

ZEBULON UNITED METHODIST CHURCH

COVERED PAVILION ADDITION CONSTRUCTION DRAWINGS

114 W. SYCAMORE STREET
ZEBULON, NC

JUNE 7, 2024
SEPTEMBER 30, 2024

OWNER/DEVELOPER
ZEBULON UNITED METHODIST CHURCH
(RANDY SINK - TRUSTEE)
121 WEST GANNON AVENUE
ZEBULON, NC 27597

ENGINEER	DEVELOPER	EXISTING SITE DATA
THE NAU COMPANY P.O. BOX 810 ROLESVILLE, NC 27571 CONTACT: JEREMY J. BECKETT, PE PHONE: (919) 395-2775 EMAIL: jbeckett@thenauco.com	ZEBULON UNITED METHODIST CHURCH 121 WEST GANNON AVENUE ZEBULON, NC 27597 CONTACT: RANDY SINK PHONE: (336) 972-9482 EMAIL: rhsink@gmail.com	PARCEL PIN(S) 2705-25-9154 SITE ADDRESS 114 W. SYCAMORE STREET, ZEBULON, NC ZONING DTP PROPOSED PARCEL AREA 0.61 ACRES (26,608 SF) EXISTING USE CHURCH RIVER BASIN NEUSE

PROPOSED SITE DATA	
ZONING	DTP
PROPOSED NET SITE AREA	0.61 ACRES (26,608 SF)
PROPOSED USE	CHURCH PAVILION
BUILDING FOOTPRINT AREA:	
EXISTING (PRIMARY)	14,898 SF
PROPOSED (DETACHED)	3,200 SF
RATIO (35% MAX.)	3,200/14,898 = 21.48%
BUILDING HEIGHT:	
EXISTING CHURCH (PRIMARY)	56 FT
PROPOSED PAVILION (DETACHED)	24 FT
PARKING SPACES REQUIRED	N/A (EXISTING CHURCH PARKING)
PARKING SPACES PROVIDED	N/A (EXISTING CHURCH PARKING)
BUILDING SETBACKS:	
FRONT	0'
SIDE	5'
REAR	15'
EXISTING IMPERVIOUS AREA	7,398 SF
PROPOSED IMPERVIOUS AREA	10,598 SF
DISTURBED AREA	7,500 SF (0.17 AC)

EROSION AND SEDIMENT CONTROL NOTE
PER WAKE COUNTY UDO 10-13-1(A), LAND DISTURBANCES LESS THAN ONE ACRE THAT ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE EXEMPT FROM REQUIRING AN EROSION AND SEDIMENTATION CONTROL PLAN OR PERMIT. THEREFORE, THIS PROJECT IS EXEMPT FROM OBTAINING AN EROSION AND SEDIMENTATION CONTROL PERMIT FROM WAKE COUNTY.

STORMWATER MANAGEMENT NOTE
PER TOWN OF ZEBULON LDO 1.2.1(E), DEVELOPMENT THAT CUMULATIVELY DISTURBS LESS THAN 20,000 SQUARE FEET AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IS EXEMPT FROM THE PROVISIONS OF THE STORMWATER ORDINANCE. THEREFORE, THIS PROJECT IS EXEMPT FROM PROVIDING ANY STORMWATER MANAGEMENT DEVICES OR OBTAINING A STORMWATER PERMIT FROM WAKE COUNTY.



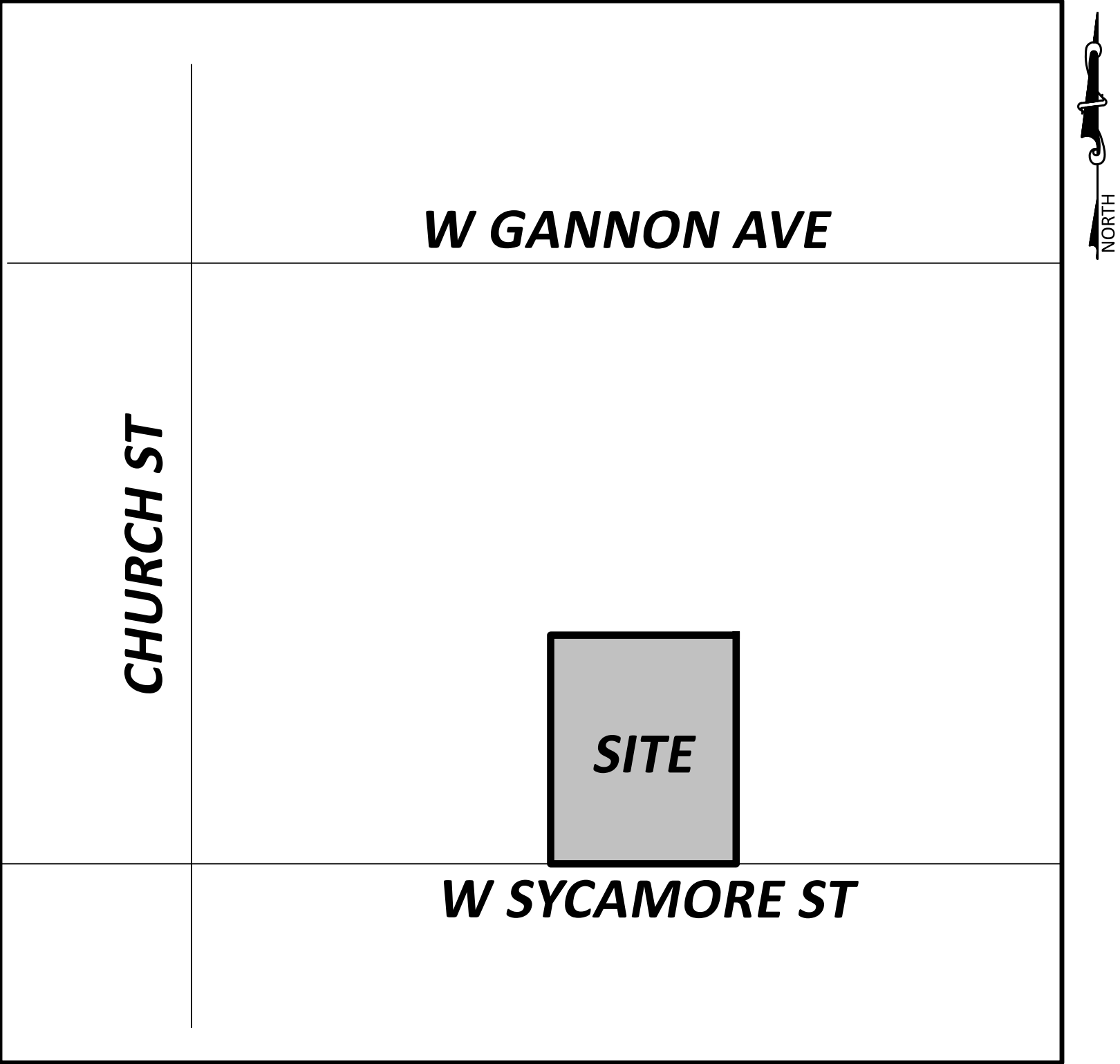
Know what's below.
Call before you dig.
nc811.org or 1-800-632-4949

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH TOWN OF
ZEBULON STANDARDS AND
SPECIFICATIONS.

