



Town of Holly Springs  
Planning Board  
7:00 PM **Tuesday, September 27, 2022**

Regular Meeting  
Holly Springs Town Hall Council Chambers  
128 S. Main Street, 2<sup>nd</sup> Floor

## **Agenda**

### **1. Call to Order**

### **2. Roll Call**

### **3. Pledge of Allegiance**

### **4. Invocation**

### **5. Agenda Adjustment**

### **6. Minutes**

- a. August 23, 2022

### **7. Town Council Meeting Representative**

**8. Public Comment Notes on the Comment Period** -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

### **9. Zone Map Change & Development Plan**

- a. E-52 Rex Road Elementary Rezoning & Development Plan 22-REZ-04 / 22-DP-06

### **10. Detailed Master Plan**

- a. Rhamkotte Plaza Major Subdivision Plan 22-MAS-02

### **11. Other Business**

- a. Village District Area Plan  
Downtown Village District Area Plan Advisory Committee Selection
- b. **Committee Reports**
  - **Land Use Advisory Committee Meeting**
  - **Tree Advisory Committee**
  - **Housing Affordability Study Advisory Committee**
  - **Northeast Gateway Master Plan Advisory Committee**
- c. **Town Council Official Action Overview**
- d. **Development Services Report**

### **12. Adjournment**

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

[linda.mckinney@hollyspringsnc.us](mailto:linda.mckinney@hollyspringsnc.us) 919-557-3900



Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday, August 23 2022 - 7:00 p.m.

Agenda Item #1, 2, 3:

The Planning Board of the Town of Holly Springs met in-person for their regularly scheduled meeting on August 23, 2022. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present:       Chris Hills, Development Services Director  
                                      Sean Ryan, Planning Manager  
                                      Cheryl Caines, Senior Planner  
                                      Caitlyn Newton, Board Clerk

The Board completed roll call.

Members Present:       Chris Deshazor, Chair  
                                      Rick Madoni, Vice-Chair  
                                      Ernie Carpico  
                                      Van Crandall  
                                      Duane Hansen  
                                      Courtney Patterson  
                                      Josh Prizer  
                                      Thomas Urquhart

Members Absent:

Joanna Holder

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Ernie Carpico.

Agenda Item #4: Agenda Adjustment

The word “virtually” was replaced with “in person” at the top of the Planning Board Meeting Minutes for June 28, 2022.

Agenda Item #5: Minutes

*a. June 28, 2022 Minutes*

Motion:

Motion to approve the June 28, 2022 Minutes.

*Motion by:*       Ernie Carpico

*Second by:*     Courtney Patterson

*Action: The Planning Board voted in favor of the Motion. (8-0)*

#### Agenda Item #6: Town Council Representative

---

- a. Planning Board Representation for Town Council
  - Joint Public Hearing: NONE – All members to attend
  - September 6<sup>th</sup> – Courtney Patterson
  - September 20<sup>th</sup> – Josh Prizer

#### Agenda Item #7: Public Comment Period

---

No speakers signed up to approach the Board.

#### Agenda Item #8: Development Plan

---

- a. Oakview Mixed Use (22-DP-03//22-SEU-01) (PLDP202200061/PLSEU202200069)

Ms. Caines reviewed the staff report with the Board.

The Town has received a request for a Development Plan for Pod A of the Oakview Innovation Master Plan (20-MAS-02-A01) located at the intersection of Holly Springs New Hill Road and Green Oaks Parkway. The proposal is to construct a four building, integrated center on the 12.37- acre site for retail, restaurants (food hall), and a 135-room hotel. The hotel design is not proposed at this time. Elevations and any amendments for the future hotel will be reviewed under a future application. A Special Exception Use is requested for the hotel use.

The site was rezoned to LB Local Business in 2020. In March 2022 a new Unified Development Ordinance (UDO) was adopted that changed the LB zoning district to NMX Neighborhood Mixed-Use. However, this project application was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO and LB standards in place at time of application.

Mr. Prizer noted that he lived in the neighborhood adjacent to the project.

Chair Deshazor asked for clarification regarding the scope of the Traffic Impact Analysis (TIA).

Ms. Caines stated that the TIA covered both the hotel and surrounding buildings.

Mr. Prizer asked about an analysis of hotel need in the area.

Mr. Hills stated that Economic Development has had conversations with hotels. It is a part of a market-based initiative and with the growth the town is seeing, the developers see the demand.

The Board asked for clarification on the impacts of the TIA and what other projects will be impacted including the nearby school. They also inquired about the impact on utilities and water/sewer and analyzation for the hotel.

Ms. Caines deferred answers to the applicant.

Chair Deshazor invited the applicant to speak.

Mr. Jonathan Keener – Representing Helix Ventures of the Trustwell Property Group  
3717 National Dr, Suite 209, Raleigh, NC 27612

Mr. Keener began his presentation.

Mr. Keener spoke to the hotel being an economic development initiative.

Ms. Patterson asked how a group could service three buildings with one loading area.

Mr. Keener stated that you couldn't as the truck drivers would block front entrances and deliver to the front door. Strategically placing three loading areas would help avoid this.

Ms. Patterson asked about the food hall and surrounding businesses.

Mr. Keener stated that the food hall nomenclature applies to the entire area, however, one building is particularly food heavy. Retail spaces will be more locally based businesses.

Mr. Prizer asked about the elevations for the hotel.

Mr. Keener replied that there is a 21 ft elevation difference from the sidewalk along Green Oaks Parkway.

Mr. Madoni asked about the tree planting along the buffers and the buffer levels.

Mr. Keener stated that the buffers will facilitate the buffer requirements including opaque trees.

Mr. Madoni then asked about the tenants involved with the project.

Mr. Keener spoke to the outcomes of the TIA and how it reflects the available spaces including the hotel, restaurants, boutiques, retail, and fitness. The TIA accounted for present traffic including with school in session.

Chair Deshazor asked about the idea for the food hall.

Mr. Keener stated that individual restaurants were better fit to the space and that the nomenclature should have been updated in regard to the term "food hall".

Mr. Crandall asked about tenant signage for building's A and B facing the road near the buffer and visibility concerns with tree buffers.

Mr. Keener replied that with short-term plans, the visibility will be there. The master sign plan will include tenant signage on both sides of the buildings.

Chair Deshazor asked about the EV Charging stations and the type of chargers.

Mr. Keener stated that no plans are set yet, however, they are considering hyper chargers and are working with vendors to determine the best selection that works with the infrastructure.

Chair Deshazor asked about the TIA and if there was any thought about adding a parking garage.

Mr. Keener stated that a parking garage would not have been efficient with their current plans with surface parking. It would have taken away from green areas. For suburban areas, the surface parking is more desirable for the community.

Chair Deshazor asked about the type of hotel.

Mr. Keener stated an upper-scale limited-service hotel brand would be desired. No full restaurant or conference spaces would be offered.

Chair Deshazor followed-up asking about the room service capabilities within the hotel.

Mr. Keener stated that access to food would be limited, but options would be available from surrounding restaurants.

Mr. Crandall asked about details for the hotel's services.

Mr. Keener stated that the hotel would be approximately 5 floors and that signage would be included in the Master Sign Plan. Mr. Keener did not think it would be a typical extended stay-hotel and that it would likely offer services such as meeting rooms, limited event space, and a pool.

Chair Deshazor stated his hopes for an upscale hotel for business travelers and executives within this area.

Motion:

#### ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny the following waivers:

- UDO Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features for Oakview Mixed Use, to allow Alternate Compliance to reduce the 40% minimum windows and glass door requirement to 27% on Building C as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.01 J.5 Minimum Tree Preservation for Oakview Mixed Use, to allow reforestation in lieu of tree preservation (2% of the overall 10% requirement) as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.05 Off-Street Loading Regulations to increase the allowed number of "pull-off" loading spaces from one to three and reduce the space dimensions to 10' x 25' for one space.

*Motion by:* Mr. Madoni

*Second by:* Mr. Carpico

*Action: The Planning Board voted in favor of the Motion. (8-0)*

#### ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Special Exception Use #22-SEU-01 as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a hotel use in the LB: Local Business and Development Plan #22-DP-03 for Oakview Mixed Use for the property located at 11605 Holly Springs New Hill Rd., Wake County PIN 0639940209 as submitted by Helix Ventures with the following conditions:

##### Special Exception Use:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 22-SEU-01.

##### Development Plan:

1. All previous conditions of approval for Oakview Innovation Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget.
2. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
3. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pose and traffic signal timing modifications required.

4. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
5. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
6. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
7. Prior to Construction Drawing Approval, the following items must be addressed:
  - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
  - b. Submit a detailed reforestation plan showing at a minimum the general location, species, and size of each plant to be planted.
  - c. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
  - d. The future traffic signal at the intersection of Ancient Oaks Dr./Holly Springs New Hill Rd./Site Drive #1 is not yet warranted according to the Signal Warrant Analysis submitted and reviewed with this plan. This development is responsible for a proportionate fee-in-lieu of design and construction of the future traffic signal in the amount of \$20,700 at the time of Construction Drawing Approval.
  - e. Holly Springs New Hill Road/Old Holly Springs Apex Road: A fee-in-lieu proportionate to project impact in the amount of \$50,000 is required for improvements at this intersection and due at the time of Construction Drawing Approval.
  - f. NC 55 intersections: A proportionate fee-in-lieu in the amount of \$80,000 is required for construction of the future NC-55 improvements, and due at the time of Construction Drawing Approval.
  - g. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
  - h. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
  - i. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
  - j. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
  - k. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
  - l. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
8. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval, if requested.
9. Prior to Building Permit Submittal for Building D (hotel) the applicant shall submit and obtain approval for a Major Development Plan Amendment that includes elevations for Building D. The architectural elevations shall have complimentary façade designs through the use of cohesive materials and architectural elements.
10. Finalize the minor comments from TIA review for Planning Board.

*Motion by:* Mr. Urquhart

*Second by:* Ms. Patterson

*Action:* The Planning Board voted in favor of the Motion. (8-0)

Agenda Item #10: Other Business

---

- a. Committee Reports
  - Land Use Advisory Committee Meeting (*E. Carpico/C. Deshazor*)
  - Tree Advisory Committee (*T. Urquhart/D. Hansen*)
    - July 11 – Street Tree Program
    - September 12 – 6 pm
  - Housing Affordability Study Advisory Committee
  - Northeast Gateway Master Plan Advisory Committee
- b. Town Council Official Action Overview
  - a. July 19<sup>th</sup> – UDO Text Amendments
- c. Development Services Report
  - a. Agenda Packets in Civiclerk
- d. Other business

Agenda Item #11: Adjournment

---

Motion:

Motion to adjourn.

*Motion by:* Ms. Patterson

*Second by:* Mr. Carpico

*Action:* The Planning Board voted in favor of the Motion. (8-0)

*Time:* 8:04

---

Caitlyn Newton  
*Planning Board Clerk*



# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

### **Agenda Item#: 9.a.**

#### **New Business**

**Title:** E-52 Rex Road Elementary Rezoning & Development Plan 22-REZ-04 / 22-DP-06

**Strategic Priority Area:**

**Staff Resource:**

---

#### **Action(s):**

1. Recommend the Town Council approve / deny Rezoning (22-REZ-04) from RR Rural Residential to RR CD Rural Residential Conditional District at 6125 Rex Road.
2. Recommend Town Council approve / deny Development Plan (22-DP-06) for E-52 Rex Road Elementary School at 6125 Rex Road with the conditions listed in the attachment.

#### **Explanation:**

- The Town has received two requests for a 40.81 acre site at 6125 Rex Road Wake County PIN 0637389732.

#### **Zone Map Change**

- The request is to rezone the site from RR Rural Residential to RR CD Rural Residential Conditional District. The applicant would like to develop a school on the site which is allowed within a Conditional District.
- The Conditional District allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- Conditional District proposals shall demonstrate that the project and development will incorporate and achieve the following design goals of UDO 2.4.
- Proposed modified standards include allowance of parking areas between the building and the street, restriction of uses to include only schools and wireless telecommunication towers/equipment, and architectural design standards related to maximum building bay width and roofline length without variation.
- The site has a Future Land Use designation of Conservation Neighborhood where future developments preserve 30 - 50% of the buildable land for permanent open space, are sensitive to existing conditions, include primarily residential uses with some civic buildings allowed, and are very walkable with sidewalks, trails and bike facilities.
- A proposed conceptual plan was provided with the rezoning request. Large areas of the site and natural features are preserved; however, pedestrian connectivity is not shown between the site and adjacent development sites.
- Schools fall within the North Carolina General Statute (NCGS) 136 parameters, which limits the Town's authority to enforce certain transportation improvements. A table in the

Planning Board Meeting  
September 27, 2022

staff report outlines Town UDO requirements, TIA recommended improvements, and school commitments related to transportation improvements.

#### Development Plan

- The requested Development Plan is for a 134,698 square foot elementary school with associated playfields and bus/carpool areas.

#### **Background:**

- The site was annexed on October 19, 2021.
- The site was rezoned from R-30 to RR Rural Residential as part of the 2022 UDO update effective March 1, 2022.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

1. 22REZ04\_E52RexRoadElementary\_PBReport\_092722
2. 22DP06\_E52RexRoadElementary\_PBReport\_092722
3. 22REZ04\_Rezoning Petition
4. 22DP06\_E-52RexRdElementaryDP - Plans\_Petition





## Town of Holly Springs Staff Report to the Planning Board

### REQUEST FOR ZONE MAP CHANGE E52 Rex Road Elementary School 22-REZ-04

**PETITIONER(S):**

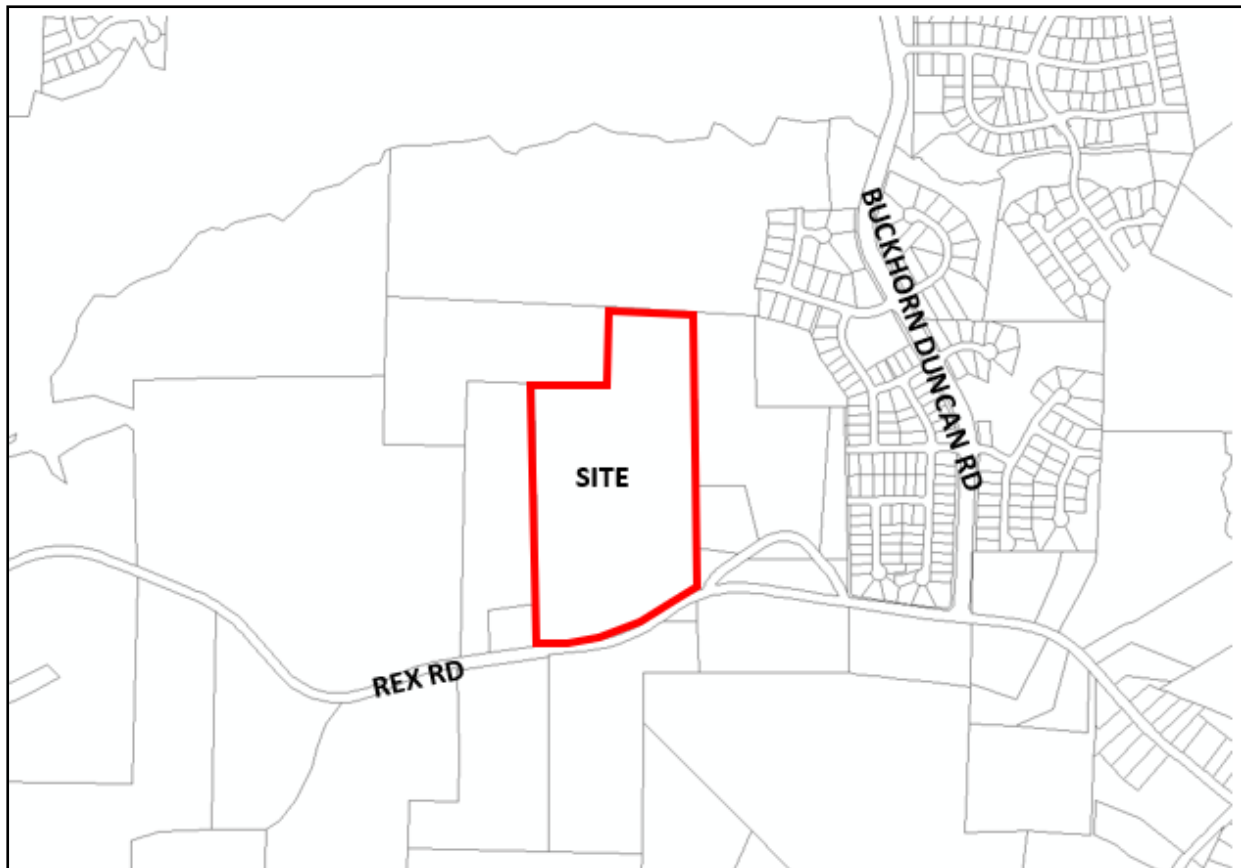
Betty L. Parker  
WCPSS RES Sr. Director  
Wake County Board of Education  
111 Coming Rd, Ste. 100  
Cary, NC 27518

**DEVELOPER(S):**

Same of Petitioner

**OWNER(S):**

Same of Petitioner

**LOCATION:**

☒ [ X ] Within Corporate Limits of Holly Springs    ☐ [ ] Within Holly Springs ETJ    ☐ [ ] Annexation Pending

**ANTICIPATED REVIEW SCHEDULE:**

Planning Board: September 27, 2022

Public Hearing and Town Council Action: October 18, 2022

**STAFF CONTACTS:** Cheryl Caines, Senior Planner

Rachel Jones, Development Review Engineer

**ATTACHMENTS:** Petition for Zone Map Change, Statement of Zoning Compatibility

| PARCEL INFORMATION |            |                      |             |
|--------------------|------------|----------------------|-------------|
| OWNER              | PARCEL #   | ZONING               | AREA        |
| Wake County        | 0637389732 | RR Rural Residential | 40.81 acres |
| TOTAL              |            |                      | 40.81 acres |

| ADJACENT PROPERTY SITE DATA |                                            |                                                  |
|-----------------------------|--------------------------------------------|--------------------------------------------------|
|                             | ZONING                                     | EXISTING LAND USE                                |
| <b>Subject Property</b>     | RR Rural Residential                       | Vacant                                           |
| <b>North</b>                | SR CU Suburban Residential Conditional Use | Single family detached residential (Bridgeberry) |
| <b>South</b>                | HI CU Heavy Industrial Conditional Use     | Quarry                                           |
| <b>East</b>                 | RR Rural Residential                       | Single family detached residential               |
| <b>West</b>                 | RR Rural Residential                       | Vacant<br>Single family detached residential     |

## PROPERTY HISTORY

### Annexation History

Annexation Number: 21-04

Approved by Town Council on: October 19, 2021

### Rezoning History

Rezoning Number: N/A

Original Zoning: R-30 (ETJ)

Proposed Zoning: RR

Approved by Town Council on: March 1, 2022

| ZONE MAP CHANGE REQUEST            |                           |                                                        |
|------------------------------------|---------------------------|--------------------------------------------------------|
|                                    | CURRENT                   | PROPOSED                                               |
| <b>Zoning District</b>             | RR<br>Rural Residential   | RR CD Rural Residential<br>Conditional Zoning District |
| <b>Future Land-Use Designation</b> | Conservation Neighborhood | No Change                                              |

## STAFF ANALYSIS

### PROJECT OVERVIEW

The Town has received a request to rezone a 40.81 acre site located at 6125 Rex Road Wake County PIN # 0637389732 from RR Rural Residential to RR CD Rural Residential Conditional District.

### Zone Map Change Request:

School (K-12) only permitted with CD

### Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Permitted Uses (UDO Chapter 2):

School (K-12)

Wireless Telecommunications Equipment  
Wireless Telecommunications Tower

Parking (UDO Chapter 6)

Parking Locations

Base District: Rear Yard Only; Side and Rear Yard Only

Proposed: Unrestricted

Building, Site & Subdivision Design (UDO Chapter 8)

Building Design (Large Building – 75,000-200,000 sq. ft.)

Vertical Variations – Increase maximum building bay from 75 feet to 145 feet

Roof Expression – Increase maximum roofline form from 100 feet to 145 feet

## **PLANNING & ZONING**

### **Vision Holly Springs Comprehensive Plan**

#### **Section 1: Land Use & Character Plan**

##### Growth Strategy Map:

The property is designated as Places to Enhance. These places celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

##### Future Land Use:

The Future Land Use Plan has this property designated as Conservation Neighborhood. The subject property is designated as Conservation Neighborhood on the Future Land Use map. A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

##### Key characteristics include:

- preservation of open space and natural features
- development should be sensitive to existing conditions
- street and block patterns vary
- buildings are primarily residential with some civic buildings allowed
- residential neighborhoods are very walkable with sidewalks, bike facilities, and bikes and trails

##### Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Suburban Remix – combating sprawl by supporting neighborhood centers with housing choices and walkable environments where daily needs and services are provided in close proximity
- More Transportation-Land Use Coordination in the Community – improve overall efficiency of the transportation system and promote livability

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- Safeguard Access to Quality Education

## **Unified Development Ordinance**

### **Conditional Zoning District (UDO 2.4.3 A)**

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

The proposed concept plan incorporates the natural features of the site and preserves large areas of open space. The overall design encourages outdoor learning and recreation opportunities for the students. LEED standards and strategies will be incorporated including: building siting maximized for daylighting, low flow fixtures, sustainably produced materials, and native/drought tolerant landscaping. The proposal satisfies many of the CD Design Goals. However, the proposed concept development is isolated from the surrounding area and does not plan for pedestrian connectivity to adjacent and future neighborhoods (such as an existing greenway stub provided by Bridgeberry). Please see additional connectivity comments under Civil Improvements and Zone Map Change

## **PARKS & RECREATION**

### **Greenways (UDO Section 7.6):**

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Rex Rd frontage of this proposed development.

The applicant has shown a 10' Sidepath extending across the project frontage and extending off-site to the east to the existing 5' sidewalk constructed with the Bridgeberry development. The applicant will only construct this improvement if the Town agrees to reimburse the cost of the Sidepath.

## **CIVIL IMPROVEMENTS**

### **Potable Water:**

With this development, connection will be made to existing watermain on Rex Road. Watermain will be extended with the development of this project across the property frontage and beyond the western property line, across the 6113 Rex Road property and terminates at the 6101 Rex Road property.

### **Sanitary Sewer:**

With this development, connection will be made to existing sanitary sewer stub from the Bridgeberry Subdivision. A small, private on-site pump station will be constructed with the development that will be operated and maintained by the owner. The forcemain will discharge into a manhole on Soadlite Lane at Bridgeberry Subdivision.

- A Sanitary Sewer Report was completed with this project.

### **Transportation**

#### **Traffic Impact Analysis:**

A Traffic Impact Analysis (TIA) was completed with this project as required by the NCDOT and the Town. Review comments were provided by the Town, NCDOT's Congestion Management and Municipal School Transportation Assistance (MSTA). Improvements from the TIA are listed below and shown in the Summary Table. The applicant has provided some conceptual cost estimates for improvements that are included in the table as well.

- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP. Per NCGS, the applicant is dedicating the ultimate R/W but has not committed to constructing the thoroughfare widening across the property frontage along Rex Rd. The developer is willing to design and construct these improvements, contingent on reimbursement from the Town.
- Turn lanes at the site driveways along Rex Road were recommended in the TIA. The developer is designing and constructing these improvements at their own expense.
- Intersection improvements at Rex Road/Cass Holt intersection are shown as needed the TIA. This is also a Safety Study Intersection in the Town's CTP. The developer is willing to design and construct these improvements, contingent on reimbursement from the Town and has sited NCGS.
- There is a gap in sidewalk between the Bridgeberry subdivision and the proposed E-52 Elementary School along Rex Road. The developer is willing to design and construct the continuation of the 10' sidepath eastward, along Rex Road, off-site to bridge the gap in pedestrian facilities, contingent on reimbursement from the Town and has sited NCGS.

### **Transportation Improvements Summary Table:**

This proposal is in compliance with the Town's Ordinances and Standards related to civil improvement requirements, with the exception of transportation improvements. It should be noted that the school falls within the North Carolina General Statute (NCGS) 136 parameters, which limits the Town's authority to enforce certain transportation improvements.

| Item                                                             | Town UDO | Town CTP | TIA | NCDOT Required | School Committed | School Committed to constructing w/Town Reimbursement | Cost \$ <sup>(a)</sup> |
|------------------------------------------------------------------|----------|----------|-----|----------------|------------------|-------------------------------------------------------|------------------------|
| <b>On-site</b>                                                   |          |          |     |                |                  |                                                       |                        |
| R/W Dedication                                                   | X        | X        | --- | ---            | X                | ---                                                   | ---                    |
| Road widening across frontage                                    | X        | X        | --- | ---            | ---              | X                                                     | \$1,652,766            |
| Right Turn Lanes at both site Driveways                          | ---      | ---      | X   | ---            | X                | ---                                                   | \$1,276,507            |
| Left Turn Lanes at both site Driveways                           | ---      | ---      | X   | ---            | X                | ---                                                   |                        |
| On-Site 10' Sidepath across frontage                             | X        | X        | --- | ---            | ---              | X                                                     | ---                    |
| <b>Off-Site</b>                                                  |          |          |     |                |                  |                                                       |                        |
| Off-Site 10' sidepath to connect with Bridgeberry at People Road | ---      | ---      | --- | ---            | ---              | X                                                     | \$60,878               |
| Rex Rd./ Cass Holt Intersection -Safety Study Intersection       | ---      | X        | --- | ---            | ---              | X                                                     | ---                    |
| Rex Rd./ Cass Holt Intersection - Improvements/Turn lane         | ---      | ---      | X   | ---            | ---              | X                                                     | ---                    |
| (a) Cost estimates provided by WCPSS                             |          |          |     |                |                  |                                                       |                        |

### Connectivity:

The applicant does not plan to incorporate vehicular connections to adjacent properties given the nature of the development and is in accordance with the Town's UDO (Section 7.3 F 3 exempts schools from street stub requirements).

Pedestrian connectivity to adjacent sites is not planned for except a 10' sidepath across the site frontage and off-site to tie into the Bridgeberry sidewalk on Rex Road. This would be contingent on reimbursement from the Town.

### ZONE MAP CHANGE ANALYSIS

Conservation Neighborhoods permit limited civic uses and encourage the preservation of natural areas. The proposed Conditional Zoning District (CD) proposes modifications to the base district standards of the UDO to allow for a School (K-12) while preserving approximately 43% of the site as open space (a combination of tree preservation areas and playfields).

The proposed use and development standards are generally consistent with the Conservation Neighborhood designation; however, further discussion is needed for the items listed below.

### STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. Pedestrian connectivity between the proposed Conditional Zoning District and adjacent development (existing and future).
2. Transportation Improvements: Due to NCGS, the Town is limited in its authority to enforce transportation improvements required of development in the UDO and CTP. The following are improvements that the developer would consider constructing with Town reimbursement. Updates to the TIA will be required to clarify improvements recommended with this development and developer's responsibility/commitment.
  - UDO required thoroughfare widening across the site frontage on Rex Rd.,
  - right & left turn lanes at the Site Driveways on Rex Rd. per the TIA and NCDOT Manual
  - Safety Study Near Term improvements at Rex Rd./Cass Holt Rd. per the Town's CTP,
  - Off-site turn lane at Rex Rd./Cass Holt Rd. per TIA (background improvement not yet constructed),

- 10' sidepath across site frontage per the Town's UDO and CTP,
- off-site 5' sidewalk to bridge the gap between the nearest sidewalk connection and the school

## STAFF RECOMMENDATION TO THE PLANNING BOARD

### ACTION #1:

#### PLAN CONSISTENCY STATEMENT:

The requested zone map change from RR Rural Residential to RR CD Rural Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map designates this property as Conservation Neighborhood and the proposed Conditional Zoning District (CD) would allow limited civic uses in coordination with the preservation of natural areas.

#### ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-04 to change the zoning of 40.81 acres of Wake County PIN # 0637389732 from RR: Rural Residential to RR CD: Rural Residential Conditional District as submitted by Wake County Board of Education.

| Agenda Item Completeness Checklist |                           |    |          |          |
|------------------------------------|---------------------------|----|----------|----------|
| Staff Member                       | Approved for Distribution |    |          | Comments |
|                                    | Yes                       | No | Initials |          |
| Cheryl Caines                      | X                         |    | CAC      |          |
| Rachel Jones                       | X                         |    | RDJ      |          |
| Sean Ryan                          | X                         |    | SR       |          |



# **Town of Holly Springs Staff Report to the Planning Board**

## **REQUEST FOR DEVELOPMENT PLAN E-52 Rex Road Elementary 22-DP-06**

**APPLICANT(S):**

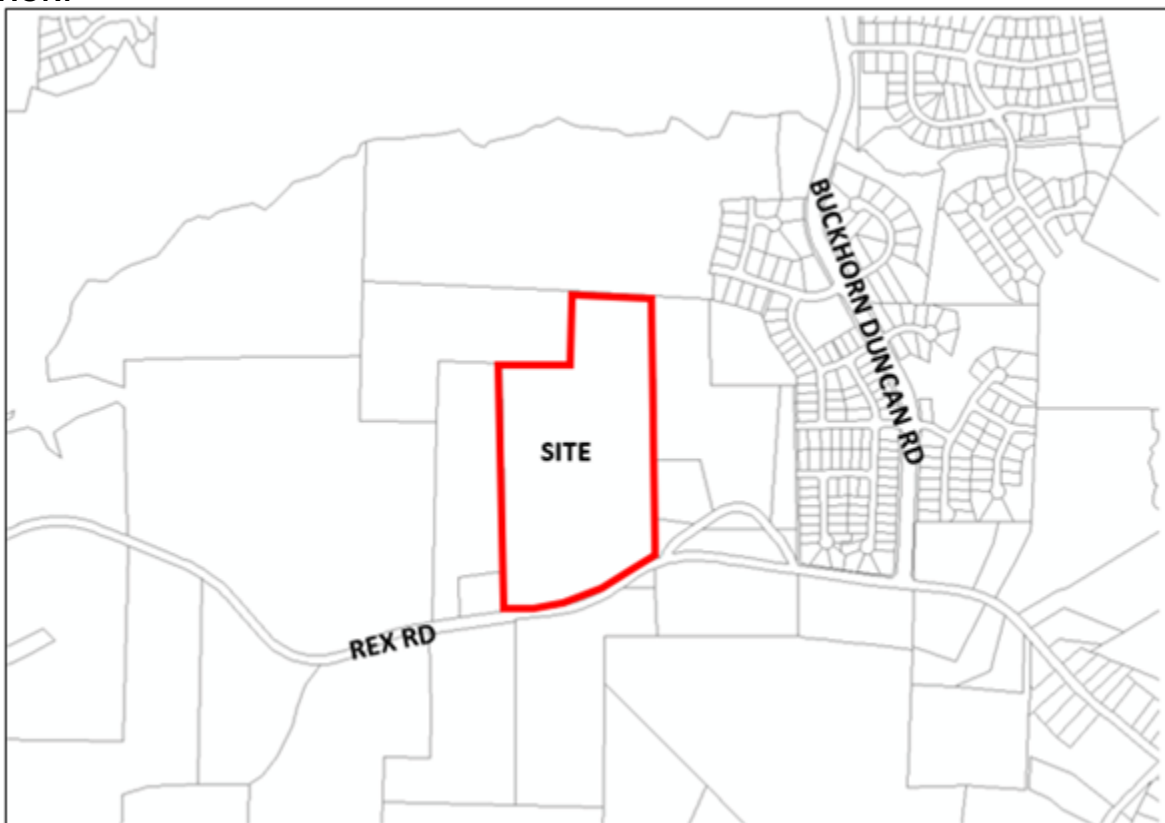
Renee Pfeifer  
CLH Design, PA  
400 Regency Forest Dr., Ste. 120  
Cary, NC 27518

**DEVELOPER(S):**

Wake Co. Board of Education  
111 Corning Rd., Ste. 190  
Cary, NC 27518

**OWNER(S):**

Wake Co. Board of Education  
111 Corning Rd., Ste. 190  
Cary, NC 27518

**LOCATION:**

☒ Within Corporate Limits of Holly Springs    ☐ Within Holly Springs ETJ    ☐ Annexation Pending

**ANTICIPATED REVIEW SCHEDULE:**

Planning Board: 9/27/22  
Town Council Public Hearing & Action: 10/18/22

**STAFF CONTACTS:** Cheryl Caines, Senior Planner  
Rachel Jones, Development Review Engineer

**ATTACHMENTS:**

Petition for Development Plan



| PARCEL INFORMATION |            |                         |             |
|--------------------|------------|-------------------------|-------------|
| OWNER              | PARCEL #   | ZONING                  | AREA        |
| Wake County        | 0637389732 | RR Rural Residential CD | 40.81 acres |

| ADJACENT PROPERTY SITE DATA |                                            |                                                  |
|-----------------------------|--------------------------------------------|--------------------------------------------------|
|                             | ZONING                                     | EXISTING LAND USE                                |
| <b>Subject Property</b>     | RR Rural Residential                       | Vacant                                           |
| <b>North</b>                | SR CU Suburban Residential Conditional Use | Single family detached residential (Bridgeberry) |
| <b>South</b>                | HI CU Heavy Industrial Conditional Use     | Quarry                                           |
| <b>East</b>                 | RR Rural Residential                       | Single family detached residential               |
| <b>West</b>                 | RR Rural Residential                       | Vacant                                           |

## PROPERTY HISTORY

### Annexation History

Annexation Number: 21-04

Approved by Town Council on: October 19, 2021

### Rezoning History

Rezoning Number: N/A

Original Zoning: R-30 (ETJ)

Proposed Zoning: RR

Approved by Town Council on: March 1, 2022

Rezoning Number: 22-REZ-04

Original Zoning: RR

Proposed Zoning: RR CD

Pending Town Council on: October 18, 2022

## PROJECT OVERVIEW

A Development Plan has been submitted for an elementary school in the RR CD Rural Residential Conditional District located on 40.81 acres at 6125 Rex Rd. The proposed plan includes a 134,698 square foot building and outdoor recreation areas.

## STAFF ANALYSIS

### Vision Holly Springs Comprehensive Plan

#### Section 1: Land Use & Character Plan

##### Growth Strategy Map:

The property is designated as Places to Enhance. These places celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

#### Future Land Use:

The Future Land Use Plan has this property designated as Conservation Neighborhood. The subject property is designated as Conservation Neighborhood on the Future Land Use map. A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

#### Key characteristics include:

- preservation of open space and natural features
- development should be sensitive to existing conditions
- street and block patterns vary
- buildings are primarily residential with some civic buildings allowed
- residential neighborhoods are very walkable with sidewalks, bike facilities, and bikes and trails

#### Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Suburban Remix – combating sprawl by supporting neighborhood centers with housing choices and walkable environments where daily needs and services are provided in close proximity
- More Transportation-Land Use Coordination in the Community – improve overall efficiency of the transportation system and promote livability

#### Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- Safeguard Access to Quality Education

### **Development Standards**

#### Maximum Setbacks:

Thoroughfare Setback: 50 ft.  
Side Setback - Interior: 10 ft.  
Rear Setback: 25 ft.

#### Proposed:

Rex Rd. – 220 ft. ±  
Side - Interior – 68 ft. ±  
Rear – 783 ft. ±

#### Building Height:

Maximum: 50' with Conditional District zoning  
Proposed: 32' 8"

Other Use Information: Outdoor dining on the north side of the building, mechanical yard with screening, loading dock on the west side of the building, outdoor play areas/recreation and amphitheater, and bus and carpool areas.

## Parking & Loading

**Parking Location:** Non-residential uses in residential districts follow the NMX District which permits parking in the side and rear yard only. This standard was modified through the site's Conditional District rezoning (22-REZ-04) to allow parking in all yards (unrestricted). Some parking is proposed in the front yard; however, the majority is in the side yard.

### Minimum Parking for School Use

**Required:** A parking study is required. Wake County Public School System Learning Environment Guidelines requires elementary schools provide a minimum 115 parking spaces for staff and an additional 6-8 parking spaces for Child Nutrition Staff.

**Proposed:** 121 spaces are provided for approximately 70 staff, visitors, and Child Nutrition Staff. Anticipated daily demand is 91 spaces with 115 anticipated needed spaces for high demand or overlap times.

### EV Charging Spaces:

**Required Spaces:** 5% of total spaces (6 spaces)

**Proposed Spaces:** 6 spaces

**Required EV Ready Spaces:** 15% of total spaces (18 spaces)

**Proposed EV Ready Spaces:** 18 spaces

### Bike Parking:

**Required:** 10 spaces

**Proposed:** 14 spaces

## Open Space

**Minimum Open Space Required:** 30% of the project area or 533,325 square feet; 25% Tree Preservation Area and 5% Flexible Space

**Open Space Provided:** 43.2%, 767,470 square feet; 29% Tree Preservation Area and 14.2% Active Recreation

## Landscape Requirements:

### Perimeter Bufferyard

#### Minimum Required:

Adjacent to Residential: 5 ft, Type A

#### Provided:

Adjacent to Residential (5 ft, Type A)

Using existing vegetation with supplemental plantings. Additional plantings proposed where outdoor operations may impact adjacent properties.

#### Foundation:

An Alternate Landscape Plan has been approved for foundation landscaping due to the large site size and nature of the use. Two (2) trees and 30 shrubs are required. Ten (10) trees and 30 shrubs are proposed around the building.

#### Interior Parking Lot

Required: 17 landscape islands containing 1 tree and 4 shrubs

Provided: 17 landscape islands containing 1 tree and 4 shrubs including

#### Parking Area Screening

A compact row of shrubs/hedge plants 3 feet on center is proposed for parking screening. Plants include Inkberry, Azalea, and Little Giant Arborvitae.

#### Tree Preservation

Required: 25% of the site or 10.20 acres

Provided: 43.2% or 17.62 acres

### **General Regulations**

#### Trash Containers:

Trash enclosures are provided for trash collection areas.

### **Architectural and Site Design Requirements**

The site is surrounded by residential districts or public streets. Therefore, all elevations are considered primary facades.

#### Facade Materials

Required: A minimum of 60% of the primary building façade must be constructed using a Type 1 material (brick, stone, split face block, architectural concrete).

Proposed: 90% brick

#### Colors

Required: No more than 3 discernable colors

Proposed: 3 colors (gray, white, and brown)

#### Textures

Multiple materials have been provided for a variation in texture, including smooth/textured brick and metal. Heavier and courser materials (brown brick) are placed lower on the building and lighter materials (light gray brick and metal panels) are placed higher.

#### Bulk & Massing

Horizontal Variation: a discernable base, middle, and top are proposed through the use of different colors, brick patterns, recessions, entries, and darker building cap.

Vertical Variation: Maximum building bay width for large buildings was increased from 75 feet to 145 feet through the CD rezoning process (22-REZ-04).

#### Roof Expression

The maximum roofline variation length for large buildings was increased from 100 feet to 145 feet through the CD rezoning process (22-REZ-04).

#### Façade Activation

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details shall be incorporated within the first 15 feet of the building façade. The proposed design

includes windows, punched openings, entrances, arcades, lighting fixtures, changes in brick patterns, and louvres to accomplish this. Easily identifiable entries are provided.

Glazing (windows and glass doors) are proposed with the majority on the two facades facing the parking/access areas. The minimum requirement is 20% on the ground floor and 15% on upper levels. A minimum of 26% is proposed for the ground floor and 18% on the upper level.

#### **Building Orientation**

The building is set back from the street but has an identifiable entrance visible from the street and parking areas. Pedestrian circulation is provided throughout the site and to the public street.

#### **Lighting:**

Light Source: LED

Light Levels: Maximum 0.2 at property lines adjacent to residential districts

Light Fixtures: Duke Energy pole-mounted, black

### **Pedestrian Circulation and Vehicular Area Design**

**Walkways or Pedestrian/Bikeway System Design:** A pedestrian circulation system is provided that connects parking spaces to the building, buildings to the public street and outdoor areas, and outdoor spaces to one another.

**Vehicular Area Design:** Separate bus and carpool areas are proposed. Stacking lanes are provided for carpool queuing.

## **PARKS & RECREATION**

### **Greenways (UDO Section 7.6):**

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards.

The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Rex Rd frontage of this proposed development.

The applicant has shown a 10' Sidepath extending across the project frontage and extending off-site to the east to the existing 5' sidewalk constructed with the Bridgeberry development. The applicant will only construct this improvement if the Town agrees to reimburse the cost of the Sidepath.

## **CIVIL IMPROVEMENTS**

### **Water Service:**

With this development, connection will be made to existing watermain on Rex Road. Watermain will be extended with the development of this project across the property frontage and beyond the western property line, across the 6113 Rex Road property and terminates at the 6101 Rex Road property.

- A Hydraulic Water Model and Fire Flow Analysis Report was completed with the Development Plan.

### **Sewer Service:**

With this development, connection will be made to existing sanitary sewer stub from the Bridgeberry Subdivision. A small, private on-site pump station will be constructed with the development that will be operated and maintained by the owner. The forcemain will discharge into a manhole on Soadlite Lane at Bridgeberry Subdivision

- Public utility easement has been added along the property line to accommodate the potential connection for future development to the Bridgeberry Subdivision sewer stubs.
- A Sanitary Sewer Report was completed with the Rezoning associated with this project.

## Transportation

This proposal is in compliance with the Town's Ordinances and Standards related to civil improvement requirements, with the exception of transportation improvements. It should be noted that the school falls within the North Carolina General Statute (NCGS) 136 parameters, which limits the Town's authority to enforce certain transportation improvements.

### Traffic Impact Analysis:

A Traffic Impact Analysis (TIA) was completed with the Rezoning associated with this project as required by the NCDOT and the Town. Review comments were provided by the Town, NCDOT's Congestion Management and Municipal School Transportation Assistance (MSTA). Improvements from the TIA are listed below and shown in the Summary Table. The applicant has provided some conceptual cost estimates for improvements that are included in the table as well.

- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP. Per NCGS, the applicant is dedicating the ultimate R/W but has not committed to constructing the thoroughfare widening across the property frontage along Rex Rd. The developer is willing to design and construct these improvements, contingent on reimbursement from the Town.
- Turn lanes at the site driveways along Rex Road were recommended in the TIA. The developer is designing and constructing these improvements at their own expense.
- Intersection improvements at Rex Road/Cass Holt intersection are shown as needed the TIA. This is also a Safety Study Intersection in the Town's CTP. The developer is willing to design and construct these improvements, contingent on reimbursement from the Town and has sited NCGS.
- There is a gap in sidewalk between the Bridgeberry subdivision and the proposed E-52 Elementary School along Rex Road. The developer is willing to design and construct the continuation of the 10' sidepath eastward, along Rex Road, off-site to bridge the gap in pedestrian facilities, contingent on reimbursement from the Town and has sited NCGS.

### Transportation Improvements Summary Table:

| Item                                                             | Town UDO | Town CTP | TIA | NCDOT Required | School Committed | School Committed to constructing w/Town Reimbursement | Cost \$ <sup>(a)</sup> |
|------------------------------------------------------------------|----------|----------|-----|----------------|------------------|-------------------------------------------------------|------------------------|
| <b>On-site</b>                                                   |          |          |     |                |                  |                                                       |                        |
| R/W Dedication                                                   | X        | X        | --- | ---            | X                | ---                                                   | ---                    |
| Road widening across frontage                                    | X        | X        | --- | ---            | ---              | X                                                     | \$1,652,766            |
| Right Turn Lanes at both site Driveways                          | ---      | ---      | X   | ---            | X                | ---                                                   | \$1,276,507            |
| Left Turn Lanes at both site Driveways                           | ---      | ---      | X   | ---            | X                | ---                                                   |                        |
| On-Site 10' Sidepath across frontage                             | X        | X        | --- | ---            | ---              | X                                                     | ---                    |
| <b>Off-Site</b>                                                  |          |          |     |                |                  |                                                       |                        |
| Off-Site 10' sidepath to connect with Bridgeberry at People Road | ---      | ---      | --- | ---            | ---              | X                                                     | \$60,878               |
| Rex Rd./ Cass Holt Intersection -Safety Study Intersection       | ---      | X        | --- | ---            | ---              | X                                                     | ---                    |
| Rex Rd./ Cass Holt Intersection - Improvements/Turn lane         | ---      | ---      | X   | ---            | ---              | X                                                     | ---                    |
| (a) Cost estimates provided by WCPSS                             |          |          |     |                |                  |                                                       |                        |

Connectivity:

The applicant does not plan to incorporate vehicular connections to adjacent properties given the nature of the development and is in accordance with the Town's UDO. Pedestrian connectivity is not planned through connections through the site, but through 10' sidepath across the site frontage and off-site to tie into the Bridgeberry sidewalk. This would be contingent on reimbursement from the Town.

## **Environmental Issues**

### **Storm Water:**

- Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
- Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
- All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
- This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
- Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
- All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.

### **Environmental Buffers:**

This project is in the Cape Fear Basin and will be subject to all applicable buffers in the basin.

## **PLANNING BOARD RECOMMENDATION**

**Motion that the Planning Board recommends the Town Council approve / deny Development Plan #22-DP-06 for E-52 Rex Road Elementary as submitted by CLH Design PA, Project Number 2021006, dated Revised 9/2/2022 with the following conditions:**

- 1. Prior to Town Council, the petitioner shall provide updated architectural sheets with building material samples, brands and colors.**
- 2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.**
- 3. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.**
- 4. Note all new overhead power lines and services must be installed underground with this development. If the relocation of overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a fee-in-lieu will be required prior to Construction Drawing approval.**
- 5. Provide documentation in the form of a recorded plat of any required offsite sewer easements: The WCPSS Board of Education will provide a letter to the Town with the 1st Construction Drawing Submittal for this project that states they will obtain and plat all easements and/or rights-of-way once all permits are obtained.**

6. Continue to coordinate opportunities for fiber optic connection or conduit for future connection with this development.
7. Update Development Plans to add notes that clarify the transportation improvements committed to by the developer vs. improvements committed to if reimbursed by the Town based on the E-52 rezoning request (22-REZ-04).
8. Prior to Construction Drawing Approval, the following items must be addressed:
  - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
  - b. Raceway to serve EV- Ready parking spaces must be shown.
9. Prior to Certificate of Occupancy for either building:
  - a. All striping and charging kiosks for EV parking spaces and raceway to serve EV- Ready parking spaces must be installed.
10. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
11. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
12. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
13. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
14. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
15. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.



# REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: [www.hollyspringsnc.us/2170/Development-Services](http://www.hollyspringsnc.us/2170/Development-Services)



## Petition Type (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District  
☐ Comprehensive Plan Amendment (check all that apply)  
☐ Text Amendment ☐ Future Land Use Map Amendment  
☐ Area/Corridor Plan Map Amendment / Name: \_\_\_\_\_  
☐ UDO Amendment (UDO Section: \_\_\_\_\_)

## Project Information

Project Name: Rex Road Elementary School (E-52)

Project Location: 6125 Rex Road

*Use street address. If none, use the closest intersection*

☒ Within Corporate Limits Within Holly Springs ETJ ☐ Pending Annexation  
 PIN: 0637389732 Real Estate ID: 0047559

Project Acreage: (Rounded to nearest tenth) 41.0 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: 03/29/2022

**If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.**

## Petition Request

Current Zoning: Rural Residential Proposed Zoning: Rural Residential - Conditional District

Current Future Land Use Designation: Conservation Neighborhood

Proposed Future Land Use Designation: Conservation Neighborhood

Area Plan Designation (if applicable): \_\_\_\_\_

## Petition Contact Information (complete each contact in its entirety- please print or type)

### Project Applicant/Contact

(check one) ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other \_\_\_\_\_

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property

Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Betty L. Parker, WCPSS RES Sr. Director Company Wake County Board of Education

Mailing Address Wake County Board of Education, Attn: WCPSS Real Estate Services, 111 Coming Road, Suite 100

City Cary State NC Zip 27518

Telephone # (919) 856-8290 E-Mail bparker@wcpss.net

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☒ US Mail- Certified

### Property Owner(s) if different than Applicant/Contact -REQUIRED attach additional sheets if necessary

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

## Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

PIN 0637-38-9732 / REID 0047559

4/29/2022\*

Betty L. Parker, Sr. Director, Real Estate Services,  
WCPSS, for and on behalf of the Wake County Board  
of Education pursuant to duly delegated authority.

\*Rezoning Petition has been updated by  
Applicant in response to Town staff review  
comments and resubmitted on 9/2/2022.



# PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of Vision Holly Springs: Town of Holly Springs Comprehensive Plan and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

## Project Information:

Project Name: Rex Road Elementary School (E-52)

Proposed Zoning District: Rural Residential - Conditional District

Proposed Land Use/Density: Public Elementary School (School (K-12))

Future Land Use Plan Map Designation: Conservation Neighborhood

Future Land Use Plan Designation Land Use/Density: School (K-12)

For DS Use only

Project # \_\_\_\_\_

Date Received: \_\_\_\_\_

## Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

## Petitioner's Response

### Executive Summary

The rezoning request is consistent with the Town's Comprehensive Plan and necessary to align the site's current Rural Residential zoning with the Town's new UDO classification of Rural Residential - Conditional District as is necessary and appropriate for development for a Public and Institutional permitted use for a School (K-12). The subject parcel is located in a Conservation Neighborhood Character Area. The site has environmental conditions including steep topography, multiple streams, wetlands and related buffers which constraints have significantly impacted site design. Due to continued residential growth in Holly Springs and surrounding areas, the existing public schools in the area are experiencing significant crowding and there is a need for additional new elementary school. The request is reasonable and is in the public interest.

### Section 1: Future Land Use & Community Character

Although primarily residential, Conservation Neighborhoods may include limited civic or other non-residential (non commercial) uses. The public elementary school development proposed for the subject property falls within the definition of a civic use. The school site design is created in response to the site's environmental features, with the building, play and site circulation areas arranged around the existing streams and wetlands features and the woodlands that immediately surround them. The school campus design intentionally provides students with opportunities to learn in built learning environments as well as in the natural learning environments. The site's natural resources also provide excellent buffering to adjacent properties. Based on the foregoing, the proposed rezoning and intended use will be consistent with the Town's Comprehensive Plan.

### Section 2: Transportation/Comprehensive Transportation Plan

*\*Please see the attachment hereto for Applicant's response, which is incorporated herein by reference.*

### Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The Town's Parks, Recreation, and Greenways Master Plan Park Search Areas map does not indicate the need for a park in the area of the school site. Town's Parks, Recreation, and Greenways Master Plan Proposed Greenway Trails Map does not envision a greenway location on or near the site, and the environmental site constraints and their impact upon site design preclude location of an accessible greenway on site. The school's standard program of playground areas for Pre-K students, students in grades K-2 and students in grades 3-5 will be provided along with a playfield. Applicant has collaborated with Town staff to explore potential joint use opportunities and will continue to do so as the site designs evolve. Based on the foregoing, the rezoning and intended use will comply with the Town's Comprehensive Plan.

### Section 4: Community Facilities

The public elementary school planned for the site will serve the community and help address growth and school crowding concerns in the area with provision of addition of capacity for 716 K-5 students and 20 Pre-K students. that is planed to open in the Fall of 2024. In addition, community use of schools during non-school hours as managed by Applicant's Community Services Department helps to meet the needs of the community at the neighborhood level by making school facilities available to facilitate educational, recreational, cultural, civic and social programs for all age groups. The Applicant also encourages reciprocal long-term partnerships with the community for public and private use and improvement of its facilities. The environmental site constraints and their impact upon site design may preclude typical joint use opportunities as enjoyed by the Applicant and Town at other school facilities. Applicant has collaborated with Town staff to explore potential joint use opportunities and will continue to do so as the site designs evolve. Based on the foregoing, the rezoning and intended use will comply with the Town's Comprehensive Plan

### Section 5: Infrastructure and Utilities

Water services are available to the eastern side of the site via a water main extension along Rex Road as depicted upon the Town's Long Range Water Capital Improvements Plan (Major Projects) which has been extended by the Bridgeberry Phase II project with installation of a water main along their frontage on Rex Road that terminates at the eastern intersection with People Road. Applicant will connect to the existing water main and extend it across its Rex Road frontage within a dedicated right-of-way or easement for public water services.

There is not an available option for gravity sewer services to the site at this time. A private pump station is planned to serve the site which will connect to existing sewer services at an existing manhole in the Bridgeberry neighborhood near the school site's northern boundary. The pump station is proposed to be private as site topography and environmental features preclude viable gravity connections to the pump station from adjacent properties. Based on the foregoing, the rezoning and intended use will comply with the Town's Comprehensive Plan.

### Section 8: Natural Resources

The site is heavily wooded with challenging topography and multiple streams and wetlands features. The site plan has been intentionally and thoughtfully prepared to let these valuable site characteristics drive the design and avoids or limits disturbances to these natural resources. School students will experience opportunities to learn in built learning environments as well as in the natural learning environments. The site's natural resources also provide excellent buffering to adjacent properties. Applicant proposes additional zoning conditions to aid in the sustainability of the site's natural resources as noted in the attachment hereto which is incorporated herein by reference. Based on the foregoing, the rezoning and intended use will comply with the Town's Comprehensive Plan.

### Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

April 29, 2022\*\*



\* Section 2 Transportation/Comprehensive Transportation Plan (CTP)

\*\*Rezoning Petition has been updated by Applicant in response to Town staff review comments and resubmitted on 9/2/2022.

**Project #: 22-REZ-04 (PLRZ202200132)**  
**Project Name: Rex Road Elementary School (E-52)**

**Attachment To Plan Consistency Statement: Petitioner's Response to Section 2:**

*Section 2: Transportation/Comprehensive Transportation Plan*

*A TIA has been prepared and reviewed by the Town of Holly Springs and NCDOT. The site design includes two school ingress/egress drive connections to Rex Road. The easternmost drive will accommodate entry of parent drop-off traffic, which will circulate through the site and exit at the westernmost drive. The on-site circulation for parent drop-off includes 2,800 linear feet of queueing space to help move parent traffic from the public road onto the school campus and avoid back-ups. School bus access and drop-off will occur utilizing the westernmost drive.*

*The site is heavily wooded with very challenging topography and multiple streams and wetlands features that impact the school site design and preclude vehicular and accessible bike/pedestrian accesses to adjacent tracts on the west, north and east. Given these environmental constraints, together with student safety concerns, the current design supports only provision of a 10' asphalt side path which will be extended from the existing sidewalk that terminates at the intersection of People Road and Rex Road. sidewalk westward to and along the Rex Road frontage within the right-of-way that connects at the westernmost driveway to a sidewalk that extends into the school facilities for safe bike/pedestrian access as required by the Town UDO and subject to reimbursement by Town.*

*The buildable area where the school facilities are proposed for location is near the southern end of the site. In the event future residential development occurs on the adjacent tracts to the east and west near the school facilities, Applicant will be glad to collaborate with adjacent developers to explore feasibility and location of safe potential bike/pedestrian connections that take into consideration aspects such as proposed locations, horizontal and vertical connection points, accessibility, safety, visibility, school supervision opportunities, as well as impacts to buffers, impervious surfaces, tree conservation areas, etc. on the school site.*

*Applicant has proposed the following road improvements:*

- o Right-of-way is proposed to be dedicated by Applicant across the Rex Road site frontage to comply with the street cross section as identified in the Town's Comprehensive Transportation Plan.*
- o As required by the Town of Holly Springs UDO, a 10' on-site asphalt side path is proposed to be designed, funded and constructed by Applicant within the right-of-way, subject to reimbursement by Town of related costs pursuant to NCGS 160A-307.1.*
- o As required by Town, a 10' off-site asphalt sidepath is proposed to be designed, constructed and funded by Applicant to extend from Applicant's eastern boundary eastward to the connect with the existing sidewalk that terminates at the intersection of People Road and Rex Road across the Rex Road frontage of the effected landowners, subject to reimbursement by Town of related costs pursuant to NCGS 160A-307.1. Town direction is needed to clarify whether the Town will require right-of-way or easement acquisition and dedication to support location of the off-site sidepath.*
- o Road widening along Rex Road site frontage to add left and right turn lanes at each school entrance as recommended in the TIA but not required by NCDOT is proposed by Applicant to be designed, funded and constructed by Applicant to provide safe access to the school and limit disruption of traffic on public roads.*

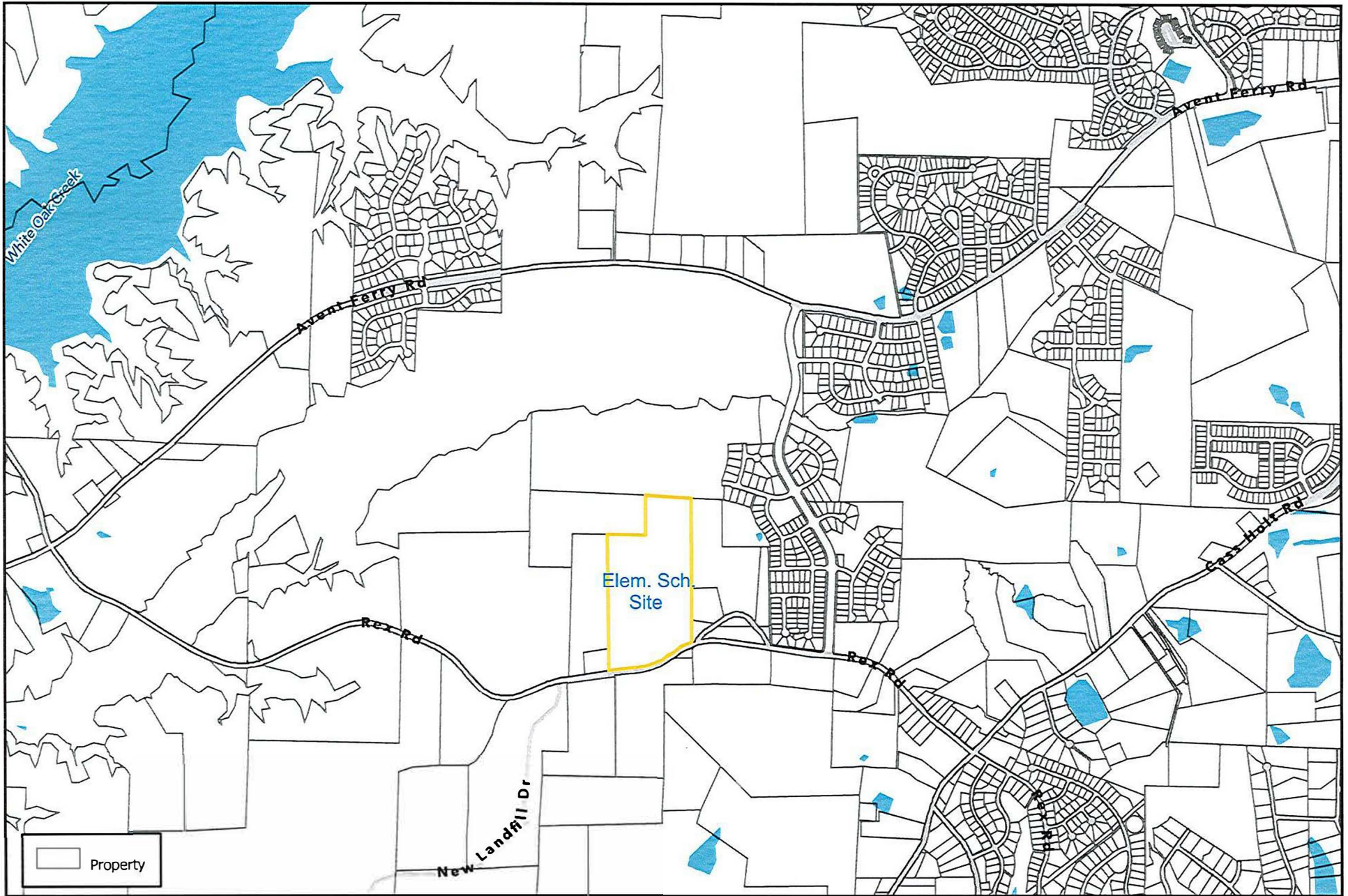
**Project #: 22-REZ-04 (PLRZ202200132)**  
**Project Name: Rex Road Elementary School (E-52)**

**Attachment To Plan Consistency Statement: Petitioner's Response to Section 2: (continued)**

- *Applicant has not proposed the following road improvements, but will be glad to collaborate with the Town to design, fund and construct the road improvements noted below with Town commitment for reimbursement of related costs pursuant to NCGS 160A-307.1:*
  - *Road widening across the site's Rex Road frontage in accordance with the UDO and the Comprehensive Transportation Plan to half of a four-lane median divided section is not proposed by the Applicant as it has not been required by NCDOT and in light of NCGS 160A-307.1.*
  - *Near Term Improvements at the intersection of Cass Holt Road/Rex Road in accordance with the Safety Study in Chapter 3 of the Town's CTP together with the eastbound right turn lane at the same intersection as noted in the TIA as a background improvement that has not yet been constructed, are not proposed by the Applicant as (1) these improvements are not required by the TIA, (2) as the Bridgeberry developer is understood to be responsible for these improvements and that its project is on schedule for completion of these improvements ahead of the Applicant's project, (3) as the requested improvements to these State-maintained roads are within the purview and responsibility of NCDOT, and (4) in light of NCGS 160-307.1.*

*Based on the foregoing, the rezoning and intended use will comply with the Town's Comprehensive Plan, subject to NCGS 160A-307.1.*





## Rex Road Elementary School Site

**Attachment to Wake County Board of Education Rezoning Petition:  
Project Name: Rex Road Elementary School (E-52): PIN 0638389732 and REID 0047559  
Conditional Zoning District Design Goals Narrative**

The Conditional Zoning District as proposed by Applicant is consistent with the Town's CD Design Goals as set forth in UDO Section 2.4.3.A. In support thereof, Applicant offers the following supporting information to demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

**UDO 2.4.3.A.1:** the incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;

Response: The site is heavily wooded with challenging topography and multiple streams and wetlands features. The site plan has been intentionally and thoughtfully prepared to let these valuable site characteristics drive the design and avoids or limits disturbances to these natural resources. School students will experience opportunities to learn in built learning environments as well as in the natural learning environments.

**UDO 2.4.3.A.2:** the preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;

Response: The site is heavily wooded with challenging topography and multiple streams and wetlands features which transect the lot diagonally from northwest to southeast. These site constraints yield a single buildable area suitable for a building location that lies between two stream features. Given the these environmental constraints, the placement of the school on the site will not adversely obstruct view corridors. A large portion of the site will remain in its natural forested state with multiple buffered streams that will not be impacted.

**UDO 2.4.3.A.3:** development of pedestrian oriented communities; development of traditional style neighborhoods;

Response: As required by the Town of Holly Springs, a 10' asphalt sidepath will be constructed across Applicant's Rex Road frontage within the right-of-way and will be extended from the Applicant's eastern boundary eastward to connect with the existing sidewalk that terminates at the intersection of People Road and Rex Road to encourage bike and pedestrian connectivity, subject to Town reimbursement. Pedestrian access is also provided from the street on to the school site to access the building. Bike racks are provided as well.

The CTP generally seeks to form a network of connected pedestrian and bike facilities to provide several modes of transportation throughout the Town, but in this case site constraints limit connectivity opportunities. The site is heavily wooded with very challenging topography and multiple streams and wetlands features that impact the school site design and preclude vehicular and accessible bike/pedestrian accesses to adjacent tracts on the west, north and east. Given these environmental constraints, together with student safety concerns, the current site design supports only provision of the sidepath along the Rex Road frontage within the right-of-way which connects at the westernmost driveway to a sidewalk that extends to the school facilities for safe bike/pedestrian access, subject to Town reimbursement.

The buildable area where the school facilities are proposed for location is near the southern end of the site. In the event future residential development occurs on the adjacent tracts to the east and west near the school facilities, Applicant will be glad to collaborate with adjacent developers to explore feasibility and location of safe potential bike/pedestrian connections that takes into consideration aspects such as proposed locations, horizontal and vertical connection points, accessibility, safety, visibility, school supervision opportunities, as well as impacts to buffers, impervious surfaces, tree conservation areas, etc. on the school site.

**UDO 2.4.3.A.4.** development of communities that are visually and functionally connected to one another;

Response: The site is adjacent to the Bridgeberry neighborhood and near undeveloped land upon which future residential development is anticipated. There is a functional connection in that Applicant will construct a private sewer pump station to serve the site which will connect to existing sewer services at an existing manhole in the adjacent Bridgeberry neighborhood as there is not an available option for gravity sewer services to the site at this time.

Environmental site constraints limit connectivity opportunities to the adjacent Bridgeberry neighborhood. The site is heavily wooded with very challenging topography and multiple streams and wetlands features that impact the school site design and preclude vehicular and accessible bike/pedestrian accesses to adjacent tracts on the west, north and east. Additional opportunities can be explored to support connections to nearby properties on the east and west as they undergo development. The buildable area where the school facilities are proposed for location is near the southern end of the site. In the event future residential development occurs on the adjacent tracts to the east and west near the school facilities, Applicant will be glad to collaborate with adjacent developers to explore feasibility and location of safe potential bike/pedestrian connections that takes into consideration aspects such as proposed locations, horizontal and vertical connection points, accessibility, safety, visibility, school supervision opportunities, as well as impacts to buffers, impervious surfaces, tree conservation areas, etc. on the school site.

**UDO 2.4.3.A.5:** protection of significant watershed areas in order to preserve water quality;

Response: The site does not lie within a significant watershed area. To preserve water quality, the existing buffered streams and wetlands on the site will not be adversely impacted.

**UDO 2.4.3.A.6:** creativity and imagination in the process of development;

**UDO 2.4.3.A.7.** unique architecture or sustainable design;

Response: The site plan has been intentionally and thoughtfully prepared to let the valuable environmental site characteristics drive the design and avoids or limits disturbances to these natural resources. School students will experience opportunities to learn in built learning environments as well as in the natural learning environments. The proposed school building includes standard educational program elements that require a multi-wing building form to provide light, outside egress, and courtyards for educating the children of Holly Springs. The size, number of elevations, and material changes create an interesting and human scale building. Applicant incorporates sustainable technologies and practices in both school buildings and sites which allow education to continue in a safe and secure



environment. Designers are required to meet LEED standards and submit the LEED checklists (although the buildings are not certified). Strategies include but are not limited to:

- Building siting for maximized daylighting
- Ducted returns
- Low VOC materials
- Low Flow fixtures
- Sustainably produced materials
- Native/drought tolerant landscaping
- Connectivity to public right of way/greenways & bike racks to promote walk/bike to school
- Provision of Electric Vehicle (EV) Charging Stations and EV ready spaces

**UDO 2.4.3.A.8.** efficient, aesthetic and desirable use of open space;

Response: The site plan has been intentionally and thoughtfully prepared to let the valuable environmental site characteristics (forested areas, topography, stream and wetlands) drive the design and avoids or limits disturbances to these natural resources. School students will experience opportunities to learn in built learning environments as well as in the natural learning environments.

**UDO 2.4.3.A.9.** variety in housing types and physical development patterns;

Response: The site is planned for single use by a public elementary school.

**UDO 2.4.3.A.10.** special considerations for property with a unique history or outstanding physical features.

Response: The outstanding physical features of the site are its environmental site characteristics (forested areas, topography, stream and wetlands). The site plan has been intentionally and thoughtfully prepared to let the valuable environmental site characteristics drive the design and avoids or limits disturbances to these natural resources.

**Project #: 22-REZ-04 (PLRZ202200132)**  
**Project Name: Rex Road Elementary School (E-52)**

**Development and Design Manual (11.6.1.B.3)**

**1. Land Use**

*Permitted uses include only the uses from UDO Table 3.2.A – Table of Permitted Uses that are listed below:*

| <i>Use</i>                                   | <i>RR (CD)</i>                                   |
|----------------------------------------------|--------------------------------------------------|
| <i>School (K-12)</i>                         | <i>P</i>                                         |
| <i>Wireless Telecommunications Equipment</i> | <i>PS – see UDO 3.3 for additional standards</i> |
| <i>Wireless Telecommunications Tower</i>     | <i>SUP</i>                                       |

*Key: PS – Permitted Use with Additional Standards; SUP – Special Use Permit; CD – Conditional District Only*

**2. Development Standards**

*Development standards shall be per UDO Chapter 2 for RR Rural Residential Districts.*

**3. Landscaping Standards**

*Landscaping standards shall be per UDO Chapter 5 for RR Rural Residential Districts.*

**4. Parking Standards**

*Parking standards shall be per UDO Chapter 6 for RR Rural Residential Districts except as modified below:*

*Vehicle Parking Location: Unrestricted*

**5. Street Design**

*Street Design shall meet the Town's standard street section designs per UDO Section 7, except as modified or clarified below:*

**A. Right-of-Way Dedication**

*As required by Town, right-of-way will be dedicated by Applicant across the Rex Road site frontage to comply with the street cross section as identified in the Town's Comprehensive Transportation Plan.*

**B. 10' On-site Asphalt Sidepath**

*As required by Town, a 10' asphalt on-site sidepath within the right-of-way across the Rex Road site frontage will be designed, constructed and funded by Applicant, subject to reimbursement by Town of related costs pursuant to NCGS 160A-307.1. A preliminary estimate of the costs associated with this sidepath improvement is being developed by Applicant and will be provided to Town for consideration on or before September 12, 2022.*

**C. 10' Off-site Asphalt Sidepath**

*As required by Town, a 10' asphalt sidepath across the Rex Road frontage of the effected landowners between Applicant's eastern boundary and the intersection of Rex Road and People Road will be designed, constructed and funded by Applicant, subject to reimbursement by Town of related costs pursuant to NCGS 160A-307.1. A preliminary estimate of the costs associated*

**Project #: 22-REZ-04 (PLRZ202200132)**  
**Project Name: Rex Road Elementary School (E-52)**

**Development and Design Manual (11.6.1.B.3) (continued)**

*with this off-site sidepath improvement is being developed by Applicant and will be provided to Town for consideration on or before September 12, 2022. The costs may vary if right-of-way acquisition and dedication is required by the Town across the Rex Road site frontage of the effected landowners to comply with the street cross section as identified in the Town's Comprehensive Transportation Plan or if easements are needed instead to support the 10' off-site sidepath design and construction. Town direction will be needed to clarify whether the Town will require right-of-way or easement acquisition and dedication to inform the cost estimates.*

**D. Road Widening Along Rex Road Site Frontage**

*Road widening across the site's Rex Road frontage in accordance with the UDO and the Comprehensive Transportation Plan to half of a four-lane median divided section is not proposed by the Applicant as it has not been required by NCDOT and in light of NCGS 160A-307.1. Applicant will be glad to collaborate with the Town for design, funding and construction of the road widening (with Town Commitment for reimbursement of related costs pursuant to NCGS 160A-307.1). A preliminary estimate of the costs associated with this road widening improvement is being developed by Applicant and will be provided to Town for consideration on or before September 12, 2022.*

**E. Road Widening Along Rex Road Site Frontage To Add Left and Right Turn Lanes**

*Road widening along Rex Road site frontage to add left and right turn lanes at each school entrance as recommended in the TIA but not required by NCDOT will be designed, funded and constructed by Applicant to provide safe access to the school and limit disruption of traffic on public roads.*

**F. Near Term Improvements at Cass Holt Road/Rex Road Intersection**

*Near Term Improvements at the intersection of Cass Holt Road/Rex Road in accordance with the Safety Study in Chapter 3 of the Town's CTP together with the eastbound right turn lane at the same intersection as noted in the TIA as a background improvement that has not yet been constructed, are not proposed by the Applicant, as (1) these improvements are not required by the TIA, (2) as the Bridgeberry developer is understood to be responsible for these improvements and that its project is on schedule for completion of these improvements ahead of the Applicant's project, (3) as the requested improvements to these State-maintained roads are within the purview and responsibility of NCDOT, and (4) due to NCGS 160-307.1. Applicant will be glad to collaborate with the Town to design, fund and construct the Near Term Improvements and eastbound turn lane as described above (with Town Commitment for reimbursement of related costs pursuant to NCGS 160A-307.1). A preliminary estimate of the costs associated with these road improvements is being developed by Applicant and will be provided to Town for consideration on or before September 12, 2022.*

**6. Building & Site Design Standards**

*Building and Site Design shall be per UDO Chapter 8 except as modified below:*

**A. Vertical Variations**

*Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change is 2 inches depth.*

**B. Building Bay Maximum: 135 feet**

**Project #: 22-REZ-04 (PLRZ202200132)**  
**Project Name: Rex Road Elementary School (E-52)**

**Development and Design Manual (11.6.1.B.3) (continued)**

*C. Roof Expression*

*The form and pitch of roof lines shall be similar to surrounding buildings, with variation in material, height, treatment, or horizontal/vertical direction.*

*D. Roofline Continuous Plan Maximum: 135 feet*

Responses to Town 2nd Review Comments on Rezoning Petition  
Project #: 22-REZ-04 (PLRZ202200132)  
Project Name: Rex Road Elementary School (E-52)

**Preliminary Illustrative Color Sketch Plan Attachment**

(For clarity on variances between this preliminary plan and the final site plan layout,  
please refer to the attached copy of the Concept/Transportation Plan.  
Please note that a Development Plan is being reviewed concurrently with the Rezoning Petition.)





# NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☒ Neighborhood Meeting Date: April 20, 2022  
Time: 5:30 pm- 6:30 pm  
Location: Virtual WebEx

For DS Use only

Project # \_\_\_\_\_

Date Received: \_\_\_\_\_

☐ Complete ☐ Incomplete

## Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☒ Date of Notification Mailing: April 8, 2022

## Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

## Summary of Issues:

See Attached Neighborhood Meeting Minutes Summary.

*Attach Additional Sheets as needed*

## Changes made to the Petition by the Petitioner as a result of the meeting:

We received no requests for changes by those attending the neighborhood meeting.

No changes were made to the Petition as a result of the Neighborhood Meeting, as no suggestions or requests for change were shared by the attendees.

*Attach Additional Sheets as needed*

## Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

\*Note - The Neighborhood meeting was held virtually. A list of the names and addresses of the Neighborhood Meeting Attendees is included in the Neighborhood Meeting Minutes Summary.

## Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

4/29/2022

**REX ROAD ELEMENTARY SCHOOL  
REZONING AND DEVELOPMENT PLAN REVIEW  
NEIGHBORHOOD MEETING MAILING ADDRESS LIST (300' BUFFER)**

| Property | PIN        | REID    | Owner                             | Mail Address 1                                                   | Site Address   |
|----------|------------|---------|-----------------------------------|------------------------------------------------------------------|----------------|
| 1        | 0637484285 | 0003839 | FADNA B, BANKS                    | C/O KAY S MERCER<br>5757 OXFORD RD<br>TIMBERLAKE NC 27583-9267   | 6229 PEOPLE RD |
| 2        | 0637378113 | 0047596 | HANSON AGGREGATES SOUTHEAST LLC   | 3520 PIEDMONT RD NE<br>STE 410<br>ATLANTA GA 30305-1512          | 6200 REX RD    |
| 3        | 0637565912 | 0056855 | HANSON AGGREGATES SOUTHEAST LLC   | 3237 SATELLITE BLVD, STE 300<br>DULUTH GA 30096-2357             | 6312 REX RD    |
| 4        | 0637372861 | 0084631 | JAKS DEVELOPMENT GROUP LLC        | 5701 TURNER GLEN DR RALEIGH<br>NC 27603-7501                     | 6113 REX RD    |
| 5        | 0637381597 | 0047609 | JAKS DEVELOPMENT GROUP LLC        | 5701 TURNER GLEN DR RALEIGH<br>NC 27603-7501                     | 6101 REX RD    |
| 6        | 0637487953 | 0046138 | WILLIAM MYERS & CANDACE CRUPI     | 6305 PEOPLE RD HOLLY<br>SPRINGS NC 27540-8815                    | 6305 PEOPLE RD |
| 7        | 0637477878 | 0030403 | SHREE GIRDHAR LLC                 | 100 MICHELIN PL CARY<br>NC 27511-6027                            | 6304 REX RD    |
| 8        | 0637299661 | 0047601 | TAYLOR MORRISON OF CAROLINAS, INC | 15501 WESTON PKWY, STE 100<br>CARY NC 27513-8636                 | 6105 REX RD    |
| 9        | 0638308318 | 0469948 | TAYLOR MORRISON OF CAROLINAS, INC | 15501 WESTON PKWY, STE 100<br>CARY NC 27513-8636                 | 0 REX RD       |
| 10       | 0637362941 | 0002609 | TRINITY SOCCER ACADEMY            | 10628 MARION STONE WAY<br>RALEIGH NC 27614-9891                  | 6112 REX RD    |
| 11       | 0637389732 | 0047559 | WAKE COUNTY                       | PO BOX 550<br>RALEIGH NC 27602-0550                              | 6125 REX RD    |
| 12       | 0637473950 | 0480218 | WAKE COUNTY BOARD OF EDUCATION    | BETTY L PARKER<br>111 CORNING RD, STE 100<br>CARY NC 27518-9299  | 6250 REX RD    |
| 13       | 0637486504 | 0112835 | BRENDA JUDD WILLIAMS              | 6233 PEOPLE RD<br>HOLLY SPRINGS NC 27540-8813                    | 6233 PEOPLE RD |
| 14       | N/A        | N/A     | TOWN OF HOLLY SPRINGS             | ATTN: DEVELOPMENT SERVICES<br>PO BOX 8<br>HOLLY SPRINGS NC 27540 |                |

## Rezoning & Development Plan Review Neighborhood Meeting Minutes Summary:

**Project:** Rex Road Elementary (E-52)  
**Meeting Date:** 04-20-2022 5:30p.m. -6:30 p.m.  
**Location:** Virtual Meeting (Webex)  
**Attendee/Participants:** Stephanie Schuller (5701 Turner Glen Drive, Raleigh, NC 27603 (Owner of land located at 6101 & 6113 Rex Road, Holly Springs, NC 27540))  
Nick Boutross (100 Lingonberry Drive, Holly Springs, NC 27540)  
**Applicant's Panelists:** Betty Parker (WCPSS Real Estate Services)  
Margaret Sutter (WCPSS Real Estate Services)  
Shane Webster (WCPSS Facilities Design & Construction)  
Alice Reese (WCPSS Facilities Design & Construction)  
Glenda Toppe (Glenda S. Toppe & Associates)  
Renee Pfeifer (CLH Design, P.A.)  
Frank Jackson (Vines Architecture)  
Y'Hoshua Aal-Anubia (CLH Design, P.A.)

The virtual meeting began at 5:30 pm although there were no external attendees present at the start of the meeting. At approximately 5:44pm, the first attendee, Stephanie Schuller, joined the meeting. Recording of the meeting began at that time and a power point presentation providing background and information on the Applicant's rezoning and development plan efforts was shared.

Betty Parker welcomed the attendees, introduced the panelists, provided a brief overview of the presentation process, and provided key points of information relevant to the proposed site rezoning identifying:

- The name of the Owner/Applicant – Wake County Board of Education/WCPSS
- The acreage, address, PIN and REID numbers for the subject property.
- Current Zoning classification
- Proposed Zoning classification
- Potential proposed zoning conditions
- Current Land Use classification
- Potential proposed Land Uses (Consistent with Holly Springs UDO effective 3/1/22)
- Location of the subject property per aerial map with nearby road names identified
- GIS Aerial photo of the subject property
- Town of Holly Springs Zoning Map excerpt of the subject property and surrounding properties
- Town of Holly Springs Future Land Use Map excerpt of the subject property and surrounding properties
- Subject property Development Plan rendering
- Recombination plat of the subject property with streams identified thereon

Renee Pfeifer introduced the core design team for the project and provided a brief analysis of the site identifying:

- Multiple streams and buffers across the site
- Wetlands present on the site
- 40.8 Acre site
- Dramatic grade change across the site
- Heavily vegetated site

Renee Pfeifer walks through high level elements of the site plan



- Parent Circulation begins at the eastern proposed drive and parents exit at the western proposed drive.
- Carpool drop off is located at the front entrance, southeastern end of the building.
- Buses enter and exit at the western drive. Bus loop is provided for drop off.
- Parking is provided within carpool loop and bus loop
- Emergency access for emergency vehicles is provided around the site
- K-2 Play is located at the northwest end of the building
- 3-5 Play is located to the north of the carpool loop, east of the building
- Two Stormwater Control Devices are located north of the school property on either side of the bisecting stream just east of the building
- A water main is proposed to be extended along the Rex Road frontage where the school will tap at the property line
- Sewer will be sent from the school to a proposed pump station on the school property, which will connect to a manhole to the north of the school property within the Bridgeberry development

Frank Jackson briefly discusses the Rex Road Elementary School Building

- Discusses building entrances
- General layout identifying administration, media center, cafeteria and multi-purpose room spaces
- Discusses exterior building materials and proposed elevations

Betty Parker thanked attendees for their interest and attendance, and provided contact information for WCPSS representatives for any further questions during the rezoning and development plan process. She closed the presentation and invited questions from the attendees.

Stephanie Schuller questions:

- Parents enter at the eastern drive and exit at the western drive?
  - o Renee Pfeifer – Yes
- What is the distance between my property line and the western drive?
  - o Renee Pfeifer – About 200 feet from the centerline of the drive
- Will this be a traditional or year-round school?
  - o Betty Parker – This will be determined about a year before school opening by the Board of Education.
- What is the school capacity?
  - o Betty Parker – 716 K-5 students + 20 Pre-K students. The school may be designed for a core capacity of 800 students so the cafeteria, media center, play areas and parking can accommodate additional capacity if needed.
- Will the roads will be quite busy at certain times in the morning and after school?
  - o Betty Parker – Yes - about 15-20 minutes twice a day (morning and afternoon)
  - o Betty Parker highlights the amount of onsite queuing provided
  - o Renee Pfeifer notes about 2,800 LF of onsite queuing, double stacked
  - o Betty Parker notes that the design team works closely with NCDOT to ensure appropriate on-site stacking to limit backups onto public roads and provide emergency access
- Will there be turn lanes added to Rex Road?
  - o Renee Pfeifer – Yes, and the TIA is currently being reviewed by the Town of Holly Springs
  - o Renee Pfeifer – Left and right turn lanes will likely be added to Rex Road at the site drives.
  - o Renee Pfeifer – Parents having one entry and one exit will help provide more efficient traffic circulation in and out of the site
- How many cars can line up on site?

- There is approximately 2,800 linear feet of on-site stacking length on-site that accommodates approximately 140 vehicles.
- Concerned about getting out of my driveway at peak times. What is the distance between the east and west drives?
  - Betty Parker – Backups aren't expected due to onsite queuing and single entrance/exit for parents
  - Renee Pfeifer notes about 600 linear feet between the two proposed drives
- How many cars can line up on site?
  - Betty Parker/Renee Pfeifer - With 2,800 linear feet of stacking/queuing, that would equate to roughly 140 cars
- If all 800 students arrive at the same time because they have to get there on time, won't that impact traffic along the roadway?
  - All students are not expected to arrive at the same time in passenger vehicles. There will be about 10-12 buses servicing the school at specific times with professional drivers which will also help to reduce traffic impacts. Bike and pedestrian access to the school will also help due to the adjacent neighborhoods
  - The school will not open to full capacity. The school will open with grades K-3 only, not the full population of 736 students. As each year passes another grade will be added so that the school will be fully utilized in the third year of operation.
- In your opinion, is it a good or bad thing to have a school next to your property?
  - Betty Parker – A school is a great neighbor, and most schools have synergy with the surrounding neighborhood.
  - Betty Parker – School is expected to open in 2024.
  - Betty Parker - School traffic will only be busy 15-30 minutes, two times a day for about 185 days. Relatively quiet outside of peak times.
- Is there a future park planned to the north of the site?
  - Betty Parker – This is yet to be determined, WCPSS is working with Holly Springs to explore potential joint use opportunities.
  - Renee Pfeifer – Design is still in progress, and the option is not certain at this time.
- Will this be a magnet school?
  - Betty Parker - Typically, a decision would be made a year before opening. The neighborhood assignment areas are also reviewed and determined about one year prior to opening.
- The school is planned to open in August of 2024?
  - Betty Parker – Yes
- Is there anything happening on site now? Is tree thinning being done?
  - Betty Parker - No. No work can be started or performed on the campus until we have site plan approval and permits in place.
- Where will the play areas for children be located?
  - Renee Pfeifer – Play areas are to the northwest of the school building for grades K-2, northeast of the school building above the carpool lane for grades 3-5, and within the courtyard areas between the building wings for Pre-K students.
- Is there another building along the western property line near my property? What does "MC" stand for on the buildings shown on the site design rendering?
  - Frank Jackson – The rectangular shapes labeled "MC" as depicted on the site design rendering shared were intended to be future mobile classroom placements to proactively plan for growth and crowding. Due to site constraints, a decision was made that the site could not accommodate the future mobile classrooms and they have since been removed from the proposed site design.
- Will the road speed limit change?

- Betty Parker/Renee Pfeifer – NCDOT/Town will dictate the speed limit, this is yet to be determined. A school zone is typically established within a certain distance on each side of the school where the speed limit is reduced daily drop off and pick up times by up to 10 mph. School Zone signage will also be installed.
- What about utilities? Will services flow from the school site to Bridgeberry?
  - Renee Pfeifer – Due to site topography and elevational challenges, we will need to have a pump station installed on the school property that will pump to the existing sewer main/manhole on the Bridgeberry development to the north. Water will be brought to the site along the frontage of Rex Road.
- At the very beginning we talked about possibly providing a sewer easement on my site for the school to connect to so that you wouldn't need a pump station, right?
  - Renee Pfeifer – Correct. After initial discussions at the first neighborhood meeting and later conversations with your consultant engineer, WCPSS determined that the timing for that to occur would not work with the schedule for the school. The manhole we are tying into is just north of your property. We may need an easement from you to tie into the manhole on the Bridgeberry parcel, but this has not yet been determined.

Nick Boutross Questions (Mr. Boutross joined the meeting by phone at approximately 6:04pm):

- Will there be any greenway tie ins?
  - Renee Pfeifer – No greenway connections are planned at this time. The site elevations create challenges for this to occur. Pedestrian ADA connections are also challenging.
  - Renee Pfeifer – Connections to the Bridgeberry development are still preliminary
- Utility connections?
  - Renee Pfeifer - Water services will be tapped at an extended water main in Rex Road
  - Renee Pfeifer - Sewer will be handled with a pump station that connects to a manhole within the Bridgeberry development to the north

Meeting Conclusion:

- Betty Parker – Invited further questions from attendees, and there being none concluded the meeting:
  - Attendees were provided WCPSS contact information for further questions
  - Submission of applications for rezoning and development plan approval are scheduled to occur by the end of April.
  - Attendees were thanked for their attendance, input and interest.
- Mrs. Schuller – Remarked that “it is a beautiful site and we’ll see what the future holds.”
- Mr. Boutross – Remarked that he is excited to keep watching the progress.
- The meeting was concluded at 6:30 and recording stopped at 6:31 p.m.

Meeting adjourned.





# Rex Road Elementary School Site Plan

Holly Springs, NC



WAKE COUNTY  
PUBLIC SCHOOL SYSTEM





## DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:  
[www.hollyspringsnc.us/2170/Development-Services](http://www.hollyspringsnc.us/2170/Development-Services)



## Petition Type:

- ☐ **Major Subdivision** (check all that apply)  
☐ Residential ☐ Non-residential  
☐ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☒ **Development Plan** (check all that apply)  
☐ Residential ☒ Non-residential  
☒ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☐ **Special Use Permit**  
☐ New

\* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

☐ Initial ☐ Revised ☐ Final

## Project Information:

Project Name: E-52 Rex Road Elementary School

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision \_\_\_\_\_ Shopping Center/Lot# \_\_\_\_\_

Project Location: 6125 Rex Road Elementary School

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation

PIN: 637389732

Real Estate ID: 0047559

Project Acreage (rounded to nearest tenth): 40.8 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: RR-CD Proposed Use (see UDO Table 3.2.A): School

Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A

Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): \_\_\_\_\_

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Sketch Plan Review (Pre-Submittal) Meeting Date: 03-29-2022

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

## Petition Contact Information: (complete each contact in its entirety- please print or type)

## Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other \_\_\_\_\_

Name Renee Pfeifer - PLA Company CLH Design, P.A.

