



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. September 12th, 2023 Minutes
- b. October 10th, 2023 Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. AC Klooster Development Plan 23-DP-03

7. 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 Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Recognition - PB

Title: September 12th, 2023 Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve September 12, 2023 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRAFT DRC_Minutes_9.12.23



Development Review Committee Minutes: September 12, 2023

The Development Review Committee met virtually on Tuesday, September 12, 2023 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: **Approval of Minutes**

Motion to approve minutes of: August 8th, 2023

as submitted.

Motion: Paul Liquorie
Second: Scott Chase
Vote: Unanimous

Agenda Item 2: Development Projects

Development Plan 23-DP-04 (PLDP202300093) for Skeeter-B-Gone

Conor Ryan presented the Committee with an overview of the project.

Randy Miller has submitted a request for a Development Plan for approval for Skeeter-B-Gone. Skeeter-B-Gone is a business located at 9821 Holly Springs Rd., a .39 acre lot located on Holly Springs Rd. near its intersection with Sunset Lake Rd.

This project qualifies for administrative approval in accordance with the adopted standards in the Unified Development Ordinance (UDO). The UDO allows administrative approval for all Development Plans not involving properties in the DMX Downtown Mixed-Use zoning district, buildings over 40,000 sf., or Special Use Permits.

1. The proposed use in the Development Application is a within an existing 1,304 sq. ft. building.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO.



Development Review Committee Minutes: September 12, 2023

Motion/Action Requested

Motion that the DRC approve Development Plan 23-DP-04 (PLDP202300093) for Skeeter-B-Gone as submitted by Randy Miller, dated 08/16/2023, with the following conditions:

- 1. Existing nonconforming structures are allowed to remain on-site. Any movement or replacement of existing nonconforming structures must comply with all applicable sections of the Town of Holly Springs Unified Development Ordinance.*
- 2. A Wake County well abandonment permit will need to be provided to the Town prior to CO issuance.*
- 3. Rear gravel yard will need to be treated to be a durable, dust-free surface per UDO Section 6.7.1.H.*
- 4. Prior to issuance of a CO, the existing rear concrete pad abutting the Eastern property line will need to be removed.*

Motion Approved

*Motion: Paul Liquorie
Second: Daniel Weeks*

The meeting adjourned at 3:55 PM

Mackenzie Fretz
DRC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.b.

Recognition - PB

Title: October 10th, 2023 Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve October 10, 2023 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRAFT DRC_Minutes_10.10.23



Development Review Committee Minutes: October 10th, 2023

The Development Review Committee met virtually on Tuesday, October 10th, 2023 beginning at 3:00 pm. All members available were in attendance.

*Agenda Item 1: **Development Projects***

Staff members presented the Committee with an overview of future and current projects.

Agenda Item 2: Adjournment

The meeting adjourned at 4:08 PM

Mackenzie Fretz
DRC Clerk



THE TOWN OF

Holly Springs

Development Review Committee

Subject Title: AC Klooster, Development Plan
Meeting Date: October 24, 2023
Presenter: Brett Gosney, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Sean A. Dolle has submitted a request for a Development Plan for approval for AC Klooster. AC Klooster is a business to be located at 100 Rosewood Centre Dr., a 1.59-acre lot located at the corner of N Main St. and Rosewood Centre Dr.

This project qualifies for administrative approval in accordance with the adopted standards in the Unified Development Ordinance (UDO). The UDO allows administrative approval for all Development Plans not involving properties in the DMX Downtown Mixed-Use zoning district, buildings over 40,000 sf., or Special Use Permits.

1. The proposed use in the Development Application is for a 18,991-sf building.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO.

Development Standards

Total Site Area: 1.59 acres

Zoning District: NMX (Neighborhood Mixed-Use)

Building Height: 32' 8"

Provided Building Setback:

N Main St: 38"
Rosewood Centre Dr: 30'6"
North: 94'
West: 145' 5"

Minimum Landscape Buffers:

N Main St: 5' Wide Type A-50
Rosewood Centre Dr: 5' Wide Type A-50
North: 20' Wide Type C-150
West: 5' Wide Type A

Total Building Footprint Area:

Building Footprint: 9,991 sq. ft.

Parking Requirements

Total Required Parking

Required Parking Spaces: 76 Parking Spaces

Provided Parking Spaces: 76 Parking Spaces

Required Bicycle Parking

Required: 8 Bicycle Spaces

Provided: 8 Bicycle Spaces

Civil Improvements

The site has access to existing public water and sewer infrastructure within Rosewood Centre Drive and service connections are proposed. This development plan was submitted prior to July 1, 2023 and is therefore not subject to the Water Resource Management Policy.

No right-of-way improvements or traffic mitigation improvements were required by this development or its traffic study.

DRC Decision:

This Development Plan has been reviewed by staff (Land Development, Parks & Recreation, Utilities & Infrastructure, and Fire & Rescue) and has been found to be in compliance with applicable development standards of the UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 23-DP-03 (PLDP202300069) for AC Klooster as submitted by Sean A. Dolle, dated 9/27/2023, with the following conditions:

1. All previous conditions of approval for Rosewood Centre Master 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. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. ALL recommendations from the TAR, and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
4. 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.
5. All Special Studies must be finalized prior to being scheduled for Planning Board.
6. (ED&CS Section 2.0 & UDO Section 7.08) - All new overhead power lines and services must be installed underground with this development. A cost estimate from a third-party utility contractor to bury the overhead power lines must be provided during Construction Drawing review. If applicable, this will be the amount of the FIL required. Please note that this cost estimate and potential FIL must be finalized and paid prior to Construction Drawing approval.

Agenda Item Contact Information				
Agenda item prepared by:				
Agenda Item Department Head Approval for Review and DRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Brett Gosney	X			
Catherine Jacobs				

TOWN OF HOLLY SPRINGS DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan, and Special Use Permit



General Information

A Traffic Impact Analysis (TIA) scope determination is required from Development Services prior to scheduling a Sketch Plan Review (Pre-Submittal) Meeting. The Request for TIA Scope, Form 8031 is available here: www.hollyspringsnc.us/335/Sheet. Please contact Development Services at (919) 557-3908 for more information.

A Sketch Plan Review (Pre-Submittal) Meeting must be held a minimum of 10 business days prior but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar. Please email Development Services@hollyspringsnc.gov to schedule a Sketch Plan Review (Pre-Submittal) Meeting. For more information, contact Development Services at (919) 557-3908, and selecting option 3 from the menu.

FOR MORE INFORMATION:

Current Fee Schedule: www.hollyspringsnc.gov/2170

NOTE: All fees include the initial two (2) staff reviews and Plans for Official Action review. Each additional review will cost ½ the original petition submittal fee.

Review Process: Town of Holly Springs Unified
Development Ordinance
Major Subdivision - Section 11.11
Development Plans- Section 11.10
Special Use Permit- Section 11.12

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1.

The full review procedures for Major Subdivisions, Development Plans, and Special Use Permit can be found in Unified Development Ordinance Chapter 11.

