

developer / owner:

Insight @ Kipling Village LLC
16255 Sussex Highway
Bridgeville, DE 19933
Contact : Kevin Prenderville
p: (908) 812-3310
kprenderville@insightlandcompany.com

landscape architect:

TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, North Carolina 27713
Contact : Andy Porter
p: (919) 484-8880
andy@tmtla.com

KIPLING VILLAGE

Sign Plan

Harnett Central Road
Fuquay-Varina, North Carolina 27526



Know what's below.
Call before you dig.

SHEET INDEX

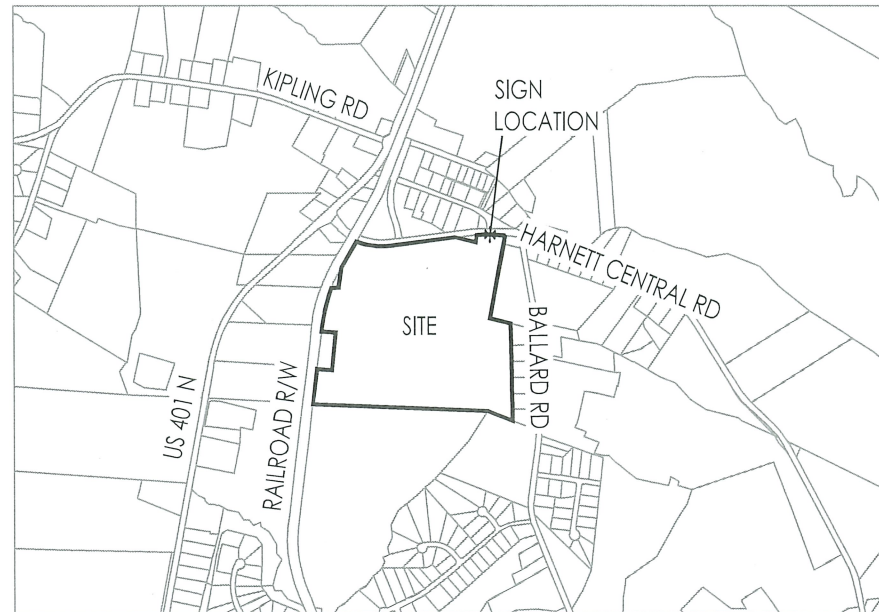
PROPERTY ADDRESS: HARNETT CENTRAL RD
FUQUAY-VARINA NC 27526
PID: 080652 0017
PIN: 0652-47-0150.000
EX. ZONING: RA - 20R
ZONING JURISDICTION: HARNETT COUNTY
RIVER BASIN: CAPE FEAR

SUBMITTAL DATES

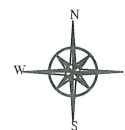
FIRST SUBMITTAL — 03/18/2024

SHEET INDEX

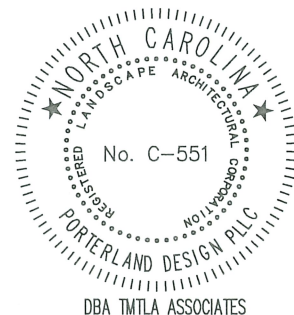
- S-0 — COVER SHEET
- S-1 — SIGN LOCATION PLAN
- S-2 — SIGN LANDSCAPE PLAN
- S-3 — SIGN DETAILS
- S-4 — SIGN DETAILS
- S-5 — SIGN DETAILS
- S-6 — SIGN DETAILS