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

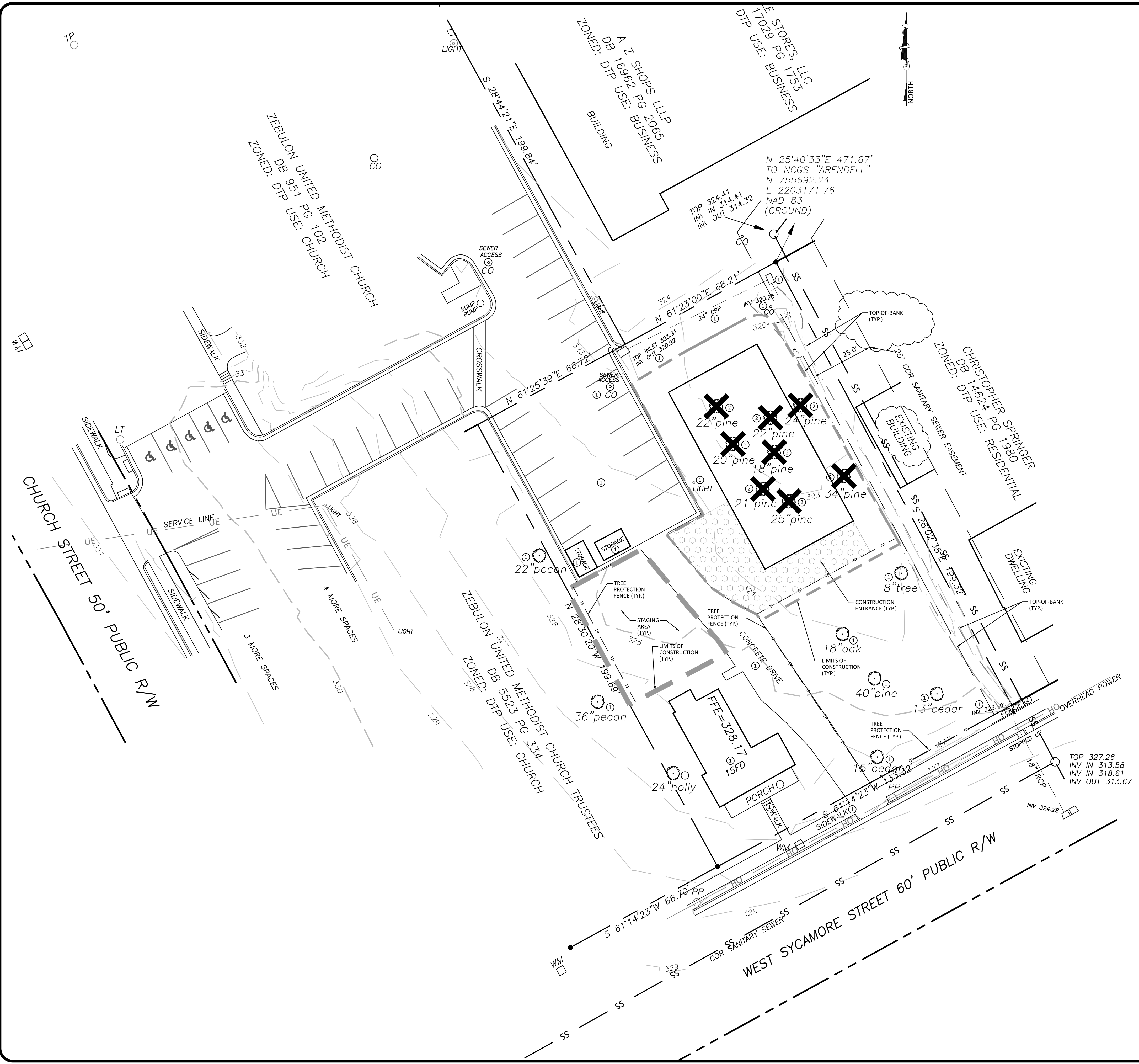
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

VICINITY MAP



SCALE: NOT TO SCALE

REVISIONS			
REV NO.	DESCRIPTION	DETAILS	REVISION DATE
1	PWC COMMENTS	REVISE TREE/SILT FENCE AND LANDSCAPING, ADD INLET PROTECTION AND SILT FENCE OUTLETS, PROVIDE HEIGHT/AREA RATIOS OF EXISTING PRIMARY STRUCTURE AND PROPOSED ACCESSORY STRUCTURE, PROVIDE ARCHITECTURAL ELEVATIONS.	09/30/2024



EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS TAKEN FROM AN ALTA SURVEY PREPARED BY: WILLIAMS-PEARCE AND ASSOC., PROFESSIONAL LAND SURVEYORS, P.A.
- TOPOGRAPHY FOR SITE TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: WILLIAMS-PEARCE AND ASSOC., PROFESSIONAL LAND SURVEYORS, P.A.
- THE SURVEYOR DID NOT EXAMINE OR CONSIDER SUBSURFACE OR ENVIRONMENTAL CONDITIONS FOR THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST.
- SURVEY PERFORMED WITHOUT BENEFIT OF TITLE EXAMINATION BY A LICENSED ATTORNEY. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE SURVEYOR OR THE NAU COMPANY, PLLC.

DEMOLITION KEYNOTES

- ITEM TO REMAIN
- REMOVE EXISTING ITEM, COORDINATE DEMOLITION WORK WITH RESPECTIVE JURISDICTIONAL AUTHORITY AND/OR UTILITY COMPANY.
- RELOCATE EXISTING ITEM, COORDINATE RELOCATION WORK WITH RESPECTIVE JURISDICTIONAL AUTHORITY AND/OR UTILITY COMPANY.



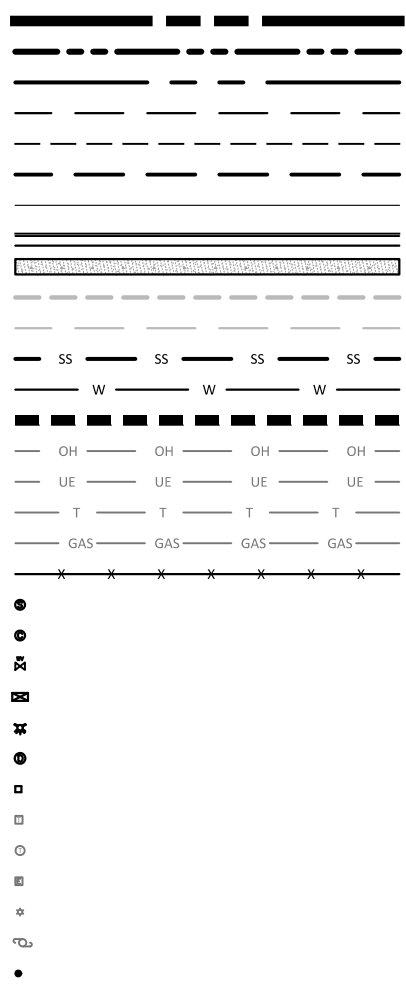
TREE
DEMOLITION

STAGING AND DEMOLITION NOTES

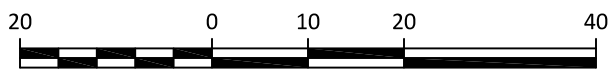
- ALL TREES LABELED TO REMAIN SHALL BE ENCOMPASSED WITHIN TREE PROTECTION FENCING.
- THERE ARE NO STOCKPILES REQUIRED FOR THIS PROJECT.
- CONSTRUCTION AND EMERGENCY ACCESS WILL BE FROM WEST SYCAMORE STREET.
- TRAFFIC MANAGEMENT IS NOT NECESSARY FOR THE PROPOSED DEVELOPMENT.
- NO EXISTING SIDEWALK CLOSURES WILL BE NECESSARY FOR THIS PROJECT.

