

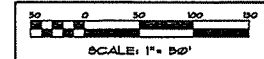
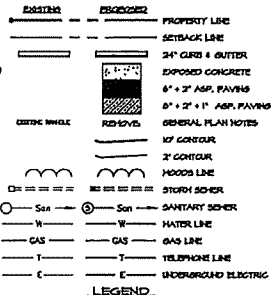
LANDMARK
 We Build Confidence.
 Landmark Builders | 3030 Third Court | Winston-Salem, NC 27137
 P 336.794.2000 | www.landmarkbuilders.com

PROPOSED BUILDING FOR
CAROLINA ATHLETIC PERFORMANCE
 410 TWINS WAY
 BERKELEY, NC, NC

SUNLEE
 JASON TOTTEN
 846 N. HENDERSONCREEK DRIVE
 ADVANCE, NC 27006
 336-908-4410

- SITE DATA**
- ALL RADII = 3.00' UNLESS NOTED
 - EXISTING TREES FROM FACE OF CURB
 - TOTAL PARKING SPACES PROVIDED: 310
 (EXCLUDING 60 ACCESSIBLE SPACES)
 - TOTAL PARKING SPACES REQUIRED: 404
 (RECREATIONAL FACILITY 1000 +
 80000 SF + 6000 SF + 21)
 - PROPERTY BOUNDARY INFORMATION
 TAKEN FROM MAP BY "VALLEY ORGANIC"
 ENTITLED "VALLEY ORGANIC, LLC"
 DATED: 1-1-10, PG 12 PG 400
 - CURRENT ZONING: RM 100-100A
 (RANCH RIVER WATERSHED PROTECTED AREA)
 - PROPOSED USE:
 RECREATIONAL SERVICES, RECREATION W/RESTROOM
 OFFICE, PROFESSIONAL, 40,000 SF
 - TOTAL SITE AREA: 22,336 SQ
 TOTAL IMPROVED AREA: 10,000 SQ (AS SH.)
 NO PER. SUBSTITUTES
 - MAX. BLDG HEIGHT: 40'
 PROP. BLDG HEIGHT: 20'

- SITE KEY NOTES**
- EXISTING STREAM AS SHOWN ON USGS MAP (ELEVATIONS 30.0)
 - 100' STREAM BUFFER SHOWN FROM TOP OF STREAM BANK.
 NO NEW DEVELOPMENT TO BE DONE FROM EXISTING REDWOODS.
 - PORCH AREA (RECREATIONAL) RETAINING WALL - DESIGNED BY PROFESSIONAL ENGINEER
 - IF ACCESSIBLE SPACES REQUIRED IN THIS BEING "WAY ACCESSIBLE"
 - 3/4" WHEEL STOPS REQUIRED
 - 6" C&G
 - 6" ASPHALT PAVING (SURT DIRT)
 - 6" ASPHALT PAVING (HEAVY DIRT)
 - LOTS TO BE COMBINED
 - TYPICAL TREE ISLAND - 7' MIN WIDTH AND 12.5' MIN AREA
 - POTENTIAL FUTURE ACCESS ROAD
 - LOADING AREA
 - 40' TRACTOR TRAILER TRAVEL PATH
 - BLANKET ACCESS EASEMENT TO BE RECORDED FOR ACCESS TO SH#
 - EXISTING ELECTRICAL LINE TO BE REMOVED
 - 100' STREAM BUFFER PER NC ADMINISTRATIVE CODE
 (IN NC-AD-028-2008 SECTION 0300.01)
 - DUMPSTER PAD W/ ENCLOSURE
 - POTENTIAL FUTURE ACCESS TO
 DANBORN LAKES WALKING TRAIL



Curve	Bearing	Distance
L1	N 89°43'19\"	71.87
L2	S 89°43'19\"	20.00
L3	S 89°43'19\"	20.00
L4	S 89°43'19\"	20.00
L5	S 89°43'19\"	20.00
L6	S 89°43'19\"	20.00
L7	S 89°43'19\"	20.00
L8	S 89°43'19\"	20.00
L9	S 89°43'19\"	20.00
L10	S 89°43'19\"	20.00

PARKING LOT LANDSCAPING
 (100 LF TO BE VERIFIED)

LARGE TREES = 42
 SMALL TREES = 200
 LARGE SHRUBS = 200
 SMALL SHRUBS = 300

Tree	Number of	Minimum	Minimum	Minimum	Minimum
	Planted	Height	Spread	Caliper	Spacing
Large Tree	42	12'	12'	1 1/2"	10'
Small Tree	200	6'	6'	1"	5'
Large Shrub	200	4'	4'	1"	5'
Small Shrub	300	3'	3'	1"	5'