VICINITY MAP
SCALE: NTS



LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com



Kipling Village

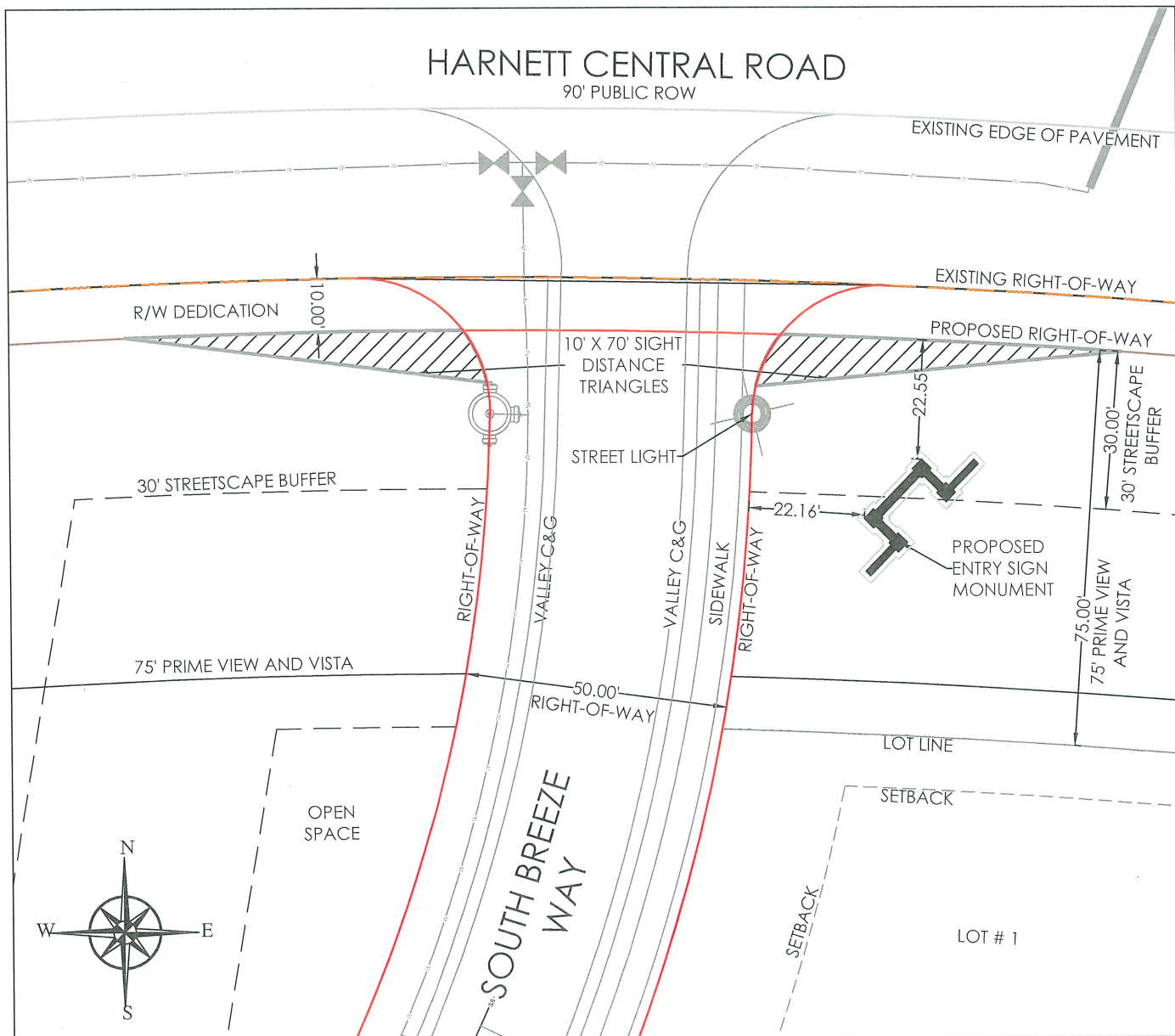
COVER SHEET

Harnett Central Road
Fuquay-Varina, North Carolina

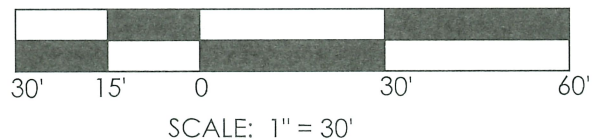
developer / owner:
Insight @ Kipling Village LLC
16255 Sussex Highway
Bridgeville, DE 19933

03/18/2024

S-0



1 SIGN LOCATION PLAN
S-1 SCALE: 1"=30'



MONUMENT NOTES:

1. ALL REINFORCED MASONRY WORK SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402-13/ACI 530-13/ASCE 5-13 & TMS 602-13/ACI 530.1-13/ASCE 6-13A OR LATEST EDITION).
2. ALL CONCRETE WORK SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI-301 AND THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI-318 (EDITIONS IN FORCE).
3. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE STATE, LOCAL, NATIONAL CODES (INCLUDING OSHA) AND COMPLIANT WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
4. BASE MAP INFORMATION PROVIDED BY THE OWNER, LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
5. OBTAIN ALL REQUIRED PERMITS BEFORE STARTING CONSTRUCTION.
6. CALL UTILITY LOCATOR SERVICE PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION OF BOTH PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
8. DO NOT CHANGE THE DESIGN WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT OR THE OWNER.
9. MASONRY GROUT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
10. TYPE OF MORTAR SHALL BE 'S' AND MORTAR SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS.
11. YIELD STRENGTH OF REINFORCEMENT STEEL, $F_y=60\text{ksi}$.
12. CMU ARRANGEMENT TO ACHIEVE DIMENSIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. FOUNDATION SOIL BEARING CAPACITY SHALL BE A MINIMUM 2000 PSF BEARING CAPACITY AND SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
14. IF THERE ARE ANY CHANGES IN THE ENTRANCE MONUMENT WALL AND COLUMN, SOIL PROPERTIES, DESIGN DIMENSIONS, OR IF THE DESIGNS ARE INACCURATE, CONTACT TMTLA ASSOCIATES IMMEDIATELY FOR REVIEW OF THE DESIGN CHANGES.
15. SEE SECTION DETAILS FOR REINFORCEMENT SCHEDULE AND ADDITIONAL DIMENSIONS.
16. ALL WOOD SURFACES SHALL BE FINISHED WITH TWO COATS OF BEHR PREMIUM #ST-102 SLATE SEMI-TRANSPARENT WATERPROOFING EXTERIOR WOOD STAIN AND SEALER OR EQUIVALENT. CONTRACTOR TO COORDINATE FINAL COLOR SELECTION WITH OWNER PRIOR TO ORDERING MATERIALS.
17. ALL HARDWARE SHALL HAVE A BLACK FINISH.
18. SOIL BACKFILL SHOULD NOT BE PLACED AGAINST THE ENTRY MONUMENT COLUMN.
19. EXCAVATION FOR FOOTING WILL HAVE ALL LOOSE MATERIAL REMOVED. CONCRETE TO BE POURED TO EXTENTS OF THE EXCAVATION.
20. SIGN SHALL NOT ENCROACH OR OVERHANG INTO THE RIGHT-OF-WAY OR SIGHT TRIANGLE.
21. CONTRACTOR TO COORDINATE STONE VENEER SELECTION W/ OWNER PRIOR TO ORDERING MATERIALS.
22. FINAL DESIGN/CONSTRUCTION OF SIGN PANEL SHALL BE VERIFIED BY THE OWNER PRIOR TO ORDERING MATERIALS.
23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM SITE DIMENSION AND LAYOUT PRIOR TO CONSTRUCTION.
24. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND REQUESTING MUNICIPAL INSPECTIONS AS REQUIRED FOR SIGN-OFF AND FINAL MUNICIPAL APPROVAL.
25. CONTRACTOR TO COORDINATE SIGN FOOTING ELEVATION WITH OWNER PRIOR TO POURING FOOTINGS. FINISHED GRADE AT THE BASE OF THE SIGN COLUMN SHALL BE 6" ABOVE THE FINISHED BACK OF CURB OR EDGE OF PAVEMENT ELEVATION.
26. CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

3070 HAMMOND BUSINESS PLACE
SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM
NC CORP LICENSE # F-1454
Project No.: A24118.00116.00

STRUCTURAL MEMBERS ONLY
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STRUCTURAL ANALYSIS BASED ON 2018 NCRS

CONTRACTOR TO COORDINATE INSTALLATION OF NEW ELECTRICAL METER ON THE BACKSIDE OF THE ENTRY MONUMENT WALL AND NEW ELECTRICAL CONNECTIONS TO LIGHT FIXTURES.

