Town of Holly Springs
Planning Board
7:00 PM **Tuesday, October 24, 2023**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

a. September 26th, 2023

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. Development Plans

a. Yield North (Goodwin) PODs A & C Development Plan 23-DP-02

b. Main Street Vista Development Plan 23-DP-07

10. Other Business

a. Town Council Official Action Overview

b. Committee Reports

c. Development Services Report

d. Other Business

11. 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 919-557-3900

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, September 26, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on September 26, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Chris Garcia, Planner I
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Ernie Carpico
Thomas Urquhart
Roger Bess
Van Crandall
Courtney Patterson

Members Absent: Joanna Holder
Josh Prizer

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *August 22, 2023 Minutes*
Minutes state Friendship Innovation Park Motion by Chris Deshazor.
Adjust minutes to read: Motion by Mr Madoni 2nd by Mr Urquhart

Motion:
Motion to approve the ***Adjusted*** August 22, 2023 Minutes.

Motion by: Mr Madoni
Second by: Mr Carpico
Action: The Planning Board voted in favor of the Motion with the adjustments made. (7-0)

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council
October 17, 2023 – Chris Deshazor

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: UDO Amendment

a. *Semi-Annual UDO Amendments 23-UDO-03*

Mr Ryan presents to the board

17 amendments

- Limits Building Height in DMX to 4 stories
- Lowers Density to 15 u/a in MXR, RMX, and CB
- Removes "unlimited" density with CD from DMX, RMX, CB, and IVMX
- Consideration for higher density on case-by-case basis
- Quasi-Judicial standards
- Other technical corrections/clarifications
- Consolidation and reorganization of Building Material standards
- Consideration for higher density on case-by-case basis

Plan Consistency Statement:
The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan:
The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO implements the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO also implements the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Motion by: Ms Patterson
Second by: Mr Madoni
Action: The Planning Board voted in favor of the Motion. (7-0)

Motion:
Motion that the Planning Board recommend ***approval*** of UDO Text Amendment #23-UDO-03 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Mr Urquhart
Second by: Ms Patterson
Action: The Planning Board voted in favor of the Motion. (7-0)

Mr Deshazor takeaways:

- *how will the UDO Text Amendment relate to the Friendship Innovation District? without a Standard, this could keep coming back and extending their process*
- *Affordable housing availability, with consideration of higher density*

Agenda Item #10: Special Presentations

a. *Training*
Transportation Planning, Traffic Studies, and Development Improvements

Mr Ryan, Mr Garcia, Ms Goodson present Transportation Training to the Board.

The Board has questions about the Transportation Planning, DOTs participation and the Traffic Study process.

Agenda Item #11: Other Business

a. Committee Reports
   - *LUAC – September 5 (Avent Ferry Rd Mixed Use); No meeting in October*
   - *TAC – Preparing for Holly Fest; next meeting October a 9 rep from Wake county presenting*
   - *Downtown Village District – (Van Crandall & Josh Prizer)*
     Mr Ryan presented DT Village District happenings to the Board
     - *Last meeting – August 1*
     - *3rd Open House – 8/26/23 AM – Cultural Center (~160 attendees)*
     - *Adoption – Fall 2023*

b. Town Council Official Action Overview
   1. *Elliot Farm – Approved*
   2. *Cass Holt Crossing rezoning – Continued to October*
   3. *Friendship Innovation – Continued to October*

c. Development Services Report
   - Holly Springs / Cary Annexation Agreement
     1. *20-year agreement expiring in December*
     2. *Creates predictable long-range planning boundary*
     3. *October 17 Town Council*

d. Other Business

Agenda Item #12: Adjournment

Motion:
Motion to adjourn.

Motion by: Mr Carpico
Second by: Mr Madoni & Mr Bess
Action: The Planning Board voted in favor of the Motion. (7-0)
Time: 8:17pm

_____
Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Requests & Communications - PB
Title: Yield North (Goodwin) PODs A & C Development Plan 23-DP-02
Strategic Priority Area:
Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Development Plan 23-DP-02 for Yield North (Goodwin) PODs A & C with the conditions in the staff report.

Explanation:

- A Development Plan has been submitted for 2 PODs within the Yield North (Goodwin) Subdivision.
- The project is located on 83.47 acres at 7511 Woods Creek Rd.
- The proposed plan includes two separate buildings in PODs A & C.
- A 99,194 sq ft building is proposed for POD A and a 60,599 sq ft building is proposed for POD C.

Background:

- The parcel was zoned BRT-CU Business & Research Technology - Conditional Use on June 7, 2022.
- 22-MAS-03 Yield North (Goodwin) Master Plan/Major Subdivision Plan was approved on January 17, 2023.
- A new Unified Development Ordinance (2022 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 is considering for each respective case.
    - Applicable Ordinance: 2022 UDO
    - Process: Quasi-Judicial, Development Plan

Funding Source(s):
N/A

Attachment(s):
1. 23DP02_YieldNorth(Goodwin)_PB_10242023
2. 23DP02_YieldNorth(Goodwin)_Application
3. 23DP02_YieldNorth(Goodwin)_DP

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

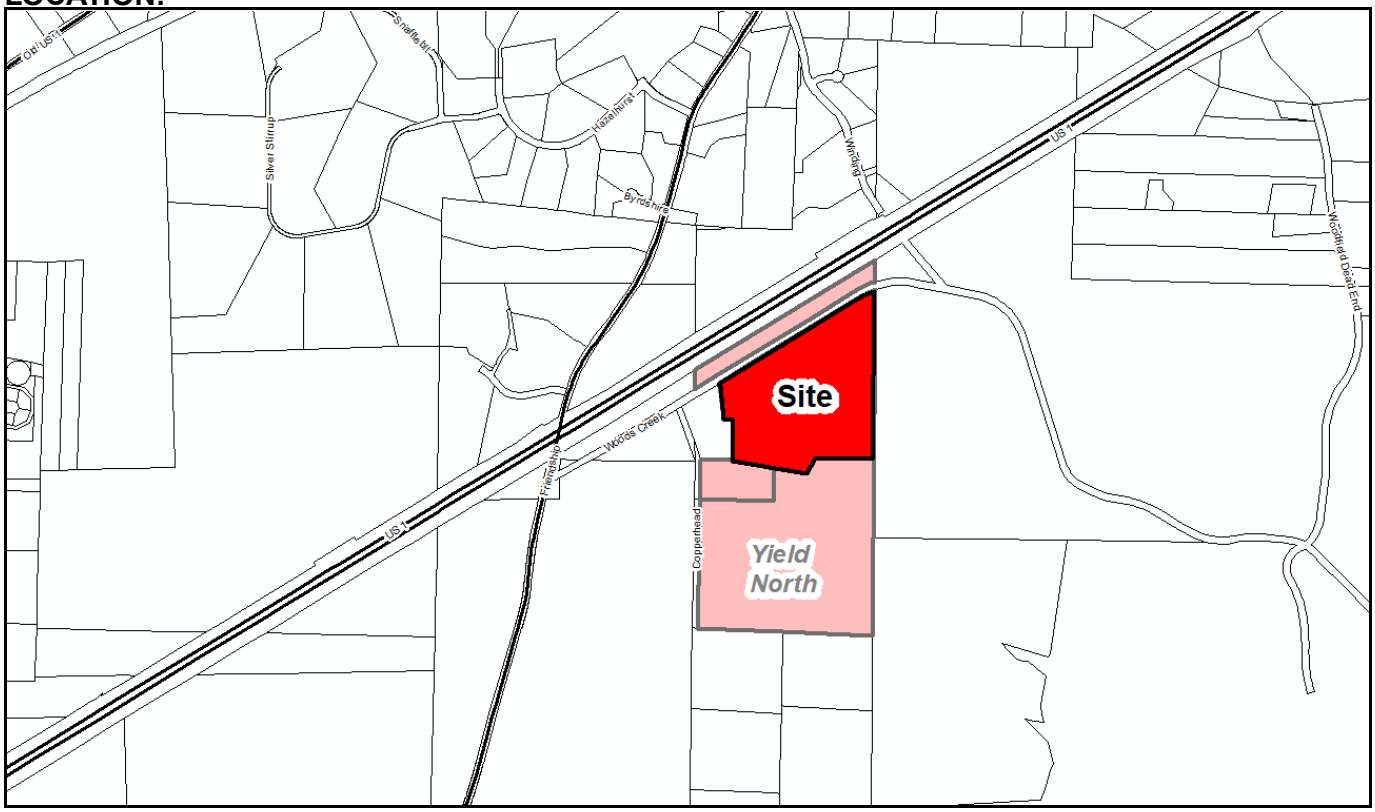
REQUEST FOR DEVELOPMENT PLAN
Goodwin Yield North Pods A & C
23-DP-02

APPLICANT(S):
Chase Kerley
Crescent Communities
601 S Tryon St, Ste 800
Charlotte, NC 28202

DEVELOPER(S):
Brandon McLamb
Timmons Group
5410 Trinity Rd, Ste 102
Raleigh, NC 27607

OWNER(S):
CC Yield North, LLC
601 S Tryon St, Ste 800
Charlotte, NC 28202

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 24, 2023
Town Council: November 21, 2023

STAFF CONTACTS: Brett Gosney, Planner I
Catherine Jacobs, Development Engineering Manager

ATTACHMENTS:
Application; Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
CC Yield North, LLC	0730124768	BRT-CU	67.93 acres
CC Yield North, LLC	0730145033	BRT-CU	6.01 acres
CC Yield North, LLC	0730131203	BRT-CU	7.13 acres
		TOTAL	**81.07 Acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	BRT-CU Business Research & Technology – Conditional Use	Vacant
North (Apex Jurisdiction)	RR Rural Residential	Residential – Single Family Home
South	RR Rural Residential	Vacant
East	RR Rural Residential	Elementary School
West	RR Rural Residential	Residential – Single Family Home

PROPERTY HISTORY

Rezoning History
Rezoning Number: 21-REZ-04
Original Zoning: RR Rural Residential
Proposed Zoning: BRT-CU Business & Research Technology - Conditional Use
Approved by Town Council on: June 7, 2022

Development History
Description: Major Subdivision Plan
Project Numbers: 22-MAS-03
Approved on: January 17, 2023

DEVELOPMENT AGREEMENT SUMMARY

No revisions to the previously approved Development Agreement have been proposed with this Development Plan.

PROJECT SUMMARY

A Development Plan has been submitted for the Yield North (Goodwin) in the BRT-CU Business Research & Technology Conditional Use District located on 83.47 acres at 7511 Woods Creek Rd. The proposed plan includes two separate buildings in PODs A & C.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:
The property is designated as Places to Transform. These places provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment- increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment to diversify the Town's development strategy and support continued growth and economic prosperity in the future.

Future Land Use:
The Future Land Use Plan has this property designated as Innovation Village. An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

Key characteristics include:

- Grid street patterns with high connectivity
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options.
- Connected public open spaces throughout a walkable, activated environment
- Sensitivity to existing natural resources, large tree stands and drainage ways
- Building types vary and may include residential townhomes, live/work units and apartments or condominiums, in addition to mixed use commercial, retail, and office uses. Buildings should incorporate innovative design techniques and materials.

Important Themes for Transforming Holly Springs:
Seven 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 in determining consistency with the Future Land Use designation of Innovation Village:

- Establish Mixed-Use Activity Centers Throughout Holly Springs – creating new activity centers in Town through mixed-use, walkable development.
- Transitions – limiting intense or obtrusive operations of industrial development in proximity to adjacent neighborhoods.
- 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:

- Create an Interconnected Network of Green Space
- Build a Green Infrastructure Framework
- Promote Compact Mixed-Use Development in Appropriate Character Areas
- Improve Multi-Modal Connectivity throughout the Town.
- Increase Walkability
- Build a Community Attractive to Today's Businesses and their employees
- Capitalize on Strategic Partnerships
- Build 'Smart Streets' in proposed Innovation Villages on the Future Land Use Map

Development Standards (UDO and Master Plan)

Setbacks:
- Required:
  - Building A:
    - North: 30’
    - East: 30’
    - South:10’
    - West: 30’
  - Building C:
    - North: 30’
    - East: 30’
    - South: 10’
    - West: 30’
- Proposed setbacks satisfy the minimum requirements.

Building Height:
- Minimum: 25’
- Maximum:100’
- Proposed:
  - Building A: 40’
  - Building C:40’

Gross Floor Area:
- Maximum: No Maximum Floor Area
- Proposed:
  - Building A: 99,194 sf
  - Building C: 60,599 sf

Parking & Loading:
- Required Off-Street Parking:
  - Office Use:
    - Minimum: 2 Spaces / 1,000 sq ft
    - Maximum: 4 Spaces / 1,000 sq ft
    - Building A Total: 199 Minimum / 397 Maximum
    - Building C Total: 123 Minimum / 243 Maximum
  - Provided:
    - Building A: 224 Spaces (including 10 ADA, 13 EV, 33 EV Ready)
    - Building C: 136 Spaces (including 6 ADA, 9 EV, 19 EV Ready)

Landscape Requirements:
- Perimeter Buffers: 50ft., Type C
- Foundation:
  - Required: One Canopy tree or 2 understory trees for every 75 feet and one large shrub, one and a half medium shrubs, or three small shrubs for every 5 feet. The minimum width of the foundation landscaping area is 5 feet.
  - Proposed:
    POD A: 10 trees, 160 large shrubs

POD C: 14 trees, 155 large shrubs

Interior Parking Lot:

Required: 1 landscape island with one tree and 4 shrubs for every 10 parking spaces. (POD A: 224 Spaces; POD C: 136 Spaces)

Proposed:

POD A: 34 trees, 27 landscape islands
POD C: 23 trees, 23 landscape islands

Street Trees: A variety of street trees are proposed including Freeman Maple, Shademaster Honey Locust, Black Gum, White Oak, Nuttall Oak, Red Oak, & Shumard Oak.

Open Space Requirements

Required: Per 21-REZ-04 conditions, development shall include a minimum of 10 percent open space (the "Total Open Space"). The Total Open Space may be spread throughout the development and connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.

Proposed: 7 acres tree preservation and 0.4 acres of active open space.

General Regulations

Fences: No fencing is being proposed with Pods A & C.

Trash Containers: All proposed dumpsters are located outside of the front yard and setbacks and screened with enclosures.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

Façade Materials:

Required: A minimum of 50% of the primary building façade must be constructed using a Type 1 material (brick, stone, split face block, architectural concrete).

Proposed elevations demonstrate compliance with this requirement. Proposed elevations utilize architectural precast concrete with light and medium sandblast finish as well as with formliners for the primary building materials. Accent materials include metal panel in ashlar pattern and phenolic wood panels.

Colors

Required: No more than 3 discernable colors
Proposed: 2 colors (gray & cream)

Textures

Multiple materials have been provided for a variation in texture, including brick and stone.

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.

Roof Expression

Variation in roofline is proposed.

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.

Lighting:

Will be provided with Civil Construction Drawings an reviewed to ensure compliance with maximum permitted light levels.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
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.

PARKS & RECREATION

Greenways (UDO Section 7.6)
A 10' wide sidepath will be required along Woods Creek Road in accordance with the approved Greenway Masterplan.

CIVIL IMPROVEMENTS

Water Service:
This development plan proposes potable water service connections for each building to the infrastructure proposed with the associated Major Subdivision plan. A hydraulic water model and fire flow analysis report were completed with this development plan to confirm adequate pressure.

Reclaimed Water Service:
There are no proposed reclaimed water service connections associated with this development plan.

Sewer Service:
This development plan proposes gravity sanitary sewer services for each proposed building. These services will flow by gravity to the infrastructure and on-site pump station proposed with the associated Major Subdivision plan. A Sewer Study and Pump Station Report was completed and approved with the Rezoning for 7511 Woods Creek Road. A sewer verification memo was completed with this development plan to confirm compliance with the original sewer study.

The overall project predates July 1, 2023 and is not subject to the Water Resource Management Policy.

Transportation:
This development plan proposes connections to a new public roadway system approved with the associated Major Subdivision plan. All infrastructure improvements associated with the Major Subdivision plan will be completed prior to the issuance of the certificates of occupancy for the buildings within this development plan.

A Traffic Impact Analysis (TIA) was completed and approved with the Rezoning for 7511 Woods Creek Road. With the Goodwin (Yield North) Master Subdivision Plan, the TIA was Revised and finalized based on the original scope. A Traffic Memo was completed with this development plan to confirm compliance with the original TIA.

DEVELOPMENT PLAN ANALYSIS
The project is consistent with the Comprehensive Plan and the applicable standards of the Unified Development Ordinance.

- The project provides employment uses for a growing Innovation Village in western Holly Springs.
- The development limits intense or obtrusive operations of industrial development in proximity to adjacent neighborhood by providing large perimeter buffer areas.
- Existing natural resources are preserved, specifically large tree stands.
- Sidewalks and bike facilities are provided throughout the site allow for future connection and connectivity in this area of the Town.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approval/denial/table of Development Plan #23-DP-02 for Yield North (Goodwin) PODs A and C as submitted by Timmons, dated Revised 08/18/2023 with the following conditions:

1. **All previous conditions of approval for Goodwin Major Subdivision Plan apply to this 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.**
2. **The following must be completed prior to the first Construction Drawing submittal:**
   a. **Final Plat must be recorded for the subdivision of this property.**
3. **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.**
4. **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.**
5. **In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance.**
6. **All Special Studies must be finalized prior to being scheduled for Planning Board.**
7. **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. This will become a condition of plan approval.**
8. **If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this 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 water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.**
9. **(ED&CS Section 2.0 & UDO Section 7.08) - Show location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.**
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. **Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information**
14. **Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.**
15. **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.**
16. **All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.**

	Approved for Distribution		
Staff Members	**Yes**	**No**	**Initials**
Planner I - Brett Gosney			

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

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: Goodwin (Yield North) - Phase I
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision Goodwin (Yield North) Shopping Center/Lot# _____
Project Location: Woods Creek Road and Friendship Road
Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0730145033, 0730131203, 0730124768 Real Estate ID: _____
Project Acreage (rounded to nearest tenth): 83.47 Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: BRT CU Proposed Use (see UDO Table 3.2.A): Industrial, Warehouse
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: 2-23-2023
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 Chase Kerley Company Crescent Communities
Mailing Address 601 S. Tryon St, Ste 800
City Charlotte State NC Zip 28202
Telephone # (980) 321-6284 E-Mail CKERLEY@CrescentCommunities.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 Brandon McLamb Company Timmons Group
Mailing Address 5410 Trinity Rd, Ste 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4933 E-Mail Brandon.McLamb@Timmons.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

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 Steven Harris Company O'Brien Atkins
Mailing Address PO Box 12037
City Research Triangle Park State NC Zip 27709
Telephone # (919) 941-9000 ext 2102 E-Mail SHarris@obrienatkins.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 _____ 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 DC Goodwin Farm LTD Company _____
Mailing Address 226 Woodside Dr
City Harrisburg State NC Zip 28075
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

Certificate of Submittal Completion

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

Signature: Brandon C. McLamb Date: 03-03-2023

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. For more information, refer to UDO Section 11.5.

☐ Neighborhood Meeting Date: 02-21-2023
Time: 4:30 - 5:30 PM
Location: Virtual

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 **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
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.

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☐ Date of Notification Mailing: 02-07-2023

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:
No issues noted, neighbors in attendance live adjacent to the proposed development. They want to remain in the loop moving forward as design progresses. They want to remain informed on potential impact to the animals they have at and around their home, and how lighting will be configured for the development. Developer will keep them updated on road widening efforts as the design progresses.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
N/A

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) Brad L. McLeod Date 02-21-2023

MILLS, STEPHEN V MILLS, NANCY O
535 BUCKROE DR
SANFORD NC 27330-7285
730037144

MOORE, GREGORY O MOORE, JENNIFER C
3433 WINDING WAY
APEX NC 27502-8744
730252479

ANDREAS, MICHAEL T ANDREAS, LYNN B
7617 WOODS CREEK RD
APEX NC 27539-8741
730038536

CURRENT OCCUPANT
3601 FRIENDSHIP RD
APEX NC 27502
730043464

CURRENT OCCUPANT
7705 WOODS CREEK RD
APEX NC 27539
730034435

CURRENT OCCUPANT
7517 WOODS CREEK RD
APEX NC 27539
730145033

FRIENDSHIP ROAD LANDCO LLC
CMP MANAGEMENT LLC
400 N ASHLEY DR STE 1100
TAMPA FL 33602-4324
720904923

MILLS, STEPHEN V MILLS, NANCY O
3504 SUNNY DR
MOREHEAD CITY NC 28557-3034
730118503

BELL, RONALD T
3812 COPPERHEAD RD
APEX NC 27539-8776
730110581

DC GOODWIN FARM LTD PTNRP
226 WOODSIDE DR
HARRISBURG NC 28075-8442
730124768

MILLS, STEPHEN V MILLS, NANCY O
535 BUCKROE DR
SANFORD NC 27330-7285
730036537

POE, WILLIAM DOUGLAS POE, DARYL POE
1216 S SALEM ST
APEX NC 27502-7243
730217472

OLIVE, BENTLEY J OLIVE, LEANNE C
3426 WINDING WAY
APEX NC 27502-8744
730143907

GOODWIN, SANDRA GAIL TRUSTEE
GOODWIN, ALFRED KENT TRUSTEE
274 MAY FARM RD
PITTSBORO NC 27312-5738
730131203

WAKE COUNTY
PO BOX 550
RALEIGH NC 27602-0550
730330409

CURRENT OCCUPANT
3803 COPPERHEAD RD
APEX NC 27539
730118503

TARRENCE, JAMES EDWARD JR
3832 COPPERHEAD RD
APEX NC 27539-8776
730033609

CURRENT OCCUPANT
7511 WOODS CREEK RD
APEX NC 27539
730124768

HASTINGS, JEFFREY GOODWIN TRUSTEE
FBO BOBBY STEELE
3609 FRIENDSHIP RD
APEX NC 27502-8972
730043464

TARRENCE, JAMES EDWARD JR
3832 COPPERHEAD RD
APEX NC 27539-8776
730034435

GOODWIN, SANDRA GAIL TRUSTEE
GOODWIN, ALFRED KENT TRUSTEE
274 MAY FARM RD
PITTSBORO NC 27312-5738
730145033

SHENANDOAH HOMES LLC
3724 NATIONAL DR STE 220
RALEIGH NC 27612-4873
730252219

LENNAR CAROLINAS LLC
1100 PERIMETER PARK DR STE 112
MORRISVILLE NC 27560-9119
730534863

CAINES, CHERYL
128 S MAIN STREET
HOLLY SPRINGS, NC 27540

BOTH MICHAEL AND LYNN WERE ATTENDANCE AT THE NEIGHBORHOOD MEETING ON 02-21-2023. THEY WERE THE ONLY 2 IN THE MEETING BESIDES OWNERSHIP

PERSONS IN ATTENDANCE FROM DEVELOPMENT TEAM:

Elizabeth McMillan
Brittain Hughes
Crescent Communities

Brandon McLamb - Timmons Group

DEVELOPMENT PLAN
GOODWIN (YIELD NORTH) PHASE 1 (PODS A & C):
HOLLY SPRINGS, NORTH CAROLINA 27539
DEVELOPMENT MASTER PLAN #: 22-MAS-03
DEVELOPMENT PLAN #: PLDP202300059 / 23-DP-02

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3908
CONTACT: SEAN RYAN

B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

OWNER
DC GOODWIN FARM LTD
CONTACT:
226 WOODSIDE DR
HARRISBURG, NC 28075
PHONE:

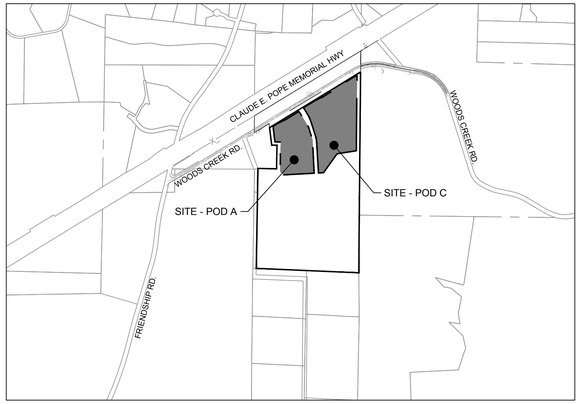
DEVELOPER/APPLICANT
CRESCENT COMMUNITIES
CONTACT: CHASE KERLEY
601 S. TRYON ST, SUITE 800
CHARLOTTE, NC 28202
PHONE: 980-321-6284

SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

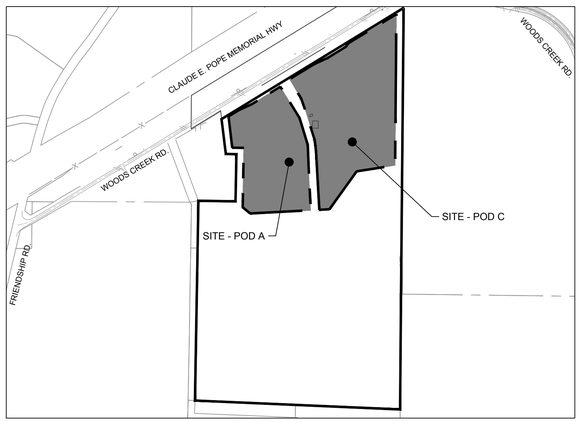
Rezoning Conditions
21-REZ-04
7511 Woods Creek Road

1. The following uses shall not be permitted as Primary Uses (uses as defined in UDO Section 13.3):
   (a) Animal Boarding and Outdoor Kennel
   (b) Neighborhood Recycling Collection Point
   (c) Large Vehicle and Heavy Equipment Sales and Service
2. Development shall include a minimum of 10 percent open space (the "Total Open Space"). The Total Open Space may be spread throughout the development and connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.
3. If surface parking is shared by multiple properties/tenants, a shared parking agreement shall be executed governing the use of the surface parking
4. Development shall have a minimum building height of 25 feet
5. All buildings shall have access to sidewalks and/or pedestrian paths
6. If the property is developed for the uses and intensities contemplated in the Transportation Impact Analysis prepared by Timmons Group and finalized with the Goodwin rezoning 21-REZ-04 (the "TIA"), the development shall include the construction of, or payment of a fee in lieu, for the road improvements recommended by the TIA.
7. The development will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of provided plants shall be native species. No invasive species shall be permitted.
8. Drought resistant warm season grasses shall be planted throughout the development to minimize irrigation and chemical use.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
4. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
5. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75'E= 2,041,575.85'ELEV.= 377.10'.
   THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
6. IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
7. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
8. PROJECT IS LOCATED IN THE TRIASSIC BASIN
9. ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.
10. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY
11. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND



VICINITY MAP
1" = 1000'



VICINITY MAP
1" = 500'

SANITARY SEWER FLOW ESTIMATION

AVERAGE DAILY SEWER FLOW:
PHASE I (A & C): 31.44% @ 142,394 GPD/AC = 44,768.67 GPD
PHASE II (B & D): 38.05% @ 142,394 GPD/AC = 54,180.92 GPD
PHASE III (E & F): 30.51% @ 142,394 GPD/AC = 43,444.41 GPD
RUNNING TOTAL AVERAGE DAILY SEWER FLOW:
44,768.67 GPD + 54,180.92 GPD + 43,444.41 GPD = 142,394 GPD

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	VEHICLE PLAN - WB50 TEMPLATE
C3.4	VEHICLE PLAN - WB50 TEMPLATE
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.0	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	GRADING AND DRAINAGE PLAN
C5.3	STORMWATER COMPLIANCE PLAN
C6.0	NOTES AND DETAILS
C6.1	NOTES AND DETAILS
C6.2	NOTES AND DETAILS
C6.3	NOTES AND DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION SAMPLE AREAS
L2.0	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	OPEN SPACE EXHIBIT
L2.4	PERIMETER BUFFER PLAN
L2.5	LANDSCAPE NOTES & DETAILS
E1.0	SITE LIGHTING PLAN
E1.1	SITE PHOTOMETRIC PLAN
A1101.A	FIRST FLOOR PLAN
A1101.C	FIRST FLOOR PLAN
A2101.A	BUILDING ELEVATIONS
A2101.C	BUILDING ELEVATIONS
A2102.A	BUILDING ELEVATIONS
A2.2-A	BUILDING MATERIALS
A2.2-C	BUILDING MATERIALS
A2.3-A	BUILDING A RENDERING
A2.3-C	BUILDING C RENDERING

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A & C):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH/FRONTAGE	BRT CU-100'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
MINIMUM BUILDING HEIGHT:	BRT CU-25'
PROVIDED BUILDING SETBACK:	MINIMUM - 10'
MINIMUM YARDS: DISTRICT	TYPE A: 5'; TYPE B: 10'; TYPE C: 50'; ACCESS BUFFER: 25'
MIN. NUMBER OF LOTS IN EACH POD:	1
MAX. NUMBER OF LOTS IN EACH POD:	5
MIN. NUMBER OF LOTS FOR OVERALL SITE:	1
MAX. NUMBER OF LOTS FOR OVERALL SITE:	30
MIN. LOT FRONTAGE	100'
TYPE OF CONSTRUCTION:	2B

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0730145033	ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN	6.01 AC	BRT CU
0730131203	ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN	7.14 AC	BRT CU
0730124768	D.C. GOODWIN FARM	70.32 AC	BRT CU

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049574 08/18/2023 Bradley T. McLamb
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS

DATE
05/12/2023
06/16/2023
08/18/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 54318
SHEET NO. C0.0

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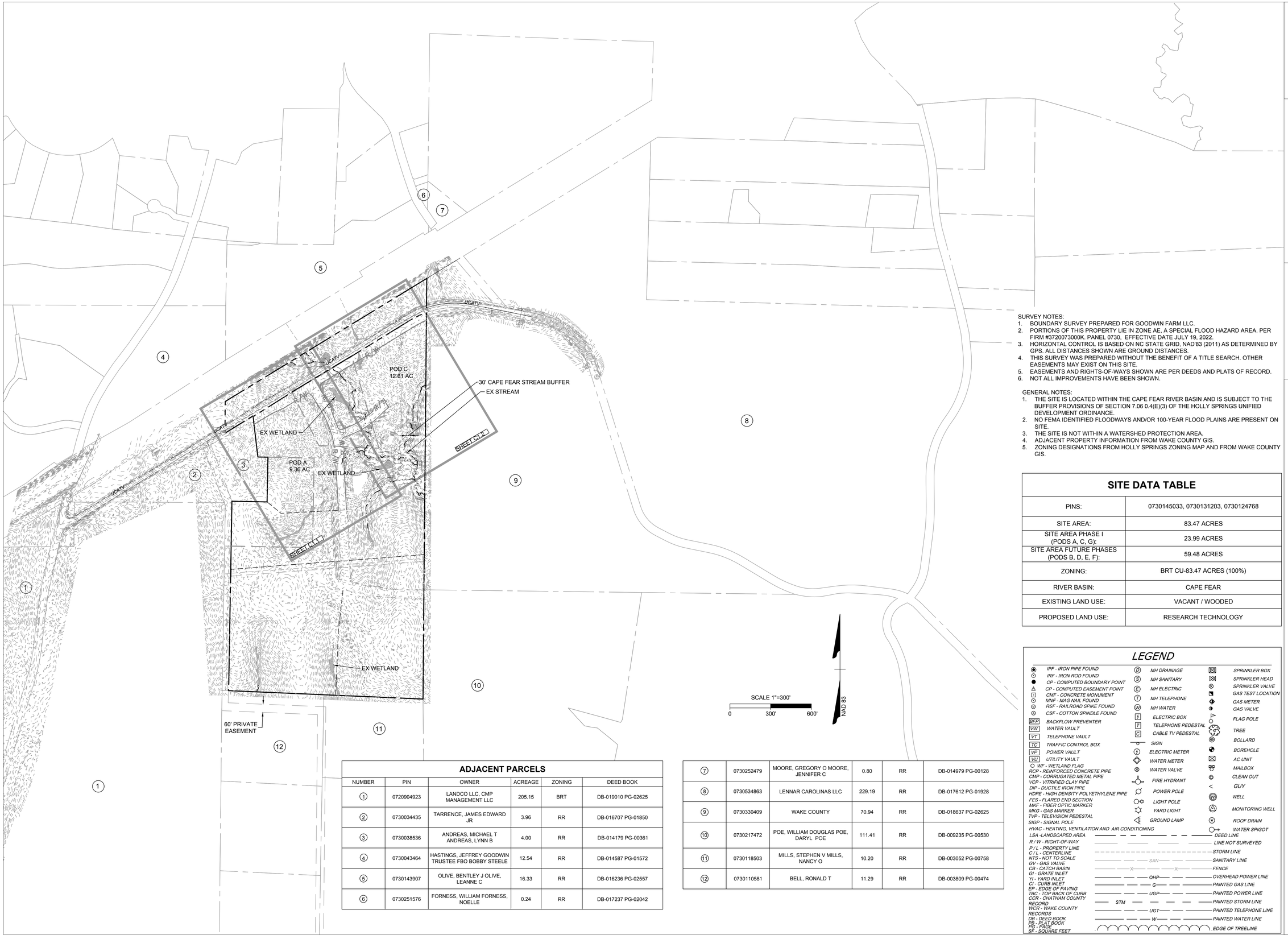

SURVEY NOTES:
1. BOUNDARY SURVEY PREPARED FOR GOODWIN FARM LLC.
2. PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA. PER FIRM #3720073000K. PANEL 0730, EFFECTIVE DATE JULY 19, 2022.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.
5. EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.
6. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.

GENERAL NOTES:
1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 7.06 0.4(E)(3) OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A, C, G):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0720904923	LANDCO LLC, CMP MANAGEMENT LLC	205.15	BRT	DB-019010 PG-02625
②	0730034435	TARRENCE, JAMES EDWARD JR	3.96	RR	DB-016707 PG-01850
③	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	RR	DB-014179 PG-00361
④	0730043464	HASTINGS, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	RR	DB-014587 PG-01572
⑤	0730143907	OLIVE, BENTLEY J OLIVE, LEANNE C	16.33	RR	DB-016236 PG-02557
⑥	0730251576	FORNESS, WILLIAM FORNESS, NOELLE	0.24	RR	DB-017237 PG-02042
⑦	0730252479	MOORE, GREGORY O MOORE, JENNIFER C	0.80	RR	DB-014979 PG-00128
⑧	0730534863	LENNAR CAROLINAS LLC	229.19	RR	DB-017612 PG-01928
⑨	0730330409	WAKE COUNTY	70.94	RR	DB-018637 PG-02625
⑩	0730217472	POE, WILLIAM DOUGLAS POE, DARYL POE	111.41	RR	DB-009235 PG-00530
⑪	0730118503	MILLS, STEPHEN V MILLS, NANCY O	10.20	RR	DB-003052 PG-00758
⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474

LEGEND

IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
CP - COMPUTED BOUNDARY POINT
CP - COMPUTED EASEMENT POINT
CMF - CONCRETE MONUMENT
MNF - MAG NAIL FOUND
RSF - RAILROAD SPIKE FOUND
CSF - COTTON SPINDLE FOUND
BFP BACKFLOW PREVENTER
WV WATER VAULT
VT TELEPHONE VAULT
TC TRAFFIC CONTROL BOX
VP POWER VAULT
VU UTILITY VAULT
WF - WETLAND FLAG
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
VCP - VITRIFIED CLAY PIPE
DIP - DUCTILE IRON PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
FES - FLARED END SECTION
MKF - FIBER OPTIC MARKER
MKG - GAS MARKER
TVP - TELEVISION PEDESTAL
SIGP - SIGNAL POLE
HVAC - HEATING, VENTILATION AND AIR CONDITIONING
LSA -LANDSCAPED AREA
R / W - RIGHT-OF-WAY
P / L - PROPERTY LINE
C / L - CENTERLINE
NTS - NOT TO SCALE
GV - GAS VALVE
CB - CATCH BASIN
GI - GRATE INLET
YI - YARD INLET
CI - CURB INLET
EP - EDGE OF PAVING
TBC - TOP BACK OF CURB
GCR - CHATHAM COUNTY RECORD
WCR - WAKE COUNTY RECORDS
DB - DEED BOOK
PB - PLAT BOOK
PG - PAGE
SF - SQUARE FEET

MH DRAINAGE
MH SANITARY
MH ELECTRIC
MH TELEPHONE
MH WATER
ELECTRIC BOX
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
SIGN
ELECTRIC METER
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
LIGHT POLE
YARD LIGHT
GROUND LAMP

SPRINKLER BOX
SPRINKLER HEAD
SPRINKLER VALVE
GAS TEST LOCATION
GAS METER
GAS VALVE
FLAG POLE
TREE
BOLLARD
BOREHOLE
AC UNIT
MAILBOX
CLEAN OUT
GUY
WELL
MONITORING WELL
ROOF DRAIN
WATER SPIGOT

DEED LINE
LINE NOT SURVEYED
STORM LINE
SANITARY LINE
FENCE
OHP OVERHEAD POWER LINE
G PAINTED GAS LINE
UGP PAINTED POWER LINE
STM PAINTED STORM LINE
UGT PAINTED TELEPHONE LINE
W PAINTED WATER LINE
EDGE OF TREELINE

SEAL 044574 ENGINEER Breadon McLamb 08/18/2023 NORTH CAROLINA PROFESSIONAL

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/12/2023
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DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54318
SHEET NO. C1.0

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DEMOLITION NOTES:

1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
3. **EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANOR.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION
8. ALL EXISTING OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND
9. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN.
10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL. IF ANY EXISTING OVERHEAD POWER LINES CAN'T BE RELOCATED, WRITTEN CONFIRMATION OF SUCH FROM DUKE WITH AN ESTIMATED FIL AMOUNT IS REQUIRED.

DEMOLITION LEGEND

- REMOVE
- REMOVE
- LOD — LIMITS OF WORK

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED FOR GOODWIN FARM LLC.
2. PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA. PER FIRM #3720073000K. PANEL 0730, EFFECTIVE DATE JULY 19, 2022.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.
5. EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.
6. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.

GENERAL NOTES:

1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 7.06 0.4(E)(3) OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
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RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

LEGEND

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- IRF - IRON ROD FOUND
- CP - COMPUTED BOUNDARY POINT
- CP - COMPUTED EASEMENT POINT
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- CSF - COTTON SPINDLE FOUND
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- WV - WATER VAULT
- TV - TELEPHONE VAULT
- TC - TRAFFIC CONTROL BOX
- VP - POWER VAULT
- VU - UTILITY VAULT
- WF - WETLAND FLAG
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITRIFIED CLAY PIPE
- DIP - DUCTILE IRON PIPE
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- FES - FLARED END SECTION
- MKF - FIBER OPTIC MARKER
- MKG - GAS MARKER
- TVP - TELEVISION PEDESTAL
- SIGP - SIGNAL POLE
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING
- LSA - LANDSCAPED AREA
- R / W - RIGHT-OF-WAY
- P / L - PROPERTY LINE
- C / L - CENTERLINE
- NTS - NOT TO SCALE
- GV - GAS VALVE
- CB - CATCH BASIN
- GI - GRATE INLET
- YI - YARD INLET
- CI - CURB INLET
- EP - EDGE OF PAVING
- TBC - TOP BACK OF CURB
- CCR - CHATHAM COUNTY RECORD
- WCR - WAKE COUNTY RECORDS
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- SF - SQUARE FEET
- DIRT PATH

- MH DRAINAGE
- MH SANITARY
- MH ELECTRIC
- MH TELEPHONE
- MH WATER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- YARD LIGHT
- GROUND LAMP

- SPRINKLER BOX
- SPRINKLER HEAD
- SPRINKLER VALVE
- GAS TEST LOCATION
- GAS METER
- GAS VALVE
- FLAG POLE
- TREE
- BOLLARD
- BOREHOLE
- AC UNIT
- MAILBOX
- CLEAN OUT
- GUY
- WELL
- MONITORING WELL
- ROOF DRAIN
- WATER SPIGOT

- DEED LINE
- LINE NOT SURVEYED
- STORM LINE
- SANITARY LINE
- FENCE
- OVERHEAD POWER LINE
- PAINTED GAS LINE
- PAINTED POWER LINE
- PAINTED STORM LINE
- PAINTED TELEPHONE LINE
- PAINTED WATER LINE
- EDGE OF TREELINE

TRACT 1
ALFRED KENT GOODWIN & SNADRA GAIL GOODWIN
PIN: 0730131203
DB 17529 PG 2614
BM 2010 PG 766
AREA = 7.14 AC

IPF 1/2" BENT

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

TRACT 1
ALFRED KENT GOODWIN & SNADRA GAIL GOODWIN
PIN:0730131203
DB 17529 PG 2614
BM 2010 PG 766
AREA = 7.14 AC

TRACT 3
D.C. GOODWIN FARM
PIN: 0730124768
DB 14057 PG 1499
BM 2010 PG 707
AREA: 70.32 AC

IPF 1/2" CAPPED W/ TAC

IPF 1/2" CAPPED W/ TAC

IPF 1/2"

IRF 3/8"

15" CMP Inv. = 353.56'

15" CMP Inv. = 353.13'

24" EOP - EOP

12' EOP - EOP

18" CMP Inv. = 349.69'

18" CMP Inv. = 350.22'

24" RCP Inv. = 325.99'

24" RCP Inv. = 325.39'

REMOVE EXISTING WETLANDS

REMOVE EXISTING WETLANDS

POD A
9.36 AC

IPF 3/4" CAPPED W/ TAC
N: 703,613.52'
E: 2,031,367.84'

CLEAR AND GRUB ALL TREE AREAS WITHIN LIMITS OF WORK (TYP)

TRACT 2
ALFRED KENT GOODWIN & SNADRA GAIL GOODWIN
PIN:0730145033
DB 17529 PG 2614
BM 2010 PG 766
AREA = 6.01 AC

IPF 1/2"

IPF 1/2"

30' CAPE FEAR STREAM BUFFER

EX STREAM

GRAVEL DRIVEWAY

1 STORY BARN
25' x 14'

1 STORY HOUSE
40' x 50'

EX WETLAND (TYP)

EX WETLAND (TYP)

MATCHLINE

SHEET C1.2

NAD 83

SCALE 1"=40'

0 40' 80'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049574 Brandon McLamb 08/18/2023

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REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/10/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54318
SHEET NO. C1.1

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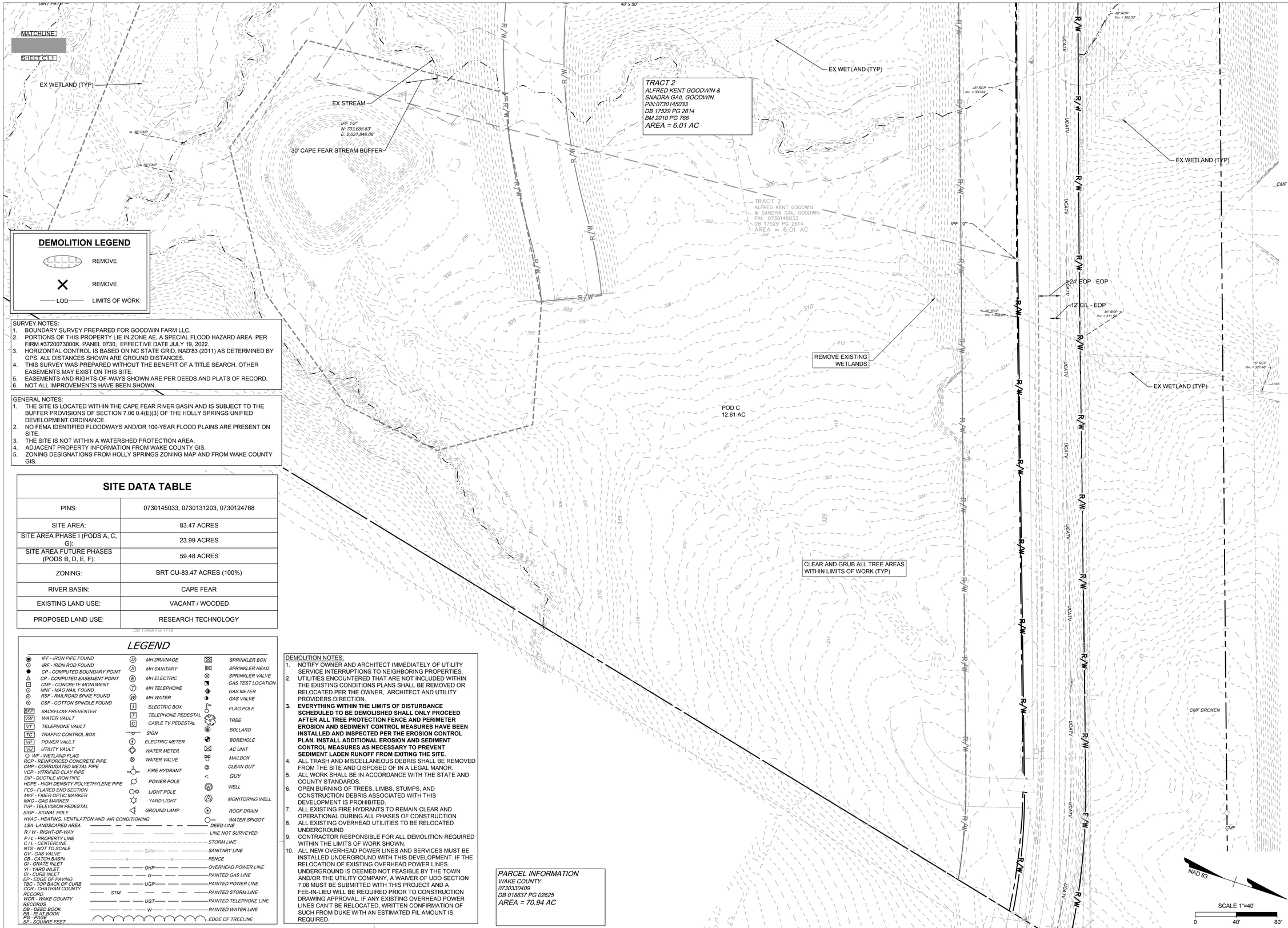

DEMOLITION LEGEND

- REMOVE
- REMOVE
- LOD —— LIMITS OF WORK

SURVEY NOTES:
1. BOUNDARY SURVEY PREPARED FOR GOODWIN FARM LLC.
2. PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA. PER FIRM #3720073000K. PANEL 0730, EFFECTIVE DATE JULY 19, 2022.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.
5. EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.
6. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.

GENERAL NOTES:
1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 7.06 0.4(E)(3) OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A, C, G):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

DB 17409 PG 1719

LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- CP - COMPUTED BOUNDARY POINT
- CP - COMPUTED EASEMENT POINT
- CMF - CONCRETE MONUMENT
- MNF - MAG NAIL FOUND
- RSF - RAILROAD SPIKE FOUND
- CSF - COTTON SPINDLE FOUND
- BFP BACKFLOW PREVENTER
- VW WATER VAULT
- VT TELEPHONE VAULT
- TC TRAFFIC CONTROL BOX
- VP POWER VAULT
- VU UTILITY VAULT
- WF - WETLAND FLAG
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITRIFIED CLAY PIPE
- DIP - DUCTILE IRON PIPE
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- PAINTED GAS LINE
- PAINTED POWER LINE
- PAINTED STORM LINE
- PAINTED TELEPHONE LINE
- PAINTED WATER LINE
- EDGE OF TREELINE

DEMOLITION NOTES:
1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
3. **EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANOR.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION
8. ALL EXISTING OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND
9. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN.
10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL. IF ANY EXISTING OVERHEAD POWER LINES CAN'T BE RELOCATED, WRITTEN CONFIRMATION OF SUCH FROM DUKE WITH AN ESTIMATED FIL AMOUNT IS REQUIRED.

PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

SEAL
043524
08/18/2023
ENGINEER
Broadus Allen McLamb
NORTH CAROLINA
PROFESSIONAL

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03/03/2023
DRAWN BY
J. HAYES
DESIGNED BY
B. MCLAMB
CHECKED BY
B HALL
SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO.
54318
SHEET NO.
C1.2

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SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A & C):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH/FRONTAGE	BRT CU-100'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
MINIMUM BUILDING HEIGHT:	BRT CU-25'
PROVIDED BUILDING SETBACK:	MINIMUM - 10'
MINIMUM YARDS: DISTRICT	TYPE A: 5'; TYPE B: 10'; TYPE C: 50'; ACCESS BUFFER: 25'
MIN. NUMBER OF LOTS IN EACH POD:	1
MAX. NUMBER OF LOTS IN EACH POD:	5
MIN. NUMBER OF LOTS FOR OVERALL SITE:	1
MAX. NUMBER OF LOTS FOR OVERALL SITE:	30
PROPOSED LOTS:	2
MIN. LOT FRONTAGE	100'

SITE NOTES:

1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE SUBDIVISION PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A SUBDIVISION PLAN FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
9. STREET LIGHTING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS.
10. ALL PROPOSED ACREAGES LISTED O NTHIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
14. ALL FENCING WILL BE REVIEWED AT TIME OF SITE - SPECIFIC DEVELOPMENT PLAN. THE UDO HAS SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS. CHAIN LINK THAT WILL APPLY. THE UDO REQUIRES FRONT YARD AND SOME FENCING TO BE DECORATIVE FENCING (UDO 3.4.3 C). REFER TO DECORATIVE FENCE DETAIL ON C5.0.
15. THE UDO REQUIRES ALL INTERNAL PEDESTRIAN CROSSINGS TO BE "DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING TREATMENTS" ALONG FUNCTIONAL PEDESTRIAN ROUTES WHEREVER A SIDEWALK, SIDEPATH, OR GREENWAY SYSTEM CROSSES AN INTERIOR ACCESS DRIVE OR INTERIOR ACCESS DRIVEWAY (REFER TO UDO SECTION 8.4 B 3.).
16. FEE-IN-LIEU IS TOWARD A FUTURE TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS AT THE INTERSECTION OF FRIENDSHIP ROAD/HOLLY SPRINGS NEW HILL ROAD IN ACCORDANCE WITH THE TIA. FEE-IN-LIEU IS PROVIDED WITH THIS PROJECT, AND THE DEVELOPMENT AGREEMENT WILL CONTAIN THE EXACT FEE-IN-LIEU AMOUNT DUE. COORDINATE WITH TOWN STAFF TO DETERMINE FEE-IN-LIEU THAT WILL BE DUE AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.

LEGEND:

- APPROXIMATE LOCATION OF FUTURE ACCESS POINTS TO PODS
- ACCESS POINTS TO SITE FROM WOODS CREEK ROAD
- FUTURE POTENTIAL ACCESS EASEMENT TO COPPERHEAD ROAD
- FUTURE SIDEWALK CONNECTION TO EXISTING PUBLIC SIDEWALK EAST OF SITE AND CONNECTION TO COPPERHEAD ROAD, IF OWNERS ARE IN AGREEMENT WITH THIS MODIFICATION

U.S. HIGHWAY 1 VARIABLE WIDTH PUBLIC R/W

CLAUDE E. POPE MEMORIAL HWY

WOODS CREEK RD

FRIENDSHIP RD

COPPER HEAD RD

MIN. 30' SETBACK

MIN. 5' SETBACK

SCM A

SCM B

POD A 5.56 AC

POD B 7.76 AC

POD D 7.28 AC

POD E 17.59 AC

POD F 13.64 AC

30' CAPE FEAR STREAM BUFFER

EX. WETLAND (TYP)

EX. STREAM

FUTURE POTENTIAL CONNECTION TO COPPERHEAD RD

SHEET C4.1 & C4.3

SHEET C4.2 & C4.4

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

PARCEL INFORMATION
LANDO LLC,
CMP MANAGEMENT LLC
PIN: 0720904923
DB 015010 PG 02625
AREA = 205.15 AC

PARCEL INFORMATION
WAKE COUNTY
PIN: 0730330409
DB 018637 PG 02625
AREA = 70.94 AC

PARCEL INFORMATION
POE, WILLIAM DOUGLAS POE, DARYL POE
PIN: 0730217472
DB 009235 PG 00530
AREA = 111.41 AC

PARCEL INFORMATION
BELL, RONALD T.
PIN: 0730110581
DB 003809 PG 00474
AREA = 11.29 AC

PARCEL INFORMATION
MILLS, STEPHEN V MILLS
NANCY O.
PIN: 0730118503
DB 003052 PG 00758
AREA = 10.20 AC

NAD 83

SCALE 1"=150'
0 150' 300'

NOT FOR CONSTRUCTION

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DRAWN BY *J. HAYES*
DESIGNED BY *B. MCLAMB*
CHECKED BY *B HALL*
SCALE *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
OVERALL SITE PLAN

JOB NO. *54318*
SHEET NO. C3.0

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HATCHING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- STONE-MECHANICAL YARD

LEGEND

- POD BOUNDARY LINE

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

SITE LAYOUT NOTES

1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.
8. LOCATION OF STREET TREES & STREET LIGHTING MUST BE FIELD COORDINATED TO ELIMINATE CONFLICT
9. REFER TO GOODWIN CD-INFRASTRUCTURE
10. ALL TRAFFIC CONTROL STREET NAME SIGNS AND POSTS ALONG THOROUGHFARES SHALL FOLLOW TOWN STANDARD HS360. VERIFY ALL STREET SIGNS MEET THIS STANDARD. DETAIL PROVIDED ON C6.0.
11. ALL TRAFFIC CONTROLLED BOLLARDS UTILIZED WITHIN THE SITE PLAN SHALL BE BLACK AND OR ANOTHER COLOR TO MATCH THE FACADE OF THE BUILDING.
12. EV SPACES WILL BE LEVEL 2 CHARGING. CONDUIT SHALL BE RUN TO ALL EV SPACES. STATIONS AND WIRE WILL BE PROVIDED AT UPFIT.

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
TOTAL SITE AREA - PHASE I - PODS A & C:	TOTAL SITE PHASE I: 23.99 ACRES (BRT) POD A - DEVELOPMENT PLAN, COMMERCIAL DISTRICT - 9.36 AC POD C - DEVELOPMENT PLAN, COMMERCIAL DISTRICT - 12.61 AC
DISTURBED AREA	PHASE I: 13.28 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
TOTAL IMPERVIOUS	PHASE I - 8.74 AC
MIN LOT FRONTAGE	BRT CU-100'
MINIMUM BUILDING HEIGHT	BRT CU-25'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
PROPOSED BUILDING HEIGHT	BUILDING A & C: 34 FT - 9.5 IN
PROVIDED BUILDING SETBACK	MINIMUM - 10'
MINIMUM LANDSCAPE BUFFERS	COPPERHEAD ROAD: 50 FT WOODS CREEK ROAD: 10 FT EAST: 50 FT, TYPE C OUT LOTS: TYPE B
MINIMUM NUMBER OF LOTS	1
MAXIMUM NUMBER OF LOTS	5
PROPOSED LOTS	POD A - 1, POD C - 1
LOT SIZE	NO MINIMUM OR MAXIMUM LOT SIZE
MINIMUM LOT FRONTAGE	100 FT
TOTAL BUILDING FOOTPRINT AREA	BUILDING A - 99,194 SQFT BUILDING C - 60,599 SQFT
NUMBER OF SCMS	POD A -0, POD C - 2
PARKING REQUIREMENTS	
MAXIMUM REQUIRED PARKING	OFFICE-4 PARKING SPACES / 1,000 SF BUILDING A: 4 * (99,194 SQFT / 1000 SF) = 397 SPACES REQUIRED BUILDING C: 4 * (60,599 SQFT / 1000 SF) = 243 SPACES REQUIRED
TOTAL REQUIRED PARKING	OFFICE-2 PARKING SPACES / 1,000 SF BUILDING A: 2 * (99,194 SQFT / 1000 SF) = 199 SPACES REQUIRED BUILDING C: 2 * (61,657 SQFT / 1000 SF) = 123 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED	BUILDING A: 224 PARKING SPACES BUILDING C: 136 PARKING SPACES
REQUIRED ADA PARKING	4% OF TOTAL PARKING SPACES BUILDING A: 10 ADA SPACES REQUIRED BUILDING C: 6 ADA SPACES REQUIRED
ADA SPACES PROVIDED	BUILDING A: 10 ADA SPACES BUILDING C: 6 ADA SPACES
REQUIRED ELECTRIC VEHICLE PARKING	BUILDING A: EVSE (5% OF SPACES REQUIRED) = 12 ; BUILDING A: EVSE READY (15 % OF SPACES REQUIRED) = 35 ; BUILDING C: EVSE (5% OF ALL SPACES REQUIRED) = 7 ; BUILDING C: (15% OF ALL SPACES REQUIRED) = 20
ELECTRICAL VEHICLE SPACES PROVIDED	BUILDING A: 47 SPACES BUILDING C: 28 SPACES
REQUIRED BICYCLE PARKING	FOR FIRST 250 SPACES: 5 BICYCLE SPACES/50 PARKING SPACES FOR ADDITION SPACES: 5 BICYCLE SPACES/100 PARKING SPACES BUILDING A: (5 BICYCLE SPACES * 250 SPACES/50 SPACES) = 25 BICYCLE SPACES REQUIRED BUILDING C: (5 BICYCLE SPACES * 143 SPACES/50 SPACES) = 15 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED	BUILDING A: 26 SPACES BUILDING A: 16 SPACES
OPEN SPACE	10% OF SITE
PROPOSED USE:	OFFICE / LAB & RESEARCH FACILITY

SEAL 014574 ENGINEER 08/18/2023 NORTH CAROLINA PROFESSIONAL Broadus A. McLamb

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REVISION DESCRIPTION
- REVISIONS PER TOWN COMMENTS
- REVISIONS PER TOWN COMMENTS
- REVISIONS PER TOWN COMMENTS

DATE
- 05/12/2023
- 06/16/2023
- 08/18/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO. 54318
SHEET NO. C3.1

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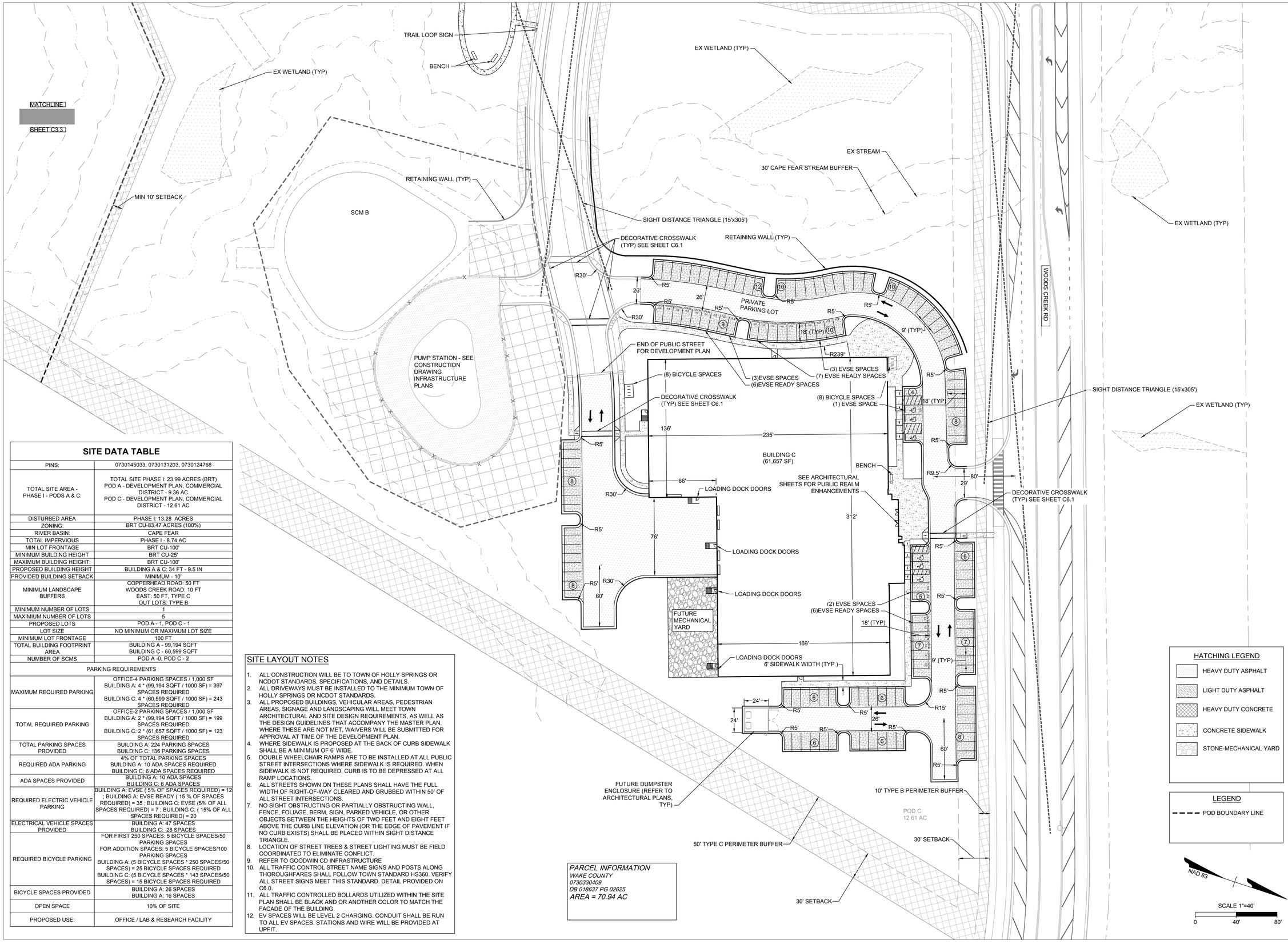

SITE DATA TABLE

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ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
TOTAL IMPERVIOUS	PHASE I - 8.74 AC
MIN LOT FRONTAGE	BRT CU-100'
MINIMUM BUILDING HEIGHT	BRT CU-25'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
PROPOSED BUILDING HEIGHT	BUILDING A & C: 34 FT - 9.5 IN
PROVIDED BUILDING SETBACK	MINIMUM - 10'
MINIMUM LANDSCAPE BUFFERS	COPPERHEAD ROAD: 50 FT WOODS CREEK ROAD: 10 FT EAST: 50 FT, TYPE C OUT LOTS: TYPE B
MINIMUM NUMBER OF LOTS	1
MAXIMUM NUMBER OF LOTS	5
PROPOSED LOTS	POD A - 1, POD C - 1
LOT SIZE	NO MINIMUM OR MAXIMUM LOT SIZE
MINIMUM LOT FRONTAGE	100 FT
TOTAL BUILDING FOOTPRINT AREA	BUILDING A - 99,194 SQFT BUILDING C - 60,599 SQFT
NUMBER OF SCMS	POD A -0, POD C - 2
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MAXIMUM REQUIRED PARKING	OFFICE-4 PARKING SPACES / 1,000 SF BUILDING A: 4 * (99,194 SQFT / 1000 SF) = 397 SPACES REQUIRED BUILDING C: 4 * (60,599 SQFT / 1000 SF) = 243 SPACES REQUIRED
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BICYCLE SPACES PROVIDED	BUILDING A: 26 SPACES BUILDING A: 16 SPACES
OPEN SPACE	10% OF SITE
PROPOSED USE:	OFFICE / LAB & RESEARCH FACILITY

SITE LAYOUT NOTES

1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
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4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.
8. LOCATION OF STREET TREES & STREET LIGHTING MUST BE FIELD COORDINATED TO ELIMINATE CONFLICT.
9. REFER TO GOODWIN CD INFRASTRUCTURE
10. ALL TRAFFIC CONTROL STREET NAME SIGNS AND POSTS ALONG THOROUGHFARES SHALL FOLLOW TOWN STANDARD HS360. VERIFY ALL STREET SIGNS MEET THIS STANDARD. DETAIL PROVIDED ON C6.0.
11. ALL TRAFFIC CONTROLLED BOLLARDS UTILIZED WITHIN THE SITE PLAN SHALL BE BLACK AND OR ANOTHER COLOR TO MATCH THE FACADE OF THE BUILDING.
12. EV SPACES WILL BE LEVEL 2 CHARGING. CONDUIT SHALL BE RUN TO ALL EV SPACES. STATIONS AND WIRE WILL BE PROVIDED AT UPFIT.

PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

HATCHING LEGEND
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- STONE-MECHANICAL YARD

LEGEND
- POD BOUNDARY LINE

NAD 83
SCALE 1"=40'
0 40' 80'

SEAL 043424 NORTH CAROLINA PROFESSIONAL ENGINEER Brandon McLamb 08/18/2023
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DATE: *03/03/2023*
DRAWN BY: *J. HAYES*
DESIGNED BY: *B. MCLAMB*
CHECKED BY: *B HALL*
SCALE: *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO. *54318*
SHEET NO. C3.2

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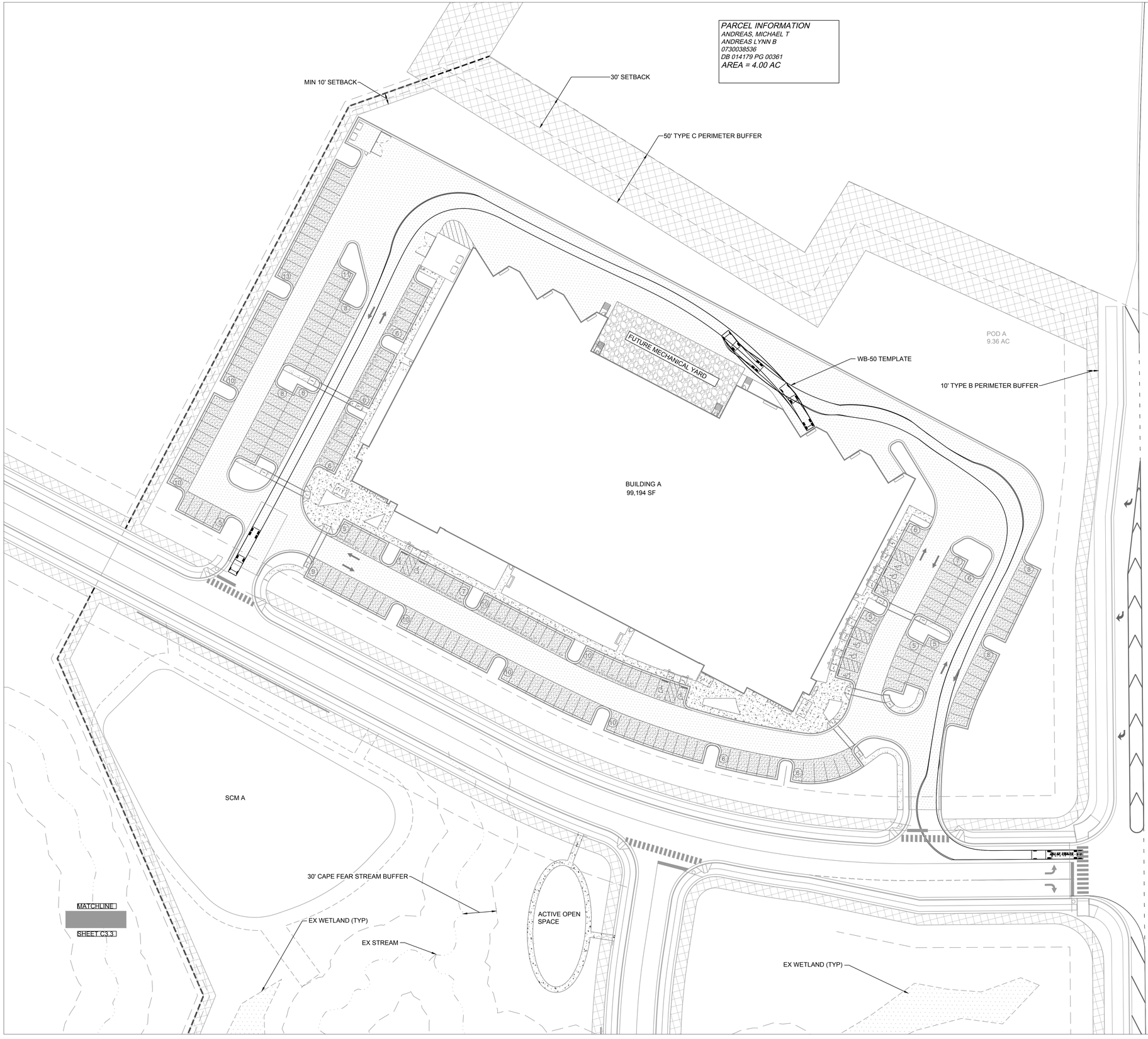

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TOTAL IMPERVIOUS	PHASE I - 8.74 AC
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MINIMUM NUMBER OF LOTS	1
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PROPOSED LOTS	POD A - 1, POD C - 1
LOT SIZE	NO MINIMUM OR MAXIMUM LOT SIZE
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TOTAL BUILDING FOOTPRINT AREA	BUILDING A - 99,194 SQFT BUILDING C - 60,599 SQFT
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 Brandon J. McLamb 08/18/2023

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DRAWN BY: *J. HAYES*
DESIGNED BY: *B. MCLAMB*
CHECKED BY: *B HALL*
SCALE: *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

VEHICLE PLAN - WB50 TEMPLATE

JOB NO. *54318*
SHEET NO. C3.3

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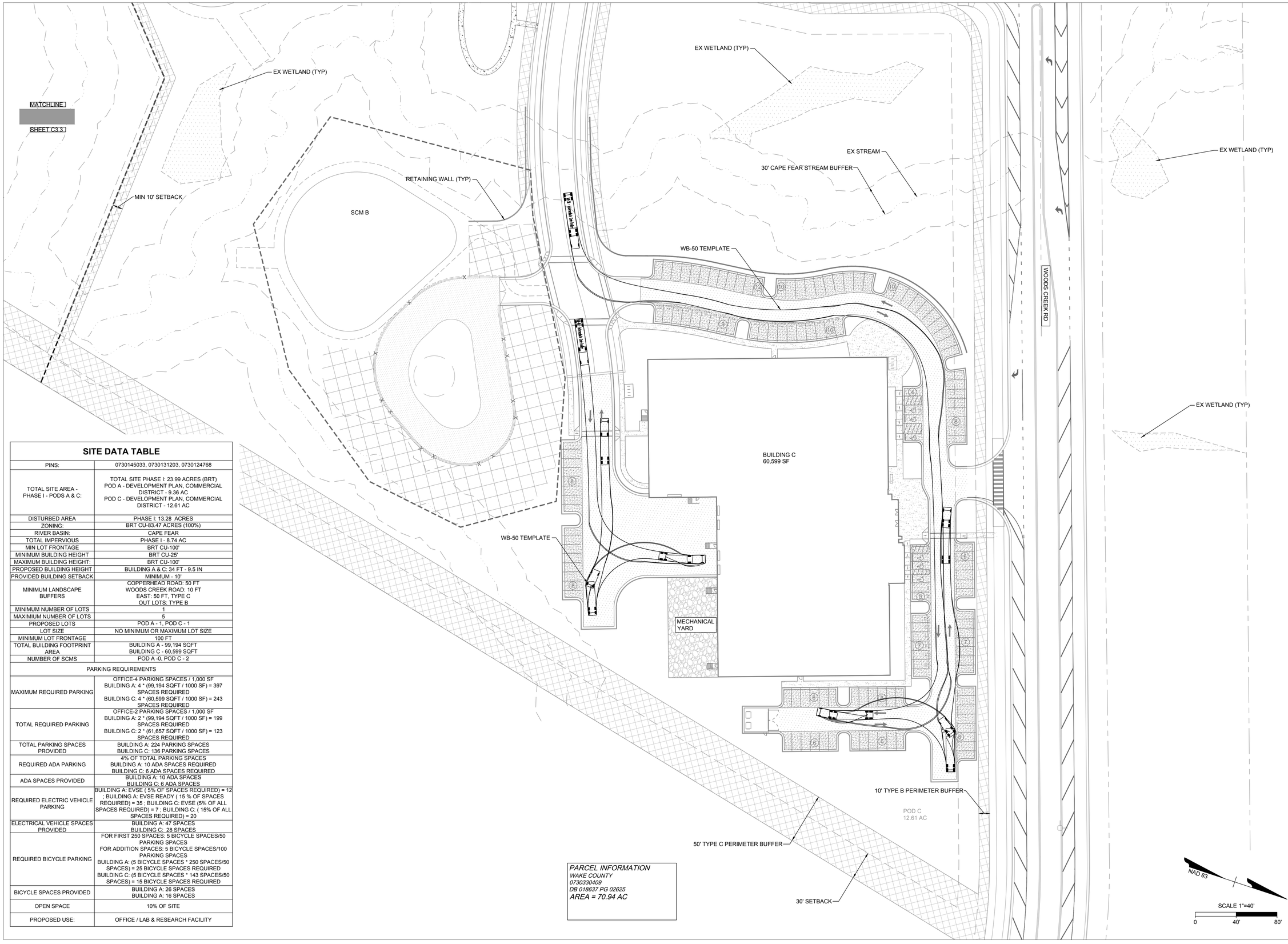

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PROPOSED USE:	OFFICE / LAB & RESEARCH FACILITY

PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

SEAL 049424 ENGINEER Brandon McLamb 08/18/2023
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TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

VEHICLE PLAN - WB50 TEMPLATE

JOB NO. *54318*
SHEET NO. C3.4

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UTILITY NOTES:

1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
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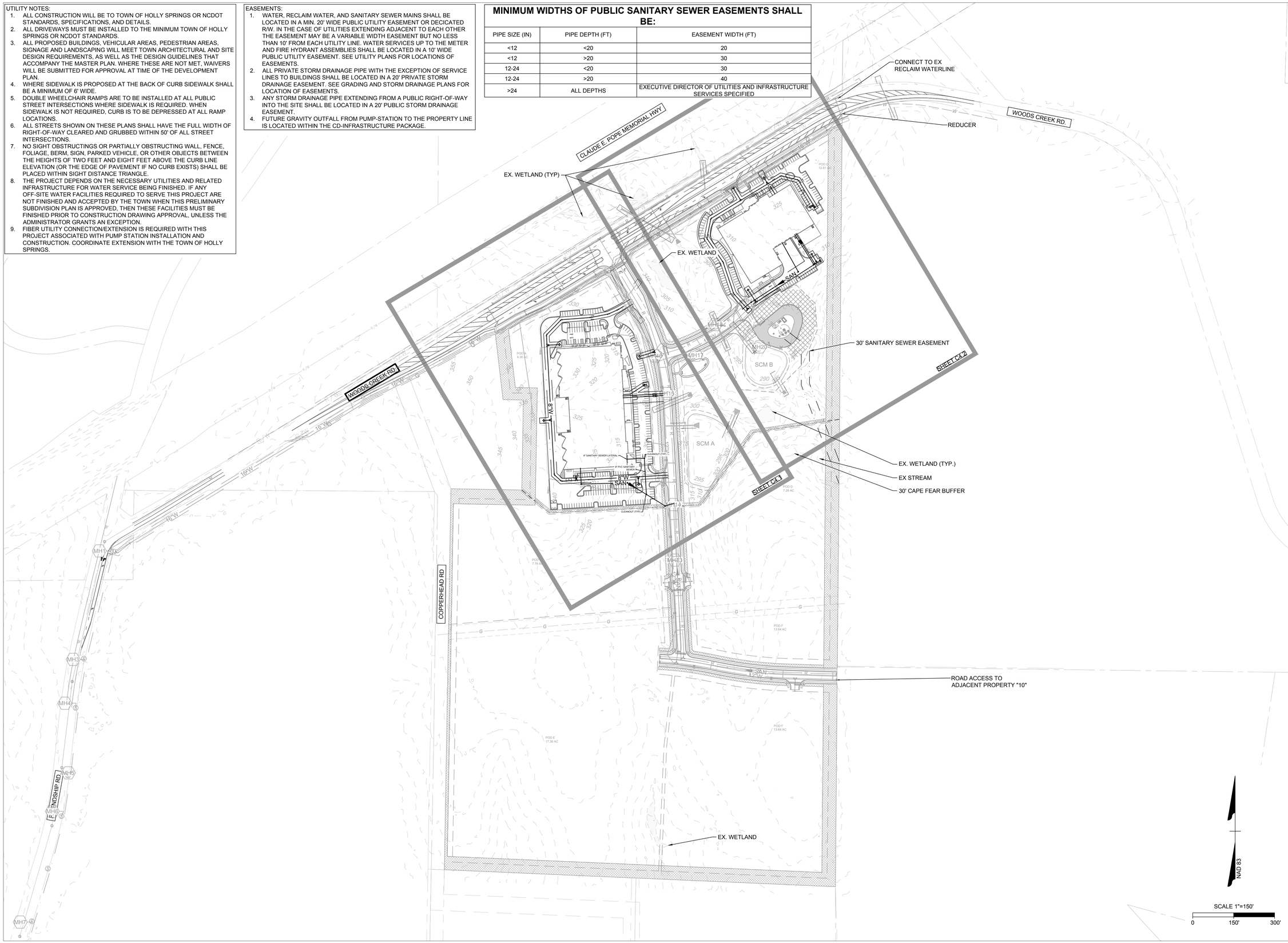
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.
8. THE PROJECT DEPENDS ON THE NECESSARY UTILITIES AND RELATED INFRASTRUCTURE FOR WATER SERVICE BEING FINISHED. IF ANY OFF-SITE WATER FACILITIES REQUIRED TO SERVE THIS PROJECT ARE NOT FINISHED AND ACCEPTED BY THE TOWN WHEN THIS PRELIMINARY SUBDIVISION PLAN IS APPROVED, THEN THESE FACILITIES MUST BE FINISHED PRIOR TO CONSTRUCTION DRAWING APPROVAL, UNLESS THE ADMINISTRATOR GRANTS AN EXCEPTION.
9. FIBER UTILITY CONNECTION/EXTENSION IS REQUIRED WITH THIS PROJECT ASSOCIATED WITH PUMP STATION INSTALLATION AND CONSTRUCTION. COORDINATE EXTENSION WITH THE TOWN OF HOLLY SPRINGS.

EASEMENTS:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DECICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.
4. FUTURE GRAVITY OUTFALL FROM PUMP-STATION TO THE PROPERTY LINE IS LOCATED WITHIN THE CD-INFRASTRUCTURE PACKAGE.

MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049571 Brandon McLamb 08/18/2023
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SCALE: *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL UTILITY PLAN

JOB NO. *54318*
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3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.
4. FUTURE GRAVITY OUTFALL FROM PUMP-STATION TO THE PROPERTY LINE IS LOCATED WITHIN THE CD-INFRASTRUCTURE PACKAGE.

UTILITY NOTES

1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
4. ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
6. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
7. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
8. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE TOWN OF HOLLY SPRINGS UTILITIES DEPARTMENT METERS DIVISION.
9. FIBER UTILITY CONNECTION/EXTENSION IS REQUIRED WITH THIS PROJECT ASSOCIATED WITH PUMP STATION INSTALLATION AND CONSTRUCTION. COORDINATE EXTENSION WITH THE TOWN OF HOLLY SPRINGS.
10. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
11. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
12. ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
13. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO THE TOWN OF HOLLY SPRINGS STANDARDS.
14. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO THE TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
15. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP.
16. ALL CLEANOUTS LOCATED IN PAVED AREAS ARE REQUIRED TO BE LOCATED IN A TRAFFIC LOAD BEARING MINI MANHOLE.
17. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND
18. INSTALL KNOX BOX ON WALL AT RISER ROOM DOOR ON LATCH SIDE
19. INSTALL ADRESS/SUITE NUMBERS ON BUILDING - MIN 6" HEIGHT
20. MAINTAIN 5' OF CLEARANCE AROUND FIRE HYDRANTS, PIV, & FDC

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

LEGEND
- - - - POD BOUNDARY LINE

45°, TYP. 8" DI
8" DI DOMESTIC WATER LINE
16" WATER MAIN EXTENSION (REFER TO GOODWIN CD-INFRASTRUCTURE PLANS)
POD A 9.36 AC
20' UTILITY EASEMENT, TYP.
CLEANOUT (TYP)
6" PVC SANITARY SEWER LATERAL
6" FDC SERVICE
6" DI FIRE SERVICE LINE
6" DI DOMESTIC WATER LINE
BUILDING A 99,194 SF
APPROXIMATE LOCATION OF RISER ROOM
6" PVC SANITARY SEWER
CLEANOUT (TYP)
KNOX BOX LOCATION
6" RPZ BACKFLOW PREVENTER IN HEATED ENCLOSURE
DOMESTIC 3" WATER METER IN VAULT
6" RPZ BACKFLOW PREVENTER IN HEATED ENCLOSURE
WATER MANHOLE
STANDARD ALONE FDC
6" PVC SANITARY SEWER. TIE TO MANHOLE
45°, TYP. 8" DI
11.25° BEND, TYP. 8" DI
11.25° BEND, TYP. 8" DI
SCM A
PIV
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
WOODS CREEK RD
EX WETLAND (TYP)
30' CAPE FEAR STREAM BUFFER
EX STREAM
EX WETLAND (TYP)
EX WETLAND (TYP)
NAD 83
SCALE 1"=40'
0 40' 80'

SEAL 034374 NORTH CAROLINA PROFESSIONAL ENGINEER Brian C. Hall 09/15/2023
NOT FOR CONSTRUCTION
Brian C. Hall

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REVISIONS PER TOWN COMMENTS	07/20/2023
REVISIONS PER TOWN COMMENTS	09/15/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
UTILITY PLAN

JOB NO. 54318
SHEET NO. C4.1

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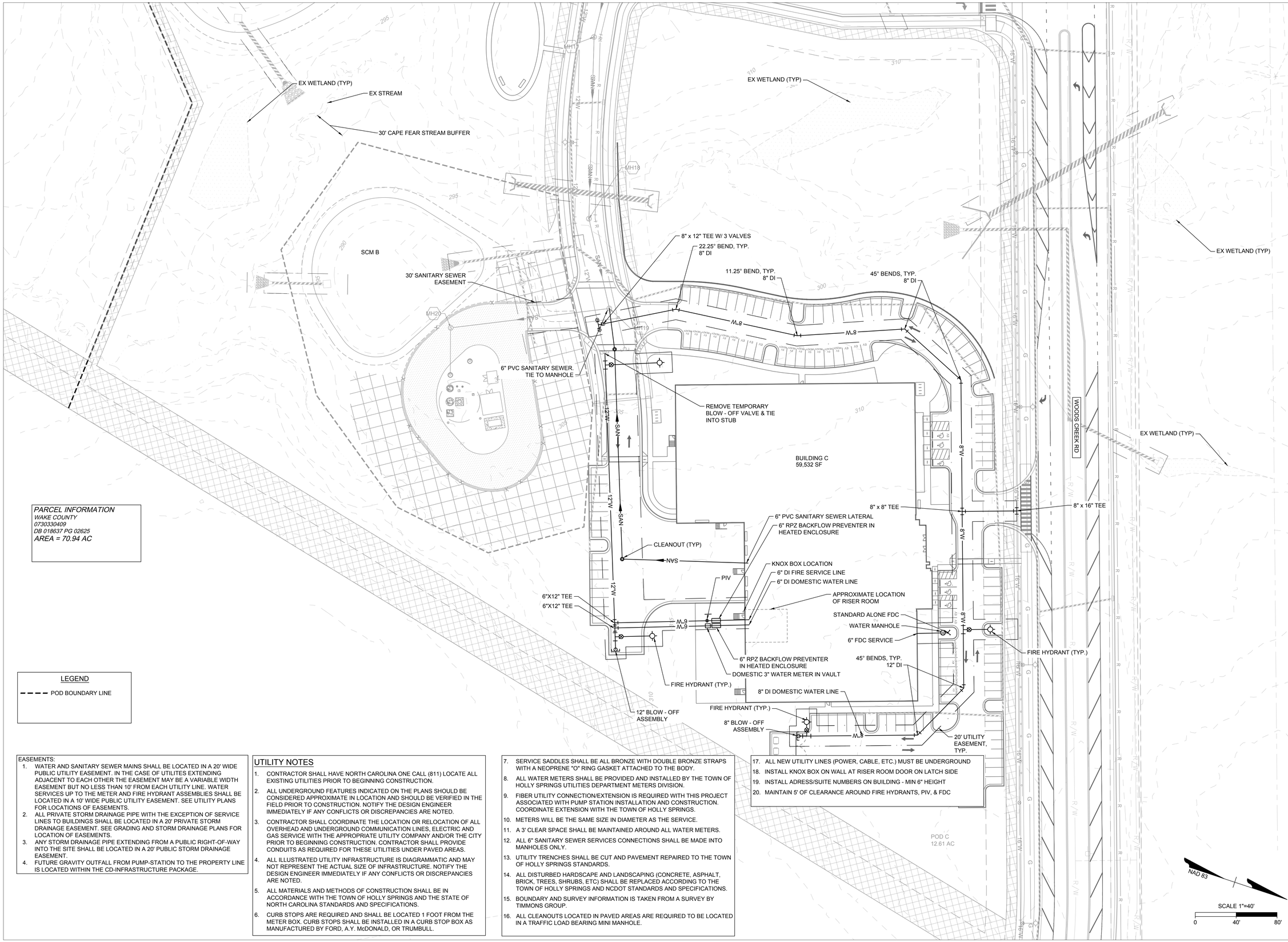

PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

LEGEND

- - - - POD BOUNDARY LINE

EASEMENTS:

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034374 09/15/2023 Brandon C. Hall
NOT FOR CONSTRUCTION

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REVISIONS PER TOWN COMMENTS	09/15/2023

DATE: 03/03/2023
DRAWN BY: J. HAYES
DESIGNED BY: B. MCLAMB
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO. 54318
SHEET NO. C4.2

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GRADING AND STORM DRAINAGE NOTES

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2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
7. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
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14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. 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 THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
16. 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.
17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054764 Broadus A. McLamb 08/18/2023

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REVISIONS PER TOWN COMMENTS	08/18/2023

DATE
03/03/2023

DRAWN BY
J. HAYES

DESIGNED BY
B. MCLAMB

CHECKED BY
B HALL

SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL GRADING AND DRAINAGE PLAN

JOB NO.
54318

SHEET NO.
C5.0

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5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
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8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
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LEGEND

POD BOUNDARY LINE

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

POD A
9.36 AC

BUILDING
FFE = 322.00'

20' DRAINAGE EASMENT

20' DRAINAGE EASMENT

SCM A

EX STREAM

30' CAPE FEAR STREAM BUFFER

MATCHLINE

SHEET C5.2

NAD 83

SCALE 1"=40'
0 40' 80'

NOT FOR CONSTRUCTION

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DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO. 54318
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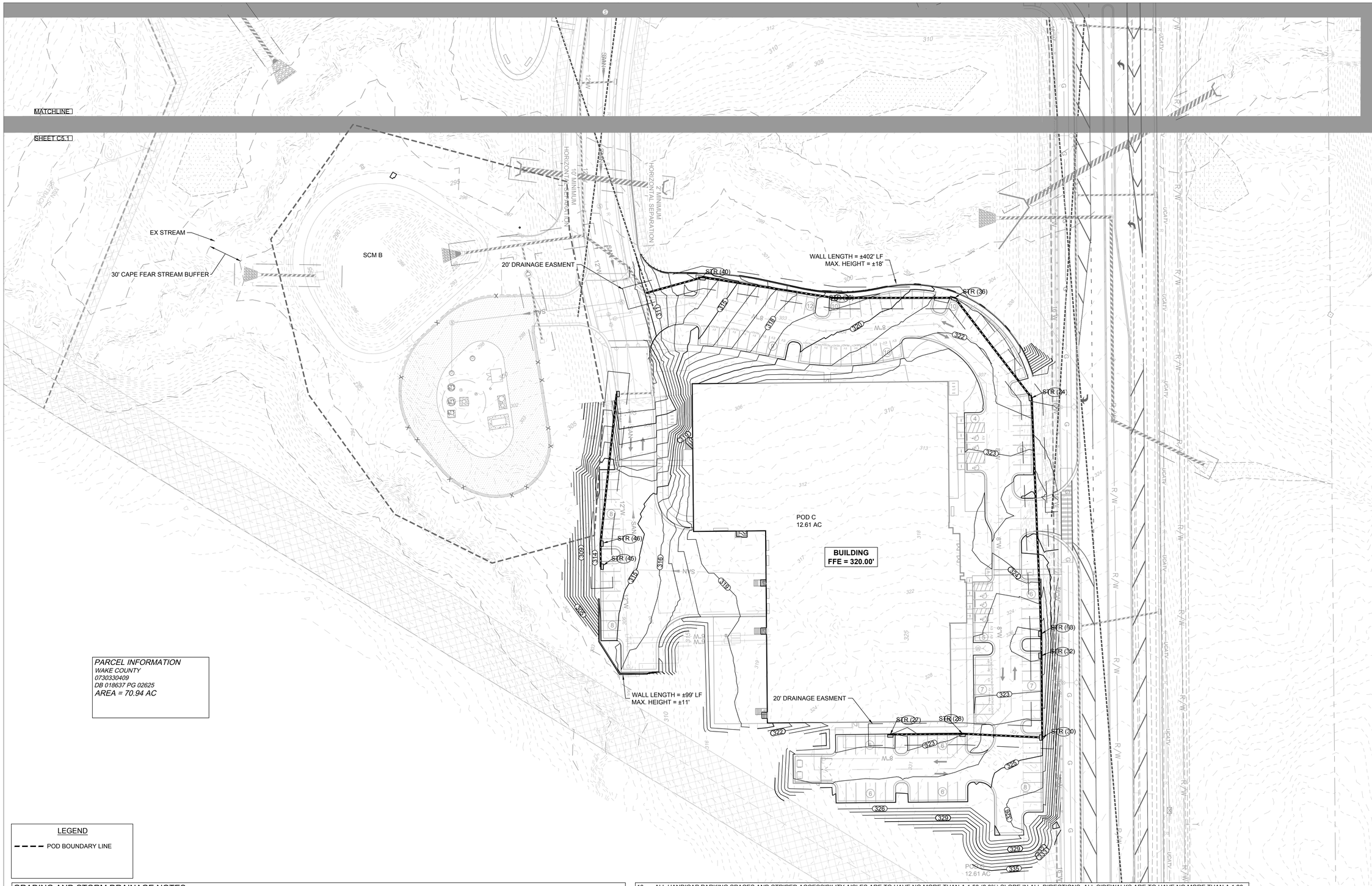

PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

LEGEND

- - - - POD BOUNDARY LINE

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10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
13. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. 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 THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
16. 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.
17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

NAD 83

SCALE 1"=40'

0 40' 80'

SEAL 043754 NORTH CAROLINA PROFESSIONAL ENGINEER Brandon Scott McLamb 08/18/2023

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/12/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/10/2023

DATE
03/03/2023

DRAWN BY
J. HAYES

DESIGNED BY
B. MCLAMB

CHECKED BY
B HALL

SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO.
54318

SHEET NO.
C5.2

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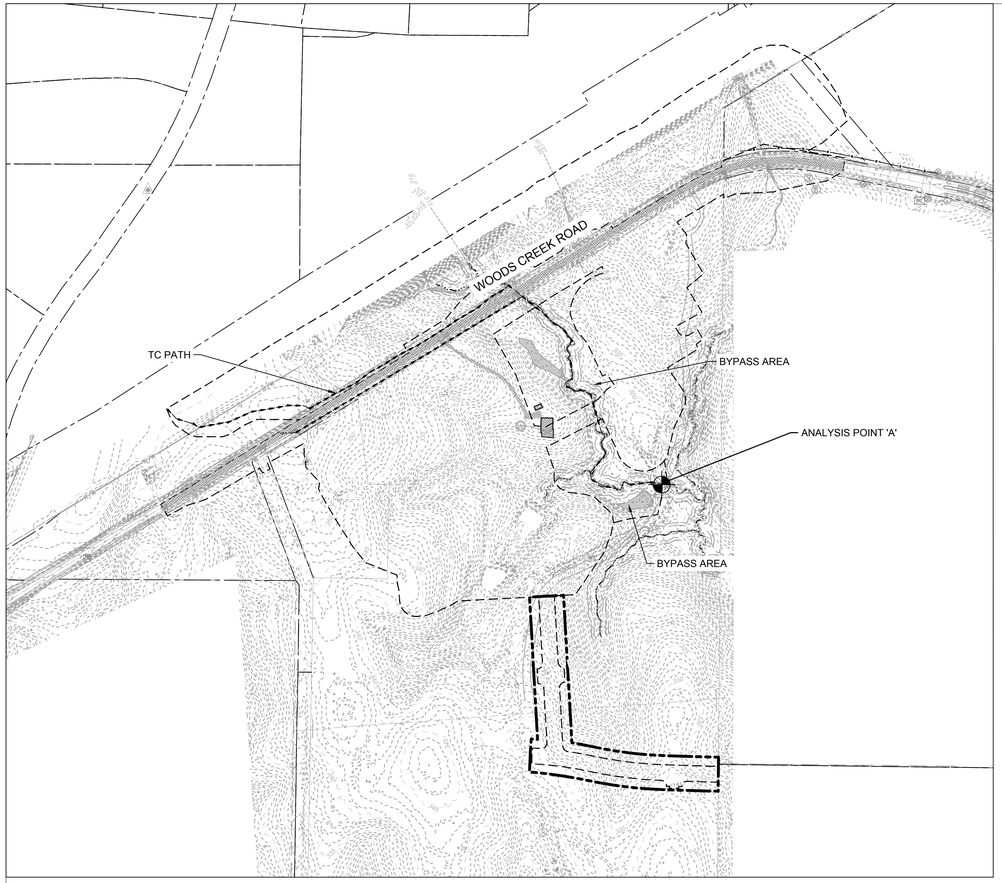

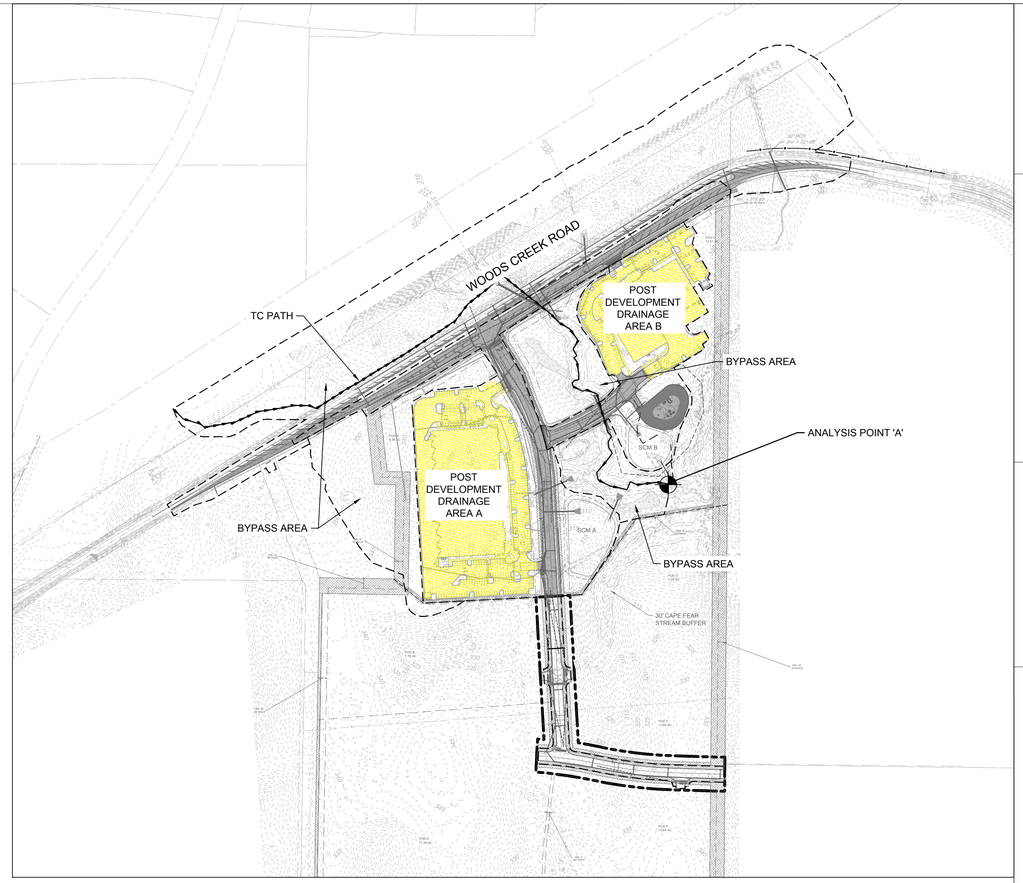

SCALE 1"=250'
0 250' 500'
NAD 83

PRE DEVELOPMENT

POST DEVELOPMENT

LEGEND

- TC PATH
- DRAINAGE AREA BOUNDARY
- FUTURE IMPERVIOUS
- IMPERVIOUS
- EXISTING IMPERVIOUS

LAND USE SUMMARY

LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS	66,919	634,234
WOODED	654,870	0
GRASS	320,166	407,721
TOTAL AREA	1,041,955 (TOTAL) (23.92 ACRES)	1,041,955 (TOTAL) (23.92 ACRES)

STORMWATER QUANTITY CALCULATIONS

ANALYSIS POINTS A & B	DRAINAGE AREA (Acres)	(CN)	Q1	Q2	Q10	Q100
PRE-DEVELOPMENT 'A'	23.92	78				
BYPASS	24.16	79				
PRE-DEVELOPMENT 'A' COMBINED	48.08	78.5	44.97	64.63	121.82	217.16
POST-DEVELOPMENT WET POND A	13.61	93				
POST-DEVELOPMENT WET POND B	5.99	93				
BYPASS	28.48	80				
POST-DEVELOPMENT 'A' COMBINED	48.08	88.7	42.59	62.37	119.91	212.18

HOLLY SPRINGS Discover the Source.

Stormwater Design Executive Summary
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

Method 2 (Sites with Known Impervious)

Pre-Developed
Nitrogen Export Summary Table

Type of Land Cover	Area (acres)	TN Export Coefficient (lbs/ac/yr)	TN Export from Use (lbs/yr)
Existing Forestland	15.03	1.7	25.55
Existing Pasture	7.36	4.4	32.38
Existing Residential		7.5	
Existing Cropland		13.6	
Existing Commercial/Industrial	1.53	13	19.89
Total:	23.92	40.2	77.82
Nitrogen Loading Rate (lbs/ac/yr)			3.25

Post-Developed (after BMP reductions)
Nitrogen Export Summary Table

Type of Land Cover	Area (acres)	TN Export Coefficient (lbs/ac/yr)	BMP TN Removal Rate (%)	TN Removal from Use (lbs/yr)	TN export from site (Total TN-TN Removal)
Permanently Protected Undisturbed Open Space	0	0.6			
Permanently Protected Managed Open Space	5.98	1.2	30	2.15	
Impervious	13.62	21.2	30	86.62	
Total:	23.92			90.33	63.70
Nitrogen Loading Rate (lbs/ac/yr)					2.66
Permanently Protected Managed Open Space **(BYPASS)***	4.32	1.2		1.56	

SITE DEVELOPMENT

TOTAL SITE = 83.47 ACRES

PHASES I AND 2 INFRASTRUCTURE + DEVELOPMENT = 23.92 ACRES

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 1.53 ACRES

POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 14.56 ACRES

IMPERVIOUS AREA BEING TREATED: WET PONDS = 13.87 ACRES

IMPERVIOUS DATA

POND A	POND B
9.67 ACRES	4.20 ACRES

NOTE:
IMPERVIOUS NUMBERS INCLUDE BUILDING "A" AND "C" TO ACCOUNT FOR FUTURE IMPERVIOUS.

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DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

STORMWATER COMPLIANCE PLAN

JOB NO. 54318
SHEET NO. C5.3

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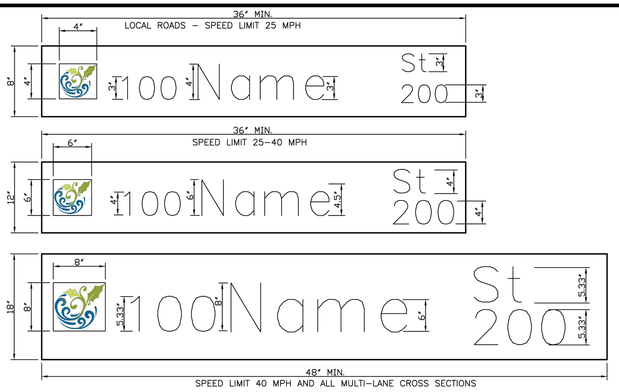

NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (2D.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

Private Street

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357

DATE	REVISIONS
4/5/19	

HS 357

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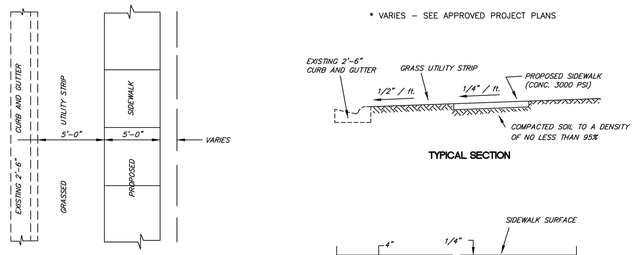
NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 6" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.



DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

DATE	REVISIONS
2/8/10	

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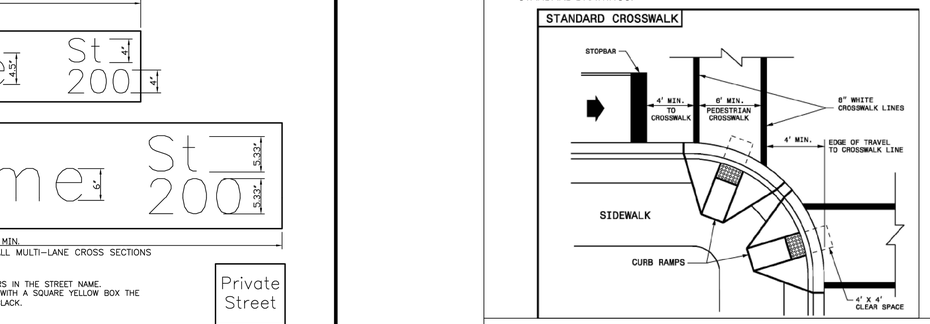
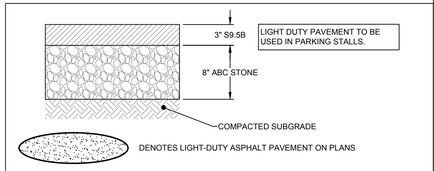
1. THE MINIMUM WIDTH OF STANDARD CROSSWALKS IS 6 FEET.
2. SETBACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.
3. BEYOND CURB FACE, A CLEAR SPACE OF 4' X 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE CROSSWALK.
4. PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE COORDINATED WITH THE SIGNAL DESIGN SECTION OR AS DIRECTED BY THE ENGINEER.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS.



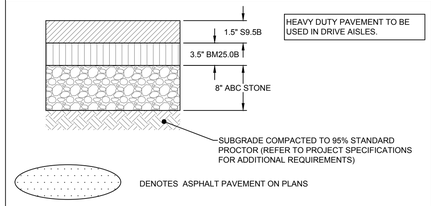
STANDARD CROSSWALK

NC DEPARTMENT OF TRANSPORTATION



LIGHT-DUTY ASPHALT

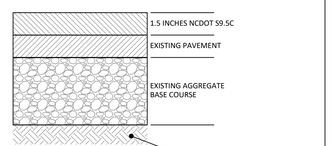
NO SCALE



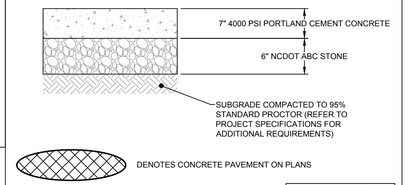
HEAVY DUTY ASPHALT

NO SCALE

GENERAL NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.

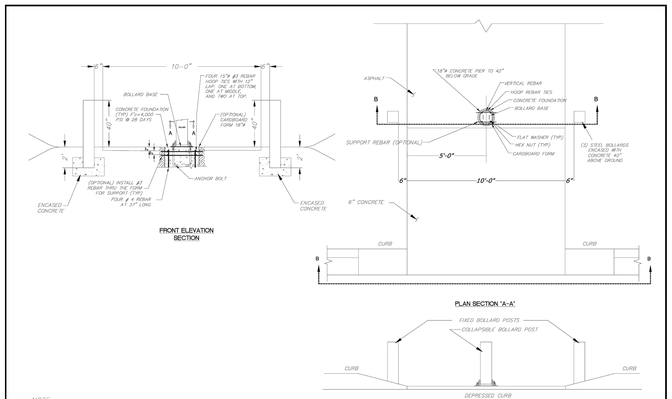


MILL & OVERLAY (NEW HILL HOLLY SPRINGS RD)



HEAVY DUTY CONCRETE PAVEMENT

NO SCALE



NOTE:
1. BOLLARD CAN BE ROUND, SQUARE OR RECTANGULAR.
2. CENTER COLLAPSIBLE BOLLARD TO BE TRAFFICGUARD® – MODEL LPHDHB OR SIMILAR.
3. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH CHOSEN MANUFACTURER'S SPECIFICATIONS.
4. CENTER BOLLARD POST TO COLLAPSE TO A MIN OF 5°.
5. CENTER BOLLARD POST MUST HAVE A STAINLESS STEEL LOCK PIN & PADLOCK.

DRAWING NOT TO SCALE

COLLAPSIBLE AND FIXED BOLLARD POST DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS341

DATE	REVISIONS
5/2/05	

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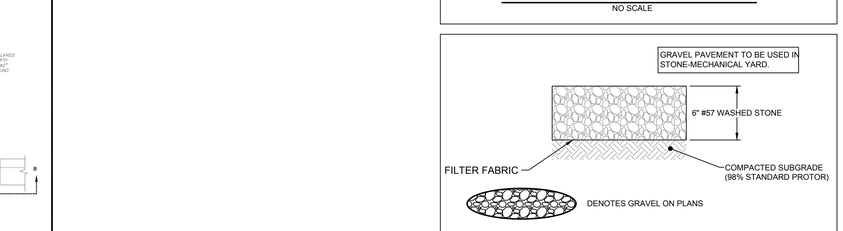
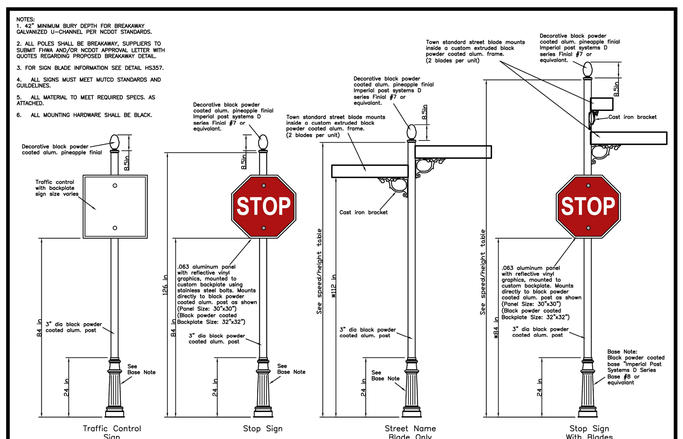


GRAVEL PAVEMENT

NO SCALE

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi–lanes cross–section)	182"	182"

DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

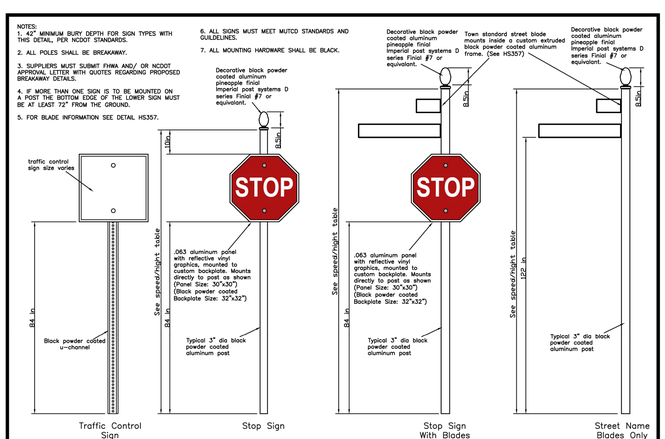
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361

DATE	REVISIONS
1/8/20	

Holly Springs Discover The Source.

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY.
3. SUPPLIERS MUST SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAILS.
4. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE AT LEAST 72" FROM THE GROUND.
5. FOR BLADE INFORMATION SEE DETAIL HS357.
6. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
7. ALL MOUNTING HARDWARE SHALL BE BLACK.



*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi–lanes cross–section)	182"	182"

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS360

DATE	REVISIONS
4/2/19	

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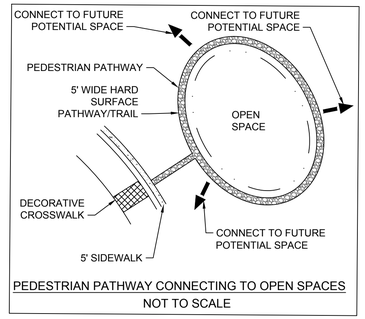

PEDESTRIAN PATHWAY CONNECTING TO OPEN SPACES

NOT TO SCALE

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CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

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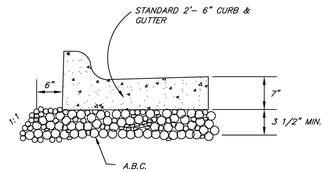


NOTES:

1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

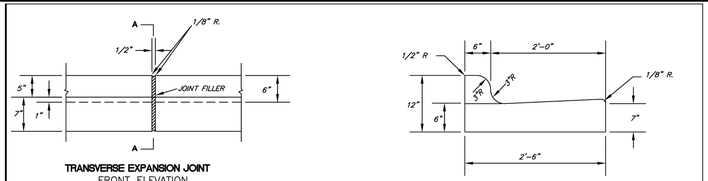
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

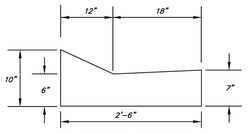
STANDARD DETAIL NUMBER: **HS322**

DATE	REVISIONS
2/8/10	

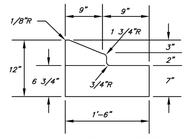


TRANSVERSE EXPANSION JOINT
FRONT ELEVATION

SECTION A-A
SIDE ELEVATION
STANDARD CURB



VALLEY CURB AND GUTTER
SIDE ELEVATION



MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:

1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

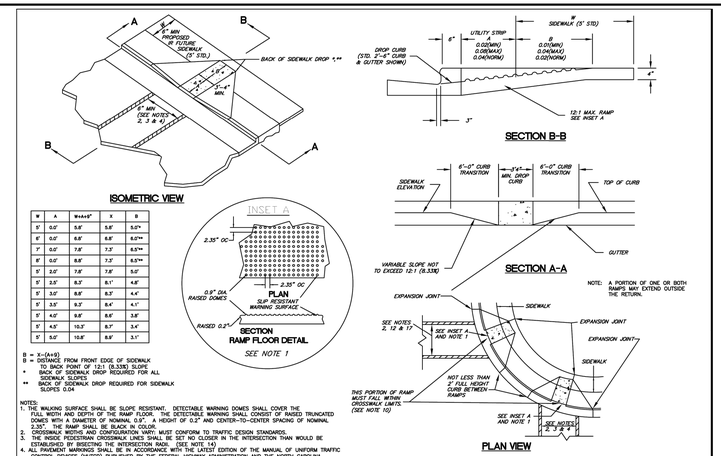
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS321**

DATE	REVISIONS
2/8/10	



W	A	W+4+9"	X	B
5'	0.0"	5.8"	5.8"	5.0"*
6'	0.0"	6.8"	6.8"	6.0"*
7'	0.0"	7.8"	7.3"	6.5"**
8'	0.0"	8.8"	7.3"	6.5"**
5'	2.0"	7.8"	7.8"	5.0"
5'	2.5"	8.3"	8.1"	4.8"
5'	3.0"	8.8"	8.3"	4.4"
5'	3.5"	9.3"	8.4"	4.1"
5'	4.0"	9.8"	8.6"	3.8"
5'	4.5"	10.3"	8.7"	3.4"
5'	5.0"	10.8"	8.9"	3.1"

B = X-(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK
* = 12:1 SLOPE FROM (5' TO 12:1 (8.33%) SLOPE
BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** = BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04

NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL CROSSWALK MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

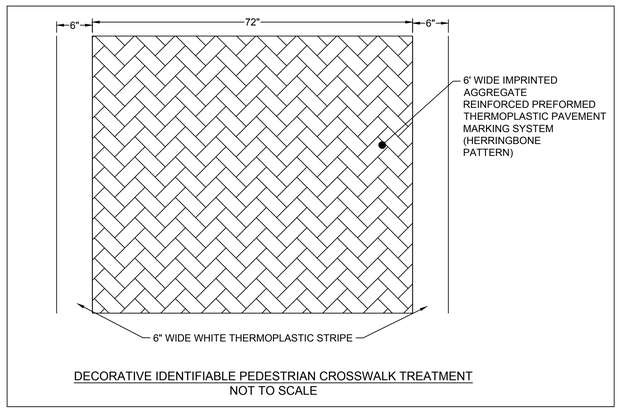
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

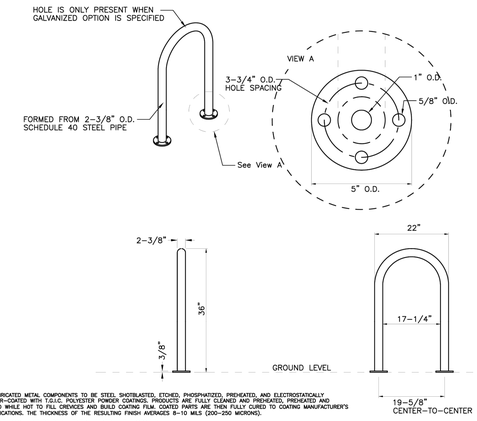
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS331**

DATE	REVISIONS
2/8/10	



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. LOCATE ANCHOR BOLTS AFTER THE BIKE RACK IS IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
5. BIKE RACK TO BE BLACK IN COLOR

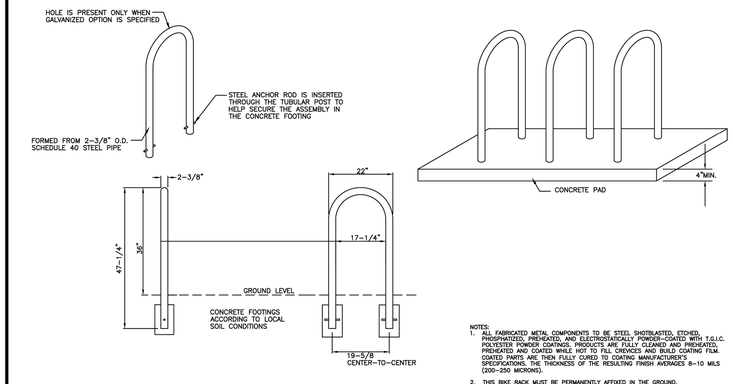
DRAWING NOT TO SCALE

STANDARD SURFACE MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS008**

DATE	REVISIONS
8/18/19	



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.
5. BIKE RACK TO BE BLACK IN COLOR

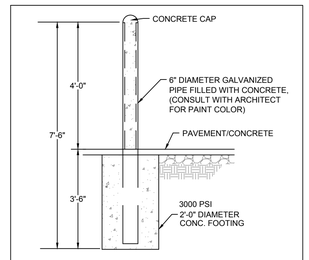
DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS007**

DATE	REVISIONS
8/27/18	



PIPE BOLLARD DETAIL

NO SCALE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041574 Bradley T. McLamb 08/18/2023

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DATE	REVISION DESCRIPTION
05/15/2023	REVISIONS PER TOWN COMMENTS
06/16/2023	REVISIONS PER TOWN COMMENTS
08/19/2023	REVISIONS PER TOWN COMMENTS

DATE: 03/03/2023
DRAWN BY: J. HAYES
DESIGNED BY: B. MCLAMB
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

JOB NO. 54318

SHEET NO. C6.1

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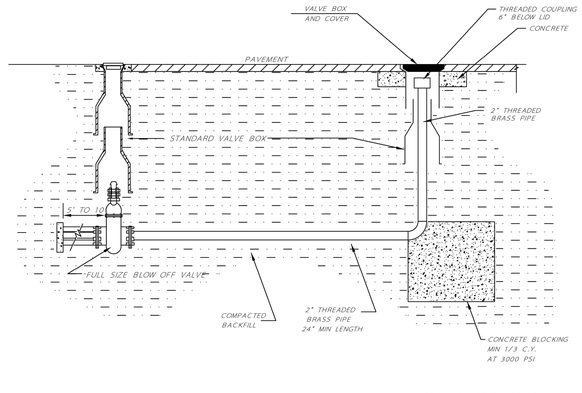


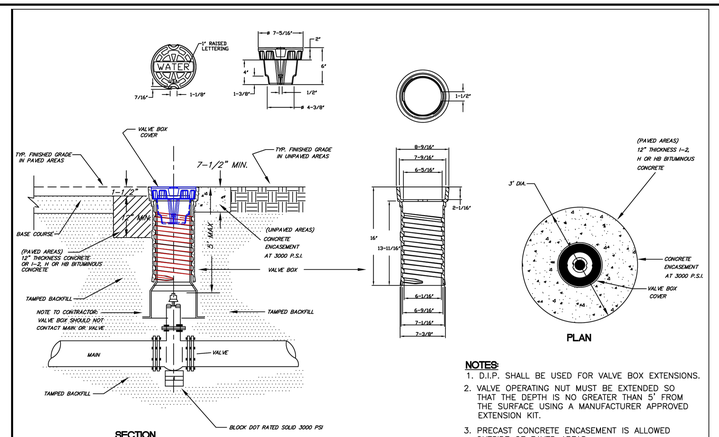
DRAWING NOT TO SCALE

TEMPORARY BLOW-OFF ASSEMBLY

STANDARD DETAIL NUMBER: HS605

DATE | REVISIONS
7/24/08 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

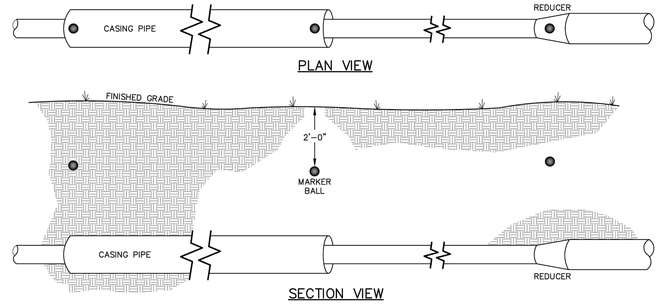
DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

STANDARD DETAIL NUMBER: HS601

DATE | REVISIONS
8/4/17 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



UTILITY MARKER BALL COLOR
BLUE – POTABLE WATER

= NON-PROGRAMMABLE MARKER BALL

NOTES:
1. MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
2. 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

STANDARD DETAIL NUMBER: HS633

DATE | REVISIONS
1/25/19 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

NOTES:

1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

STANDARD DETAIL NUMBER: HS622

DATE | REVISIONS
7/23/18 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

ROD REQUIREMENTS

BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:

1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

STANDARD VALVE RODDING

STANDARD DETAIL NUMBER: HS603

DATE | REVISIONS
1/24/08 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

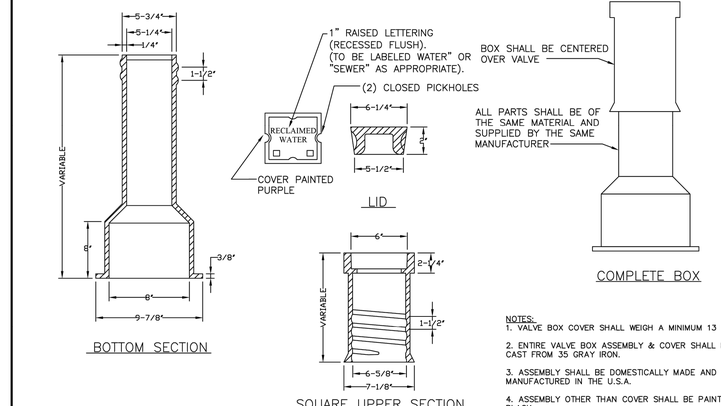
DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

STANDARD DETAIL NUMBER: HS628

DATE | REVISIONS
7/24/08 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:
1. VALVE BOX COVER SHALL WEIGH A MINIMUM 13 LBS.
2. ENTIRE VALVE BOX ASSEMBLY & COVER SHALL BE CAST FROM 35 GRAY IRON.
3. ASSEMBLY SHALL BE DOMESTICALLY MADE AND MANUFACTURED IN THE U.S.A.
4. ASSEMBLY OTHER THAN COVER SHALL BE PAINTED BLACK.
5. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD POTABLE WATER REQUIREMENTS.

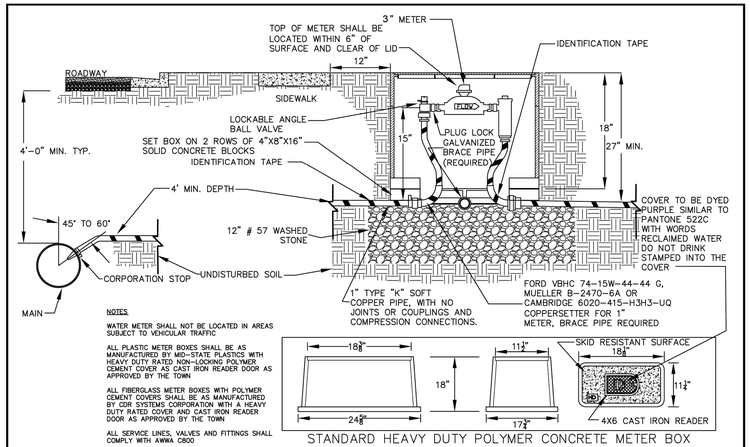
DRAWING NOT TO SCALE

STANDARD VALVE BOX (RECLAIMED WATER)

STANDARD DETAIL NUMBER: HS1109

DATE | REVISIONS
1/24/08 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES
WATER METER SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC

ALL PLASTIC METER BOXES SHALL BE AS MANUFACTURED BY MID-STATE PLASTICS WITH HEAVY DUTY RATED NON-LOCKING POLYMER CEMENT COVER AS CAST IRON READER DOOR AS APPROVED BY THE TOWN

ALL FIBERGLASS METER BOXES WITH POLYMER CEMENT COVERS SHALL BE AS MANUFACTURED BY CDR SYSTEMS CORPORATION WITH A HEAVY DUTY RATED COVER AND CAST IRON READER DOOR AS APPROVED BY THE TOWN

ALL SERVICE LINES, VALVES AND FITTINGS SHALL COMPLY WITH AWWA C800

PURPLE IDENTIFICATION TAPE MARKED: "CAUTION RECLAIM WATER DO NOT DRINK"

DRAWING NOT TO SCALE

STANDARD 1" WATER SERVICE + METER BOX INSTALLATION (FOR RELCAIMED WATER SERVICE)

STANDARD DETAIL NUMBER: HS1105

DATE | REVISIONS
8/4/17 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

RECLAIMED WATER NOTES

1. ALL RECLAIMED WATER VALVES, STORAGE FACILITIES, AND OUTLETS SHALL BE TAGGED OR LABELED TO WARN THE PUBLIC THAT THE WATER IS NOT INTENDED FOR DRINKING.
2. ALL RECLAIMED WATER PIPING AND APPURTENANCES SHALL BE EITHER COLORED PURPLE (PANTONE 522 OR EQUIVALENT) AND EMBOSSED OR INTEGRALLY STAMPED OR MARKED "CAUTION: RECLAIMED WATER - DO NOT DRINK" OR BE INSTALLED WITH A PURPLE (PANTONE 522 OR EQUIVALENT) IDENTIFICATION TAPE OR POLYETHYLENE VINYL WRAP. THE WARNING SHALL BE STAMPED ON OPPOSITE SIDES OF THE PIPE AND REPEATED EVERY THREE FEET OR LESS.
3. BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A PURPLE COLORED POLYETHYLENE MEMBRANE CONFORMING TO ANSI A21.5 AND INSTALLED IN ACCORDANCE WITH AWWA C105. THE POLYETHYLENE SHEETS SHALL BE 8 MILS THICK, MINIMUM, AND BE COLORED PURPLE (PANTONE 522 OR EQUIVALENT).
4. ALL PVC PIPE SUPPLIED FOR RECLAIMED WATER APPLICATIONS SHALL BE COLOR CODED PURPLE (PANTONE 522 OR EQUIVALENT) AS REQUIRED BY 15A NCAC 02U - RECLAIMED WATER UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF UTILITIES AND INFRASTRUCTURE.
5. IDENTIFICATION TAPE SHALL BE AT LEAST THREE INCHES WIDE AND HAVE WHITE OR BLACK LETTERING ON PURPLE (PANTONE 522 OR EQUIVALENT) FIELD STATING "CAUTION: RECLAIMED WATER - DO NOT DRINK". IDENTIFICATION TAPE SHALL BE INSTALLED ON TOP OF RECLAIMED WATER PIPELINES, FASTENED AT LEAST EVERY 10 FEET TO EACH PIPE LENGTH AND RUN CONTINUOUSLY THE ENTIRE LENGTH OF THE PIPE.
6. ALL RECLAIMED WATER VALVES AND OUTLETS SHALL BE OF A TYPE, OR SECURED IN A MANNER, THAT PERMITS OPERATION BY PERSONNEL AUTHORIZED BY THE ENTITY THAT OPERATES THE RECLAIMED WATER SYSTEM.
7. HOSE BIBS SHALL BE LOCATED IN LOCKED, BELOW GRADE VAULTS THAT SHALL BE LABELED AS BEING OF NON-POTABLE QUALITY. ALTERNATIVELY, OTHE LOCKING MECHANISMS SUCH AS HOSE BIBS THAT CAN ONLY BE OPERATED BY A TOOL MAY BE PLACED ABOVE GROUND AND LABELED AS NON-POTABLE WATER.
8. IRRIGATION SYSTEM PIPING SHALL BE INCLUDED IN THESE REQUIREMENTS.
9. RECLAIMED WATER DISTRIBUTION LINES SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM AND 18 INCHES BELOW ANY WATER LINE, IF PRACTICABLE. IF THESE SEPARATION DISTANCES CANNOT BE MET, THE PIPING AND INTEGRITY TESTING PROCEDURES SHALL MEET WATER MAIN STANDARDS IN ACCORDANCE WITH 15A NCAC 18C.
10. RECLAIMED WATER DISTRIBUTION LINES SHALL NOT BE LESS THAN 50 FEET FROM A WELL UNLESS THE PIPING AND INTEGRITY TESTING PROCEDURES MEET WATER MAIN STANDARDS IN ACCORDANCE WITH 15A NCAC 18C, BUT IN NO CASE SHALL THEY BE LESS THAN 25 FEET FROM A PRIVATE WELL.
11. RELCAIMED WATER DISTRIBUTION LINES SHALL MEET THE SEPARATION DISTANCES TO SEWER LINES IN ACCORDANCE WITH 15A NCAC 02T .0305.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 ENGINEER Brandon McLamb 08/18/2023

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/12/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/18/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 54318
SHEET NO. C6.2

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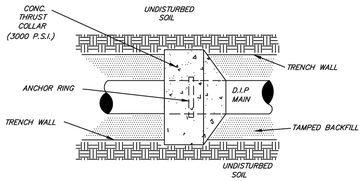
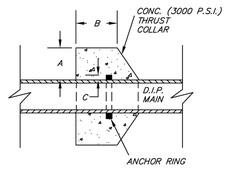


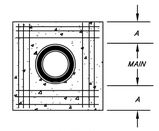
PLAN



SECTION

SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

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



REINFORCING

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

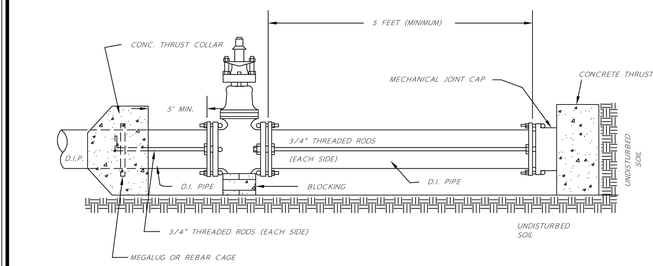
DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE	REVISIONS
7/24/09	



NOTES:
THIS DETAIL SHALL APPLY ONLY TO TEMPORARY CAPPING. PERMANENT DEAD END LINES TO BE IN ACCORDANCE WITH DETAIL HS29.

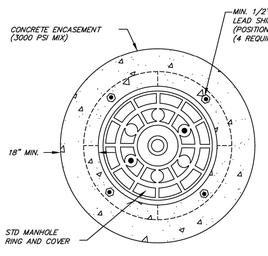
DRAWING NOT TO SCALE

STANDARD CAPPING DETAIL

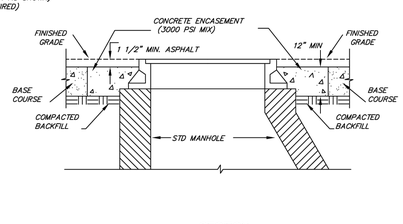
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS604

DATE	REVISIONS
7/24/09	



PLAN



SECTION

NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H2O LOADING NCDOT NO 840.54.

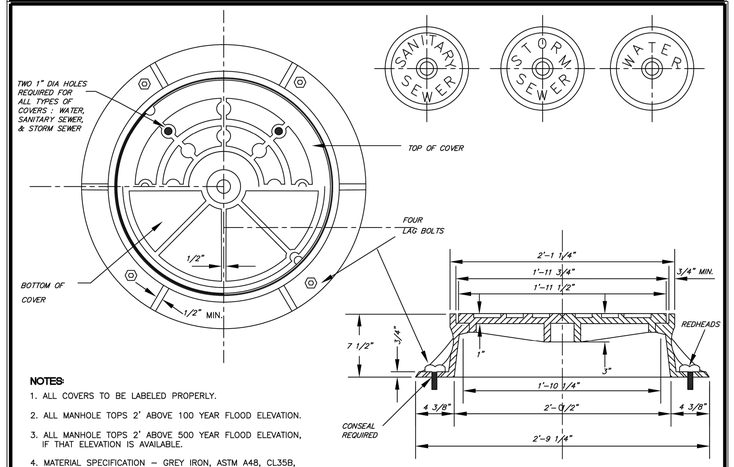
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS710

DATE	REVISIONS
7/24/09	



NOTES:
1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

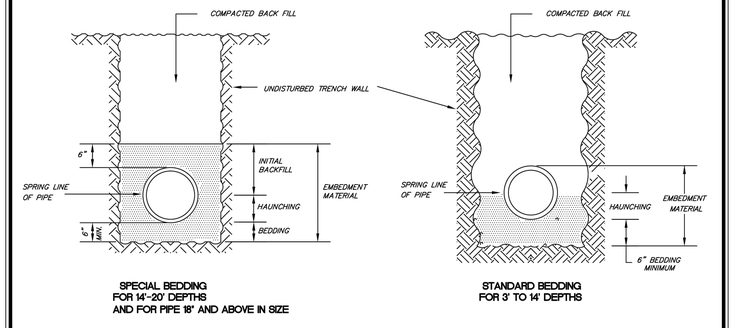
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS711

DATE	REVISIONS
7/24/09	



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:
1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

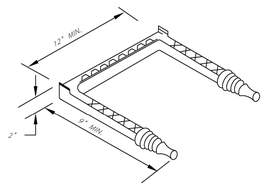
STANDARD DETAIL NUMBER: HS703

DATE	REVISIONS
7/24/09	



SECTION

NOTES:
1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.