PRC Inc. 827.171.267
 E. 1.577.087.04
 W/06/2011

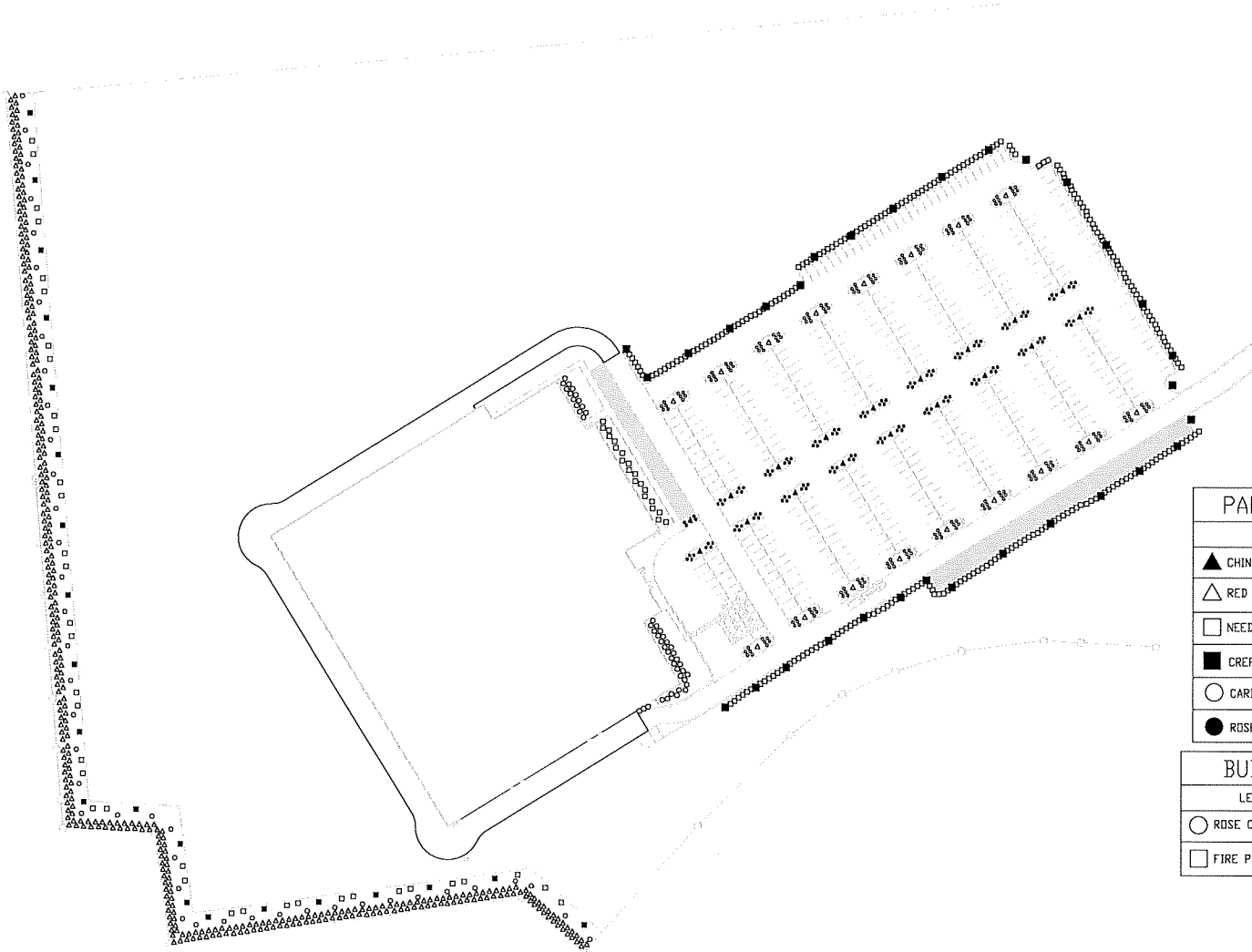
Hilldale Group, LLC
 POC: KENNEDY H
 9872643001
 DB 149 PG 203
 Zoned: RM