Submittal Requirements

All information required as part of your petition must be submitted as one (1) pdf file on the Holly Springs City View Portal: <https://cityview.hollyspringsnc.us/portal>. You must register an account and then click on "Apply for a Planning & Zoning Review" underneath "Preliminary Development Approval."

New Submittal or Major Amendment:

- ☒ Submit the following number of copies:
(1) PDF version, plans sized to 24" x 36"

Minor Amendment:

- ☐ Submit the following number of copies:
(1) PDF version, plans sized to 24" x 36"

PLAN SHEET REQUIREMENTS:

The Plan Requirements & Data Checklist items must be included on the specific plan sheets as indicated. If complete information is not provided, it will cause a delay in the review process and move the project into a later review cycle. If a required item is not shown on the specified sheet, provide a written statement explaining why the item has not been included. If this petition is being submitted for a Wireless Telecommunications Facility, review UDO Section 3.3.9 E., for submittal requirements.

Major Subdivision Plan (Residential and Non-Residential):

The following items must be submitted with the Petition for Major Subdivision Plan to be deemed a complete submittal:

- | | |
|--|--|
| ☐ Petition Form | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☐ PDF version of plans sized to 24" x 36" | ☐ Industrial Waste Survey (all businesses) |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | ☐ Residential Development Notification Form |
| ☐ Plan Requirements and Data Checklist | ☐ Engineering Special Studies- TIA, FFA, and Sewer Report- to be submitted directly to Development Services with separate check for payment of associated fees (per conditions from Master Plan, PUD approval or as outlined at the Sketch Plan Review (Pre-Submittal) Meeting) |
| ☐ Postmaster certification of Cluster Mailbox Unit location | ☐ Design Standards (Non-residential only) |
| ☐ Certification of Plan Revisions, if a revision to an approved plan | ☐ Streetscape and Mobility Standards (non-residential only) |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | ☐ Neighborhood Meeting Report |
| ☐ Stormwater Fee-in-lieu Request Form | |
| ☐ Preliminary Stormwater Submittal Checklist | |

Development Plan:

The following items must be submitted with the Petition for a Development Plan to be deemed a complete submittal:

- | | |
|--|---|
| ☒ Petition Form | ☐ Residential Development Notification Form (if applicable) |
| ☒ PDF version of plans sized to 24" x 36" | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☒ Processing Fees (make check payable to: Town of Holly Springs) | ☒ Industrial Waste Survey (all businesses) |
| ☒ Plan Requirements and Data Checklist | ☒ Engineering Special Studies- TIA, FFA, and Sewer Report- to be submitted directly to Development Services with separate check for payment of associated fees (per conditions from Master Plan, PUD approval or as outlined at the Sketch Plan Review (Pre-Submittal) Meeting) |
| ☐ Certification of Plan Revisions, if a revision to an approved plan | ☒ Neighborhood Meeting Report |
| ☐ Postmaster certification of Cluster Mailbox Unit location (if applicable) | |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | |
| ☐ Stormwater Fee-in-lieu Request Form | |
| ☐ Preliminary Stormwater Submittal Checklist | |

Special Use Permit:

The following items must be submitted with the Petition for a Special Use Permit to be deemed a complete submittal:

- | | |
|--|---|
| ☐ Petition Form | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☐ Vicinity Map | ☐ Industrial Waste Survey (all businesses) |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | ☐ Detailed Findings of Fact for Special Use Permit, consistent with the UDO |
| ☐ Plan Requirements and Data Checklist | ☐ Neighborhood Meeting Report |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | |

Engineering Special Studies:

Special studies are used to provide additional detail to verify if there is adequate infrastructure available to support the proposed project and identify any necessary upgrades or improvements needed. All special studies are to be submitted to Development Services with applicable fees for review and approval.

Traffic Impact Analysis (TIA):

Refer to website for Request for TIA Scope, Form 8031: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Fire Flow Analysis (FFA):

Refer to website for Hydraulic/FFA Submittal Requirements, Form 8043: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Sewer Report:

Refer to website for Request for Sewer Study Scope, Form 8034: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Reclaimed Water Model Update:

If the project will be extending or using the reclaimed water system, additional information may be required as outlined in the Sketch Plan Review (Pre-Submittal) Meeting.

Plan Amendments:

Plan Amendments shall follow the checklist items applicable to the type of plan being amended and must include Certificate of Plan Revision with each submittal. Please refer to UDO Chapter 11 for submittal requirements and procedures.

Major Amendment Procedures:

Unacceptable plan amendments (Major Amendment) as described in UDO Section 11.16 include modifications to previously approved plans that adversely impacts the purpose and intent of the overall development or increases the intensity of any land use or adds additional land uses. The petitioner is responsible for verifying with Development Services that previously approved special studies are still applicable. Any such amendment is required to file a new petition for the appropriate review process.

Minor Amendment Procedures:

Minor Amendments as described in UDO Section 11.16 are alterations that do not substantially deviate from or alter the approved plans. These alterations may include the following types of modifications:

- An expansion of building floor area up to 25%;
- An increase in building height by up to 15%;
- An expansion or reduction in the amount of vehicle parking areas by up to 10%;
- An increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.
- A reduction of open space by up to 10%;
- An increase in project acreage by up to 10% or 5 acres whichever is less;
- The designation of additional uses that only involve those listed as permitted ("P") on Table 3.2.A. – Table of Uses in Chapter 3 of the UDO;
- A reduction, relocation, or alteration the composition up to 10% of any tree preservation area or removal of a Specimen Tree; OR
- A minor change in building design, building material selection, or percentage of various building materials utilized that does not deviate from the original approval.

A Minor Modification may not be allowed for situations that are in conflict with any condition that was imposed as part of the original approval.

Neighborhood Meeting (UDO Section 11.5):

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. The purpose of the neighborhood meeting is to educate neighbors about the proposed Petition, to receive neighborhood comments, and to address concerns about the Petition.

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

Meeting Notification:

The neighborhood meeting notifications shall include the following minimum information pertaining to the application:

1. Project and applicant names;
2. Location of proposed action (i.e., address or major cross streets);
3. Description of the UDO application/permit;
4. Time, date, and location of the neighborhood meeting. For virtual meetings, the notice shall include a weblink and access numbers (as applicable);
5. The telephone number and email address to contact the applicant hosting the neighborhood meeting.

Meeting Location:

The neighborhood meeting shall occur at a physical location and/or in a web-based (virtual) format.

1. For physical meetings, the venue, whether in a building or outside, shall be rated to accommodate at least 50 participants (pursuant to fire capacity restrictions). The venue shall be generally accessible to neighbors that reside in close proximity to location of proposed action. The applicant shall be responsible for reserving the venue/building, obtaining all leases/approvals, and paying all applicable fees.
2. For web-based meetings, the applicant shall utilize readily available software that is free to access for the public.