Mailing Address 400 Regency Forest Drive, STE 120

City Cary State NC Zip 27518

Telephone # ( 919 ) 319-6716 E-Mail rpfeifer@clhdesignpa.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

## Design Professional if different than Applicant/Contact

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( \_\_\_\_\_ ) \_\_\_\_\_ E-Mail \_\_\_\_\_

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Developer**

Name \_\_\_\_\_ Company \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone # ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_  
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail  
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Architect**

Name Frank Jackson - RA \_\_\_\_\_ Company Vines Architecture \_\_\_\_\_  
 Mailing Address 819 W Hargett Street \_\_\_\_\_  
 City Raleigh \_\_\_\_\_ State NC \_\_\_\_\_ Zip 27603 \_\_\_\_\_  
 Telephone # ( 919 ) 755-1975 \_\_\_\_\_ E-Mail fjackson@vinesarc.com \_\_\_\_\_  
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Landscape Architect**

Name Ben Monette - PLA \_\_\_\_\_ Company MUD \_\_\_\_\_  
 Mailing Address 715 Devereux Street \_\_\_\_\_  
 City Raleigh \_\_\_\_\_ State NC \_\_\_\_\_ Zip 27605 \_\_\_\_\_  
 Telephone # ( 919 ) 726-4939 \_\_\_\_\_ E-Mail bmonette@readysetmud.com \_\_\_\_\_  
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Other:** \_\_\_\_\_ (any other contact that should receive comments and correspondence for this project)

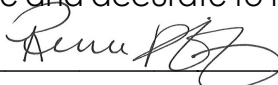
Name Y'Hoshua Aal-Anubia - Project Manager \_\_\_\_\_ Company CLH Design, P.A. \_\_\_\_\_  
 Mailing Address 400 Regency Forest Drive, STE 120 \_\_\_\_\_  
 City Cary \_\_\_\_\_ State NC \_\_\_\_\_ Zip 27518 \_\_\_\_\_  
 Telephone # ( 919 ) 319-6716 \_\_\_\_\_ Alternate Telephone # ( ) \_\_\_\_\_  
 Fax # ( ) \_\_\_\_\_ E-Mail yaalanubia@clhdesignpa.com \_\_\_\_\_  
 How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail  
 How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

**Property Owner - Required**

Name Shane Webster - FD & C Facility Planner \_\_\_\_\_ Company Wake County Public School System \_\_\_\_\_  
 Mailing Address 111 Corning Road, Suite 190 \_\_\_\_\_  
 City Cary \_\_\_\_\_ State NC \_\_\_\_\_ Zip 27518 \_\_\_\_\_  
 Telephone # ( 919 ) 588-3582 \_\_\_\_\_ E-Mail swebster3@wcpss.net \_\_\_\_\_  
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Certificate of Submittal Completion**

I, Renee Pfeifer, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 04-29-2022

# NEIGHBORHOOD MEETING REPORT

Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☐ Neighborhood Meeting Date: April 20th, 2022  
Time: 5:30pm-6:30pm  
Location: Webex (Virtual Call)

For DS Use only

Project # \_\_\_\_\_

Date Received:

## Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than 10 days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☐ Complete ☐ Incomplete

☐ Date of Notification Mailing: 04-08-2022

## Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

## Summary of Issues:

See attached meeting minutes

*Attach Additional Sheets as needed*

## Changes made to the Petition by the Petitioner as a result of the meeting:

None

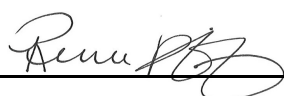
*Attach Additional Sheets as needed*

## Additional attachments required for the report:

- ☐ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☐ A copy of the signed attendance list that includes names and addresses of those in attendance.

## Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)



Date

04-29-2022



# CLH design, p.a.

400 Regency Forest Drive, Suite 120

Cary, North Carolina 27518

P: 919.319.6716

www.clhdesignpa.com



---

## Rex Road ES (E-52) Rezoning & Development Plan Neighborhood Meeting Minutes:

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project:</b>               | <b>Rex Road Elementary (E-52)</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Meeting Date:</b>          | <b>04-20-2022 5:30p.m. -6:30 p.m.</b>                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Location:</b>              | <b>Virtual Meeting (Webex)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Attendee/Participants:</b> | <b>Stephanie Schuller (Holly Springs adjacent landowner )</b><br><b>Nick Boutross (Holly Springs resident of adjacent Bridgeberry neighborhood)</b>                                                                                                                                                                                                                                                                                                |
| <b>Applicant's Panelists:</b> | <b>Betty Parker (WCPSS Real Estate Services)</b><br><b>Margaret Sutter (WCPSS Real Estate Services)</b><br><b>Shane Webster (WCPSS Facilities Design &amp; Construction)</b><br><b>Alice Reese (WCPSS Facilities Design &amp; Construction)</b><br><b>Glenda Toppe (Glenda S. Toppe &amp; Associates)</b><br><b>Renee Pfeifer (CLH Design, P.A.)</b><br><b>Frank Jackson (Vines Architecture)</b><br><b>Y'Hoshua Aal-Anubia (CLH Design, P.A.)</b> |

The virtual meeting began at 5:30 pm although there were no external attendees present at the start of the meeting. At approximately 5:44pm, the first attendee, Stephanie Schuller, joined the meeting. Recording of the meeting began at that time and a power point presentation providing background and information on the Applicant's rezoning and development plan efforts was shared.

Betty Parker welcomed the attendees, introduced the panelists, provided a brief overview of the presentation process, and provided key points of information relevant to the proposed site rezoning identifying:

- The name of the Owner/Applicant – Wake County Board of Education/WCPSS
- The acreage, address, PIN and REID numbers for the subject property.
- Current Zoning classification
- Proposed Zoning classification
- Potential proposed zoning conditions
- Current Land Use classification
- Potential proposed Land Uses (Consistent with Holly Springs UDO effective 3/1/22)
- Location of the subject property per aerial map with nearby road names identified
- GIS Aerial photo of the subject property
- Town of Holly Springs Zoning Map excerpt of the subject property and surrounding properties
- Town of Holly Springs Future Land Use Map excerpt of the subject property and surrounding properties
- Subject property Development Plan rendering
- Recombination plat of the subject property with streams identified thereon

Renee Pfeifer introduced the core design team for the project and provided a brief analysis of the site identifying:

- Multiple streams and buffers across the site

- Wetlands present on the site
- 40.8 Acre site
- Dramatic grade change across the site
- Heavily vegetated site

Renee Pfeifer walks through high level elements of the site plan

- Parent Circulation begins at the eastern proposed drive and parents exit at the western proposed drive.
- Carpool drop off is located at the front entrance, southeastern end of the building.
- Buses enter and exit at the western drive. Bus loop is provided for drop off.
- Parking is provided within carpool loop and bus loop
- Emergency access for emergency vehicles is provided around the site
- K-2 Play is located at the northwest end of the building
- 3-5 Play is located to the north of the carpool loop, east of the building
- Two Stormwater Control Devices are located north of the school property on either side of the bisecting stream just east of the building
- A water main is proposed to be extended along the Rex Road frontage where the school will tap at the property line
- Sewer will be sent from the school to a proposed pump station on the school property, which will connect to a manhole to the north of the school property within the Bridgeberry development

Frank Jackson briefly discusses the E52 school Building

- Discusses building entrances
- General layout identifying administration, media center, cafeteria and multi-purpose room spaces
- Discusses exterior building materials and proposed elevations

Betty Parker thanked attendees for their interest and attendance, and provided contact information for WCPSS representatives for any further questions during the rezoning and development plan process. She closed the presentation and invited questions from the attendees.

Stephanie Shuler questions:

- Parents enter at the eastern drive and exit at the western drive?
  - o Renee Pfeifer – Yes
- What is the distance between my property line and the western drive?
  - o Renee Pfeifer – About 200 feet from the centerline of the drive
- Will this be a traditional or year-round school?
  - o Betty Parker – This will be determined about a year before school opening by the Board of Education.
- What is the school capacity?
  - o Betty Parker – 716 K-5 students + 20 Pre-K students. The school may be designed for a core capacity of 800 students so the cafeteria, media center, play areas and parking can accommodate additional capacity if needed.
- Will the roads will be quite busy at certain times in the morning and after school?
  - o Betty Parker – Yes - about 15-20 minutes twice a day (morning and afternoon)
  - o Betty Parker highlights the amount of onsite queuing provided
  - o Renee Pfeifer notes about 2,800 LF of onsite queuing, double stacked

- Betty Parker notes that the design team works closely with NCDOT to ensure appropriate on-site stacking to limit backups onto public roads and provide emergency access
- Will there be turn lanes added to Rex Road?
  - Renee Pfeifer – Yes, and the TIA is currently being reviewed by the Town of Holly Springs
  - Renee Pfeifer – Left and right turn lanes will likely be added to Rex Road at the site drives.
  - Renee Pfeifer – Parents having one entry and one exit will help provide more efficient traffic circulation in and out of the site
- How many cars can line up on site?
  - There is approximately 2,800 linear feet of on-site stacking length on-site that accommodates approximately 140 vehicles.
- Concerned about getting out of my driveway at peak times. What is the distance between the east and west drives?
  - Betty Parker – Backups aren't expected due to onsite queuing and single entrance/exit for parents
  - Renee Pfeifer notes about 600 linear feet between the two proposed drives
- How many cars can line up on site?
  - Betty Parker/Renee Pfeifer - With 2,800 linear feet of stacking/queuing, that would equate to roughly 140 cars
- If all 800 students arrive at the same time because they have to get there on time, won't that impact traffic along the roadway?
  - All students are not expected to arrive at the same time in passenger vehicles. There will be about 10-12 buses servicing the school at specific times with professional drivers which will also help to reduce traffic impacts. Bike and pedestrian access to the school will also help due to the adjacent neighborhoods
  - The school will not open to full capacity. The school will open with grades K-3 only, not the full population of 736 students. As each year passes another grade will be added so that the school will be fully utilized in the third year of operation.
- In your opinion, is it a good or bad thing to have a school next to your property?
  - Betty Parker – A school is a great neighbor, and most schools have synergy with the surrounding neighborhood.
  - Betty Parker – School is expected to open in 2024.
  - Betty Parker - School traffic will only be busy 15-30 minutes, two times a day for about 185 days. Relatively quiet outside of peak times.
- Is there a future park planned to the north of the site?
  - Betty Parker – This is yet to be determined, WCPSS is working with Holly Springs to explore potential joint use opportunities.
  - Renee Pfeifer – Design is still in progress, and the option is not certain at this time.
- Will this be a magnet school?
  - Betty Parker - Typically, a decision would be made a year before opening. The neighborhood assignment areas are also reviewed and determined about one year prior to opening.
- The school is planned to open in August of 2024?
  - Betty Parker – Yes
- Is there anything happening on site now? Is tree thinning being done?
  - Betty Parker - No. No work can be started or performed on the campus until we have site plan approval and permits in place.
- Where will the play areas for children be located?



- Renee Pfeifer – Play areas are to the northwest of the school building for grades K-2, northeast of the school building above the carpool lane for grades 3-5, and within the courtyard areas between the building wings for Pre-K students.
- Is there another building along the western property line near my property? What does “MC” stand for on the buildings shown on the site design rendering?
  - Frank Jackson – The rectangular shapes labeled “MC” as depicted on the site design rendering shared were intended to be future mobile classroom placements to proactively plan for growth and crowding. Due to site constraints, a decision was made that the site could not accommodate the future mobile classrooms and they have since been removed from the proposed site design.
- Will the road speed limit change?
  - Betty Parker/Renee Pfeifer – NCDOT/Town will dictate the speed limit, this is yet to be determined. A school zone is typically established within a certain distance on each side of the school where the speed limit is reduced daily drop off and pick up times by up to 10 mph. School Zone signage will also be installed.
- What about utilities? Will services flow from the school site to Bridgeberry?
  - Renee Pfeifer – Due to site topography and elevational challenges, we will need to have a pump station installed on the school property that will pump to the existing sewer main/manhole on the Bridgeberry development to the north. Water will be brought to the site along the frontage of Rex Road.
- At the very beginning we talked about possibly providing a sewer easement on my site for the school to connect to so that you wouldn’t need a pump station, right?
  - Renee Pfeifer – Correct. After initial discussions at the first neighborhood meeting and later conversations with your consultant engineer, WCPSS determined that the timing for that to occur would not work with the schedule for the school. The manhole we are tying into is just north of your property. We may need an easement from you to tie into the manhole on the Bridgeberry parcel, but this has not yet been determined.

Nick Boutross Questions (Mr. Boutross joined the meeting by phone at approximately 6:04pm):

- Will there be any greenway tie ins?
  - Renee Pfeifer – No greenway connections are planned at this time. The site elevations create challenges for this to occur. Pedestrian ADA connections are also challenging.
  - Renee Pfeifer – Connections to the Bridgeberry development are still preliminary
- Utility connections?
  - Renee Pfeifer - Water services will be tapped at an extended water main in Rex Road
  - Renee Pfeifer - Sewer will be handled with a pump station that connects to a manhole within the Bridgeberry development to the north

Meeting Conclusion:

- Betty Parker – Invited further questions from attendees, and there being none concluded the meeting:
  - Attendees were provided WCPSS contact information for further questions
  - Submission of applications for rezoning and development plan approval are scheduled to occur by the end of April.
  - Attendees were thanked for their attendance, input and interest.
- Mrs. Schuler – Remarked that “it is a beautiful site and we’ll see what the future holds.”
- Mr. Boutross – Remarked that he is excited to keep watching the progress.
- The meeting was concluded at 6:30 and recording stopped at 6:31 p.m.

Meeting adjourned.

---

The above represents the author's understanding of the content of discussion held during the meeting. Any corrections or additions are to be forwarded in writing to CLH design, p.a. within seven days of receipt.

Submitted by:  
**CLH design, p.a.**

# E-52 Neighborhood Meeting - Webex Virtual Call

04-20-2022

Cisco Webex Events Event Info Hide Menu Bar

File Edit Share View Audio & Video Participant Event Help

stephanie schuller

Betty Parker (Host)

Margaret Sutter

Q & A

Viewing Betty Parker's ... 100%

E-52 Elementary School

Questions?

WAKE COUNTY PUBLIC SCHOOL SYSTEM www.wcpss.net

Mute Stop video Share

Participants Chat

Attendees:

Top: Y'Hoshua Aal-Anubia (CLH Design P.A.), Stephanie Schuller (Holly Springs Resident), Betty Parker (Wake Co. Real Estate), Frank Jackson (Vines Architecture)

Bottom: Renee Pfeifer (CLH Design, P.A.), Glenda Toppe (GST Planning), Shane Webster (Wake Co. FD & C) Alice Reese (Wake Co. FD & C, Margaret Sutter (Wake Co. Real Estate)

Not Shown above: Nick Boutross (Holly Springs Resident)



# E-52 REX ROAD ELEMENTARY SCHOOL

## DEVELOPMENT PETITION SUBMITTAL #4

WAKE COUNTY BOARD OF EDUCATION  
6125 REX ROAD  
HOLLY SPRINGS, NC 27540  
DP # 22-DP-06/PLDP202200131



ARCHITECT OF RECORD  
VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919.881.9939 F: 888.800.5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS  
DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.265.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

|           |
|-----------|
| REVISIONS |
|           |
|           |
|           |
|           |
|           |

SEALS  
THIS DRAWING HAS BEEN PREPARED FOR SUBMITTAL TO THE BOARD OF ZONING AND PLANNING AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
9/10/22

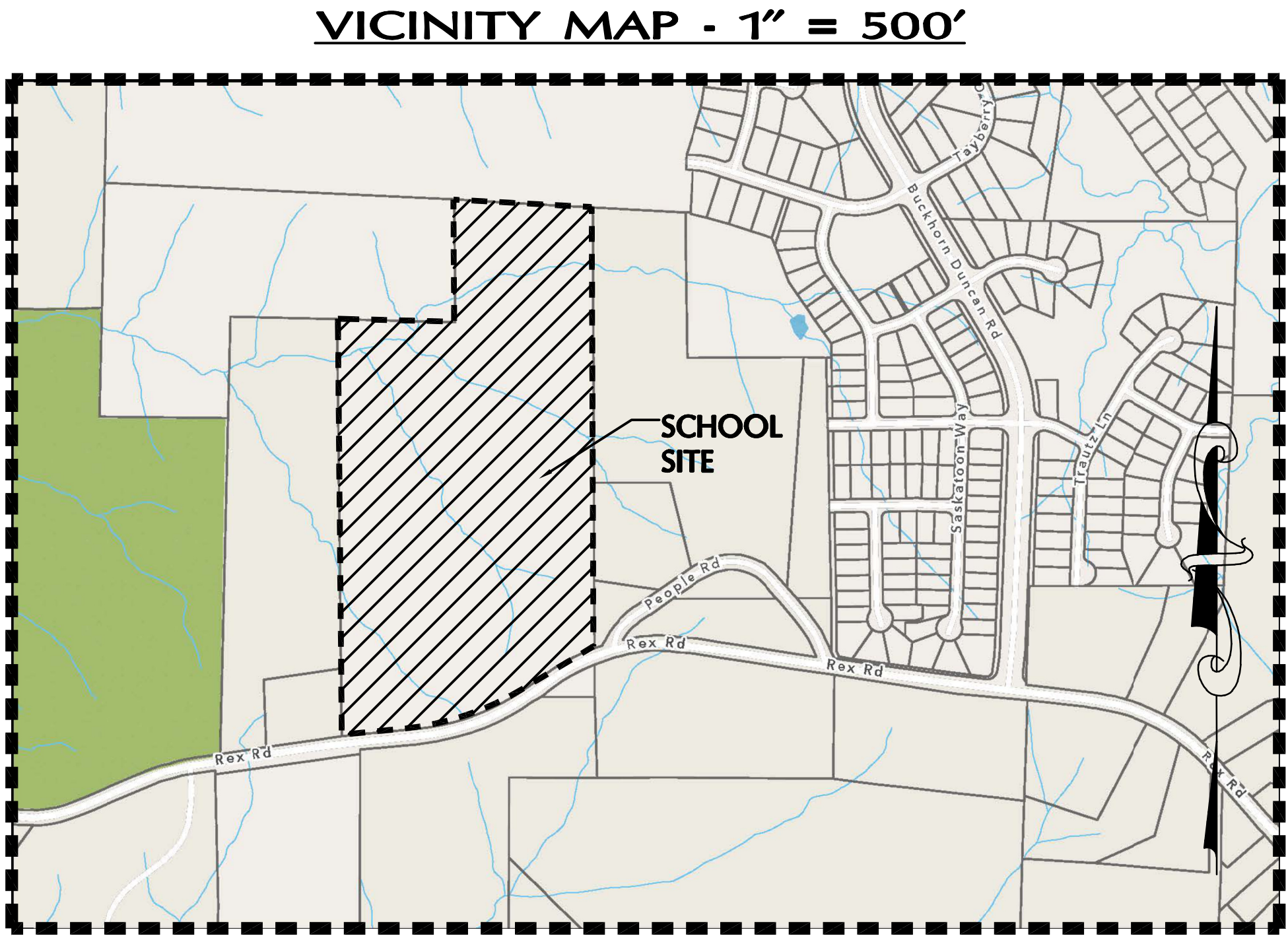
## E-52 REX ROAD ELEMENTARY

OWNER  
WCPSS  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER  
PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE  
COVER

DRAWING NUMBER  
C-00.00



**ROADWAY DESIGN COMMITMENTS**  
**RIGHT-OF-WAY DEDICATION:**  
AS REQUIRED BY TOWN, RIGHT-OF-WAY WILL BE DEDICATED BY APPLICANT ACROSS THE REX ROAD SITE FRONTAGE TO COMPLY WITH THE STREET CROSS SECTION AS IDENTIFIED IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN.  
**10' ON-SITE ASPHALT SIDEPATH:**  
AS REQUIRED BY TOWN, A 10' ASPHALT ON-SITE SIDEPATH WITHIN THE RIGHT-OF-WAY ACROSS THE REX ROAD SITE FRONTAGE WILL BE DESIGNED, CONSTRUCTED AND FUNDED BY APPLICANT, SUBJECT TO REIMBURSEMENT BY TOWN OF RELATED COSTS PURSUANT TO NCOS 160A-307.1. A PRELIMINARY ESTIMATE OF THE COSTS ASSOCIATED WITH THIS SIDEPATH IMPROVEMENT IS BEING DEVELOPED BY APPLICANT AND WILL BE PROVIDED TO TOWN FOR CONSIDERATION ON OR BEFORE SEPTEMBER 12, 2022.  
**10' OFF-SITE ASPHALT SIDEPATH:**  
AS REQUIRED BY TOWN, A 10' ASPHALT SIDEPATH ACROSS THE REX ROAD FRONTAGE OF THE EFFECTED LANDOWNERS' BETWEEN APPLICANT'S EASTERN BOUNDARY AND THE INTERSECTION OF REX ROAD AND PEOPLE ROAD WILL BE DESIGNED, CONSTRUCTED AND FUNDED BY APPLICANT, SUBJECT TO REIMBURSEMENT BY TOWN OF RELATED COSTS PURSUANT TO NCOS 160A-307.1. A PRELIMINARY ESTIMATE OF THE COSTS ASSOCIATED WITH THIS SIDEPATH IMPROVEMENT IS BEING DEVELOPED BY APPLICANT AND WILL BE PROVIDED TO TOWN FOR CONSIDERATION ON OR BEFORE SEPTEMBER 12, 2022. THE COSTS MAY VARY IF RIGHT-OF-WAY ACQUISITION AND DEDICATION IS REQUIRED BY THE TOWN ACROSS THE REX ROAD SITE FRONTAGE OF THE EFFECTED LANDOWNERS TO COMPLY WITH THE STREET CROSS SECTION AS IDENTIFIED IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN OR IF EASEMENTS ARE NEEDED INSTEAD TO SUPPORT THE 10' OFF-SITE SIDEPATH DESIGN AND CONSTRUCTION. TOWN DIRECTION WILL BE NEEDED TO CLARIFY WHETHER THE TOWN WILL REQUIRE RIGHT-OF-WAY OR EASEMENT ACQUISITION AND DEDICATION TO INFORM THE COST ESTIMATES.  
**ROAD WIDENING ALONG REX ROAD SITE FRONTAGE:**  
ROAD WIDENING ACROSS THE SITE'S REX ROAD FRONTAGE IN ACCORDANCE WITH THE UDO AND THE COMPREHENSIVE TRANSPORTATION PLAN TO HALF OF A FOUR-LANE MEDIAN DIVIDED SECTION IS NOT PROPOSED BY THE APPLICANT AS IT HAS NOT BEEN REQUIRED BY NCODT AND IN LIGHT OF NCOS 160A-307.1, APPLICANT WILL BE GLAD TO COLLABORATE WITH THE TOWN FOR DESIGN, FUNDING AND CONSTRUCTION OF THE ROAD WIDENING (WITH TOWN COMMITMENT FOR REIMBURSEMENT OF RELATED COSTS PURSUANT TO NCOS 160A-307.1). A PRELIMINARY ESTIMATE OF THE COSTS ASSOCIATED WITH THIS ROAD WIDENING IMPROVEMENT IS BEING DEVELOPED BY APPLICANT AND WILL BE PROVIDED TO TOWN FOR CONSIDERATION ON OR BEFORE SEPTEMBER 12, 2022.  
**ROAD WIDENING ALONG REX ROAD SITE FRONTAGE TO ADD LEFT AND RIGHT TURN LANES:**  
ROAD WIDENING ALONG REX ROAD SITE FRONTAGE TO ADD LEFT AND RIGHT TURN LANES AT EACH SCHOOL ENTRANCE AS RECOMMENDED IN THE TIA BUT NOT REQUIRED BY NCODT WILL BE DESIGNED, FUNDED AND CONSTRUCTED BY APPLICANT TO PROVIDE SAFE ACCESS TO THE SCHOOL AND LIMIT DISRUPTION OF TRAFFIC ON PUBLIC ROADS.  
**NEAR TERM IMPROVEMENTS AT CASS HOLT ROAD/REX ROAD INTERSECTION:**  
NEAR TERM IMPROVEMENTS AT THE INTERSECTION OF CASS HOLT ROAD/REX ROAD IN ACCORDANCE WITH THE SAFETY STUDY IN CHAPTER 3 OF THE TOWN'S CIP TOGETHER WITH THE EASTBOUND RIGHT TURN LANE AT THE SAME INTERSECTION AS NOTED IN THE TIA AS A BACKGROUND IMPROVEMENT THAT HAS NOT YET BEEN CONSTRUCTED, ARE NOT PROPOSED BY THE APPLICANT, AS (1) THESE IMPROVEMENTS ARE NOT REQUIRED BY THE TIA, (2) AS THE BRIDGEBERRY DEVELOPER IS UNDERSTOOD TO BE RESPONSIBLE FOR THESE IMPROVEMENTS AND THAT ITS PROJECT IS ON SCHEDULE AHEAD OF THE APPLICANT'S PROJECT, (3) AS THE REQUESTED IMPROVEMENTS TO THESE STATE-MAINTAINED ROADS ARE WITHIN THE PURVIEW AND RESPONSIBILITY OF NCODT, AND (4) DUE TO NCOS 160-307.1, APPLICANT WILL BE GLAD TO COLLABORATE WITH THE TOWN TO DESIGN, FUND AND CONSTRUCT THE NEAR TERM IMPROVEMENTS AND EASTBOUND TURN LANE AS DESCRIBED ABOVE (WITH TOWN COMMITMENT FOR REIMBURSEMENT OF RELATED COSTS PURSUANT TO NCOS 160A-307.1). A PRELIMINARY ESTIMATE OF THE COSTS ASSOCIATED WITH THESE ROAD IMPROVEMENTS IS BEING DEVELOPED BY APPLICANT AND WILL BE PROVIDED TO TOWN FOR CONSIDERATION ON OR BEFORE SEPTEMBER 12, 2022.

## INDEX OF DRAWINGS

|               |                                          |
|---------------|------------------------------------------|
| <b>CIVIL:</b> |                                          |
| C-00.00       | COVER SHEET                              |
| C-01.00       | OVERALL SITE PLAN                        |
| C-01.01       | SITE STAKING PLAN - AREA 1               |
| C-01.02       | SITE STAKING PLAN - AREA 2               |
| C-01.03       | SITE STAKING PLAN - AREA 3               |
| C-01.04       | SITE STAKING PLAN - AREA 4               |
| C-02.00       | OVERALL EXISTING CONDITIONS & DEMO PLAN  |
| C-02.01       | EXISTING CONDITIONS & DEMO PLAN - AREA 1 |
| C-02.02       | EXISTING CONDITIONS & DEMO PLAN - AREA 2 |
| C-02.03       | EXISTING CONDITIONS & DEMO PLAN - AREA 3 |
| C-02.04       | EXISTING CONDITIONS & DEMO PLAN - AREA 4 |
| C-03.00       | OVERALL GRADING PLAN                     |
| C-03.01       | SITE GRADING PLAN - AREA 1               |
| C-03.02       | SITE GRADING PLAN - AREA 2               |
| C-03.03       | SITE GRADING PLAN - AREA 3               |
| C-03.04       | SITE GRADING PLAN - AREA 4               |
| C-03.05       | PRE-DEVELOPMENT DRAINAGE MAP             |
| C-03.06       | POST-DEVELOPMENT DRAINAGE MAP            |
| C-05.00       | OVERALL UTILITY PLAN                     |
| C-05.01       | SITE UTILITY PLAN - AREA 1               |
| C-05.02       | SITE UTILITY PLAN - AREA 2               |
| C-05.03       | SITE UTILITY PLAN - AREA 3               |
| C-05.04       | SITE UTILITY PLAN - AREA 4               |
| C-07.01       | UTILITY-STORM DETAILS                    |
| C-07.02       | UTILITY-STORM DETAILS                    |
| C-07.03       | UTILITY-STORM DETAILS                    |
| C-07.04       | UTILITY-STORM DETAILS                    |
| C-07.05       | UTILITY-STORM DETAILS                    |
| C-07.06       | UTILITY-STORM DETAILS                    |
| C-08.01       | STAKING DETAILS                          |
| C-08.02       | STAKING DETAILS                          |
| C-08.03       | STAKING DETAILS                          |
| C-08.04       | STAKING DETAILS                          |

|                  |                        |
|------------------|------------------------|
| <b>LANDSCAPE</b> |                        |
| L01.00           | OVERALL LANDSCAPE PLAN |
| L01.01           | LANDSCAPE PLAN         |
| L01.02           | LANDSCAPE PLAN         |
| L01.03           | LANDSCAPE PLAN         |
| L01.04           | LANDSCAPE PLAN         |
| L02.01           | LANDSCAPE DETAILS      |
| L02.02           | LANDSCAPE DETAILS      |
| L03.01           | TREE PRESERVATION PLAN |
| L03.02           | TREE PRESERVATION PLAN |
| L03.03           | TREE PRESERVATION PLAN |
| L03.04           | TREE PRESERVATION PLAN |

## SITE LIGHTING

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>DUKE ENERGY LIGHTING PLAN</b> |                             |
| <b>ARCHITECTURAL</b>             |                             |
| SP-A-201                         | PARTIAL EXTERIOR ELEVATIONS |
| SP-A-202                         | PARTIAL EXTERIOR ELEVATIONS |
| SP-A-203                         | PARTIAL EXTERIOR ELEVATIONS |
| SP-A-204                         | PARTIAL EXTERIOR ELEVATIONS |
| SP-A-205                         | PARTIAL EXTERIOR ELEVATIONS |

## SITE DATA

|                                                    |                                                                                                                                                           |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                           | E-52 REX ROAD ELEMENTARY SCHOOL                                                                                                                           |
| OWNER:                                             | WAKE COUNTY BOARD OF EDUCATION                                                                                                                            |
| OWNER CONTACT:                                     | SHANE WEBSTER - SENIOR FACILITIES PLANNER, FD & C<br>111 CORNING ROAD, STE 100<br>CARY, NC 27518<br>PHONE: 919-588-3608                                   |
| LANDSCAPE ARCHITECT:                               | CLH DESIGN, PA<br>RONNE PFEIFFER - LANDSCAPE ARCHITECT<br>400 REGENCY FOREST DR., SUITE 120<br>CARY, NC 27518<br>PHONE: 919-319-6716<br>FAX: 919-319-7516 |
| CIVIL ENGINEER:                                    | CLH DESIGN, PA<br>KEN LORING - CIVIL ENGINEER<br>400 REGENCY FOREST DR., SUITE 120<br>CARY, NC 27518<br>PHONE: 919-319-6716<br>FAX: 919-319-7516          |
| LANDSCAPE ARCHITECT:                               | MUD<br>BEN MONETTE - LANDSCAPE ARCHITECT<br>715 DEVEREUX STREET<br>RALEIGH, NC 27605<br>PHONE: 919-726-4939                                               |
| ARCHITECT:                                         | VINES ARCHITECTURE                                                                                                                                        |
| DESIGNER CONTACT:                                  | FRANK JACKSON - ARCHITECT<br>819 W HARGETT STREET<br>RALEIGH, NC 27605<br>PHONE: 919-755-1975                                                             |
| PROJECT ADDRESS:                                   | 6125 REX ROAD<br>HOLLY SPRINGS, NC 27540                                                                                                                  |
| HOLLY SPRINGS PROJECT NO.:                         | 22-DP-06/PLDP202200131                                                                                                                                    |
| PIN NUMBER:                                        | 0637389732                                                                                                                                                |
| WAKE CO REAL ID:                                   | 0047559                                                                                                                                                   |
| ZONING:                                            | RR CD - RURAL RESIDENTIAL CONDITIONAL DISTRICT                                                                                                            |
| EXISTING USE:                                      | VACANT, WOODED                                                                                                                                            |
| PROPOSED USE:                                      | SCHOOL                                                                                                                                                    |
| BUILDING GFA:                                      | 134,698 SF                                                                                                                                                |
| BUILDING SETBACKS:                                 | FRONT - 20' REAR - 25' SIDE - 10'                                                                                                                         |
| CONSTRUCTION TYPE:                                 | II-B                                                                                                                                                      |
| TRACT AREA:                                        | 40.81 ACRES                                                                                                                                               |
| DISTURBED AREA:                                    | 25 ACRES                                                                                                                                                  |
| PROPOSED SEWER FLOW:                               | 8592 GPD (716 STUDENTS x 12 GPD PER STUDENT)                                                                                                              |
| PROPOSED FIRE FLOW:                                | 1938 GPM (75% REDUCTION OF 7,750 GPM)                                                                                                                     |
| <b>TOWN OF HOLLY SPRINGS PARKING REQUIREMENTS:</b> |                                                                                                                                                           |
| PARKING REQUIRED:                                  | N/A-STUDY REQUIRED                                                                                                                                        |
| PARKING PROVIDED:                                  | 121 SPACES                                                                                                                                                |
| TOTAL H/C SPACES REQ'D:                            | 5 SPACES                                                                                                                                                  |
| TOTAL H/C SPACES PROVIDED:                         | 6 SPACES (3 VAN ACCESSIBLE)                                                                                                                               |
| EV CHARGER SPACES REQUIRED:                        | EV SPACES: 5% OF TOTAL PARKING COUNT (121 X .05 = 6)<br>EV READY: 15% OF TOTAL PARKING COUNT (121 X .15 = 18)                                             |
| EV CHARGER SPACES PROVIDED:                        | 6 EV SPACES, 18 EV-READY SPACES                                                                                                                           |
| BIKE RACKS REQUIRED:                               | 10 SPACES (5 RACKS)                                                                                                                                       |
| BIKE RACKS PROVIDED:                               | 14 SPACES (7 RACKS)                                                                                                                                       |

**GENERAL NOTES:**  
1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS  
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS  
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

**CONDITIONS OF APPROVAL:**  
1. PRIOR TO CONSTRUCTION DRAWING APPROVAL, THE FOLLOWING ITEMS MUST BE ADDRESSED A. STREET TREE LOCATIONS SHALL BE SHOWN WITH APPROVED LIGHTING FIXTURE LOCATIONS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR ANY SITE DISTANCE TRIANGLES.  
2. PRIOR TO THE SUBMITTAL OF ANY UDO PERMIT FOR SIGN INSTALLATION FOR PERMANENT SIGNAGE, A MASTER SIGN PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL.  
3. INVOICED FEES FROM SPECIAL STUDY THIRD PARTY REVIEW MUST BE PAID PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL, AND NO LATER THAN PRIOR TO CONSTRUCTION DRAWING APPROVAL.  
4. ALL SPECIAL STUDIES MUST BE FINALIZED PRIOR TO BEING SCHEDULED FOR PLANNING BOARD.  
5. APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.





**ARCHITECT OF RECORD**

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 [www.vinesarc.com](http://www.vinesarc.com)

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

## CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
[WWW.LYNCHMYKINS.COM](http://WWW.LYNCHMYKINS.COM)

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
[WWW.PALACIOCOLLABORATIVE.COM](http://WWW.PALACIOCOLLABORATIVE.COM)

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
[WWW.REIENGINEERS.COM](http://WWW.REIENGINEERS.COM)

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

## REVISIONS

---

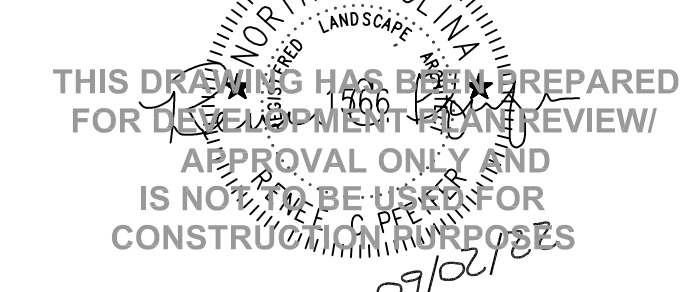
---

---

---

---

## SEALS



# E-52 REX ROAD ELEMENTARY

OWNER

**WCPSS**

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|       |                         |
|-------|-------------------------|
| PHASE | DEVELOPMENT PLAN SUB #4 |
| DATE  | 09.02.2022              |

VA PROJECT ID E52 - REX RD.

VA PROJECT # 2021006

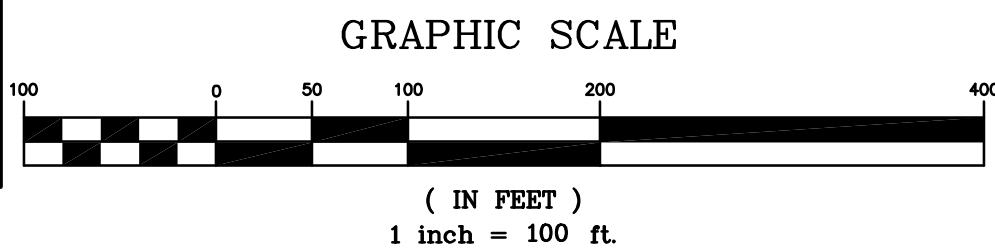
SCO ID # -

DRAWING TITLE

## OVERALL SITE PLAN

DRAWING NUMBER

C-01.00



| PARCEL LINE TABLE |               |         |
|-------------------|---------------|---------|
| LINE #            | DIRECTION     | LENGTH  |
| L1                | S 54°3'01" W  | 82.08   |
| L2                | S 56°0'06" W  | 79.25   |
| L3                | S 84°5'31" W  | 232.67  |
| L4                | S 84°50'11" W | 71.20   |
| L5                | N 0°4'47" W   | 267.38  |
| L6                | N 0°41'01" W  | 1376.18 |
| L7                | S 88°31'48" E | 464.56  |
| L8                | N 0°21'38" W  | 485.11  |
| L9                | S 86°3'17" E  | 546.99  |
| L10               | S 0°13'36" E  | 1085.82 |
| L11               | S 0°17'23" E  | 384.13  |
| L12               | S 0°05'57" E  | 268.20  |
| L13               | S 0°16'03" E  | 64.31   |
| L14               | S 0°07'48" E  | 127.63  |
| L15               | N 89°40'57" W | 213.11  |
| L16               | N 54°4'28" E  | 106.45  |
| L17               | S 83°0'40" W  | 299.28  |
| L18               | N 88°29'48" W | 421.87  |
| L19               | S 87°01'21" E | 366.77  |
| L20               | N 89°4'49" E  | 60.07   |
| L21               | S 81°39'46" E | 259.89  |
| L22               | S 2°00'36" E  | 317.80  |

| PARCEL CURVE TABLE |        |        |               |        |           |
|--------------------|--------|--------|---------------|--------|-----------|
| Curve #            | Radius | Length | Bearing       | Chord  | Delta     |
| C1                 | 831.82 | 178.96 | S 63°26'48" W | 178.61 | 12°19'36" |
| C2                 | 879.27 | 431.48 | S 70°13'10" W | 427.17 | 28°07'00" |
| C3                 | 771.82 | 141.87 | N 62°39'20" E | 141.67 | 10°31'54" |

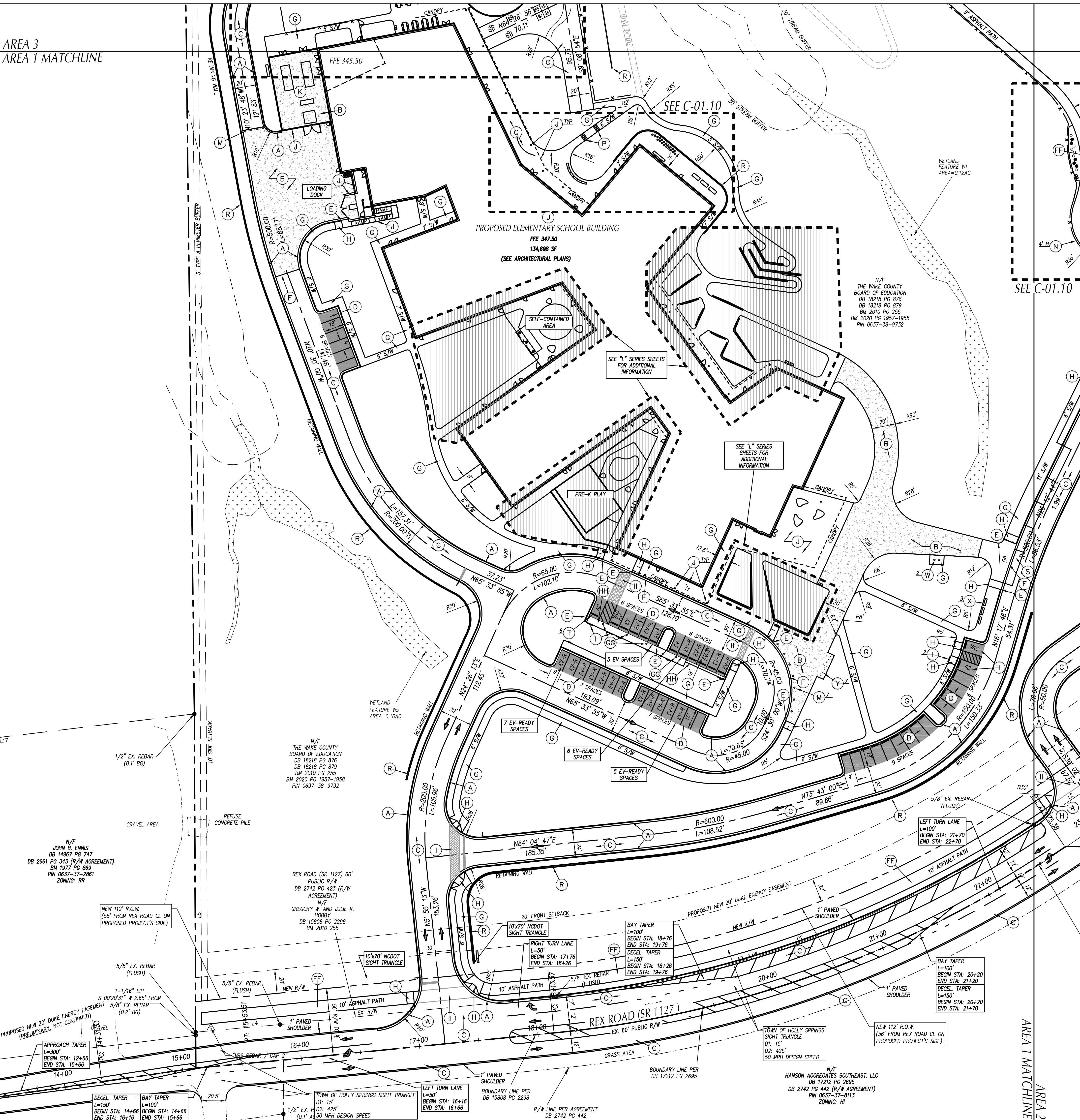
N/F  
JEFFREY SCHULLER AND WIFE,  
STEPHANIE SCHULLER  
DB 12707 PG 213  
DB 2742 PG 405 (R/W AGREEMENT)  
PIN 0637-38-1597  
ZONING: RR

**AREA 1**

TOWN OF HOLLY SPRINGS SIGHT TRIANGLE  
D1: 15'  
D2: 425'  
50 MPH DESIGN SPEED



AREA 3  
AREA 1 MATCHLINE



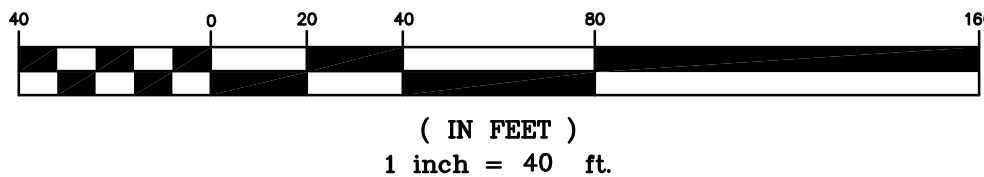
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET C-08.01.
- (B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-08.02.
- (C) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (D) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (E) STANDARD METHOD OF ENDING CURB AND GUTTER, SEE DETAIL SHEET C-08.01.
- (F) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-8.03.
- (G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-08.01.
- (H) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-08.01.
- (I) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C-08.02.
- (J) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, ROLLARDS AND MECHANICAL SERVICE YARD.
- (K) CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.
- (L) ACCESSIBLE PARKING PARALLEL CURB RAMP, SEE DETAIL SHEET C-08.02.
- (M) REMOVABLE BOLLARD, SEE SPECIFICATIONS.
- (N) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-08.02.
- (O) BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-08.02.
- (P) CONCRETE STEPS WITH HANDRAILS, SEE DETAIL SHEET C-08.03.
- (R) PIPE GATE WITH KNOX BOX, SEE DETAIL SHEET C-08.02.
- (S) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS.
- (T) PASSENGER LOADING ZONE, SEE DETAIL SHEET C-08.02.
- (U) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C-08.02.
- (V) DUMPSTER, TO BE PROVIDED BY OWNER.
- (W) SEAT WALL, SEE L SERIES SHEET FOR DETAILS.
- (X) FLAGPOLE, SEE DETAIL SHEET C-08.02.
- (Y) BENCH, SEE SPECIFICATIONS.
- (Z) BIKE RACK, SEE DETAIL SHEET C-08.01.
- (AA) 8" THICK COMPACTED ABC STONE, SEE SPECS.
- (BB) TRASH RECEPTACLE, SEE SPECIFICATIONS.
- (CC) K-2 PAVED PLAY.
- (DD) K-2 PLAY STRUCTURE AND SURFACING BY OTHERS.
- (EE) 3-5 PAVED PLAY.
- (FF) 3-5 PLAY STRUCTURE AND SURFACING BY OTHERS.
- (GG) ASPHALT PATH, SEE DETAIL SHEET C-08.02.
- (HH) DUAL-PORT EV CHARGING STATION, SEE ELECTRICAL PLANS AND SPECIFICATIONS.
- (II) 2' CONCRETE BAND, SEE DETAIL SHEET C-08.02.
- (JJ) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-08.02.
- (KK) ORNAMENTAL FENCE AND GATE, SEE DETAIL SHEET C-08.02.

GRAPHIC SCALE



ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

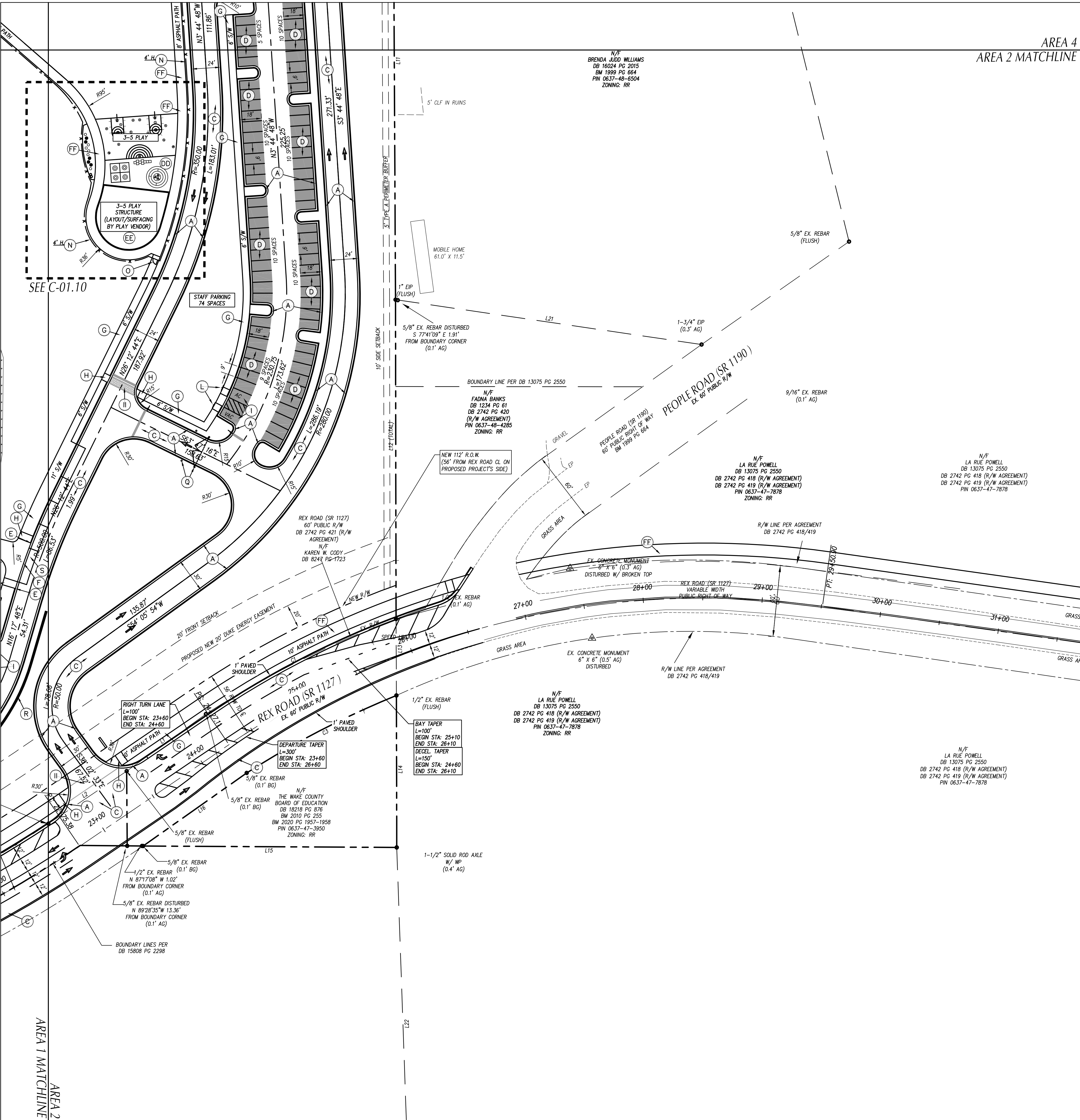
DRAWING TITLE

SITE STAKING PLAN -  
AREA 1

DRAWING NUMBER

C-01.01





GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NC DOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET C-08.01.
- (B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-08.02.
- (C) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (D) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (E) STANDARD METHOD OF ENDING CURB AND GUTTER, SEE DETAIL SHEET C-08.01.
- (F) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-08.03.
- (G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-08.01.
- (H) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-08.01.
- (I) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C-08.02.
- (J) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, ROLLARDS AND MECHANICAL SERVICE YARD.
- (K) CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.
- (L) ACCESSIBLE PARKING PARALLEL CURB RAMP, SEE DETAIL SHEET C-08.02.
- (M) REMOVABLE BOLLARD, SEE SPECIFICATIONS.
- (N) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-08.02.
- (O) BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-08.02.
- (P) CONCRETE STEPS WITH HANDRAILS, SEE DETAIL SHEET C-08.03.
- (Q) PIPE GATE WITH KNOX BOX, SEE DETAIL SHEET C-08.02.
- (R) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS.
- (S) PASSENGER LOADING ZONE, SEE DETAIL SHEET C-08.02.
- (T) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C-08.02.
- (U) DUMPSTER, TO BE PROVIDED BY OWNER.
- (V) SEAT WALL, SEE L SERIES SHEET FOR DETAILS.
- (W) FLAGPOLE, SEE DETAIL SHEET C-08.02.
- (X) BENCH, SEE SPECIFICATIONS.
- (Y) BIKE RACK, SEE DETAIL SHEET C-08.01.
- (Z) 8" THICK COMPACTED ABC STONE, SEE SPECS.
- (AA) TRASH RECEPTACLE, SEE SPECIFICATIONS.
- (BB) K-2 PAVED PLAY.
- (CC) K-2 PLAY STRUCTURE AND SURFACING BY OTHERS.
- (DD) 3-5 PAVED PLAY.
- (EE) 3-5 PLAY STRUCTURE AND SURFACING BY OTHERS.
- (FF) ASPHALT PATH, SEE DETAIL SHEET C-08.02.
- (GG) DUAL-PORT EV CHARGING STATION, SEE ELECTRICAL PLANS AND SPECIFICATIONS.
- (HH) 2" CONCRETE BAND, SEE DETAIL SHEET C-08.02.
- (II) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-08.02.
- (JJ) ORNAMENTAL FENCE AND GATE, SEE DETAIL SHEET C-08.02.



ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR CONSTRUCTION BY REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

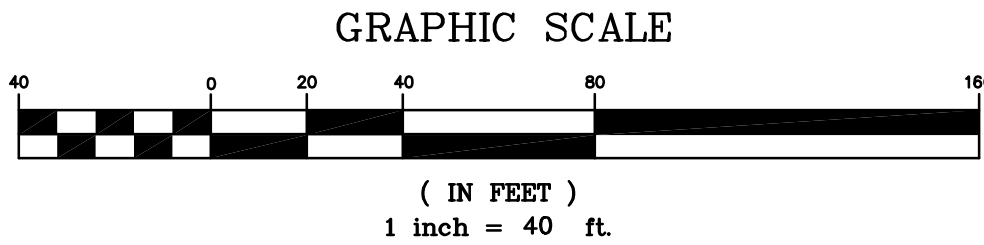
PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE

SITE STAKING PLAN - AREA 2

DRAWING NUMBER

C-01.02







ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT ONLY REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE

SITE STAKING PLAN - AREA 3

DRAWING NUMBER

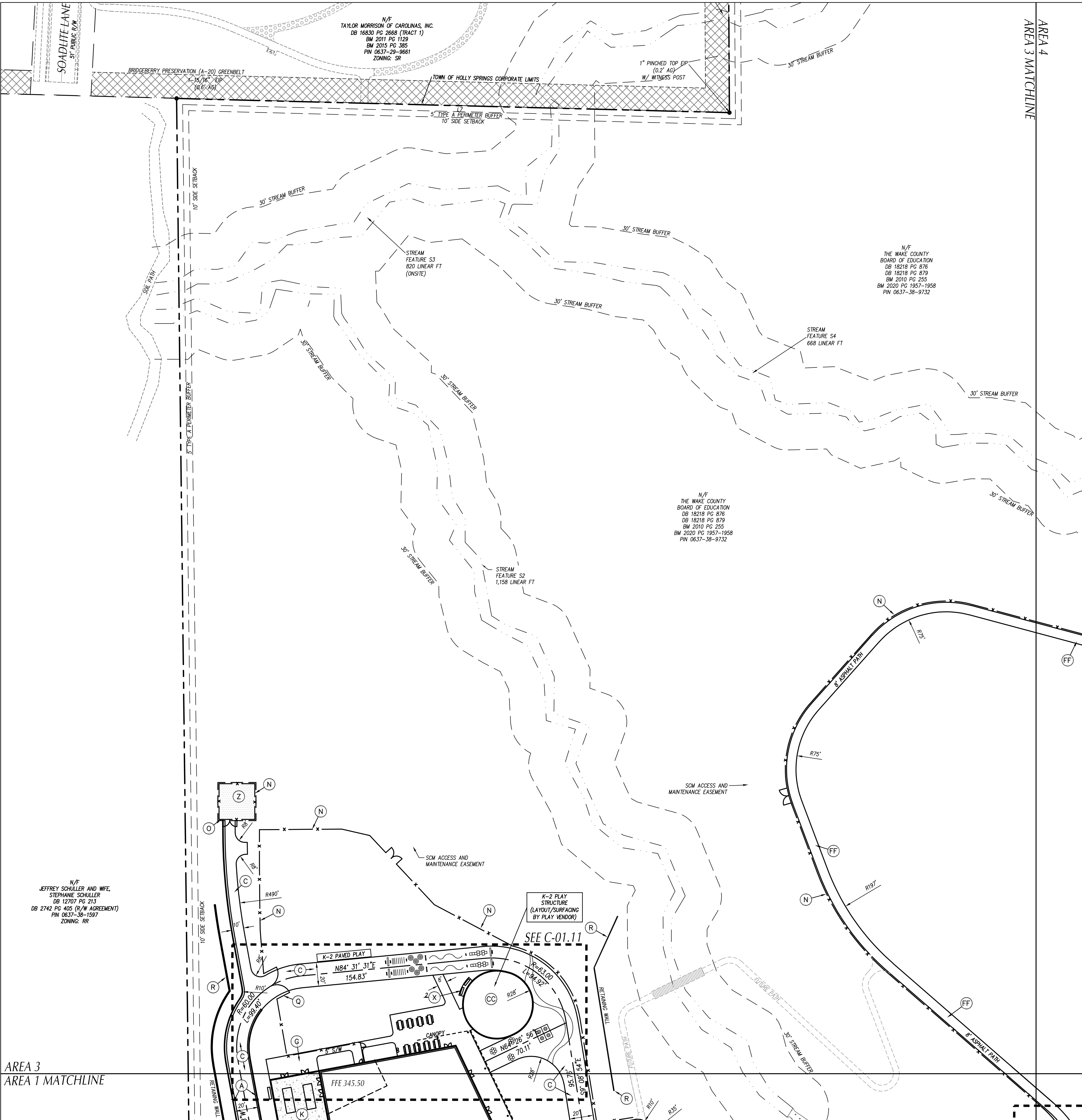
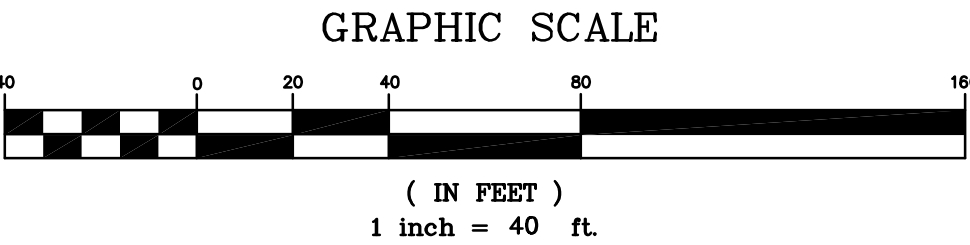
C-01.03

GENERAL NOTES

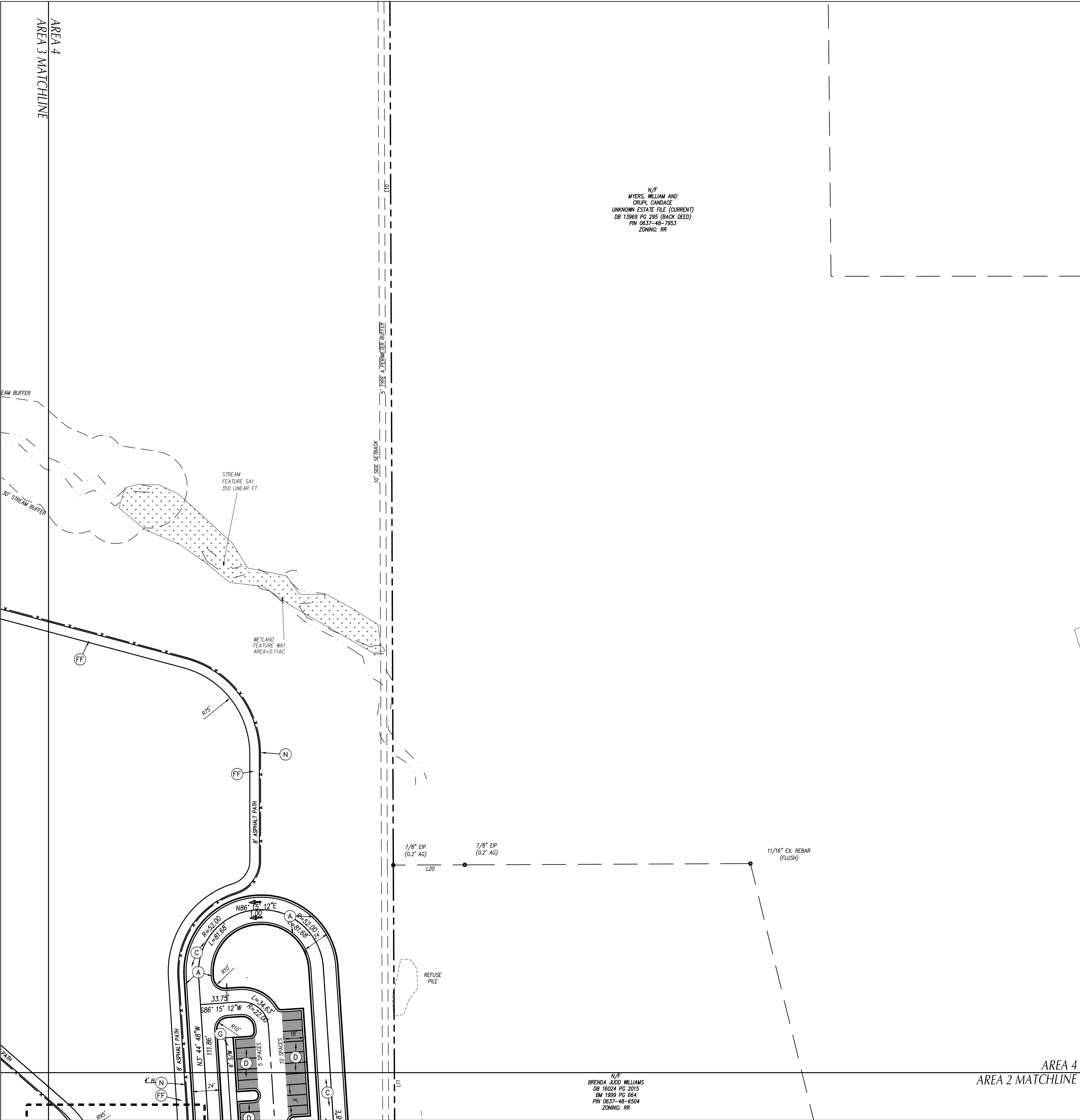
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET C-08.01.
- (B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-08.02.
- (C) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (D) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.
- (E) STANDARD METHOD OF ENDING CURB AND GUTTER, SEE DETAIL SHEET C-08.01.
- (F) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-8.03.
- (G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-08.01.
- (H) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-08.01.
- (I) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C-08.02.
- (J) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, ROLLARDS AND MECHANICAL SERVICE YARD.
- (K) CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.
- (L) ACCESSIBLE PARKING PARALLEL CURB RAMP, SEE DETAIL SHEET C-08.02.
- (M) REMOVABLE BOLLARD, SEE SPECIFICATIONS.
- (N) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-08.02.
- (O) BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-08.02.
- (P) CONCRETE STEPS WITH HANDRAILS, SEE DETAIL SHEET C-08.03.
- (Q) PIPE GATE WITH KNOX BOX, SEE DETAIL SHEET C-08.02.
- (R) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS.
- (S) PASSENGER LOADING ZONE, SEE DETAIL SHEET C-08.02.
- (T) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C-08.02.
- (U) DUMPSTER, TO BE PROVIDED BY OWNER.
- (V) SEAT WALL, SEE L SERIES SHEET FOR DETAILS.
- (W) FLAGPOLE, SEE DETAIL SHEET C-08.02.
- (X) BENCH, SEE SPECIFICATIONS.
- (Y) BIKE RACK, SEE DETAIL SHEET C-08.01.
- (Z) 8" THICK COMPACTED ABC STONE, SEE SPECS.
- (AA) TRASH RECEPTACLE, SEE SPECIFICATIONS.
- (BB) K-2 PAVED PLAY.
- (CC) K-2 PLAY STRUCTURE AND SURFACING BY OTHERS.
- (DD) 3-5 PAVED PLAY.
- (EE) 3-5 PLAY STRUCTURE AND SURFACING BY OTHERS
- (FF) ASPHALT PATH, SEE DETAIL SHEET C-08.02.
- (GG) DUAL-PORT EV CHARGING STATION, SEE ELECTRICAL PLANS AND SPECIFICATIONS.
- (HH) 2' CONCRETE BAND, SEE DETAIL SHEET C-08.02.
- (II) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-08.02.
- (JJ) ORNAMENTAL FENCE AND GATE, SEE DETAIL SHEET C-08.02.







GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
- CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
- ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
- (AC) DENOTES ACCESSIBLE PARKING SPACE.
- (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
- ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

(A) 24" CURB & GUTTER, SEE DETAIL SHEET C-08.01.

(B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-08.02.

(C) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.

(D) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-08.02.

(E) STANDARD METHOD OF ENDING CURB AND GUTTER, SEE DETAIL SHEET C-08.01.

(F) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-8.03.

(G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-08.01.

(H) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-08.01.

(I) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C-08.02.

(J) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, ROLLARDS AND MECHANICAL SERVICE YARD.

(K) CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.

(L) ACCESSIBLE PARKING PARALLEL CURB RAMP, SEE DETAIL SHEET C-08.02.

(M) REMOVABLE BOLLARD, SEE SPECIFICATIONS.

(N) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-08.02.

(O) BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-08.02.

(P) CONCRETE STEPS WITH HANDRAILS, SEE DETAIL SHEET C-08.03.

(Q) PIPE GATE WITH KNOX BOX, SEE DETAIL SHEET C-08.02.

(R) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS.

(S) PASSENGER LOADING ZONE, SEE DETAIL SHEET C-08.02.

(T) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C-08.02.

(U) DUMPSTER, TO BE PROVIDED BY OWNER.

(V) SEAT WALL, SEE L SERIES SHEET FOR DETAILS.

(W) FLAGPOLE, SEE DETAIL SHEET C-08.02.

(X) BENCH, SEE SPECIFICATIONS.

(Y) BIKE RACK, SEE DETAIL SHEET C-08.01.

(Z) 8" THICK COMPACTED ABC STONE, SEE SPECS.

(AA) TRASH RECEPTACLE, SEE SPECIFICATIONS.

(BB) K-2 PAVED PLAY.

(CC) K-2 PLAY STRUCTURE AND SURFACING BY OTHERS.

(DD) 3-5 PAVED PLAY.

(EE) 3-5 PLAY STRUCTURE AND SURFACING BY OTHERS.

(FF) ASPHALT PATH, SEE DETAIL SHEET C-08.02.

(GG) DUAL-PORT EV CHARGING STATION, SEE ELECTRICAL PLANS AND SPECIFICATIONS.

(HH) 2' CONCRETE BAND, SEE DETAIL SHEET C-08.02.

(II) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-08.02.

(JJ) ORNAMENTAL FENCE AND GATE, SEE DETAIL SHEET C-08.02.

AREA 4

AREA 2 MATCHLINE

GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.



**ARCHITECT OF RECORD**

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**CONSULTANTS**

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |



## E-52 REX ROAD ELEMENTARY

**OWNER**

**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
| VA PROJECT #  | ELEMENTARY SCHOOL       |
| SCO ID #      | -                       |

DRAWING TITLE

## SITE STAKING PLAN - AREA 4

DRAWING NUMBER

# C-01.04





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919.755.1975 F: 888.800.5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR REVIEW AND APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE

EX. CONDITIONS &  
DEMO PLAN

DRAWING NUMBER

C-02.00



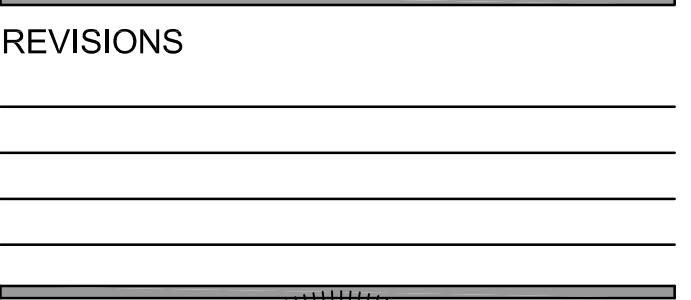


GENERAL NOTES

1. ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NECESSARY TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
2. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MAY BE REQUIRED TO ALLOW NEW CONSTRUCTION SHALL BE GRABBED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OF TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
3. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
4. ALL EXISTING MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
5. EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY ESP ASSOCIATES, INC., PERFORMED 06-02-2022. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING CONDITIONS BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER THE PLANS AND DRAWINGS. EXISTING TREES OR OTHER DISCLOSURE ITEMS THAT MAY CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
7. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2'-3" DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN ROOT, ROOTS.
8. PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
9. VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
10. CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
11. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. AREAS TO BE PROTECTED, REPAIRED AND CLEANED SHALL ALSO INCLUDE ANY STAGING AREAS, ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
13. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
14. DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL ALL UTILITIES. ALL SURFACING AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET \_\_\_\_\_ FOR PAVEMENT REPAIR DETAILS.
15. THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.C.M. MAP 3702062800K, DATED 02-02-2007 AS BEING WITHIN ZONE "X-OTHER AREA".
16. NO WORK SHALL BE PERFORMED WITHOUT THE NECESSARY PERMITS, EASEMENTS, AGREEMENTS, OR NOTICES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



## E-52 REX ROAD ELEMENTARY

|                                |                                    |
|--------------------------------|------------------------------------|
| SHANE WEBSTER, PROJECT MANAGER |                                    |
| PHASE                          | DEVELOPMENT PLAN SUB #4            |
| DATE                           | 09.02.2022                         |
| VA PROJECT ID                  | E52 - REX RD.<br>ELEMENTARY SCHOOL |
| VA PROJECT #                   | 2021006                            |
| SCO ID #                       | -                                  |

DRAWING TITLE

**EX. CONDITIONS &  
DEMO PLAN - AREA 1**

DRAWING NUMBER

C-02.01

Page 62 of 62

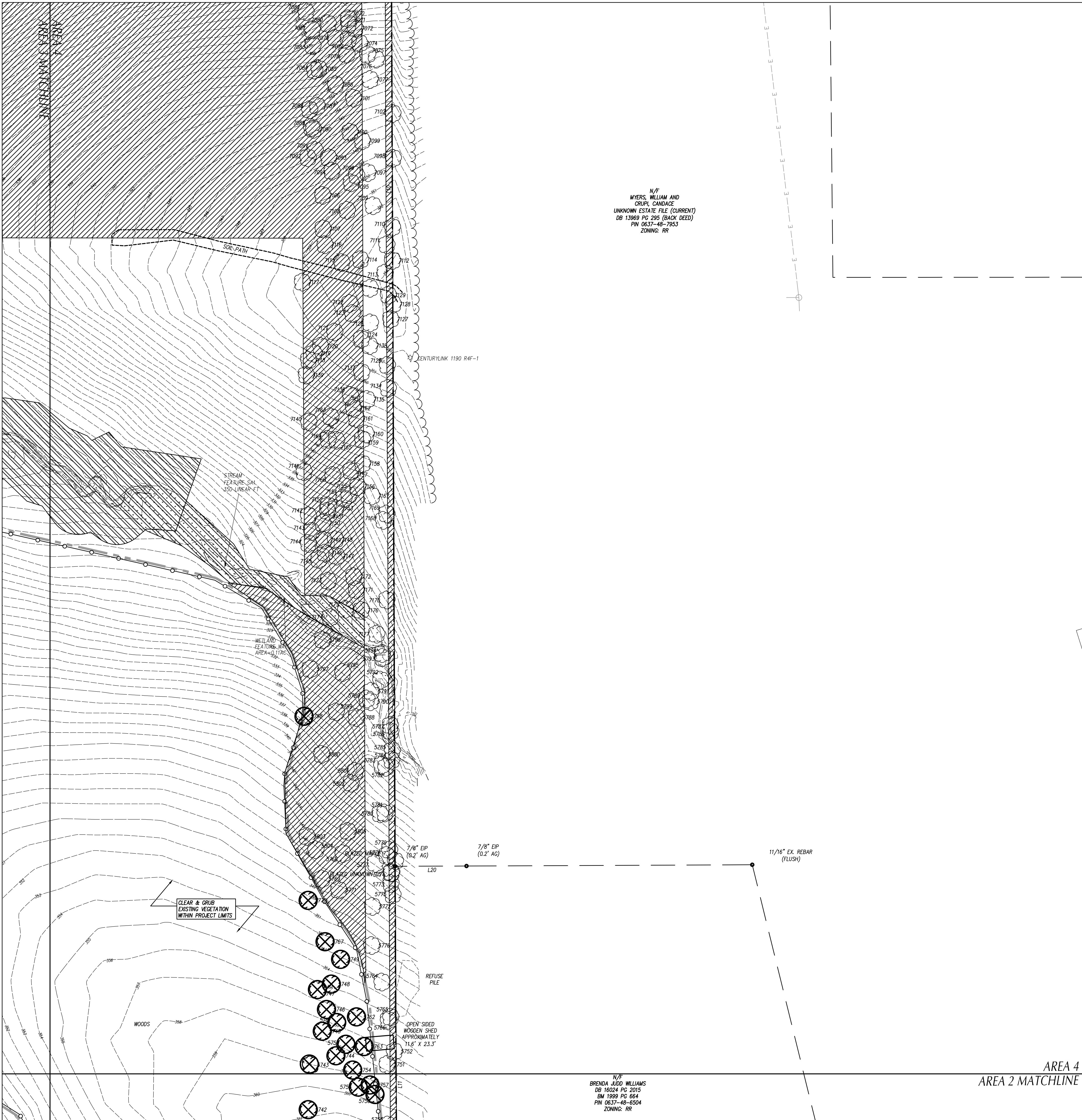












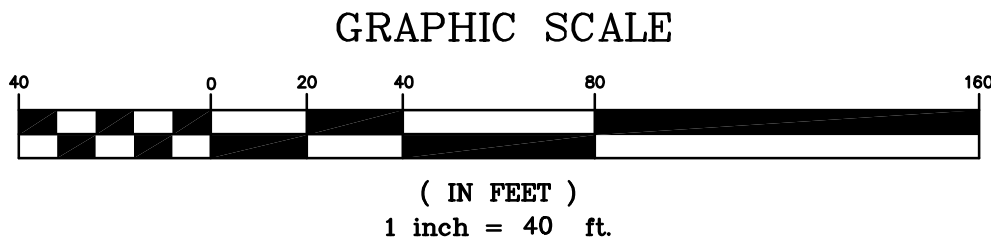
N/F  
MYERS, WILLIAM AND  
CRUPI, CANDACE  
UNKNOWN ESTATE FILE (CURRENT)  
DB 13969 PG 295 (BACK DEED)  
PIN 0637-46-7953  
ZONING: RR

N/F  
BRENDA JUDD WILLIAMS  
DB 16024 PG 2015  
BM 1999 PG 664  
PIN 0637-48-6504  
ZONING: RR

AREA 4  
AREA 2 MATCHLINE

| STRUCTURES/UTILITIES TO BE REMOVED |                | STRUCTURES/UTILITIES TO REMAIN                             |                |
|------------------------------------|----------------|------------------------------------------------------------|----------------|
| OVERHEAD ELECTRICAL                | ----- E -----  | OVERHEAD ELECTRICAL                                        | ----- E -----  |
| UNDERGROUND ELECTRICAL             | ----- UE ----- | UNDERGROUND ELECTRICAL                                     | ----- UE ----- |
| FIRE PROTECTION                    | ----- FP ----- | FIRE PROTECTION                                            | ----- FP ----- |
| GAS                                | ----- G -----  | GAS                                                        | ----- G -----  |
| SANITARY SEWER                     | ----- SS ----- | SANITARY SEWER                                             | ----- SS ----- |
| TELEPHONE                          | ----- T -----  | TELEPHONE                                                  | ----- T -----  |
| UNDERGROUND TELEPHONE              | ----- UT ----- | UNDERGROUND TELEPHONE                                      | ----- UT ----- |
| FIBER OPTIC                        | ----- FO ----- | FIBER OPTIC                                                | ----- FO ----- |
| WATER                              | ----- W -----  | WATER                                                      | ----- W -----  |
| FORCE MAIN                         | ----- FM ----- | FORCE MAIN                                                 | ----- FM ----- |
| STORM DRAIN                        | =====          | STORM DRAIN                                                | =====          |
| INDIVIDUAL TREE TO BE REMOVED.     |                | INDIVIDUAL TREE TO REMAIN.                                 |                |
| LIGHT POLE                         |                | LIGHT POLE                                                 |                |
| UTILITY POLE                       |                | UTILITY POLE                                               |                |
| MANHOLE                            |                | MANHOLE                                                    |                |
| CLEAN OUT                          |                | CLEAN OUT                                                  |                |
| DROP INLET/CATCH BASIN             |                | DROP INLET/CATCH BASIN                                     |                |
| FIRE HYDRANT                       |                | FIRE HYDRANT                                               |                |
| WATER VALVE                        |                | WATER VALVE                                                |                |
| CONSTR./CLEARING LIMITS            |                | PAVEMENT, S/W, C&G TO BE REMOVED.                          |                |
| TREE PROTECTION FENCING            |                | BUILDING/STRUCTURE TO BE REMOVED. SEE ARCHITECTURAL PLANS. |                |
| TREE PRESERVATION AREA             |                |                                                            |                |

- GENERAL NOTES
- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
  - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
  - ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
  - ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
  - EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY ESP ASSOCIATES, INC., PERFORMED 06-02-2022. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
  - INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
  - TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
  - PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
  - VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
  - CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
  - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. AREAS TO BE PROTECTED, REPAIRED AND CLEANED SHALL ALSO INCLUDE ANY STAGING AREAS, ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
  - DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET \_\_\_\_ FOR PAVEMENT REPAIR DETAILS.
  - THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP 3720062600K, DATED 02-02-2007 AS BEING WITHIN ZONE "X-OTHER AREA".
  - NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.



ARCHITECT OF RECORD  
**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS  
**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |



## E-52 REX ROAD ELEMENTARY

OWNER  
**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE  
**EX. CONDITIONS & DEMO PLAN - AREA 4**

DRAWING NUMBER

**C-02.04**



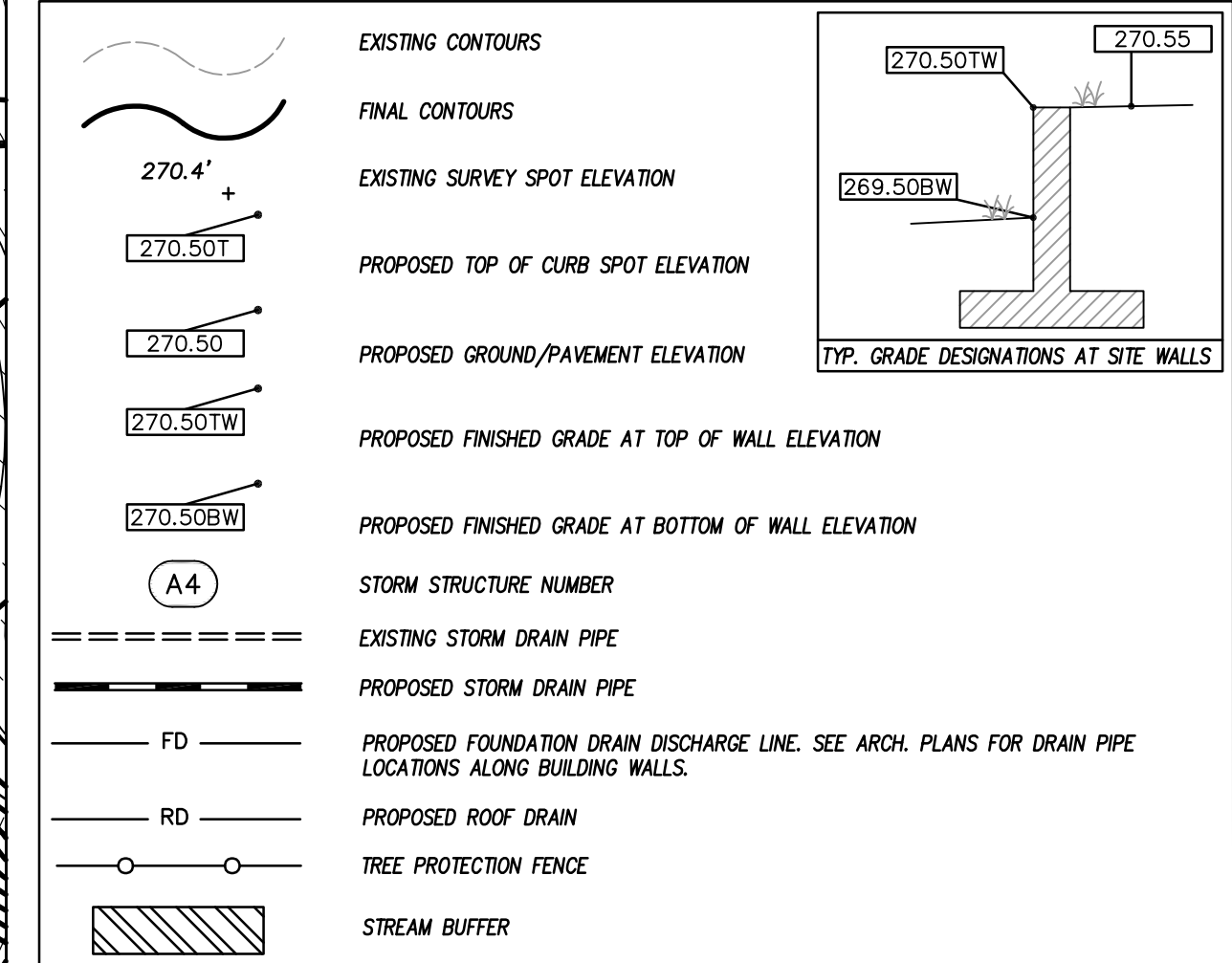




AREA 3  
AREA 1 MATCHLINE



#### GRADING LEGEND



#### GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
3. TOTAL DENUDED AREA = 25 AC
4. CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
5. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
6. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C-06.02
7. EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED. UNLESS NOTED OTHERWISE.
8. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

#### ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

#### CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881 9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919 319 6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215 285 9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919 782 1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919 605 8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704 724 1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919 845 1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919 425 8945  
WWW.GLIMMER-GLOW.COM

#### REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

#### SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

## E-52 REX ROAD ELEMENTARY

#### OWNER

### WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

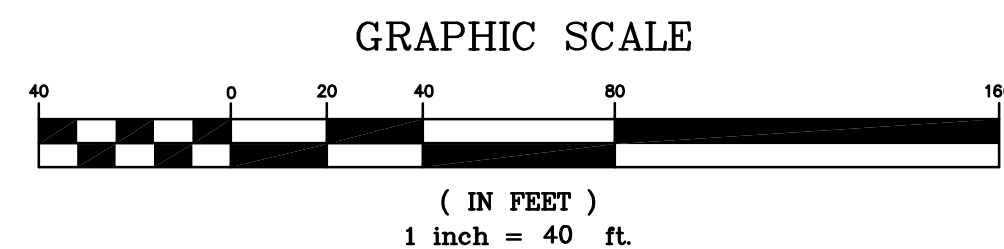
|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

#### DRAWING TITLE

## SITE GRADING PLAN - AREA 1

#### DRAWING NUMBER

# C-03.01



N/F  
HANSON AGGREGATES SOUTHEAST, LLC  
DB 17212 PG 2685  
DB 2742 PG 442 (R/W AGREEMENT)  
PIN 0637-37-8113  
ZONING: HI

R/W LINE PER AGREEMENT  
DB 2742 PG 442

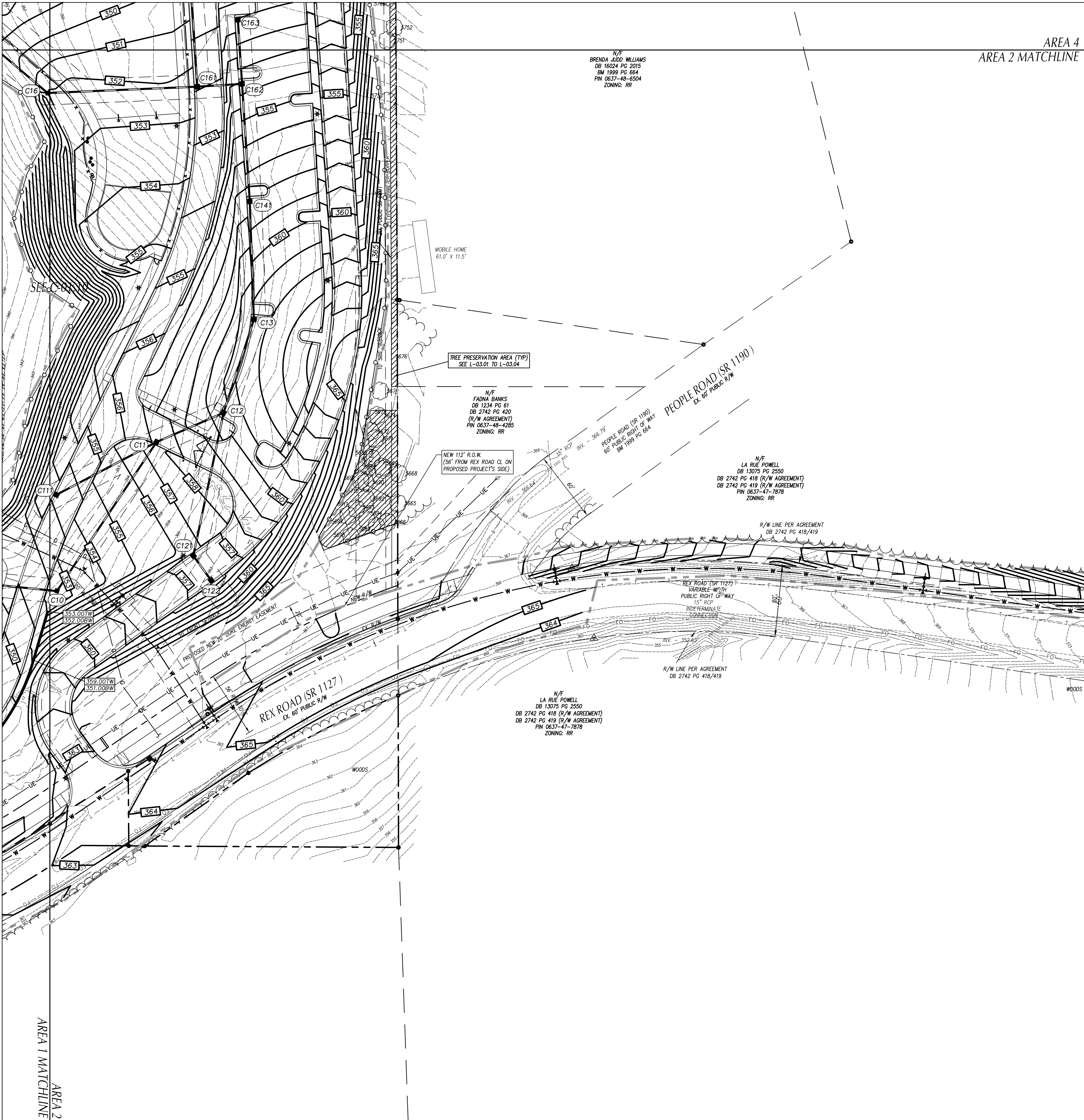
TOWN OF HOLLY SPRINGS, SIGHT TRIANGLE  
D1: 15'  
D2: 425'  
50 MPH DESIGN SPEED

N/F  
JOHN B. ENNIS  
DB 14967 PG 747  
DB 2861 PG 343 (R/W AGREEMENT)  
PIN 1977 PG 889  
PIN 0637-37-2861  
ZONING: RR

NEW 112' R.O.W.  
(56' FROM REX ROAD CL ON  
PROPOSED PROJECT'S SIDE)

TREE PRESERVATION AREA (TYP)  
SEE L-03.01 TO L-03.04





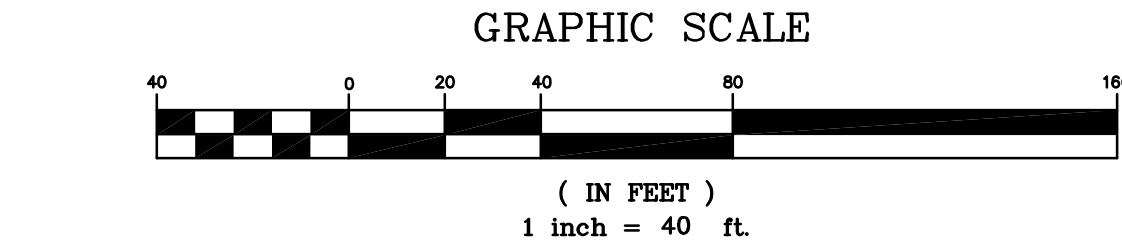
**GRADING LEGEND**

|  |                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------|
|  | EXISTING CONTOURS                                                                                        |
|  | FINAL CONTOURS                                                                                           |
|  | EXISTING SURVEY SPOT ELEVATION                                                                           |
|  | PROPOSED TOP OF CURB SPOT ELEVATION                                                                      |
|  | PROPOSED GROUND/PAVEMENT ELEVATION                                                                       |
|  | PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION                                                         |
|  | PROPOSED FINISHED GRADE AT BOTTOM OF WALL ELEVATION                                                      |
|  | STORM STRUCTURE NUMBER                                                                                   |
|  | EXISTING STORM DRAIN PIPE                                                                                |
|  | PROPOSED STORM DRAIN PIPE                                                                                |
|  | PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS. |
|  | PROPOSED ROOF DRAIN                                                                                      |
|  | TREE PROTECTION FENCE                                                                                    |
|  | STREAM BUFFER                                                                                            |

**TYP. GRADE DESIGNATIONS AT SITE WALLS**

|          |        |
|----------|--------|
| 270.50TW | 270.55 |
| 269.50BW |        |

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
  - TOTAL DENIED AREA = 25 AC
  - CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
  - ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
  - ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C-06.02.
  - EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED. UNLESS NOTED OTHERWISE.
  - ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
  - THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
  - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
  - THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
  - CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.



