

ZEBULON CAMPGROUND

ROGER HONBARRIER & RYAN RIMMELE

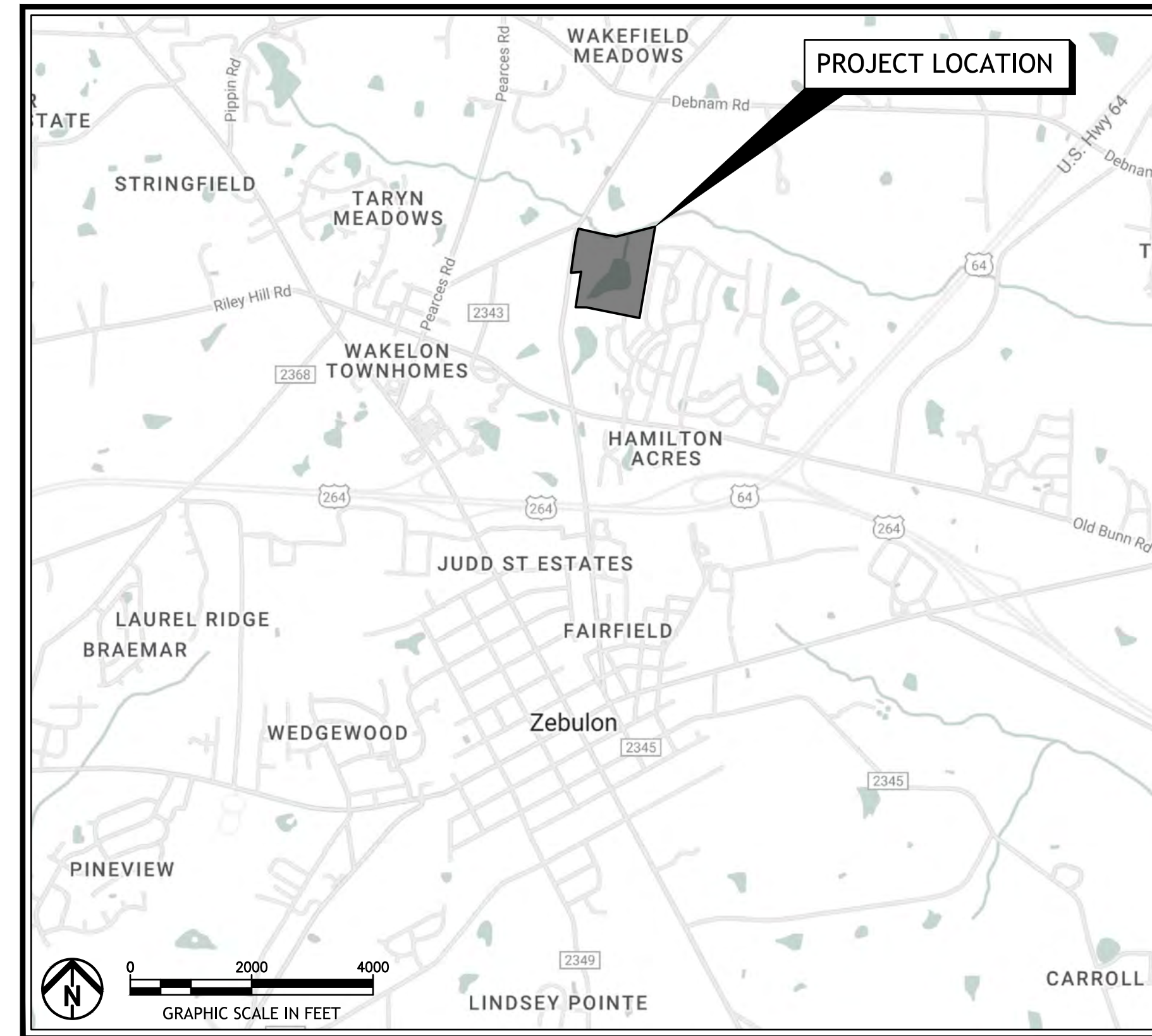
WAKE COUNTY, NORTH CAROLINA

30% CONSTRUCTION DOCUMENTS

ISSUED: AUGUST 12, 2024

SITE PLAN LEGEND

EXISTING	PROPOSED	
		CENTERLINE/BASELINE CONSTRUCTION
		PROPERTY LINE
		RIGHT OF WAY
		EASEMENT
		SWALE
		CONTOUR
		STORM SEWER
		SANITARY SEWER
		WATER LINE
		WATER SERVICE
		GAS LINE
		ELECTRIC LINE, UNDERGROUND
		TELEPHONE LINE, UNDERGROUND
		FIBER OPTIC LINE, UNDERGROUND
		CABLE LINE, UNDERGROUND
		CATCH BASIN, MANHOLE
		MANHOLE ADJUSTED TO GRADE
		HYDRANT, HYDRANT ASSEMBLY
		VALVE, WV=WATER VALVE GV=GAS VALVE
		METER, E=ELECTRIC, G=GAS, W=WATER
		ELECTRIC CABINET, PULL BOX, PEDESTAL, MANHOLE
		TELEPHONE MANHOLE, UTILITY MARKER
		POWER POLE, TELEPHONE POLE, COMBINATION POLE, LIGHT POLE
		IRON PIN/PIPE FOUND, IRON PIN SET
		MONUMENT BOX
		SIGN
		MAILBOX
		FLAG POLE, DECORATIVE/YARD LIGHT
		TREE, SHRUB LINE, TREE REMOVED, TREE LIMBED AND ROOT PRUNED
		BASEMENT ELEVATION



LOCATION MAP

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APPROVALS:

TOWN MANAGER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

PLANS PREPARED AND RECOMMENDED BY:



EDG PROJ. NUMBER 23-00285-020	TITLE SHEET	T1.00
DRAWN BY CMR/SDK		
CHECKED BY SDK		
FILE NO. ZCOVER 23-00285-020.dwg		



EXISTING CONDITIONS PLAN NOTES

1. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. WETLAND DELINEATION TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

Environmental Design Group
 AKRON / CLEVELAND / COLUMBUS
 14 450 GRANT ST., AKRON, OH 44311
 P. 330.575.1590 / F. 800.835.1590
 W. ENVDESIGNGROUP.COM

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

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
△	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

EXISTING CONDITIONS PLAN LEGEND

	WORK LIMITS		EDGE OF PAVEMENT
	PROPERTY BOUNDARY		FENCE
	RIGHT OF WAY		UTILITY POLE
	TREE LINE		LIGHT POLE
	100 YEAR FLOOD		SANITARY STRUCTURE
	FLOOD ZONE		STORM STRUCTURE
			WATER STRUCTURE
			POWER STRUCTURE
			COMMUNICATION STRUCTURE

GRAPHIC SCALE IN FEET

EXISTING CONDITIONS PLAN

V1.00

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RESTROOM AND SHOWER FACILITIES

Campground Requirements

Per Town of Zebulon, Unified Development Ordinance (UDO) 4.3.5.LL.8:

Each park shall provide the following bathroom facilities for every 8 campsites or fraction thereof:

Male bathrooms to include: 1 urinal, 1 toilet, 1 lavatory, 1 shower

Female bathrooms to include: 2 toilets, 1 lavatory, 1 shower

Per the NFPA 1194 Standard for Recreational Vehicles and Campgrounds, 7.5 and 7.6:

7.5.1.1 Toilets shall be provided at one or more locations in every recreational vehicle park and campground except at primitive and semi-primitive campgrounds.

7.5.1.2 Toilets shall be located within a 500 ft (152.4 m) radius from any recreational vehicle, recreational park trailer, and/or camping unit site not provided with an individual sewer connection.

7.6.1 In recreational vehicle parks and in semi-developed and developed campgrounds, a minimum of one toilet shall be provided for each sex up to the first 25 sites.

7.6.2 For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided.

7.6.3 If water flush toilets are provided, an equal number of lavatories shall be provided up to six toilets.

7.6.3.1 One additional lavatory shall be provided for each two toilets when more than six toilets are required.

7.6.4 If separate facilities are provided for men and women, urinals shall be acceptable for no more than one-third of the toilets required in the men's facilities.

Type of Site	Site Count	Sewer Connections at Each Site		Total Number of Req'd Plumbing Fixtures per Code								Proposed Number Plumbing Fixtures (all restrooms to be unisex, single use)						
		Provided	Not Provided	Town of Zebulon UDO 4.3.5.LL.8				NFPA 1194 7.5 and 7.6										
				Urinals	Toilets	Lavs	Showers	Urinals	Toilets	Lavs	Showers	Urinals	Toilets	Lavs	Showers			
Back-in RV Campsites	32	32																
Pull-Thru RV Campsites	18	18																
Yurts*	8		8															
Platform Tent Campsites*	11		11	7	19	13	13	0	6	6	0	0	8	8	4			
Enlarged Glamping Sites*	3		3															
Tent Campsites	13		13															
TOTAL	85	50	35															

*Yurts and Platform Tents may or may not have integral restrooms.

Activity Center Requirements*

PRIMARY ACTIVITY CENTER	Area	Unisex Restrooms				Showers	
		# of Occ.	Req'ts	Toilets	Lavs	Req'ts	Showers
CLUBHOUSE		Referenced Code: NC State Building Code					
Offices	430	3.0					
Store	435	7.3					
Storage	175	0.6	1 per 75	2	1	N/A	0
Activity Room	975	48.8					
Patio	1000	50.0					
Sub-Total		109.6		2	1		
SWIMMING POOL		Referenced Code: NC Dept. of Health & Human Services, Div of Public Health, EHS, Rules Governing Public Swimming Pools, 15A NCAC 18A.2500					
Pool Area**	1500	100	per 200 bathers	2	2	1 per 200 bathers	1
Spa Area	100	10					
Deck Area	3450						
Sub-Total		110		2	2		1
TOTAL Fixtures				4	3		1

*Clubhouse / Activity Center to be used by resort guests only.

**Number of req'd toilets and lavatories could be reduced in half if bathers load is under 100.

***Total fixtures assume single use, unisex restrooms.

Proposed Number of Plumbing Fixtures for Entire Site

PROPOSED LOCATIONS	Unisex Restrooms			
	Toilets	Lavs	Showers	Laundry
Clubhouse / Activity Ctr.	4	4	2	0
Pool (rinse shower)	0	0	2	0
SE Corner	4	4	2	2 units
NE Corner	4	4	2	0
Total	12	12	8	2 Units

BENCHMARK REQUIREMENTS FOR SITE DEVELOPMENT

Site Requirements	NFPA 1194	Proposed Campground	Comments
Emergency Access	X		Alt. Routes provided within Campground. Site limitations to provide 2 ways to enter and exit.
Separate access to each camp site	X	X	
Each Site is Identifiable	X	X	
Min 1,500 SF per camp site		X	
Each Stand Min 8'-0" Wide	X	X	
Min 15'-0" distance between Recreational Vehicles or portable camping units	X	X	X
Min 10'-0" distance between portable camping units	X	X	X
Min 15'-0" from any building, public roadway, street, alley and or any right-of-way for vehicular traffic		X	
Dump Station	X		Not required- Full Hook Ups Provided
Gray Water Recycling	X	X	Required for Primitive Campsites

OPEN SPACE CALCULATIONS

Open Space			
Total Property Area (Not Including Lake)	1288748 SF		29.6 AC
Lake Area	255130 SF		5.9 AC
Open Space Set-Aside Required (5%)	5% %		5% %
Total	77194 SF		1.78 AC

Active	Swimming and Lodge	9420 SF	0.30 AC
Active	Playground	3025 SF	0.10 AC
Passive	ALL Passive Open Space (not including Camping Sites/Roads/Lakes/Etc.)	526818 SF	12.10 AC
Total		529843 SF	12.50 AC

PARKING REQUIREMENTS

PARKING REQUIREMENTS Area Type	Town of Zebulon Requirements	Proposed # of Units	Location	Number of Parking Spaces	
				Required	Proposed
Recreational Vehicle Park	1 per employee on largest shift, and .25 per every RV space*	50	RV Campsites	13	50
			Maintenance	2	2
			Clubhouse / Activity Center	4	16
			SW Parking Area		8
			SE Shelter / Bathhouse		14
Campgrounds	1+1 per every camping space	2	NW Yurts	4	4
		6	SE Yurts	12	25
		3	E Enlarged Glamping Sites	6	6
		11	E Platform Tents	22	22
		13	NE Tent Campsites & Bathhouse	26	27
Trailhead	1/50 units	85	NW Corner	2	2
Commercial Recreation, Indoor	1/200 SF		Not Used**		
Commercial Recreation, Outdoor	1/1,000 SF (including building SF)		Not Used**		
Community Center	1/300 SF		Not Used**		
Convenience Store	1/200 SF		Not Used**		
Indoor Private Recreation	1/200 SF		Not Used**		
Office, Sales	1/200 SF for public areas, 1/600 for non-public areas		Not Used**		
TOTAL				91	176

*Estimated number of employees at peak season: 6. Up to 2 parking spaces available at each RV campsite depending on length of RV / trailer.

**Requirements included for reference only. Clubhouse and Activity Areas to be used by resort guests only.

30% CDS

DATE: _____

REVISIONS		
DATE	DESCRIPTION	
1 08-12-2024	REVIEW RESUBMITTAL	
-	-	-
-	-	-
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

CODE REQUIREMENTS AND REGULATIONS

G1.00



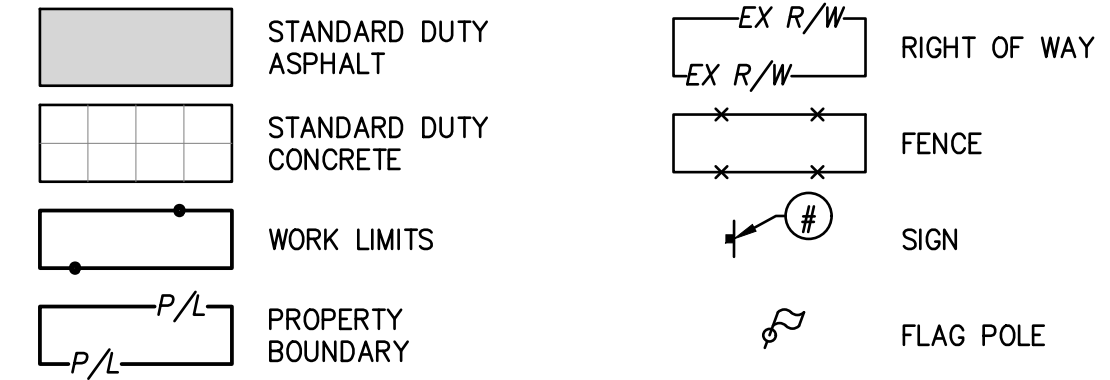
SITE LAYOUT PLAN - OVERALL SITE NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY PROVIDED BY THE CLIENT. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- REFER TO ARCHITECTURAL FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB.
- DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
- PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING BUT APPLY TO ALL SIMILAR CONDITIONS.
- CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- REFER TO SITE UTILITY PLAN FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.
- REFER TO SHEET G1.00 FOR SITE PARKING REQUIREMENTS MATRIX.
- THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

CAMPSITE LEGEND

- A** PREMIUM RV BACK-IN CAMPSITE (5)
- B** PREMIUM RV BACK-IN REVERSE CAMPSITE (27)
- C** PREMIUM RV PULL-THROUGH CAMPSITE (8)
- D** PREMIUM RV PULL-THROUGH REVERSE CAMPSITE (10)
- E** YURT CAMPSITE ENLARGED PLAN (8)
- F** GLAMPING ENLARGED PLAN (11)
- F*** GLAMPING MODIFIED ENLARGED PLAN (3)
- G** PLATFORM TENT ENLARGED PLAN (13)

SITE LAYOUT PLAN LEGEND



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30% CDS

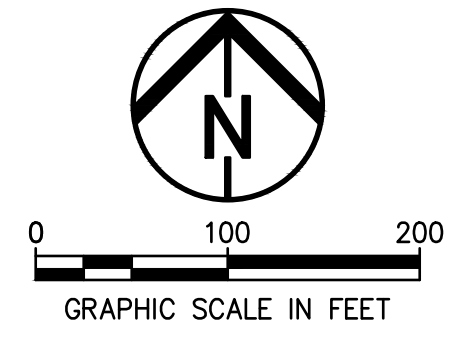
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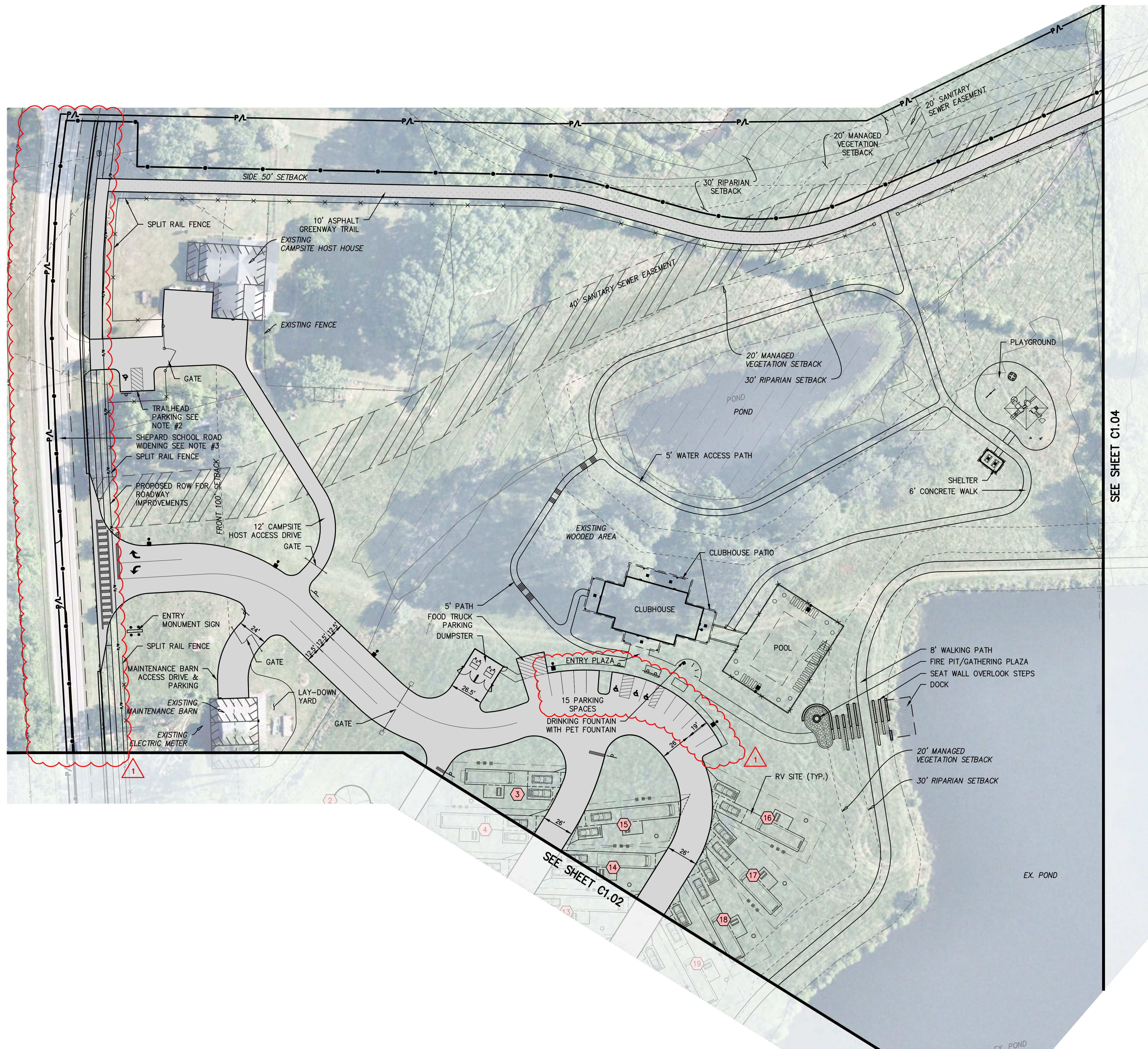
SITE LAYOUT PLAN - OVERALL SITE

C1.00



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LAYOUT PLAN - ENLARGEMENT 1 NOTES

- SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.
- TRAILHEAD AND TRAIL TO BE UPDATED PER THE TOWN REQUIREMENTS WITH THE COMPLETION OF CONSTRUCTION DRAWINGS AND PERMIT DOCUMENTS.
- SHEPARD SCHOOL ROAD WIDENING TO MEET THE TOWN REQUIREMENTS. AS SHOWN, IT INCLUDES: 5' SIDEWALK, 5' TREE WELL, 24' TWO SOUTHBOUND LANES, 6' MEDIAN.



ZEBULON CAMPGROUND
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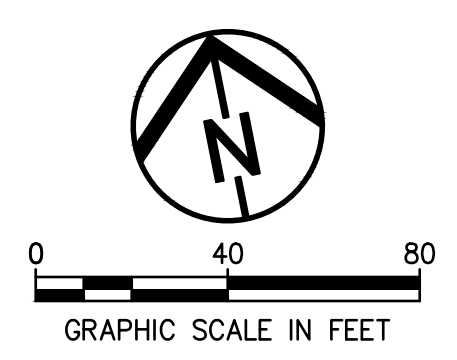
SITE LAYOUT PLAN LEGEND

- | | | | |
|--|------------------------|--|--------------|
| | STANDARD DUTY ASPHALT | | RIGHT OF WAY |
| | STANDARD DUTY CONCRETE | | FENCE |
| | WORK LIMITS | | SIGN |
| | PROPERTY BOUNDARY | | FLAG POLE |

DATE: _____

REVISIONS		
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LAYOUT PLAN - ENLARGEMENT 1

C1.01



LAYOUT PLAN - ENLARGEMENT 2 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

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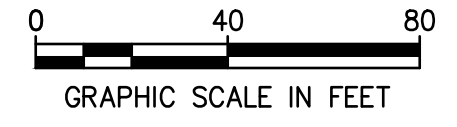
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

DATE: _____

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LAYOUT PLAN - ENLARGEMENT 2

C1.02

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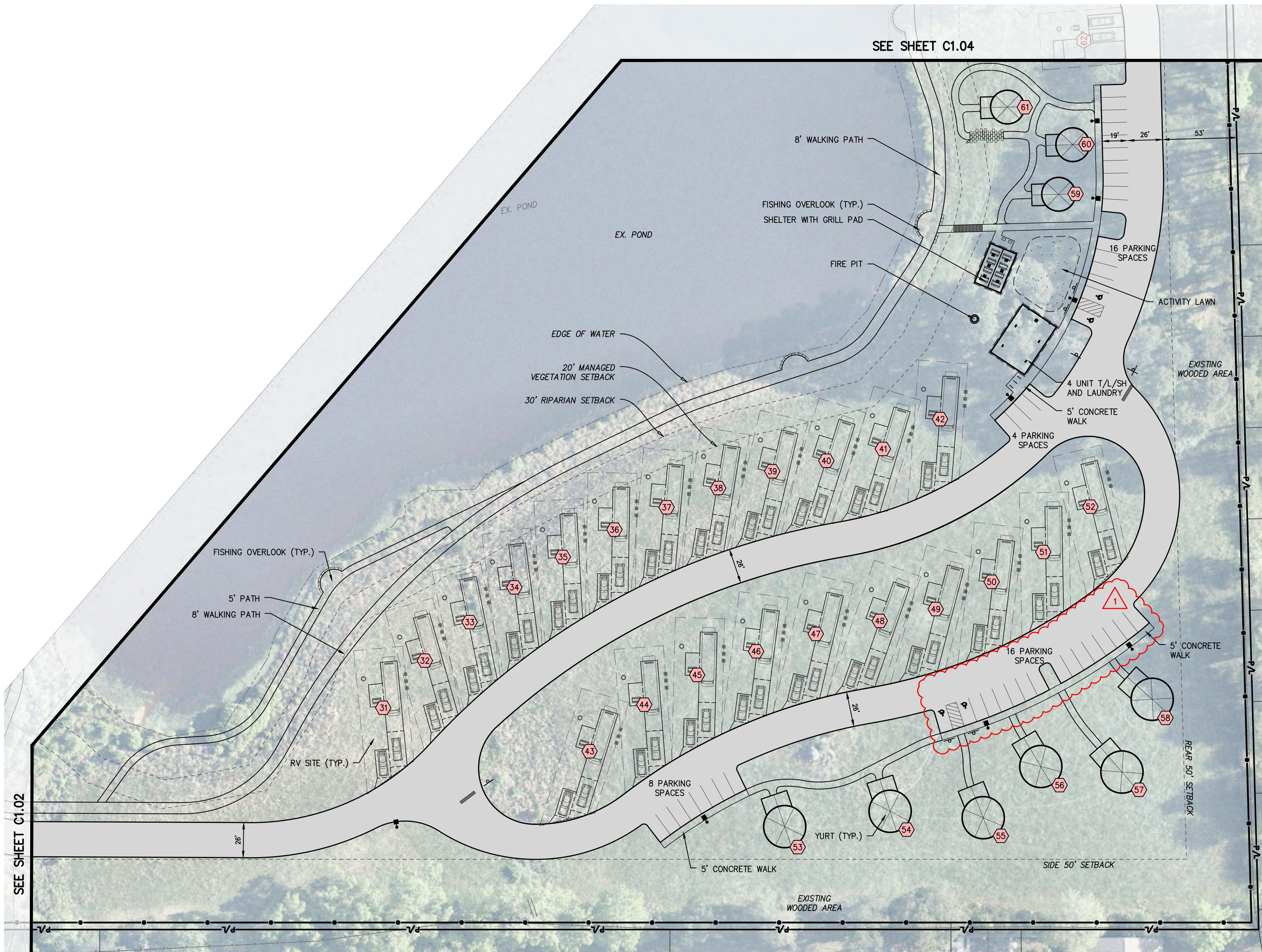
LAYOUT PLAN - ENLARGEMENT 3 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS



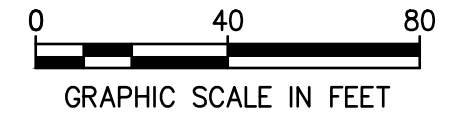
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