Meeting Format (Information Presented):

The applicant shall schedule a neighborhood meeting for at least a one hour duration. The meeting shall occur on a Monday, Tuesday, Wednesday, or Thursday and not on nationally recognized holidays. The meeting shall occur between the hours of 4:00pm and 8:00pm. At a minimum, the applicant shall orally explain the proposed application in terms of location, size, and proposed land uses and density, and the requested action from the Town. The applicant shall solicit written and/or oral comment from the participants.

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: AC Klooster Building

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

PUD/Master Plan/Subdivision Rosewood Centre Shopping Center/Lot# 1B

Project Location: 100 Rosewood Centre Drive, Holly Springs, NC 27540

Use street address. If none, use the closest intersection

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

PIN: 0740-92-5021

Real Estate ID: 0329923

Project Acreage (rounded to nearest tenth): 1.6 ac. Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: NMX Proposed Use (see UDO Table 3.2.A): Office / Medical Office

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: 02.02.2023

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 Sean A. Dolle, PE

Company Grounded Engineering

Mailing Address 4909 Liles Road

City Raleigh

State NC

Zip 27606

Telephone # (919) 438.3694

E-Mail sean@grounded-engineering.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 Same

Company _____

Mailing Address _____

City _____

State _____

Zip _____

Telephone # (_____) _____

E-Mail _____

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

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

Developer

Name Arend Klooster Company AC Klooster
Mailing Address 100 Hyannis Drive
City Holly Springs State NC Zip 27540
Telephone # (616) 638.3270 E-Mail arend.klooster@gmail.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 Rob Sarle Company Maurer Architecture
Mailing Address 115 1/2 E Hargett Street, Suite 300
City Raleigh State NC Zip 27601
Telephone # (919) 649.0491 E-Mail Rob@maurerarchitecture.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 Dante Brewer Company Site Collaborative
Mailing Address 821 Wake Forest Road
City Raleigh State NC Zip 27604
Telephone # (919) 805.3586 E-Mail dante@sitecollaborative.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: Owner's Representative (any other contact that should receive comments and correspondence for this project)

Name Josh Hines Company CADCO Construction Company
Mailing Address 212 Powell Drive, Suite 102
City Raleigh State NC Zip 27606
Telephone # (919) 417.6363 Alternate Telephone # ()
Fax # () E-Mail josh@cadcoconstruction.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Arend Klooster Company AC Klooster LLC
Mailing Address 100 Hyannis Drive
City Holly Springs State NC Zip 27540-8327
Telephone # (616) 638.3270 E-Mail arend.klooster@gmail.com
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature:  Date: 15 March 2023

PLAN REQUIREMENTS & DATA CHECKLIST



Mark each item as applicable (A) or not applicable (NA) by placing an "X" in the appropriate box.

Note: This checklist is a general list of requirements. More specific requirements are available upon request.

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
X		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans.
X		B. Date of drawing preparation and all revision dates.
X		C. Sheet Number and Title.
X		D. North Arrow.
X		E. The scale of the drawings listed in feet per inch in both graphic and numeric scale. Use Engineering scale no larger than 1" = 200'.
X		F. Seal and signature of Registered Design Professional.
X		G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	X	H. For Plan Amendments Only: Cloud all individual changes that were made to the plans and place a numbered delta next to each clouded area that corresponds with the numbered revisions on the coversheet.
X		I. For Site Plan, Landscape, Utilities, and Grading Plans: show all overhead and underground utilities. If overhead utilities exist, developer/engineer must contact Duke Energy and/or other overhead utility providers and provide documentation regarding the relocation of such underground.
II. COVER SHEET INFORMATION		
X		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved.
X		B. Vicinity map at 1" = 500' with project boundary clearly marked. There must be sufficient detail and legibility in order to locate the project in reference to nearby roads and property lines.
X		C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS.
X		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number.
X		E. Zoning designation of the property to be developed (and list of conditions, if applicable).
X		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process."
X		G. Total Acreage of Tract(s) to be developed and number lots.
X		H. Clearly identify survey benchmark used for project on the cover or overall project sheet. Project should be tied to local monuments established by G.P.S. for Town of Holly Springs with identification of the monument that was used, if such monument is in proximity to the project. This requirement shall not supersede any requirement to tie to NCGS monumentation.
X		I. List type of development: Development Plan, Major Subdivision Plan, Special Use Permit, etc.
X		J. Provide proposed sewer flow for the project including how calculation was determined.
	X	K. For Plan Amendments Only: Provide a dated table listing all amendments made to plan since last Town approval.
III. BASE DATA/SITE PLAN SHEET / LOT LAYOUT INFORMATION		
X		A. Show boundaries of tract(s) proposed for development. If there is more than one tract involved and a recombination is to occur, place the note "to be recombined". All adjoining property lines of tracts adjoining the property should include zoning designation and property owner information for adjacent properties.
	X	B. Show all historic resources identified within the project area (Refer to Vision Holly Springs: The Town of Holly Springs Comprehensive Plan, Section 1: Future Land Use & Character). Provide information on the preservation, rehabilitation, or reuse of the historic resource.