**ARCHITECT OF RECORD**  
**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**CONSULTANTS**  
**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

**REVISIONS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SEALS**

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

## E-52 REX ROAD ELEMENTARY

**OWNER**  
**WCPS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                                 |
|---------------|---------------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4         |
| DATE          | 09.02.2022                      |
| VA PROJECT ID | E52 - REX RD. ELEMENTARY SCHOOL |
| VA PROJECT #  | 2021006                         |
| SCO ID #      | -                               |

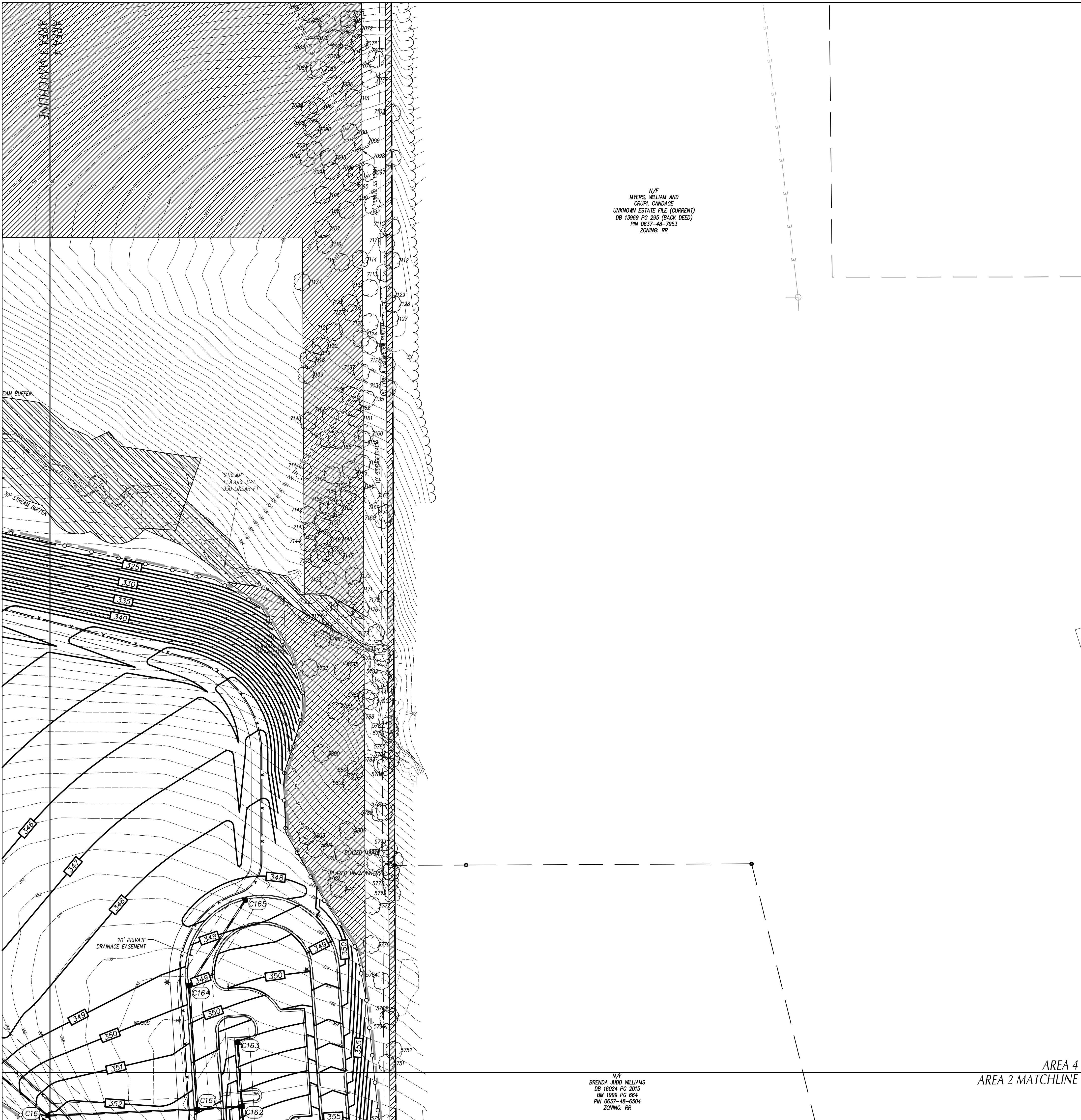
DRAWING TITLE  
**SITE GRADING PLAN - AREA 2**

DRAWING NUMBER  
**C-03.02**







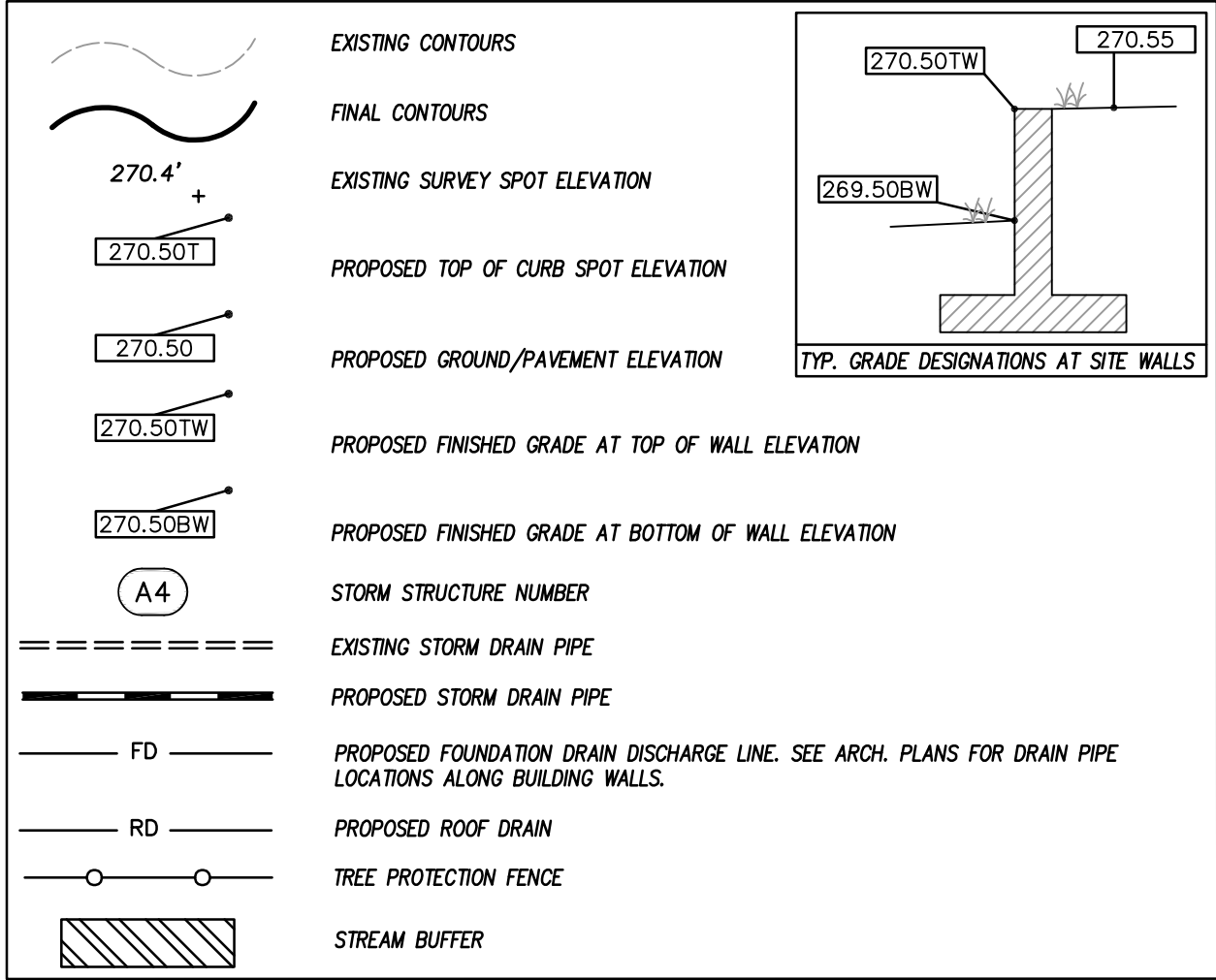


N/F  
MYERS, WILLIAM AND  
CRUPI, CANDACE  
UNKNOWN ESTATE FILE (CURRENT)  
DB 13969 PG 295 (BACK DEED)  
PIN 0637-48-7953  
ZONING: RR

N/F  
BRENDA JUDY WILLIAMS  
DB 16024 PG 2015  
BM 1999 PG 664  
PIN 0637-48-6504  
ZONING: RR

AREA 4  
AREA 2 MATCHLINE

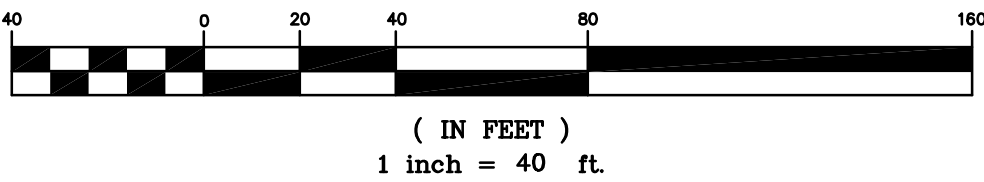
GRADING LEGEND



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
3. TOTAL DENUDED AREA = 25 AC
4. CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
5. ALL BACKFILL, COMPACTION, SOLS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
6. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C-06.02.
7. EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED. UNLESS NOTED OTHERWISE.
8. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

GRAPHIC SCALE



ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE

SITE GRADING PLAN -  
AREA 4

DRAWING NUMBER

C-03.04





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



E-52 REX ROAD ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE

PRE-DEVELOPMENT DRAINAGE MAP

DRAWING NUMBER

C-03.05







ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



E-52 REX ROAD ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                                 |
|---------------|---------------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4         |
| DATE          | 09.02.2022                      |
| VA PROJECT ID | E52 - REX RD. ELEMENTARY SCHOOL |
| VA PROJECT #  | 2021006                         |
| SCO ID #      | -                               |

DRAWING TITLE

POST-DEVELOPMENT DRAINAGE MAP

DRAWING NUMBER

C-03.06







ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                                    |
|---------------|------------------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4            |
| DATE          | 09.02.2022                         |
| VA PROJECT ID | E52 - REX RD.<br>ELEMENTARY SCHOOL |
| VA PROJECT #  | 2021006                            |
| SCO ID #      | -                                  |

DRAWING TITLE

UTILITY PLAN -  
OVERALL

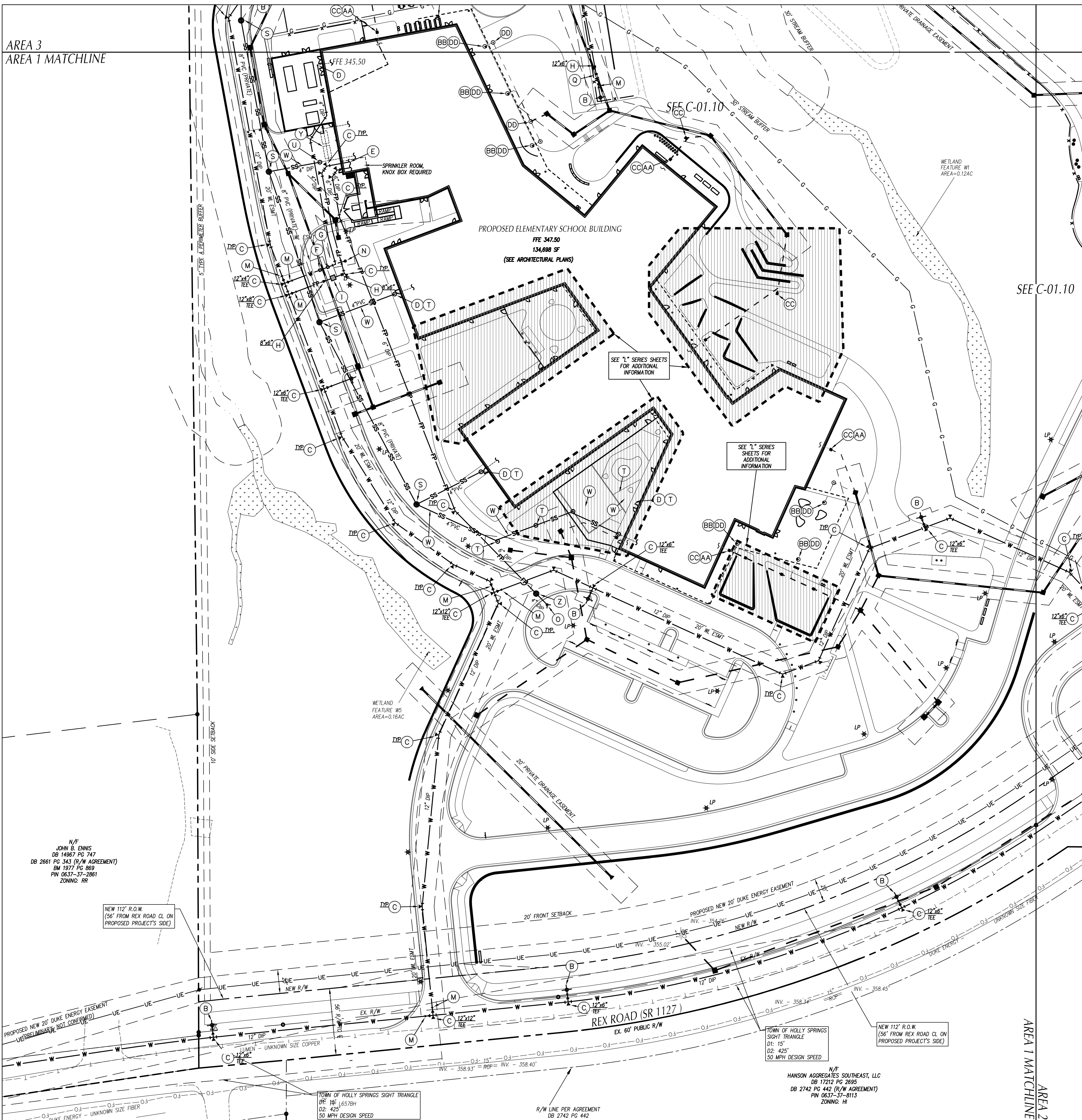
DRAWING NUMBER

C-05.00





AREA 3  
AREA 1 MATCHLINE



### UTILITY LEGEND

|                                                    | EXISTING                                                                                   | PROPOSED                                                                               |
|----------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| CHILLED WATER                                      | -----CW-----                                                                               |  CW   |
| ELECTRICAL (OVERHEAD)                              | -----E-----                                                                                |  E  |
| ELECTRICAL (UNDERGROUND)                           | -----UE-----                                                                               |  UE |
| FOUNDATION DRAIN                                   | -----FD-----                                                                               |  FD |
| GAS                                                | -----G-----                                                                                |  G  |
| SANITARY SEWER                                     | -----SS-----                                                                               |  SS |
| TELEPHONE (OVERHEAD)                               | -----T-----                                                                                |  T  |
| TELEPHONE (UNDERGROUND)                            | -----UT-----                                                                               |  UT |
| WATER                                              | -----W-----                                                                                |  W  |
| ROOF DRAIN                                         | -----RD-----                                                                               |  RD |
| FIRE PROTECTION                                    | -----FP-----                                                                               |  FP |
| STORM DRAIN                                        | =====                                                                                      |     |
| TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS |                                                                                            |     |
| LIGHT POLE                                         |  LP     |     |
| UTILITY POLE                                       |  PP     |     |
| MANHOLE                                            |  MH     |     |
| CLEAN OUT                                          |  CO     |     |
| DIP INLET, CATCH BASIN                             |  DI, CB |     |
| FIRE HYDRANT                                       |  FH     |     |
| WATER VALVE                                        |  WV     |     |
| POST INDICATOR VALVE (PIV)                         |                                                                                            |     |
| FIRE DEPARTMENT CONNECTION (FDC)                   |                                                                                            |     |
| THRUST BLOCKING                                    |                                                                                            |     |
| SANITARY SEWER STRUCTURE IDENTIFICATION            |                                                                                            |     |

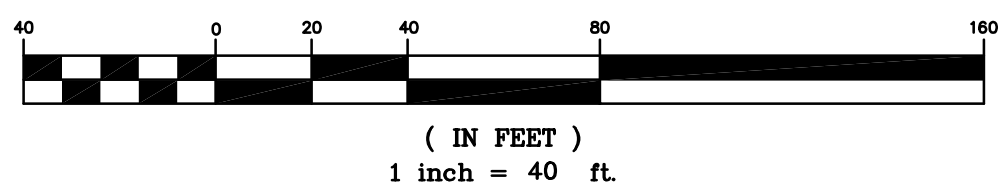
## GENERAL NOTES-UTILITY

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3-FT.
3. INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4-FT TO FINISH GRADE IN TRAFFIC AREAS.
4. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
5. WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
6. SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
7. COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
8. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSCB AND OSHA REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
12. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
13. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
14. ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
15. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36-IN.
16. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
17. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNLESS THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCEDURE OF APPLICABLE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

## KEY NOTES

- (A) CONNECT NEW 12-IN WATER MAIN TO EXISTING 12-IN WATER MAIN.
- (B) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C07.02.
- (C) THRUST BLOCKING, TYP. SEE DETAIL SHEET C07.02.
- (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
- (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C07.02. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- (F) 4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.02.
- (G) 4-IN ZURN-WILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (H) REDUCER, SEE SPECS.
- (I) 6-IN ZURN-WILKINS MODEL 375DA REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (J) CORPORATION STOP, SEE DETAIL C07.01.
- (K) 3/4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.01.
- (L) 3/4-IN REDUCED PRESSURE (RP2) BACKFLOW PREVENTER WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. SEE DETAIL SHEET C07.01.
- (M) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C07.01.
- (N) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C07.02.
- (O) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C07.02.
- (P) 2-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET C07.02.
- (Q) CONCRETE THRUST COLLAR, SEE DETAIL SHEET C07.0X.
- (R) YARD HYDRANT (NONFREEZE), SEE DETAIL SHEET C07.01.
- (S) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C07.03.
- (T) SANITARY SEWER CLEANOUT, TYP. SEE DETAIL SHEET C07.04.
- (U) SANITARY SEWER MIN-MANHOLE CLEANOUT, TYP. SEE DETAIL SHEET C07.03.
- (V) PUMP STATION, TYP. SEE DETAIL SHEET C07.05.
- (W) 4-IN PVC SANITARY SEWER SERVICE @ 1.04X MIN SLOPE. CLEANOUTS SPACED AT 75-FT MAX. SHALL BE 4-IN DIP IF LESS THAN 36" OF COVER.
- (X) BORE & JACK STEEL ENCASUREMENT PIPE, SEE DETAIL SHEET C07.04.
- (Y) 1,500-GALLON GREASE INTERCEPTOR BY MEP, REFER TO MEP PLANS.
- (Z) CHECK VALVE WITH BALL DRIP. SEE DETAIL SHEET C07.02.
- (AA) CONNECT TO ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (BB) CONNECT TO CANOPY ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (CC) IN-LINE DRAIN, SEE DETAIL SHEET C07.0X.
- (DD) CLEANOUT, TYP. SEE DETAIL SHEET C07.04.

GRAPHIC SCALE



**ARCHITECT OF RECORD**

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 [www.vinesarc.com](http://www.vinesarc.com)

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

## CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
[WWW.CLHDESIGNPA.COM](http://WWW.CLHDESIGNPA.COM)

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
[WWW.READYSETMUD.COM](http://WWW.READYSETMUD.COM)

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
[WWW.LYNCHMYKINS.COM](http://WWW.LYNCHMYKINS.COM)

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
[WWW.PALACIOCOLLABORATIVE.COM](http://WWW.PALACIOCOLLABORATIVE.COM)

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
[WWW.KRMFOODSERVICE.COM](http://WWW.KRMFOODSERVICE.COM)

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
[WWW.REIENGINEERS.COM](http://WWW.REIENGINEERS.COM)

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
[WWW.GLIMMER-GLOW.COM](http://WWW.GLIMMER-GLOW.COM)

## REVISIONS

---

---

---

---

---

## SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

# E-52 REX ROAD ELEMENTARY

OWNER

**WCPSS**

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|       |                         |
|-------|-------------------------|
| PHASE | DEVELOPMENT PLAN SUB #4 |
| DATE  | 09.02.2022              |

VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006

SCO ID #

DRAWING TITLE

# UTILITY PLAN - AREA 1

DRAWING NUMBER

# C-05.01





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE

UTILITY PLAN - AREA 2

DRAWING NUMBER

C-05.02

UTILITY LEGEND

|                                                    | EXISTING     | PROPOSED     |
|----------------------------------------------------|--------------|--------------|
| CHILLED WATER                                      | -----CW----- | -----CW----- |
| ELECTRICAL (OVERHEAD)                              | -----E-----  | -----E-----  |
| ELECTRICAL (UNDERGROUND)                           | -----UE----- | -----UE----- |
| FOUNDATION DRAIN                                   | -----FD----- | -----FD----- |
| GAS                                                | -----G-----  | -----G-----  |
| SANITARY SEWER                                     | -----SS----- | -----SS----- |
| TELEPHONE (OVERHEAD)                               | -----T-----  | -----T-----  |
| TELEPHONE (UNDERGROUND)                            | -----UT----- | -----UT----- |
| WATER                                              | -----W-----  | -----W-----  |
| ROOF DRAIN                                         | -----RD----- | -----RD----- |
| FIRE PROTECTION                                    | -----FP----- | -----FP----- |
| STORM DRAIN                                        | =====        | =====        |
| TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS | ○-----○      | ○-----○      |
| LIGHT POLE                                         | ☆ LP         | ☆            |
| UTILITY POLE                                       | ⊗ PP         | ⊗            |
| MANHOLE                                            | ⊙ MH         | ●            |
| CLEAN OUT                                          | ⊙ CO         | ⊙            |
| DROP INLET, CATCH BASIN                            | □ DI, CB     | ■            |
| FIRE HYDRANT                                       | ⊕ FH         | ⊕            |
| WATER VALVE                                        | ⊙ WV         | ⊕            |
| POST INDICATOR VALVE (PIV)                         |              | ⊕            |
| FIRE DEPARTMENT CONNECTION (FDC)                   |              | ⊕            |
| THRUST BLOCKING                                    |              | ⊕            |
| SANITARY SEWER STRUCTURE IDENTIFICATION            |              | 1            |

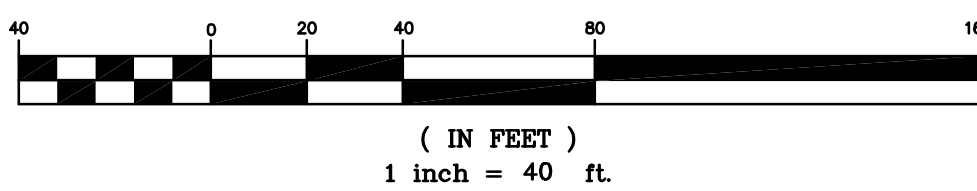
GENERAL NOTES-UTILITY

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT.
- INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
- INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
- WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
- SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
- SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
- ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36-IN.
- ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) CONNECT NEW 12-IN WATER MAIN TO EXISTING 12-IN WATER MAIN.
- (B) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C07.02.
- (C) THRUST BLOCKING, TYP. SEE DETAIL SHEET C07.02.
- (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
- (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION. SEE DETAIL SHEET C07.02. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- (F) 4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.02.
- (G) 4-IN ZURN-MILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (H) REDUCER, SEE SPECS.
- (I) 6-IN ZURN-MILKINS MODEL 375DA REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (J) CORPORATION STOP, SEE DETAIL C07.01.
- (K) 3/4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.01.
- (L) 3/4-IN REDUCE PRESSURE (RPZ) BACKFLOW PREVENTER WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. SEE DETAIL SHEET C07.01.
- (M) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C07.01.
- (N) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C07.02.
- (O) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C07.02.
- (P) 2-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET C07.02.
- (Q) CONCRETE THRUST COLLAR, SEE DETAIL SHEET C07.0X.
- (R) YARD HYDRANT (NONFREEZE), SEE DETAIL SHEET C07.01.
- (S) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C07.03.
- (T) SANITARY SEWER CLEANOUT, TYP. SEE DETAIL SHEET C07.04.
- (U) SANITARY SEWER MINI-MANHOLE CLEANOUT, TYP. SEE DETAIL SHEET C07.03.
- (V) PUMP STATION, TYP. SEE DETAIL SHEET C07.05.
- (W) 4-IN PVC SANITARY SEWER SERVICE @ 1.04% MIN SLOPE. CLEANOUTS SPACED AT 75'-FT MAX. SHALL BE 4-IN DIP IF LESS THAN 36" OF COVER.
- (X) BORE & JACK STEEL ENCASMENT PIPE, SEE DETAIL SHEET C07.04.
- (Y) 1,500-GALLON GREASE INTERCEPTOR BY MEP, REFER TO MEP PLANS.
- (Z) CHECK VALVE WITH BALL DRIP. SEE DETAIL SHEET C07.02.
- (AA) CONNECT TO ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (BB) CONNECT TO CANOPY ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (CC) IN-LINE DRAIN, SEE DETAIL SHEET C07.0X.
- (DD) CLEANOUT, TYP. SEE DETAIL SHEET C07.04.

GRAPHIC SCALE



AREA 4  
AREA 2 MATCHLINE

N/F  
BRENDA JUDD WILLIAMS  
DB 16024 PG 2015  
BM 1999 PG 664  
PIN 0637-48-6504  
ZONING: RR

MOBILE HOME  
61.0' X 11.5'

N/F  
FADNA BANKS  
DB 1234 PG 61  
DB 2742 PG 420  
(R/W AGREEMENT)  
PIN 0637-48-4285  
ZONING: RR

NEW 112' R.O.W.  
(56' FROM REX ROAD CL ON  
PROPOSED PROJECT'S SIDEWALK)

N/F  
LA RUE POWELL  
DB 13075 PG 2550  
DB 2742 PG 418 (R/W AGREEMENT)  
DB 2742 PG 419 (R/W AGREEMENT)  
PIN 0637-47-7878  
ZONING: RR

R/W LINE PER AGREEMENT  
DB 2742 PG 418/419

R/W LINE PER AGREEMENT  
DB 2742 PG 418/419

N/F  
LA RUE POWELL  
DB 13075 PG 2550  
DB 2742 PG 418 (R/W AGREEMENT)  
DB 2742 PG 419 (R/W AGREEMENT)  
PIN 0637-47-7878  
ZONING: RR

SEE C-01.10

AREA 1 MATCHLINE  
AREA 2





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE

UTILITY PLAN - AREA 3

DRAWING NUMBER

C-05.03

UTILITY LEGEND

|                                                    | EXISTING     | PROPOSED     |
|----------------------------------------------------|--------------|--------------|
| CHILLED WATER                                      | -----CW----- | -----CW----- |
| ELECTRICAL (OVERHEAD)                              | -----E-----  | -----E-----  |
| ELECTRICAL (UNDERGROUND)                           | -----UE----- | -----UE----- |
| FOUNDATION DRAIN                                   | -----FD----- | -----FD----- |
| GAS                                                | -----G-----  | -----G-----  |
| SANITARY SEWER                                     | -----SS----- | -----SS----- |
| TELEPHONE (OVERHEAD)                               | -----T-----  | -----T-----  |
| TELEPHONE (UNDERGROUND)                            | -----UT----- | -----UT----- |
| WATER                                              | -----W-----  | -----W-----  |
| ROOF DRAIN                                         | -----RD----- | -----RD----- |
| FIRE PROTECTION                                    | -----FP----- | -----FP----- |
| STORM DRAIN                                        | =====        | =====        |
| TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS | ○ ○ ○ ○ ○    | ○ ○ ○ ○ ○    |
| LIGHT POLE                                         | ☆ LP         | ★            |
| UTILITY POLE                                       | ⋈ PP         | ⋈            |
| MANHOLE                                            | ○ MH         | ●            |
| CLEAN OUT                                          | ⊙ CO         | ⊙            |
| DROP INLET, CATCH BASIN                            | □ DI, CB     | ■            |
| FIRE HYDRANT                                       | ⋈ FH         | ⋈            |
| WATER VALVE                                        | ⊙ WV         | ⊙            |
| POST INDICATOR VALVE (PIV)                         |              | ⋈            |
| FIRE DEPARTMENT CONNECTION (FDC)                   |              | ⋈            |
| THRUST BLOCKING                                    |              | ⋈            |
| SANITARY SEWER STRUCTURE IDENTIFICATION            |              | 1            |

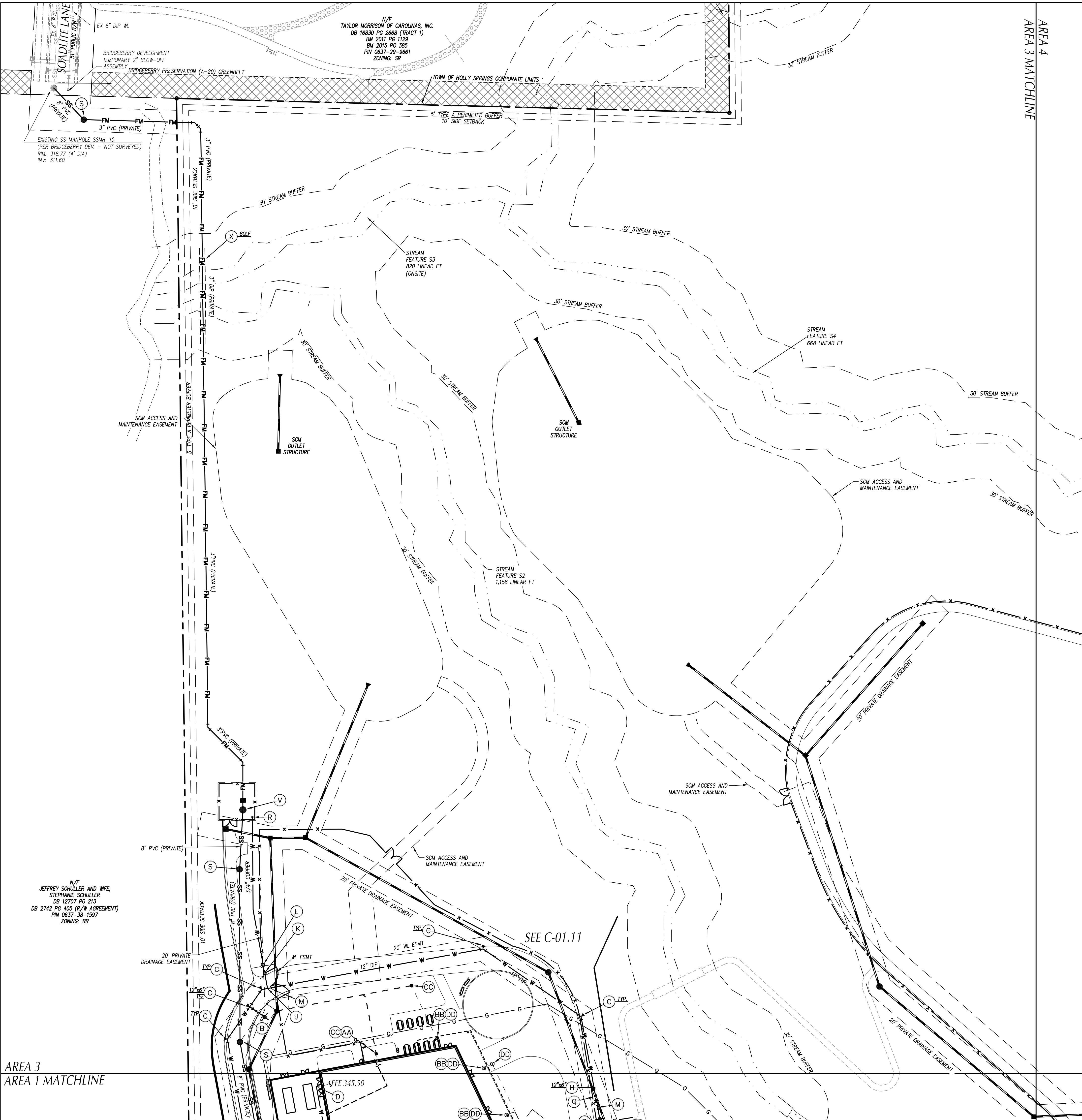
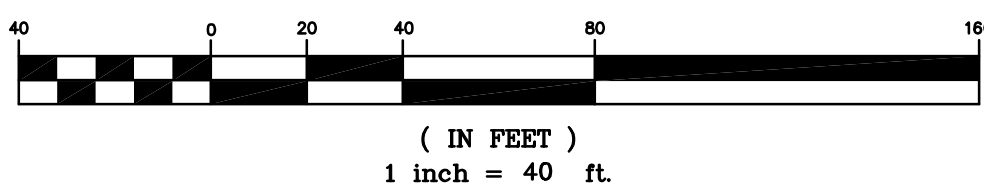
GENERAL NOTES-UTILITY

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3'-FT.
- INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
- INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
- WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
- SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24"-IN TO STORM DRAINAGE PIPES.
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSB AND OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
- SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
- ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24"-IN.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36"-IN.
- ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) CONNECT NEW 12-IN WATER MAIN TO EXISTING 12-IN WATER MAIN.
- (B) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C07.02.
- (C) THRUST BLOCKING, TYP, SEE DETAIL SHEET C07.02.
- (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
- (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION. SEE DETAIL SHEET C07.02. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- (F) 4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.02.
- (G) 4-IN ZURN-MILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (H) REDUCER, SEE SPECS.
- (I) 6-IN ZURN-MILKINS MODEL 375DA REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (J) CORPORATION STOP, SEE DETAIL C07.01.
- (K) 3/4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.01.
- (L) 3/4-IN REDUCE PRESSURE (RPZ) BACKFLOW PREVENTER WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. SEE DETAIL SHEET C07.01.
- (M) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C07.01.
- (N) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C07.02.
- (O) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C07.02.
- (P) 2-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET C07.02.
- (Q) CONCRETE THRUST COLLAR, SEE DETAIL SHEET C07.0X.
- (R) YARD HYDRANT (NONFREEZE), SEE DETAIL SHEET C07.01.
- (S) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C07.03.
- (T) SANITARY SEWER CLEANOUT, TYP. SEE DETAIL SHEET C07.04.
- (U) SANITARY SEWER MINI-MANHOLE CLEANOUT, TYP. SEE DETAIL SHEET C07.03.
- (V) PUMP STATION, TYP. SEE DETAIL SHEET C07.05.
- (W) 4-IN PVC SANITARY SEWER SERVICE @ 1.04% MIN SLOPE. CLEANOUTS SPACED AT 75'-FT MAX. SHALL BE 4-IN DIP IF LESS THAN 36" OF COVER.
- (X) BORE & JACK STEEL ENCASMENT PIPE, SEE DETAIL SHEET C07.04.
- (Y) 1,500-GALLON GREASE INTERCEPTOR BY MEP, REFER TO MEP PLANS.
- (Z) CHECK VALVE WITH BALL DRIP, SEE DETAIL SHEET C07.02.
- (AA) CONNECT TO ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (BB) CONNECT TO CANOPY ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (CC) IN-LINE DRAIN, SEE DETAIL SHEET C07.0X.
- (DD) CLEANOUT, TYP. SEE DETAIL SHEET C07.04.

GRAPHIC SCALE



AREA 3  
AREA 1 MATCHLINE





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

DRAWING TITLE

UTILITY PLAN - AREA 4

DRAWING NUMBER

C-05.04

UTILITY LEGEND

|                                                    | EXISTING     | PROPOSED |
|----------------------------------------------------|--------------|----------|
| CHILLED WATER                                      | -----CW----- | — CW —   |
| ELECTRICAL (OVERHEAD)                              | -----E-----  | — E —    |
| ELECTRICAL (UNDERGROUND)                           | -----UE----- | — UE —   |
| FOUNDATION DRAIN                                   | -----FD----- | — FD —   |
| GAS                                                | -----G-----  | — G —    |
| SANITARY SEWER                                     | -----SS----- | — SS —   |
| TELEPHONE (OVERHEAD)                               | -----T-----  | — T —    |
| TELEPHONE (UNDERGROUND)                            | -----UT----- | — UT —   |
| WATER                                              | -----W-----  | — W —    |
| ROOF DRAIN                                         | -----RD----- | — RD —   |
| FIRE PROTECTION                                    | -----FP----- | — FP —   |
| STORM DRAIN                                        | ==== S ====  | — S —    |
| TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS |              |          |
| LIGHT POLE                                         | ☆ LP         | ★        |
| UTILITY POLE                                       | ⋈ PP         | ⋈        |
| MANHOLE                                            | ○ MH         | ●        |
| CLEAN OUT                                          | ⊙ CO         | ⊙        |
| DROP INLET,CATCH BASIN                             | □ DI, CB     | ■        |
| FIRE HYDRANT                                       | ⋈ FH         | ⋈        |
| WATER VALVE                                        | ⊙ WV         | ⋈        |
| POST INDICATOR VALVE (PIV)                         |              | ⋈        |
| FIRE DEPARTMENT CONNECTION (FDC)                   |              | ⋈        |
| THRUST BLOCKING                                    |              | ⋈        |
| SANITARY SEWER STRUCTURE IDENTIFICATION            |              | 1        |

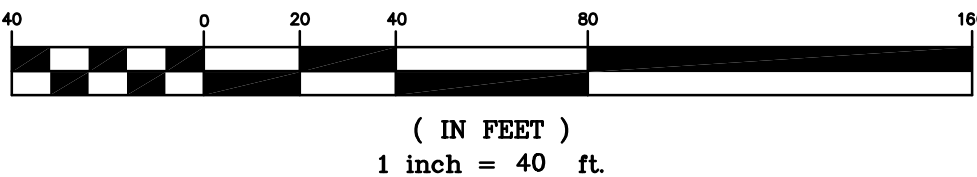
GENERAL NOTES-UTILITY

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3'-FT.
- INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS..
- INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
- WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
- SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24"-IN TO STORM DRAINAGE PIPES.
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSCB AND OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT- DOWNS WITH THE OWNER.
- SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
- ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24"-IN.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36"-IN.
- ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) CONNECT NEW 12-IN WATER MAIN TO EXISTING 12-IN WATER MAIN.
- (B) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C07.02.
- (C) THRUST BLOCKING, TYP, SEE DETAIL SHEET C07.02.
- (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
- (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C07.02. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- (F) 4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.02.
- (G) 4-IN ZURN-MILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (H) REDUCER, SEE SPECS.
- (I) 6-IN ZURN-MILKINS MODEL 375DA REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (J) CORPORATION STOP, SEE DETAIL C07.01.
- (K) 3/4-IN DOMESTIC WATER METER, SEE DETAIL SHEET C07.01.
- (L) 3/4-IN REDUCE PRESSURE (RPZ) BACKFLOW PREVENTER WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.01. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. SEE DETAIL SHEET C07.01.
- (M) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C07.01.
- (N) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C07.02.
- (O) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C07.02.
- (P) 2-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET C07.02.
- (Q) CONCRETE THRUST COLLAR, SEE DETAIL SHEET C07.0X.
- (R) YARD HYDRANT (NONFREEZE), SEE DETAIL SHEET C07.01.
- (S) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C07.03.
- (T) SANITARY SEWER CLEANOUT, TYP. SEE DETAIL SHEET C07.04.
- (U) SANITARY SEWER MINI-MANHOLE CLEANOUT, TYP. SEE DETAIL SHEET C07.03.
- (V) PUMP STATION, TYP. SEE DETAIL SHEET C07.05.
- (W) 4-IN PVC SANITARY SEWER SERVICE @ 1.04% MIN SLOPE. CLEANOUTS SPACED AT 75'-FT MAX. SHALL BE 4-IN DIP IF LESS THAN 36" OF COVER.
- (X) BORE & JACK STEEL ENCASMENT PIPE, SEE DETAIL SHEET C07.04.
- (Y) 1,500-GALLON GREASE INTERCEPTOR BY MEP, REFER TO MEP PLANS.
- (Z) CHECK VALVE WITH BALL DRIP. SEE DETAIL SHEET C07.02.
- (AA) CONNECT TO ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (BB) CONNECT TO CANOPY ROOF LEADER, SEE DETAIL SHEET C07.0X. REFER TO MEP PLANS.
- (CC) IN-LINE DRAIN, SEE DETAIL SHEET C07.0X.
- (DD) CLEANOUT, TYP. SEE DETAIL SHEET C07.04.

GRAPHIC SCALE



N/F  
MYERS, WILLIAM AND  
CRUPI, CANDACE  
UNKNOWN ESTATE FILE (CURRENT)  
DB 13969 PG 295 (BACK DEED)  
PIN 0637-46-7953  
ZONING: RR

☆ CENTURYLINK 1190 RAF-1

N/F  
BRENDA JUDD WILLIAMS  
DB 16024 PG 2015  
BM 1999 PG 664  
PIN 0637-48-6504  
ZONING: RR

AREA 4  
AREA 2 MATCHLINE









ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919 319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215 285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27703  
T: 919 782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SEALS



E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB #4

DATE 09.02.2022

VA PROJECT ID E52 - REX RD.

ELEMENTARY SCHOOL

VA PROJECT # 2021006

SCO ID # -

DRAWING TITLE

UTILITY-STORM  
DETAILS

DRAWING NUMBER

C-07.02

**PLAN**

**SECTION**

**REINFORCING**

**SCHEDULE**

| PIPE DIAMETER | CONCRETE THRUST COLLAR | ANCHOR RING | RING REQUIRED |
|---------------|------------------------|-------------|---------------|
| 6", 8", 12"   | 1'-0"                  | 1'-0"       | 2"            |
| 16"           | 1'-4"                  | 1'-0"       | 2"            |
| 20"           | 1'-4"                  | 1'-0"       | 3"            |
| 24"           | 1'-4"                  | 1'-0"       | 3"            |
| 30"           | 1'-4"                  | 1'-2"       | 4"            |
| 36"           | 1'-4"                  | 1'-4"       | 4"            |

**NOTES:**

- CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
- MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

**NOTES:**

- 6" TO 16" MAINS=12--NO.7 BARS
- 20" TO 36" MAINS=12--NO.8 BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

**STANDARD THRUST COLLAR INSTALLATION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8623

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**PLAN**

**SECTION**

**NOTES:**

- TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
- HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS PRO INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW B64 Y157)

DRAWING NOT TO SCALE

**STANDARD HYDRANT INSTALLATION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8622

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**TOP VIEW**

**PLAN VIEW**

**SIDE VIEW**

DRAWING NOT TO SCALE

**4" METER ASSEMBLY VAULT**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8621

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**TOP VIEW**

**SECTION "A-A"**

DRAWING NOT TO SCALE

**STANDARD SPRINKLER RISER**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8626

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**PLAN**

**SECTION**

DRAWING NOT TO SCALE

**STANDARD DETACHED FDC CONNECTION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8625

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**PLAN**

**SECTION**

DRAWING NOT TO SCALE

**STANDARD REACTION BLOCKING**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8624

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**PLAN VIEW**

**SECTION VIEW**

**UTILITY MARKER BALL COLOR**

BLUE - POTABLE WATER

● - NON-PROGRAMMABLE MARKER BALL

**NOTES:**

- MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
- ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

DRAWING NOT TO SCALE

**STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8633

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.

**PLAN**

**SECTION**

DRAWING NOT TO SCALE

**POST INDICATOR VALVE**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H8627

DATE: 11/28/21

REVISIONS:

Holly Springs  
Discover The Secret.







ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS



E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

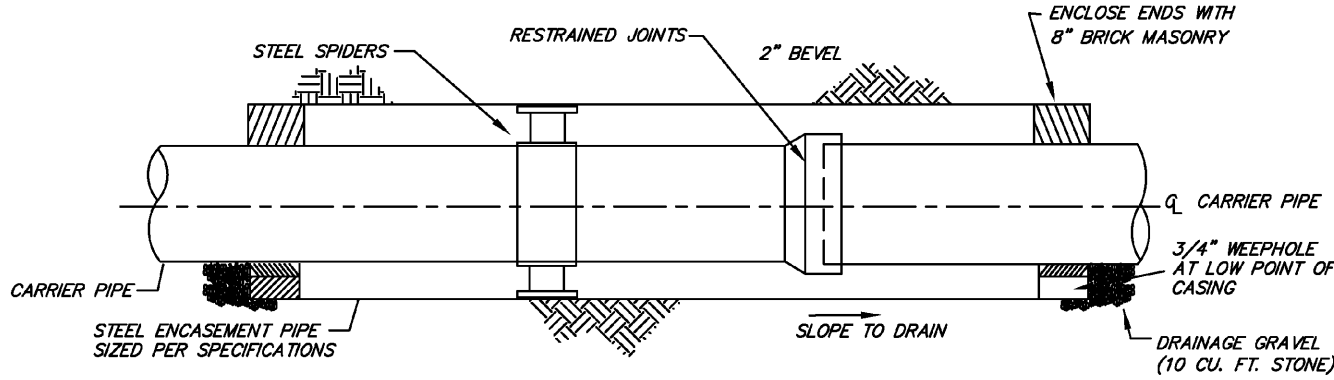
|               |                                    |
|---------------|------------------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4            |
| DATE          | 09.02.2022                         |
| VA PROJECT ID | E52 - REX RD.<br>ELEMENTARY SCHOOL |
| VA PROJECT #  | 2021006                            |
| SCO ID #      | -                                  |

DRAWING TITLE

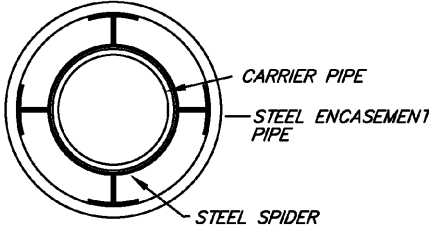
UTILITY-STORM  
DETAILS

DRAWING NUMBER

C-07.04



- NOTES:
1. DUCTILE IRON PIPE SHOULD HAVE 2 SPIDERS PER STITCH OF PIPE.
  2. PVC SHOULD HAVE 3 SPIDERS PER STITCH OF PIPE.
  3. RESTRAINT - GASKET REQUIRED FOR PUSH ON JOINT PIPE.  
(NO WELDED RINGS ALLOWED TO BE USED FOR RESTRAINT)

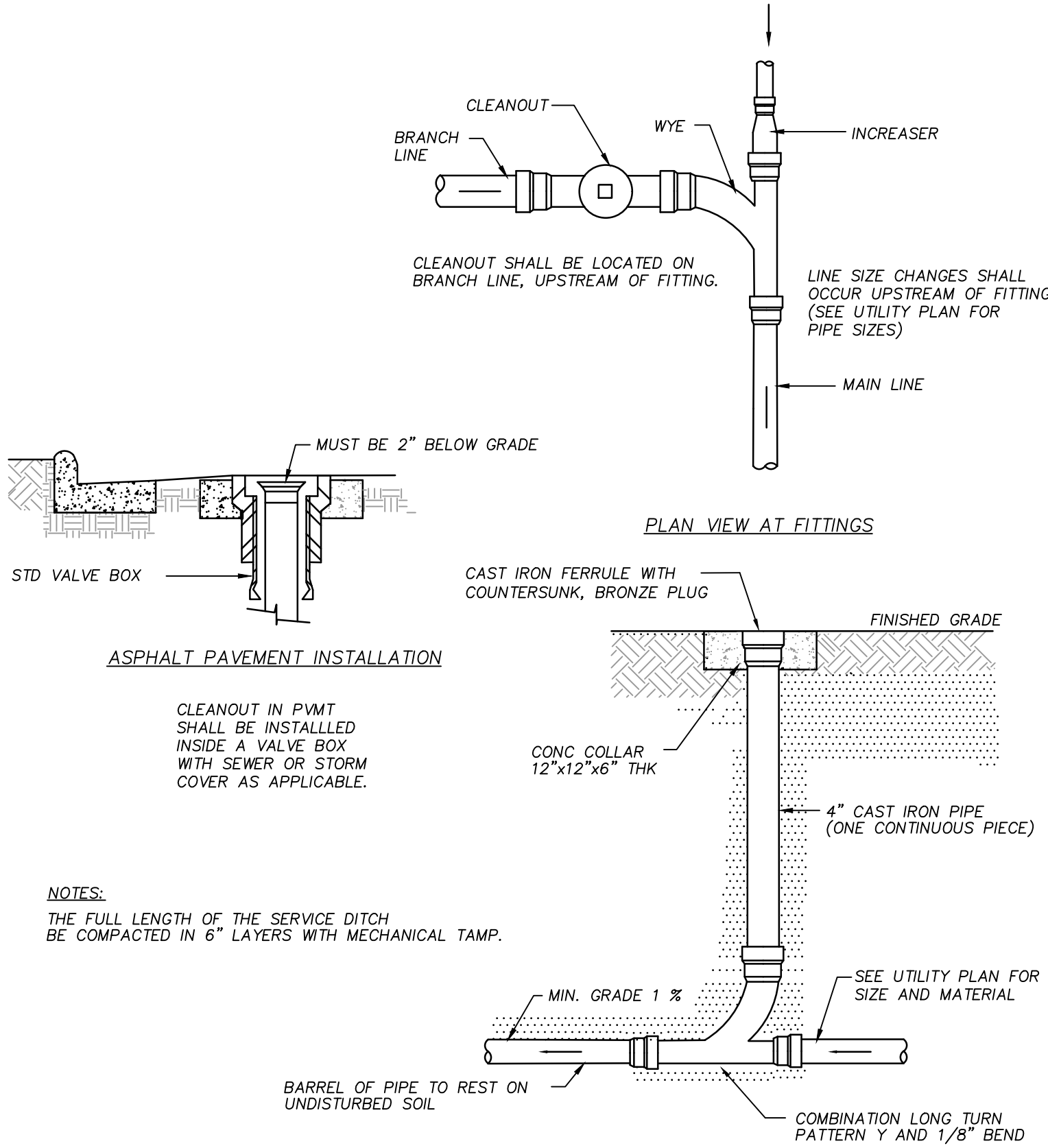


DRAWING NOT TO SCALE

|                                              |                               |  |
|----------------------------------------------|-------------------------------|--|
| WATER BORE + JACK DETAIL                     | STANDARD DETAIL NUMBER: H8608 |  |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT | DATE: 12/24/22                |  |

TOWN OF HOLLY SPRINGS STANDARD DETAILS

N.T.S.



STANDARD CLEANOUT

N.T.S.





**VINES ARCHITECTURE, INC.**

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

## DEWBERRY

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
[WWW.LYNCHMYKINS.COM](http://WWW.LYNCHMYKINS.COM)

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
[WWW.KRMFOODSERVICE.COM](http://WWW.KRMFOODSERVICE.COM)

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

---

---

---

---

---

---

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

## OWNER

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

| PHASE | DEVELOPMENT PLAN SUB #4 |
|-------|-------------------------|
|-------|-------------------------|

VA PROJECT ID E52 - REX RD.

SCO ID # -

## UTILITY-STORM DETAILS

0.07 0.5

# C-07.05



N.T.S.





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SEALS



E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

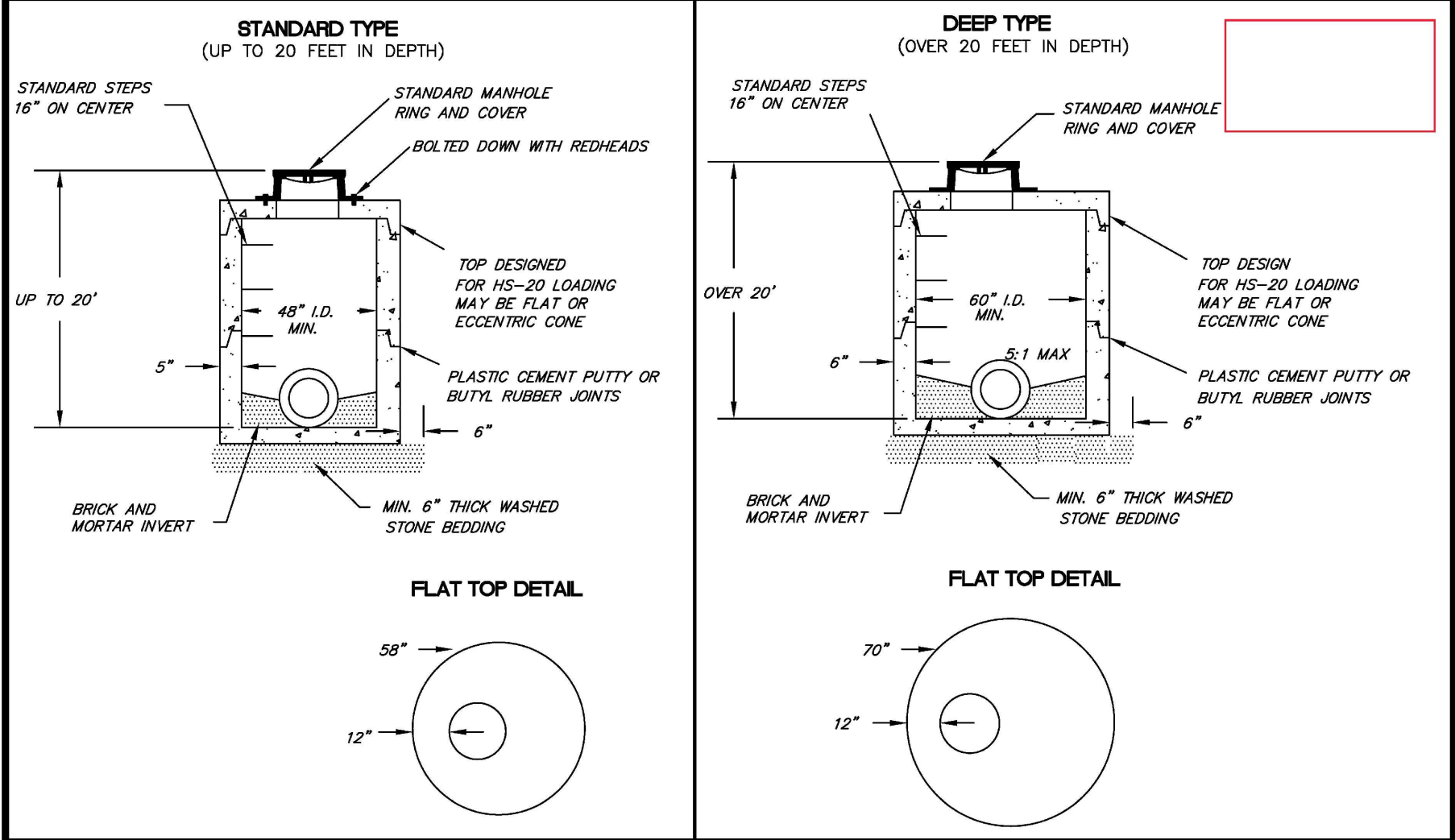
|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE

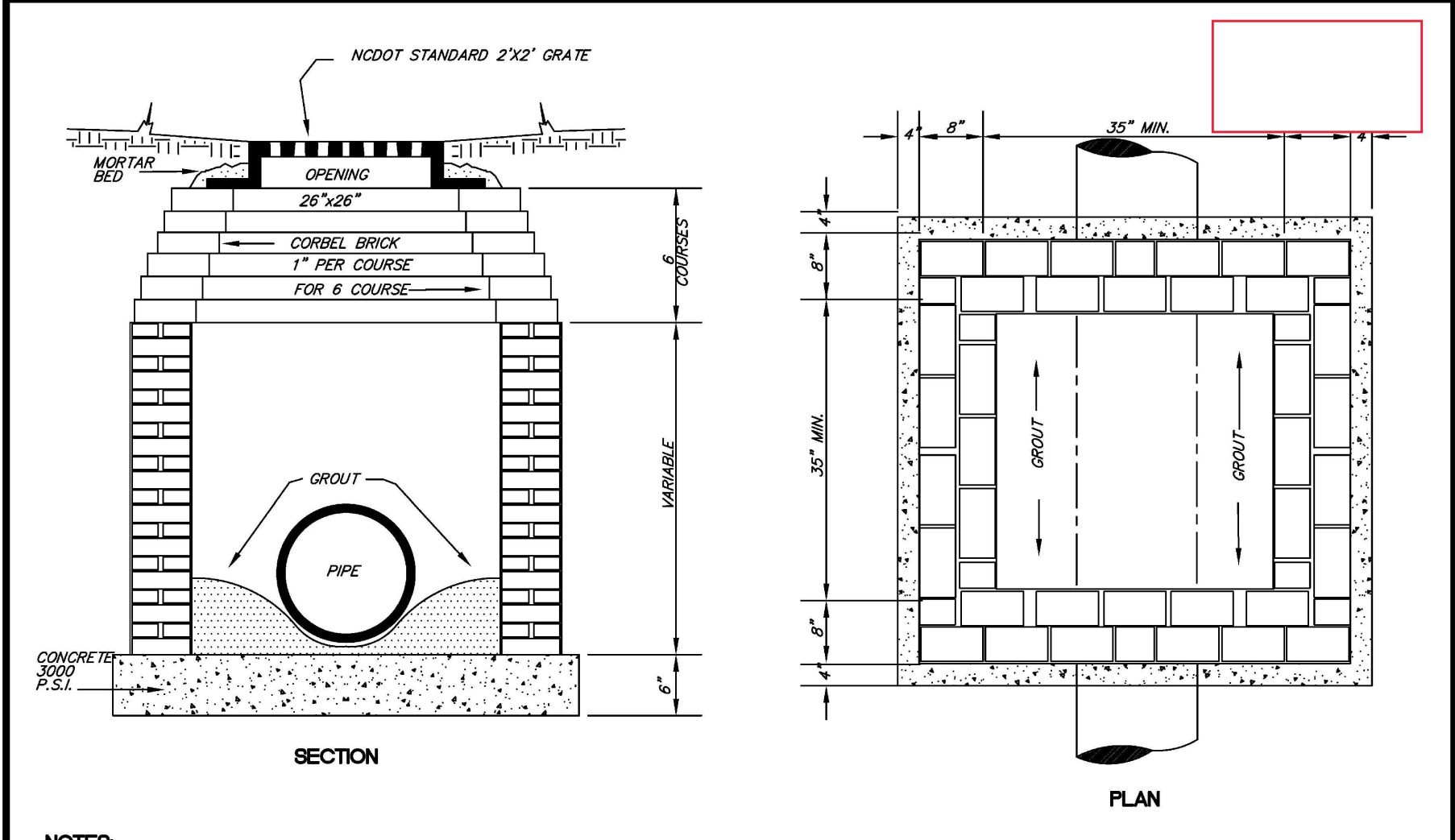
UTILITY-STORM  
DETAILS

DRAWING NUMBER

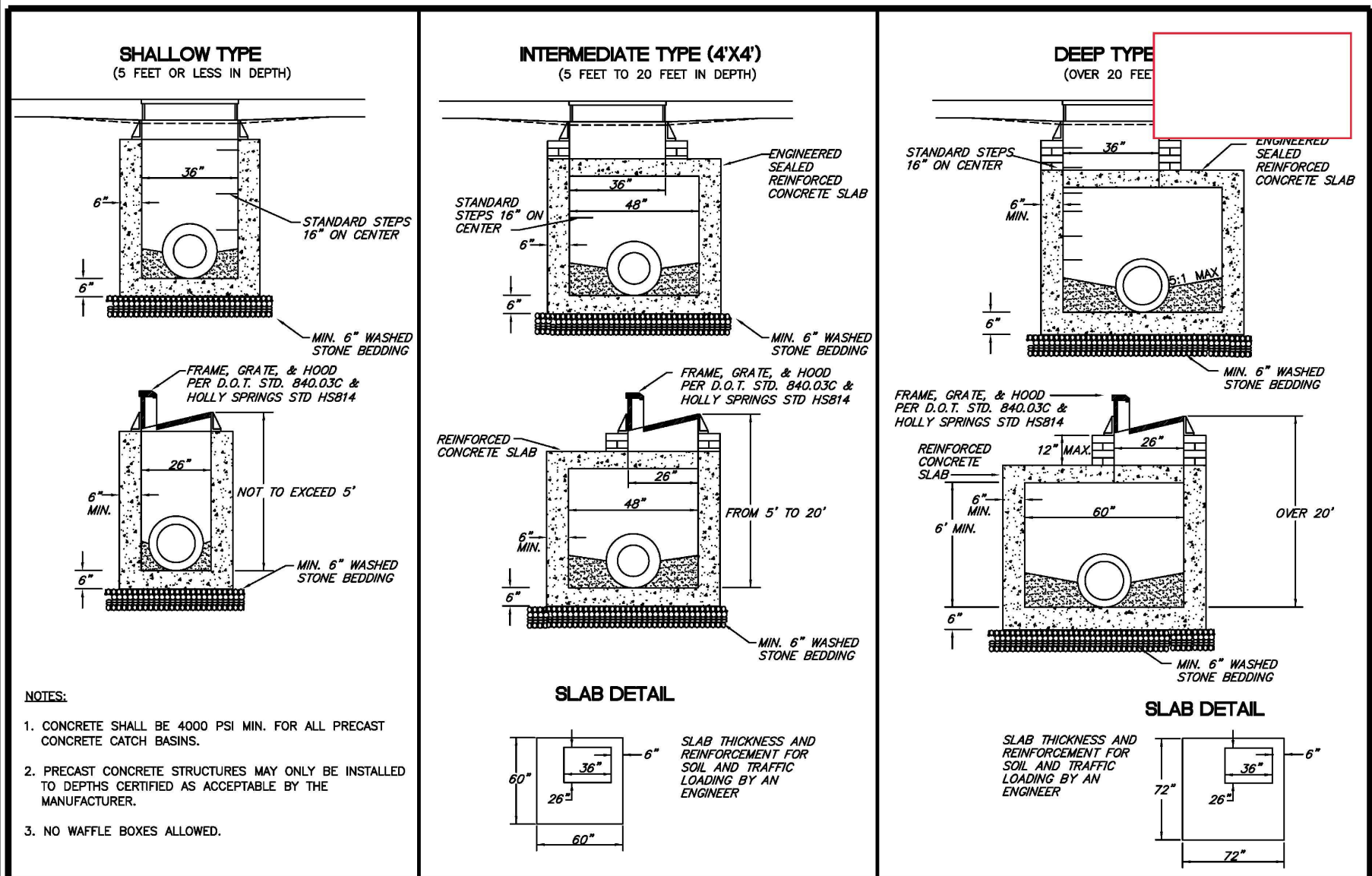
C-07.06



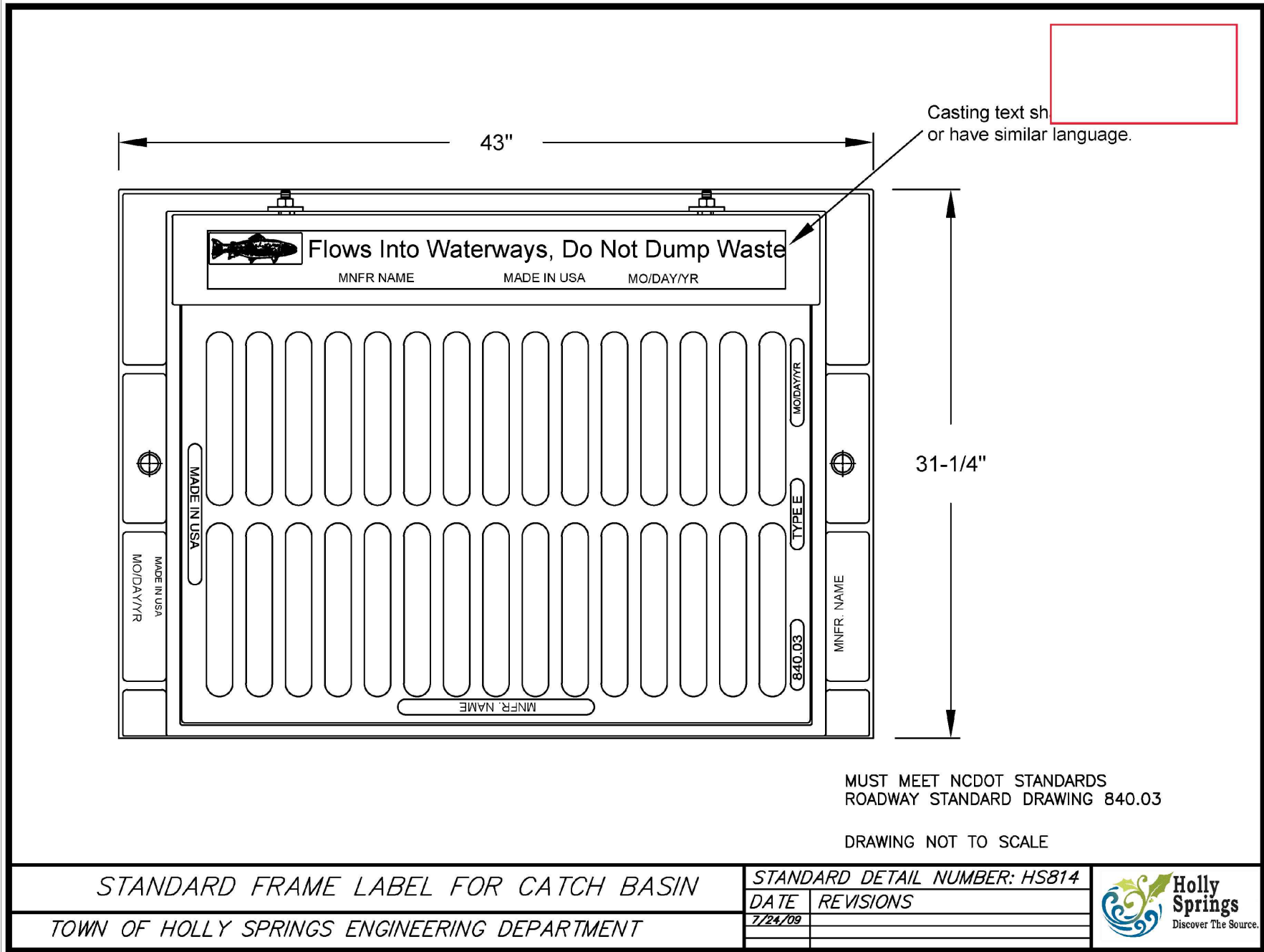
|                                                       |                               |
|-------------------------------------------------------|-------------------------------|
| DRAWING NOT TO SCALE                                  |                               |
| PRECAST CONCRETE MAN-HOLE STORM DRAINAGE JUNCTION BOX | STANDARD DETAIL NUMBER: H5801 |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT          | DATE: 7/24/20                 |



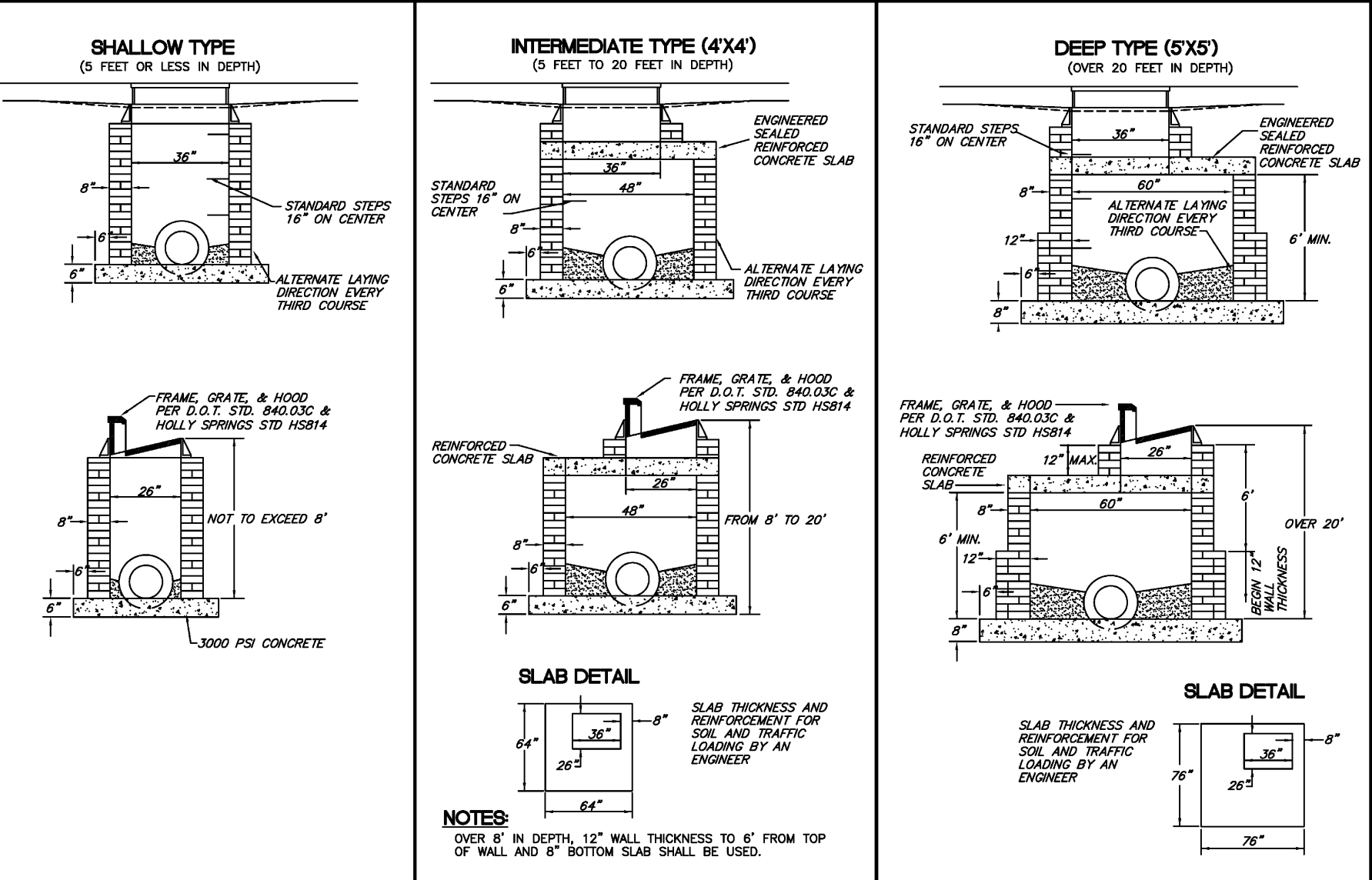
|                                              |                               |
|----------------------------------------------|-------------------------------|
| DRAWING NOT TO SCALE                         |                               |
| STANDARD YARD INLET WITH GRATE AND FRAME     | STANDARD DETAIL NUMBER: H5802 |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT | DATE: 7/24/20                 |



|                                              |                               |
|----------------------------------------------|-------------------------------|
| DRAWING NOT TO SCALE                         |                               |
| PRECAST CONCRETE CATCH BASINS                | STANDARD DETAIL NUMBER: H5805 |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT | DATE: 7/24/20                 |



|                                              |                               |
|----------------------------------------------|-------------------------------|
| DRAWING NOT TO SCALE                         |                               |
| STANDARD FRAME LABEL FOR CATCH BASIN         | STANDARD DETAIL NUMBER: H5814 |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT | DATE: 7/24/20                 |



|                                              |                               |
|----------------------------------------------|-------------------------------|
| DRAWING NOT TO SCALE                         |                               |
| CONCRETE BLOCK OR BRICK CATCH BASIN          | STANDARD DETAIL NUMBER: H5804 |
| TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT | DATE: 7/24/20                 |





ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 AGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215 285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

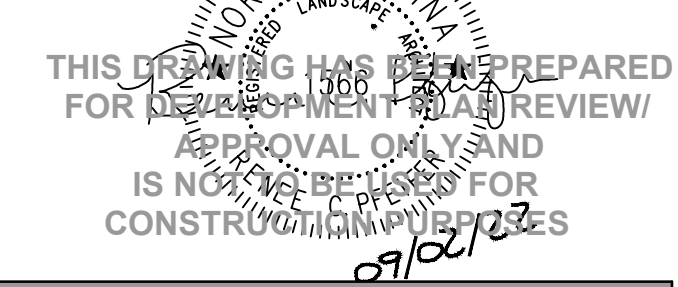
REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |

SEALS



E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

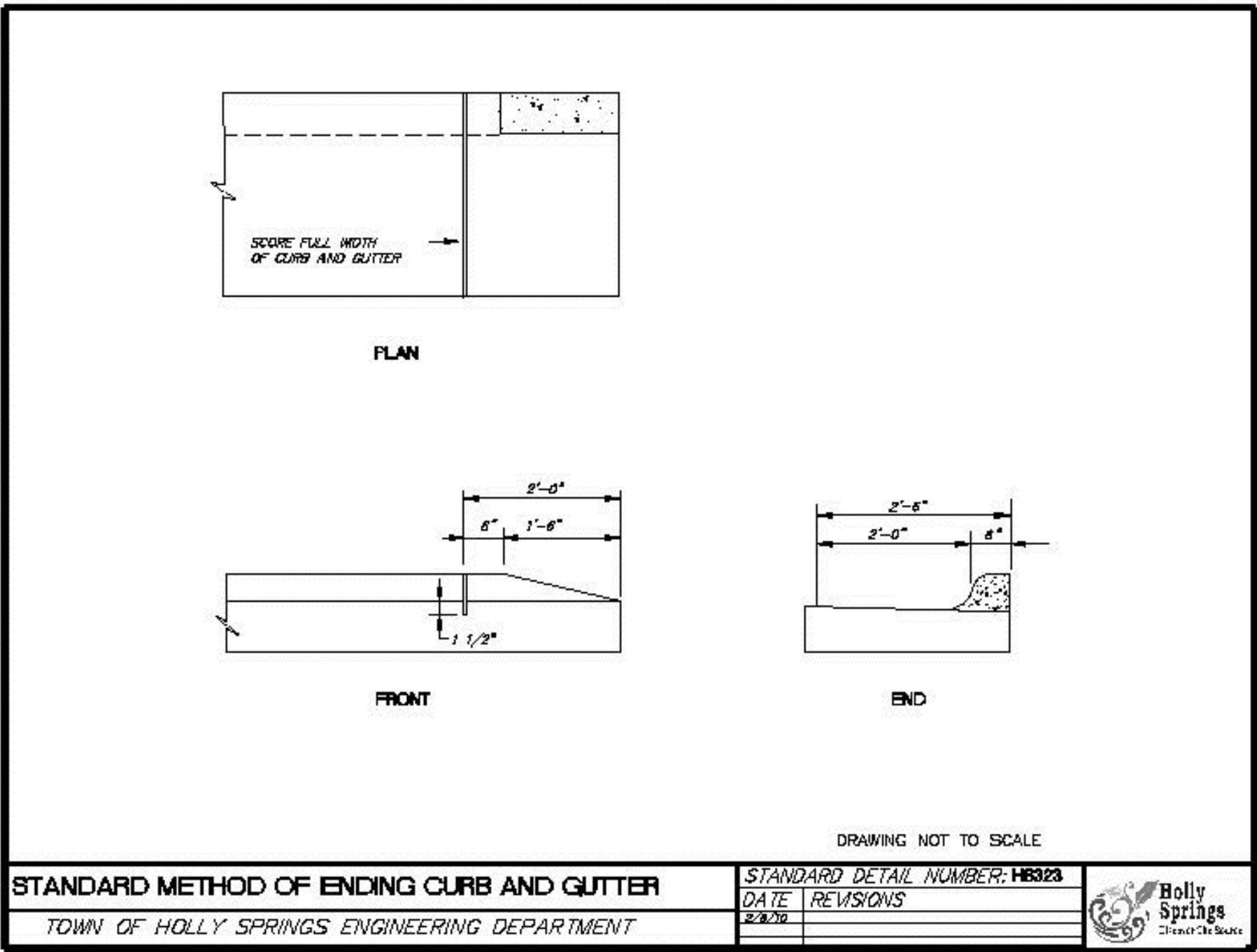
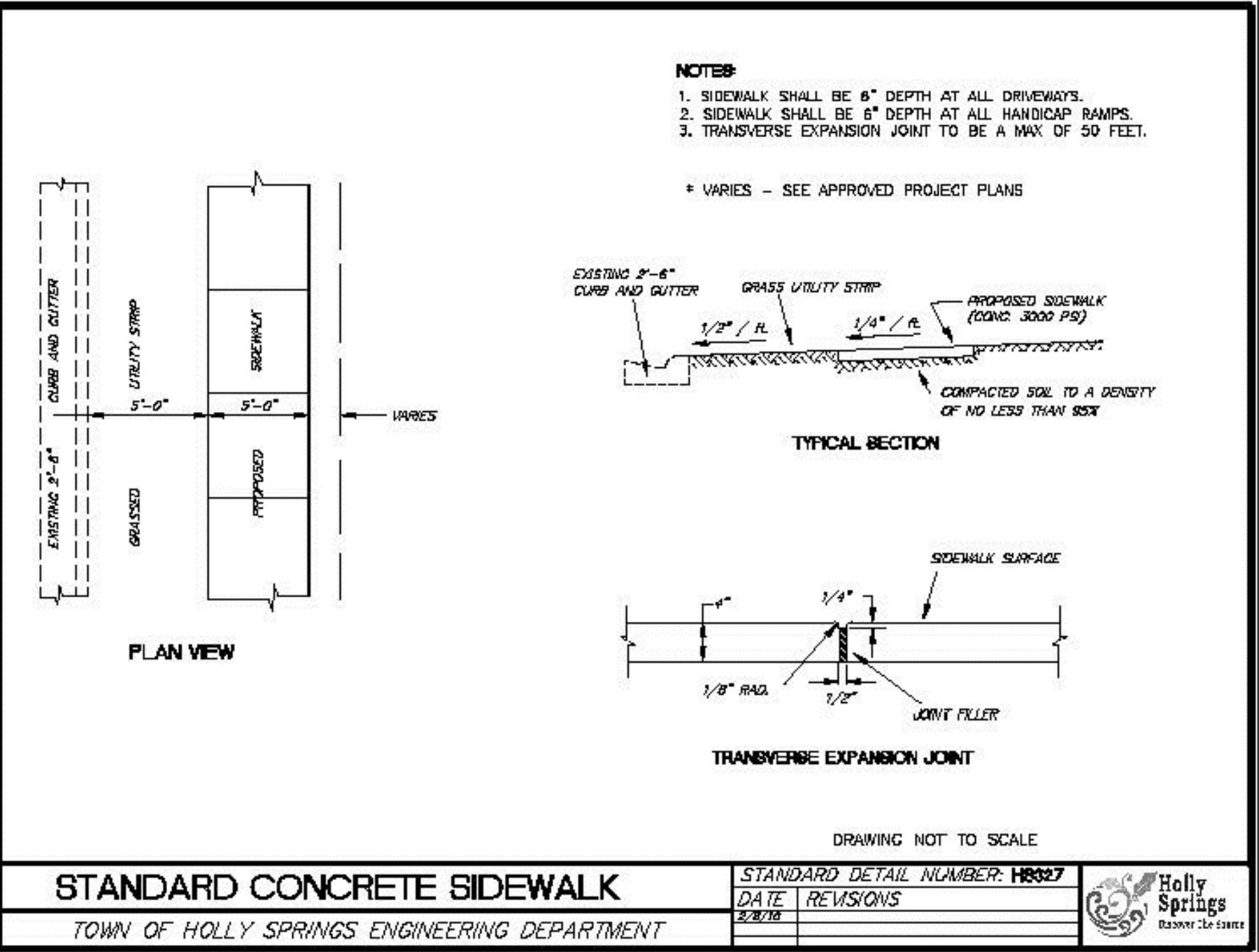
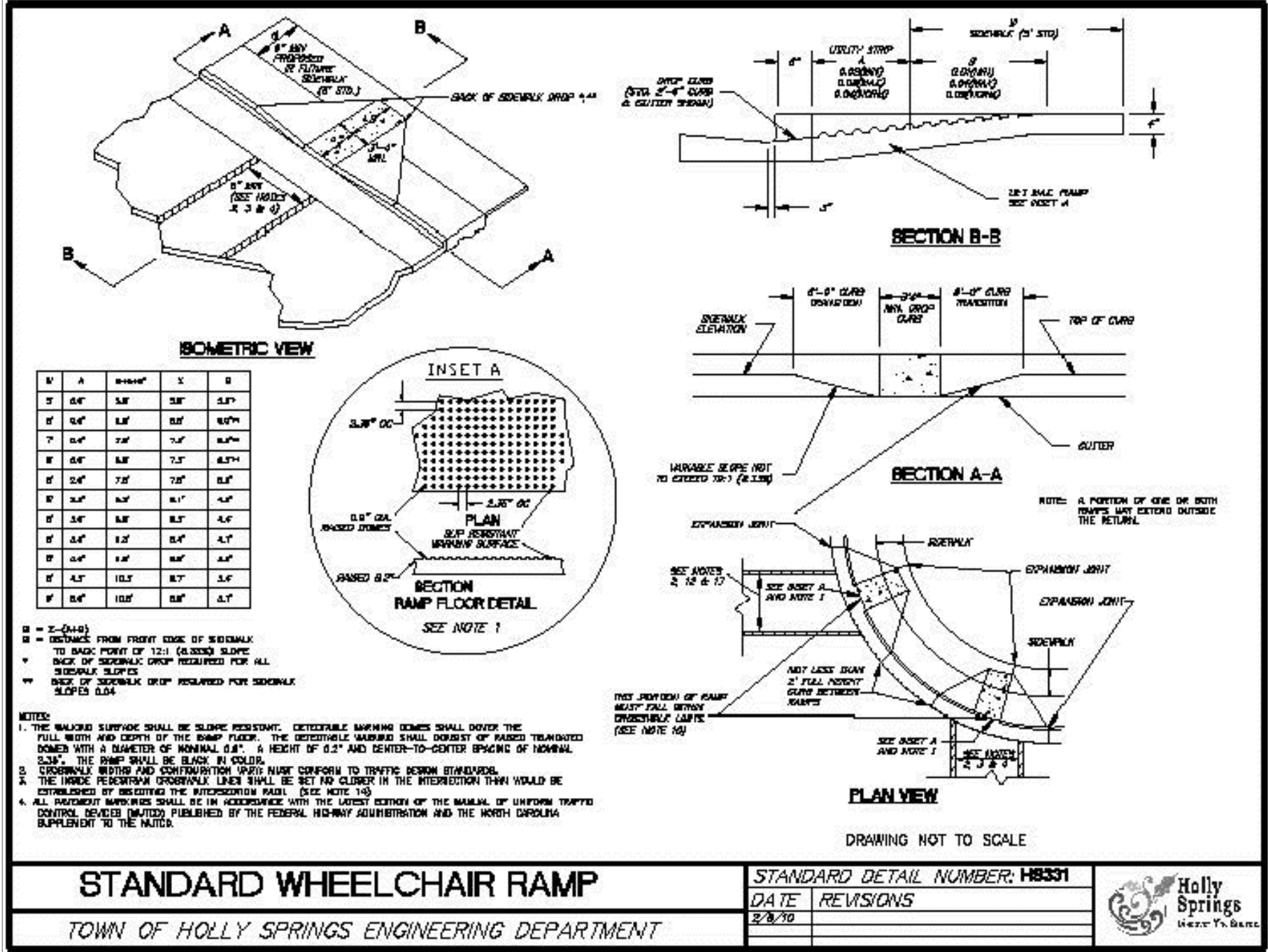
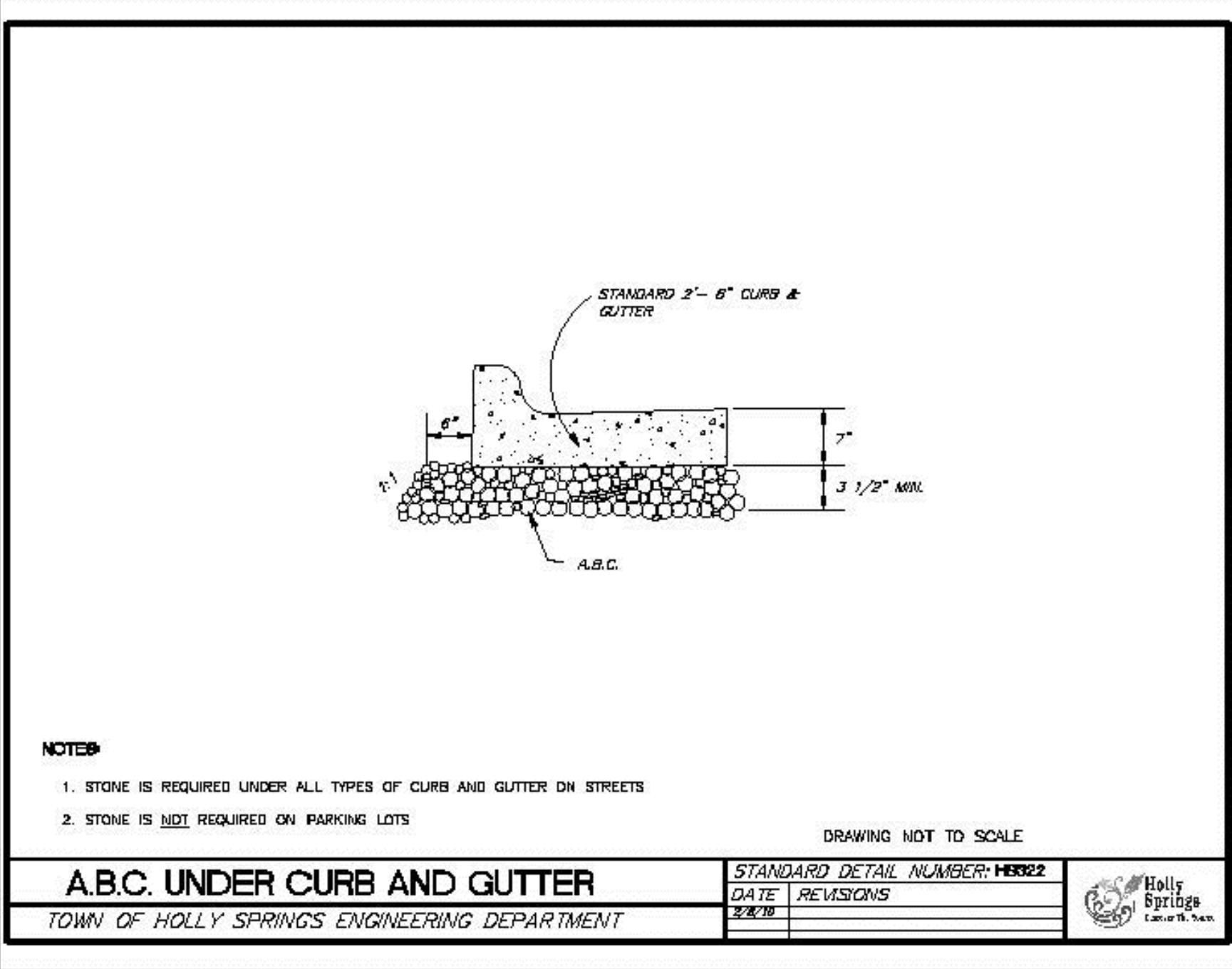
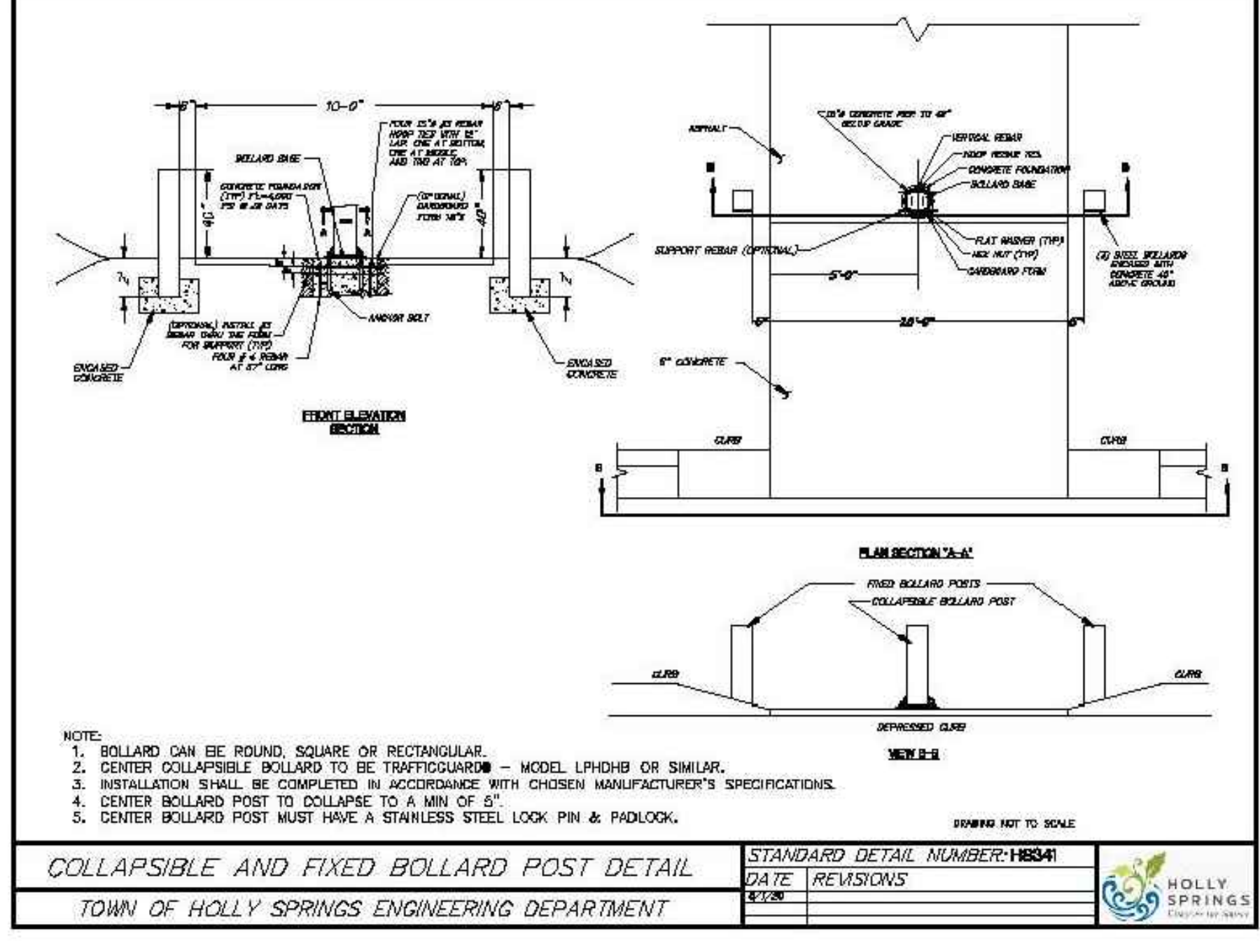
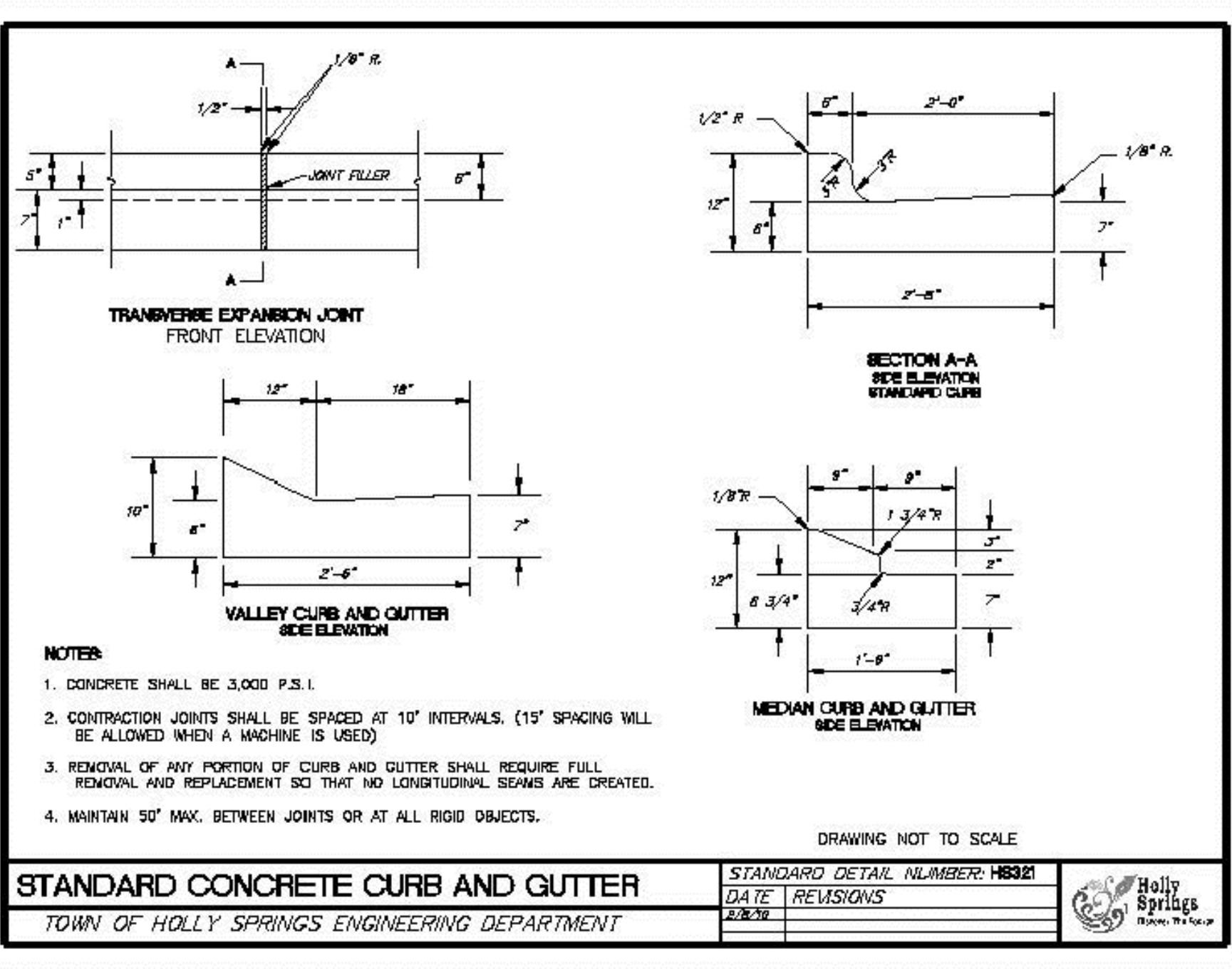
|               |                         |
|---------------|-------------------------|
| PHASE         | DEVELOPMENT PLAN SUB #4 |
| DATE          | 09.02.2022              |
| VA PROJECT ID | E52 - REX RD.           |
|               | ELEMENTARY SCHOOL       |
| VA PROJECT #  | 2021006                 |
| SCO ID #      | -                       |