DATE: _____

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SEE SHEET C1.02

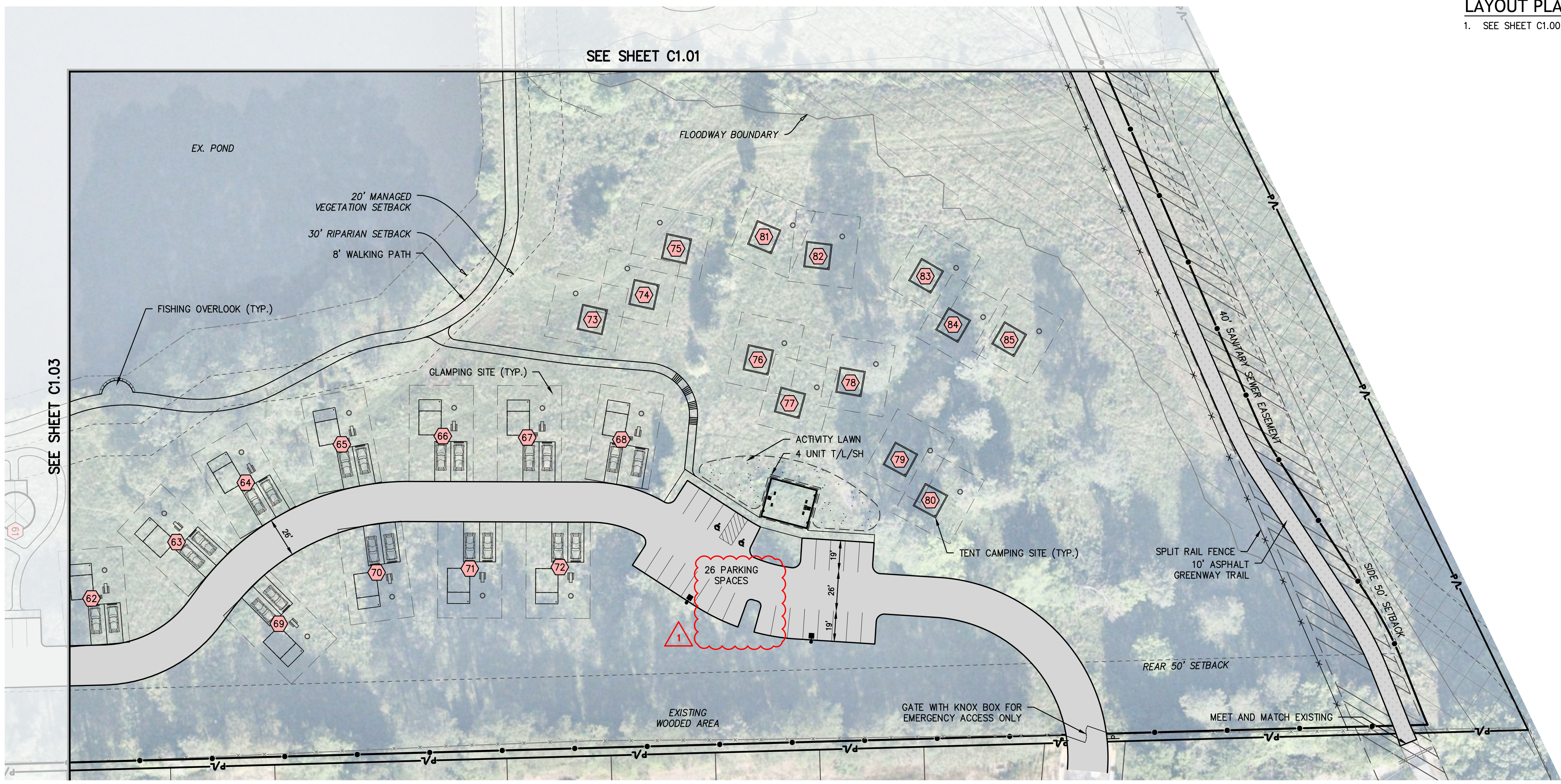
SEE SHEET C1.04

LAYOUT PLAN - ENLARGEMENT 3

C1.03

LAYOUT PLAN - ENLARGEMENT 4 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.



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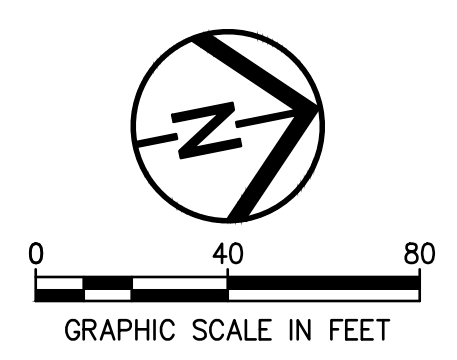
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

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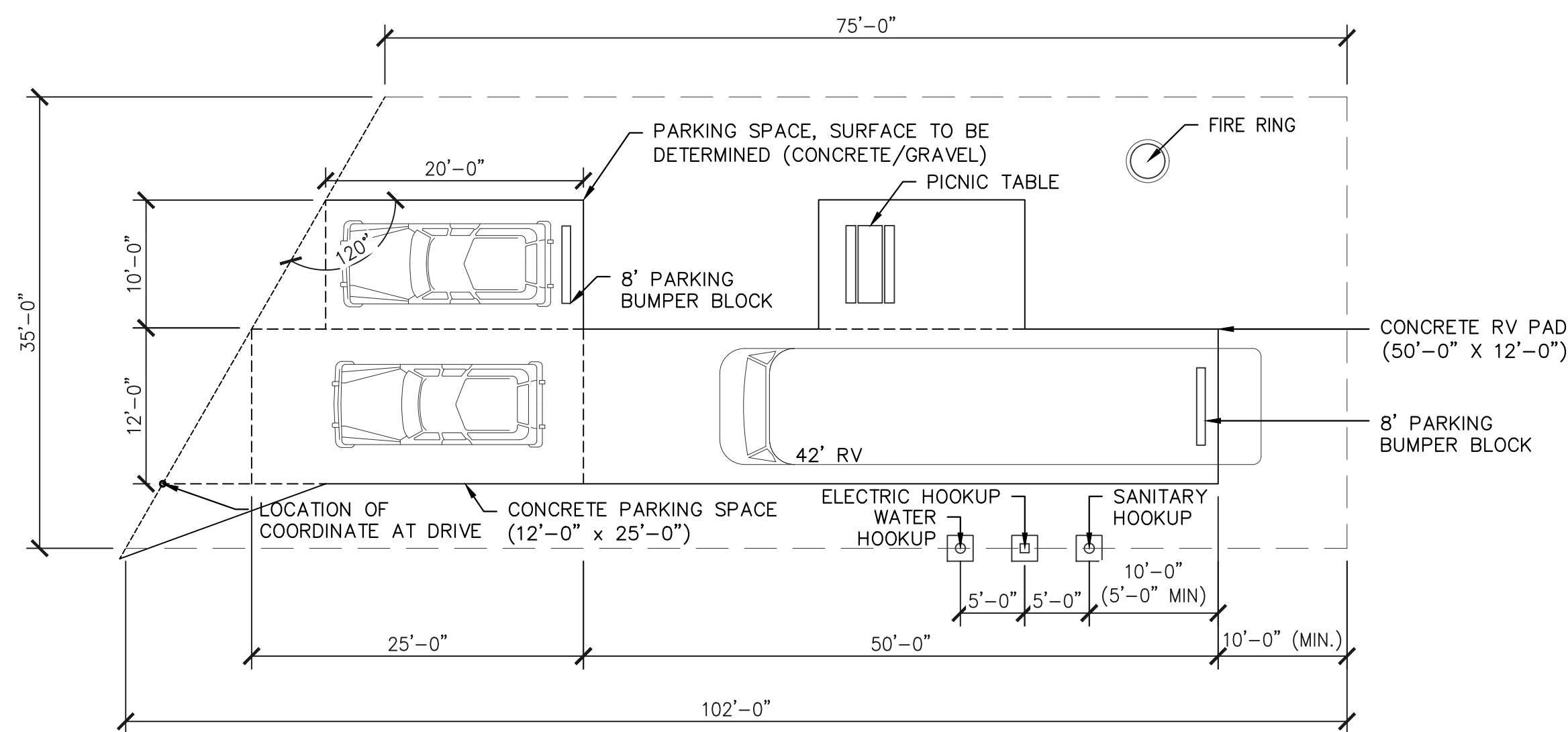
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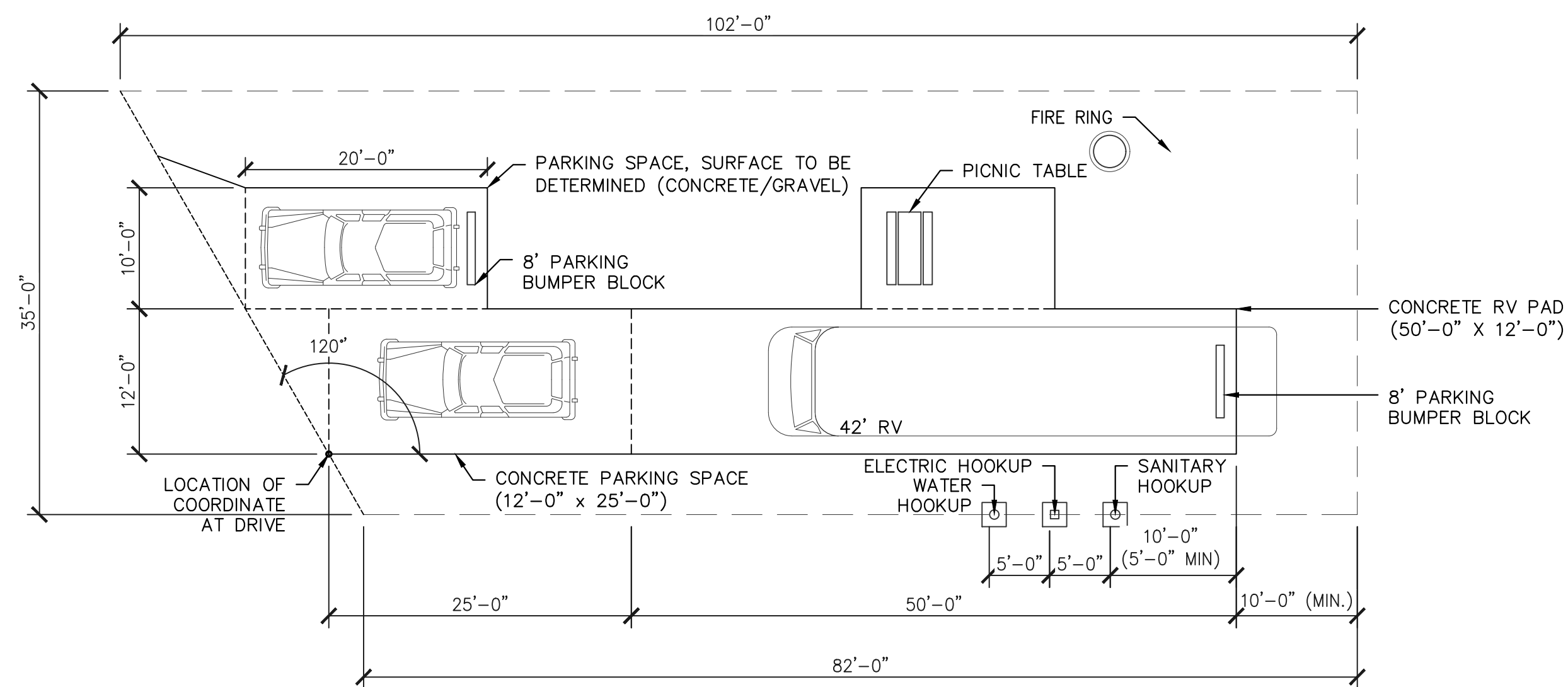
LAYOUT PLAN - ENLARGEMENT 4

C1.04

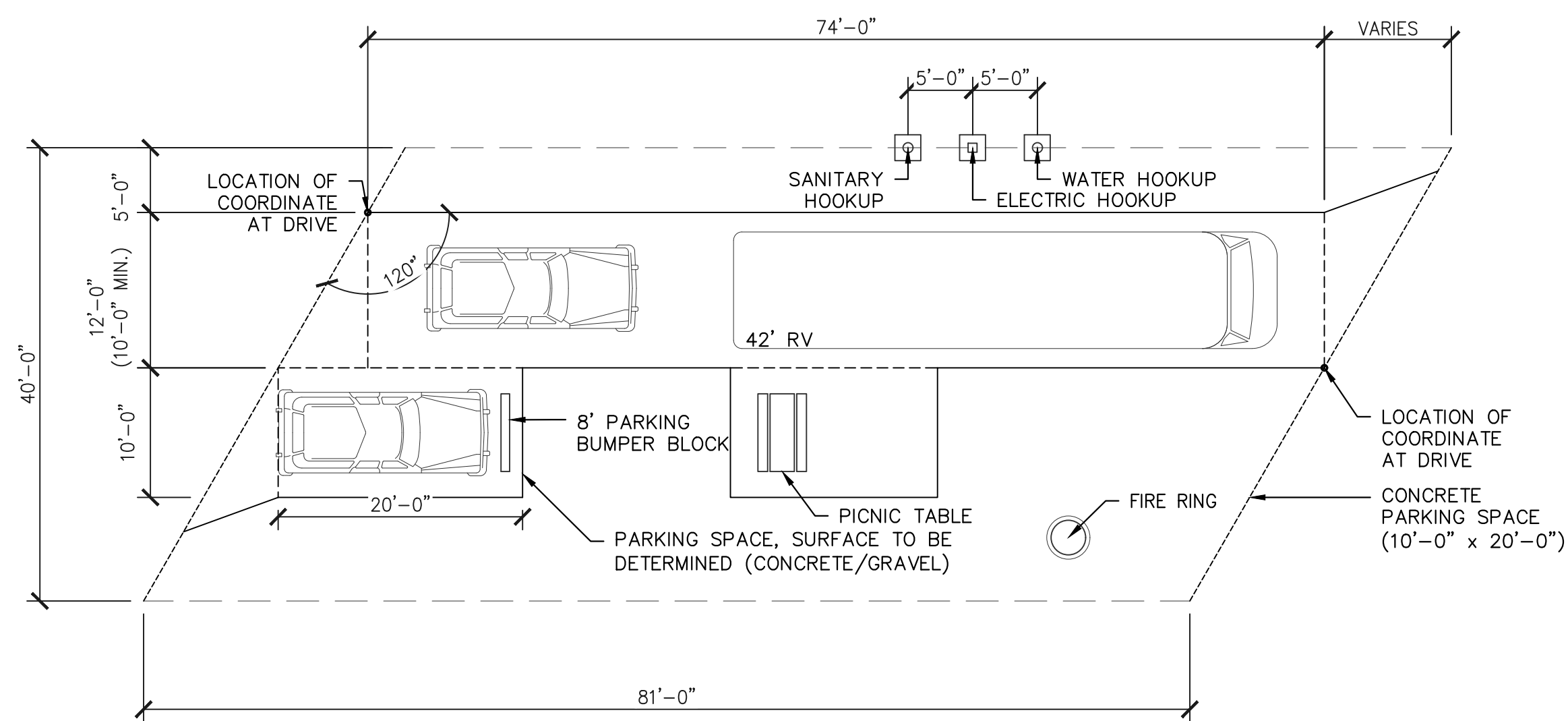
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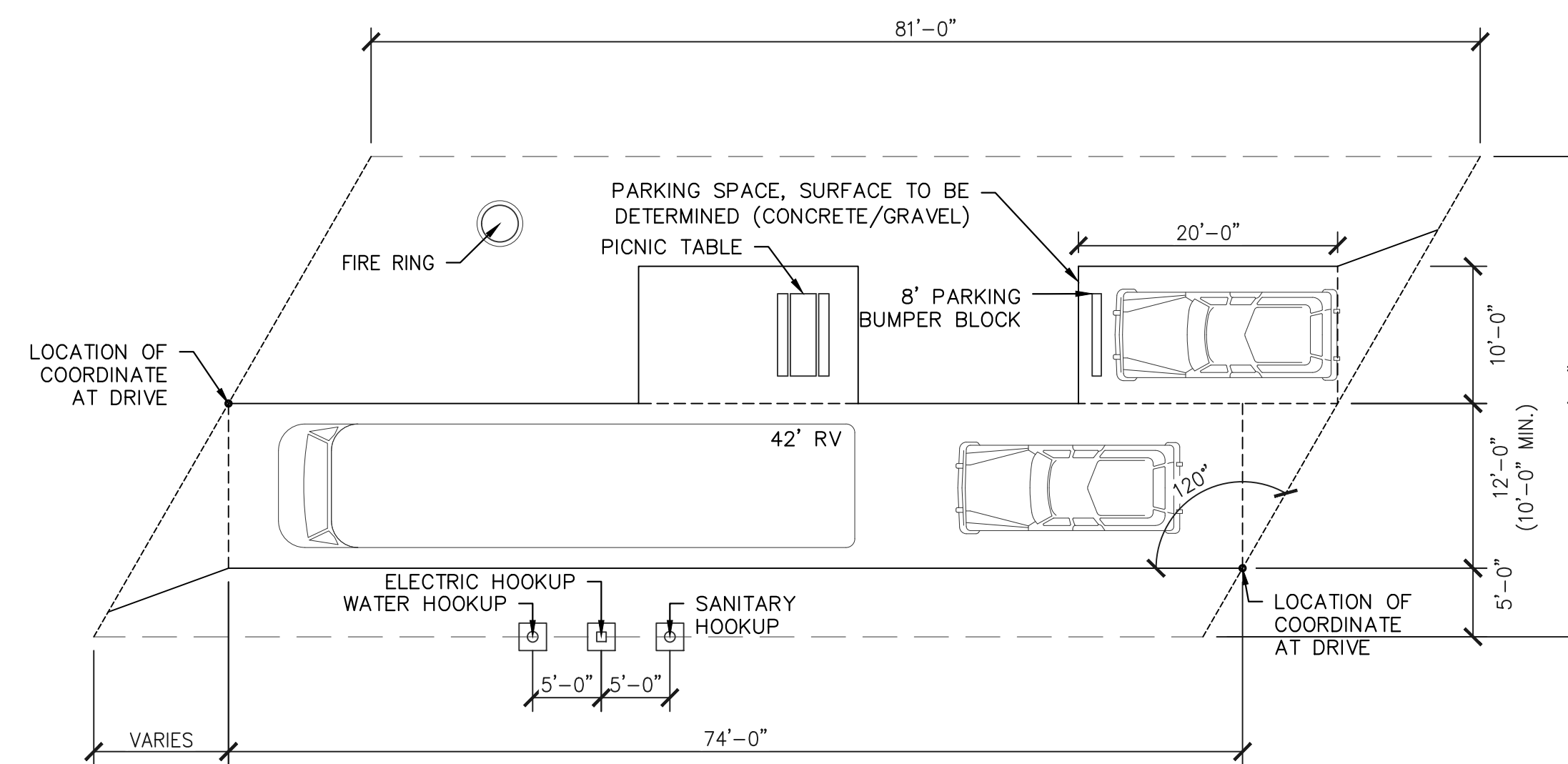
A PREMIUM RV BACK-IN CAMPSITE ENLARGED PLAN
 (MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,965 SF PER CAMPSITE)



B PREMIUM RV BACK-IN REVERSE CAMPSITE ENLARGED PLAN
 (MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 3,230 SF PER CAMPSITE)



C PREMIUM RV PULL-THROUGH CAMPSITE ENLARGED PLAN
 (MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



D PREMIUM RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN
 (MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)

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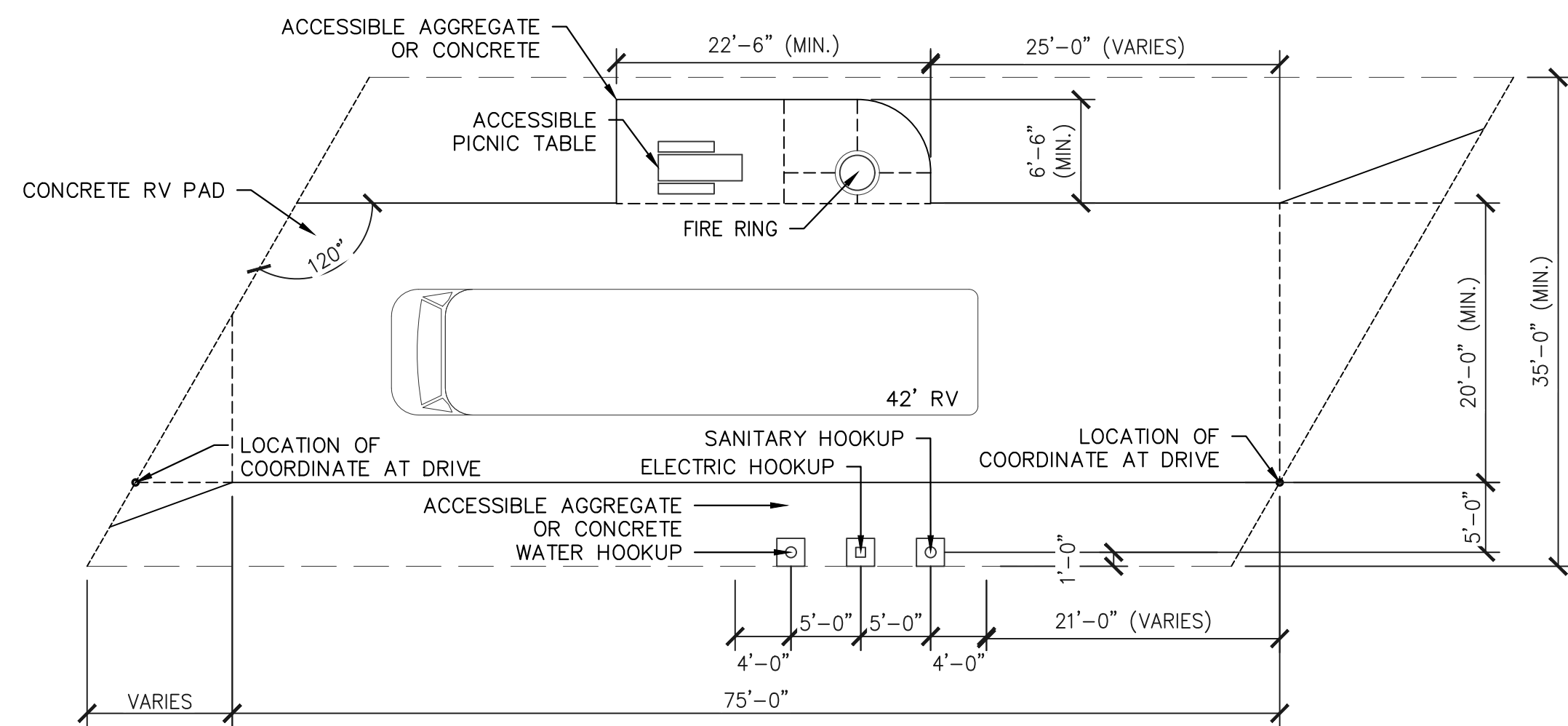
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CAMPSITE ENLARGEMENTS

C1.05

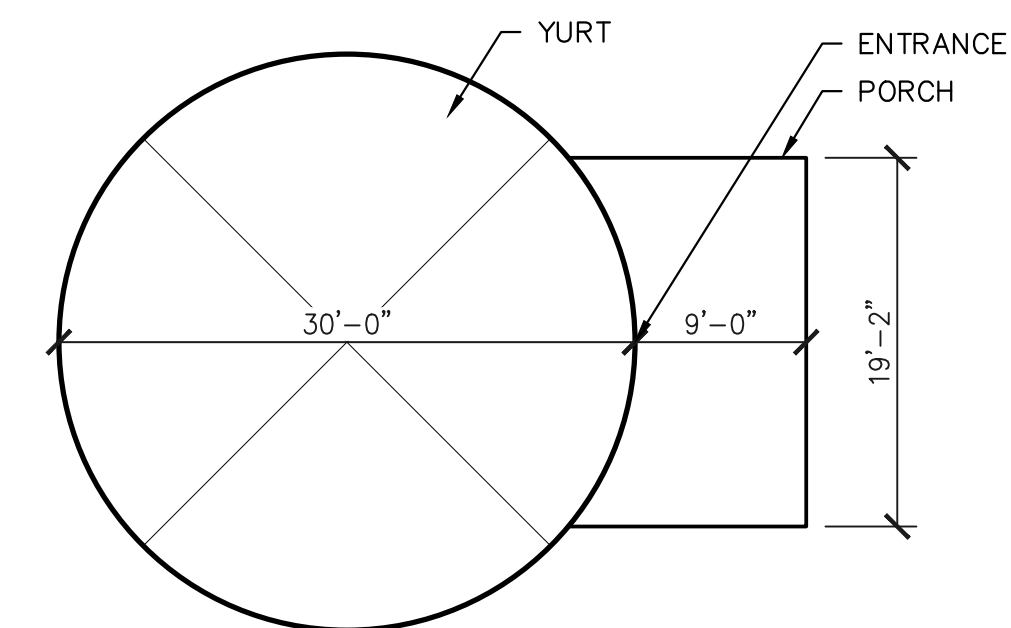
NOTE

1. PROVIDE MINIMUM 4'-0" CLEARANCE AROUND FIRE PIT ON ALL SIDES.
2. PROVIDE MINIMUM 3'-0" CLEARANCE AROUND THE PICNIC TABLE ON ALL SIDES.