For DS Use only

Project # _____

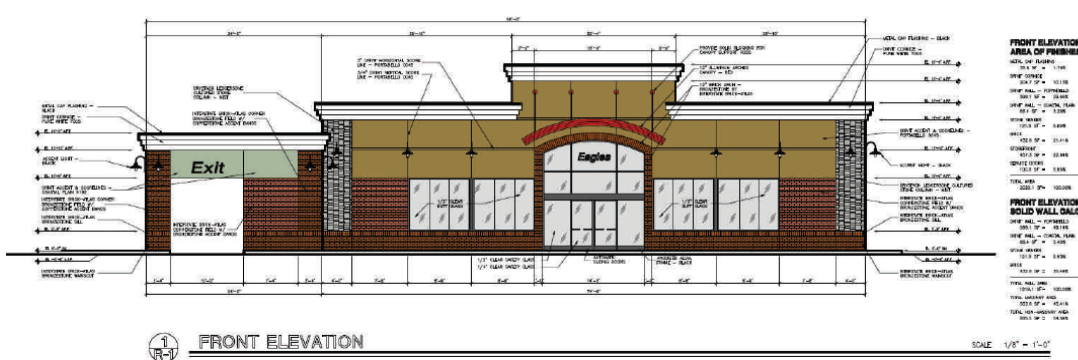
Date Received: _____

A	NA	
x		C. Show and label proposed and existing streets, right-of-way, sidewalks and greenway, including all dimensions. Provide existing street names and required road improvements
x		D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4
x		E. Show any existing structures, underground storage tanks, utilities (specify overhead or underground and indicate where overhead lines will be relocated underground), drives, roads, and natural features on and within 200' of the subject property and label them as such. (If a structure on the subject property is to be removed, label it "to be removed".)
	x	F. Show, dimension, and label required Thoroughfare Conservation Buffers as specified in UDO Section 4.8. Provide information on the future maintenance of the buffer.
x		G. List minimum perimeter buffers, building and driveway setbacks, and indicate on plan the setback from each side of the building to the corresponding property line.
x		H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
x		I. Show the location of all HVAC units, Mailbox Kiosks, exterior CO canisters and similar equipment, and Trash Enclosures with the trash truck turning radii template. Note: Trash or recycling containers of any size must be enclosed. All ground mounted equipment, including HVAC units, exterior CO canisters, and similar equipment must be screened from view.
x		J. List the average lot size, minimum lot width, minimum lot frontage, minimum lot depth, maximum building height, minimum open space, and the gross density of the development.
	x	K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site.
	x	L. Design Engineering data for all roadway radii and curves.
x		M. Provide lot size(s).
x		N. Show and label all easements.
x		O. Show proposed parking lot layout and list the required number of spaces, including Electric Vehicle Spaces, and the number of spaces provided. Provide dimensions of spaces and aisles. [See UDO Section 6.4 and 6.6].
x		P. Show the proposed location and list the required number of bicycle racks and the number of bicycle racks being provided (see UDO Section 6.5).
	x	Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	x	R. Show all required greenways. [See UDO Section 7.6].
	x	S. Indicate areas for all proposed outdoor operations including outdoor seating, display/sales of merchandise, outdoor storage, and business vehicle parking.
IV. GRADING AND DRAINAGE PLAN		
x		A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
x		B. Provide preliminary drainage calculations.
x		C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	x	D. Clearly label restricted stream buffers.
	x	E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	x	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
x		A. Location and size of proposed plant material including live vegetation ground cover and species selection. This includes perimeter buffers and/or foundation landscaping and/or vehicle parking area screening and/or interior vehicle parking area planting. Include site distance triangles at all intersections.
x		B. Indicate locations, size, and species of proposed street trees, [See UDO Section 5.3.5]
	x	C. Show fencing details [See UDO Section 5.5.]
	x	D. Show the location of berms, if there are any, and provide detail information on the berm [See UDO Section 5.5]
x		E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
X		F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
X		G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. Verify species are not listed on the <i>Invasive Species List</i> (See UDO Section 5.4.1).
X		H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
X		I. Specify the limits of live vegetation, ground cover and mulch. [See UDO Section 5.4]
X		J. Note who will be responsible for the maintenance of the Landscaping and include the following notes: Example: Owner shall be responsible for: "The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials; "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."
	X	K. If an alternate Landscape Plan is being proposed, see UDO Section 5.2.3. and include a letter to the Administrator regarding why this is being requested.
X		L. Indicate the location of all tree protection fencing.
X		M. Show all tree preservation areas.
X		N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
	X	A. The latest available aerial photograph of the project area.
	X	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average Diameter at Breast Height (or DBH) of stands of trees.
	X	C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. [See UDO Section 4.4]
	X	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	X	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Significant Natural Resource Areas, or Supplemental Undisturbed Perimeter Buffers) were used to meet Tree Preservation Area requirements.
	X	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
X		A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
X		B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
X		C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, reclaimed water, and fiber optic). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
X		D. Provide street lighting plan for interior and/or adjacent roadways
X		E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		
X		A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
	X	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	X	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA
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VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS

X		A. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source [See UDO Section 8.4] 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
X		B. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
X		C. Provide color, scalable elevations with building material and color callouts, and dimension stringers (vertical and horizontal dimensions) indicating building height. Building Design shall comply with UDO Section 8.2. Provide square footage and % of façade area for all materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Building Design Requirements in the UDO. Show all roof mounted mechanical equipment and screening. Provide a materials board indicating all colors and materials proposed for the project.
		
		D. Provide Public Realm Standards in accordance with UDO Section 8.3.

VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT

		A. Special Use Permit petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
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IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)

		A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan [See UDO Chapter 4]
		B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance
		C. Provide the maximum and minimum lot sizes
		D. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)

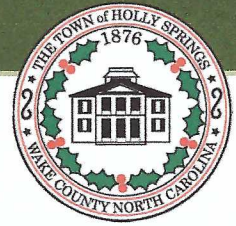
X. INFORMATION REQUIRED FOR MAJOR NON-RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)

		A. Include the max number of lots, minimum lot area, access easements to all lots
		B. Show layout of major road connections (including curb cuts to existing roads and internal road connectivity), layout of utility layout as needed to serve each phase or lots (including where the utilities will be tied to and how adjacent properties will be stubbed).
		C. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
		D. Provide Design Standards and Streetscape & Mobility Standards (UDO Section 8.5.6 E. and F.)

This checklist serves as a list of basic information required with a Major Subdivision Plan, Development Plan, or Special Use Permit. There may be additional information needed that is considered by the Town Staff members, the Planning Board, or Town Council as being pertinent to the review of the project being submitted.

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

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: 11/14/2022
Time: 6:15-7:15 pm
Location: 101 Osterville Dr., Holly Springs, NC 27540

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.

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: 10/28/2022

Conduct of Meetings:

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

Summary of Issues:

- No issues were brought up at the meeting
- One attendee just wanted to meet the owner and find out more about the project

Attach Additional Sheets as needed

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

N/A - No Changes were made

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)

[Signature]

Date

11/29/2022

SITE DATA SUMMARY	
PROJECT NAME	100 ROSEWOOD CENTRE DRIVE
SUBDIVISION	ROSEWOOD CENTRE SUBDIVISION, LOT 1B
PROPERTY ADDRESS	100 ROSEWOOD CENTRE DRIVE, HOLLY SPRINGS, NC
COUNTY	WAKE
TOWNSHIP	HOLLY SPRINGS
NUMBER OF PARCELS	1
WAKE COUNTY PIN	0740-92-5021
REAL ESTATE ID	0329923
GROSS PARCEL SIZE	1.570 AC (68,404 SF)
PUBLIC RIGHT-OF-WAY DEDICATION	N/A
NET PARCEL SIZE	1.570 AC
PROPOSED OUTDOOR AMENITY AREA	380 SF (2.0% OF GFA)
CURRENT ZONING	NMX (NEIGHBORHOOD MIXED-USE)
OVERLAY DISTRICTS	N/A
RIVER BASIN	NEUSE
CURRENT USE	VACANT
PROPOSED USE	MEDICAL/DENTAL OFFICE AND OTHER NON-RESIDENTIAL USES ALLOWED UNDER IN THE NMX ZONING DISTRICT
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	18,991 SF
PARKING DATA	MIN. VEHICLE PARKING REQUIRED MAX. VEHICLE PARKING ALLOWED # OF PARKING SPACES PROVIDED # OF REQUIRED ADA PARKING SPACES # OF PROVIDED ADA PARKING SPACES # OF BICYCLE PARKING REQ'D MIN. REQ'D. EV SPACES MIN. REQ'D. ADDITIONAL EV-READY SPACES
EXISTING IMPERVIOUS AREA	1,123 SF
PROPOSED IMPERVIOUS AREA	43,500 SF
APPROXIMATE AREA OF DISTURBANCE	1.4 AC. (61,000 SF)
PROPERTY OWNER / DEVELOPER	AC KLOOSTER 100 HYANNIS DRIVE HOLLY SPRINGS, NC 27540 CONTACT: AREND KLOOSTER EMAIL: AREND.KLOOSTER@GMAIL.COM PHONE: 616.638.3270 FAX: N/A
OWNER'S REPRESENTATIVE	CADCO CONSTRUCTION CO. 212 POWELL DRIVE, SUITE 102 RALEIGH, NC 27606 CONTACT: JOSH HINES EMAIL: JOSH@CADCOCONSTRUCTION.COM PHONE: 919.417.6363 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. 4909 LILES ROAD RALEIGH, NC 27606 CONTACT: SEAN A. DOLLE, PE EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438-3694 FAX: N/A
ARCHITECT	MAURER ARCHITECTURE 115 1/2 E HARGETT STREET, SUITE 300 RALEIGH, NC 27601 CONTACT: ROB SARLE, AIA EMAIL: ROB@MAURERARCHITECTURE.COM PHONE: 919.649.0491 FAX: N/A
LANDSCAPE ARCHITECT	SITE COLLABORATIVE 821 WAKE FOREST ROAD RALEIGH, NC 27604 CONTACT: DANTE BREWER EMAIL: DANTE@SITECOLLABORATIVE.COM PHONE: 919.805.3586 FAX: N/A
SURVEYOR	TRIANGLE SURVEYORS 3715 UNIVERSITY DRIVE DURHAM, NC 27707 CONTACT: RONALD D. CARPENTER EMAIL: XX PHONE: 919.490.2929 FAX: 919.490.6165