DRAWING TITLE

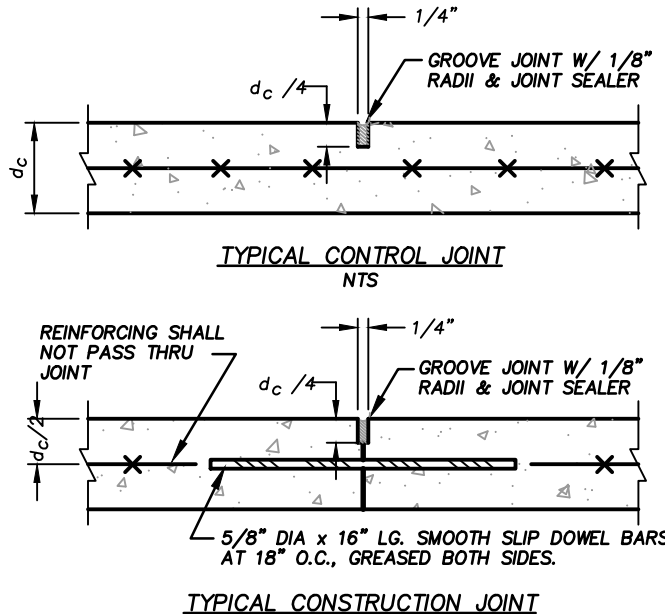
STAKING DETAILS

DRAWING NUMBER

C-08.01



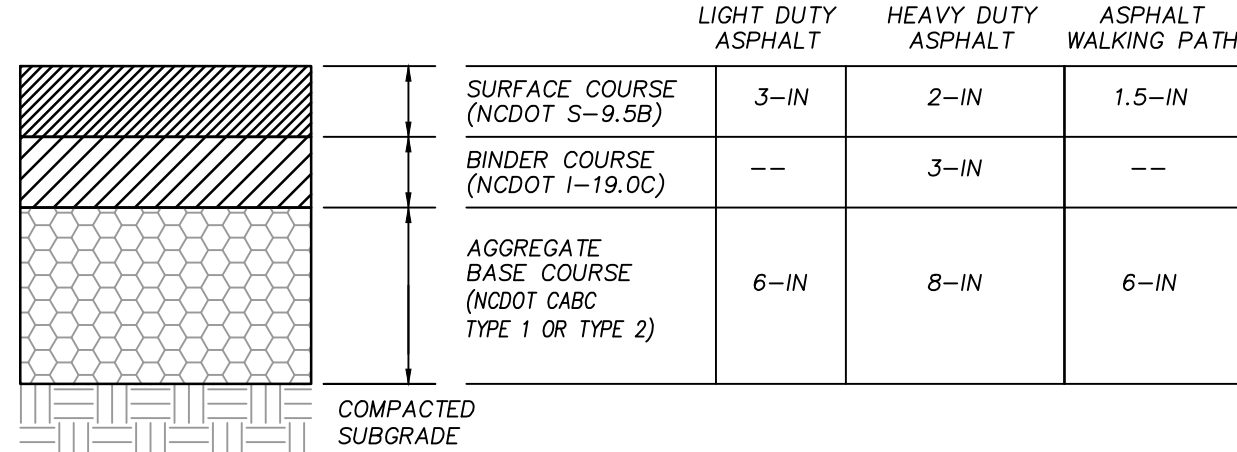




CONCRETE PAVEMENT DIMENSIONS

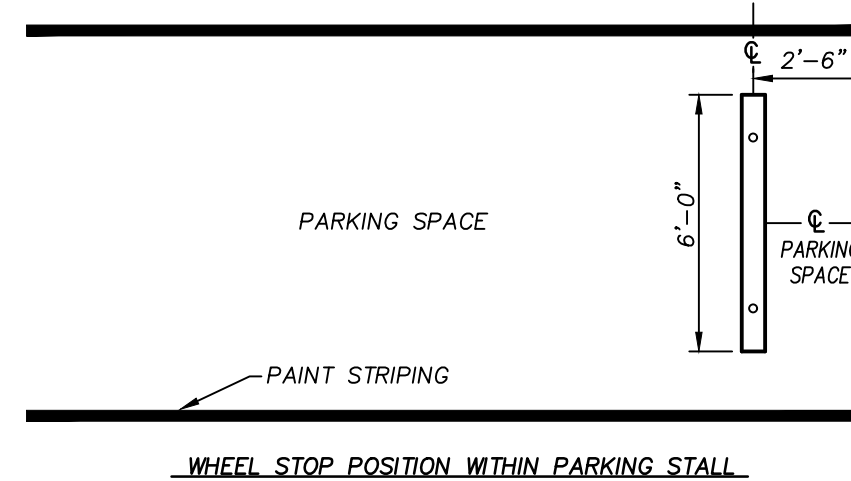
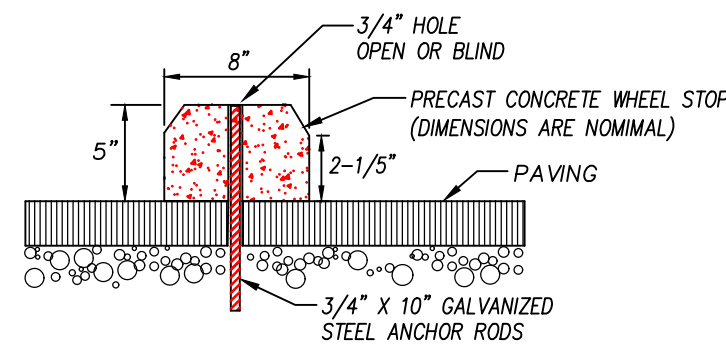
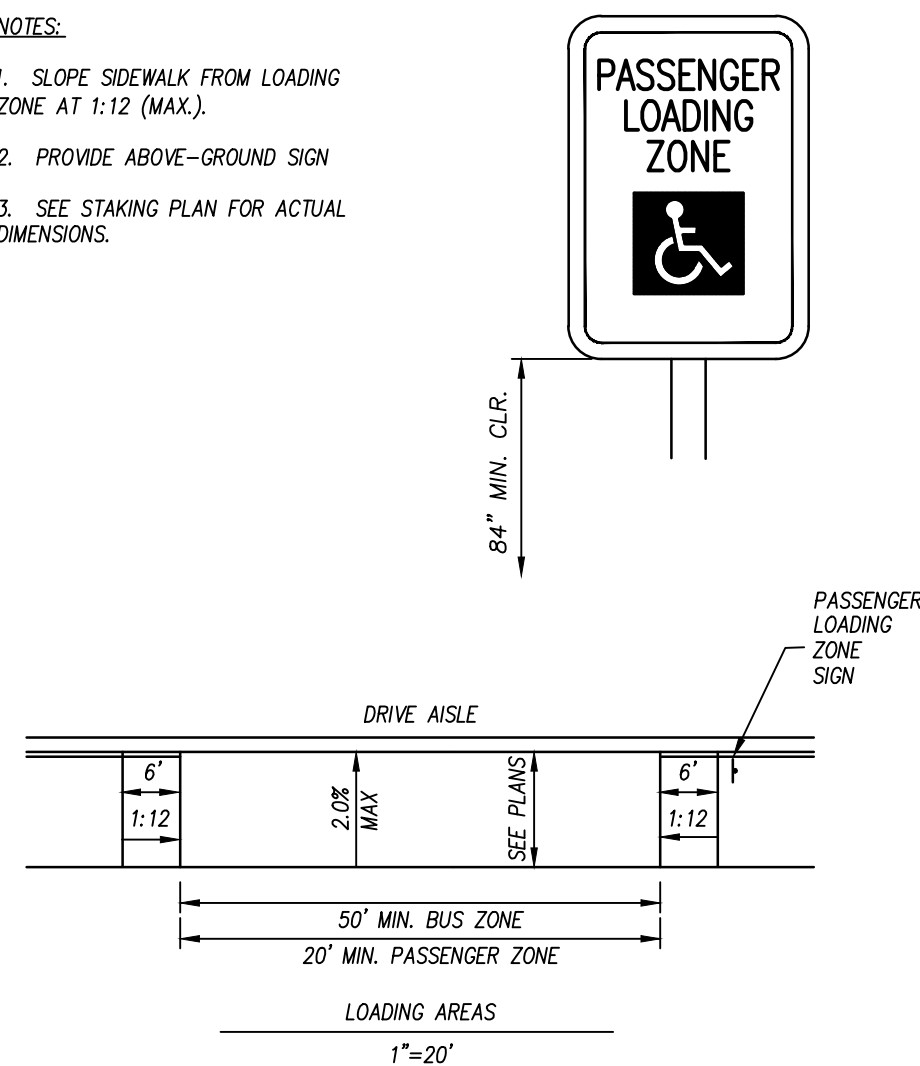
|                              |                                       |
|------------------------------|---------------------------------------|
| CONC SLAB THICKNESS, $d_c$ = | 5"                                    |
| ABC THICKNESS, $d_B$ =       | 4"                                    |
| REINFORCEMENT =              | 6x6-W2.9xW2.9<br>OR FIBER (SEE SPECS) |

- NOTES:**
1. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI (ASTM C39).
  2. CONTRACTION JOINTS SHALL BE SPACED AT 12 FT O.C.E.W. MAX. OR AS INDICATED ON THE PLAN.
  3. EXPANSION JOINTS SHALL BE SPACED AT 50 FT O.C.E.W. MAX. OR AS INDICATED ON THE PLAN AND WHERE CONCRETE PAVEMENT ABUTS ANY RIGID OBJECT.
  4. INSTALL THICKENED EDGE AT ALL EDGES OF CONCRETE PAVEMENT.



1. SEE SPECIFICATIONS FOR PROOFROLLING, COMPACTION & TESTING REQUIREMENTS.
2. DETAIL IS FOR ON-SITE PAVING OPERATIONS ONLY.
3. THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST.  
  
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ADEQUATE THICKNESS REQUIRED FOR INTERMEDIATE PAVING. INCREASES IN THE DESIGN PAVEMENT SECTION TO FACILITATE INTERMEDIATE PAVING SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.

1. SLOPE SIDEWALK FROM LOADING ZONE AT 1:12 (MAX.).
2. PROVIDE ABOVE-GROUND SIGN
3. SEE STAKING PLAN FOR ACTUAL DIMENSIONS.



**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 [www.vinesarc.com](http://www.vinesarc.com)

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**DEWBERRY**

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
[WWW.READYSETMUD.COM](http://WWW.READYSETMUD.COM)

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
[WWW.LYNCHMYKINS.COM](http://WWW.LYNCHMYKINS.COM)

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
[WWW.KRMFOODSERVICE.COM](http://WWW.KRMFOODSERVICE.COM)

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
[WWW.REIENGINEERS.COM](http://WWW.REIENGINEERS.COM)

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
[WWW.GLIMMER-GLOW.COM](http://WWW.GLIMMER-GLOW.COM)

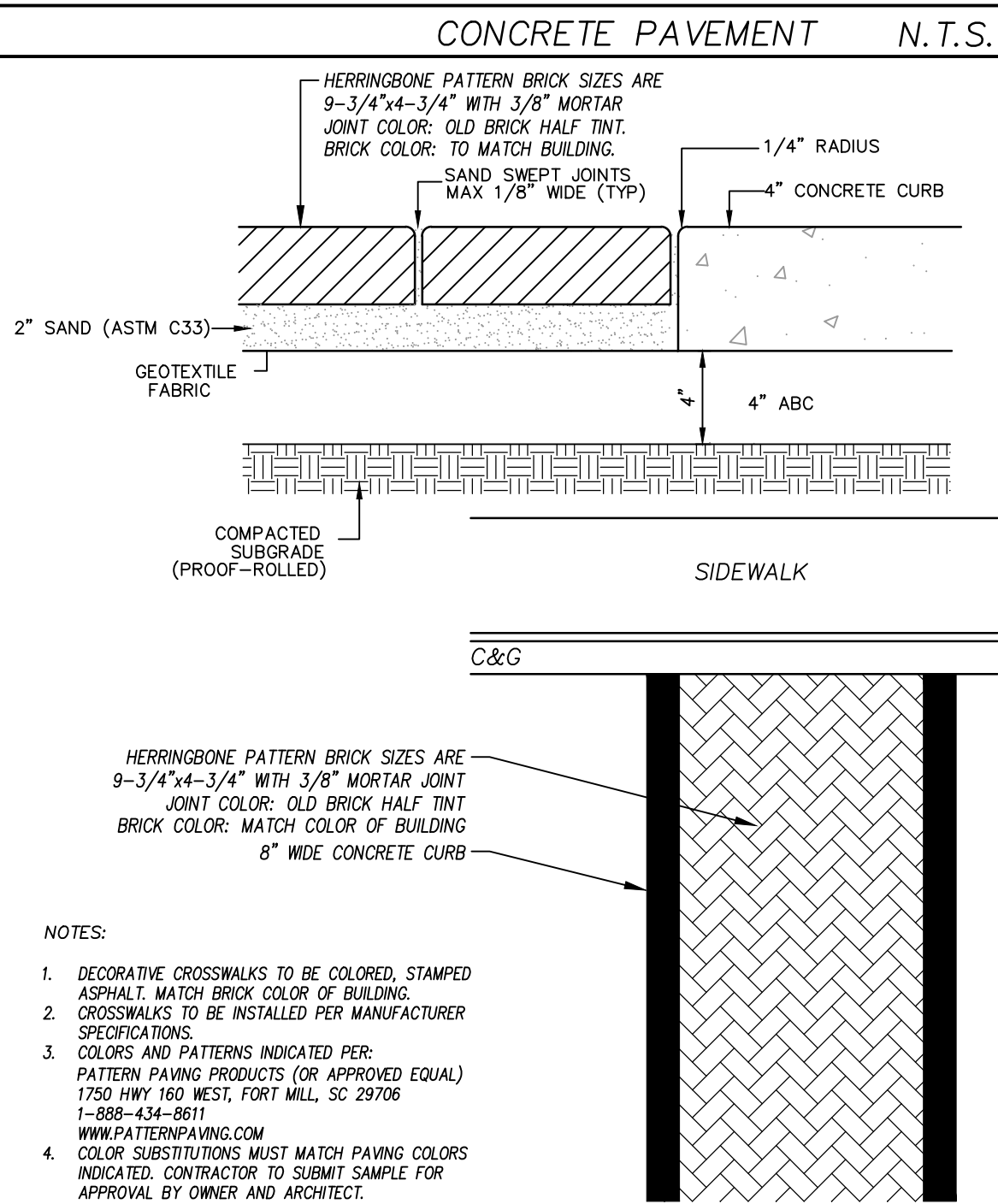
---

---

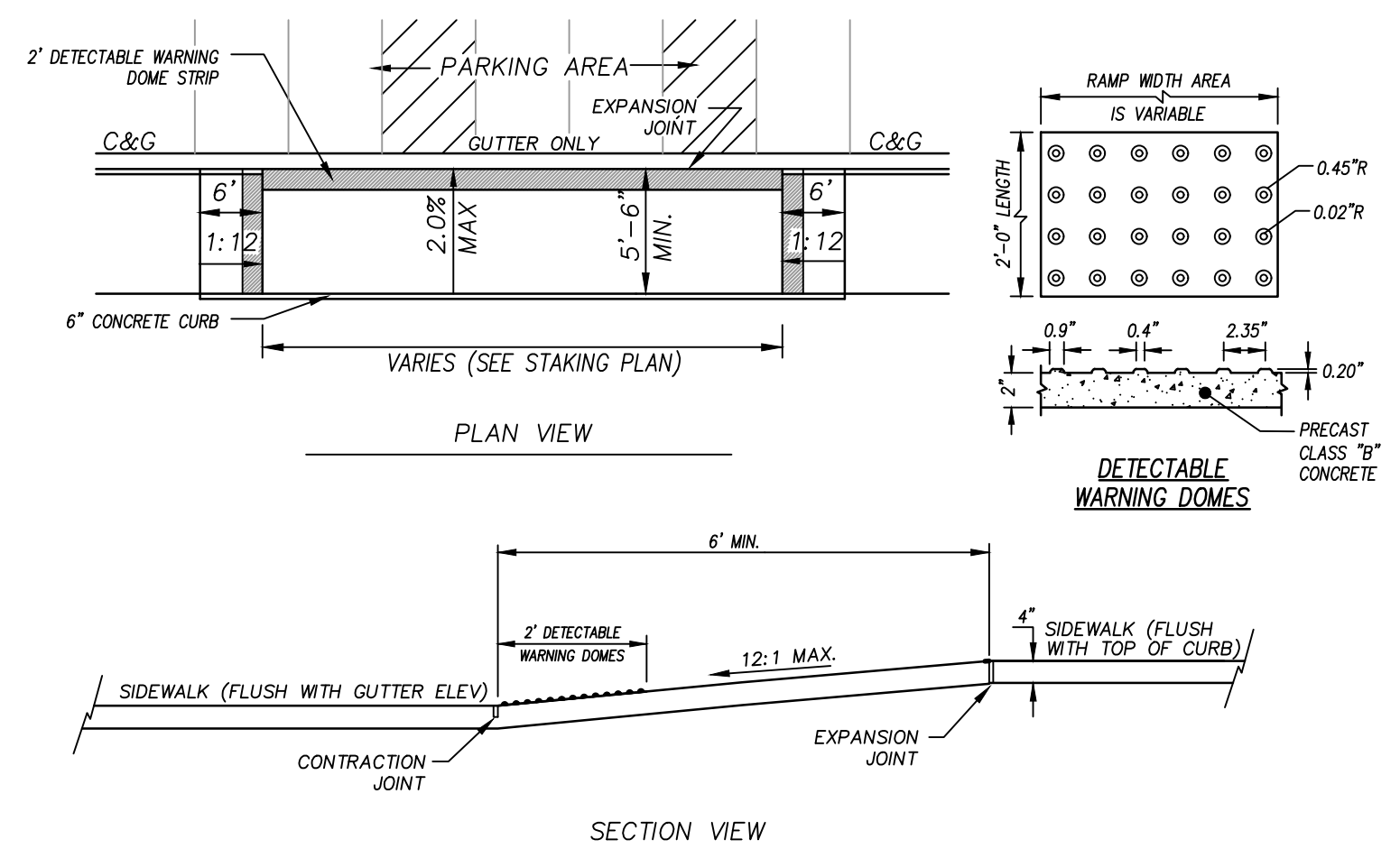
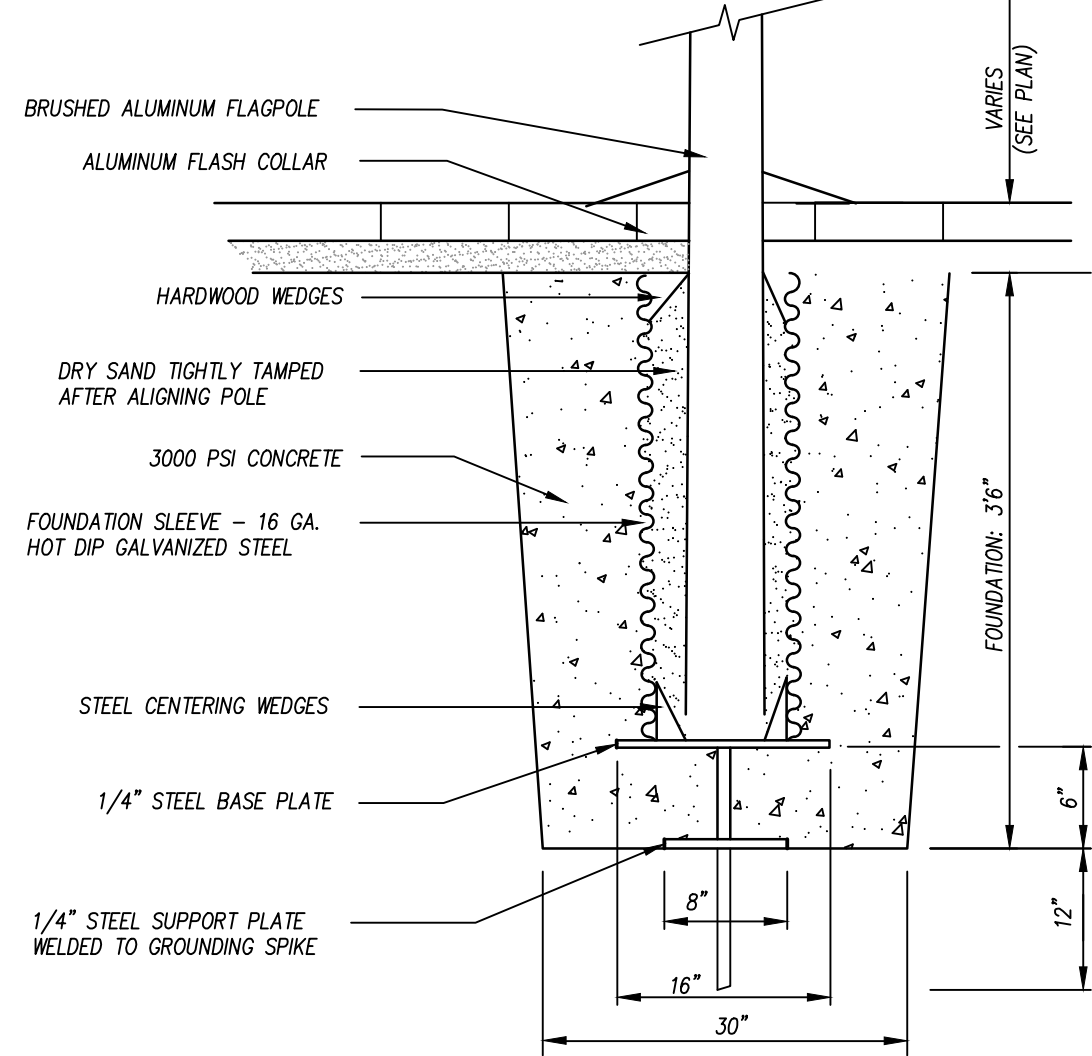
---

---

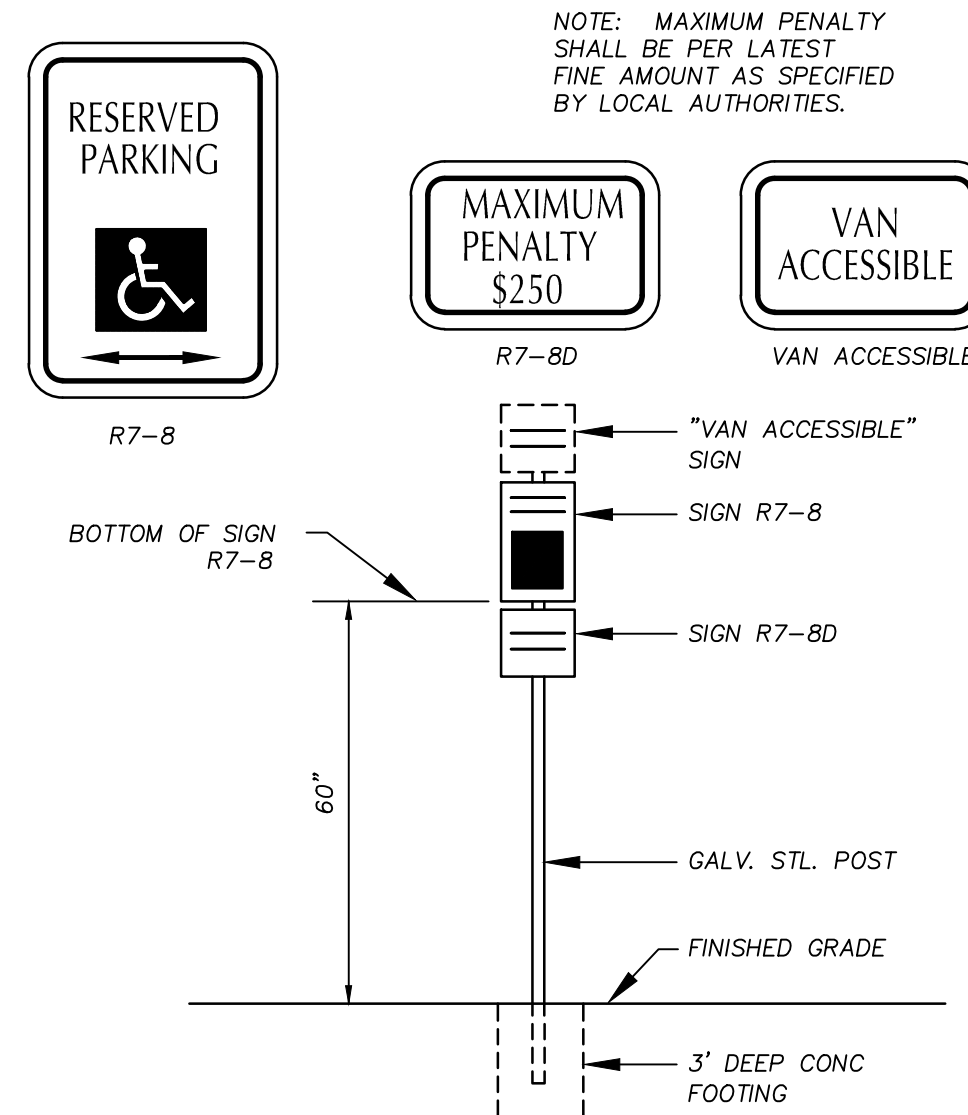
---



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. REFER TO THE SITE PLANS FOR FINAL HEIGHTS OF THE FLAG POLES.

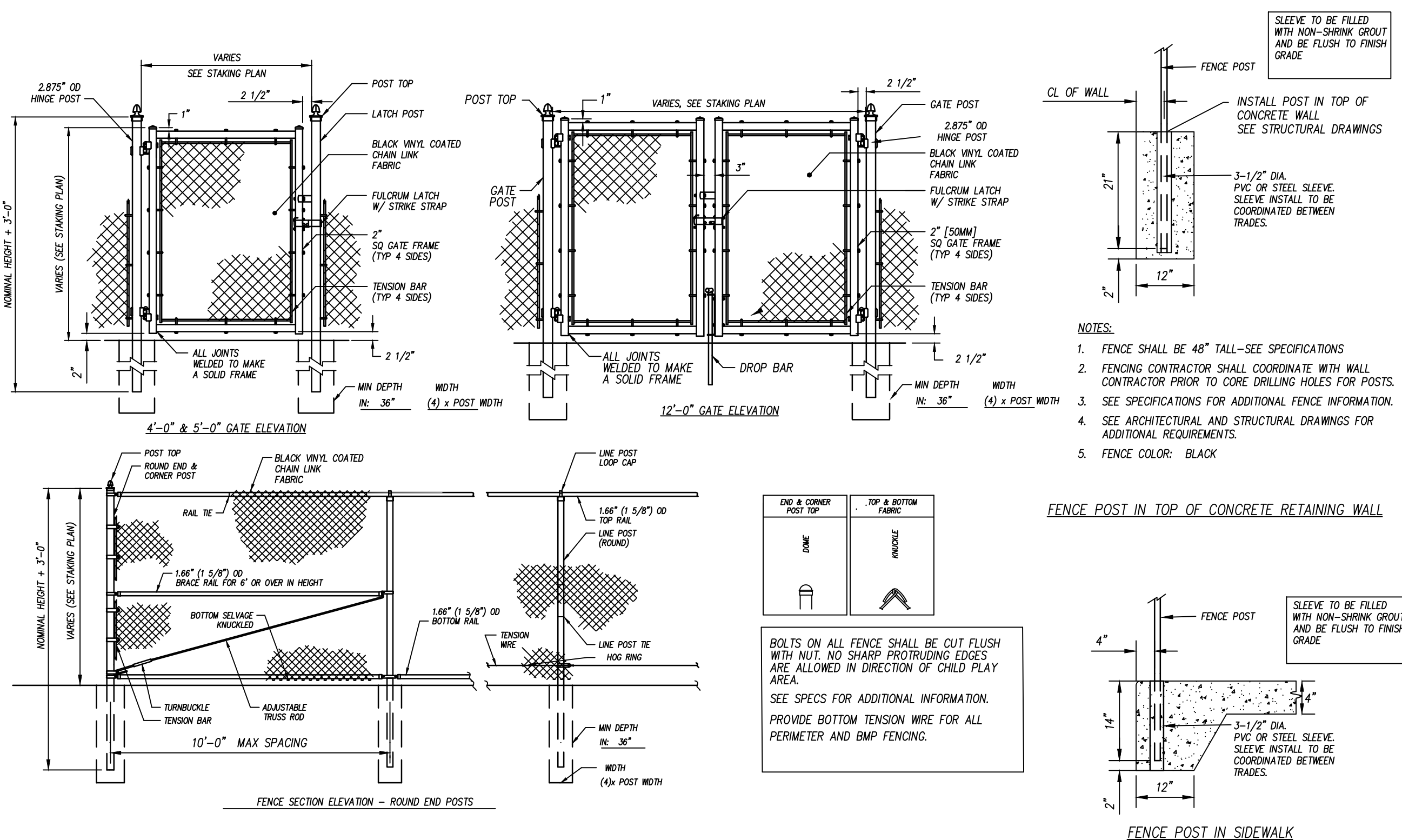
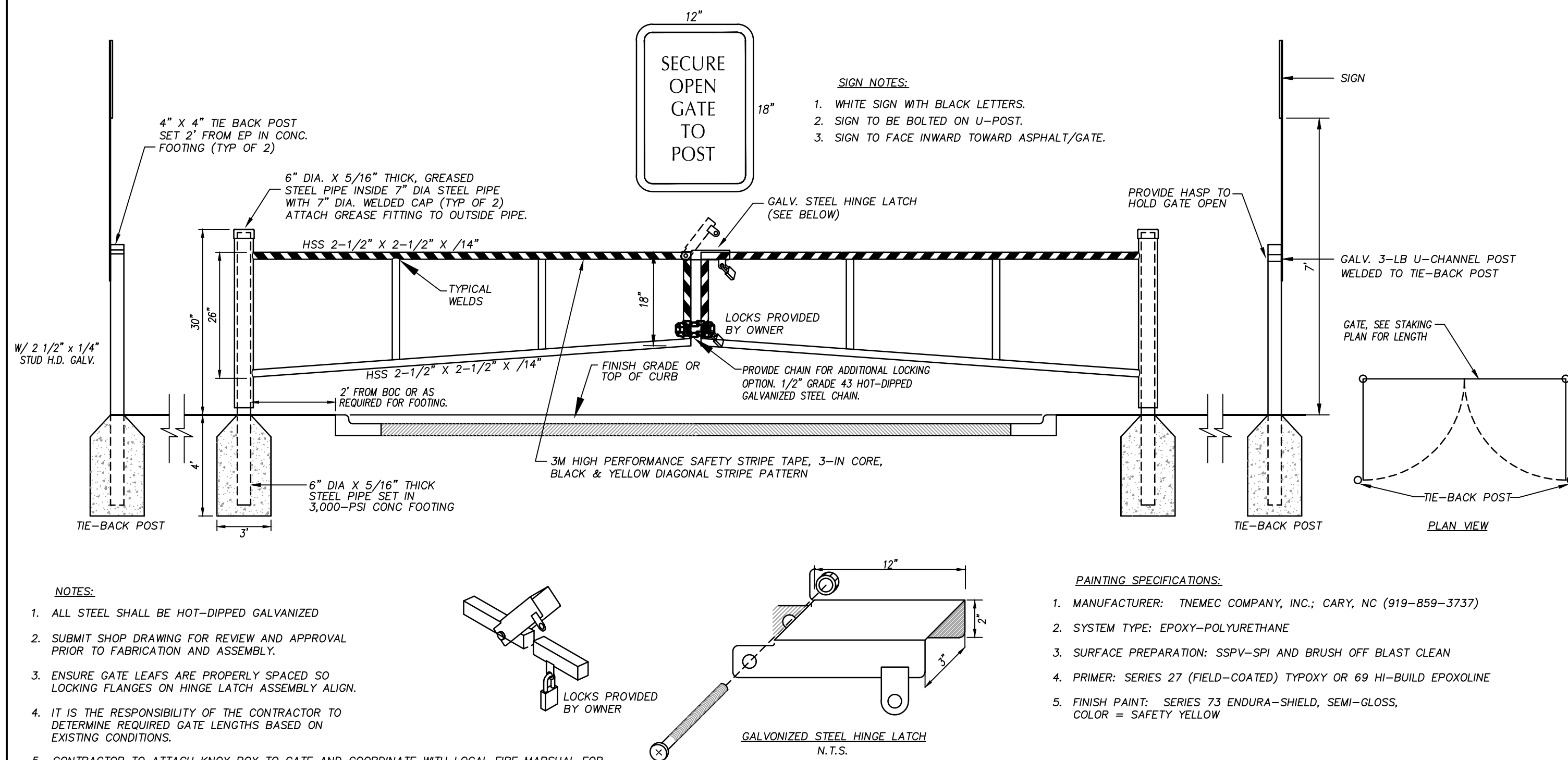


- NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
  2. REFER TO NCDOT STANDARD DETAIL 848D05 FOR ADDITIONAL INFORMATION.
  3. ALL CONCRETE SHALL BE 3,000 P.S.I. WITH FIBER REINFORCING.
  4. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS.



ALL SIGNS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SPECIFICATIONS AND REQUIREMENTS

*N.T.S.*











**ARCHITECT OF RECORD**  
**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**CONSULTANTS**  
**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929  
**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM  
**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM  
**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |



## E-52 REX ROAD ELEMENTARY

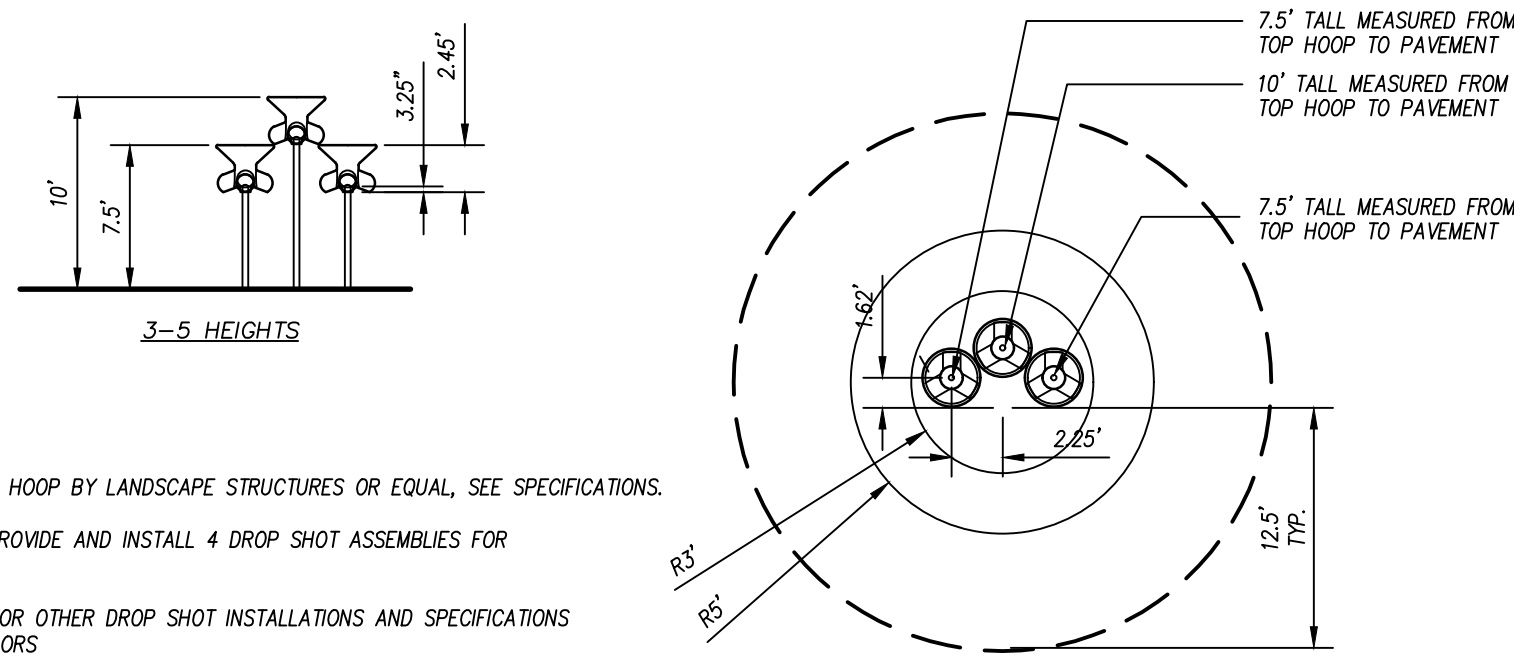
**OWNER**  
**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

| SHANE WEBSTER, PROJECT MANAGER |                         |
|--------------------------------|-------------------------|
| PHASE                          | DEVELOPMENT PLAN SUB #4 |
| DATE                           | 09.02.2022              |
| VA PROJECT ID                  | E52 - REX RD.           |
|                                | ELEMENTARY SCHOOL       |
| VA PROJECT #                   | 2021006                 |
| SCO ID #                       | -                       |

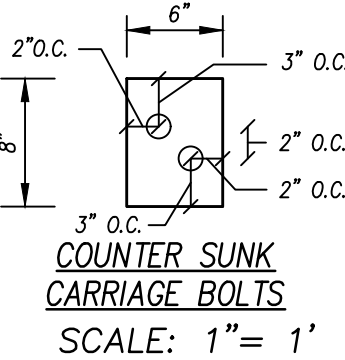
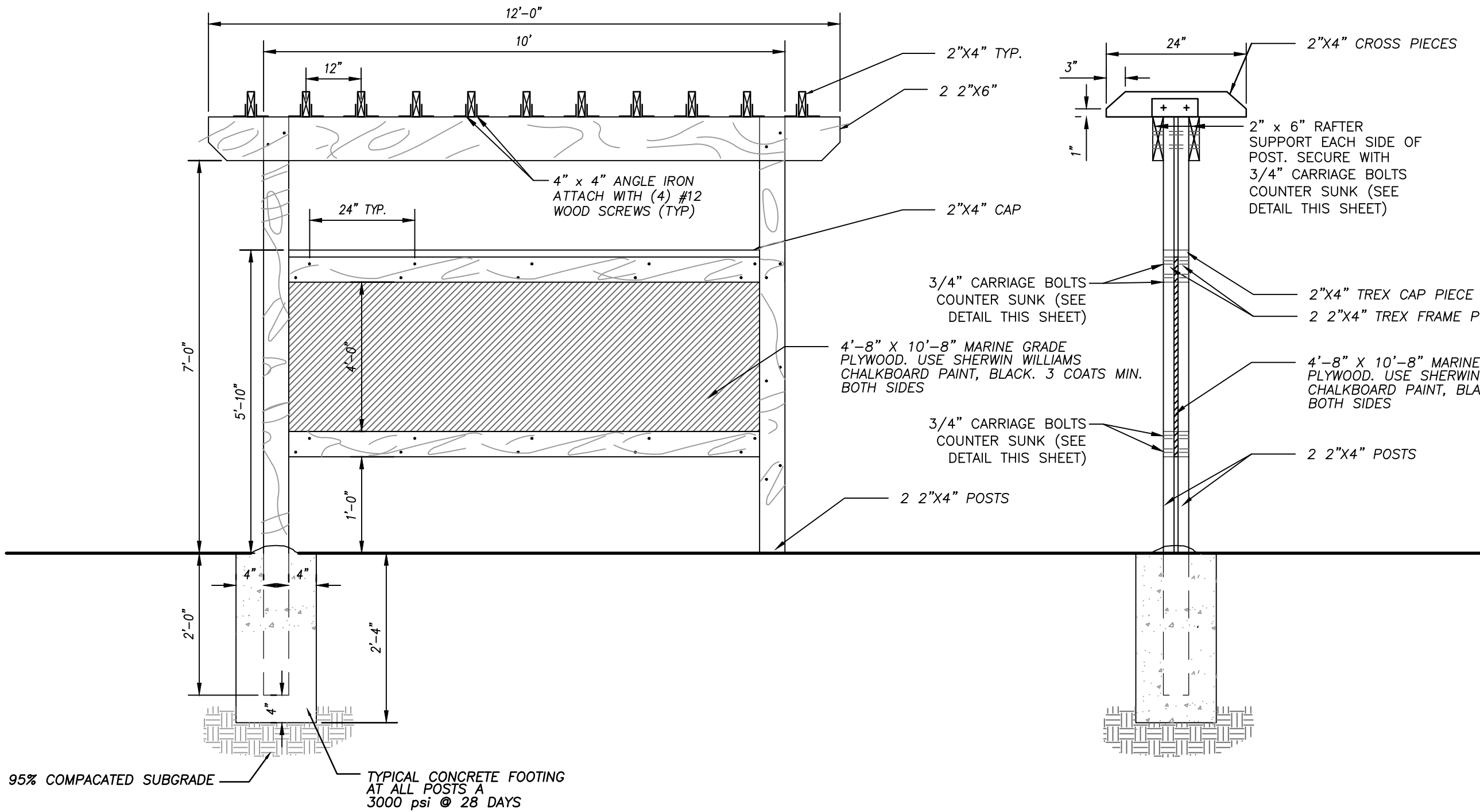
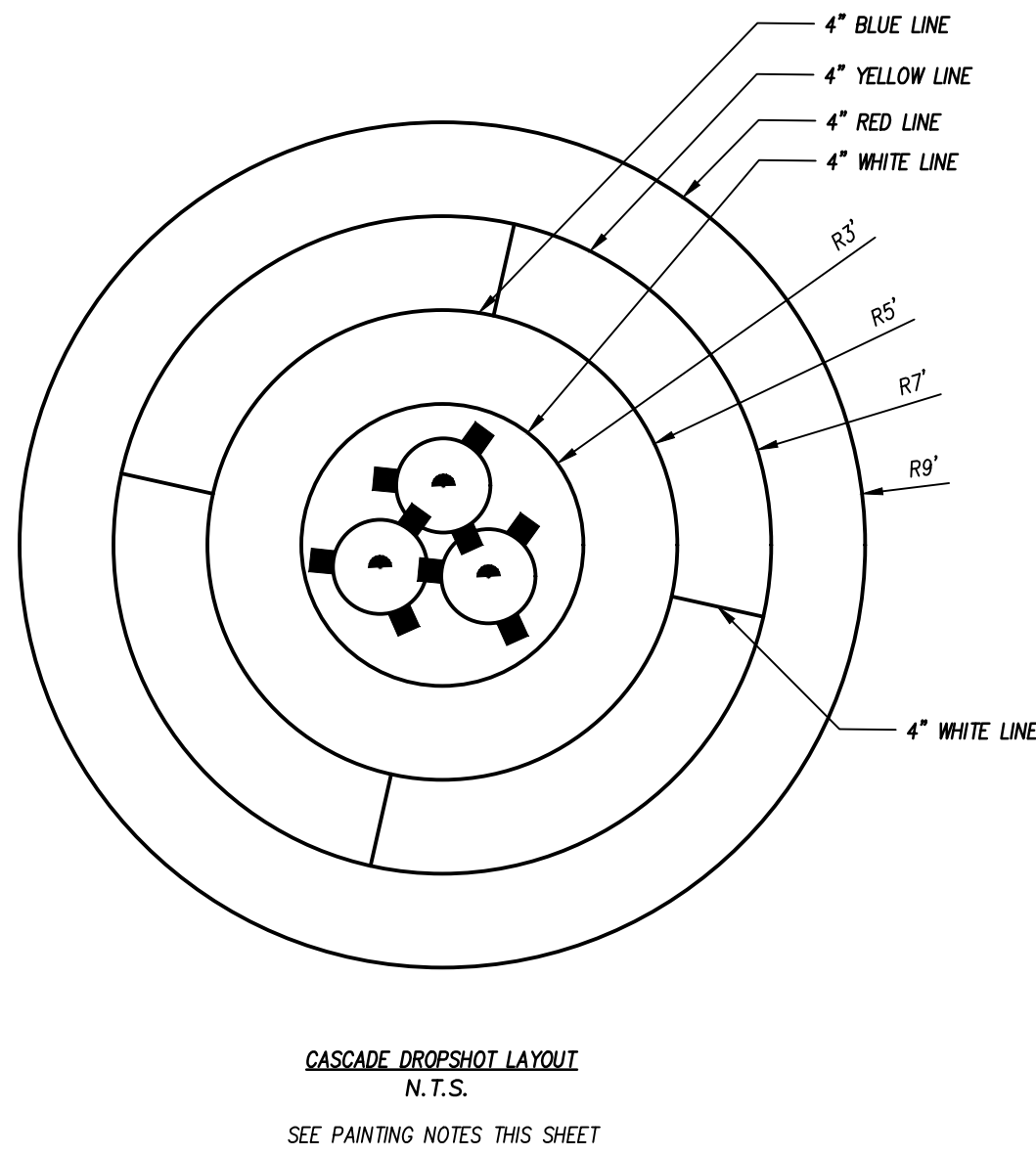
DRAWING TITLE  
**STAKING DETAILS**

DRAWING NUMBER

# C-08.04



- NOTES:
- DROP SHOT POST AND HOOP BY LANDSCAPE STRUCTURES OR EQUAL, SEE SPECIFICATIONS.
  - CONTRACTOR SHALL PROVIDE AND INSTALL 4 DROP SHOT ASSEMBLIES FOR CASCADE FEATURE.
  - SEE STAKING PLANS FOR OTHER DROP SHOT INSTALLATIONS AND SPECIFICATIONS FOR HEIGHTS AND COLORS

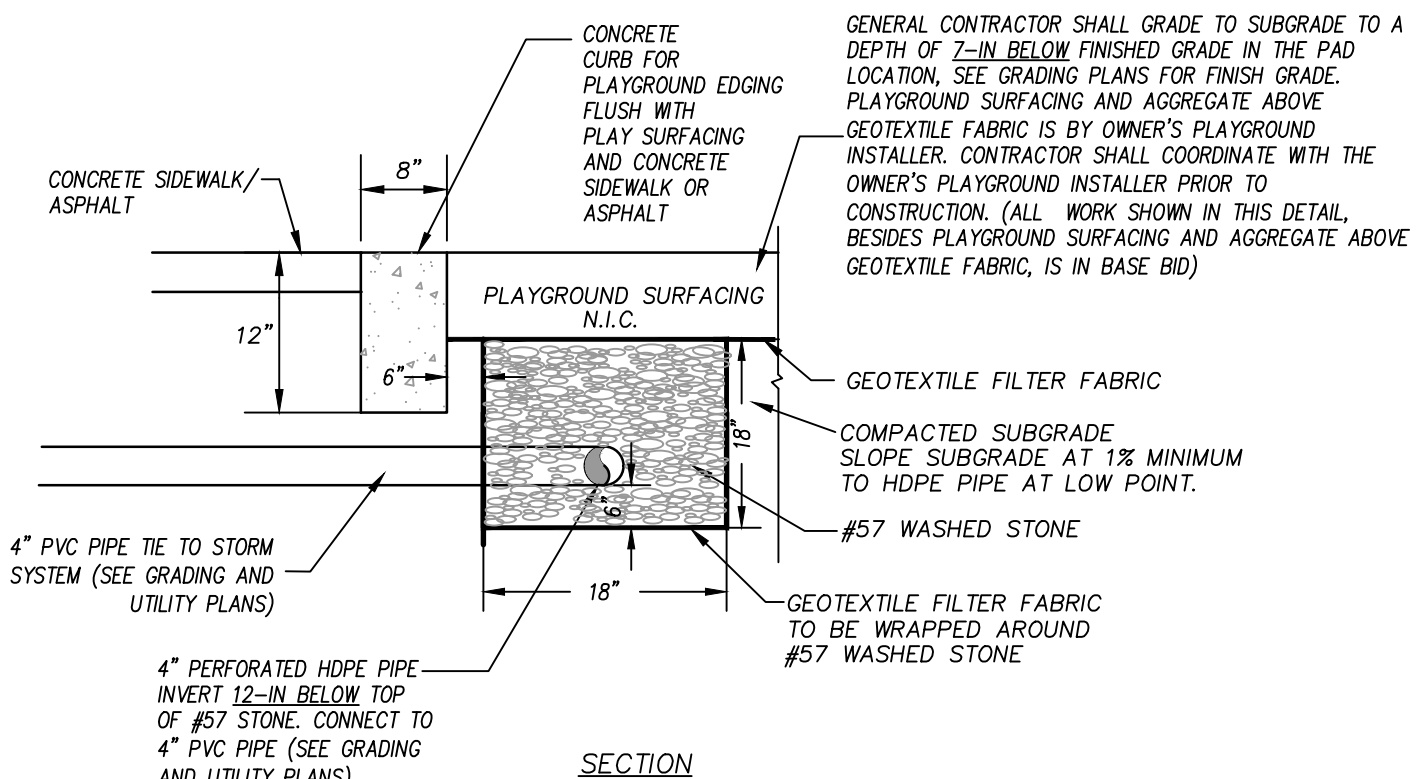
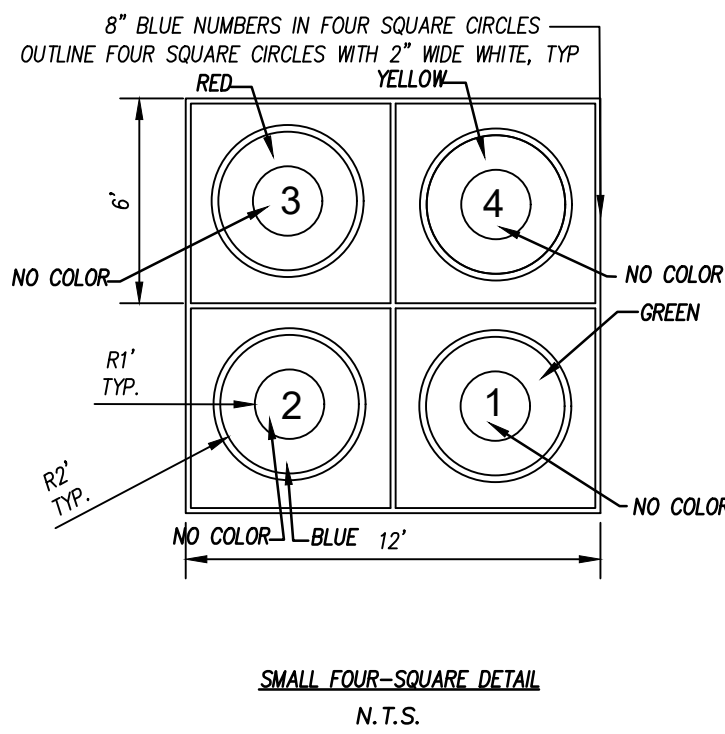
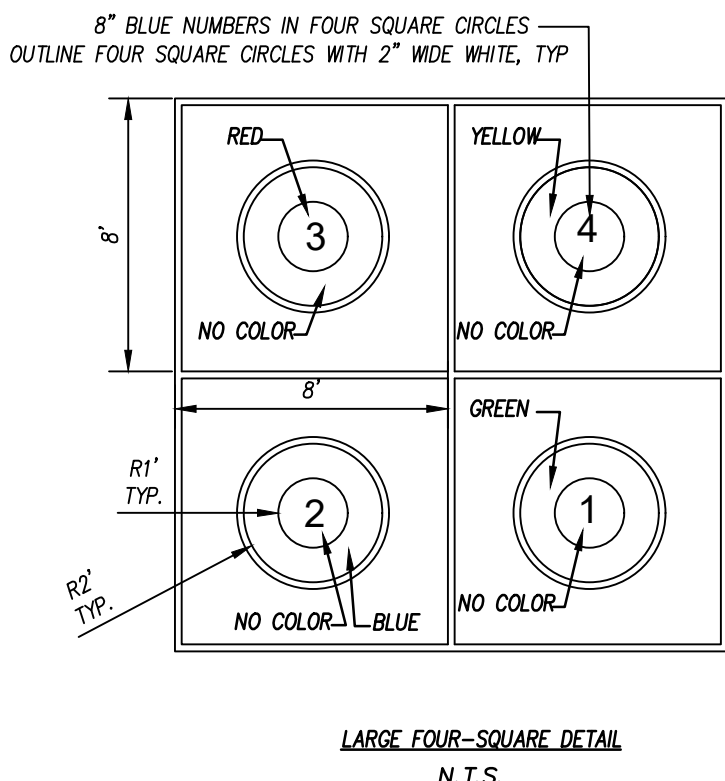
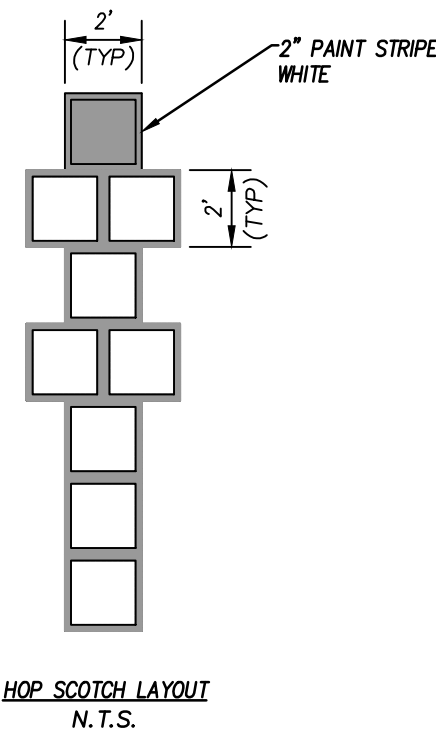


### NOTES

- MATERIALS:
  - BOLTS: ASTM A307 OR ASTM A325
  - PLATES, ANGLES: ASTM A36
  - FINISH: HOT-DIPPED GALVANIZED FOLLOWING FABRICATION (TOUCH UP FIELD WELDS WITH GALVANIZED COATING)
- ALL WOOD SHALL BE STAINED IN PLACE WITH A NONFLAMMABLE, ODORLESS, COLORLESS, WATER BASED WOOD STAIN.
- APPLY PROTECTIVE WOOD SEALANT ON ALL EXPOSED CUT EDGES OF WOOD PRIOR TO INSTALLATION.
- ALL BOLTS MUST BE COUNTERSUNK AND ALL FASTENERS INSTALLED SO THAT NO PART PROTRUDES BEYOND FACE OF WOOD.
- ALL FASTENERS AND CONNECTORS SHOULD NOT LOOSEN WITHOUT THE USE OF TOOLS. LOCK WASHERS, SELF-LOCKING NUTS, OR OTHER LOCKING MEANS SHOULD BE PROVIDED FOR ALL NUTS AND BOLTS TO PROTECT THEM FROM DETACHMENT.
- WOOD PARTS SHOULD BE SMOOTH AND FREE FROM SPLINTERS. ALL WOOD CORNERS SHOULD BE ROUNDED.
- ALL CONCRETE SUPPORTS SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM WOOD POSTS.
- ALL WOOD SHALL BE ARSENIC-FREE #2 PRESSURE TREATED SY PINE.

### REVERSIBLE CHALKBOARD TRELLIS

N.T.S.



### DROP-SHOT

N.T.S.

### HOP SCOTCH

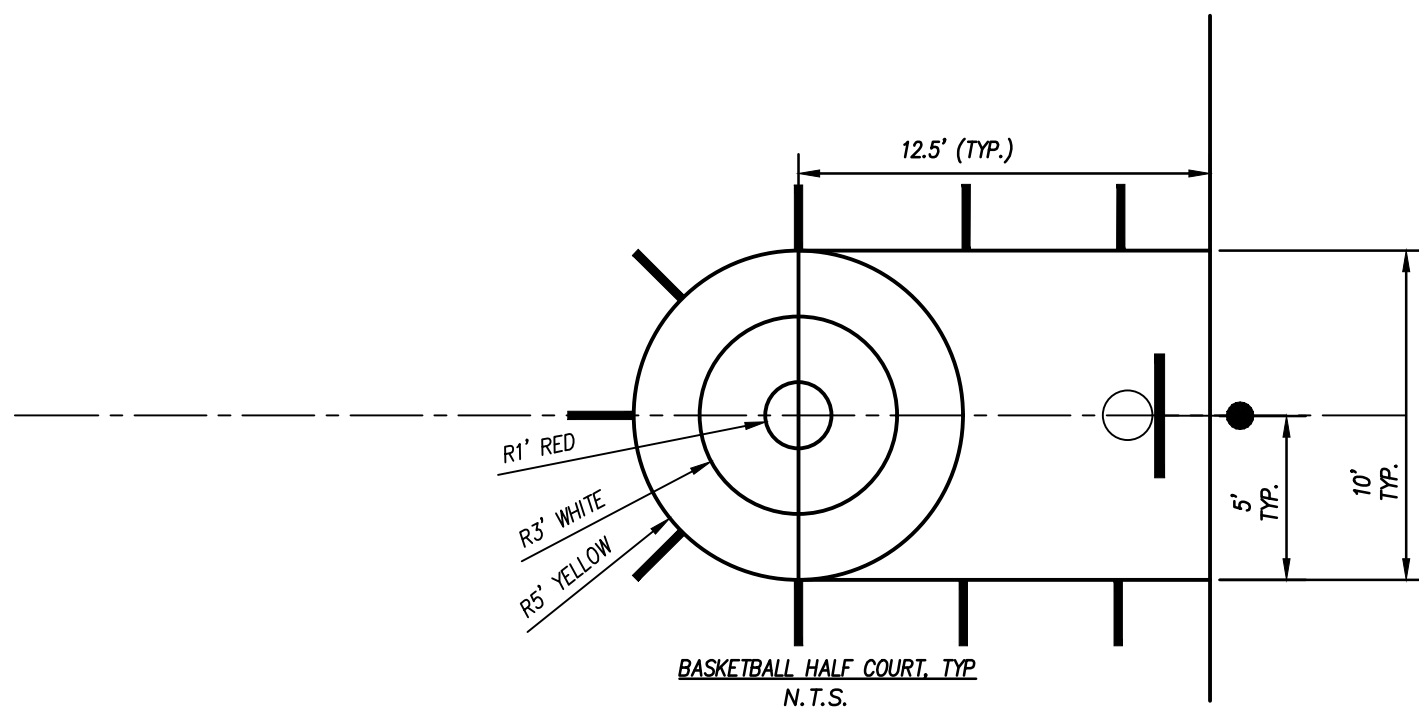
N.T.S.

### FOUR SQUARE

N.T.S.

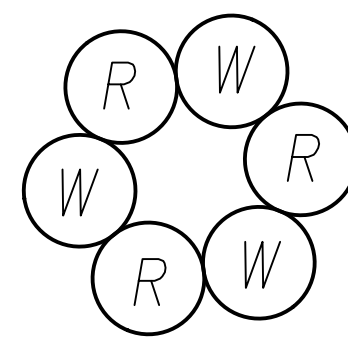
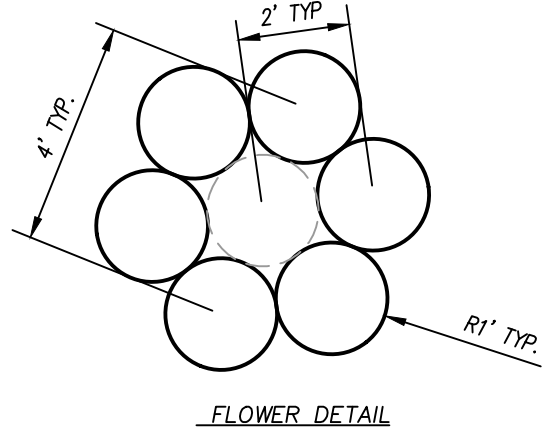
### PLAYGROUND SURFACE EDGING

N.T.S.

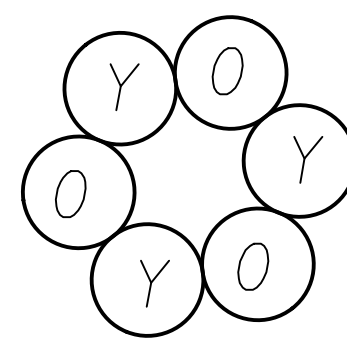


### BASKETBALL HALF COURT

N.T.S.



### FLOWER DETAIL



N.T.S.

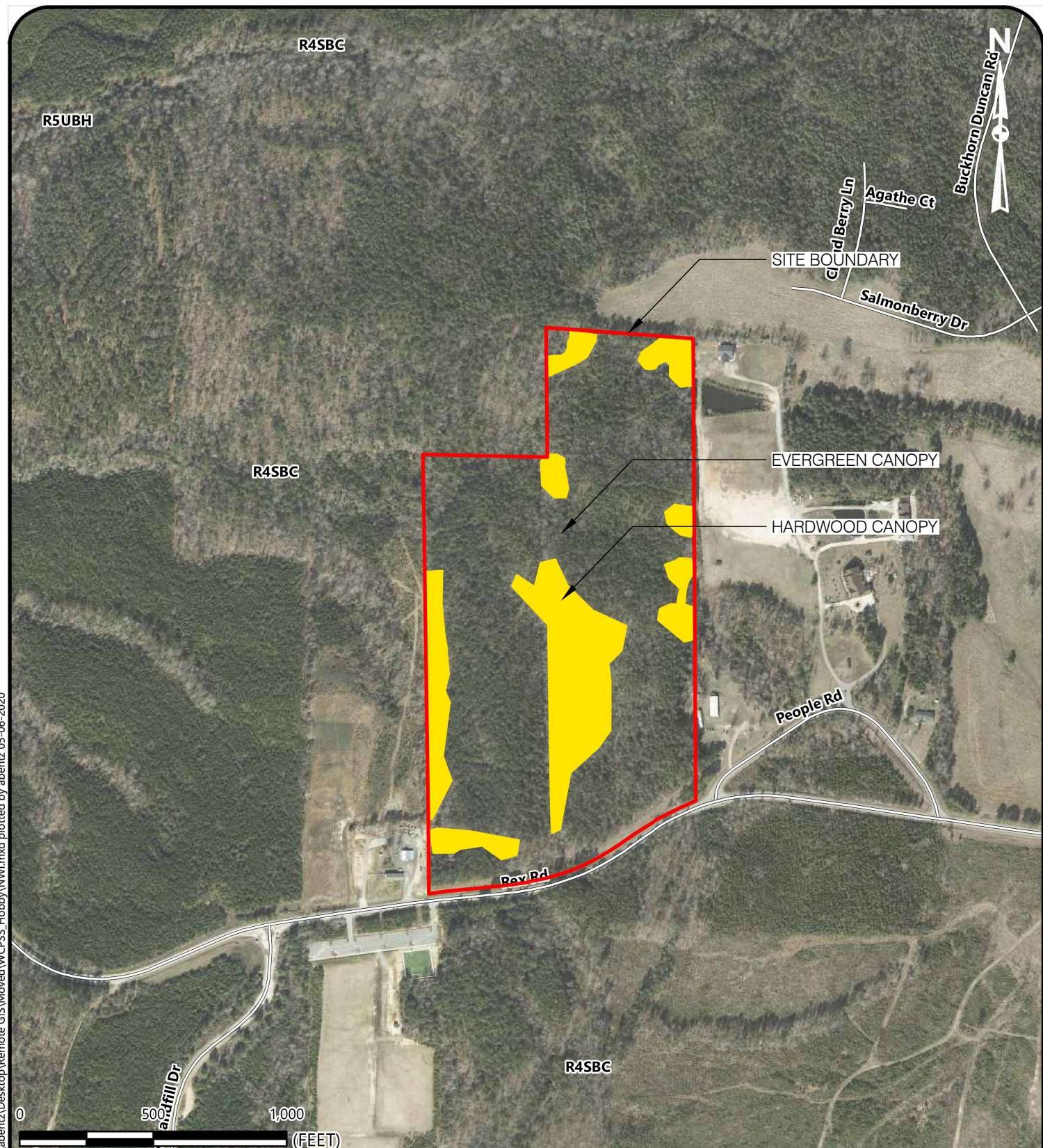
- FLOWER NOTES:**
- SIX 1R CIRCLES RADIATE AROUND CENTER OF FLOWER WHICH IS ALSO A 1R CIRCLE.
  - DO NOT PAINT CENTER CIRCLE.
  - PETAL CIRCLES ARE NOT OUTLINED WITH WHITE PAINT.
  - PETAL COLORS ARE DENOTED WITH COLOR ABBREVIATES. DO NOT PAINT LETTERS IN CIRCLES. SEE PAINTING NOTES FOR COLOR ABBREVIATIONS.

- PAINT STRIPING NOTES:**
- PLAYGROUND MARKING PAINT SHALL BE LOW VOC ACRYLIC OR LATEX TRAFFIC MARKING PAINT. CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION.
  - ALL SURFACES SHOULD BE CURED, CLEAN, DRY & SOUND. ASPHALT SHALL CURE FOR A MINIMUM OF 6 WEEKS PRIOR TO PAINT APPLICATION. CONCRETE PLAY SURFACES SHALL BE CURED PER SPECIFICATIONS AND FREE OF CURING COMPOUNDS AND ACCELERATORS.
  - STRIPING SHALL OCCUR WITHIN TEMPERATURE RANGE SPECIFIED BY MANUFACTURER. STRIPING SHALL NOT OCCUR WHEN HUMIDITY EXCEEDS 85%.
  - ORANGE AND GREEN PAINTS MAY NOT BE AVAILABLE FROM MANUFACTURER. CONTRACTOR SHALL MIX RED AND YELLOW OR YELLOW AND BLUE TO ACHIEVE REQUIRED COLORS. MIX ONLY LINE KINDS OF PAINT. DO NOT ADD INTERIOR COLOR TO TRAFFIC STRIPING PAINT TO ACHIEVE HUE. CONTRACTOR SHALL PROVIDE TEST SWATCH OF MIXED COLORS FOR APPROVAL BY CLH PRIOR TO PAINTING PLAY AREA.
  - SEE ASPHALT/CONCRETE PAVING SPECIFICATION SECTION FOR MORE INFORMATION

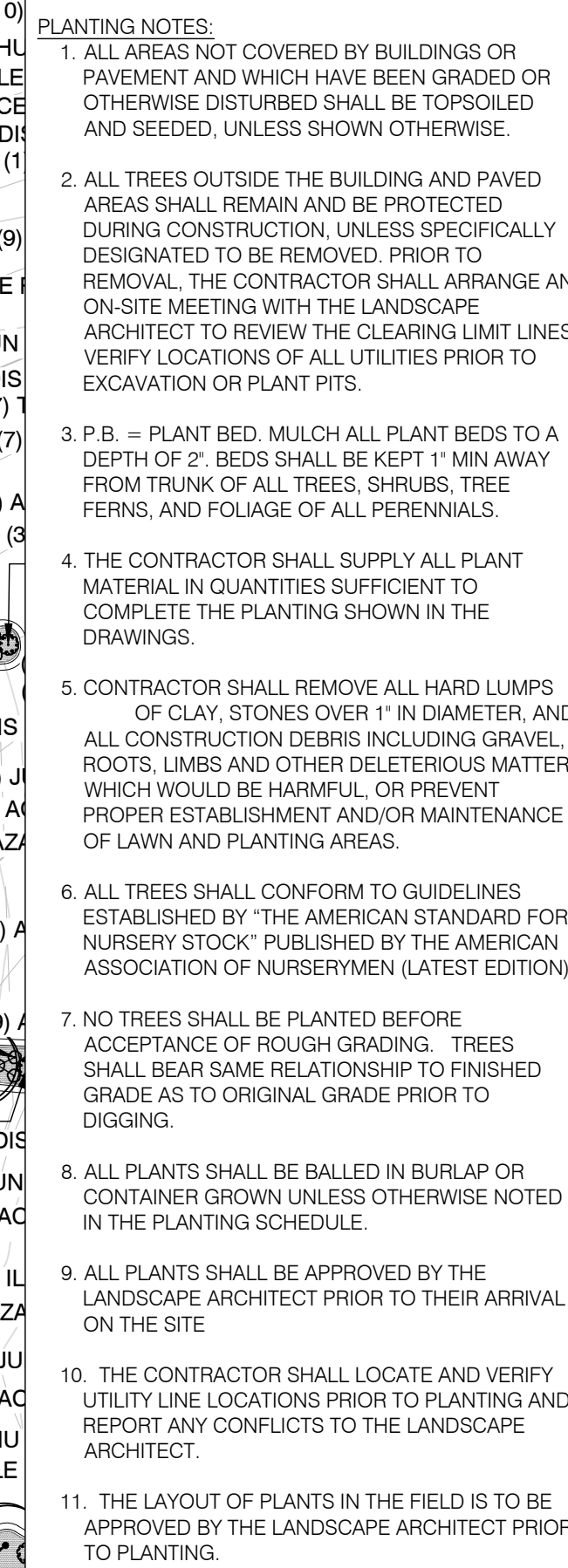
PLAY AREA STRIPING AND GAME COLORS SHALL BE BRIGHT PRIMARY COLORS. COLOR ABBREVIATIONS INDICATED IN DETAILS ARE FOR REFERENCE ONLY. SPACES SHALL BE SOLID COLORS. DO NOT PAINT COLOR INITIAL IN SPACE UNLESS SPECIFICALLY NOTED.

R = RED  
Y = YELLOW  
B = BLUE  
W = WHITE  
X = NO COLOR  
G = GREEN









SOILS NOTES:

1. ALL AMENDED SOIL MATERIAL SHOULD BE THOROUGHLY BLENDED AND BE CONSISTENT THROUGHOUT.
2. SOIL SHALL BE INSTALLED IN 12 INCH LIFTS AT 85% COMPACTION
3. SCARIFY EXISTING SUBGRADE WHEN DRY AND PRIOR TO ADDING FILL



This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

## CONSULTANTS

## DEWBERRY

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

## CLH DESIGN

400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**

715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

## LYNCH MYKINS

301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

## PALACIO COLLABORATIVE

4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**

9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

## REI ENGINEERS

9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

## GLIMMER & GLOW

4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

## REVISIONS

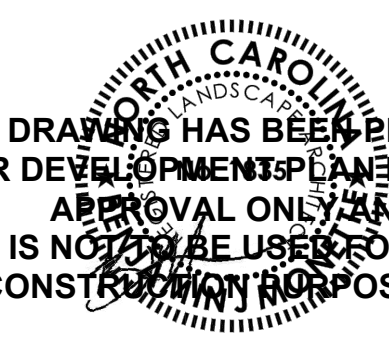
---

---

---

---

## SEALS



**E-52 REX ROAD  
ELEMENTARY**

OWNER

## WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE 60% CONSTRUCTION DOCUMENTS

DATE 09.02.2022

VA PROJECT ID E52 - REX RD.