PREMIUM ADA RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN

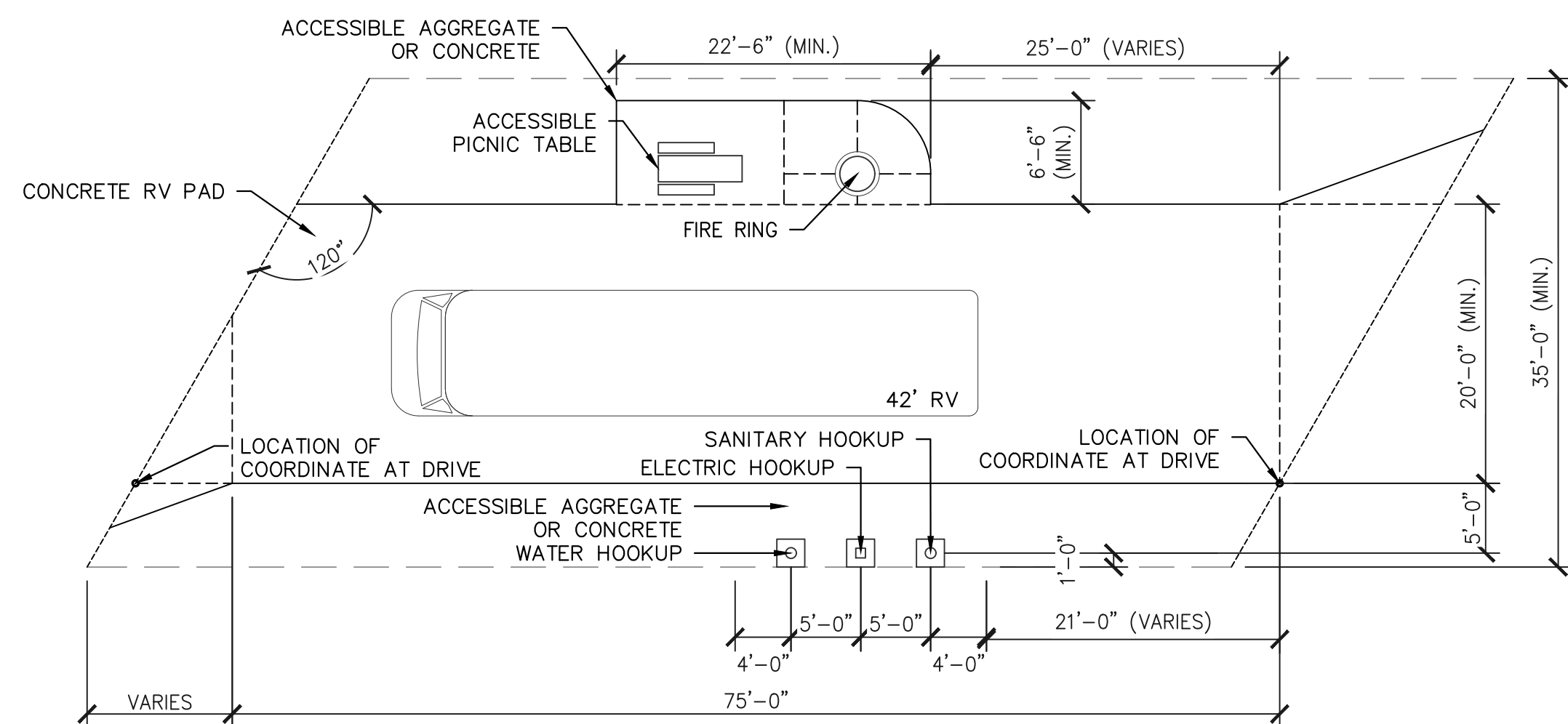
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



YURT CAMPSITE ENLARGED PLAN

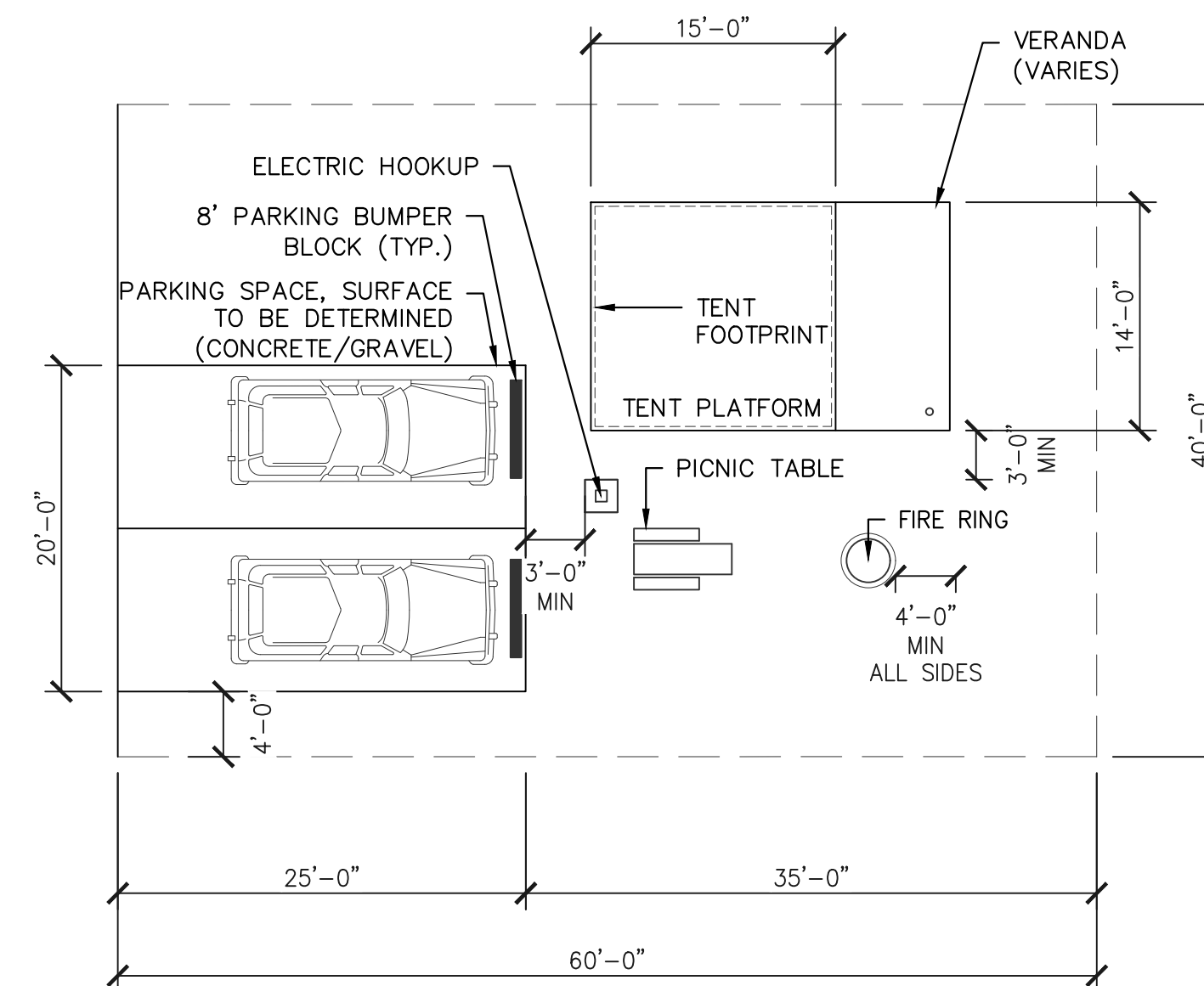
NOTE

1. PROVIDE MINIMUM 4'-0" CLEARANCE AROUND FIRE PIT ON ALL SIDES.
2. PROVIDE MINIMUM 3'-0" CLEARANCE AROUND THE PICNIC TABLE ON ALL SIDES.



PREMIUM ADA RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN

(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



TENTING ENLARGED PLAN

(MINIMUM AREA: 1,200 SF PER CAMPSITE, AS SHOWN: 2,400 SF PER CAMPSITE)

30% CDS

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CAMPSITE ENLARGEMENTS

C1.06



SITE GRADING PLAN - OVERALL SITE NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY PROVIDED BY THE CLIENT. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
- ENGINEER TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE TO FINISH GRADE EXCEPT WHERE THE FUTURE BUILDING, PARKING AND WALKS ARE SHOWN. IN THESE AREAS THE CONTRACTOR SHALL GRADE TO SUBGRADE, (BOTTOM OF THE PAVEMENT AND 12" BELOW BUILDING FINISHED FLOOR ELEVATIONS). SEE LAYOUT PLAN FOR PAVEMENT TYPES.
- SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
- CONSTRUCTION NOTES AND TYPICAL LABELS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
- REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
- REFER TO LAYOUT PLAN FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
- PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE OWNER. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO OWNER.
- ACCESSIBLE PARKING SPACES SHALL NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.

12. ALL AREAS WITHIN THE RIPARIAN BUFFER FOR THE NEUSE RIVER BASIN WATERS THAT ARE DISTURBED DURING SITE CONSTRUCTION WILL BE RESTORED WITH NATIVE LANDSCAPE MATERIAL TO A QUALITY THAT IS EQUAL TO OR BETTER THAN EXISTING CONDITIONS. NATIVE SEED MIXES WILL BE UTILIZED ALONG WITH NATIVE SHADE TREES TO REPLACE THE CURRENT LAWN AND INVASIVE PLANTS PRESENT AT THE WATER'S EDGE.

PROPOSED SITE STORMWATER MANAGEMENT

SITE IDENTIFICATION
 ACCORDING TO THE TOWN OF ZEBULON'S CODE OF ORDINANCE: CHAPTER 151 STORMWATER.

PROPOSED SITE IMPERVIOUS AREA
 BASED ON THE UNIFIED DEVELOPMENT ORDINANCE OF THE WAKE COUNTY, NORTH CAROLINA, ARTICLE 9 STORMWATER MANAGEMENT SECTION 9-20; THE MAXIMUM CURVE NUMBER AFTER DEVELOPMENT, POST DEVELOPMENT WEIGHTED CURVE NUMBER, WAS CALCULATED AND COMPARED TO MAXIMUM VALUES SHOWN ON ARTICLE 9, DEPENDING ON SOIL GROUP AND ZONE DISTRICT. THE CALCULATED PROPOSED CURVE NUMBER IS 76 WHICH MATCHES THE MAXIMUM ALLOWED VALUE.

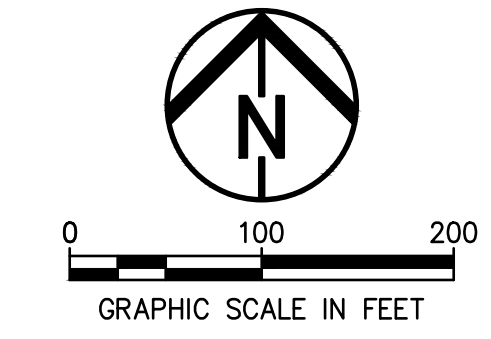
PROPOSED SITE STORMWATER MANAGEMENT METHODOLOGY
 BASED ON THE NORTH CAROLINA ADMINISTRATIVE CODE (15A NCAC 2H .1003(1); CALCULATION OF PROJECT DENSITY AND 15A NCAC 2H .1003(2)(A); DENSITY THRESHOLDS), THE NCEQ STORMWATER DESIGN MANUAL (PART E-1 LOW DENSITY PROJECTS) AND THE LOCAL PROGRAM REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE PROJECT FALLS UNDER THE LOW-DENSITY PROJECT SECTION WITH A BUILT-UPON AREA OF LESS THAN 24%. THE PROPOSED SITE DESIGN WILL REPLICATE THE PREDEVELOPMENT HYDROLOGY AND WATER QUALITY AS MUCH AS POSSIBLE BY DIRECTING STORMWATER TO VEGETATED AREAS WHERE IT WILL BE INFILTRATED AND EVAPO-TRANSPİRED RATHER THAN BEING DIRECTLY DISCHARGED TO ADJACENT WATERS AS SURFACE RUNOFF. PIPING OF STORMWATER IS NOT ALLOWED EXCEPT THE MINIMUM NECESSARY TO DIRECT RUNOFF BENEATH A SHORT RUN OF PAVEMENT SUCH AS AN ACCESS ROAD OR DRIVEWAY. THE EXISTING POND WILL BE UTILIZED AND MODIFIED AS NEEDED FOR STORMWATER RUNOFF STORAGE AND TO ADDRESS WATER QUALITY REQUIREMENTS.

SITE DESCRIPTION			
MARK ONE	TOTAL AREA	Ac	29.60
OTHER	CAMPGROUND RENOVATION	PRE-DEV IMPERVIOUSNESS	% 1.01
		POST DEV IMPERVIOUSNESS	% 23.65

SITE GRADING PLAN LEGEND

- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION

- UTILITY STRUCTURES**
- EXISTING
 - PROPOSED
 - UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT
 - UTILITY POLE
 - STORM MANHOLE
 - CATCH BASIN
 - HEAD WALL
 - YARD DRAIN
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - LIGHT POLE



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL

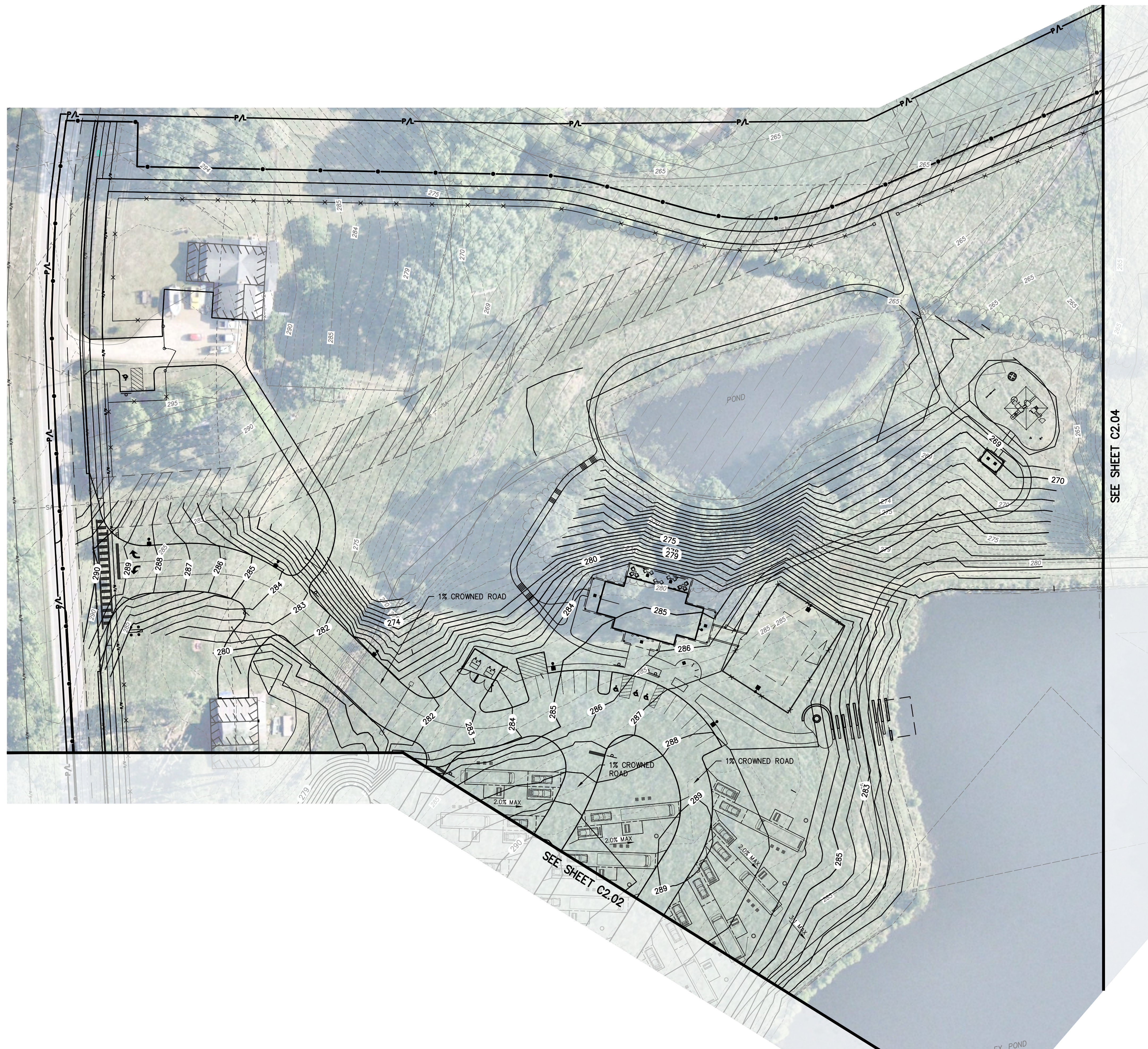
PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

SITE GRADING PLAN - OVERALL SITE

C2.00

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SITE GRADING PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C2.00 FOR GENERAL SITE GRADING PLAN NOTES.



ZEBULON CAMPGROUND ROGER HONBARRIER & RYAN RIMMELE

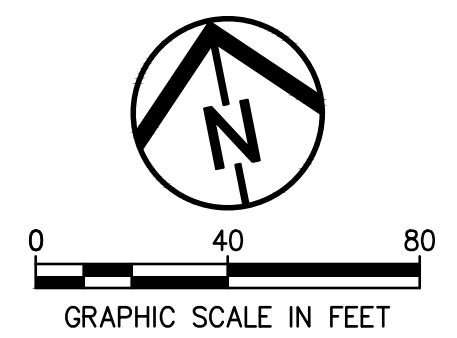
30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES

EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 1

C2.01

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SEE SHEET C2.01

SEE SHEET C2.03

SITE GRADING PLAN - ENLARGEMENT 2 NOTES

1. SEE SHEET C2.00 FOR GENERAL SITE GRADING PLAN NOTES.



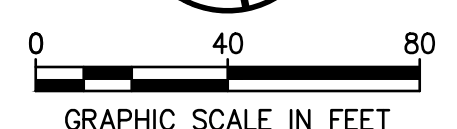
ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
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DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 2

C2.02

SITE GRADING PLAN - ENLARGEMENT 3 NOTES

1. SEE SHEET C2.00 FOR GENERAL SITE GRADING PLAN NOTES.



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

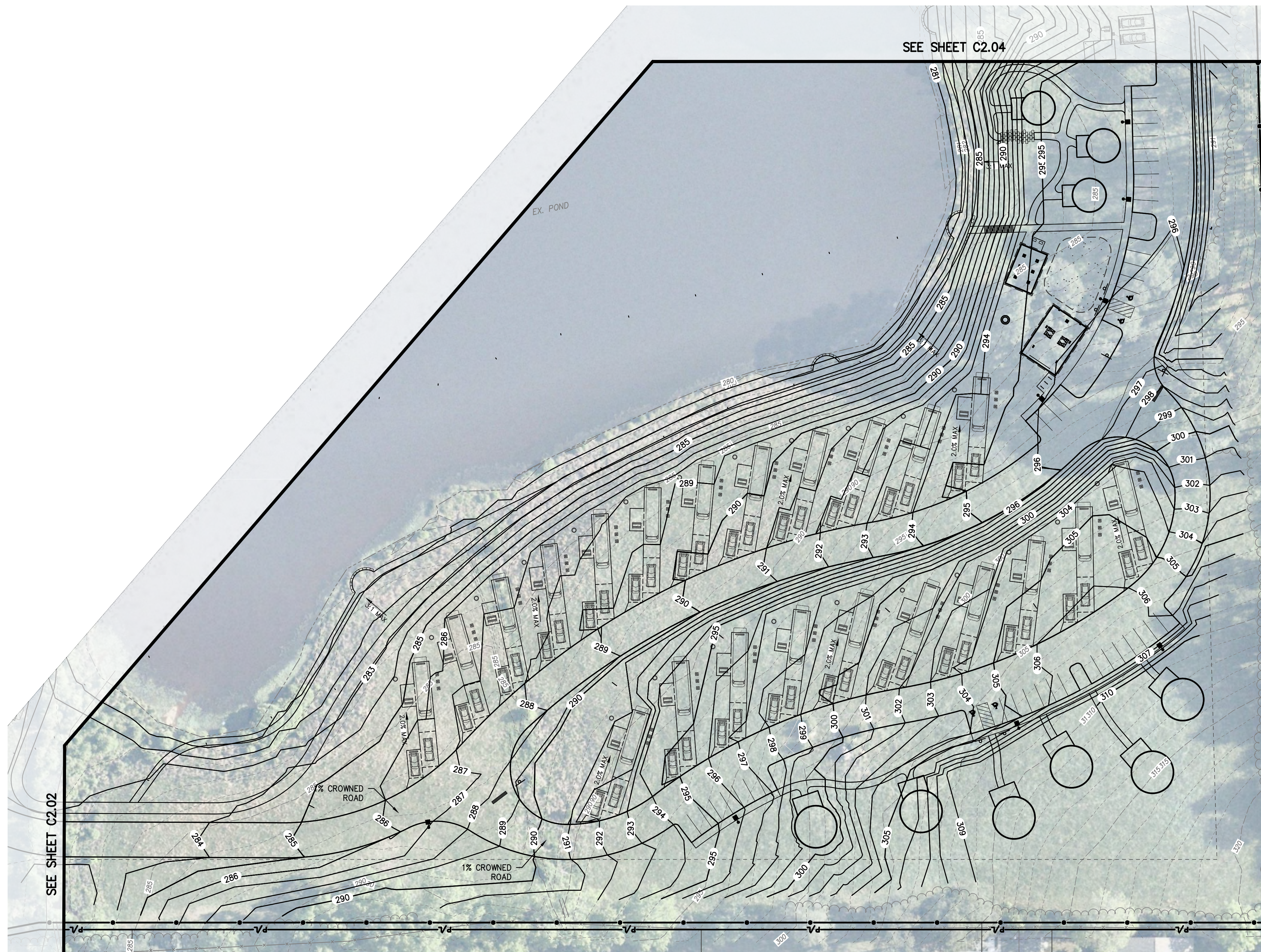
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 3

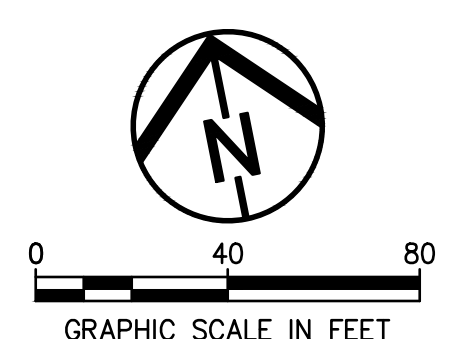
C2.03



SITE GRADING PLAN LEGEND

- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION

- UTILITY STRUCTURES**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---|
| | | UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT |
| | | UTILITY POLE |
| | | STORM MANHOLE |
| | | CATCH BASIN |
| | | HEAD WALL |
| | | YARD DRAIN |
| | | WATER VALVE |
| | | FIRE HYDRANT |
| | | FIRE DEPARTMENT CONNECTION |
| | | LIGHT POLE |



ERIMMELE RYAN 23-00285-020 ZEBULON CAMPGROUND - 30% DESIGN/CONSTRUCTION PERMITS/30% CDS 23-00285-020 - 04/17/2024 11:58:58 AM

SITE GRADING PLAN - ENLARGEMENT 4 NOTES

1. SEE SHEET C2.00 FOR GENERAL SITE GRADING PLAN NOTES.



SEE SHEET C2.01

SEE SHEET C2.03



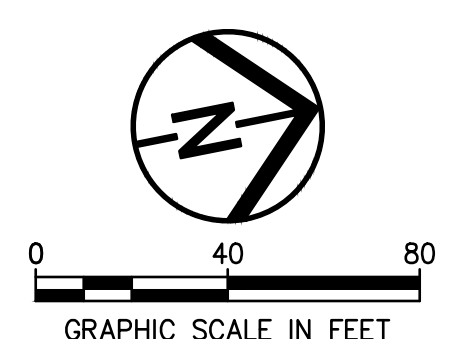
ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



DATE: _____

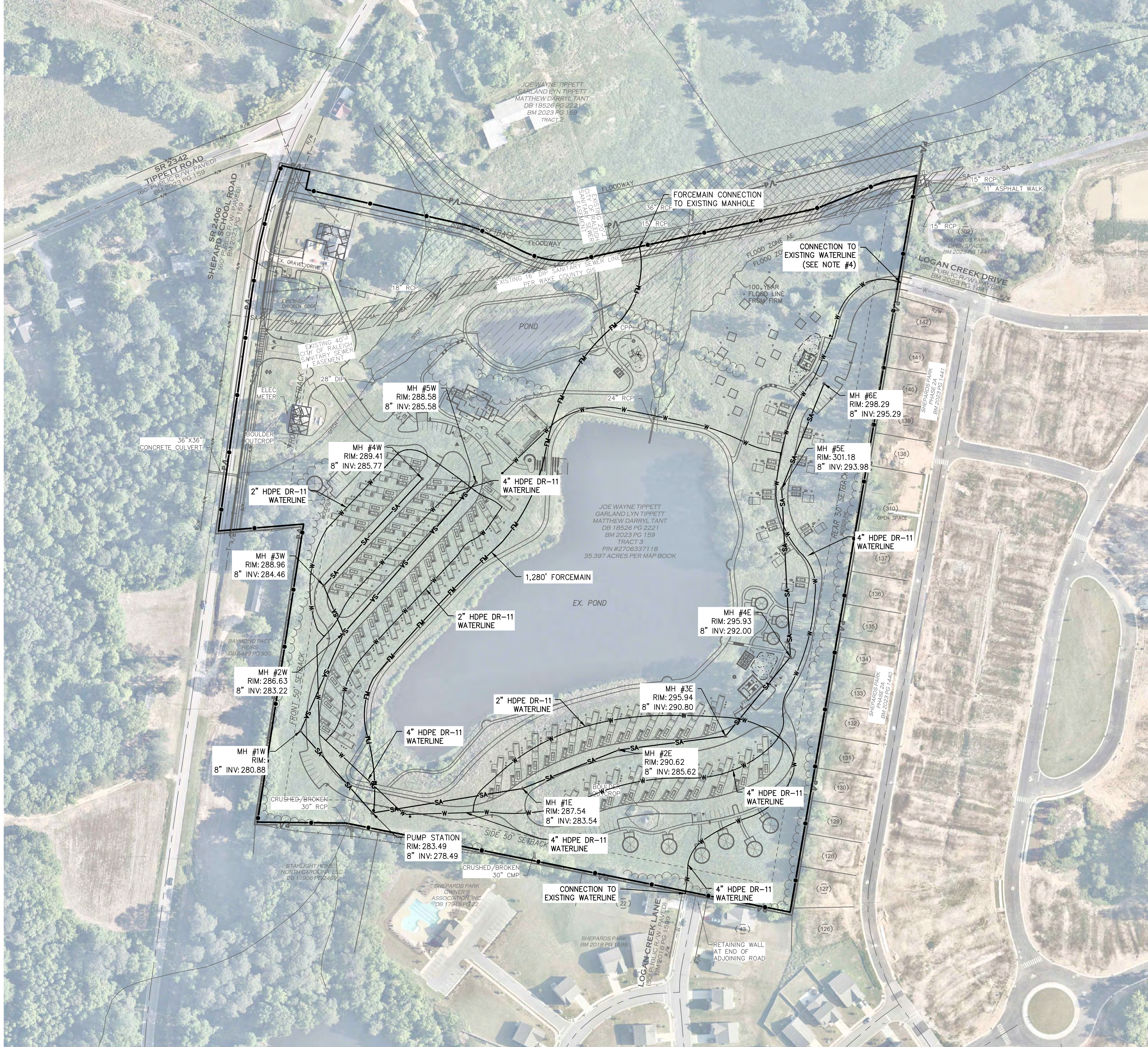
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 4