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE



ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PER
CURRENT NCDOT STANDARDS AND SPECIFICATIONS.



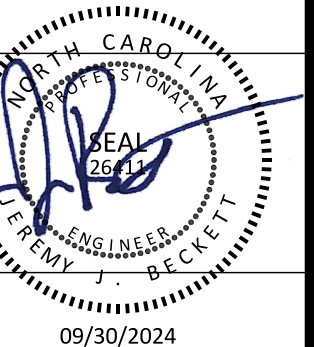
SCALE: 1"=20'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NCBELS License P-0751

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REVISIONS
1. 2024-09-30 TOWN COMMENTS

ZEBULON UNITED METHODIST CHURCH
COVERED PAVILION ADDITION
114 W. SYCAMORE STREET
ZEBULON, NC
EXISTING CONDITIONS/
STAGING/DEMOLITION PLAN



PROJECT NO: ---

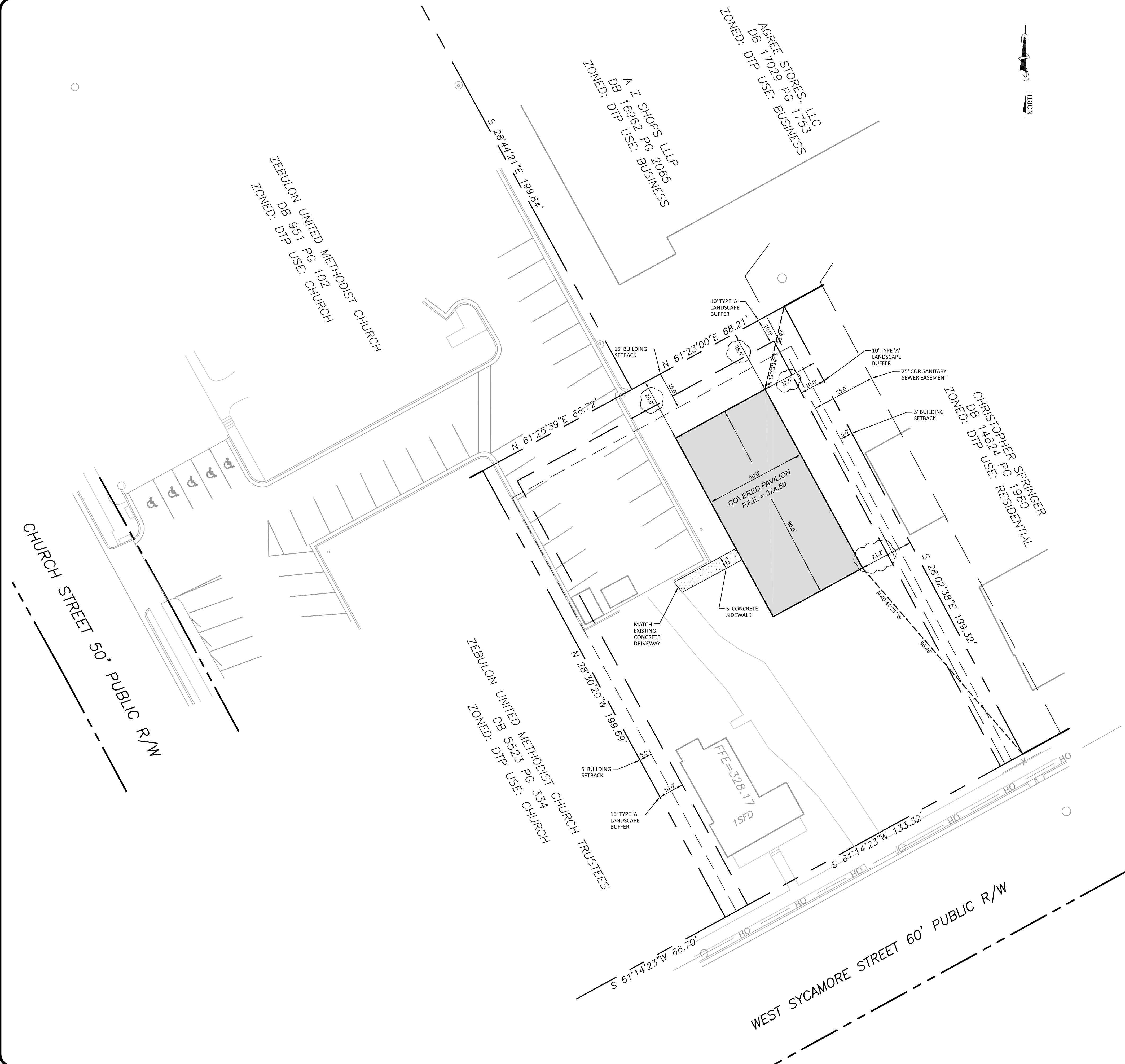
DESIGN BY: JJB

DRAWN BY: JJB

SCALE: 1"=20'