ELEMENTARY SCHOOL

VA PROJECT # 2021006

SCO ID # -  
[REDACTED]

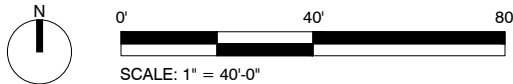
DRAWING TITLE

## LANDSCAPE PLAN

DRAWING NUMBER

# L-01.01





11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. SCARIFY EXISTING SUBGRADE WHEN DRY AND PRIOR TO ADDING FILL

---

---

---

---

---

---

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

## Page 90 of 139









**VINES ARCHITECTURE, INC.**

T: 919 755 1975 F: 888 800 5946 [www.vinesarc.com](http://www.vinesarc.com)

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**DEWBERRY**

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
[WWW.READYSETMUD.COM](http://WWW.READYSETMUD.COM)

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
[WWW.LYNCHMYKINS.COM](http://WWW.LYNCHMYKINS.COM)

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
[WWW.PALACIOCOLLABORATIVE.COM](http://WWW.PALACIOCOLLABORATIVE.COM)

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
[WWW.KRMFOODSERVICE.COM](http://WWW.KRMFOODSERVICE.COM)

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
[WWW.REIENGINEERS.COM](http://WWW.REIENGINEERS.COM)

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

---

---

---

---

THIS DRAWING HAS BEEN PREPARED  
FOR DEVELOPMENT PLAN REVIEW/  
APPROVAL ONLY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

3/02/2022

OWNER  
**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

\_\_\_\_\_

|       |                        |
|-------|------------------------|
| PHASE | DEVELOPMENT PLAN SUB#4 |
| DATE  | 09.02.2022             |

VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL

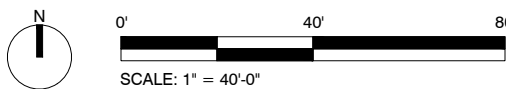
|              |         |
|--------------|---------|
| VA PROJECT # | 2021006 |
| SCO ID #     | -       |

## LANDSCAPE PLAN

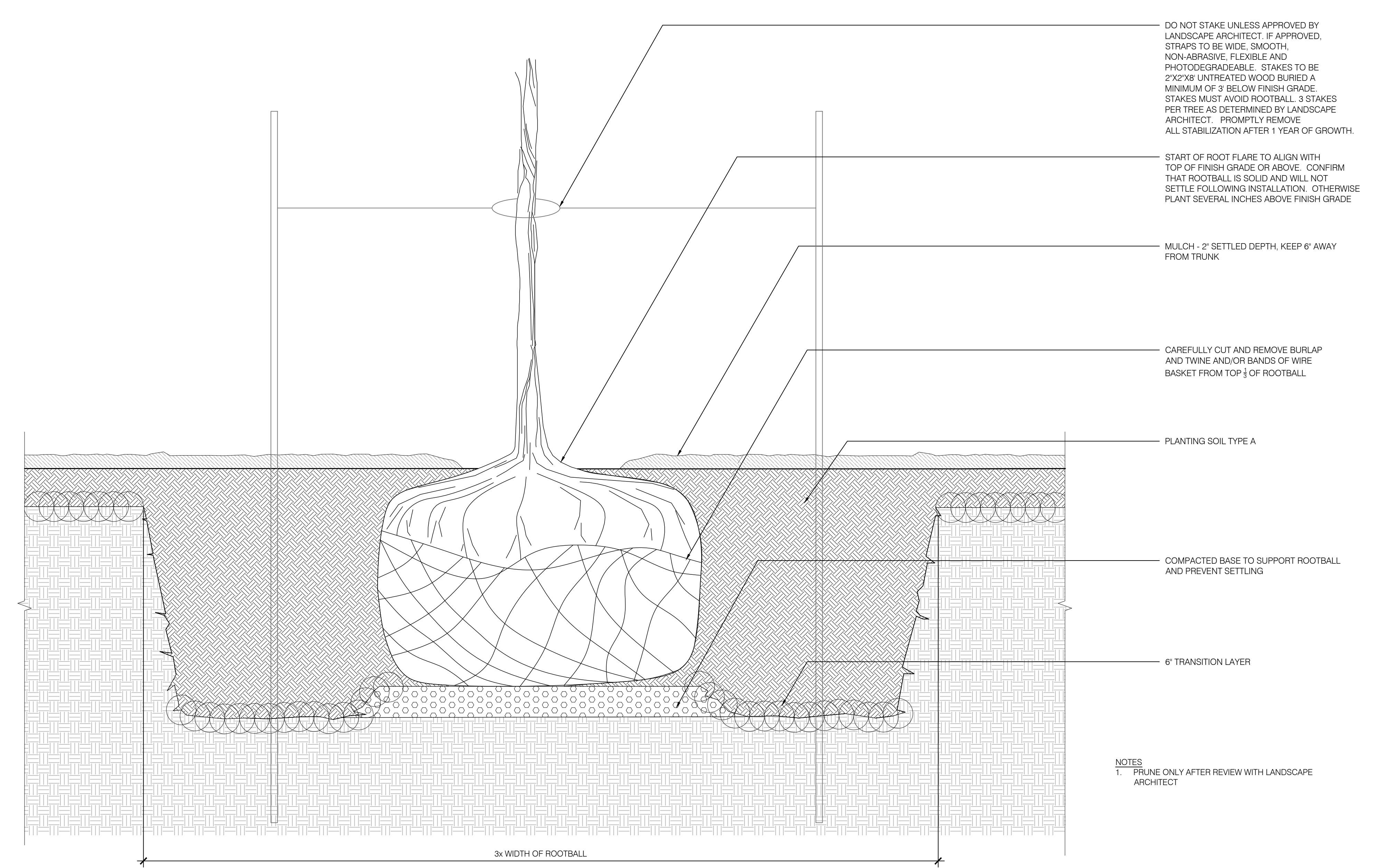
Page 92 of 139

11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. SCARIFY EXISTING SUBGRADE WHEN DRY AND PRIOR TO ADDING FILL

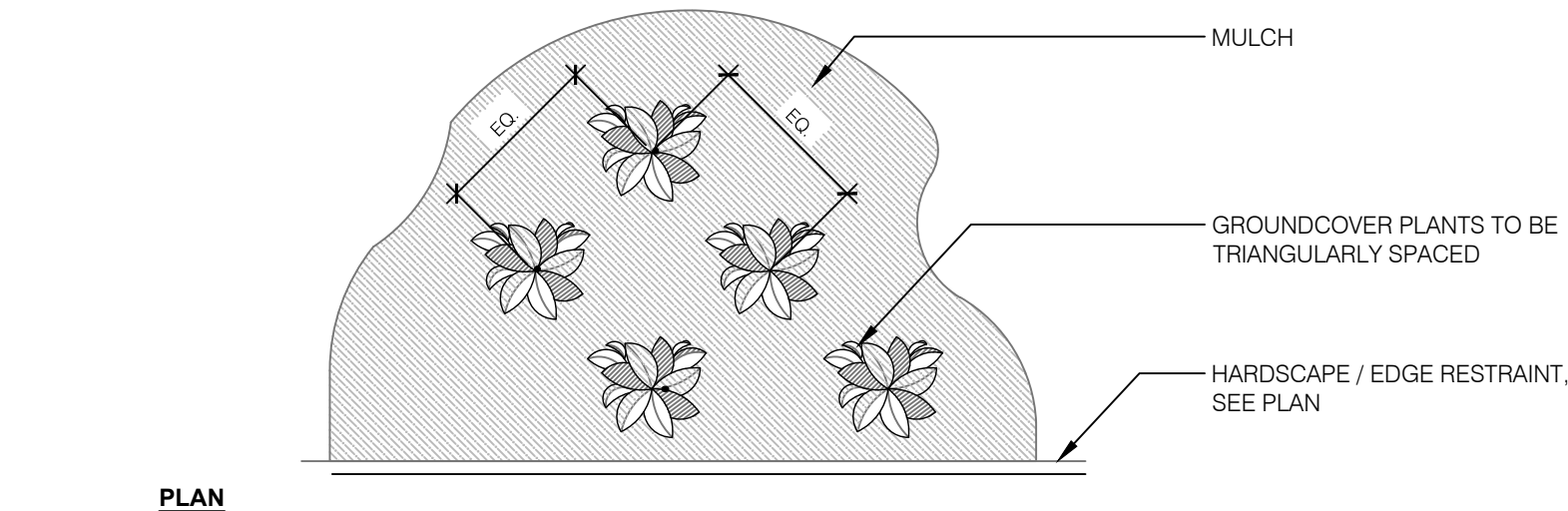
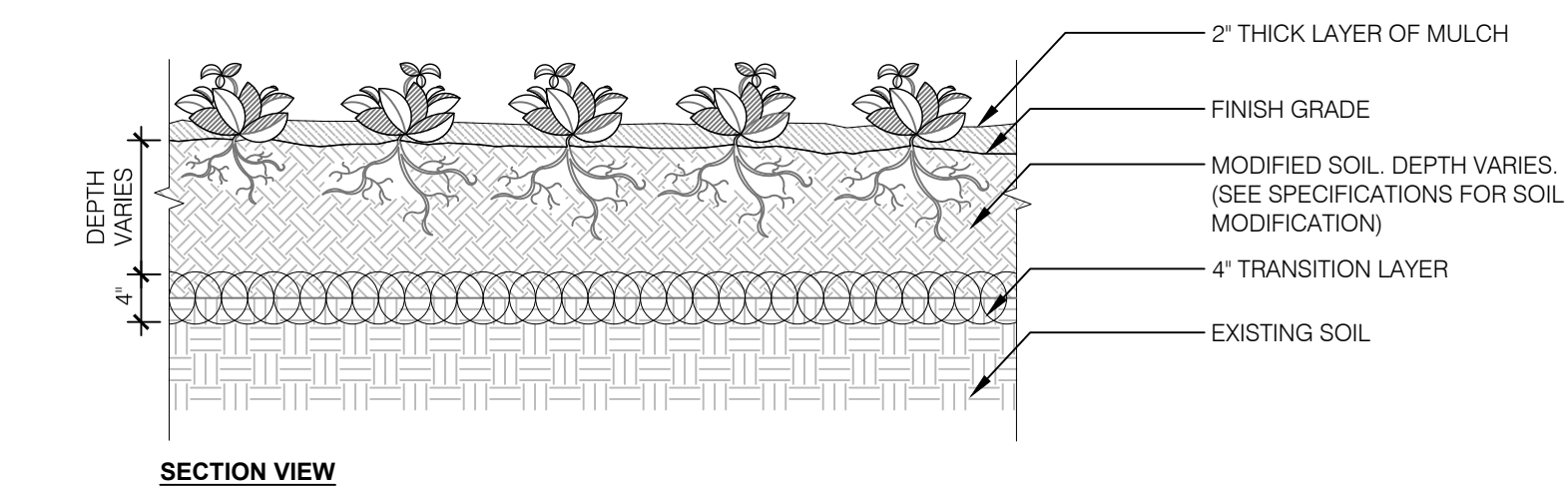






1 TREE PLANTING DETAIL  
1" = 1'-0"

329343-01

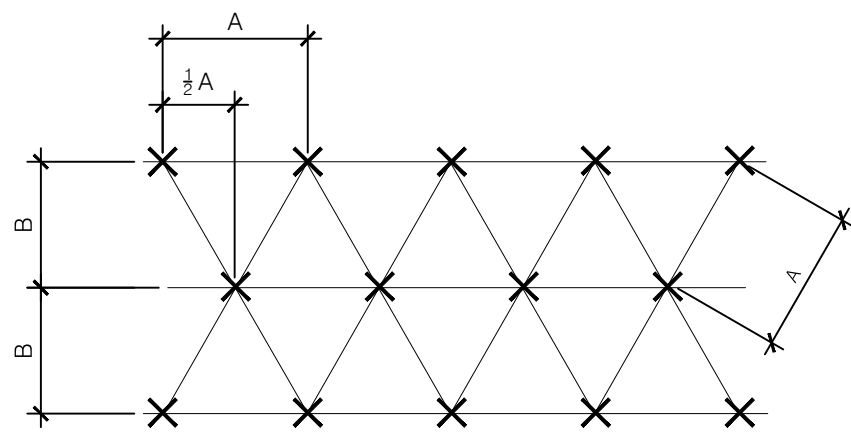


NOTES:  
1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.  
2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).  
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

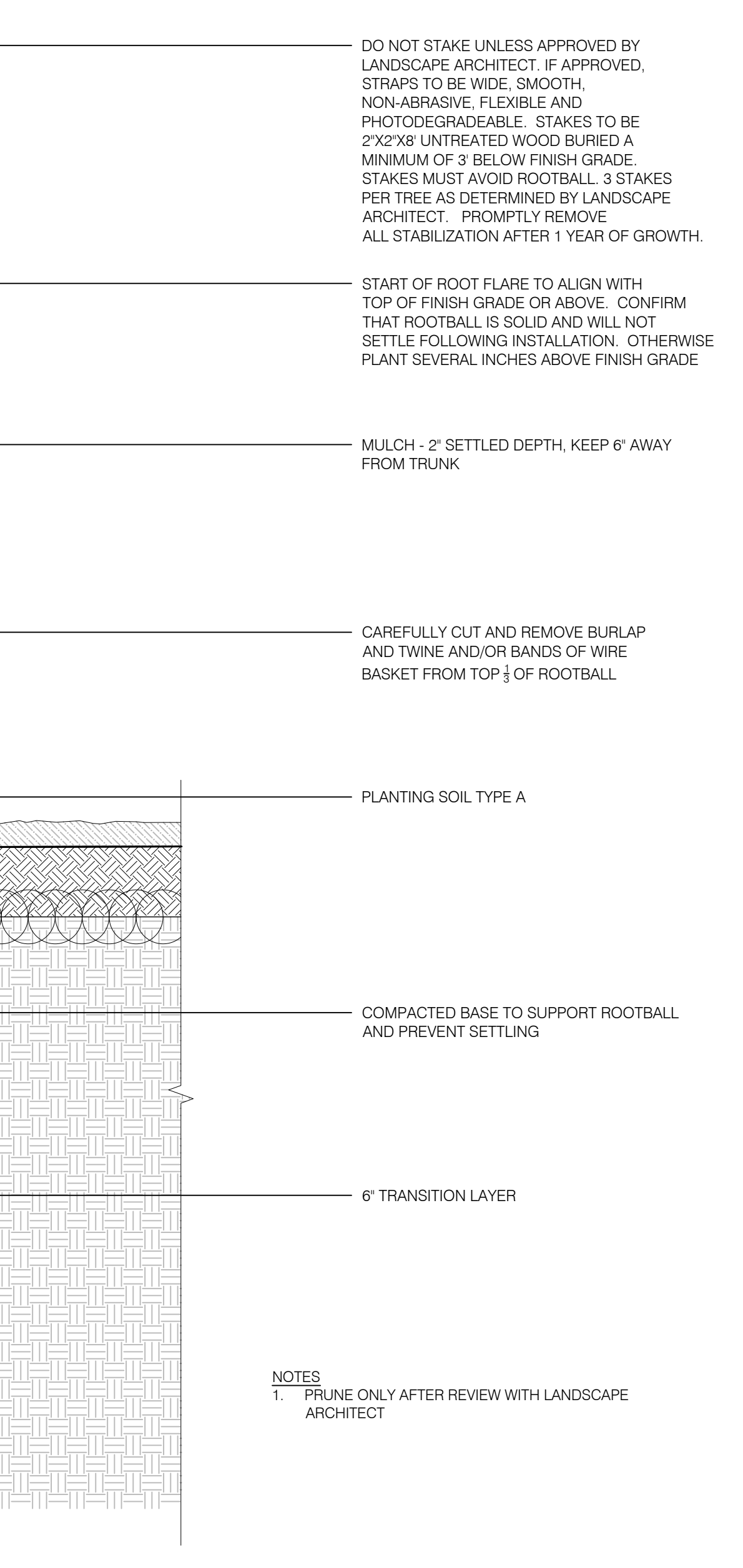
4 GROUND COVER  
3/4" = 1'-0"

329313-01

| A<br>O.C. SPACING | B<br>ROW SPACING |
|-------------------|------------------|
| 8"                | 7"               |
| 9"                | 7 3/4"           |
| 10"               | 8 5/8"           |
| 12"               | 10 1/2"          |
| 15"               | 13"              |
| 18"               | 15 1/2"          |
| 24"               | 21"              |

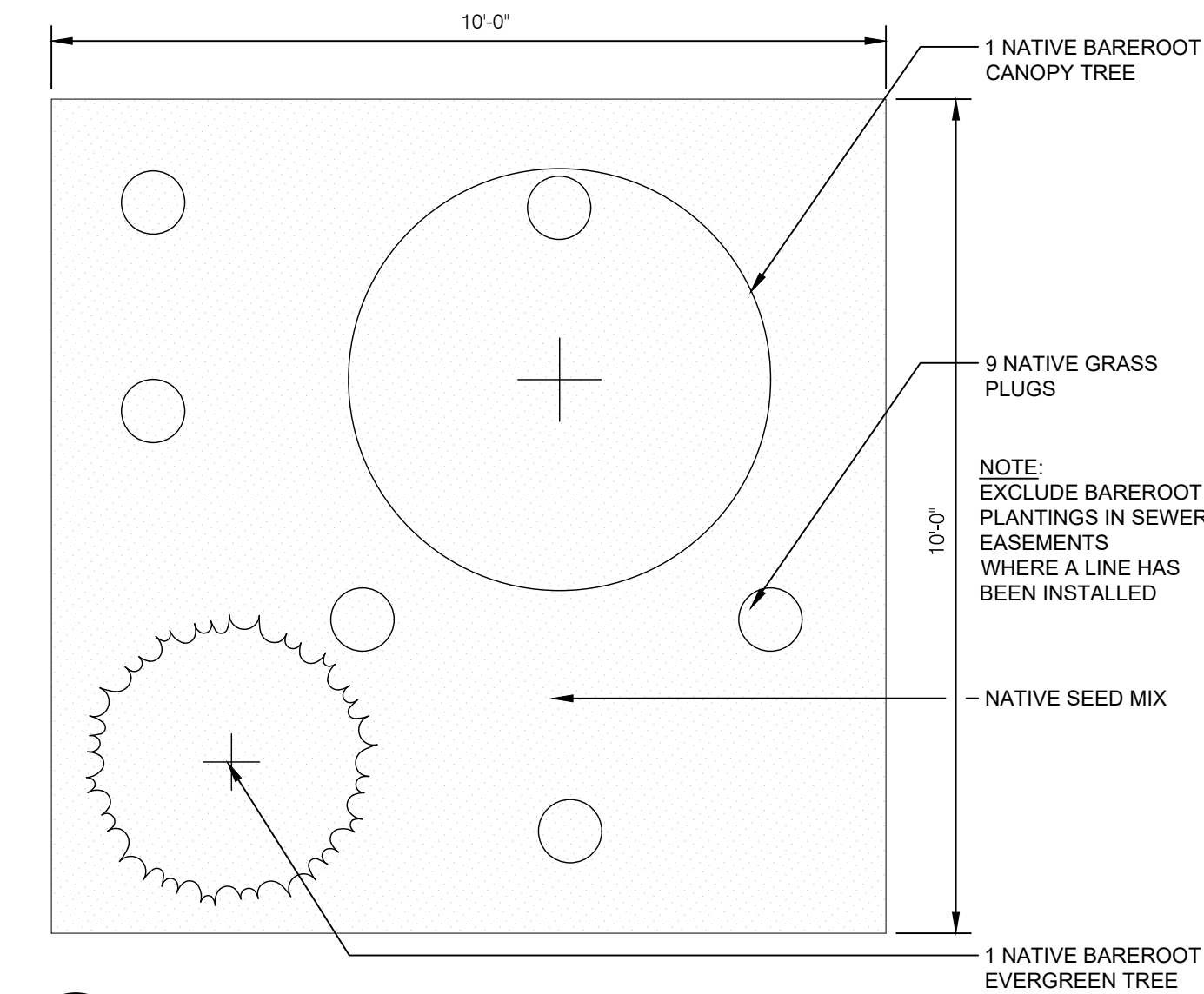


PLANT SPACING DIAGRAM



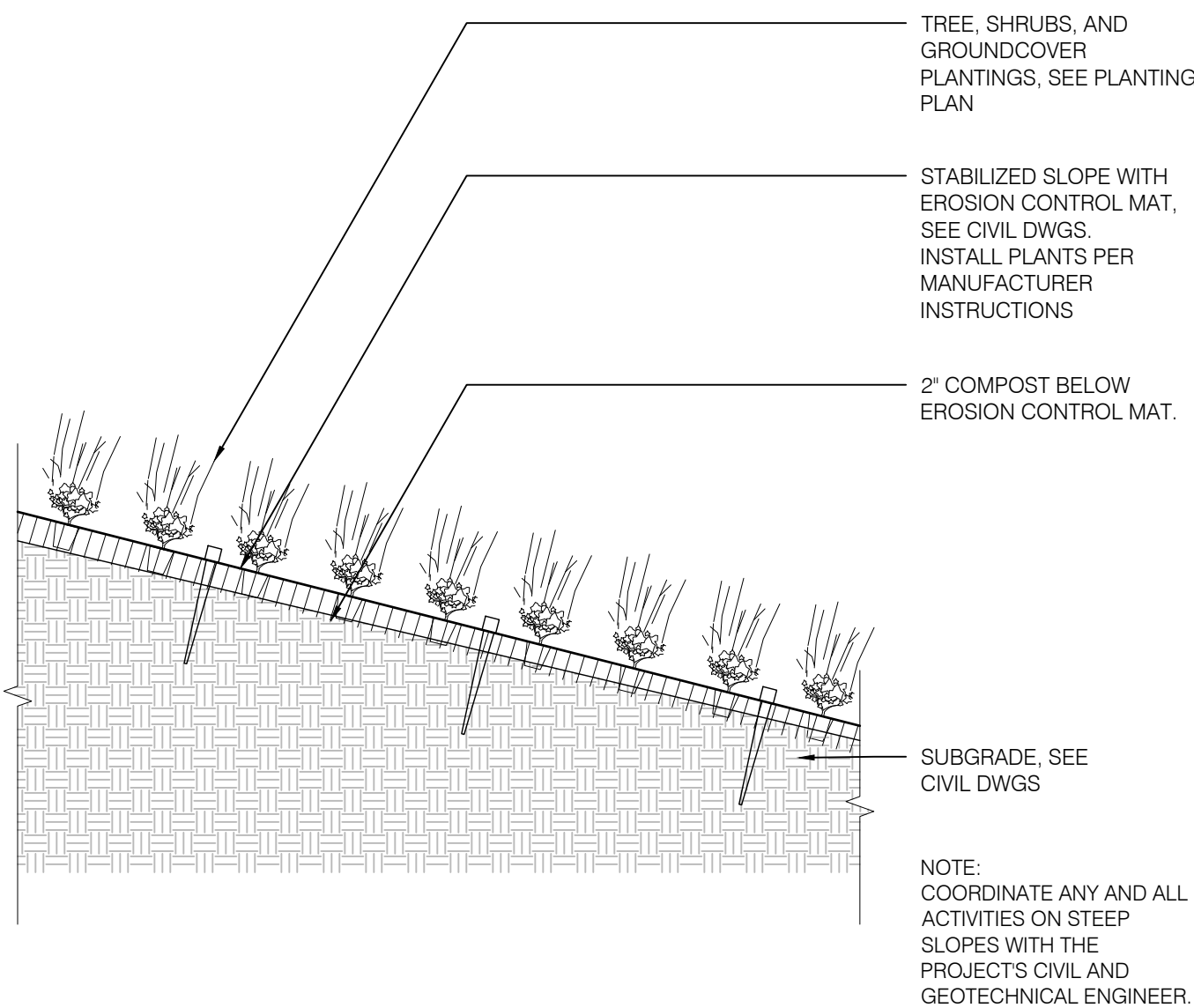
2 SHRUB PLANTING  
1" = 1'-0"

FX-PL-FX-SHRB-07



3 WOODLAND RESTORATION  
1/2" = 1'-0"

329301-01



5 STEEP SLOPE PLANTING  
1" = 1'-0"

3293-01



ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

PHASE DEVELOPMENT PLAN SUB#4  
DATE 09.02.2022  
VA PROJECT ID E52 - REX RD.  
ELEMENTARY SCHOOL  
VA PROJECT # 2021006  
SCO ID # -

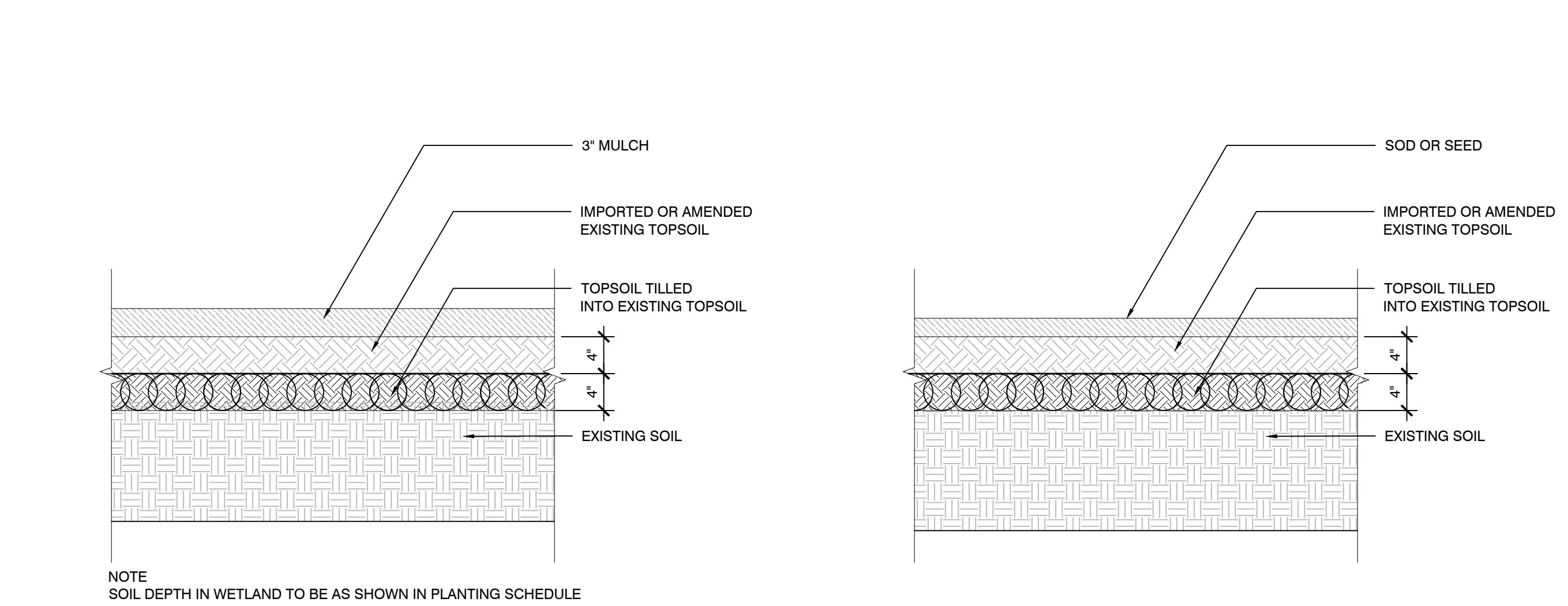
DRAWING TITLE

LANDSCAPE DETAILS

DRAWING NUMBER

L-02.01





## 1 PLANTING SOIL

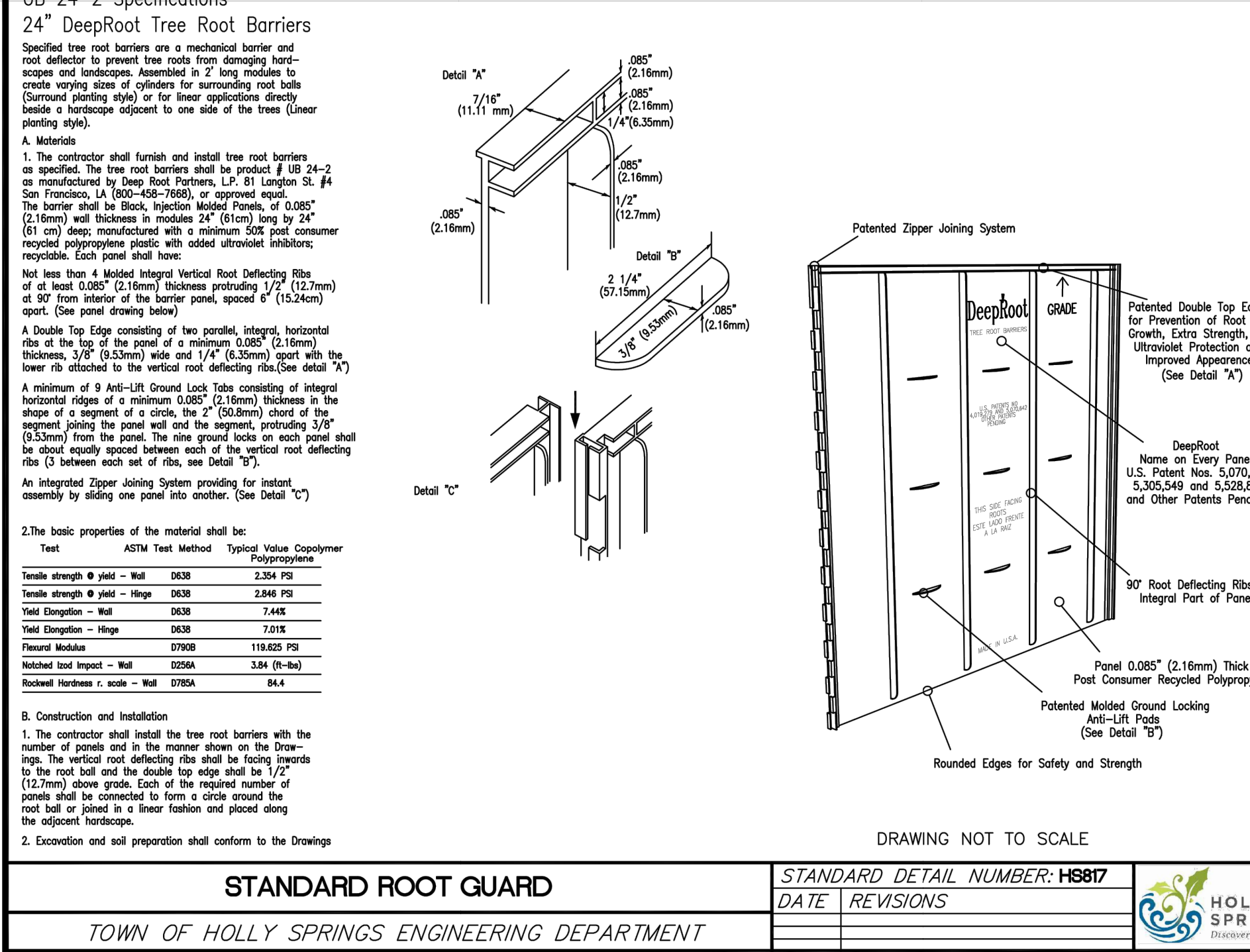
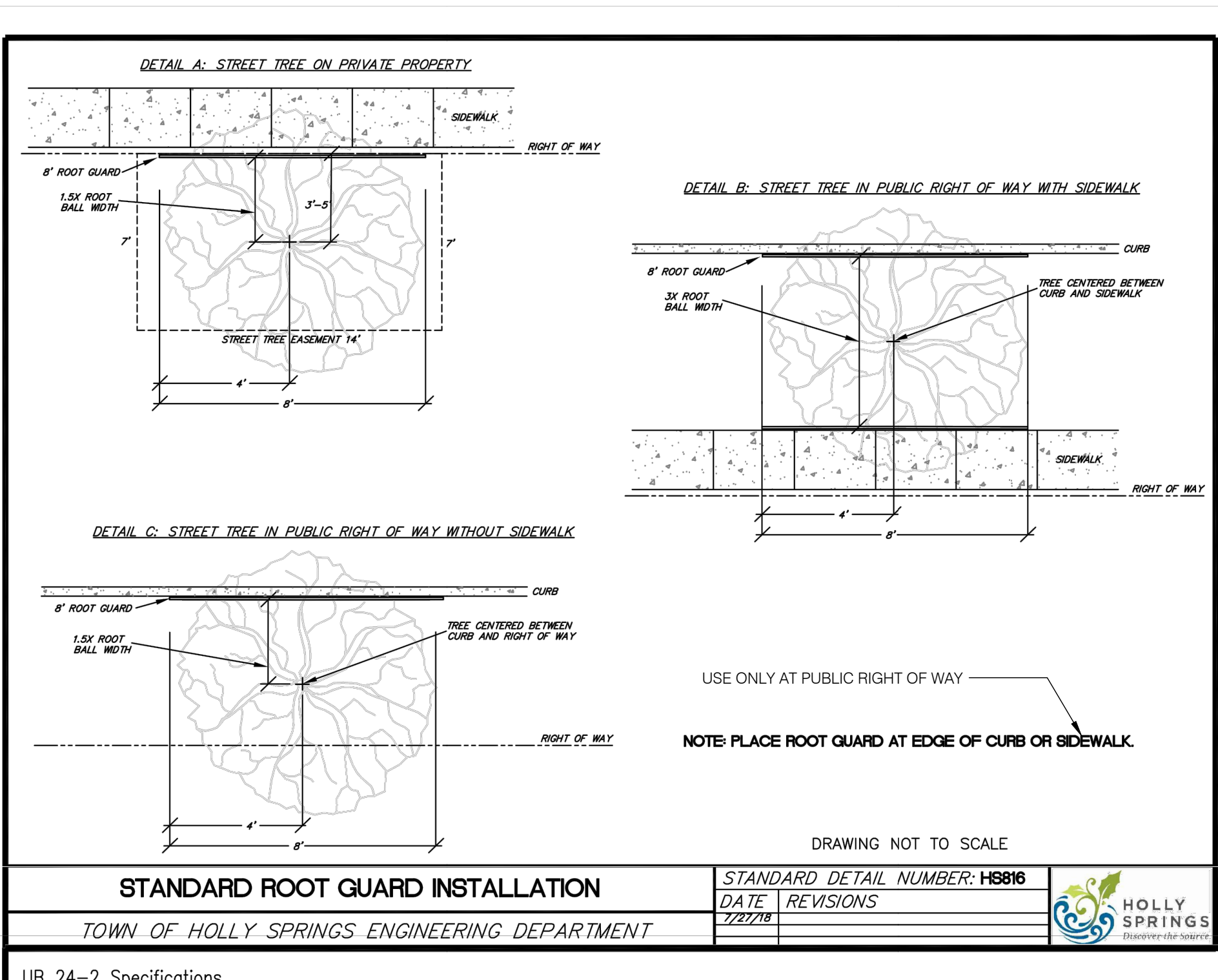
1" = 1'-0"

3290-04

## 2 TURF PLANTING

1" = 1'-0"

3292-01



## 3 TOWN OF HOLLY SPRINGS PLANTING DETAILS - FOR USE ONLY AT PUBLIC RIGHT-OF-WAY

N/S

## PLANT SCHEDULE

| TREES         | CODE    | BOTANICAL / COMMON NAME                                                                                                                                                            | SIZE      | CONTAINER | QTY      | DETAIL     | REMARKS               | & OF TOTAL |
|---------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------|------------|-----------------------|------------|
|               | ACE RBR | Acer rubrum / Red Maple                                                                                                                                                            | 2.5' Cal. | B&B       | 30       | 1/L-02.01  | Strong Central Leader | 4%         |
|               | ACE OGL | Acer rubrum 'October Glory' / October Glory Red Maple                                                                                                                              | 2.5' Cal. | B&B       | 24       | 1/L-02.01  | Strong Central Leader | 3%         |
|               | CER EAS | Cercis canadensis / Eastern Redbud Multi-trunk                                                                                                                                     | 12' Ht.   | B&B       | 6        | 1/L-02.01  |                       | 1%         |
|               | CER CAN | Cercis canadensis / Eastern Redbud                                                                                                                                                 | 12' Ht.   | B&B       | 12       | 1/L-02.01  |                       | 2%         |
|               | FAG GRA | Fagus grandifolia / American Beech                                                                                                                                                 | 2' Cal.   | B&B       | 4        | 1/L-02.01  |                       | 1%         |
|               | HAM VIR | Hamamelis virginiana / Common Witch Hazel                                                                                                                                          | 8' Ht.    | B&B       | 3        | 1/L-02.01  |                       | .1%        |
|               | MAG BRK | Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia                                                                                                  | 2.5' Cal. | B&B       | 7        | 1/L-02.01  |                       | 1%         |
|               | MAG SWE | Magnolia virginiana / Sweetbay Magnolia                                                                                                                                            | 2.5' Cal. | B&B       | 3        | 1/L-02.01  |                       | .1%        |
|               | MAG AU2 | Magnolia virginiana australis 'Perry Paige' TM / Sweet Thing Sweetbay Magnolia                                                                                                     | 5 gal.    | Pot       | 19       | 1/L-02.01  |                       | 3%         |
|               | NYS SYL | Nyssa sylvatica / Tupelo                                                                                                                                                           | 2.5' Cal. | B&B       | 18       | 1/L-02.01  |                       | 2%         |
|               | OST VIR | Ostrya virginiana / American Hophornbeam                                                                                                                                           | 10' Ht.   | B&B       | 3        | 1/L-02.01  |                       | .1%        |
|               | PIN PAL | Pinus palustris / Longleaf Pine                                                                                                                                                    | 3' Ht.    | Pot       | 10       | 1/L-02.01  |                       | 2%         |
|               | PIN TAE | Pinus taeda / Loblolly Pine                                                                                                                                                        | 1' Cal.   | B&B       | 40       | 1/L-02.01  |                       | 5%         |
|               | PRU CAR | Prunus caroliniana / Carolina Laurel Cherry                                                                                                                                        | 8' Ht.    | B&B       | 10       | 1/L-02.01  |                       | 1%         |
|               | QUE ALB | Quercus alba / White Oak                                                                                                                                                           | 2.5' Cal. | B&B       | 57       | 1/L-02.01  | Street Tree Form      | 8%         |
|               | QUE COC | Quercus coccinea / Scarlet Oak                                                                                                                                                     | 2.5' Cal. | B&B       | 29       | 1/L-02.01  |                       | 4%         |
|               | QUE PAL | Quercus palustris / Pin Oak                                                                                                                                                        | 2.5' Cal. | B&B       | 9        | 1/L-02.01  | Street Tree Form      | 1%         |
|               | QUE RUB | Quercus rubra / Red Oak                                                                                                                                                            | 2.5' Cal. | B&B       | 24       | 1/L-02.01  | Street Tree Form      | 3%         |
| SHRUBS        | CODE    | BOTANICAL / COMMON NAME                                                                                                                                                            | SIZE      | CONTAINER | QTY      | DETAIL     | REMARKS               |            |
|               | AZA AU9 | Azalea x 'Conlee' TM / Autumn Monarch Encore Azalea                                                                                                                                | 2' Ht.    | Pot       | 37       | 2/L-02.01  |                       | 5%         |
|               | AZA OEC | Azalea x 'Roblex' TM / Autumn Lily Encore Azalea                                                                                                                                   | 2' Ht.    | Pot       | 78       | 2/L-02.01  |                       | 11%        |
|               | CLE TOM | Clethra alnifolia 'Tom's Compact' / Tom's Compact Summersweet                                                                                                                      | 2' Ht.    | Pot       | 4        | 2/L-02.01  |                       | 1%         |
|               | DIS SPS | Distylium x 'PiIDIST-VI' TM / Swing Low Distylium                                                                                                                                  | 2' Ht.    | Pot       | 58       | 2/L-02.01  |                       | 8%         |
|               | FOT MOU | Fothergilla major / Mountain Witchalder                                                                                                                                            | 2' Ht.    | Pot       | 8        | 2/L-02.01  |                       | 1%         |
|               | HYD ALI | Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea                                                                                                                            | 3 gal.    | Pot       | 28       | 2/L-02.01  |                       | 3%         |
|               | ILE INK | Ilex glabra 'Compacta' / Compact Inkberry                                                                                                                                          | 2' Ht.    | Pot       | 52       | 2/L-02.01  |                       | 7%         |
|               | JUN PNN | Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper                                                                                                                        | 2' Ht.    | Pot       | 59       | 2/L-02.01  |                       | 8%         |
|               | MYR FAI | Myrica cerifera 'Fairfax' / Fairfax Wax Myrtle                                                                                                                                     | 1 gal.    | Pot       | 11       | 2/L-02.01  |                       | 2%         |
|               | RHO CA3 | Rhododendron catawbiense / Catawba Rhododendron                                                                                                                                    | 2' Ht.    | Pot       | 16       | 2/L-02.01  |                       | 2%         |
|               | STE MAL | Stewartia malacodendron / Silky Camellia                                                                                                                                           | 2' Ht.    | Pot       | 3        | 2/L-02.01  |                       | .1%        |
|               | THU L11 | Thuja occidentalis 'Little Giant' / Little Giant Arborvitae                                                                                                                        | 2' Ht.    | Pot       | 66       | 2/L-02.01  |                       | 9%         |
|               | VAC BL2 | Vaccinium corymbosum 'Bluecrop' / Bluecrop Highbush Blueberry                                                                                                                      | 2' Ht.    | Pot       | 11       | 2/L-02.01  |                       | 2%         |
| GROUND COVERS | CODE    | BOTANICAL / COMMON NAME                                                                                                                                                            | SIZE      | CONTAINER | SPACING  | QTY        | DETAIL                | REMARKS    |
|               | CAR APL | Carex appalachica / Appalachian Sedge                                                                                                                                              | 1 gal.    | Pot       | 18" o.c. | 692        | 4/L-02.01             | GRASS N/A  |
|               | ERA SPE | Eragrostis spectabilis / Purple Lovegrass                                                                                                                                          | #SP2      | Pot       | 12" o.c. | 1,146      | 4/L-02.01             | GRASS N/A  |
| SOD           | CODE    | BOTANICAL / COMMON NAME                                                                                                                                                            | SIZE      | CONTAINER | SPACING  | QTY        | DETAIL                | REMARKS    |
|               | CYN TI3 | Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass                                                                                                                                 | ---       |           |          | 367,338 sf | 2/L-02.02             | GRASS N/A  |
|               |         | WOODLAND RESTORATION<br>DETAIL 3/L02.01                                                                                                                                            |           |           |          |            |                       |            |
|               |         | WETLAND PLANTING<br>PER NC DEQ STANDARDS<br>10% NATIVE SHRUBS - 2 GALLON<br>90% NATIVE GRASSES & PERENNIALS -<br>SP5<br>50 PLANTS PER 200 SF<br>1' SOIL DEPTH - SEE SPECIFICATIONS |           |           |          |            |                       |            |



**ARCHITECT OF RECORD**  
**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

**CONSULTANTS**  
**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

**REVISIONS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SEALS**

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

## E-52 REX ROAD ELEMENTARY

**OWNER**  
**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

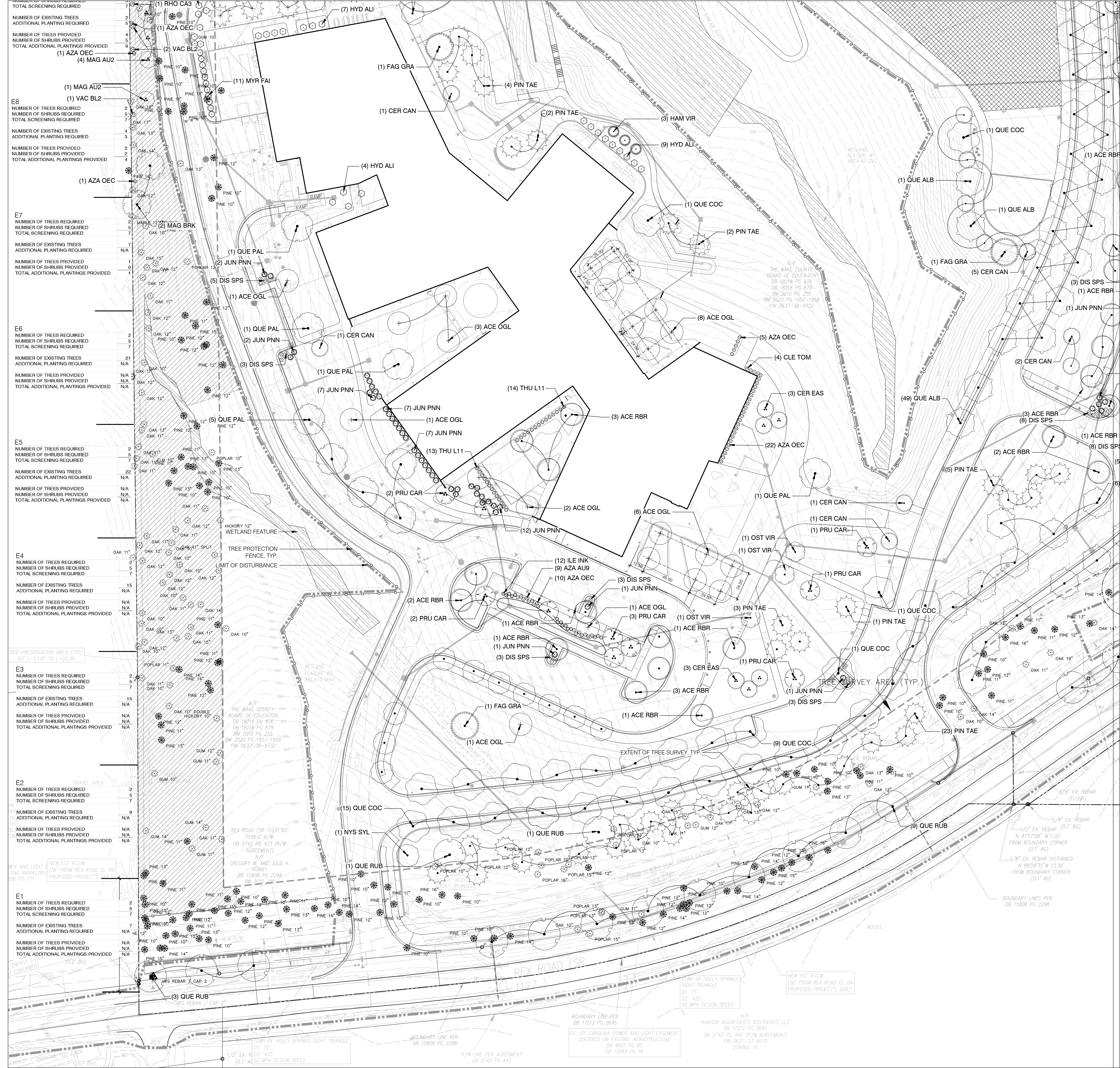
**SHANE WEBSTER, PROJECT MANAGER**

|               |                        |
|---------------|------------------------|
| PHASE         | DEVELOPMENT PLAN SUB#4 |
| DATE          | 09.02.2022             |
| VA PROJECT ID | E52 - REX RD.          |
|               | ELEMENTARY SCHOOL      |
| VA PROJECT #  | 2021006                |
| SCO ID #      | -                      |

DRAWING TITLE  
**LANDSCAPE DETAILS**  
DRAWING NUMBER

## L-02.02





## TREE PRESERVATION CALCULATION

SEE L-01.00 FOR CALCULATIONS

NOTE: TREE PRESERVATION PLAN APPLIES TO THE ENTIRE SITE AND NOT ONLY WHERE THE TREES ARE BEING SAVED

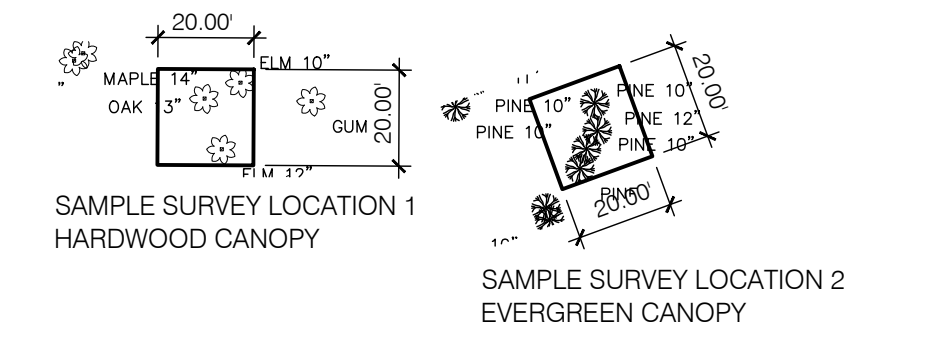
## OPEN SPACE REQUIREMENT

| SYMBOL | DESCRIPTION                                          |
|--------|------------------------------------------------------|
|        | TREE PRESERVATION AREA (TPA)                         |
|        | TREE PRESERVATION AREA - WETLANDS AND STREAM BUFFERS |
|        | FLEXIBLE SPACE (PLAYFIELDS)                          |

## TREE PRESERVATION SAMPLE AREA

A TREE SURVEY WAS CONDUCTED WITHIN A 75' SITE BUFFER AROUND THE PERIMETER OF THE SITE. THAT TREE SURVEY EXTENTS COVERED 24% OF THE SITE.

- 873 TOTAL TREES WERE SURVEYED
- 508 OF THOSE TREES WERE EVERGREEN (SOFTWOODS). THIS REPRESENTED 58% OF THE SURVEYED TREES.
- 363 OF THOSE TREES WERE HARDWOODS (DECIDUOUS). THIS REPRESENTED 42% OF THE SURVEYED TREES.
- THE TWO 20' X 20' SAMPLES BELOW ARE REPRESENTATIVE OF THE CANOPY TYPES IDENTIFIED ON THE AERIAL PHOTO ON SHEET L-01.00. (SEE SHEET L-03.02 AND L-3.04 FOR SURVEY LOCATIONS)



## OPACITY REQUIREMENTS

OPACITY REQUIREMENTS ARE MET ON E1-E8



### ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

### CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919 319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215 285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919 782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919 425.8945  
WWW.GLIMMER-GLOW.COM

### REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

### SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

## E-52 REX ROAD ELEMENTARY

### OWNER

### WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

| PHASE         | DEVELOPMENT PLAN SUB#4 |
|---------------|------------------------|
| DATE          | 09.02.2022             |
| VA PROJECT ID | E52 - REX RD.          |
|               | ELEMENTARY SCHOOL      |
| VA PROJECT #  | 2021006                |
| SCO ID #      | -                      |

### DRAWING TITLE

## TREE PRESERVATION PLAN

### DRAWING NUMBER

# L-03.01





## TREE PRESERVATION CALCULATION

SEE L-01.00 FOR CALCULATIONS

NOTE: TREE PRESERVATION PLAN APPLIES TO THE ENTIRE SITE AND NOT ONLY WHERE THE TREES ARE BEING SAVED

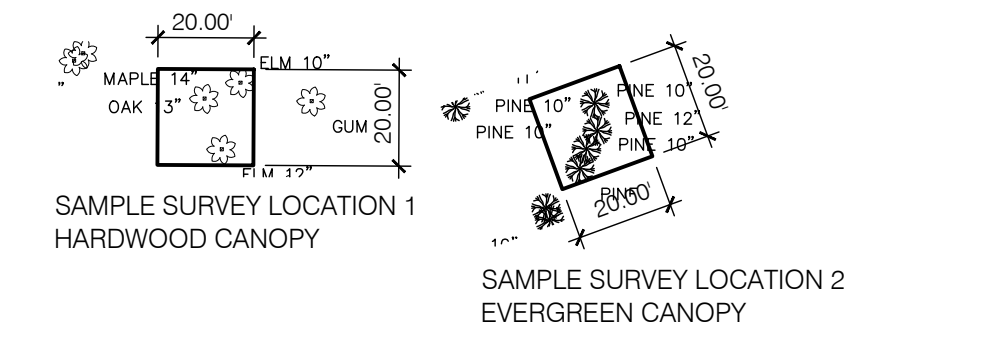
## OPEN SPACE REQUIREMENT

| SYMBOL | DESCRIPTION                                          |
|--------|------------------------------------------------------|
|        | TREE PRESERVATION AREA (TPA)                         |
|        | TREE PRESERVATION AREA - WETLANDS AND STREAM BUFFERS |
|        | FLEXIBLE SPACE (PLAYFIELDS)                          |

## TREE PRESERVATION SAMPLE AREA

A TREE SURVEY WAS CONDUCTED WITHIN A 75' SITE BUFFER AROUND THE PERIMETER OF THE SITE. THAT TREE SURVEY EXTENTS COVERED 24% OF THE SITE.

- 873 TOTAL TREES WERE SURVEYED
- 508 OF THOSE TREES WERE EVERGREEN (SOFTWOODS). THIS REPRESENTED 58% OF THE SURVEYED TREES.
- 363 OF THOSE TREES WERE HARDWOODS (DECIDUOUS). THIS REPRESENTED 42% OF THE SURVEYED TREES.
- THE TWO 20' X 20' SAMPLES BELOW ARE REPRESENTATIVE OF THE CANOPY TYPES IDENTIFIED ON THE AERIAL PHOTO ON SHEET L-01.00. (SEE SHEET L-03.02 AND L-3.04 FOR SURVEY LOCATIONS)



## OPACITY REQUIREMENTS

OPACITY REQUIREMENTS ARE MET ON E9-E17 AND N1-N4

## ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. All rights are reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of Vines Architecture, Inc. is not permitted.

## CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |

SEALS

## E-52 REX ROAD ELEMENTARY

OWNER  
**WCPSS**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

| SHANE WEBSTER, PROJECT MANAGER |                        |
|--------------------------------|------------------------|
| PHASE                          | DEVELOPMENT PLAN SUB#4 |
| DATE                           | 09.02.2022             |
| VA PROJECT ID                  | E52 - REX RD.          |
|                                | ELEMENTARY SCHOOL      |
| VA PROJECT #                   | 2021006                |
| SCO ID #                       | -                      |

DRAWING TITLE  
**TREE PRESERVATION PLAN**

DRAWING NUMBER  
**L-03.02**







TREE PRESERVATION CALCULATION

SEE L-01.00 FOR CALCULATIONS

NOTE: TREE PRESERVATION PLAN APPLIES TO THE ENTIRE SITE AND NOT ONLY WHERE THE TREES ARE BEING SAVED

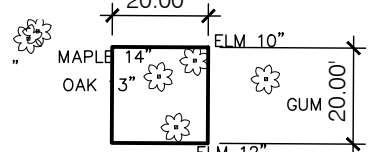
OPEN SPACE REQUIREMENT

| SYMBOL | DESCRIPTION                                          |
|--------|------------------------------------------------------|
|        | TREE PRESERVATION AREA (TPA)                         |
|        | TREE PRESERVATION AREA - WETLANDS AND STREAM BUFFERS |
|        | FLEXIBLE SPACE (PLAYFIELDS)                          |

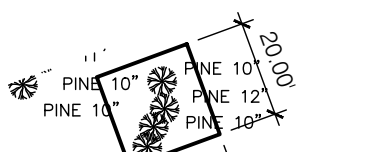
TREE PRESERVATION SAMPLE AREA

A TREE SURVEY WAS CONDUCTED WITHIN A 75' SITE BUFFER AROUND THE PERIMETER OF THE SITE. THAT TREE SURVEY EXTENTS COVERED 24% OF THE SITE.

- 873 TOTAL TREES WERE SURVEYED
- 508 OF THOSE TREES WERE EVERGREEN (SOFTWOODS). THIS REPRESENTED 58% OF THE SURVEYED TREES.
- 363 OF THOSE TREES WERE HARDWOODS (DECIDUOUS). THIS REPRESENTED 42% OF THE SURVEYED TREES.
- THE TWO 20' X 20' SAMPLES BELOW ARE REPRESENTATIVE OF THE CANOPY TYPES IDENTIFIED ON THE AERIAL PHOTO ON SHEET L-01.00. (SEE SHEET L-03.02 AND L-3.04 FOR SURVEY LOCATIONS)



SAMPLE SURVEY LOCATION 1  
HARDWOOD CANOPY



SAMPLE SURVEY LOCATION 2  
EVERGREEN CANOPY

OPACITY REQUIREMENTS

OPACITY REQUIREMENTS ARE MET ON E9-E17 AND N1-N4



ARCHITECT OF RECORD

**VINES ARCHITECTURE, INC.**  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

**DEWBERRY**  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919 881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

**CLH DESIGN**  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

**MUD**  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

**LYNCH MYKINS**  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

**PALACIO COLLABORATIVE**  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

**KRM FOOD SERVICE**  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

**REI ENGINEERS**  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

**GLIMMER & GLOW**  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

SEALS

THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PLAN REVIEW/ APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

E-52 REX ROAD ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

SHANE WEBSTER, PROJECT MANAGER

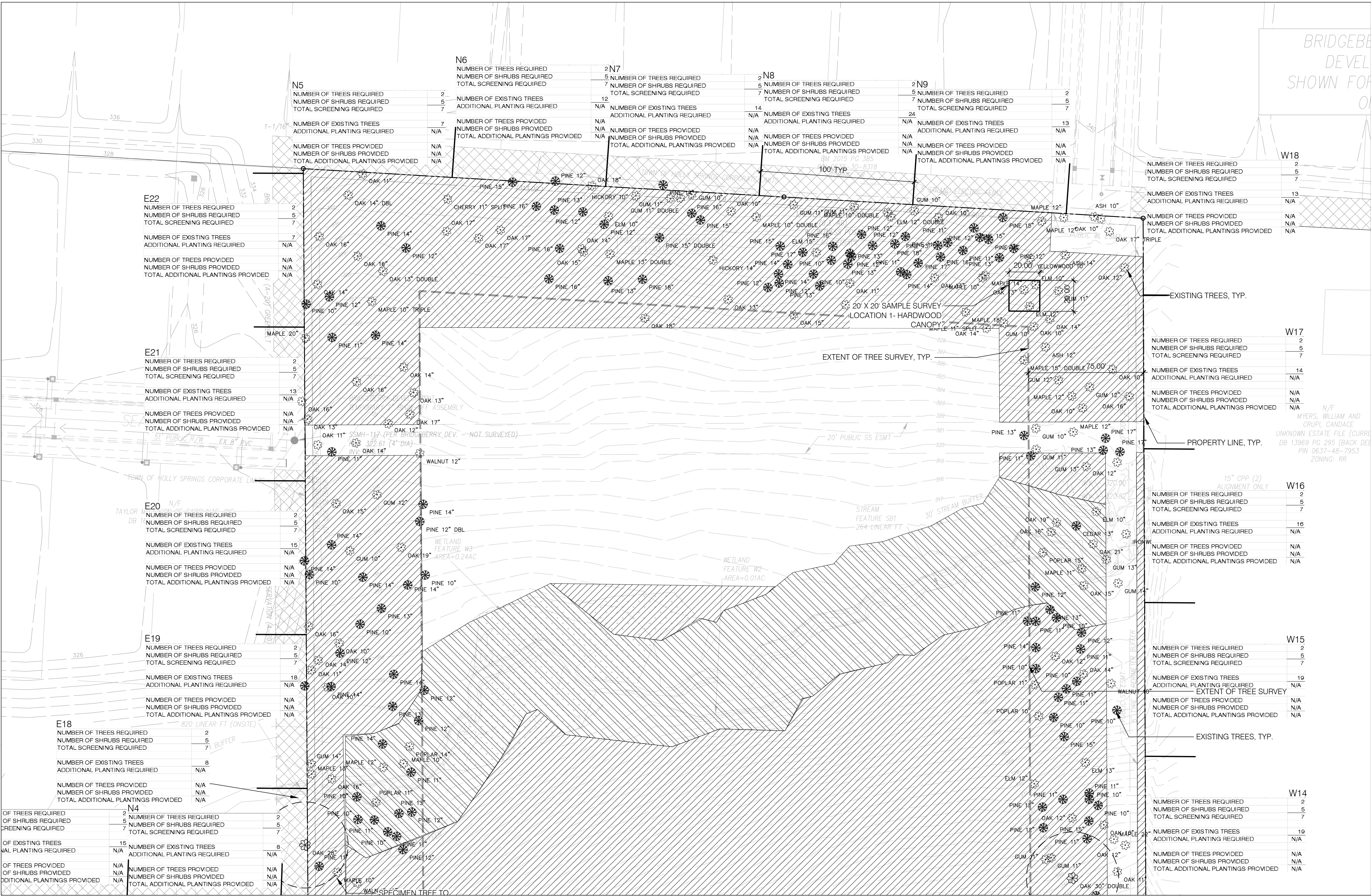
|               |                        |
|---------------|------------------------|
| PHASE         | DEVELOPMENT PLAN SUB#4 |
| DATE          | 09.02.2022             |
| VA PROJECT ID | E52 - REX RD.          |
|               | ELEMENTARY SCHOOL      |
| VA PROJECT #  | 2021006                |
| SCO ID #      | -                      |

DRAWING TITLE

TREE PRESERVATION PLAN

DRAWING NUMBER

L-03.04







Outdoor Lighting  
Roadway LED



The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

|                               |                                                  |
|-------------------------------|--------------------------------------------------|
| LED<br>(Light Emitting Diode) | 50   75   105   150   215   280 watts            |
| Mounting heights              | 25', 30', 35'                                    |
| Color                         | Gray, Black                                      |
| Poles                         | Fiberglass<br>Metal (special conditions)<br>Wood |

For additional information, visit us at [duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting) or call us toll free at 866.769.6417.



Outdoor Lighting  
Roadway LED

|                                                                         |                              |                                                 |
|-------------------------------------------------------------------------|------------------------------|-------------------------------------------------|
| Light source: LED (white)<br>Lumens: 4,807 ~ 25,050 (fixture dependent) |                              |                                                 |
| Wattage                                                                 | Light Pattern                | IESNA Backlight-Uplight<br>~ Glare (BUG) Rating |
| LED 50                                                                  | IESNA Type III (medium oval) | B1-UO-G1                                        |
| LED 75                                                                  | IESNA Type II (long oval)    | B1-UO-G2                                        |
| LED 105                                                                 | IESNA Type II (medium oval)  | B2-UO-G3                                        |
| LED 150                                                                 | IESNA Type III (medium oval) | B2-UO-G2                                        |
| LED 215                                                                 | IESNA Type III (medium oval) | B3-UO-G3                                        |
| LED 280                                                                 | IESNA Type III (medium oval) | B3-UO-G4                                        |

Color temperature: 4,000K  
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:

| Name                        | Mounting height | Color                   |
|-----------------------------|-----------------|-------------------------|
| Fiberglass                  | 25', 30', 35'   | Gray                    |
| Fiberglass                  | 25', 30', 35'   | Black (additional cost) |
| Wood                        | 25', 30', 35'   | Standard                |
| Metal (special conditions)* | 25', 30', 35'   | Gray                    |

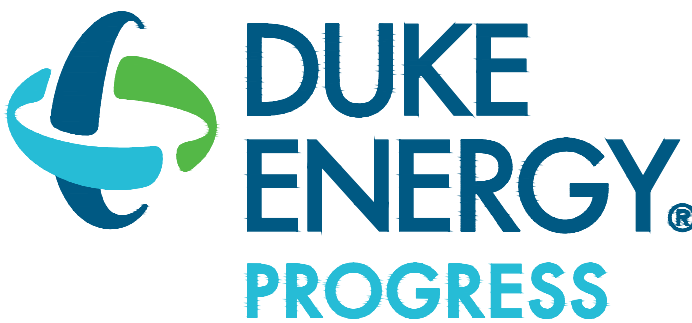
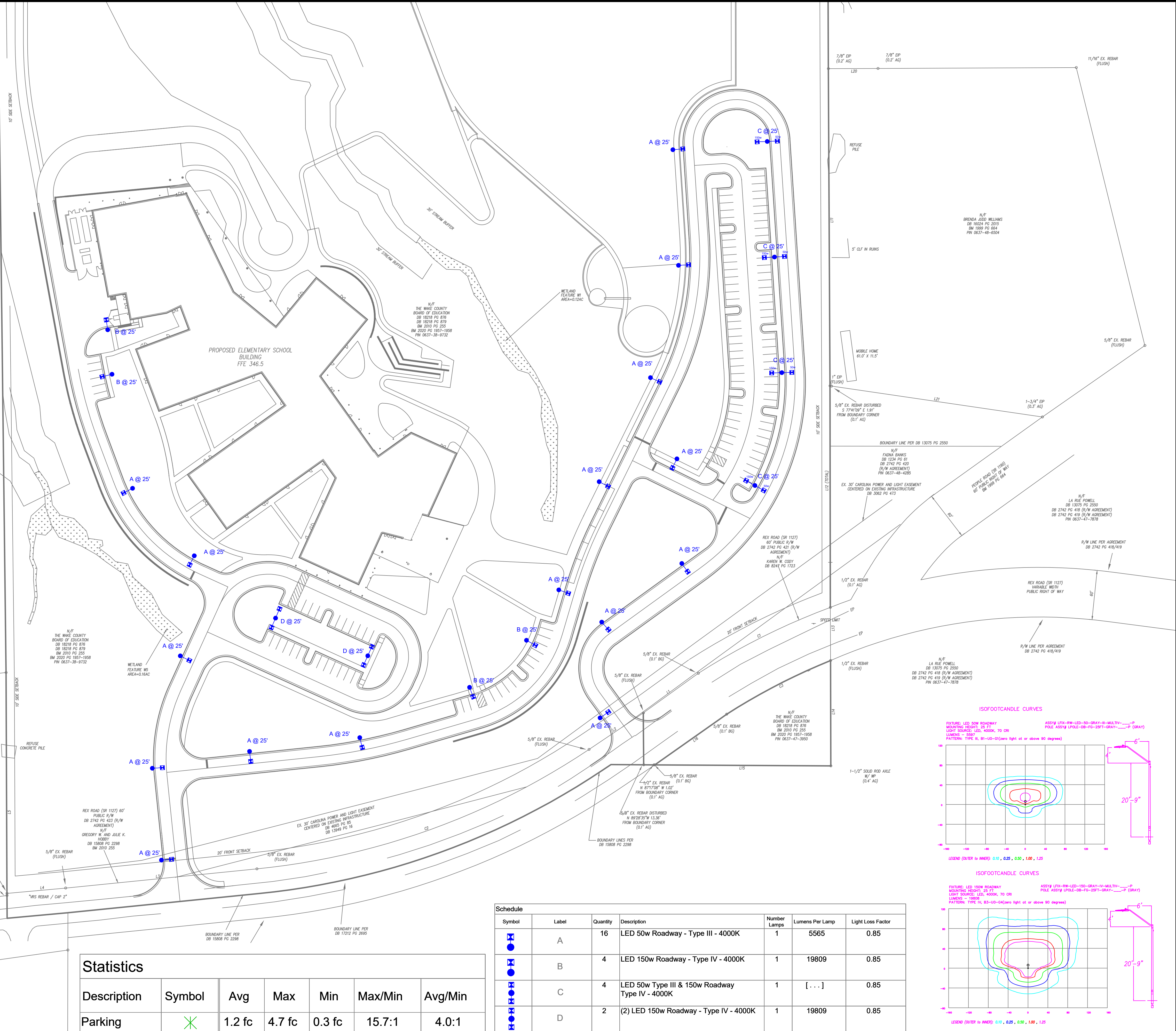
Features

|                                                    |                                                  |
|----------------------------------------------------|--------------------------------------------------|
| Little or no installation cost                     | Benefits                                         |
| Design services by lighting professionals included | Frees up capital for other projects              |
| Maintenance included                               | Meets industry standards and lighting ordinances |
| Electricity included                               | Eliminates high and unexpected repair bills      |
| Warranty included                                  | Less expensive than metered service              |
| One low monthly cost on your electric bill         | Worry-free                                       |
| Turnkey operation                                  | Convenience and savings for you                  |
| Backed by over 40 years of experience              | Provides hassle-free installation and service    |
|                                                    | A name you can trust today ... and tomorrow      |

\*2' raised foundation available when required.

©2015 Duke Energy Corporation 151307 7/15

|       |          |                        |  |    |
|-------|----------|------------------------|--|----|
|       |          |                        |  |    |
| Rev A | 03/31/22 | LED 50w & 150w Roadway |  | NJ |
| REV#  | DATE     | REVISION               |  | BY |



**PROPRIETARY & CONFIDENTIAL**  
This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

|                     |                            |
|---------------------|----------------------------|
| REX ROAD ELEMENTARY |                            |
| Holly Springs, NC   |                            |
| SITE LIGHTING PLAN  |                            |
| Designed by         | DEP LIGHTING SOLUTIONS     |
| Reviewed by         | T. Ferguson Scale 1" = 60' |
| Date                | 03/31/2022 Size "Arch D"   |
| Description         | LED ROADWAY                |
| Drawing No.         | 22-0131A Sht. 1 OF 1       |





Outdoor Lighting  
Roadway LED



The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

|                               |                                                  |
|-------------------------------|--------------------------------------------------|
| LED<br>(Light Emitting Diode) | 50   75   105   150   215   280 watts            |
| Mounting heights              | 25', 30', 35'                                    |
| Color                         | Gray, Black                                      |
| Poles                         | Fiberglass<br>Metal (special conditions)<br>Wood |

For additional information, visit us at [duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting) or call us toll free at 866.769.6417.



Outdoor Lighting  
Roadway LED

Light source: LED (white)

Lumens: 4,807 – 25,050 (fixture dependent)

| Wattage | Light Pattern                | IESNA Backlight-Uplight – Glare (BUG) Rating |
|---------|------------------------------|----------------------------------------------|
| LED 50  | IESNA Type III (medium oval) | B1-U0-G1                                     |
| LED 75  | IESNA Type II (long oval)    | B1-U0-G2                                     |
| LED 105 | IESNA Type II (long oval)    | B2-U0-G3                                     |
| LED 150 | IESNA Type III (medium oval) | B2-U0-G2                                     |
| LED 215 | IESNA Type III (medium oval) | B3-U0-G3                                     |
| LED 280 | IESNA Type III (medium oval) | B3-U0-G4                                     |

Color temperature: 4,000K  
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:

| Name                        | Mounting height | Color                   |
|-----------------------------|-----------------|-------------------------|
| Fiberglass                  | 25', 30', 35'   | Gray                    |
| Fiberglass                  | 25', 30', 35'   | Black (additional cost) |
| Wood                        | 25', 30', 35'   | Standard                |
| Metal (special conditions)* | 25', 30', 35'   | Gray                    |

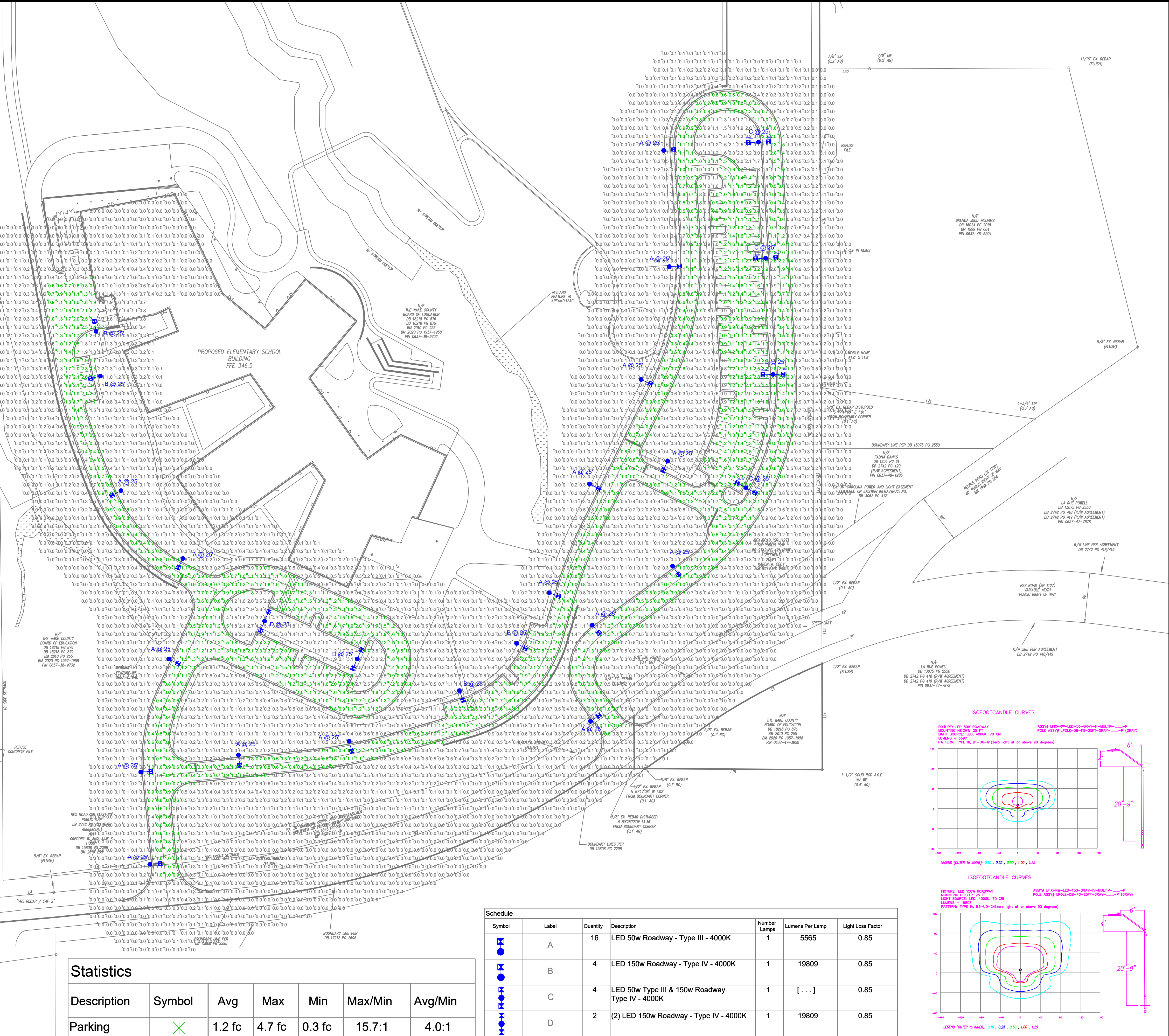
Features

|                                                    |                                                  |
|----------------------------------------------------|--------------------------------------------------|
| Little or no installation cost                     | Frees up capital for other projects              |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included                               | Eliminates high and unexpected repair bills      |
| Electricity included                               | Less expensive than metered service              |
| Warranty included                                  | Worry-free                                       |
| One low monthly cost on your electric bill         | Convenience and savings for you                  |
| Turnkey operation                                  | Provides hassle-free installation and service    |
| Backed by over 40 years of experience              | A name you can trust today ... and tomorrow      |

\*2' raised foundation available when required.

©2015 Duke Energy Corporation 131307 7175

|       |          |                        |  |    |  |
|-------|----------|------------------------|--|----|--|
|       |          |                        |  |    |  |
| Rev A | 03/31/22 | LED 50w & 150w Roadway |  | NJ |  |
| REV#  | DATE     | REVISION               |  | BY |  |



Statistics

| Description | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|-------------|--------|--------|--------|--------|---------|---------|
| Parking     | ✕      | 1.2 fc | 4.7 fc | 0.3 fc | 15.7:1  | 4.0:1   |

| Symbol | Label | Quantity | Description                                     | Number Lamps | Lumens Per Lamp | Light Loss Factor |
|--------|-------|----------|-------------------------------------------------|--------------|-----------------|-------------------|
| ✕      | A     | 16       | LED 50w Roadway - Type III - 4000K              | 1            | 5565            | 0.85              |
| ●      | B     | 4        | LED 150w Roadway - Type IV - 4000K              | 1            | 19809           | 0.85              |
| ●      | C     | 4        | LED 50w Type III & 150w Roadway Type IV - 4000K | 1            | [...]           | 0.85              |
| ●      | D     | 2        | (2) LED 150w Roadway - Type IV - 4000K          | 1            | 19809           | 0.85              |

LIGHTING DESIGN TOLERANCE

The calculated illuminance and light loss data in this spreadsheet are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (trees or other) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect the results.



PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

REX ROAD ELEMENTARY

|                                        |
|----------------------------------------|
| Holly Springs, NC                      |
| SITE LIGHTING PLAN                     |
| Designed by DEP LIGHTING SOLUTIONS     |
| Reviewed by T. Ferguson Scale 1" = 60' |
| Date 03/31/2022 Size "Arch D"          |
| Description LED Roadway                |
| Drawing No. 22-0131A Sht. 1 OF 1       |





1 / SP-A-200 VIEW 1 - MAIN ENTRANCE



2 / SP-A-200 VIEW 2

WALL LEGEND

|          |                                                |
|----------|------------------------------------------------|
| AW101A.1 | BRICK VENEER (COLOR 1)                         |
| AW101A.2 | BRICK VENEER (COLOR 1) WITH CORBELLING PATTERN |
| AW101A.3 | BRICK VENEER (COLOR 1) WITH TEXTURE            |
| AW101B   | BRICK VENEER (COLOR 2)                         |
| AW101C   | BRICK VENEER (COLOR 2) WITH TEXTURE            |
| AW201    | METAL PANEL                                    |

PRIMARY FACADE COMPLIANCE

TYPE 1 MATERIAL: BRICK

60% REQUIRED, 90% SHOWN

TYPE 3 MATERIAL: SMOOTH FINISH METAL PANEL

10% ALLOWED, 10% SHOWN

GROUND FLOOR TRANSPARENCY

20% REQUIRED, 25% SHOWN

PRIMARY FACADE MATERIAL CALCULATIONS INCLUDES ELEVATIONS VISIBLE FROM THE STREET OR INTERIOR ACCESS DRIVES. FACADE MATERIALS EXCLUDE THE FOLLOWING: WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIA OR SOFFIT MATERIALS.

ANY EXPOSED MECHANICAL EQUIPMENT WILL BE WITHIN THE ENCLOSED AREA OF THE MECHANICAL YARD (ELEVATION E3) WHICH IS SCREENED FROM PUBLIC VIEW.

IF THERE ARE ANY EXPOSED PIPES OR CONDUITS OUTSIDE OF THAT SPECIFIC AREA, THEY WILL BE SPECIFIED TO MATCH THE COLOR OF THE SURFACE ON WHICH THEY ARE MOUNTED.



ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY  
2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN  
400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD  
715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS  
301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE  
4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE  
9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

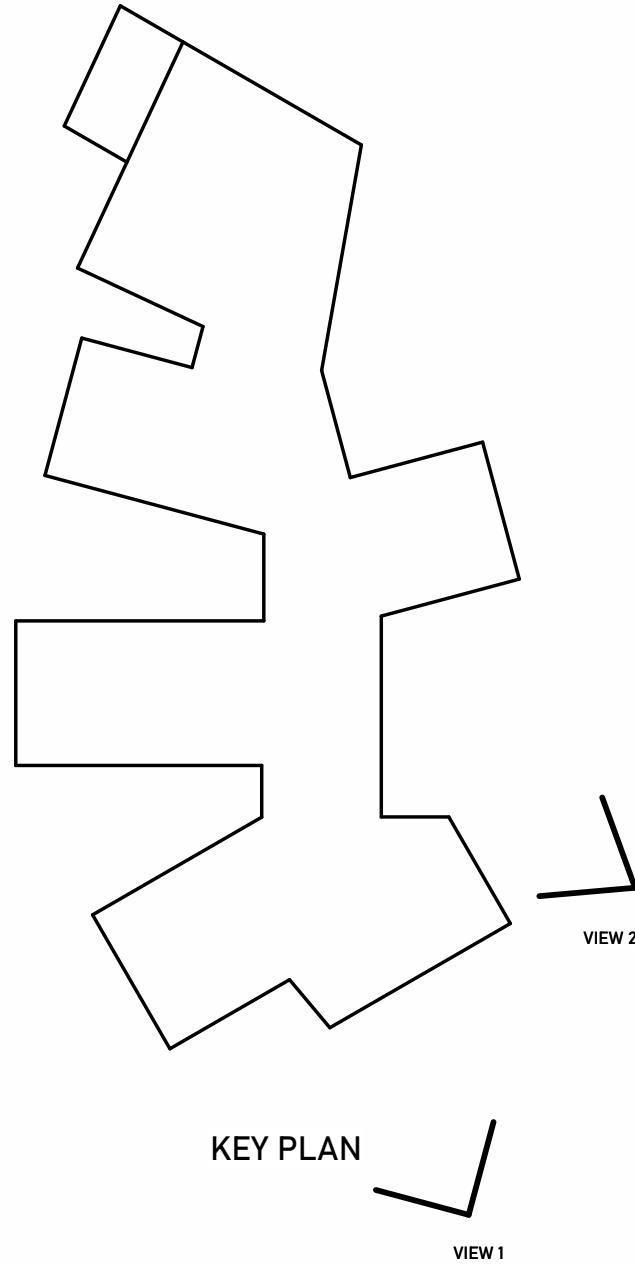
REI ENGINEERS  
9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW  
4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR SITE PLAN APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



E-52 REX ROAD ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022

PROJECT E-52 REX ROAD  
ELEMENTARY SCHOOL

VA PROJECT # 2021006

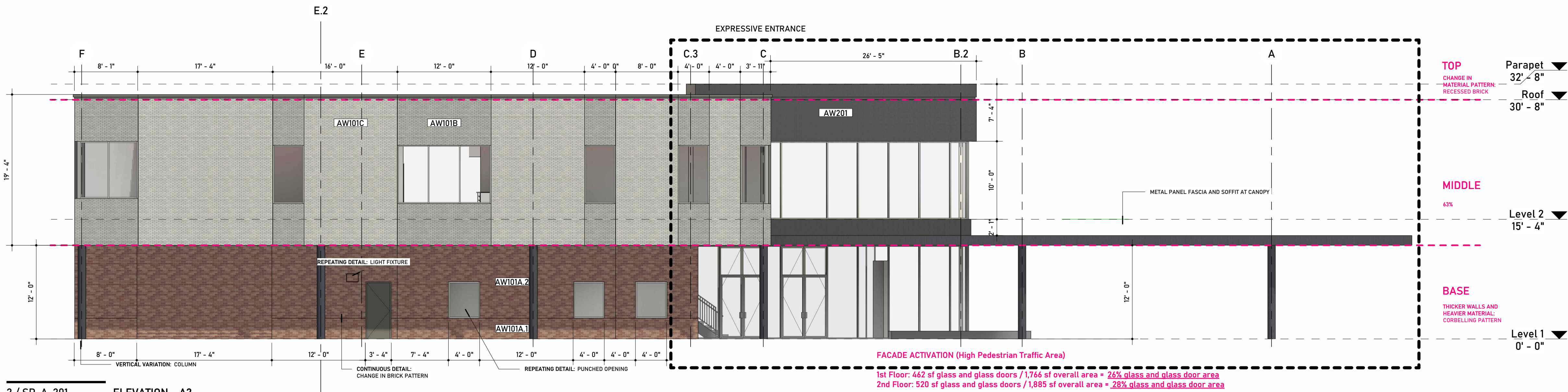
DRAWING TITLE

PERSPECTIVE VIEWS

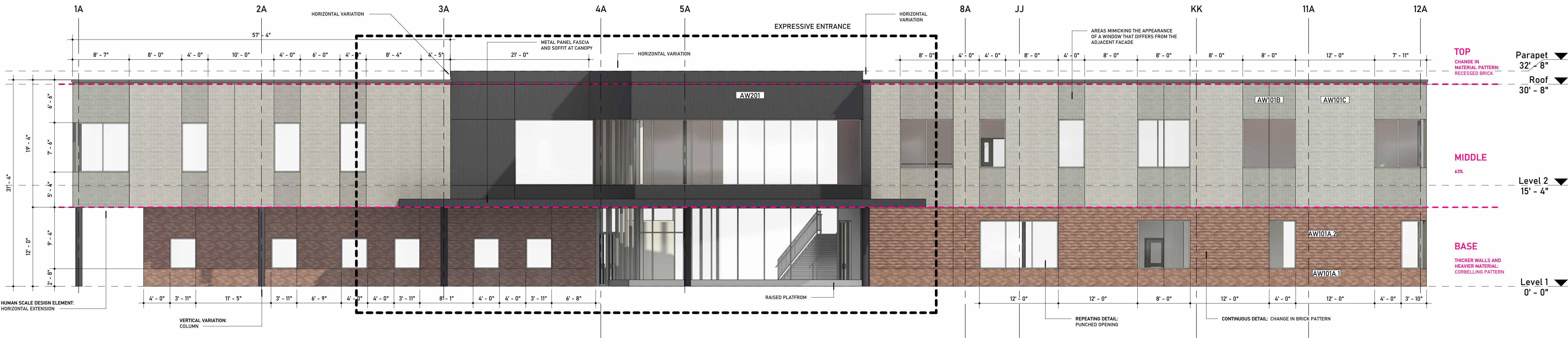
DRAWING NUMBER

SP-A-200

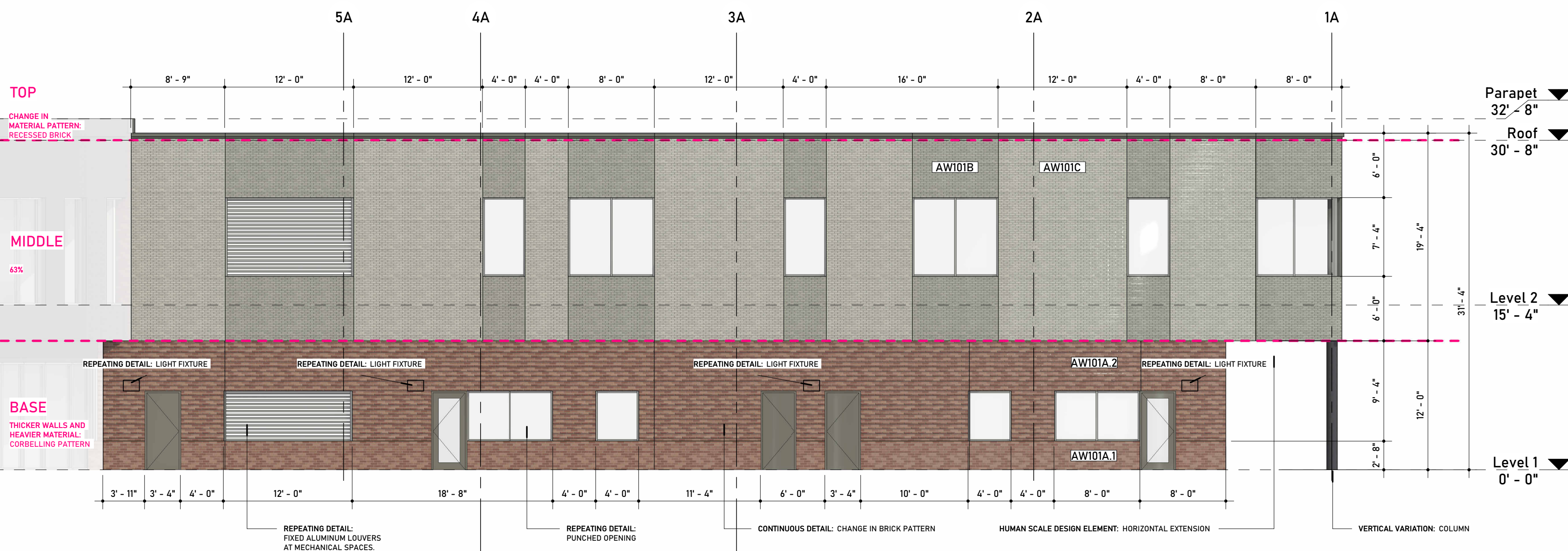




2 / SP-A-201  
ELEVATION - A2  
1/8" = 1'-0"



3 / SP-A-201  
ELEVATION - A3  
1/8" = 1'-0"



1 / SP-A-201  
ELEVATION - A1  
1/8" = 1'-0"

#### WALL LEGEND

|          |                                               |
|----------|-----------------------------------------------|
| AW101A.1 | BRICK VENEER (COLOR 1)                        |
| AW101A.2 | BRICK VENEER (COLOR 1) WITH CORBELLED PATTERN |
| AW101A.3 | BRICK VENEER (COLOR 1) WITH TEXTURE           |
| AW101B   | BRICK VENEER (COLOR 2)                        |
| AW101C   | BRICK VENEER (COLOR 2) WITH TEXTURE           |
| AW201    | METAL PANEL                                   |

#### PRIMARY FACADE COMPLIANCE

TYPE 1 MATERIAL: BRICK

60% REQUIRED, 90% SHOWN

TYPE 3 MATERIAL: SMOOTH FINISH METAL PANEL

10% ALLOWED, 10% SHOWN

GROUND FLOOR TRANSPARENCY

20% REQUIRED, 25% SHOWN

PRIMARY FACADE MATERIAL CALCULATIONS INCLUDES ELEVATIONS VISIBLE FROM THE STREET OR INTERIOR ACCESS DRIVES. FACADE MATERIALS EXCLUDE THE FOLLOWING: WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIA OR SOFFIT MATERIALS.

ANY EXPOSED MECHANICAL EQUIPMENT WILL BE WITHIN THE ENCLOSED AREA OF THE MECHANICAL YARD (ELEVATION E3) WHICH IS SCREENED FROM PUBLIC VIEW.

IF THERE ARE ANY EXPOSED PIPES OR CONDUITS OUTSIDE OF THAT SPECIFIC AREA, THEY WILL BE SPECIFIED TO MATCH THE COLOR OF THE SURFACE ON WHICH THEY ARE MOUNTED.



#### ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919.755.1975 F: 888.800.5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

#### CONSULTANTS

##### DEWBERRY

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

##### CLH DESIGN

400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

##### MUD

715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

##### LYNCH MYKINS

301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

##### PALACIO COLLABORATIVE

4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

##### KRM FOOD SERVICE

9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

##### REI ENGINEERS

9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

##### GLIMMER & GLOW

4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

#### REVISIONS

#### SEALS

THIS DRAWING HAS BEEN PREPARED FOR  
SITE PLAN APPROVAL ONLY AND IS NOT  
TO BE USED FOR CONSTRUCTION  
PURPOSES

## E-52 REX ROAD ELEMENTARY

#### OWNER

### WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022

PROJECT E-52 REX ROAD  
ELEMENTARY SCHOOL

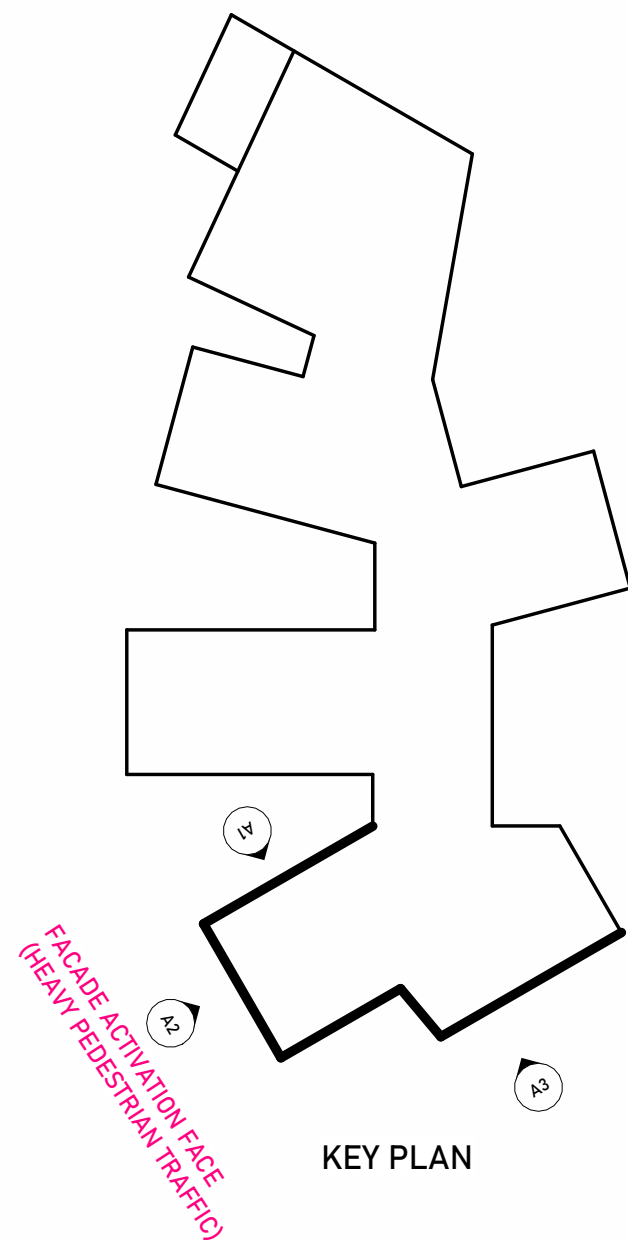
VA PROJECT # 2021006

#### DRAWING TITLE

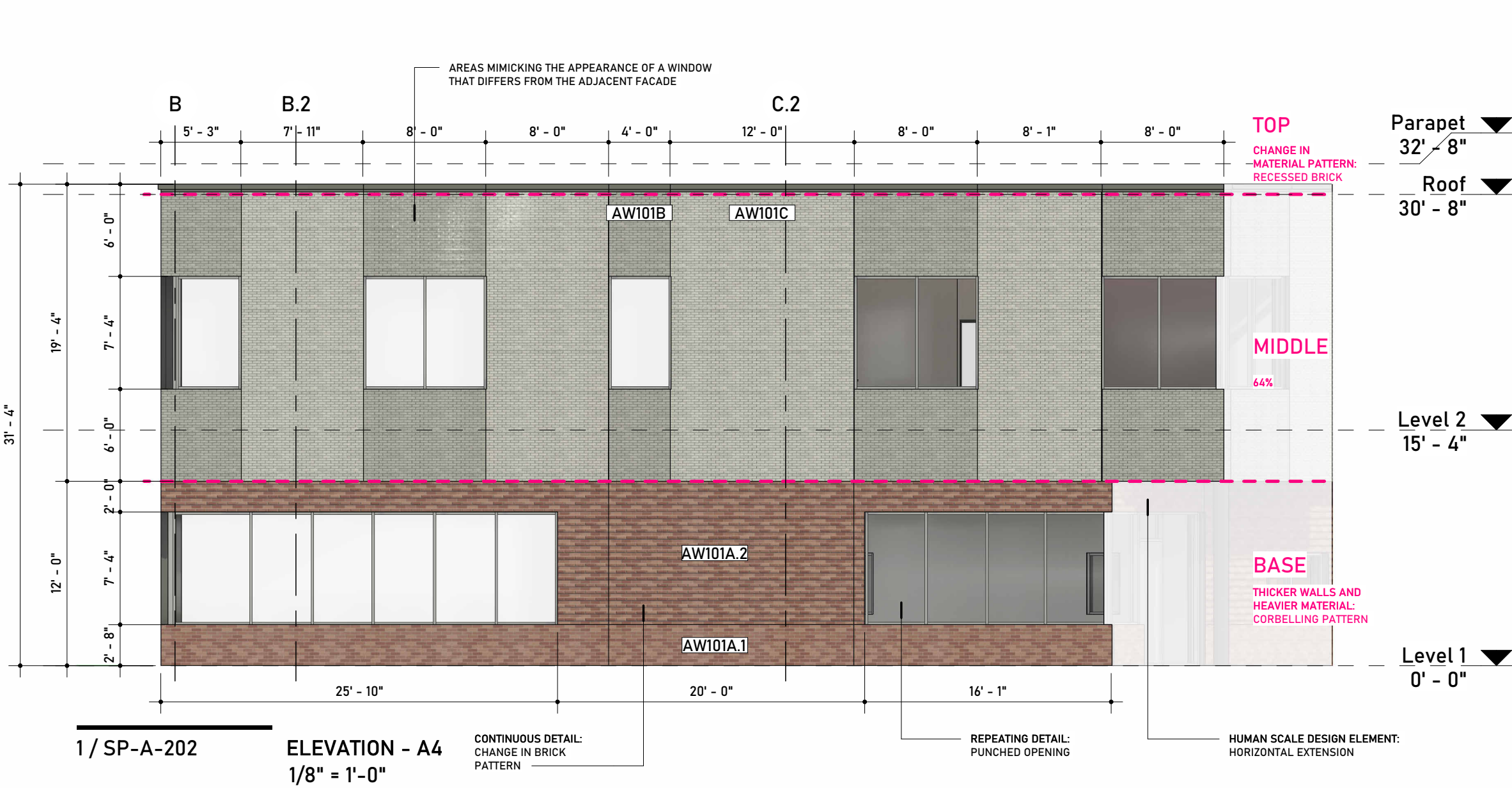
## PARTIAL EXTERIOR ELEVATIONS

#### DRAWING NUMBER

# SP-A-201







WALL LEGEND

|          |                                                |
|----------|------------------------------------------------|
| AW101A.1 | BRICK VENEER (COLOR 1)                         |
| AW101A.2 | BRICK VENEER (COLOR 1) WITH CORBELLING PATTERN |
| AW101A.3 | BRICK VENEER (COLOR 1) WITH TEXTURE            |
| AW101B   | BRICK VENEER (COLOR 2)                         |
| AW101C   | BRICK VENEER (COLOR 2) WITH TEXTURE            |
| AW201    | METAL PANEL                                    |

PRIMARY FACADE COMPLIANCE

TYPE 1 MATERIAL: BRICK

60% REQUIRED, 90% SHOWN

TYPE 3 MATERIAL: SMOOTH FINISH METAL PANEL

10% ALLOWED, 10% SHOWN

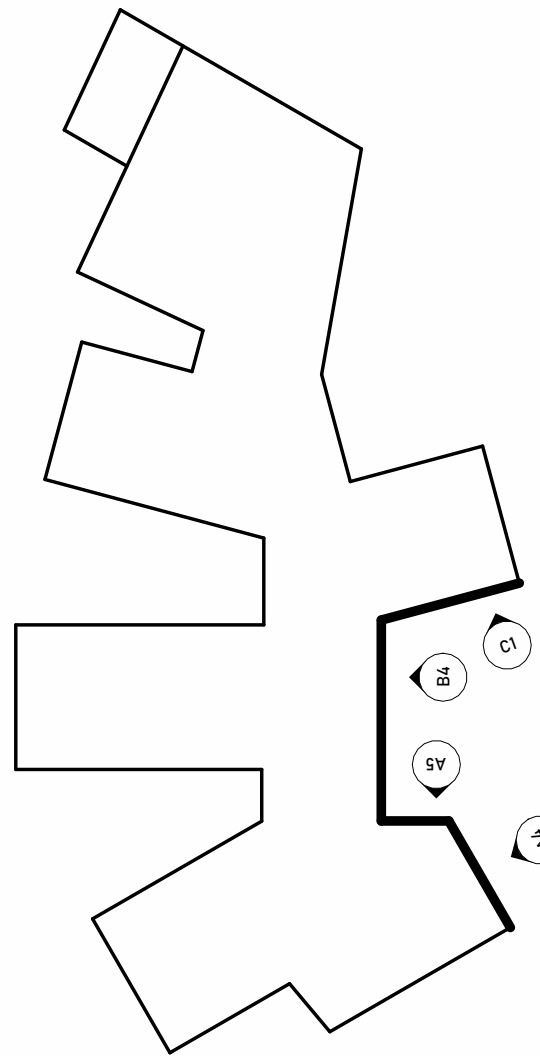
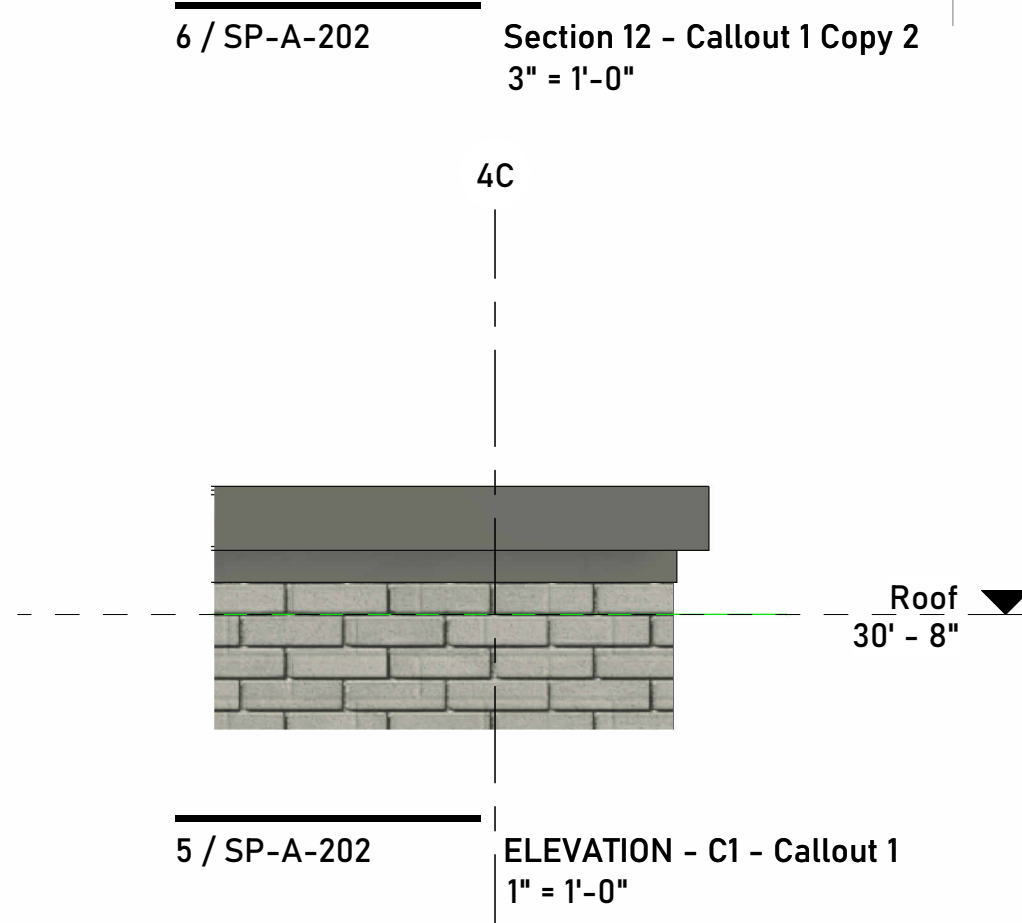
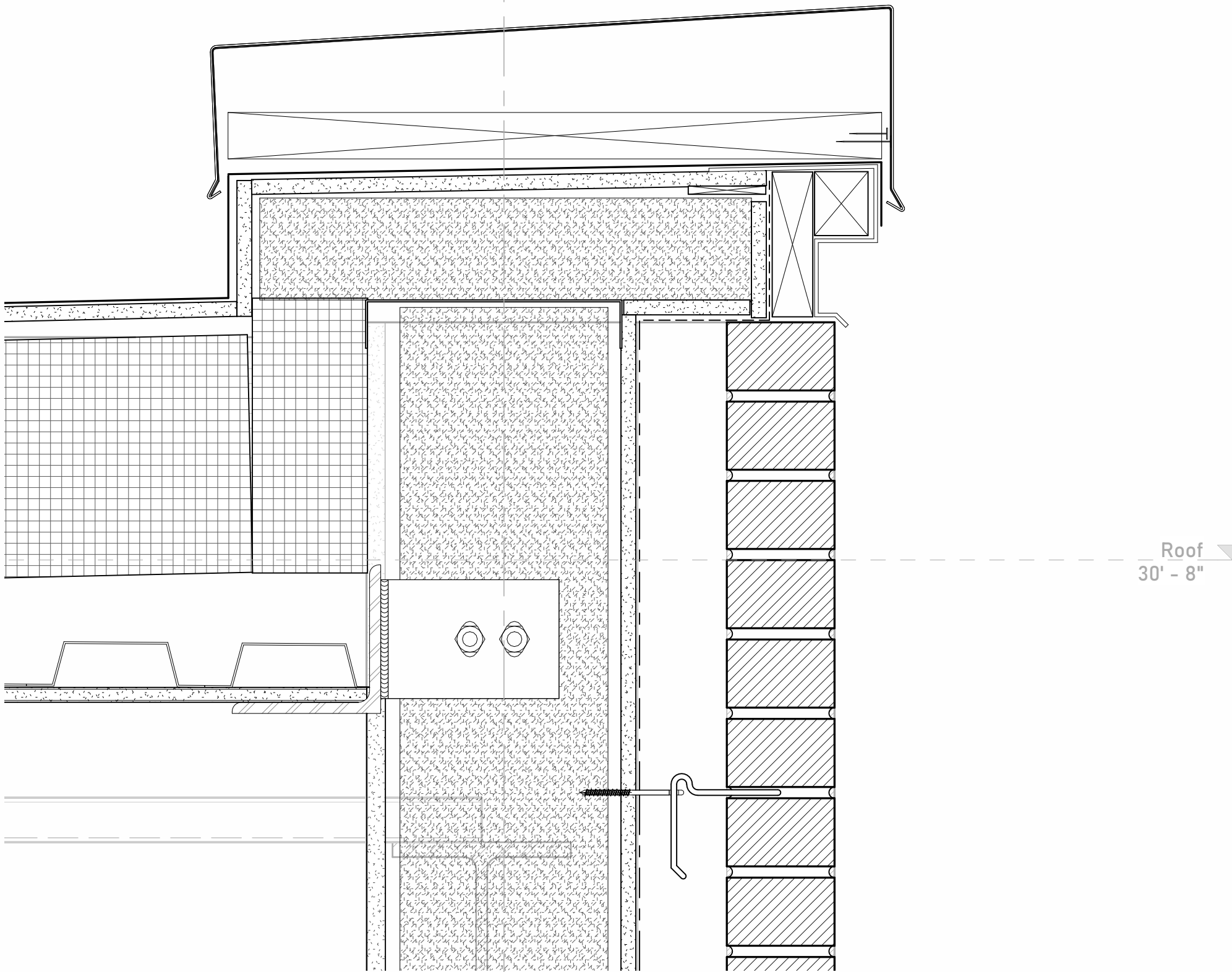
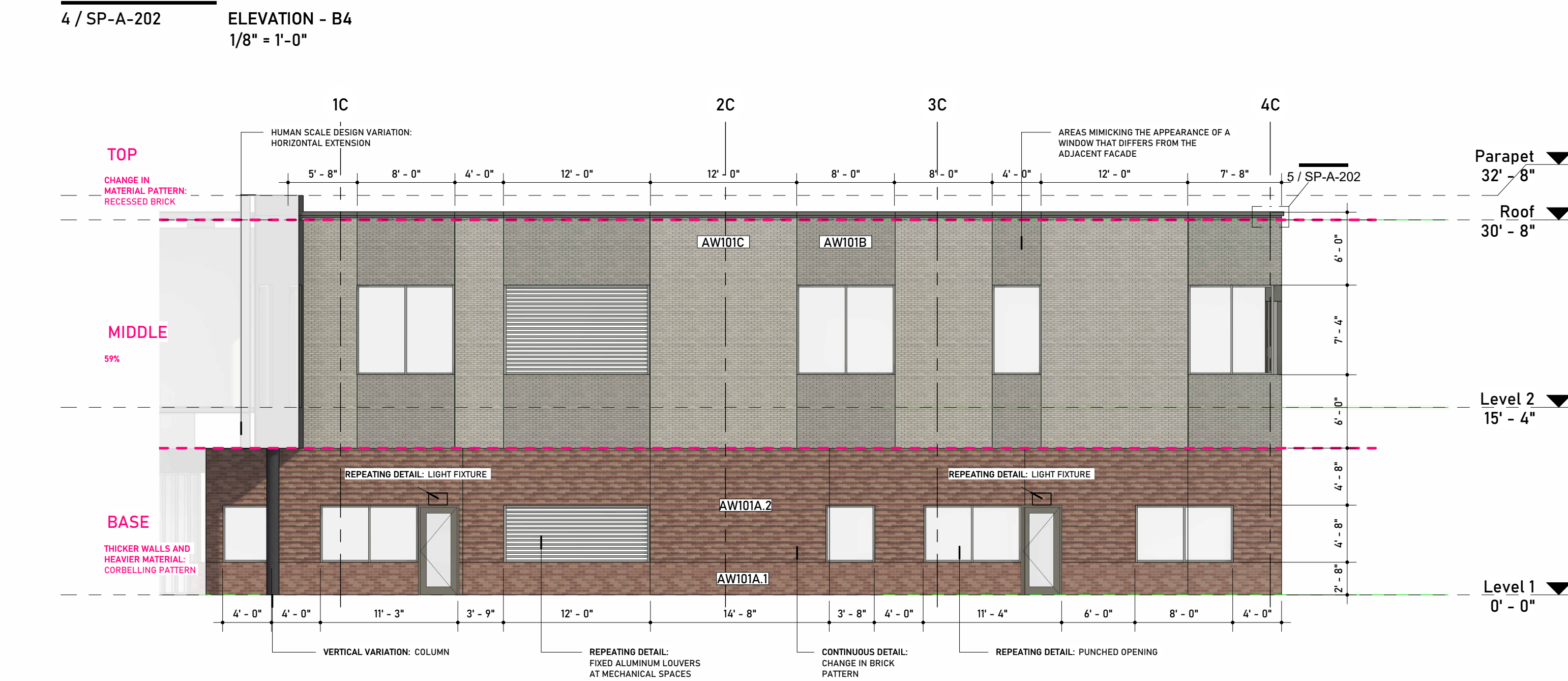
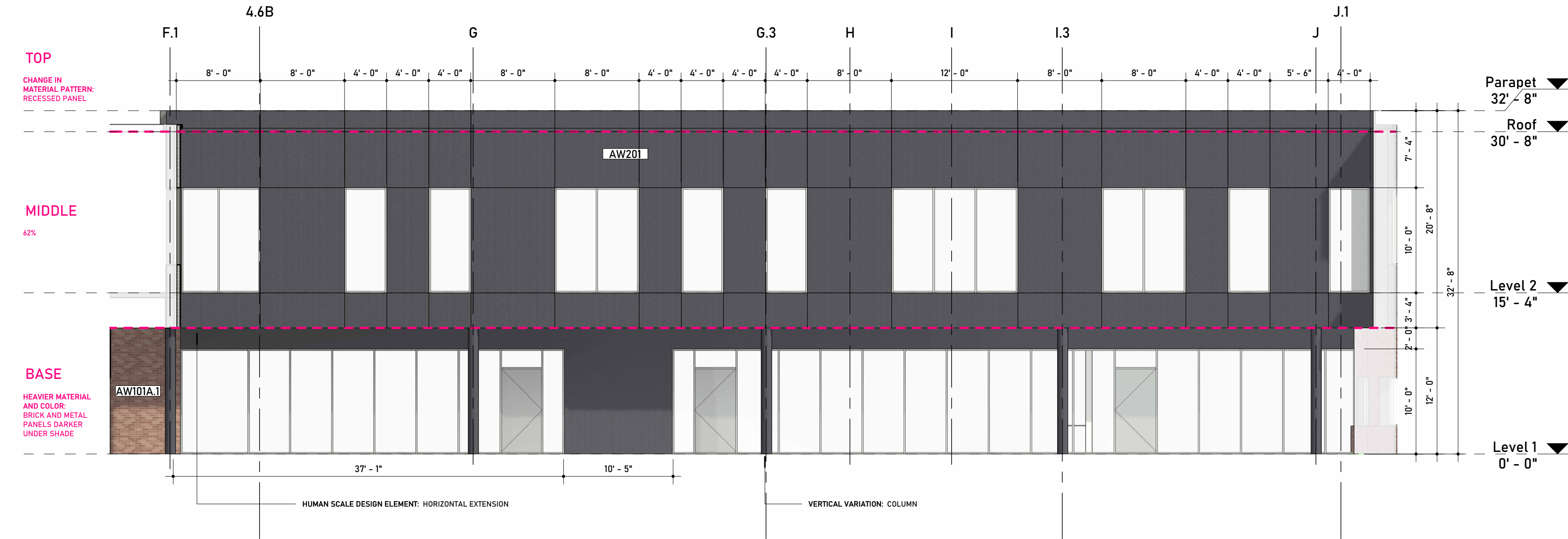
GROUND FLOOR TRANSPARENCY

20% REQUIRED, 25% SHOWN

PRIMARY FACADE MATERIAL CALCULATIONS INCLUDES ELEVATIONS VISIBLE FROM THE STREET OR INTERIOR ACCESS DRIVES. FACADE MATERIALS EXCLUDE THE FOLLOWING: WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIA OR SOFFIT MATERIALS.

ANY EXPOSED MECHANICAL EQUIPMENT WILL BE WITHIN THE ENCLOSED AREA OF THE MECHANICAL YARD (ELEVATION E3) WHICH IS SCREENED FROM PUBLIC VIEW.

IF THERE ARE ANY EXPOSED PIPES OR CONDUITS OUTSIDE OF THAT SPECIFIC AREA, THEY WILL BE SPECIFIED TO MATCH THE COLOR OF THE SURFACE ON WHICH THEY ARE MOUNTED.



VINES

ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN

400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD

715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS

301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE

4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE

9116 LANGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS

9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW

4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR  
SITE PLAN APPROVAL ONLY AND IS NOT  
TO BE USED FOR CONSTRUCTION  
PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

PHASE DEVELOPMENT PLAN SUB #4

DATE 09.02.2022

PROJECT E-52 REX ROAD  
ELEMENTARY SCHOOL

VA PROJECT # 2021006

DRAWING TITLE

PARTIAL EXTERIOR  
ELEVATIONS

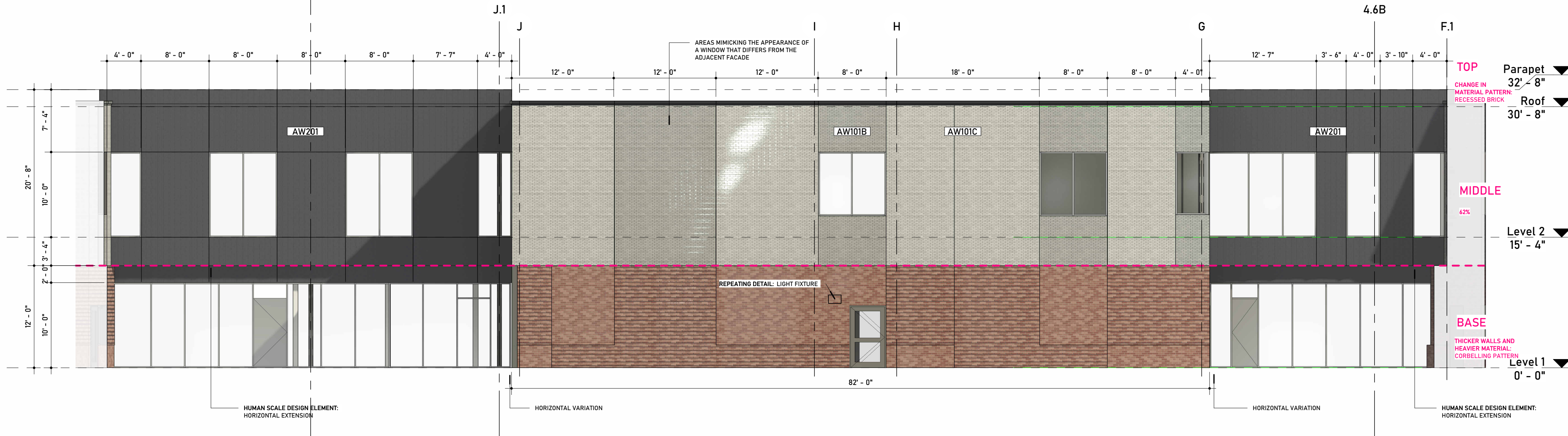
DRAWING NUMBER

SP-A-202

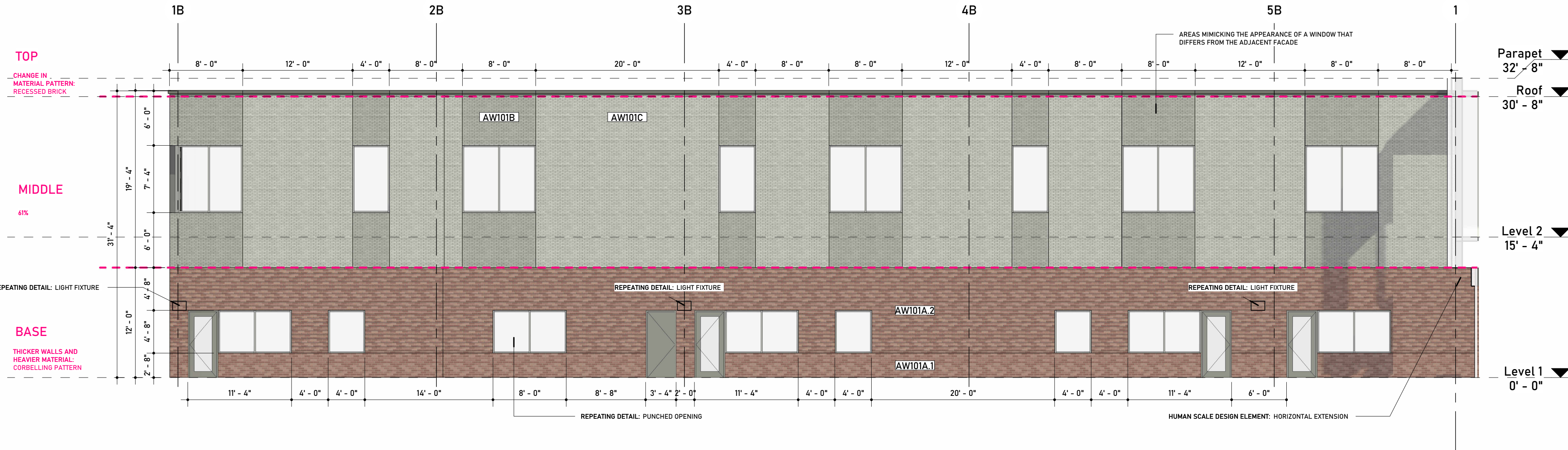




1 / SP-A-203 ELEVATION - B1  
1/8" = 1'-0"



2 / SP-A-203 ELEVATION - B2  
1/8" = 1'-0"



3 / SP-A-203 ELEVATION - B3  
1/8" = 1'-0"

WALL LEGEND

|          |                                                |
|----------|------------------------------------------------|
| AW101A.1 | BRICK VENEER (COLOR 1)                         |
| AW101A.2 | BRICK VENEER (COLOR 1) WITH CORRELLING PATTERN |
| AW101A.3 | BRICK VENEER (COLOR 1) WITH TEXTURE            |
| AW101B   | BRICK VENEER (COLOR 2)                         |
| AW101C   | BRICK VENEER (COLOR 2) WITH TEXTURE            |
| AW201    | METAL PANEL                                    |

PRIMARY FACADE COMPLIANCE

TYPE 1 MATERIAL: BRICK

60% REQUIRED, 90% SHOWN

TYPE 3 MATERIAL: SMOOTH FINISH METAL PANEL

10% ALLOWED, 10% SHOWN

GROUND FLOOR TRANSPARENCY

20% REQUIRED, 25% SHOWN

PRIMARY FACADE MATERIAL CALCULATIONS INCLUDES ELEVATIONS VISIBLE FROM THE STREET OR INTERIOR ACCESS DRIVES. FACADE MATERIALS EXCLUDE THE FOLLOWING: WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIA OR SOFFIT MATERIALS.

ANY EXPOSED MECHANICAL EQUIPMENT WILL BE WITHIN THE ENCLOSED AREA OF THE MECHANICAL YARD (ELEVATION E3) WHICH IS SCREENED FROM PUBLIC VIEW.

IF THERE ARE ANY EXPOSED PIPES OR CONDUITS OUTSIDE OF THAT SPECIFIC AREA, THEY WILL BE SPECIFIED TO MATCH THE COLOR OF THE SURFACE ON WHICH THEY ARE MOUNTED.

VINES

ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

CONSULTANTS

DEWBERRY

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

CLH DESIGN

400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

MUD

715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

LYNCH MYKINS

301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

PALACIO COLLABORATIVE

4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

KRM FOOD SERVICE

9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

REI ENGINEERS

9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

GLIMMER & GLOW

4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

REVISIONS

SEALS

THIS DRAWING HAS BEEN PREPARED FOR  
SITE PLAN APPROVAL ONLY AND IS NOT  
TO BE USED FOR CONSTRUCTION  
PURPOSES

E-52 REX ROAD  
ELEMENTARY

OWNER

WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

PHASE DEVELOPMENT PLAN SUB #4

DATE 09.02.2022

PROJECT E-52 REX ROAD  
ELEMENTARY SCHOOL

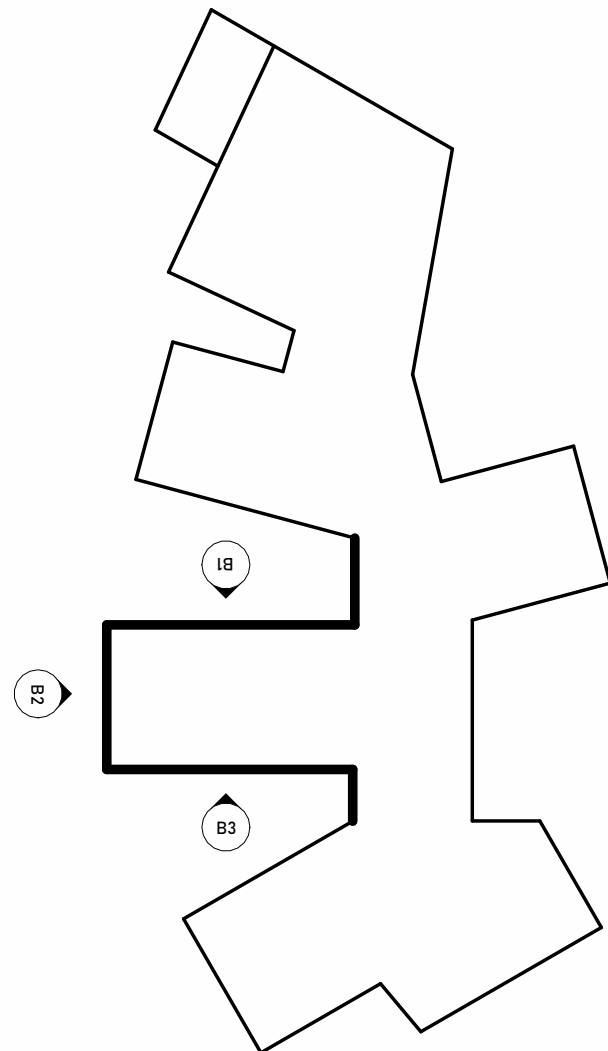
VA PROJECT # 2021006

DRAWING TITLE

PARTIAL EXTERIOR  
ELEVATIONS

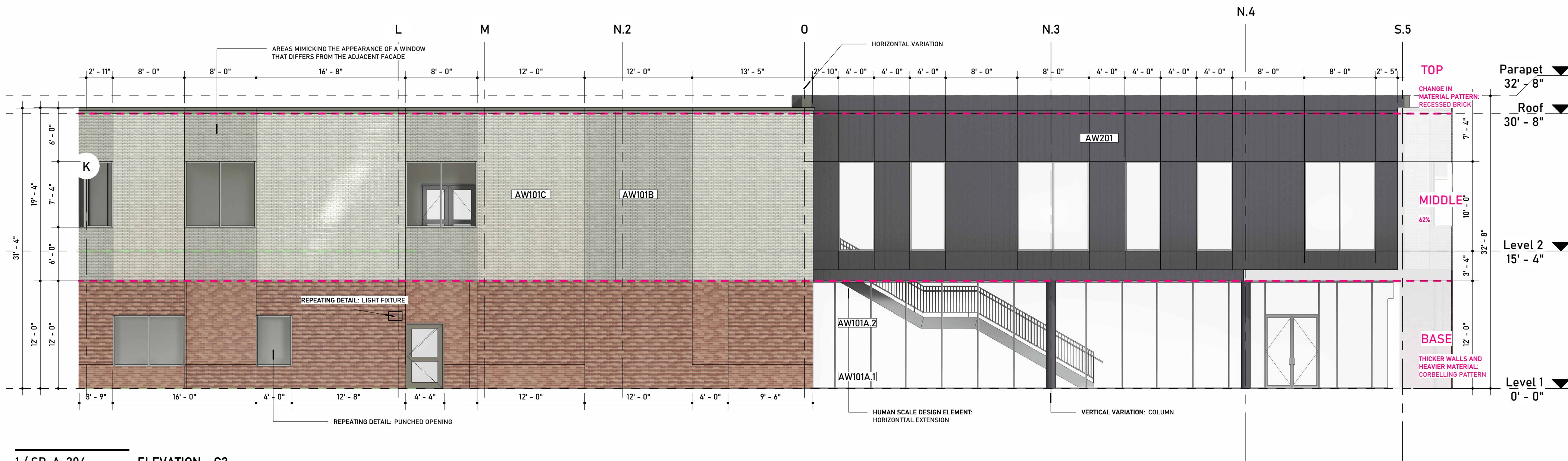
DRAWING NUMBER

SP-A-203

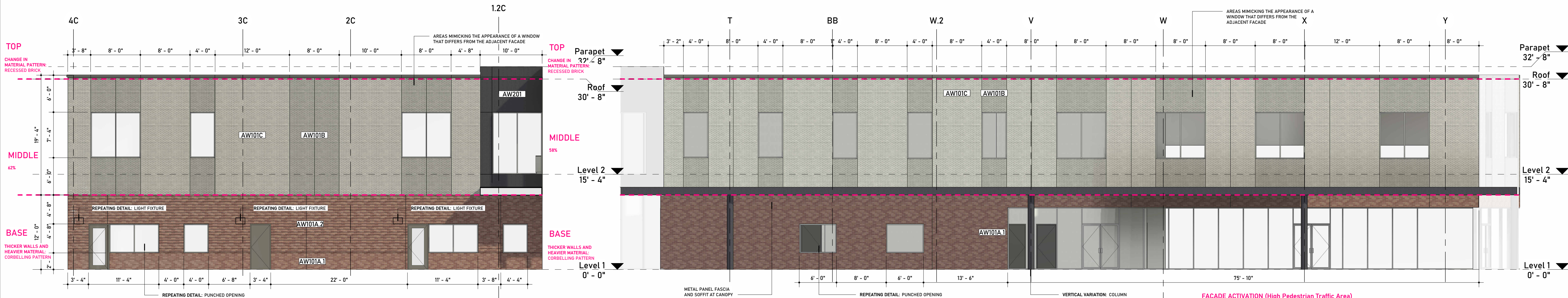


KEY PLAN



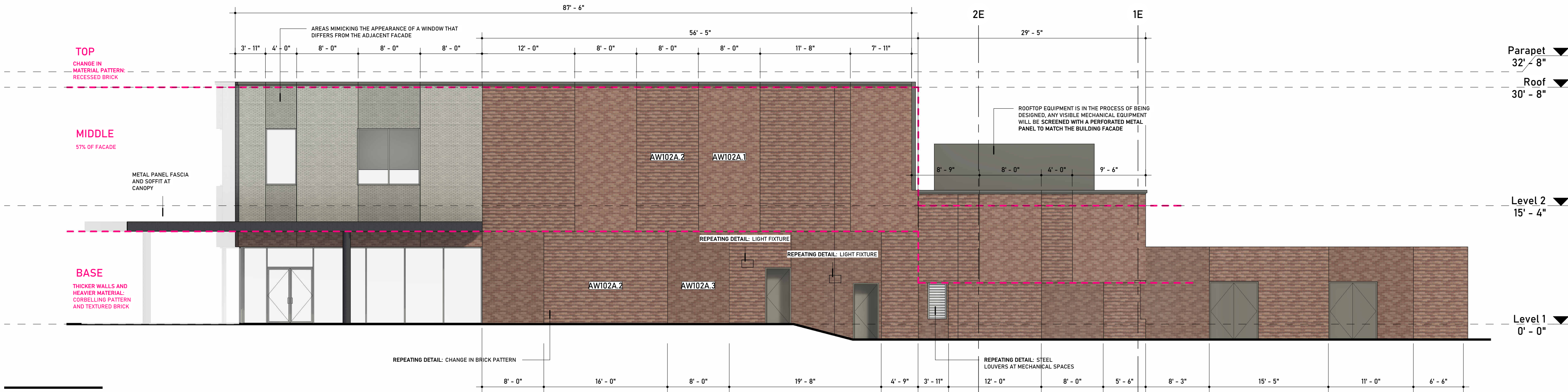


1 / SP-A-204 ELEVATION - C2  
1/8" = 1'-0"



2 / SP-A-204 ELEVATION - C3  
1/8" = 1'-0"

3 / SP-A-204 ELEVATION - E1  
1/8" = 1'-0"



4 / SP-A-204 ELEVATION - E2  
1/8" = 1'-0"

#### WALL LEGEND

|          |                                                |
|----------|------------------------------------------------|
| AW101A.1 | BRICK VENEER (COLOR 1)                         |
| AW101A.2 | BRICK VENEER (COLOR 1) WITH CORBELLING PATTERN |
| AW101A.3 | BRICK VENEER (COLOR 1) WITH TEXTURE            |
| AW101B   | BRICK VENEER (COLOR 2)                         |
| AW101C   | BRICK VENEER (COLOR 2) WITH TEXTURE            |
| AW201    | METAL PANEL                                    |

#### PRIMARY FACADE COMPLIANCE

TYPE 1 MATERIAL: BRICK

60% REQUIRED, 90% SHOWN

TYPE 3 MATERIAL: SMOOTH FINISH METAL PANEL

10% ALLOWED, 10% SHOWN

GROUND FLOOR TRANSPARENCY

20% REQUIRED, 25% SHOWN

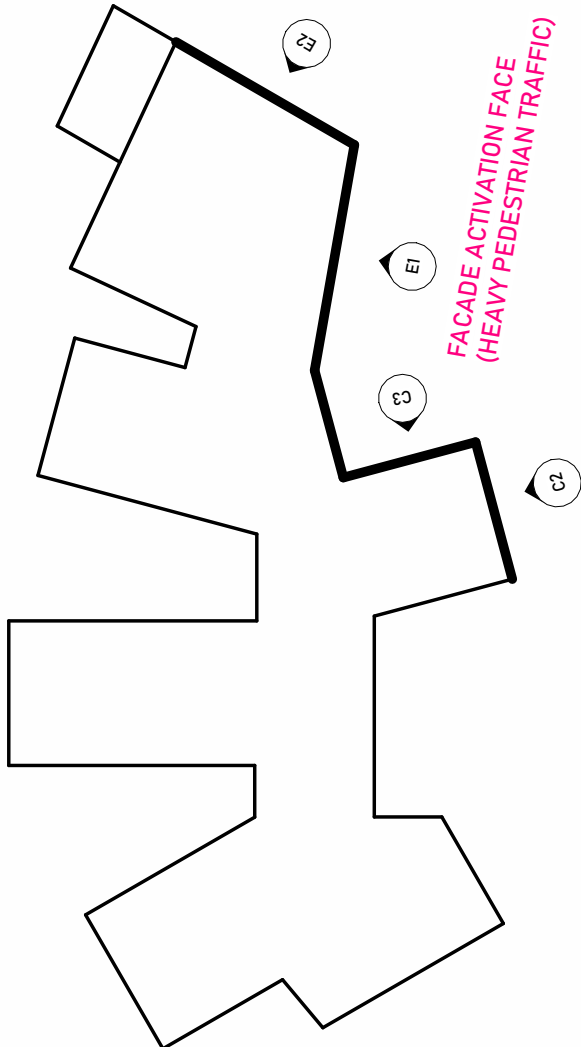
PRIMARY FACADE MATERIAL CALCULATIONS INCLUDES ELEVATIONS VISIBLE FROM THE STREET OR INTERIOR ACCESS DRIVES. FACADE MATERIALS EXCLUDE THE FOLLOWING: WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIA OR SOFFIT MATERIALS.

ANY EXPOSED MECHANICAL EQUIPMENT WILL BE WITHIN THE ENCLOSED AREA OF THE MECHANICAL YARD (ELEVATION E3) WHICH IS SCREENED FROM PUBLIC VIEW.

IF THERE ARE ANY EXPOSED PIPES OR CONDUITS OUTSIDE OF THAT SPECIFIC AREA, THEY WILL BE SPECIFIED TO MATCH THE COLOR OF THE SURFACE ON WHICH THEY ARE MOUNTED.

#### FACADE ACTIVATION (High Pedestrian Traffic Area)

1st Floor: 780 sf of glass and glass doors / 2,028 sf overall area = 38% glass and glass door area  
2nd Floor: 390 sf of glass and glass doors / 2,169 sf overall area = 18% glass and glass door area



KEY PLAN

# VINES

#### ARCHITECT OF RECORD

VINES ARCHITECTURE, INC.  
819 WEST HARGETT STREET, SUITE 102  
RALEIGH, NC 27603  
T: 919 755 1975 F: 888 800 5946 www.vinesarc.com

This drawing and all prints of it are the property of Vines Architecture, Inc. Prints are to be returned to Vines Architecture, Inc. upon completion of use of which they were issued. Reproductions of this drawing without the written consent of Vines Architecture, Inc. is not permitted.

#### CONSULTANTS

##### DEWBERRY

2610 WYCLIFF ROAD, SUITE 410  
RALEIGH, NC 27607  
T: 919.881.9939  
WWW.DEWBERRY.COM  
NC License No. F-0929

##### CLH DESIGN

400 REGENCY FOREST DRIVE, SUITE 120  
CARY, NC 27518  
T: 919.319.6716  
WWW.CLHDESIGNPA.COM

##### MUD

715 DEVEREUX STREET  
RALEIGH, NC 27607  
T: 215.285.9628  
WWW.READYSETMUD.COM

##### LYNCH MYKINS

301 N. WEST STREET, SUITE 105  
RALEIGH, NC 27603  
T: 919.782.1833  
WWW.LYNCHMYKINS.COM

##### PALACIO COLLABORATIVE

4819 EMPEROR BOULEVARD, SUITE 400  
DURHAM, NC 27703  
T: 919.605.8952  
WWW.PALACIOCOLLABORATIVE.COM

##### KRM FOOD SERVICE

9116 LANIGAN STREET  
CHARLOTTE, NC 28277  
T: 704.724.1045  
WWW.KRMFOODSERVICE.COM

##### REI ENGINEERS

9121 ANSON WAY, SUITE 100  
RALEIGH, NC 27615  
T: 919.845.1450  
WWW.REIENGINEERS.COM

##### GLIMMER & GLOW

4711 HOPE VALLEY ROAD, SUITE 4F-611  
DURHAM, NC 27707  
T: 919.425.8945  
WWW.GLIMMER-GLOW.COM

#### REVISIONS

#### SEALS

THIS DRAWING HAS BEEN PREPARED FOR  
SITE PLAN APPROVAL ONLY AND IS NOT  
TO BE USED FOR CONSTRUCTION  
PURPOSES

## E-52 REX ROAD ELEMENTARY

#### OWNER

### WCPSS

WAKE COUNTY PUBLIC SCHOOL SYSTEM  
5625 DILLARD DRIVE  
CARY, NC 27518

PHASE DEVELOPMENT PLAN SUB #4  
DATE 09.02.2022

PROJECT E-52 REX ROAD  
ELEMENTARY SCHOOL

VA PROJECT # 2021006

#### DRAWING TITLE

## PARTIAL EXTERIOR ELEVATIONS

#### DRAWING NUMBER

# SP-A-204









# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

**Agenda Item#: 10.a.**

### **Public Hearings**

**Title:** Rhamkatte Plaza Major Subdivision Plan 22-MAS-02

**Strategic Priority Area:**

**Staff Resource:**

---

### **Action(s):**

1. Recommend the Town Council approve / deny Major Subdivision Plan (22-MAS-02) for the previously approved Rhamkatte Plaza commercial project.

### **Explanation:**

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
  - Applicable Ordinance: 2002 UDO
  - Process: Town Council Public Hearing and Decision
- The 5.36 acre site is located at the intersection of Holly Springs Road and Rhamkatte Road (601 Holly Springs Road).
- The Rhamkatte Plaza Development Plan and Special Exception Use (20-DP-10/ 20-SEU-06) were approved by the Town Council in February 2021. Following the approval of that plan, the applicant has requested subdivision of the property to allow for multiple owners, rather than one single owner. This required taking the retroactive step of completing a Major Non-residential Subdivision Plan to show the subdivision lines on the Development Plan. This step typically comes before the Development Plan approval.

### **Background:**

- The Rhamkatte Planned Unit Development (PUD) was originally approved on March 6, 2001. It has undergone several amendments, the most recent being Amendment #11, approved on February 16, 2021 to modify the streetscape buffer along Holly Springs Rd.
- The Rhamkatte Plaza Development Plan and Special Exception Use (and all associated variance, waivers, and alternate compliance requests) were approved on February 16, 2021.

### **Funding Source(s):**

N/A



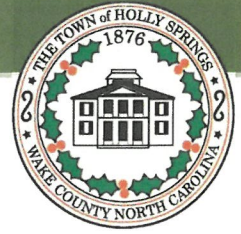
**Attachment(s):**

1. 22-MAS-02\_Rhamkatte Plaza Major Subdivision Petition
2. 22-MAS-02\_Rhamkatte Plaza Major Subdivision Plan
3. 22MAS02\_Rhamkatte Major Subdivision\_PB\_092722



## DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:  
[www.hollyspringsnc.us/2170/Development-Services](http://www.hollyspringsnc.us/2170/Development-Services)



## Petition Type:

- ☐ **Major Subdivision** (check all that apply)  
☐ Residential ☒ Non-residential  
☐ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☐ **Development Plan** (check all that apply)  
☐ Residential ☐ Non-residential  
☐ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☐ **Special Use Permit**  
☐ New

\* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

☐ Initial ☐ Revised ☐ Final

## Project Information:

Project Name: Rhamkatte Plaza

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Rhamkatte PUD Shopping Center/Lot# \_\_\_\_\_Project Location: 601 Holly Springs Road

Use street address. If none, use the closest intersection

☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0659135417;0659139511;0659136418 Real Estate ID: \_\_\_\_\_Project Acreage (rounded to nearest tenth): 5.36 Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: PUD Proposed Use (see UDO Table 3.2.A): \_\_\_\_\_Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): \_\_\_\_\_

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Sketch Plan Review (Pre-Submittal) Meeting Date: N/A

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

## Petition Contact Information: (complete each contact in its entirety- please print or type)

## Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other \_\_\_\_\_Name Thomas Spaulding Company The Spaulding GroupMailing Address 5318 Burning Oak CtCity Raleigh State NC Zip 27606Telephone # (919) 669-1078 E-Mail tom@spaulding-group.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

## Design Professional if different than Applicant/Contact

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

How would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified



**Developer**

Name Wayne Hightower Company APG  
Mailing Address 1201 Edwards Mill Road  
City Raleigh State NC Zip 27607  
Telephone # ( ) E-Mail whightower@aacre.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Architect**

Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # ( ) E-Mail \_\_\_\_\_  
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Landscape Architect**

Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # ( ) E-Mail \_\_\_\_\_  
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Other:** \_\_\_\_\_ (any other contact that should receive comments and correspondence for this project)

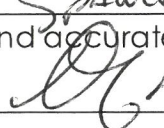
Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # ( ) Alternate Telephone # ( )  
Fax # ( ) E-Mail \_\_\_\_\_  
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

**Property Owner - Required**

Name Rick Jones Company \_\_\_\_\_  
Mailing Address 225 Old Ride Drive  
City Holly Springs State NC Zip 27540  
Telephone # ( ) E-Mail at6116@yahoo.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Certificate of Submittal Completion**

I, Thomas Spawling, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 6-3-22



## REVISION DETAILS

**DEVELOPER:**  
RHAMKATTE PARTNERS, LLC  
1201 EDWARDS MILL ROAD SUITE 300  
RALEIGH, NC 27607  
PHONE: (919) 832-1110  
CONTACT: JASON CLOUGH, email: jclough@aacre.com

**ENGINEER:**  
THE SPAULDING GROUP, PA  
1611 JONES FRANKLIN ROAD, STE. 101  
RALEIGH, NORTH CAROLINA 27606  
PHONE: (919) 854-7990  
FAX: (919) 854-7925  
CONTACT: THOMAS J. SPAULDING, P.E. email: tom@spauldingnorris.com

**LANDSCAPE ARCHITECT:**  
TONY M. TATE LANDSCAPE ARCHITECTURE, PA  
5011 SOUTHPARK DRIVE, SUITE 200  
DURHAM, NC 27713  
PHONE: (919) 484-8880  
FAX: (919) 484-8881  
CONTACT: PAMELA PORTER, RLA, LEED AP, email: pam@tmlla.com

**SURVEY:**  
ROBINSON & PLANTE LAND SURVEYING  
1240 SE MAYNARD ROAD, SUITE 203  
CARY, NORTH CAROLINA 27511  
PHONE: (919) 481-1245  
CONTACT: STUART PLANTE, III, PLS, email: buddy@robinsonplante.com

**ARCHITECT:**  
NEW CITY DESIGN GROUP  
1304 HILLSBOROUGH STREET  
RALEIGH, NC 27605  
PHONE: (919) 831-1308  
CONTACT: WAYNE SIDLE, AIA, email: wayne@newcitydesign.com

## SITE DATA

PROJECT ADDRESS: 601 HOLLY SPRINGS ROAD  
TOWN OF HOLLY SPRINGS  
TOTAL PARCEL AREA: 5.36 AC  
ZONING: PUD  
PARCEL AREA #6: 1.32 AC  
PIN: 0659-13-5417  
REID: 0205084  
PIN: 0659-13-5418  
REID: 0434446  
PARCEL AREA #5: 3.93 AC  
PIN: 0659-13-9511  
REID: 0108004

TOWNSHIP: HOLLY SPRINGS  
COUNTY: WAKE  
STATE: NORTH CAROLINA  
DB: 15-E, PG 1588  
BM 2015, PG 02077  
DB: 016237, PG 00871  
BM: 2015, PG 02077  
DB: 016264, PG 02027  
BM: 2015, PG 02077

**EXTERNAL PERIMETER SETBACKS:**  
FRONT SETBACK 20' - HOLLY SPRINGS RD.  
20' - RHAMKATTE RD.  
REAR SETBACK 20'  
SIDE SETBACK 20'

**INTERNAL PERIMETER SETBACKS:**  
ZERO LOT LINE

## SUBDIVISION INFORMATION:

MINIMUM NUMBER OF LOTS: 1  
MAXIMUM NUMBER OF LOTS: 7  
MINIMUM LOT SIZE: 7,000 SF  
MINIMUM OPEN SPACE REQUIRED: 1,168 SF  
0.5% PER TOTAL PROJECT AREA = 0.5% \* 233,481.6 SF (5.36 AC)  
MAXIMUM BUILDING HEIGHT: 45/3 STORIES

## PROPOSED SUBDIVISION:

LOT 1: AREA: 11,491.95 SQ. FT. / 0.2638 AC.  
LOT 2: AREA: 9,997.83 SQ. FT. / 0.2295 AC.  
LOT 3: AREA: 8,008.92 SQ. FT. / 0.1839 AC.  
LOT 4: AREA: 23,408.53 SQ. FT. / 0.5374 AC.  
LOT 5: AREA: 180,343.94 SQ. FT. / 4.1401 AC.

## GENERAL NOTES

- THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
- H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
- ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
- NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
- ADDRESS NUMBERS AND SUITE NUMBERS ON THE EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
- BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDPE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
- A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.
- ALL PARKING SHALL BE SHARED WITH NO PARKING RESERVED FOR INDIVIDUAL BUSINESS.

## NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THE PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

TOWN OF HOLLY SPRINGS GEODETIC MONUMENT USED AS BENCHMARK FOR DESIGN ELEVATIONS:

Station: QUERIN  
NAD 83 => LATITUDE = 35 39 08.10366 N LONGITUDE = 078 49 20.61714 W  
SPC 83 => NORTHING = 692365.390 sft EASTING = 2052762.320 sft  
ELEVATION (NGVD 88) = 439.00 sft (BM)

MASTER PLAN FOR:

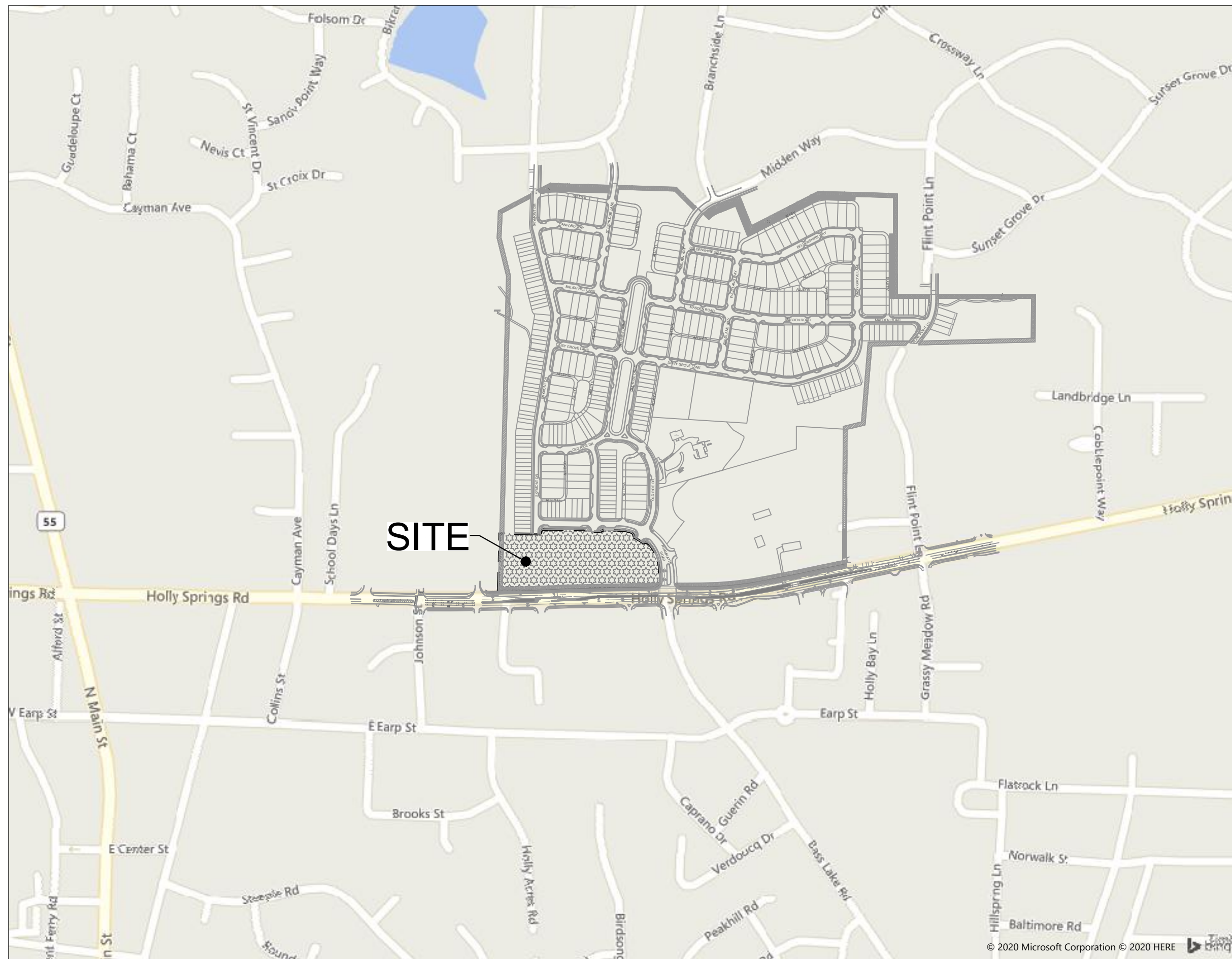
# RHAMKATTE PLAZA

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PROJECT # 22-MAS-02/PLPP202200165

PART OF RHAMKATTE VILLAGE PUD # 00-PUD-05

DEVELOPMENT PLAN # 20-DP-10



## VICINITY MAP

SCALE: 1" = 500'

## VARIANCES, WAIVERS, ALTERNATE COMPLIANCES &amp; REQUESTED DESIGN STANDARDS

## SPECIAL EXCEPTION USE

- SPECIAL EXCEPTION USE FOR A FREE-STANDING BUILDING EXCEEDING 12,000 SQUARE FEET. (UDO 3.02 B.5)
- SPECIAL EXCEPTION USE TO EXCEED TWENTY-FOUR THOUSAND (24,000) SQUARE FEET OF TOTAL GROSS MAIN FLOOR AREA (UDO 3.02 B.5)

## VARIANCES

- VARIANCE TO REDUCE THE FRONT YARD SETBACKS ALONG RHAMKATTE ROAD FROM 30 FEET TO 20 FEET.
- VARIANCE TO REDUCE THE FRONT YARD SETBACKS ALONG HOLLY SPRINGS ROAD FROM 30 FEET TO 20 FEET.
- VARIANCE TO LOCATE A DOUBLE LOADED PARKING AREA SERVED BY MORE THAN ONE (1) INTERIOR ACCESS DRIVE THAT IS GENERALLY PARALLEL TO THE RHAMKATTE ROAD RIGHT-OF-WAY AND TO LOCATE PARKING IN THE FRONT BUFFERYARD.

## WAIVERS

- WAIVER TO LOCATE MORE THAN SEVENTY-FIVE (75%) PERCENT OF THE TOTAL NUMBER OF OFF-STREET PARKING SPACES BETWEEN THE FRONT BUILDING LINE AND THE PROPERTY LINE ON RHAMKATTE ROAD.
- WAIVER FOR LOADING SPACE DIMENSIONAL REQUIREMENTS TO ALLOW FOR REDUCED MINIMUMS OF 10' X 25' DUE TO NO USE OF SEMI-TRACTOR OR OTHER VEHICLES IN EXCESS OF 25 FEET IN LENGTH.

## ALTERNATE COMPLIANCE DESIGN STANDARDS

- ALTERNATE COMPLIANCE FOR VARIATION IN MASSING (UDO SECTION 3.08 A. 1. C. (2) (B)) - WAIVER REQUEST FOR BUILDING 1 EXCEEDING THE 30' PROPOSE INCREASING TO 55' ON THE NORTH AND SOUTH FACADES ONLY.
- ALTERNATE COMPLIANCE FOR BASE, BODY, CAP PER UDO SECTION 3.08 A. 1. C. (2) (A)) - WAIVER REQUEST FOR BUILDING 2 WEST ELEVATION NOT MEETING 9% MINIMUM BASE REQUIREMENT. VARIATION IN MASSING, TO ALLOW EXCEEDING 30' BAY WIDTH ON THE NORTH, SOUTH, AND EAST FACADES OF BUILDING 2.
- ALTERNATE COMPLIANCE FOR VARIATION IN MASSING (UDO SECTION 3.08 A. 1. C. (2) (B)) - WAIVER REQUEST FOR BUILDING 3 EXCEEDING THE 30' PROPOSE INCREASING TO 55' ON THE WEST FAÇADE AND 40' ON THE NORTH FAÇADE.

## COLOR AND MATERIAL PALETTE:

## BRICK VENEER OPTIONS TO BE:

- US BRICK "CHESTNUT VELOUR" OR AN APPROVED EQUAL
- TAYLOR CLAY "AUTUMN BLEND" OR AN APPROVED EQUAL
- MERIDIAN BRICK, FLAT SET BROWN FLASHED WIRECUT OR AN APPROVED EQUAL
- TAYLOR CLAY #319 "MEDIUM GREY WIRECUT" OR AN APPROVED EQUAL
- MERIDIAN FLAT SET LIGHT BROWN FLASHED WIRECUT OR AN APPROVED EQUAL
- MERIDIAN LIGHT BROWN WIRECUT # 127 OR AN APPROVED EQUAL

## STONE VENEER:

- ARRISCRAFT OAK RIDGE OR AN APPROVED EQUAL

## METAL FINISHES:

- STOREFRONT/WINDOW FRAMES, SCUPPERS, CANOPIES, AWNINGS, ROOF PARAPETS AND MECHANICAL SCREENING ARE TO BE DARK BRONZE.

## UTILITY FLOWS

SEWER  
BUILDING 1 & 4 OFFICE/RETAIL = 42,553 / 250 SF / EMPLOYEE x 25 GPD / EMPLOYEE = 4,255 GPD  
BUILDING 4 FOOD SERVICE = 3,000 SF x 15 SF / SEAT x 30 GPD / SEAT = 6,000 GPD  
FUTURE BUILDINGS 2 & 3 = 10,000 SF RETAIL / 250 SF / EMPLOYEE x 25 GPD / EMPLOYEE = 1,000 GPD  
TOTAL SANITARY SEWER FLOW MINOR AMENDMENT: = 11,255 GPD

## INDEX TO PLANS

- C-0.0 COVER SHEET
- C-0.1 EXISTING CONDITIONS PLAN
- C-0.2 MASTER PLAN
- C-1.0 SITE PLAN
- C-2.0 UTILITY PLAN
- C-3.0 STORM MANAGEMENT & GRADING PLAN
- C-6.1 HOLLY SPRINGS ROAD SITE EXHIBIT
- C-6.2 RHAMKATTE ROAD SITE EXHIBIT
- C-6.6 HOLLY SPRINGS ROAD STRIPING PLAN
- D-1.0 CONSTRUCTION DETAILS
- D-2.0 CONSTRUCTION DETAILS
- D-3.0 STORM & SANITARY SEWER SCHEDULES
- E-1.0 LIGHTING PLAN
- L-3.0-3.3 LANDSCAPING PLANS

THIS DRAWING IS THE PROPERTY OF:

The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

THE SPAULDING GROUP, PA  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7925

RHAMKATTE PLAZA  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

MASTER PLAN  
COVER SHEET

DRAWING  
SHEET

C-0.0

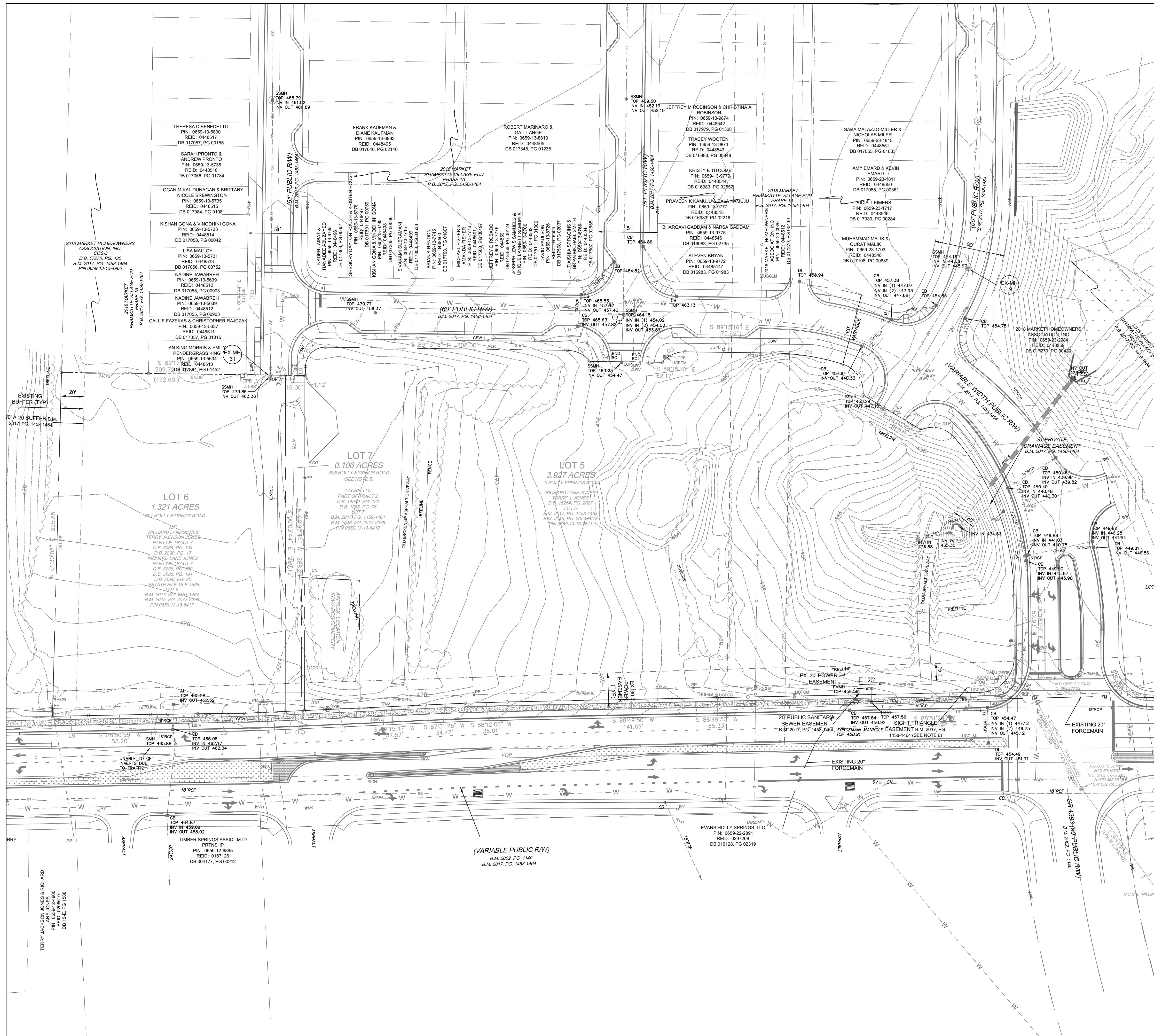
PROJECT NUMBER  
955-19

| NO. | REVISION          | DATE       |
|-----|-------------------|------------|
| 1.  | PER TONS COMMENTS | 07/15/2022 |
| 2.  | PER TONS COMMENTS | 08/15/2022 |
| 3.  | PER TONS COMMENTS | 09/12/2022 |



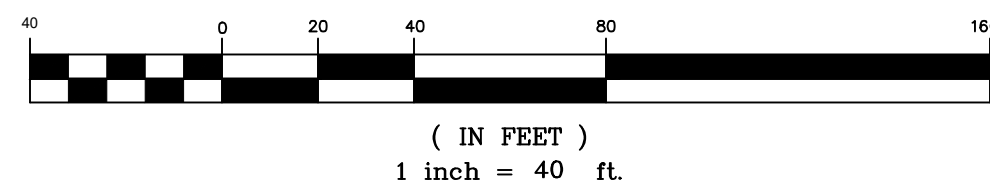
|                           |                                                 |
|---------------------------|-------------------------------------------------|
| PREPARED FOR:             | 1201 EDWARDS MILL RD. #300<br>RALEIGH, NC 27607 |
| DATE:                     | 02-13-2020                                      |
| TSS FIRM CERTIFICATION #: | C-1975                                          |
| PROJECT ENGINEER:         | IRIS A. MITCHELL                                |
| PROJECT DESIGNER:         | IRIS A. MITCHELL                                |
| PROJECT SURVEYOR:         | ROBINSON & PLANTE, PC                           |





THIS DRAWING IS THE PROPERTY OF:  
The Spaulding Group, PA  
and is not to be reproduced or copied in whole or in part without  
permission from The Spaulding Group, PA. This drawing is not  
to be used on any other project and is to be returned to  
The Spaulding Group, PA, upon request.

GRAPHIC SCALE



RHANKATTE PLAZA  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

MASTER PLAN  
EXISTING CONDITIONS

DRAWING  
SHEET

C-0.1

PROJECT NUMBER  
955-19

DESIGNED FOR:  
APC CREDIT  
1201 EDWARDS MILL RD. #300  
RALEIGH, NC 27607  
DATE: 02/13/2020  
TSG FIRM CERTIFICATION # C-1675  
PROJECT DESIGNER:  
TOM SPAULDING  
PROJECT SURVEYOR:  
IRIS A. MITCHELL  
ROBINSON & PLANTE, PC

THE SPAULDING GROUP, PA  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

SEAL:  
CAROLINA  
HUSSEIN  
THOMAS  
09-12-2020

| NO. | REVISION          | DATE       |
|-----|-------------------|------------|
| 1.  | PER TONS COMMENTS | 07/15/2022 |
| 2.  | PER TONS COMMENTS | 08/12/2022 |
| 3.  | PER TONS COMMENTS | 09/12/2022 |

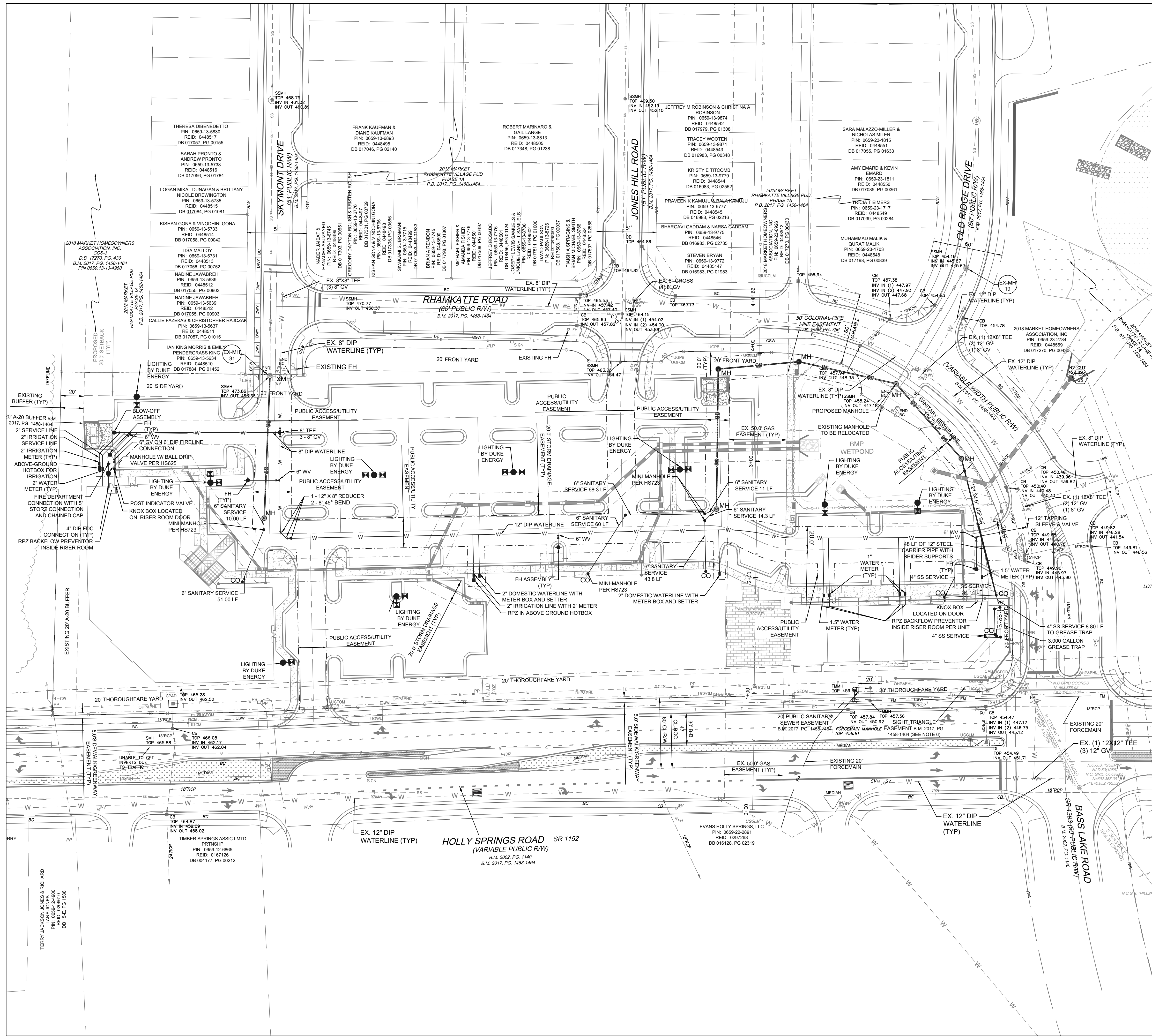




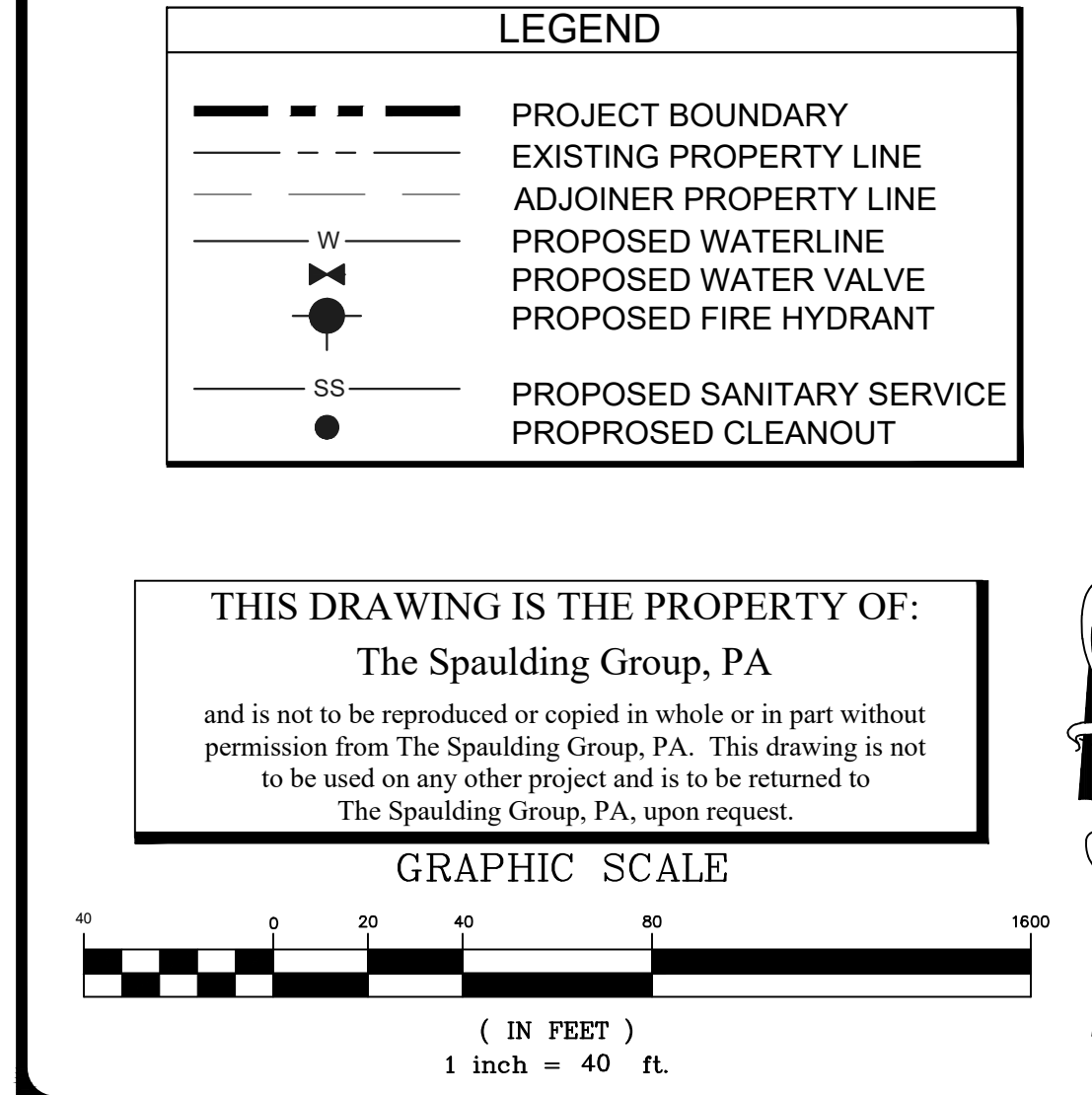








- GENERAL NOTES**
1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
  2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
  3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
  4. BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
  5. H/C RAMP AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
  6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
  7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
  8. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
  9. ADDRESS NUMBERS AND SUITE NUMBERS ON THE EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
  10. BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
  11. A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.
  12. ALL PARKING SHALL BE SHARED WITH NO PARKING RESERVED FOR INDIVIDUAL BUSINESS.
- UTILITY NOTES**
1. ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
  2. ALL NEW UTILITY LINES SHALL BE UNDERGROUND.
  3. ALL SANITARY SEWER LINES SHALL BE 6" SDR-35 PVC UNLESS OTHERWISE NOTED.
  4. ALL POTABLE WATER MAINS SHALL BE DIP.
  5. ALL POWERLINES SHALL BE PLACED UNDERGROUND.
  6. REMOTE FDC REQUIRED ON MULTI-STORY BUILDINGS WITHIN 100' OF FIRE HYDRANT. MUST BE 5" STORZ CONNECTION.
  7. ALL FDC'S AND FH WILL MAINTAIN A MINIMUM OF 5' CLEARANCE 360° AROUND.



**THE SPAULDING GROUP, PA**  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

**RHANKATTE PLAZA**  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**MASTER PLAN**  
**UTILITY PLAN**

**DRAWING SHEET**  
**C-2.0**

**PROJECT NUMBER**  
**955-19**

**REVISION**

| NO. | PER TONS COMMENTS | DATE       |
|-----|-------------------|------------|
| 1.  | PER TONS COMMENTS | 07/15/2022 |
| 2.  | PER TONS COMMENTS | 08/12/2022 |

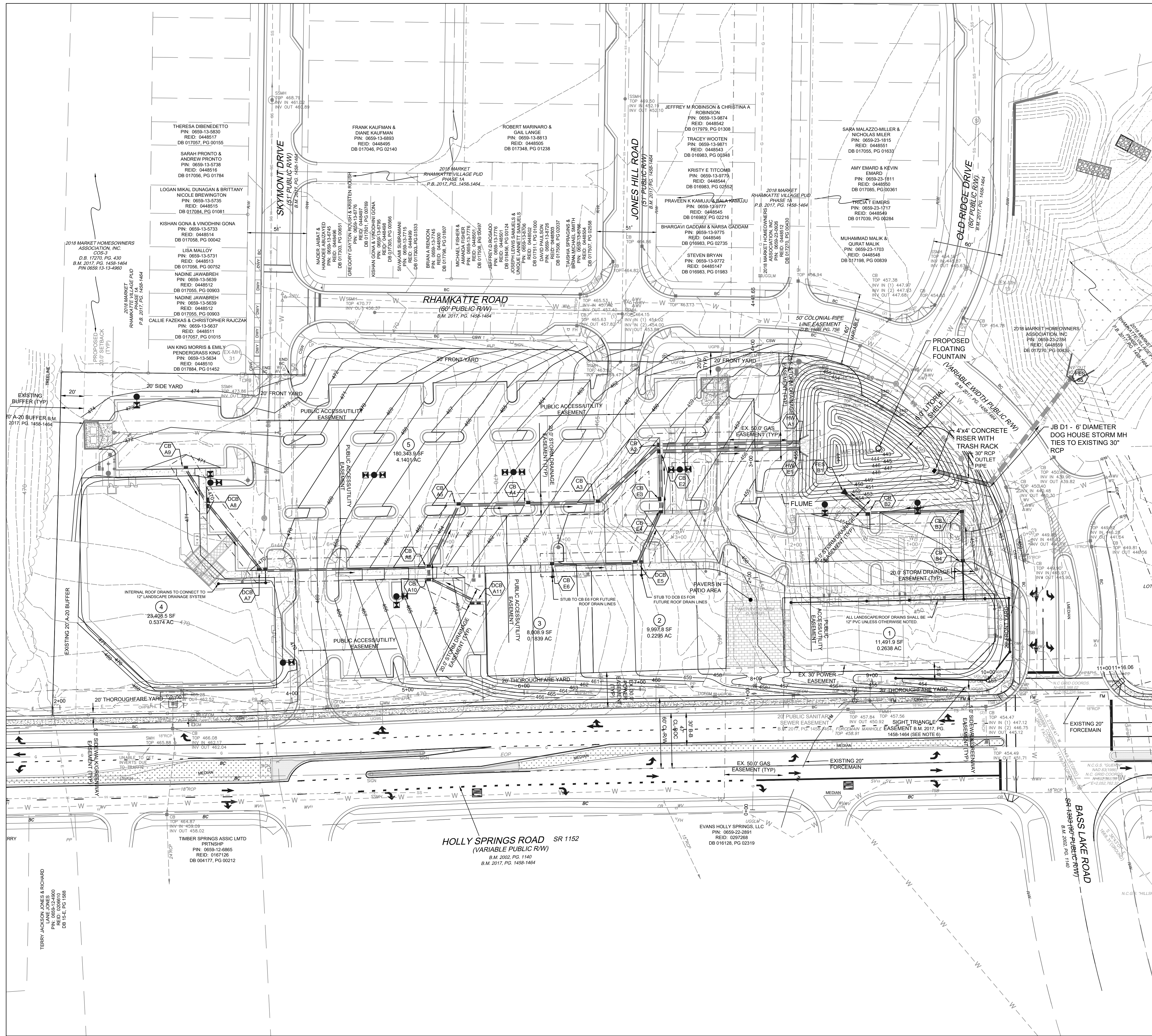
**APPROVED FOR:**  
APC CADD  
1201 EDWARDS MILL RD. #300  
RALEIGH, NC 27607  
DATE: 02/13/2022  
TSG FIRM CERTIFICATION # C-1875

**PROJECT DESIGNER:**  
IRIS A. MITCHELL

**PROJECT SURVEYOR:**  
ROBINSON & PLANTE, PC

Page 115 of 139





- GENERAL NOTES
1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
  2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
  3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
  4. BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
  5. HIC RAMP AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
  6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
  7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
  8. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
  9. ADDRESS NUMBERS AND SUITE NUMBERS ON EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
  10. BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
  11. A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.
  12. ALL PARKING SHALL BE SHARED WITH NO PARKING RESERVED FOR INDIVIDUAL BUSINESS.

STORM DRAINAGE CHART LOCATED ON SHEET D-3.0

**THE SPAULDING GROUP, PA**  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

APPROVED FOR:  
APC CARY  
1201 EDWARDS MILL RD #300  
RALEIGH, NC 27607  
DATE: 02/13/2020  
TSG FIRM CERTIFICATION # C-1975  
PROJECT DESIGNER:  
IRIS A. MITCHELL  
PROJECT SURVEYOR:  
ROBINSON & PLANTE, PC

**RHANKATTE PLAZA**  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA  
**MASTER PLAN**  
**STORMWATER MANAGEMENT & GRADING PLAN**

THIS DRAWING IS THE PROPERTY OF:  
The Spaulding Group, PA  
and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

GRAPHIC SCALE  
0 20 40 60 80 100  
( IN FEET )  
1 inch = 40 ft.

DATE: 07/15/2022  
REVISION: 08/12/2022  
NO. 1  
PER TONS COMMENTS  
1. 2. 3.

SEAL: CAROLINA HUNTER

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

08-12-2022

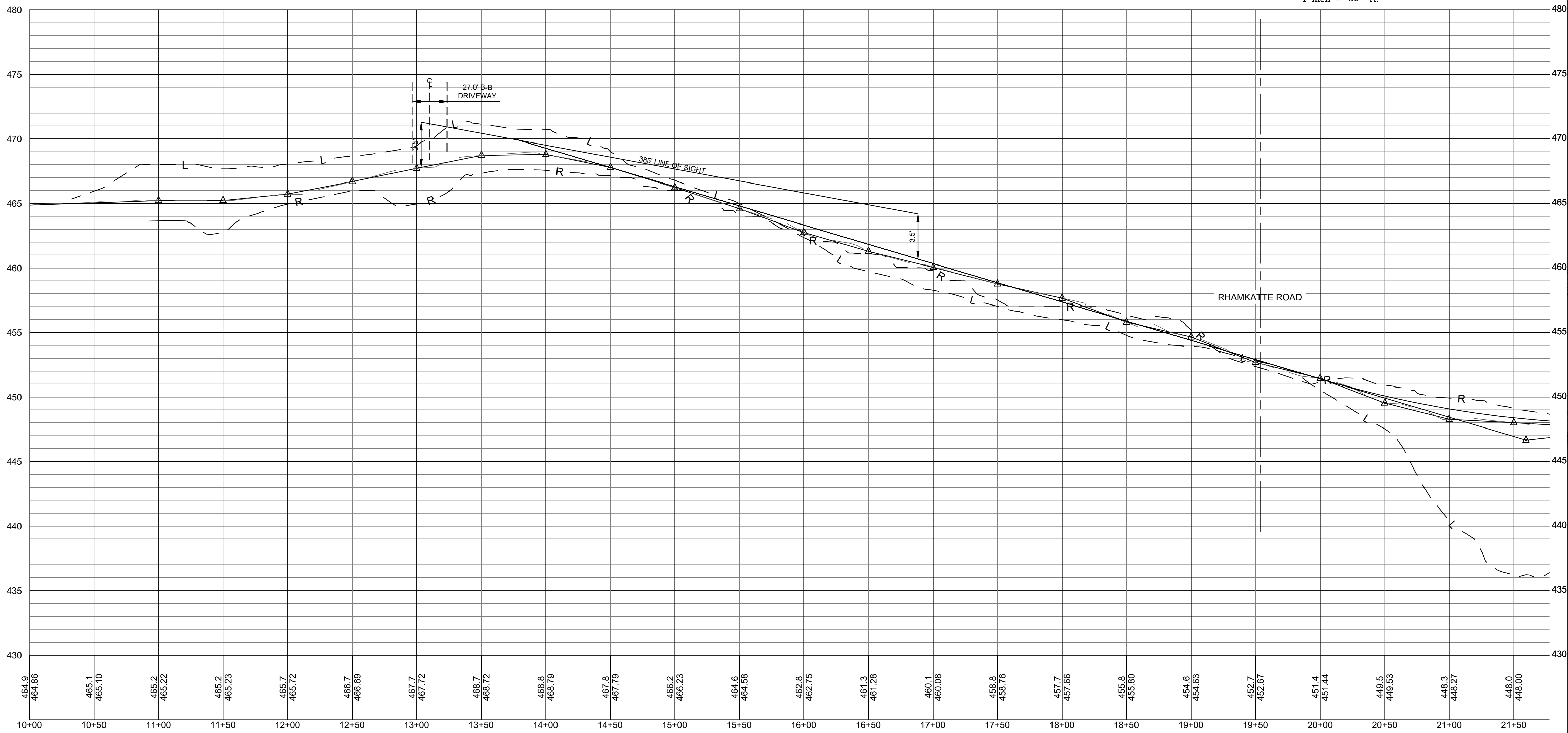
08-12-2022

08-12-2022



F:\951 - 999 Projects\955-19 Rhamkatte-Jones MedPro\Construction Plans\955-19 CD01.dwg Sep 09, 2022 - 6:13pm B:\chuck

|                                                            |         |  |          |
|------------------------------------------------------------|---------|--|----------|
| Rhamkatte Pud                                              |         |  |          |
| INTERSECTION SIGHT DISTANCE CALCULATIONS                   |         |  |          |
| August 18, 2014                                            |         |  |          |
| <u>Internal Intersections</u>                              |         |  |          |
| DESIGN SPEED:                                              | 25 MPH  |  |          |
| INTERSECTION SIGHT DISTANCE (ISD) Table 3.1 TOHS Standards |         |  |          |
| (Stopping sight distance for passenger car)                |         |  |          |
| ISD                                                        | 2.5x100 |  | 250 FEET |
| <u>RIGHT OUT ON TO HOLLY SPRINGS ROAD</u>                  |         |  |          |
| DESIGN SPEED:                                              | 40 MPH  |  |          |
| INTERSECTION SIGHT DISTANCE (ISD)                          |         |  |          |
| FROM EXHIBIT 9-58 AASHTO GREEN BOOK (2004)                 |         |  |          |
|                                                            |         |  | 385 FEET |



HOLLY SPRINGS ROAD  
PROFILE VIEW  
(STA. 10+00 - 21+00)

SCALE: HORIZ. - 1" = 50'  
VERT. - 1" = 5'

THIS DRAWING IS THE PROPERTY OF:  
The Spaulding Group, PA  
and is not to be reproduced or copied in whole or in part without  
permission from The Spaulding Group, PA. This drawing is not  
to be used on any other project and is to be returned to  
The Spaulding Group, PA, upon request.