ENCAPSULATED STEEL STEP

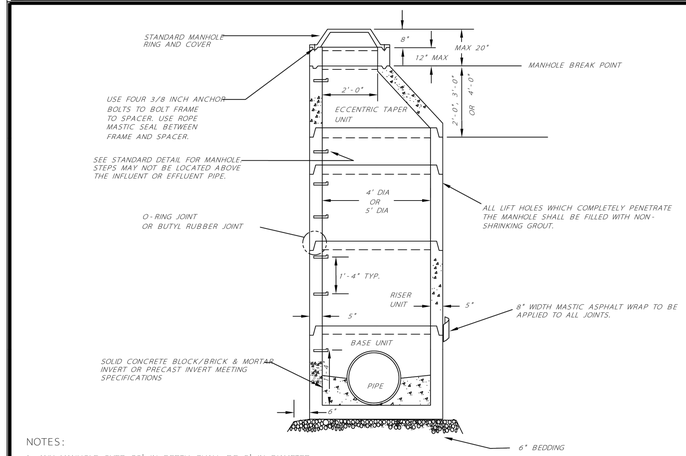
DRAWING NOT TO SCALE

MANHOLE STEPS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS709

DATE	REVISIONS
7/24/09	



NOTES:
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

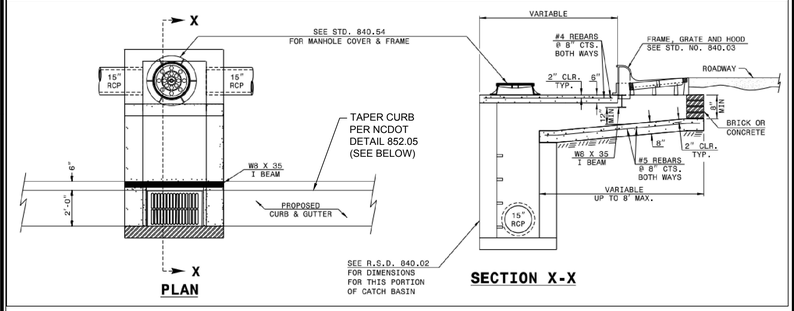
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS706

DATE	REVISIONS
7/24/09	



NOTES:
MORTAR JOINTS ½" TO ¼" THICK.
USE CLASS "B" CONCRETE THROUGHOUT.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
USE BRICK OR CONCRETE BLOCK WHICH COMPLIES WITH THE REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66

PROPOSED OFFSET CATCH BASIN
NO SCALE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 Bradley B. McLamb 08/18/2023

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REVISIONS PER TOWN COMMENTS	08/18/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 54318
SHEET NO. C6.3

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO.	SHEET NO.
54318	L 1.0

SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
AS SHOWN	K. BARNES	S. FANTAYE	S. FANTAYE	03/03/2023

DATE	REVISION DESCRIPTION
05/12/2023	REVISIONS PER TOWN COMMENTS
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08/18/2023	REVISIONS PER TOWN COMMENTS
09/15/2023	REVISIONS PER TOWN COMMENTS

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    - (2) 11" DBH

Sample Plot 3 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Black Tupelo (*Nyssa sylvatica*) Seedlings
- (Numerous) Highbush Vaccinium (*Vaccinium corymbosum*)
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Northern Red Oak (*Quercus rubra*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Winged Elm (*Ulmas rubra*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (4) Loblolly Pine (*Pinus taeda*):
        - (1) 8" DBH
        - (1) 12" DBH
        - (1) 16" DBH
        - (1) 17" DBH
    - (3) Red Maple (*Acer rubrum*):
        - (2) 4" DBH
        - (1) 5" DBH
    - (3) White Oak (*Quercus alba*):
        - (1) 8" DBH
        - (1) 11" DBH
        - (1) 13" DBH
    - (2) Sweetgum (*Liquidambar styraciflua*):
        - (1) 5" DBH
        - (1) 8" DBH
    - (1) Tulip-poplar (*Liriodendron tulipifera*):
        - (1) 15" DBH
    - (1) Pignut Hickory (*Carya glabra*):
        - (1) 5" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 3" DBH

Sample Plot 4 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) White Oak (*Quercus alba*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Black Tupelo (*Nyssa sylvatica*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered Wild Grape (*Vitis rotundifolia*) Vines
    - (6) Sweetgum (*Liquidambar styraciflua*):
        - (2) 3" DBH

- Scattered Mockernut Hickory Seedlings
- Scattered Black Tupelo (*Nyssa sylvatica*) Seedlings
- (Numerous) Lowbush Vaccinium (*Vaccinium angustifolium*)
- (Numerous) Greenbrier (*Smilax rotundifolia*) Vines
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (5) Sweetgum (*Liquidambar styraciflua*):
        - (1) 3" DBH
        - (3) 4" DBH
        - (1) 7" DBH
    - (2) Loblolly Pine (*Pinus taeda*):
        - (1) 11" DBH
        - (1) 18" DBH
    - (2) Sourwood (*Oxydendrum arboreum*):
        - (2) 4" DBH
    - (1) Red Maple (*Acer rubrum*):
        - (1) 12" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 4" DBH

Sample Plot 7 Vegetation

- Scattered Grasses/Sedges/Ferns/Other Herbs
- Scattered Poison Ivy (*Toxicodendron radicans*) Vines
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
    - (9) Loblolly Pine (*Pinus taeda*):
        - (1) 7" DBH
        - (1) 8" DBH
        - (1) 9" DBH
        - (1) 10" DBH
        - (2) 11" DBH
        - (2) 12" DBH
        - (1) 14" DBH

Sample Plot 8 Vegetation

- Scattered Grasses/Other Herbs
- Scattered Black Cherry (*Prunus serotina*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
    - (11) Loblolly Pine (*Pinus taeda*):
        - (1) 3" DBH
        - (2) 4" DBH
        - (2) 5" DBH
        - (3) 6" DBH
        - (1) 7" DBH

Goodwin Tree Survey Sample Areas:

Sample Plot 1 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered White Oak (*Quercus alba*) Seedlings
- Scattered Willow Oak (*Quercus phellos*) Seedlings
- Scattered Water Oak (*Quercus nigra*) Seedlings
- Scattered Highbush Vaccinium (*Vaccinium corymbosum*)
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
- Scattered Greenbrier (*Smilax rotundifolia*) Vines
- Scattered Yellow Jessamine (*Gelsemium sempervirens*) Vines
    - (25) Sweetgum (*Liquidambar styraciflua*):
        - (8) 3" DBH
        - (9) 4" DBH
        - (3) 5" DBH
        - (3) 6" DBH
        - (2) 7" DBH
    - (3) Water Oak (*Quercus nigra*):
        - (1) 3" DBH
        - (1) 4" DBH
        - (1) 5" DBH
    - (3) White Oak (*Quercus alba*):
        - (1) 3" DBH
        - (2) 4" DBH
    - (2) Blackjack Oak (*Quercus marilandica*):
        - (2) 3" DBH
    - (2) Willow Oak (*Quercus phellos*):
        - (2) 3" DBH
    - (1) Loblolly Pine (*Pinus taeda*):
        - (1) 4" DBH

Sample Plot 2 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
    - (11) Loblolly Pine (*Pinus taeda*):
        - (2) 3" DBH
        - (1) 6" DBH
        - (1) 9" DBH
        - (5) 10" DBH
        - (1) 8" DBH
        - (1) 10" DBH
    - (1) Sweetgum (*Liquidambar styraciflua*):
        - (1) 4" DBH

Sample Plot 9 Vegetation

- Scattered Grasses/Other Herbs
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (9) Loblolly Pine (*Pinus taeda*):
        - (2) 7" DBH
        - (1) 8" DBH
        - (4) 9" DBH
        - (2) 10" DBH

Sample Plot 10 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
- (Numerous) Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Lowbush Vaccinium (*Vaccinium angustifolium*)
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Loblolly Pine (*Pinus taeda*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (3) Loblolly Pine (*Pinus taeda*):
        - (1) 4" DBH
        - (1) 12" DBH
        - (1) 15" DBH
    - (2) Sweetgum (*Liquidambar styraciflua*):
        - (1) 4" DBH
        - (1) 12" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 6" DBH

        - (2) 4" DBH
        - (1) 5" DBH
        - (1) 11" DBH
    - (3) Sourwood (*Oxydendrum arboreum*):
        - (3) 3" DBH
    - (1) White Oak (*Quercus alba*):
        - (1) 15" DBH
    - (1) Mockernut Hickory (*Carya tomentosa*):
        - (1) 6" DBH
    - (1) Red Maple (*Acer rubrum*):
        - (1) 5" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 6" DBH

Sample Plot 5

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Willow Oak (*Quercus phellos*) Seedlings
- (Numerous) Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered White Oak (*Quercus alba*) Seedlings
- (Numerous) Lowbush Vaccinium (*Vaccinium angustifolium*)
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (2) White Oak (*Quercus alba*):
        - (1) 3" DBH
        - (1) 11" DBH
    - (2) Red Maple (*Acer rubrum*):
        - (1) 3" DBH
        - (1) 12" DBH
    - (2) Sourwood (*Oxydendrum arboreum*):
        - (1) 4" DBH
        - (1) 6" DBH
    - (1) Mockernut Hickory (*Carya tomentosa*):
        - (1) 10" DBH
    - (1) Blackjack Oak (*Quercus marilandica*):
        - (1) 4" DBH

Sample Plot 6 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
- (Numerous) White Oak (*Quercus alba*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WILLIAM BLAKE HALL

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08/15/2023	REVISIONS PER TOWN COMMENTS
09/15/2023	REVISIONS PER TOWN COMMENTS

DATE *03/03/2023*
DRAWN BY *S. FANTAYE*
DESIGNED BY *S. FANTAYE*
CHECKED BY *K. BARNES*
SCALE *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
TREE PRESERVATION SAMPLE AREAS

JOB NO. *54318*
SHEET NO. L 1.1

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No. 1489
WALTON BLAKE HALL
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REVISIONS PER TOWN COMMENTS	09/15/2023

DATE
03/03/2023

DRAWN BY
S. FANTAYE

DESIGNED BY
S. FANTAYE

CHECKED BY
K. BARNES

SCALE
AS SHOWN

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO.
54318

SHEET NO.
L 2.0

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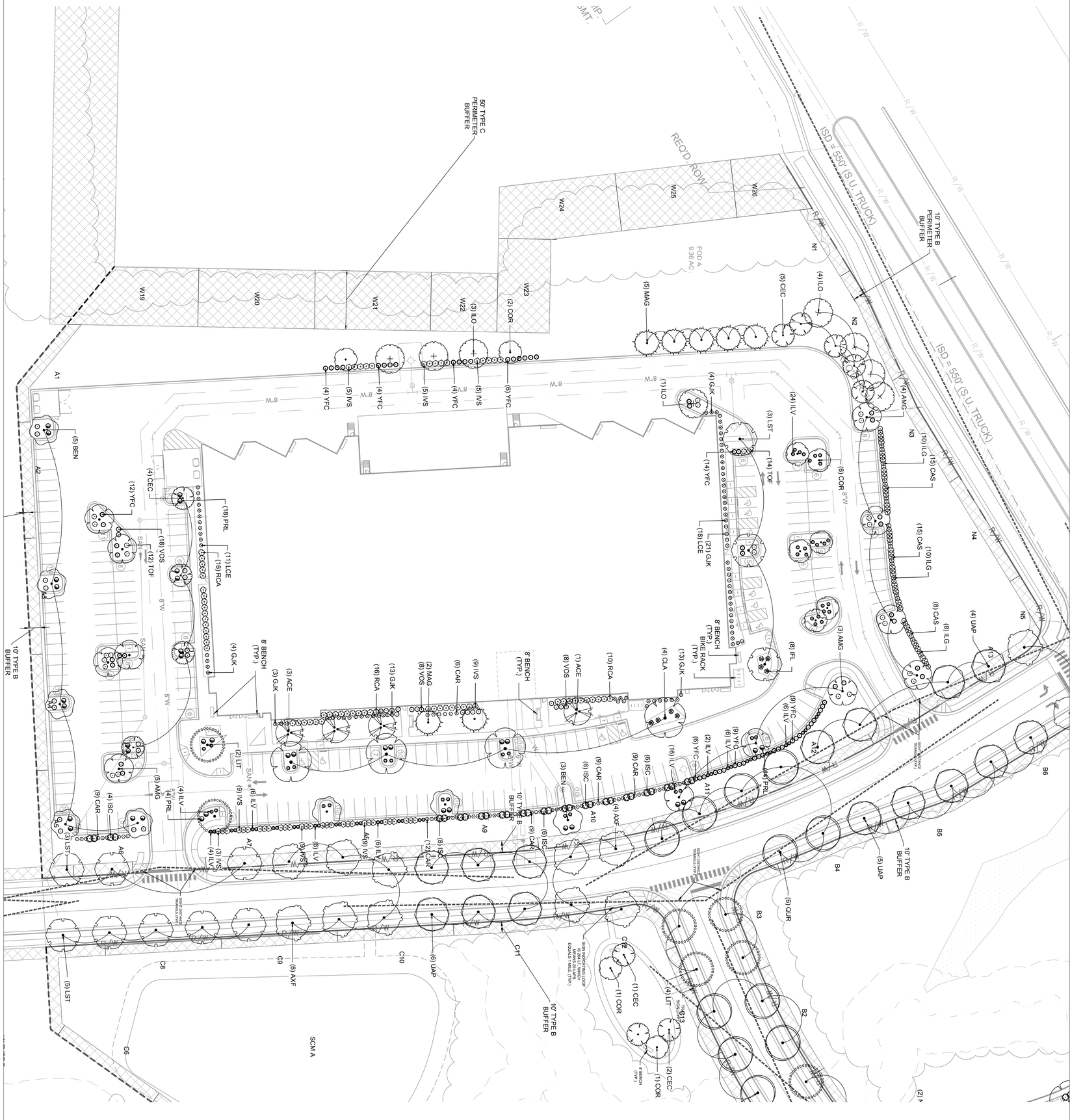

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.	54318
SHEET NO.	L 2.1
SCALE	AS SHOWN
CHECKED BY	K. BARNES
DESIGNED BY	S. FANTAYE
DRAWN BY	S. FANTAYE
DATE	03/03/2023

DATE	REVISION DESCRIPTION
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SCALE 1"=40'

NAD 83

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WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
54318	L 2.2	AS SHOWN	K. BARNES	S. FANTAYE	S. FANTAYE	03/03/2023

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OPEN, ACTIVE, AND FLEXIBLE SPACE EXHIBIT

PHASE I SITE AREA - 25.8 ACRES

PHASE I OPEN SPACE - TREE PRESERVATION (GREEN) 7 ACRES + 0.4 ACRES ACTIVE AREA (RED) = 7.4 ACRES

PHASE I OPEN SPACE - ACTIVE, FLEXIBLE (RED) - 0.4 ACRES

TOTAL OPEN SPACE = 7 / 25.8 = 27.1 %

APPROXIMATE OPEN SPACE (ALL PHASES)

FUTURE BUILD OUT: 27.46 / 76.3 = 35.4%

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WAYNE BLACKWELL

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REVISIONS PER TOWN COMMENTS	08/15/2023
REVISIONS PER TOWN COMMENTS	09/15/2023

DATE: 03/03/2023
DRAWN BY: S. FANTAYE
DESIGNED BY: S. FANTAYE
CHECKED BY: K. BARNES
SCALE: AS SHOWN

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OPEN SPACE EXHIBIT

JOB NO. 54318
SHEET NO. L 2.3

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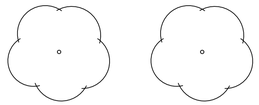
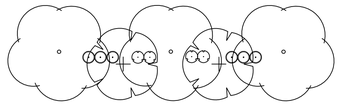


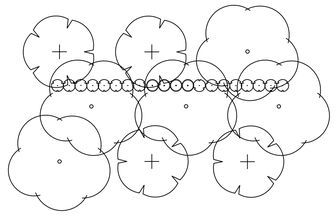
STREET TREES - THOROUGHFARE

- INSTALL @ 2.5" CALIPER
- SPACING OF TREES 40' MIN. - 60' MAX



TYPE "B" PERIMETER BUFFER (10' WIDE)

- 40% OPACITY
- (2) DECIDUOUS TREES PER 100 LF
- (1) EVERGREEN TREES PER 100 LF
- (10) SHRUBS PER 100 LF
- 40% EVERGREEN
- 4' HEIGHT OF BUFFER
- EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY



TYPE "C" PERIMETER BUFFER (50' WIDE)

- 80% OPACITY
- (1) DECIDUOUS TREES PER 100 LF
- (4) EVERGREEN TREES PER 100 LF
- (20) SHRUBS PER 100 LF
- 80% EVERGREEN
- 8' HEIGHT OF BUFFER
- EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY

PERIMETER YARD LANDSCAPING TABLE

INCREMENT	LANDSCAPE MATERIAL/100'	TYPE	WIDTH	NOTES
A1-5	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
A6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 50'
A7	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 85'
A8-12	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
A13	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO94'
B1-6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
B7	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 18'
C1-14	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	
N1	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 67'
N2-4	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
N5	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 62'
N6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 50'
N7-9	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
N10	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 82'
N11	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 75'
N12-14	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
E1-10	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
E11	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 70'
W19-21	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
W22	1 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 6 SHRUBS	TYPE C	50'	PRO-RATED TO 52'
W23	2 LARGE DECIDUOUS TREES 3 EVERGREEN TREE 16 SHRUBS	TYPE C	50'	PRO-RATED TO 80.5'
W24-25	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
W26	1 LARGE DECIDUOUS TREES 2 EVERGREEN TREE 9 SHRUBS	TYPE C	50'	PRO-RATED TO 56'

** EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY*

PLANT SCHEDULE

EVERGREEN OVERSTORY TREES
CEDRUS DEODARA / DEODAR CEDAR
CUPRESSUS ARIZONICA / ARIZONA CYPRESS
ILEX OPACA / AMERICANI HOLLY
JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA

DECIDUOUS OVERSTORY TREES-BUFFERS
ACER RUBRUM 'RED SUNSET' / RED MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LIRIODENDRON TULIPIFERA / TULIP POPLAR
NYSSA SYLVATICA / BLACK GUM
QUERCUS ALBA / WHITE OAK
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS NIGRA / WATER OAK
QUERCUS RUBRA / RED OAK
QUERCUS SHUMARDII / SHUMARD OAK

STREET TREES
ACER X FREEMANII / FREEMAN MAPLE
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
NYSSA SYLVATICA / BLACK GUM
QUERCUS ALBA / WHITE OAK
QUERCUS NUTTALLII / NUTTALL OAK
QUERCUS RUBRA / RED OAK
QUERCUS SHUMARDII / SHUMARD OAK

EVERGREEN SHRUBS
ILEX GLABRA / INKBERRY HOLLY
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE
RHODODENDRON CATAWBIENSE / CATAWBA RHODODENDRON
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' / MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM

DECIDUOUS SHRUBS
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
CALYCANTHUS FLORIDUS / SWEETSHRUB
CEANOTHUS AMERICANUS / NEW JERSEY TEA
CLETHRA ALNIFOLIA / SUMMERSWEET
VIBURNUM NUDUM 'WINTERTHUR' / WINTERTHUR VIBURNUM

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WILLIAM BLAKE HALL

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS

DATE
05/12/2023
06/16/2023
08/18/2023
09/15/2023

DATE
03/03/2023

DRAWN BY
S. FANTAYE

DESIGNED BY
S. FANTAYE

CHECKED BY
K. BARNES

SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
PERIMETER BUFFER PLAN

JOB NO.
54318

SHEET NO.
L 2.4

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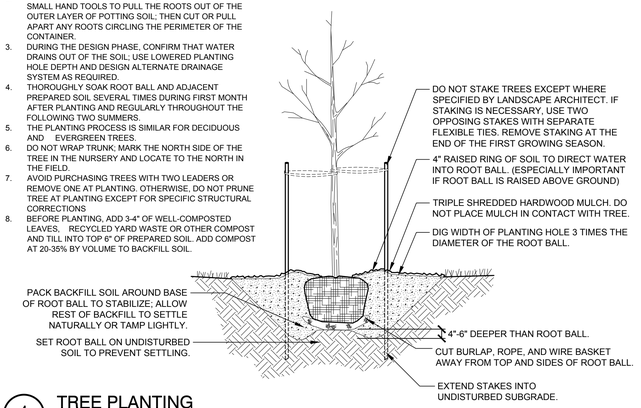
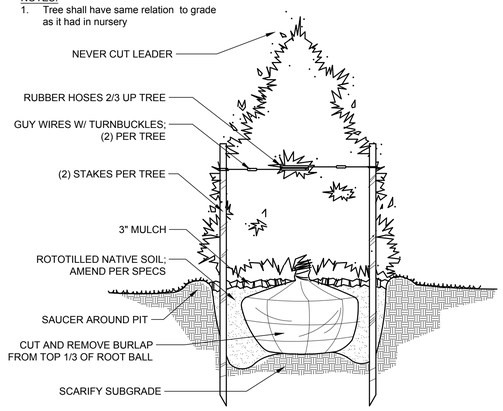
NOTES:
1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15CM) OVER THE ENTIRE AREA.
2. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. DO NOT WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS
8. BEFORE PLANTING, ADD 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.

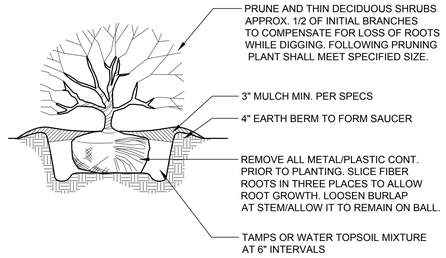


1 TREE PLANTING
NTS

NOTES:
1. Tree shall have same relation to grade as it had in nursery

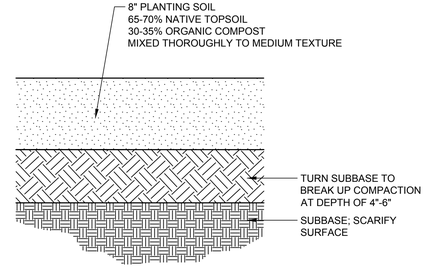


2 EVERGREEN PLANTING
NTS



NOTES:
1. SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
2. WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL
3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COM-PACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
4. FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

3 SHRUB PLANTING
NTS



NOTES:
1. All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil: ph range of 6.0 to 7.0, min. 6% organic matter.
2. Compost: well-composted, stable, weed-free organic matter, ph range of 5.5 to 8.
3. Submit soil sample for analysis ... provide amendments per recommendations.
4. Remove any debris, rocks, or clumps 2" or larger.
5. Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

4 PLANTING SOIL PROFILE
NTS

PLANT SCHEDULE							%
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
ACE	9	ACER FLORIDANUM	SOUTHERN SUGAR MAPLE	2.5" CAL.	B&B OR CONTAINER	NATIVE	5.5
AXF	12	ACER X FREEMANII	FREEMAN MAPLE	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
AMG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
BEN	12	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
CEC	12	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
CLA	15	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2.5" CAL.	B&B OR CONTAINER	NATIVE	9.1
COR	12	CORNUS FLORIDA `RUBRA`	RED FLOWERING DOGWOOD	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
ILO	11	ILEX OPACA	AMERICAN HOLLY	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
LST	11	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
LIT	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
MAG	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.1
NYS	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.1
QUR	13	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.9
UAP	15	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM	2.5" CAL.	B&B OR CONTAINER	NATIVE	9.1
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
CFL	56	CALYCANTHUS FLORIDUS	SWEETSHRUB	15" HT	CONTAINER	NATIVE	5.6
CAS	60	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT./SPRD.	CONTAINER		6.0
CAR	85	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24" HT.	CONTAINER	NATIVE	8.4
GJK	80	GARDENIA JASMINOIDES 'KLEIM'S HARDY'	KLEIM'S HARDY GARDENIA	24" HT.	CONTAINER		7.9
ILG	73	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	NATIVE	7.2
IVS	84	ILEX VOMITORIA `SCHILLINGS`	SCHILLINGS YAUPON HOLLY	24" HT.	CONTAINER	NATIVE	8.3
IFL	62	ILLICIUM FLORIDANUM	FLORIDA ANISE	24" HT./SPRD.	CONTAINER	NATIVE	6.2
ISC	48	ILLICIUM SCORPIO	SCORPIO™ ANISE	15" HT	CONTAINER	NATIVE	4.8
ILV	80	ITEA VIRGINICA 'LITTLE HENRY"	LITTLE HENRY® VIRGINIA SWEETSPIRE	15" HT	CONTAINER	NATIVE	7.9
LCE	62	LOROPETALUM CHINENSE `EMERALD SNOW`	EMERALD SNOW LOROPETALUM	24" HT	CONTAINER		6.2
PRL	56	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN ENGLISH LAUREL	15" HT	CONTAINER		5.6
RCA	60	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	24" HT./SPRD.	CONTAINER	NATIVE	6.0
TOF	58	THUJA OCCIDENTALIS 'FIRE CHIEF™'	FIRE CHIEF™ ARBORVITAE	15" HT	CONTAINER	NATIVE	5.8
VOS	63	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT"	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER	NATIVE	6.3
YFC	81	YUCCA FILAMENTOSA `COLOR GUARD`	COLOR GUARD ADAM`S NEEDLE	24" HT./SPRD.	CONTAINER	NATIVE	8.0

NOTE: 100% OF LARGE AND MEDIUM TREES AND 75% SHRUBS USED ARE NATIVE.

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI.Z60.
2. CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
3. LANDSCAPE ARCHITECT TO APPROVE PLANT LOCATION IN FIELD.
4. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER.
5. PREPARE PLANTS PER SPECIFICATIONS.
6. INSTALL PLANTS WITH 3" OF TRIPLE-SHREDDED HARDWOOD MULCH.
7. ALL DISTURBED AREAS NOT NOTED FOR PLANTS OR PAVING TO BE STABILIZED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND SHALL BE PERMANENTLY SEEDED WITH BERMUDA SEED TURF GRASS.
8. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION PER SPECIFICATIONS.
9. CONTRACTOR TO MAINTAIN PLANT MATERIAL PER SPECIFICATIONS.
10. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
11. ANY EXISTING VEGETATION, NOT INVOLVED IN NEW CONSTRUCTION, SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING.
12. CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

FOUNDATION PLANTINGS: (TABLE 5.3.4-A)

POD A
BUILDING FACADE LINEAR FEET 780
REQUIRED FOUNDATION PLANTING
1 LARGE SHRUBS PER 5 LF
156 REQUIRED / 160 PROVIDED

POD C
BUILDING FACADE LINEAR FEET 750
REQUIRED FOUNDATION PLANTING
1 LARGE SHRUBS PER 5 LF
150 REQUIRED / 155 PROVIDED

TREES DISPERSED THROUGHOUT THE SITE AND OPEN SPACE AREAS.

NOTE:
ANY BUFFER AREA NOT MEETING THE REQUIRED LANDSCAPING UPON INSPECTION WILL BE SUPPLEMENTED TO MEET THE BUFFER REQUIREMENTS.

STREET TREES: (5.3.5)
SPACING OF TREES SHALL BE A MINIMUM OF 40 FEET FROM CENTER OF TRUNK; MAXIMUM 60 FEET FROM CENTER OF TRUNK

STREET TREES PROVIDED 40' O.C

INTERIOR PARKING:
1 ISLAND / 10 PARKING SPACES
1 TREE & 4 SHRUBS / ISLAND

PARKING LOT SCREENING:
SHRUBS (24" MIN HT.), 3' O.C.

MECHANICAL YARD SCREENING:
SHRUBS (36" MIN HT.), 3' O.C.



FOUNDATION PLANTINGS LANDSCAPE AREA

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 BLAKE ALL

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/12/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/07/2023
REVISIONS PER TOWN COMMENTS	09/15/2023

DATE 03/03/2023
DRAWN BY S. FANTAYE
DESIGNED BY S. FANTAYE
CHECKED BY K. BARNES
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

JOB NO. 54318
SHEET NO. L 2.5

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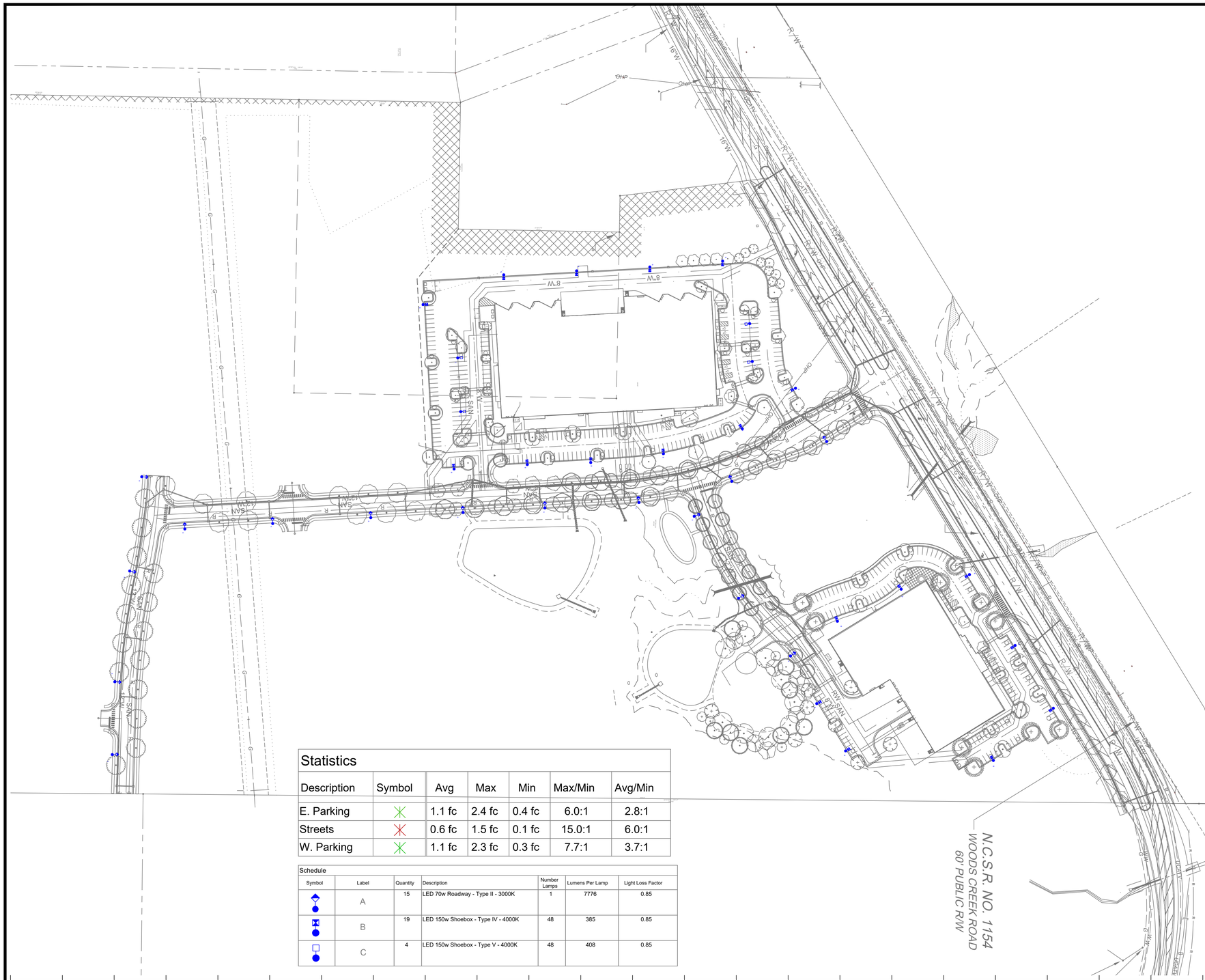

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E. Parking		1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1
Streets		0.6 fc	1.5 fc	0.1 fc	15.0:1	6.0:1
W. Parking		1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	15	LED 70w Roadway - Type II - 3000K	1	7776	0.85
	B	19	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	C	4	LED 150w Shoebox - Type V - 4000K	48	408	0.85

Outdoor Lighting



MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 30'
Color	Gray | Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 – 8,170
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0G2 (50w)
B2U0G2 (70w)
Type III = B1U0G1
Type V = B3UG061 (50w only)
Color temperature: 3,000K



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

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Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED (white)
Wattage: 150 | 220 | 420 | 530 watts
Light pattern: IES Type V | Type IV (forward throw) | Type III
IESNA cutoff classification: Full-cutoff
BUG rating: 150W Type III = B2U0G3 / Type IV = B3UG4 / Type V = B5UG3
220W Type III = B2UG4 / Type IV = B3UG4 / Type V = B4UG3
420W Type IV = B3UG5 / Type V = B5UG5
530W Type IV = B3UG5 / Type V = B5UG5
Color temperature: 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
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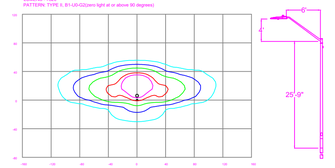
ISOFOOTCANDLE CURVES

FIXTURE: LED 70W ROADWAY
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS : 7633
PATTERN: TYPE II, B1-U0-G2(zero light at or above 90 degrees)

ASSY#:LFX-R1N-LED-70-GRAY-4-3000K_____-P
POLE ASSY#:LPOLE-OB-FG-30FT-GRAY(____-P (GRAY)

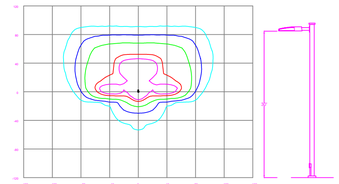


LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ISOFOOTCANDLE CURVES

FIXTURE: LED150, EATON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS : 19456
PATTERN: TYPE IV B3-U0-G4 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR METAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85

ASSY#:LFX-SBK-LED-150-BLK-IV-MULTV(____-P
POLE ASSY#:LPOLE-AB-STL-30FT-BLK-SQ-____-P (BLACK)
BRACKET ASSY#:LBKT-SIDE-72IN-BLK-UNV-STL(____-P (BLACK)

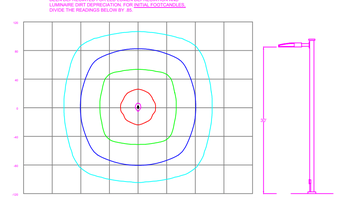


LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ISOFOOTCANDLE CURVES

FIXTURE: LED150, EATON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS : 19456
PATTERN: TYPE V B5-U0-G5 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR METAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85

ASSY#:LFX-SBK-LED-150-BLK-V-MULTV(____-P
POLE ASSY#:LPOLE-AB-STL-30FT-BLK-SQ-____-P (BLACK)
BRACKET ASSY#:LBKT-SIDE-72IN-BLK-UNV-STL(____-P (BLACK)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

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.

DUKE ENERGY® PROGRESS

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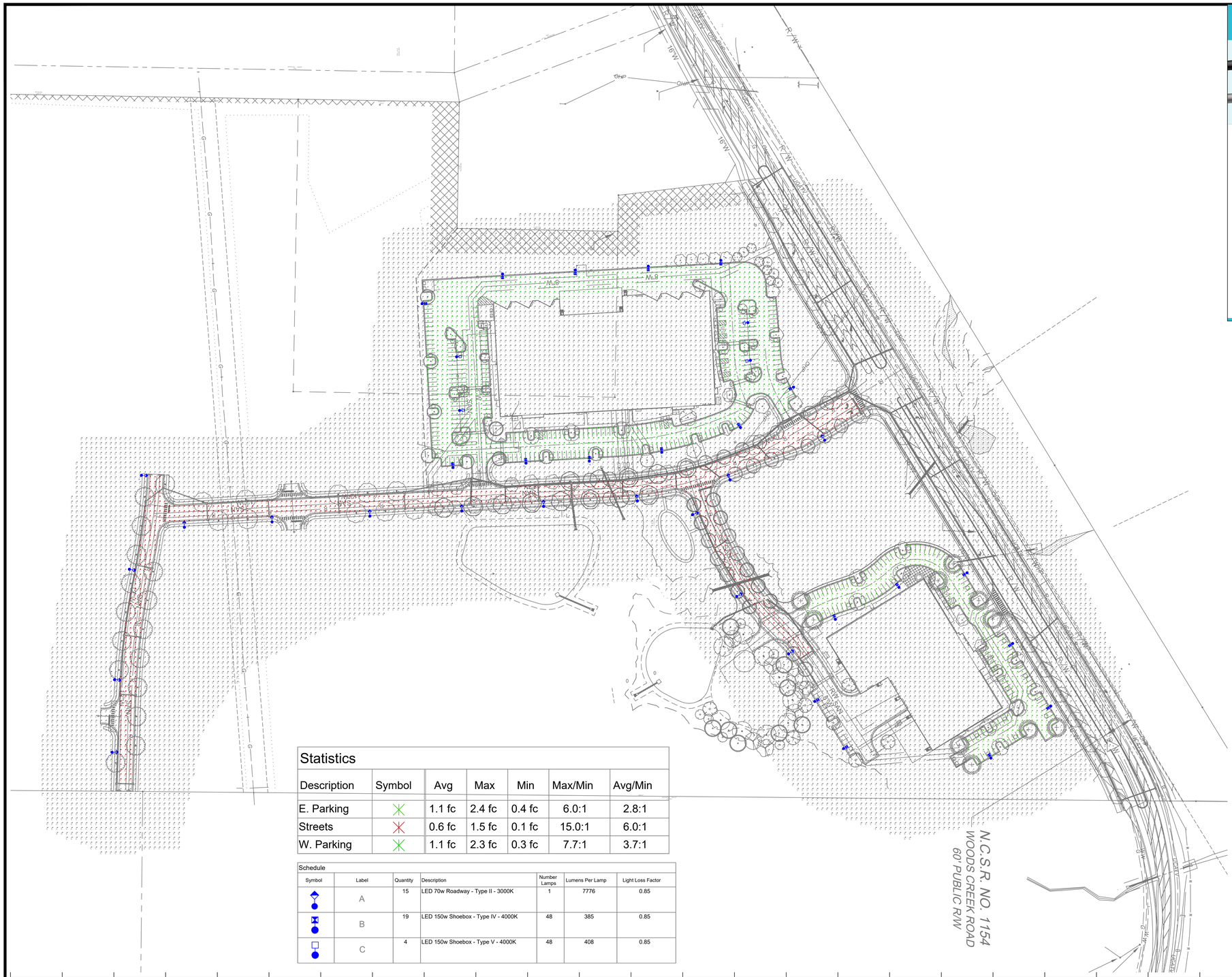
GOODWIN
Holly Springs, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 100'
Date 05/31/2023 Size Drawing size "D"
Description LED Roadway & Shoebox
Drawing No. 23-0224A Sht. 1 OF 1


N.C.S.R. NO. 1154
WOODS CREEK ROAD
60' PUBLIC R/W
16'W
DHP
R / W
CONC. CURB & GUTTER
SIDEWALK
No.9
No.8
No.7
No.6
No.5
No.4
No.3
No.2
No.1
No.10
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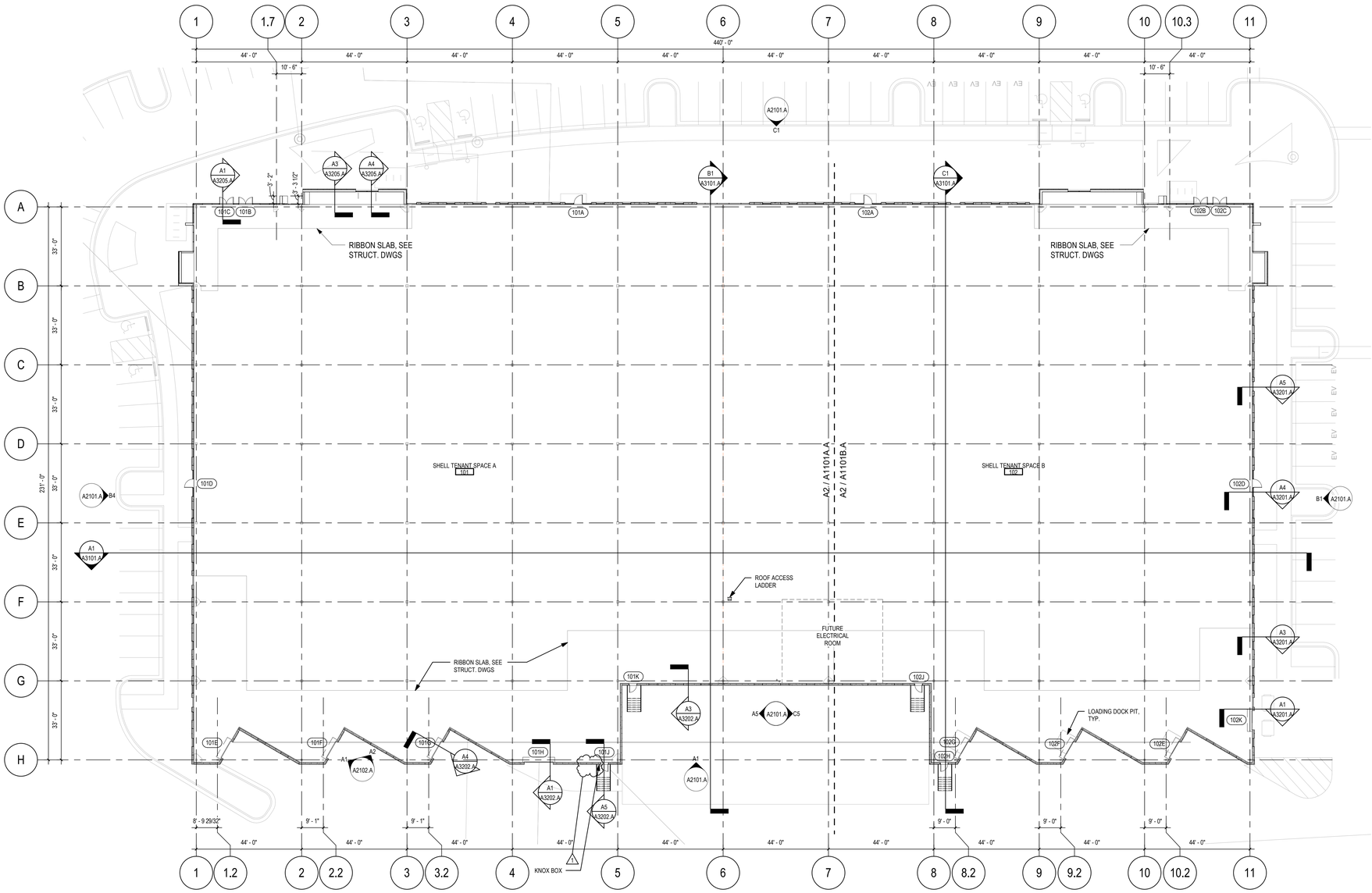
No.46
No.47
No.48
No.49

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF PARTITION AS INDICATED, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED PLANS (TOILET, STAIRS, ELEVATORS, ETC) FOR DIMENSIONS IN THOSE AREA.
3. PROVIDE FIRE SEALANT / SAFING AT JOINTS BETWEEN RATED WALLS AND STRUCTURE AND AT PENETRATIONS OF RATED WALL, FLOORS, AND ROOF ASSEMBLIES. PROVIDE SMOKE & ACCOUSTIC BARRIER AT TOP OF ALL NON-RATED CMU WALLS THAT EXTEND TO STRUCTURE.
4. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. SLOPE CERAMIC AND ALL MUD SET TILE FLOORS TO DRAINS.
5. "FEC" DENOTES FIRE EXTINGUISHER CABINET AND EXTINGUISHER
"FE" DENOTES FIRE EXTINGUISHER AND BRACKET.
6. M.O. INDICATES MASONRY OPENINGS AS NOMINAL DIMENSIONS
7. PROVIDE THE FOLLOWING STENCILED WORDING ABOVE CEILING "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS AT SMOKESTOP PARTITION AND FIRE RATED WALLS." ALSO STENCIL EXACTLY WHAT TYPE OF RATING EACH WALL IS. FOR EXAMPLE: "1-HOUR FIRE BARRIER, 2-HOUR FIRE BARRIER, SMOKE PARITION, ETC."
8. "OFCI" DENOTES OWNER FURNISHED, CONTRACTOR INSTALLED.
"OFOI" DENOTES OWNER FURNISHED, OWNER INSTALLED.
"CFCI" DENOTES CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

FLOOR PLAN LEGEND

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- INDICATES SMOKE PARTITION
- INDICATES CAST CONCRETE
- INDICATES CONCRETE MASONRY UNITS
- INDICATES BRICK MASONRY
- INDICATES STEEL STUD FRAMED PARTITIONS
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS FLUSH MOUNTED TO WALL
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS SEMI-RECESSED INTO WALL
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS FULLY-RECESSED INTO WALL
- FE — INDICATES FIRE EXTINGUISHER MOUNTED TO WALL



A3 / A1101.A **FIRST FLOOR OVERALLL PLAN**
1" = 20'-0"

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www.obrienatkins.com

NOT FOR CONSTRUCTION

08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1.	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

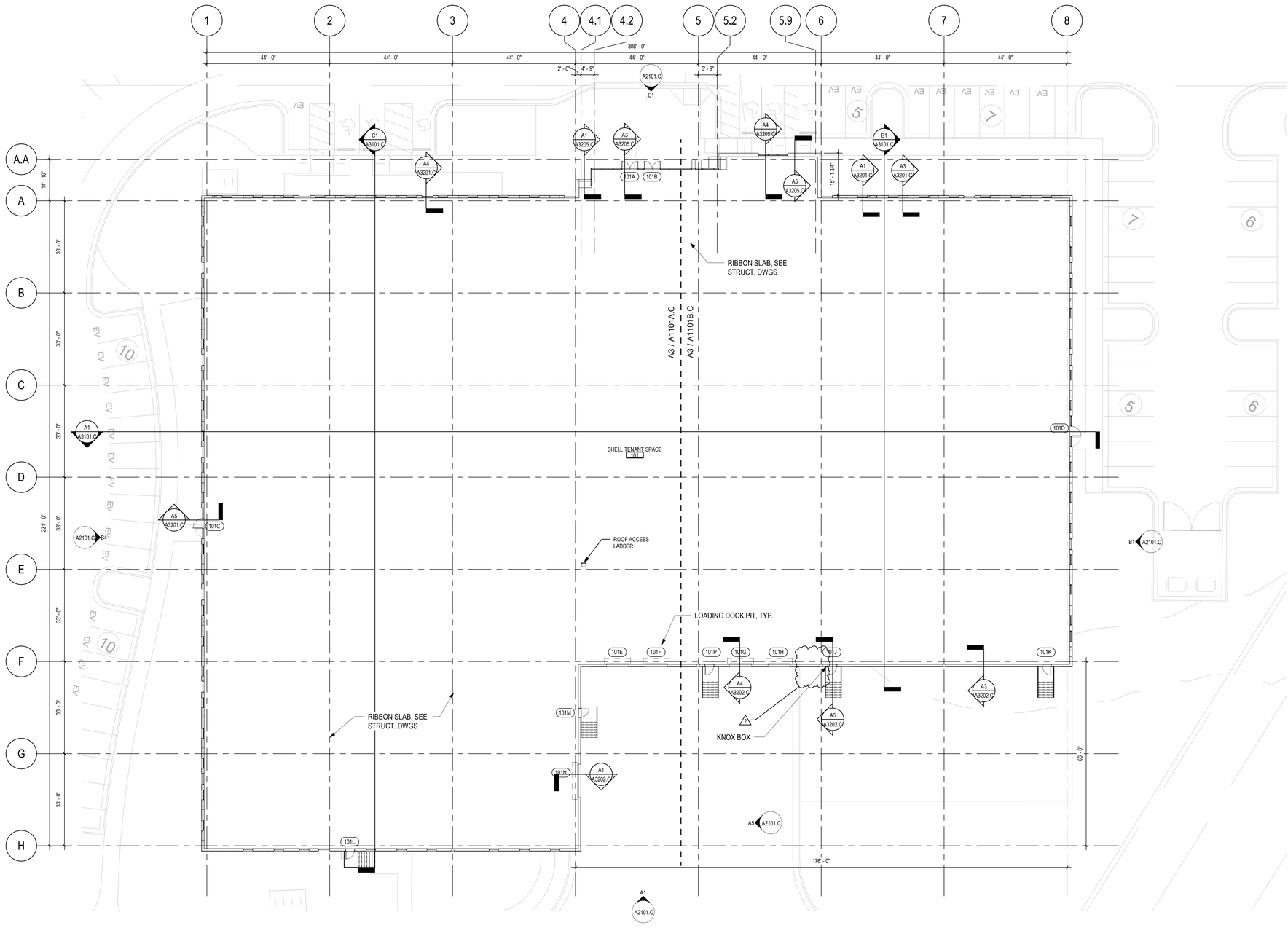
ISSUED SETS

DD SET	05/22/2023

Drawn By NSP
Project No. 2022044

A1101.A

FIRST FLOOR PLAN



A3 / A1101.C **FIRST FLOOR OVERALL PLAN**
1/16" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF PARTITION AS INDICATED, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED PLANS (TOILET, STAIRS, ELEVATORS, ETC) FOR DIMENSIONS IN THOSE AREA.
3. PROVIDE FIRE SEALANT / SAFING AT JOINTS BETWEEN RATED WALLS AND STRUCTURE AND AT PENETRATIONS OF RATED WALL, FLOORS, AND ROOF ASSEMBLIES. PROVIDE SMOKE & ACOUSTIC BARRIER AT TOP OF ALL NON-RATED CMU WALLS THAT EXTEND TO STRUCTURE.
4. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. SLOPE CERAMIC AND ALL MUD SET TILE FLOORS TO DRAINS.
5. "FEC" DENOTES FIRE EXTINGUISHER CABINET AND EXTINGUISHER
"FE" DENOTES FIRE EXTINGUISHER AND BRACKET.
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7. PROVIDE THE FOLLOWING STENCILED WORDING ABOVE CEILING "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS AT SMOKESTOP PARTITION AND FIRE RATED WALLS." ALSO STENCIL EXACTLY WHAT TYPE OF RATING EACH WALL IS. FOR EXAMPLE: "1-HOUR FIRE BARRIER, 2-HOUR FIRE BARRIER, SMOKE PARITION, ETC."
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"OFOI" DENOTES OWNER FURNISHED, OWNER INSTALLED.
"CFCI" DENOTES CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

FLOOR PLAN LEGEND

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- INDICATES SMOKE PARTITION
- INDICATES CAST CONCRETE
- INDICATES CONCRETE MASONRY UNITS
- INDICATES BRICK MASONRY
- INDICATES STEEL STUD FRAMED PARTITIONS
- FEC FL — INDICATES FIRE EXTINGUISHER CABINET THAT IS FLUSH MOUNTED TO WALL
- FEC SR — INDICATES FIRE EXTINGUISHER CABINET THAT IS SEMI-RECESSED INTO WALL
- FEC FR — INDICATES FIRE EXTINGUISHER CABINET THAT IS FULLY-RECESSED INTO WALL
- FE — INDICATES FIRE EXTINGUISHER MOUNTED TO WALL

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08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SECOND SITE PLAN SUBMITTAL	05/12/23
2	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	05/22/2023

Drawn By JN
Project No. 2022046

A1101.C
FIRST FLOOR PLAN

ELEVATION CALCULATIONS

NORTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	4,550 SF
GLAZING AREA (10% REQUIRED, 47.3% PROVIDED)	2,153 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	17,830 SF
GLAZING AREA	5,769 SF
PRIMARY FACADE AREA MINUS WINDOWS	12,061 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	6,030 SF
(59% PROVIDED)	7,065 SF

EAST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,496 SF
GLAZING AREA (10% REQUIRED, 35.3% PROVIDED)	881 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,340 SF
GLAZING AREA	2,662 SF
PRIMARY FACADE AREA MINUS WINDOWS	6,678 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	3,339 SF
(83% PROVIDED)	5,537 SF

WEST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,496 SF
GLAZING AREA (10% REQUIRED, 35.3% PROVIDED)	881 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,340 SF
GLAZING AREA	2,662 SF
PRIMARY FACADE AREA MINUS WINDOWS	6,678 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	3,339 SF
(83% PROVIDED)	5,537 SF

SOUTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	4,550 SF
GLAZING AREA (10% REQUIRED, 10.4% PROVIDED)	476 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	19,200 SF
GLAZING AREA	2,432 SF
PRIMARY FACADE AREA MINUS WINDOWS	16,768 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	8,384 SF
(97% PROVIDED)	16,316 SF

NOTES

RV1: 1/2" REVEAL; HUMAN SCALE ELEMENT 2

RV2: 2" REVEAL; HUMAN SCALE ELEMENT 2

PRIMARY BUILDING MATERIAL LEGEND

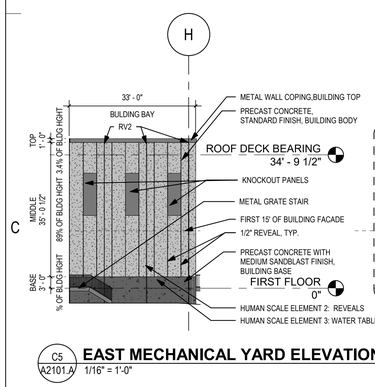
- PRECAST CONCRETE LIGHT SANDBLAST FINISH BUILDING BODY
- PRECAST CONCRETE MEDIUM SANDBLAST FINISH BUILDING BASE
- PRECAST CONCRETE- FORMLINERS FINISH VERTICAL ACCENT PANEL

SECONDARY BUILDING MATERIALS LEGEND

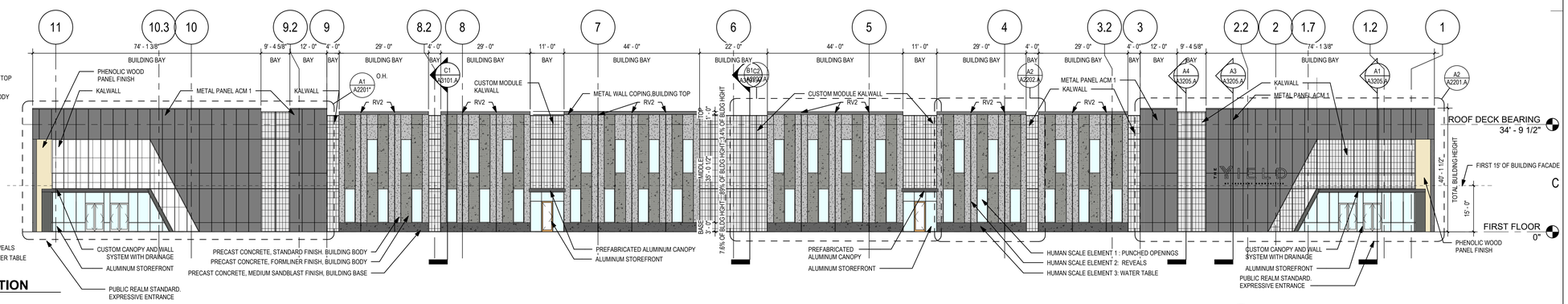
- ARCHITECTURAL METAL PANEL
- PHENOLIC WOOD PANEL FINISH

GENERAL NOTES

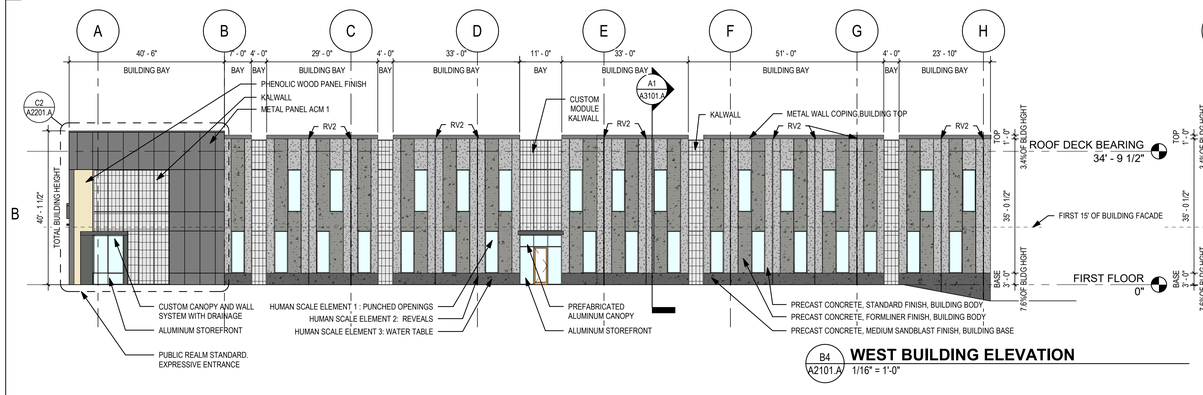
1. ALL SIGNS ARE ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
2. ALL REVEALS RV1 U.N.O.
3. ANY EXTERIOR MOUNTED EQUIPMENT WILL BE COLORED TO MATCH THE WALL
4. TRASH ENCLOSURES WILL ARCHITECTURALY MATCH THE BUILDING



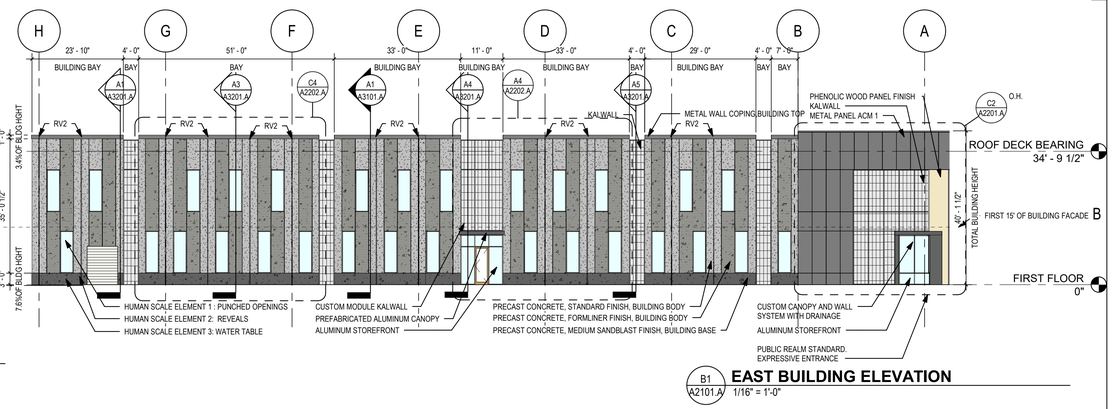
C5 A2101.A **EAST MECHANICAL YARD ELEVATION**
1/16" = 1'-0"



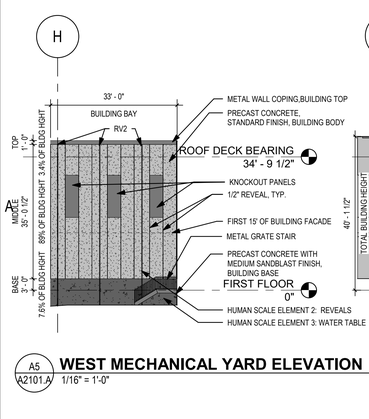
C1 A2101.A **NORTH BUILDING ELEVATION**
1/16" = 1'-0"



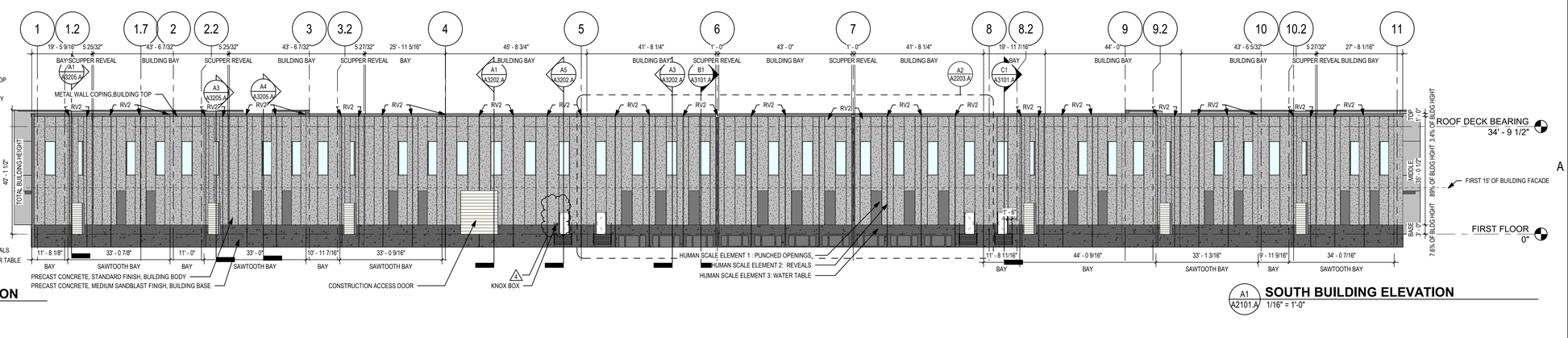
B4 A2101.A **WEST BUILDING ELEVATION**
1/16" = 1'-0"



B1 A2101.A **EAST BUILDING ELEVATION**
1/16" = 1'-0"



A5 A2101.A **WEST MECHANICAL YARD ELEVATION**
1/16" = 1'-0"



A1 A2101.A **SOUTH BUILDING ELEVATION**
1/16" = 1'-0"

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Autodesk Docs://2022044A - Hall Park BLDG A/2022044A-Hall Park BLDG A_Build_2023_central.rvt

NOT FOR CONSTRUCTION

STEVEN B. HARRIS — REGISTERED ARCHITECT — 12489 — NORTH CAROLINA — RALEIGH, N.C.

08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	5/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/23
4	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	05/22/2023

Drawn By NSP
Project No. 2022044

A2101.A
BUILDING ELEVATIONS

ELEVATION CALCULATIONS

NORTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	3,120 SF
GLAZING AREA (10% REQUIRED, 38% PROVIDED)	1,196 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	12,313 SF
GLAZING AREA	3,337 SF
PRIMARY FACADE AREA MINUS WINDOWS	8,936 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	4,468 SF
(76% PROVIDED)	6,826 SF

EAST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	1,820 SF
GLAZING AREA (10% REQUIRED, 37.5% PROVIDED)	683 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	10,104 SF
GLAZING AREA	2,154 SF
PRIMARY FACADE AREA MINUS WINDOWS	7,950 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	3,975 SF
(94% PROVIDED)	7,434 SF

WEST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,500 SF
GLAZING AREA (10% REQUIRED, 35.7% PROVIDED)	894 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,812 SF
GLAZING AREA	2,572 SF
PRIMARY FACADE AREA MINUS WINDOWS	7,240 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	3,975 SF
(93% PROVIDED)	6,715 SF

SOUTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	3,120 SF
GLAZING AREA (10% REQUIRED, 11.9% PROVIDED)	372 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	13,060 SF
GLAZING AREA	1,306 SF
PRIMARY FACADE AREA MINUS WINDOWS	1,348 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	5,856 SF
(97% PROVIDED)	11,402 SF

NOTES

RV1: 1/2" REVEAL; HUMAN SCALE ELEMENT 2

RV2: 2" REVEAL; HUMAN SCALE ELEMENT 2

PRIMARY BUILDING MATERIAL LEGEND

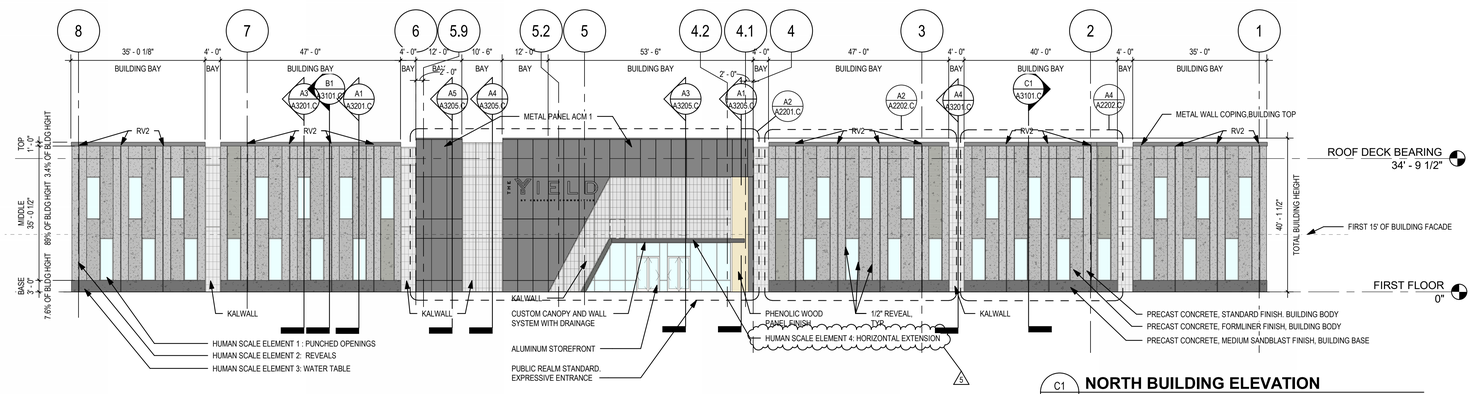
- PRECAST CONCRETE LIGHT SANDBLAST FINISH BUILDING BODY
- PRECAST CONCRETE MEDUIM SANDBLAST FINISH BUILDING BASE
- PRECAST CONCRETE- FORMLINERS FINISH VERTICAL ACCENT PANEL

SECONDARY BUILDING MATERIALS LEGEND

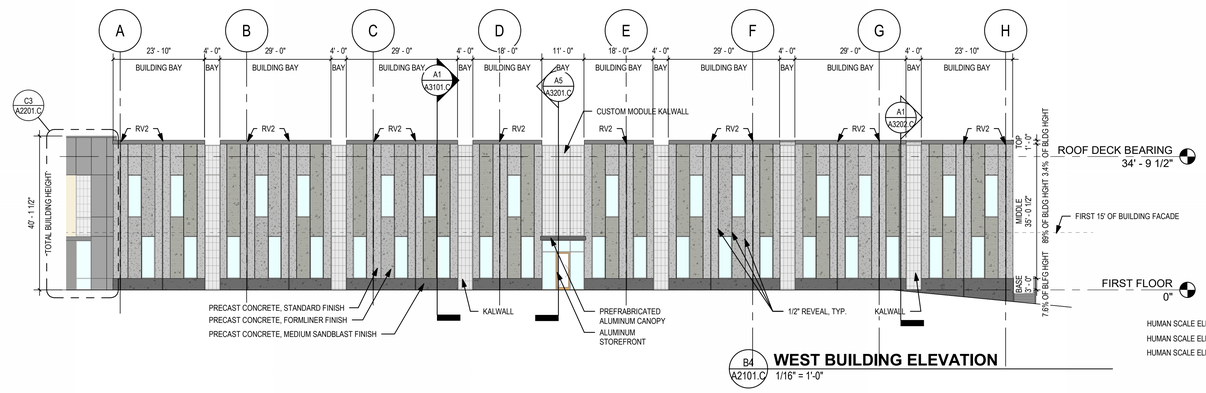
- ARCHITECTURAL METAL PANEL
- PHENOLIC WOOD PANEL FINISH

GENERAL NOTES

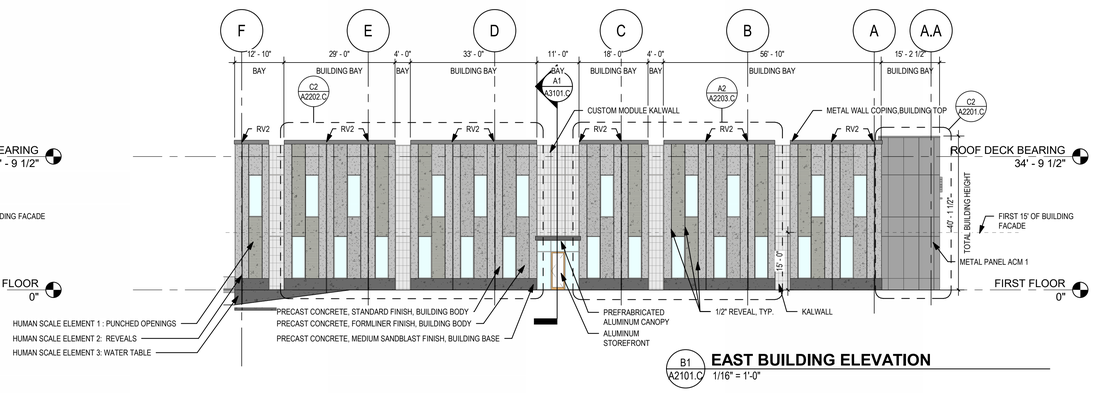
1. ALL SIGNS ARE ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
2. ALL REVEALS RV1 U.N.O.
3. ANY EXTERIOR MOUNTED EQUIPMENT WILL BE COLORED TO MATCH THE WALL
4. TRASH ENCLOSURES WILL ARCHITECTURALLY MATCH THE BUILDINGS



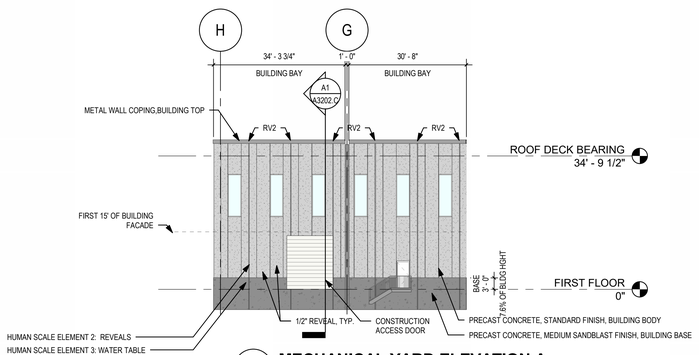
C1 A2101.C **NORTH BUILDING ELEVATION** 1/16" = 1'-0"



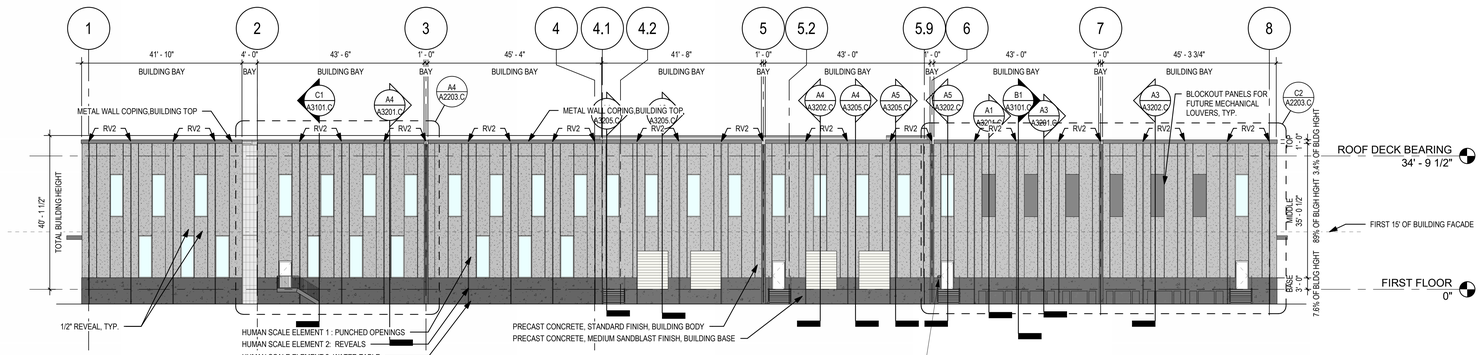
B4 A2101.C **WEST BUILDING ELEVATION** 1/16" = 1'-0"



B1 A2101.C **EAST BUILDING ELEVATION** 1/16" = 1'-0"



A5 A2101.C **MECHANICAL YARD ELEVATION A** 1/16" = 1'-0"



A1 A2101.C **SOUTH BUILDING ELEVATION** 1/16" = 1'-0"

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STEVEN B. HARRIS
REGISTERED ARCHITECT
12483
NORTH CAROLINA
RALEIGH, N. C.