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA
LANDSCAPE ARCHITECTURAL
No. C-551
PORTERLAND DESIGN PLC
DBA TMTLA ASSOCIATES

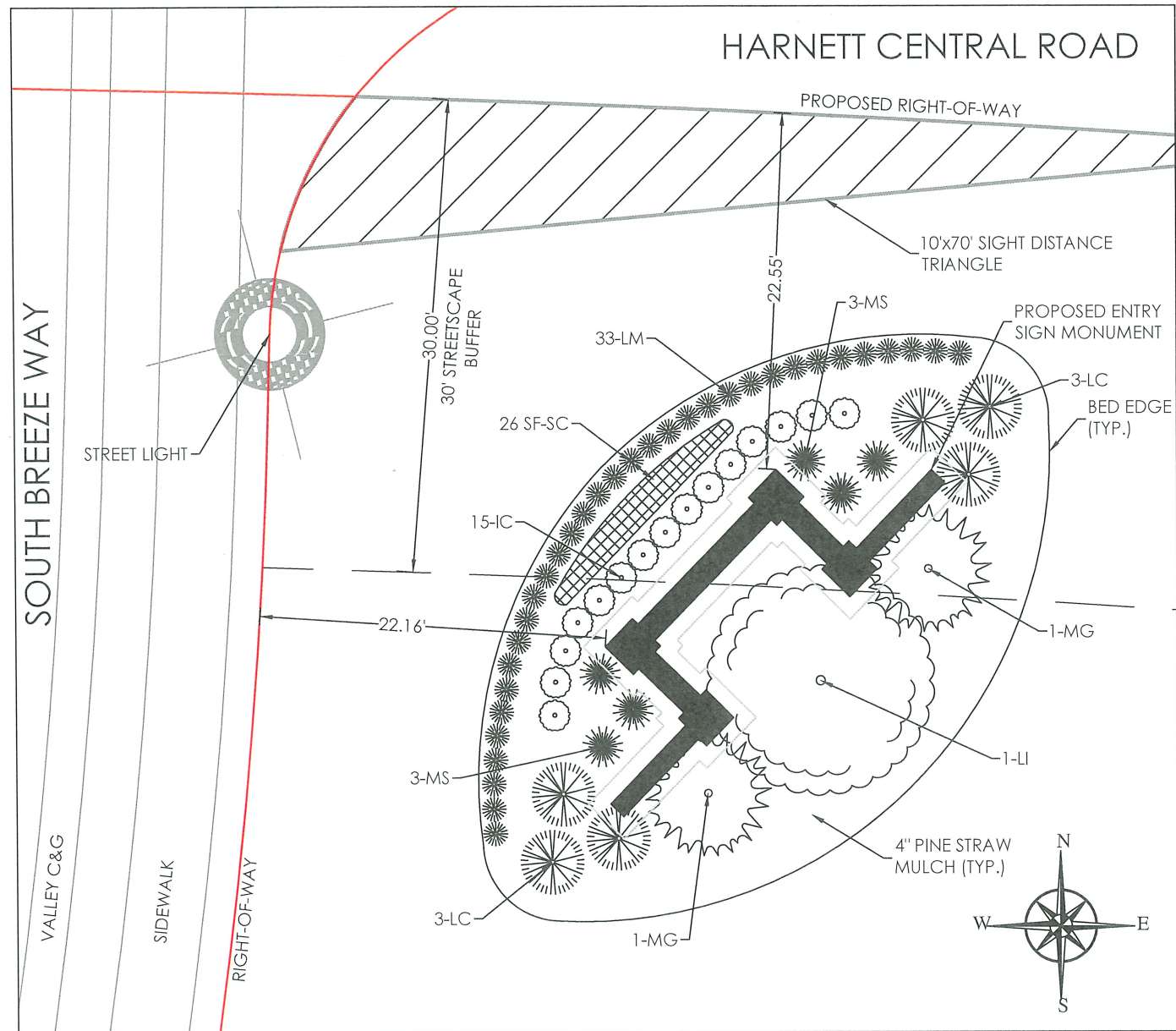
Kipling Village
SIGN LOCATION PLAN
Harnett Central Road
Fuquay-Varina, North Carolina

NORTH CAROLINA
SUMMIT
Engineering, Laboratory
& Testing, Inc.
No. F-1454
CERTIFICATE OF AUTHORIZATION

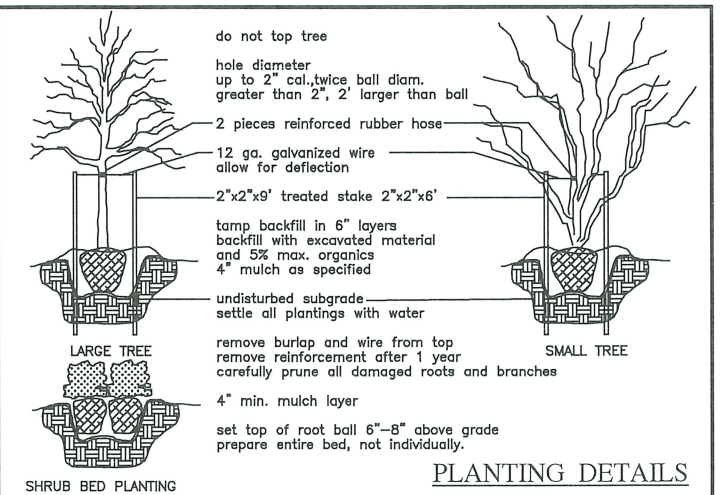
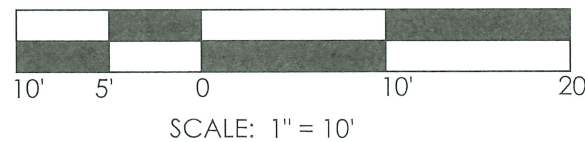
NORTH CAROLINA
PROFESSIONAL
SEAL
033237
RAVI KUMAR TURBAPAT
03/18/2024

developer / owner:
Insight @ Kipling Village LLC
16255 Sussex Highway
Bridgeville, DE 19933