C2.04

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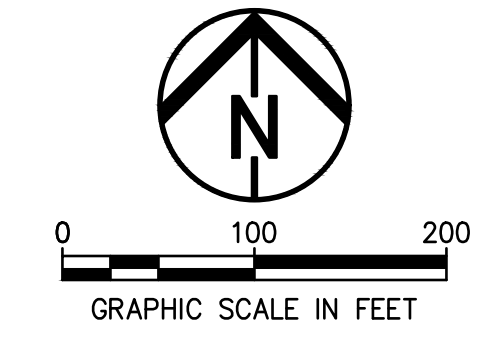
SITE UTILITY PLAN - OVERALL SITE NOTES

1. SEE PLUMBING AND MECHANICAL PLANS FOR UTILITY WORK WITHIN 5' OF THE BUILDING.
2. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED. LOCATION AND NUMBER OF FIRE HYDRANTS TO BE COORDINATED WITH THE FIRE DEPARTMENT WITH THE COMPLETION OF CONSTRUCTION DOCUMENTS.
3. THE WASTEWATER CONVEYANCE SYSTEM WILL BE FURTHER ANALYZED WITH COMPLETION OF THE CONSTRUCTION DOCUMENTS.
4. ADDITIONAL DETAILS INCLUDING A BACKFLOW PREVENTOR AND METER TO BE INDICATED IN THIS LOCATION WITH THE COMPLETION OF CONSTRUCTION DOCUMENTS.
5. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

SITE UTILITY PLAN LEGEND

		UTILITY LINES	
		EXISTING	PROPOSED
	WORK LIMITS	-G-	GAS
	PROPERTY BOUNDARY	-ST-	STORM
	RIGHT OF WAY	-SA-	SANITARY
	TREE LINE	-FM-	FORCE MAIN
	EXISTING CONTOURS	-W-	WATER
	PROPOSED CONTOURS	-E-	ELECTRIC
		-OHE-	OH ELECTRIC
		-UGE-	UG ELECTRIC
		-FO-	ROOF DRAIN
		-UD-	UNDERDRAIN

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

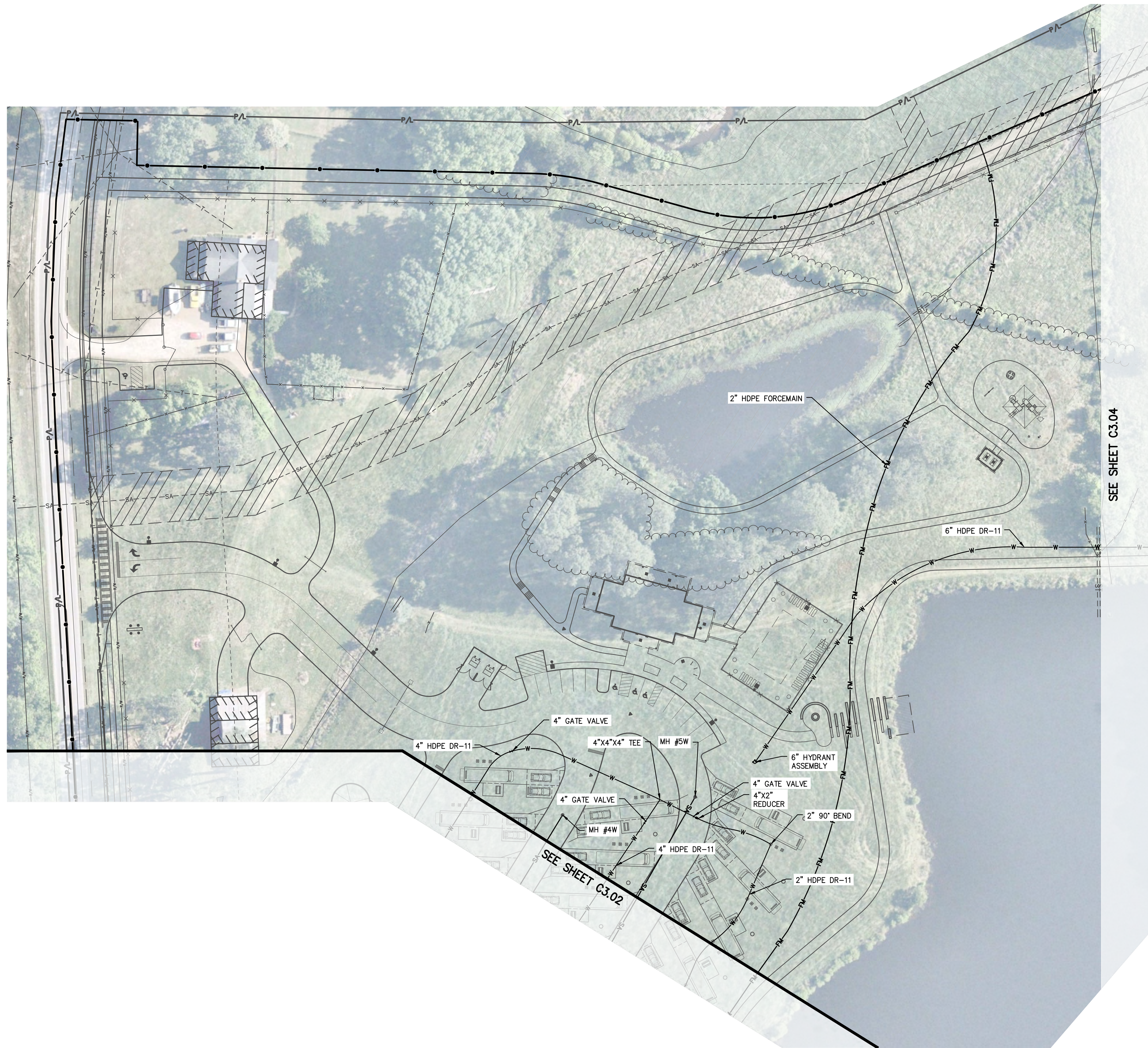
PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - OVERALL SITE

C3.00

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SITE UTILITY PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE UTILITY PLAN LEGEND

		UTILITY LINES	
		EXISTING	PROPOSED
	WORK LIMITS	-G-	GAS
	PROPERTY BOUNDARY	-ST-	STORM
	RIGHT OF WAY	-SA-	SANITARY
	TREE LINE	-FM-	FORCE MAIN
	EXISTING CONTOURS	-W-	WATER
	PROPOSED CONTOURS	-E-	ELECTRIC
		-OHE-	OH ELECTRIC
		-UGE-	UG ELECTRIC
		-FO-	ROOF DRAIN
		-UD-	UNDERDRAIN

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE

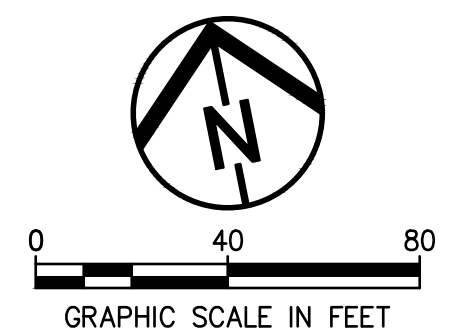
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - ENLARGEMENT 1

C3.01



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SITE UTILITY PLAN - ENLARGEMENT 2 NOTES

1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE UTILITY PLAN LEGEND

	UTILITY LINES	
	EXISTING	PROPOSED
	---G---	---ST---
	---SA---	---SA---
	---FM---	---FM---
	---W---	---W---
	---E---	---E---
	---OHE---	---OHE---
	---UGE---	---UGE---
	---FO---	---FO---
	---UD---	---UD---

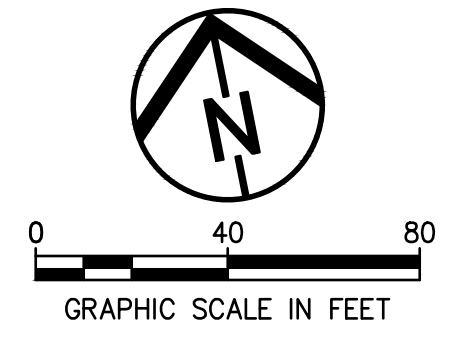
UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

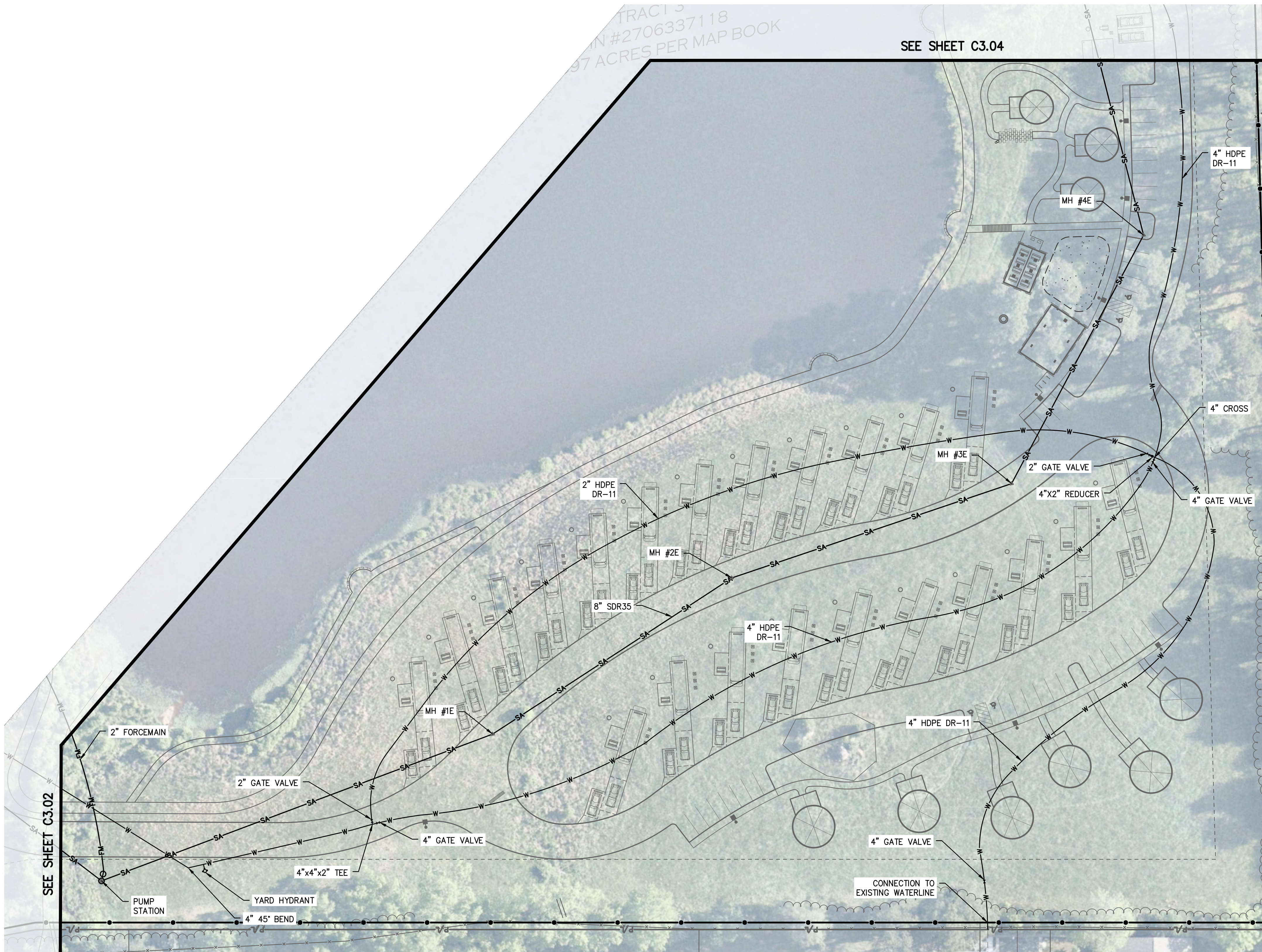
SITE UTILITY PLAN - ENLARGEMENT 2



C3.02

SITE UTILITY PLAN - ENLARGEMENT 3 NOTES

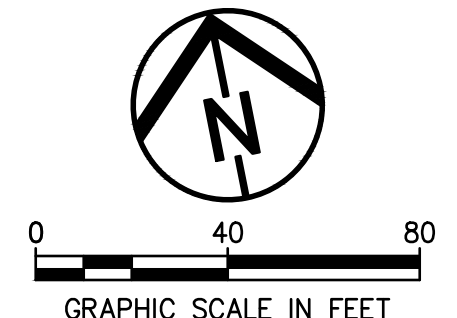
1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.



SITE UTILITY PLAN LEGEND

		UTILITY LINES	
		EXISTING	PROPOSED
	WORK LIMITS	—G—	—G— GAS
	PROPERTY BOUNDARY	—ST—	—ST— STORM
	RIGHT OF WAY	—SA—	—SA— SANITARY
		—FM—	—FM— FORCE MAIN
		—W—	—W— WATER
		—E—	—E— ELECTRIC
		—OHE—	—OHE— OH ELECTRIC
		—UGE—	—UGE— UG ELECTRIC
		—FO—	—FO— ROOF DRAIN
		—UD—	—UD— UNDERDRAIN

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
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 DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - ENLARGEMENT 3

C3.03

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SITE UTILITY PLAN - ENLARGEMENT 4 NOTES

1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.

SITE UTILITY PLAN LEGEND

	UTILITY LINES	
	EXISTING	PROPOSED
WORK LIMITS	— G —	— ST —
PROPERTY BOUNDARY	— SA —	— SA —
RIGHT OF WAY	— FM —	— FM —
TREE LINE	— W —	— W —
EXISTING CONTOURS	— E —	— E —
PROPOSED CONTOURS	— OHE —	— OHE —
	— UGE —	— UGE —
	— FO —	— FO —
	— UD —	— UD —
		— GAS —
		— STORM —
		— SANITARY —
		— FORCE MAIN —
		— WATER —
		— ELECTRIC —
		— OH ELECTRIC —
		— UG ELECTRIC —
		— ROOF DRAIN —
		— UNDERDRAIN —

UTILITY STRUCTURES		
EXISTING	PROPOSED	
	●	UTILITY MANHOLE / CONTROL STRUCTURE
	•	CLEAN OUT
⊕ ⊕ ⊕ ⊕		UTILITY POLE
○	●	STORM MANHOLE
□	■	CATCH BASIN
▭	▬	HEAD WALL
	•	YARD DRAIN
⊗	⊗	WATER VALVE
⊕	⊕	FIRE HYDRANT
	⚡	FIRE DEPARTMENT CONNECTION
	⊕	LIGHT POLE



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

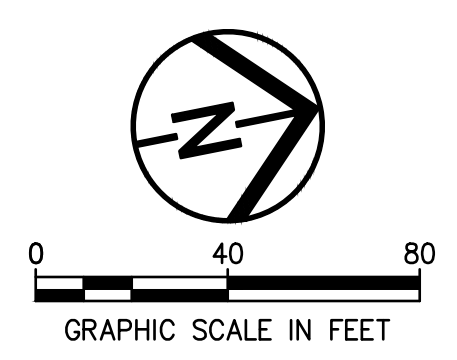
30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

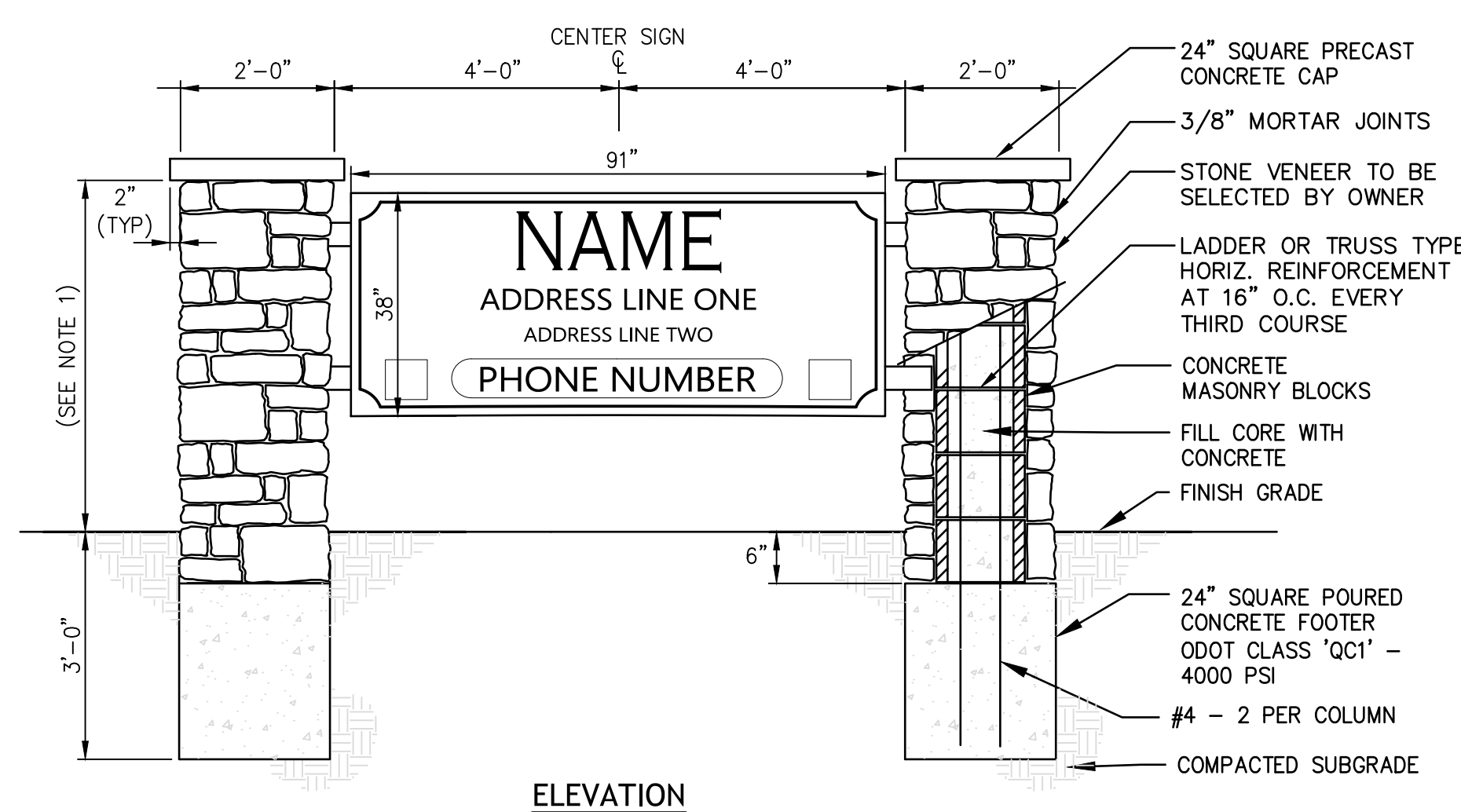
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SITE UTILITY PLAN - ENLARGEMENT 4



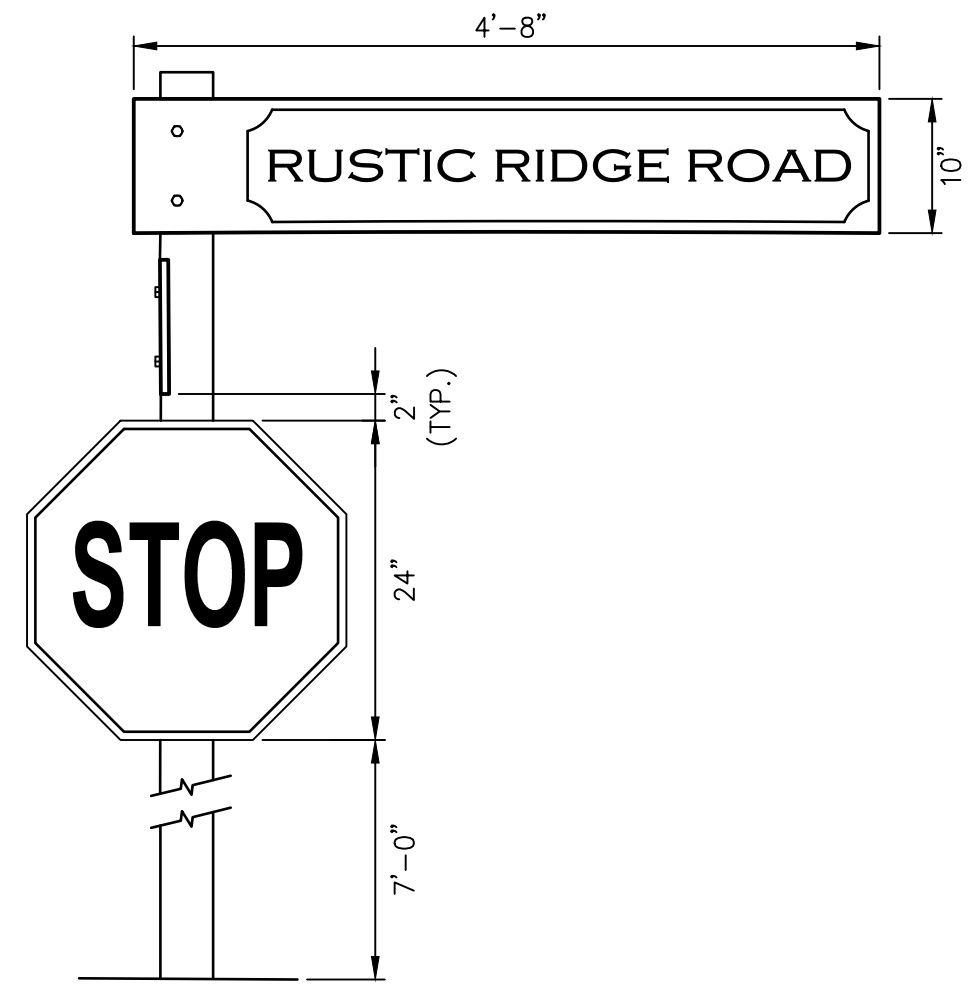
C3.04

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ELEVATION

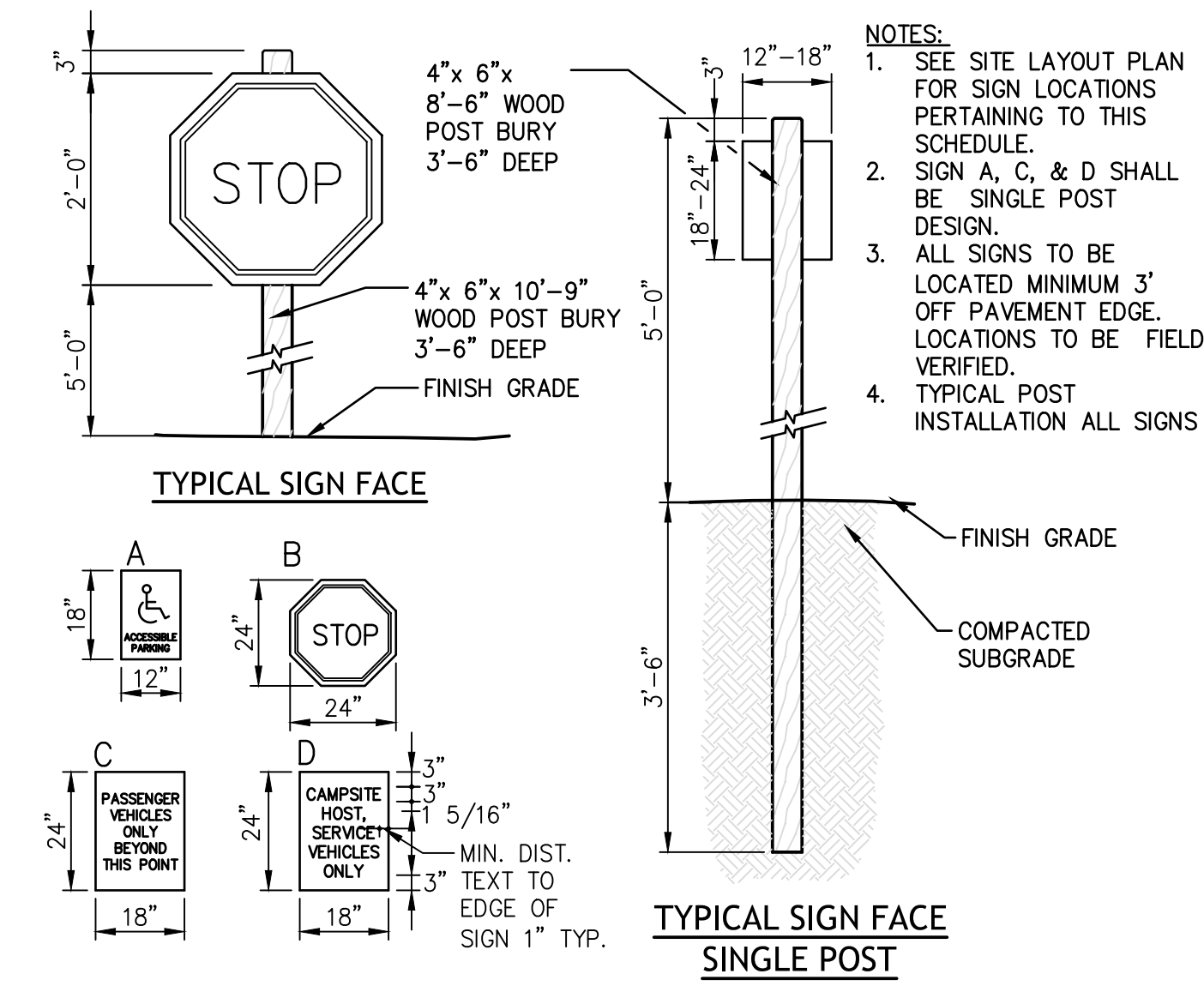
1 ENTRY MONUMENT SIGN
C4.01 NOT TO SCALE