09/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	05/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/23
4	FOURTH SITE PLAN SUBMITTAL	08/18/23
5	FIFTH SITE PLAN SUBMITTAL	09/15/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C

WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

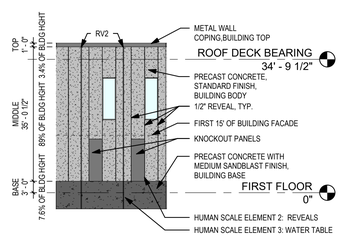
DD SET	05/22/2023

Drawn By NSP

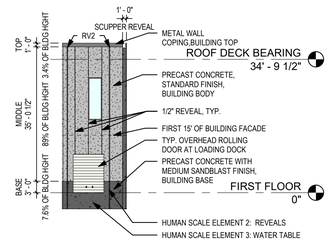
Project No. 2022046

A2101.C

BUILDING ELEVATIONS



A2 / A2102.A **BUILDING ELEVATION LOADING DOCK NORTH**
1/16" = 1'-0"



A1 / A2102.A **EAST LOADING DOCK ELEVATION**
1/16" = 1'-0"

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REGISTERED ARCHITECT
12483
NORTH CAROLINA
RALEIGH, N.C.

06/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	5/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/2023

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	**05/22/2023**

Drawn By NSP
Project No. **2022044**

A2102.A

BUILDING ELEVATIONS

Archive Docs:20220054A - Hard Rock BLDG A:20220054A The Yield Bldg A_Rev 3.rvt
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PRIMARY BUILDING MATERIALS



ARCHITECTURAL PRECAST CONCRETE.
LIGHT SANDBLAST FINISH.
(BUILDING BODY)



ARCHITECTURAL PRECAST CONCRETE.
WITH FORMLINERS.



ARCHITECTURAL PRECAST CONCRETE.
MEDIUM SANDBLAST FINISH.
(BUILDING BASE)

ACCENT MATERIALS

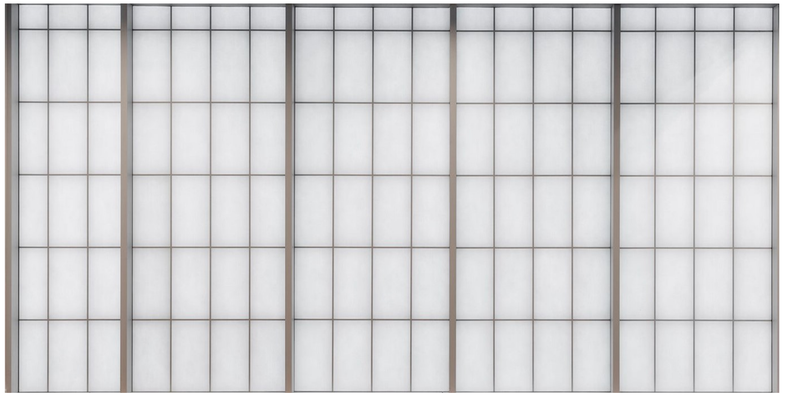


METAL PANEL (ASHLAR PATTERN)

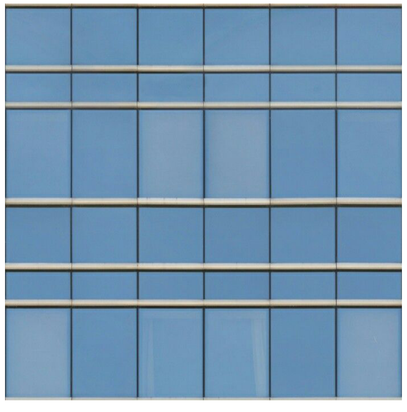


PHENOLIC WOOD PANEL

GLAZING



KALWALL



ARCHITECTURAL GLAZING

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STEVEN B. HARRIS REGISTERED ARCHITECT 12483 NORTH CAROLINA RALEIGH, N.C.

03/03/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE

CRESCENT COMMUNITIES

THE YIELD 2.0 - BUILDING A
WOODS CREEK ROAD, APEX, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/03/2023

Drawn By NSP
Project No. 2022044

A2.2-A
BUILDING MATERIALS

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PRIMARY BUILDING MATERIALS



ARCHITECTURAL PRECAST CONCRETE.
LIGHT SANDBLAST FINISH.
(BUILDING BODY)



ARCHITECTURAL PRECAST CONCRETE.
WITH FORMLINERS.



ARCHITECTURAL PRECAST CONCRETE.
MEDIUM SANDBLAST FINISH.
(BUILDING BASE)

ACCENT MATERIALS

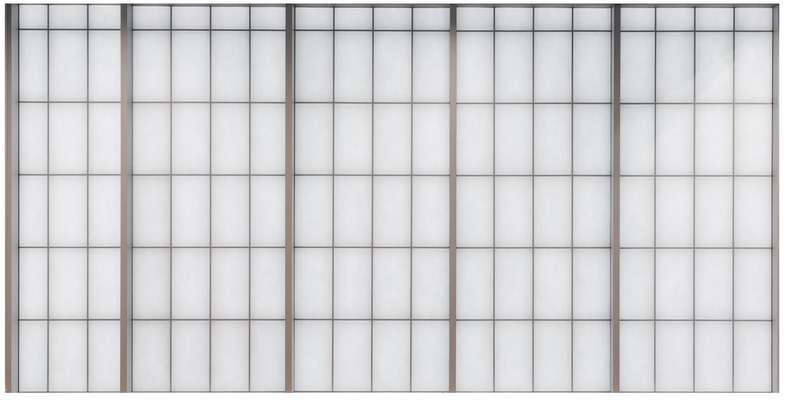


METAL PANEL (ASHLAR PATTERN)

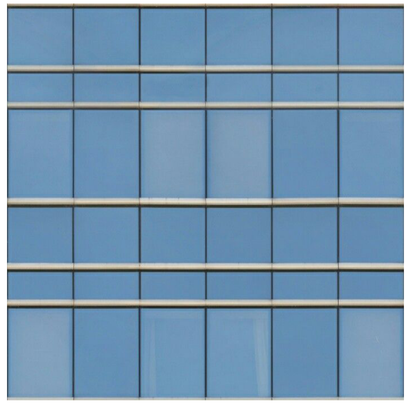


PHENOLIC WOOD PANEL

GLAZING



KALWALL



ARCHITECTURAL GLAZING

OBA
O'BRIEN ATKINS

Architecture
Engineering
Landscape Architecture
Planning
Interior Design

O'Brien/Atkins Associates, PA
P.O. Box 12037
Research Triangle Park
North Carolina 27709
919.941.9000 - Phone
919.941.9006 - Fax
www.obrienatkins.com

NOT FOR CONSTRUCTION

STEVEN B. HARRIS
REGISTERED ARCHITECT
12483
NORTH CAROLINA
RALEIGH, N.C.

08/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/02/2023

Drawn By NSP
Project No. 2022046

A2.2-C
BUILDING MATERIALS



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

BUILDING A NORTHWEST ENTRANCE

DRAWING NOT TO SCALE

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/03/2023

Drawn By NSP

Project No. 2022044

A2.3-A

BUILDING A RENDERING



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

BUILDING C NORTH ENTRANCE

DRAWING NOT TO SCALE

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/02/2023

Drawn By NSP
Project No. 2022046

A2.3-C
BUILDING C RENDERING

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.b.

Requests & Communications - PB
Title: Main Street Vista Development Plan 23-DP-07
Strategic Priority Area:
Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Development Plan Plan 23-DP-07 for Main Street Vista with the conditions in the staff report.

Explanation:

- A Development Plan has been submitted for a mixed-use project known as Main Street Vista
- The project is located on 11.51 acres in the northeast corner of Holly Springs Road and N Main Street.
- The proposed plan includes 277 dwelling units, including 13 live work units, and 20,122 square feet of ground floor commercial space.

Background:

- The parcel was zoned DMX-CD Downtown Mixed Use - Conditional Zoning District on April 18, 2023.
- A new Unified Development Ordinance (2022 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 is considering for each respective case.
    1. Applicable Ordinance: 2022 UDO
    2. Process: Quasi-Judicial, Development Plan

Funding Source(s):
N/A

Attachment(s):
1. 23DP07_MainStVista_PB_10242023
2. 23DP07_MainStVista_App
3. 23DP07_MainStVista_DP

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

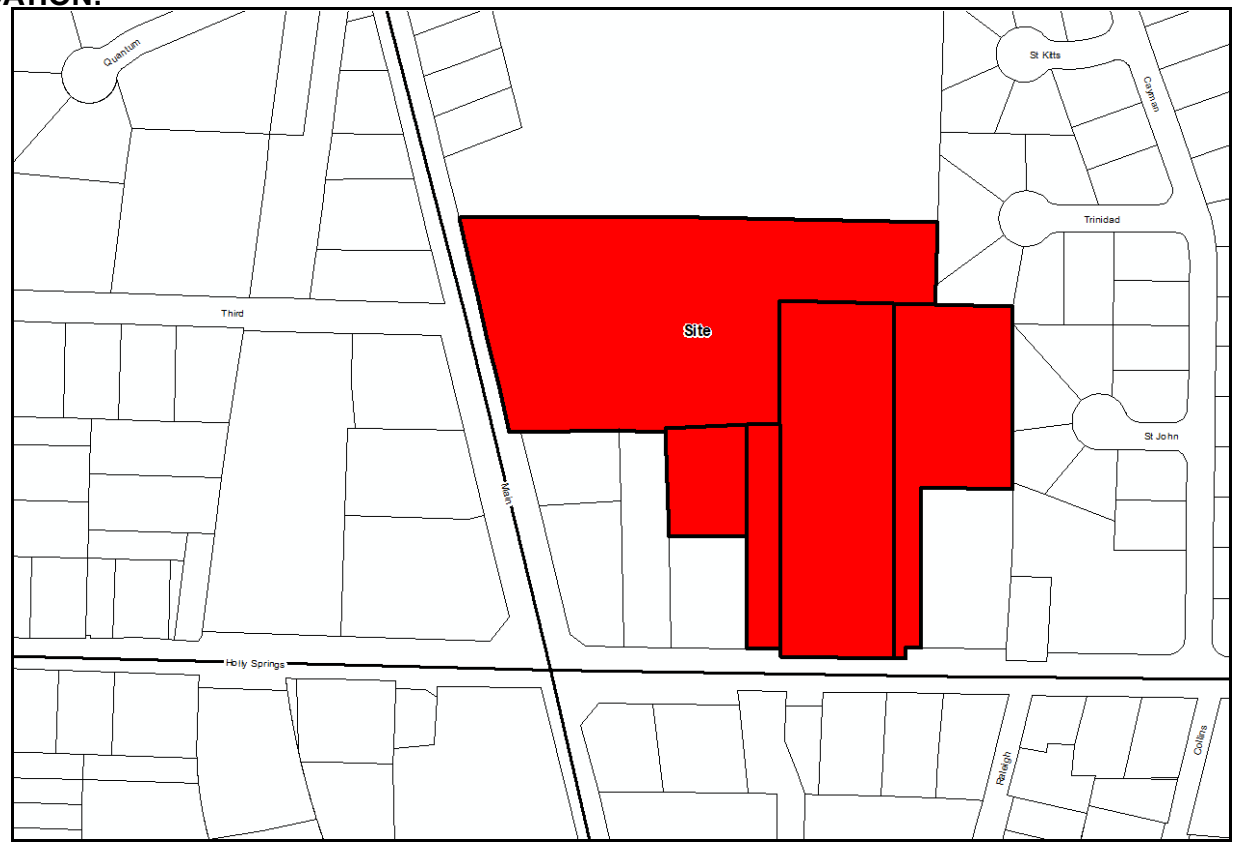
REQUEST FOR DEVELOPMENT PLAN
Main Street Vista
23-DP-07

APPLICANT(S):
Nick Williamson
McAdams
2905 Meridian Pkwy
Durham, NC 27713

DEVELOPER(S):
Vista Residential Partners
2964 Peachtree Rd., Suite 585
Atlanta, GA 30305

OWNER(S):
Various, see Parcel Information

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 24, 2023
Town Council: November 21, 2023

STAFF CONTACTS: Brett Gosney, Planner I
Catherine Jacobs, Development Engineering Manager

ATTACHMENTS:
Application, Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
JFT Properties, LLC	0649933963	DMX-CD	5.40 acres
JFT Properties, LLC	0649937653	DMX-CD	2.99 acres
113 Holly Springs Rd, LLC	0649935427	DMX-CD	0.88 acres
Randall S Adamson, LLC	0649936510	DMX-CD	0.27 acres
Bhana Real Estate, LLC	0649939744	DMX-CD	1.97 acres
		TOTAL	**11.51 Acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	DMX-CD, Downtown Mixed-Use Conditional District	Vacant
North	NMX Neighborhood Mixed-Use	Vacant
South	NMX Neighborhood Mixed-Use & SR Suburban Residential	Office, Detached single family dwellings
East	SR Suburban Residential	Detached single family dwellings
West	NMX Neighborhood Mixed-Use	Retail/Restaurants

PROPERTY HISTORY

Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
Original Zoning: LB Local Business
Proposed Zoning: NMX Neighborhood Mixed Use
Approved by Town Council on: March 1, 2022

Rezoning Number: 22-REZ-06
Original Zoning: NMX Neighborhood Mixed Use
Proposed Zoning: DMX-CD Downtown Mixed-Use Conditional District
Approved by Town Council on: April 18, 2023

Development Plan History

Development Plan Number: 08-DP-10
Project Name: Holly Springs Corporate Center
Approved by Town Council December 2, 2008
Status: Expired (not developed)

DEVELOPMENT AGREEMENT SUMMARY

No revisions to the previously approved Development Agreement have been proposed with this Development Plan.

PROJECT OVERVIEW

A Development Plan has been submitted for a mixed-use project located on 11.51 acres in the northeast corner of Holly Springs Road and N Main Street. The proposed plan includes 277 dwelling units, including 13 live work units, and 20,122 square feet of ground floor commercial space.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:
The property is designated as Places to Transform. These places provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment- increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use:
The subject property is designated as Downtown Village District on the Future Land Use map. This district acts as a destination for residents and visitors and includes two activity centers. The subject property is located within the downtown core, which supports a compact development pattern with a mix of uses (horizontal and vertical) and high-quality architecture. Public spaces, plazas, and civic spaces promote social interaction and celebrate the Holly Springs community. Uses and buildings are on small blocks with streets designed to extend a grid network. Buildings may stand two to five stories tall and include civic, retail, restaurant, office or entertainment uses with multi-family residential above. Non-franchise architecture is encouraged to maintain the unique character and historic preservation should be a priority.

Key characteristics include:
- Lots are rear loaded to emphasize walkability and less reliance on the automobile
- Parking is satisfied using on-street, structured, and shared rear lot parking
- Open spaces are more formal in nature
- Specimen tree preservation is encouraged
- Lots are relatively small with a high percentage of frontage buildout along the street
- Front setbacks are small or there may be no front setback at all
- Sidewalks and bike facilities provide links to adjacent neighborhoods
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

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:
- Establish Mixed use Activity Centers Throughout Holly Springs
- Suburban Remix
- Context-Sensitive Infill Development Choices
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

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:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-5: Encourage Infill Development & Redevelopment Inside Town Limits
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-6: Promote Compact Mixed-Use Development in Appropriate Character Areas
- CC-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street
- CC-17: Provide Street Furniture and Lighting That Enhances the Character of the Town

Village District Area Plan

Land Use
The Village District Area Plan has the project area designated as Mixed Use. The Mixed-Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

To become that vibrant center in the community, the Village District must continue to develop and, over time, introduce a greater mixture of land uses. Achieving this mixed-use environment depends heavily on the willingness of the private development community to make investments in the Village District that are consistent with the Town's vision.

Land Use Policies that apply to this project include:

LU-1. Encourage development that is consistent with the VDAP (see Figure 3). The Market Study indicates that the Village District is "well-positioned to capitalize on the increasing popularity of urban mixed-use environments that attract residents, workers, shoppers, diners, and visitors." By encouraging the range of uses shown on the VDAP, especially those that the market will support, the Village District will more readily transform into a destination.

b. Encourage uses that will generate demand for other uses. For example, office uses will increase the number of people working in the Village District, which will in turn drive the demand for restaurants and retail uses.

c. Integrate open spaces, such as parks and plazas, into or adjacent to new development and redevelopment. Such spaces should accommodate small events and programs, provide a place for community members to gather, and incorporate play areas for children.

LU-3. Attract more private investment.

b. Demonstrate continued commitment to the area with additional public investment. This may result in reduced costs to the developers, thereby making the choice to develop in the Village District more feasible than other locations in and around Holly Springs. As recommended in the Market Study, the Town should participate in small projects that link existing and proposed amenities and civic anchors, creating a true pedestrian-oriented area. Projects that might stimulate private investment include streetscape improvements and public parking.

Transportation, Access & Circulation
Creating true accessibility will require the provision of clear and safe routes through the district in the form of an enhanced, well-connected street network with facilities to accommodate motorized and non-motorized traffic.

Transportation, Access, & Circulation Policies that apply to this project include:

TAC-2. Create gateways to invite traffic into the Village District at appropriate points. Such as gateways should consist of signage at key intersections (Holly Springs Rd / Main Street and NC 55 Bypass / Main Street) and landscaping and other improvements at the round-a-bout to the south and Earp Street to the north that signal that transition into the Village District.

TAC-3. Required all new development and redevelopment to be consistent with the VDAP map. Most new streets and street improvements will be provided through private development; the town should require streets be built in accordance with the recommendations of this plan in a configuration attention should be given to the following:

b. Require that all street design be subject to engineering studies such as the following:

-Roadway details
-Parking layout
-Cross access
-Driveway access

d. Require street connectivity to adjacent public streets. -All new non-residential development should be required to provide a minimum of one stub-out to adjoining parcels where deemed feasible.

TAC-5. Allow and encourage cross-access easements. Cross-access easements allow the crossing of one property to access adjoining parking and driveways. This provides for more efficient parking configurations, reduces traffic on the public street, and minimizes the need for driveways, which in turn minimizes turning movements

TAC-6. Include bicycle and pedestrian facilities to ensure that both are convenient options for traveling to and through the Village District. Pedestrian accommodations include sidewalks as well as benches and other seating areas.

b. Build sidewalks and close gaps along existing collector streets (Holly Springs Road, Raleigh Road, and Ballentine Street).

c. Install sidewalks on Main Street from Third Street to Maple Avenue.

f. Provide pedestrian accommodations as a part of development and redevelopment along all roadways.

Streets and Streetscape

Streetscape enhancements should be incorporated in a fashion that builds on recent improvements, further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

Streets and Streetscape Policies that apply to this project include:

SS-1. Change the face of Main Street. Appearance is an important part of distinguishing the Village District from other areas of town. Main Street is the face, or front door, of the Village District and therefore should exhibit features that characterize it as an important street in the town. A successful “Main Street” is well-designed, defined by a strong building edge, and enhanced by features that blend to create a unique, appealing streetscape. Equally important is turning Main Street into a pedestrian-oriented area while ensuring sufficient movement of vehicular traffic.

a. Require buildings to be located close to Main Street, and require primary building entrances to be oriented toward Main Street. Encourage building configurations and locations that fill in gaps in the building edge. Parking should be located to the rear of buildings (or toward the interior of the block) to minimize parking lot interruptions on the building edge.

d. On street parallel parking should be incorporated through restriping.

SS-3. Provide on-street parking, or require on-street parking to be incorporated as streets are improved over time through private development.

SS-4. Improve streetscape and street aesthetics (e.g., pedestrian lighting, street trees, wide sidewalks, street furnishings, etc.).

Development Design / Form

Good architectural design and building form contributes immensely to a great urban fabric. Scale, façade articulation and texture define the public and private spaces. The Village District is envisioned to have a compact form that locates a variety of uses in close proximity.

Development Design / Form Policies that apply to this project include:

DDF-2. Encourage a compact form of development organized to create a continuous building edge. These edges along public streets and spaces define the public realm and give streets and spaces a scale that is more conducive to pedestrian activity. Varying the setbacks allows for the incorporation of sidewalk / outdoor seating and display areas that also add variety to the streetscape.

DDF-3. Encourage building heights of two to four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.

Draft Downtown Area Plan (Village District Area Plan Update)

The Downtown Area Plan, the update to the Village District Area Plan, is currently in draft form and will be presented for Town Council consideration in December. As indicated in the draft document, this site is located outside of the Downtown Area Plan boundary in one of the surrounding residential neighborhoods. It is suggested that the mixed-use land use category is appropriate.

Development Standards (UDO and Master Plan)

Setbacks

Required:

Single Story Adjacent to Winward Point:	30’ min
Multi-Story Adjacent to Winward Point:	70’ min
Adjacent to all other residential districts:	5’ min
Adjacent to Commercial:	5’ min
Thoroughfare Buffer:	10’ min

Proposed setbacks satisfy the minimum requirements. The closest primary structure, building 3, is located 87.79’ away from Winward Pointe and the next closest primary structure, building 5, is located 175.65’ away from Winward Pointe.

Building Height

Minimum:	3 Stories
Maximum:	60’ and 5 stories

Proposed buildings satisfy the minimum and maximum requirements. The tallest proposed building in the development is Building 4 standing 54’ 6”. The two buildings closest to Winward Pointe, building 3 & 5, will stand 48’ 3” and 46’ 3”, respectively. Buildings 1 & 6, fronting Holly Springs Rd. and N Main St, both will stand 54’ 5”.

Development Density

Maximum: 26 units/acre (Per Conditional Zoning District)

Proposed: 24.38 units/acre

Gross Floor Area

Commercial Minimum: 15,000 sf
Commercial Maximum: 25,000 sf

Commercial Proposed: 20,122 sf

Open Space

Minimum Open Space Required: 1% of the project area or .75 acres; 0.5% Urban Civic Space and 0.5% Flexible Space

Proposed: 1.02 acres including public plaza and dog play area. The public plaza area is located central to the site and is used as a Village Green Space including a fountain water feature, covered seating area, decorative planters, and an open turf area covered with decorative string lights.

Landscape Requirement

Required Perimeter Buffers:

North: 5' Type A
East: 30' Type C adjacent to Winward Pointe
5' type A not adjacent to Winward Pointe
South: 10' Type A
West: 10' Type A

Proposed perimeter buffers satisfy the minimum requirements. A 30' type C perimeter buffer is located along the property line adjacent to Winward Pointe. The rest of the site utilizes a 5' type A perimeter buffer except along Holly Springs Rd. and N Main St. where a 10' Type A perimeter buffer is used.

Parking & Loading:

Parking Location: DMX District permits parking in the side and rear yard only.

Minimum Parking Required: No minimum parking is required in the DMX zoning district.

Proposed: 443 spaces

EV Charging Spaces:

Required: 5% of total spaces (22 spaces)
Proposed: 22 Spaces

Required EV Ready Spaces: 15% of total spaces (67 spaces)
Proposed: 67 spaces

Bike Parking:
Required: 35 spaces
Proposed: 36 spaces

General Regulations

Accessory Structures:

Accessory garages are provided on the site at a maximum height of 15'. These buildings match the architectural design of the primary buildings.

Fences: 6’ metal decorative fence with a black finish is provided along the property line with Winward Pointe properties.

Trash Containers: Three trash enclosures are provided on the site with two for the commercial areas and one for the apartment buildings. They are screened with enclosures.

Architectural and Site Design Requirements

Façade Key Elements per Conditional Zoning District

- Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding.
- The secondary façade of all-residential buildings shall consist of at least 10% of brick or stone with the balance consisting of fiber cement panels and lap siding.
- The ground floor of mixed-use buildings (including live/work units) shall have a minimum of 75% Type 1 materials.
- Floors 2-4 shall have at least Type 1 Materials.
- Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building.
- Human-scale design at the ground level with a minimum of three (3) elements.

Proposed Facades: Proposed elevations demonstrate compliance with these requirements.

Building Materials, Colors, & Textures:

Materials per Conditional Zoning District:
Type I Materials

- Brick
- Cut Stone
- Fiber Cement Panels (with battens or reveals)
- Fiber Cement lap siding
- Fiber Cement trim board

Proposed Materials include brick, windows, and metal panels/coping on pedestrian facing facades. Vehicle facing facades include formed metal and windows. Materials provide a variety of textures and colors.

Bulk & Massing:
Horizontal Variation: a discernable base, middle, and top are proposed through the use of different materials and colors.

Vertical Variation: discernable building bays are proposed through material changes and façade articulation.

Roof Expression: Variation in roofline is proposed.

Façade Activation:

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details (human scale elements) shall be incorporated within the first 15 feet of the building façade.

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.

Lighting:

Will be provided with Civil Construction Drawings and will be reviewed to ensure light levels remain in compliance with the UDO.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
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.

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 Towns Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for both the N Main St and Holly Springs Rd frontages of this proposed development.

The applicant has shown a 10' Sidepath across the project frontage on Holly Springs Rd as well as the N Main St frontage.

Public Park Space (UDO Section 4.7):
The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development. The amount of this fee calculation is expected to be memorialized in the Development Agreement between the Town and the Developer.

CIVIL IMPROVEMENTS

Potable Water:
With this development, connection will be made to the existing watermain in N Main Street and Holly Springs Road. Watermain will be extended within the development of this project along the proposed internal street to create a looped connection.

Sanitary Sewer:
A downstream sewer evaluation was completed and approved with the Rezoning request. The development will be taking the Town's existing Omni Pump Station off-line and extending new sanitary sewer main along N. Main Street to connect to existing infrastructure. The sewer evaluation also required upgrades to the existing downstream sewer infrastructure along N. Main Street. These upgrades will be performed as part of this project to accommodate the additional impact from the proposed development.

Transportation:
Per the Town's Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along each property frontage to meet ½ of the ultimate cross section.

The intersection of 3rd Street and N Main Street is also the location of a CTP Hot Spot Study. The development is proposing to design and construct the near-term improvements. This improvement includes converting the existing configuration to a direction crossover intersection (right-in, right-out, left-in).

A Traffic Study was completed and approved with the Rezoning request. Based on its anticipated traffic generation, a Tier 2 Traffic Study: Site Specific Traffic Assessment (SSTA) was required. Improvements identified in the Traffic Study are listed below.

- Convert 3rd Street and Site Access to a directional crossover intersection (right-in/ right-out, left-over).
- Construct a northbound right turn drop lane on North Main Street at site access and extending to Holly Springs Road.
- Install 75' straight taper into Site Access on Holly Springs Road.
- Extend the westbound right turn lane on Holly Springs Road at North Main Street to the site access.
- Retime the traffic signal at North Main Street and Holly Springs Road.

DEVELOPMENT PLAN ANALYSIS

The project is consistent with the Comprehensive Plan and the applicable standards of the Unified Development Ordinance.

- The proposed project provides a mix of uses are proposed in close proximity to existing residential neighborhoods and other commercial businesses, which increases walkability.
- New streets through the site provide vehicular and pedestrian connectivity to the surrounding street network.
- The Village Green central open space helps to create a village atmosphere and provides an outdoor area for future residents or visitors.
- Buildings are four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.
- Streetscape enhancements are incorporated on the main street through the development in a fashion that further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

LAND USE ADVISORY COMMITTEE DISCUSSION

The Land Use Advisory Committee discussed the initial concept for this project on November 2, 2021
Planning Board Representatives: Ernie Carpico
Town Council Representatives: Christine Kelly
Summary of Discussion:

- Support in extending the DMX zoning north from the current core of the downtown to this area, but attention needs to be given to pedestrian and vehicular transportation connections to the site.
- Coordination with other projects in the area needs to be considered.
- Encouraged coordination with the owners of the properties at the corner of N Main and Holly Springs Road for integration or encompassing the area into this project.
- The important to capture the old Holly Springs character and consider how this development would impact the current residents with traffic/displacement/tree preservation.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approve/deny Development Plan #23-DP-07 for Main Street Vista as submitted by McAdams, dated Revised 9/15/23 with the following conditions:

1. **All previous conditions of approval for Main Street Vista Conditional Zoning District apply to this 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**
2. **The following must be submitted with the first Construction Drawing submittal:**

a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.

3. 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.
4. 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.
5. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
6. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
7. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
8. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. All Special Studies must be finalized prior to being scheduled for Planning Board.
11. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. 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.
18. 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 SCM prior to plat recordation 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.
19. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
20. Location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing

overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval. This will become a condition of approval.

21. **If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this 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 water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.**
22. **Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal – this will become a condition of plan approval.**
23. **A Master Sign Plan may be submitted and approved prior to the issuance of any sign permits.**

	Approved for Distribution		
Staff Members	**Yes**	**No**	**Initials**
Planner I - Brett Gosney			

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
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: Main Street Vista

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: 137 Holly Springs Road Holly Springs, 27540

Use street address. If none, use the closest intersection

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

PIN: 00649933963 0649937653;0649935427;0649936510;0649939744. Real Estate ID: 0033392;0082500;0038971;0093211;0019172.

Project Acreage (rounded to nearest tenth): 11.71 Partial Parcel: ☐ No ☒ Yes (additional fee)

Current Zoning: DMX-CD Proposed Use (see UDO Table 3.2.A): Mixed Use

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: 4/27/23

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 Laura Holloman Company McAdams
Mailing Address 621 Hillsborough Street, Suite 500
City Raleigh State NC Zip 27603
Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.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 Nick Williamson Company McAdams
Mailing Address 621 Hillsborough Street, Suite 500
City Raleigh State NC Zip 27603
Telephone # (919) 287-0730 E-Mail williamson@mcadamsco.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

Developer

Name Alex Baruso Company Vista Residential Partners
Mailing Address 4000 Westchase Blvd., Suite 310
City Raleigh State NC Zip 27607
Telephone # (919) 782-6652 E-Mail ab@vistarp.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 Joyce Carll Company Niles Bolton
Mailing Address 3060 Peachtree Rd NW
City Atlanta State GA Zip 30305
Telephone # (404) 365-7600 EXT 203 E-Mail jcarll@nilesbolton.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 Meredith Beard Company Niles Bolton
Mailing Address 3060 Peachtree Rd NW
City Atlanta State GA Zip 30305
Telephone # (404) 365-7600 EXT 134 E-Mail mbeard@nilesbolton.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 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 Various (see attached) 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

Certificate of Submittal Completion

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

Signature: _____ Date: 4/28/23

Main Street Vista Property Owners				
Jon Anderson	113 Holly Springs Road LLC	PO BOX 6356 Raleigh, NC 27628	919-578-3075	jon@lawofficejwa.com
Randy Adamson	Randall S Adamson LLC	125 Holly Springs Road Holly Springs, NC 27540	919-210-6848	hollyspringschiro@gmail.com
Parminder Sandhar	Bhana Real Estate LLC	320 Flatrock Ln	919-924-2154	parmsandhar@gmail.com
David W. Ball, CPA	JFT Properties LLC	1001 Procure St Suite 101 Fuquay-Varina, NC 27526	919-551-1120	david@ballminorcpa.com

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. For more information, refer to UDO Section 11.5.

☒ Neighborhood Meeting Date: 5/1/23
Time: 6-7 PM
Location: Zoom

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 **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
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.

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☒ Date of Notification Mailing: April 19, 2023

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:
Please see meeting minutes immediately following.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
No changes have been made as a result of the neighborhood meeting.

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 5-1/23

Main Street Vista Development Plan – Neighborhood Meeting Minutes

May 1, 2023, 6pm – 7pm

Presenters: Laura Holloman, Nick Williamson, McAdams

Marcos Vidal, Vista Residential Partners

Attendees: Dennis Digraitis 116 Abercom Court Cary, NC 27519

Sheila Knurowski 328 Cayman Avenue Holly Springs, NC 27540

Debra Ball 409 Saint John Court

Wayne Sidle 613 Cayman Avenue Holly Springs, NC 27540

Matt Witosky

Chris D

Keith Greenwood

Wendy Stewart

Ken and Margo Henke 404 Cayman Avenue

Meeting start time: 6:01 pm

- Laura Holloman overviews how to participate in the virtual format.
- Laura Holloman overviews the process of approval and timelines, particularly pertaining to the steps required for a development plan.
- Laura Holloman overviewed the approved master plan of the site.
- Laura Holloman overviewed the proposed site plan, detailing how the approved building setbacks, land uses and access points were all consistent with the approved master plan.
- Laura Holloman overviewed the proposed landscape plan, particularly the buffer adjacent to Windward Pointe.
- Ms. Holloman detailed the different uses proposed to the development and emphasized the retention of the historic buildings adjacent to the site along Holly Springs Road. They will not be demolished and are not part of the project.
- Ms. Holloman displayed the preliminary elevations, which have not changed from what was shared during the rezoning process.
- Presenters open the floor to resident questions.
- You mentioned a fence adjacent to Windward Pointe, what will this fence look like? Will it be black vinyl coated chain link?
    - The rezoning requires the fence to be built within 5 feet of the property line and then the 30’ plant materials will be installed on the other side of that. It will not be black vinyl coated chain link. It will be most likely black aluminum with posts spaced to allow

for some visibility. Wood fences can have long-term maintenance issues, so this material will work well with taking that potential issue into account.

- Will the landscape material be supplemental or will all existing plant material be cleared out and new plant material will be planted in its place?
    - The site is very well-utilized and grading will be a challenge and will likely damage any critical root zones if we attempt to save existing plant material. Therefore, we do not plan to supplement and new plant materials will make up the perimeter buffers, including adjacent to Windward Pointe.
- Is there an affordable housing component?
    - No, all residential units will be market rate, there are no affordable units being proposed as part of this project.
- What type of uses will make up the commercial areas?
    - This is to be determined. We will not be advertising the commercial space until construction starts. However, we anticipate the uses to be similar to The Block on Main.
- Will the construction be phased?
    - This is to be determined. We do not know which buildings will be constructed first, but it will all be done in one phase.
- How will property values be considered?
    - We certainly understand that this project is a big change from what is there today. However, there are examples all over the Triangle, where surrounding single-family property values have increased as a result of adjacent mixed use development. North Hills and Stonecreek Village in Cary come to mind. There are lots of benefits to living near a high-quality, walkable development.
- How will traffic be handled – this is a very dense development and Holly Springs Road widening is not even funded in this area.
    - The rezoning required a very extensive TIA review process with both the Town and NCDOT. The project will be required to widen Holly Springs Road and North Main Street, as well as install a left over into the site from North Main Street. It was determined as part of the approved TIA, that traffic would not worsen as a result of this development.
- Will the site be clear-cut – what are the tree save requirements?
    - The intent of the zoning district – Downtown Mixed Use – is to utilize a parcel of land as much as possible. Therefore, there are no tree save requirements as part of this project (or the rezoning). The site will be clear-cut.
- What is the required plant material in the perimeter buffer adjacent to Windward Pointe?
    - During the rezoning process, the project voluntarily offered to increase the buffer to a 30’ Type C buffer, type C being the strictest planting requirements, 80% of the plant material must be evergreen. The landscape plan is proposing American Hollies (which will be installed at 12”-14”) and are expected to reach 20-50’ in height at maturity. Dwarf English Laurel will be used as the required shrub material.
- Where will the bar and restaurant spaces be?
    - It was explained the large, leasable ground floor commercial buildings along N Main Street and Holly Springs Road will be where those will be. These was done intentionally,

with the primarily residential buildings internal to the site, closer to the existing neighborhoods.

- What businesses will the live/work units be?
    - These most likely are your professional office uses – accountants, insurance agents, art studios, and so forth.
- Will any of these units be owner occupied?
    - No, our current plan is for this project to be a rental community.
- What kind of security will this development have – (we've seen kids jump our pool fence and loiter after hours).
    - We anticipate not having any issues with our amenities, if there are, we will handle it was needed.
- What is the min – max square footage for the apartment units?
    - We anticipate 1 bedrooms being around 750 square feet, 3 bedroom being around 1400 square feet, this is subject to change as the project floor plans continue to evolve.
- What will the rental prices be?
    - Subject to change based on the market over the next 24 months, but somewhere between $1400-$2200.
- Will there be EV charging stations?
    - Yes, the Town's new ordinance requires EV charging stations to be installed.
- Did you try to acquire the gas station property?
    - It was explored early on, but we weren't able to incorporate it. We are hopeful it will redevelop in the future.
- Who reviews the stormwater service for the project (looks like a lot of impervious)?
    - Town staff will review stormwater as part of the development plan process.
- Any thought to utilizing a multi-level parking garage?
    - Parking garages are very expensive and we did not think the number of units warranted such construction cost. In addition, we felt the parking garage was not in keeping with the surrounding area – parking garages aren't nice to look at!
- What are the lighting requirements?
    - The Town has very strict lighting requirements. The fixtures must utilize a white light source, and adjacent to residential, cannot create any spillover light. Town staff also has a lighting measurement tool to confirm light levels after installation, should they need to investigate it.
- Is there an opportunity for the buildings to be less than 4 stories?
    - The rezoning approved a maximum building height of 60 feet, which is what is being proposed. We are not exploring incorporating a lesser building height.
- Is the project fully funded?
    - We have had significant interest in financing, commitments will be secured when construction is ready to start.

- When will construction start?
    - We are at step 2 of the 3 step process, the rezoning has been approved, but still have to go through 6-9 months of development plan review and approval and additional 6-9 months of construction drawing review and approval before you will see a shovel in the ground.
- Can we get a copy of the TIA and this presentation?
    - Yes, be sure to put your email in the chat and we will share with whomever.

April 19, 2023

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of the proposed developer, Vista Residential Partners, we are sending this letter to invite you to a community engagement meeting regarding the Vista Main Street development plan in Holly Springs, North Carolina. If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 300 feet of the subject property.

The site of the proposed development is located at 137 Holly Springs Road, just past the intersection of N. Main Street and Holly Springs Road, with the PINs 0649933963, 0649937653, 0649935427, 0649936510,0649939744. During the meeting, the applicant will present its plans to develop this land as a mixed-use project with multi-family and commercial space. The total site area is 11.71 acres and falls within the Downtown Village District Future Land Use Designation.

We will be hosting a virtual neighborhood meeting via Zoom (see instruction sheet for details). The meeting will be held on May 1st, 2023, from 6:00pm to 7:00pm Eastern Time. We welcome any questions or comments on the proposed project prior to the meeting.

If you have questions or cannot attend the meeting but would like further information, please feel free to contact Laura Holloman by phone: 919.610.7377 or email: holloman@mcadamsco.com

Sincerely,
MCADAMS

Laura Holloman, AICP
Sr. Planner, Planning + Design Group
919.610.7377
holloman@mcadamsco.com

April 19, 2023

RE: Vista Main Street Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on May 1st and begin at 6:00 PM Eastern Time.

Join Zoom Meeting
https://mcadamsco.zoom.us/j/83851132522?pwd=NEIvbFo1L1RzclcycnNPK0JwSUUyZz09

Meeting ID: 838 5113 2522
Passcode: 832593
One tap mobile
+13092053325,,83851132522# US
+13126266799,,83851132522# US (Chicago)

Dial by your location
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free

Meeting ID: 838 5113 2522
Find your local number: https://mcadamsco.zoom.us/u/k323rhlkG

> Webinar ID: 842 2656 5160

Sincerely,
MCADAMS

Owner	Mail Address 1	Mail Address 2	Mail Address 3
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
RANDALL S ADAMSON LLC	125 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
HAHN, ELSIE MAE	220 N MAIN ST	HOLLY SPRINGS NC 27540-9193	
DAVIS, MARIE F	2120 COLEY FOREST PL	RALEIGH NC 27607-3122	
NORRIS, DANNY NORRIS, EMA	5512 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
MORTON, DARRELL E	116 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
SANDHAR REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
HOLLEMAN, J LEE JR	PO BOX 246	HOLLY SPRINGS NC 27540-0246	
BLUEFIN DEVELOPERS LLC	153 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
JOJE HOLLY LLC	192 OAK HAVEN LN	APEX NC 27523-5802	
SHARMA, BAL K SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
CHAU, GABRIEL P CHAU, CHRIS O	5328 DEERGRASS CT	RALEIGH NC 27613-6584	
JETTER, JODI ANN	PO BOX 1215	HOLLY SPRINGS NC 27540-1215	
SHARMA, BAL KRISHNA SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993	
GAVAZZA, PAOLO WOLCOTT, BONNIE	117 RALEIGH ST	HOLLY SPRINGS NC 27540-9044	
HSFS LLC	101 S KINGS DR STE 200	CHARLOTTE NC 28204-2797	
COTTEN, LAURA UTLEY, STEPHANIE	PO BOX 271	HOLLY SPRINGS NC 27540-0271	
TAPATIOS LLC	120 BASS LAKE RD	HOLLY SPRINGS NC 27540-7620	
SOSNOWSKI, JAMES J SOSNOWSKI, MICHELLE L	120 RALEIGH ST	HOLLY SPRINGS NC 27540-9043	
BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
TH PROPCO LLC	6701 CENTER DR W STE 145(	LOS ANGELES CA 90045-2481	
KHACHCHAF, AHMED SULAIMAN, MAHMOUD	204 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9022	
HOLLY CAPITAL LLC	WALGREENS #7505	PO BOX 1159	DEERFIELD IL 60015-6002
NRF HOLLY SPRINGS LLC	212 E 3RD ST STE 200	CINCINNATI OH 45202-5500	
113 HOLLY SPRINGS ROAD LLC	PO BOX 6356	RALEIGH NC 27628-6356	
PERIATHAMBI, INIGO INIGO, STELLAMARY	192 OAK HAVEN LN	APEX NC 27523-5802	
300 NORTH MAIN STREET LLC	PO BOX 6356	RALEIGH NC 27628-6356	
WINDWARD POINTE HOMEOWNERS ASSOC	PO BOX 1149	APEX NC 27502-3149	
NIETO, JOSE NIETO, JEAN A	704 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCDAVID, PHILIP A MCDAVID, JILL L	708 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	

FLANAGAN, MICHAEL S FLANAGAN, JENNIFER K	716 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
SOUSA, KARRIE G SOUSA, JOSEPH JR	609 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
HALLOCK, DEBORA M	617 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
ONEAL, ROBERT L ONEAL, LESA C	412 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
DIGRAITIS, DENNIS TIMOTHY	116 ABERCOM CT	CARY NC 27519-8179
LAPINSKY, BETTY L	712 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
FINE, AARON M FINE, KATIE M	513 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
RYBARCZYK, DREW R RYBARCZYK, SHANNON L	501 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
RAILSBACK, ASHLEY RAILSBACK, GARRETT	400 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
HOLLEY, RUSSELL A	708 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
NORRIS, MARIA	424 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
WALKER, MICHAEL P WALKER, JENNIFER	720 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
LECLAIR, WENDY M	729 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
WHITESELL, JESSICA WHITESELL, RODNEY	628 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
OVERTON, TIMOTHY M OVERTON, KAREN	730 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
ROUSE, CHRISTOPHER BLAIR ROUSE, JULIEANNE G.	300 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
BLACK, STEPHEN CHARLES BLACK, MELINDA M	709 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
FRY, MICHAEL S FRY, CLELIA A	704 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WILLIAMS, MICHAEL D	724 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
BERTRAM, DAVID J BERTRAM, SARAH C	728 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
PORTER, JENNIFER LYNNE PORTER, SCOTT RICHARD	725 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WALKER, LESLIE A WALKER, AUDREY D	8679 FORESTER LN	APEX NC 27539-7933
HALL, RANDOLPH R JR HALL, LINDA S P	413 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
MARGOLIS, JOHN D MARGOLIS, HEATHER L	425 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
BELL, JENNIFER COOK, GARY	413 NEVIS DR	HOLLY SPRINGS NC 27540-9422
OBERLE, MICHAEL S JAHN, LISA L	536 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
RUBINO, VANESSA C RUBINO, GREGORY D	532 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
AL-RUBAYE, AHMED IMAD HASAN KHALAF, MARIAM IBRAHIM	705 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200
WINFIELD, JACOB W WINFIELD, ELIZABETH A	632 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
NEEDELL, JARED D	700 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
GUESTIN, KREGG M GUESTIN, ERICA L	521 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BAYUS, JOHN M BAYUS, ELAINE M	400 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326

SHUE, LISA SHUE, BRIAN WHITMAN	401 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
BENNETT, CATHERINE	409 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
MORRELL, JOEL D	713 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
DUERR, BARBARA	320 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
LAFONTAINE, DAVID LAFONTAINE, JENNIFER	609 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
KEELER, JEFFREY J KELLY, THERESA A	517 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BURGESS, SHAWN	509 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
DILLMAN, DAVID L DILLMAN, MARY K	520 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
WILSON, DONALD WILSON, AYAKO KEGA	412 NEVIS DR	HOLLY SPRINGS NC 27540-9421
HEINZE, MARK E HEINZE, ANGELA H	408 NEVIS DR	HOLLY SPRINGS NC 27540-9421
COLEMAN, RICHARD K COLEMAN, KIMBERLY M	404 NEVIS DR	HOLLY SPRINGS NC 27540-9421
COSENTINO, ANTHONY T COSENTINO, CHERI L	401 NEVIS DR	HOLLY SPRINGS NC 27540-9422
RICE, KIRKLAND H RICE, BLAIR G	613 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
WARD, RICHARD J JR WARD, DAWN R	433 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
KSIONSK, PAUL JAMES KSIONSK, JANET ERICA	437 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
COULTER, KEVIN T COULTER, SARAH D	405 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
LEEDS, AARON LEEDS, CRISTY	701 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
KEITH, IRENE	636 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
BELCHER, MARK W BELCHER, FAITH C	605 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
OAKS, ERICH W. OAKS, KARI T.	412 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
FRIES, CARLOS E	644 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ANDERSON, PATRICK J ANDERSON, JULIANNE E	620 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
LYLES, KENNETH C LYLES, DAWN H	501 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
STALEY, THOMAS M STALEY, PEGGY S	321 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
MUEFFELMANN, GREGORY G MUEFFELMANN, BEVERLY R	325 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
AYALA, BULMARO E VEGA, VIRIDIANA	329 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
SEALE, DAVID R SEALE, GERALDINE G	416 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
GREENWOOD, KEITH M GREENWOOD, CARRIE B	505 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
HARRISON, BRIAN HARRISON, MELISA	509 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BEIFELD, LAWRENCE H BEIFELD, CLAUDIA F	605 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ONEILL, MICHAEL P ONEILL, CYNTHIA A	600 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
MCNEIL, FRED A	505 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
MAMMES, RICHARD E MAMMES, JEANNE M	509 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
LINDSAY, STEVEN W LINDSAY, WENDY W	516 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
BECKNER, LARRY E II BECKNER, BETTY J	501 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328

HARTSOE, STEVEN S	505 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
KINGERY, PATRICIA A KINGERY, TRAVIS A	720 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
ZUGG, GEORGE K JR ZUGG, MARY T	721 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
GAMBLE, CHRISTOPHER D GAMBLE, RITA I	309 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
FRANCK, KEVIN ERNEST MALISZEWSKI, SHAUNA MARIE	500 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
KENNETH R HENKE LIVING TRUST MARGO E SAVAGE-HENKE LIVIN	404 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
WALLER, JEFFREY H WALLER, STEFANIE	504 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
NICHOLS, DAVID A NICHOLS, STEFANIE JANE PENROD	504 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384
CHAVOLLA, EDUARDO URIBE, ZENOBIA S	721 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
SEMON, THOMAS W SEMON, LEAH L	517 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
DICKSON, HENRY A DICKSON, CHRISTINE B	504 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
EASON, ANTHONY L EASON, BRENDA C	400 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
DILLMAN, ERIC J DILLMAN, JUDITH	312 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
HARRIS, AARON J HARRIS, MIYOSHI L C	308 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
WINDWARD POINTE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
HAYES, DANIEL HAYES, JUDY BABCOCK	509 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
FISHER, ROBERT FISHER, CAROL	504 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
AMANN, DONALD K AMANN, KRISTEN M	420 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
HINSON, CHRISTOPHER BRYAN HINSON, NICHOLE ELLEN	508 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
ABBOTT, CHRIS ABBOUT, ELLEN	705 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
DILLON, JOSHUA M PAPPAS-DILLON, ANDREA A	401 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
WILLIAMS, PATRICK B WILLIAMS, ASHLEE A	621 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ZIMMERMANN, GERALD H ZIMMERMANN, MARION E	11321 MANSFIELD CLUB DR	FREDERICKSBURG VA 22408-8048
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993
MAKSYMIW, STEFAN THOMAS	733 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
MCBRIDE, DENNIS E	501 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
FAUGL, JASON FAUGL, REBEKAH LISCIO	629 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ROSS-WALDMAN, JOSHUA FUENTES-WALDMAN, XIMENA	724 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
HUKILL, BRANDON HUKILL, NEELY	408 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
POULK, DALLAS LANDON BLITZBLAU POULK, MARGARET EVELYN	637 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
SHURER, ANTHONY J SHURER, KATHRYN BROOKE ASHLEY	513 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
BAKER, JOSHUA D BAKER, MEGAN R	624 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ANDERSON, MARK R ANDERSON, ABIGAIL S	717 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
LOCKE, LISA M	513 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
MENGES, TROY M MENGES, CARMEN L	625 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383

BLUM, EINAT BLUM, ILAN	30 HALLER CRES	SPRING VALLEY NY 10977-6605
BROWN, JOEL G	525 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
SMALLING, GREGORY SCOTT SMALLING, STACIE ANN	408 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
GRAY, JOSHUA GRAY, COURTNEY ELIZABETH	607 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
THE PATRICK AND JANE BRESLIN REVOCABLE TRUST	604 CAYMAN AVE	HOLLY SPRINGS NC 27540-9388
SKRABUT, STEPHEN L SKRABUT, BEVERLY N	500 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384
SCHOONMAKER, NICHOLAS	529 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
PHARES-ALDRICH, SUSAN L.	409 NEVIS DR	HOLLY SPRINGS NC 27540-9422
ALLEN, ETHAN ALLEN, MICHELLE	732 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
CSHP ONE LP	INVITATION HOMES-TAX DEI	1717 MAIN ST STE 2000
LANDRON, CHRISTINE MARIE MUNIZ, ELIAS JR	728 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
KAY, MELISSA ANN KAY, IAN ANDREW	601 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
KISNER, MEREDITH BESTICK TRUSTEE MEREDITH BESTICK KISNER I	508 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
EARNEST, DANIEL EARNEST, KATHLEEN	324 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
FERRIN, JOSHUA C FERRIN, CARRIE A	508 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
MCMILLAN, JAMES A IV	409 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
BLANKENSHIP, LEE J BLANKENSHIP, CARRIE S	332 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
WEAVER, MARCUS J WEAVER, PRISCILLA J	709 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WITOSKY, MATTHEW C	648 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
HARRIS, MICHAEL LEE SMITH-HARRIS, GENSEI	404 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
WALLACE, MIKKITARO WALLACE, LORI BETH	400 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
HEBERT, CARRIE	701 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
CRAIG, CAROLINE J DAVID, LUCAS T	713 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
TOSKIC, MILJAN TOSKIC, NATALIE NICOLE	313 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
WILSON, TRACY JANE WILSON, JOHN JACOB	524 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
DUNCAN, CHRISTOPHER DUNCAN, JANELLE	508 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
DAMPMAN, BRIAN J DAMPMAN, TIFFANY	717 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
SAMPSON, HUNTER MCRAE SAMPSON, KARA LENA MCKINLEY	640 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
SIDLE, ASHLEY SIDLE, WAYNE	613 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
SARTAIN, ANDREW RICHARD SARTAIN, EMILY MARIE	633 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ERRICHETTI, CHRIS ANDREW ERRICHETTI, JENNIFER MARIE	509 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
PARKER, CHRISTOPHER J PARKER, MARISSA J	505 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
FARNSWORTH, SAMUEL BRADY FARNSWORTH, JENNIFER ANNE	504 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
SANTIAGO, DAVID MICHAEL SANTIAGO, DANA MAYO	712 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
FRITZ, MEREDITH A	540 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318

BURGESS, DANIEL JOHN	316 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
FLESZAR, LAWRENCE TRUSTEE FLESZAR, GAIL TRUSTEE	400 NEVIS DR	HOLLY SPRINGS NC 27540-9421
CHADA, ARVINDER SINGH CHADA, JAGTAR KAUR	404 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
STEWART, WENDY MARIE	725 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
TWING, VIONE V TRUSTEE THE VIONE V TWING FAMILY TRUST	512 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
HENRIQUEZ, JOSE R CEBALLOS VERAS, CARLOTA A.	604 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ROBERTS, BEVERLY	716 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
BOOTHE, ZACHARY BOOTHE, ANNE	528 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
TRESHAN, STEPHEN S TRESHAN, LINDA	304 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
BONEL, DENIS ZECK, VICTORIA	429 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
OOSTRA, JACOB	405 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
GIOVACCHINI, DEVIN GIOVACCHINI, GINA	405 NEVIS DR	HOLLY SPRINGS NC 27540-9422
KNUROWSKI, JOSEPH M KNUROWSKI, SHEILA M	328 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
TROXLER, MICHAEL T TROXLER, ANNETTE P	513 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
BALL, BILLY T BALL, DEBRA C	409 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
MEYER, JENNIFER C CONTADOR, GONZALO	505 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
COHEN, JASON DANIEL COHEN, JENNIFER	102 LUTTERWORTH CT	CARY NC 27519-8682

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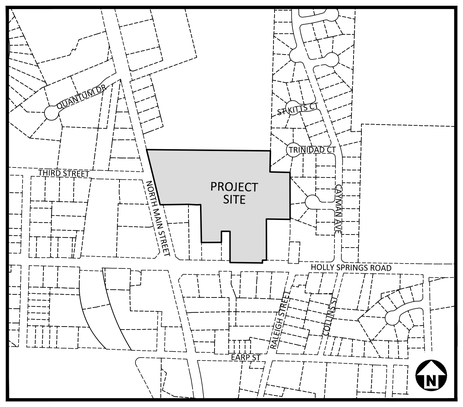

VICINITY MAP

SCALE: 1"=500'

BENCHMARK INFORMATION
NORTHING: 692883.73500
EASTING: 2049364.87700
ELEVATION: 449.93400
NCGS PEARSALL (NC GRID NAD 83 (2011))

NORTHING: 693268.91130
EASTING: 2049427.17166
ELEVATION: 439.36774
BENCHMARK REBAR W/CAP

MAIN STREET VISTA

137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

DEVELOPMENT PLAN

HOLLY SPRINGS PROJECT NUMBER:
23-DP-07 / PLDP 202300109
MASTER PLAN: 22-REZ-06

DATE: APRIL 28, 2023
REVISED: SEPTEMBER 15, 2023

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
		0649937653	0082500
	133 HOLLY SPRINGS ROAD LLC	P/O 0649935427	P/O 0038971
	RANDALL S ADAMSON LLC	P/O 0649936510	P/O 0093211
	BHANA REAL ESTATE LLC	0649939744	0019172
DEVELOPER	VISTA RESIDENTIAL PARTNERS		
TOWNSHIP	HOLLY SPRINGS		
COUNTY	WAKE		
ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD) MASTER PLAN: 22-REZ-06 (APPROVED 04/18/2023)		
SITE AREA	GROSS AREA: 510,109 SF / 11.71 AC R/W DEDICATION: 15,178 SF / 0.35 AC NET AREA: 494,931 SF / 11.36 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE 5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
	SOUTH	10' TYPE A	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	277 TOTAL UNITS / 11.36 AC = 24.38 DU/AC (INCLUDES 13 LIVE-WORK UNITS)	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
	PROPOSED	20,122 SF	
LIVE-WORK SQUARE FOOTAGE	PROPOSED	10,865 SF	
OPEN SPACE	REQUIRED	0.75 AC	
	PROPOSED	1.02 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		NO MINIMUM, 10' MAXIMUM
	SIDE AND REAR		NO MINIMUM, 10' MAXIMUM
	SIDE-CORNER		NONE
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT		30' MINIMUM
	MULTI-STORY ADJACENT TO WINWARD POINT		70' MINIMUM
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS		5' MINIMUM
	ADJACENT TO COMMERCIAL		5' MINIMUM
	THOROUGHFARE BUFFER		10' MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM
	ACCESSORY STRUCTURES		15' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		15'-0" MINIMUM
	LIVE/WORK BUILDINGS		10'-8" MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		13'-8" MINIMUM
	RESIDENTIAL BUILDINGS		10'-8" MINIMUM
PARKING	REQUIRED	NOT APPLICABLE IN DMX DISTRICT	
	PROPOSED	443 TOTAL SPACES 362 SPACES / 277 RES. UNITS = 1.31 SPACES/UNIT 81 SPACES / 20,122 SF COMM. = 4.03 SPACES/1,000 SF	
ACCESSIBLE PARKING	REQUIRED	9 SPACES (2 VAN)	
	PROPOSED	16 SPACES (9 VAN)	
ELECTRIC VEHICLE PARKING	REQUIRED	5% x 444 SPACES = 22 EVSE SPACES (1 VAN ACCESSIBLE) 15% x 444 SPACES = 67 EVSE-READY SPACES	
	PROPOSED	22 EVSE SPACES (1 VAN ACCESSIBLE) 67 EVSE-READY SPACES	
BICYCLE PARKING	REQUIRED	5/50 VEHICLE SPACES (FIRST 250 SPACES) = 25 SPACES 5/100 VEHICLE SPACES (OVER 250 SPACES) = 10 SPACES 35 SPACES TOTAL	
	PROPOSED	36 SPACES	
IMPERVIOUS AREA	EXISTING	NONE	
	PROPOSED	9.03 AC	

GENERAL NOTES

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

MAXIMUM PROPOSED SEWER FLOW

SITE SUMMARY
TOTAL MULTI-FAMILY: 277 UNITS
1-BEDROOM: 89 UNITS
2-BEDROOM: 164 UNITS
3-BEDROOM: 24 UNITS
COMMERCIAL SPACE: 20,122 SF
LIVE-WORK SPACE: 10,865 SF

FLOW RATES
120 GPD/BEDROOM WITH A 240 GPD MINIMUM (PER NCDEQ 2T RULES)
0.12 GPD/SF FOR COMMERCIAL/LIVE-WORK (PER NCDEQ 2T RULES)

PROJECTED FLOW CALCULATION
1 & 2 BEDROOM: 253 UNITS x 240 GPD = 60,720 GPD (42.17 GPM)
3-BEDROOM: 24 UNITS x 360 GPD = 8,640 GPD (6.00 GPM)
COMMERCIAL: 20,122 SF x 0.12 GPD/SF = 2,415 GPD (1.68 GPM)
LIVE-WORK: 10,865 SF X 0.12 GPD/SF = 1,304 GPD (0.91 GPM)

SUM OF PROPOSED PROJECT FLOWS
73,079 GPD

NOTE: THERE IS A 181 GPD VARIATION FROM THE APPROVED SEWER STUDY WHICH IS LESS THAN THE APPROVED AMOUNT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

NICK WILLIAMSON
williamson@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

VISTA RESIDENTIAL PARTNERS - NC, LLC
4000 WESTCHASE BOULEVARD, SUITE 220
RALEIGH, NC 27607
PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

PROJECT DIRECTORY

OWNERS
JFT PROPERTIES LLC
1001 PROCURE ST STE 101
FUQUAY VARINA NC 27526-2697
PIN: 0649933963
PIN: 0649937653

113 HOLLY SPRINGS ROAD LLC
PO BOX 6356
RALEIGH NC 27628-6356
PIN: 0649935427

RANDALL S ADAMSON LLC
125 HOLLY SPRINGS RD
HOLLY SPRINGS NC 27540-9423
PIN: 0649936510

BHANA REAL ESTATE LLC
320 FLATROCK LN
HOLLY SPRINGS NC 27540-7418
PIN: 0649939744

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

DEVELOPMENT PLAN FOR:

MAIN STREET VISTA
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: VIS-22003

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\VIS22003-CS1.dwg, 9/15/2023 8:53:06 AM, Kevin Hughes

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
8. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
9. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
10. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
11. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
12. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
13. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
14. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
15. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
16. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
17. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (ON THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.

TRIASSIC SOIL REGION NOTES

1. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
2. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY, GEOGRID DESIGN CRITERIA, ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
3. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUBGRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
4. THE STANDARDS ROADWAY PAVEMENT SECTION WILL BE WOVEN GEO-FABRIC DESIGN CRITERIA HP 270 OR EQUAL ON ENTIRE ROAD (AND MUST BE APPROVED BY THE TOWN OF HOLLY SPRINGS), 7" ABC STONE, WITH ASPHALT COMPLETED IN STAGED CONSTRUCTION OF 2.5" I-19 ASPHALT AND 1.5" IN STAGE 1 AND 1.5" S9.5B FINAL OVERLAY. INITIAL ONE-YEAR WARRANTY WITH AN ADDITIONAL YEAR EXTENSION STARTING AFTER FINAL OVERLAY-SHALL BE REQUIRED FOR ROADWAYS. FOR THE EXTENDED WARRANTY PERIOD, IT WILL BE REQUIRED TO POST A BOND, LOC, OR CASH FOR 50% OF ACTUAL COST OF ROADWAY (STORM DRAINAGE, CURB & GUTTER, SIDEWALK AND PAVEMENT). THE PAVEMENT SECTION LIST ABOVE IS THE TOWN OF HOLLY SPRINGS MINIMUM STANDARDS FOR THE TRIASIC SOILS REGION. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE TOWN OF HOLLY SPRINGS, CONTRACTOR TO USE THE GREATER SECTION OF THE TWO.
5. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
6. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/W'S).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
5. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
6. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMEN

MASTER PLAN: 22-REZ-06

SURVEY LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- GUARDRAIL
- WETLANDS

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 89°20'14" W	20.65'
L11	N 89°08'42" W	28.06'
L12	N 89°01'46" W	22.00'
L13	S 00°13'03" E	20.04'
L14	N 89°12'29" W	59.87'
L15	S 89°50'59" W	59.96'
L16	S 85°34'10" W	24.99'
L17	N 00°05'59" W	14.16'

BENCHMARK INFORMATION
NORTHING: 692883.73500
EASTING: 2049364.87700
ELEVATION: 449.93400
NCGS PEARSALL (NC GRID NAD 83 (2011))

NORTHING: 693268.91130
EASTING: 2049427.17166
ELEVATION: 439.36774
BENCMARK REBAR W/CAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VISTA RESIDENTIAL PARTNERS - NC, LLC
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RALEIGH, NC 27607
PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-XC1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

EXISTING CONDITIONS
C1.00

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan- Construction Drawings\Current Drawing\VIS22003-XC1.dwg, 9/14/2023 3:42:03 PM, Kevin Hughes

MASTER PLAN: 22-REZ-06

SEE INSET "A"

SEE SHEETS L0.01 - L8.05 FOR AMENITY/HARDSCAPE DETAIL

CHAU, GABRIEL P
CHAU, CHRIS O
PIN: 0649945515
REID: 0018005
ZONING: NMX

SHARMA, BAL K
SHARMA, RADHA
PIN: 0649849112
REID: 0057229
ZONING: NMX

SHARMA, BAL K
SHARMA, RADHA
PIN: 0649849011
REID: 0072034
ZONING: NMX

TAPATIOS LLC
PIN: 0649839863
REID: 0266787
ZONING: NMX

NRF HOLLY SPRINGS LLC
PIN: 0649839676
REID: 0326278
ZONING: NMX

DAVIS, MARIE F
PIN: 0649932678
REID: 0211489
ZONING: NMX

HOLLEMAN, J LEE JR
PIN: 0649933690
REID: 0032268
ZONING: R-15

300 NORTH MAIN STREET LLC
PIN: 0649932499
REID: 0063617
ZONING: NMX

MORTON, DARRELL E
PIN: 0649934198
REID: 0049294
ZONING: SR

JOJE HOLLY LLC
PIN: 0649936125
REID: 0000330
ZONING: NMX

NORRIS, DANNY
NORRIS, EMA
PIN: 0649936198
REID: 0028323
ZONING: NMX

WOODHOUSE, JULIE T
SEAMSTER, NANCY WOODHOUSE
PIN: 0649937177
REID: 0079456
ZONING: NMX

WOODHOUSE, JULIE T
SEAMSTER, NANCY WOODHOUSE
PIN: 0649938187
REID: 0079455
ZONING: NMX

RAILSBACK, ASHLEY
RAILSBACK, GARRETT
PIN: 0649949172
REID: 0203994
ZONING: SR

CHADA, ARVINDER SINGH
CHADA, JAGTAR KAUR
PIN: 0659040012
REID: 0203993
ZONING: SR

AUB, ANTHONY W JR. TRUSTEE
AUB, MARILYN M TRUSTEE
PIN: 0659041020
REID: 0203992
ZONING: SR

OOSTRA, JACOB
PIN: 0659031887
REID: 0198758
ZONING: SR

SHUE, LISA
SHUE, BRIAN WHITMAN
PIN: 0659031810
REID: 0198757
ZONING: SR

BAYUS, JOHN M
BAYUS, ELAINE M
PIN: 0659031629
REID: 0198756
ZONING: SR

WINDWARD POINTE HOMEOWNERS ASSOC INC
PIN: 0659032421
REID: 0036668
ZONING: SR

BLUEFIN DEVELOPERS LLC
PIN: 0649939489
REID: 0415927
ZONING: NMX

EXISTING
TRINIDAD COURT
(50' PUBLIC R/W)

EXISTING
THIRD STREET
(VARIABLE WIDTH
PUBLIC R/W)

STREET "A"
(VARIABLE WIDTH
PUBLIC R/W)

STREET "B"
(VARIABLE WIDTH
PUBLIC R/W)

EXISTING
NORTH MAIN STREET
(VARIABLE WIDTH PUBLIC R/W)

EXISTING
HOLLY SPRINGS ROAD
(VARIABLE WIDTH PUBLIC R/W)

EXISTING
RALEIGH STREET
(VARIABLE WIDTH
PUBLIC R/W)

STORMWATER CONTROL MEASURE "A"
(UNDERGROUND VAULT)

STORMWATER CONTROL MEASURE "B"
(UNDERGROUND VAULT)

CONSERVATION AREA
OPEN SPACE #1
(18,816 SF)

BUILDING ① 24 UNITS / 40,644 SF (10,061 SF RETAIL) 4-STORY / 54'-5 ½"

BUILDING ② 39 UNITS / 59,192 SF (1 LIVE-WORK / 1,097 SF) 4-STORY / 44'-2 ½"

BUILDING ③ 60 UNITS / 82,137 SF (6 LIVE-WORK / 4,884 SF) 4-STORY / 46'-3 ¾"

BUILDING ④ 85 UNITS / 120,015 SF (6 LIVE-WORK / 4,884 SF) 4-STORY / 54'-6 ¾"

BUILDING ⑤ 45 UNITS / 78,394 SF 4-STORY / 46'-3 ¾"

BUILDING ⑥ 24 UNITS / 40,644 SF (10,061 SF RETAIL) 4-STORY / 54'-5 ½"

VILLAGE GREEN OPEN SPACE #2 (6,647 SF)

AMENITY/POOL OPEN SPACE #3 (11,766 SF)

DOG PARK OPEN SPACE #4 (5,177 SF)

MAINTENANCE GARAGE 1-STORY 12'-1 ½"

TREE GRATE (TYP.)

