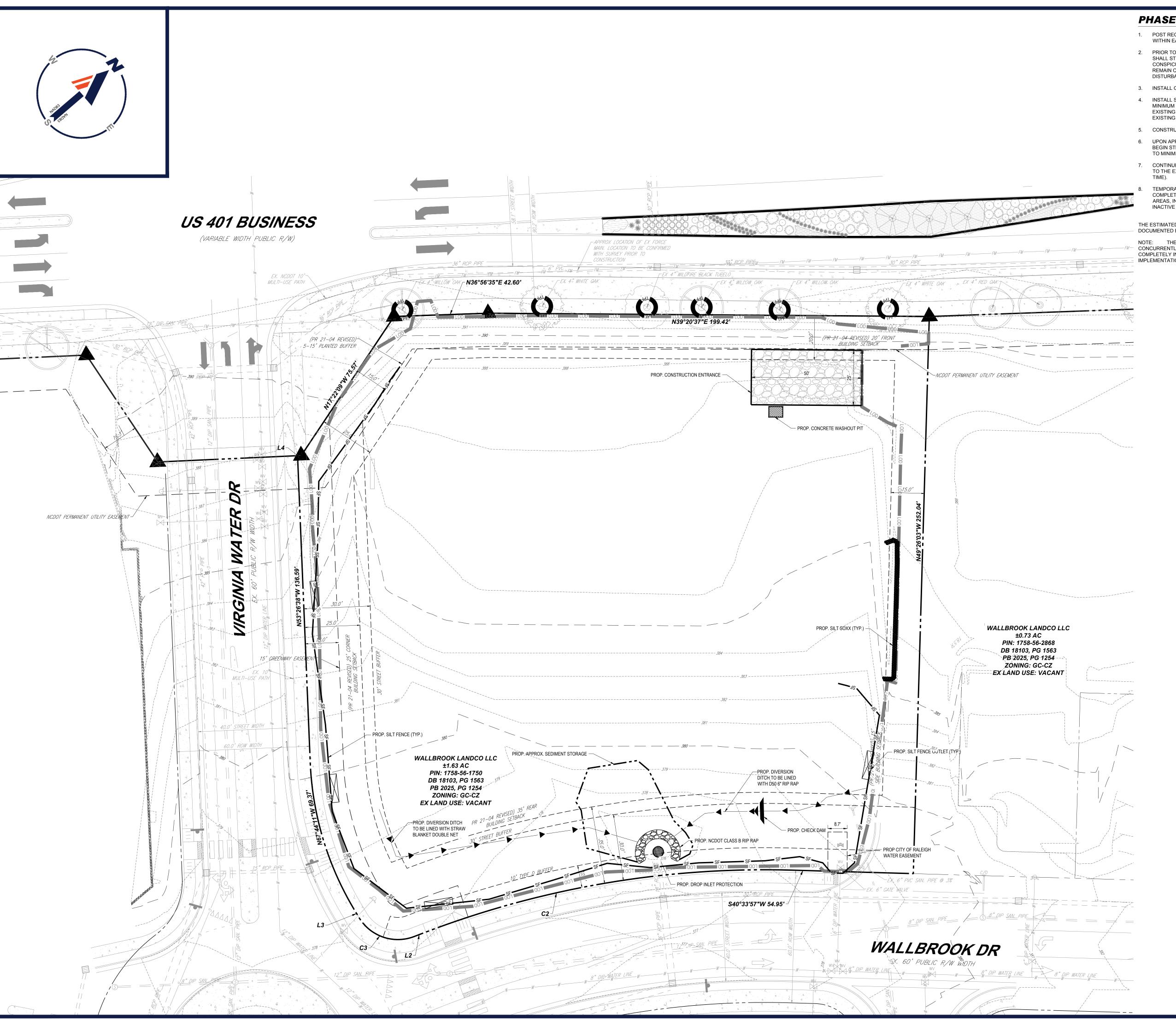
 12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

 13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TARS) WITHIN STATE OR PAUL BOAD BOW PRIOR TO CONSTRUCTION.
- SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR
- FOG@RALEIGHNC.GOV FOR MORE INFORMATION.

 15. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.

 16. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY
 OF SOUTHERN CALIFORNIA APPROVAL LIST.
 THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A GUIDELINES AND REQUIREMENTS FOR THE
 CROSS CONNECTION PROCEDAM IN PALEIGH'S SERVICE AREA
- CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.

 18. 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- 19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



PHASE I E&SC CONSTRUCTION SEQUENCE:

- 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 TIME)
- 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 INACTIVE FOR 7 DAYS OR MORE.

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.

BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	7/4/04	TRC COMMENTS	CJAC
1	7/1/24	TRC COMMENTS	OAK
2	9/2/25	TRC COMMENTS	RS/CC
2	9/2/23	TRC COMMINICIATS	OAK
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PROJECT No.: NCB230114.00

 PROJECT No.:
 NCB230114.00

 DRAWN BY:
 RS/JE/CC

 CHECKED BY:
 OAK

 DATE:
 04/23/24

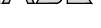
 CAD I.D.:
 P-CIVL-EROS

ROJECT:

SITE DEVELOPMENT PLANS

FOR







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

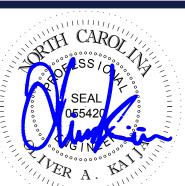
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612