2 STREET/STOP SIGN POST
C4.01 NOT TO SCALE



EXAMPLE



3 SIGN SCHEDULE
C4.01 NOT TO SCALE

- NOTES:
- DESIGN OF SIGNS TO BE CONFIRMED AT A LATER DATE. DIMENSIONS AND LOCATION FROM MINIMUM SETBACK TO ALIGN WITH OTHER NEIGHBORHOOD SIGNS IN THE AREA.
 - THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENT.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN
RIMMELE

30% CDS

DATE: _____

REVISIONS		
DATE	DESCRIPTION	
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-	-	-
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-	-	-
-	-	-

PROJECT NO.: 23-00285-020
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SIGNAGE AND PAVEMENT MARKING PLAN DETAILS

C4.01



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UTILITY ALLOCATION EXHIBIT NOTES

MUNICIPAL UTILITY ALLOCATION POLICY		
ID#	BASE POINTS	LIST OF PREFERRED LAND USES AND REQUIRED CHARACTERISTICS
A	40	HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICE ESTABLISHMENTS THIS CATEGORY SERVES LODGING AND SHORT-TERM ACCOMMODATIONS FOR TRAVELERS. THEY MAY OFFER A WIDE RANGE OF SERVICES, FROM OVERNIGHT SLEEPING SPACE TO FULL-SERVICE HOTEL SUITES. THEY MAY OFFER THESE SERVICES IN CONJUNCTION WITH OTHER ACTIVITIES, SUCH AS ENTERTAINMENT OR RECREATION. STAYS IN THESE ESTABLISHMENTS ARE GENERALLY LESS THAN ONE MONTH. THIS CLASSIFICATION DOES NOT INCLUDE BOARDING OR ROOMING HOUSES.
SECTION 3A - OUTDOOR ENHANCEMENT		
B	3	PLANTING POLLINATOR GARDEN (225 SQUARE FOOT MINIMUM)
#	5	INSTALLATION OF NATIVE SHADE TREE SPECIES (PER TREE UP TO 10 TREES)
SECTION 4A - PRIVATE GREENWAY		
C	1	CONSTRUCTION MORE THAN 1000 LINEAR FEET OF PRIVATE GREENWAY MEETING TOWN OF ZEBULON STANDARDS
SECTION 4B - POOL (COMBINATIONS MAY BE APPROVED BY TRC)		
D	1	ANY OTHER POOL
SECTION 4C - OUTDOOR DECK/PATIO		
E	1	DECK/PATIO - MORE THAN 1000 SQUARE FEET
SECTION 4E - CLUBHOUSE		
F	4	MEETING SPACE WITHOUT KITCHEN 1500 - SQUARE FEET
G	2	OUTDOOR KITCHEN OR GRILLS
SECTION 4F - ADDITIONAL ACTIVE RECREATION		
H	4	IPEMA CERTIFIED PLAYGROUND EQUIPMENT
SECTION 4G - ADDITIONAL URBAN OPEN SPACE ENHANCEMENTS (WITHIN NON RESIDENTIAL ZONING DISTRICTS)		
I	1	PERMANENT TABLES WITH SHADE COVER
J	2	DRINKING FOUNTAIN WITH PET FOUNTAIN
	64	TOTAL



ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

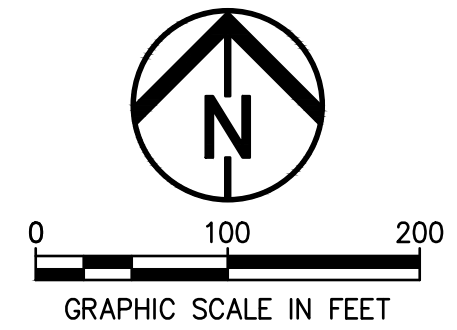
30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

UTILITY ALLOCATION EXHIBIT



C5.00



SITE LANDSCAPE PLAN ENLARGEMENT
SEE SHEET L1.01

SITE LANDSCAPE PLAN NOTES

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING.
- ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- MAINTENANCE OF PLANT MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PLANT MATERIALS ARE ACCEPTED BY OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, PEST CONTROL, AND OTHER ACTIONS AS REQUIRED TO MAINTAIN PLANT MATERIALS IN A HEALTHY CONDITION.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- ALL AREAS WITHIN THE RIPARIAN BUFFER FOR THE NEUSE RIVER BASIN WATERS THAT ARE DISTURBED DURING SITE CONSTRUCTION WILL BE RESTORED WITH NATIVE LANDSCAPE MATERIAL TO A QUALITY THAT IS EQUAL TO OR BETTER THAN EXISTING CONDITIONS. NATIVE SEED MIXES WILL BE UTILIZED ALONG WITH NATIVE SHADE TREES TO REPLACE THE CURRENT LAWN AND INVASIVE PLANTS PRESENT AT THE WATER'S EDGE.

SITE LANDSCAPING SCHEMATIC DESIGN

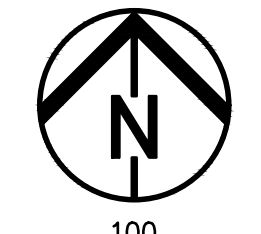
- FOUNDATION LANDSCAPE PLANTINGS**
- THE FOUNDATION PLANTINGS AROUND THE LODGE AND POOL WILL FEATURE A MIX OF DECIDUOUS AND EVERGREEN ORNAMENTAL TREES, SHRUBS, GRASSES, AND/OR PERENNIALS, ENCOMPASSING THE WEST, SOUTH AND PARTS OF THE EAST FOUNDATIONS. THESE PLANTINGS ARE STRATEGICALLY ARRANGED TO ENHANCE THE BUILDING ENTRY, SOFTEN THE SURROUNDINGS, AND ENSURE PRIVACY IN THE POOL AREA. SHRUBS AND PERENNIALS WILL BE THOUGHTFULLY PLACED AROUND THE PROPOSED SANITARY PUMP HOUSE AND RESTROOMS AS PART OF THE FOUNDATION PLANTINGS.
- SITE LANDSCAPE PLANTINGS**
- EACH CAMPSITE IS DESIGNED TO INCLUDE FIVE SHRUBS AND A SHADE TREE. ADDITIONALLY, NEAR CAMPER SITES ADJACENT TO PUBLIC USE SPACES, GROUPINGS OF BOTH EVERGREEN AND DECIDUOUS TREES AND SHRUBS WILL BE ARRANGED TO ADD PRIVACY TO THE ADJACENT CAMP SITE. THE PLACEMENT OF TREE GROUPINGS AT THE ENDS OF CAMPER SITE ROW WILL FURTHER DEFINE AND ENCLOSE THE SITES FOR ADDED PRIVACY.

- BUFFER LANDSCAPE PLANTINGS**
- ADHERING TO ZEBULON CODE 5.6.10, PERIMETER BUFFERS WILL BE IMPLEMENTED. THE FRONT LOT BUFFER WILL BE MODIFIED TYPE C, FEATURING A TIMBER RAIL FENCE AND UNDERSTORY TREES DUE TO THE EXISTING OVERHEAD POWER LINES. SIDE LOT BUFFERS WILL ADOPT A MODIFIED TYPE D, WITH THE EXCEPTION OF THE SOUTH SIDE, WHICH REMAINS UNMODIFIED. THE ASSUMPTION IS MADE THAT SOME OF THE EXISTING TREE LINE ON THE EAST AND WEST WILL BE PRESERVED. THE NORTHERN BUFFER WILL ALIGN ON THE SOUTH SIDE OF THE PROPOSED GREENWAY, TAKING INTO ACCOUNT THE RIPARIAN SETBACK AND A 40' SANITARY SEWER EASEMENT FOR ITS PLACEMENT.

SITE LANDSCAPE PLAN LEGEND

	SHADE TREE		WORK LIMITS
	ORNAMENTAL TREE		PROPERTY BOUNDARY
	EVERGREEN TREE		RIGHT OF WAY
	DECIDUOUS SHRUB		TREE LINE
	EVERGREEN SHRUB		50' TREE TRUNK OFFSET
	ORNAMENTAL GRASS		NATIVE RESTORATION AREA
	PERENNIALS/BULBS		

UTILITY STRUCTURES			
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED



0 100 200
GRAPHIC SCALE IN FEET



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

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NO.	DATE	DESCRIPTION
1	08-12-24	REVIEW RESUBMITTAL

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SITE LANDSCAPE PLAN
L1.00

ENVIRONMENTAL DESIGN GROUP 30% ZEBULON CAMPGROUND - 30% DESIGN/CONSTRUCTION PERMITS/30% CDS - 08/12/2024 12:00:33 PM



SITE LANDSCAPE PLAN ENLARGEMENT NOTES

1. SEE SHEET L1.00 FOR GENERAL SITE LANDSCAPE PLAN NOTES.

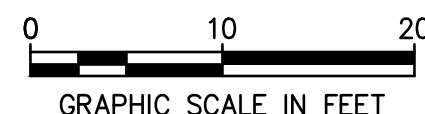


ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE LANDSCAPE PLAN ENLARGEMENT LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS/BULBS
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- TREE LINE
- 50' TREE TRUNK OFFSET
- NATIVE RESTORATION AREA



DATE: _____

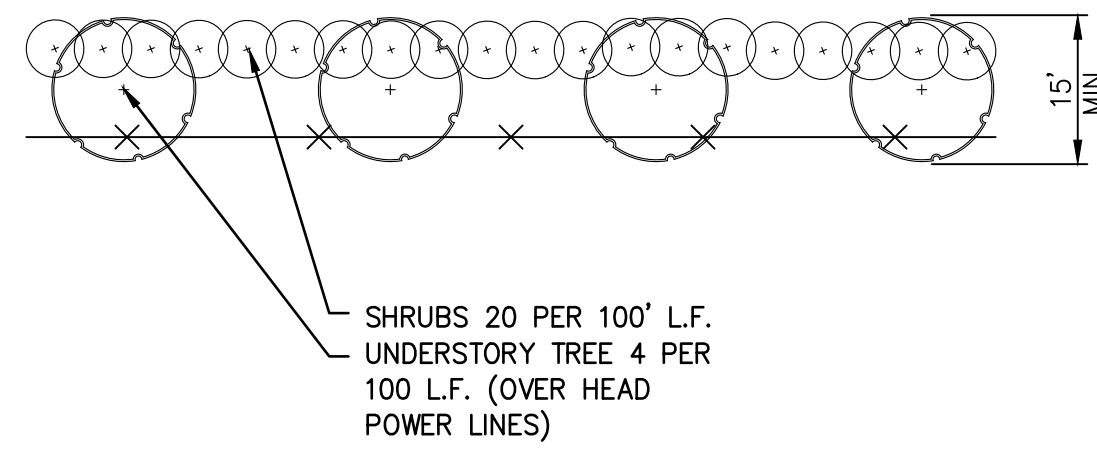
REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL

PROJECT NO.: 23-00285-020
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 DATE ISSUED: 2024/04/01

SITE LANDSCAPE PLAN ENLARGEMENT

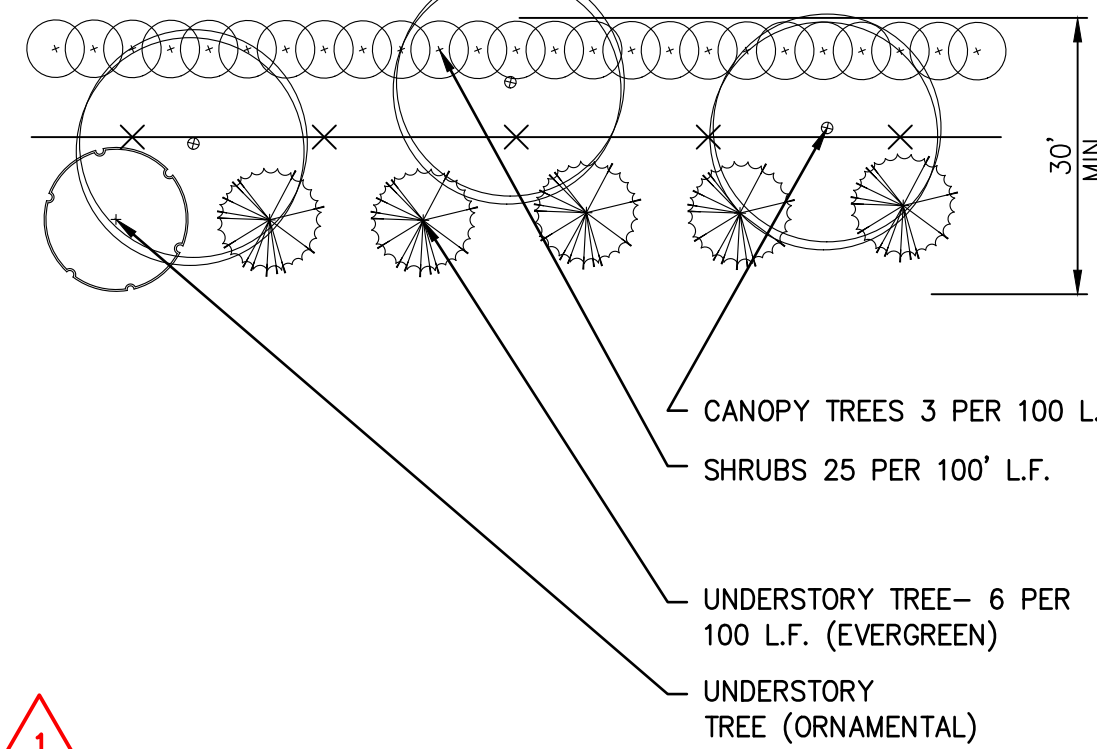
L1.01

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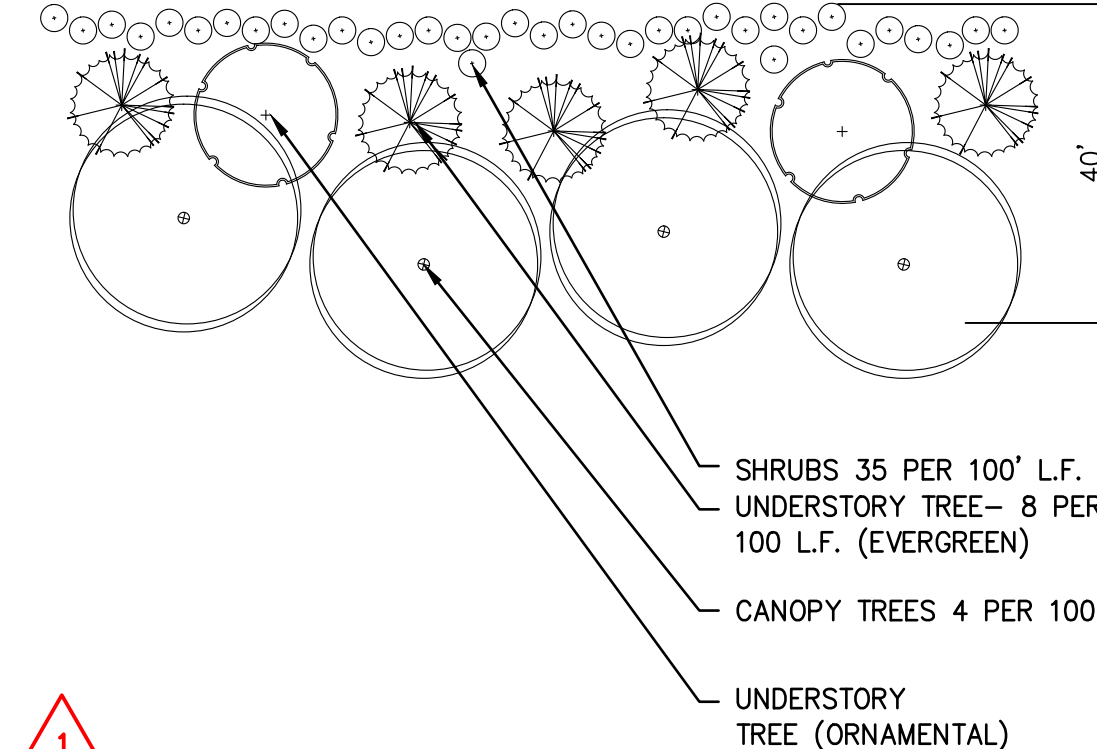


*MODIFIED BUFFER C ALONG SHEPARD SCHOOL ROAD DUE TO OVERHEAD POWER LINES REFER TO 5.612

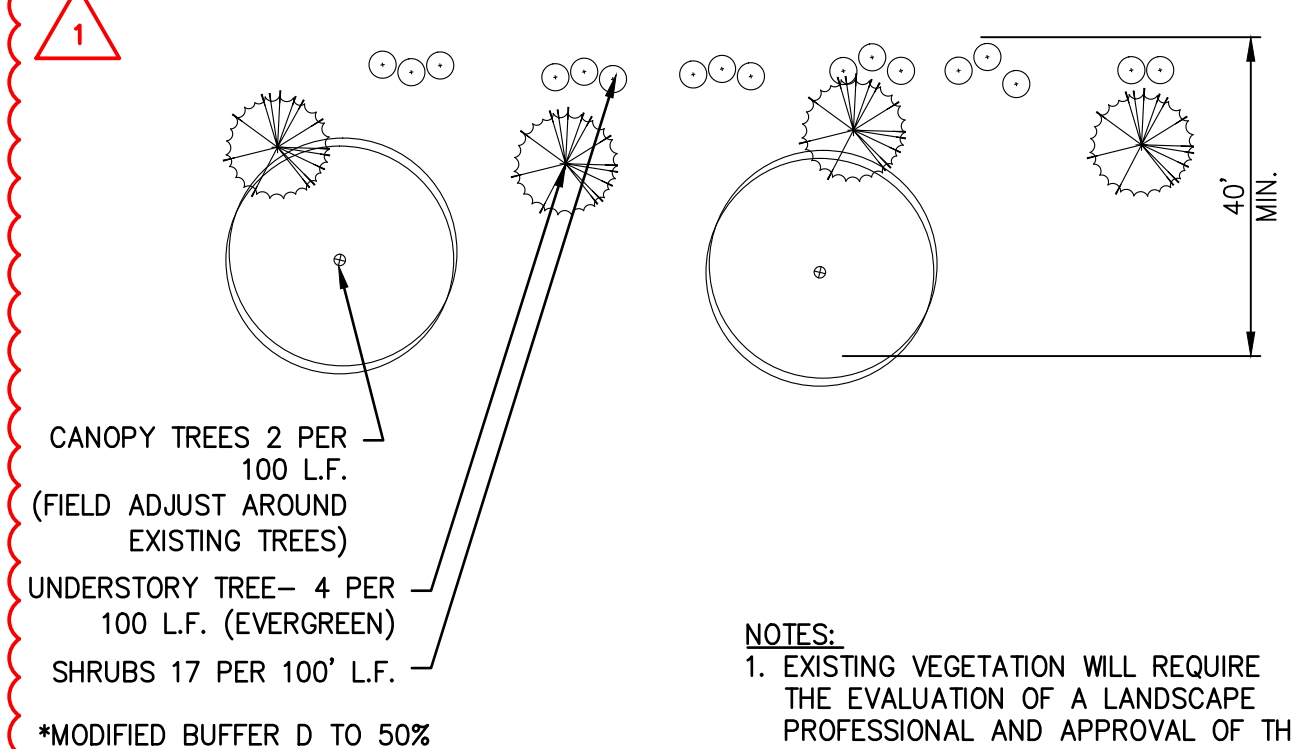
1 MODIFIED TYPE C BUFFER SEMI-OPAQUE (OVERHEAD POWER)
 L1.02 NOT TO SCALE



2 TYPE C BUFFER SEMI-OPAQUE
 L1.02 NOT TO SCALE

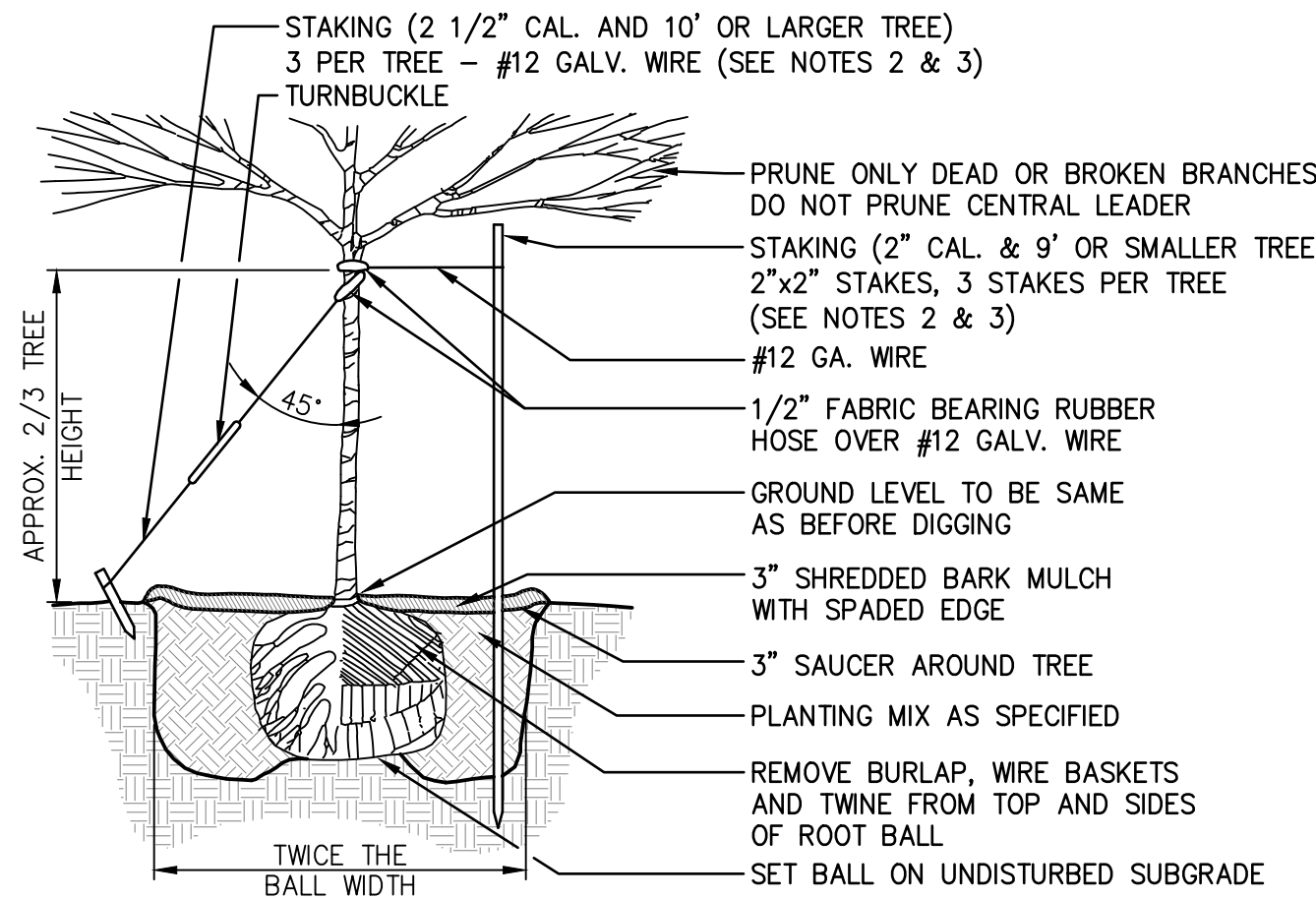


3 TYPE D BUFFER- OPAQUE
 L1.02 NOT TO SCALE



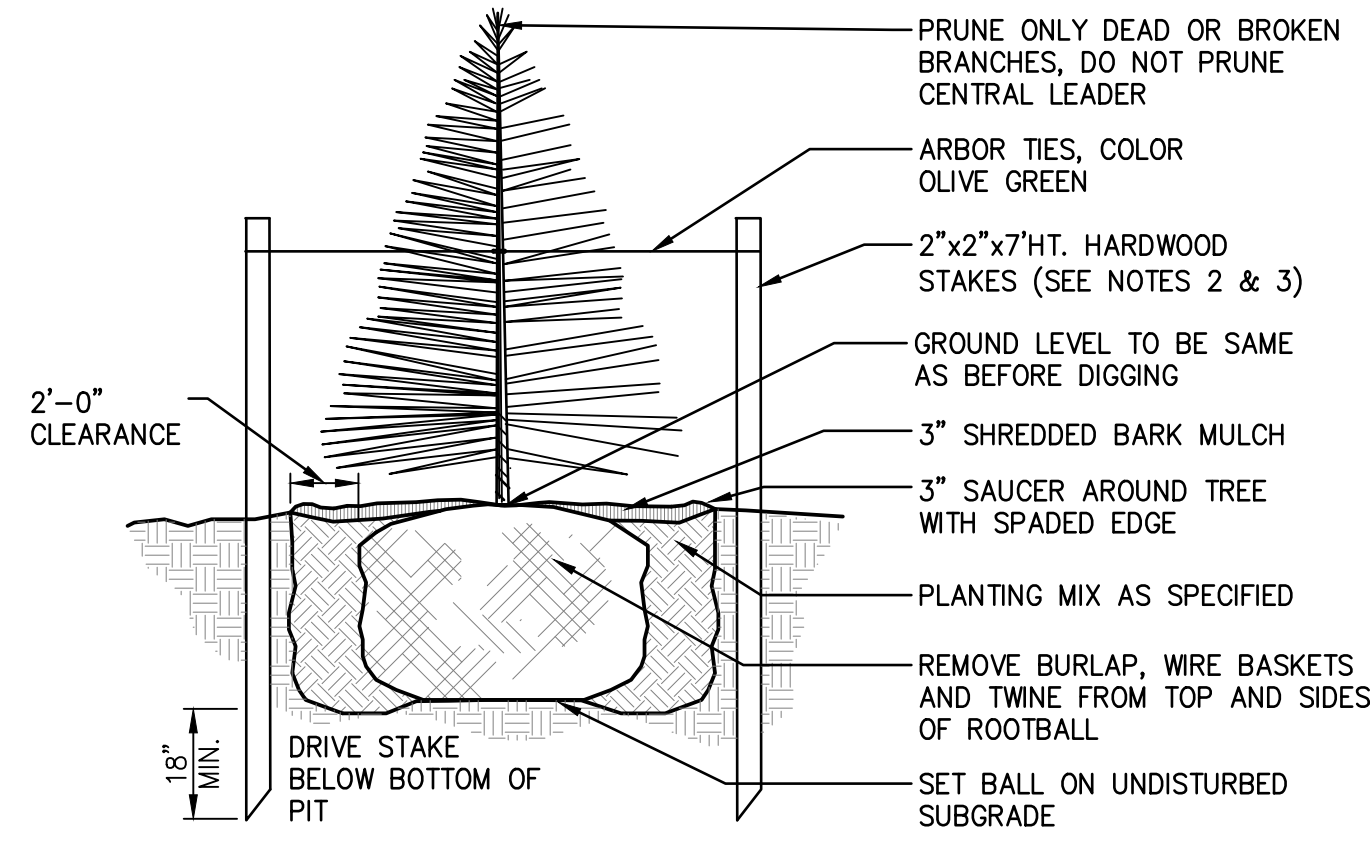
4 MODIFIED TYPE D BUFFER WITH EXISTING TREES
 L1.02 NOT TO SCALE

- NOTES:**
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
 2. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
 3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.