TREE TO BE REMOVED

TRASH/RECYCLING

COMPACTOR/ RECYCLING

DOG SPA

MAIL ROOM

FUTURE MONUMENT AREA

4' CONCRETE MEDIANS

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

ADDITIONAL PAVEMENT FOR FUTURE LANE SHOWN ALONG PROJECT FRONTAGE; STRIPING SHOWN UNTIL ROAD IMPROVEMENTS ARE MADE TO THE EAST (PLANS BY OTHERS FOR TOWN PROJECT)

PROPOSED ROAD IMPROVEMENTS FROM OTHER CIP (U-6094 HOLLY SPRINGS ROAD WIDENING PROJECT)

INSET "A"

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TOWN OF HOLLY SPRINGS ASPHALT PAVEMENT (SEE DETAIL ON C8.01)
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PubSDE — PUBLIC STORM DRAINAGE EASEMENT
- PvtSDE — PRIVATE STORM DRAINAGE EASEMENT
- TOHS—WE — TOWN OF HOLLY SPRINGS WATER EASEMENT
- EV — EVSE PARKING SPACE (LEVEL 2)
- EVR — EVSE READY PARKING SPACE (LEVEL 2)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan- Construction Drawing\Current Drawing\VIS22003-S1.dwg, 9/15/2023 8:49:38 AM, Kevin Hughes

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MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON

REVISIONS

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3	08. 18. 2023	PER TOWN COMMENTS
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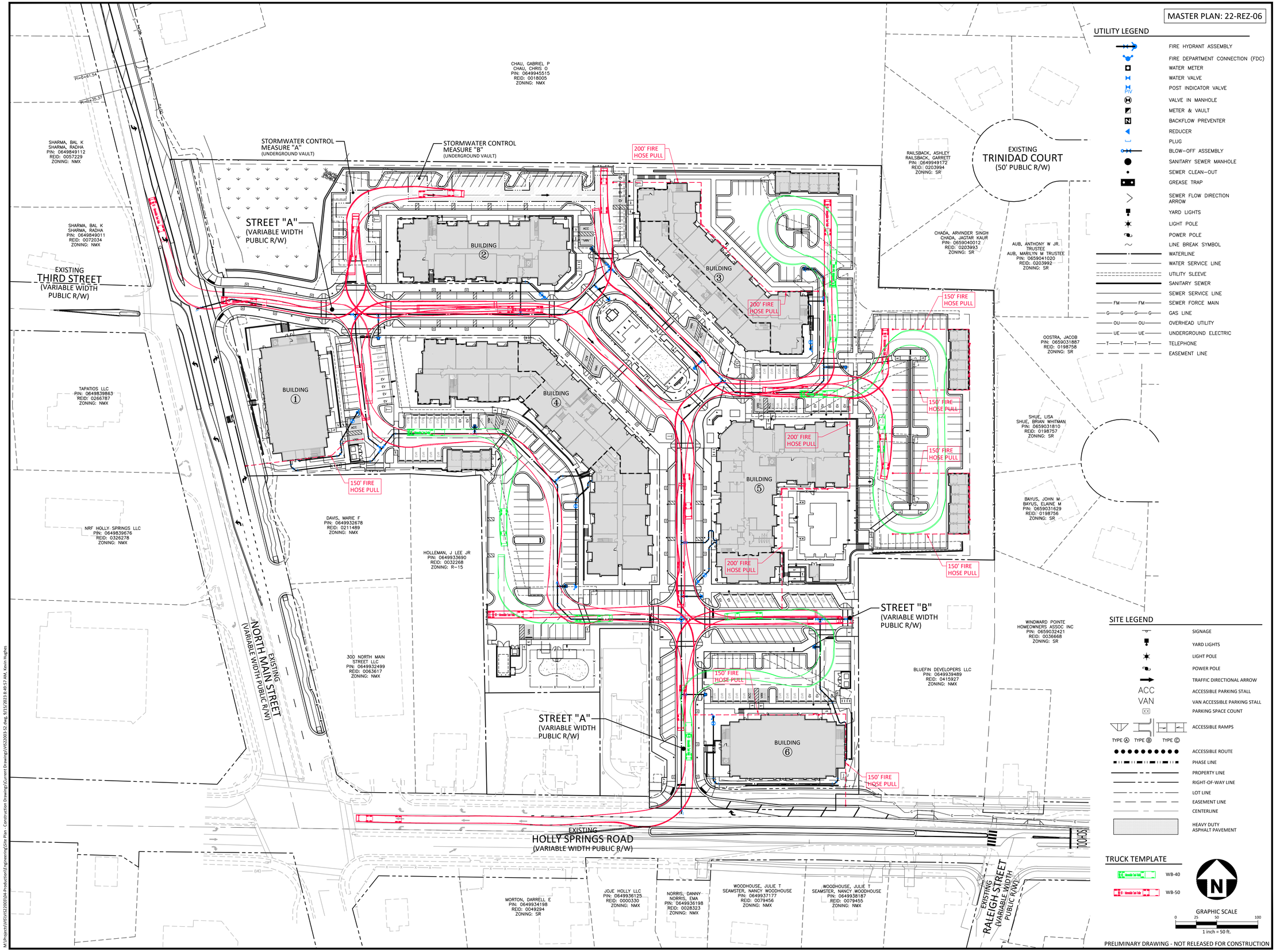
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-S1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

SITE PLAN
C2.00

MASTER PLAN: 22-REZ-06



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 DOUGLAS D. WILLIAMSON

REVISIONS

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PLAN INFORMATION

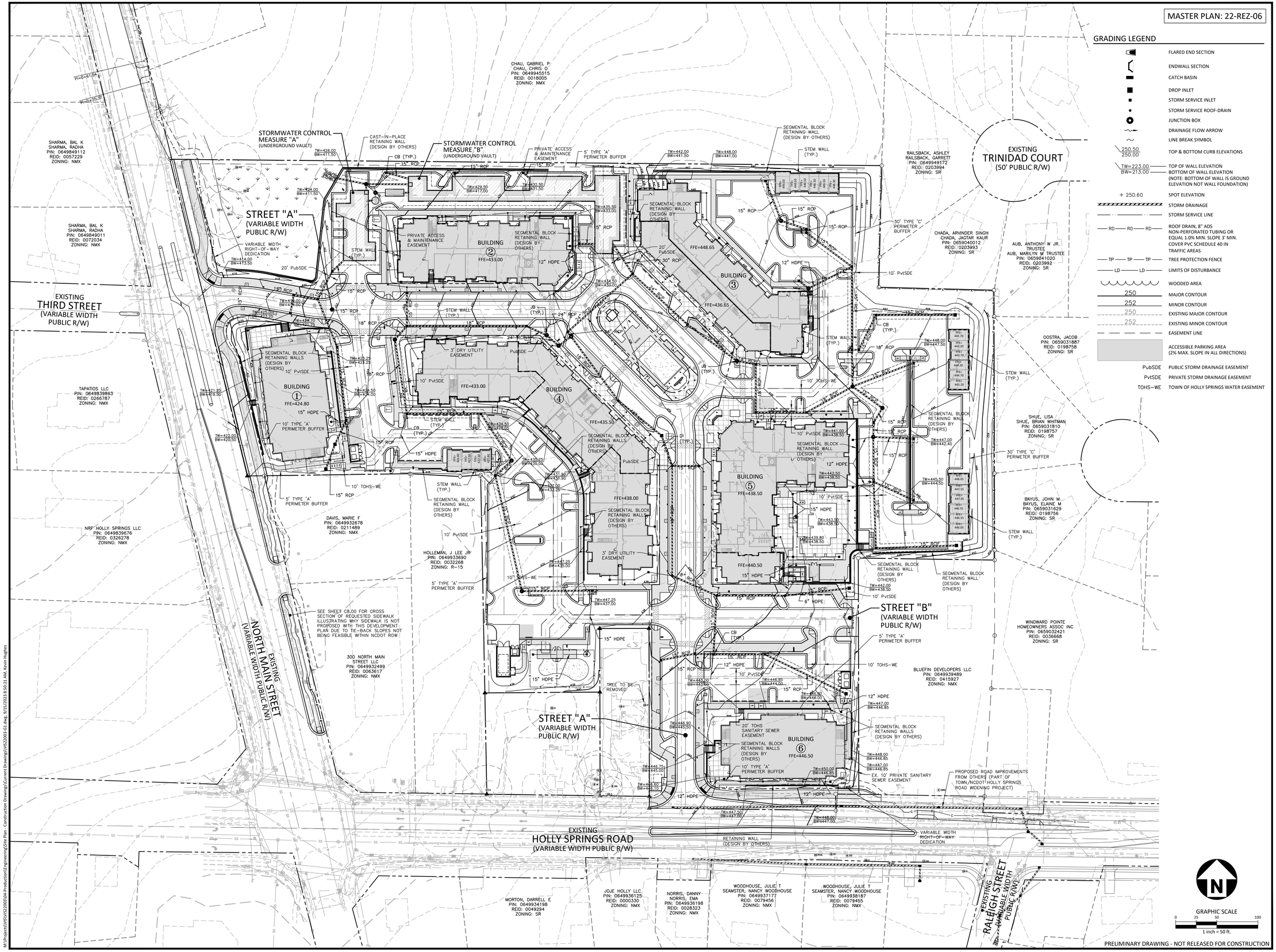
PROJECT NO.	VIS-22003
FILENAME	VIS22003-S2
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

VEHICLE TURNING EXHIBIT

C2.01

MASTER PLAN: 22-REZ-06



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- PubSDE — PUBLIC STORM DRAINAGE EASEMENT
- PvtSDE — PRIVATE STORM DRAINAGE EASEMENT
- TOHS-WE — TOWN OF HOLLY SPRINGS WATER EASEMENT

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON — NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-G1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN

C3.00

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MASTER PLAN: 22-REZ-06

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- RISER ROOM
- PubSDE — PUBLIC STORM DRAINAGE EASEMENT
- PvtSDE — PRIVATE STORM DRAINAGE EASEMENT
- TOHS–WE — TOWN OF HOLLY SPRINGS WATER EASEMENT

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DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 NICHOLAS D. WILLIAMSON

REVISIONS

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-U1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

UTILITY PLAN
C4.00

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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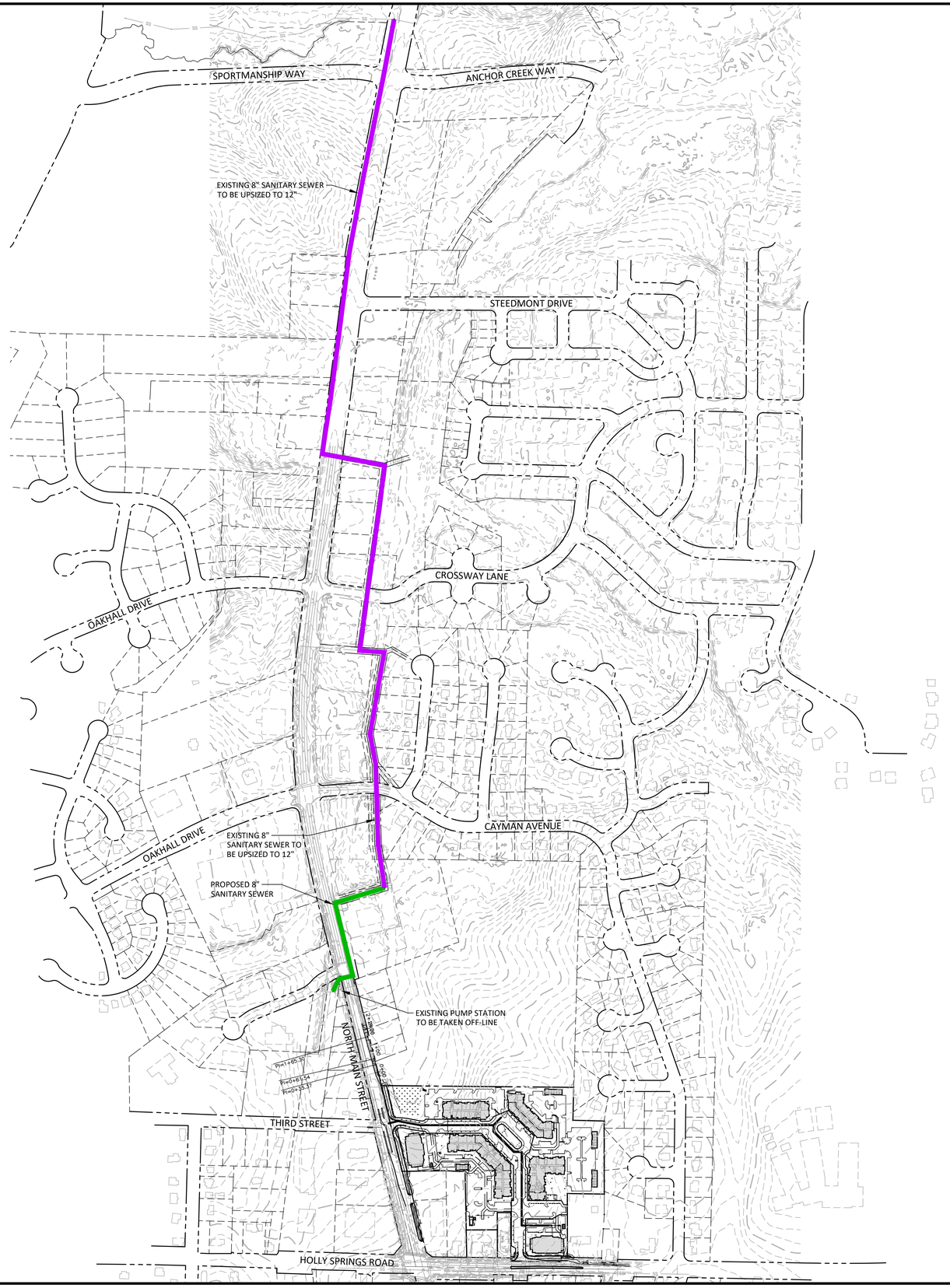
MASTER PLAN: 22-REZ-06



SEWER LEGEND

- 8" SAN. SEWER (PROPOSED)
- EX. 8" SAN. SEWER (TO BE UPSIZED TO 12")

GRAPHIC SCALE

0 125 250 500

1 inch = 250 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAIN STREET VISTA

DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 DOUGLAS D. WILLIAMSON

NOT RELEASED FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-U1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=250'
DATE	04. 28. 2023

SHEET

OVERALL SEWER OUTFALL AND REPLACEMENT PLAN

C4.01

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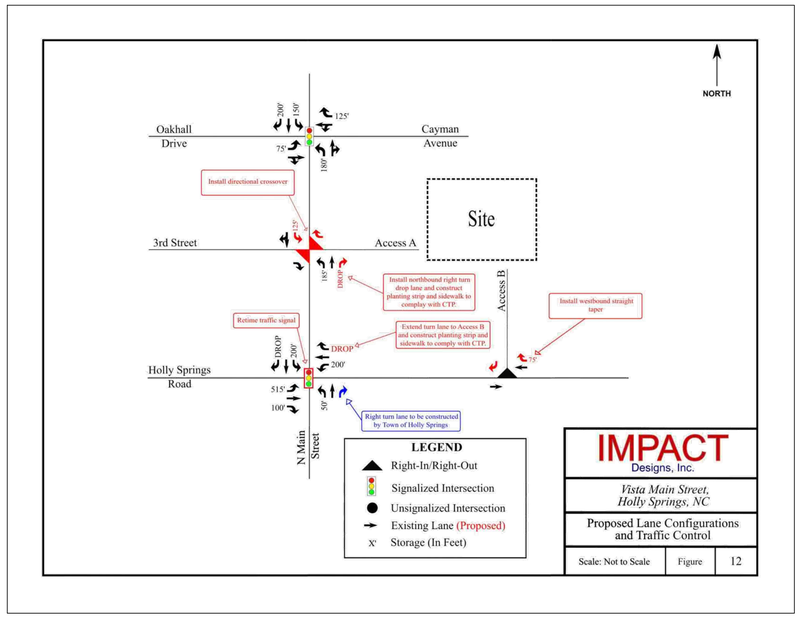
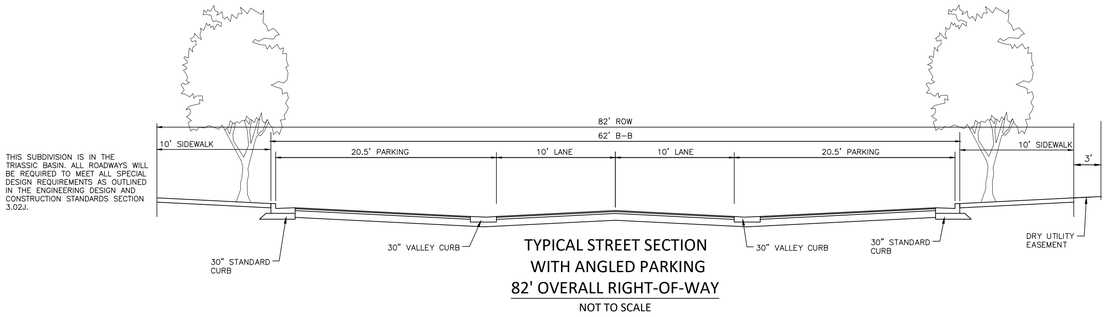
TAPER LENGTH CALCULATIONS WERE MADE USING THE
TABLE BELOW FROM NCDOT ROADWAY DESIGN MANUAL

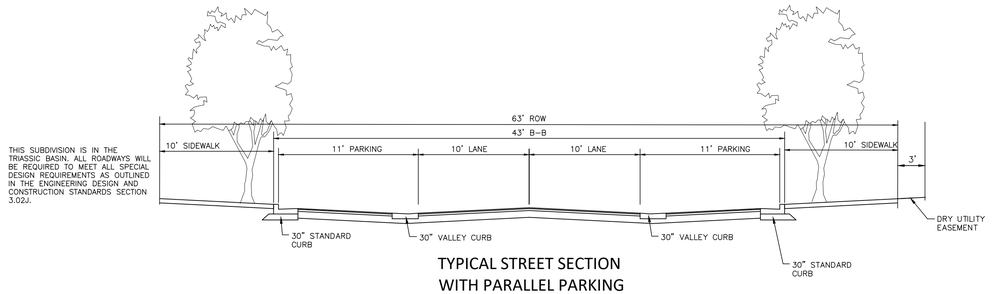
Design Speed (mph)	Posted Speed (mph)	Minimum Deceleration Length (D)	Desirable Deceleration Length (D)	Bay Taper Length (T)	Approach / Departure Taper (A)
					$A = WS^2/60$ (if $S \leq 40$ mph)
30	≤ 25	100'	150'	75'	A = WS (if S > 40 mph)
35	30	100'	205'	75'	S = Design Speed
40	35	150'	265'	100'	W = Width of Lateral Shift
45	40	150'	340'	100'	* Storage length for waiting vehicles should be calcuated based on the latest version of the Highway Capacity Manual or Policy on Street and Driveway Access to North Carolina Highways.
50	45	150'	415'	100'	
55	50	200'	505'	150'	
60	55	200'	600'	200'	

Note: Make every attempt possible to use the desirable deceleration length. It can be shortened as needed but shall not be less than the minimum. Coordinate with NCDOT and get approval on anything less than the desirable deceleration length.

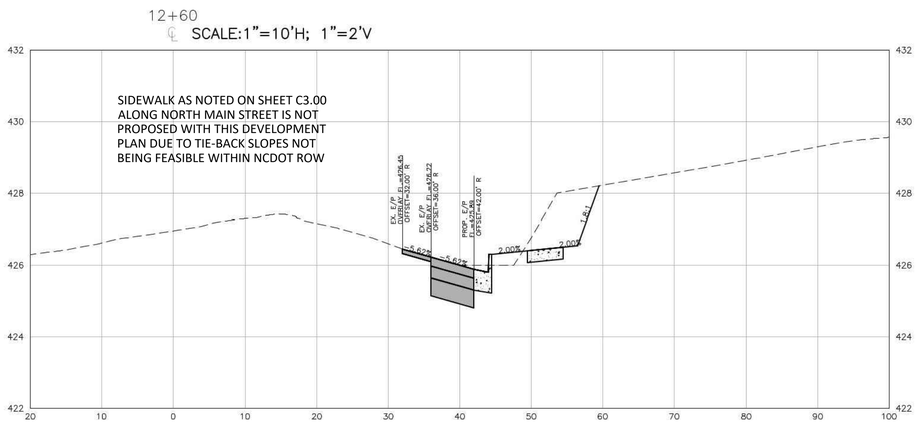


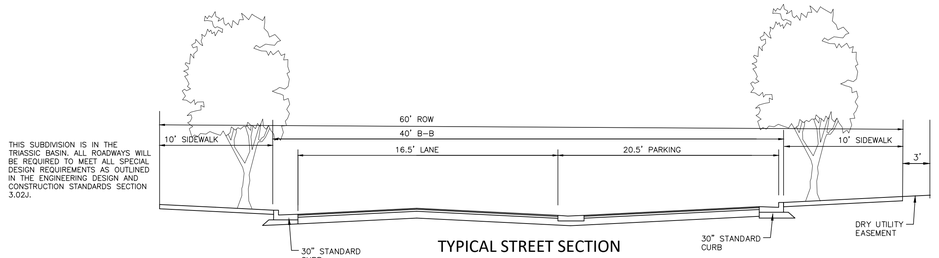


TYPICAL STREET SECTION
WITH ANGLED PARKING
82' OVERALL RIGHT-OF-WAY
NOT TO SCALE

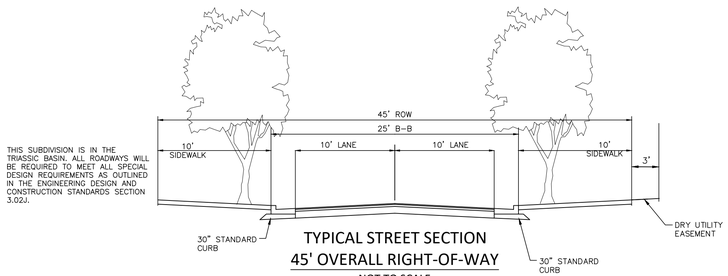


TYPICAL STREET SECTION
WITH PARALLEL PARKING
63' OVERALL RIGHT-OF-WAY
NOT TO SCALE





TYPICAL STREET SECTION
ONE-WAY WITH ANGLED PARKING
60' OVERALL RIGHT-OF-WAY
NOT TO SCALE



TYPICAL STREET SECTION
45' OVERALL RIGHT-OF-WAY
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 THOMAS D. WILLIAMSON

REVISIONS

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-D1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2023

SHEET

TYPICAL SECTIONS AND SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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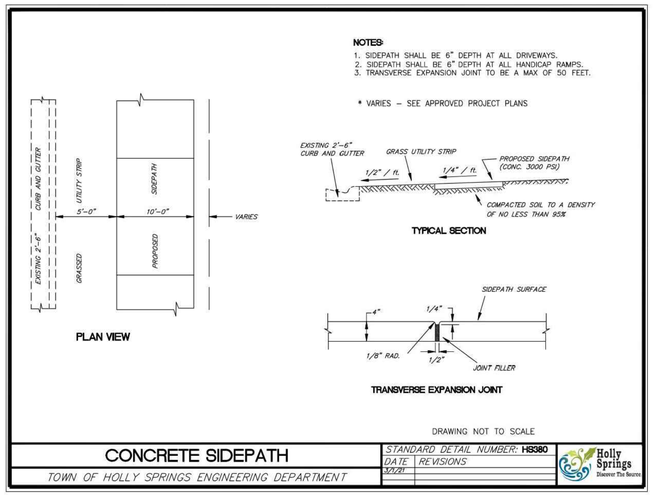
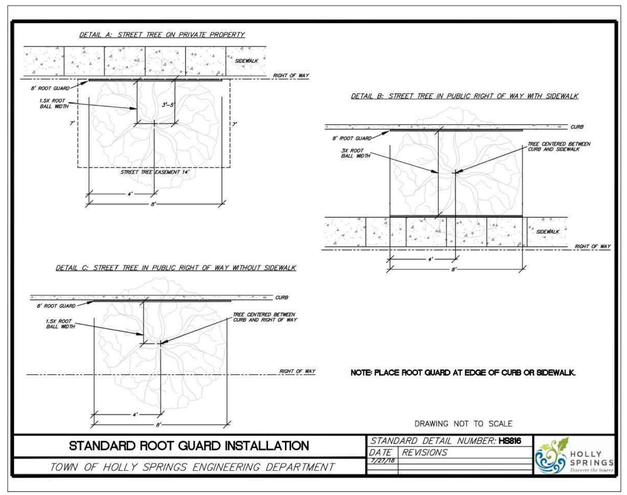
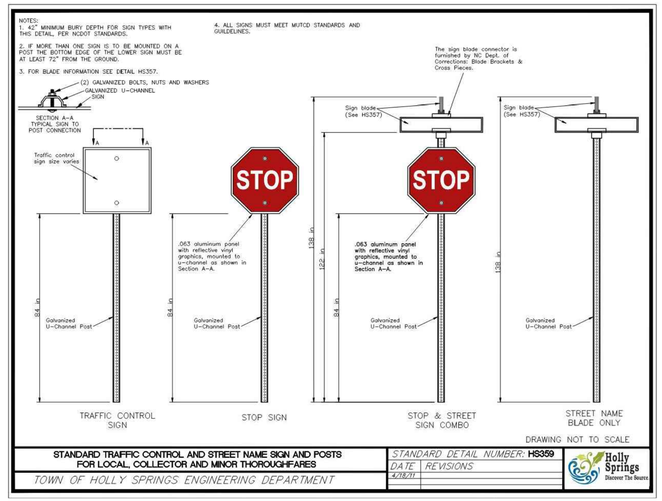
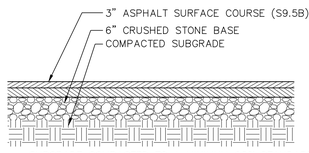






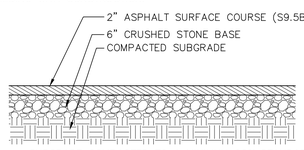
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



ON–SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL

N.T.S.

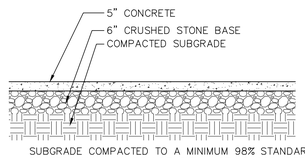
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



ON–SITE ASPHALT PARKING PAVEMENT DETAIL

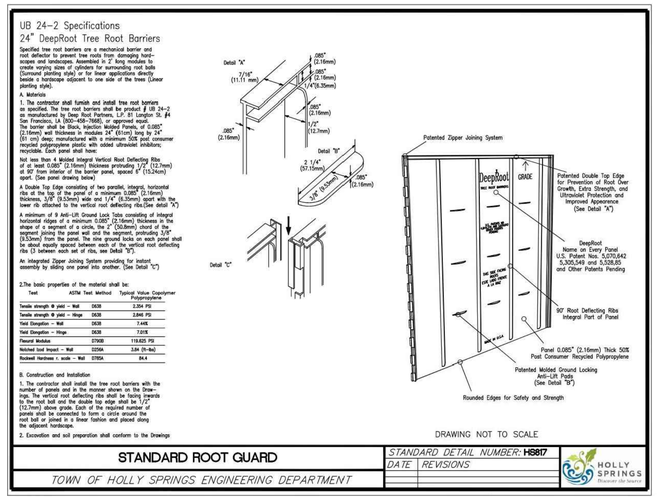
N.T.S.

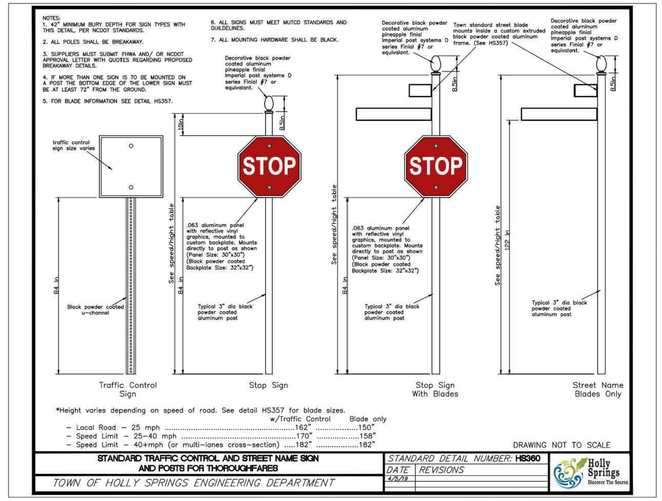
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

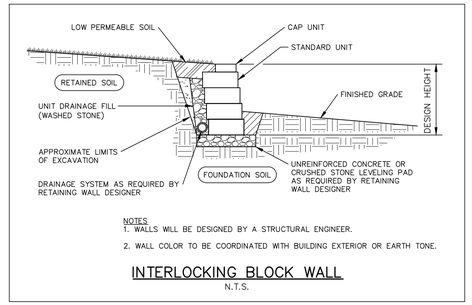


RIGID CONCRETE PAVEMENT DETAIL

N.T.S.

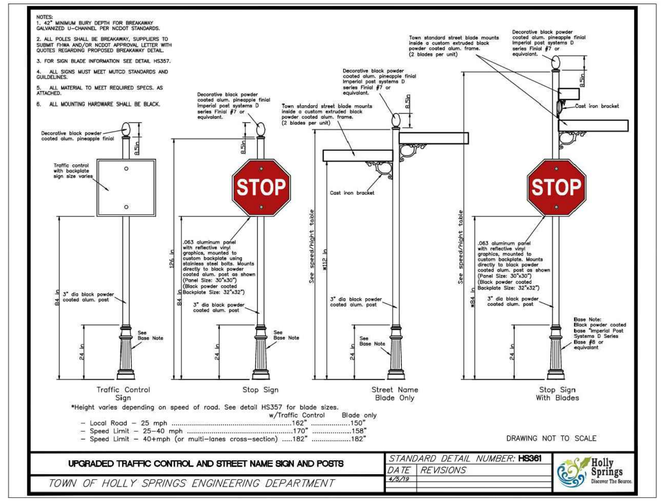






INTERLOCKING BLOCK WALL

N.T.S.



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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 NICHOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-D1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2023

SHEET

SITE DETAILS
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\VIS22003-D1.dwg, 9/14/2023 3:44:03 PM, Kevin Hughes

STORMWATER CONTROL MEASURE 'A' & 'B' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
2. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
4. PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM , THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE STORMFILTER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.
5. ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
6. ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (STORMFILTER VAULT, CONCRETE VAULT, JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND/ OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. McADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
7. ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCM SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION.
10. ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

1. THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DESIGN ENGINEER AND TO THE TOWN OF HOLLY SPRINGS FOR REVIEW.
2. FILTER CARTRIDGES SHALL BE CONTECH STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
3. ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM.
4. THE 24"Ø DIP OUTLET BARREL OF THE DETENTION SYSTEM SHALL BE CLASS 350 DIP, MEETING THE REQUIREMENTS OF ASTM A716. THE PIPE JOINTS SHALL BE LOCKING JOINTS PER ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53 STANDARDS.
5. THE CONTRACTOR SHALL INSTALL THE STORMFILTER SYSTEM PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
6. COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

FOUNDATION NOTES

1. ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS AS UNSUITABLE, THEN THE UNSUITABLE MATERIAL SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVED BACKFILL MATERIAL SHOULD HAVE A GRADATION THAT WILL NOT ALLOW THE MIGRATION OF FINES, WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYING SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC (IF USED) IS TO BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER.
2. PLEASE NOTE THAT IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE EXCAVATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL. IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.
4. THE BEDDING MATERIAL FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER. TYPICALLY, A WELL-GRADED GRANULAR MATERIAL WILL BE USED FOR THE BEDDING. PLEASE NOTE THAT IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.
5. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.
6. THE CONTRACTOR SHALL PROVIDE A FOUNDATION DRAIN FOR THE UNDERGROUND DETENTION SYSTEM DESIGNED BY OTHERS. THE UNDERDRAIN SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND SHALL POSITIVELY DRAIN TO DOWNSTREAM STRUCTURE. THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE NOT REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION.

BEDDING NOTES

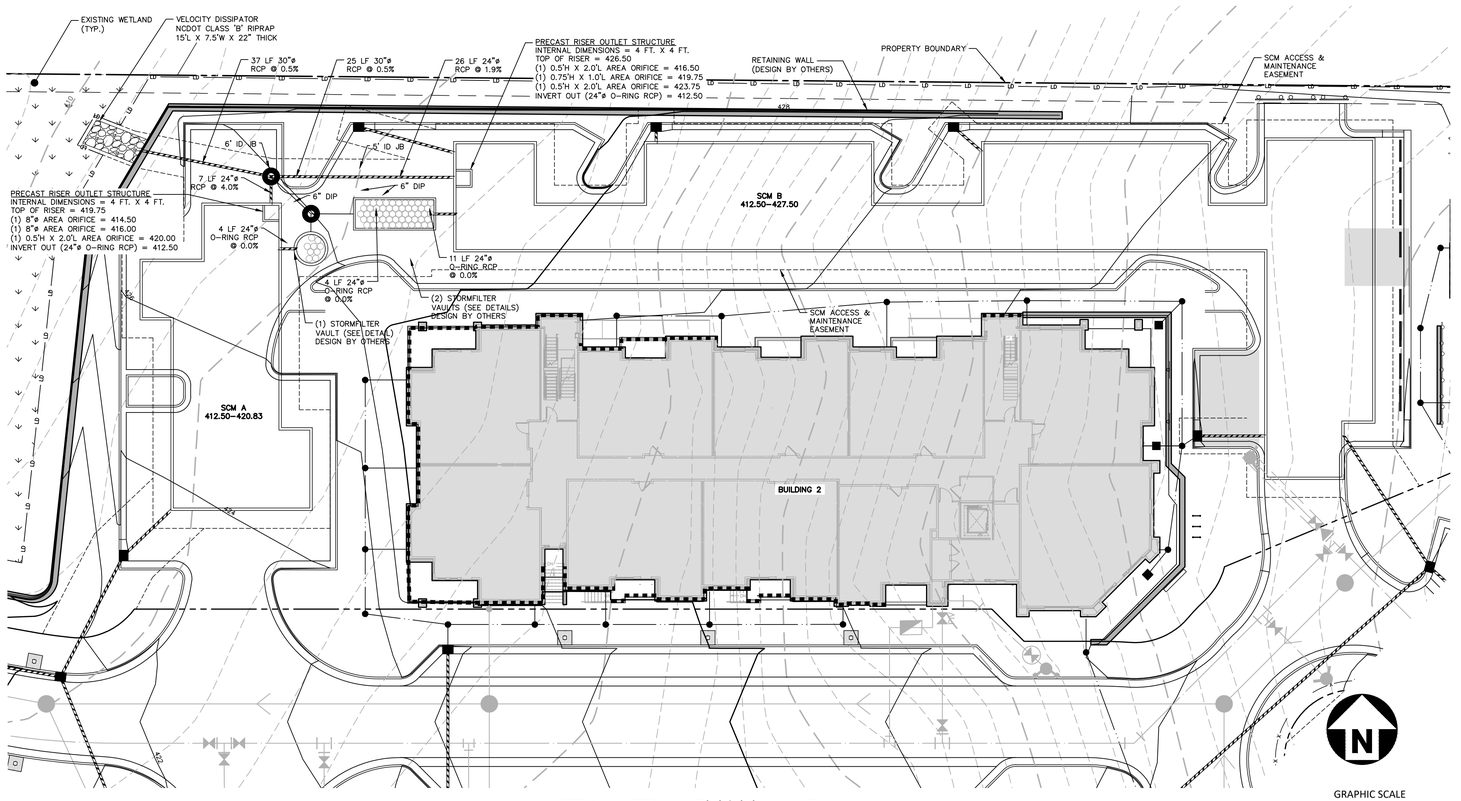
1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
3. THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATERIAL.
4. PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE SAND FILTER.
5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

BACKFILL MATERIAL NOTES

1. THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM.
2. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
3. HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
4. THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN +/- TWO PERCENT OF ITS OPTIMUM MOISTURE CONTENT.
5. ANY MATERIAL STOCKPILING ON TOP OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE APPROVED BY THE STRUCTURAL DESIGN ENGINEER OR DETENTION SYSTEM MANUFACTURER.

UNDERGROUND VAULT CONSTRUCTION NOTES

1. UNDERGROUND VAULT CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.
2. ABSOLUTELY NO RUNOFF SHALL ENTER THE UNDERGROUND VAULT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
3. MANHOLE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND VAULT. MANHOLES SHALL BE IN COMPLIANCE WITH TOWN OF HOLLY SPRINGS STANDARD DETAILS BUT SHALL BE A MINIMUM OF 24 INCHES IN DIAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS (OR MINIMUM OSHA REQUIREMENTS APPLICABLE AT TIME OF CONSTRUCTION). CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.



STORMWATER VAULT 'A' & 'B' PLAN VIEW

1" = 20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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fax 919. 361. 2269
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4000 WESTCHASE BOULEVARD, SUITE 220
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PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 064404 STATE OF DESIGNEE MARIA C. TORRES NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-SW
CHECKED BY	JKW
DRAWN BY	MCT
SCALE	1" = 20'
DATE	04. 28. 2023

SHEET

SCM PLAN VIEW AND NOTES

C9.00

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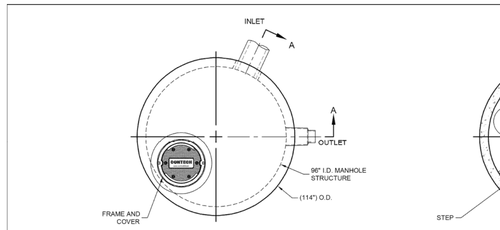
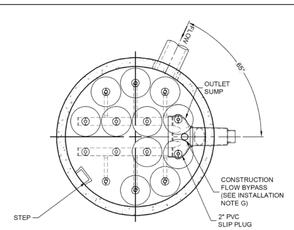


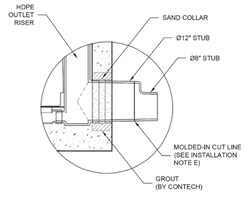
PLAN VIEW



SECTION B-B

SEALED OUTLET RISER

CHAMBER TYP.



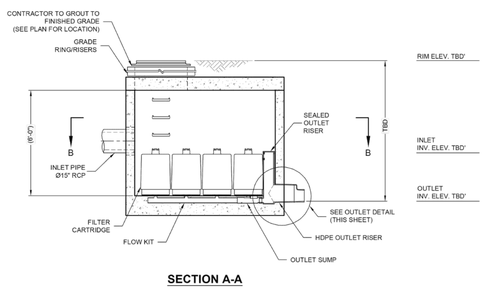
OUTLET DETAIL

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
11	27", VOLUME GPM, PHOSPHOSORB CARTRIDGE (PRP)	PRECASTER
3	2" PVC SLIP PLUG	PRECASTER
1	SEALED OUTLET RISER	PRECASTER
1	FLOW KIT	PRECASTER
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	Ø30" x 4" FRAME AND COVER	CONTRACTOR

SITE DESIGN DATA

FILTER MEDIA TYPE	PHOSPHOSORB



SECTION A-A

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **1, 1.67, or 2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM)**.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H520 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHT LOAD FACTOR METHOD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGNCONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S). ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
G. CONTRACTOR TO INSTALL SUPPLIED PLUG IN CONSTRUCTION FLOW BYPASS WHEN SYSTEM IS BROUGHT ON LINE (PRESSURE FIT ONLY, DO NOT GLUE).

STRUCTURE WEIGHT

APPROXIMATE HEAVIEST PICK = T.B.D. LBS.
OF X PIECES
MAX. FOOTPRINT = Ø96" MANHOLE STORMFILTER

CONTECH **PROPOSAL** DRAWING

Ø96" MANHOLE STORMFILTER - 751018-010
VISTA MAIN STREET
HOLLY SPRINGS, NC
SITE DESIGNATION: SCM A

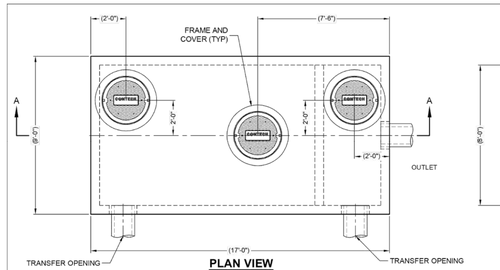
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
1 800 338 1122
513 645 7000
513 645 7993 FAX
9025 Centre Pointe Drive, Suite 400
West Chester, OH 45069

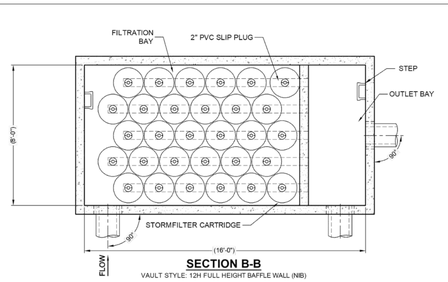
DATE: 07/12/23
DESIGNED: BY | DRAWN: N/A
CHECKED: BY | APPROVED: BY
PROJECT No.: 751018 | SEQUENCE No.: 010
SHEET: 1 OF 1

SCM 'A' STORMFILTER DETAILS

N.T.S.



PLAN VIEW



SECTION B-B

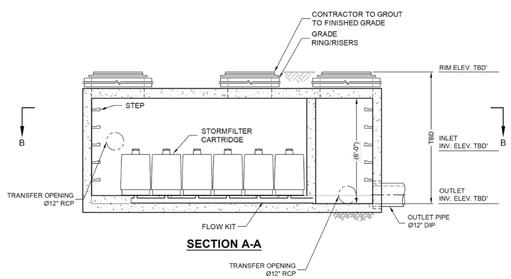
VAULT STYLE: 12H FULL HEIGHT BAFFLE WALL (NIB)

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
30	27", VOLUME GPM, PHOSPHOSORB CARTRIDGE (PRP)	CONTECH
1	FLOW KIT	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
2 PLCS	GRADE RINGS/RISERS	CONTRACTOR
3	Ø30" x 4" FRAME AND COVER	CONTRACTOR

SITE DESIGN DATA

FILTER MEDIA TYPE	PHOSPHOSORB



SECTION A-A

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **1, 1.67, or 2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM)**.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H520 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETECONFORMING TO ASTM C-857 AND AASHT LOAD FACTOR METHOD.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

STRUCTURE WEIGHT

APPROXIMATE HEAVIEST PICK = T.B.D. LBS.
OF X PIECES.

CONTECH **PROPOSAL** DRAWING

8' x 16' STORMFILTER - 751018-020
VISTA MAIN STREET
HOLLY SPRINGS, NC
SITE DESIGNATION: SCM B.1

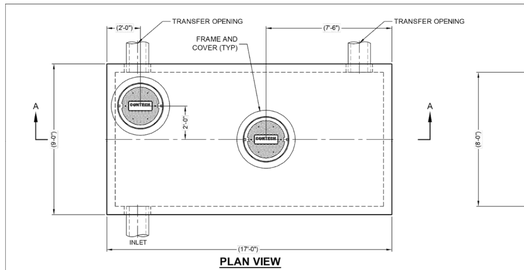
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
1 800 338 1122
513 645 7000
513 645 7993 FAX
9025 Centre Pointe Drive, Suite 400
West Chester, OH 45069

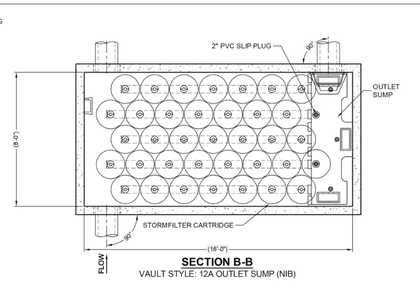
DATE: 07/12/23
DESIGNED: BY | DRAWN: N/A
CHECKED: BY | APPROVED: BY
PROJECT NUMBER: 751018
SHEET: 1 OF 1

SCM 'B' STORMFILTER DETAILS

N.T.S.



PLAN VIEW



SECTION B-B

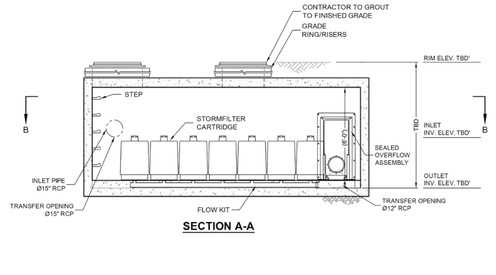
VAULT STYLE: 12A OUTLET SUMP (NIB)

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
36	27", VOLUME GPM, PHOSPHOSORB CARTRIDGE (PRP)	CONTECH
4	2" PVC SLIP PLUG	CONTECH
1	FLOW KIT	CONTECH
1	SEALED OVERFLOW ASSEMBLY	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
2 PLCS	GRADE RINGS/RISERS	CONTRACTOR
2	Ø30" x 4" FRAME AND COVER	CONTRACTOR

SITE DESIGN DATA

FILTER MEDIA TYPE	PHOSPHOSORB



SECTION A-A

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GENERAL NOTES

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2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
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STRUCTURE WEIGHT

APPROXIMATE HEAVIEST PICK = T.B.D. LBS.
OF X PIECES.

CONTECH **PROPOSAL** DRAWING

8' x 16' STORMFILTER - 751018-025
VISTA MAIN STREET
HOLLY SPRINGS, NC
SITE DESIGNATION: SCM B.2

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
1 800 338 1122
513 645 7000
513 645 7993 FAX
9025 Centre Pointe Drive, Suite 400
West Chester, OH 45069

DATE: 07/12/23
DESIGNED: BY | DRAWN: N/A
CHECKED: BY | APPROVED: BY
PROJECT NUMBER: 751018
SHEET: 1 OF 1

SCM 'B' STORMFILTER DETAILS

N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

VISTA RESIDENTIAL PARTNERS - NC, LLC
4000 WESTCHASE BOULEVARD, SUITE 220
RALEIGH, NC 27607
PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054404 MIESSNER MARIA C. TORRES
EXPIRATION DATE: 12/31/2024
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-SW
CHECKED BY	JKW
DRAWN BY	MCT
SCALE	N.T.S.
DATE	04. 28. 2023

SHEET

SCM A & B STORMFILTER DETAILS

C9.01

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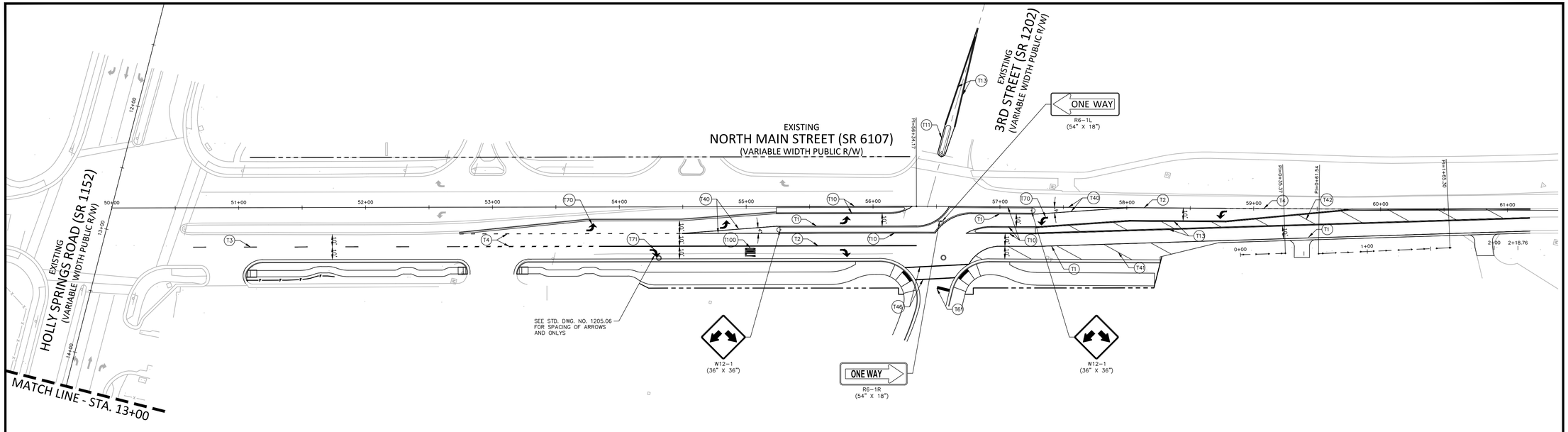

PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
THERMOPLASTIC (4", 90 MILS)	
T1	WHITE EDGELINE
T2	WHITE SOLID LANE LINE
T3	10 FT. WHITE SKIP
T4	3FT. – 9FT./SP WHITE MINISKIP
T10	YELLOW EDGELINE
T11	YELLOW SINGLE CENTER
T13	YELLOW DOUBLE CENTER
THERMOPLASTIC (8", 90 MILS)	
T40	WHITE GORELINE
T41	WHITE DIAGONAL
T42	YELLOW DIAGONAL
T46	WHITE CROSSWALK LINE
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
THERMOPLASTIC (90 MILS)	
T70	LEFT TURN ARROW
T71	RIGHT TURN ARROW
T100	ONLY

NC GRID (NAD83)

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305
PHONE: 404. 995. 4446

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
OFFSITE ROADWAY IMPROVEMENTS
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003_PM1-RDWY
CHECKED BY	LMP
DRAWN BY	MJ
SCALE	1"=40'
DATE	09.08.2023

SHEET

PAVEMENT MARKING PLAN - NORTH MAIN STREET
STA. 50+00 THRU STA. 60+50

C10.10

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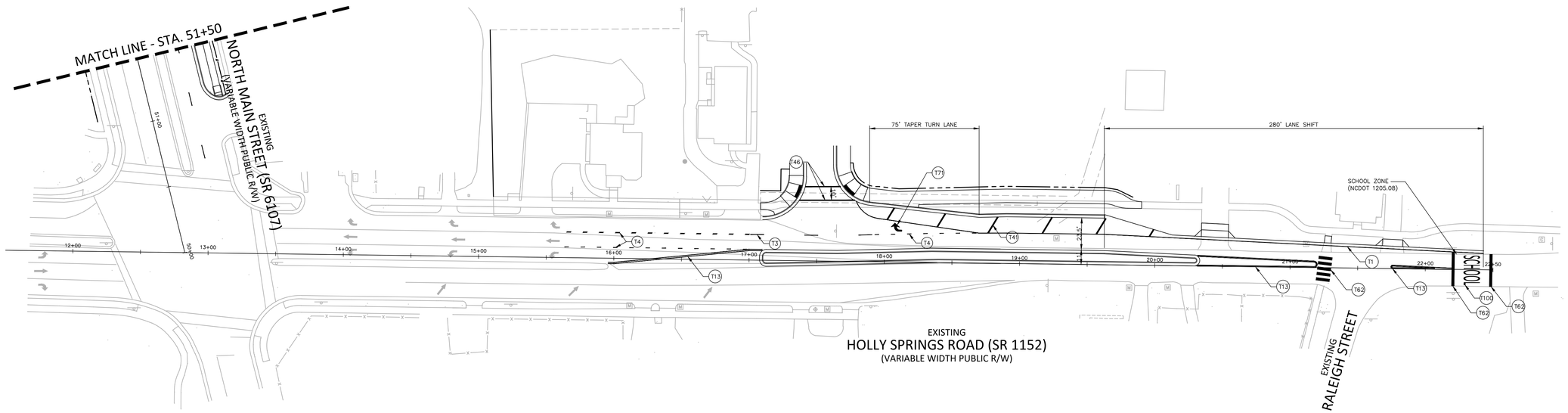

PAVEMENT MARKING SCHEDULE

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THERMOPLASTIC (4", 90 MILS)	
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THERMOPLASTIC (8", 90 MILS)	
T41	WHITE DIAGONAL
T46	WHITE CROSSWALK LINE
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
T62	WHITE CROSSWALK LINE
THERMOPLASTIC (90 MILS)	
T70	LEFT TURN ARROW
T71	RIGHT TURN ARROW
T100	ONLY

NC GRID (NAD83)

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OFFSITE ROADWAY IMPROVEMENTS
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003_PM1-RDWY
CHECKED BY	LMP
DRAWN BY	MJ
SCALE	1"=40'
DATE	09.08.2023

SHEET

PAVEMENT MARKING PLAN
- HOLLY SPRINGS ROAD
STA. 11+50 THRU STA. 22+50

C10.11

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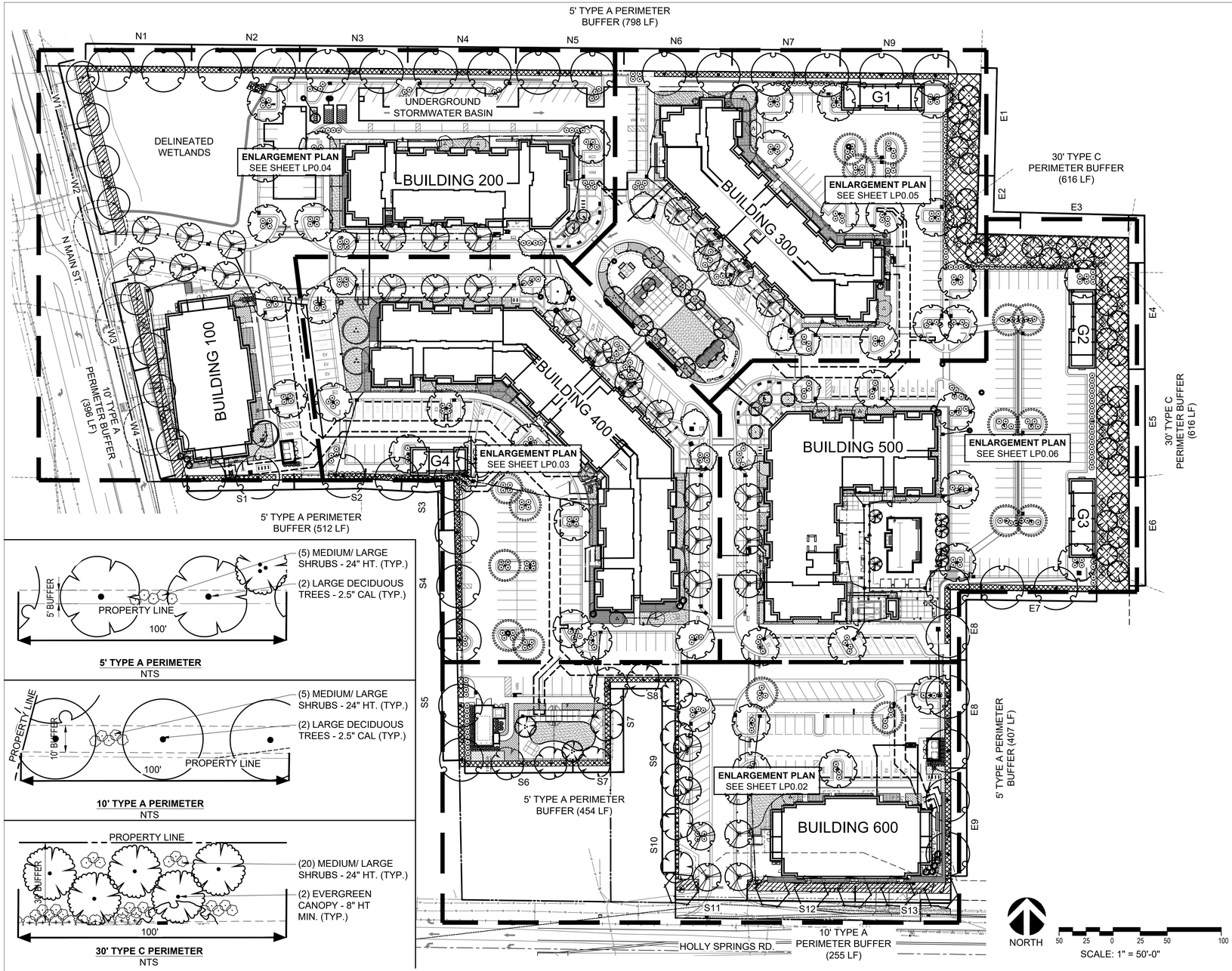


PERIMETER BUFFER REQUIREMENTS
(SECTION 5.3.1)

PERIMETER BUFFER TYPE A - OPEN SCREENING
2 DECIDUOUS TREES PER 100 FT.
5 SHRUBS PER 100 FT.
5 FT. WIDTH (10 FT. ALONG THOROUGHFARES AS NOTED IN APPROVED ZONING DOCUMENTS)
REQUIRED PERCENTAGE EVERGREEN: 0%

TOTAL 5' TYPE A BUFFER: 2171 LINEAR FT.
- TREES REQUIRED(PROVIDED): 44(44)
  - (34) CUCUMBERTREE MAGNOLIA - D
  - (10) GINKGO - D
- SHRUBS REQUIRED(PROVIDED): 85(85)
  - (110) DWARF ENGLISH LAUREL - E

TOTAL 10' TYPE A BUFFER: 651 LINEAR FT.
- TREES REQUIRED(PROVIDED): 14(14*)
  - (8) FREEMAN MAPLE - D
  - (6) CHINESE PISTACHE - D
- SHRUBS REQUIRED(PROVIDED): 35(36)
  - (36) DWARF ENGLISH LAUREL - E
- *STREET TREES UTILIZED FOR BUFFER REQUIREMENT

PERIMETER BUFFER TYPE C - OPAQUE SCREENING
5 DECIDUOUS TREES PER 100 FT.
20 SHRUBS PER 100 FT.
30 FT. WIDTH AS NOTED IN APPROVED ZONING DOCUMENTS
REQUIRED PERCENTAGE EVERGREEN: 80%

TOTAL 30' TYPE C BUFFER: 616 LINEAR FT.
- TREES REQUIRED(PROVIDED): 30(30)
  - (30) AMERICAN HOLLY - E
- SHRUBS REQUIRED(PROVIDED): 120(126)
  - (126) DWARF ENGLISH LAUREL - E

ALL BUFFER YARDS

OVERSTORY DECIDUOUS TREES MUST BE 2.5" MIN. DIAMETER AT INSTALL.
LARGE SHRUBS MUST BE 36 IN. OR #5 CONTAINER AT INSTALL.

INTERIOR VEHICLE PARKING AREAS
(SECTION 5.3.3)

INTERIOR ISLANDS:
- 1 INTERIOR ISLAND PER 10 PARKING SPACES
- MINIMUM SIZE OF ISLAND: 8'W X 17'L
- PLANTING REQUIREMENTS: 1 LARGE OR SMALL DECIDUOUS TREE OR 1 LARGE EVERGREEN TREE AND 4 HEDGE PLANTS/ SHRUBS PER ISLAND

*NOTE: TREES ARE NOT PROVIDED IN TREE ISLANDS THAT OCCUR ON TOP OF THE UNDERGROUND STORMWATER BASIN.

STREET TREES
(SECTION 5.3.5)

NORTH MAIN STREET = 396 LF
- TREES REQUIRED = 10 (1/40 LF)
- TREES PROVIDED = 8

*DUE TO UTILITY CONFLICTS AND EXISTING LIGHT POLE LOCATIONS.

HOLLY SPRINGS ROAD = 255 LF
- TREES REQUIRED = 7 (1/40 LF)
- TREES PROVIDED = 6

* DUE TO PROPOSED DRIVEWAY TIE-IN TO HOLLY SPRINGS ROAD.

MAINTENANCE
OWNER SHALL BE RESPONSIBLE FOR:

1 - 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 AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

2 - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.

3 - PLANT MATERIAL LOCAT6ED WITHIN 5 FEET OF THE BACK OF CURB OF AN INTERIOR LANDSCAPE ISLAND AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED NOT TO EXCEED 36 INCHES ABOVE GRADE.

FOUNDATION LANDCAPING
(SECTION 5.3.4)

1 OVERSTORY TREE EVERY 5,000 SQ. FT.
1 SMALL TREE EVERY 3,000 SQ. FT.
1 LARGE SHRUB EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.
1.5 MEDIUM SHRUBS EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.
2 SMALL SHRUBS EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.