Phone: (919) 578-9000

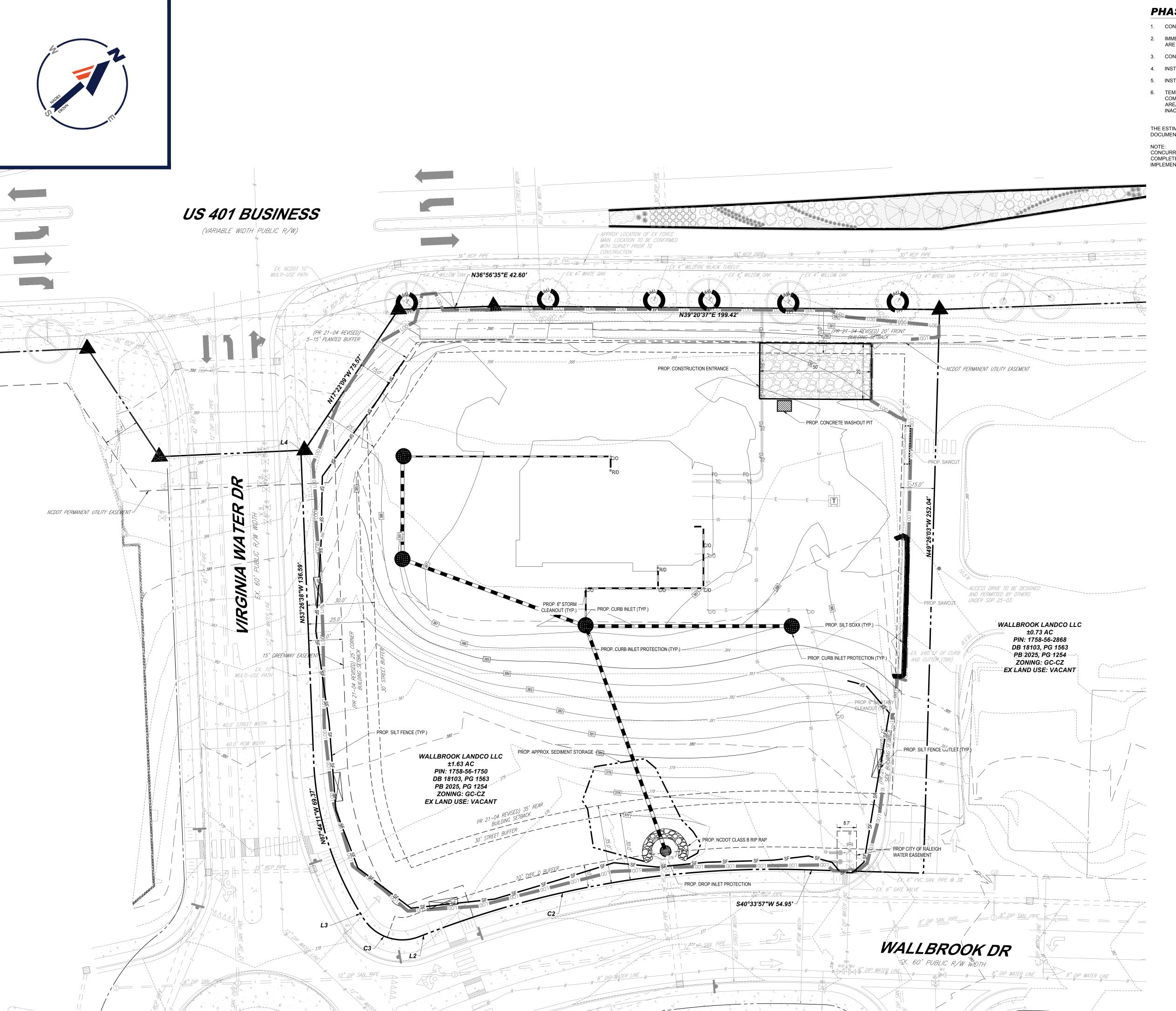
NC@BohlerEng.com



EROSION AND
SEDIMENT
CONTROL PLAN
PHASE 1

C-801

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.
- 3. CONVERT AND STABILIZE SEDIMENT TRAP.
- 4. INSTALL UTILITIES.
- 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 INACTIVE FOR 7 DAYS OR MORE...
- 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.



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

SITE DEVELOPMENT **PLANS**





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

WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612

Phone: (919) 578-9000 NC@BohlerEng.com



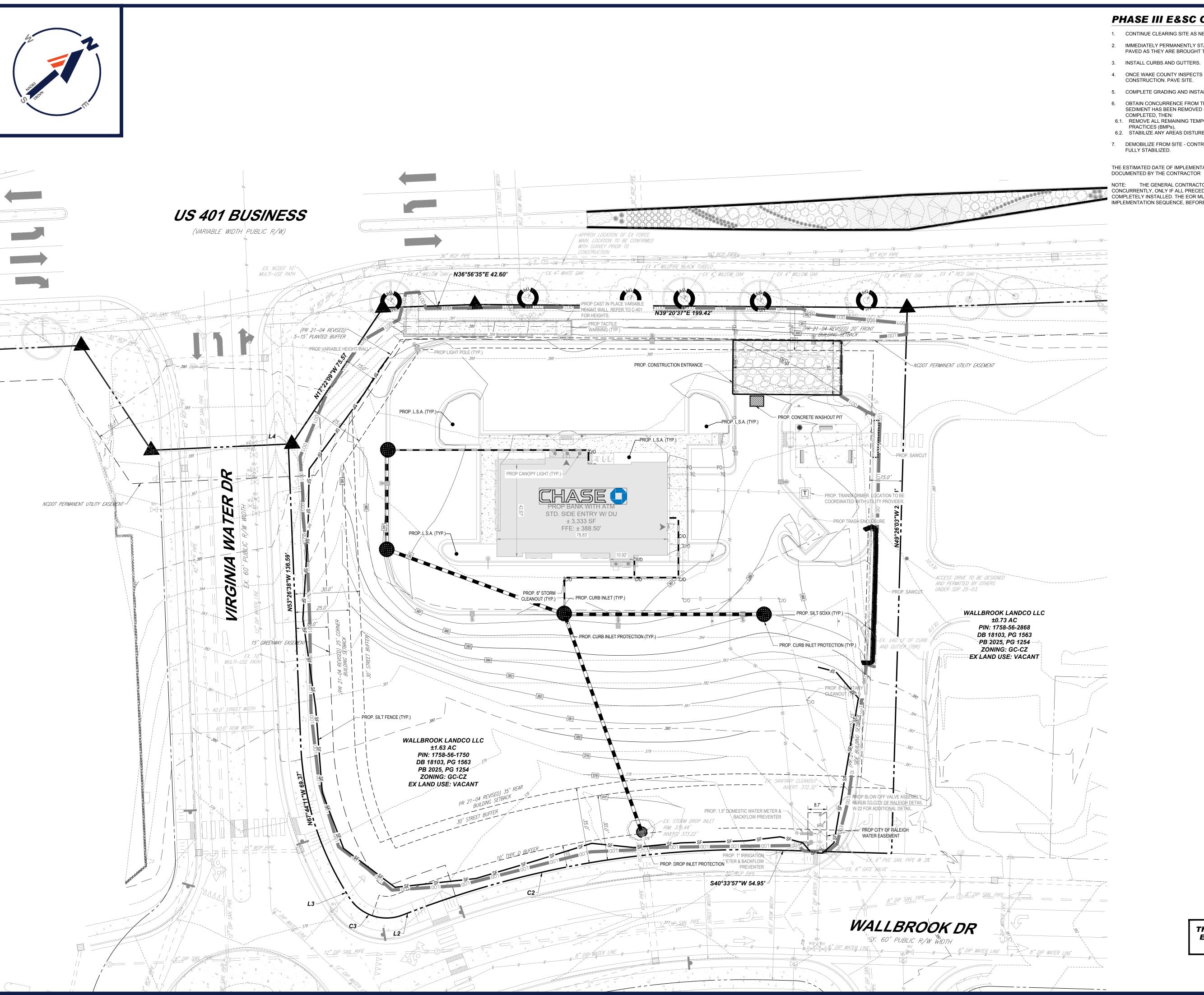
SHEET TITLE:

EROSION AND SEDIMENT **CONTROL PLAN** PHASE 2

C-802

REVISION 2 - 9/2/25

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 PAVED AS THEY ARE BROUGHT TO FINAL GRADE.
- 3. INSTALL CURBS AND GUTTERS.
- 4. ONCE WAKE COUNTY INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
- 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 PRACTICES (BMPs), 6.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
- 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 IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