5 DECIDUOUS TREE PLANTING
 L1.02 NOT TO SCALE

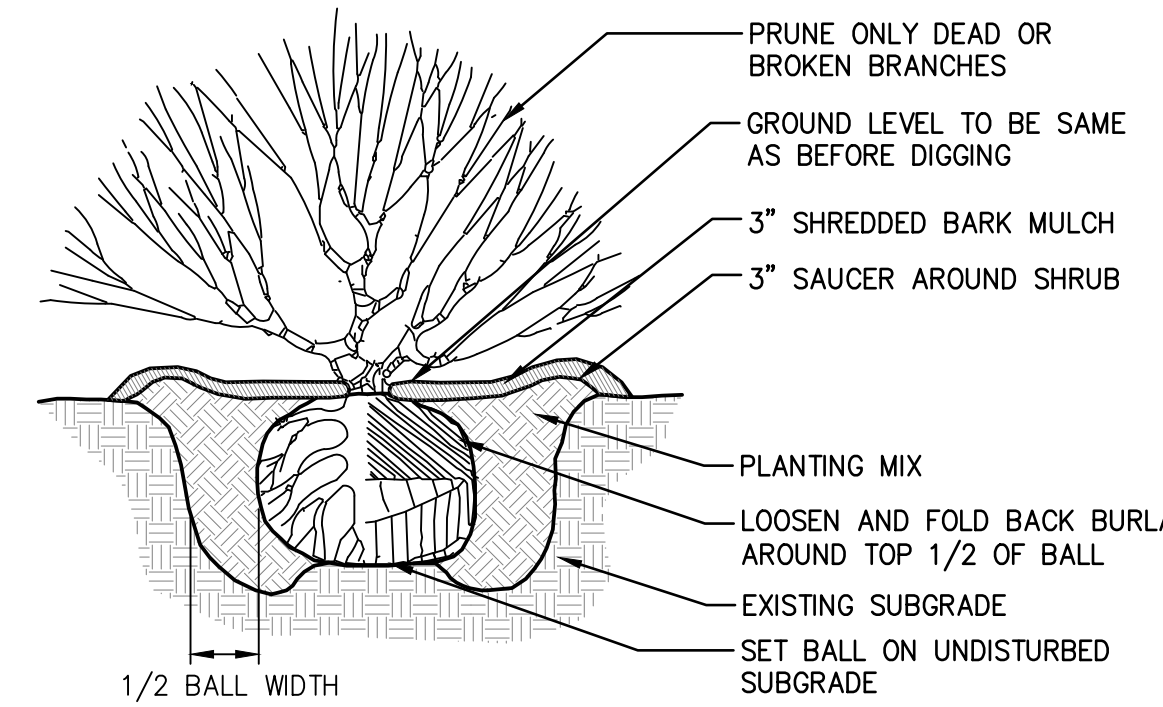
- NOTES:**
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE. SET TOP OF BALL 1" ABOVE FINISH GRADE.
 2. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
 3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.



6 EVERGREEN TREE PLANTING
 L1.02 NOT TO SCALE

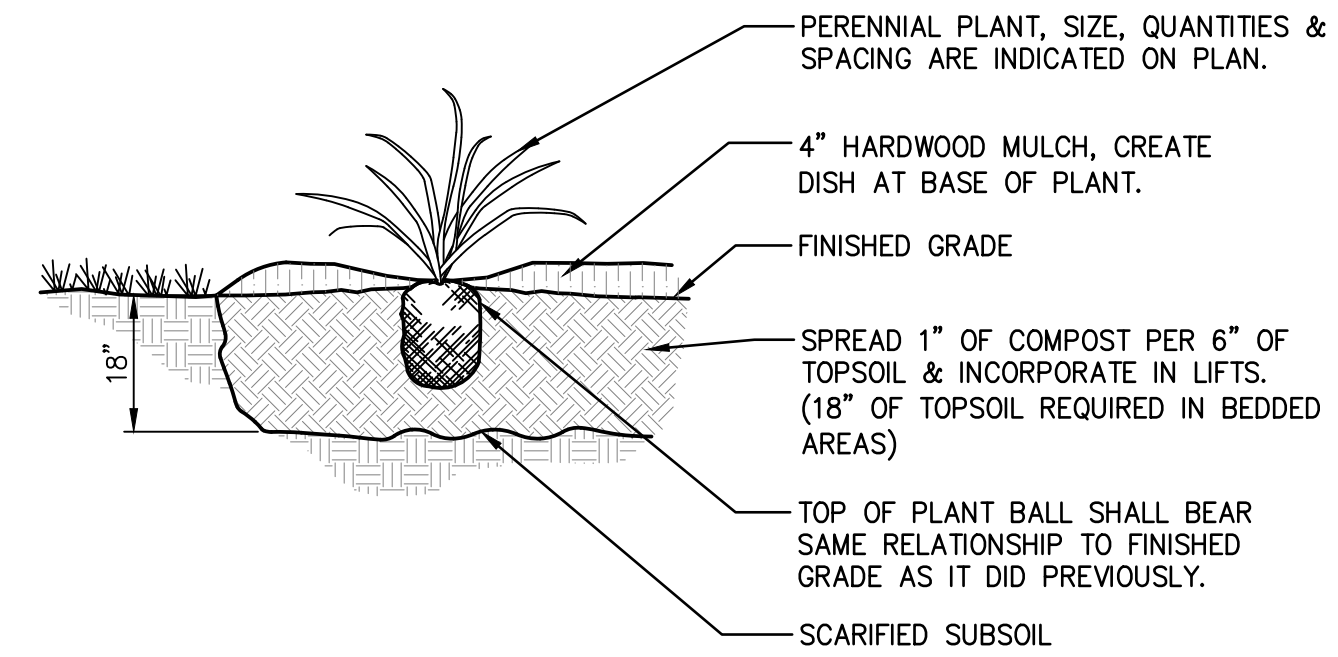
*TREE SPECIES FROM APPROVED LIST FROM TOWNOFZEULON.ORG

- NOTES:**
1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL.
 2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
 3. MULCH TO FORM CONTINUOUS SHRUB BEDS.



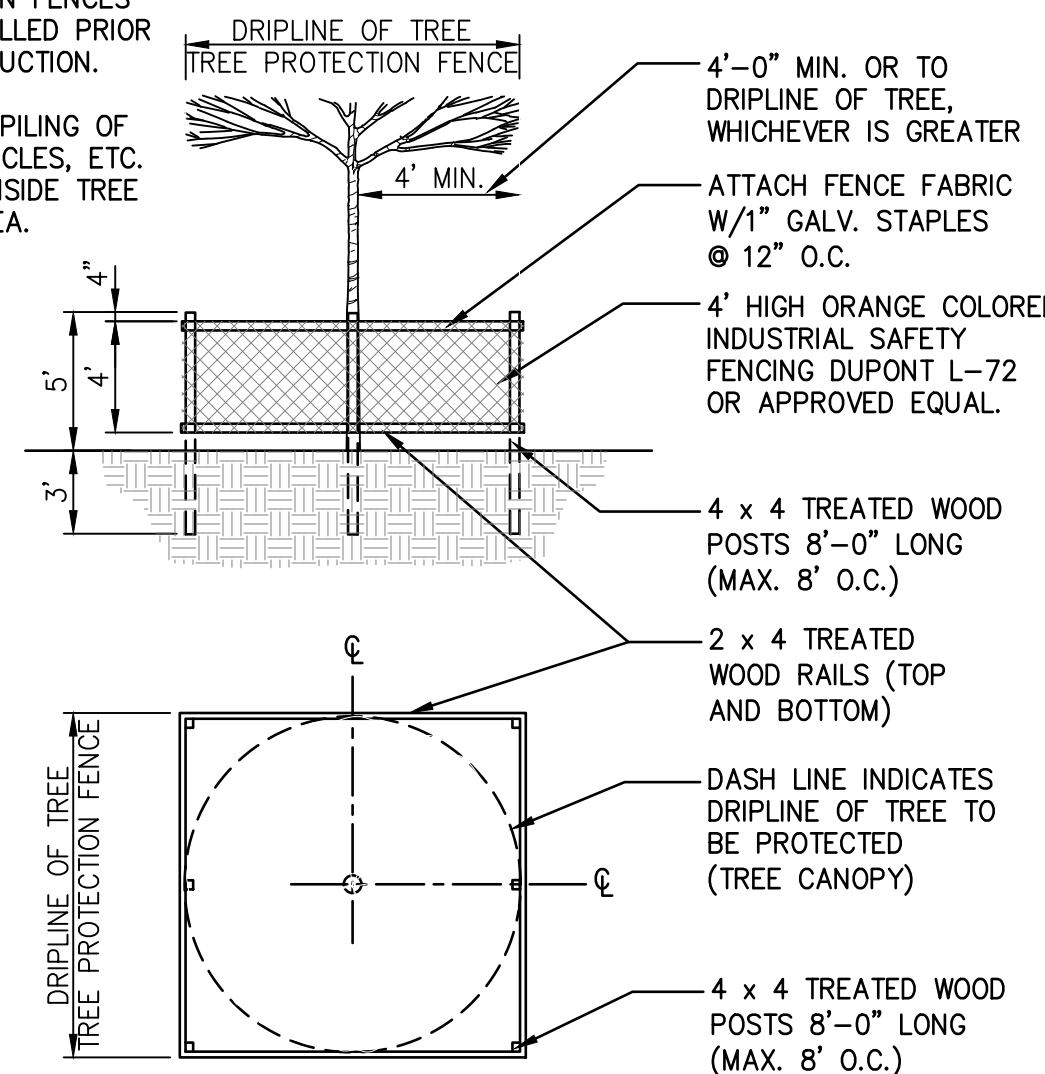
7 SHRUB PLANTING
 L1.02 NOT TO SCALE

NOTE:
 COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.

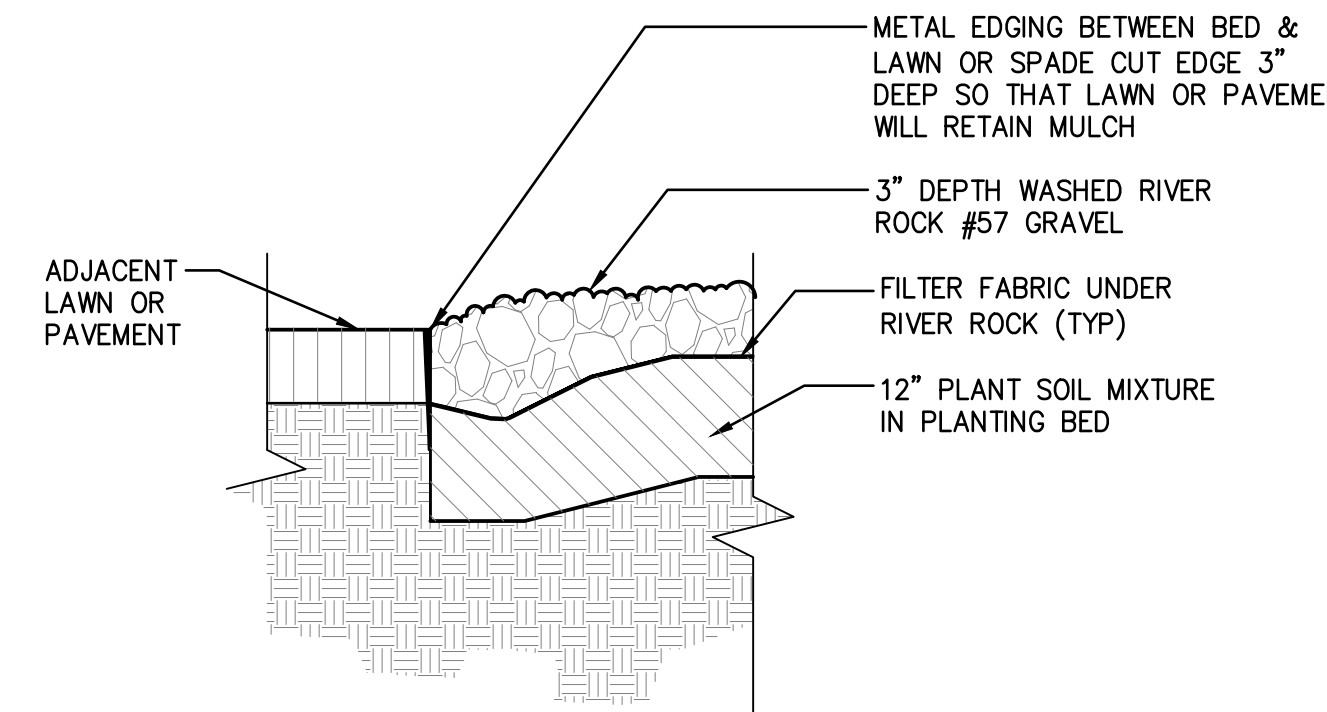


8 PERENNIAL PLANTING
 L1.02 NOT TO SCALE

- NOTES:**
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 2. GRADING, STOCKPILING OF MATERIALS, VEHICLES, ETC. NOT ALLOWED INSIDE TREE PROTECTION AREA.



9 TYPICAL TREE PROTECTION
 L1.02 NOT TO SCALE



10 PLANTING BED METAL EDGING
 L1.02 NOT TO SCALE

PLANT LIST		
ABBR.	BOTANICAL NAME	COMMON NAME
SHADE TREES		
AC SA	ACER SACCHARUM	SUGAR MAPLE
CA DE	CASTANEA DENTATA	AMERICAN CHESTNUT
CE OC	CELTIS OCCIDENTALIS	HACKBERRY
FA GR	FAGUS GRANDIFOLIA	AMERICAN BEECH
NY SY	NYSSA SYLVATICA	BLACK GUM
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK
TA DI	TAXODIUM DISTICHUM	BALD CYPRESS
TI AM	TILIA AMERICANA	AMERICAN BASSWOOD
EVERGREEN TREES		
AB CO	ABIES CONCOLOR	WHITE FIR
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
PI AB	PICEA ABIES	NORWAY SPRUCE
PI PU	PICEA P. 'BABY BLUE EYES'	BLUE SPRUCE
PI ST	PINUS STROBUS	EASTERN WHITE PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
ORNAMENTAL TREES		
AM LA	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY
BE NI	BETULA NIGRA	RIVER BIRCH
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR PU	CRATAEGUS PUNCTATA	OHIO HAWTHORN
OS VI	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM
SHRUBS		
CO SE	CORNUS SERICEA 'BAILEI'	REDOSIER DOGWOOD
HY QU	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
IL ME	ILEX X M. 'BLUE PRINCESS'	BLUE PRINCESS HOLLY
PH OP	PHYSOCARPUS OPULIFOLIUS	NINEBARK
RO PA	ROSA PALUSTRIS	SWAMP ROSE
SA DI	SALIX DISCOLOR	PUSSY WILLOW
SA CA	SAMBUCUS CANADENSIS	COMMON ELDERBERRY
VI DE	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

30% CDS

DATE:

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL
-	-	-
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LANDSCAPE PLAN
 DETAILS

L1.02



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ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

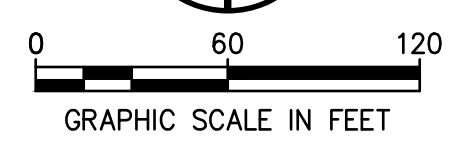
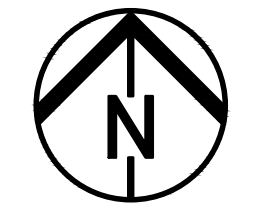
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REVISIONS		
Δ	DATE	DESCRIPTION

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LIGHTING PLAN LEGEND

- SA SINGLE ARM MOUNT POST (18)
- WM WALL MOUNT (15)
- CM CEILING MOUNT (15)
- UP UPLIGHT (4)
- LG LGOOSE (1)
- FL FLOOD LIGHT (2)



LIGHTING PLAN

E1.00

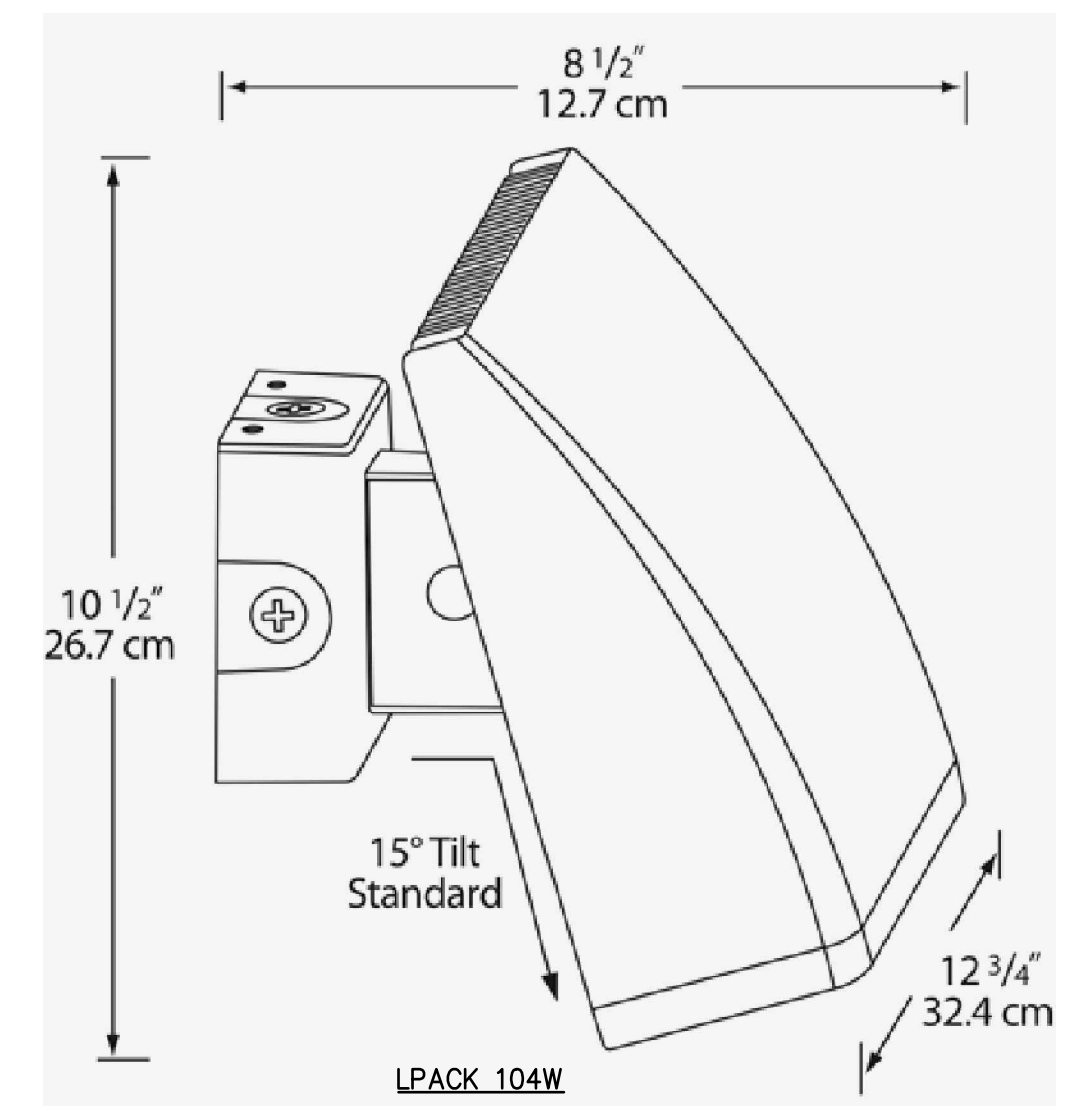
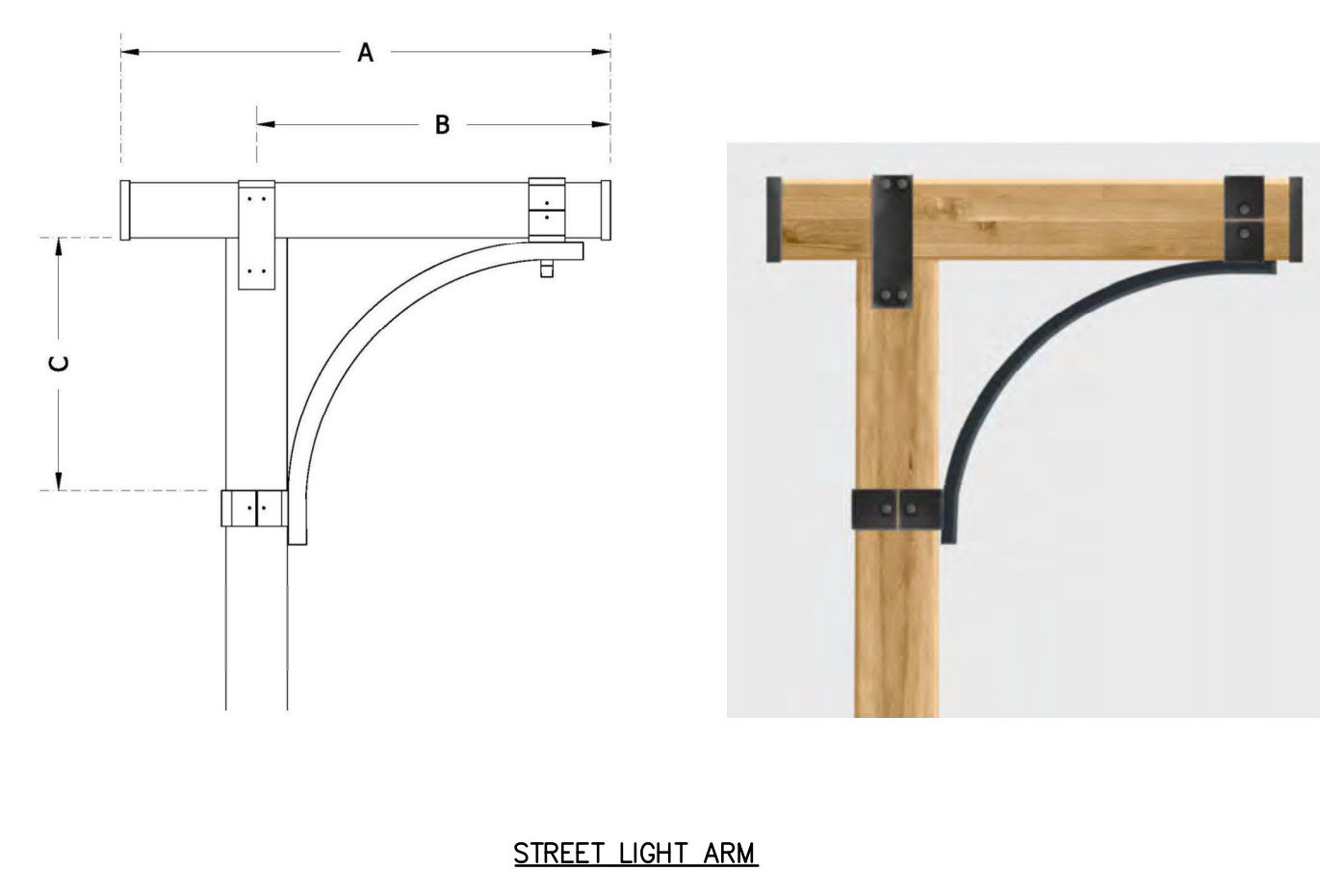
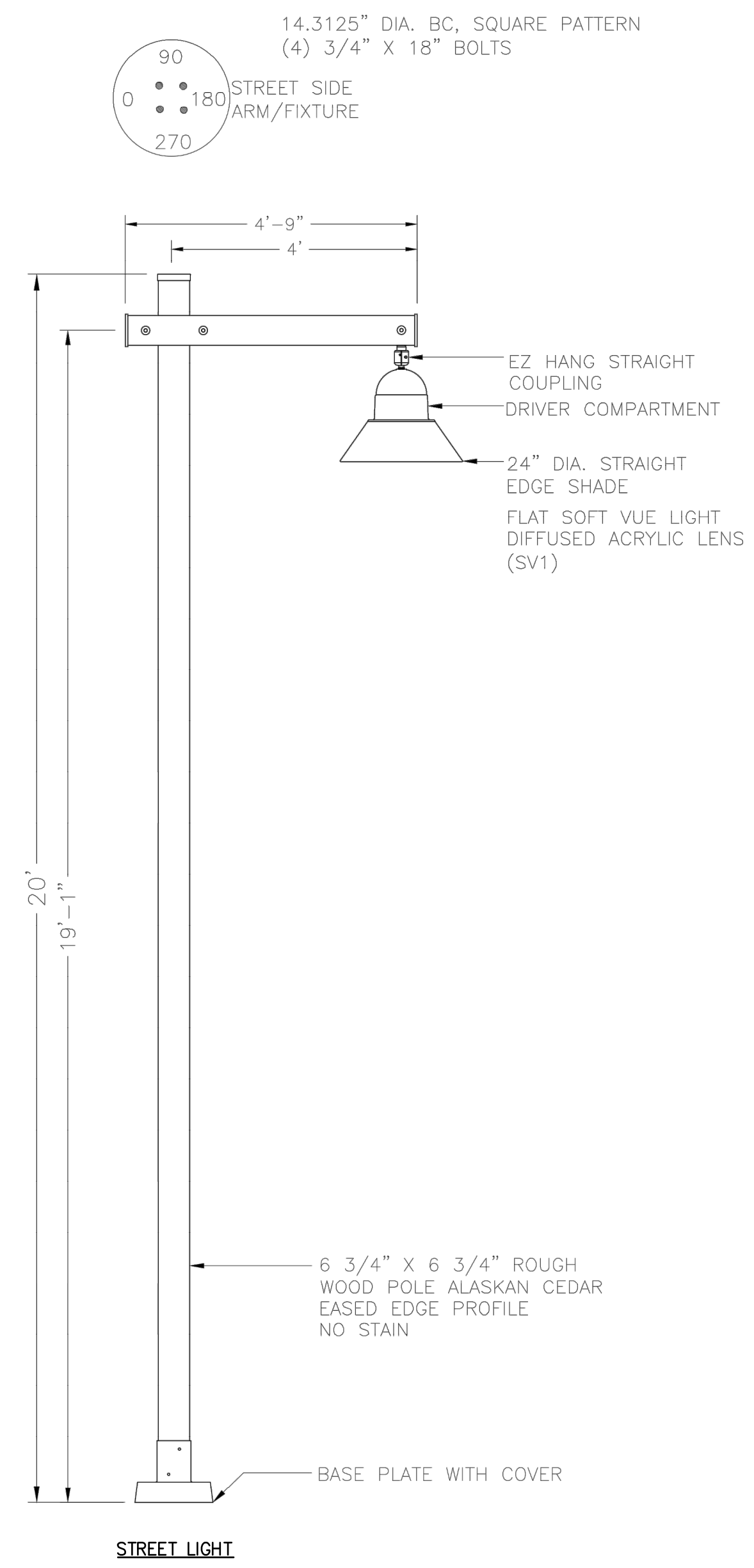
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REVISIONS		
Δ	DATE	DESCRIPTION