PRC Inc. 827.171.267
 E. 1.577.087.04
 W/06/2011

Hilldale Group, LLC
 POC: KENNEDY H
 9872643001
 DB 149 PG 203
 Zoned: RM

ASB No. TJW-17201
 SHEET
C11

CAROLINA ATHLETIC
PERFORMANCE
419 TWINS WAY
BERMUDA RUN, NC



- Notes:
1. WATER WISE PLANTING TECHNIQUES WILL BE USED.
 2. BUFFER YARD PLANTING BEDS WILL RECEIVE PINENEEDLES FOR GROUND COVER.
 3. PARKING LOT ISLANDS, FOUNDATION BEDS AND BEDS AROUND PARKING LOT WILL RECEIVE DOUBLE GROUND HARDWOOD MULCH FOR GROUND COVER.
 4. ALL DISTURBED LAWN AREAS WILL BE SEEDED, FERTILIZED, STRAW APPLIED AND CRIMPED OR TACKED.
 5. PLANTING CHART QUANTITIES OVERRIDE DRAWING QUANTITIES.

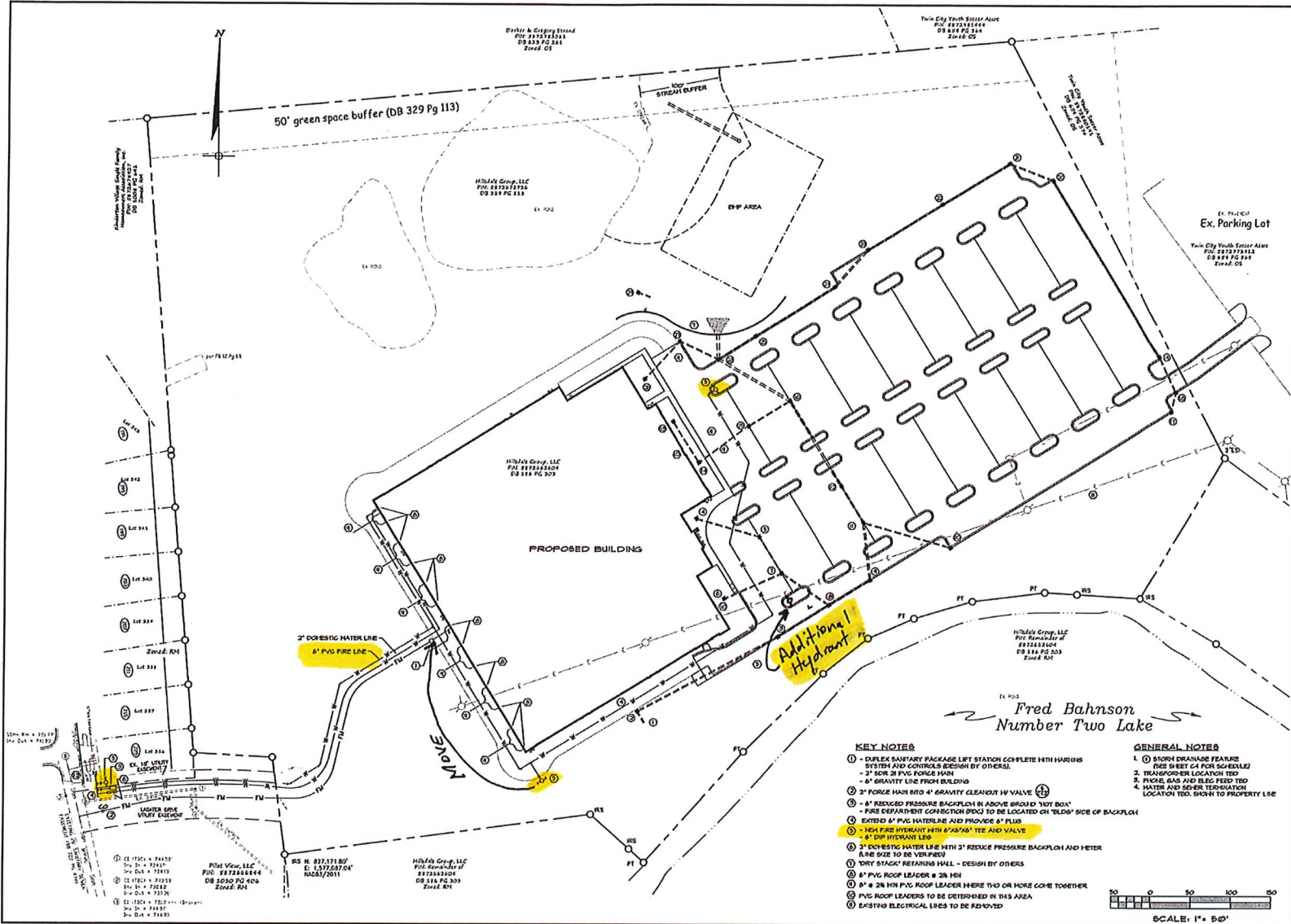
LANDSCAPING BUFFER PLANTINGS (1400 LF.)			
LEGEND	LARGE TREE 2' CAL. B&B (8')	SMALL TREE 1.5' CAL. B&B (6')	LARGE EVERGREENS 4' HEIGHT
○ DAK TREE	42	-	-
□ YOSHINO CHERRY	-	38	-
■ OKAME CHERRY	-	18	-
△ GREEN GIANT	-	-	560