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

SITE DEVELOPMENT **PLANS**





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

WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612

Phone: (919) 578-9000 NC@BohlerEng.com

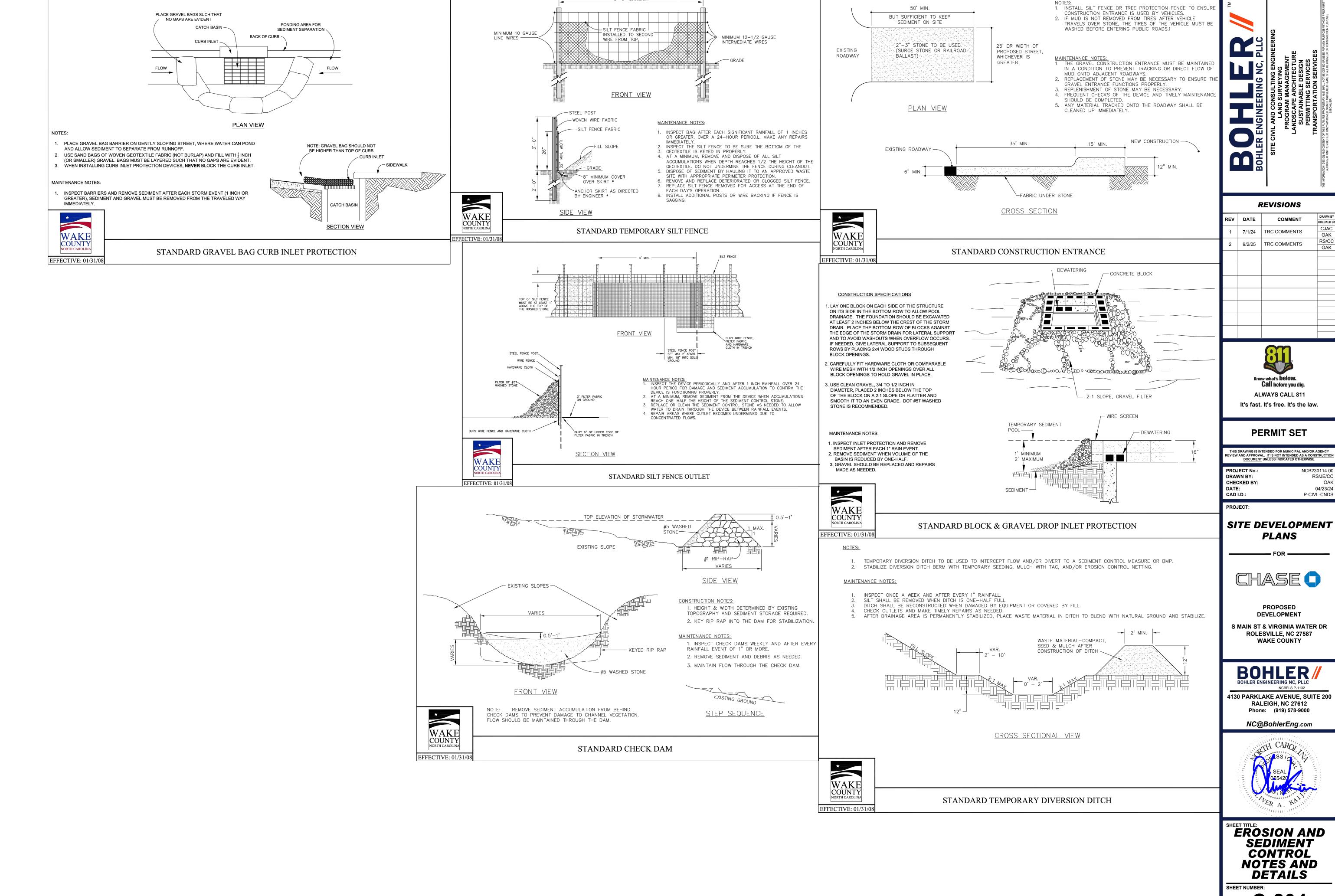


SHEET TITLE:

EROSION AND SEDIMENT **CONTROL PLAN** PHASE 3

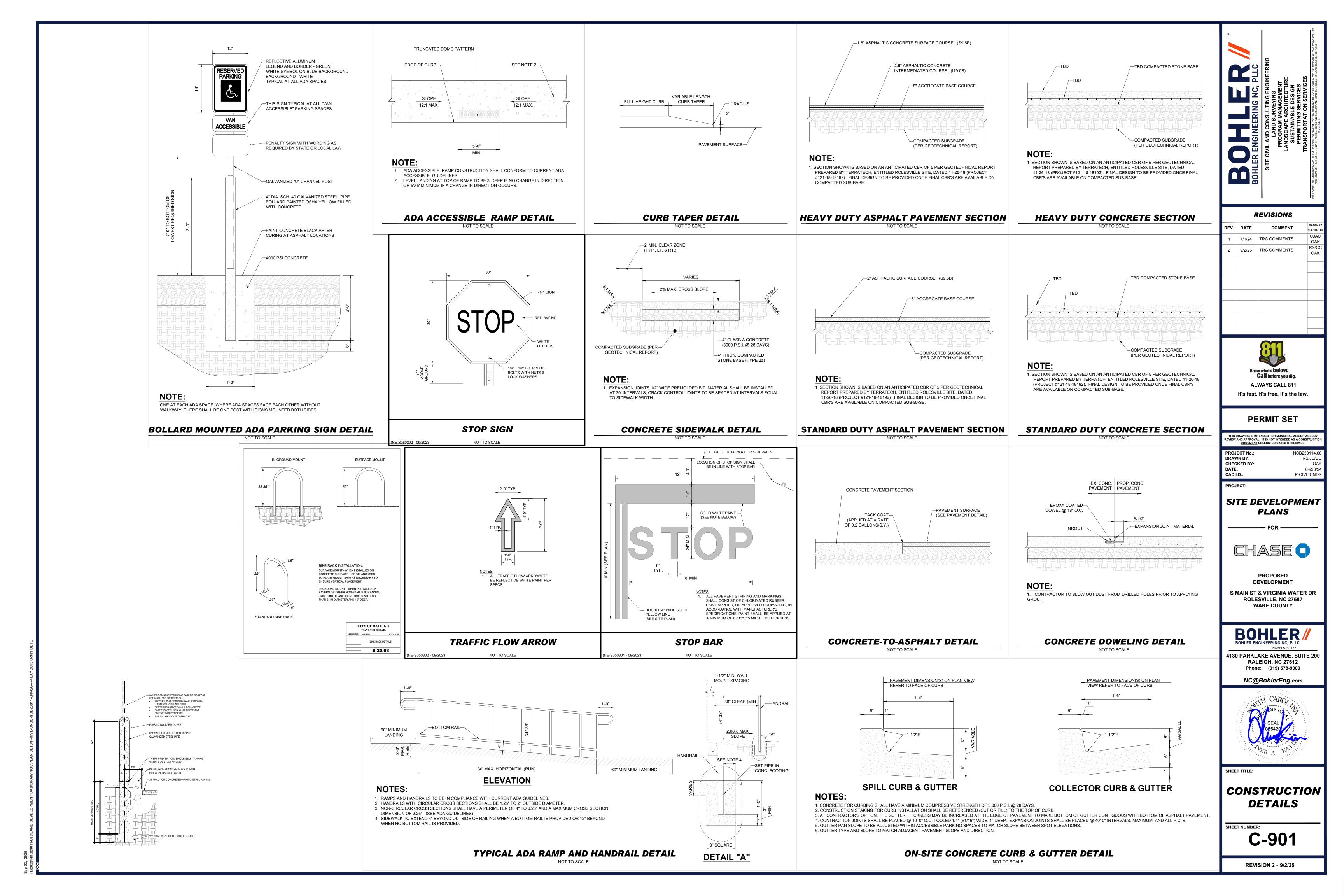
C-803

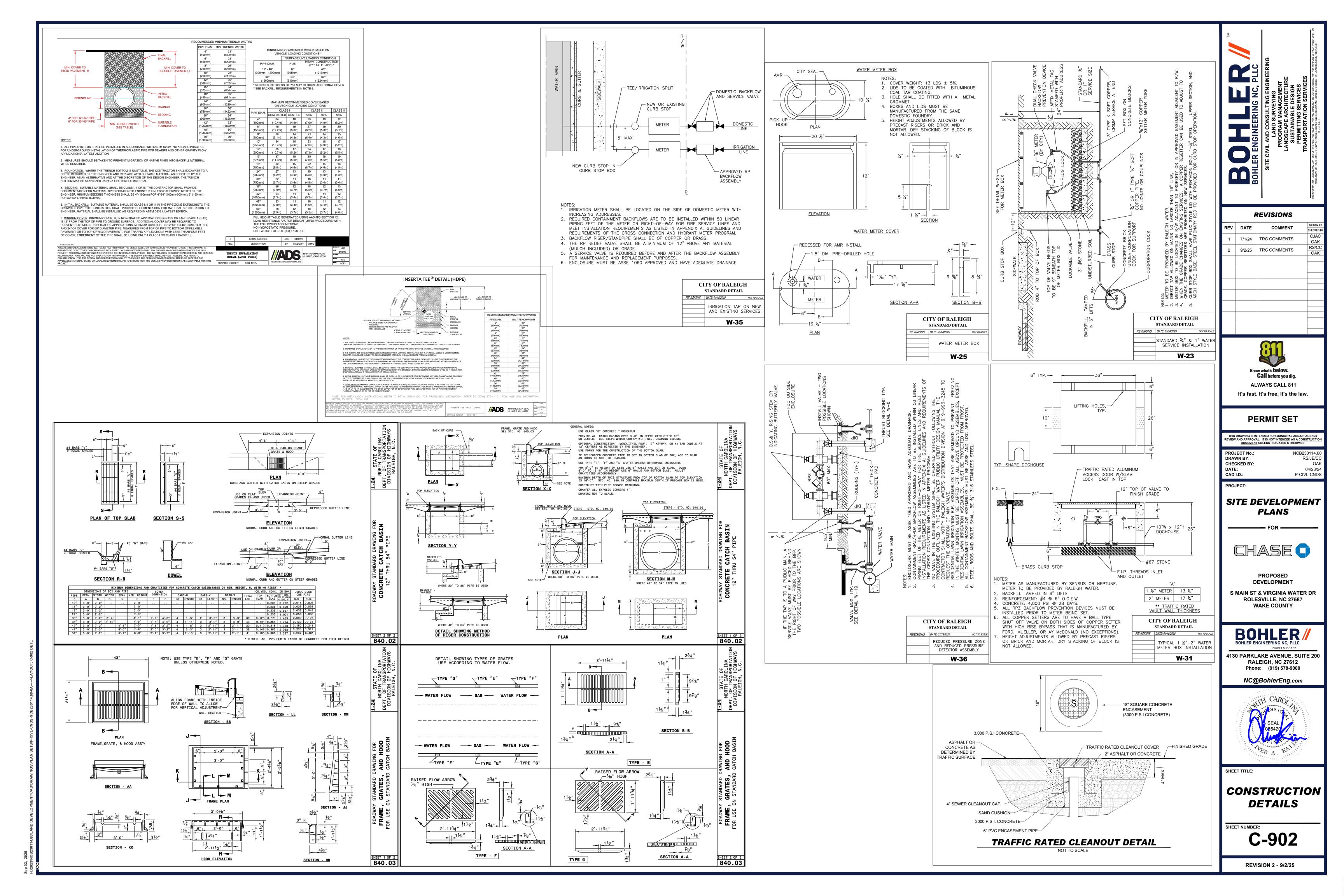
THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