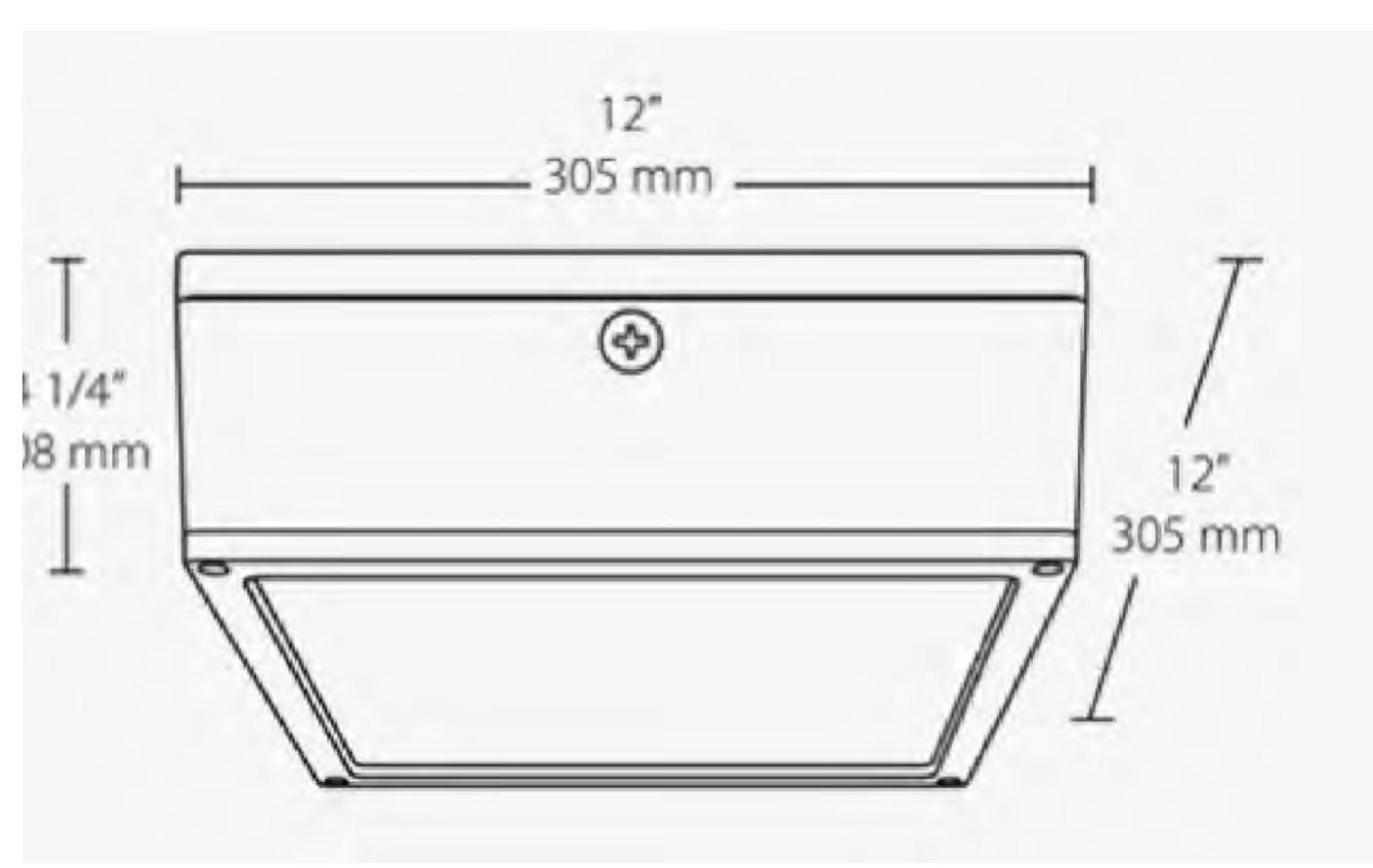
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 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

LIGHTING PLAN DETAILS

E1.01



2 WALL MOUNT (WM)
 NOT TO SCALE



1 SINGLE ARM MOUNT POST (SA)
 NOT TO SCALE



3 CEILING MOUNT (CH)
 NOT TO SCALE



4 MONUMENT SIGN SPOT LIGHT (SL)
 NOT TO SCALE

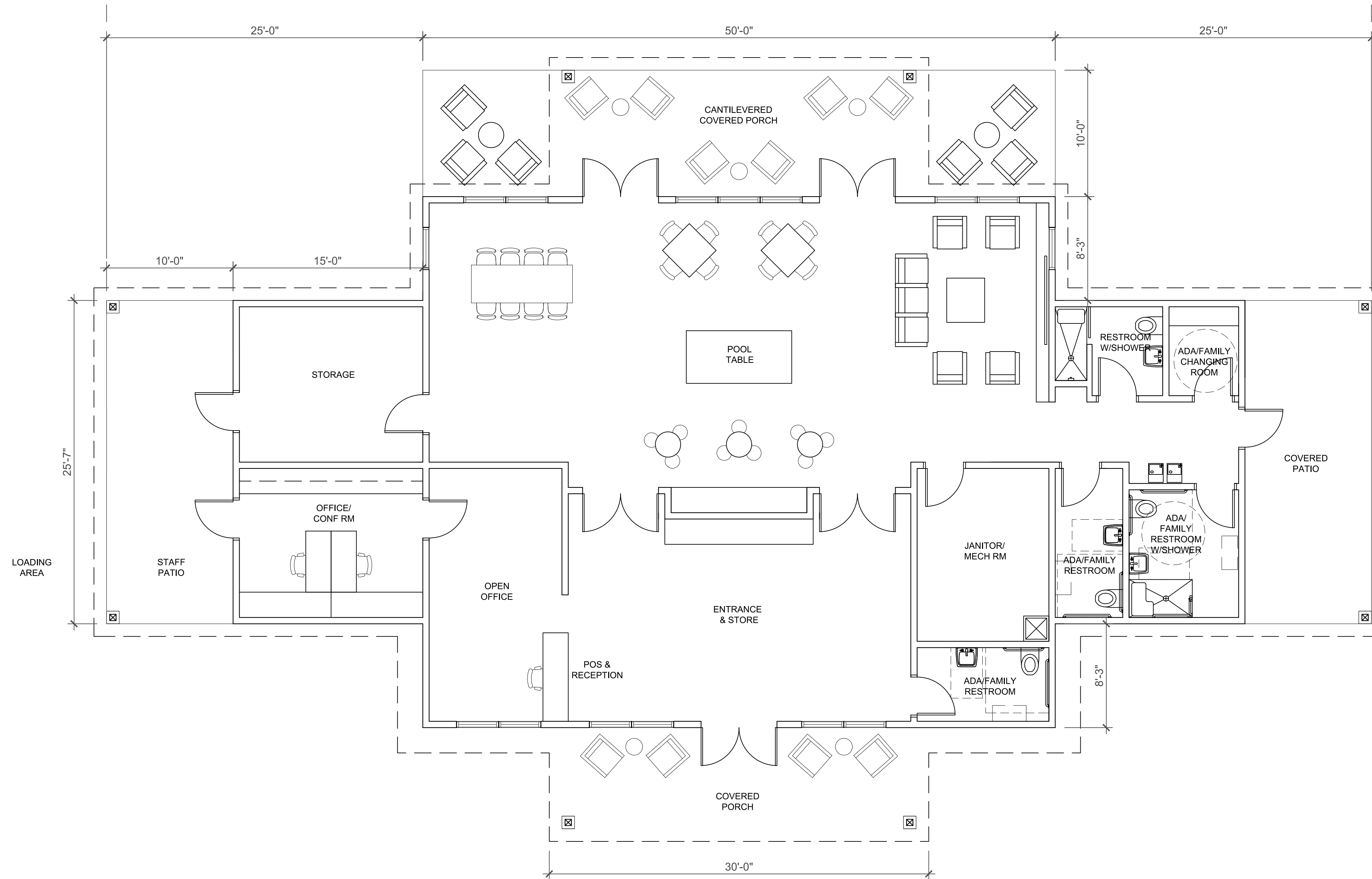
5 LGOOSE (LG)
 NOT TO SCALE

6 FLOOD LIGHT (FL)
 NOT TO SCALE

ENVIRONMENTAL DESIGN GROUP - 30% DESIGN/CONSTRUCTION DOCUMENTS - 23-00285-020 - 04/12/2024 11:01:03 PM

ARCHITECTURAL PLAN ENLARGEMENT NOTES

1. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.



CLUBHOUSE FLOOR PLAN (+/- 2,750 SF WITH 1,000 SF PATIO)
 SCALE: 1/64" = 1'-0"

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ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
Δ	DATE	DESCRIPTION

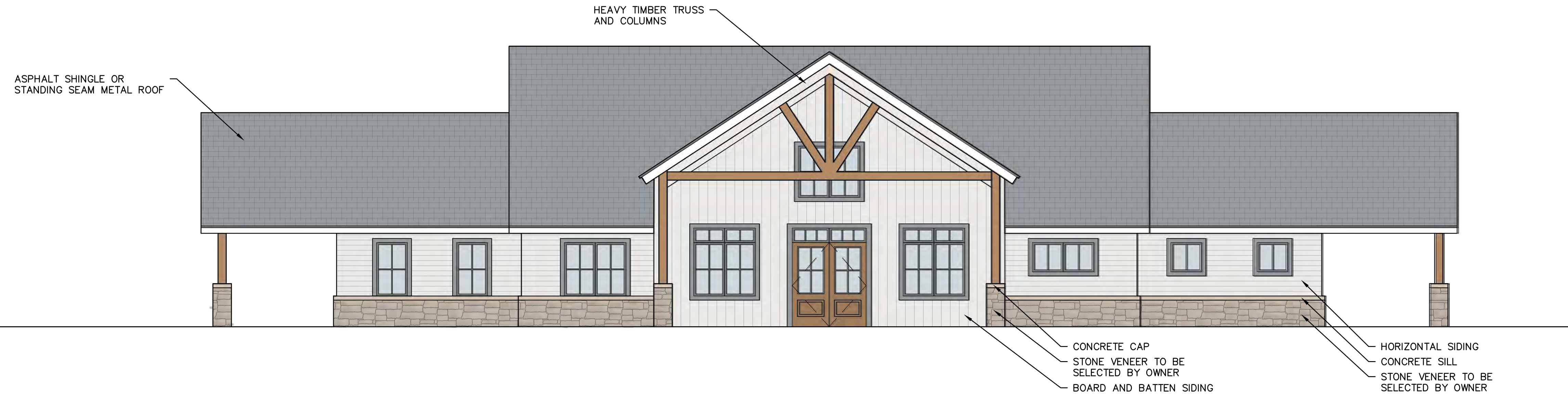
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ARCHITECTURAL PLAN
 ENLARGEMENT

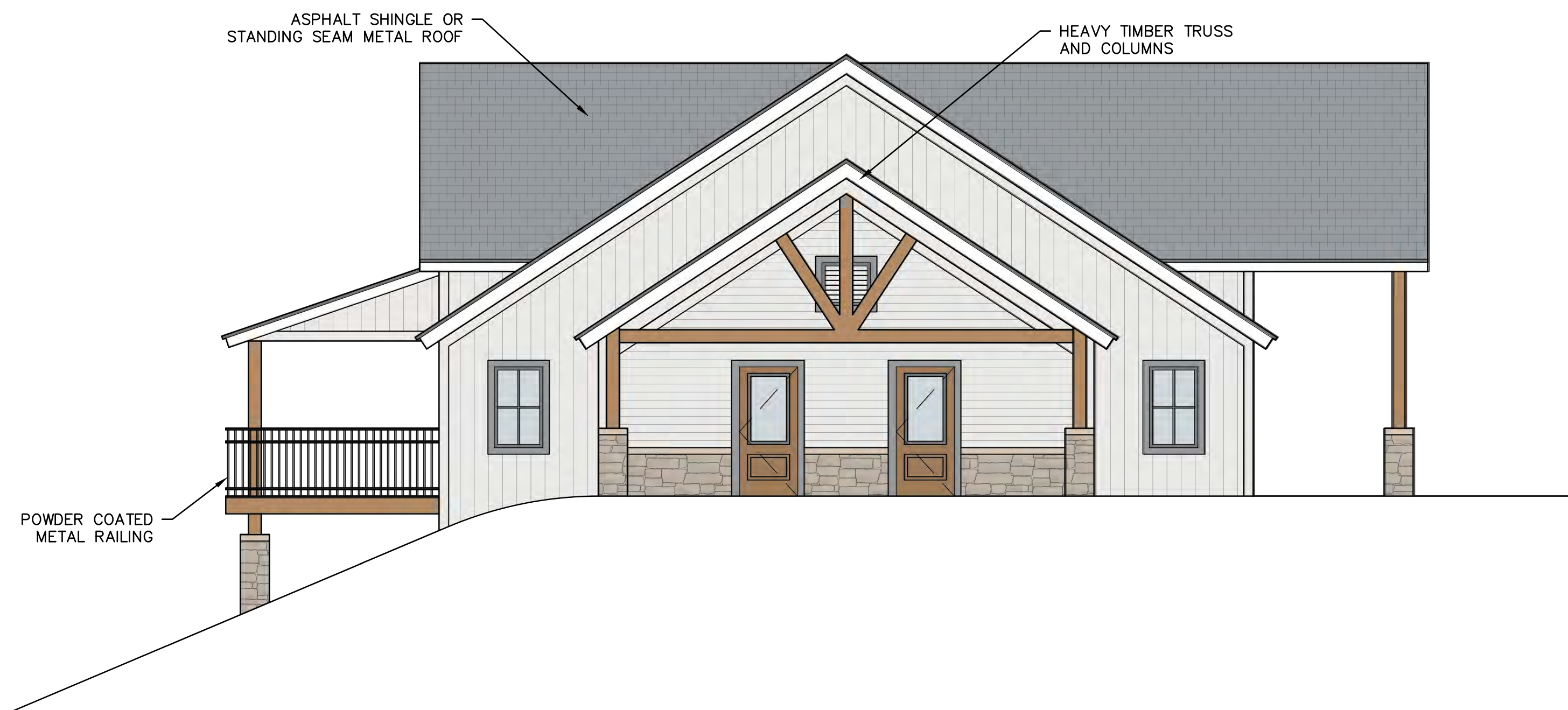
A1.00

ARCHITECTURAL PLAN ENLARGEMENT NOTES

- BASIS OF DESIGN SIDING MATERIALS:
 - HORIZONTAL SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE
 - BOARD AND BATTEN SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE, AND HARDIE TRIM BATTEN BOARDS, SMOOTH GRAIN, ARCTIC WHITE



CLUBHOUSE SOUTH ELEVATION
 SCALE: 1/64" = 1'-0"



CLUBHOUSE WEST ELEVATION
 SCALE: 1/64" = 1'-0"

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

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ARCHITECTURAL PLAN ENLARGEMENT

A1.01

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

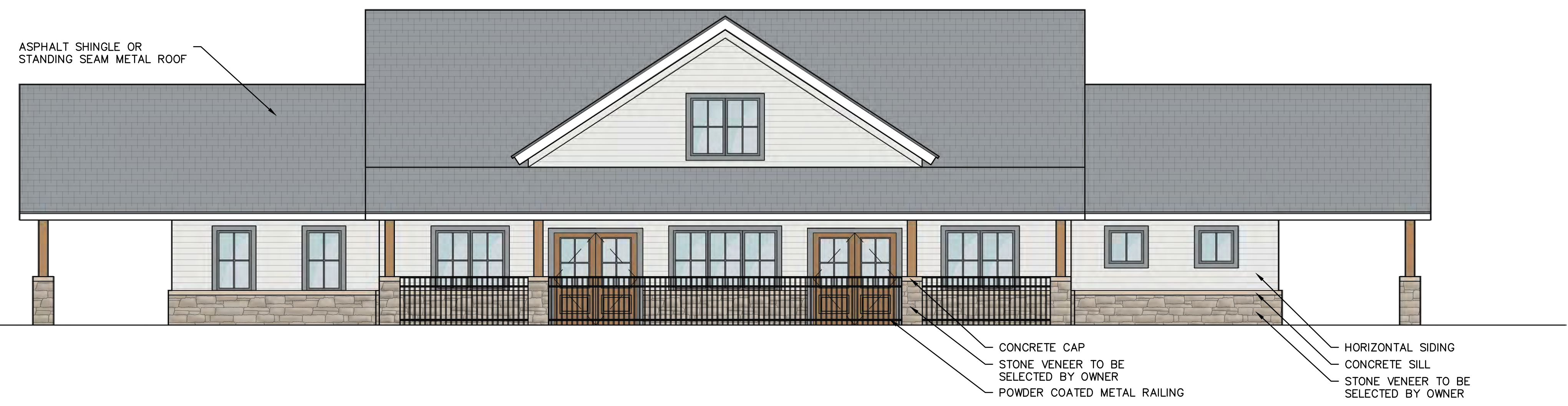
30% CDS

DATE: _____

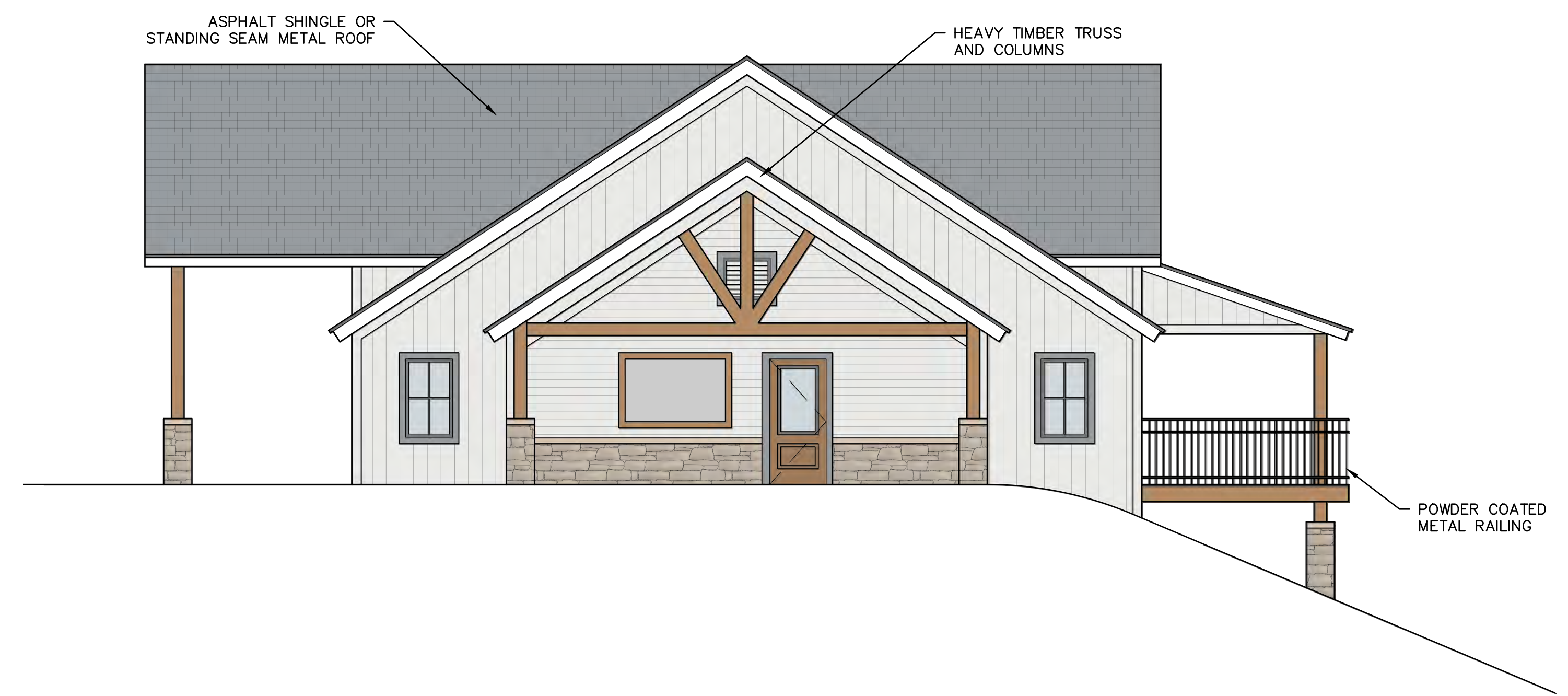
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Δ	DATE	DESCRIPTION

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ARCHITECTURAL PLAN
 ENLARGEMENT



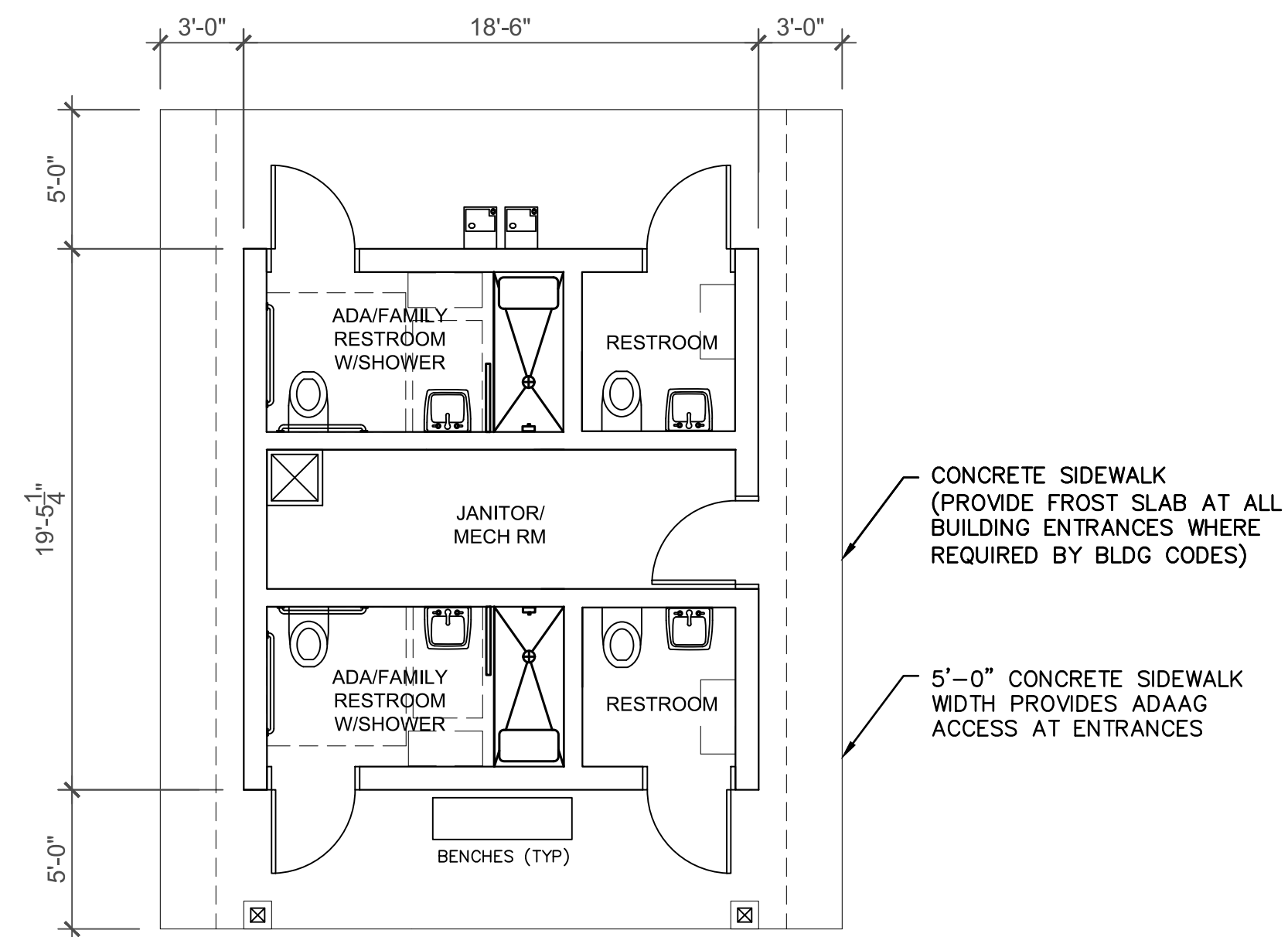
CLUBHOUSE NORTH ELEVATION
 SCALE: 1/64" = 1'-0"