S-1



1 SIGN LANDSCAPE PLAN
S-2 SCALE: 1"=10'



GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF ROOT BALL 6"-8" ABOVE GRADE, PREPARE ENTIRE BED, NOT INDIVIDUALLY.
5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
7. CUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
10. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.

2 PLANTING DETAILS
S-2 NTS

PLANT LIST

PLANT LIST - KIPLING VILLAGE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	MIN. HT.	ROOT	COMMENTS
LI	1	Lagerstroemis indica 'Natchez'	Natchez Crape Myrtle	-	10' Min.	B&B	Full match, Multi-stem
MG	2	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	-	8'	Cont.	Full match, Single Leader
LC	6	Loropetalum chinensis V.R. 'Ruby'	Ruby Loropetalum	-	24"	5 gal cont.	Full match
MS	6	Miscanthus sinensis 'Adagio'	Dwarf Adagio Maiden Grass	-	-	5 gal cont.	Full match
IC	15	Ilex crenata 'Helleri'	Helleri Japanese Holly	-	18"	5 gal cont.	Full match
LM	33	Liriope muscari 'Big Blue'	Big Blue Lily Turf	-	-	1 gal cont.	Full match
SC	26 SF	Seasonal Color Annuals	-	-	-	PLUG	Full match

Note: All plant material must meet or exceed the minimum Caliper, Height, and Root, specified at the time of installation.

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

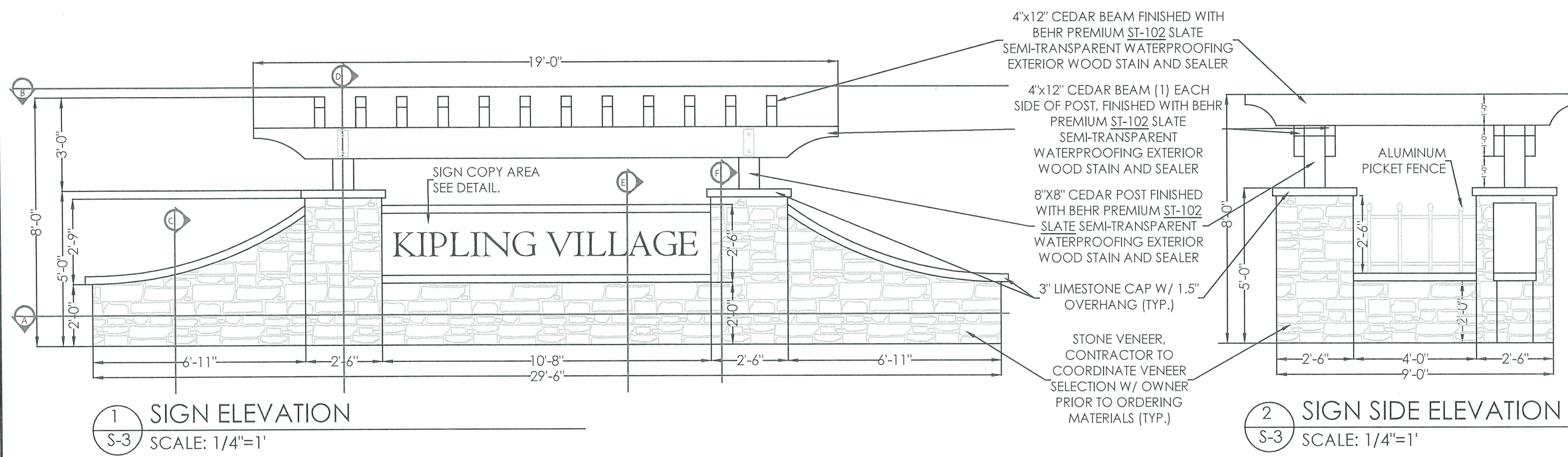
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LANDSCAPE ARCHITECTURAL
REGISTERED
No. C-551
PORTERLAND DESIGN PLLC
DBA TMTLA ASSOCIATES

Kipling Village
SIGN LANDSCAPE PLAN
Harnett Central Road
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developer / owner:
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03/18/2024
S-2

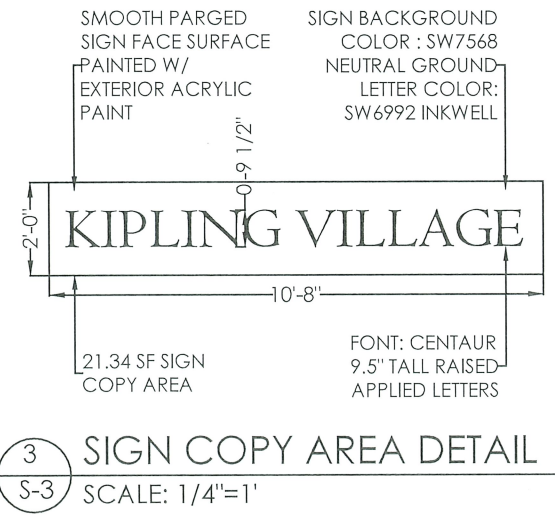
DESIGN ASSUMPTIONS:
 1. ULTIMATE WIND SPEED: 120 MPH
 2. SOIL FRICTION ANGLE: 30 DEGREES
 3. COEFFICIENT OF FRICTION: 0.50
 4. SOIL DENSITY: 110 PCF