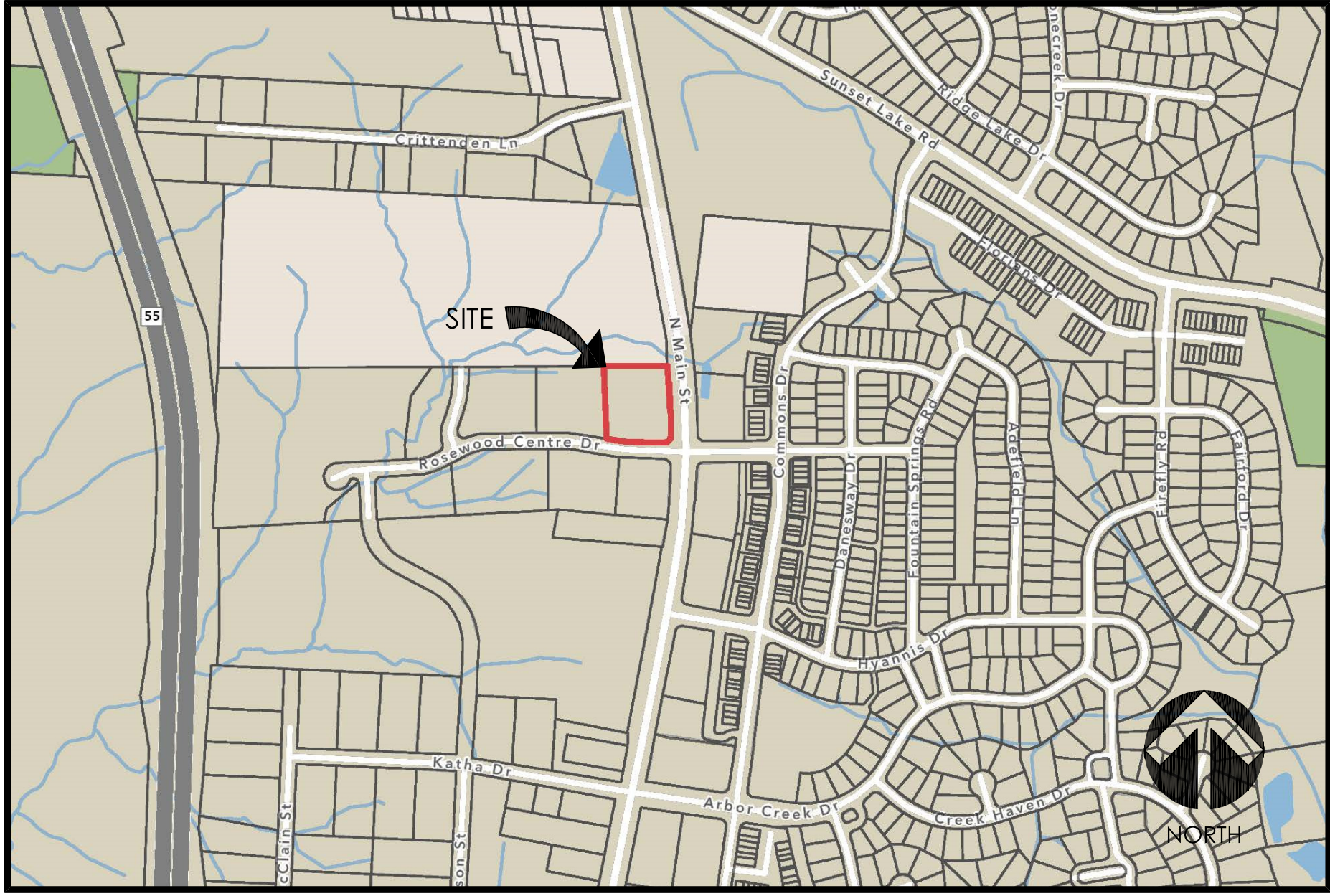
100 ROSEWOOD CENTRE DRIVE

DEVELOPMENT PLAN SUBMITTAL

GROUNDED ENGINEERING PROJECT #21078

TOWN OF HOLLY SPRINGS PROJECT #23-DP-03 / PLDP202300069

MASTER PLAN 03-MAS-02-A03 ROSEWOOD CENTRE



VICINITY MAP
N.T.S.

CONSTRUCTION DRAWING REVIEW NOTE

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

STORMWATER EXEMPTION NOTE

1. PER TOWN STAFF, PARCELS ASSOCIATED WITH THE ROSEWOOD CENTRE SUBDIVISION ARE NOT SUBJECT TO STORMWATER REQUIREMENTS AND REGULATIONS. AS SUCH, THE SUBJECT SITE IS EXEMPT.

OFFSITE ROADWAY IMPROVEMENT NOTE

1. NO OFFSITE ROADWAY OR SIDEWALK IMPROVEMENTS ARE REQUIRED AS PART OF THIS PROJECT.

LANDSCAPE BUFFER NOTE

1. PER TOWN STAFF, THE LANDSCAPE BUFFERS PROVIDED ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES SHALL BE BASED ON THE REQUIRED BUFFERS PROVIDED IN THE ORIGINALLY APPROVED MASTER PLAN. THE LANDSCAPE BUFFER PROVIDED ALONG THE WEST PROPERTY LINE SHALL BE PER THE CURRENT UDO REQUIREMENTS.

OVERHEAD UTILITY LINE NOTE

1. PER CONVERSATIONS WITH DUKE ENERGY, THE OVERHEAD UTILITY LINE LOCATED ON THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENT TO SUPPORT DUKE ENERGY BURYING THE LINE(S).