PARKING LOT PLANTINGS (1550 LF.)				
LEGEND	LARGE TREE 2' CAL. B&B (8')	SMALL TREE 1.5' CAL. B&B (6')	LARGE SHRUB 4' HEIGHT	SMALL SHRUB 18" HEIGHT
▲ CHINESE ELM	18	-	-	-
△ RED MAPLE	17	-	-	-
□ NEEDLE POINT HOLLY	-	-	233	-
■ CREPE MYRTLE	-	31	-	-
○ CARISSA HOLLY	-	-	-	170
● ROSE CREEK ABEILA	-	-	-	136

BUILDING FRONT FOUNDATION PLANTINGS				
LEGEND	LARGE TREE 2' CAL. B&B (8')	SMALL TREE 1.5' CAL. B&B (6')	LARGE SHRUB 4' HEIGHT	SMALL SHRUB 18" HEIGHT
○ ROSE CREEK ABEILA	-	-	-	50
□ FIRE POWER NANDINA	-	-	-	20

M&M LAWN SERVICE INC.
MATT S SMITH
LICENSED NC LANDSCAPE CONTRACTOR #2361
336-669-2428
www.mandmlawnserviceinc.com

4-9-2018
DRAWN BY:
MSS
SHEET # L-1



- KEY NOTES**
- ① - DUPLEX SANITARY PACKAGE LIFT STATION COMPLETE WITH HARDWARE SYSTEM AND CONTROLS DESIGN BY OTHERS.
 - ② - 3" SDR 26 PVC FORCE MAIN
 - ③ - 6" GRAVITY LINE FROM BUILDING
 - ④ - 2" FORCE MAIN WITH 4" GRAVITY CLEANOUT 1/4" VALVE
 - ⑤ - 6" REDUCED PRESSURE BACKFLOW IN ABOVE GROUND "TEST BOX"
 - ⑥ - FIRE DEPARTMENT CONNECTION (FDC) TO BE LOCATED ON "UPDOW" SIDE OF BACKFLOW
 - ⑦ - EXTENDED 6" PVC WATERLINE AND PROVIDE 6" PLUS
 - ⑧ - 10% FIRE HYDRANT WITH 6"x6" TEE AND VALVE
 - ⑨ - 6" COP HYDRANT LEG
 - ⑩ - 2" DRESSING WATER LINE WITH 2" REDUCE PRESSURE BACKFLOW AND FETER LINE SIZE TO BE VERIFIED
 - ⑪ - "DRY STACK" RETAINS HALL - DESIGN BY OTHERS
 - ⑫ - 6" PVC ROOF LEADER @ 24" MIN
 - ⑬ - 8" @ 24" MIN PVC ROOF LEADER HERE THO OR MORE COME TOGETHER
 - ⑭ - PVC ROOF LEADERS TO BE DETOURED IN THIS AREA
 - ⑮ - EXISTING ELECTRICAL LINES TO BE REMOVED
- GENERAL NOTES**
- 1. STORM DRAINAGE FEATURE (SEE SHEET C-4 FOR SCHEDULE)
 - 2. TRANSFORMER LOCATION TEO
 - 3. PHONE GAS AND BLEG FEED TEO
 - 4. HATER AND SEWER TERMINATION LOCATION TEO. SHOWN TO PROPERTY LINE



LANDMARK
WE BUILD CONFIDENCE.
Landmark Builders | 3020 Third Court | Winston-Salem, NC 27107
910.276.1000 | www.landmarkbuilders.com

PROPOSED BUILDING FOR
CAROLINA ATHLETIC PERFORMANCE
419 TWINS WAY
BETHLEHEM, NC, NC

UTILITY PLAN

DATE	2/20/24
DESIGNED BY	LANDMARK
CHECKED BY	LANDMARK
SCALE	A - 3/32" = 1'
DATE	2/20/24
PROJECT NO.	24-001
DATE	2/20/24
SCALE	1" = 50'

JOB NO. T/W-17201
SHEET **C3**