REFERENCE MONUMENT
 NOTES ON SHEET S-1

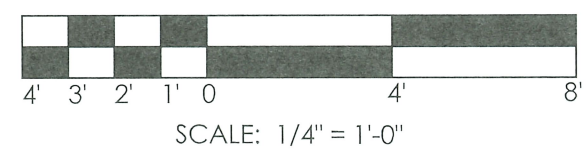


1 SIGN ELEVATION
 S-3 SCALE: 1/4"=1'

2 SIGN SIDE ELEVATION
 S-3 SCALE: 1/4"=1'

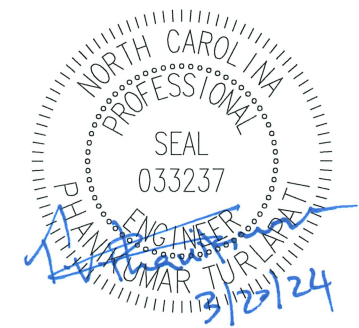
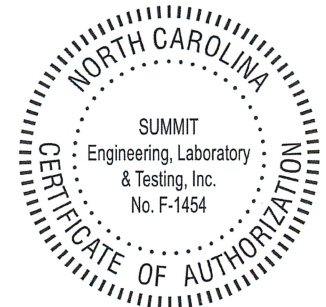


3 SIGN COPY AREA DETAIL
 S-3 SCALE: 1/4"=1'

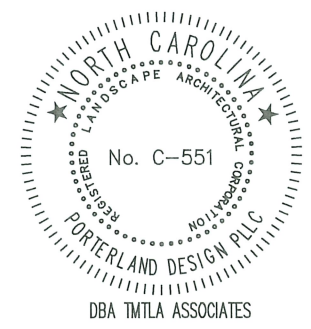


3070 HAMMOND BUSINESS PLACE
 SUITE 171
 RALEIGH, NC 27603
 OFFICE: 919.380.9991
 FAX: 919.380.9993
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 STRUCTURAL ANALYSIS BASED ON 2018 NCR.



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 p: (919) 484-8880 e: info@tmtla.com



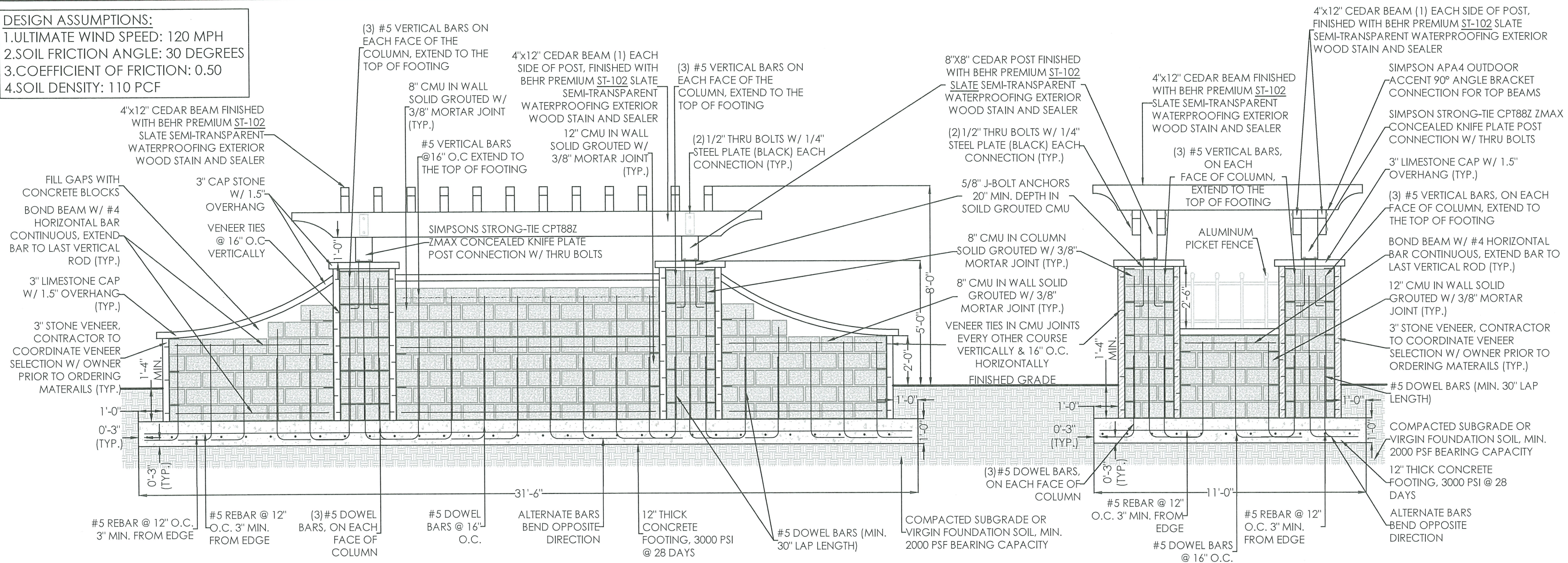
Kipling Village
 SIGN DETAILS
 Harnett Central Road
 Fuquay-Varina, North Carolina