BUILDING 100 (LANDSCAPE AREA: 2,072 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1) OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(117)
  - (44) KALIEDOSCOPE ABELIA
  - (61) HENRY`S GARNET ITEA
  - (12) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 3(85)
  - (22) PINK MUHLY
  - (63) MEXICAN FEATHER GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 4(63)
  - (2) DWARF BOXWOOD
  - (61) SUPER BLUE LIRIOPE

BUILDING 200 (LANDSCAPE AREA: 1,637 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(4)
  - (2) SAUCER MAGNOLIA
  - (2) OKAME FLOWERING CHERRY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(37)
  - (13) ANISE
  - (24) LIGUSTRUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 2(89)
  - (40) ENCORE AZALEA
  - (32) PINK MUHLY
  - (17) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 3(205)
  - (27) STELLA DE ORO DAYLILY
  - (178) SUPER BLUE LIRIOPE

BUILDING 300 (LANDSCAPE AREA: 3,184 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(6)
  - (2) OKAME FLOWERING CHERRY
  - (4) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 3(218)
  - (103) KALEIDOSCOPE ABELIA
  - (76) HENRY`S GARNET ITEA
  - (39) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 5(121)
  - (2) ENCORE AZALEA
  - (119) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 6(85)
  - (12) DWARF BOXWOOD
  - (73) SUPER BLUE LIRIOPE

BUILDING 400 (LANDSCAPE AREA: 5,742 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(2)
  - (2) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 2(7)
  - (4)OKAME FLOWERING CHERRY
  - (3) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 6(160)
  - (63) LITTLE LIME' HYDRANGEA
  - (42) LIGUSTRUM
  - (55) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 9(279)
  - (2) ENCORE AZALEA
  - (138) PINK MUHLY
  - (139) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 11(281)
  - (16) DWARF BOXWOOD
  - (265) SUPER BLUE LIRIOPE

BUILDING 500 (LANDSCAPE AREA: 3,034 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1)OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 3(139)
  - (44) LITTLE LIME' HYDRANGEA
  - (21) ANISE
  - (74) HENRY`S GARNET ITEA
- MEDIUM SHRUBS REQUIRED(PROVIDED): 5(208)
  - (49) ENCORE AZALEA
  - (38) MEXICAN FEATHER GRASS
  - (121) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 6(243)
  - (2) DWARF BOXWOOD
  - (211) STELLA DE ORO DAYLILY
  - (30) SUPER BLUE LIRIOPE

BUILDING 600 (LANDSCAPE AREA: 1,856 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(0)
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1)OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(107)
  - (29) KALEIDOSCOPE ABELIA
  - (19) LITTLE LIME' HYDRANGEA
  - (41) HENRY`S GARNET ITEA
  - (18) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 3(53)
  - (53) PINK MUHLY
- SMALL SHRUBS REQUIRED(PROVIDED): 4(25)
  - (25) SUPER BLUE LIRIOPE

NILES BOLTON ASSOCIATES
NORTH CAROLINA LANDSCAPE ARCHITECTURE C-281 NILES BOLTON ASSOCIATES
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
F 404 365 7610
www.nilesbolton.com

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

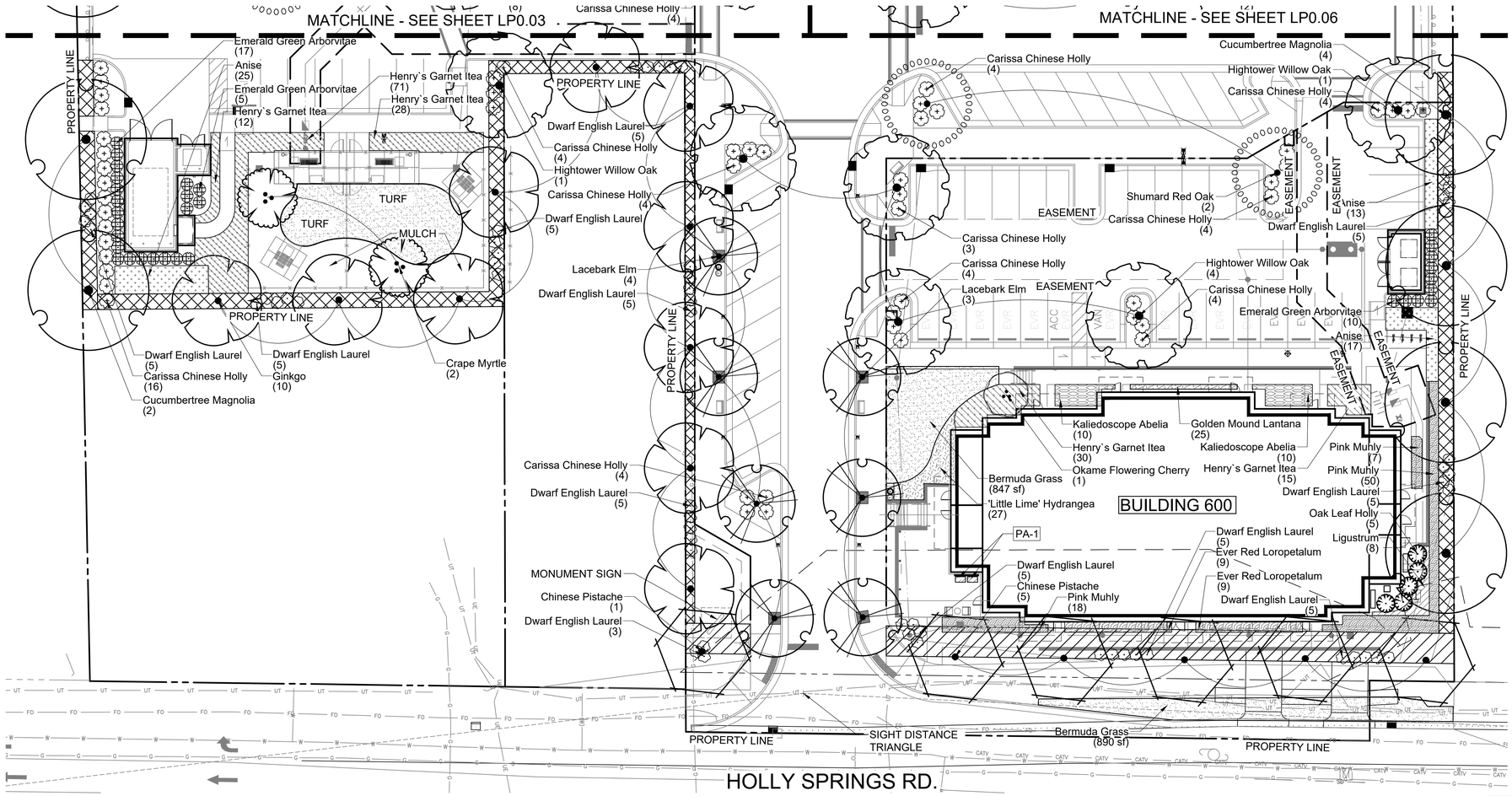
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
OVERALL PERMIT PLAN

SHEET NUMBER:
LP0.01

07-14-2023

SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

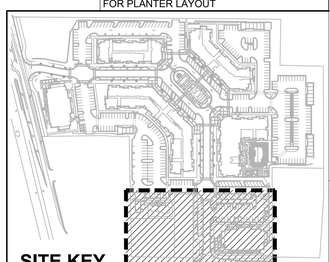


PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT



SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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MAIN STREET VISTA
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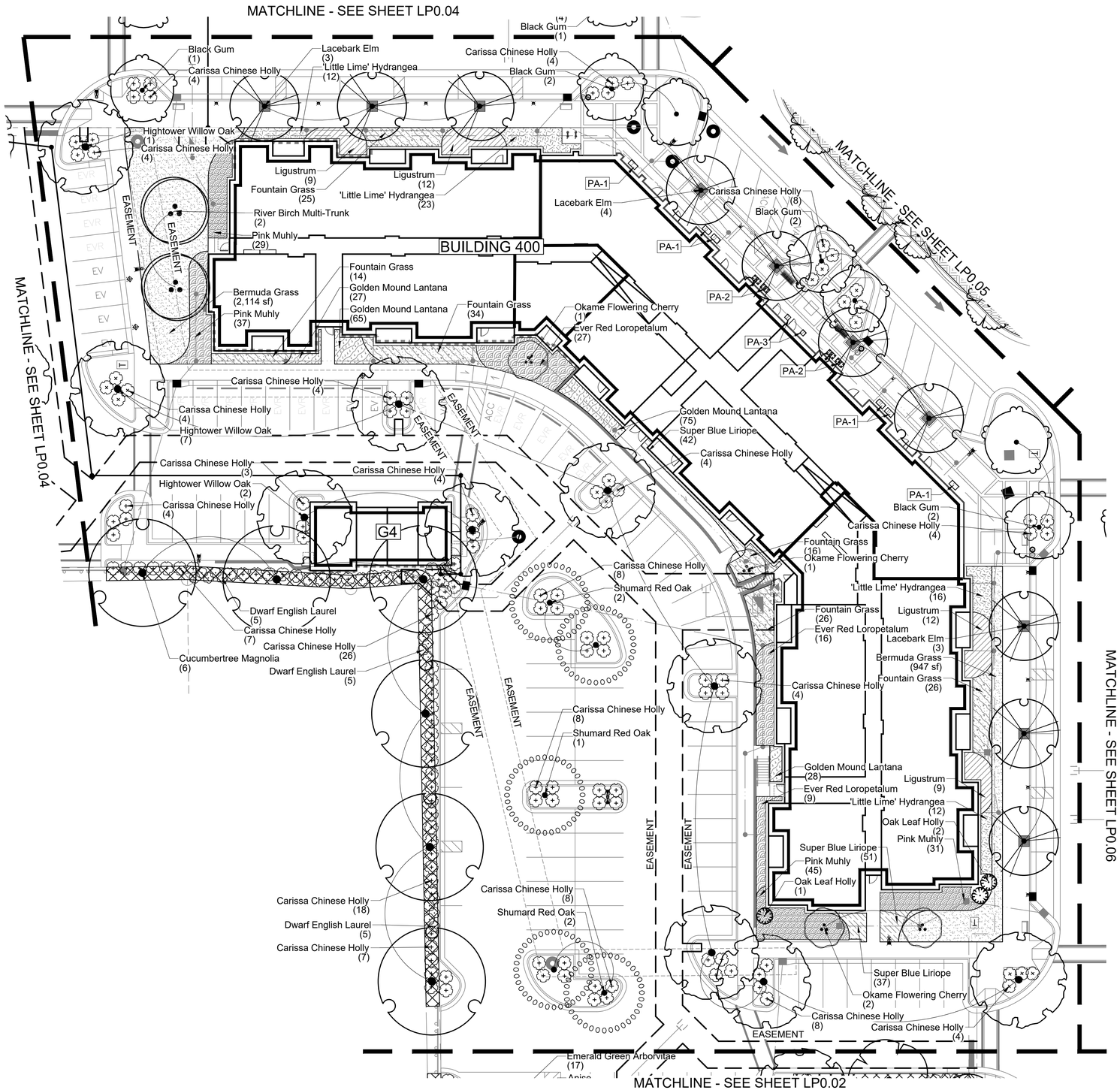
SHEET TITLE:
PERMIT PLAN ENALRGEMENT

SHEET NUMBER:
LP0.02

07-14-2023



SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT

SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

PROJECT # : 121388
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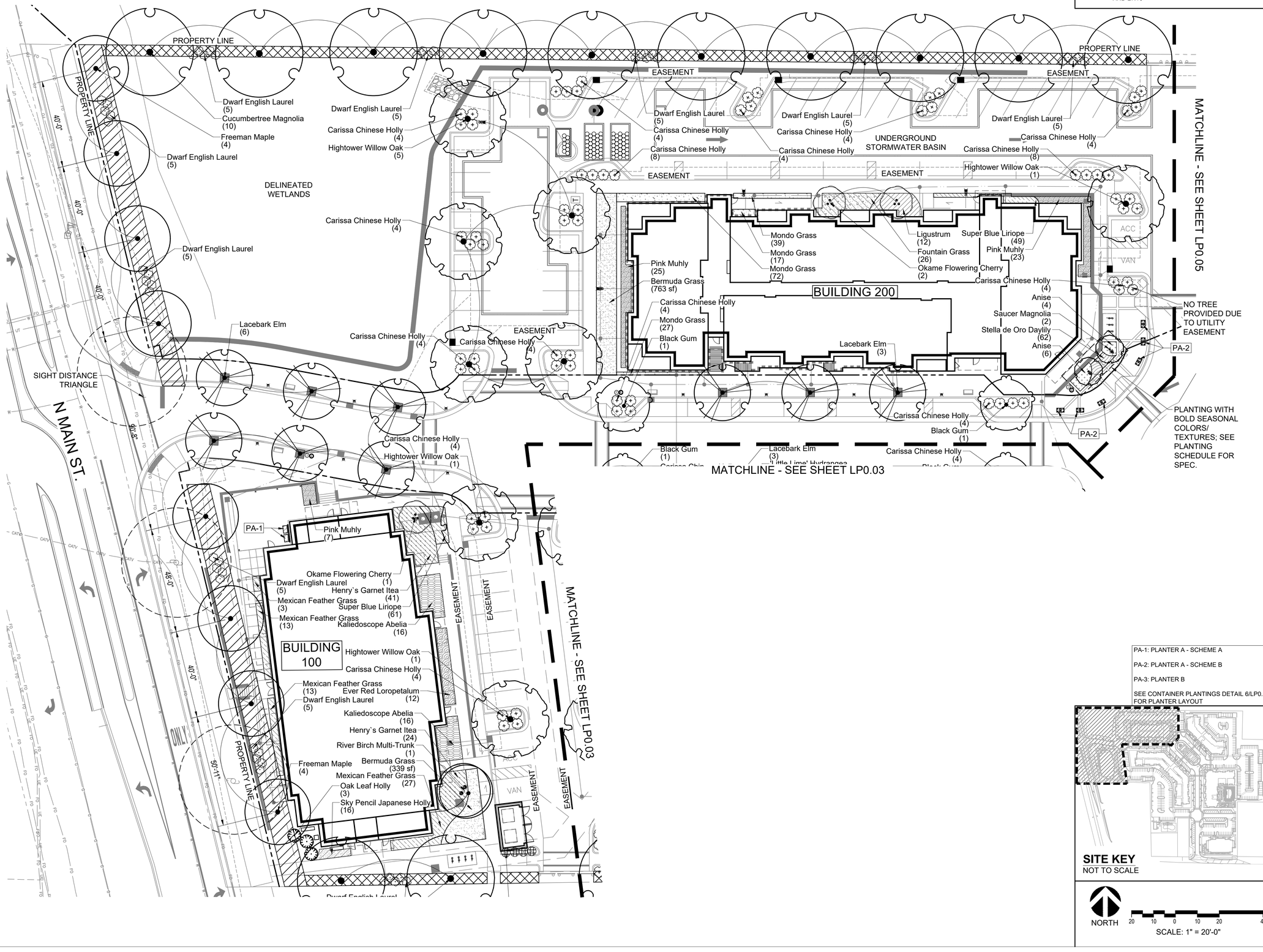
SHEET NUMBER:
LP0.03

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



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PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT

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137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SITE KEY
NOT TO SCALE

NORTH

SCALE: 1" = 20'-0"

SHEET TITLE:
PERMIT PLAN ENLARGEMENT

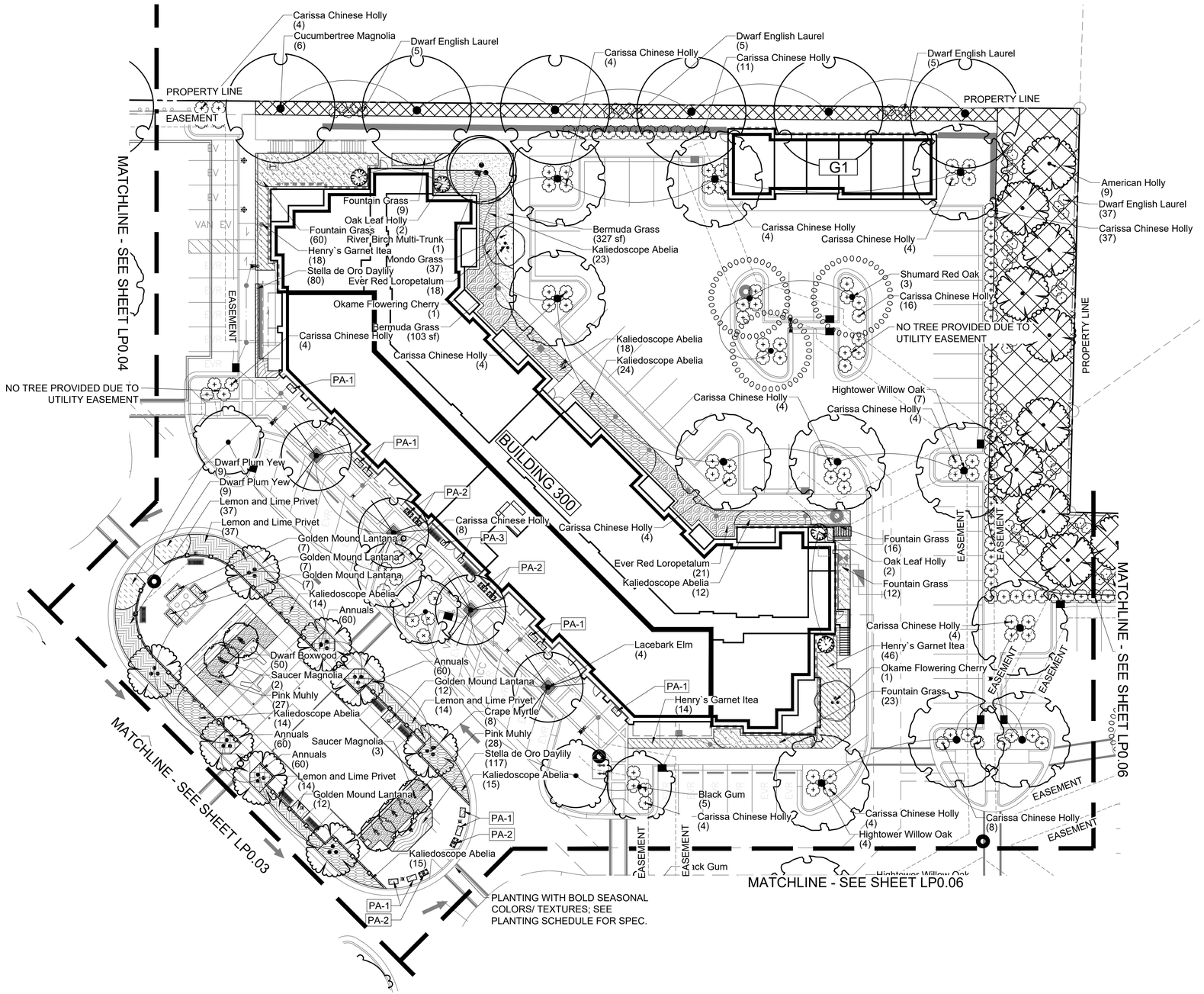
SHEET NUMBER:

LP0.04

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

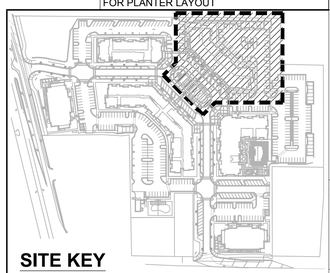


PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT



SITE KEY
NOT TO SCALE

NORTH

20 10 0 10 20 40

SCALE: 1" = 20'-0"

PROJECT # : 121388
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SHEET NUMBER:

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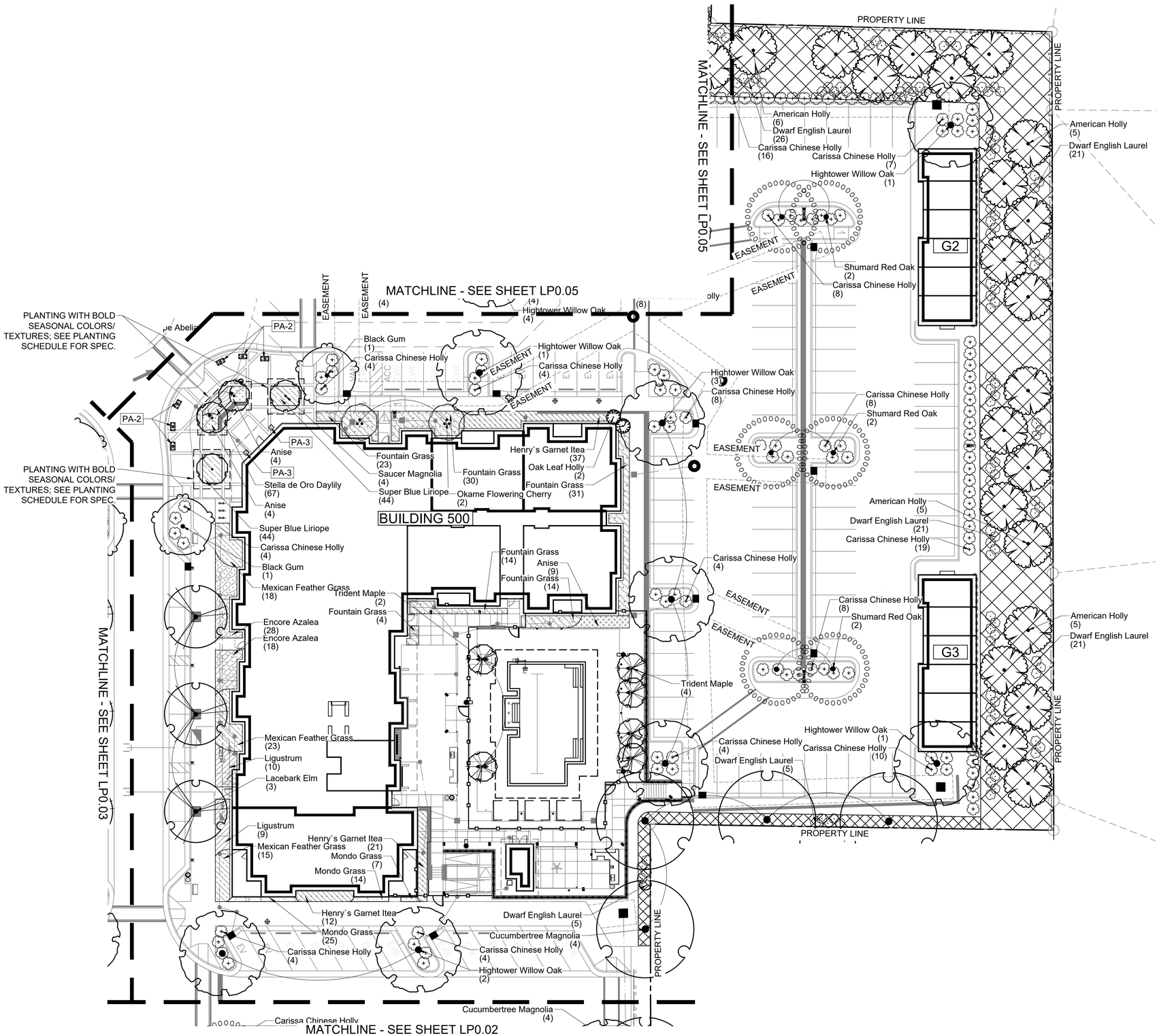

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT

SITE KEY
NOT TO SCALE

NORTH

SCALE: 1" = 20'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-281 NILES BOLTON ASSOCIATES

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SHEET TITLE:
PERMIT PLAN ENLARGEMENT

SHEET NUMBER:

LP0.06

07-14-2023

PLANT SCHEDULE

TOTAL TREES: 256	TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	ORIGIN	REMARKS
2%		6	ACER BUERGERIANUM	TRIDENT MAPLE	FG/BB	3" - 3 1/2"	14`-16` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
3%		8	ACER X FREEMANII	FREEMAN MAPLE	FG/BB	2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
2%		4	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-TRUNK	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	MULTI-TRUNK, MIN. 3 CANES, CALIPER SPECIFIED IS 1/2 OF THE CALIPER OF THE THREE LARGEST TRUNKS COMBINED, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
4%		10	GINKGO BILOBA	GINKGO	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
4%		10	LAGERSTROEMIA INDICA	CRAPE MYRTLE	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	MULTI-TRUNK, MIN. 3 CANES, CALIPER SPECIFIED IS 1/2 OF THE CALIPER OF THE THREE LARGEST TRUNKS COMBINED, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
13%		34	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	FG/BB	2 1/2" - 3" CAL.	12`-14` HT.	N/A	AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
4%		11	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
6%		16	NYSSA SYLVATICA	BLACK GUM	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED, DISEASE AND INSECT FREE; LIGHTLY SHEARED, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
2%		6	PISTACIA CHINENSIS	CHINESE PISTACHE	FG/BB	2 1/2" - 3" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE; LIGHTLY SHEARED; STREET TREE - TREE FREE OF BRANCHES TO 5 FEET
5%		12	PRUNUS X INCAM 'OKAME'	OKAME FLOWERING CHERRY	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
17%		43	QUERCUS PHELLOS `QPSTA` HIGHTOWER	HIGHTOWER WILLOW OAK	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN, WELL BRANCHED; DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
6%		16	QUERCUS SHUMARDII	SHUMARD RED OAK	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
13%		33	ULMUS PARVIFOLIA	LACEBARK ELM	FG/BB	3"-3 1/2" CAL.	14`-16`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE. STREET TREE - TRUNK FREE OF BRANCHES UP TO 7 TO 8 FT.

	EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	ORIGIN	REMARKS
12%		30	ILEX OPACA	AMERICAN HOLLY	#45	SEE HEIGHT	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
7%		17	ILEX X `OAK LEAF`	OAK LEAF HOLLY	FG/BB	SEE HEIGHT	6`-8` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE; PYRAMIDALLY SHEARED

TOTAL SHRUBS: 2956	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	REMARKS
17%		504	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	#3	18"-24" MIN.	18" - 24"	36" O.C.		FULL, UNIFORM, DENSE CROWN, WELL ROOTED IN POT; DISEASE AND INSECT FREE, LIGHTLY SHEARED. TO BE MAINTAINED BELOW 36 INCHES.
1%		44	MUHLENBERGIA CAPILLARIS `WHITE CLOUD`	WHITE MUHLY GRASS	#1	18"	18" - 24"			FLORIDA NO. 1, FULL UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE.
9%		274	PRUNUS LAUROCERASUS `NANA`	DWARF ENGLISH LAUREL	#5	24"-30" MIN.	FULL IN POT	48" O.C.		STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
* 1%		36	THUJA OCCIDENTALIS `EMERALD GREEN`	EMERALD GREEN ARBORVITAE	#10	6` - 8`	FULL IN POT	48" O.C.		FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED

	SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
6%		187	ABELIA X GRANDIFLORA `KALEIDOSCOPE`	KALIEDOSCOPE ABELIA	#3	15" - 18"	15" - 18"	36" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
2%		46	AZALEA ENCORE `AUTUMN RUBY`	ENCORE AZALEA	#3	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
5%		140	BUXUS SEMPERVIRENS `SUFFRUTICOSA`	DWARF BOXWOOD	#3	12" - 15"	12" - 15"	24" O.C.		24" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT, DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		18	CEPHALOTAXUS HARRINGTONIA 'NANA'	DWARF PLUM YEW	#3	12"-15"	18" - 24"	36" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE, LIGHTLY SHEARED
3%		90	HYDRANGEA PANICULATA `LITTLE LIME`	'LITTLE LIME' HYDRANGEA	#7	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		16	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	#5	24" - 30"	30" - 36"	24" O.C.		24" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		82	ILLICIUM PARVIFLORUM	ANISE	#7	24" - 30"	24" - 30"	42" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
12%		357	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET ITEA	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		12	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET ITEA	#5	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		81	LIGUSTRUM JAPONICUM `RECURVIFOLIUM`	LIGUSTRUM	#7	24" - 30"	24" - 30"	48" O.C.		48" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		102	LIGUSTRUM OVALIFOLIUM 'LEMON AND LIME'	LEMON AND LIME LIGUSTRUM	#7	3`-5`	2` - 4`			36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
4%		121	LOROPETALUM CHINENSE `EVER RED`	EVER RED LOROPETALUM	#7	24" - 30"	24" - 30"	48" O.C.		48" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
11%		327	MUHLENBERGIA CAPILLARIS	PINK MUHLY	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
4%		112	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" - 15"	12" - 15"			36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
14%		403	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED

TOTAL GROUNDCOVER: 1397	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
* 17%		240	ANNUAL BED	ANNUALS	VARIES	VARIES	VARIES	12" O.C.		12" o.c.	SEASONAL ANNUAL COLOR BEDS TO BE DETERMINED BY LANDSCAPE CONTRACTOR AND/OR LANDSCAPE MAINTENANCE. BASIS OF DESIGN: BEGONIAS, PETUNIAS, AND/OR LANTANA.
* 23%		326	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#3	12" - 15"	12" - 15"			12" o.c.	GROUNDCOVERS SHALL BE CONTAINER GROWN; WELL ROOTED AND WITH A SHAPE AND HABITAT CONSISTENT WITH THE SPECIES.
19%		265	LANTANA CAMARA 'GOLDEN MOUND'	GOLDEN MOUND LANTANA	#1	9" - 12" MIN.	12" - 15"			18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, FLORIDA #1
23%		328	LIRIOPE MUSCARI `SUPER BLUE`	SUPER BLUE LIRIOPE	#1	12" - 15"	12" - 15"	18" O.C.		18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, WITH A SHAPE AND HABIT CONSISTENT WITH THE SPECIES
17%		238	OPHIOPOGON JAPONICUS	MONDO GRASS	#1	6" - 8"	9" - 12"	18" O.C.		18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, WITH A SHAPE AND HABIT CONSISTENT WITH THE SPECIES

	SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
		6,330 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD						SOD SHALL HAVE UNIFORM DENSITY, COLOR AND TEXTURE; STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED

	VINES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
*		88	CLEMATIS X JACKMANII	JACKMAN CLEMATIS VINE	#1	12" - 15"	6"-9" MIN.			18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER

* PLANTS UTILIZED FOR BOLD SEASONAL COLORS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2523 CHRISTOPHER FORTNER 06.16.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-281 NILES BOLTON ASSOCIATES

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137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

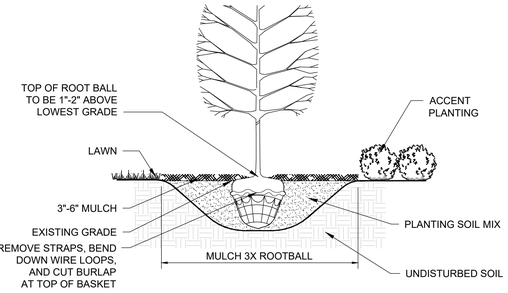
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
PERMIT PLAN SCHEDULE

SHEET NUMBER:

LP0.07

07-14-2023

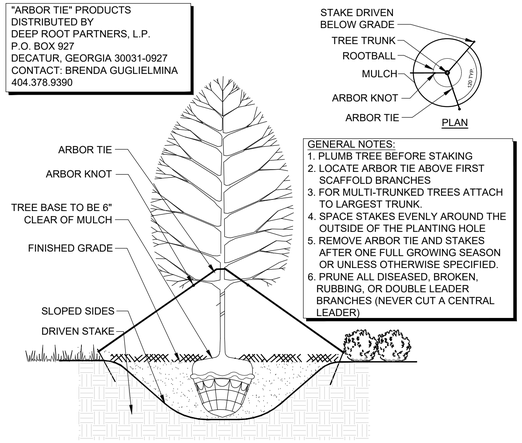


GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLING SOIL MIXTURE.
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOTBALL. DO NOT CARRY OR ADJUST ROOTBALL BY USING TREE TRUNK.

PLANTING PROCEDURE:
1. EXCAVATE ROOTBALL PIT.
2. SET TREE SUCH THAT THE ROOTBALL IS 2"-3" HIGHER THAN FINISHED GRADE. IF NECESSARY, ADD EXCAVATED SOIL DIRECTLY UNDER ROOTBALL AND COMPACT THOROUGHLY TO ADJUST ROOTBALL HEIGHT.
3. POSITION TREE SUCH THAT THE BEST PROFILE OF THE TREE (THE SIDE WITH THE MOST ATTRACTIVE BRANCHING PATTERN) IS FACING THE DIRECTION IN WHICH IT WILL BE SEEN THE MOST.
4. BACKFILL & WATER IN SPECIFIED SOIL MIXTURE.
5. CONSTRUCT TRENCH EDGE AND ADD SPECIFIED MULCH. STAKE ARBOR TIE PANT SECURELY.

1 TREE PLANTING
1/2" = 1'-0"

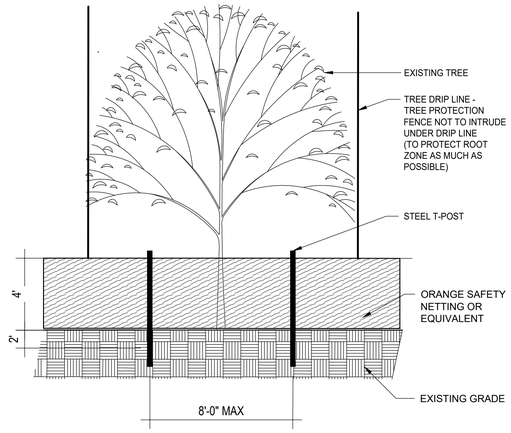
"ARBOR TIE" PRODUCTS
DISTRIBUTED BY
DEEP ROOT PARTNERS, L.P.
P.O. BOX 927
DECATUR, GEORGIA 30031-0927
CONTACT: BRENDA GUGLIELMINA
404.378.9390



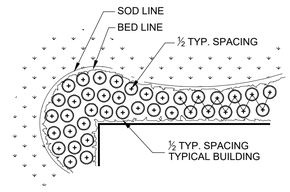
PLAN

GENERAL NOTES:
1. PLUMB TREE BEFORE STAKING
2. LOCATE ARBOR TIE ABOVE FIRST SCAFFOLD BRANCHES
3. FOR MULTI-TRUNKED TREES ATTACH TO LARGEST TRUNK.
4. SPACE STAKES EVENLY AROUND THE OUTSIDE OF THE PLANTING HOLE
5. REMOVE ARBOR TIE AND STAKES AFTER ONE FULL GROWING SEASON OR UNLESS OTHERWISE SPECIFIED.
6. PRUNE ALL DISEASED, BROKEN, RUBBING, OR DOUBLE LEADER BRANCHES (NEVER CUT A CENTRAL LEADER)

2 TREE GUYING
1/2" = 1'-0"



3 TREE PROTECTION FENCE
NOT TO SCALE



NOTES:
1. WHEN EDGE OF PLANTING AREA IS CURVILINEAR, PLACE PLANTS ALONG LEADING EDGE AT SPECIFIED SPACING AND INFILL SHRUB AREA USING TRIANGULAR SPACING.

4 TRIANGLE SPACING/ BED LINE
1/2" = 1'-0"

GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLING SOIL MIXTURE
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOTBALL. DO NOT CARRY OR ADJUST ROOTBALL BY USING TREE TRUNK.
5. UNLESS SPECIFIED, STAGGER ROWS OF SHRUBS.

5 SHRUB PLANTING
1/2" = 1'-0"

PLANTER A (PA-1)
SCHEME A - PLAN

PLANTER A (PA-1)
SCHEME A - ELEVATION

PLANTER A (PA-2)
SCHEME B - PLAN

PLANTER A (PA-2)
SCHEME B - ELEVATION

PLANTER B (PA-3)
PLAN

PLANTER B (PA-3)
ELEVATION

NOTE: REFER TO PLANS FOR PLANTER LOCATIONS AND PLANT MATERIAL.

6 CONTAINER PLANTINGS
3/8" = 1'-0"

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

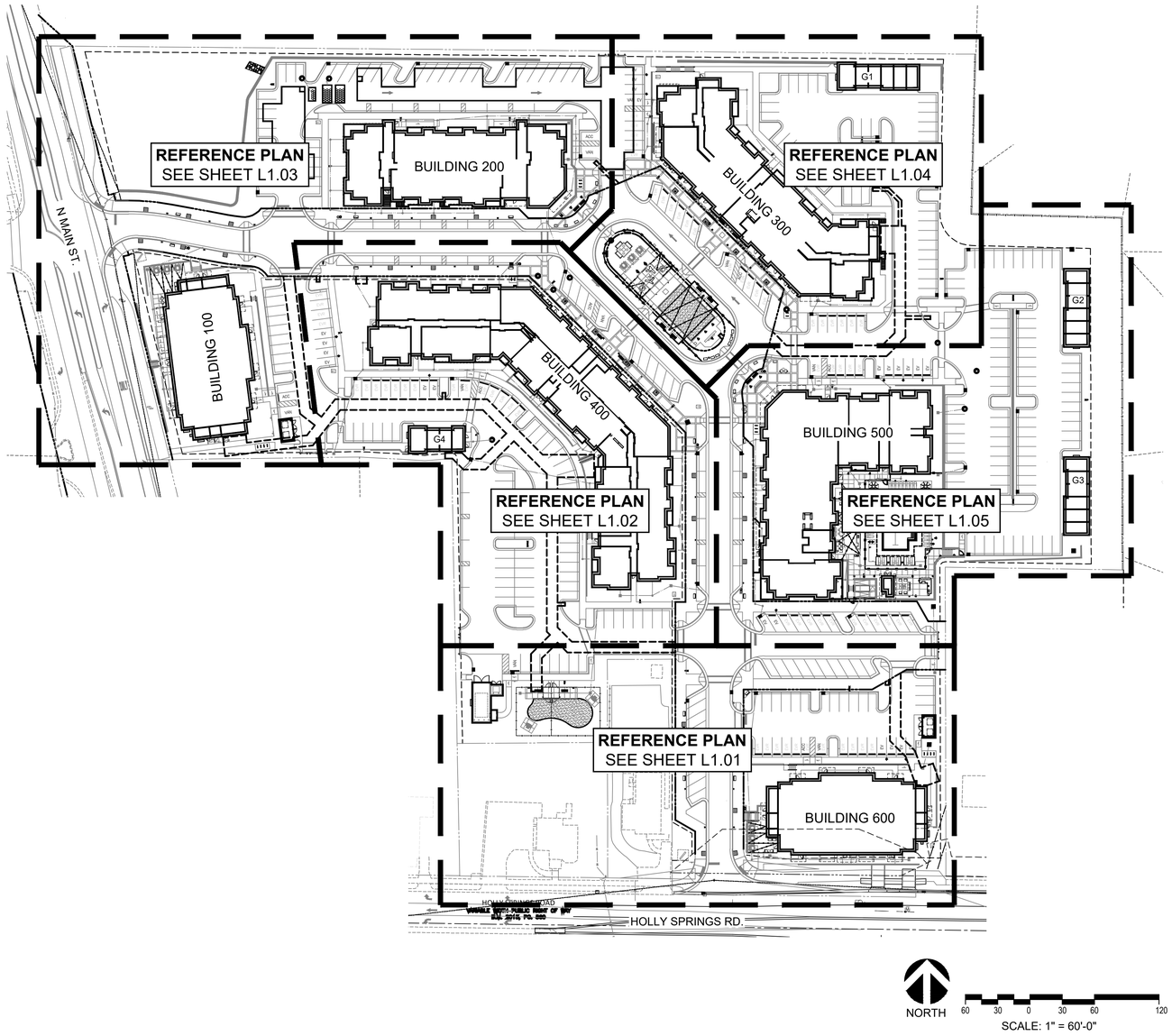
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
PERMIT PLAN DETAILS

SHEET NUMBER:

LP0.08

07-14-2023



APPLICABLE CODES:

LIFE SAFETY CODE: N/A (COVERED BY IBC)
BUILDING CODE: NORTH CAROLINA STATE BUILDING CODE 2018 EDITION
FUEL CODE: NORTH CAROLINA STATE FUEL GAS CODE 2018 EDITION
MECHANICAL CODE: NORTH CAROLINA MECHANICAL CODE 2018 EDITION
PLUMBING CODE: NORTH CAROLINA STATE PLUMBING CODE 2018 EDITION
ELECTRICAL CODE: NORTH CAROLINA ELECTRIC CODE 2020
FIRE CODE: NORTH CAROLINA STATE FIRE PREVENTION CODE 2018 EDITION
ENERGY CODE: NORTH CAROLINA STATE ENERGY CONSERVATION CODE 2018

APPLICABLE ACCESSIBILITY CODES:

CHAPTER 11, NC BUILDING CODE 2018
AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES
2009 ICC / ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

SITE INFORMATION:

PROJECT DESCRIPTION:	MULTI-FAMILY, COMMERCIAL
PROJECT ADDRESS:	137 HOLLY SPRINGS ROAD
TOWNSHIP:	HOLLY SPRINGS
COUNTY:	WAKE
ZONING:	DOWNTOWN MIXED-USED CONDITIONAL DISTRICT MASTER PLAN: 22-REZ-06 (APPROVED 04.18.2023)
OVERLAY:	VILLAGE DISTRICT AREA PLAN

SHEET INDEX

PAGE NUMBER	PAGE TITLE	4.28.23 Dev. Plan Review	6.05.23 Dev. Plan Review	7.14.23 Dev. Plan Review	8.3.23 Bid Set	8.18.23 Dev. Plan Review
LP0.01	PERMIT PLAN	X	X	X	X	X
LP0.02	PERMIT PLAN	X	X	X	X	X
LP0.03	PERMIT PLAN	X	X	X	X	X
LP0.04	PERMIT PLAN	X	X	X	X	X
LP0.05	PERMIT PLAN	X	X	X	X	X
LP0.06	PERMIT PLAN	X	X	X	X	X
LP0.07	PERMIT PLAN	X	X	X	X	X
LP0.08	PERMIT PLAN			X	X	X
L0.01	OVERALL SITE PLAN		X	X	X	X
L0.02	GENERAL NOTES				X	
L1.01	REFERENCE PLAN		X	X	X	X
L1.02	REFERENCE PLAN		X	X	X	X
L1.03	REFERENCE PLAN		X	X	X	X
L1.04	REFERENCE PLAN		X	X	X	X
L1.05	REFERENCE PLAN		X	X	X	X
L1.10	POOL REFERENCE PLAN		X	X	X	X
L1.11	POOL COMPLINACE PLAN				X	
L1.12	POOL LAYOUT PLAN				X	
L1.13	POOL GRADING AND DRAINAGE PLAN				X	
L1.14	POOL LIGHTING PLAN				X	
L1.15	POOL FURNITURE PLAN				X	
L1.20	VILLAGE GREEN REFERENCE PLAN		X	X	X	X
L1.21	VILLAGE GREEN LAYOUT PLAN				X	
L1.22	VILLAGE GREEN GRADING AND DRAINAGE PLAN				X	
L1.30	BLDGS 100 + 600 PLAZAS REFERENCE PLAN		X	X	X	X
L1.31	BLDGS 100 + 600 PLAZAS LAYOUT PLAN				X	
L1.32	BLDGS 100 + 600 PLAZAS GRADING AND DRAINAGE PLAN				X	
L1.40	DOG PARK REFERENCE PLAN		X	X	X	X
L1.41	DOG PARK LAYOUT PLAN				X	
L1.42	DOG PARK GRADING AND DRAINAGE PLAN				X	
L7.00	MATERIALS SCHEDULE		X	X	X	X
L7.10	MATERIALS SCHEDULE				X	
L8.00	DETAILS		X	X	X	X
L8.01	DETAILS		X	X	X	X
L8.02	DETAILS		X	X	X	X
L8.03	DETAILS		X	X	X	X
L8.04	DETAILS				X	X
L8.05	DETAILS				X	X
L8.06	DETAILS				X	X
L8.10	DETAILS				X	
L8.11	DETAILS				X	
L8.12	DETAILS				X	
L8.13	DETAILS				X	
L8.14	DETAILS				X	
L9.00	OVERALL PLANTING PLAN				X	
L9.01	PLANTING PLAN				X	
L9.02	PLANTING PLAN				X	
L9.03	PLANTING PLAN				X	
L9.04	PLANTING PLAN				X	
L9.05	PLANTING PLAN				X	
L9.06	PLANTING PLAN				X	
L9.07	PLANTING PLAN				X	
L9.10	PLANTING SCHEDULE & DETAILS				X	
L9.20	IRRIGATION PLAN				X	

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

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SHEET TITLE:
OVERALL SITE PLAN

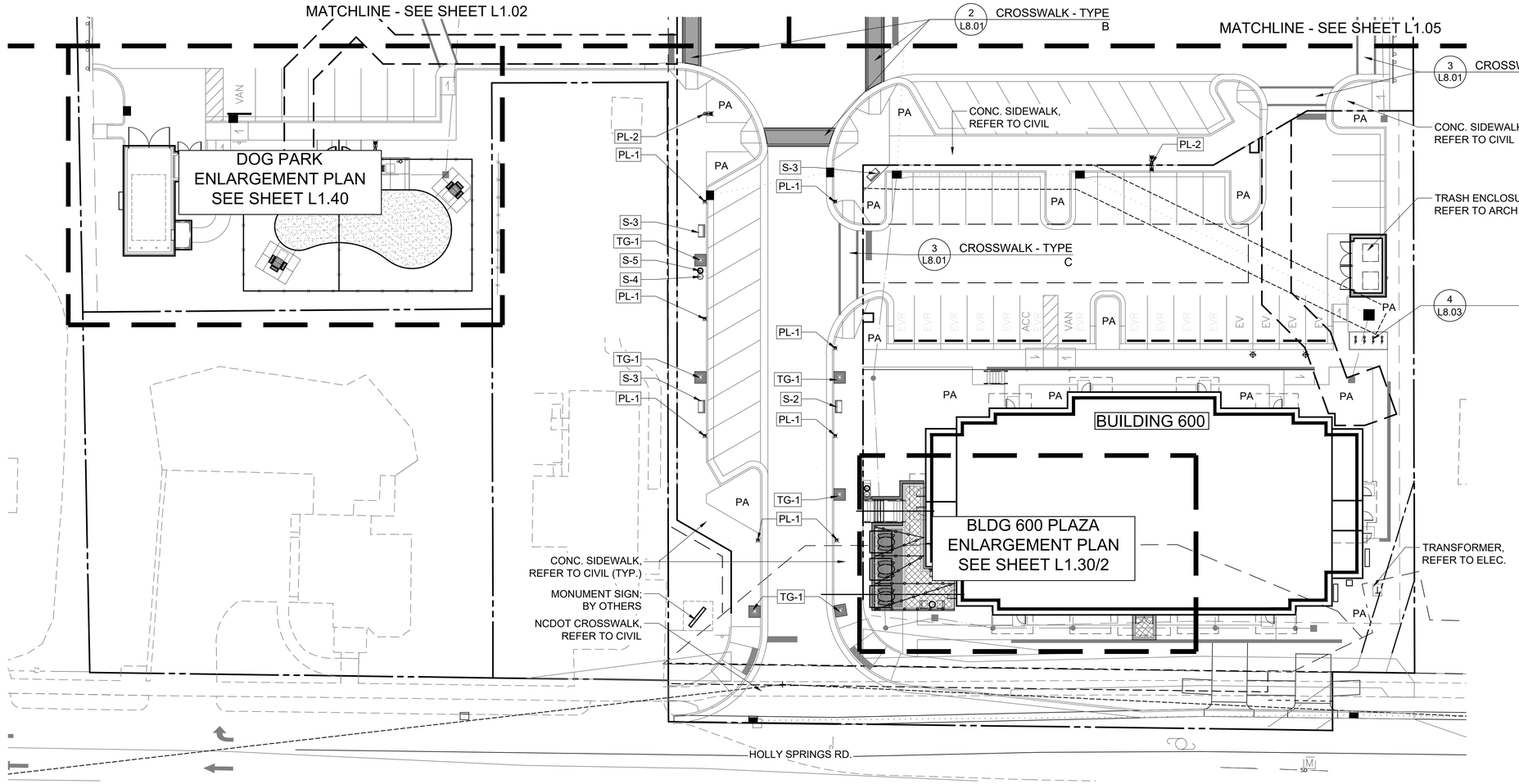
SHEET NUMBER:

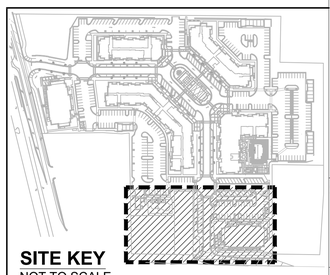
L0.01

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*





SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

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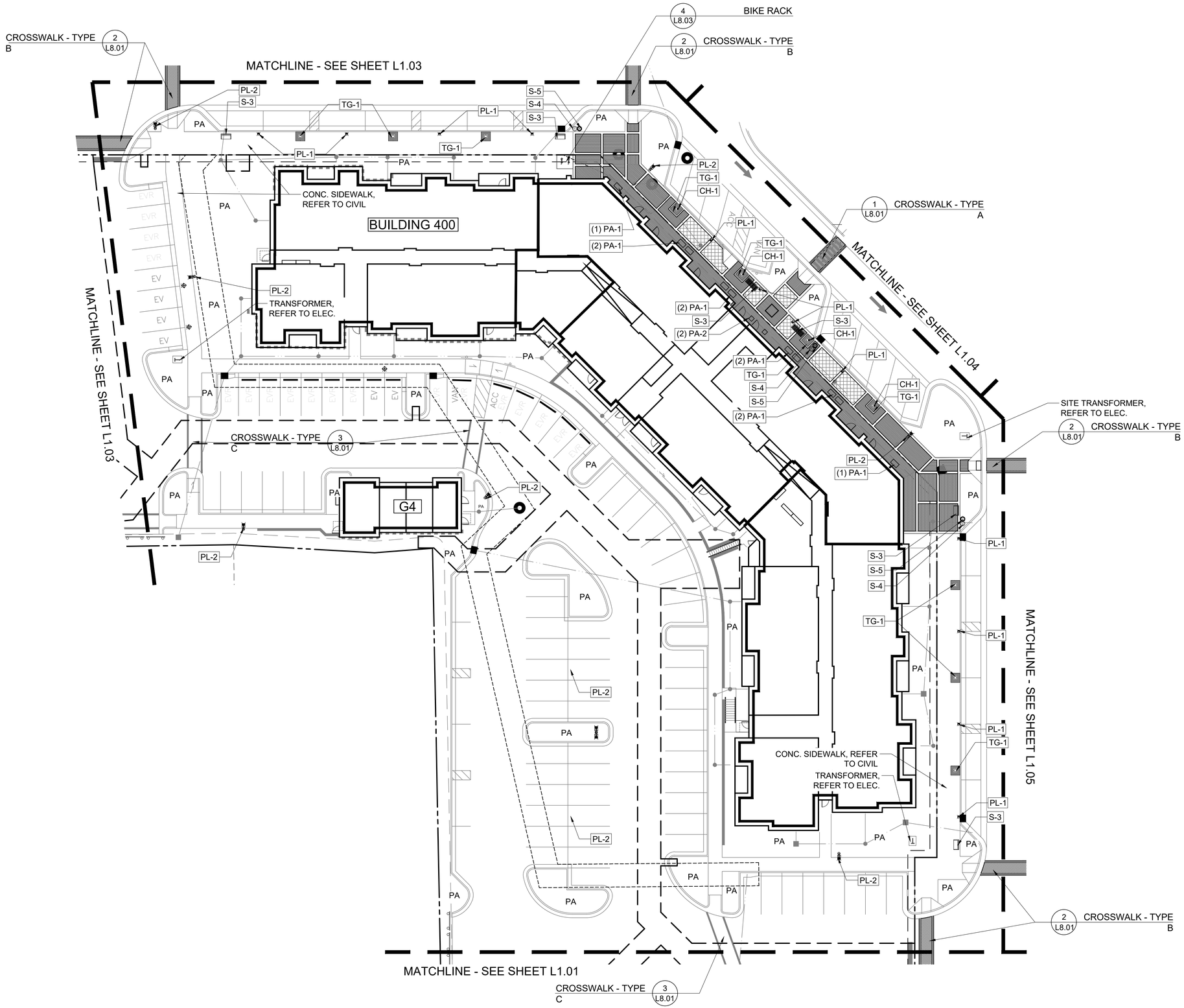
SHEET TITLE:
REFERENCE PLAN

SHEET NUMBER:
L1.01

07-14-2023



SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

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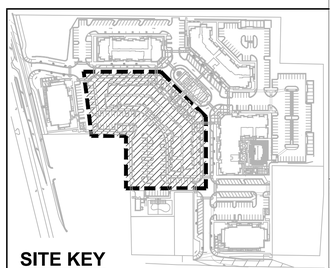

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SHEET TITLE: REFERENCE PLAN

SHEET NUMBER: L1.02

07-14-2023

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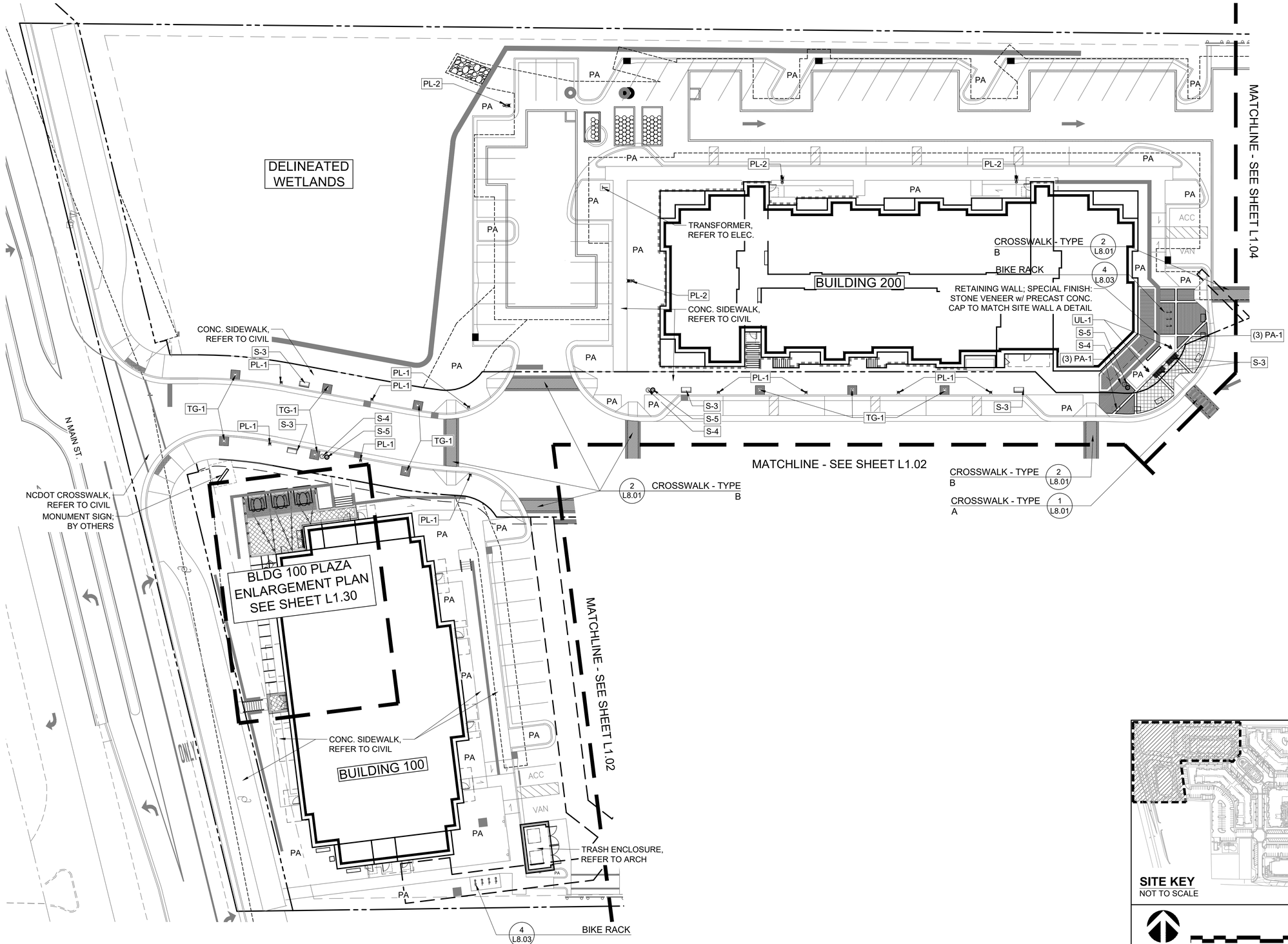

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SITE KEY
NOT TO SCALE

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SCALE: 1" = 20'-0"

SHEET TITLE:
REFERENCE PLAN

SHEET NUMBER:
L1.03

07-14-2023

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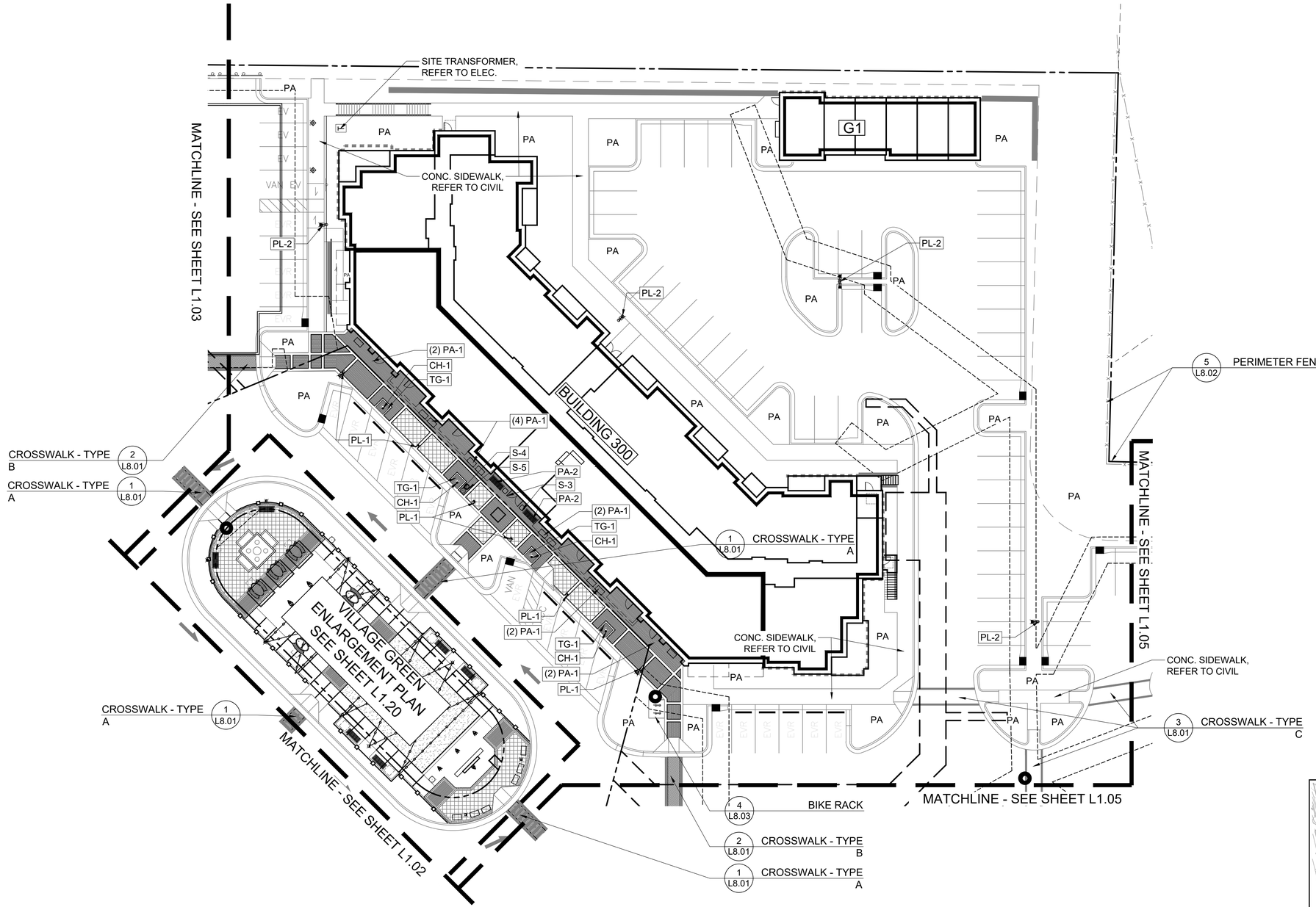

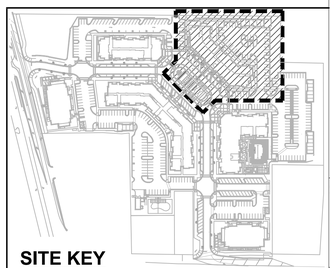

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NORTH

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SCALE: 1" = 20'-0"

PROJECT # : 121388
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SHEET TITLE: REFERENCE PLAN

SHEET NUMBER: L1.04

07-14-2023

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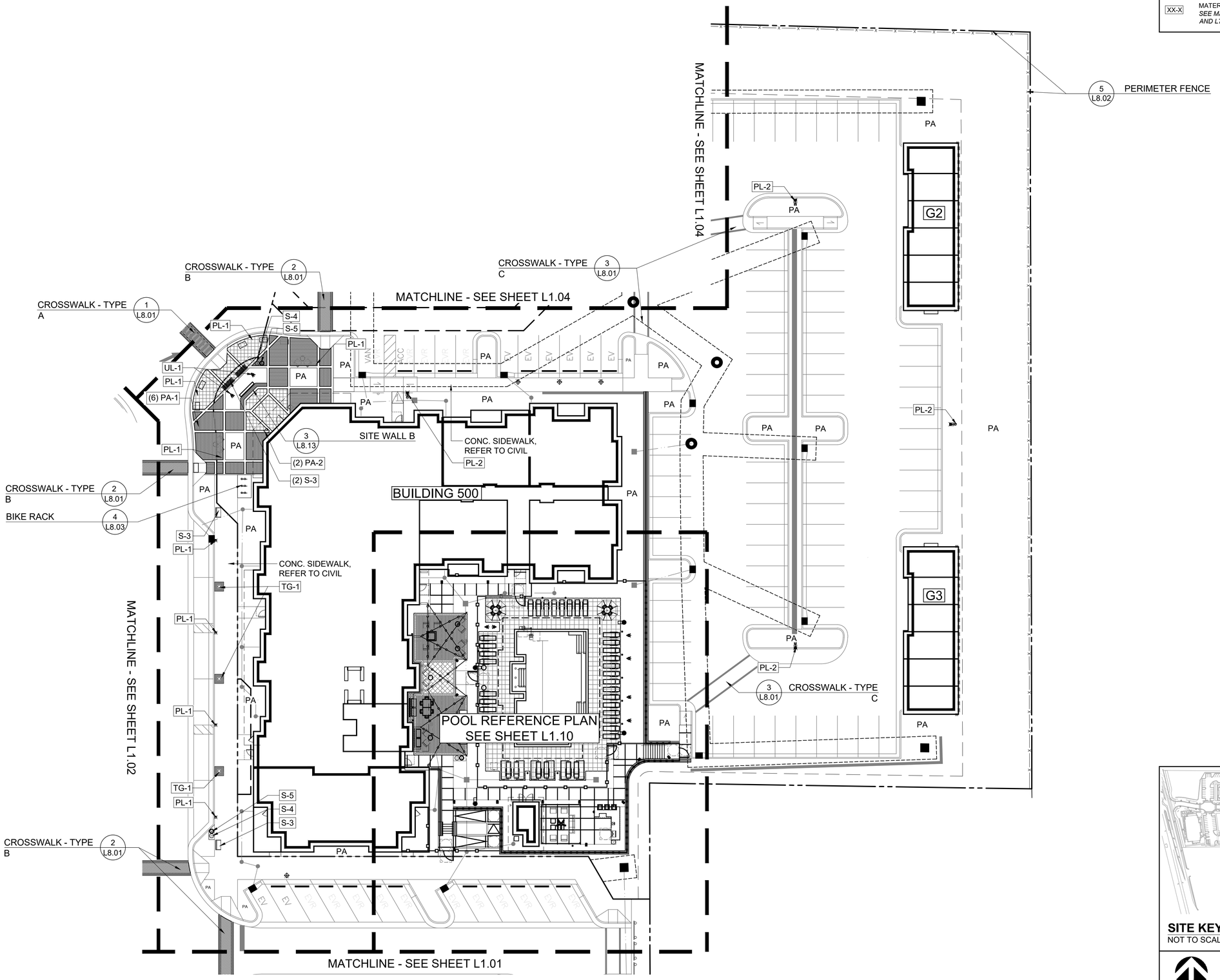

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
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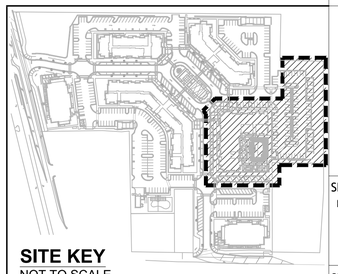

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REFERENCE PLAN

SHEET NUMBER:

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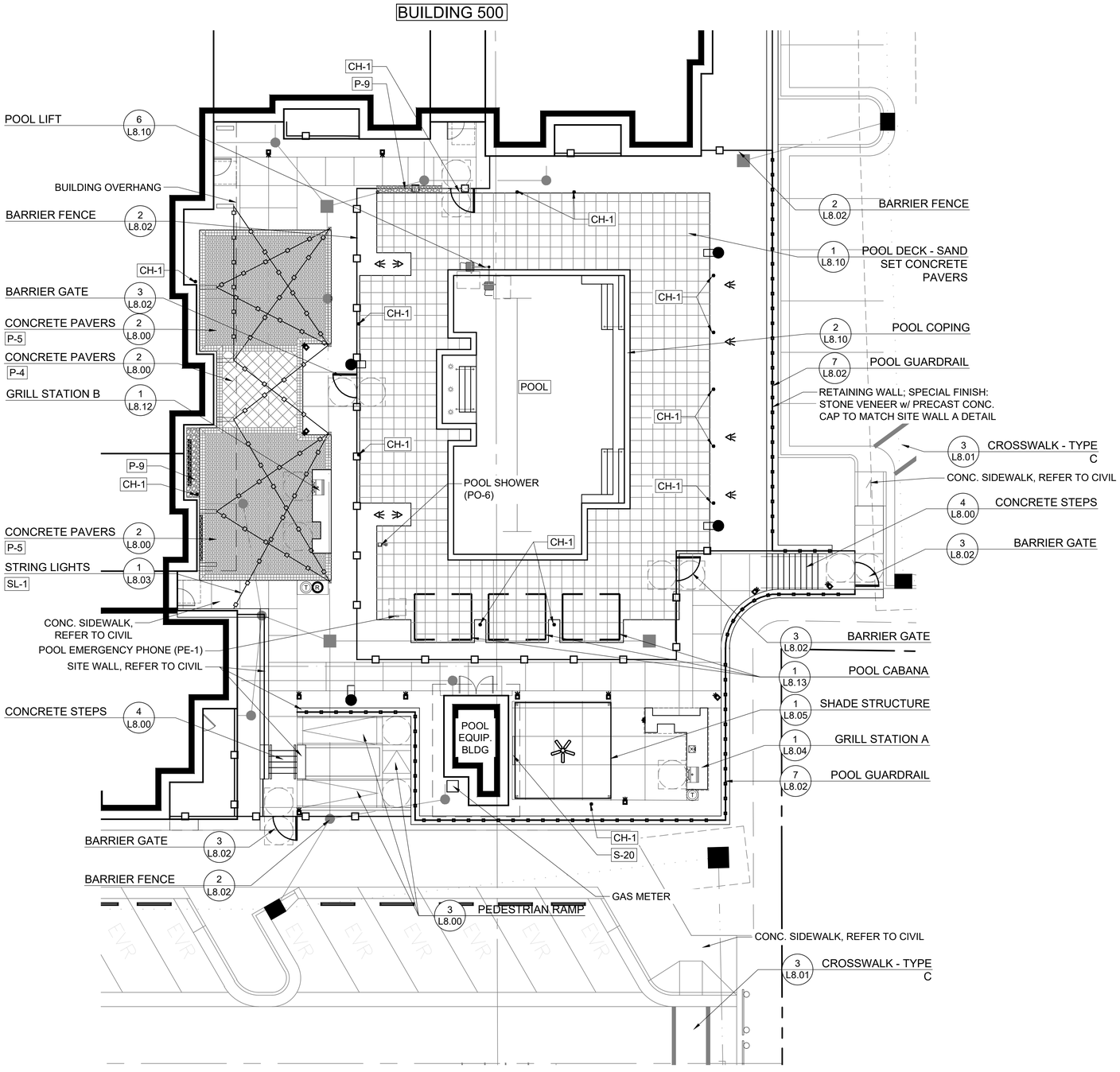
07-14-2023



SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

PROJECT # : 121388
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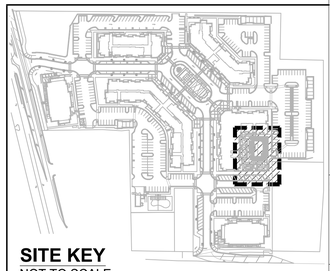

SITE KEY
NOT TO SCALE

NORTH

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SCALE: 1" = 10'-0"