DATE: 2024-04-25

SHEET NO: C1.0



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GENERAL NOTES

- THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS AND SURVEYOR SHALL CONFIRM THAT THE MOST CURRENT SET OF PLANS AND/OR PLAN SHEET(S) ARE BEING USED FOR CONSTRUCTION AND SHALL KEEP A COPY OF SAID PLANS ON-SITE OR OTHERWISE AVAILABLE FOR REVIEW BY THE OWNER, THE OWNER'S REPRESENTATIVE(S) AND THE PERMITTING AUTHORITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE PERMITTING AUTHORITIES AND A REPRESENTATIVE OF THE OWNER.
- THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
- THE CONTRACTOR SHALL CONFIRM THAT ALL CONSTRUCTION AND CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL DETERMINE AND BE RESPONSIBLE FOR THE MEANS AND METHODS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE PERMITTING AUTHORITY TO PROVIDE THE REQUIRED COORDINATION, DOCUMENTATION AND INSPECTIONS FOR THE RELOCATION OF, OR CONNECTION TO ANY EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS REQUIRED TO PREPARE AS-BUILT CERTIFICATIONS.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY OFFSITE EASEMENTS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY RIGHT OF WAY, EASEMENTS AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
- THE CONTRACTOR SHALL CONFIRM THE SIZE, LOCATION, CONDITION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING STORM STRUCTURES) WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES. BEGINNING CONSTRUCTION PRIOR TO LOCATING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) AND NOTIFYING THE OWNER OR ENGINEER OF ANY DISCREPANCIES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
- DEPARTURES FROM THE APPROVED CONSTRUCTION DRAWINGS, MUNICIPAL SPECIFICATIONS OR ISSUED PERMITS THAT ARE DEEMED NECESSARY SHALL COORDINATED WITH THE APPROPRIATE PERMITTING AUTHORITY. CHANGES MADE WITHOUT THE APPROPRIATE APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
- THE STAKING SURVEYOR AND/OR THEIR SUBCONTRACTOR SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- THE CONTRACTOR SHALL NOTE THAT THE PLANS DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING ETC. THAT MAY BE REQUIRED FOR CONSTRUCTION.
- ALL GRADING, DIMENSIONS, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS/PARKING SPACES, STRIPING, SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE STATE BUILDING CODE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADA CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY/ALL BUILDING DIMENSIONS AND CONFIRM THAT ANY/ALL BUILDING ALIGNMENTS CONFORM TO THE APPROVED CIVIL PLANS PRIOR TO ANY CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL CONFIRM ALL SOIL COMPACTION AND PAVEMENT SECTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER AND VERIFY THAT ALL BUILDING FOUNDATION SOILS ARE SUITABLE AND COMPACTED PER THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER. IN THE ABSENCE OF A GEOTECHNICAL REPORT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SOIL COMPACTION, BUILDING FOUNDATION SOILS AND PAVEMENT SECTIONS REVIEWED, TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- SETBACK
- SPILL CURB
- CONCRETE
- HANDICAP RAMP
- HANDICAP STALL
- SIGN
- BOLLARD
- EXISTING FIRE HYDRANT
- FENCE
- POLE MOUNTED AREA LIGHT
- FINISH FLOOR ELEVATION

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SCALE: 1"=20'

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ZEBULON UNITED METHODIST CHURCH
COVERED PAVILION ADDITION

114 W. SYCAMORE STREET
ZEBULON, NC

SITE PLAN



PROJECT NO: ---

DESIGN BY: JJB

DRAWN BY: JJB

SCALE: 1"=20'

DATE: 2024-04-25

SHEET NO: C2.0

LANDSCAPE NOTES:

- SHRUBBERY IS TO BE PLANTED AT LEAST 30" FROM CURBING AND FROM END OF PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANG.
- SHRUBS INSTALLED AS PERIMETER SCREENING ARE TO BE MAINTAINED AT A MIN. HEIGHT OF 36"; MIN. INSTALLATION HEIGHT IS 16".
- SITE LIGHTING PLANS REQUIRED LIGHTS TO BE A MIN. OF 15 FEET FROM TREES. ANY ADJUSTMENTS IN THE FIELD NEED TO COMPLY WITH THIS STANDARD AND BE APPROVED BY GOVERNING JURISDICTION.
- EACH TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT FLARE WITH MULCH.
- DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP MULCH A MIN. OF 4" AWAY FROM THE TRUNK BASE.
- ANY CHANGES TO THE PROPOSED PLANT SCHEDULE MUST BE APPROVED BY THE DESIGNER OF RECORD AND THE LOCAL GOVERNING JURISDICTION. IN CASES WHERE THE PLANT SCHEDULE ONLY INCLUDES THE PLANT TYPE AND DOES NOT INCLUDE THE PLANT SPECIES, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT TO THE LOCAL JURISDICTION FOR APPROVAL. A DETAILED PLANT SCHEDULE AND ASSOCIATED PLANTING PLAN PREPARED BY A PROFESSIONAL KNOWLEDGEABLE ABOUT PLANT MATERIAL AND DESIGN, PRIOR TO PROCEEDING WITH INSTALLATION.
- PROPERTY PERIMETER BUFFER - IN AREAS WHERE EXISTING VEGETATION IS TO BE USED TO SATISFY PERIMETER LANDSCAPE BUFFER, THE LOCAL JURISDICTION MAY DETERMINE. AFTER AND ON-SITE INSPECTION, THAT ADDITIONAL PLANTING IS REQUIRED TO SATISFY THE REQUIRED BUFFER, THE CONTRACTOR SHALL COORDINATE WITH LOCAL JURISDICTION.