03/18/2024

S-3

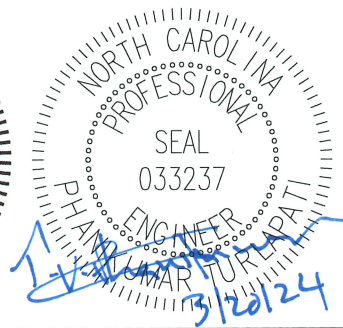
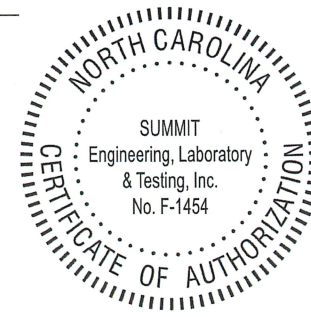
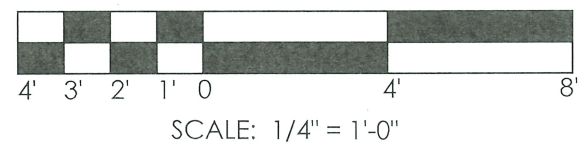
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 16255 Sussex Highway
 Bridgeville, DE 19933

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 4. SOIL DENSITY: 110 PCF



1 SIGN SECTION B
 S-4 SCALE: 1/4"=1'

2 SIGN SECTION D
 S-4 SCALE: 1/4"=1'



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 ENGINEERING LABORATORY TESTING
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 RALEIGH, NC 27603
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REFERENCE MONUMENT
 NOTES ON SHEET S-1

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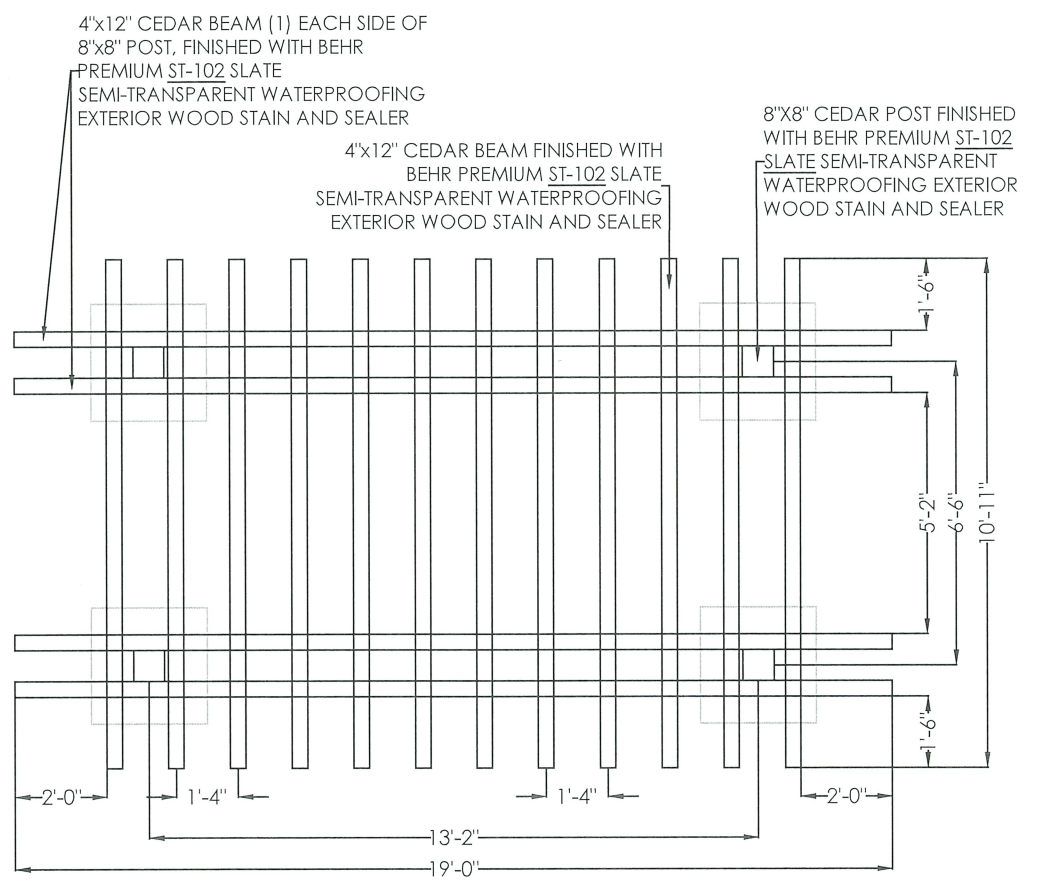
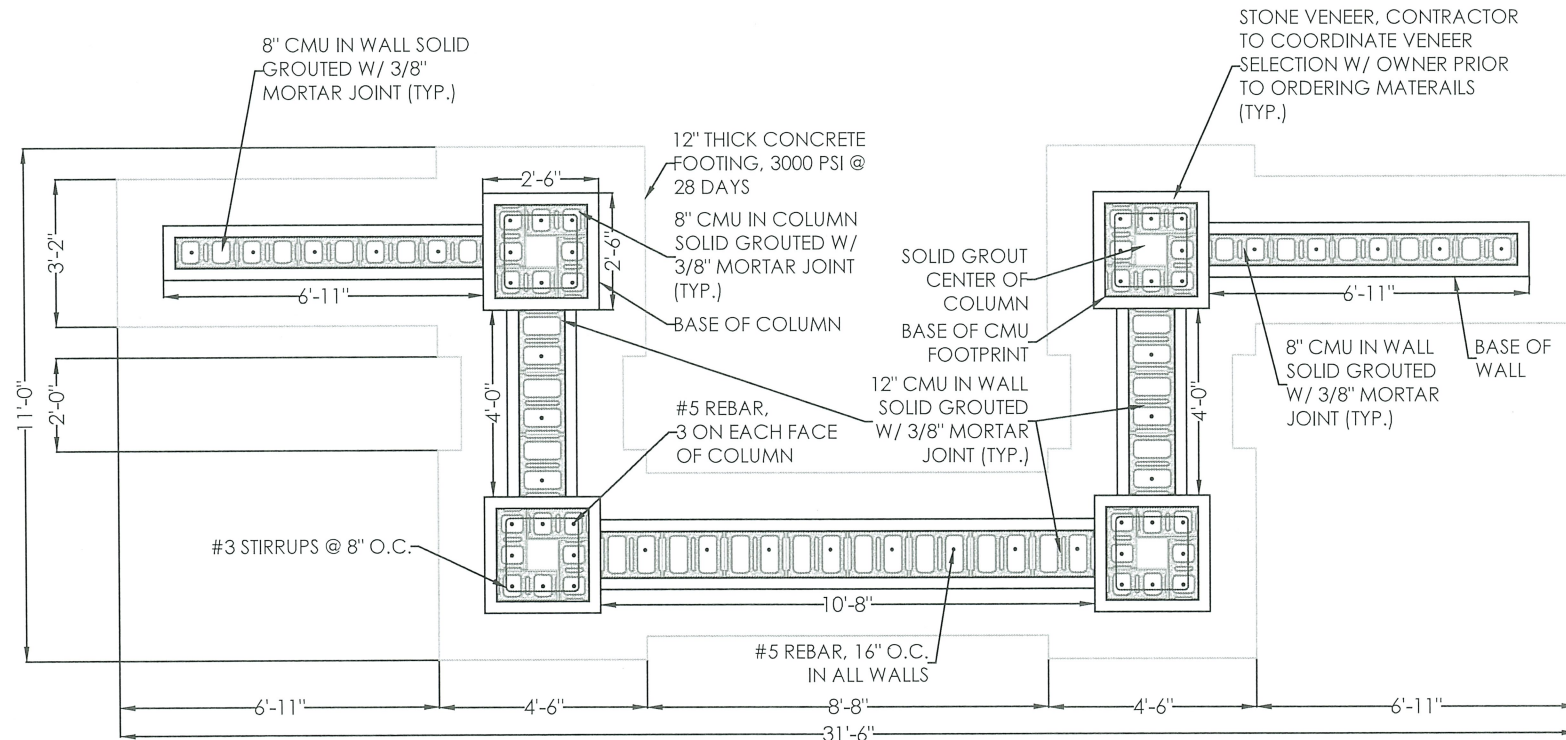
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 Harnett Central Road
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S-4