SHEET TITLE:
POOL REFERENCE PLAN

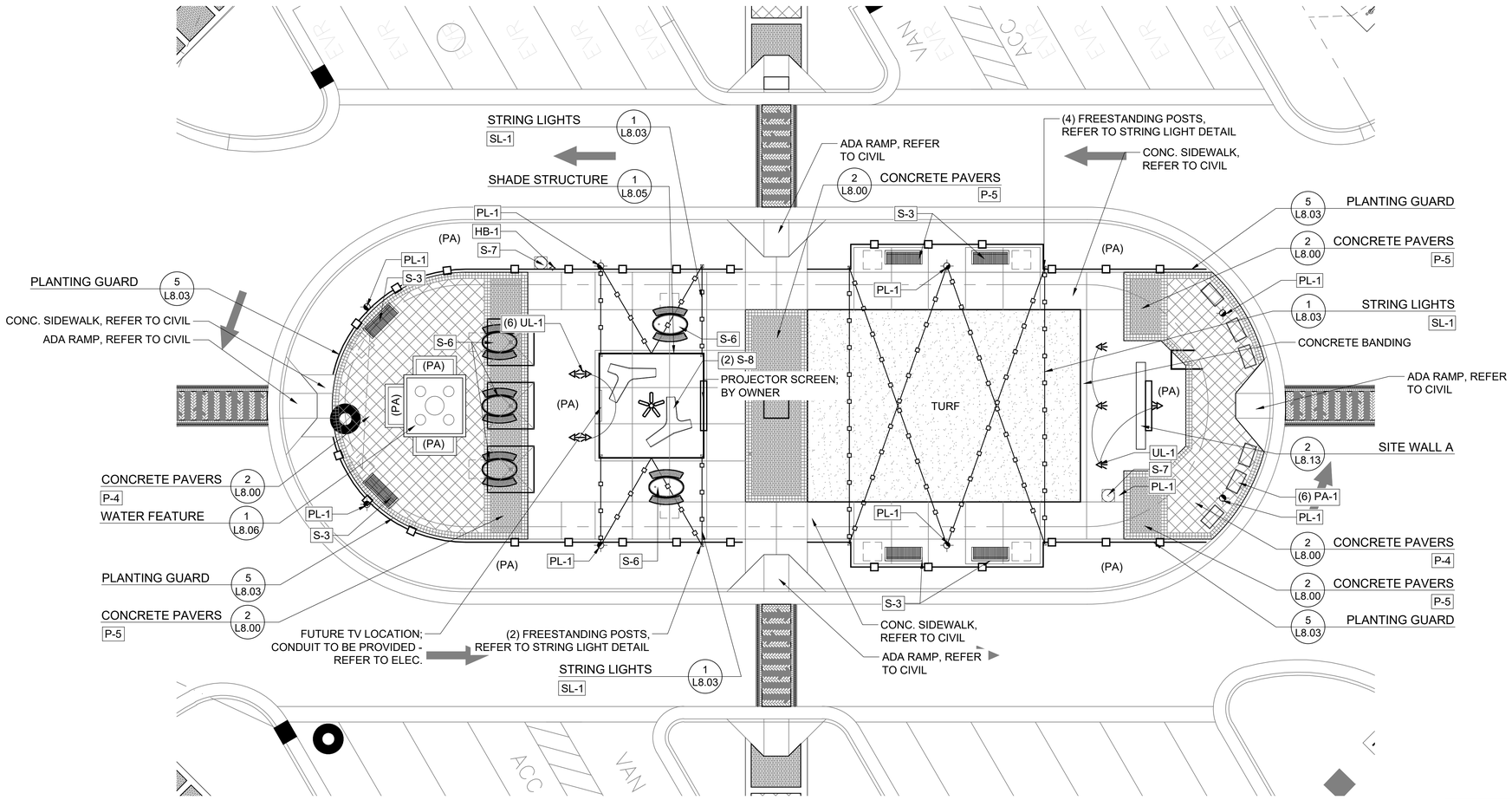
SHEET NUMBER:
L1.10

07-14-2023

BUILDING 300

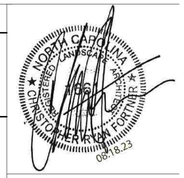
BUILDING 200

BUILDING 500



BUILDING 400

SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



PROJECT # : 121388
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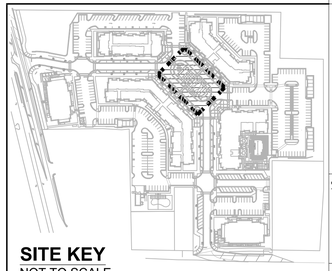


SITE KEY
NOT TO SCALE

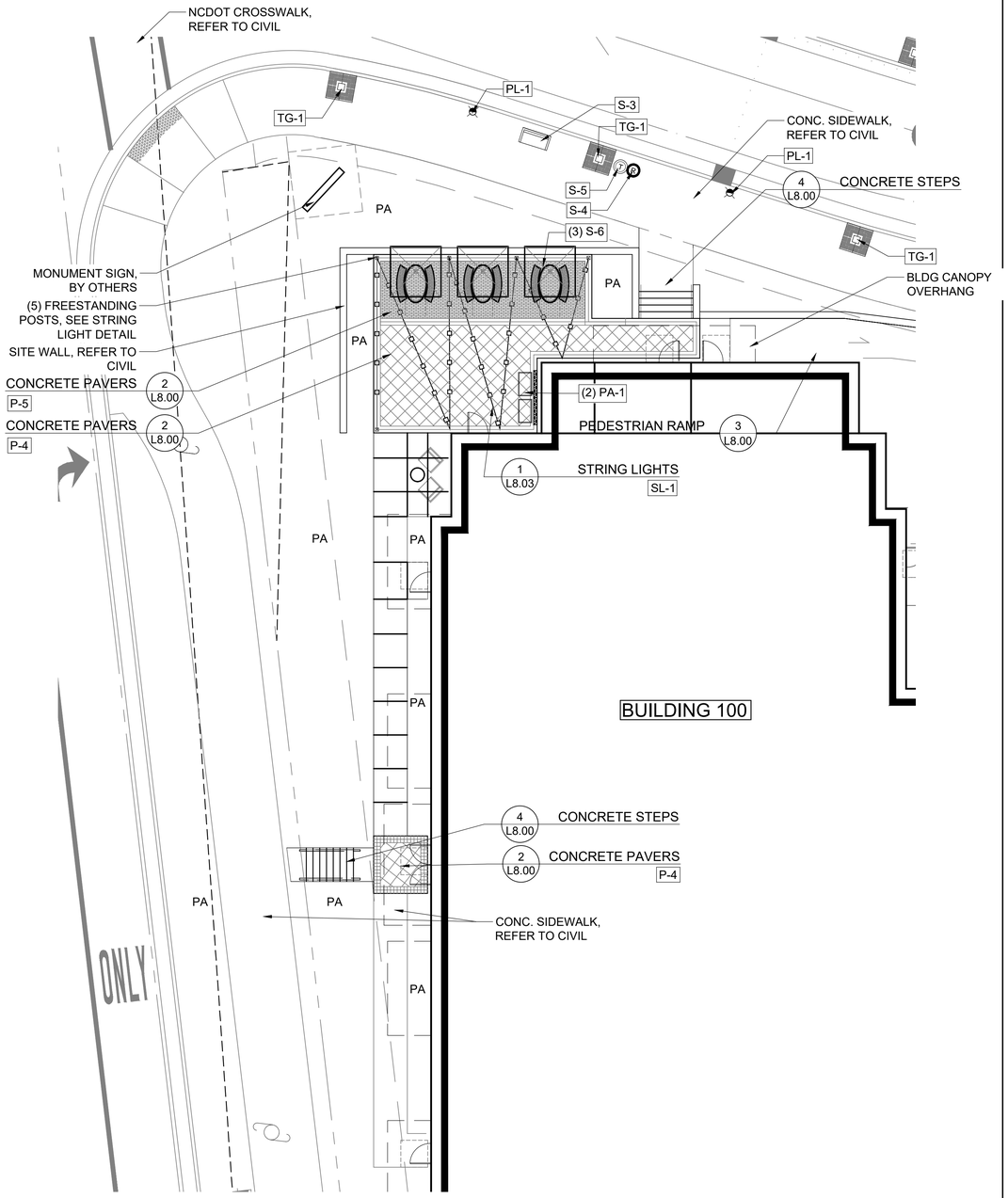
NORTH
10 05 0 05 10 20
SCALE: 1" = 10'-0"

SHEET TITLE:
VILLAGE GREEN
REFERENCE PLAN

SHEET NUMBER:

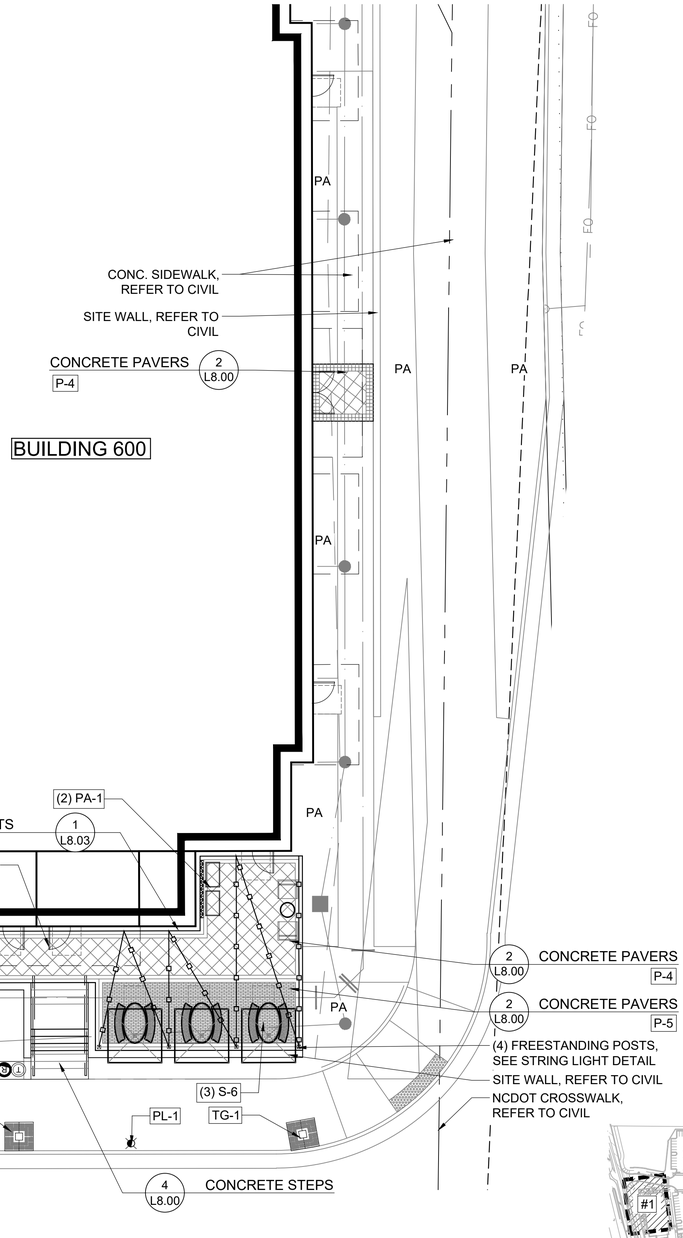
L1.20

07-14-2023



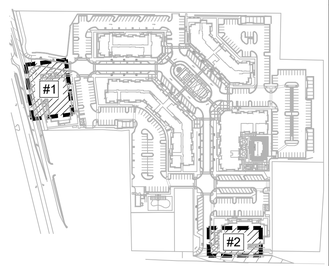
1 NORTH 10 05 0 05 10 20
SCALE: 1" = 10'-0"

BLDG 100 PLAZA ENLARGEMENT PLAN



2 NORTH 10 05 0 05 10 20
SCALE: 1" = 10'-0"

BLDG 600 PLAZA ENLARGEMENT PLAN



NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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HOLLY SPRINGS, NC

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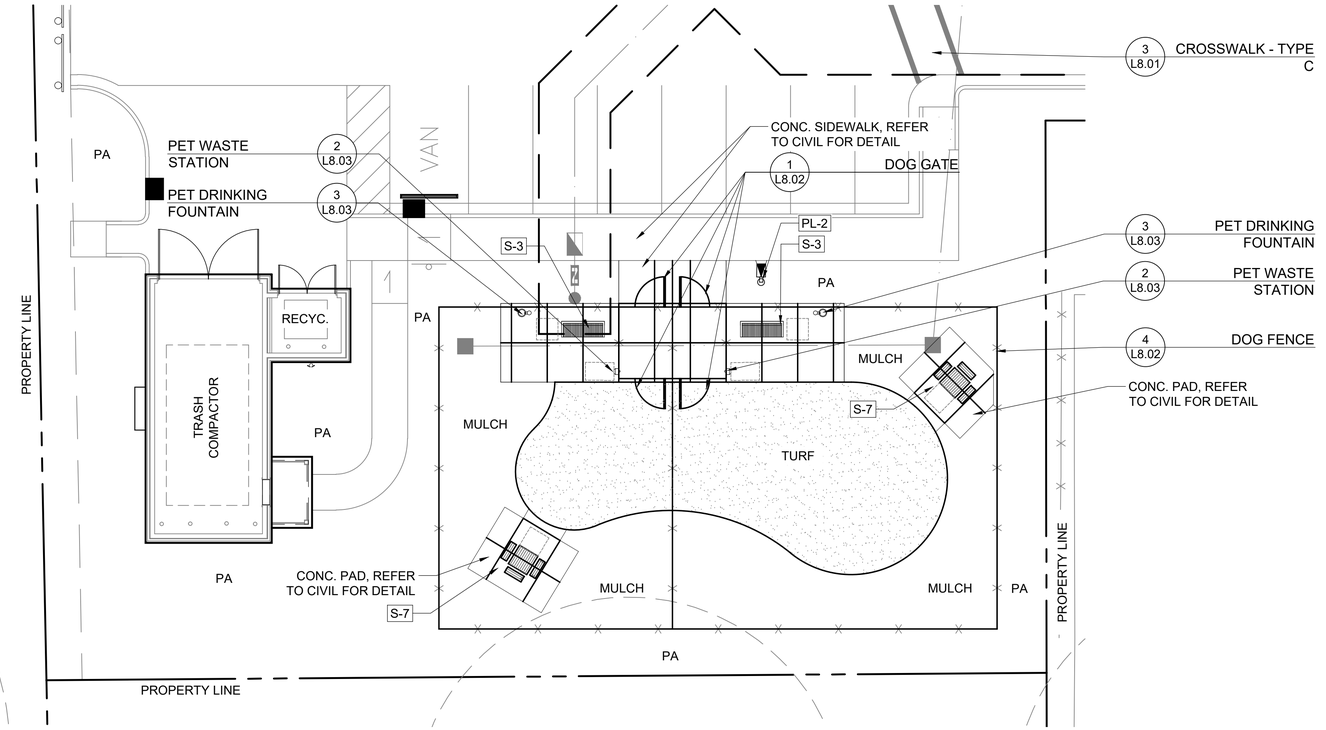
SHEET TITLE:
BLDGS 100 & 600 PLAZAS
REFERENCE PLAN

SHEET NUMBER:

L1.30

07-14-2023

SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



NILES BOLTON ASSOCIATES

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No.	Description	Date

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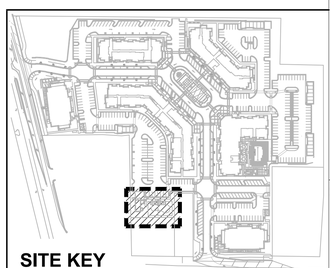
PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC



SITE KEY
NOT TO SCALE

SHEET TITLE:
DOG PARK
REFERENCE PLAN

SHEET NUMBER:
L1.40

NORTH
10 05 0 05 10 20
SCALE: 1" = 10'-0"

07-14-2023

PAVEMENT MATERIALS

	CONCRETE PAVEMENT (PEDESTRIAN GRADE)	
P-1	NOTE	REFER TO CIVIL
	CONCRETE PAVERS (VEHICULAR-GRADE AT CROSSWALKS)	
P-2	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	SIZE	4x8; 80 MM THK
	BANDING COLOR	HOLLAND STONE II, CHARCOAL
	PRIMARY COLOR	HOLLAND STONE, CHICAGO BLEND
	COLOR POP	HOLLAND STONE, TAN
	CONCRETE PAVERS (AT POOL ONLY)	
P-3	MANUFACTURER	HANOVER ARCHITECTURAL PRODUCTS
	MODEL	PREST PAVERS
	COLOR	GLACIER WHITE
	SIZE	23 3/4" x 23 3/4" X 2" THK.
	FINISH	TUDOR
	CONCRETE PAVERS	
P-4	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	12x12; 60 MM THK
	COLOR	LIGHT TAN
	CONCRETE PAVERS	
P-5	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	3x12; 60 MM THK (PLANK STYLE)
	COLOR	60% LIGHT TAN 40% MEDIUM TAN
	CONCRETE PAVERS	
P-6	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	6x6; 60 MM THK
	COLOR	MEDIUM TAN
	TRUNCATED DOME CONCRETE PAVERS	
P-7	SIZE	12x12; 60 MM THK
	COLOR	MEDIUM TAN
	INTEGRALLY COLORED CONCRETE	
P-8	MANUFACTURER	L.M. SCOFIELD (BASIS OF DESIGN)
	MODEL	CHROMIX ADMIXTURE (THRU-BODY)
	OPTIONS	CONCRETE CURING COMPOUND CLEAR TOP SEALANT
	COLOR	STONE GREY
	FINISH	MED BROOM

FENCING

	BARRIER FENCE	
F-1	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MONARCH POOL
	OPTIONS	4'-0" HEIGHT, 2-RAIL POOL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	FLUSH BOTTOM RAIL
	BARRIER GATE (SINGLE SWING)	
F-2	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MONARCH POOL
	OPTIONS	4'-0" HEIGHT, 2-RAIL POOL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	FLUSH BOTTOM RAIL
	DOG FENCE	
F-3	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	5'-0" HEIGHT, 3-RAIL w/ PUPPY PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	DOG GATE	
F-4	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	5'-0" HEIGHT, 3-RAIL w/ PUPPY PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	PERIMETER FENCE	
F-5	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	6'-0" HEIGHT, 3-RAIL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	STANDARD BOTTOM RAIL
	SITE GUARDRAIL	
F-6	MANUFACTURER	AMERISTAR (BASIS OF DESIGN)
	MODEL	MONTAGE II - MAJESTIC
	OPTIONS	3'-6" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT
	SITE GUARDRAIL	
F-7	MANUFACTURER	AMERISTAR (BASIS OF DESIGN)
	MODEL	MONTAGE II - MAJESTIC
	OPTIONS	48" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT
	PLANTING GUARD	
F-8	MANUFACTURER	KAUFMAN IRON WORKS (BASIS OF DESIGN)
	MODEL	STRAIGHT PICKET
	OPTIONS	18" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT

EXTERIOR LIGHTING

NOTE:
1. COORDINATE 24V TRANSFORMER CONNECTIONS, LOCATIONS AND SIZE WITH LANDSCAPE ARCHITECT AND SHOP DRAWING SUBMITTALS PRIOR TO ROUGH IN.
2. ALL FIXTURES TO BE CONTROLLED BY PHOTOCELL
3. AMENITY AREA LIGHTS TO BE CONTROLLED BY BACK-UP POWER TO MEET EGRESS REQUIREMENTS.
4. ALL FIXTURES TO HAVE AN OUTDOOR RATING OF:
IP65 (WATER-RESISTANT) OR IP68 (CAN BE SUBMERGED IN WATER).
5. FOR ANY FIXTURE SUBSTITUTION REQUESTS, CONTRACTOR TO PROVIDE PHOTOMETRICS UNDER NORMAL AND EMERGENCY POWER TO CONFIRM CONFORMANCE WITH BUILDING/SITE EGRESS LIGHTING REQUIREMENTS AND POOL LIGHTING REQUIREMENTS.

	POLE LIGHT (DECORATIVE PEDESTRIAN LIGHT, CITY STD.)	
PL-1	MANUFACTURER	DUKE ENERGY
	FIXTURE MODEL	MITCHELL LED TOP HAT
	COLOR TEMP	4000K
	FINISH	BLACK
	NOTE	WITH RIBS, BAND AND MEDALLIONS
	POLE MODEL	DECORATIVE ALUMINUM
	MOUNTING HEIGHT	16 FT
	FINISH	BLACK
	POLE LIGHT (DECORATIVE VEHICULAR LIGHT, CITY STD.)	
PL-2	MANUFACTURER	DUKE ENERGY
	FIXTURE MODEL	TEARDROP LED ROADWAY
	COLOR TEMP	4000K
	FINISH	BLACK
	POLE MODEL	SIMPLE ALUMINUM
	MOUNTING HEIGHT	30 FT
	FINISH	BLACK
	POLE LIGHT (AT POOL DECK)	
PL-3	MANUFACTURER	LIGMAN LIGHTING (BASIS OF DESIGN)
	FIXTURE MODEL	MACARON 2 DOUBLE ARM POST TOP
	COLOR TEMP	3000K
	FINISH	BLACK
	POLE MODEL	
	MOUNTING HEIGHT	16 FT
	FINISH	
	PATHWAY LIGHT	
PL-4	MANUFACTURER	LIGMAN LIGHTING (BASIS OF DESIGN)
	FIXTURE MODEL	MACARON BOLLARD; UMC-10013
	SIZE	39.3" HGT.; 4" DIA.
	COLOR TEMP	3000K
	FINISH	BLACK
	NOTE	FROSTED LENS TO BE PROVIDED
	LANDSCAPE UPLIGHT	
UL-1	MANUFACTURER	WAC LANDSCAPE LIGHTING (BASIS OF DESIGN)
	MODEL	MINI ACCENT (#5111)
	SIZE	5 1/4" x 2 5/16" DIA.
	COLOR TEMP	3000K
	FINISH	BRONZE
	STRING LIGHTS	
SL-1	MANUFACTURER	TOKISTAR LIGHTING - EXHIBITOR SERIES (BASIS OF DESIGN)
	MODEL	EXBK-18-WW-S14-C
	LAMP	0.48 WATT LED (2500K)
	COLOR	BLACK
	MOUNT	CATNARY CABLE MOUNTED (EX-MDA-BK)
	SPACING	18" O.C.
	NOTE	CABLE AND MOUNTING HARDWARE TO BE SUPPLIED BY CONTRACTOR

FURNISHINGS

	BICYCLE RACK (CITY STD)	
S-1	MANUFACTURER	VICTOR STANLEY
	MODEL	BRWS-101 (U-SHAPED)
	FINISH	BLACK
	MOUNT	IN-GROUND
	BENCH (SHORT, CITY STD)	
S-2	MANUFACTURER	VICTOR STANLEY
	MODEL	CR-138
	FINISH	BLACK
	SIZE	52 IN LENGTH
	MOUNT	SURFACE MOUNT
	NOTE	NO CENTER ARM REST SEE DTL HS009
	BENCH (LONG, CITY STD)	
S-3	MANUFACTURER	VICTOR STANLEY
	MODEL	CR-138
	FINISH	BLACK
	SIZE	72 IN LENGTH
	MOUNT	SURFACE MOUNT
	NOTE	NO CENTER ARM REST SEE DTL HS011
	TRASH RECEPTACLE (CITY STD)	
S-4	MANUFACTURER	VICTOR STANLEY
	MODEL	SD-42
	FINISH	BLACK
	SIZE	36 GALLON
	MOUNT	SURFACE
	LID	DOME
	NOTE	INCLUDE "RECYCLE" TEXT AND DECAL SEE DTL HS010
	RECYCLING RECEPTACLE (CITY STD)	
S-5	MANUFACTURER	VICTOR STANLEY
	MODEL	SD-42
	FINISH	BLUE
	SIZE	36 GALLON
	MOUNT	SURFACE
	LID	DOME SEE DTL HS010
	PICNIC TABLE A	
S-6	MANUFACTURER	LANDSCAPE FORMS (BASIS OF DESIGN)
	MODEL	CHARLIE TABLE
	SIZE	67" TABLE X 30" HGT. w/ UMBRELLA HOLE
	FINISH	BLACK
	MOUNT	SURFACE
	NOTE	TO INCLUDE UMBRELLA HOLE, UMBRELLA (FABRIC TBD BY OWNER) AND UMBRELLA STAND WHERE INDICATED ON SITE PLAN
	PICNIC TABLE B	
S-7	MANUFACTURER	VICTOR STANLEY (BASIS OF DESIGN)
	MODEL	CPR-3, 3-PIECE CENTER POST TABLE w/ BACKLESS BENCHES
	SIZE	36" SQUARE TABLE TOP
	FINISH	BLACK
	MOUNT	IN GROUND
	TWIG BENCH	
S-8	MANUFACTURER	LANDSCAPE FORMS (BASIS OF DESIGN)
	MODEL	TWIG BACKLESS
	SIZE	76" x 93" x 18"
	FINISH	CAST STONE, ACID-ETCHED FINISH
	COLOR	WHITE

PLANTING COMPONENTS

	ROOT BARRIER (CITY STD)	
RB-1	MANUFACTURER	DEEP ROOT
	MODEL	UB24-2
	NOTE	SEE HS STD. DTL #HS816 IN CIVIL SET
	TREE GRATE (CITY STD)	
TG-1	MANUFACTURER	EAST JORDAN IRON WORKS
	MODEL	8671
	FINISH	STEEL (CORTEN ORANGE)
	SIZE	48" SQ. w/ 18" -24" DIA. EXPANDABLE TREE OPENING

PLANTERS

	PLANTER A (BASIS OF DESIGN)	
PA-1	MANUFACTURER	TOURNESOL
	MODEL	URBAN COLLECTION (UR-481824)
	MATERIAL	FRP
	COLOR A	SHADOW (DARK GREY)
	COLOR B	REED (LIGHT TAN)
	SIZE	48" L x 18" W x 24" H
	IRRIGATION	IRRIGATION STUB UP TO BE PROVIDED TO EACH PLANTER
	NOTE	1 DRAIN HOLE BY MANUF. TO BE PROVIDED
	PLANTER B (BASIS OF DESIGN)	
PA-2	MANUFACTURER	TOURNESOL
	MODEL	URBAN COLLECTION (UR-1800)
	MATERIAL	FRP
	COLOR	CITRON (YELLOW)
	SIZE	28" SQ. x 24" H
	IRRIGATION	IRRIGATION STUB UP TO BE PROVIDED TO EACH PLANTER
	NOTE	1 DRAIN HOLE BY MANUF. TO BE PROVIDED

MISCELLANEOUS

	PET WASTE STATION w/ WASTE CAN	
PW-1	MANUFACTURER	DOG WASTE DEPOT
	MODEL	SUPERIOR METAL PET WASTE ELIMINATOR STATION
	FINISH	BLACK
	PET FOUNTAIN	
PF-1	MANUFACTURER	MOST DEPENDABLE FOUNTAINS
	MODEL	300 SM
	FINISH	BLACK

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES AS SHOWN IN PLANS.
2. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BETWEEN QUANTITIES REPRESENTED IN MATERIAL SCHEDULE AND HARDSCAPE PLANS.
3. CONTRACTOR SHALL SUBMIT FOR APPROVAL REPRESENTATIVE SAMPLES, PHOTOGRAPHS, MOCK-UPS AND/OR SHOP DRAWINGS OF ALL ITEMS IN MATERIAL SCHEDULE.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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No.	Description	Date

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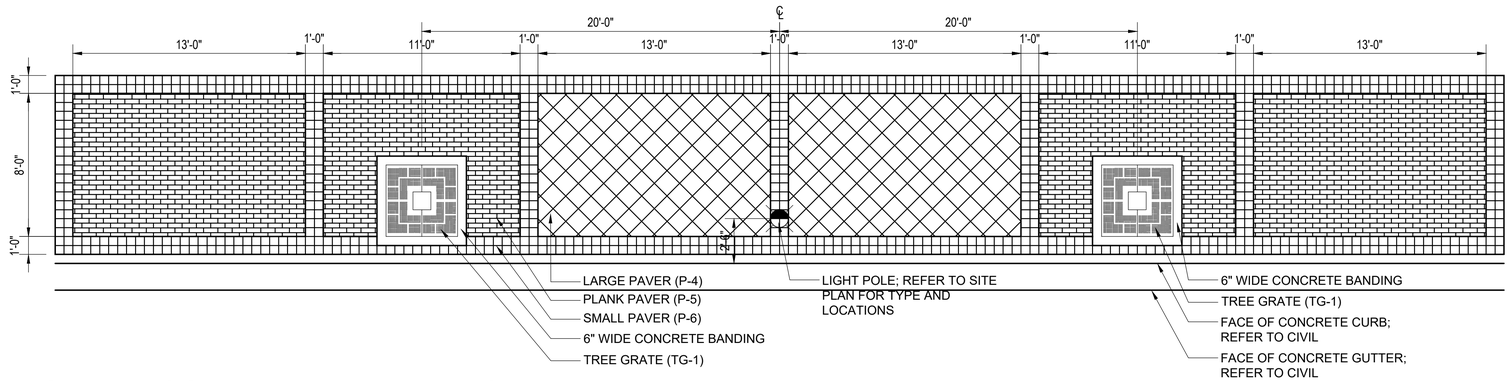
MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
MATERIALS SCHEDULE

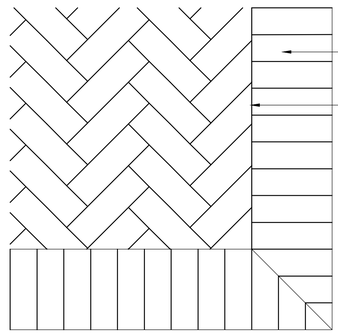
SHEET NUMBER:
L7.00

07-14-2023

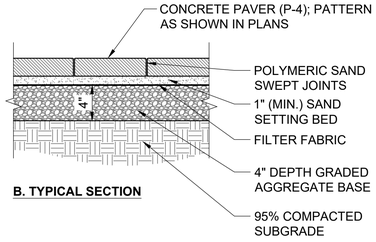


1 STREETSCAPE PAVER ENLARGEMENT

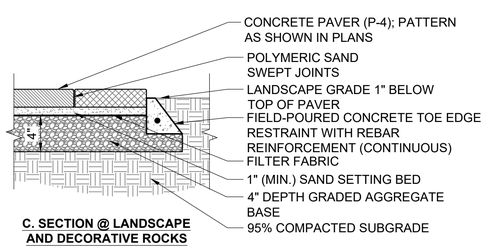
1/4" = 1'-0"



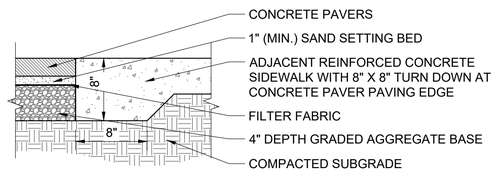
A. PLAN VIEW



B. TYPICAL SECTION



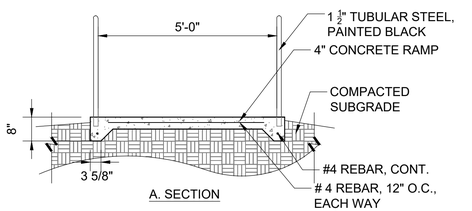
C. SECTION @ LANDSCAPE AND DECORATIVE ROCKS



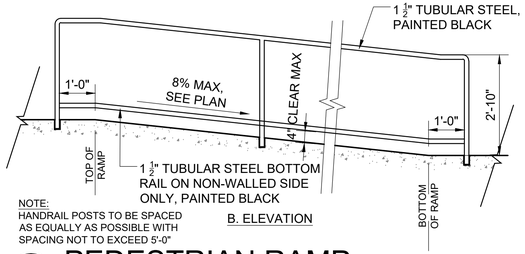
D. SECTION @ CONCRETE PAVING

2 CONCRETE PAVERS

1 1/2" = 1'-0"



A. SECTION

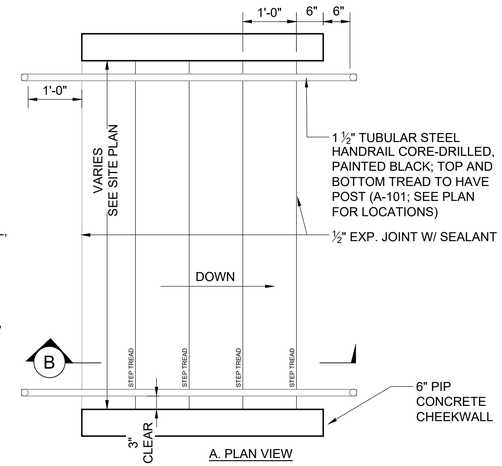


B. ELEVATION

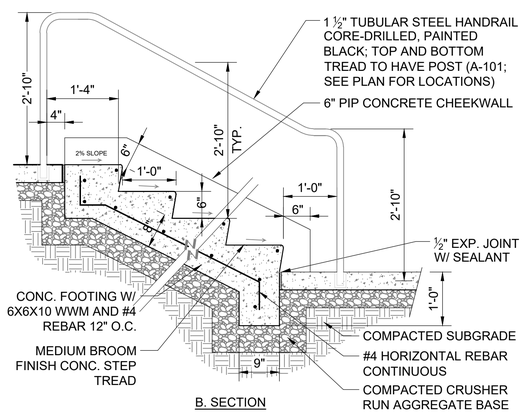
NOTE:
HANDRAIL POSTS TO BE SPACED AS EQUALLY AS POSSIBLE WITH SPACING NOT TO EXCEED 5'-0"

3 PEDESTRIAN RAMP

1/2" = 1'-0"



A. PLAN VIEW

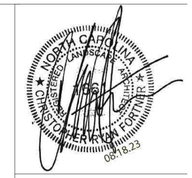


B. SECTION

NOTE:
1. SEE PLANS FOR NUMBER OF RISERS.
2. REFER TO SITE PLAN FOR LOCATIONS WHERE HANDRAIL WRAPS AROUND SITE WALL AND WHERE HANDRAIL TIES INTO ADJ. HANDRAIL WHEN LESS THAN 4" APART FROM EACH OTHER.

4 CONCRETE STEPS

3/4" = 1'-0"



PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA
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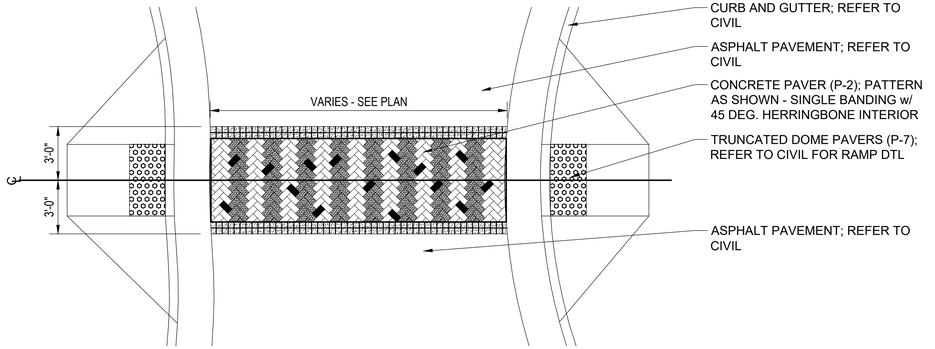
VISTA RESIDENTIAL PARTNERS - N.C, LLC

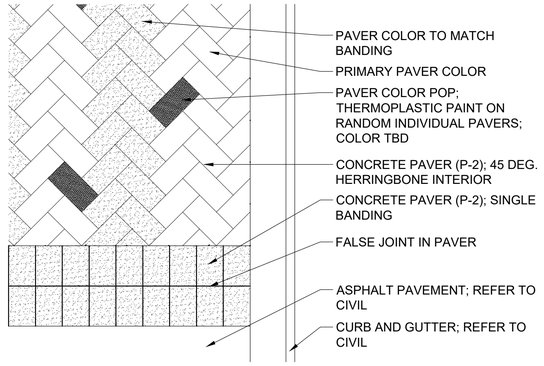
SHEET TITLE:
DETAILS

SHEET NUMBER:
L8.00

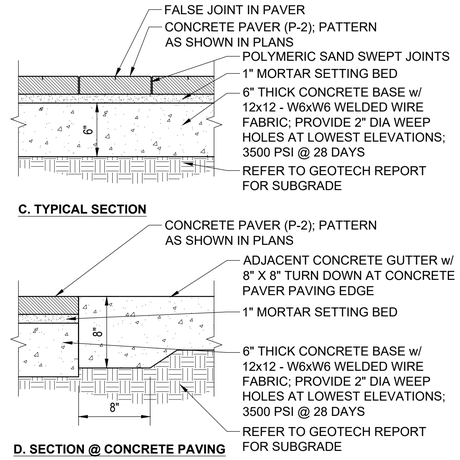
07-14-2023



A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"

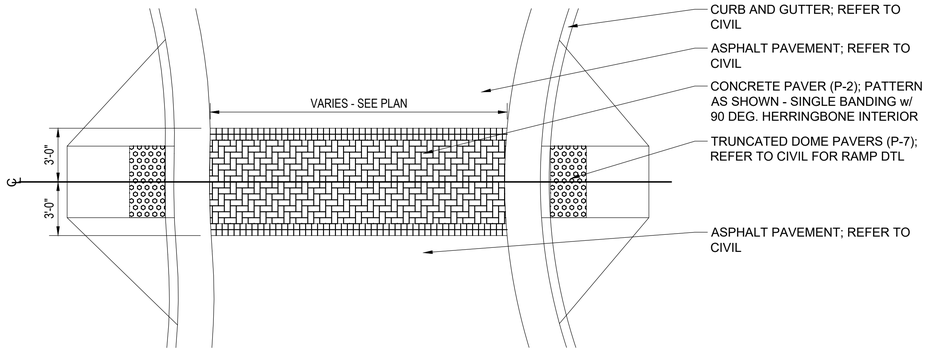


C. TYPICAL SECTION

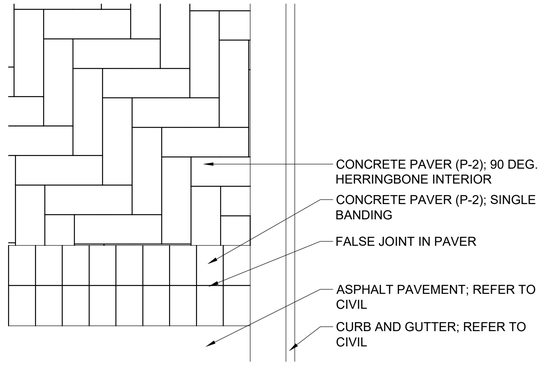
D. SECTION @ CONCRETE PAVING

1 CROSSWALK - TYPE A

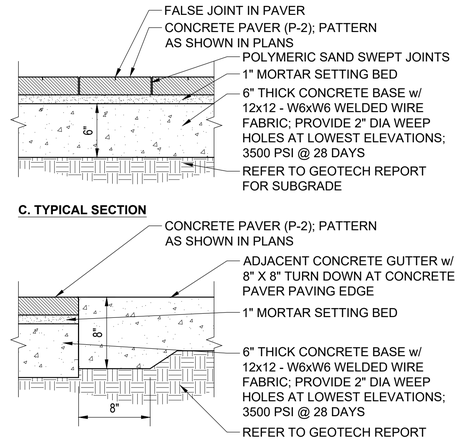
1/4" = 1'-0"



A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"

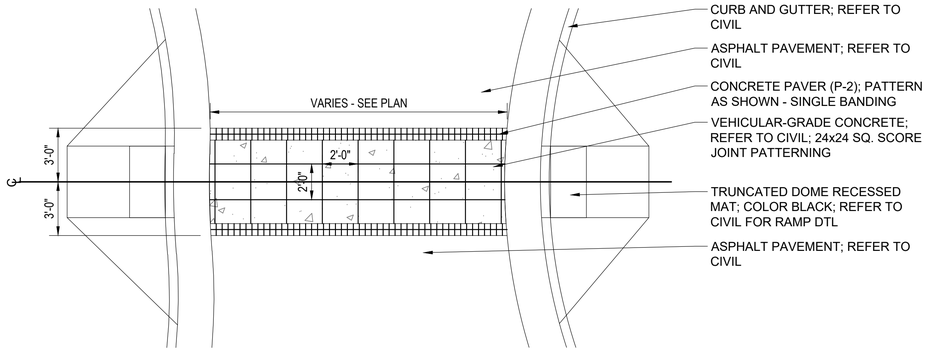


C. TYPICAL SECTION

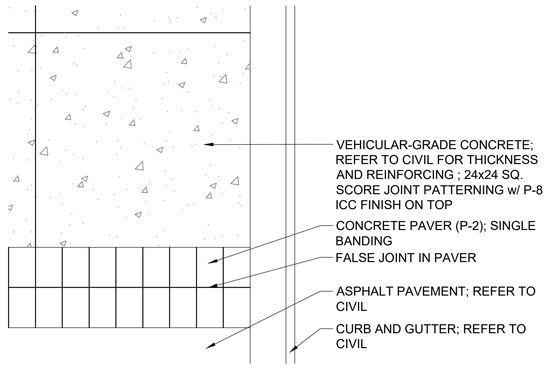
D. SECTION @ CONCRETE PAVING

2 CROSSWALK - TYPE B

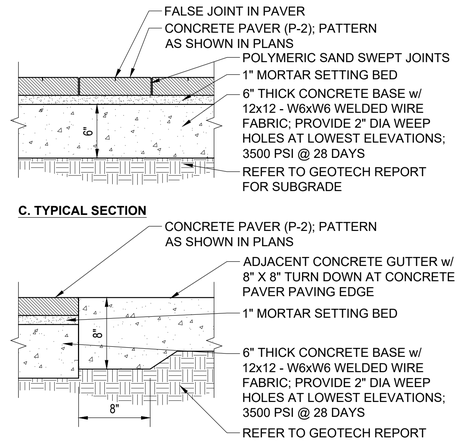
1/4" = 1'-0"



A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"



C. TYPICAL SECTION

D. SECTION @ CONCRETE PAVING

3 CROSSWALK - TYPE C

1/4" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CONSTANCE FERGUSON CORTNER 05.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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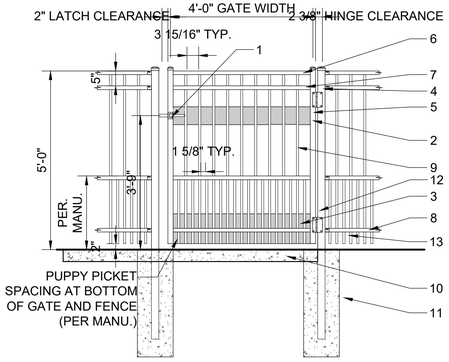
DETAILS

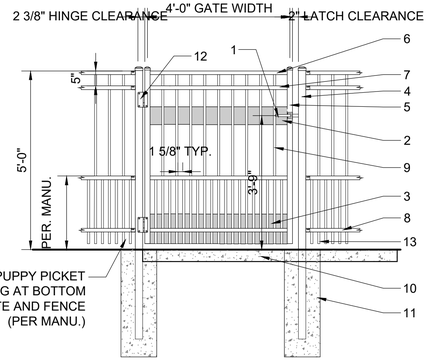
SHEET NUMBER:

L8.01

07-14-2023

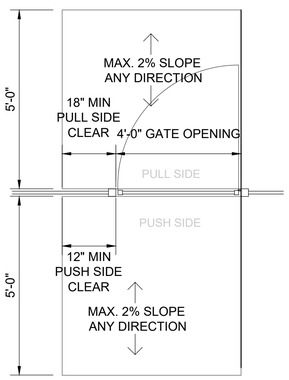


A. FRONT ELEVATION (PULL SIDE) RIGHT-HAND SWING

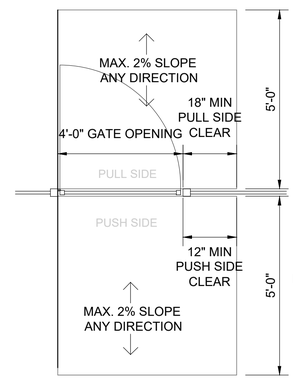


B. FRONT ELEVATION (PULL SIDE) LEFT-HAND SWING

1. LEVER ACTION GATE OPENING HARDWARE (45° ABOVE GRADE);
2. SOLID ALUMINUM PANEL TO RECEIVE PANIC HARDWARE ON INTERIOR SIDE OF GATE; HARDWARE TO COMPLY WITH UL-305
3. SOLID ALUMINUM KICK PLATE ON INTERIOR SIDE OF GATE - SEE DETAIL C
4. 2 ½" SQUARE ALUMINUM GATE/FENCE POSTS WITH MINIMUM ⅛" WALL THICKNESS
5. 1 ¾" SQUARE ALUMINUM GATE UPRIGHT WITH MINIMUM ⅛" WALL THICKNESS
6. 1 ¼" X 1 7/16" ALUMINUM TOP CHANNEL RAIL WITH MINIMUM 0.080 WALL THICKNESS
7. 1 ¼" X 1 7/16" ALUMINUM INTERMEDIATE CHANNEL RAIL WITH MINIMUM 0.062" WALL THICKNESS
8. 1 ¼" X 1 7/16" ALUMINUM BOTTOM CHANNEL RAIL WITH MINIMUM 0.062" WALL THICKNESS
9. ¾" SQUARE ALUMINUM PICKETS WITH MINIMUM 0.080 WALL THICKNESS
10. CONCRETE SIDEWALK (SEE PLANS)
11. 36" DEPTH X 12" DIAMETER 3500 PSI CONCRETE FOOTING; SET POSTS 30" MINIMUM INTO FOOTING
12. TRUCLOSE HEAVY DUTY GATE HINGE FOR METAL GATES; HINGES TO BE SELF-CLOSING
13. EXTENDED BOTTOM PICKETS; MAINTAIN MAXIMUM 2" BETWEEN FINISHED GRADE AND BOTTOM OF PICKETS

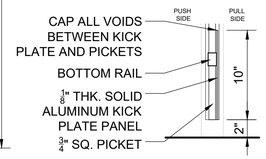


C. PLAN VIEW RIGHT-HAND SWING



D. PLAN VIEW LEFT-HAND SWING

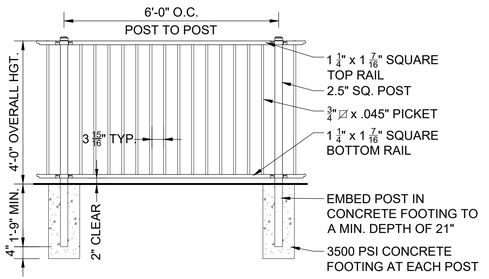
NOTES:
1. BASIS OF DESIGN: AMERISTAR ECHELON PLUS MAJESTIC 3-RAIL WITH PUPPY PANEL
2. GATE OPENING AND CLOSING HARDWARE SHALL BE SELF-CLOSING AND SELF-LATCHING; ALL OPERABLE PARTS OF GATE OPENING HARDWARE SHALL BE LOCATED NO MORE THAN 48" ABOVE FINISHED GRADE.
3. ALL RAILS AND PICKETS TO BE PRIMED AND PAINTED BLACK PER MANUFACTURER'S STANDARD COLORS.
4. ALL HARDWARE TO BE PAINTED BLACK TO MATCH GATE MEMBERS.
5. ALL HAND CONTROLS MUST BE OF A TYPE THAT ARE OPERABLE WITH ONE HAND USING 5LB/F PRESSURE AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.



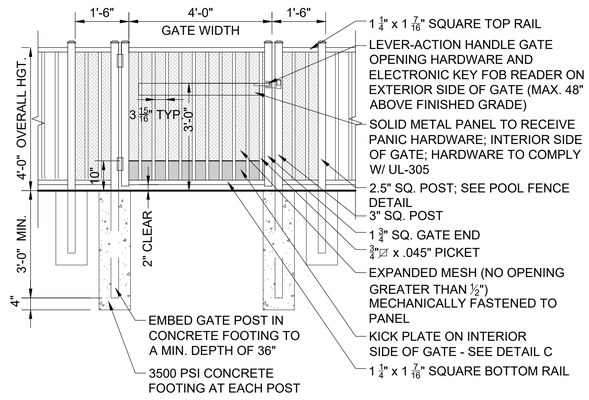
C. KICK PLATE DETAIL
1 ½" = 1'-0"

1 DOG GATE
1/2" = 1'-0"

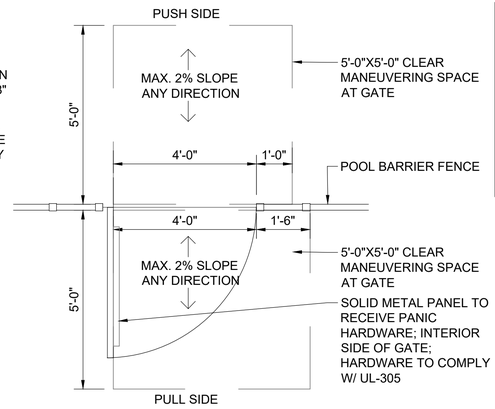
NOTES:
- REFER TO MATERIALS SCHEDULE ON SHEET L7.00 FOR PRODUCT INFORMATION (F-1).



2 BARRIER FENCE
1/2" = 1'-0"

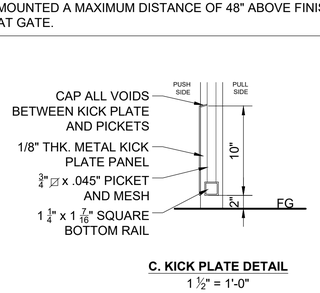


A.ELEVATION (TYPICAL)



B. PLAN

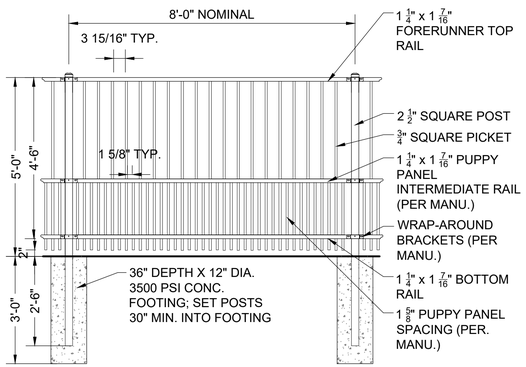
NOTES:
1. REFER TO MATERIALS SCHEDULE ON SHEET L7.00 FOR PRODUCT INFORMATION (F-2).
2. REFERENCE PLAN FOR DIRECTION OF GATE SWING.
3. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
4. GATE OPENING AND CLOSING HARDWARE TO BE SELF-CLOSING, SELF-LATCHING AND LOCKABLE.
5. ALL OPERABLE PARTS OF GATE OPENING HARDWARE TO BE MOUNTED A MAXIMUM DISTANCE OF 48" ABOVE FINISHED GRADE AT GATE.



C. KICK PLATE DETAIL
1 ½" = 1'-0"

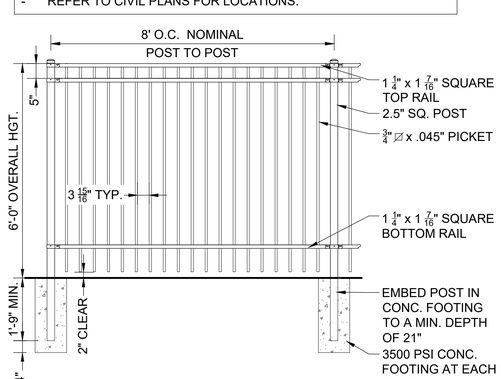
3 BARRIER GATE
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN: AMERISTAR ECHELON PLUS MAGESTIC 3-RAIL WITH PUPPY PANEL
2. ALL RAILS AND PICKETS TO BE PRIMED AND PAINTED BLACK PER MANUFACTURER'S STANDARD COLORS.
3. ALL HARDWARE TO BE PAINTED BLACK TO MATCH GATE MEMBERS.



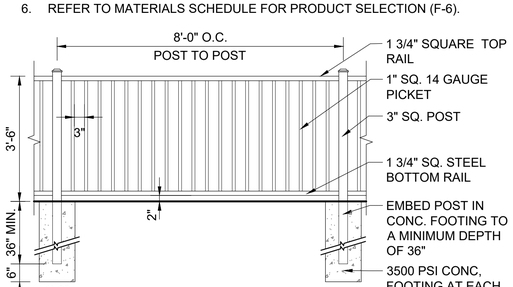
4 DOG FENCE
1/2" = 1'-0"

NOTES:
- REFER TO MATERIALS SCHEDULE FOR PRODUCT INFORMATION (F-5).
- REFER TO CIVIL PLANS FOR LOCATIONS.



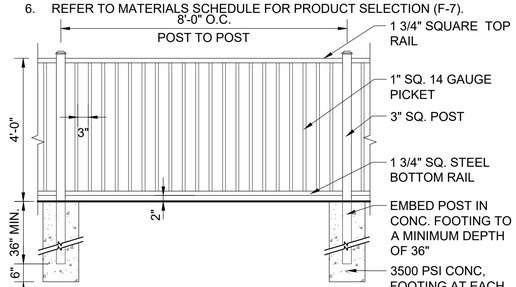
5 PERIMETER FENCE
1/2" = 1'-0"

NOTES:
1. ALL METAL RAILS AND PICKETS TO BE PRIMED AND PAINTED BY MANUFACTURER. COLOR TO BE BLACK.
2. ALL WELDS TO BE PAINTED TO MATCH METAL RAILING MEMBERS.
3. NO OPENINGS GREATER THAN 4".
4. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
5. REFER TO CIVIL FOR GUARDRAIL LOCATIONS.
6. REFER TO MATERIALS SCHEDULE FOR PRODUCT SELECTION (F-6).



6 SITE GUARDRAIL
1/2" = 1'-0"

NOTES:
1. ALL METAL RAILS AND PICKETS TO BE PRIMED AND PAINTED BY MANUFACTURER. COLOR TO BE BLACK.
2. ALL WELDS TO BE PAINTED TO MATCH METAL RAILING MEMBERS.
3. NO OPENINGS GREATER THAN 4".
4. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
5. REFER TO CIVIL FOR GUARDRAIL LOCATIONS.
6. REFER TO MATERIALS SCHEDULE FOR PRODUCT SELECTION (F-7).



7 POOL GUARDRAIL
1/2" = 1'-0"

NILES BOLTON ASSOCIATES
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
F 404 365 7610
www.nilesbolton.com

No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

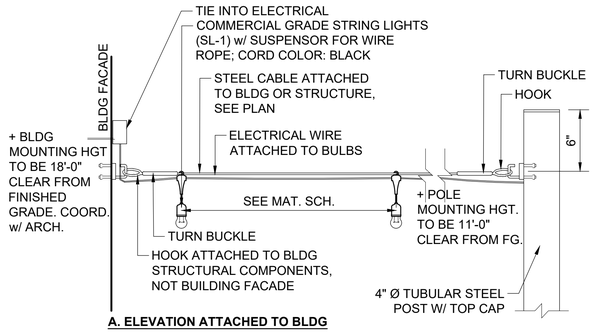
VISTA RESIDENTIAL PARTNERS - N.C, LLC

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

SHEET TITLE: DETAILS

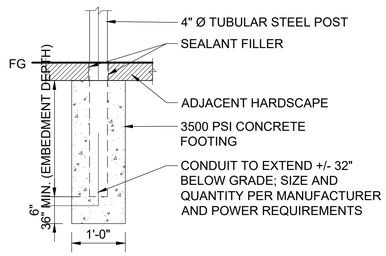
SHEET NUMBER: L8.02

07-14-2023

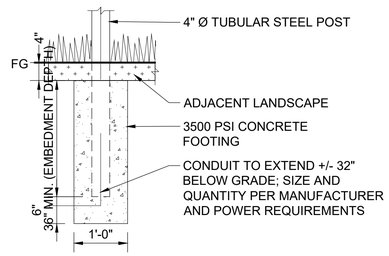


A. ELEVATION ATTACHED TO BLDG

NOTES:
1. ALL ELECTRICAL WIRING SHOULD BE CONCEALED WITHIN THE TUBULAR STEEL POST & CONNECT TO REMOTE TRANSFORMER PER ELECTRICAL ENGINEER.
2. JUNCTION BOX LOCATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
3. STRING LIGHTS TO BE ON TIMER AND HAVE LIGHT SWITCH CONTROL LOCATED INSIDE BUILDING. REFER TO ELECTRICAL PLANS.
4. FREESTANDING POSTS TO HAVE BLACK POLYCOAT FINISH.



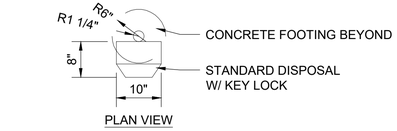
B. POST FOOTING AT HARDSCAPE
SCALE: 3/4"= 1'-0"



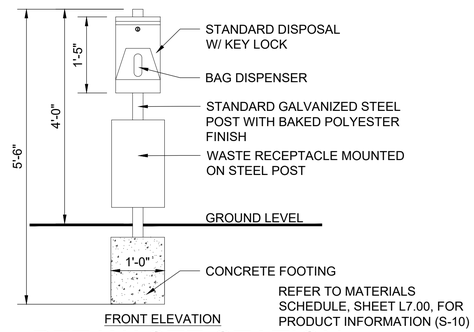
C. POST FOOTING AT LANDSCAPE
SCALE: 3/4"= 1'-0"

1 STRING LIGHTS

1 1/2" = 1'-0"



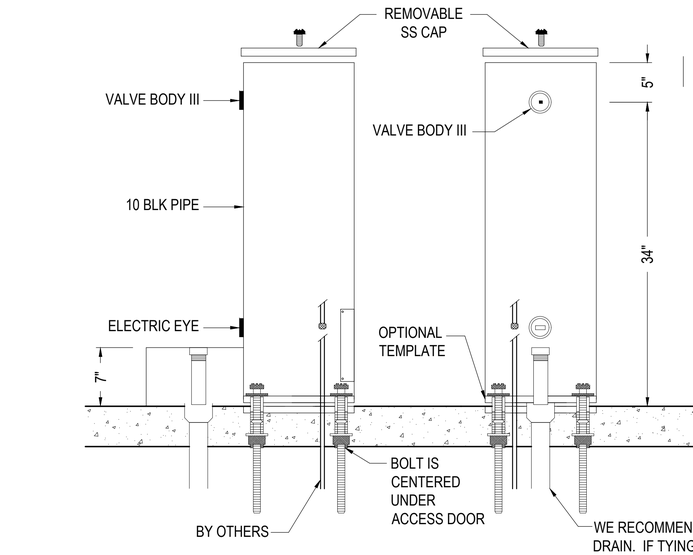
PLAN VIEW

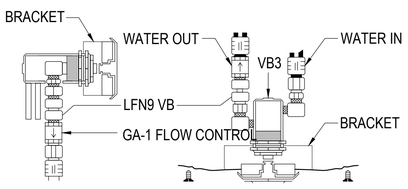


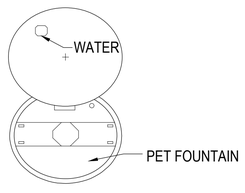
FRONT ELEVATION

2 PET WASTE STATION

3/4" = 1'-0"



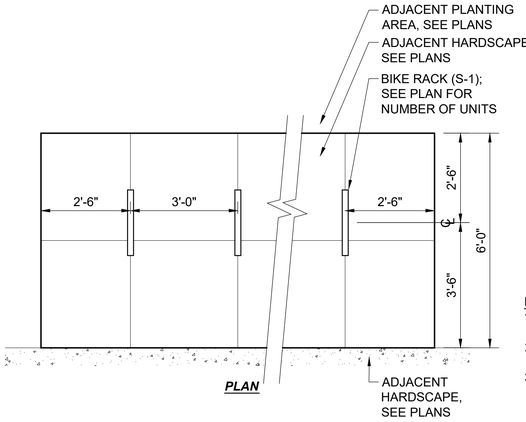




NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER, PLUS A 1 GPM FLOW RESTRICTOR.
2. ON E MODELS SENSOR ACTIVATION IS ADDED FEATURE.
3. IF TYING INTO A SANITARY SEWER A P-TRAP WILL BE NECESSARY.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.10.

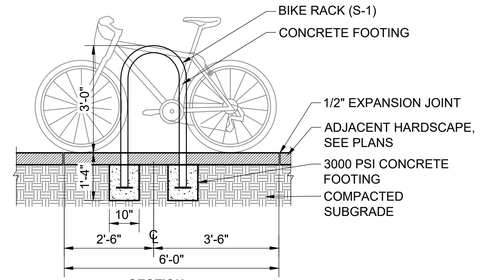
3 PET DRINKING FOUNTAIN

1 1/2" = 1'-0"



PLAN

ADJACENT
HARDSCAPE,
SEE PLANS

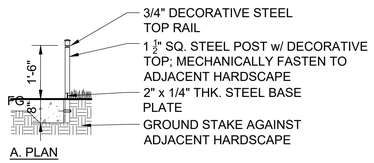


SECTION

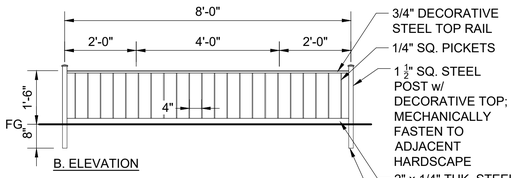
NOTES:
1. BICYCLE PARKING AREAS SHALL BE LOCATED FOR THE CONVENIENT ACCESS TO SITE AMENITIES AND PRIMARY BUILDING ENTRANCES.
2. BICYCLE PARKING AREAS SHALL BE LOCATED ON A HARDSCAPE SURFACE, PHYSICALLY SEPARATED FROM VEHICULAR USE AREAS.
3. THEY SHALL BE DESIGNED TO PROVIDE ADEQUATE SPACE FOR INGRESS AND EGRESS, AND NOT IMPEDE PEDESTRIAN AND VEHICULAR CIRCULATION.
4. BICYCLE RACKS SHALL BE DESIGNED TO SUPPORT A BICYCLE FRAME IN TWO PLACES IN A STABLE UPRIGHT POSITION.
5. REFER TO MATERIALS SCHEDULE (SHEET L7.00) FOR PRODUCT SPECIFICATION.

4 BIKE RACK

1/2" = 1'-0"



A. PLAN



B. ELEVATION

NOTE:
REFER TO MATERIALS SCHEDULE
FOR PRODUCT SELECTION (F-7).

5 PLANTING GUARD

1/2" = 1'-0"

NORTH CAROLINA
CONSTRUCTION CONTRACTOR
08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA
LANDSCAPE ARCHITECTURE
C-281
NILES BOLTON ASSOCIATES

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No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

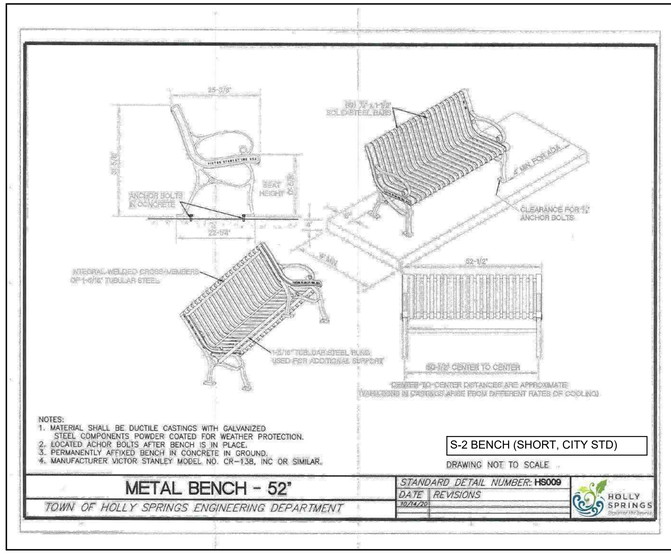
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:

L8.03

07-14-2023

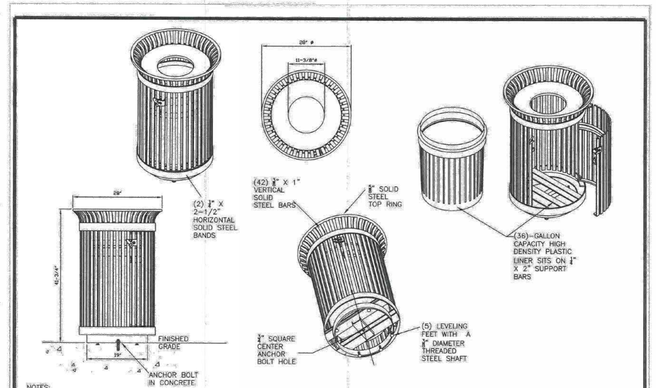


NOTES:
1. MATERIAL SHALL BE DUCTILE CASTINGS WITH GALVANIZED STEEL COMPONENTS POWDER COATED FOR WEATHER PROTECTION.
2. LOCATED ACHOR BOLTS AFTER BENCH IS IN PLACE.
3. PERMANENTLY AFFIXED BENCH IN CONCRETE IN GROUND.
4. MANUFACTURER VICTOR STANLEY MODEL NO. CR-138, INC OR SIMILAR.

S-2 BENCH (SHORT, CITY STD)

DRAWING NOT TO SCALE

METAL BENCH - 52"	STANDARD DETAIL NUMBER: HS009
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 10/24/20



NOTES:
1. ALL STEEL COMPONENTS TO BE POWDER-COATED TO PREVENT RUST
2. TRASH ENCLOSURE TO BE PERMANENTLY AFFIXED TO THE GROUND WITH ANCHOR BOLTS
3. VICTOR STANLEY SD-42 IRONSITES SERIES 36 GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE OR SIMILAR WITH DOME LID
4. TRASH CANS SHALL BE STANDARD BLACK AND RECYCLING CANS SHALL BE STANDARD BLUE WITH RECYCLE BAND DECAL

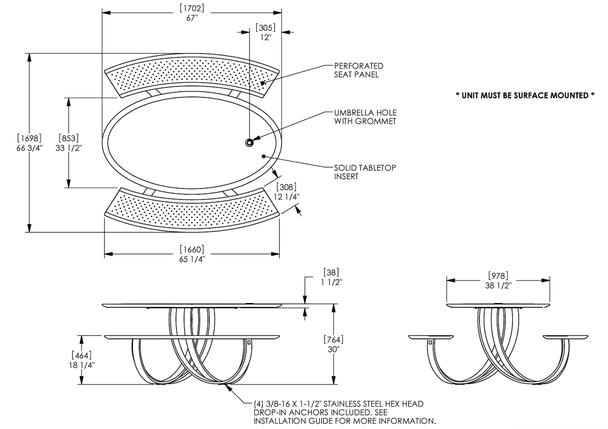
S-4 TRASH RECEPTACLE (CITY STD)
S-5 RECYCLING RECEPTACLE (CITY STD)

DRAWING NOT TO SCALE

METAL TRASH AND RECYCLING CANS	STANDARD DETAIL NUMBER: HS010
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 10/24/20

Charlie Picture Table, 67in, Surface Mount, With Umbrella Hole
Product Drawing

Date: 10/16/2012
www.landscapeforms.com Ph: 800.521.2546



* UNIT MUST BE SURFACE MOUNTED *

(4) 3/8-16 X 1-1/2" STAINLESS STEEL HEX HEAD DROP-IN ANCHORS INCLUDED. SEE INSTALLATION GUIDE FOR MORE INFORMATION.

S-6 PICNIC TABLE A

landscapeforms Drawing: CI220-02
Dimensions are in inches [mm]

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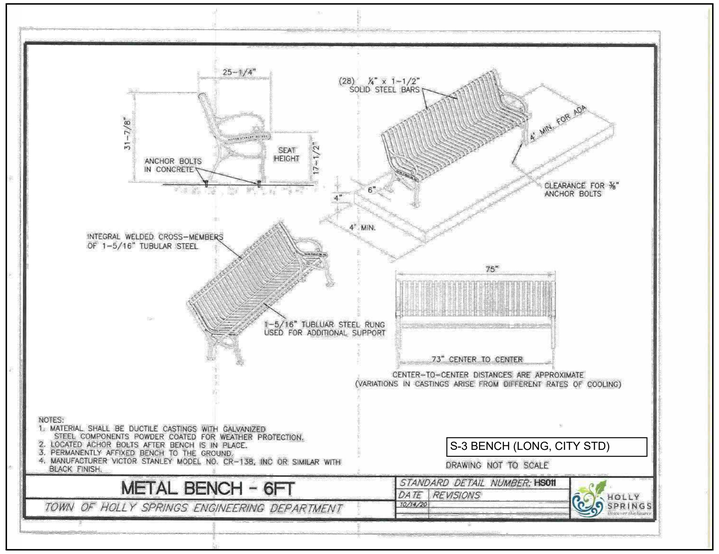

NOTES:
1. MATERIAL SHALL BE DUCTILE CASTINGS WITH GALVANIZED STEEL COMPONENTS POWDER COATED FOR WEATHER PROTECTION.
2. LOCATED ACHOR BOLTS AFTER BENCH IS IN PLACE.
3. PERMANENTLY AFFIXED BENCH TO THE GROUND.
4. MANUFACTURER VICTOR STANLEY MODEL NO. CR-138, INC OR SIMILAR WITH BLACK FINISH.