LANDSCAPE CALCULATIONS

SITE REVEGETATION AND SITE LANDSCAPING

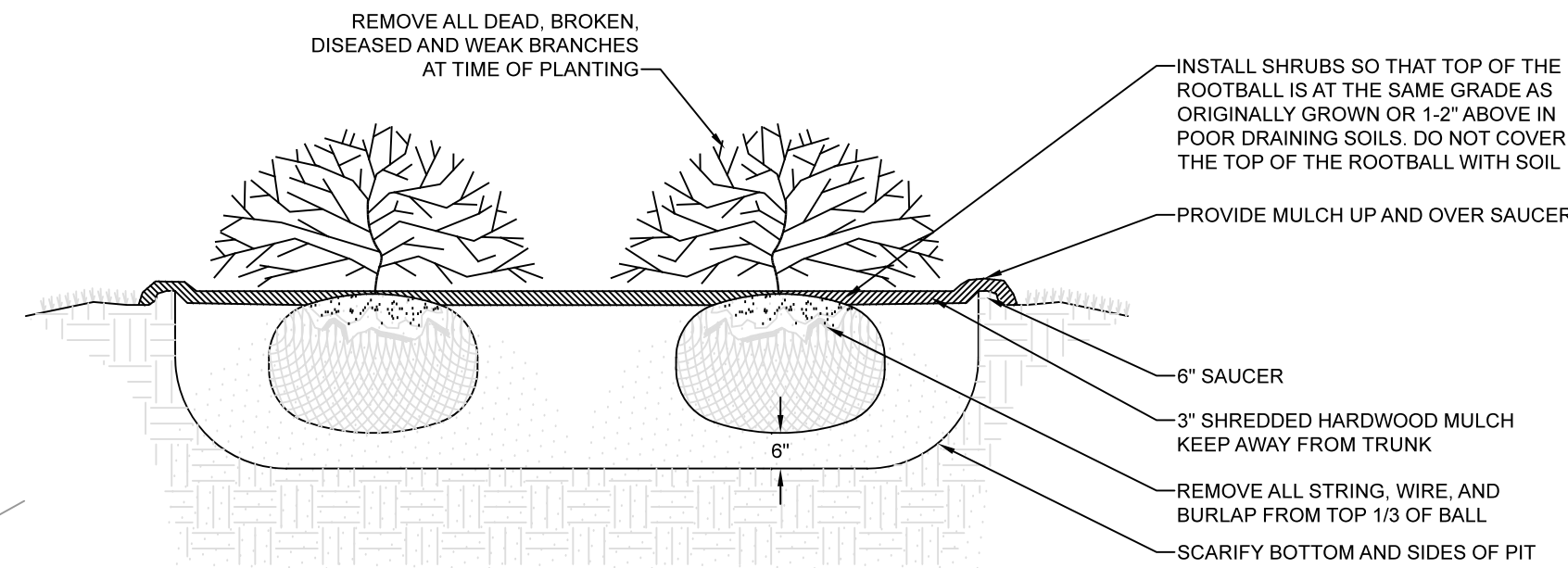
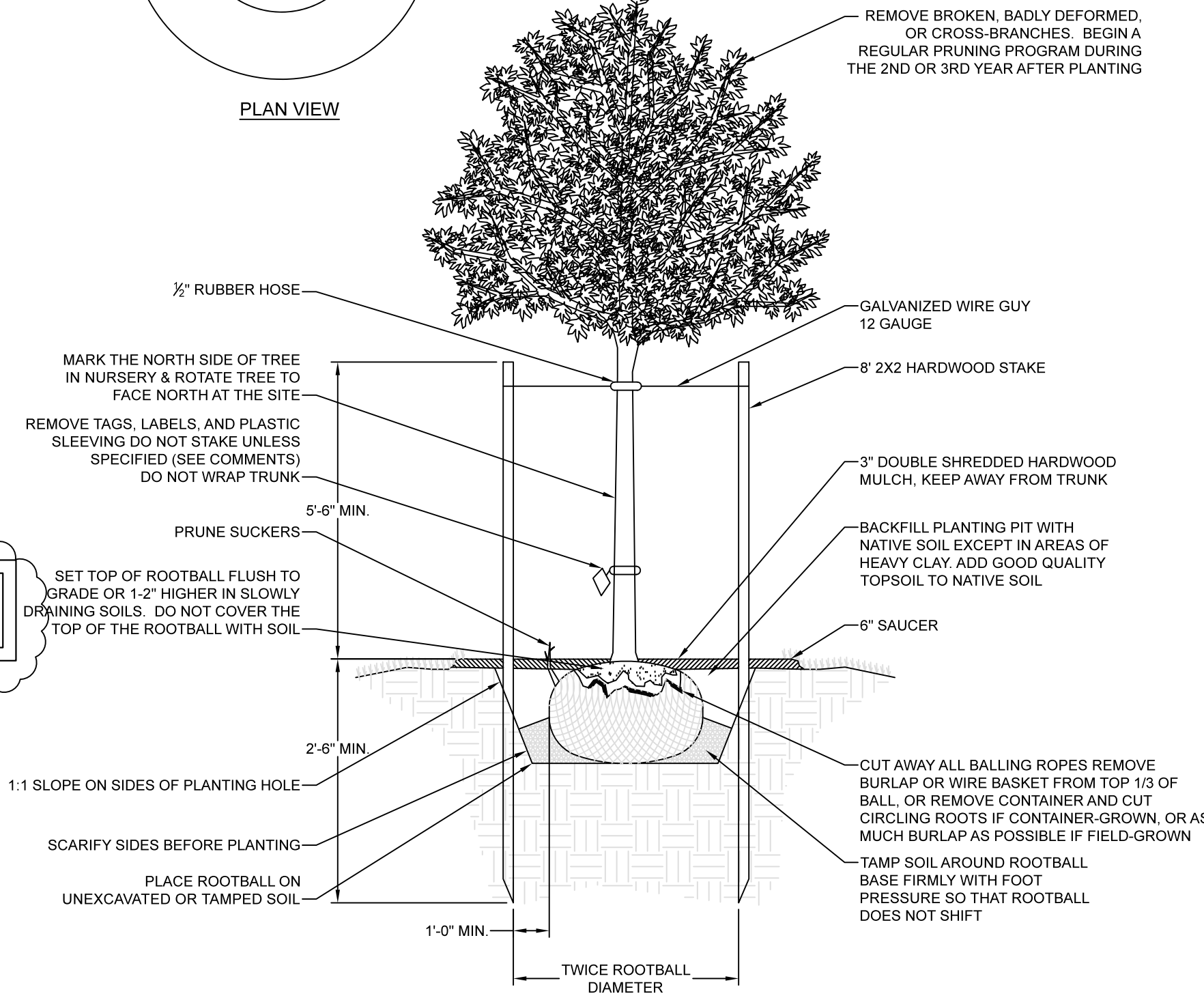
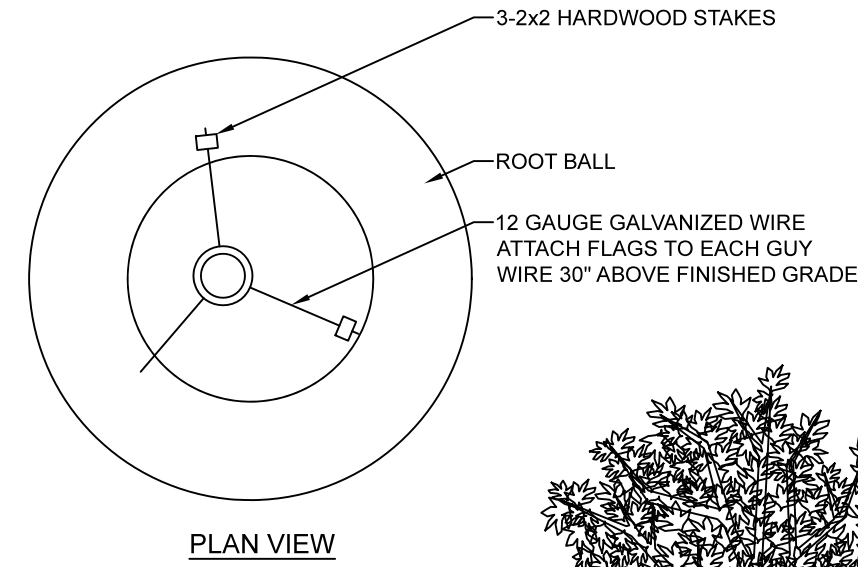
TREE REPLACEMENT: (8" DBH OR GREATER)	8 CANOPY TREES REMOVED x 2.5" DBH = 20" DBH REPLACED
SITE TREES REQUIRED:	1 CANOPY TREE PER 2,000 SF OF SITE AREA (UP TO 20,000 SF) 20,000 SF LF/2,000 SF = 10 TREES x 2.5" DBH = 25" DBH REQUIRED
TOTAL TREES REQUIRED:	20" DBH + 25" DBH = 45" DBH
EXIST. TREES TO REMAIN: (1.25 DBH CREDIT)	8" CEDAR - 10" DBH CREDIT 13" CEDAR - 15" DBH CREDIT 15" CEDAR - 15" DBH CREDIT 18" OAK - 22" DBH CREDIT 24" HOLLY - 30" DBH CREDIT 40" PINE - 50" DBH CREDIT
TOTAL EXIST. TREE CREDIT:	146" DBH
REQUIRED SITE TREES:	0 REPLACEMENT TREES