ESTIMATED SEWER FLOW CALCULATION

CALCULATIONS ARE PER INFORMATION PROVIDED IN NC STATE 2T RULE

TYPE OF ESTABLISHMENT: GENERAL BUSINESS AND OFFICE FACILITIES
DAILY FLOW DESIGN: 25 GAL/EMPLOYEE/SHIFT
ESTIMATED # OF EMPLOYEES PER SHIFT: 60
ESTIMATED # OF SHIFTS: 1

ESTIMATED CALCULATED FLOW = 1,500 GPD

SURVEY BENCHMARK NOTE

BENCHMARK IS NGS MONUMENT "GRUBB"
NAD 83
N = 702,168,730
E = 2,049,728,804

DEVELOPMENT STANDARDS

DEVELOPMENT AREA MIN. REQUIRED PROVIDED	0 AC. 1.570 AC.
DEVELOPMENT DENSITY MAX. ALLOWED PROVIDED	N/A N/A
GROSS FLOOR AREA (GROUND FLOOR) MAX. ALLOWED PROVIDED	16,000 SF 9,991 SF
GROSS FLOOR AREA (INTEGRATED CENTER) MAX. ALLOWED PROVIDED	24,000 SF 18,991 SF
OPEN SPACE MIN. REQUIRED PROVIDED	380 SF (2.0% OF GFA) 422 SF (2.2% OF GFA)
THOROUGHFARE BUILDING SETBACK* MIN. REQUIRED PROVIDED	30' 33.6'
FRONT BUILDING SETBACK* MIN. REQUIRED PROVIDED	30' 30'
SIDE BUILDING SETBACK* MIN. REQUIRED PROVIDED	10' 145.5'
REAR BUILDING SETBACK* MIN. REQUIRED PROVIDED	25' 92.3'
BUILDING HEIGHT MIN. ALLOWED MAX. ALLOWED PROVIDED	20' 45' 32' 8"

*BUILDING SETBACK REQUIREMENTS ARE BASED ON PREVIOUSLY APPROVED SUBDIVISION REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

SHEET INDEX

C-000	COVER SHEET
C-001	PROJECT NOTES
C-002	RECORDED PLAT
	BOUNDARY AND TOPOGRAPHIC SURVEY
C-100	EXISTING CONDITIONS PLAN
C-200	SITE DEMOLITION PLAN
C-300	PRELIMINARY SITE LAYOUT PLAN
C-310	PRELIMINARY PATIO LAYOUT PLAN
C-500	PRELIMINARY GRADING & DRAINAGE PLAN
C-510	PRELIMINARY PATIO GRADING PLAN
C-700	PRELIMINARY SITE UTILITY PLAN
C-710	PRELIMINARY FIRE APPARATUS ACCESS PLAN
C-900	SITE DETAILS
C-901	SITE DETAILS
C-902	SITE DETAILS
L400	PLANTING PLAN
L401	03-MAS-02-A03 REFERENCE PLAN
L402	PLANTING NOTES & LEGEND
L403	PLANTING DETAILS
A2.0	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS - DUMPSTER ENCLOSURE
1 of 1	SITE LIGHTING PLAN

100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

COVER SHEET

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0- INITIAL SUBMITTAL TO TOWN
03.15.2023	1- INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2- REV. PER TOWN REVIEW
07.12.2023	3- REV. PER TOWN REVIEW
08.28.2023	4- REV. PER TOWN REVIEW
10.02.2023	5- REV. PER TOWN REVIEW

PROJECT #

21124

SHEET #

C-000



Know what's below.
Call before you dig.

4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

grounded
ENGINEERING



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
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grounded
ENGINEERING



100 ROSEWOOD CENTRE DRIVE

HOLLY SPRINGS, NORTH CAROLINA

PROJECT/SHEET NOTES

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0- INITIAL SUBMITTAL TO TOWN
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10.02.2023	5- REV. PER TOWN REVIEW

PROJECT #

21124

SHEET #

C-001

UTILITY NOTES

1. REFER TO GENERAL NOTES.
2. EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
3. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
4. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONNECTIONS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. COORDINATION OF ALL SITE UTILITY INSPECTIONS WITH TOWN OF HOLLY SPRINGS PUBLIC UTILITIES INSPECTOR, THE CITY OF RALEIGH SHALL BE NOTIFIED BEFORE ANY WORK TAKES PLACE.
6. THE CONTRACTOR IS NOT AUTHORIZED TO USE UNMETERED WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE TOWN OF HOLLY SPRINGS PUBLIC UTILITIES DEPARTMENT FOR TEMPORARY METER AND SERVICE OPTIONS.
7. ALL FIRE SERVICE LINES TO BUILDINGS WILL BE DESIGNED AND DESIGNED BY OTHERS. THIS PLAN DOES NOT REPRESENT DESIGN ASSOCIATED WITH THOSE SERVICES.
8. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICES WITH THE BUILDING PLANS PROVIDED BY OTHERS TO ENSURE THE CONNECTION LOCATION AND ELEVATION ARE COORDINATED.
9. ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UNDERGROUND UTILITIES TO ENSURE THERE ARE NO CONFLICTS AND THAT ALL UTILITIES MEETING THE MINIMUM TOWN OF HOLLY SPRINGS COVER AND SEPARATION REQUIREMENTS.
11. THE CONTRACTOR SHALL COORDINATE THE DEPTH OF THE EXISTING SANITARY SEWER SERVICE PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF THE DEPTH IS INSUFFICIENT FOR THE PROPOSED CONNECTION.

GRADING & DRAINAGE NOTES

1. REFER TO GENERAL NOTES.
2. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR CITY REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
3. SLOPES THAT ARE 3:1 OR FLATTER ARE PERMITTED TO BE SEEDDED. SLOPES STEEPER THAN 3:1 ARE REQUIRED TO BE SODDED. 1:1 SLOPES ARE NOT PERMITTED UNLESS ADJACENT TO A RETAINING WALL. 1:1 SLOPES ARE NOT ALLOWED ON ROADSIDE SLOPES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND GRADING ALL PROPOSED IMPROVEMENTS IN A MANNER THAT ALLOWS FOR POSITIVE DRAINAGE ON ALL PORTIONS OF THE SITE. PONDING WATER ANYWHERE ON SITE IS PROHIBITED. THE CONTRACTOR SHALL SILL CURB & GUTTER WHERE NECESSARY TO PREVENT PONDING WATER.
5. ALL WALLS (RETAINING, SCREENING, AND SEATING) ARE SHOWN ON THIS PLAN FOR DIAGRAMMATIC PURPOSES ONLY. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL OR OTHER DESIGN ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF OR FOR SUCH WALLS. THE CONTRACTOR SHALL CONSULT WITH THE PLANNING DEPARTMENT ON GROUND ELEVATIONS AND ARE PROVIDED FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR FINAL WALL ELEVATIONS, DETAILS AND OTHER RELATED INFORMATION INCLUDING RETAINING WALL NOTES.
6. THE CONTRACTOR SHALL CONSULT WITH THE PLANNING DEPARTMENT FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.
7. NO STATEMENT IS MADE OR IMPLIED THAT THE ON-SITE GRADING AND EARTHWORK INDICATED ON THESE DRAWINGS IS BALANCED.
8. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
9. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS RELATED TO STEPS/STAIRS ON SITE.
10. THE CONTRACTOR SHALL PROVIDE A 5'x5' LANDING AT ALL DOORWAYS INTO BUILDINGS THAT DOES NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
11. REFER TO CITY OF CHICAGO PLUMBING AND MECHANICAL CODES FOR ROOF LEADER PIPING SIZES. ALL ROOF LEADER PIPING SHALL HAVE A MINIMUM SLOPE OF 2.0%.