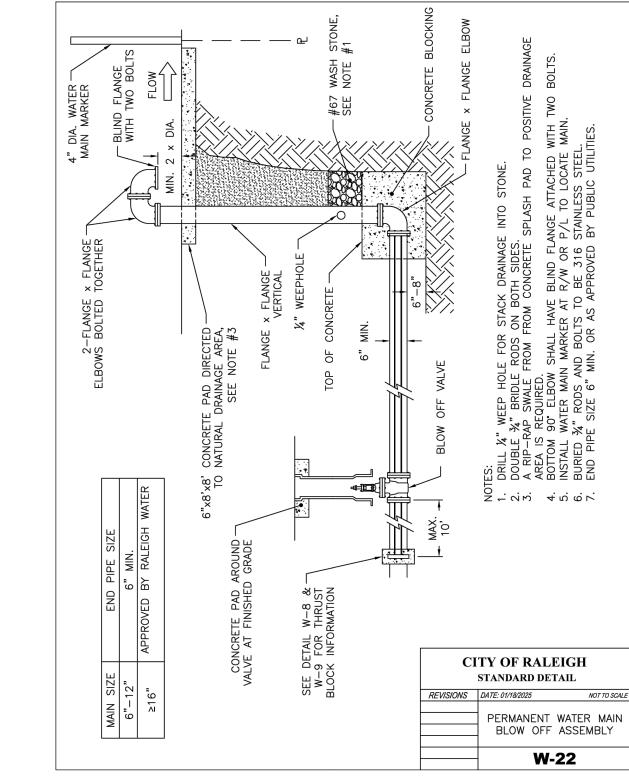


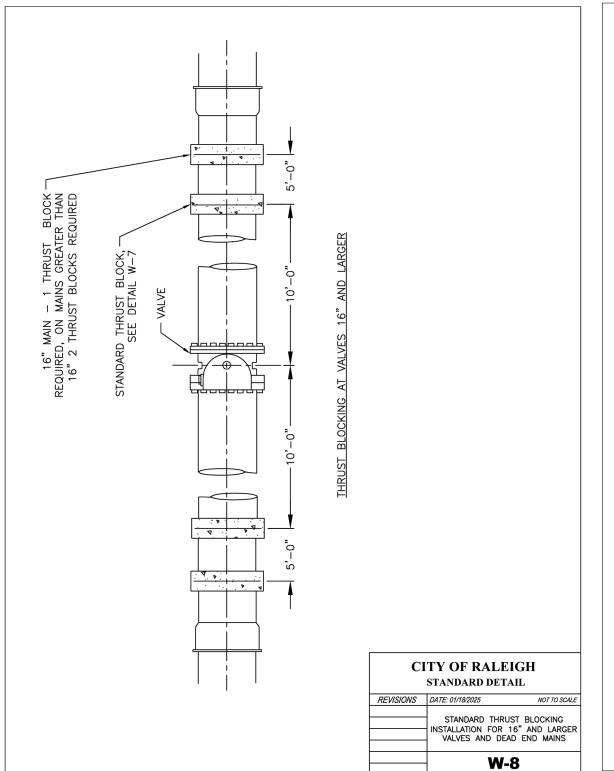
8'-0" MAXIMUM

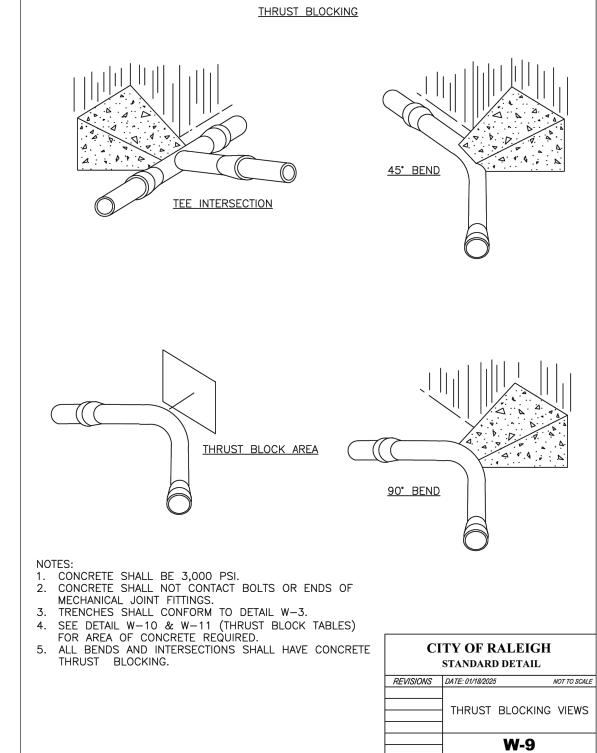
C-804

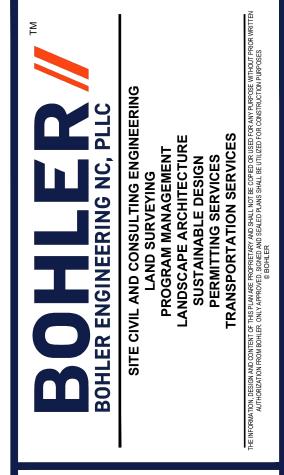












	REVISIONS					
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1	7/1/24	TRC COMMENTS	CJAC OAK			
2	9/2/25	TRC COMMENTS	RS/CC OAK			



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PROJECT No.:	NCB230114.0				
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DATE:	04/23/2				
CAD I.D.:	P-CIVL-CNDS				

PROJECT:

SITE DEVELOPMENT PLANS

FOR —



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:

CONSTRUCTION DETAILS

HEET NUMBER:

C-903



US 401 BUSINESS

(VARIABLE WIDTH PUBLIC R/W)

K

77

VIRGINIA

15' GREENWAY EA

EX. NCDOT 10'-MULTI-USE PATH

> (PR 21-04 REVISE 5-15' PLANTED BUFF#

-EX 4" WILLOW OAK - N36°56'35"E 42.60'

WALLBROOK LANDCO LLC

±1.63 AC PIN: 1758-56-1750

DB 18103, PG 1563 PB 2025, PG 1254 ZONING: GC-CZ EX LAND USÉ: VACANT FEX 4" WHITE OAK

PROP CANOPY LIGHT (TYP.)—

STD. SIDE ENTRY W/ DU

± 3,333 SF FFE: ± 388.50' 78.83'

OP CAST IN PLACE VARIABLI

TABLE 6.2.4.3 MINIMUM / MAXIMUM PERCENTAGE

TEX 4" WHITE OAK EX 4" RED OAKT

NCDOT PERMANENT UTILITY EASEMENT

-ACCESS DRIVE TO BE DESIGNED AND PERMITTED BY OTHERS UNDER SDP 25-03.