TYPE 'A' BUFFER - WEST AND EAST PROPERTY LINES

TOTAL TREES REQUIRED:	4 UNDERSTORY TREES PER 100 LF = 199 LF/100 LF x 4 = 8 TREES
TOTAL SHRUBS REQUIRED:	15 SHRUBS PER 100 LF = 199 LF/100 LF x 15 = 30 SHRUBS
TOTAL TREES PROVIDED: (EACH PROPERTY LINE)	4 CREPE MYRTLE 4 MELLIE STEVENS HOLLY
TOTAL SHRUBS PROVIDED: (EACH PROPERTY LINE)	15 HARBOR DWARF NANDINA 15 DWARF BUFORD HOLLY

TYPE 'A' BUFFER - NORTH PROPERTY LINE

TOTAL TREES REQUIRED:	4 UNDERSTORY TREES PER 100 LF = 135 LF/100 LF x 4 = 6 TREES
TOTAL SHRUBS REQUIRED:	15 SHRUBS PER 100 LF = 135 LF/100 LF x 15 = 24 SHRUBS
TOTAL TREES PROVIDED:	3 CREPE MYRTLE 3 MELLIE STEVENS HOLLY
TOTAL SHRUBS PROVIDED:	12 HARBOR DWARF NANDINA 12 DWARF BUFORD HOLLY



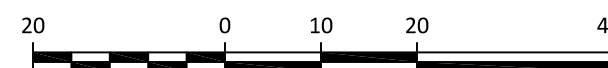
SHRUB PLANTING DETAIL

TREE PROTECTION FENCING SHALL NOT EXCEED FOUR FEET IN HEIGHT (SEE DETAIL SHEET FOR SPECIFICATIONS).

QUANTITY	SYM/KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION				
				CALIPER*	HEIGHT*	ROOT	SPACING	TYPE
1	QP	QUERCUS PHELLOS	WILLOW OAK	2.5" MIN	8' - 10' MIN	B&B	25'-40' O.C.	CANOPY
1	AR	ACER RUBRUM	RED MAPLE	2.5" MIN	8' - 10' MIN	B&B	25'-40' O.C.	CANOPY
11	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	2" MIN	6' - 8' MIN	B&B	15'-25' O.C.	UNDERSTORY
11	IN	ILEX x 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2" MIN	6' - 8' MIN	B&B	15'-25' O.C.	UNDERSTORY
53	ICB	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		18"-24"	CONT.	3' O.C.	EVERGREEN SHRUB
42	ND	NANDINA DOMESTICA HARBOR DWARF	HARBOR DWARF NANDINA		18"-24"	CONT.	3' O.C.	SHRUB

*NOTE: CALIPER AND HEIGHT OF TREES ARE A MINIMUM AT THE TIME OF INSTALLATION.

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SCALE: 1"=20'