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE NOTED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, FAIR HOUSING STANDARDS, AND GOVERNING STATE AND LOCAL BUILDING CODE STANDARDS. THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:
 - MAXIMUM MAXIMUM SLOPE = 1:20
 - MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
 - MAXIMUM CROSS SLOPE = 2:100
 - ALL WALKS TO BE BROCON FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS
2. ALL ADA DESIGNATED PARKING SPACES, INCLUDING LOADING/UNLOADING AISLES SHALL BE INSTALLED SUCH THAT THE MAXIMUM SLOPE IN ANY DIRECTION IS 2.0%.
3. THE WORK TAKING PLACE RELATIVE TO THE CHANGES IN THIS SITE PLAN WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 – 2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED VARIATION FROM THE CODES IS REQUIRED. NO ARCHITECT HOPES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
4. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND LOADING/UNLOADING AREAS AS REQUIRED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARDS.
5. PARKING - THE NUMBER OF SPACES SHALL COMPLY WITH NCBC 2023 SECTION 1106.11, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE HANDICAPPED. NO SLOPE SHALL EXCEED 2.0% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUTCD, AND ICC A117.1.
6. CURB CUTS AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER ICC A117.1 2009 CODE. CROSS SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION. NO SLOPE SHALL EXCEED 2.0% IN ANY DIRECTION.
7. SIDEWALKS GREATER THAN 5.0% ARE REQUIRED TO BE CONSTRUCTED AS A RAMP.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. EXISTING BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PROVIDED BY TRIANGLE SURVEYORS.
3. PER FEMA MAP 43720074000K DATED JULY 19, 2022, NO FEMA MAPPED FLOODPLAINS EXIST ON THIS PROPERTY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE AN EXISTING RECORD DRAWING OR EASTING COORDINATE TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
5. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. RECORD DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
6. EXISTING WATERLINE AND SANITARY SEWER SIZES AND MATERIALS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF HOLLY SPRINGS.
7. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE UNDER THIS CONTRACT.
9. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS WILL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND THE CONCLUSION OF CONSTRUCTION.
10. IF DEPARTURES FROM EXISTING RECORDS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE FOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
13. THE ARCHITECT'S PLANS BY OTHERS FOR INFORMATION RELATED TO THE BUILDINGS.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

SITE DEMOLITION PLAN NOTES

2. REFER TO GENERAL NOTE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SIGNAGE AND MEASURES TO SECURE THE CONSTRUCTION SITE AND MAINTAIN SAFETY FOR ALL PARTIES.
4. THE CONTRACTOR SHALL REMOVE CONCRETE [WHERE REQUIRED] TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
5. THE CONTRACTOR SHALL SAW CUT ASPHALT [WHERE REQUIRED] TO OBTAIN A CLEAN EDGE.
6. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO BE FLUSH WITH NEW GRADE.
7. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
9. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE PROPERLY DISPOSED OF-OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS ASSOCIATED WITH A TEMPORARY CONSTRUCTION CHALLENGE IF ONE IS TO BE USED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SHORING AND STRUCTURAL STABILIZATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH A STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL ENGINEERING RECOMMENDATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE TRAFFIC CONTROL MEASURES TO CONTROL CONSTRUCTION TRAFFIC IN AND OUT OF THE PROJECT SITE INCLUDING FLAGGERS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL INACTIVE INFRASTRUCTURE [INCLUDING UNDERGROUND UTILITY LINES AND SERVICES] WITHIN THE AREA OF DEMOLITION. THE CONTRACTOR SHALL VERIFY THAT THE REMOVAL OF THE EXISTING LINES WILL NOT TEMPORARILY OR PERMANENTLY IMPACT SERVICE TO ANY BUILDING OR SIGN AS REQUIRED. THIS SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD UTILITY NOTE #6 AS PROVIDED ON THESE PLANS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PEDESTRIAN PATHWAYS OUTSIDE OF THE PROJECT AREA REMAIN SAFE AND FREE OF DEBRIS. THE CONTRACTOR SHALL PERFORM A DAILY CHECK AT MINIMUM.
15. ALL CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE CLOSURES ALONG PUBLIC ROADWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF HOLLY SPRINGS. THESE PLANS DO NOT INCLUDE ALLOWANCES FOR ANY LANE CLOSURES.