S-3 BENCH (LONG, CITY STD)

DRAWING NOT TO SCALE

METAL BENCH - 6FT	STANDARD DETAIL NUMBER: HS011
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 10/24/20

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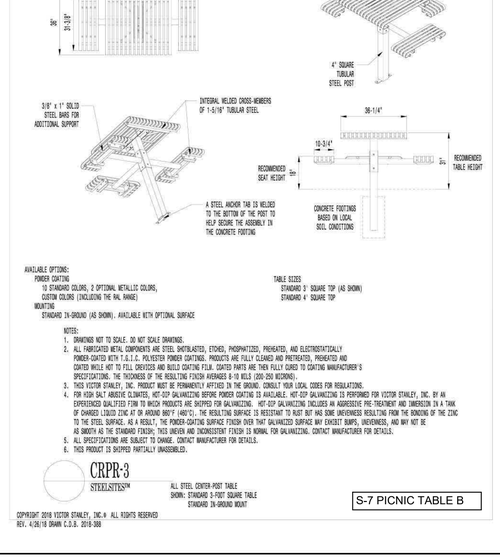

AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
MOUNTING
STANDARD IN-GROUND (AS SHOWN). AVAILABLE WITH OPTIONAL SURFACE

TABLE SIZES
STANDARD 3' SQUARE TOP (AS SHOWN)
STANDARD 4' SQUARE TOP

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABSORBTIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

CRPR-3
STEELSITES™

ALL STEEL CENTER-POST TABLE
SHOWN: STANDARD 3-FOOT SQUARE TABLE
STANDARD IN-GROUND MOUNT

S-7 PICNIC TABLE B

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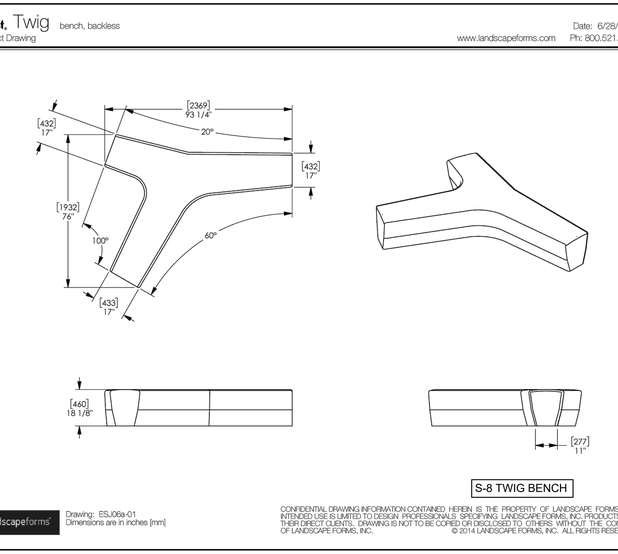
REV. 4/26/18 DRAWN C.D.B. 2018-388

Escofet, Twig bench, backless
Product Drawing

Date: 6/28/2019
www.landscapeforms.com Ph: 800.521.2546



S-8 TWIG BENCH

landscapeforms Drawing: ESJ06a-01
Dimensions are in inches [mm]

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 05.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

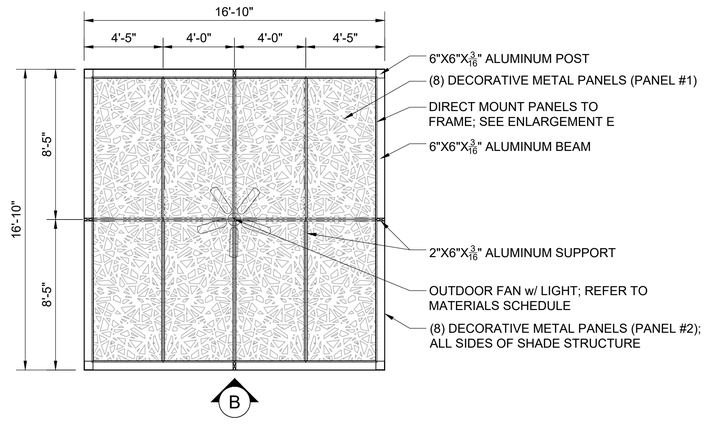
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

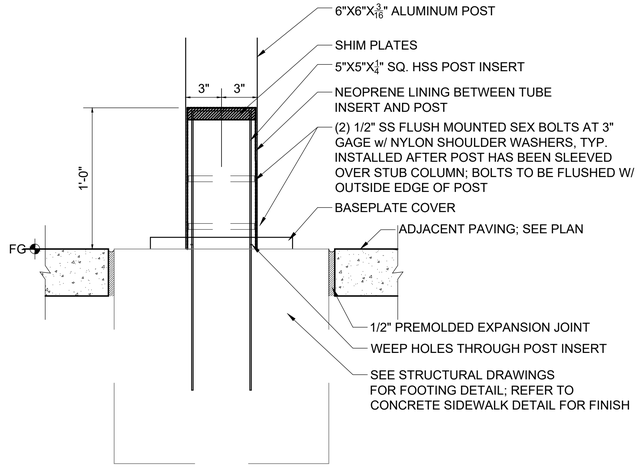
SHEET NUMBER:

L8.04

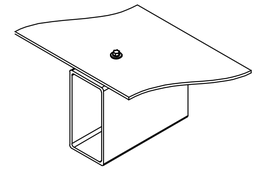
07-14-2023



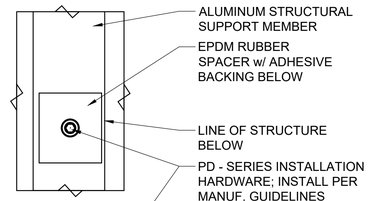
A. PLAN



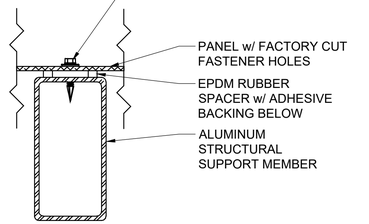
C. POST ATTACHMENT ENLARGEMENT
SCALE: 3" = 1'-0"



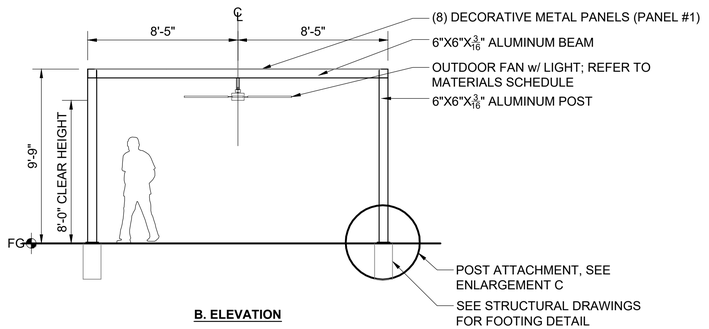
3D VIEW



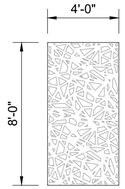
PLAN VIEW



SECTION VIEW



B. ELEVATION

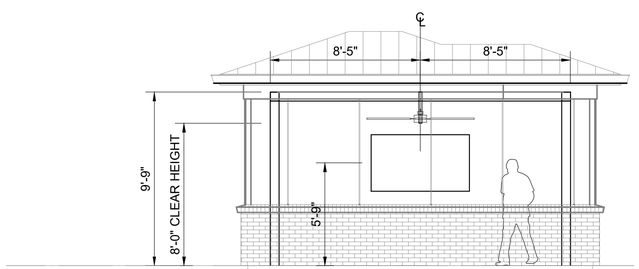


PANEL #1

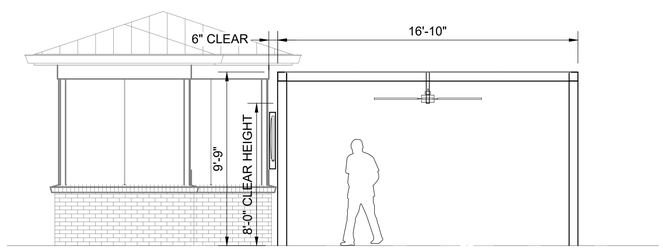
D. DECORATIVE METAL PANEL
REFER TO MATERIALS SCHEDULE

E. DIRECT MOUNT ENLRGEMENT
NOT TO SCALE

NOTES:
1. DECORATIVE METAL PANEL BASIS OF DESIGN: PARASOLEIL FRACTAL
2. ALL ELECTRICAL WIRING AND COMPONENTS TO BE CONCEALED WITHIN TUBULAR ALUMINUM MEMBERS AND CONNECT TO REMOTE TRANSFORMERS PER ELECTRICAL ENGINEER.
3. ALL HARDWARE, CONNECTORS, AND FASTENERS TO BE PRIMED AND PAINTED TO MATCH ALUMINUM MEMBERS.
4. GRIND SMOOTH ALL WELDS AND PAINT TO MATCH PERGOLA MEMBERS.
5. SHADE STRUCTURE TO BE 1" OF THE EDGE OF ANY BUILDING FACADE; SEE SITE PLAN FOR LOCATIONS.
6. SEE SITE PLAN FOR PROJECTOR SCREEN LOCATIONS; OWNER TO PROVIDE PROJECTOR SCREEN.



ELEVATION AT POOL EQUIPMENT BUILDING



ELEVATION AT POOL EQUIPMENT BUILDING

1 SHADE STRUCTURE
1/4" = 1'-0"

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No.	Description	Date

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PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

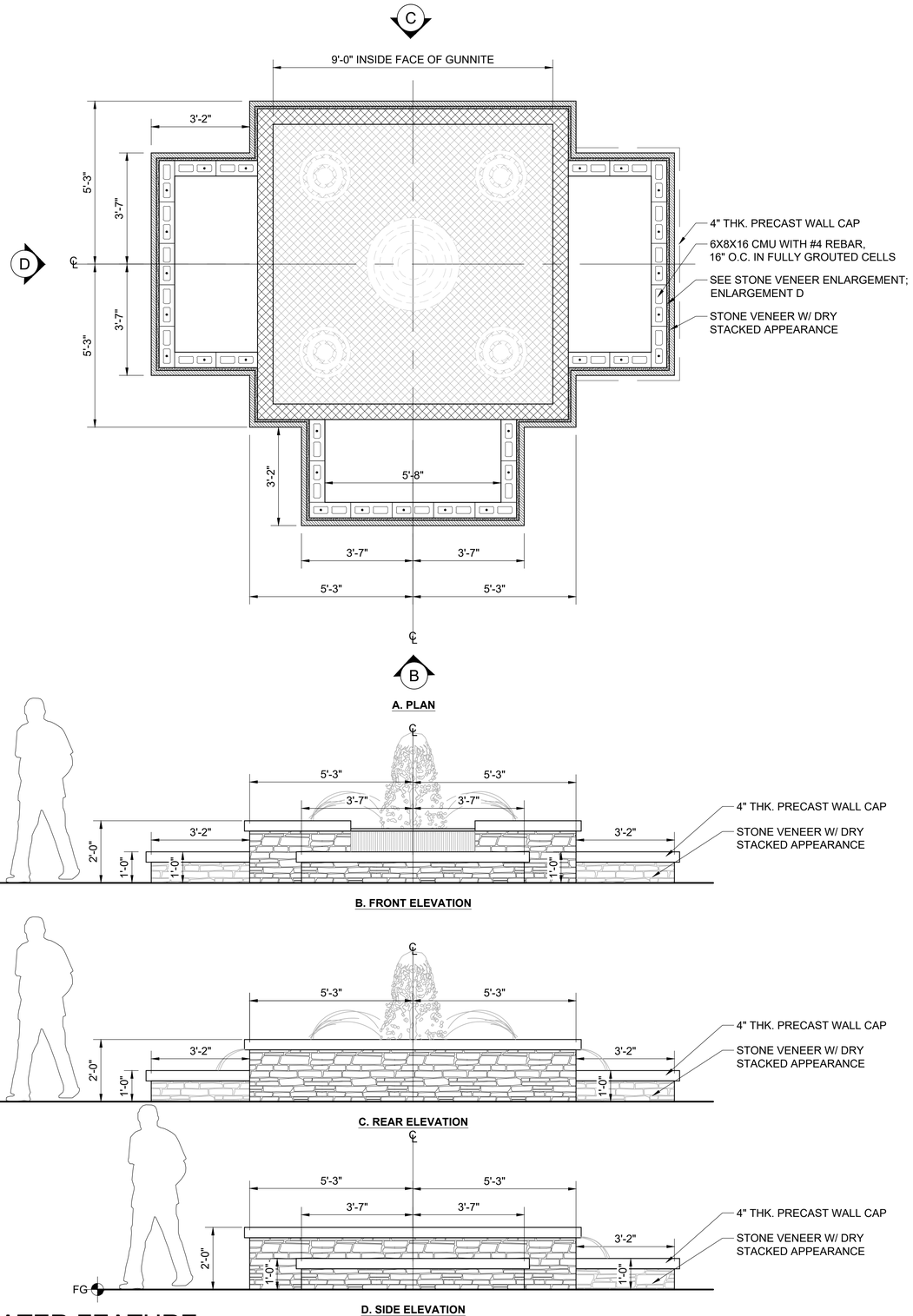
MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:
L8.05

07-14-2023

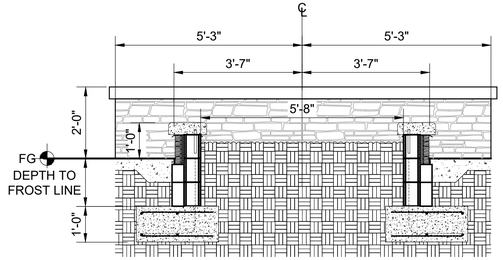


A. PLAN

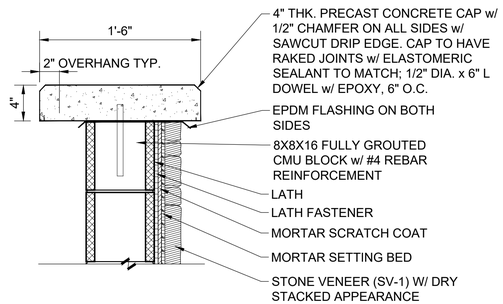
B. FRONT ELEVATION

C. REAR ELEVATION

D. SIDE ELEVATION



E. SECTION



F. SEAT WALL STONE VENEER ENLARGEMENT
SCALE: 1 1/2" = 1'

1 WATER FEATURE

1/2" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:

L8.06

07-14-2023



PRESENTATION ELEVATION- BLDG. 100 WEST ELEVATION (N. MAIN STREET) & 600 SOUTH ELEVATION (HOLLY SPRINGS RD.)-KEY MAP

1 / A3-010 VIEW 1

3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

FRONT & REAR ELEVATION SOLID WALL CALCULATION- BLDG/ 100 WEST & 600 SOUTH

OVERALL WALL SF- 7974 SF- 2232 SF @ GROUND/ 5742 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1497 SF
SOLID WALL SF @LVLS 2-4 = 4563 SF

GROUND FL. TRANSPARENCY- 735 SF =33% (20% MIN)
UPPER LVL TRANSPARENCY - 1270 SF= 28%(15% MIN)

FRONT & REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 735 SF= 35%
TYPE 1- MASONRY - 1342 SF= 65%
TYPE 1- TOTAL= 100%

TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1352 SF= 30%

TYPE 2- FIBER CEMENT - 3211 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



PRESENTATION ELEVATION- BLDG. 100 NORTH ELEVATION & 600 WEST ELEVATION - KEY MAP VIEW 2

2 / A3-010

3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

END ELEVATION SOLID WALL CALCULATION- BLDG/ 100 NORTH & 600 WEST

OVERALL WALL 3350 SF- SF-933 SF @ GROUND/ 2417 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 728 SF
SOLID WALL SF @LVLS 2-4 = 2204 SF

GROUND FL. TRANSPARENCY- 205 SF =22%
UPPER LVL TRANSPARENCY - 213 SF= 9 %

END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 205 SF=22 %
TYPE 1- MASONRY - 728 SF= 78%

TYPE 1-TOTAL= 100%

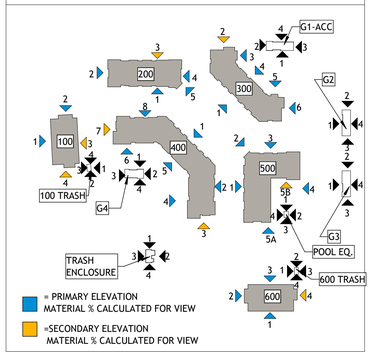
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 886 SF=40 %

TYPE 2- FIBER CEMENT - 1318 SF = 60%

KEY MAP OF VIEWS



CHRISTOPHER CANNON REITMEIER 41006 REGISTERED ARCHITECT NORTH CAROLINA GEORGIA
08/18/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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COMPANY AR NUM

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 100 & 600

SHEET NUMBER:
A3-010

08-03-2023

RELEASED FOR CONSTRUCTION

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8/11/2023 5:01:45 PM



1 A3-011 PRESENTATION ELEVATION - BLDG. 100 EAST ELEVATION & 600 NORTH ELEVATION- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

FRONT & REAR ELEVATION SOLID WALL CALCULATION- BLDG/ 100 WEST & 600 SOUTH

OVERALL WALL SF- 7974 SF- 2232 SF @ GROUND/ 5742 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1497 SF
SOLID WALL SF @LVLS 2-4 = 4563 SF

GROUND FL. TRANSPARENCY- 735 SF =33% (20% MIN)
UPPER LVL TRANSPARENCY - 1270 SF= 28%(15% MIN)

FRONT & REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 735 SF= 35%
TYPE 1- MASONRY - 1342 SF= 65%
TYPE 1- TOTAL= 100%

TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1352 SF= 30%

TYPE 2- FIBER CEMENT - 3211 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



2 A3-011 PRESENTATION ELEVATION- BLDG. 100 SOUTH ELEVATION & 600 EAST ELEVATION - KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

END ELEVATION SOLID WALL CALCULATION- BLDG/ 100 SOUTH & 600 EAST

OVERALL WALL 3322 SF- SF-933 SF @ GROUND/ 2389 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 886 SF
SOLID WALL SF @ LVLS 2-4 = 2263 SF

GROUND FL. TRANSPARENCY- 47 SF =5%
UPPER LVL TRANSPARENCY - 126 SF= 5 %

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-

TYPE 1- GLAZING- 47 SF=5 %
TYPE 1- MASONRY - 886 SF= 95%
TYPE 1-TOTAL= 100%

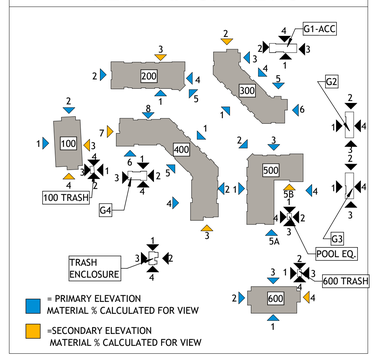
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4-

TYPE 1- MASONRY - 422 SF=19 %

TYPE 2- FIBER CEMENT - 1841SF = 81%

KEY MAP OF VIEWS



CARL R. CANNON REGISTERED ARCHITECT NORTH CAROLINA GEORGIA 08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

NILES BOLTON ASSOCIATES, INC. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 51037 NORTH CAROLINA ATLANTA, GA

COMPANY AR NUM

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Atlanta, GA 30305

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 100 & 600

SHEET NUMBER:
A3-011

08-03-2023

RELEASED FOR CONSTRUCTION

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8/11/2023 5:01:54 PM



PRESENTATION ELEVATION - BLDG. 200 WEST ELEVATION- KEY MAP
2 / A3-020 VIEW 2
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

WEST ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 2

OVERALL WALL SF- 4147 SF- 1246 SF @ GROUND/ 2901 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952 SF
SOLID WALL SF @LVLS 2-4 = 2369 SF

GROUND FL. TRANSPARENCY- 294 SF =24% (20% MIN)
LVL 2-4 TRANSPARENCY - 532 SF= 18%(15% MIN)

WEST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 2

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 294 SF= 24%
TYPE 1- MASONRY - 768 SF= 61%
TYPE 1-TOTAL= 85%
TYPE 2- FIBER CEMENT - 184 SF= 15%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 631 SF= 30%
TYPE 2- FIBER CEMENT - 1738 SF= 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

PRESENTATION ELEVATION - BLDG. 200 SOUTH ELEVATION- KEY MAP
1 / A3-020 VIEW 1
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 1

OVERALL WALL SF- 9184 SF- 2350 SF @ GROUND/ 6839 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1715 SF
SOLID WALL SF @LVLS 2-4 = 4188 SF

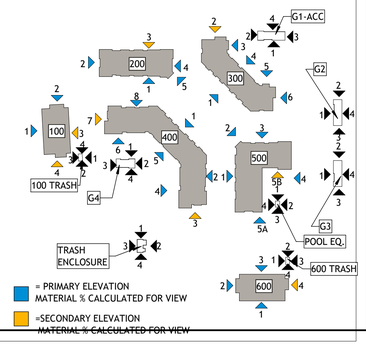
GROUND FL. TRANSPARENCY- 635 SF =27% (20% MIN)
LVL 2-4 TRANSPARENCY - 2651 SF= 39%(15% MIN)

ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 635 SF= 27%
TYPE 1- MASONRY - 1472 SF= 62%
TYPE 1- TOTAL= 85%
TYPE 2- FIBER CEMENT - 270 SF= 11%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1453 SF= 30%
TYPE 2- FIBER CEMENT - 3571 SF= 70%

KEY MAP OF VIEWS



= PRIMARY ELEVATION MATERIAL % CALCULATED FOR VIEW

=SECONDARY ELEVATION ~~MATERIAL % CALCULATED FOR VIEW~~

08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

NILES BOLTON ASSOCIATES, INC. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 51037 NORTH CAROLINA ATLANTA, GA

COMPANY AR NUM

3060 Peachtree Rd. N.W.
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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 200

SHEET NUMBER:
A3-020

08-03-2023

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2 A3-021 PRESENTATION ELEVATION - BLDG. 200 EAST ELEVATION- KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

EAST ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 4

OVERALL WALL SF- 3087 SF- 757 SF @ GROUND/ 2330 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952
SOLID WALL SF @LVLS 2-4 = 1898

GROUND FL. TRANSPARENCY- 191 SF =25% (20% MIN)
LVL 2-4 TRANSPARENCY - 432 SF= 19%(15% MIN)

EAST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 191 SF= 25%
TYPE 1- MASONRY - 400 SF= 53%
TYPE 1- TOTAL= 78%
TYPE 2- FIBER CEMENT - 167 SF= 22%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 759 SF= 40%
TYPE 2- FIBER CEMENT - 1139 SF= 60%

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

SE ENTRY ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 5

OVERALL WALL SF- 1127 SF- 255 SF @ GROUND/ 872 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 132
SOLID WALL SF @LVLS 2-4 = 507

GROUND FL. TRANSPARENCY- 123 SF =48% (20% MIN)
LVL 2-4 TRANSPARENCY - 365 SF= 41%(15% MIN)

SE ENTRY ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 5

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 123 SF= 48%
TYPE 1- MASONRY - 132 SF= 52%
TYPE 1- TOTAL = 100%
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- GLAZING - 242 SF 30%
TYPE 2- FIBER CEMENT - 630 SF 70%



3 A3-021 PRESENTATION ELEVATION- BLDG. 200 SE ENTRY ELEVATION- KEY MAP VIEW 5
3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 A3-021 PRESENTATION ELEVATION - BLDG. 200 NORTH ELEVATION- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

NORTH ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 1

OVERALL WALL SF- 10420 SF- 2738 SF @ GROUND/ 7682 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 2113 SF
SOLID WALL SF @ LVLS 2-4 = 5753 SF

GROUND FL. TRANSPARENCY- 625 SF =23% (23% MIN)
LVL 2-4 TRANSPARENCY - 1929 SF= 25%(15% MIN)

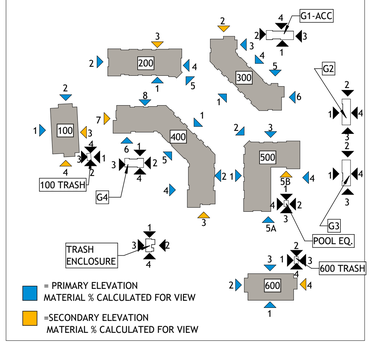
SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-
TYPE 1- GLAZING- 625 SF= 23%
TYPE 1- MASONRY - 1808 SF= 66%
TYPE 1- TOTAL= 89%
TYPE 2- FIBER CEMENT - 305 SF= 11%

LEVEL 2-4-
TYPE 1- GLAZING - 1929 SF = 25%
TYPE 1- MASONRY - 550 SF = 7%
TYPE 2- FIBER CEMENT - 5203 SF = 68%

KEY MAP OF VIEWS



JOSEPH CARLI CANNON REGISTERED ARCHITECT NORTH CAROLINA GEORGIA 23006
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT #: 121388
DRAWN BY: Author
CHECKED BY: Checker

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS - BLDG. 200

SHEET NUMBER:
A3-021

08-03-2023

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BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

N & E END ELEVATIONS SOLID WALL CALCULATION BLDG/ 300 - LEFT AND RIGHT ENDS - VIEW 2 (N) & VIEW 6 (E)

OVERALL WALL SF- 3882 SF- 1072 SF @ GROUND/ 2810 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952 SF
SOLID WALL SF @LVLS 2-4 = 2450 SF

GROUND FL. TRANSPARENCY- 120 SF =11%
UPPER LVL TRANSPARENCY - 360 SF= 13%

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

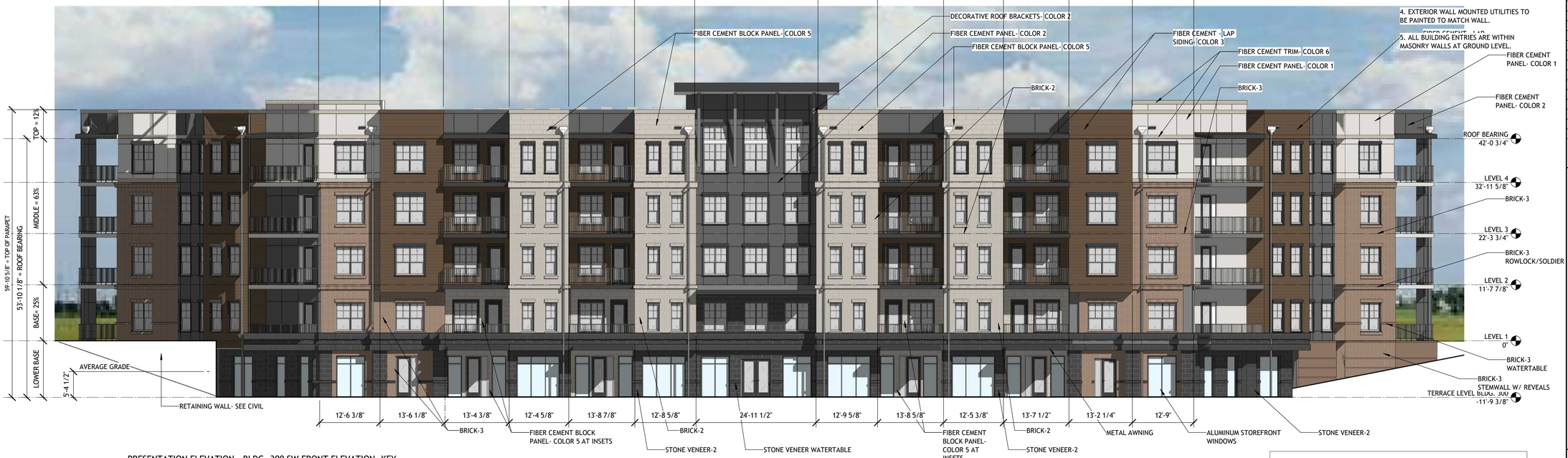
LEVEL 1-

TYPE 1- GLAZING - 120 SF = 11%
TYPE 1- MASONRY - 763 SF = 71%
TYPE 1- TOTAL - 883 SF = 82%
TYPE 2- FIBER CEMENT - 189 SF= 18%

LEVEL 2-4-

TYPE 1- GLAZING - 360 SF = 13%
TYPE 1- MASONRY - 339 SF = 12%
TYPE 2- FIBER CEMENT - 2111 SF = 75%

PRESENTATION ELEVATION - BLDG. 300 NORTH ELEVATION- KEY MAP VIEW 2 (2 / A3-030) 3/32" = 1'-0"



PRESENTATION ELEVATION - BLDG. 300 SW FRONT ELEVATION- KEY MAP VIEW 1 (1 / A3-030) 3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

SW FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 1

OVERALL WALL SF- 7974 SF- 2016 SF @ GROUND/ 8454 SF @ LVLS 1-4

SOLID WALL SF @GROUND = 1009
SOLID WALL SF @LVLS 2-4 = 5948

GROUND FL. TRANSPARENCY- 1007 SF =50% (20% MIN)
UPPER LVL TRANSPARENCY - 2606 SF= 31%(15% MIN)

SW FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 1

LEVEL TERRACE- (75% MIN TYPE 1)

TYPE 1- GLAZING- 1007 SF= 50%
TYPE 1- MASONRY - 829 SF= 41%
TYPE 1- TOTAL= 91%
TYPE 2- FIBER CEMENT - 180 SF= 9%

LEVEL 1-4- (30% MIN TYPE 1)

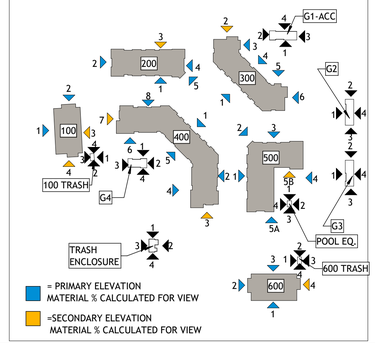
TYPE 1- MASONRY - 1836 SF= 31%
TYPE 2- FIBER CEMENT - 4112 SF 69%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-030

08-03-2023

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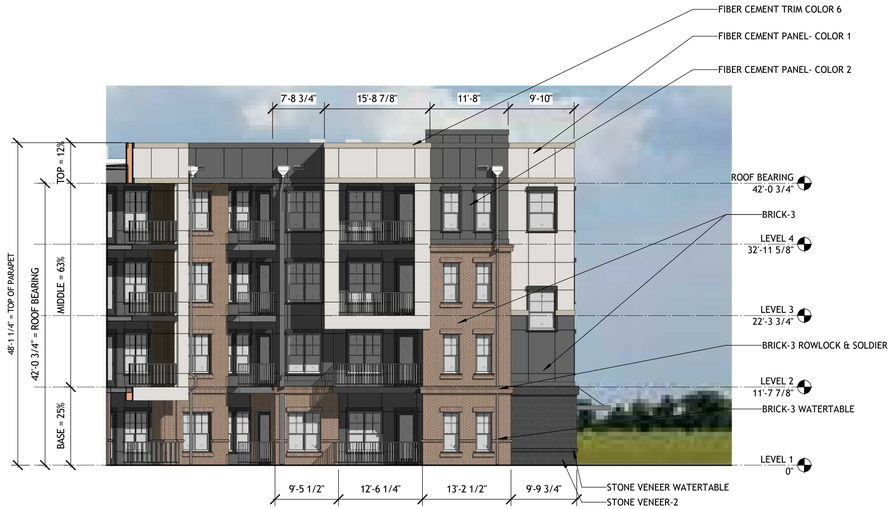


2 / A3-031 PRESENTATION ELEVATION - BLDG. 300 EAST REAR - KEY MAP VIEW 3

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

EAST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 3

OVERALL WALL SF- 2167 SF- 524 SF @ GROUND/ 1643 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 411
SOLID WALL SF @LVLS 2-4 = 1254

GROUND FL. TRANSPARENCY- 113 SF =22% (20% MIN)
UPPER LVL TRANSPARENCY - 389 SF= 23%(15% MIN)

EAST REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 3

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 113 SF= 22%
TYPE 1- MASONRY - 318 SF= 60%

TYPE 1- TOTAL= 82%

TYPE 2- FIBER CEMENT - 93 SF= 18%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 363 SF= 30%

TYPE 2- FIBER CEMENT - 891 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-031 PRESENTATION ELEVATION - BLDG. 300 NORTHEAST REAR- KEY MAP VIEW 4

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

NE REAR ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 4

OVERALL WALL SF- 6174 SF- 1497 SF @ GROUND/ 4677 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1034
SOLID WALL SF @LVLS 2-4 = 3330

GROUND FL. TRANSPARENCY- 463 SF = 31% (20% MIN)
UPPER LVL TRANSPARENCY - 1347 SF = 31%(15% MIN)

NE REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 463 SF= 31%
TYPE 1- MASONRY - 646 SF= 44%

TYPE 1- TOTAL= 75%

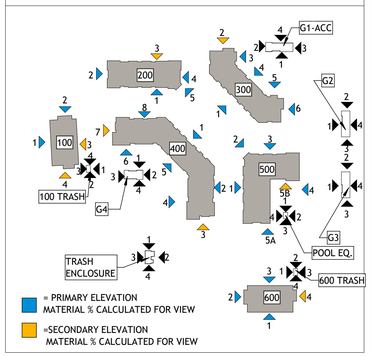
TYPE 2- FIBER CEMENT - 388 SF= 25%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1029 SF= 31%

TYPE 2- FIBER CEMENT - 2301 SF 69%

KEY MAP OF VIEWS



= PRIMARY ELEVATION MATERIAL % CALCULATED FOR VIEW

=SECONDARY ELEVATION MATERIAL % CALCULATED FOR VIEW

CARL R. CANNON REGISTERED ARCHITECT NORTH CAROLINA GEORGIA 08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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COMPANY AR NUM

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-031

08-03-2023

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1 / A3-032 PRESENTATION ELEVATION - BLDG. 300 NORTH REAR ELEVATION- KEY MAP VIEW 5
3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

NORTH REAR ELEVATION SOLID WALL CALCULATION
BLDG/ 300 (MIXED USE) - VIEW 5

OVERALL WALL SF- 2167 SF- 524 SF @ GROUND/ 1643 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 411
SOLID WALL SF @LVLS 2-4 = 1254

GROUND FL. TRANSPARENCY- 113 SF =22% (20% MIN)
UPPER LVL TRANSPARENCY - 389 SF= 23%(15% MIN)

NORTH REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 300 - VIEW 5

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 113 SF= 22%
TYPE 1- MASONRY - 318 SF= 60%
TYPE 1- TOTAL= 82%
TYPE 2- FIBER CEMENT - 93 SF= 18%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 363 SF= 30%
TYPE 2- FIBER CEMENT - 891 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



2 / A3-032 PRESENTATION ELEVATION - BLDG. 300 EAST ELEVATIONS - KEY MAP VIEW 6
3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

N & E END ELEVATIONS SOLID WALL CALCULATION
BLDG/ 300 - LEFT AND RIGHT ENDS - VIEW 2 (N) & VIEW 6 (E)

OVERALL WALL SF- 3536 SF- 856 SF @ GROUND/ 2680 SF @ LVLS 1-4

SOLID WALL SF @GROUND = 731
SOLID WALL SF @LVLS 2-4 = 2291

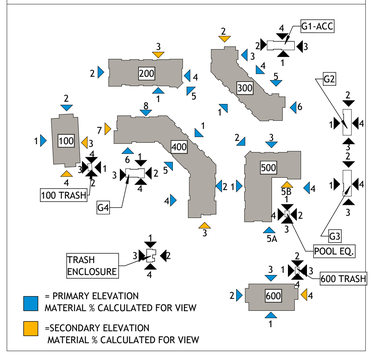
GROUND FL. TRANSPARENCY- 125 SF =15%
UPPER LVL TRANSPARENCY - 389 SF= 16%(15% MIN)

N & E END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 300- LEFT AND RIGHT ENDS-
SECONDARY ELEVATION

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 125 SF=15 %
TYPE 1- MASONRY - 596 SF= 70%
TYPE 1- TOTAL- 721 SF=85 %

TYPE 2- FIBER CEMENT - 135 SF=15 %
LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY -827 SF=36 %
TYPE 2- FIBER CEMENT -1464 SF= 64%

KEY MAP OF VIEWS



CHARLES CANNON RETTINGER JR. 30006 NORTH CAROLINA GEORGIA
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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COMPANY AR NUM

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-032

08-03-2023

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1 A3-040 PRESENTATION ELEVATION - BLDG. 400 - FRONT NE- KEY MAP VIEW 1

3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT NE ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 1

OVERALL WALL SF- 9515 SF- 2854 SF @ GROUND/ 6661 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1488
SOLID WALL SF @LVLS 2-4 = 4779

GROUND FL. TRANSPARENCY- 1366 SF =48% (20% MIN)
UPPER LVL TRANSPARENCY - 1882 SF= 28%(15% MIN)

FRONT NE ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 1366 SF= 48%
TYPE 1- MASONRY - 1110 SF= 39%
TYPE 1- TOTAL = 87%

TYPE 2- FIBER CEMENT - 378 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1434 SF= 30%
TYPE 2- FIBER CEMENT - 3315 SF = 70%



2 A3-040 PRESENTATION ELEVATION - BLDG. 400 FRONT EAST- KEY MAP VIEW 2

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE)- VIEW 2 (EAST) & 8(NORTH)

OVERALL WALL SF- 7462 SF- 2254 SF @ GROUND/ 5208 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1443
SOLID WALL SF @LVLS 2-4 = 3889

GROUND FL. TRANSPARENCY- 811 SF =36% (20% MIN)
UPPER LVL TRANSPARENCY - 1319 SF= 25%(15% MIN)

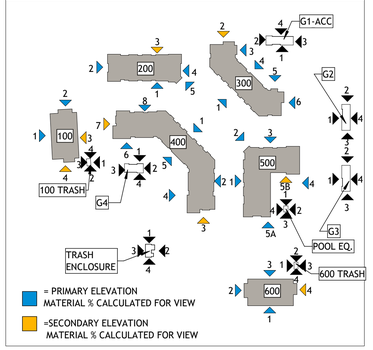
FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 2(EAST) & 8(NORTH)

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 811 SF= 36%
TYPE 1- MASONRY - 1155 SF= 51%
TYPE 1- TOTAL= 87%

TYPE 2- FIBER CEMENT - 288 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1167 SF= 30%
TYPE 2- FIBER CEMENT - 2723 SF 70%

KEY MAP OF VIEWS



08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

NILES BOLTON ASSOCIATES, INC. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 51037 NORTH CAROLINA ATLANTA, GA

COMPANY AR NUM

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-040

08-03-2023

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2 / A3-041 PRESENTATION ELEVATION - BLDG. 400 SOUTH- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 3

OVERALL WALL SF- 3790 SF- 842 SF @ GROUND/ 2948 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 611 SF
SOLID WALL SF @ LVLS 2-4 = 2336 SF

GROUND FL. TRANSPARENCY - 231 SF = 27% (20% MIN)

UPPER LVL TRANSPARENCY - 612 SF = 21% (15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 3

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-

TYPE 1- GLAZING - 231 SF= 27%
TYPE 1- MASONRY - 564 SF= 67%
TYPE 1- TOTAL = 94%
TYPE 2- FIBER CEMENT - 47 SF= 6%

LEVEL 2-4-

TYPE 1- GLAZING - 612 SF= 21%
TYPE 1- MASONRY - 0 SF= 0%
TYPE 2- FIBER CEMENT - 2336 SF 79%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

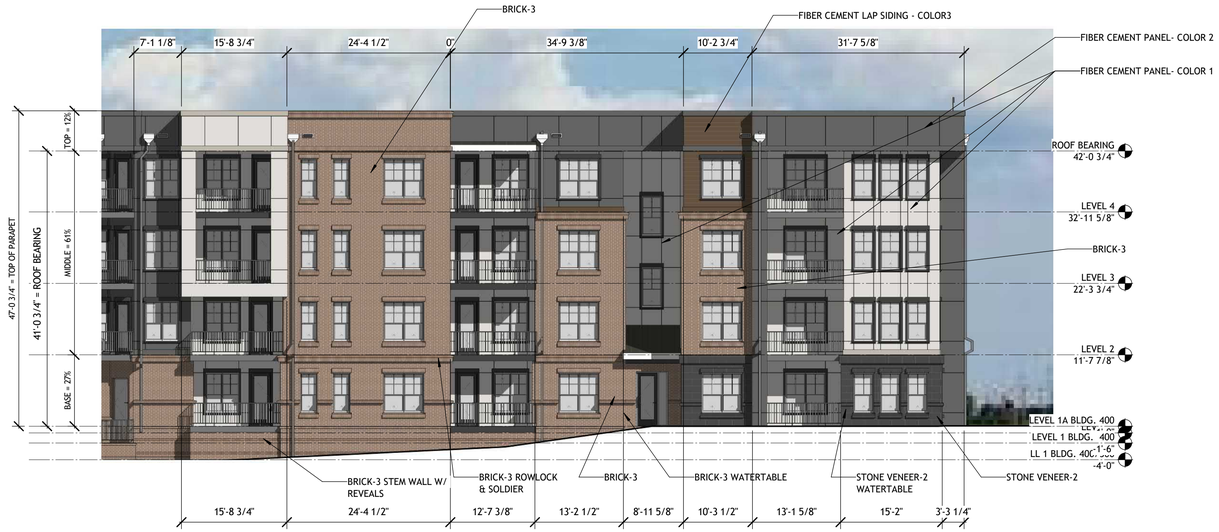
NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-041 PRESENTATION ELEVATION - BLDG. 400 WEST REAR - KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

WEST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 4

OVERALL WALL SF- 5660 SF- 1286 SF @ GROUND/ 5660 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 912
SOLID WALL SF @LVLS 2-4 = 3240

GROUND FL. TRANSPARENCY - 374 SF = 29% (20% MIN)

UPPER LVL TRANSPARENCY - 1134 SF = 25% (15% MIN)

WEST REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 374 SF= 29%
TYPE 1- MASONRY - 641 SF= 50%
TYPE 1- TOTAL = 79%

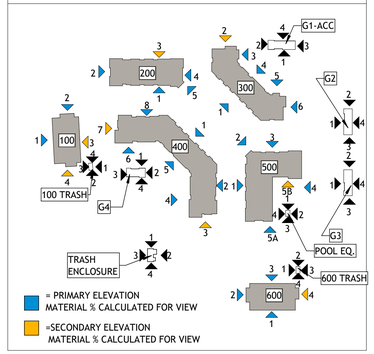
TYPE 2- FIBER CEMENT - 271 SF= 21%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1080 SF= 33%

TYPE 2- FIBER CEMENT - 2160 SF = 77%

KEY MAP OF VIEWS



08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-041

08-03-2023

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2 A3-042 PRESENTATION ELEVATION - BLDG. 400 SOUTH REAR - KEY MAP
VIEW 6
3/32" = 1'-0"

BUILDING 400 -
119,904 SF =
(LARGE SIZED MIXED USE)

SOUTH REAR ELEVATION SOLID WALL CALCULATION
BLDG/ 400 (MIXED USE) - VIEW 6

OVERALL WALL SF- 6295 SF- 1920 SF @ GROUND/ 4375 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1270
SOLID WALL SF @LVLS 2-4 = 3240

GROUND FL. TRANSPARENCY- 650 SF = 34% (20% MIN)
UPPER LVL TRANSPARENCY - 1135 SF = 25%(15% MIN)

SOUTH REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 400 - VIEW 6

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING - 650 SF= 34%
TYPE 1- MASONRY - 942 SF= 49%
TYPE 1- TOTAL= 83%

TYPE 2- FIBER CEMENT - 328 SF= 17%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1060 SF = 33%

TYPE 2- FIBER CEMENT - 2180 SF = 77%



1 A3-042 PRESENTATION ELEVATION - BLDG. 400 SOUTHWEST REAR- KEY MAP
VIEW 5
3/32" = 1'-0"

BUILDING 400 -
119,904 SF =
(LARGE SIZED MIXED USE)

SW REAR ELEVATION SOLID WALL CALCULATION
BLDG/ 400 (MIXED USE) - VIEW 5

OVERALL WALL SF- 6069 SF- 1610 SF @ GROUND/ 4459 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1045
SOLID WALL SF @LVLS 2-4 = 3217

GROUND FL. TRANSPARENCY- 565 SF = 35% (20% MIN)
UPPER LVL TRANSPARENCY - 1242 SF = 20%(15% MIN)

SW REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 400 - VIEW 5

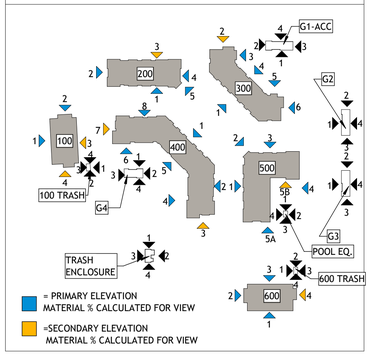
LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING - 565 SF= 35%
TYPE 1- MASONRY - 716 SF= 45%
TYPE 1- TOTAL= 80%

TYPE 2- FIBER CEMENT - 329 SF= 20%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1016 SF= 32%

TYPE 2- FIBER CEMENT - 2201 SF = 68%

KEY MAP OF VIEWS



MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

CARL R. CANNON REGISTERED ARCHITECT 23006 NORTH CAROLINA GEORGIA
08/18/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-042

08-03-2023

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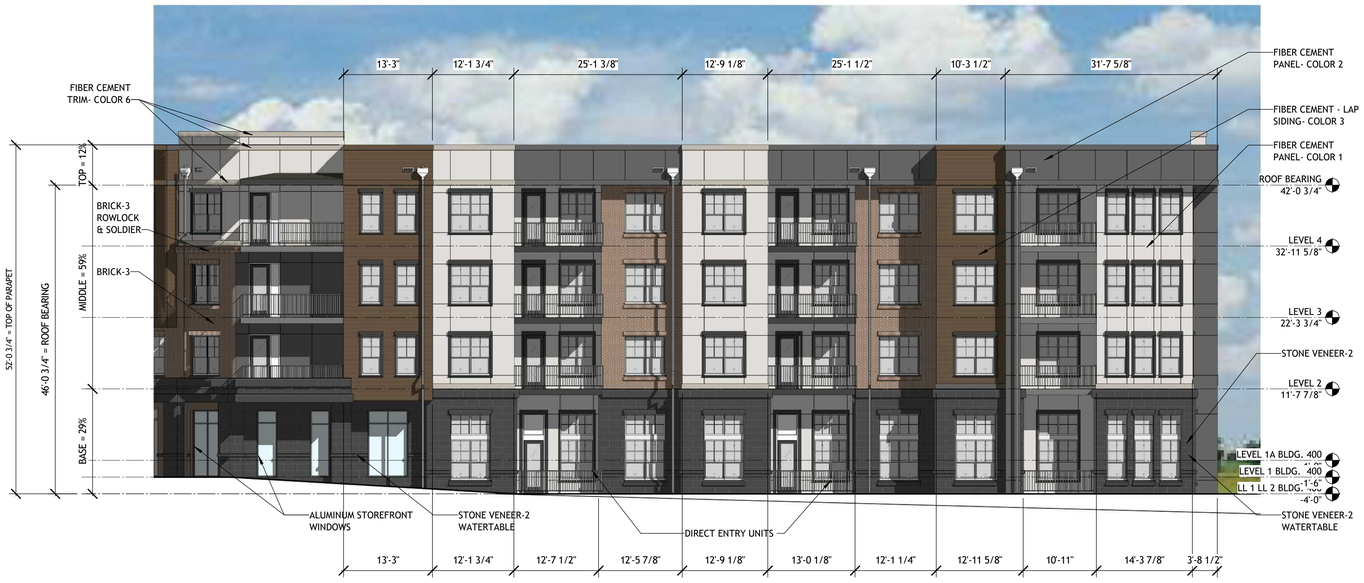


2 / A3-043 PRESENTATION ELEVATION - BLDG. 400 NORTH FRONT- KEY MAP VIEW 8

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE)- VIEW 2 (EAST) & 8(NORTH)

OVERALL WALL SF- 7462 SF- 2254 SF @ GROUND/ 5208 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1443
SOLID WALL SF @LVLS 2-4 = 3889

GROUND FL. TRANSPARENCY- 811 SF =36% (20% MIN)
UPPER LVL TRANSPARENCY - 1319 SF= 25%(15% MIN)

FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 2(EAST) & 8(NORTH)

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 811 SF= 36%
TYPE 1- MASONRY - 1155 SF= 51%
TYPE 1- TOTAL= 87%

TYPE 2- FIBER CEMENT - 288 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1167 SF= 30%

TYPE 2- FIBER CEMENT - 2723 SF 70%



1 / A3-043 PRESENTATION ELEVATION - BLDG. 400 WEST- KEY MAP VIEW 7

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

WEST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 7

OVERALL WALL SF- 4298 SF- 1348 SF @ GROUND/ 2950 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 1008 SF
SOLID WALL SF @ LVLS 2-4 = 2338 SF

GROUND FL. TRANSPARENCY- 340 SF =25% (20% MIN)
UPPER LVL TRANSPARENCY - 612 SF= 21%(15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 7

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1 -

TYPE 1- GLAZING-340 SF= 25%
TYPE 1- MASONRY - 931 SF= 69%
TYPE 1- TOTAL= 94%
TYPE 2- FIBER CEMENT - 77 SF= 6%

LEVEL 2-4 -

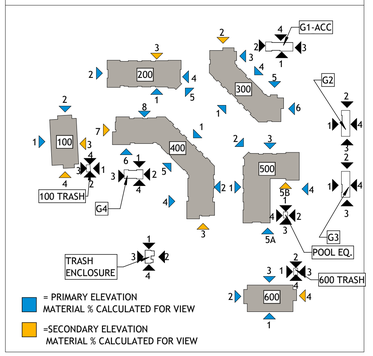
TYPE 1- GLAZING - 612 SF= 21%
TYPE 2- FIBER CEMENT - 2338 SF = 79%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-043

08-03-2023

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2 / A3-050 PRESENTATION ELEVATION- BLDG. 500 NORTH ELEVATION- KEY MAP
VIEW 3
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

NORTH ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 1

OVERALL WALL SF- 7163 SF- 2169 SF @ GROUND/ 4994 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1268
SOLID WALL SF @LVLS 2-4 = 3696

GROUND FL. TRANSPARENCY- 627 SF =29% (20% MIN)
LVL 2-4 TRANSPARENCY - 1298 SF= 25%(15% MIN)

NORTH ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 629 SF= 29%
TYPE 1- MASONRY - 1321 SF= 61%
TYPE 1- TOTAL= 90%
TYPE 2- FIBER CEMENT - 107 SF= 10%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1047 SF= 30%
TYPE 2- FIBER CEMENT - 2649 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-050 PRESENTATION ELEVATION - BLDG. 500 WEST ELEVATION- KEY MAP
VIEW 1
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

WEST ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 1

OVERALL WALL SF- 8965 SF- 2612 SF @ GROUND/ 6353 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1890
SOLID WALL SF @LVLS 2-4 = 4790

GROUND FL. TRANSPARENCY- 722 SF =28% (20% MIN)
LVL 2-4 TRANSPARENCY - 1563 SF= 25%(15% MIN)

WEST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 722 SF= 28%
TYPE 1- MASONRY - 1707 SF= 65%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 183 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1437 SF= 30%
TYPE 2- FIBER CEMENT - 3353 SF 70%



3 / A3-050 PRESENTATION ELEVATION- BLDG. 500 NORTHWEST ENTRY- KEY MAP VIEW 2
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

NW ENTRY ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 2

OVERALL WALL SF- 3066 SF- 899 SF @ GROUND/ 2167 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 658
SOLID WALL SF @LVLS 2-4 = 1733

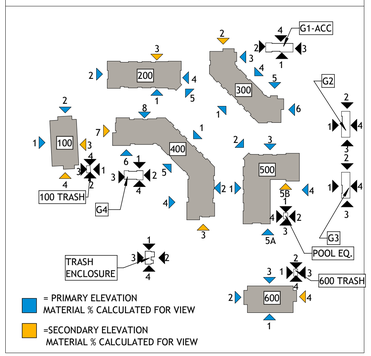
GROUND FL. TRANSPARENCY- 241 SF =27% (20% MIN)
UPPER LVL TRANSPARENCY - 434 SF= 20%(15% MIN)

NW ENTRY ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 2

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 241 SF= 27%
TYPE 1- MASONRY - 658 SF= 73%
TYPE 1 TOTAL= 100%
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 659 SF= 38%
TYPE 2- FIBER CEMENT - 1074 SF= 62 %

KEY MAP OF VIEWS



CARL R. CANNON REGISTERED ARCHITECT NO. 23006 NORTH CAROLINA GEORGIA
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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COMPANY AR NUM

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HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 500

SHEET NUMBER:
A3-050

08-03-2023

RELEASED FOR CONSTRUCTION

BIM 360://Vista - Main Street Holly Springs/121388_MainStreetVista_R20_V4_JCarl@nilesbolton.com.rvt
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2 / A3-051 PRESENTATION ELEVATION - BLDG. 500 SOUTH ELEVATION- KEY MAP VIEW 5
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION : BLDG/ 500- VIEW 5A

OVERALL WALL SF- 3342 SF- 1005 SF @ GROUND/ 2337 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 761 SF
SOLID WALL SF @LVLS 2-4 = 1797 SF

GROUND FL. TRANSPARENCY- 244 SF =24% (20% MIN)
LVL 2-4 TRANSPARENCY - 540 SF= 30% (15% MIN)

PRIMARY SOUTH ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) : BLDG/ 500- VIEW 5A

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 244 SF= 24%
TYPE 1- MASONRY - 641 SF= 64%
TYPE 1- TOTAL = 88%
TYPE 2- FIBER CEMENT - 120 SF= 12%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 539 SF= 30%
TYPE 2- FIBER CEMENT - 1260 SF = 70%

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION : BLDG/ 500- VIEW 5B

OVERALL WALL SF- 4366 SF- 1308 SF @ GROUND/ 3058 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1031 SF
SOLID WALL SF @LVLS 2-4 = 2353 SF

GROUND FL. TRANSPARENCY- 277 SF =21% (20% MIN)
LVL 2-4 TRANSPARENCY - 705 SF= 23%(15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500 - VIEW 5B - SECONDARY

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

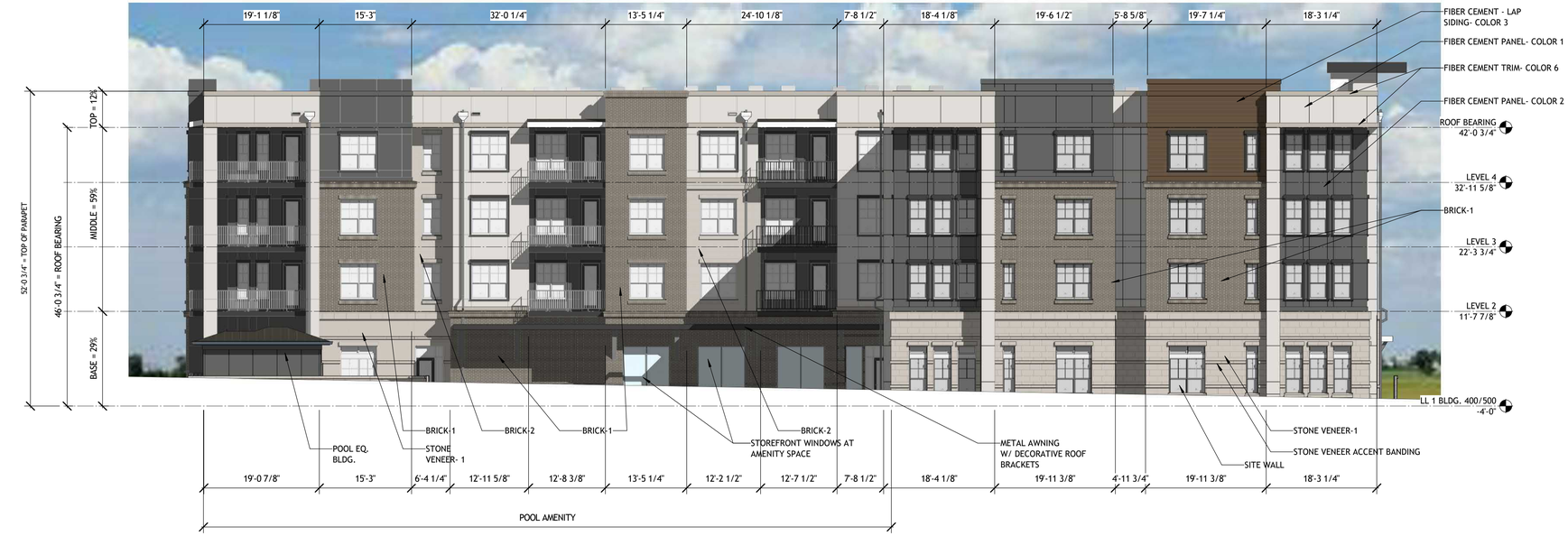
LEVEL 1- (10% MIN TYPE 1)
TYPE 1- GLAZING- 277 SF= 21%
TYPE 1- MASONRY - 945 SF= 72%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 86 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- GLAZING - 705 SF= 23%
TYPE 1- MASONRY - 153 SF= 5%
TYPE 2- FIBER CEMENT - 2200 SF = 72%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-051 PRESENTATION ELEVATION - BLDG. 500 EAST ELEVATION- KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

EAST ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 4

OVERALL WALL SF- 9790 SF- 2954 SF @ GROUND/ 6836 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 2169
SOLID WALL SF @LVLS 2-4 = 5195

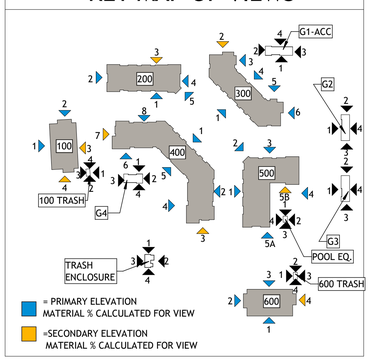
GROUND FL. TRANSPARENCY- 785 SF =26% (20% MIN)
LVL 2-4 TRANSPARENCY - 1641 SF= 24% (15% MIN)

EAST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 4

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 785 SF= 26%
TYPE 1- MASONRY - 1988 SF= 67%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 181 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1628 SF= 31%
TYPE 2- FIBER CEMENT - 3567 SF 69%

KEY MAP OF VIEWS



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08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS - BLDG. 500

SHEET NUMBER:
A3-051

08-03-2023

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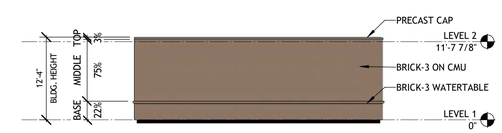
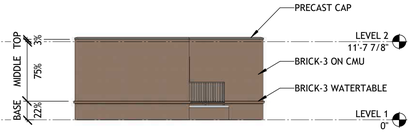


16 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE WEST- KEY MAP VIEW 3
3/32" = 1'-0"



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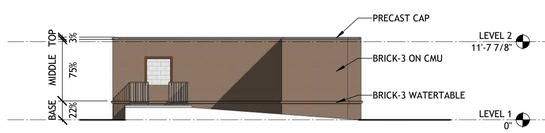
3/32" = 1'-0"



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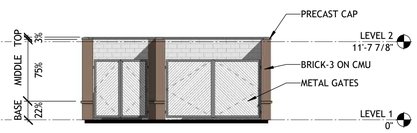
3/32" = 1'-0"



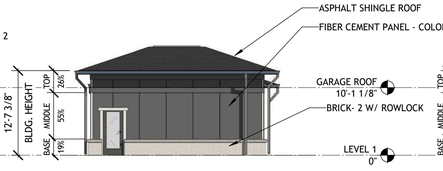
13 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE FRONT (NORTH) - KEY MAP VIEW 1
3/32" = 1'-0"



12 A3-060 PRESENTATION ELEVATION- G4 GARAGE- WEST- KEY MAP VIEW 3
3/32" = 1'-0"



11 A3-060 PRESENTATION ELEVATION- G4 GARAGE- SOUTH- KEY MAP VIEW 4
3/32" = 1'-0"



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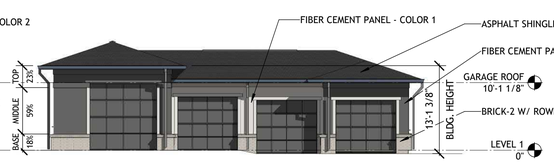
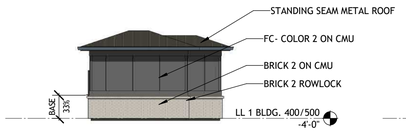
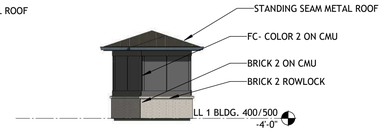
3/32" = 1'-0"



9 A3-060 PRESENTATION ELEVATION - G4 GARAGE- FRONT (NORTH)- KEY MAP VIEW 1
3/32" = 1'-0"



24 A3-060 PPOL EQ. BLDG. - WEST ELEVATION
3/32" = 1'-0"



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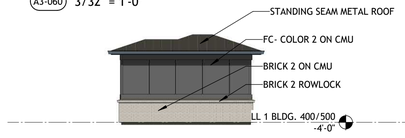
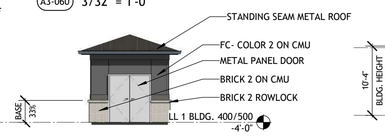
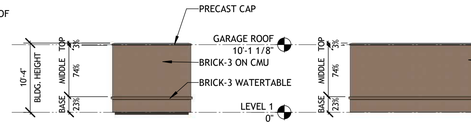


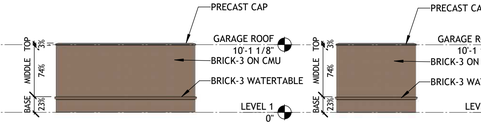
22 A3-060 POOL EQ. BLDG. - EAST ELEVATION
3/32" = 1'-0"



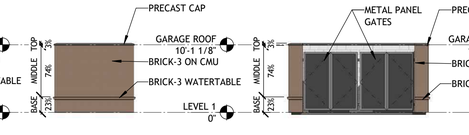
21 A3-060 POOL EQ. BLDG. - NORTH ELEVATION
3/32" = 1'-0"



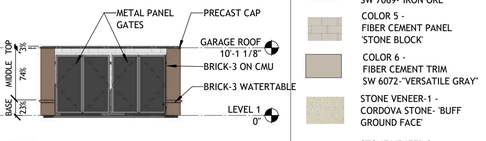
20 A3-060 100/ 600 TRASH ENCLOSURE- VIEW 4
3/32" = 1'-0"



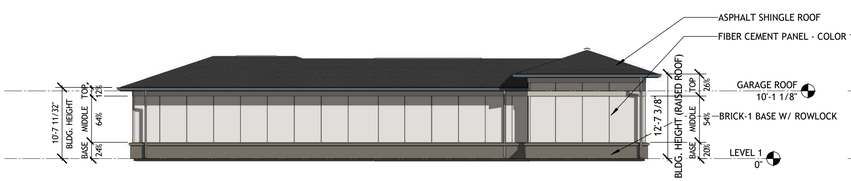
19 A3-060 100/ 600 TRASH ENCLOSURE- VIEW 3
3/32" = 1'-0"



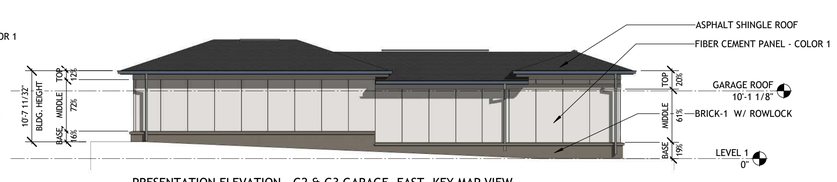
18 A3-060 100/ 600 TRASH ENCLOSURE - VIEW 2
3/32" = 1'-0"



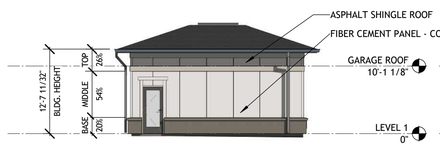
17 A3-060 100/600- TRASH ENCLOSURE- VIEW 1
3/32" = 1'-0"



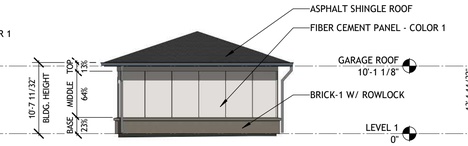
8 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC -NORTH- KEY MAP VIEW 4
3/32" = 1'-0"



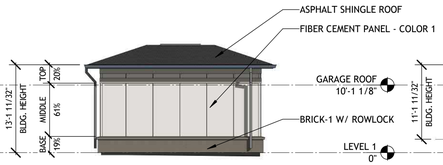
4 4 A3-060 3/32" = 1'-0"
PRESENTATION ELEVATION - G2 & G3 GARAGE -EAST- KEY MAP VIEW



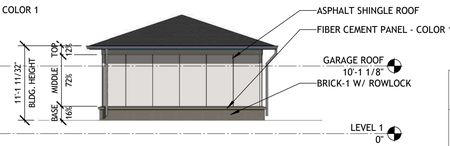
7 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC - WEST- KEY MAP VIEW 2
3/32" = 1'-0"



6 3 A3-060 3/32" = 1'-0"
PRESENTATION ELEVATION - G1 GARAGE ACC -EAST- KEY MAP VIEW



3 A3-060 PRESENTATION ELEVATION - G2 & G3 GARAGE -NORTH- KEY MAP VIEW 2
3/32" = 1'-0"



2 A3-060 PRESENTATION ELEVATION - G2 & G3 GARAGE - SOUTH- KEY MAP VIEW 3
3/32" = 1'-0"



5 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC- FRONT (SOUTH)- KEY MAP VIEW 1
3/32" = 1'-0"



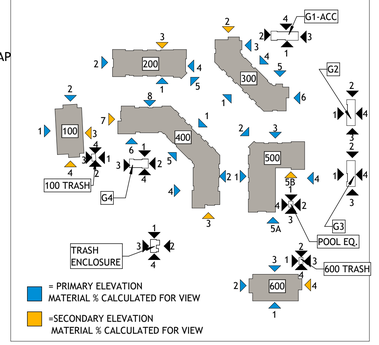
1 A3-060 PRESENTATION ELEVATION - G2 &G3 GARAGE - FRONT (WEST)- KEY MAP VIEW 1
3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

COMPANY AR NUM

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS - ANCILARY BUILDINGS

SHEET NUMBER:
A3-060

08-03-2023

RELEASED FOR CONSTRUCTION

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