WATER EASEMENT

WALLBROOK DR

WALLBROOK LANDCO LLC ್ಸ±0.73 AC PIN: 1758-56-2868 DB 18103, PG 1563

PB 2025, PG 1254

ZONING: GC-CZ

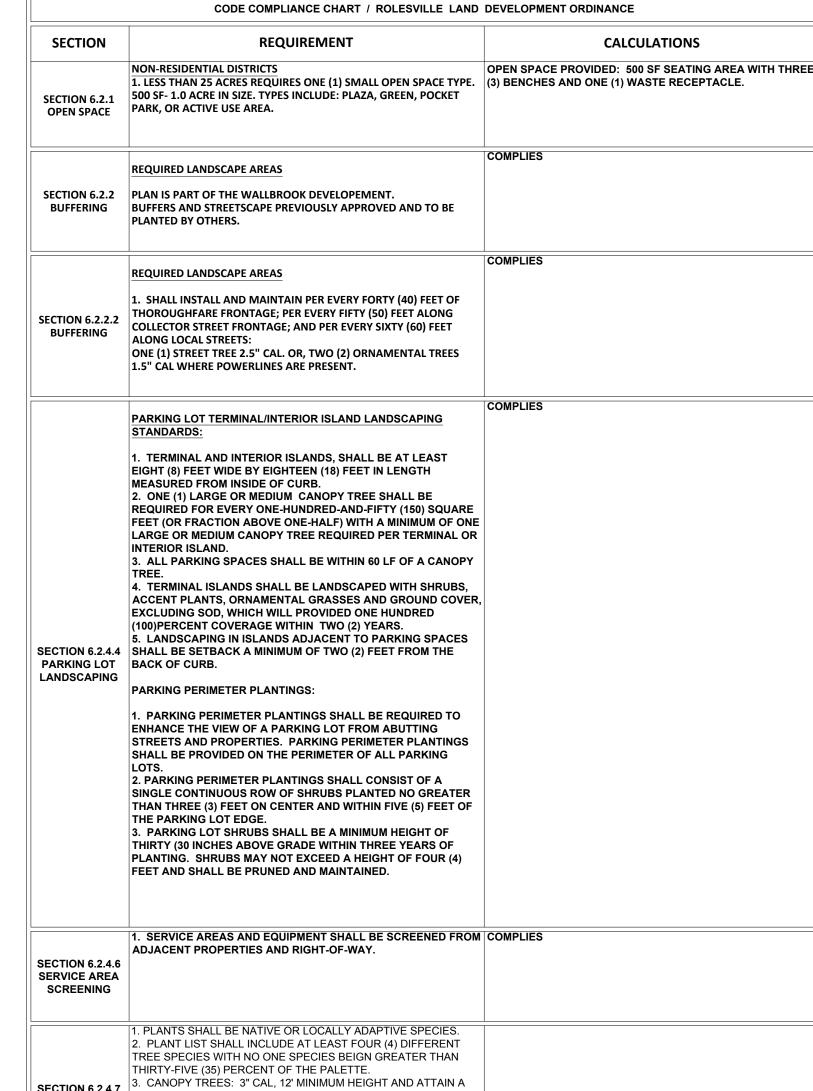
EX LAND USE: VACANT

EX 4" WILDFIRE BLACK TURELO

FEX 4" WILLOW OAK

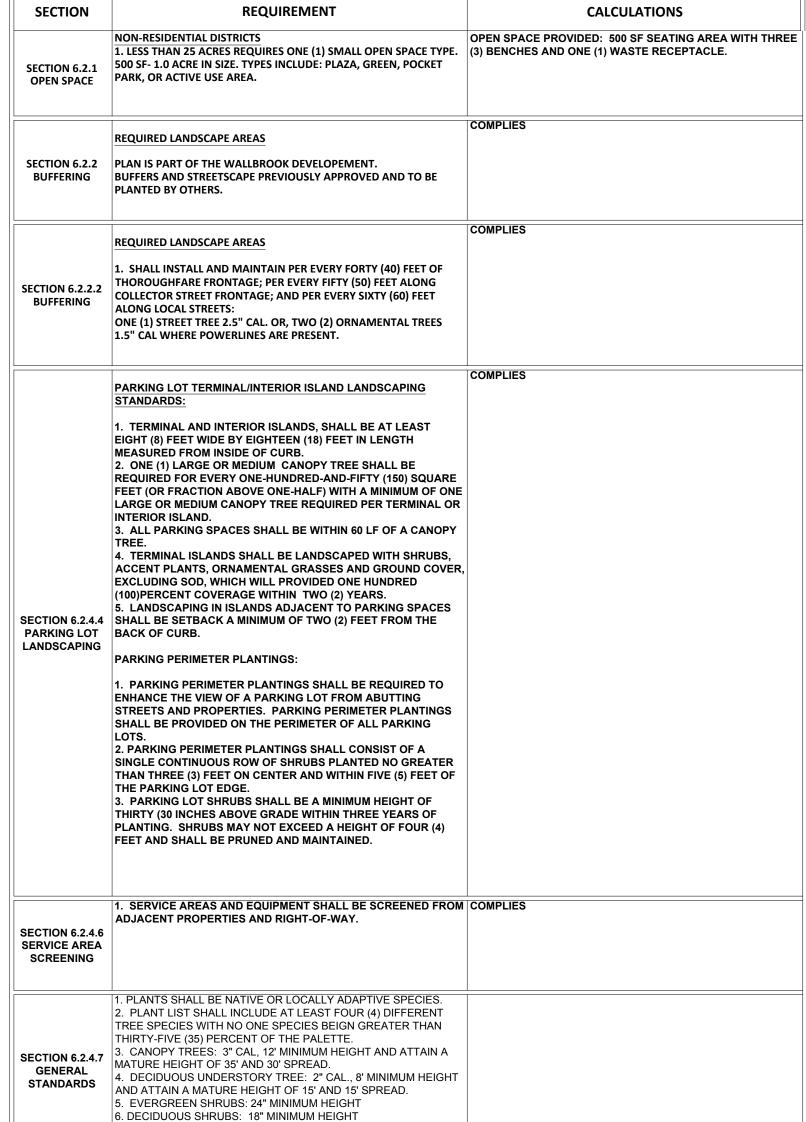
S40°33'57"W 54.95'

TOTAL TREES PLANTED ON SITE	MINIMUM NUMBER OF GENERA REQUIRED	MAXIMUM PERCENTAGE OF ANY GENERA
20 OR LESS	1	N/A
21-50	2	60%
51-100	3	50%
101 OR MORE	4	40%



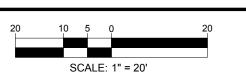
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
		CA	NOPY TREES		
AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
AS	4	ACER SACCHARUM	SUGAR MAPLE	3" CAL.	B&B
MX	1	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL.	B&B
QL2	1	QUERCUS LYRATA	OVERCUP OAK	3" CAL.	B&B
QNU	2	QUERCUS NUTTALLII	NUTTALL 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
UAP	2	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3" CAL.	B&B
			SHRUBS		
			CHDIDC		
AK	21	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINE
HQ	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINE
ΙE	7	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	6` MIN.	CONTAINE
IS	129	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" MIN.	CONTAINE
IT	4	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	18-24"	CONTAINE
IVN	13	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" MIN.	CONTAINE
LN2	15	LOROPETALUM CHINENSE RUBRUM 'PIILC-I'	CRIMSON FIRE™ FRINGE FLOWER	24" MIN.	CONTAINE
			GRASSES		
MP	94	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINE
		GR	OUNDCOVER		

7. ORNAMENTAL GRASSES: 2 GAL. MINIMUM 8. GROUND COVER: 1 GAL. MINIMUM



PLA	NT S	CHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
		CAN	JODY TREES				
AO	4	ACER RUBRUM 'OCTOBER GLORY'	NOPY TREES 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		
UAP	2	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3" CAL. B&B			
		ORNA	MENTAL TREES				
LT2	3	LAGERSTROEMIA INDICA X FAURIEI 'TONTO'	TONTO CRAPE MYRTLE MULTI-TRUNK	2" CAL.	B&B		
			SHRUBS				
AK	21	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINER		
HQ	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINER		
ΙE	7	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	6` MIN.	CONTAINER		
IS	129	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" MIN.	CONTAINER		
IT	4	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	18-24"	CONTAINER		
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		
			GRASSES				
MP	94	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINER		
		GRO	DUNDCOVER				
LV	37	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	CONTAINER		

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



REVISIONS

ATE	COMMENT	DRAWN BY		
AIL	COMMENT	CHECKED BY		
1/24	TRC COMMENTS	CJAC		
1/24	TRC COMMENTS	OAK		
2/25	TRC COMMENTS	RS/CC		
2/25		OAK		



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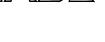
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: RS/JE/CC CHECKED BY: 04/23/24 P-CIVL-LLGT

DATE: CAD I.D.: PROJECT:

SITE DEVELOPMENT **PLANS**

CHASE



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

NC@BohlerEng.com



SHEET TITLE:

LANDSCAPE PLAN

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 CLAY LOAM UP TO 30% OF THE TOTAL MIX.