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1	2024-09-30	TOWN COMMENTS

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COVERED PAVILION ADDITION

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LANDSCAPE PLAN



PROJECT NO: ---

DESIGN BY: JJB

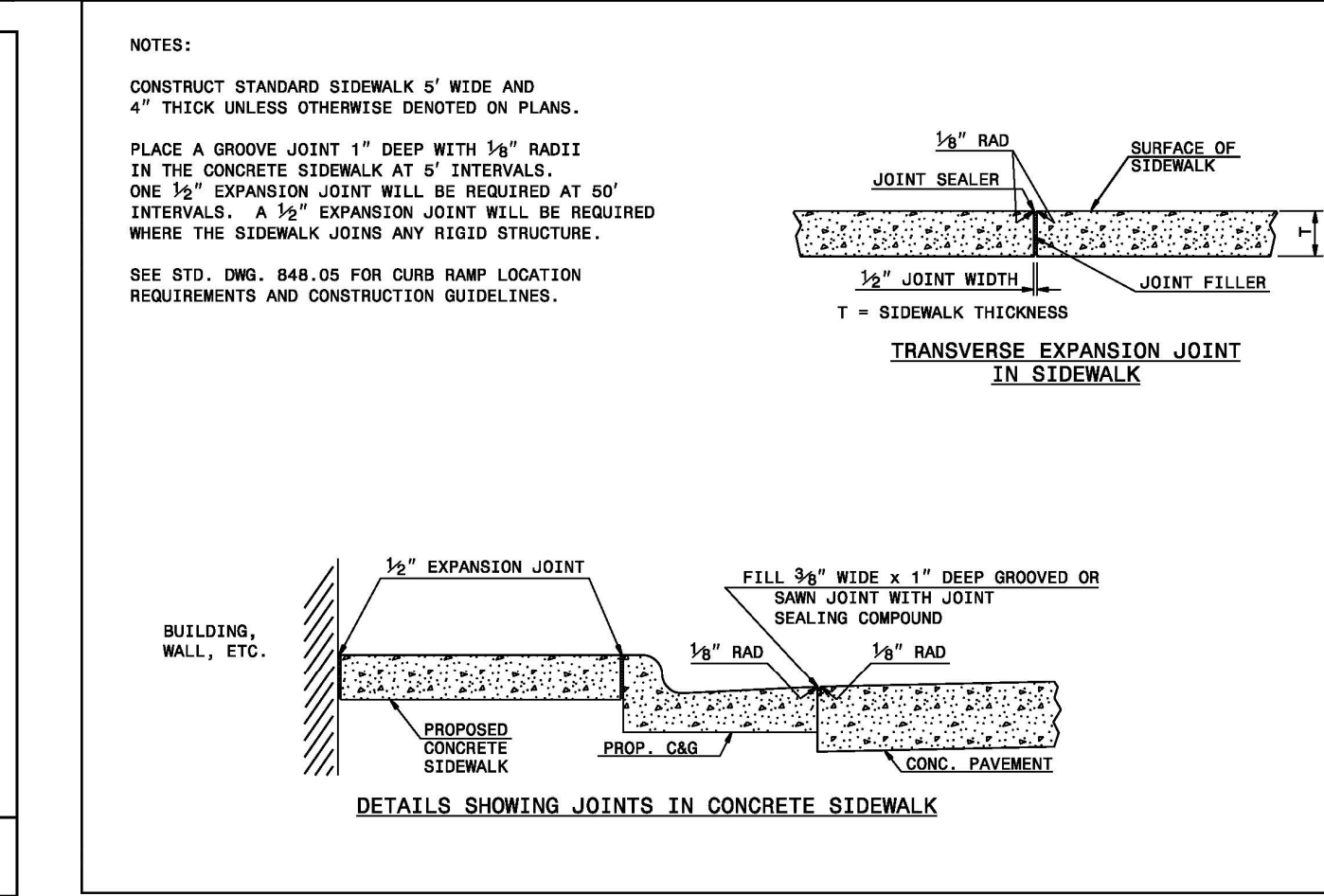
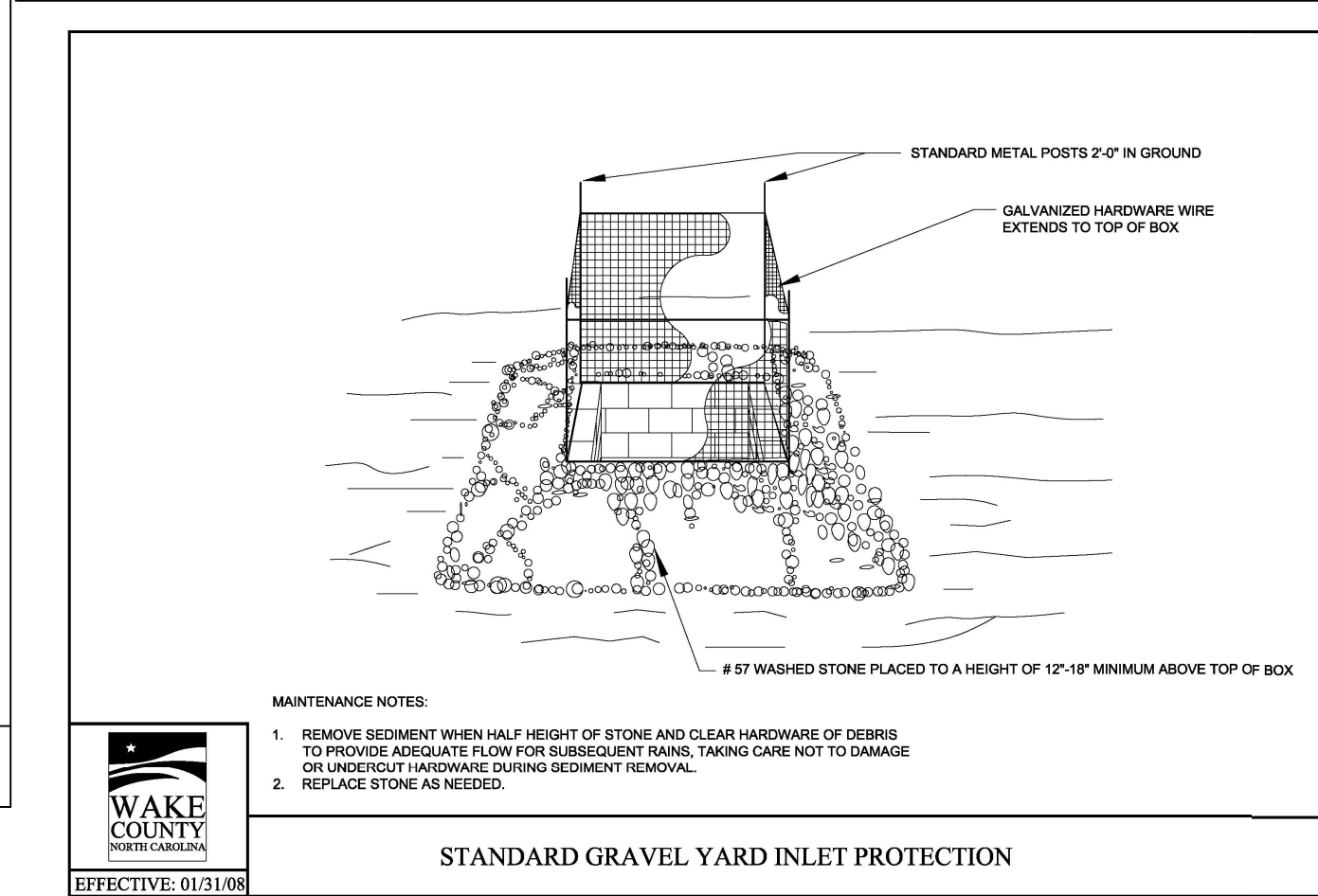
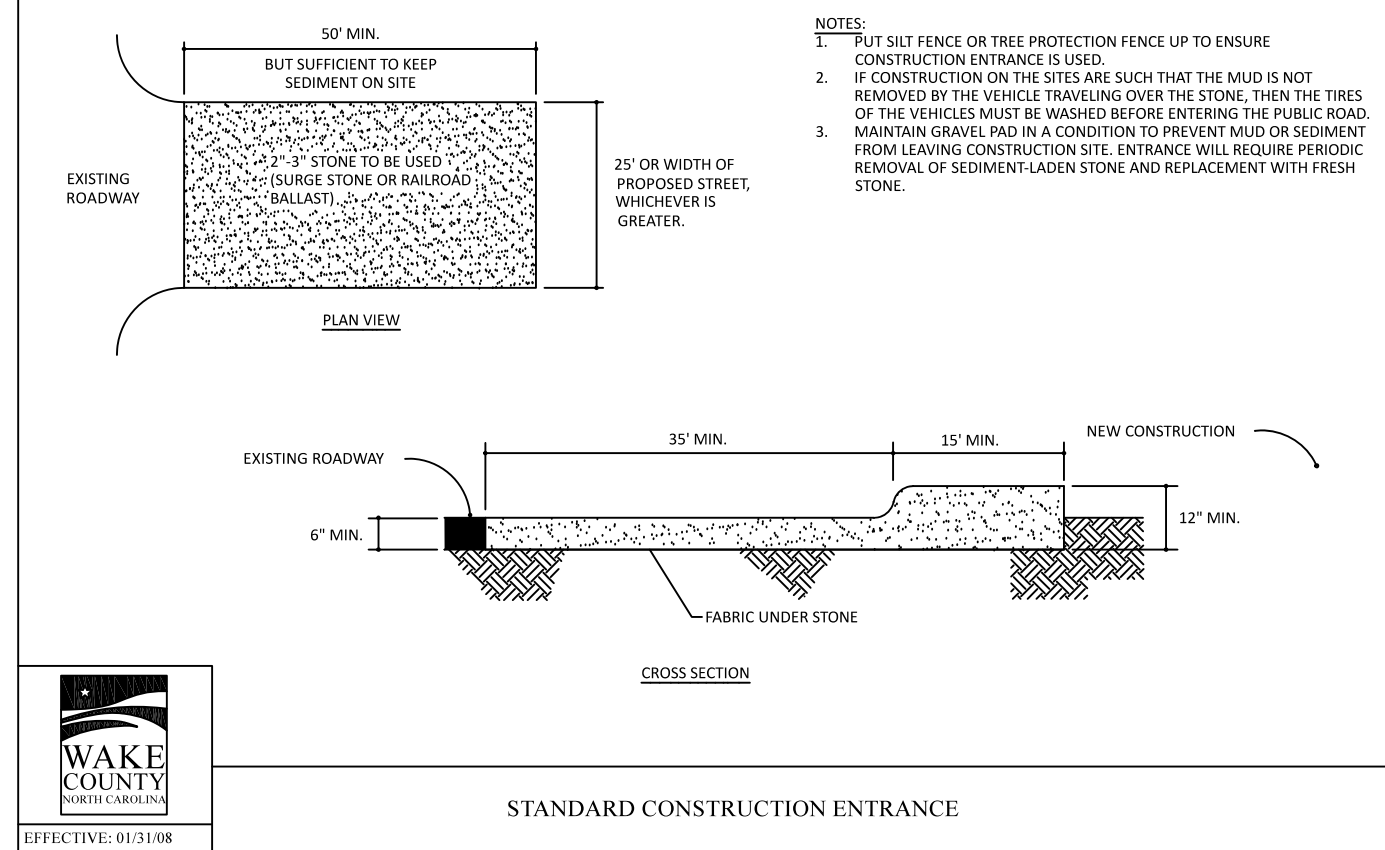
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SHEET NO: L1.0