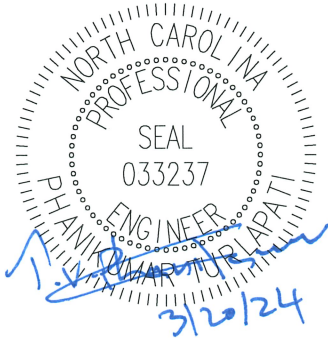
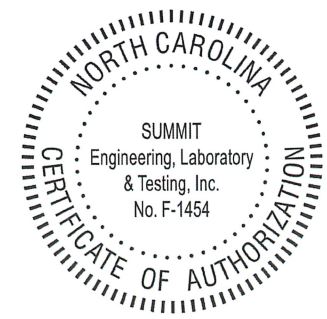
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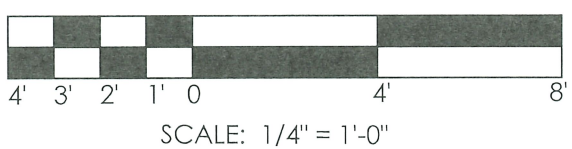
1 SIGN SECTION A
 S-5 SCALE: 1/4"=1'

2 WOODEN TRELLIS LAYOUT
 S-5 SCALE: 1/4"=1'



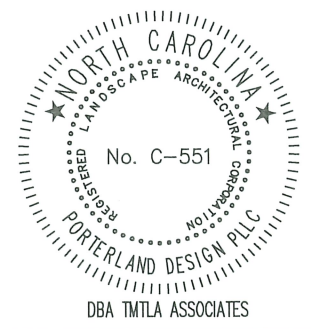
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 A UNIVERSAL PROFESSIONAL SERVICES COMPANY
 3070 HAMMOND BUSINESS PLACE
 SUITE 171
 RALEIGH, NC 27603
 OFFICE: 919.380.9991
 FAX: 919.380.9993
 WWW.SUMMIT-COMPANIES.COM
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REFERENCE MONUMENT
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 LANDSCAPE ARCHITECTURE & LAND PLANNING
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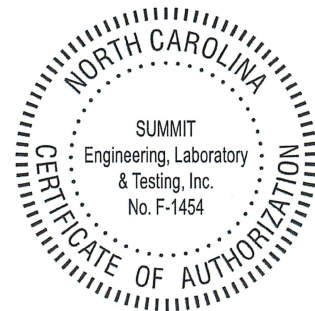