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
- 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
- D. 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

BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

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

CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION

- 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
- . ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED
- TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. 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
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM
- 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.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE

EXISTING STRUCTURES AND SIDEWALKS.

WATERING SPECIFICATIONS AS LISTED HEREIN.

MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- 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.
- 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.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE
- 11. WATERING 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 ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

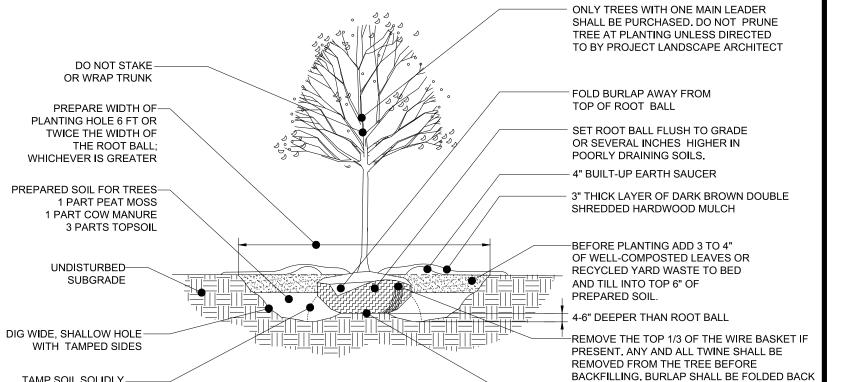
12. GUARANTEI

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL 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 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. 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.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH. ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

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

ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE OR -FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF -PLANTING HOLE 6 FT SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. OR TWICE THE WIDTH OF THE ROOT BALL; - 4" BUILT-UP EARTH SAUCER WHICHEVER IS GREATER 3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH PREPARED SOIL FOR-TREES 1 PART PEAT MOSS 1 BEFORE PLANTING ADD 3 TO 4" PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE - REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED DIG WIDE, SHALLOW HOLE-FROM THE TREE BEFORE BACKFILLING. BURLAP SHALI WITH TAMPED SIDES BE FOLDED BACK INTO PLANTING HOLE TAMP SOIL SOLIDLY AROUND-BASE OF ROOT BALL - SET ROOT BALL ON FIRM REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



-SET ROOT BALL ON FIRM REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

TAMP SOIL SOLIDLY

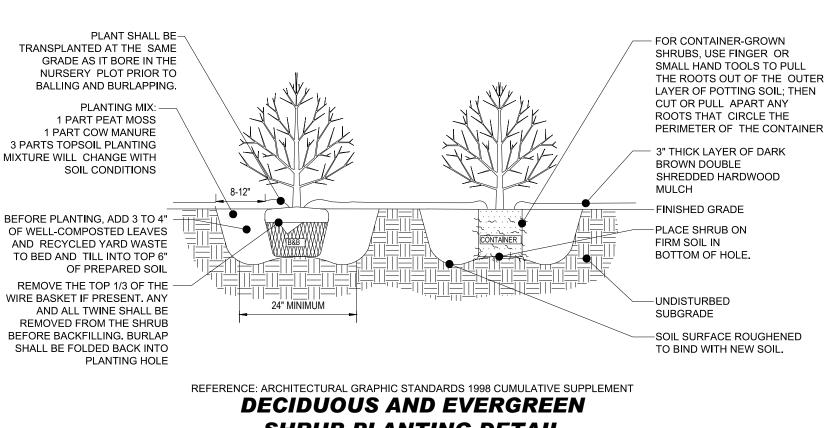
AROUND BASE OF

ROOT BALL

DECIDUOUS TREE PLANTING DETAIL

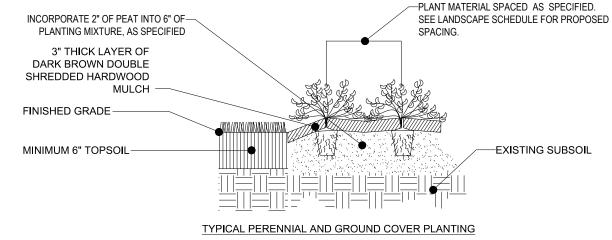


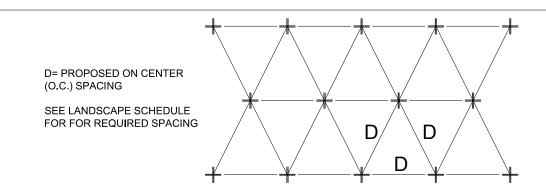
INTO PLANTING HOLE



SHRUB PLANTING DETAIL

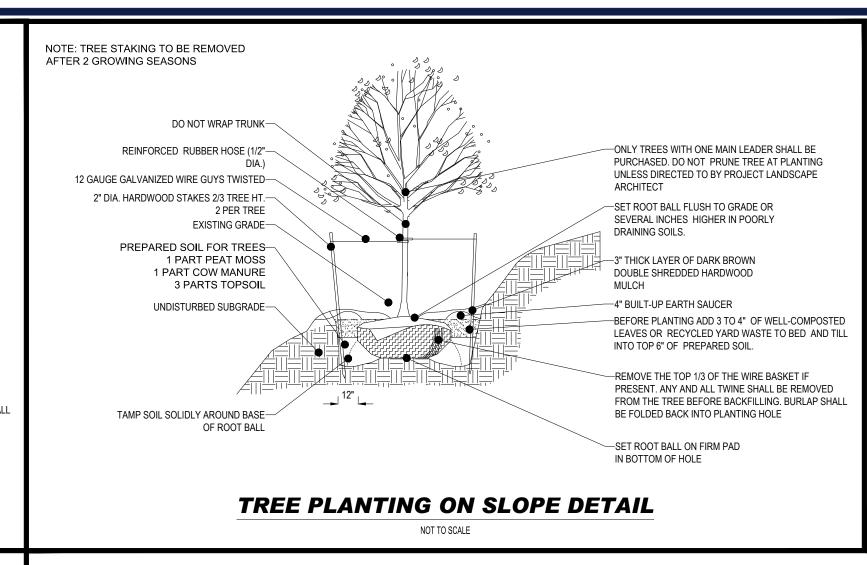
NOT TO SCALE





PERENNIAL/GROUND COVER PLANTING DETAIL

TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT



OWNER MAINTENANCE RESPONSIBILITIES

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

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

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

PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH

VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED

FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

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

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

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

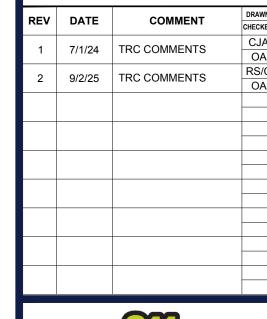
LIMITED TO, THE FOLLOWING

OTHER HAZARDS.

OTHERWISE INDICATED ON THE PLANS.