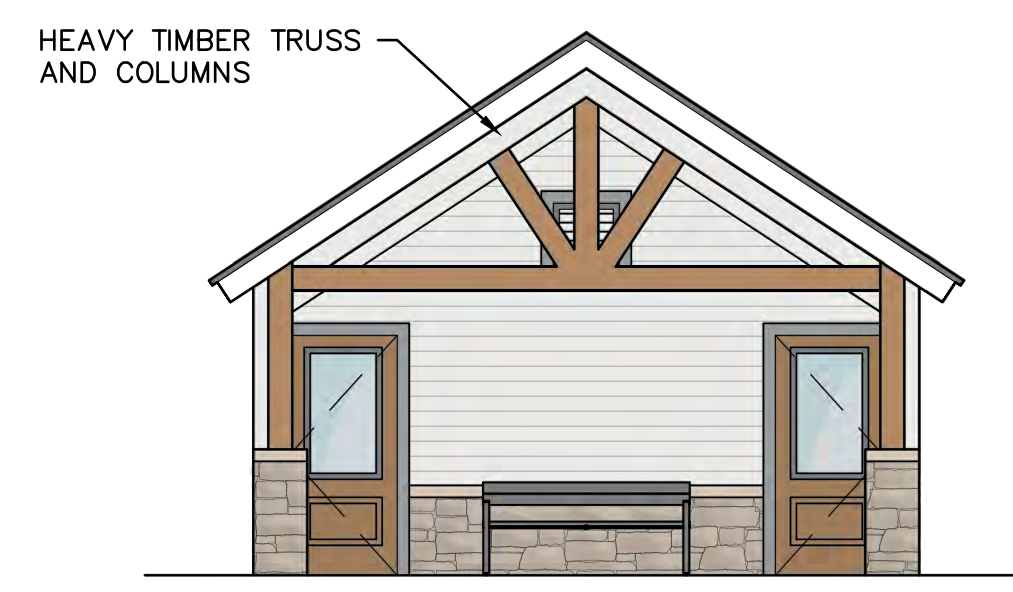
CLUBHOUSE EAST ELEVATION
 SCALE: 1/64" = 1'-0"

ARCHITECTURAL PLAN ENLARGEMENT NOTES

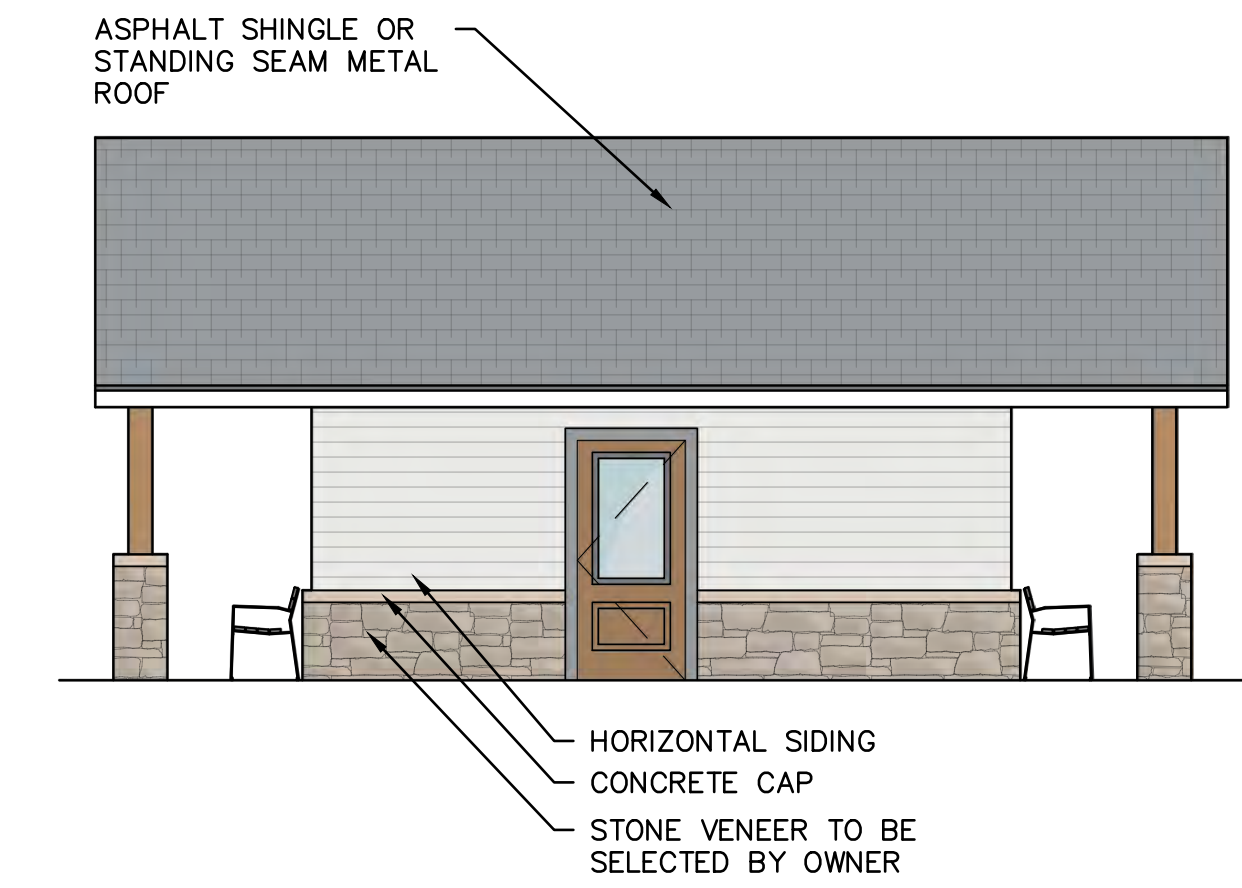
- BASIS OF DESIGN SIDING MATERIALS:
 - HORIZONTAL SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE
 - BOARD AND BATTEN SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE, AND HARDIE TRIM BATTEN BOARDS, SMOOTH GRAIN, ARCTIC WHITE



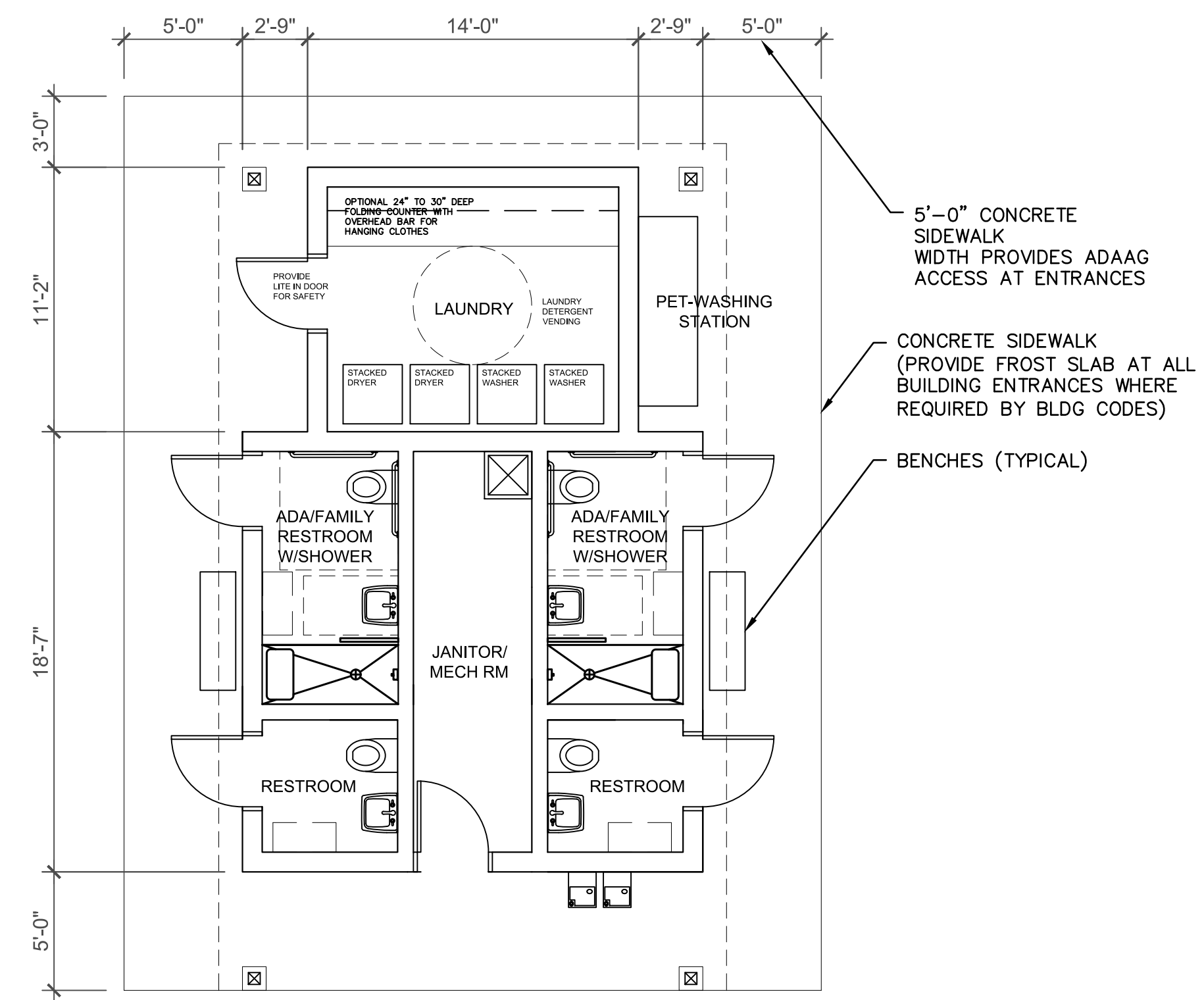
NE T/SH HOUSE PLAN
 SCALE: 1/64" = 1'-0"



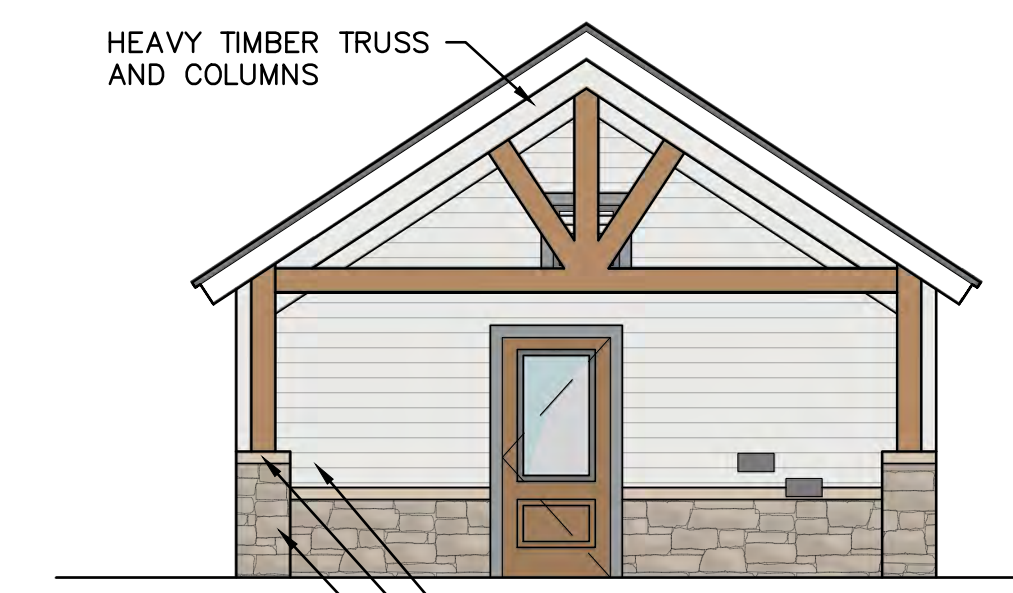
NORTH ELEVATION



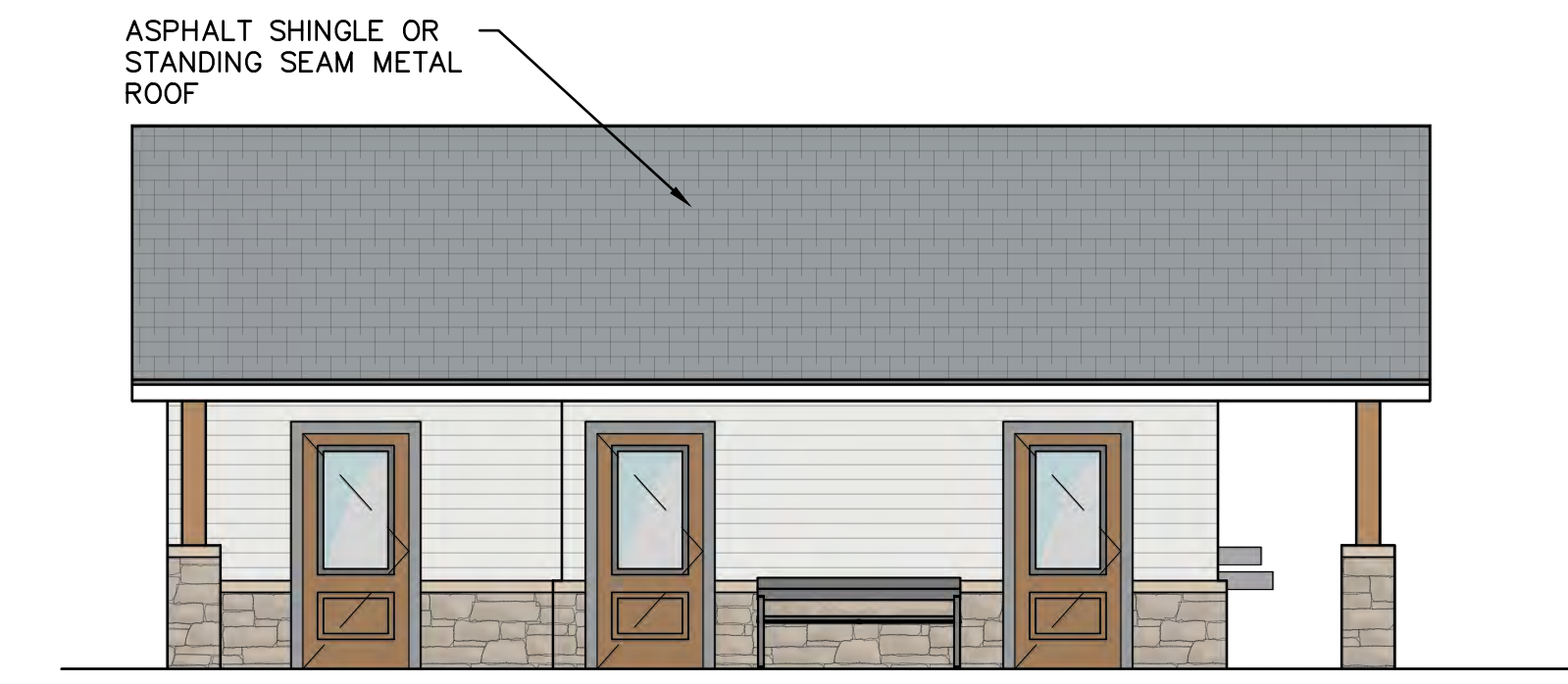
EAST ELEVATION



SE T/SH HOUSE W/LAUNDRY & DOG WASH STATION PLAN
 SCALE: 1/64" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

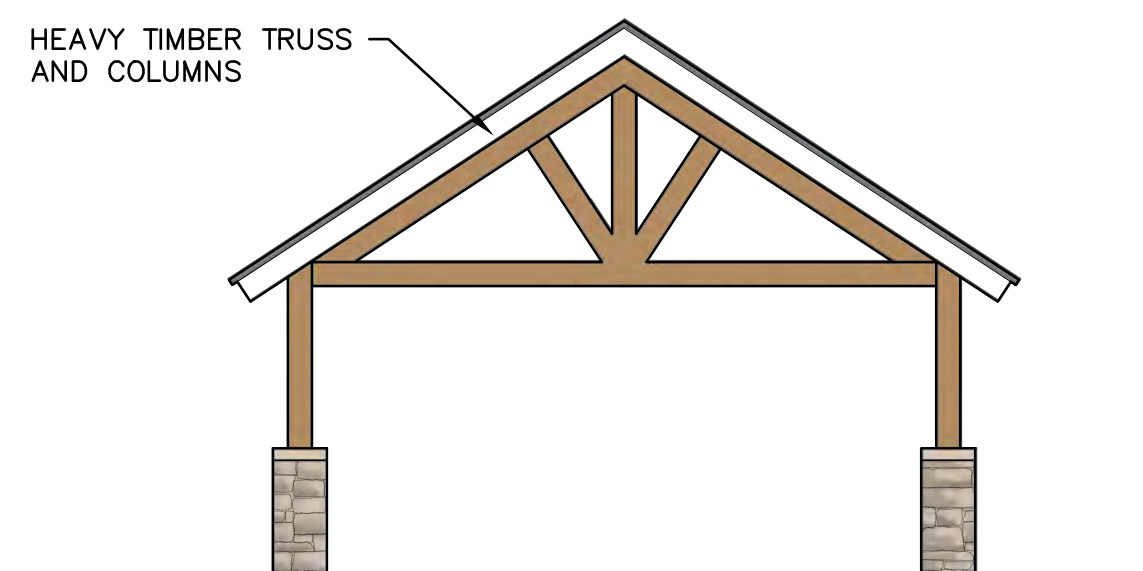
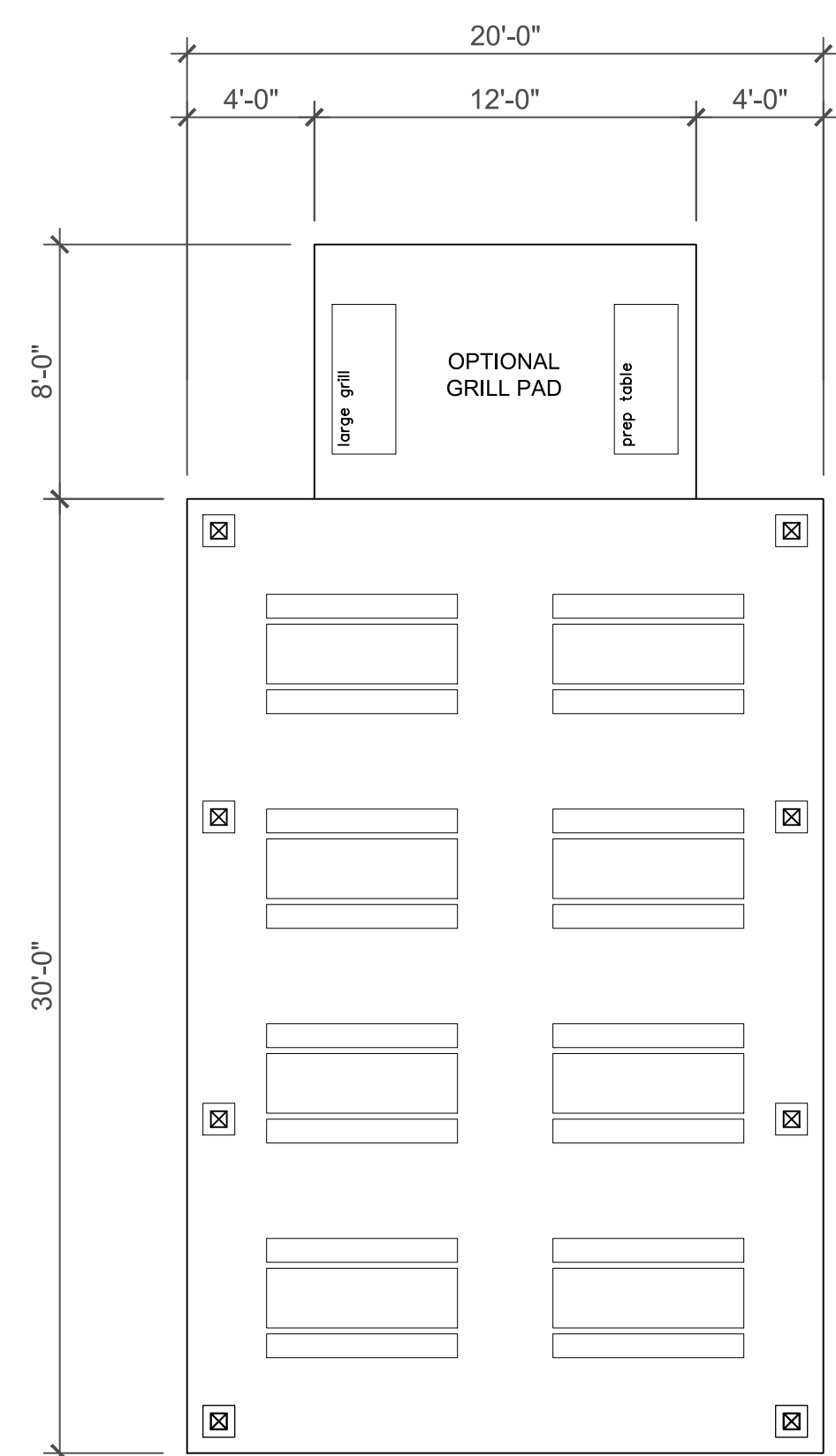
DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

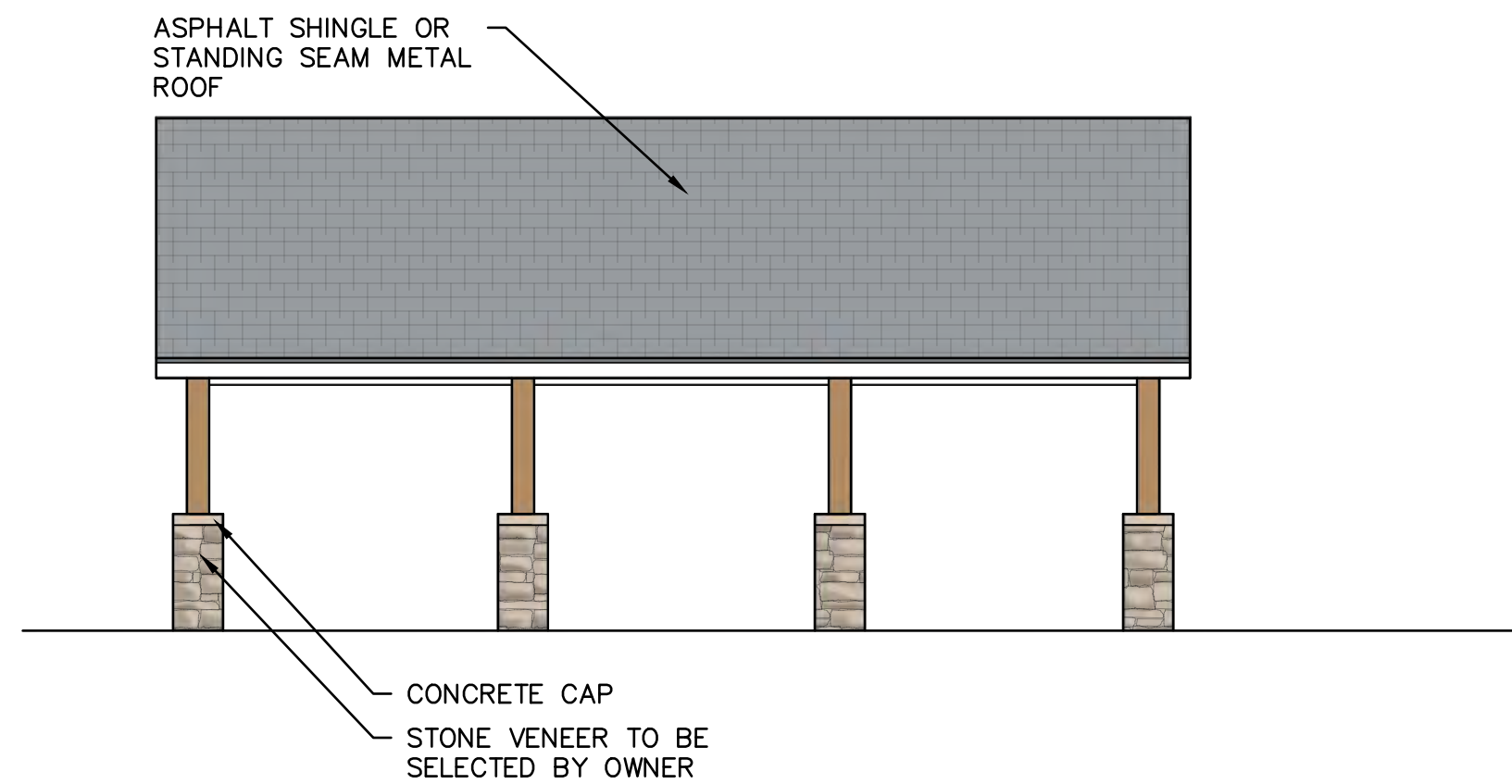
PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

ARCHITECTURAL PLAN ENLARGEMENT

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SOUTH ELEVATION



EAST ELEVATION

SHELTER PLAN
 SCALE: 1/64" = 1'-0"

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
Δ	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-

PROJECT NO.: 23-00285-020
 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

ARCHITECTURAL PLAN
 ENLARGEMENT

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