RHAMKATTE PLAZA  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

MASTER PLAN  
HOLLY SPRINGS RD - SIGHT EXHIBIT

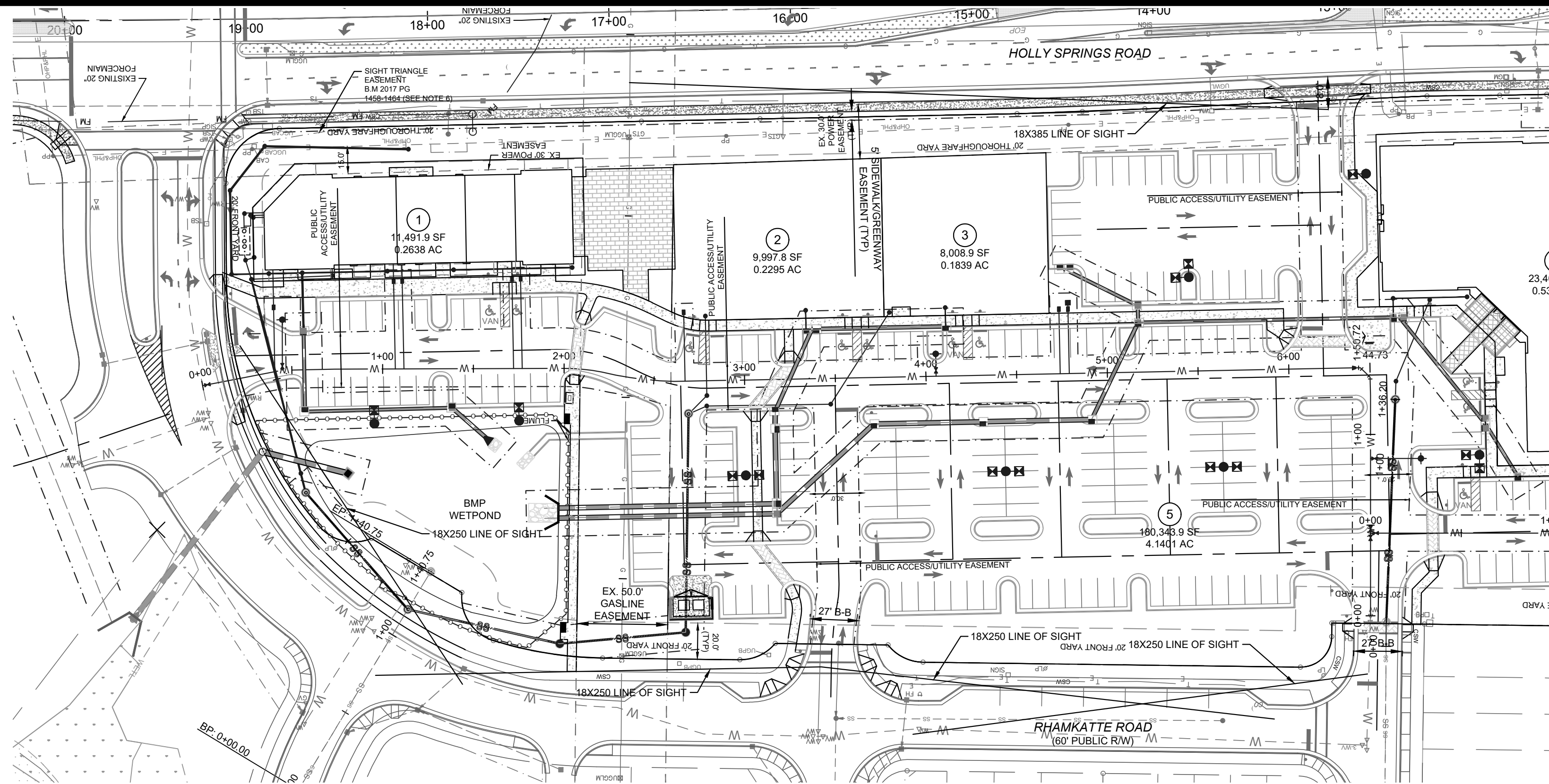
DESIGNED FOR:  
APC CARRI  
1201 EDWARDS MILL RD. #300  
RALEIGH, NC 27607  
DATE: 02/13/2020  
TSG PROJECT # 19-015  
PROJECT DESIGNER:  
IRIS A. MITCHELL  
PROJECT SURVEYOR:  
ROBINSON & PLANTE, PC

THE SPAULDING GROUP, PA  
planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

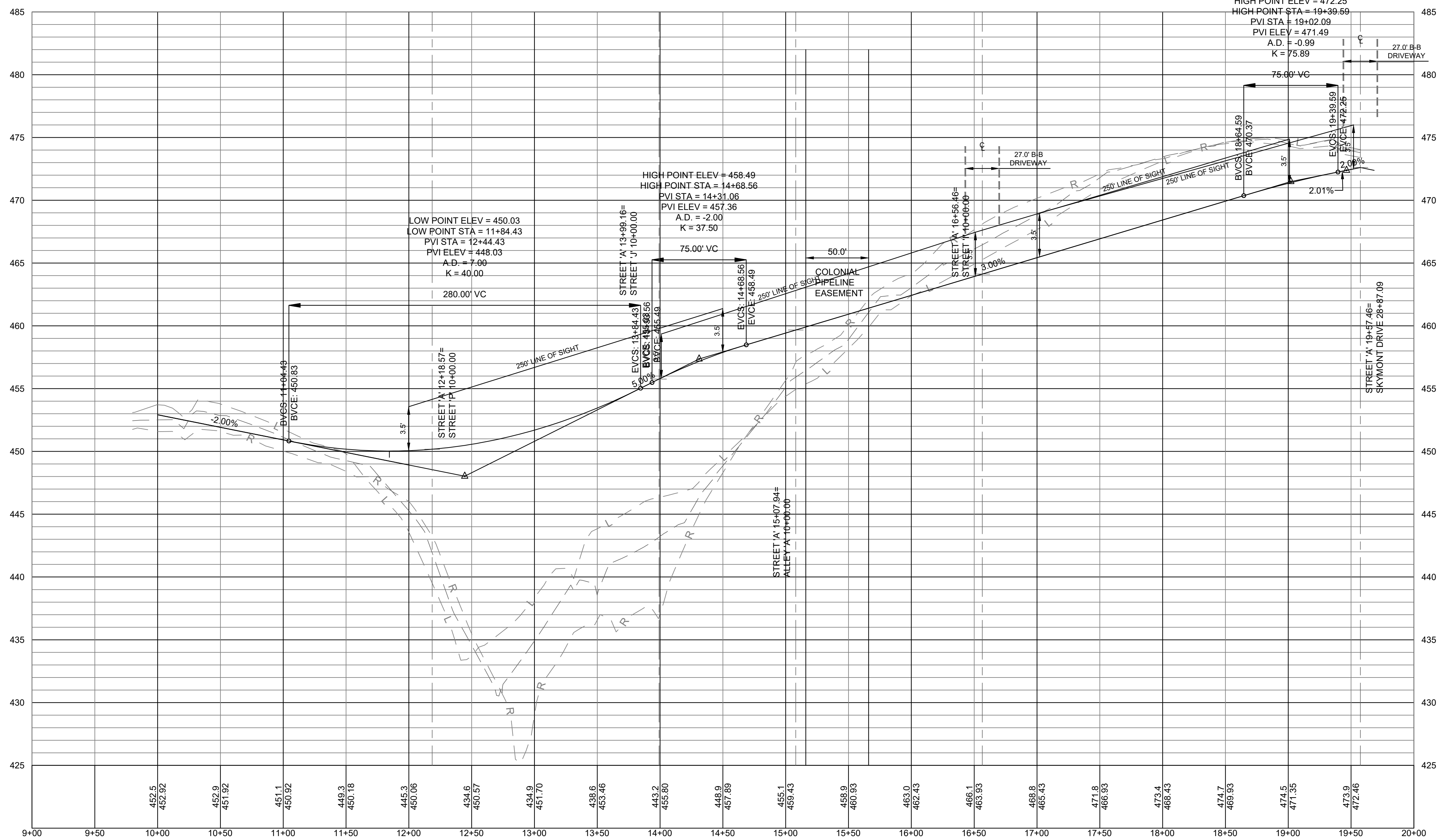
SEAL:  
CAROLINA  
H. J. SPALDING  
1998  
THOMAS

| NO. | REVISION          | DATE       |
|-----|-------------------|------------|
| 1.  | PER TONS COMMENTS | 07/15/2022 |
| 2.  | PER TONS COMMENTS | 08/12/2022 |
| 3.  | PER TONS COMMENTS | 08/12/2022 |



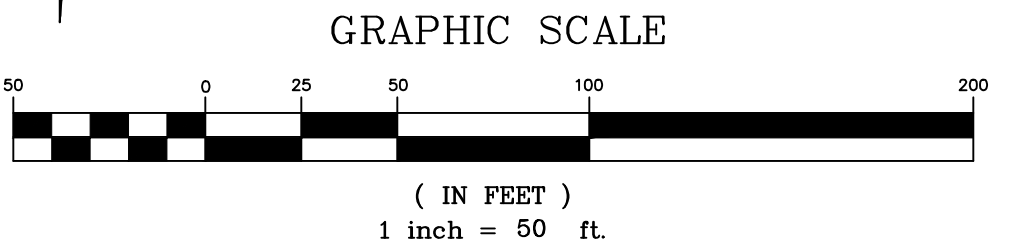


RHAMKATTE ROAD - PLAN VIEW (STA. 10+00 - 19+57.46)



RHAMKATTE ROAD - PROFILE VIEW (STA. 10+00 - 21+00)

|                                                                                                           |          |
|-----------------------------------------------------------------------------------------------------------|----------|
| Rhamkatte Pud                                                                                             |          |
| INTERSECTION SIGHT DISTANCE CALCULATIONS                                                                  |          |
| August 18, 2014                                                                                           |          |
| Internal Intersections                                                                                    |          |
| DESIGN SPEED:                                                                                             | 25 MPH   |
| INTERSECTION SIGHT DISTANCE (ISD) Table 3.1 TOHS Standards<br>(Stopping sight distance for passenger car) |          |
| ISD                                                                                                       | 250 FEET |
| RIGHT OUT ON TO HOLLY SPRINGS ROAD                                                                        |          |
| DESIGN SPEED:                                                                                             | 40 MPH   |
| INTERSECTION SIGHT DISTANCE (ISD)<br>FROM EXHIBIT 9-58 AASHTO GREEN BOOK (2004)                           |          |
|                                                                                                           | 385 FEET |



SCALE: HORIZ. - 1" = 50'  
VERT. - 1" = 5'

THIS DRAWING IS THE PROPERTY OF:  
The Spaulding Group, PA  
and is not to be reproduced or copied in whole or in part without  
permission from The Spaulding Group, PA. This drawing is not  
to be used on any other project and is to be returned to  
The Spaulding Group, PA, upon request.

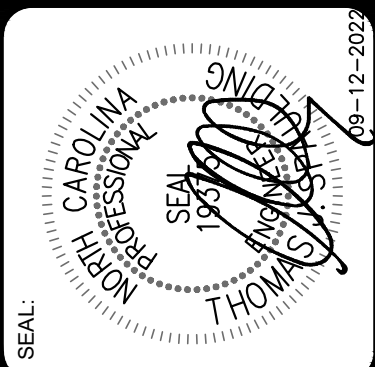
**THE SPAULDING GROUP, PA**  
*planning • civil engineering*  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:  
APC CREDIT  
1201 EDWARDS MILL RD #300  
RALEIGH, NC 27607  
DATE: 02/13/2020  
TSG FIRM CERTIFICATION # C-1975  
PROJECT DESIGNER:  
TOM SPAULDING  
PROJECT SURVEYOR:  
IRIS A. MITCHELL  
ROBINSON & PLANTE, PC

**RHAMKATTE PLAZA**  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA  
**MASTER PLAN**  
**RHAMKATTE ROAD - SIGHT EXHIBIT**

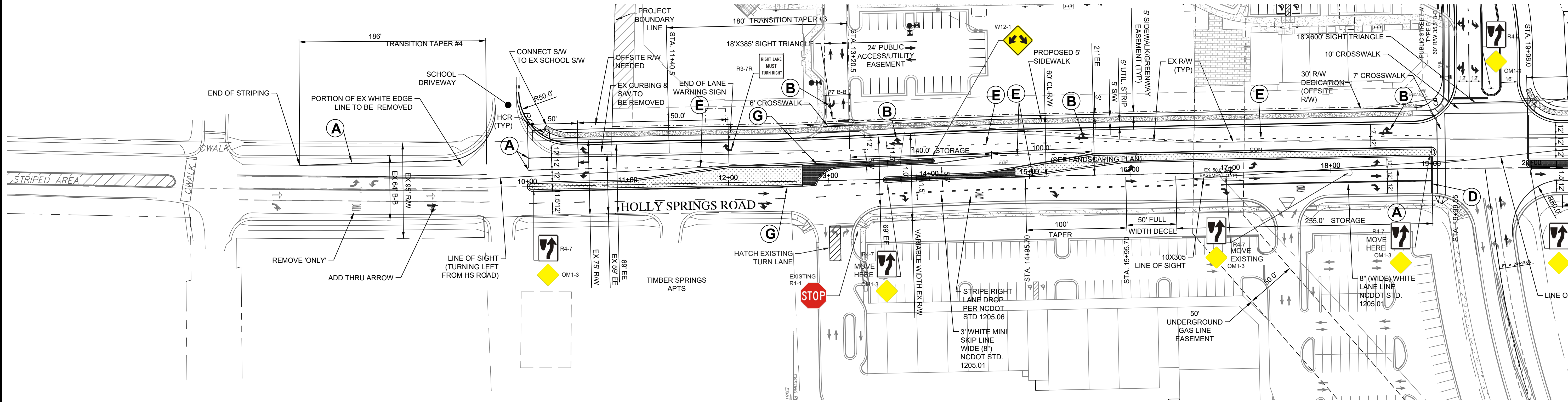
DRAWING  
SHEET  
**C-6.2**  
PROJECT NUMBER  
**955-19**

| NO. | REVISION          | DATE       |
|-----|-------------------|------------|
| 1.  | PER TONS COMMENTS | 07/15/2022 |
| 2.  | PER TONS COMMENTS | 08/12/2022 |
| 3.  | PER TONS COMMENTS | 09/12/2022 |

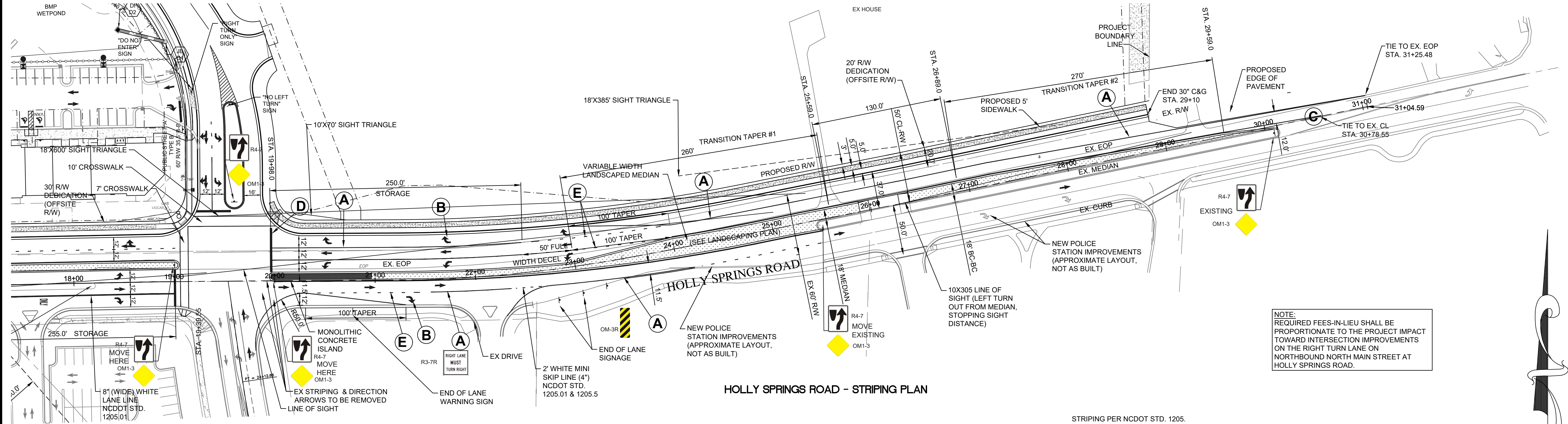




F:\951 - 999 Projects\955-19 Rhamkatt-Jones MedPro\Construction Plans\955-19 C0606.dwg Sep. 09, 2022 - 6:27pm Bk:brook



HOLLY SPRINGS ROAD - STRIPING PLAN



HOLLY SPRINGS ROAD - STRIPING PLAN

## STRIPING LEGEND

- A** 4" WHITE EDGE/LANE LINE  
NCDOT STD. 1205.01
- B** STANDARD ARROW SYMBOLS  
NCDOT STD. 1205.01
- C** 4" DOUBLE YELLOW CENTER  
LINE NCDOT STD. 1205.01 &  
1205.09
- D** 24" WHITE STOP BAR  
NCDOT STD. 1205.01
- E** 3" WHITE MINI SKIP LINE (4")  
NCDOT STD. 1205.01 & 1205.5
- G** 4" YELLOW EDGE LINE  
NCDOT STD. 1205.01  
1.25' FROM EDGE OF ISLAND OR  
0.5' FROM CURB EDGE OF PAVEMENT
- H** 10' WHITE SKIP LINE  
NCDOT STD. 1205.01

STRIPING PER NCDOT STD. 1205.

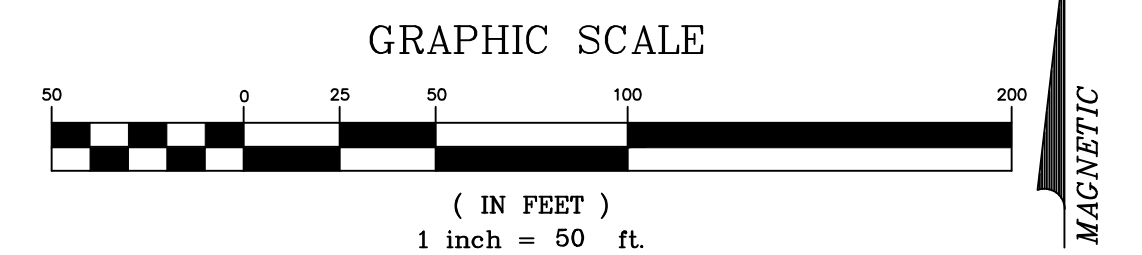
TAPER CALCULATIONS:

**TAPER #1**  
PROPOSED SHIFT FOR SB THROUGH LANE = 9'  
POSTED SPEED LIMIT = 35 MPH  
DESIGN SPEED = 40 MPH  
 $A=WS^2 / 60 = 240'$  (260' PROVIDED)

**TAPER #2**  
PROPOSED SHIFT FOR SB THROUGH LANE = 10'  
POSTED SPEED LIMIT = 35 MPH  
DESIGN SPEED = 40 MPH  
 $A=WS^2 / 60 = 270'$

**TAPER #3**  
PROPOSED SHIFT FOR SB = 5'  
POSTED SPEED LIMIT = 35 MPH  
DESIGN SPEED = 40 MPH  
 $A=WS^2 / 60 = 133'$  (180' PROVIDED)

**TAPER #4**  
PROPOSED SHIFT FOR SB TO EXISTING = 7'  
POSTED SPEED LIMIT = 35 MPH  
DESIGN SPEED = 40 MPH  
 $A=WS^2 / 60 = 186'$

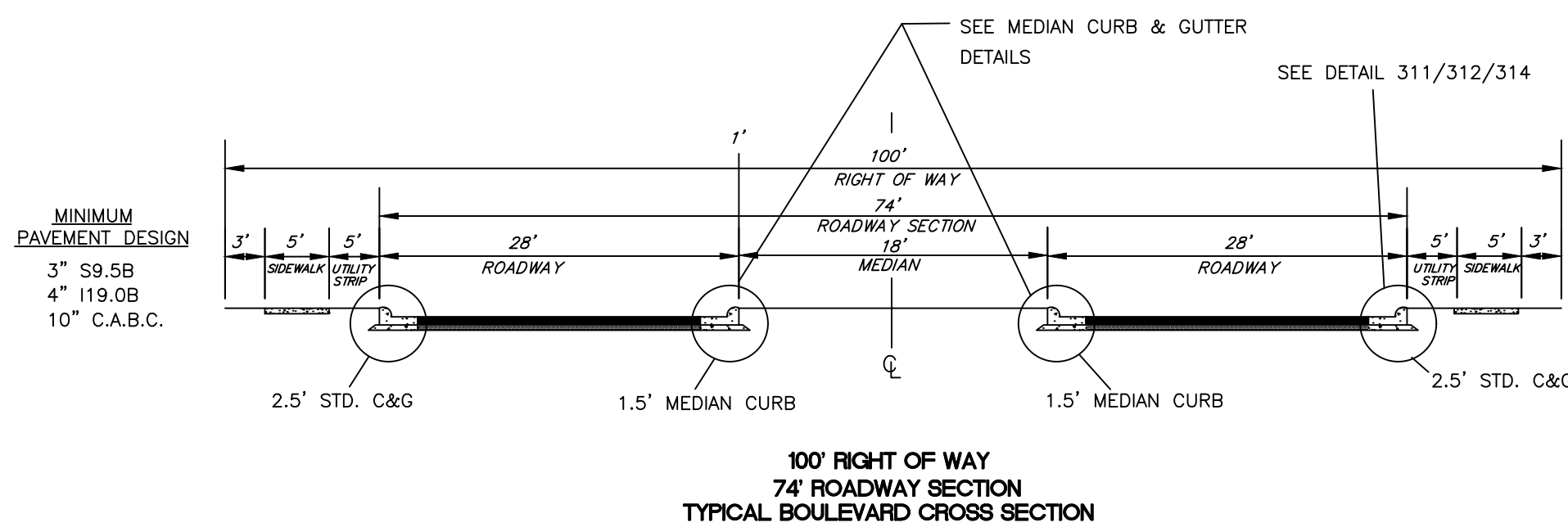


THIS DRAWING IS THE PROPERTY OF:

The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

| MUTCD SIGN SIZES           |       |                |
|----------------------------|-------|----------------|
| Sign                       | Sign  | Size (w' x h') |
| Stop                       | R1-1  | 30x30          |
| Keep Right                 | R4-7  | 24x30          |
| Object Marker Yellow       | OM1-3 | 18x18          |
| Right Lane Must Turn Right | R3-7R | 30x30          |
| Double Arrow               | W12-1 | 30x30          |
| Object Marker Type 3       | OM-3R | 12x36          |



DATE: 07/15/2022  
REVISION: 1. PER TONS COMMENTS  
2. PER TONS COMMENTS  
3. PER TONS COMMENTS

SEAL: [Signature]  
THOMAS J. SPALDING  
Professional Engineer  
No. 10000  
State of North Carolina  
Exp. 12-31-2025

**THE SPAULDING GROUP, PA**  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

REVIEWED FOR:  
APC CARRY  
1201 EDWARDS MILL RD. #300  
RALEIGH, NC 27607  
DATE: 02/13/2023  
TSG FIRM CERTIFICATION # C-1975  
PROJECT ENGINEER:  
TOM SPAULDING  
PROJECT DESIGNER:  
IRS A. MITCHELL  
PROJECT SURVEYOR:  
ROBINSON & PLANTE, PC

**RHAMKATTE PLAZA**  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**MASTER PLAN**  
**HOLLY SPRINGS ROAD - STRIPING PLAN**

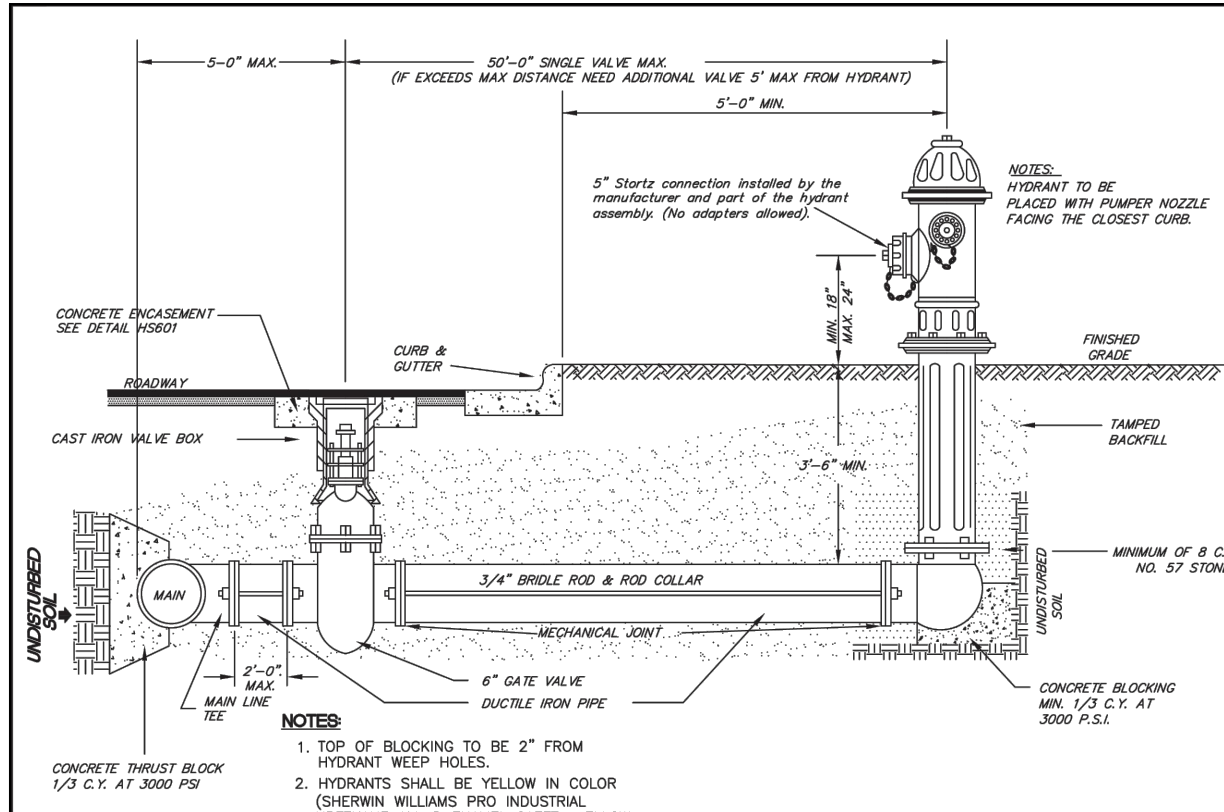
DRAWING SHEET  
**C-6.6**  
PROJECT NUMBER  
**955-19**



THIS DRAWING IS THE PROPERTY OF:

The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.



STANDARD HYDRANT INSTALLATION

STANDARD DETAIL NUMBER: H8922

DATE REVISIONS

2/20/20

1. TOP OF BLOODING TO BE 2" FROM HYDRANT WEIR HOLES.

2. HYDRANTS SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

3. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

4. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

5. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

6. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

7. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

8. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

9. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

10. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

11. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

12. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

13. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

14. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

15. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

16. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

17. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

18. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

19. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

20. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

21. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

22. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

23. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

24. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

25. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

26. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

27. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

28. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

29. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

30. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

31. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

32. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

33. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

34. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

35. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

36. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

37. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

38. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

39. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

40. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

41. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

42. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

43. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

44. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

45. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

46. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

47. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

48. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

49. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

50. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

51. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

52. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

53. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

54. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

55. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

56. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

57. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

58. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

59. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

60. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

61. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

62. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

63. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

64. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

65. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

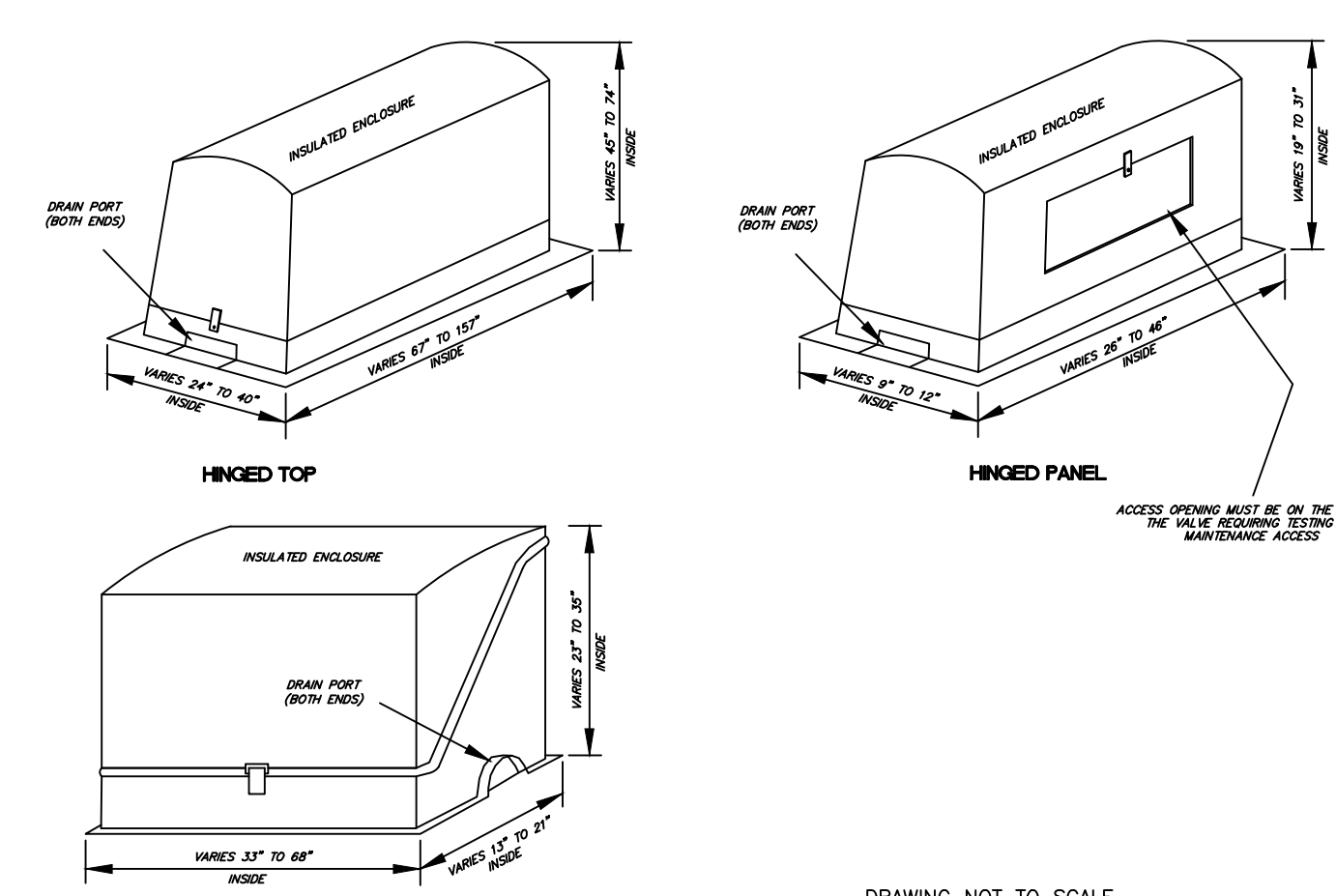
66. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

67. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

68. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

69. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

70. HYDRANT SHALL BE YELLOW IN COLOR (EXCEPT YELLOW ROD INDUSTRIAL).

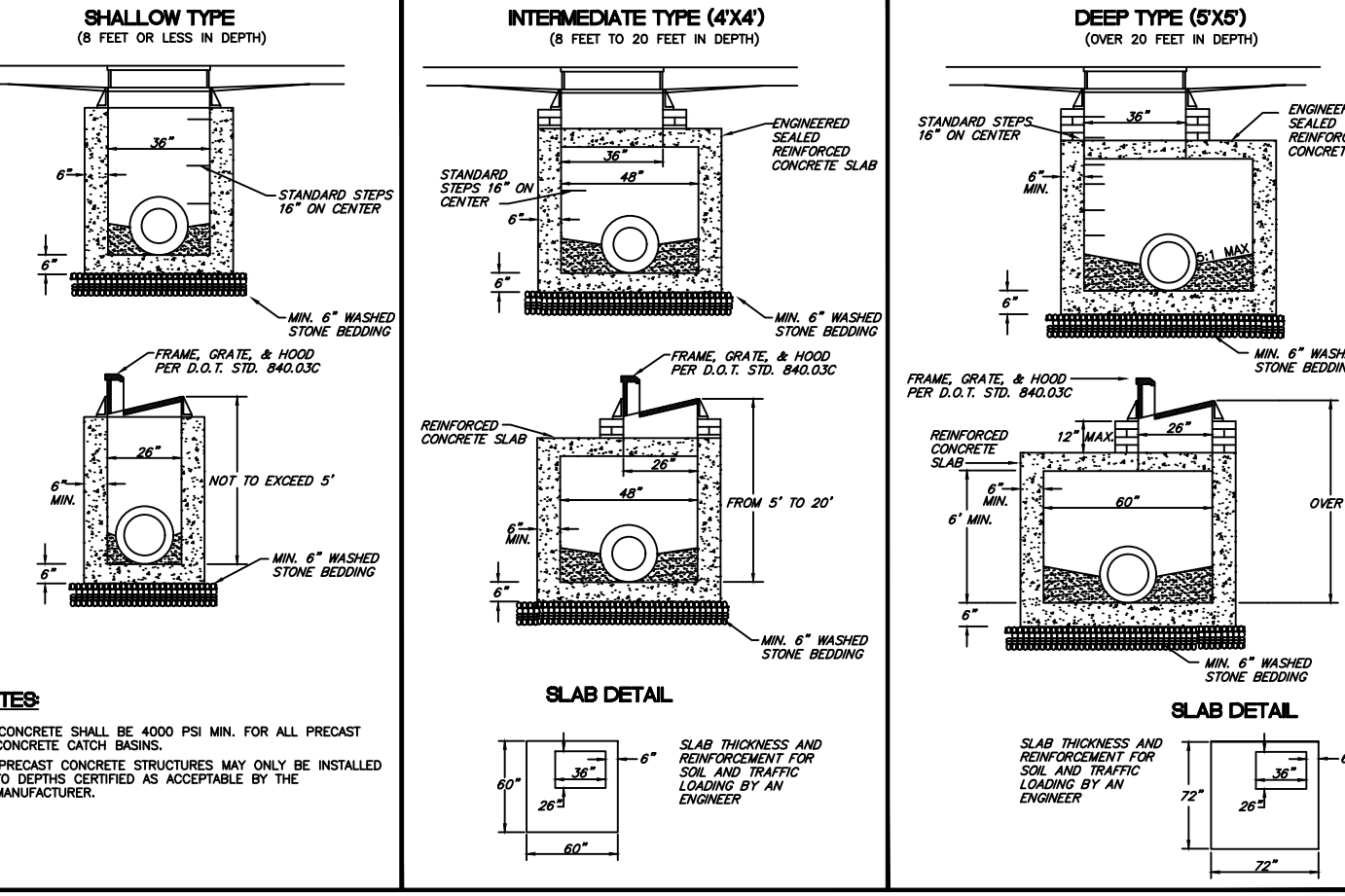


OUTDOOR RPZ SERVICES COVER

STANDARD DETAIL NUMBER: H8910

DATE REVISIONS

2/20/20

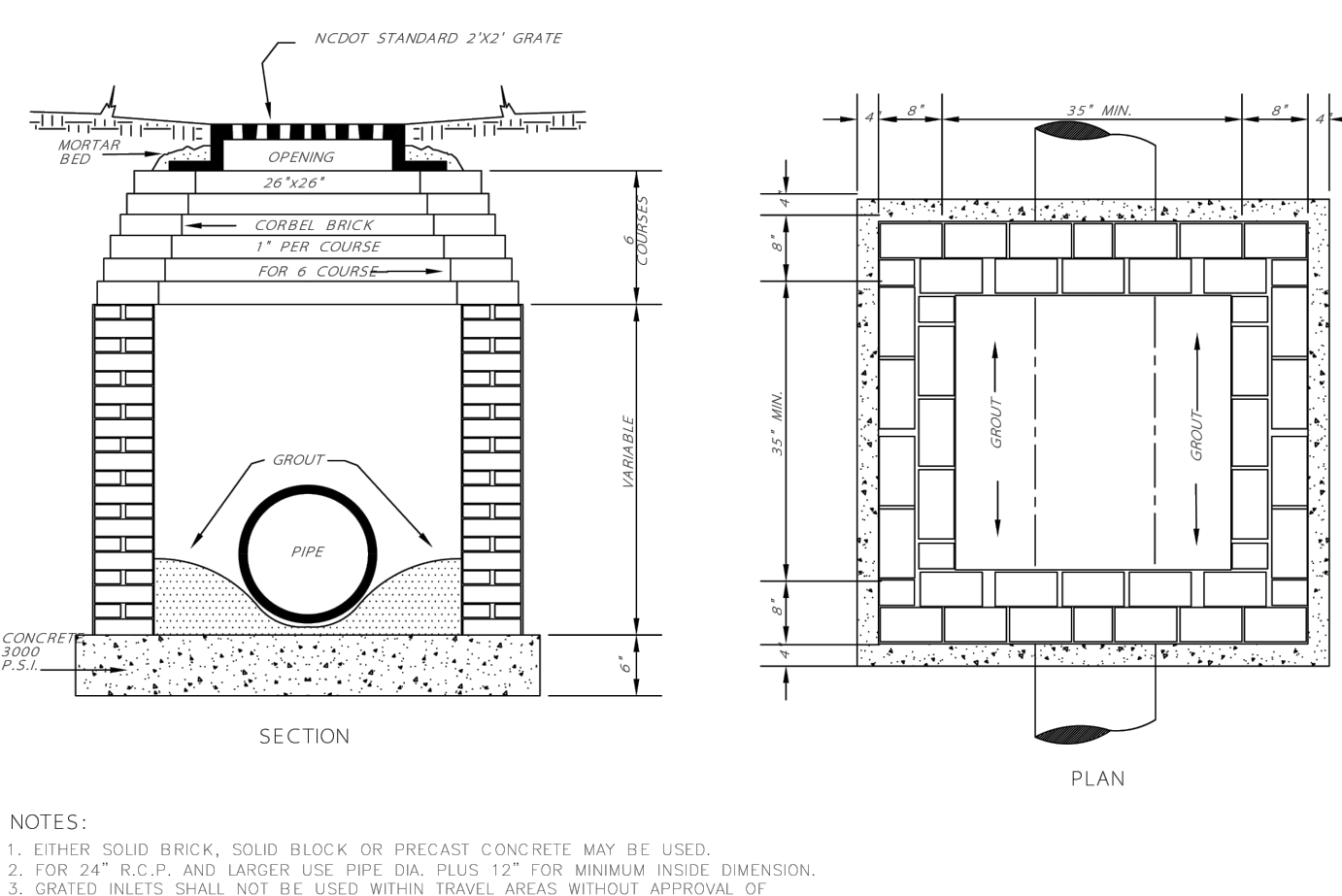


PRECAST CONCRETE CATCH BASINS

STANDARD DETAIL NUMBER: H8905

DATE REVISIONS

2/20/20

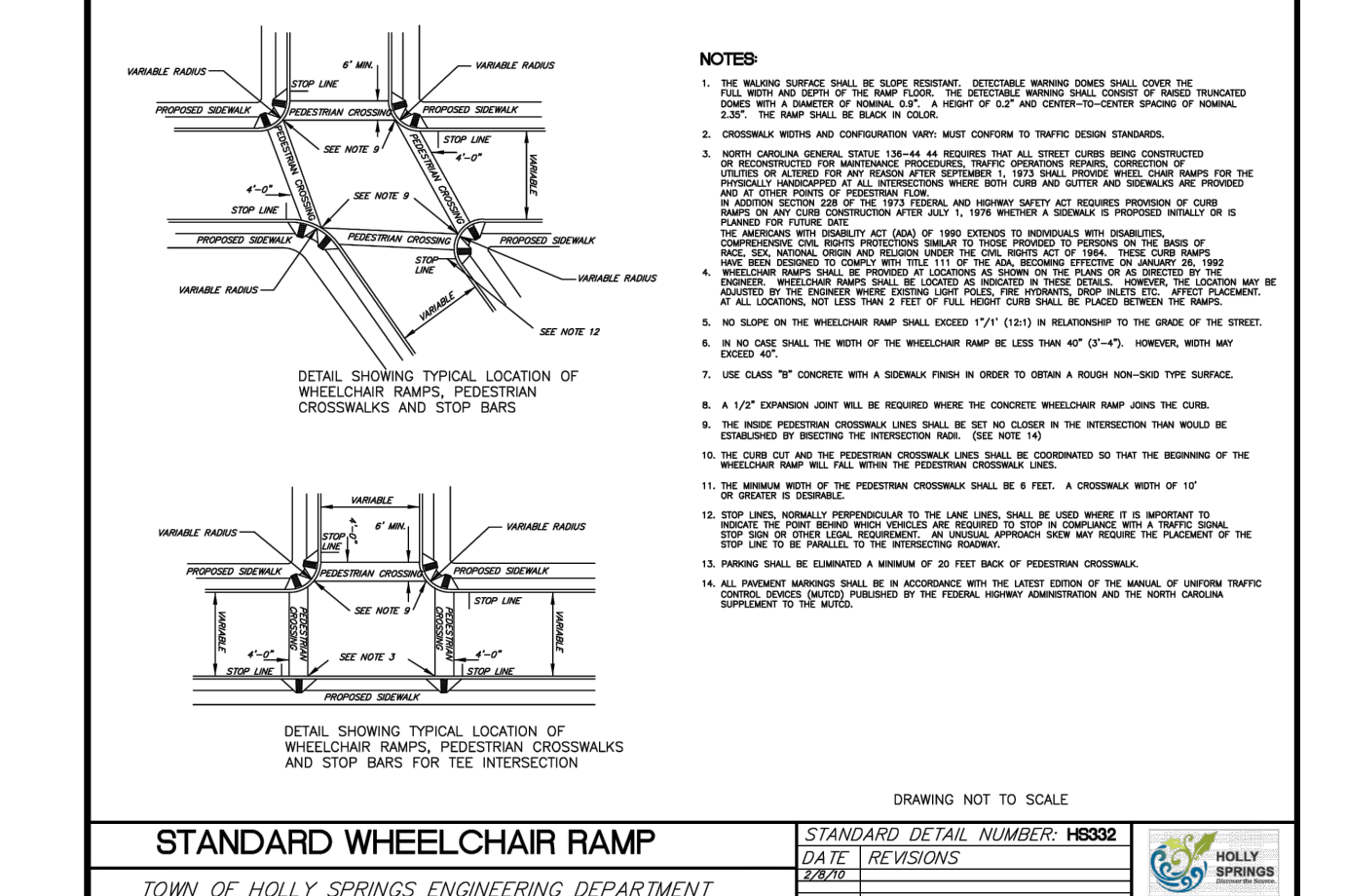


STANDARD YARD INLET WITH GRATE AND FRAME

STANDARD DETAIL NUMBER: H8902

DATE REVISIONS

2/20/20

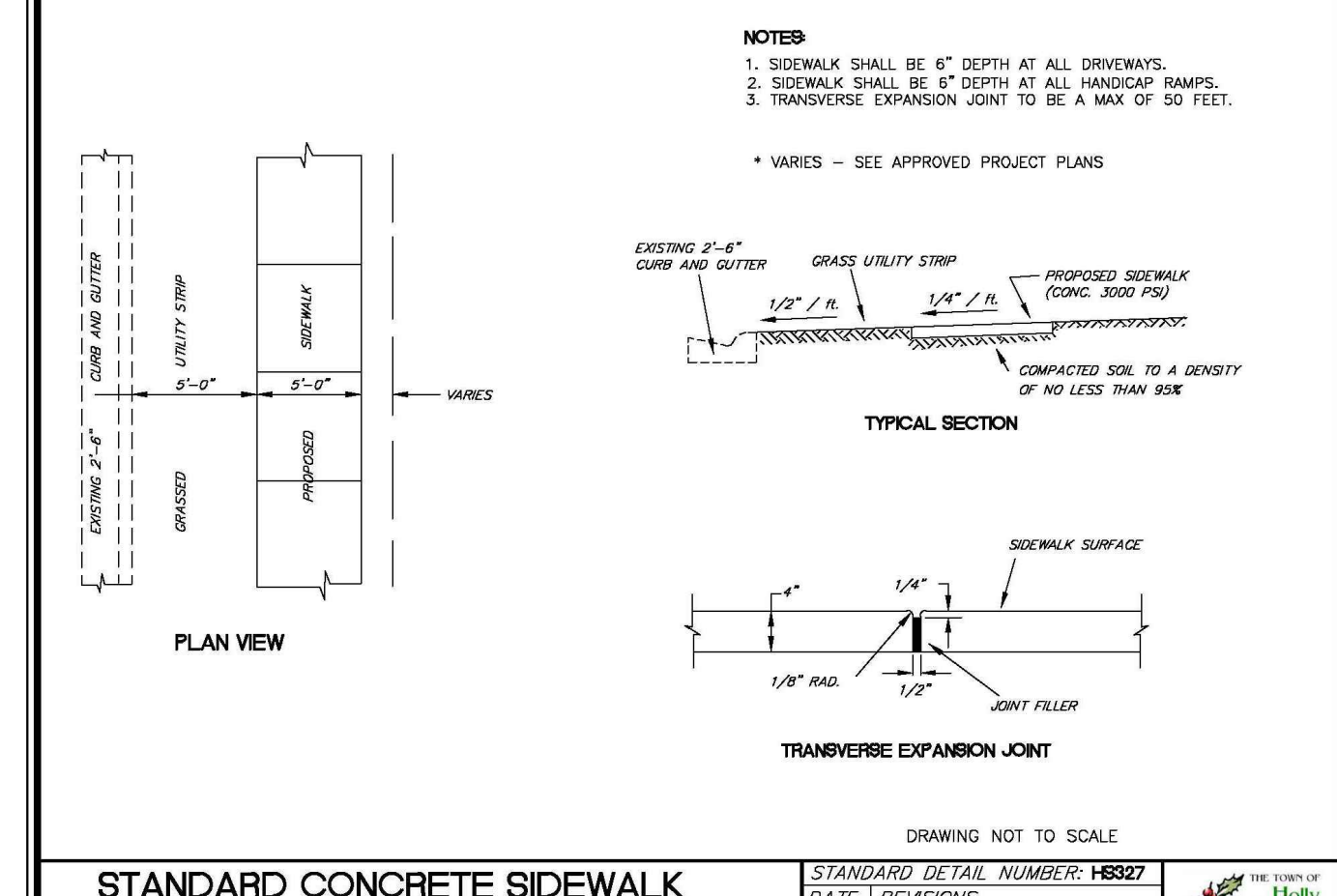


STANDARD WHEELCHAIR RAMP

STANDARD DETAIL NUMBER: H8932

DATE REVISIONS

2/20/20

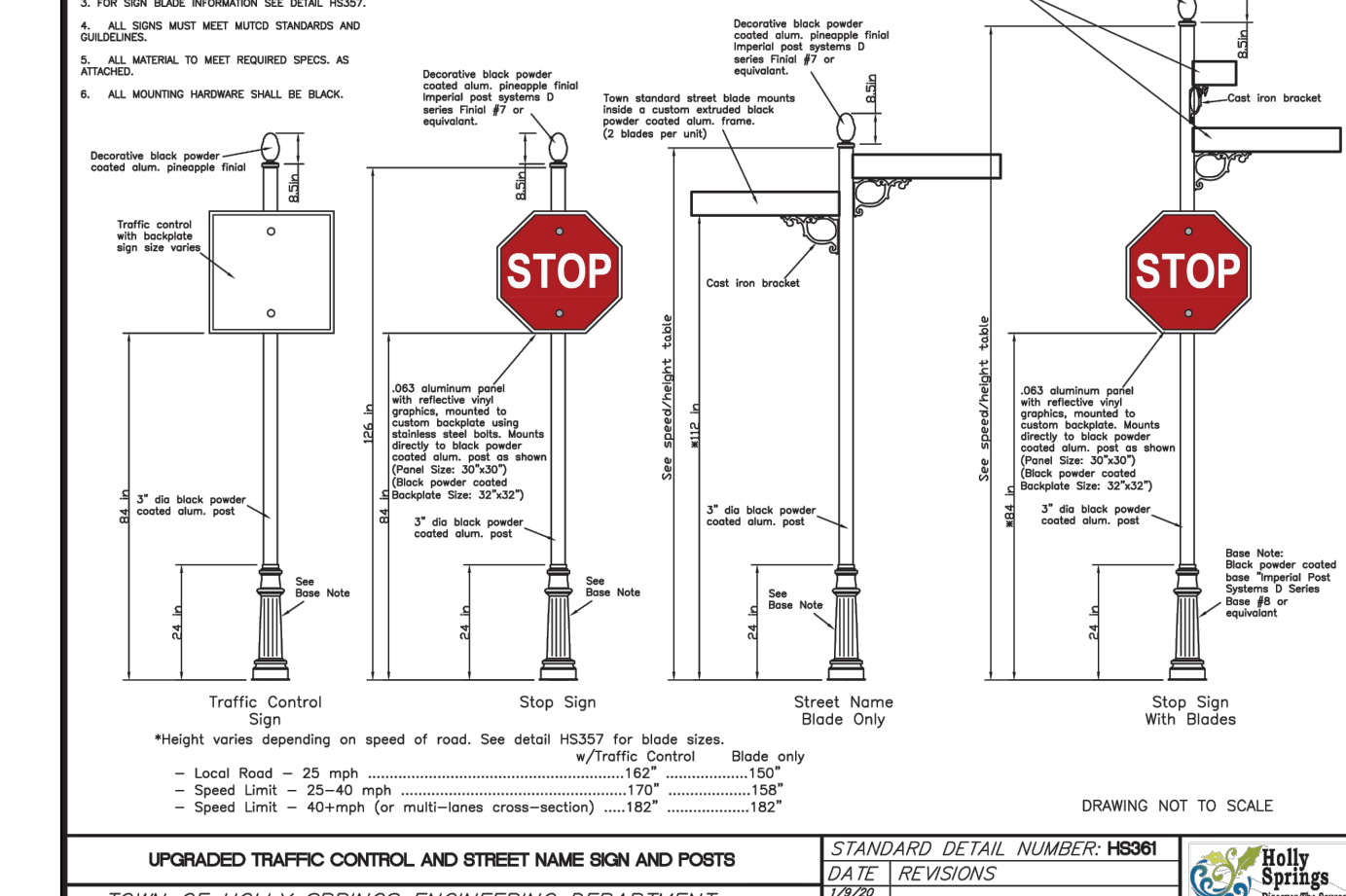


STANDARD CONCRETE SIDEWALK

STANDARD DETAIL NUMBER: H8927

DATE REVISIONS

2/20/20

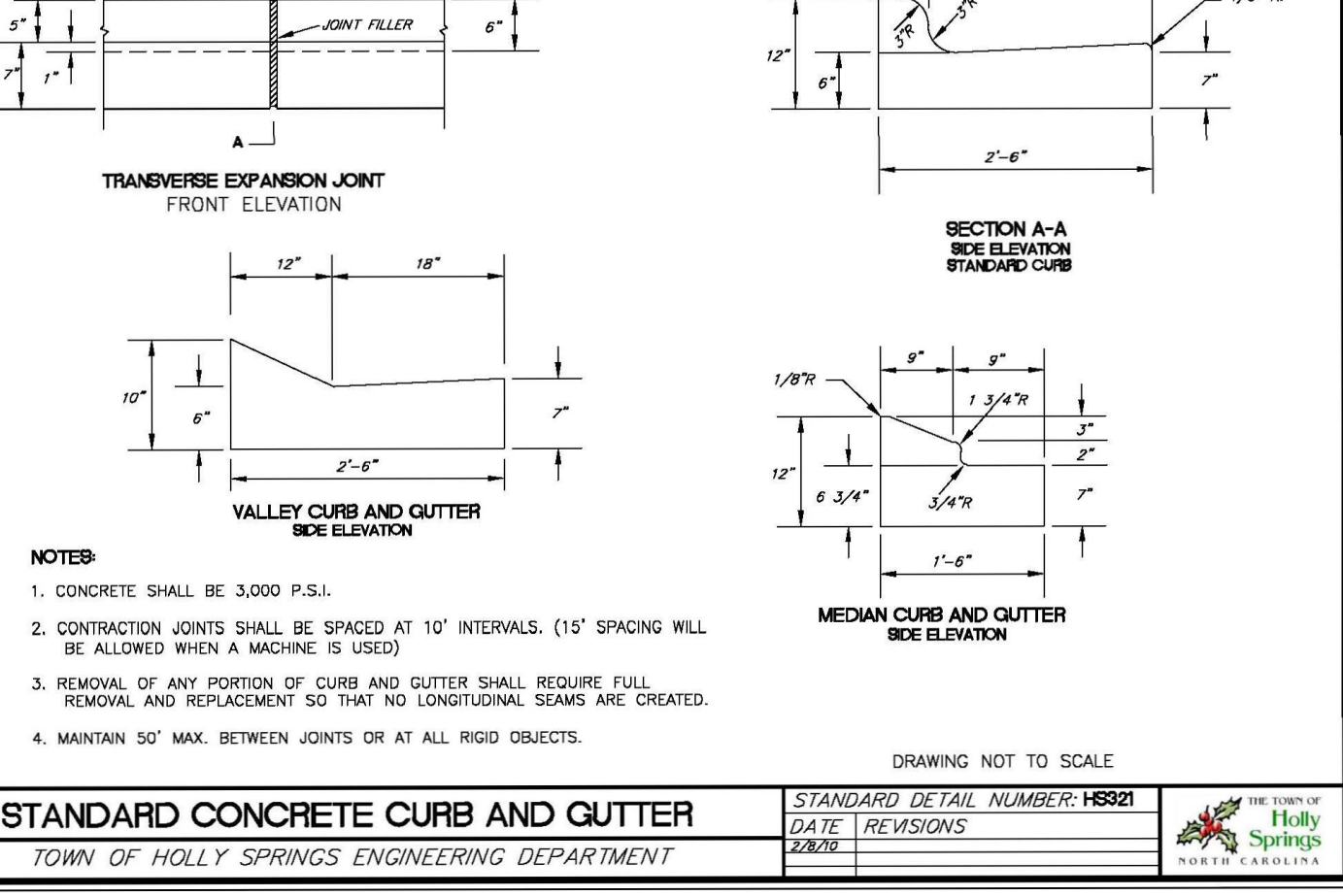


STANDARD CONCRETE CURB AND GUTTER

STANDARD DETAIL NUMBER: H8921

DATE REVISIONS

2/20/20

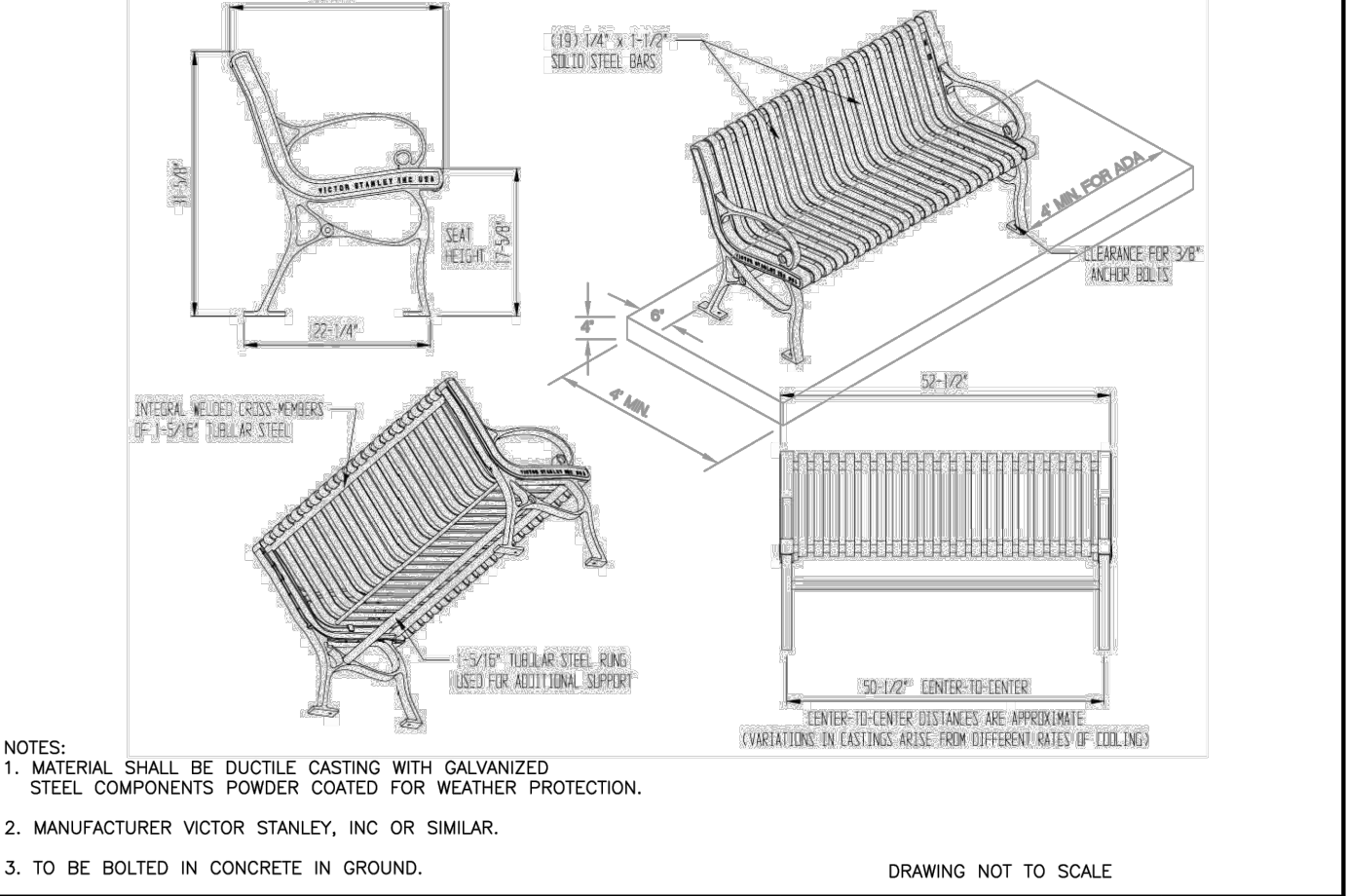


STANDARD CONCRETE CURB AND GUTTER

STANDARD DETAIL NUMBER: H8921

DATE REVISIONS

2/20/20

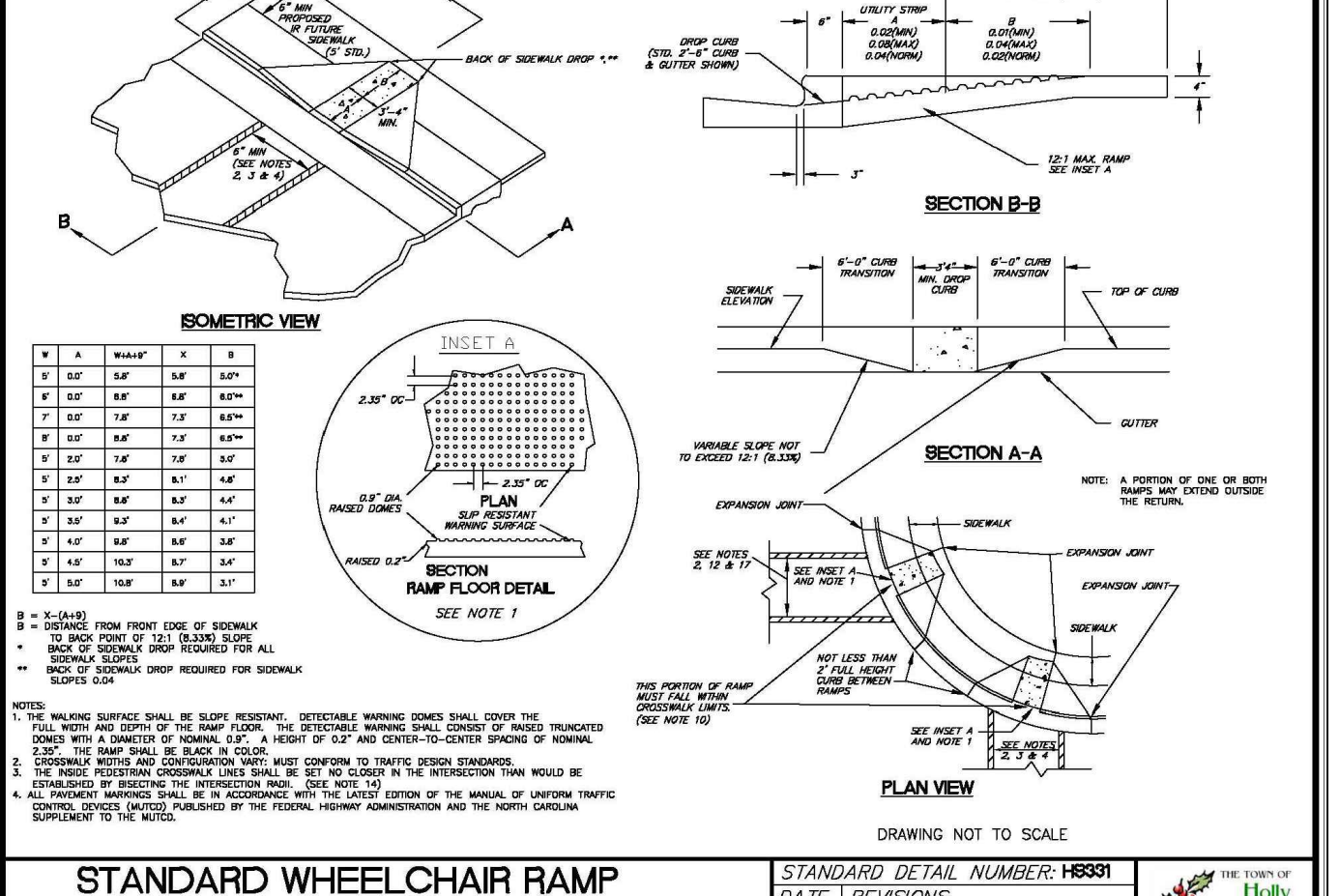


METAL BENCH - 52'

STANDARD DETAIL NUMBER: H8909

DATE REVISIONS

2/20/20

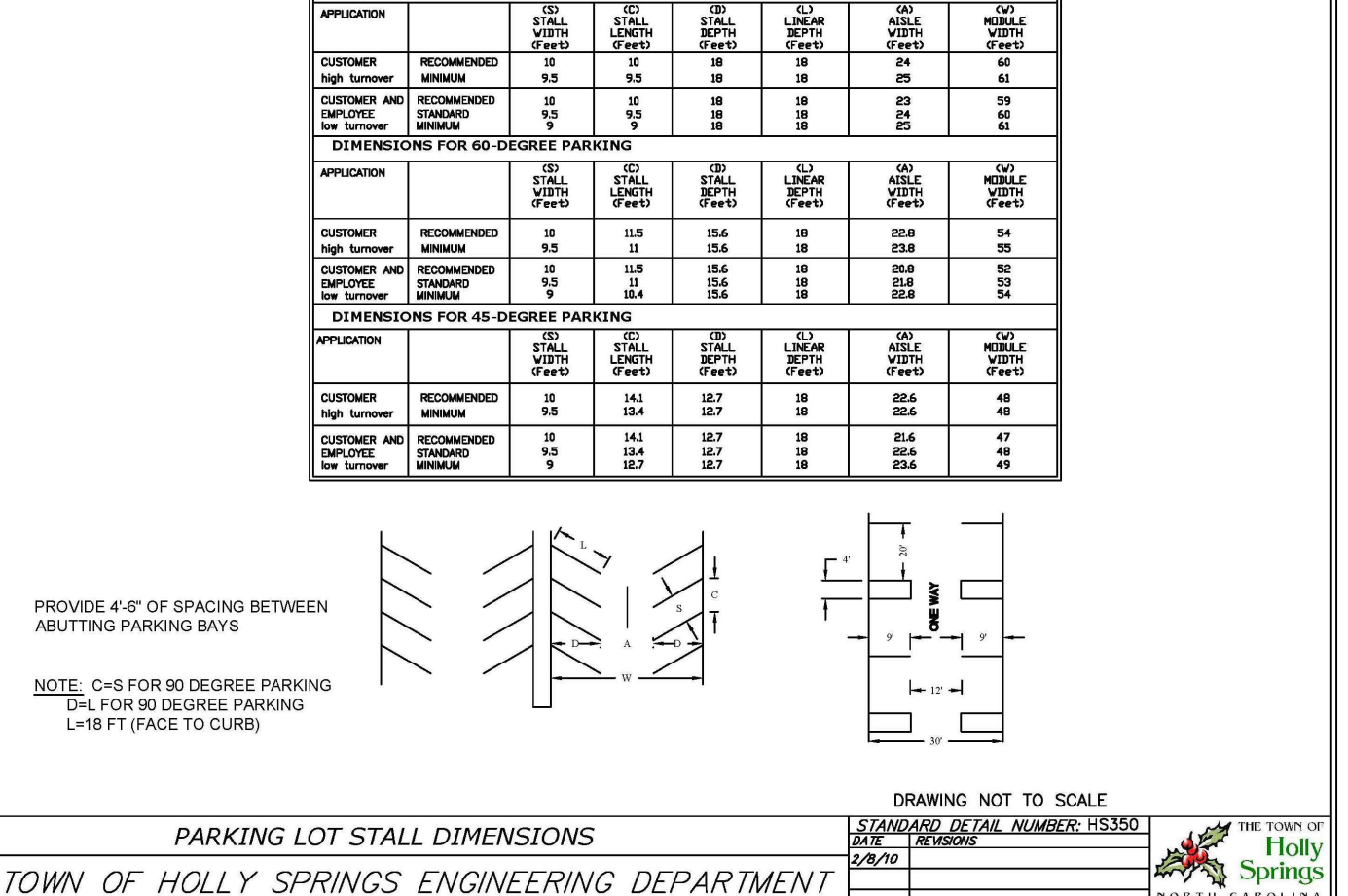


STANDARD WHEELCHAIR RAMP

STANDARD DETAIL NUMBER: H8931

DATE REVISIONS

2/20/20

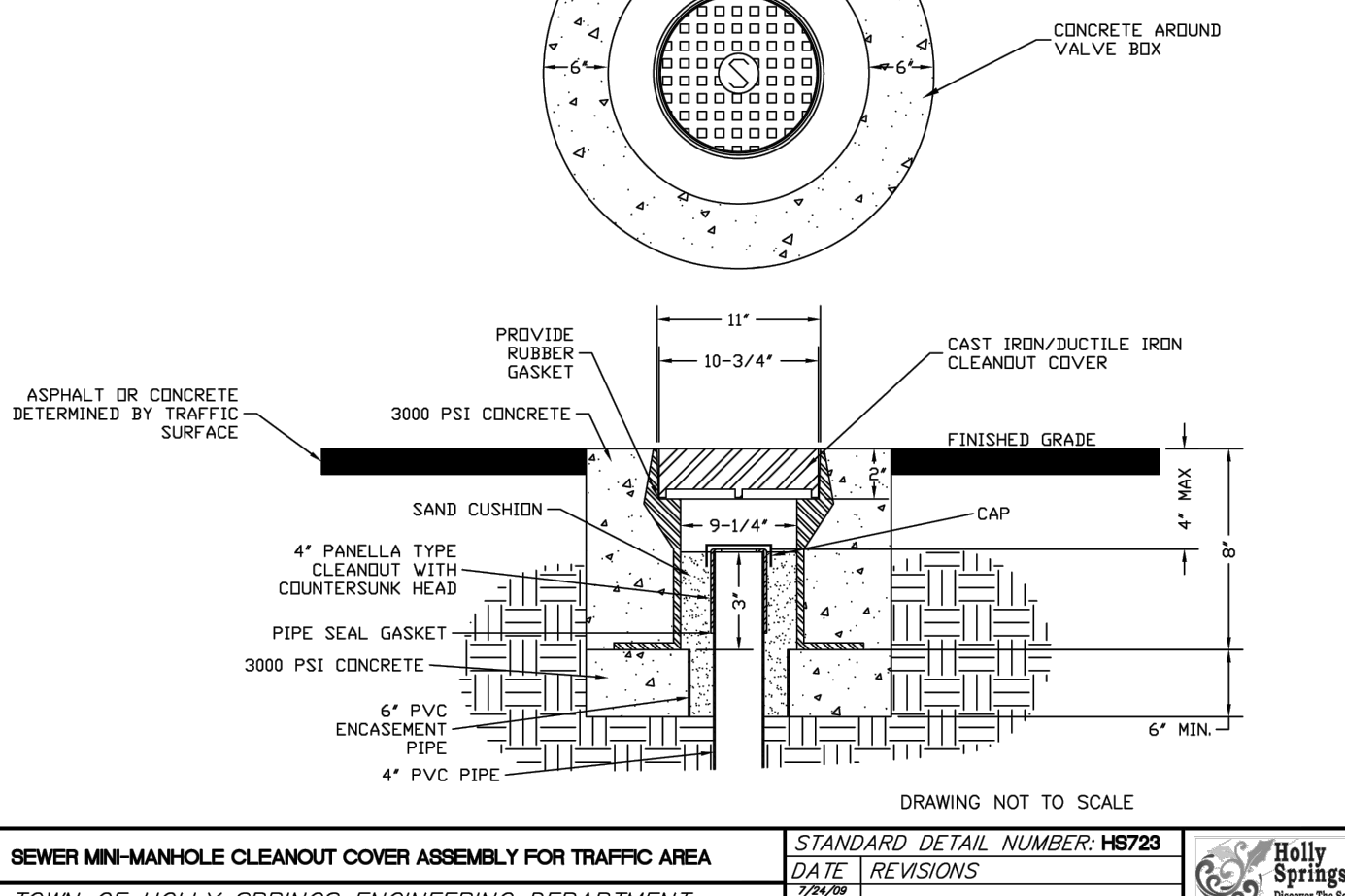


STANDARD WHEELCHAIR RAMP

STANDARD DETAIL NUMBER: H8931

DATE REVISIONS

2/20/20

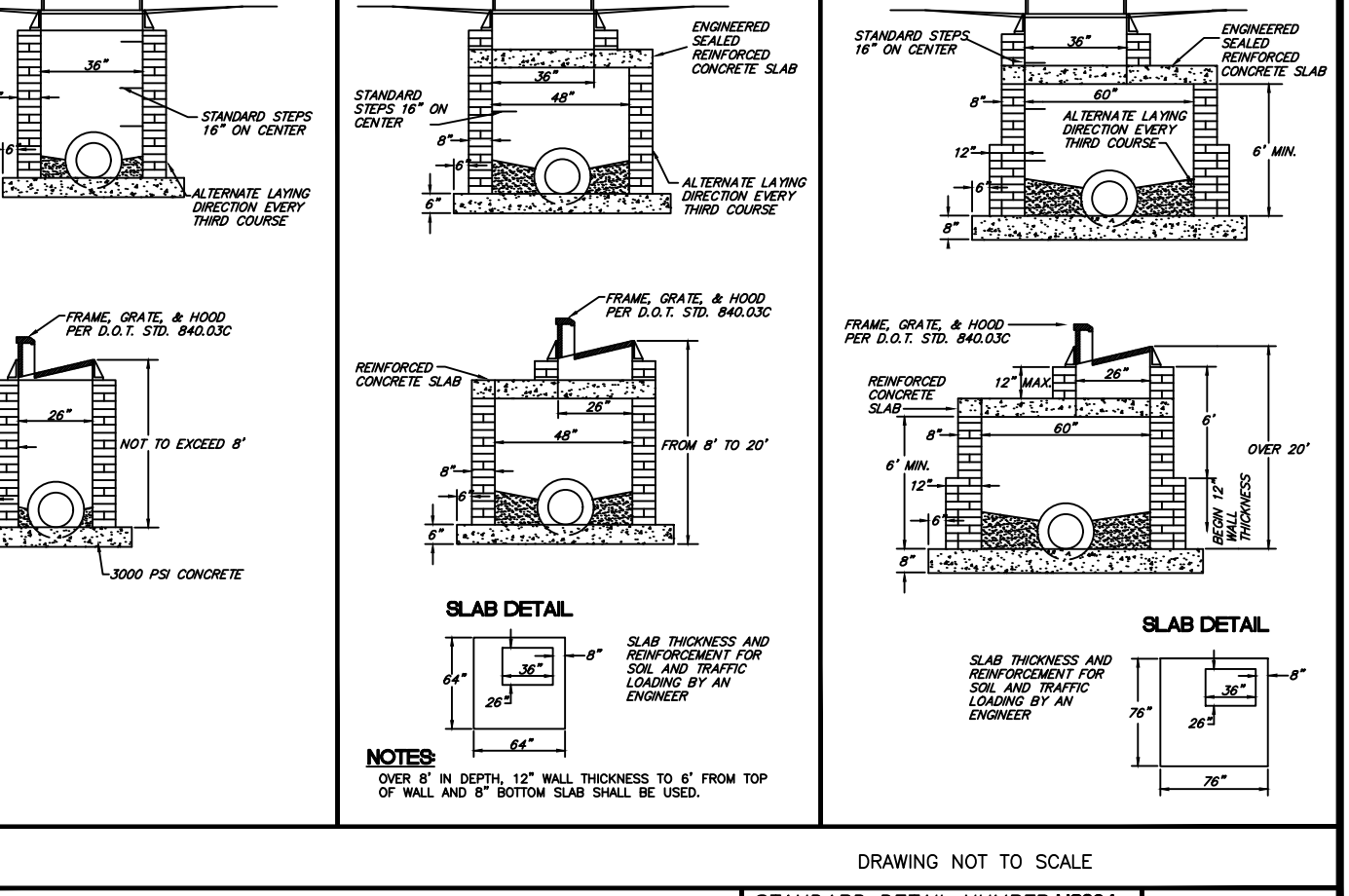


STANDARD WHEELCHAIR RAMP

STANDARD DETAIL NUMBER: H8931

DATE REVISIONS

2/20/20

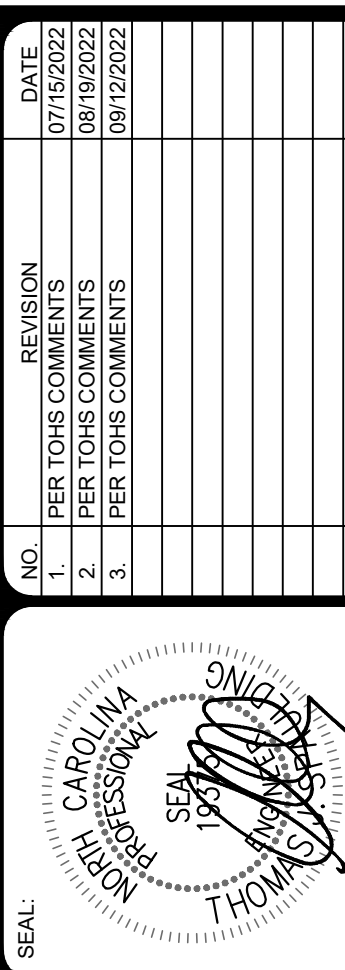


STANDARD WHEELCHAIR RAMP

STANDARD DETAIL NUMBER: H8931

DATE REVISIONS

2/20/20



THE SPAULDING GROUP, PA  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

REVIEWED FOR:  
APC CADD  
1207 EDWARDS MILL RD #300  
RALEIGH, NC 27607  
DATE: 02/13/2022  
TSG FIRM CERTIFICATION # C-1975  
PROJECT DESIGNER:  
TOM SPAULDING  
PROJECT SURVEYOR:  
IRIS A. MITCHELL  
ROBINSON & PLANTE, PC

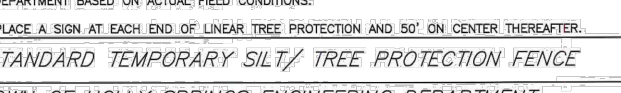
RHAMKATTE PLAZA  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA  
MASTER PLAN  
CONSTRUCTION DETAILS

DRAWING SHEET  
D-1.0  
PROJECT NUMBER  
955-19



**The Spaulding Group, PA**

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.



- NOTES:**
1. This unit is approved for USPS and private applications.
  2. Decorative mailbox accessories sold separately and are USPS Approved products.
  3. Pedestal should be installed with included Rudder Pad; mounting hardware not included, refer to installation manual for recommendations.
  4. Florence "F" series CBU is Officially Licensed by USPS: License# CDESEQ-08-B-0012





## SEWER STRUCTURES

| Structure Table |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                              |
| MH 31           | RIM = 473.86<br>EX MH 31 - MH 1 INV IN = 463.70                                                                |
| MH 1            | RIM = 469.30<br>EX MH 31 - MH 1 INV OUT = 464.97                                                               |
| MH 9            | RIM = 459.67<br>MH 9 - MH 76 INV IN = 448.35<br>MH 7 - MH 9 INV OUT = 448.15                                   |
| MH 7            | RIM = 458.16<br>MH 7 - MH 9 INV IN = 447.80<br>MH 4 - MH 7 INV OUT = 447.60                                    |
| MH 76           | RIM = 455.93<br>MH 9 - MH 76 INV OUT = 448.95                                                                  |
| MH 4            | RIM = 455.43<br>MH 4 - MH 5 INV IN = 447.15<br>MH 4 - MH 7 INV IN = 447.15<br>EX MH 19 - MH 4 INV OUT = 446.95 |
| MH 5            | RIM = 454.00<br>MH 5 - BLDG 4 CO INV IN = 448.22<br>MH 4 - MH 5 INV OUT = 448.02                               |
| MH 18 - DEMO    | RIM = 450.65                                                                                                   |
| MH 19           | RIM = 449.19<br>EX MH 19 - MH 4 INV IN = 445.87                                                                |

## SEWER PIPES

| Pipe Table       |      |        |       |
|------------------|------|--------|-------|
| Pipe Name        | Size | Length | Slope |
| EX MH 31 - MH 1  | 8"   | 122.82 | 1.04% |
| MH 4 - MH 7      | 8"   | 85.81  | 0.52% |
| MH 4 - MH 5      | 8"   | 85.60  | 1.02% |
| EX MH 19 - MH 4  | 8"   | 116.42 | 0.93% |
| MH 5 - BLDG 4 CO | 6"   | 121.24 | 0.50% |
| MH 9 - MH 76     | 8"   | 120.59 | 0.50% |
| MH 7 - MH 9      | 8"   | 69.71  | 0.50% |

## STORM STRUCTURES

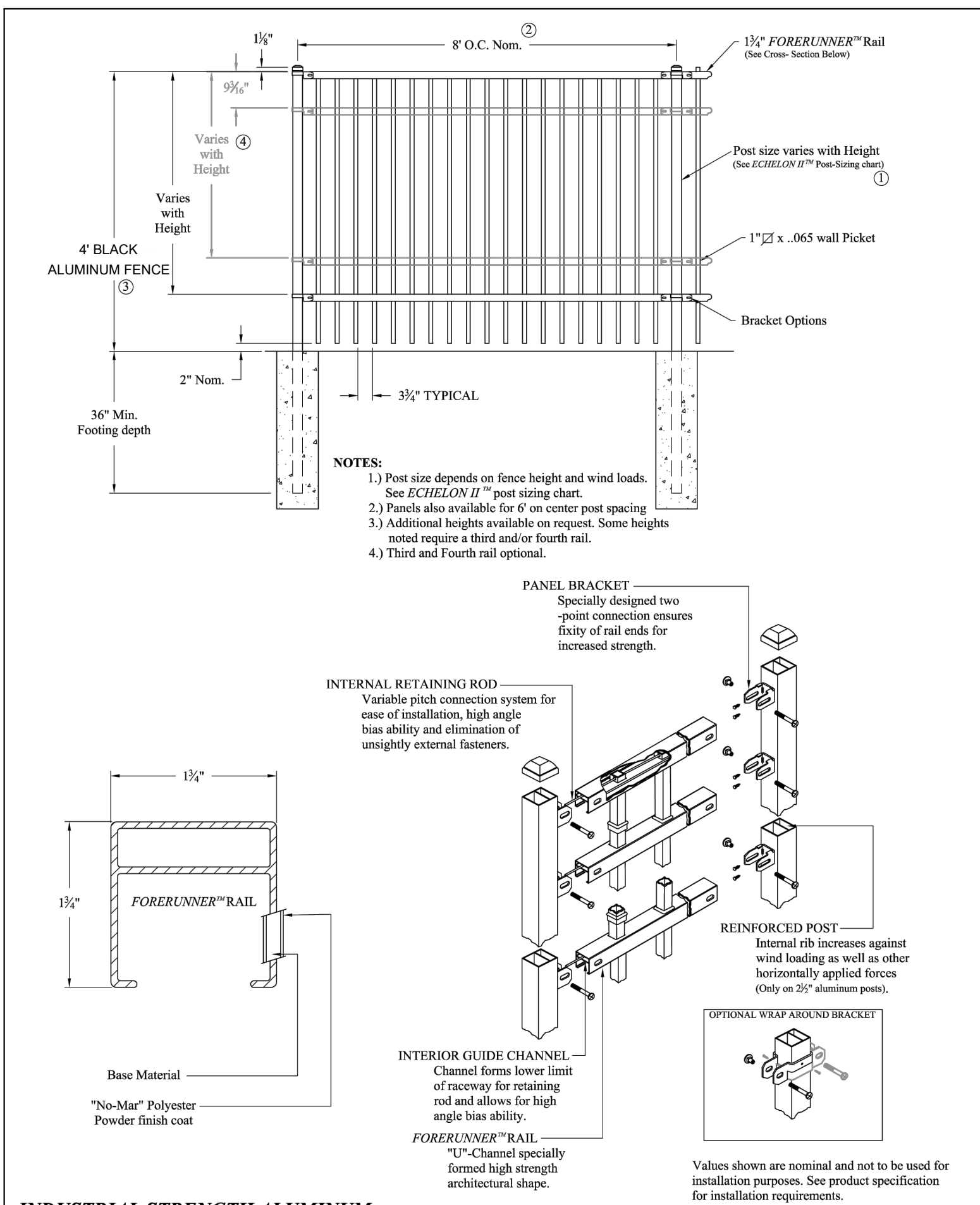
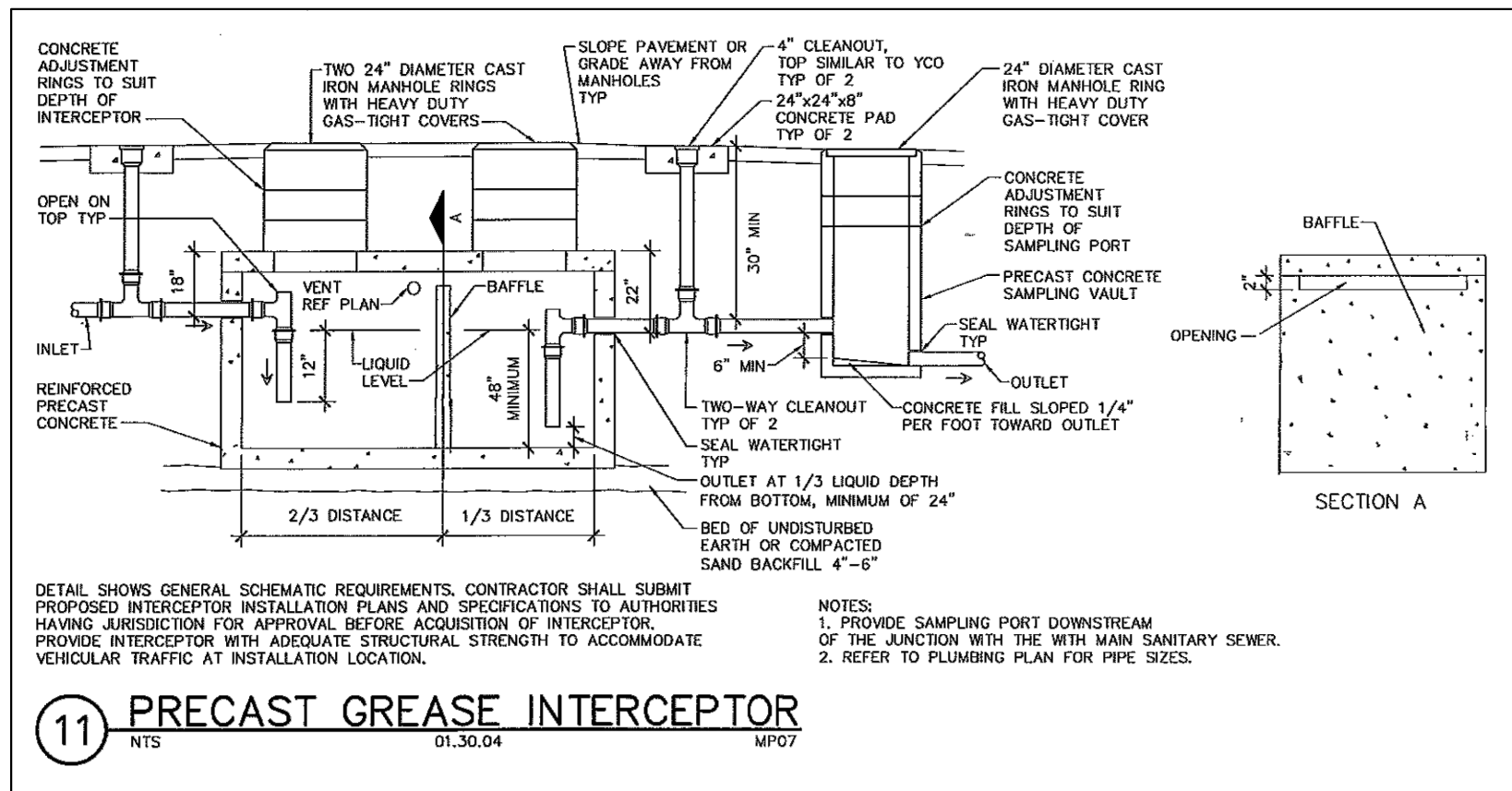
| Structure Table |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                                  |
| CB A9           | RIM = 471.40<br>DCB A8 - CB A9 INV OUT = 465.70                                                                    |
| DCB A8          | RIM = 470.50<br>DCB A8 - CB A9 INV IN = 465.50<br>DCB A7 - DCB A8 INV OUT = 465.40                                 |
| DCB A7          | RIM = 470.50<br>DCB A7 - DCB A8 INV IN = 465.00<br>CB A6 - DCB A7 INV OUT = 463.80                                 |
| CB A5           | RIM = 464.50<br>CB A5 - CB A6 INV IN = 455.53<br>CB A4 - CB A5 INV OUT = 455.03                                    |
| CB A10          | RIM = 464.40<br>CB A10 - DCB A11 INV IN = 458.15<br>CB A6 - CB A10 INV OUT = 458.05                                |
| CB A6           | RIM = 464.25<br>CB A6 - CB A10 INV IN = 457.90<br>CB A6 - DCB A7 INV IN = 459.10<br>CB A5 - CB A6 INV OUT = 456.07 |
| DCB A11         | RIM = 462.60<br>CB A10 - DCB A11 INV OUT = 458.43                                                                  |
| CB A4           | RIM = 461.90<br>CB A4 - CB A5 INV IN = 453.80<br>CB A3 - CB A4 INV OUT = 453.70                                    |
| CB E6           | RIM = 460.30<br>DCB E5 - CB E6 INV OUT = 453.90                                                                    |
| DCB E5          | RIM = 459.88<br>DCB E5 - CB E6 INV IN = 453.51<br>CB E4 - DCB E5 INV OUT = 453.41                                  |
| CB A3           | RIM = 459.60<br>CB A3 - CB A4 INV IN = 452.72<br>CB A2 - CB A3 INV OUT = 452.62                                    |
| CB A2           | RIM = 459.40<br>CB A2 - CB A3 INV IN = 452.25<br>FES A1 - CB A2 INV OUT = 452.15                                   |
| CB E2           | RIM = 459.25<br>CB E2 - CB E3 INV IN = 452.25<br>FES E1 - CB E2 INV OUT = 452.15                                   |

| Structure Table |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                |
| CB E3           | RIM = 458.20<br>CB E3 - CB E4 INV IN = 452.56<br>CB E2 - CB E3 INV OUT = 452.46  |
| CB E4           | RIM = 458.00<br>CB E4 - DCB E5 INV IN = 453.16<br>CB E3 - CB E4 INV OUT = 452.66 |
| HW E1           | RIM = 455.00<br>FES E1 - CB E2 INV IN = 451.50                                   |
| CB B2           | RIM = 454.30<br>CB B2 - CB B3 INV IN = 449.40<br>FES B1 - CB B2 INV OUT = 449.15 |
| HW A1           | RIM = 454.25<br>FES A1 - CB A2 INV IN = 451.50                                   |
| CB B3           | RIM = 453.70<br>CB B3 - CB B4 INV IN = 449.85<br>CB B2 - CB B3 INV OUT = 449.81  |
| CB B4           | RIM = 453.35<br>CB B3 - CB B4 INV OUT = 450.08                                   |
| DI D2           | RIM = 452.50<br>RISER - JB D1 INV OUT = 443.00                                   |
| FES B1          | RIM = 450.52<br>FES B1 - CB B2 INV IN = 449.00                                   |
| JB D1           | RIM = 449.27<br>RISER - JB D1 INV IN = 441.66<br>JB D1 - EX FES INV OUT = 431.72 |
| FES 65          | RIM = 426.76<br>JB D1 - EX FES INV IN = 423.89                                   |

## STORM PIPES

| Pipe Table       |      |        |       |
|------------------|------|--------|-------|
| Pipe Name        | Size | Length | Slope |
| FES A1 - CB A2   | 24"  | 120.52 | 0.54% |
| DCB E5 - CB E6   | 18"  | 73.65  | 0.53% |
| CB A6 - DCB A7   | 15"  | 143.97 | 3.26% |
| DCB A7 - DCB A8  | 15"  | 75.78  | 0.53% |
| DCB A8 - CB A9   | 15"  | 33.80  | 0.59% |
| FES B1 - CB B2   | 18"  | 28.84  | 0.52% |
| CB A6 - CB A10   | 15"  | 9.27   | 1.62% |
| CB A10 - DCB A11 | 15"  | 45.31  | 0.62% |
| JB D1 - EX FES   | 30"  | 117.33 | 6.67% |
| CB B2 - CB B3    | 15"  | 81.07  | 0.51% |

| Pipe Table     |      |        |       |
|----------------|------|--------|-------|
| Pipe Name      | Size | Length | Slope |
| CB B3 - CB B4  | 15"  | 44.50  | 0.52% |
| RISER - JB D1  | 30"  | 48.54  | 2.76% |
| FES E1 - CB E2 | 24"  | 120.40 | 0.54% |
| CB A5 - CB A6  | 18"  | 59.35  | 0.91% |
| CB E4 - DCB E5 | 18"  | 49.74  | 0.50% |
| CB A2 - CB A3  | 24"  | 72.91  | 0.51% |
| CB A3 - CB A4  | 24"  | 60.00  | 1.63% |
| CB A4 - CB A5  | 24"  | 60.00  | 2.05% |
| CB E3 - CB E4  | 24"  | 9.93   | 1.01% |
| CB E2 - CB E3  | 24"  | 40.99  | 0.51% |



## INDUSTRIAL STRENGTH ALUMINUM

## ECHOLON II MAJESTIC 2/3/4-RAIL

DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 2-07-12 REV: e



1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

THIS DRAWING IS THE PROPERTY OF:  
The Spaulding Group, PA  
and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

THE SPAULDING GROUP, PA  
planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

APPROVED FOR:  
APC CADD  
1201 EDWARDS MILL RD. #300  
RALEIGH, NC 27607  
DATE: 02/13/2020  
TSG FIRM CERTIFICATION # C-1975  
PROJECT DESIGNER:  
TOM SPAULDING  
PROJECT SURVEYOR:  
IRIS A. MITCHELL  
ROBINSON & PLANTE, PC

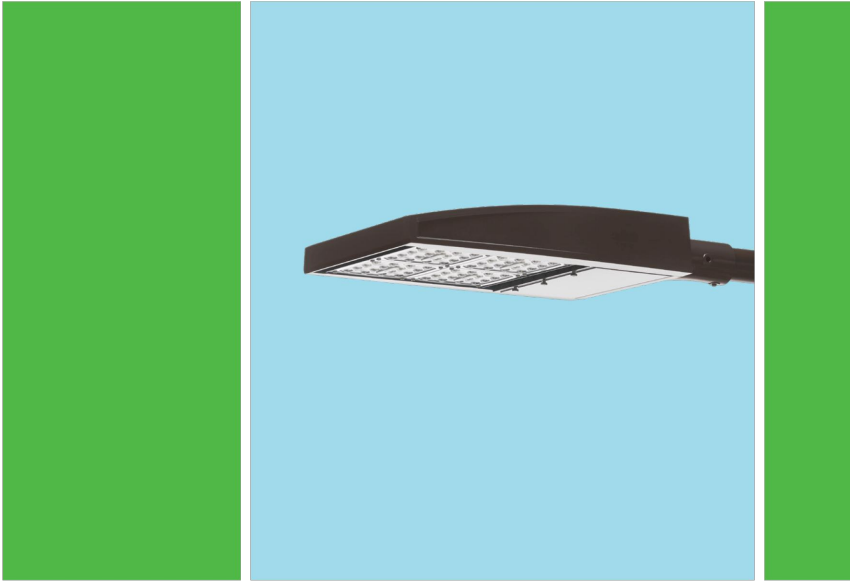
RHAMKATTTE PLAZA  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA  
MASTER PLAN  
CONSTRUCTION DETAILS

DRAWING  
SHEET  
D-3.0  
PROJECT NUMBER  
955-19



Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode) 150, 220, 420, 530 watts

Mounting heights 25', 30', 35'

Colors Black  
Bronze  
Gray  
White

Poles Fiberglass (1 or 2 fixtures per pole)  
Decorative tapered metal  
Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at [duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting) or call us toll free at 866.675.6417.