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS

REVISIONS





PERMIT SET

NCB230114.0

P-CIVL-LLG

RS/JE/C

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

CAD I.D.: PROJECT:

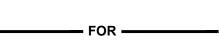
PROJECT No.:

CHECKED BY

DRAWN BY:

SITE DEVELOPMENT

PLANS



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

WAKE COUNTY



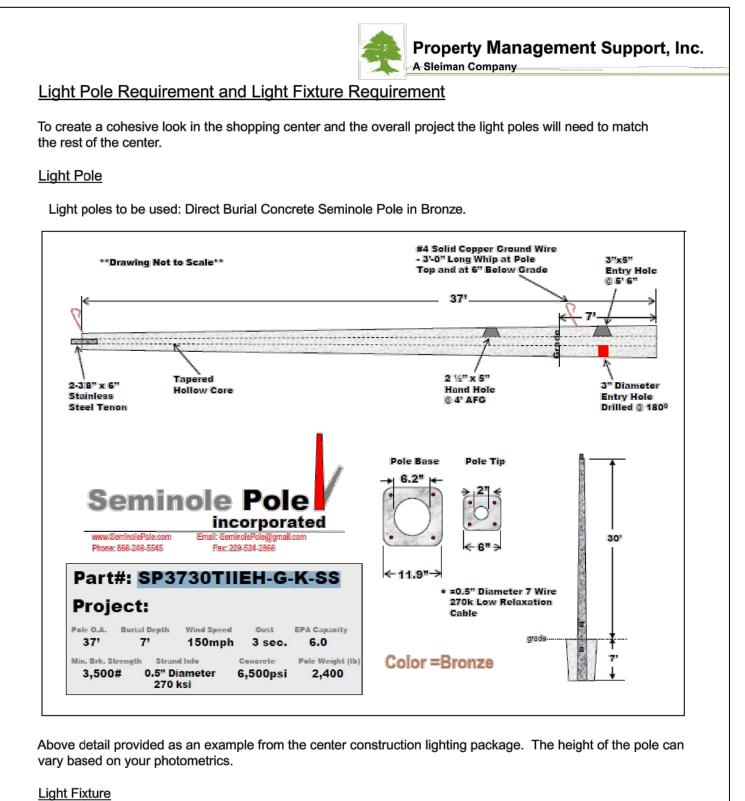
4130 PARKLAKE AVENUE, SUITE 20 RALEIGH, NC 27612 Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

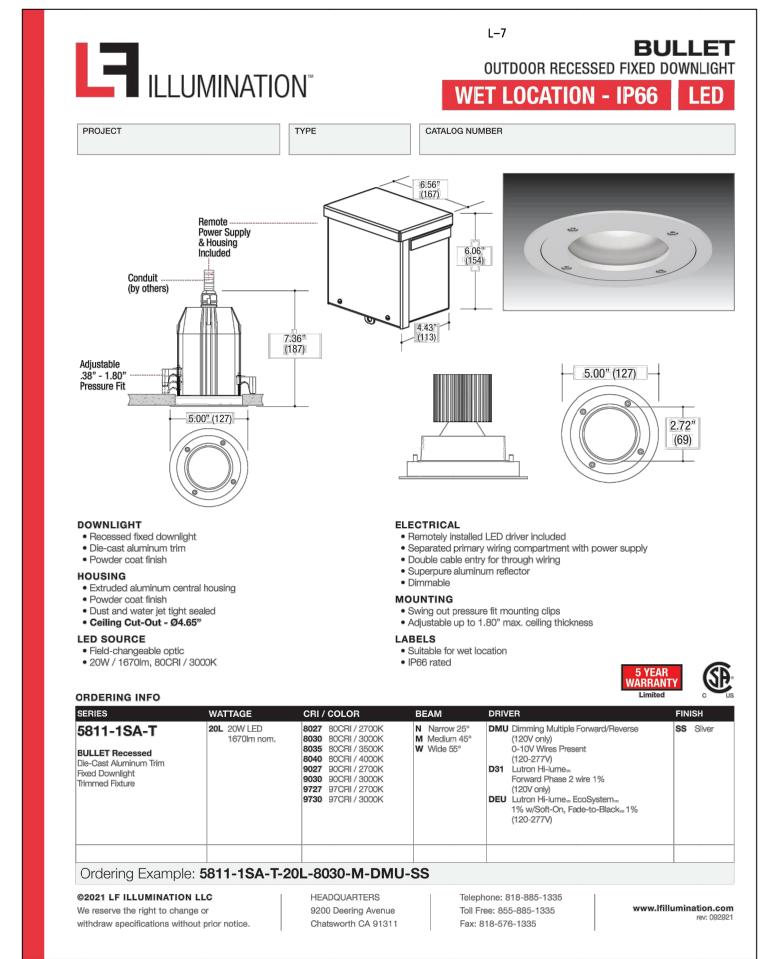
LANDSCAPE **DETAILS**

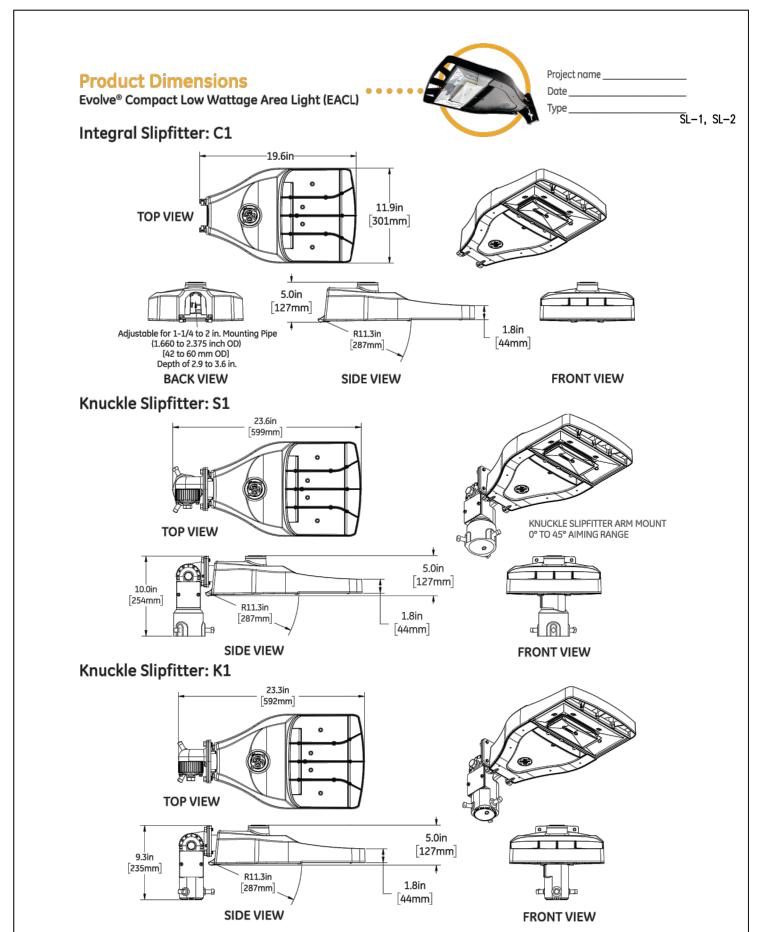


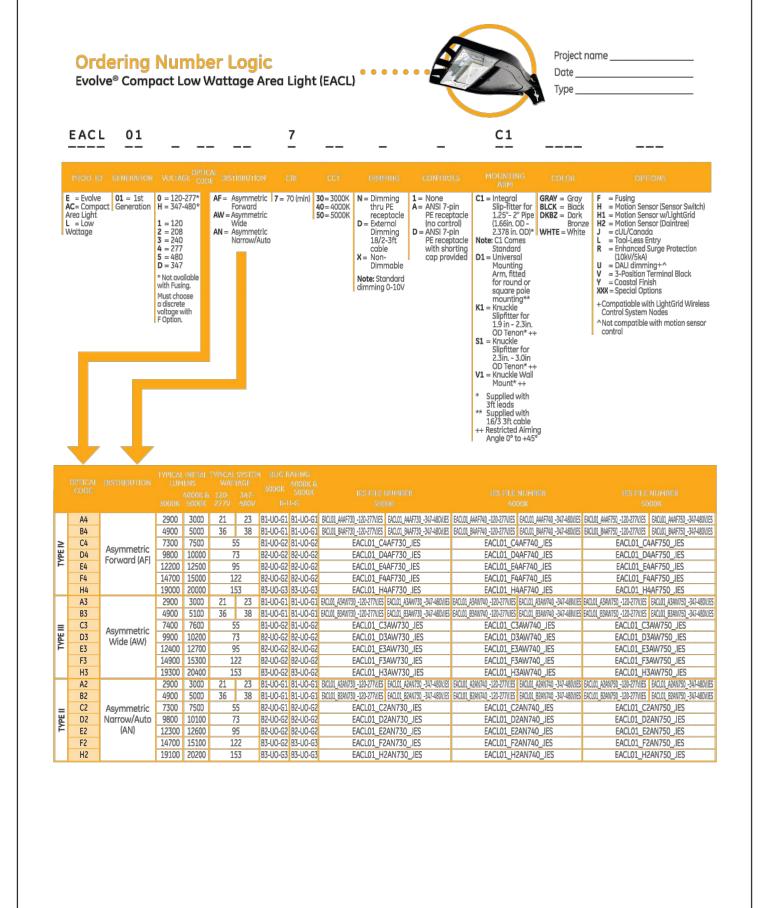
The color of the site light fixture must be white as well to match the shopping center. The light will need to be LED and have kelvin temperature must be 4,000. The fixture(s) should be of a similar style to those in the