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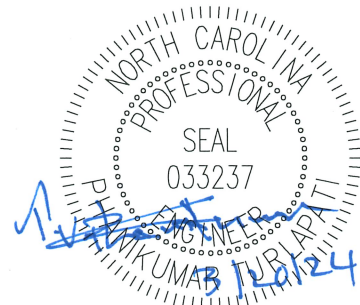
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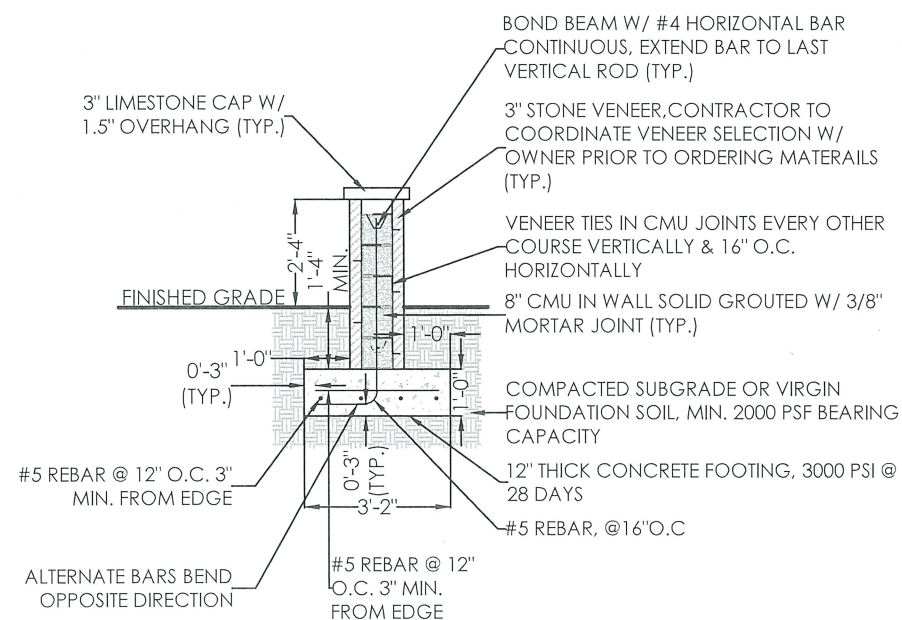
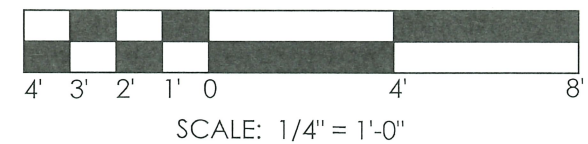
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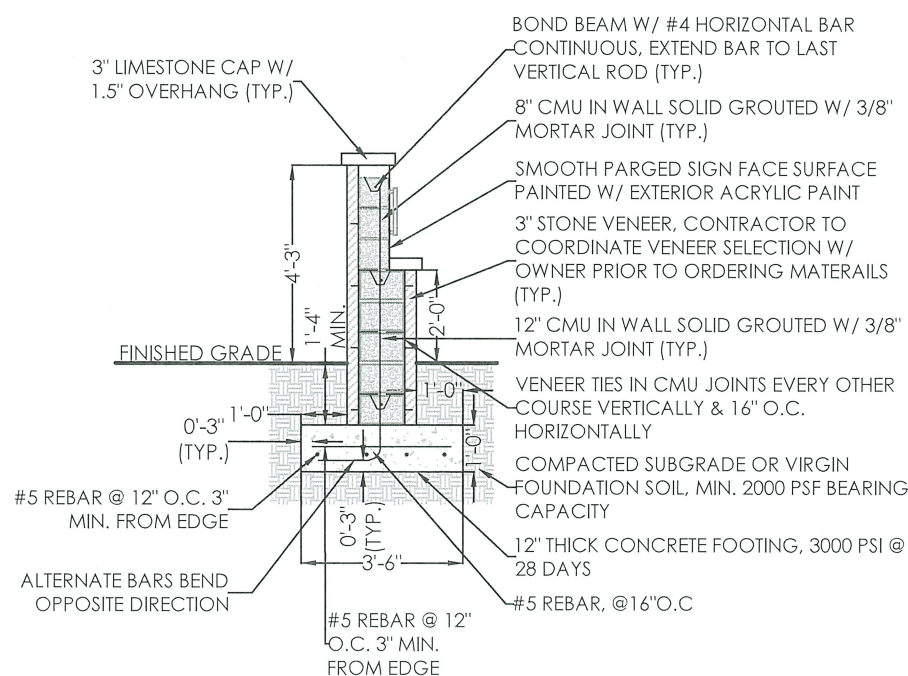


DESIGN ASSUMPTIONS:
1. ULTIMATE WIND SPEED: 120 MPH
2. SOIL FRICTION ANGLE: 30 DEGREES
3. COEFFICIENT OF FRICTION: 0.50
4. SOIL DENSITY: 110 PCF

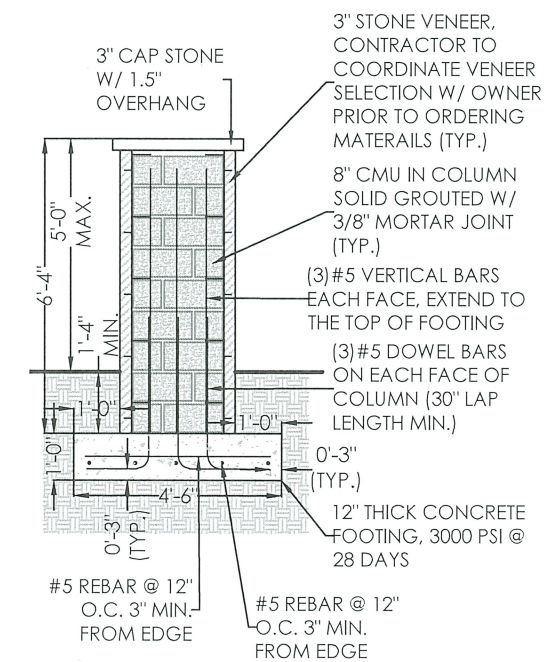
REFERENCE MONUMENT
NOTES ON SHEET S-1



1 SIGN SECTION C
S-6 SCALE: 1/4"=1'

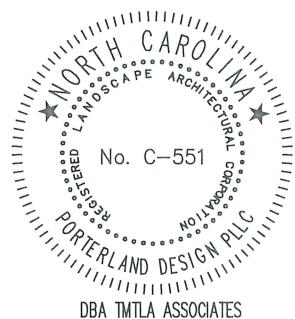


2 SIGN SECTION E
S-6 SCALE: 1/4"=1'



3 COLUMN SECTION F
S-6 SCALE: 1/4"=1'

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S-6