Outdoor Lighting

Shoebox LED

Light source: LED (white)

Replacement for: LED Wattage 150 – 250-watt HPS and metal halide;  
LED Wattage 205 – up to 400-watt metal halide;  
LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on (no warm-up or restrike time)

| Wattage | BUG Rating | Light Pattern                 | Lumens | Color Temp |
|---------|------------|-------------------------------|--------|------------|
| LED 150 | B5-U0-G3   | IESNA Type V (circular)       | 19580  |            |
| LED 150 | B3-U0-G4   | IESNA Type IV (forward throw) | 18459  |            |
| LED 150 | B2-U0-G3   | IESNA Type III (oval)         | 19006  |            |
| LED 220 | B5-U0-G3   | IESNA Type V (circular)       | 25870  |            |
| LED 220 | B3-U0-G4   | IESNA Type IV (forward throw) | 24390  | 4,000K     |
| LED 220 | B2-U0-G4   | IESNA Type III (oval)         | 25114  |            |
| LED 420 | B5-U0-G5   | IESNA Type V (circular)       | 48514  |            |
| LED 420 | B3-U0-G5   | IESNA Type IV (forward throw) | 43765  |            |
| LED 530 | B5-U0-G5   | IESNA Type V (circular)       | 60296  |            |
| LED 530 | B3-U0-G5   | IESNA Type IV (forward throw) | 54395  |            |

\* These are approximate replacement suggestions; actual conditions could be different.

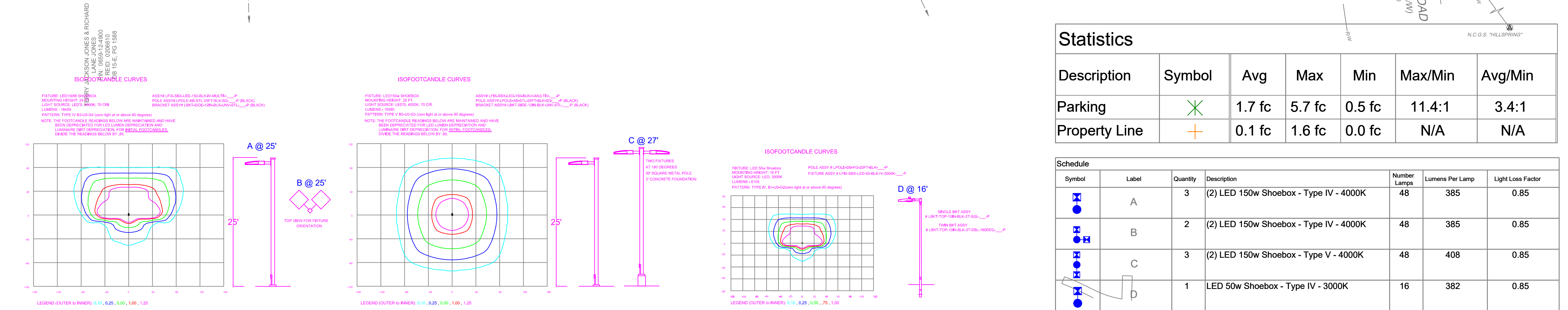
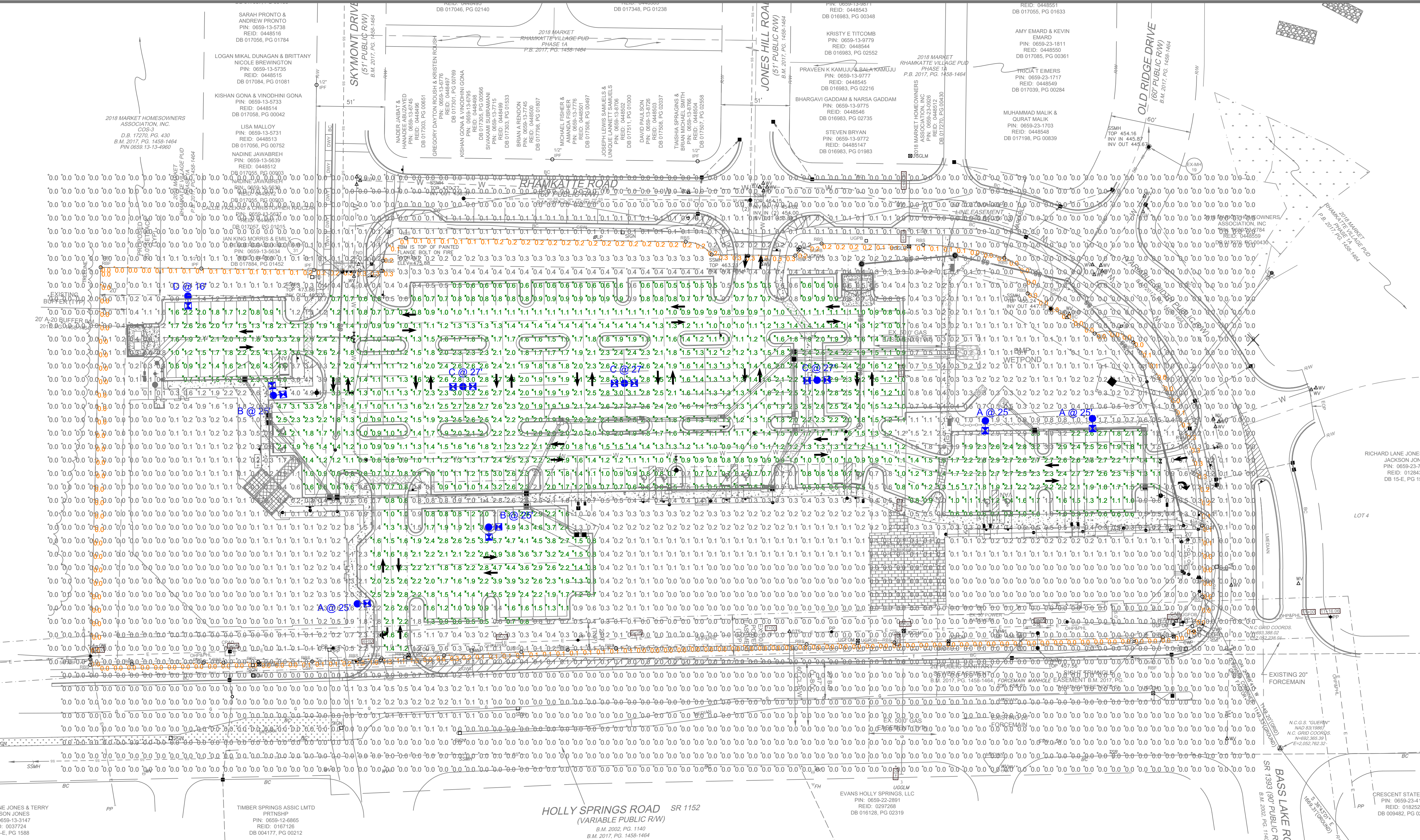
Poles available:

| Name                            | Mounting height | Color                                                               |
|---------------------------------|-----------------|---------------------------------------------------------------------|
| Round tapered decorative metal* | 35'             | Black<br>Bronze                                                     |
| Decorative square metal*        | 25' and 30'     | Black<br>Bronze<br>Gray<br>White                                    |
| Fiberglass                      | 30'             | Black (1 or 2 fixtures per pole)<br>Gray (1 or 2 fixtures per pole) |

Features

- Little or no installation cost
  - Design services by lighting professionals included
  - Maintenance included
  - Electricity included
  - Warranty included
  - One low monthly cost on your electric bill
  - Turnkey operation
  - Backed by over 40 years of experience
- Benefits
- Frees up capital for other projects
  - Meets industry standards and lighting ordinances
  - Eliminates high and unexpected repair bills
  - Less expensive than metered service
  - Worry-free
  - Convenience and savings for you
  - Provides hassle-free installation and service
  - A name you can trust today ... and tomorrow

\*2" raised foundation available when required on metal poles only.



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



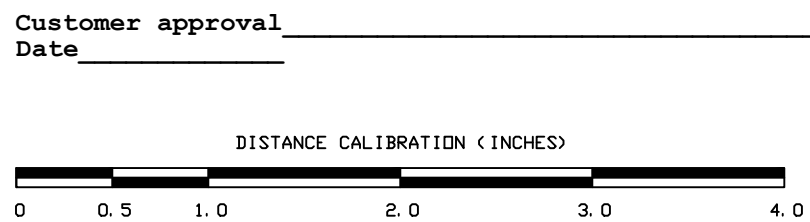
PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

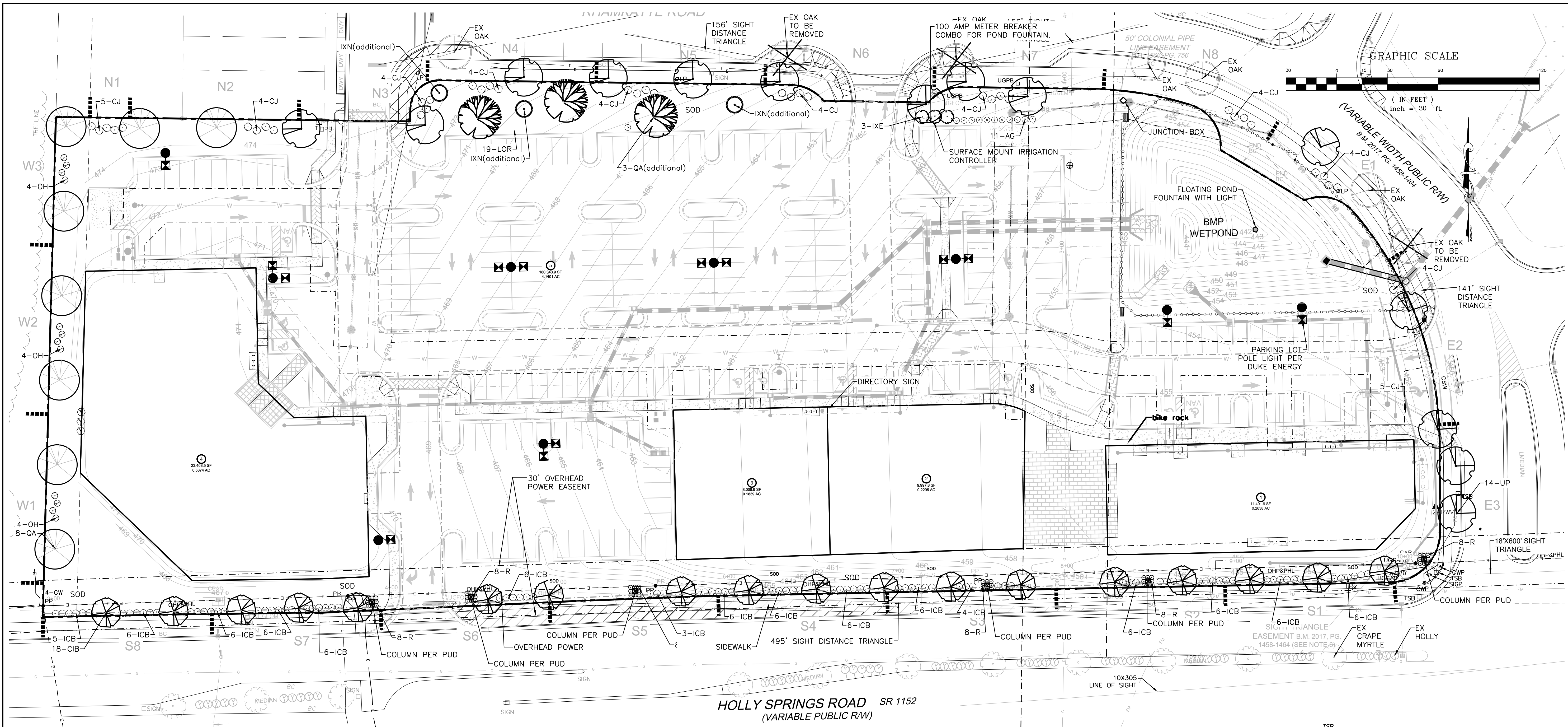
RHAMKATTE PLAZA

|                                    |                |
|------------------------------------|----------------|
| Holly Springs, NC                  |                |
| SITE LIGHTING PLAN                 |                |
| Designed by DEP LIGHTING SOLUTIONS |                |
| Reviewed by N. Johnson             | Scale 1" = 40' |
| Date 01/27/2022                    | Size "Arch D"  |
| Description LED 150w Shoebox       |                |
| Drawing No. 20-0407C               | Sht. 1 OF 1    |

| Rev#  | DATE     | REVISION                            | BY  |
|-------|----------|-------------------------------------|-----|
| Rev C | 05/2/22  | UPDATED SITE BASE PLAN.             | WSM |
| Rev B | 01/27/22 | Site Plan Update - LED 150w Shoebox | NJ  |





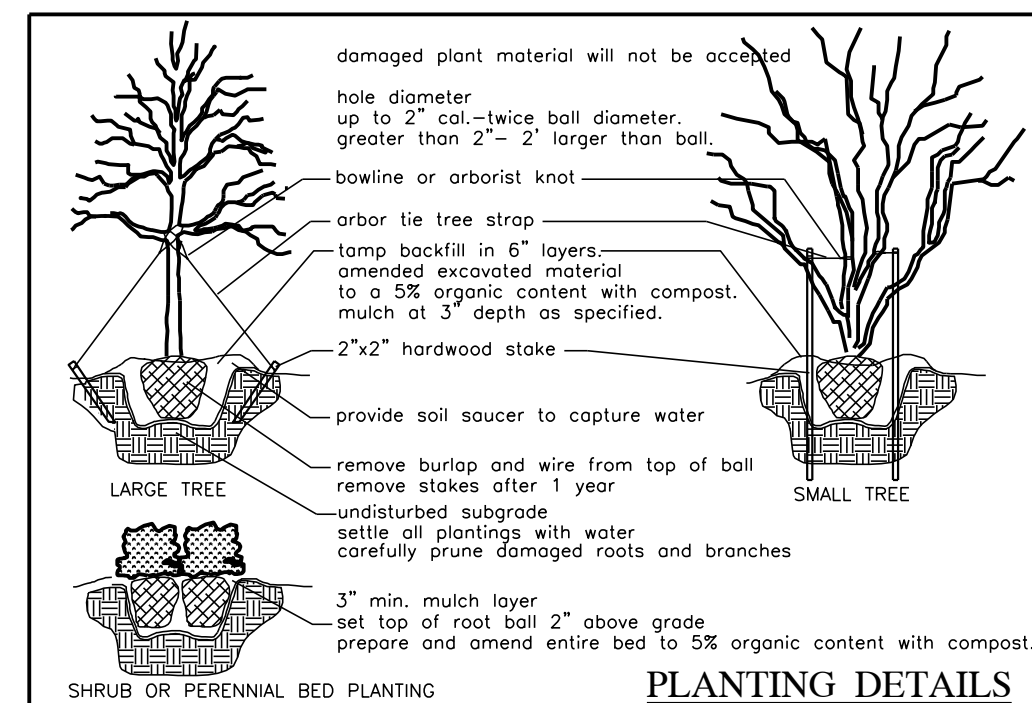


#### LANDSCAPE NOTES

- All landscaping shall be installed and maintained in accordance with the Town of Holly Springs development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
- Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
- Do not change the design without approval from the Owner and/or code compliance authority.
- All areas not otherwise specified shall be permanently planted with Compadre Zoysia Grass Sod and established per sediment and erosion control requirements.
- Foundation planting beds shall exhibit positive drainage, consist of native topsoil or imported eqv to a minimum depth of 8", and fertilized/limed per soil report.
- Turf areas shall be fine graded, consisting of native topsoil or imported eqv to a minimum depth of 4" and fertilized/limed per soil report.
- Landscape contractor shall verify plant quantities. If there is a discrepancy, use higher quantity.
- All newly installed trees and shrubs shall be guaranteed by the contractor for one year and replaced at the owners request if the plant is stressed, damaged, diseased or dead.
- Owner shall be responsible for the replacement of any code required planting. Such replacement shall occur during the next planting season.
- Provide adequate visibility for safe vehicular and pedestrian movement within the parking area, plant materials located within five (5) feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade.
- Plants located in an easement area are subject to approval by easement holder.
- No large trees shall be planted in utility easements.
- Owner is responsible for the maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e. thickets)), and kept free from trash, debris and other objectionable materials.

| PLANT LIST - Rhamkatte |                                      |                     |         |       |      |               |           |        |                             |                      |
|------------------------|--------------------------------------|---------------------|---------|-------|------|---------------|-----------|--------|-----------------------------|----------------------|
| KEY                    | BOTANICAL NAME                       | COMMON NAME         | SIZE    | ROOT  | QTY. | PUV           | PUV Total | % PUV  | LOCATION                    | COMMENTS             |
| <b>DECIDUOUS TREES</b> |                                      |                     |         |       |      |               |           |        |                             |                      |
| UP                     | Ulmus parviflora 'Allee'             | Allee Elm           | 2 1/2'  | B&B   | 14   | 8             | 112       | 42.11% | perimeter yard              |                      |
| QA                     | Quercus acutissima                   | Sawtooth Oak        | 2 1/2'  | B&B   | 8    | 8             | 64        | 24.06% | perimeter yard / parking    |                      |
| CIB                    | Lagerstroemia indica 'Biloxi'        | Biloxi Crape Myrtle | 2 1/2'  | B&B   | 18   | 5             | 90        | 33.83% | street yard                 | single stem, per PUD |
| <b>TOTAL</b>           |                                      |                     |         |       |      | <b>266</b>    |           |        |                             |                      |
| <b>SHRUBS</b>          |                                      |                     |         |       |      | <b>195.75</b> |           |        |                             |                      |
| ICB                    | Ilex cornuta 'Burfordi Nana'         | Dwarf Burford Holly | 24" HT. | Cont. | 124  | 0.5           | 62        | 31.67% | perimeter yard / parking    |                      |
| CJ                     | Camellia japonica 'Kramer's Supreme' | Camellia            | 36" HT. | Cont. | 55   | 1             | 55        | 28.10% | perimeter yard / foundation |                      |
| OH                     | Osmanthus heterophyllus 'Kaori Hime' | False Holly         | 36" HT. | Cont. | 12   | 1             | 12        | 6.13%  | perimeter yard              |                      |
| R                      | Rosa x Red Drift                     | Shrub Rose          | 18" HT. | Cont. | 82   | 0.25          | 20.5      | 10.47% | column foundation           |                      |
| ICH                    | Ilex crenata 'Helleri'               | Helleri Holly       | 18" HT. | Cont. | 115  | 0.25          | 28.75     | 14.69% | foundation-per yard         |                      |
| LCD                    | Loropetalum chinensis v. 'Daruma'    | Daruma Loropetalum  | 24" HT. | Cont. | 35   | 0.5           | 17.5      | 8.94%  | foundation-per yard         |                      |
| <b>TOTAL</b>           |                                      |                     |         |       |      | <b>195.75</b> |           |        |                             |                      |

Carolina Sapphire Arizona Cypress

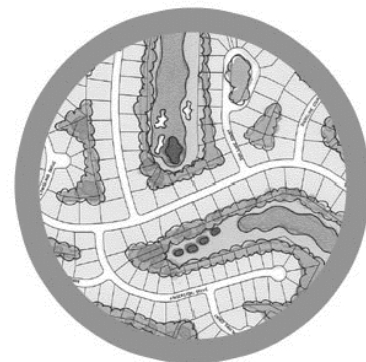


#### GENERAL PLANTING NOTES

- VERIFICATION OF TOTAL QUANTITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
- PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
- AMEND PLANTING SOIL WITH FERTILIZER AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
- THOROUGHLY MIX AGED COMPOST WITH PLANTING SOIL TO ACHIEVE A 5%-10% ORGANIC CONTENT BY VOLUME.
- GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCABBED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES. COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
- ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED 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.
- REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
- APPLY MULCH TO ALL PLANTING AREAS AS SPECIFIED.
- ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5% ORGANIC CONTENT.
- ALL BEDS ARE TO HAVE A SPACE CUT MULCH EDGE WHEN ADJACENT TO TURF.

| PERIMETER YARD LANDSCAPING |                                                         |                 |                    |          |                                 |
|----------------------------|---------------------------------------------------------|-----------------|--------------------|----------|---------------------------------|
| INCREMENT                  | LANDSCAPE MATERIAL                                      | PUV OF MATERIAL | TOTAL PUV PROVIDED | % OF PUV | PUV REQUIRED                    |
| W1-W2<br>100'              | 2 Large Deciduous Trees<br>at 2 1/2" Cal. 8 Points each | 16              | 20                 | 80%      | Type A-20<br><b>20 REQUIRED</b> |
|                            | 4 Large/Medium Shrubs<br>at 36" Ht. 1 Points each       | 4               |                    | 20%      |                                 |
| INCREMENT<br>W3<br>76'     | 2 Large Deciduous Trees<br>at 2 1/2" Cal. 8 Points each | 16              | 20                 | 105%     | Type A-20<br><b>15 REQUIRED</b> |
|                            | 4 Large/Medium Shrubs<br>at 36" Ht. 1 Points each       | 4               |                    | 26%      |                                 |
| INCREMENT<br>N1<br>24'     | 0 Large Deciduous Trees<br>at 2 1/2" Cal. 8 Points each | 0               | 5                  | 0%       | Type A-20<br><b>5 REQUIRED</b>  |
|                            | 5 Large/Medium Shrubs<br>at 36" Ht. 1 Points each       | 5               |                    | 104%     |                                 |
| INCREMENT<br>N2-N8<br>100' | 2 Large Deciduous Trees<br>at 2 1/2" Cal. 8 Points each | 16              | 20                 | 80%      | Type A-20<br><b>20 REQUIRED</b> |
|                            | 4 Large/Medium Shrubs<br>at 36" Ht. 1 Points each       | 4               |                    | 20%      |                                 |
| INCREMENT<br>E1-E3<br>100' | 2 Large Deciduous Trees<br>at 2 1/2" Cal. 8 Points each | 16              | 20                 | 80%      | Type A-20<br><b>20 REQUIRED</b> |
|                            | 4 Large/Medium Shrubs<br>at 36" Ht. 1 Points each       | 4               |                    | 20%      |                                 |
| INCREMENT<br>S1-S8<br>100' | Plantings and Column per PUD                            |                 |                    |          |                                 |

BID SET  
NOT FOR CONSTRUCTION



Know what's below.  
Call before you dig.

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

LANDSCAPE PLANS  
**Rhamkatte Plaza**  
Holly Springs Road  
Holly Springs, NC

SCALE:

1"=30'

DRAWN BY:

TMT

PROJECT #

19205

DATE:

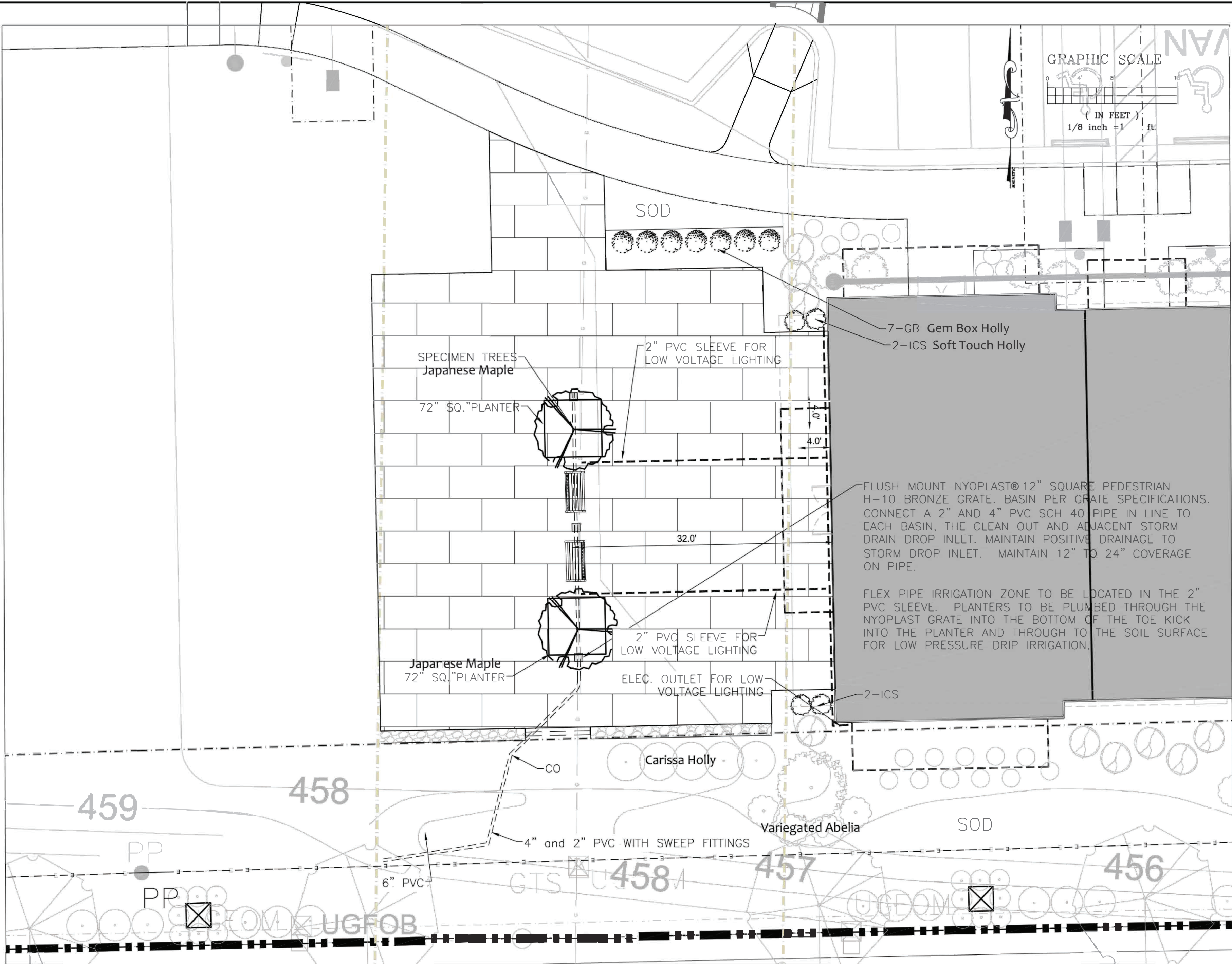
08/18/20

SHEET

**L-3.0**  
OF

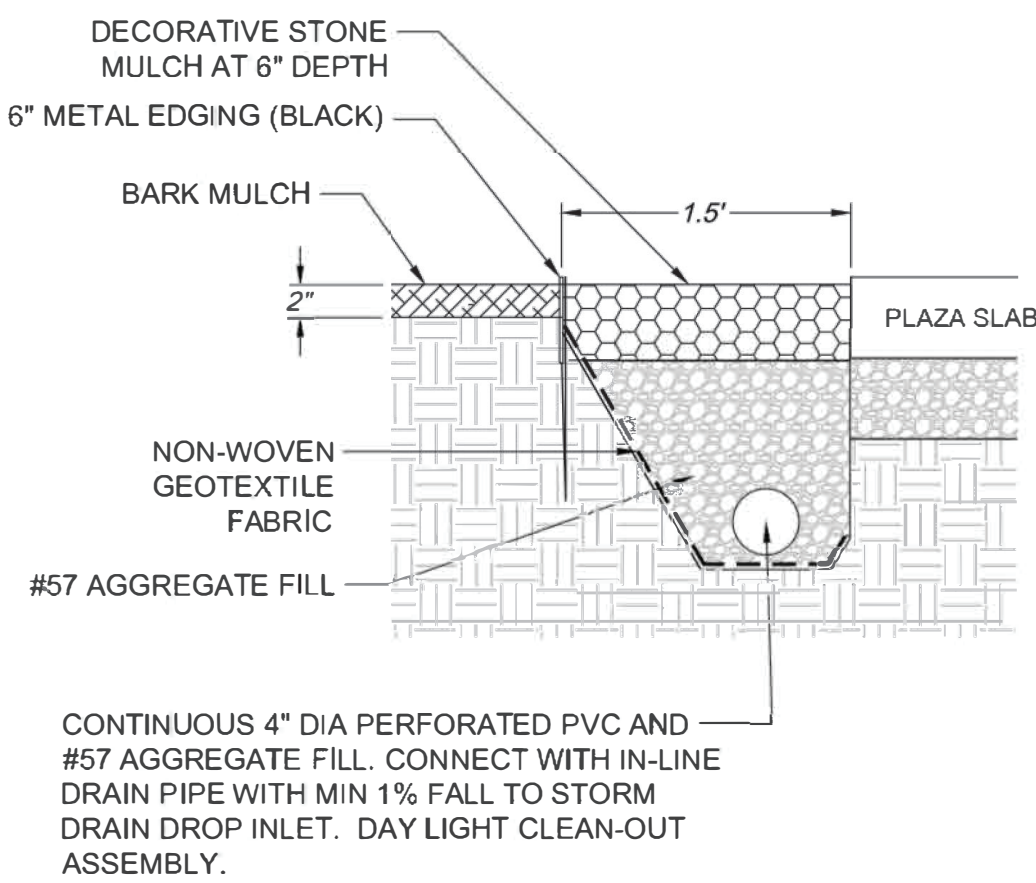
**TMTLA ASSOCIATES**  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com





PLAZA LAYOUT scale 1/8" = 1.0'

| ADDITIONAL PLANTINGS - PLAZA |                                         |                          |            |       |      |
|------------------------------|-----------------------------------------|--------------------------|------------|-------|------|
| KEY                          | BOTANICAL NAME                          | COMMON NAME              | SIZE       | ROOT  | QTY. |
| SPECIMEN                     | To be determined with submittal         |                          |            |       |      |
| ICS                          | Ilex crenata 'Soft Touch'               | Soft Touch Holly         | 3.5-4' cal | B&B   | 3    |
| GB                           | Ilex glabra 'Gem Box'                   | Gem Box Holly            | 15' WD     | Cont. | 16   |
| CA                           | Cupressus arizonica 'Carolina Sapphire' | Sapphire Arizona Cypress | 10-12' HT  | B&B   | 1    |
| JC                           | Juniperus chinensis 'Torulosa'          | Hollywood Juniper        | 10-12' HT  | B&B   | 6    |



DECORATIVE STONE FOUNDATION DRAIN scale 1" = 1.0'

- FOUNDATION DRAIN NOTES:
- SEE RELATED CIVIL PLANS AND SPECIFICATIONS.
  - DECORATIVE STONE MULCH SHALL BE 1-3 INCH DELAWARE STONE RIVER JACK PLACED AT A MINIMUM 6" DEPTH AND FREE OF DEBRIS OR CONTAMINATION.
  - DRAIN PIPE SHALL BE A MINIMUM 18" DEEP (MIN 12" OF COVERAGE) AND SLOPE OF AT LEAST 1% TO STORMWATER INLET BASIN.
  - FOUNDATION DRAIN PIPE AND #57 STONE FILL SHALL BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE WALKWAY.

- NOTES:
- PLANTERS BY PLANTERS UNLIMITED MODEL SKU#:F1-TUS-S7236 OUTDOOR PLANTER 72" SQUARE X 36" HT COLOR CHARCOAL, MATTE FINISH. DRAIN HOLE TO BE ADDED IN THE FIELD. CUSTOM FABRICATE A 1/2 INCH DRAIN UNDER THE BOTTOM LIP OF THE TOE KICK. OVERHANGING THE 1/2 DRAIN TO DISCHARGE INTO THE PLAZA DRAIN GRATE. 1/2 INCH FITTING/DRAIN LINE TO BE SEALED AND WATER TIGHT WITH SHORT PIECE OF PIPE DISCHARGING TO THE DRAINAGE GRATE. SEE PLANTER DETAIL.
  - PLANTERS TO BE IRRIGATED.
  - PLANTERS TO ONLY DRAIN INTO SUB-DRAIN GRATE. NOT DRAINAGE FROM PLANTERS SHALL DISCHARGE ON TO THE PLAZA SLAB.
  - SUBMIT PLANTER PRODUCT DATA AND INFORMATION FOR OWNER REVIEW AND APPROVAL.
  - SPECIMEN TREE PHOTO SAMPLE TO BE SUBMITTED AND REVIEWED BY OWNER FOR APPROVAL. SUBMIT TWO PHOTOS OF EACH TREE AT APPOSING 90 DEGREE ANGLE WITH PERSON IN THE PHOTO FOR SCALE PURPOSES. EACH TREE TO MEET THE FOLLOWING SPECIFICATION:

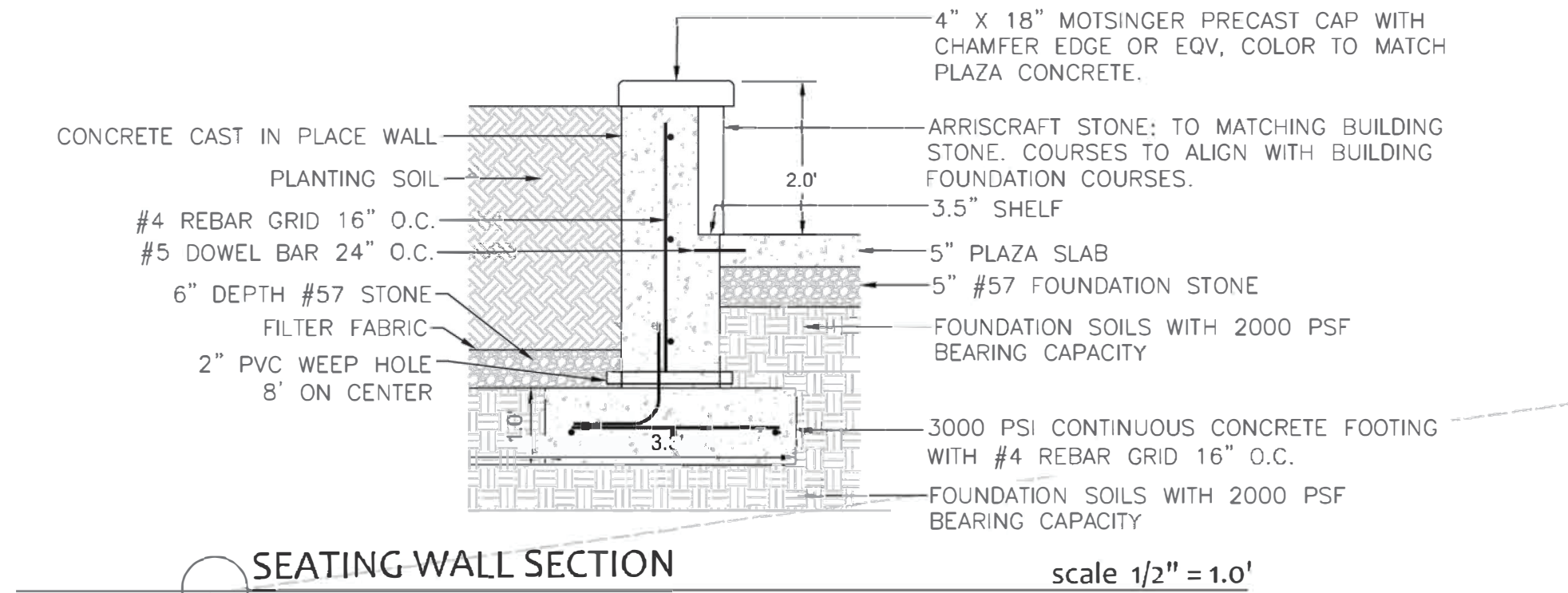
Acer palmatum var. dissectum 'Red Dragon', Japanese Maple, size 45 gal., clear trunk, broad uniform canopy, minimum height of 5-6', two matching specimens.

Ilex x attenuata 'Savannah', Savannah Holly, tree form, clear single or multi trunk, broad canopy, minimum height of 14', two matching specimens.

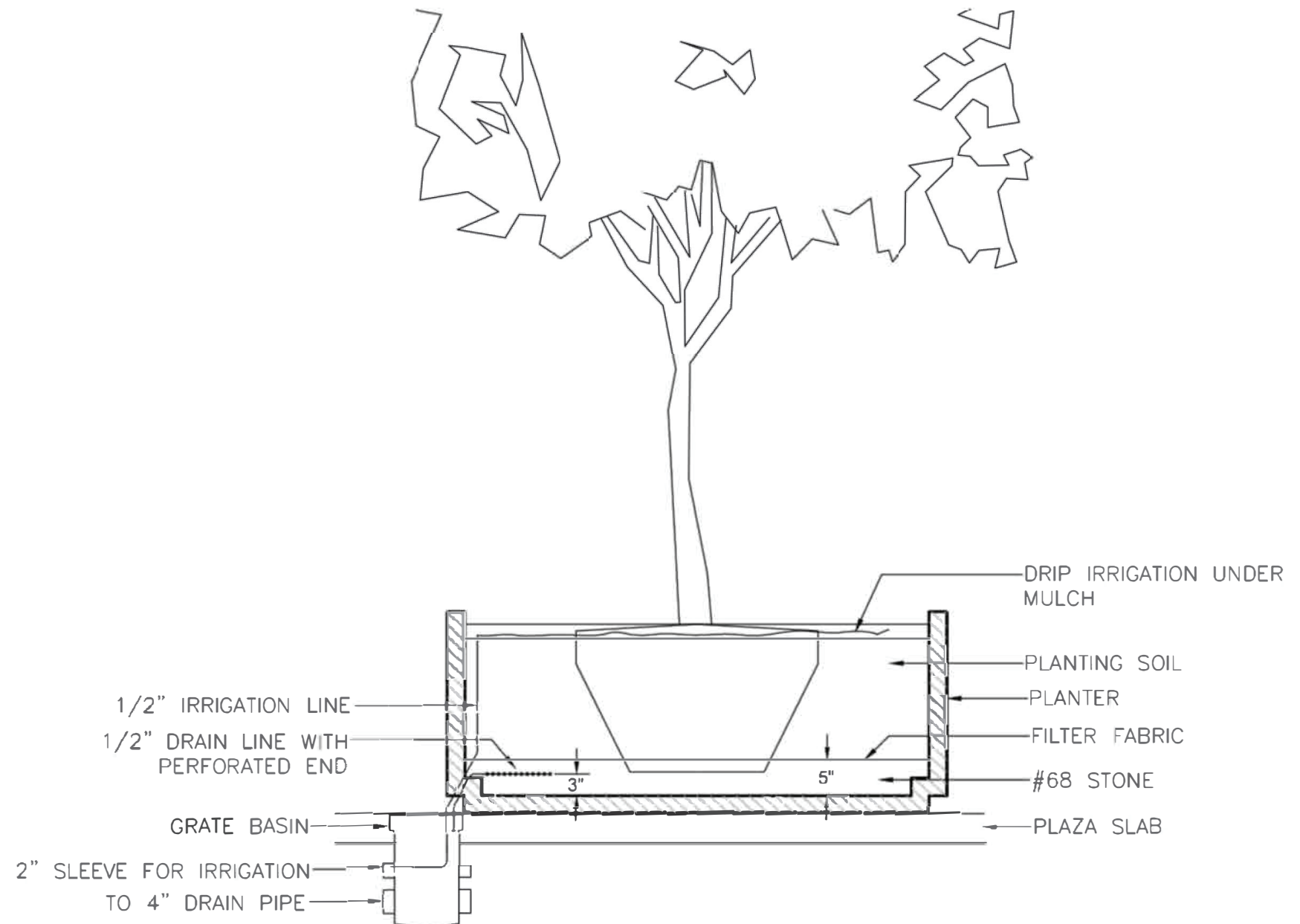
- PLAZA TO BE NON-SKID BROOM FINISHED WITH 4'X4' SAW CUT / EXPANSION JOINT GRID PATTERN AS SHOWN. ENSURE THAT DRAINAGE GRATES FOR PLANTERS ARE LOCATED AT THE CORNERS OF GRID PATTERN. POSITIVE DRAINAGE SHALL BE MAINTAINED ACROSS THE ENTIRE SLAB AND DIRECTED TO FOUNDATION DRAIN AS SHEET FLOW. SURFACE SLOPE TO BE 1 PERCENT AND UNIFORM WITH NO DEVIATION IN SURFACE SLOPE GREATER THAN 1/4 INCH OVER TEN FEET. SLAB TO BE MINIMUM 4000 PSI CONCRETE AT 5 INCH THICKNESS REINFORCED WITH WIRE MESH ON A 5 INCH DEEP #57 STONE SUB-BASE. PERIMETER TO MATCH TOOLING OF ADJACENT SIDEWALK. CONCRETE TO MATCH ADJACENT SIDEWALKS IN FINISH AND COLOR UNLESS OTHERWISE SPECIFIED. FOUNDATION SOIL SHALL BE COMPACTED, NON-SATURATED AND LOAD BEARING BEFORE PLACEMENT OF #57 STONE.
- SUBMIT NYOPLAST 12 SQUARE PEDESTRIAN H-10 BRONZE GRATE PRODUCT DATA AND INFORMATION FOR OWNER REVIEW AND APPROVAL. GRATE TO HAVE INTEGRATED FRAME AND REMOVABLE GRATE.
- SEATING WALL TO MATCH FIT AND FINISH OF THE BUILDING FOUNDATION.
- PLANTING SOIL: THE PRE-MIX SOIL SHALL BE SOURCED FROM A LOCAL SUPPLIER SPECIALIZING IN MIXING PLANTING SOILS. THE SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS BY VOLUME AND AMENDED WITH LIME AND FERTILIZER.

|                                             |         |
|---------------------------------------------|---------|
| COURSE SAND                                 | 25%     |
| AGED COMPOST                                | 25%     |
| SCREENED TOPSOIL                            | 25%     |
| PROBASE (PARTIALLY DECOMPOSED PINE NUGGETS) | 25%     |
| PH RANGE                                    | 5.5-7.5 |

FERTILIZATION AND LIME SCHEDULE PER SOIL TEST RESULTS
- PLAZA LIGHTING SHALL BE DESIGN BUILD. CONTRACTOR TO PROVIDE ALL SPECIFICATIONS TO OWNER FOR REVIEW AND APPROVAL.



SEATING WALL SECTION scale 1/2" = 1.0'



PLANTER SECTION scale 1/2" = 1.0'



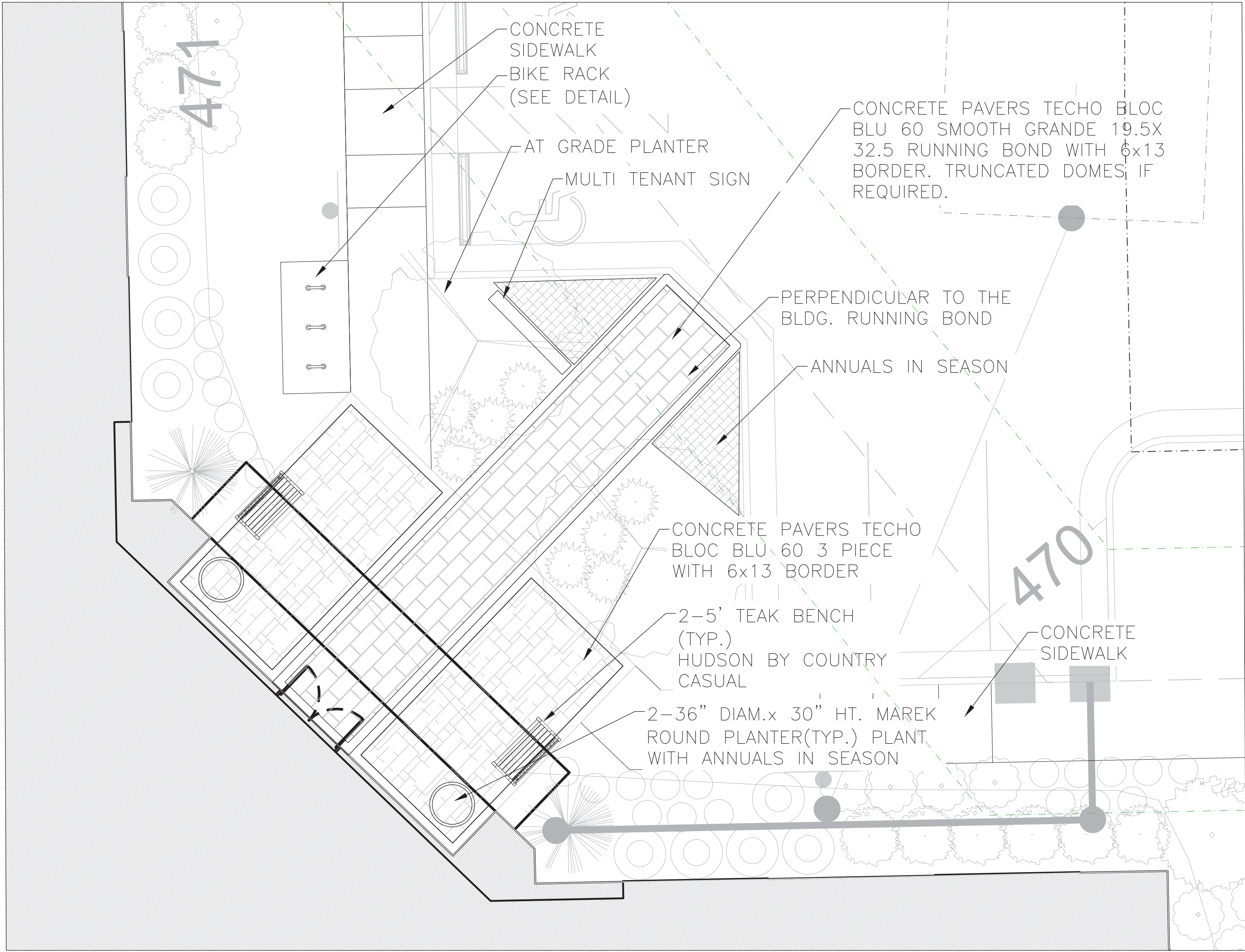
REVISIONS:

|          |                                              |
|----------|----------------------------------------------|
| 9-21-20  | - Comments Revision                          |
| 11-13-20 | - Comments Revision                          |
| 12-18-20 | - Base Revision                              |
| 02-04-21 | - Additional Trees                           |
| 03-24-21 | - Bid Set                                    |
| 03-10-22 | - Bid Set-Planters, Conduit, Trees, Lighting |
| 04-07-22 | - Revised Patio Size to Orig.                |

PLAZA PLAN  
Rhamkatte Plaza  
Holly Springs Road  
Holly Springs, NC

SCALE:  
1"=30'  
DRAWN BY:  
JGB  
PROJECT #  
19205  
DATE:  
06-19-20  
SHEET  
L-3.1  
OF





PLAZA LAYOUT scale 1"=5'-0"

- NOTES:
1. PLANTERS BY PLANTERS UNLIMITED MODEL THE MAREK ROUND OUTDOOR PLANTER 36" DIAMETER X 33" HT COLOR ESPRESSO. DRAIN HOLE TO BE ADDED IN THE FIELD. CUSTOM FABRICATE A 1/2 INCH DRAIN UNDER THE BOTTOM LIP OF THE TOE KICK. OVERHANGING THE 1/2" DRAIN TO DISCHARGE INTO THE PLAZA DRAIN GRATE. 1/2 INCH FITTING/DRAIN LINE TO BE SEALED AND WATER TIGHT WITH SHORT PIECE OF PIPE DISCHARGING TO THE DRAINAGE GRATE. SEE PLANTER DETAIL.
  2. PLANTERS TO BE IRRIGATED.
  3. PLANTERS TO ONLY DRAIN INTO SUB-DRAIN GRATE. NOT DRAINAGE FROM PLANTERS SHALL DISCHARGE ON TO THE PLAZA SLAB.
  4. SUBMIT PLANTER PRODUCT DATA AND INFORMATION FOR OWNER REVIEW AND APPROVAL.
  5. PLAZA TO BE TECO BLOC BLU 60 PAVERS, BEIGE CREAM COLOR, GRID PATTERN AS SHOWN. ENSURE THAT DRAINAGE GRATES FOR PLANTERS ARE LOCATED AT THE CORNERS OF GRID PATTERN. POSITIVE DRAINAGE SHALL BE MAINTAINED ACROSS THE ENTIRE SLAB AND DIRECTED TO FOUNDATION DRAIN AS SHEET FLOW. SURFACE SLOPE TO BE 1 PERCENT AND UNIFORM WITH NO DEVIATION IN SURFACE SLOPE GREATER THAN 1/4 INCH OVER TEN FEET. FOUNDATION SOIL SHALL BE COMPACTED, NON-SATURATED AND LOAD BEARING BEFORE PLACEMENT OF #57 STONE.
  6. SUBMIT NYOPLAST 12 SQUARE PEDESTRIAN H-10 BRONZE GRATE PRODUCT DATA AND INFORMATION FOR OWNER REVIEW AND APPROVAL. GRATE TO HAVE INTEGRATED FRAME AND REMOVABLE GRATE.
  7. TEAK BENCH SHALL BE HUDSON BY COUNTRY CASUAL.
  8. PLANTING SOIL: THE PRE-MIX SOIL SHALL BE SOURCED FROM A LOCAL SUPPLIER SPECIALIZING IN MIXING PLANTING SOILS. THE SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS BY VOLUME AND AMENDED WITH LIME AND FERTILIZER.

|                                             |         |
|---------------------------------------------|---------|
| COURSE SAND                                 | 25%     |
| AGED COMPOST                                | 25%     |
| SCREENED TOPSOIL                            | 25%     |
| PROBASE (PARTIALLY DECOMPOSED PINE NUGGETS) | 25%     |
| PH RANGE                                    | 5.5-7.5 |

FERTILIZATION AND LIME SCHEDULE PER SOIL TEST RESULTS



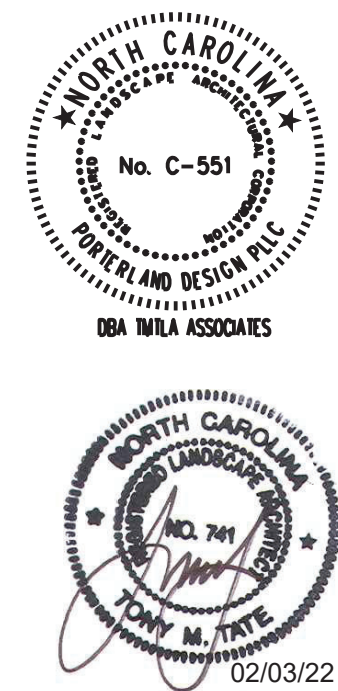
FIBERGLASS PLANTER



5' TEAK BENCH



3 PIECE CONCRETE PAVER



REVISIONS:  
02-03-22 PATIO UPGRADES

BUILDING 1 PLAZA PLAN  
Rhamkette Plaza  
Holly Springs Road  
Holly Springs, NC

SCALE:  
1"=30'  
DRAWN BY:  
JGB  
PROJECT #  
19205  
DATE:  
06-19-20

SHEET

L-3.2  
OF



Know what's below.  
Call before you dig.



UB 24-2 Specifications  
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of barriers for surrounding root balls (surround planting style) or for linear applications directly beside a landscape adjacent to one side of the trees (linear planting style).

A. Materials  
1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 81 Langdon St. #4 San Francisco, CA 94103-0860, or approved equal. The barrier shall be black, injection molded panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep, manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors, recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs at the top of the panel of a minimum 0.085" (2.16mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")  
In a minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about evenly spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An Integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

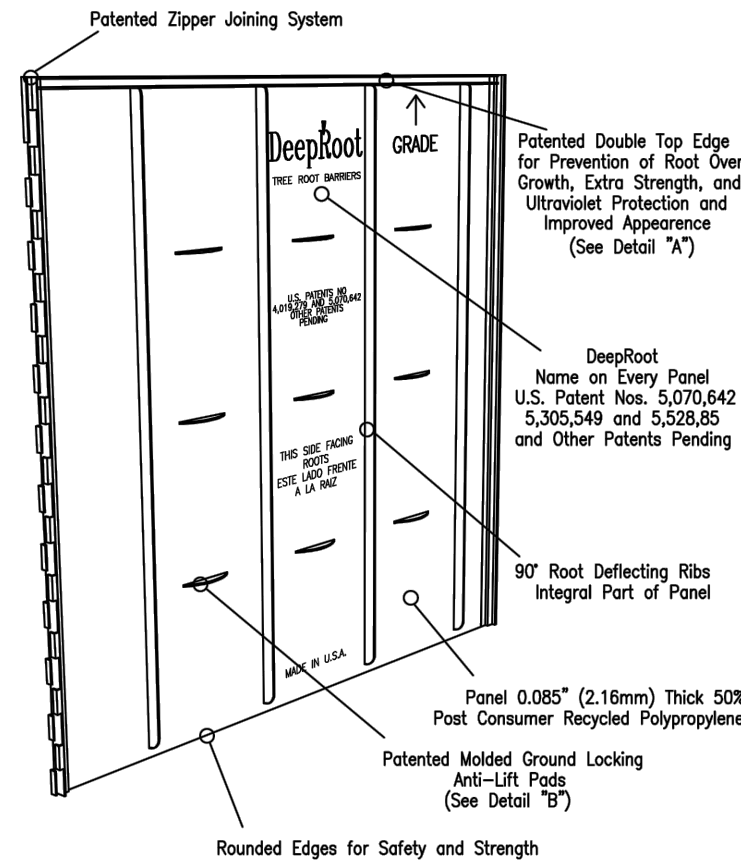
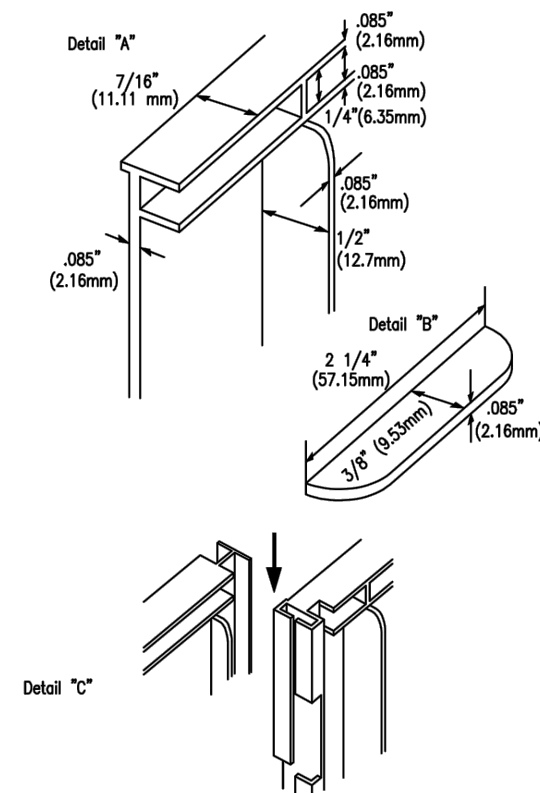
2. The basic properties of the material shall be:

| Test                              | ASTM Test Method | Typical Value |
|-----------------------------------|------------------|---------------|
| Tensile strength @ yield - Wall   | D638             | 2,534 PSI     |
| Tensile strength @ yield - Hinge  | D638             | 2,846 PSI     |
| Yield Elongation - Wall           | D638             | 7.44%         |
| Yield Elongation - Hinge          | D638             | 7.61%         |
| Permeal Moisture                  | D793B            | 119.625 PSI   |
| Moisture and Impact - Wall        | D2554            | 3.9% (ft-lb)  |
| Rockwell Hardness r. scale - Wall | D785A            | 84.4          |

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number panels shall be connected to form a circle around the root ball or placed in a linear fashion and placed along the adjacent landscape.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

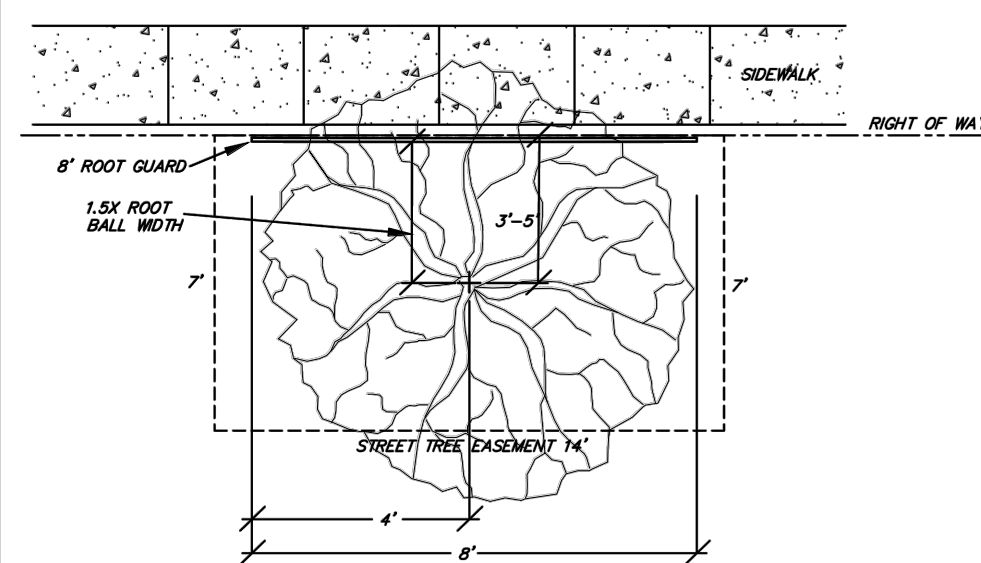
STANDARD DETAIL NUMBER: HS817

DATE REVISIONS

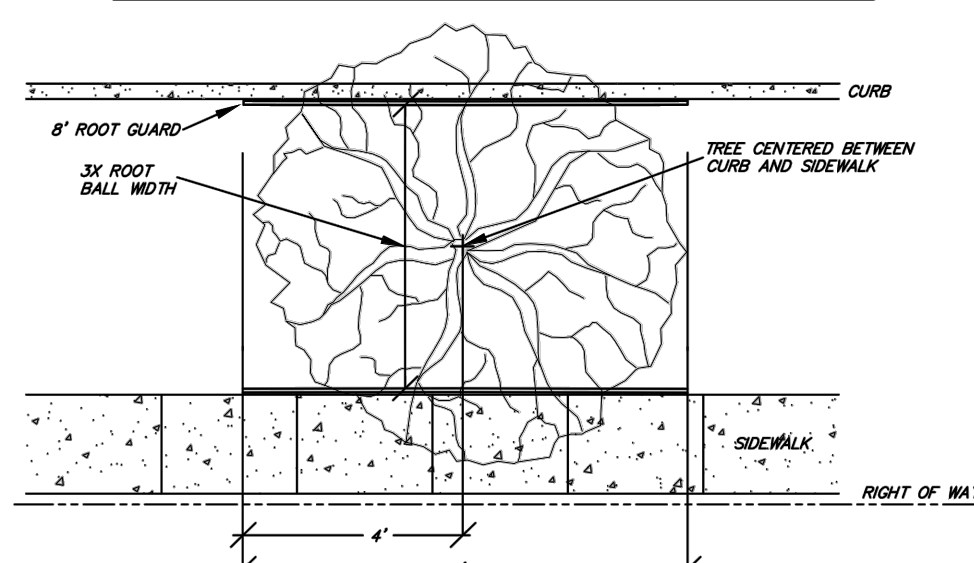
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



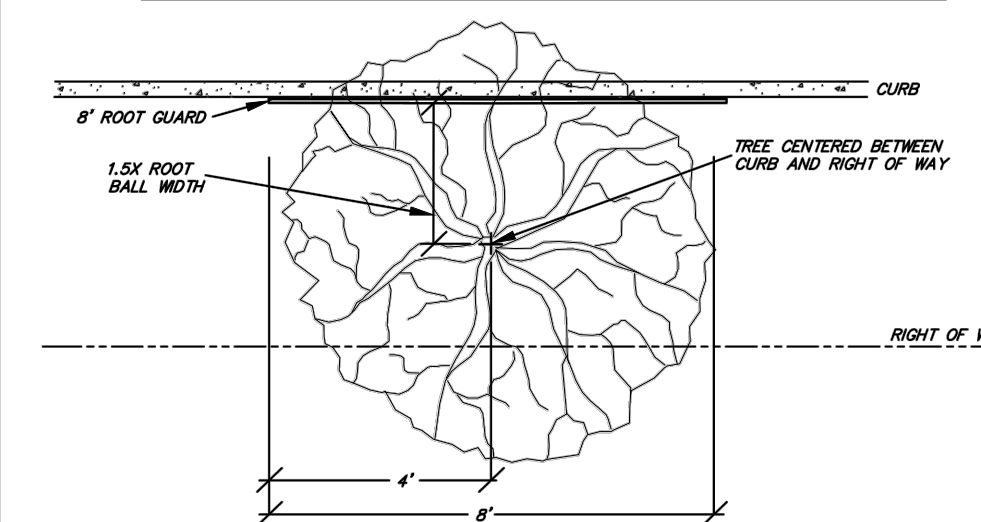
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

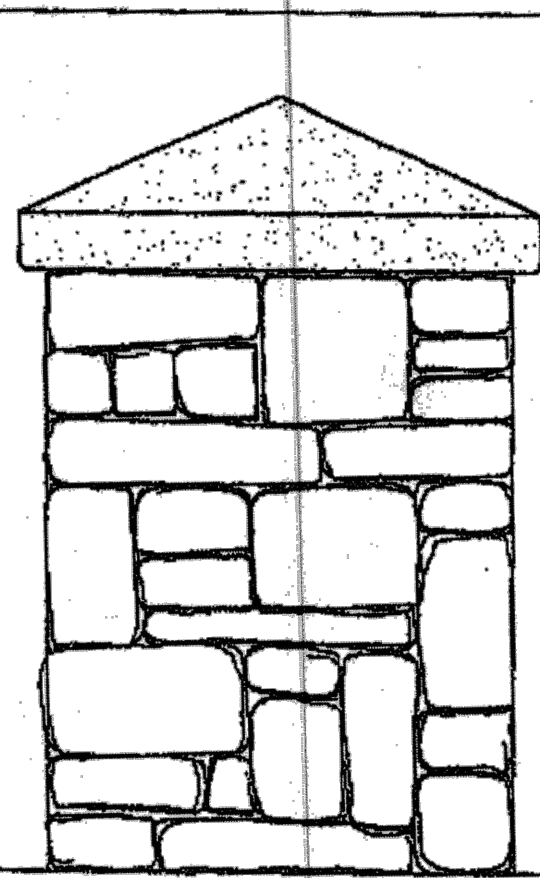
DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION

STANDARD DETAIL NUMBER: HS816

DATE REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



48" SQUARE  
PRECAST CONCRETE CAP  
BUFF COLOR-LIMESTONE FINISH

32" SQUARE x 42" TALL STONE COLUMN  
CULTURED STONE VENEER  
COLOR SPEC BY ARCHITECT

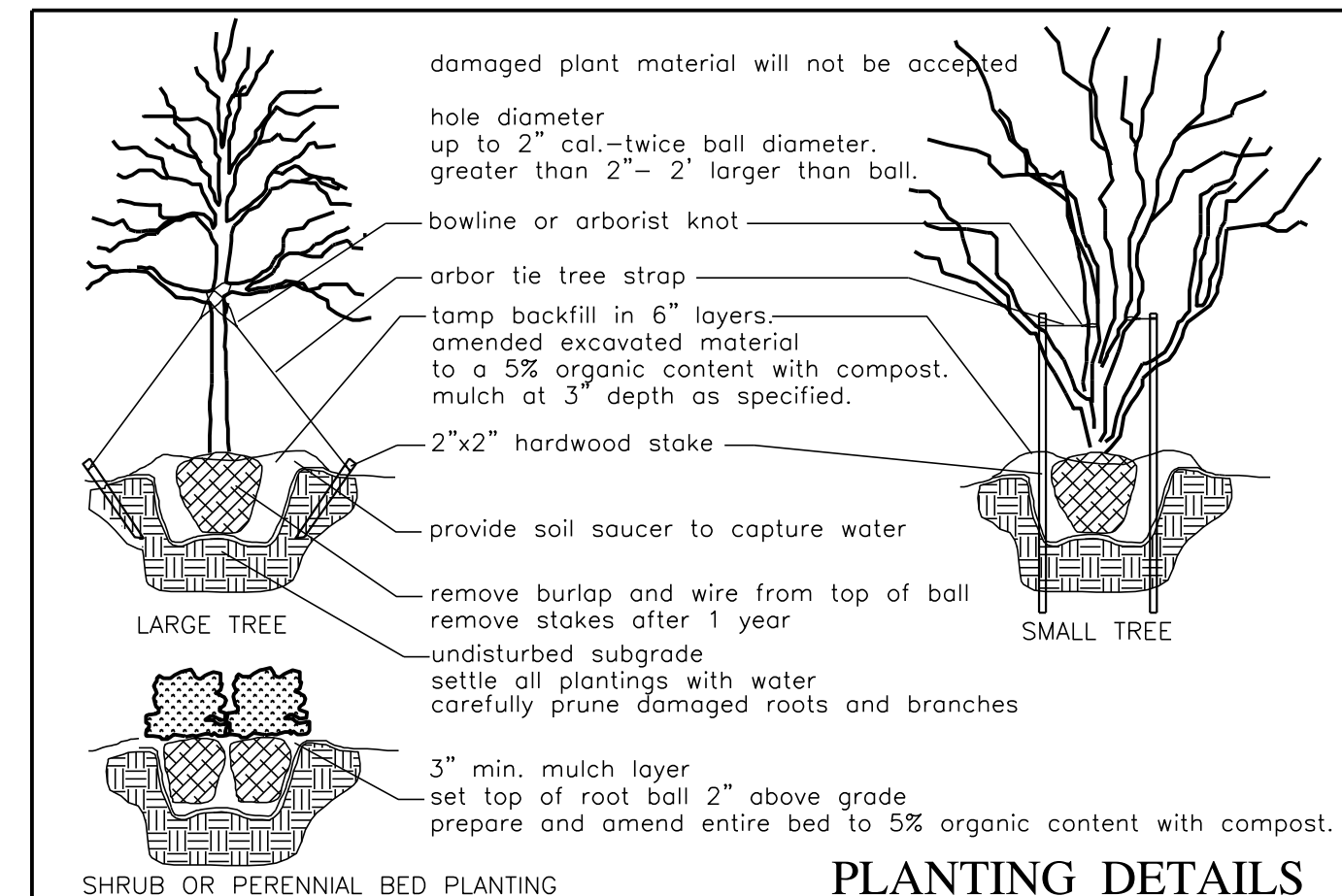
28" SQUARE CMU PIER  
ON 54" SQUARE 8" THICK CONCRETE FOOTING

FINISH GRADE

COLUMN ELEVATION



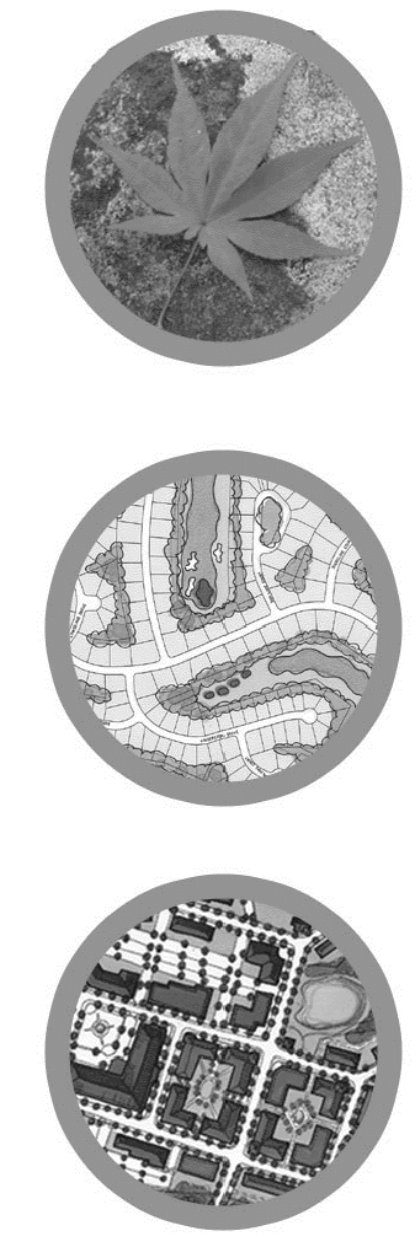
Know what's below.  
Call before you dig.



PLANTING DETAILS

GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
6. AMEND PLANTING SOIL WITH FERTILIZER AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
7. THOROUGHLY MIX AGED COMPOST WITH PLANTING SOIL TO ACHIEVE A 5%-10% ORGANIC CONTENT BY VOLUME.
8. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
9. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
10. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
11. ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED 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.
12. REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
13. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
14. APPLY MULCH TO ALL PLANTING AREAS AS SPECIFIED.
15. ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5% ORGANIC CONTENT.
16. ALL BEDS ARE TO HAVE A SPADE CUT MULCH EDGE WHEN ADJACENT TO TURF.



REVISIONS:

|  |
|--|
|  |
|  |
|  |

BID SET  
NOT FOR CONSTRUCTION

Landscape Details  
Rhamkette Plaza  
Holly Springs Road  
Holly Springs, NC

SCALE:

DRAWN BY:  
TMT  
PROJECT #  
19205  
DATE:  
08-18-22

SHEET

L-3.3  
OF

TMTLA ASSOCIATES  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com





## Town of Holly Springs Staff Report to the Planning Board

### REQUEST FOR MAJOR SUBDIVISION PLAN Rhamkatte Plaza 22-MAS-02

**APPLICANT(S):**

The Spaulding Group  
Thomas Spaulding  
5318 Burning Oak Ct.  
Raleigh, NC 27606

**DEVELOPER(S):**

APG Capital  
Wayne Hightower  
1201 Edwards Mill Rd.  
Raleigh, NC 27607

**OWNER(S):**

Rick Jones  
225 Old Ride Dr.  
Holly Springs, NC 27540

**LOCATION:**

☐ Within Corporate Limits of Holly Springs

☒ Within Holly Springs ETJ

☐ Annexation Pending

**ANTICIPATED REVIEW SCHEDULE:**

Planning Board: September 27, 2022

Town Council: October 18, 2022

**STAFF CONTACTS:** Bronwyn Redus, Planner II  
Rachel Jones, Development Review Engineer

**ATTACHMENTS:** Development Petition, Subdivision Plans



| PARCEL INFORMATION     |            |                              |                   |
|------------------------|------------|------------------------------|-------------------|
| OWNER                  | PARCEL #   | ZONING                       | AREA              |
| Rhamkatte Partners LLC | 0659139511 | Planned Unit Development PUD | 3.93 acres        |
|                        | 0659136418 | Planned Unit Development PUD | 0.11 acres        |
|                        | 0659135417 | Planned Unit Development PUD | 1.32 acres        |
| <b>TOTAL</b>           |            |                              | <b>5.36 acres</b> |

| ADJACENT PROPERTY SITE DATA |                                                    |                   |
|-----------------------------|----------------------------------------------------|-------------------|
|                             | ZONING                                             | EXISTING LAND USE |
| <b>Subject Property</b>     | Planned Unit Development PUD                       | Vacant            |
| <b>North</b>                | Planned Unit Development PUD                       | Residential       |
| <b>South</b>                | Holly Springs Road<br>Planned Unit Development PUD | Commercial        |
| <b>East</b>                 | Rhamkatte Road<br>Planned Unit Development PUD     | Residential       |
| <b>West</b>                 | SR Suburban Residential                            | Elementary School |

| PROPERTY HISTORY                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rezoning History</b><br>Original Zoning: R-20: Residential-Agricultural District and O&I: Office and Institutional District<br>Proposed Zoning: PUD<br>Approved by Town Council on: 03/06/01 | <b>Planned Unit Development History</b><br>PUD Amendment (Major): March 5, 2002<br>PUD Amendment (Minor): July 22, 2003<br>PUD Amendment (Minor): April 28, 2004<br>PUD Reinstated as an Active Plan: May 27, 2014<br>PUD Amendment (Major): February 3, 2015<br>PUD Amendment (Minor): May 18, 2016<br>PUD Amendment (Minor): June 27, 2016<br>PUD Amendment (Minor): March 7, 2017<br>PUD Amendment (Minor): October 3, 2017<br>PUD Amendment (Major): February 16, 2021 |
|                                                                                                                                                                                                 | <b>Development Plan History</b><br>Development Plan & Special Exception Use: February 16, 2021<br>DP Amendment (Minor): March 9, 2022<br>DP Amendment (Major): April 19, 2022                                                                                                                                                                                                                                                                                              |

## STAFF ANALYSIS

### PROJECT OVERVIEW

The Town has received a request for a Major Non-residential Subdivision Plan for the Rhamkatte Plaza commercial development, located at the intersection of Holly Springs Road and Rhamkatte Road. The project area includes approximately 5.36 acres. The applicant has submitted a subdivision plan which establishes the vehicular & utility access for each lot, new lot lines, common landscaping and a common architectural theme. The previously approved Development Plan established all required site improvements. A sheet showing the development site plan has been included in the subdivision set for reference only and will not be considered under review at this time.



The Major Subdivision Plan features 5 lots; each lot follows the lot standards of the Rhamkatte Planned Unit Development (PUD). The lot lines coincide with approved building locations from the Rhamkatte Plaza Development Plan. A maximum lot number of 7 has been provided by the applicant. A future subdivision request would be required to be reviewed and approved by Town Staff.

If the subdivision plan is approved, the applicant will continue to move forward with the construction of the approved Rhamkatte Development Plan. Following construction and approval of infrastructure, the applicant will be able to move forward with officially subdividing the land through a legally recorded plat.

## **PLANNING & ZONING**

### **Vision Holly Springs Comprehensive Plan**

#### ***Future Land Use & Character Plan Designation: Neighborhood Center***

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

An interconnected street grid creates small to medium blocks. Rear loaded lots maximize walkability and reduce the emphasis on automobiles. On-street parking and shared parking are provided throughout the neighborhood. Sidewalks and bike facilities provide links to adjacent neighborhoods.

Shared public open spaces ensure for a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens. Due to their small scale and location, Neighborhood Centers are often developed in a manner that does not allow significant protection of topography or natural landscape features, and may require significant grading, tree clearing, retaining walls or stormwater management features. However, specimen tree preservation is encouraged.

Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability. Buildings are primarily commercial on the first floor but may contain residential or office uses above. Buildings may be up to three stories in height.

#### **Planning Concepts for Neighborhood Center**

1. NC-1: Complement neighborhoods with small-scale neighborhood serving commercial. Neighborhood-serving retail and service uses accessible from neighborhoods (within ½ mile of homes) enhances the convenience of such uses to residents, particularly if such commercial uses are connected to the neighborhood by local streets, sidewalks, and trails. Create compatible relationships between residential and non-residential uses using scale, design, and encouraging uses that generate fewer vehicular trips adjacent to residential.
2. NC-2: Allow a mix of residential units within and at the edges of the centers. Include a variety of housing types for different lifestyles and stages of life. Locate housing so that similar massing and building types face each other. Development at the edges should be comparable in size to existing homes on existing lots.



3. NC-3 Bring open space to the forefront.  
Integrate green spaces as organizing elements and give open spaces a public edge (such as streets on two or more sides). Encourage development that locates buildings, especially retail shops, restaurants, and homes so they face the open space. This area then becomes an extension of the adjacent use and provides eyes on the park for increased safety.

### **Development Standards**

#### **Lot Arrangement:**

Minimum Number of Lots: 1  
Maximum Number of Lots: 7  
Proposed Number of Lots: 5

Minimum Lot Size: 7,000 SF  
Maximum Lot Size: None

#### **Minimum Lot Width (per PUD)**

Southern Edge District: 50 feet

#### **Minimum Setbacks (per PUD)**

##### **Exterior Setbacks:**

Along Holly Springs Road: 20 feet  
Along Rhamkatte Road: 20 feet  
Rear: 20 feet  
Side: 20 feet

##### **Interior Setbacks:**

Out Lots: 0 feet

#### **Building Height (per PUD):**

Maximum Building Height: 45 feet/ 3 stories  
Minimum Building Height: 20 feet

#### **Landscape Requirements:**

##### **Perimeter Yard/Bufferyard (per PUD):**

Along Holly Springs Road: Type A-20  
Along Rhamkatte Road: Type A-20  
Western property line: Type A-20

Foundation, Interior Parking Lot, and Parking Area Screening has been approved with the Rhamkatte Plaza Development Plan.

#### **Developed Open Space Requirements (per PUD)**

Minimum Required: 1,168 SF (0.5% of project area (5.36 acres))  
Provided: Developed open space has been approved with the Rhamkatte Plaza Development Plan.

### **General Regulations**

#### **Fences:**

A decorative black fence detail has been provided for all common area fencing. Fencing location will be reviewed at time of site-specific development plan.

### **Architectural and Site Design Requirements**



Common architectural details are established with this Subdivision Plan, based on what was previously approved with the Rhamkatte Plaza Development Plan. Architectural design standards will be reviewed for each site-specific development plan.

**COLOR AND MATERIAL PALETTE:**

**BRICK VENEER OPTIONS TO BE:**

- O US BRICK "CHESTNUT VELOUR" OR AN APPROVED EQUAL
- O TAYLOR CLAY "AUTUMN BLEND" OR AN APPROVED EQUAL
- O MERIDIAN BRICK, FLAT SET BROWN FLASHED WIRECUT OR AN APPROVED EQUAL
- O TAYLOR CLAY #319 "MEDIUM GREY WIRECUT" OR AN APPROVED EQUAL
- O MERIDIAN FLAT SET LIGHT BROWN FLASHED WIRECUT OR AN APPROVED EQUAL
- O MERIDIAN LIGHT BROWN WIRECUT # 727 OR AN APPROVED EQUAL

**STONE VENEER:**

- O ARRISCRAFT OAK RIDGE OR AN APPROVED EQUAL

**METAL FINISHES:**

- O STOREFRONT/WINDOW FRAMES, SCUPPERS, CANOPIES, AWNINGS, ROOF PARAPETS AND MECHANICAL SCREENING ARE TO BE DARK BRONZE.

Master Sign Plan:

A Master Sign Plan has been submitted under a separate cover to establish the design of signs.

Lighting:

The Lighting Plan has been approved with the Rhamkatte Plaza Development Plan and provided in this set for reference.

Site lighting will be shoe box style LED lighting with black poles and fixtures. A detail has been provided.

**Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)**

Sidewalks will be provided along all street frontages. A connection to the public sidewalk system will be required for each building.

**PARKS & RECREATION**

**Greenways (UDO Section 7. 6):**

A 10' wide sidepath on Holly Springs Rd is required as shown in the Town's Greenways and Trails Plan in Chapter 3 of the Comprehensive Plan. That Plan was adopted after the approval of the PUD and Development Plan for this site. The petitioner has agreed to dedicate an easement area across the project frontage sufficient in width to construct a full 10' Sidepath in the future. Wider sidewalks are included in the future Holly Springs Road Widening project.

**CIVIL IMPROVEMENTS**

**Utility Availability and Impacts due to change of Permitted Uses:**

**Water Service:**

This development will connect to existing water main in Rhamkatte Road to extend a network of 8-inch water main internal to the site to serve all proposed buildings.

**Sewer Service:**

This development will connect to existing gravity sewer manholes in Skymont Drive and Rhamkatte Road. A network of 8-inch gravity sewer main will be extended internal to the site to serve all proposed buildings. Sewer from this development will discharge to the Sunset Ridge Pump Station.



**Transportation:**

A Traffic Impact Analysis (TIA) was completed and approved with the original Rhamkatte PUD in 2000. The original TIA has been updated twice: once in 2014 with the development of the 2018 Market (residential portion) and now again in 2020 with the development of the Rhamkatte Village (commercial portion). The TIA Update completed with this Development Plan considers new traffic counts and establishes study intersections, to account for the changes to the Town's transportation network in years since the last TIA Update.

The 2020 TIA Update identified transportation improvements that are required to be completed by the Rhamkatte Village project. The following items are captured in the Conditions of Approval as well.

- A fee-in-lieu for design and construction of the northbound right turn lane at Main Street onto Holly Springs Rd in the amount of \$75,687.70.
- The re-striping of a through-right turn lane at the site driveway on Holly Springs Rd.

Holly Springs Road and Rhamkatte Road are both at their full cross section across the property frontage in accordance with the Comprehensive Transportation Plan. The internal sidewalk network is shown connecting to public sidewalk on Holly Springs Rd and tying to existing sidewalk in the 2018 Market development.

**Environmental Issues:**

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Neuse River Basin and will be subject to all applicable requirements of that basin.

**REQUESTED ACTION**

**Motion that the Planning Board recommend the Town Council approve / deny Major Non-Residential Subdivision Plan 22-MAS-02 for Rhamkatte Plaza as submitted by The Spaulding Group, Project Number 955-19, with the following conditions:**

1. All previous conditions of approval for *Rhamkatte Village PUD* and *Rhamkatte Plaza Development Plan* apply to this Master Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.

| Staff Members                             | Approved for Distribution |    |          |
|-------------------------------------------|---------------------------|----|----------|
|                                           | Yes                       | No | Initials |
| Planner II – Bronwyn Redus                | X                         |    | BBR      |
| Planning Manager- Sean Ryan               | X                         |    |          |
| Development Review Engineer- Rachel Jones | X                         |    |          |





# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

### **Agenda Item#: 11.a.**

#### **New Business**

**Title:** Downtown Village District Area Plan Advisory Committee Selection

**Strategic Priority Area:** Economic Prosperity & Diversity

Responsible & Balanced Growth

**Staff Resource:** Sean Ryan, Development Services, Linda McKinney, Town Clerk

---

#### **Action(s):**

- Appoint 1 member and 1 alternate member of the Planning Board serve as a representative to the Village District Area Plan Advisory Committee

#### **Explanation:**

- The Downtown Village District Area Plan is expected to begin in October 2022.
- Part of the community engagement is the creation of an Advisory Committee (Ad Hoc) for this project.
- The committee will have 13 members, which will include 1 representative of the Town Council (and 1 alternate), 1 representative of the Planning Board (and 1 alternate), 1 representative from the Parks & Recreation Advisory Committee (Sarah Larson was selected as primary and Chris Cook as alternate on September 8), 1 representative from the Tree Advisory Committee, and 9 at-large members appointed by the Town Council.
- The Advisory Committee is not a decision-making body, but will serve as an additional source of community feedback throughout the project.
- The Advisory Committee will end at the conclusion of the planning process.
- The Advisory Committee's role includes:
  - Provide input on the vision, goals, strategies, and actions for the Downtown Village District Area Plan
  - Provide feedback on the feasibility and potential implementation of the recommendations
  - Serve as community ambassadors for the plan
- There are no specific qualifications for the members, other than that they are interested in and able to participate in the project and will provide representation of broad community interests.
- Meeting Details
  - The Advisory Committee will meet approximately five times throughout the project, between October 2022 and October 2023.
  - Advisory Committee members will also be invited to attend community workshops that will occur throughout the project and to serve as ambassadors for the project, providing information and encouraging others to participate.



**Background:**

- The original Village District Area Plan (VDAP) was adopted in 2006.
- This plan has been the foundation for the planning efforts and decision making that has occurred over the past 15 years, including decorative sidewalk improvements, decorative street lighting, landscaping enhancements, and the 2017 public/private partnership that led to the completion of Town Hall Commons and The Block.
- The Downtown Village District is entering into a new phase of its development and, through this Plan update, the Town hopes to plan how the Downtown Village District can continue to grow and evolve in a rapidly changing and dynamic environment, how the Town can incentivize new opportunities, and how the Town can ensure the Downtown Village District continues to develop its sense of place in the community.
- The Town Council authorized the Town Manager to negotiate the contract for consultant services to perform the study with Design Workshop on June 21, 2022.

**Funding Source(s):**

N/A

**Attachment(s):**

None





# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

**Agenda Item#:**

**New Business**

**Title: Tree Advisory Committee**

**Strategic Priority Area:**

**Staff Resource:**

---

**Action(s):**

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**

None





# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

**Agenda Item#:**

**New Business**

**Title: Housing Affordability Study Advisory Committee**

**Strategic Priority Area:**

**Staff Resource:**

---

**Action(s):**

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**

None





# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

**Agenda Item#:**

**New Business**

**Title: Northeast Gateway Master Plan Advisory Committee**

**Strategic Priority Area:**

**Staff Resource:**

---

**Action(s):**

**Explanation:**

**Background:**

**Funding Source(s):**

**Attachment(s):**

None