DETAILS

[illegible]

1	2024-09-30

ZEBULON UNITED METHODIST CHURCH COVERED PAVILION ADDITION 114 W. SYCAMORE STREET ZEBULON, NC	DETAILS
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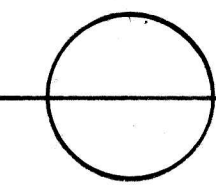
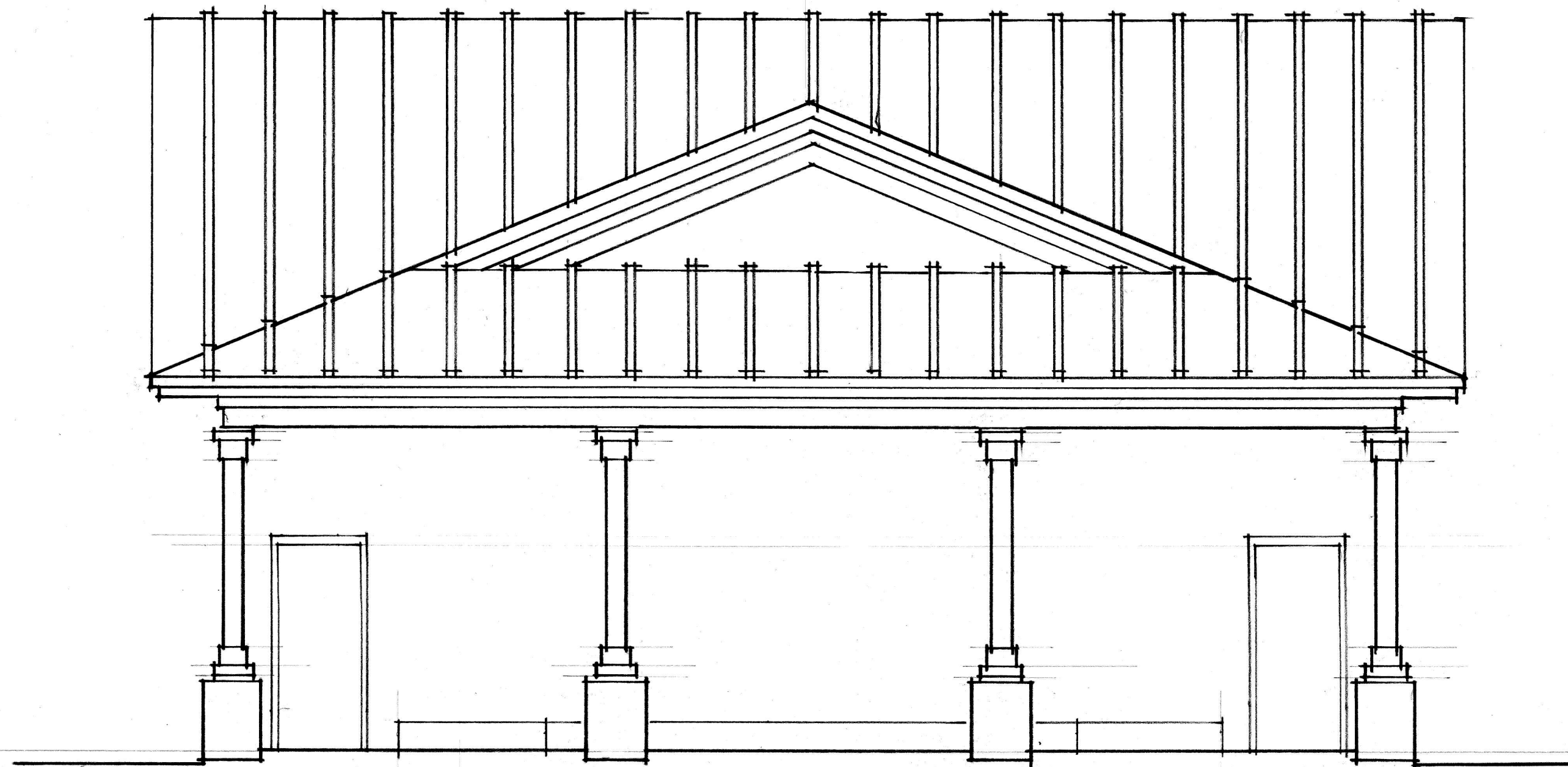
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SCALE: NTS

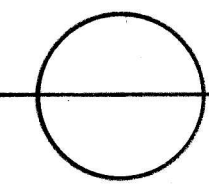
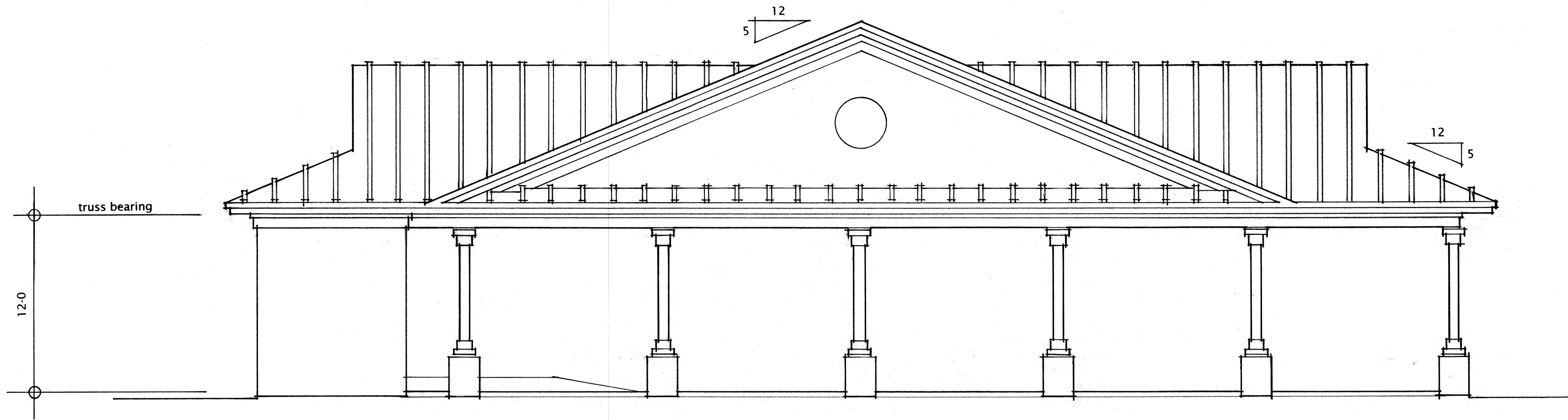
DATE: 2024/01/25

SHEET NO: **D2.0**



Building Elevation

1/4 = 1-0



Building Elevation

1/4 = 1-0

ROBERT L. RUNYANS AIA
ARCHITECT

503 EAST FRANKLIN STREET
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27604

NEW PAVILION
ZEBULON UNITED METHODIST CHURCH
121 W GANNON AVE ZEBULON, NORTH CAROLINA

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NOT FOR CONSTRUCTION

SHEET NO.