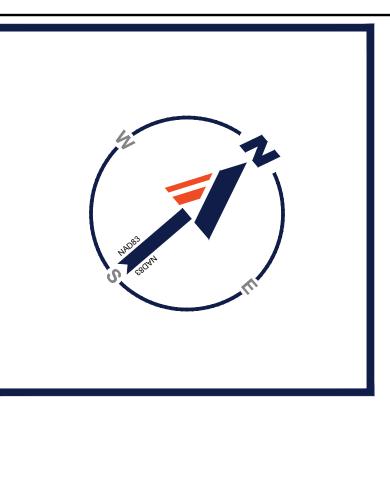
1 Sleiman Parkway, Suite 230, Jacksonville, Florida 32216 · Phone: 904-731-8806 · Fax: 904-807-4018 · SLEIMAN.COM

shopping center.



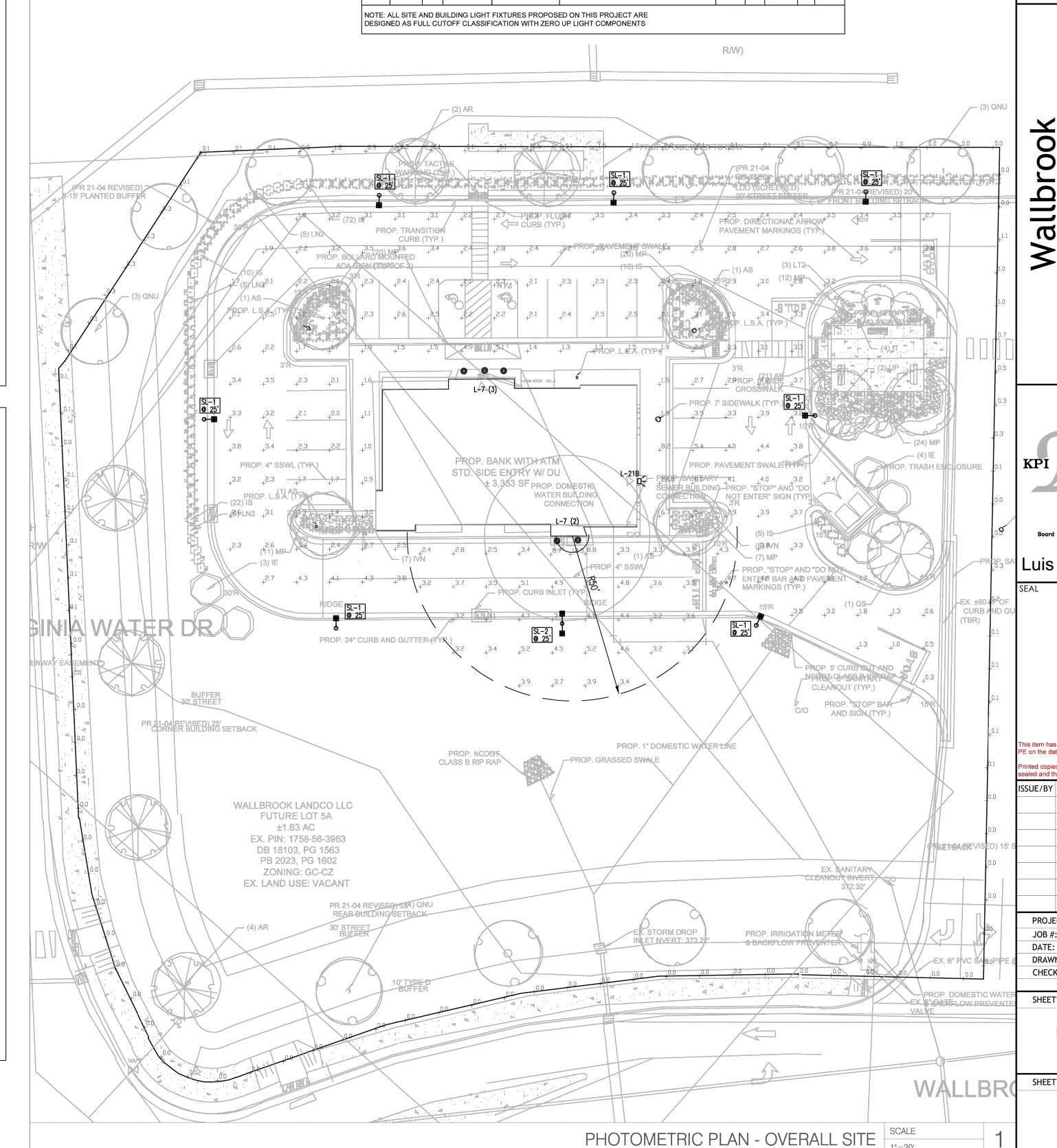






Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	2.9 fc	22.5 fc	1.0 fc	25.0 :1	3.2:1
ATM - 50 FT RADIUS AROUND DRIVE-UP ATM	+	4.1 fc	10.0 fc	2.4 fc	4.1 :1	1.7:1
ATM 1 - 5 FT IN FRONT OF DRIVE-UP ATM	\$	-	12.5	N/A	N/A	N/A

Symbol	Label	QTY	Manufacturer	Model Number	Description	Lamp	# Lamps	Lumens	LLF	Wattag
O- B	SL-1	7	GE	EACL01_E4AF740	FULL CUT-OFF 4000K LED POLE POLE MOUNTED AT 25'	1-95w 4000K LED	1	12,500	0.9	95
	SL-1	1	GE	EACL01_E4AF740	FULL CUT-OFF 4000K LED POLE POLE MOUNTED AT 25'	1-95w 4000K LED	1	12,500	0.9	95
•	L-7	5	LF ILLUMINATION	5811-1SA-T-20L- 8040-W-1-BB	FULL CUT4000K LED LENSED DOWNLIGHT, RECESSED	1-20w 4000K LED	1	995	0.9	20
吊	L-21B	1	LUMARK	XTOR6B-W-BZ	FULL CUT-OFF 4000K LED, WALL MOUNTED AT 13'	58W 4000K LED	1	6,128	0.9	58





400 N. Ashley Dr. P: 813-323-9233
Suite 600 FL Lic#AR-0014752
Tampa, FL 33602 www.bdgllp.com

CHASE

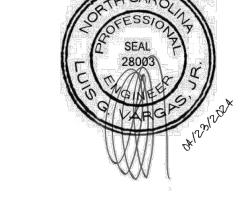
Ja. G

Entitlements
JPM Chase Retail Banking Cente
SEC of S Main St. and Virginia
Water Dr

PROFESSIONAL ENGINEERS

3203 QUEEN PALM DRIVE
TAMPA, FLORIDA 33619
PHONE (813) 241-6488
Board of Professional Engineers - License # 27336
Digitally signed by Luis Vargas
DN:
E=luis.vargas@kpiengineering.com

Luis Vargas CN=Luis Vargas, O="KPI Engineering, Inc.", L=Tampa, S=Florida, C=US Date: 2024.04.23 17.20.31-0470



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SSUE/BY DATE DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #: 234053

DATE: 04-23-2024

DRAWN BY: RV

CHECKED BY: LV

PHOTOMETRIC SITE PLAN

SHEET NUMBER

E1.0