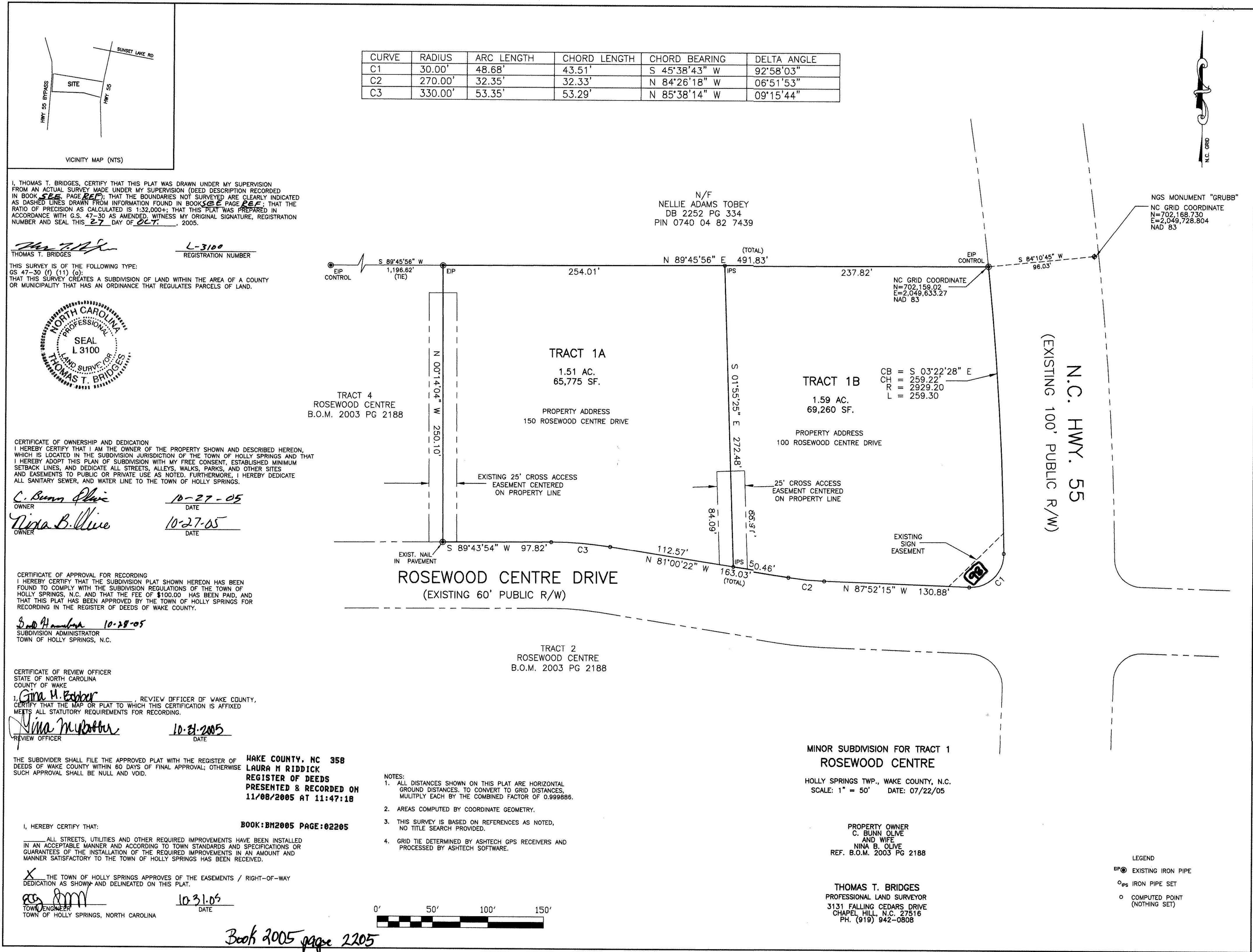
SITE LAYOUT NOTES

1. REFER TO GENERAL NOTES.
2. BUILDING SIZE, DIMENSIONS, AND LOCATION ARE APPROXIMATE AND ARE PROVIDED FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO PLANS AND SPECIFICATIONS FOR OTHERS FOR DETAILED INFORMATION INCLUDING DIMENSIONS, LOCATION, AND BUILDING FOOTPRINT.
3. ALL WALLS (RETAINING, SCREENING, AND SEATING) ARE SHOWN ON THIS PLAN FOR DIAGRAMMATIC PURPOSES ONLY. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL, OR OTHER DESIGN ASSOCIATED WITH THE PROPOSED CONSTRUCTION AND ARE NOT TO BE USED FOR SUCH PURPOSES.
4. THE DUMPSITE ENCLOSURE SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS SOLID WASTE STANDARDS. REFER TO ARCHITECTURAL PLANS BY OTHERS FOR DETAILS INCLUDING DIMENSIONS AND CONFIGURATION. THE DUMPSITE ENCLOSURE SHOWN ON THESE PLANS IS APPROXIMATE AND IS PROVIDED FOR DIAGRAMMATIC PURPOSES ONLY.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS FOR ALL CONCRETE SIDEWALK AND CONCRETE PAVING IN ACCORDANCE WITH GUIDELINES PROVIDED BY THE PORTLAND CEMENT ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE.
6. ALL UTILITIES SHALL BE DEEMED TO BE LOCATED IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS STANDARDS AND THE PROJECT GEOTECHNICAL REPORT. IF THERE IS A CONFLICT BETWEEN THE TWO, THE MORE STRINGENT SHALL APPLY.
7. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
8. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION SHALL BE INSTALLED BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY, IF ANY EXIST.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES. ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PPWAG), 2010 ADA STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES MANUAL ON UNIFORMed ACCESS CONTROL DEVICES (MUTCD).
10. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE LESS THAN 2.0%.



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

BKBM2005PG02205



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

4909 Iles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

grounded
ENGINEERING



100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

RECORDED PLAT

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0- INITIAL SUBMITTAL TO TOWN
03.15.2023	1- INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2- REV. PER TOWN REVIEW
07.12.2023	3- REV. PER TOWN REVIEW
08.28.2023	4- REV. PER TOWN REVIEW
10.02.2023	5- REV. PER TOWN REVIEW

PROJECT #
21124
SHEET #
C-002



LEGEND

EIP EXISTING IRON PIPE
EIR EXISTING IRON ROD
BC BACK/TOP OF CURB
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
FES FLARED END SECTION
(SSMH) SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
(C) CURB INLET
(D) DROP INLET
TREE
FIBOR OPTIC MARKER
FIBOR OPTIC BOX
POWER POLE
LIGHT POLE
GUYWIRE TIE

OVERHEAD ELECTRIC
UNDERGROUND WATERLINE
UNDERGROUND SANITARY SEWER
UNDERGROUND STORMWATER
UNDERGROUND FIBOR OPTIC
TREELINE
SHRUBLINE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD
C1	92°58'11"	30.00	48.68	31.60	N45°39'49"E	43.51
C2	6°51'53"	270.00	32.35	16.19	S84°25'20"E	32.33

ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

ALL AREAS CALCULATED BY COORDINATE COMPUTATION.

NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.

NC GRID HORIZONTAL AND VERTICAL LOCATION BASED ON VRS SURVEY USING THE PHYSICAL REFERENCE GPS BASE STATION "BASE", HORIZONTAL DATUM NAD 83 (2011), VERTICAL DATUM NAVD 88.

SUBJECT PROPERTY IS ZONED: NMV (NEIGHBORHOOD MIXED USE)

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
FIRM PANEL(S): 372007400K
EFFECTIVE DATE(S): 07/19/2022

STORE MASTER FUNDING IX LLC
D.B. 18826 PG. 2770
B.M. 2005 PG. 2205
PIN: 0740-92-2073
REID: 0316622

A.C. KLOOSTER LLC
D.B. 18882 PG. 1489
B.M. 2005 PG. 2205
PIN: 0740-92-5021
REID: 0329923
AREA:
1.570 AC

THE TOBEY MURKOFKY FAMILY LLC
D.B. 15025 PG. 140
B.M. PG.
PIN: 0740-82-7439
REID: 0080726

PER NC GRID
NAD 83(2011)

EX. NCSS
MONUMENT GRUBB

N.C. HWY 55
100' PUBLIC R/W



DURHAM COUNTY, NORTH CAROLINA
I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ ETC. (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000.00 THAT THIS MAP WAS PREPARED AS A TOPOGRAPHIC SURVEY, THAT THE ELEVATION REPRESENTED BY ANY CONTOUR LINE AS PLOTTED SHALL NOT HAVE A VERTICAL ERROR GREATER THAN ONE-HALF OF THE PLATTED CONTOURS OVER BOX OF THE AREA COVERED. WITNESS MY HAND AND SEAL THIS 31ST DAY OF AUGUST, 2022.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-2458



DURHAM COUNTY, NORTH CAROLINA
I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ ETC. (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000.00 THAT THIS MAP WAS PREPARED AS A TOPOGRAPHIC SURVEY, THAT THE ELEVATION REPRESENTED BY ANY CONTOUR LINE AS PLOTTED SHALL NOT HAVE A VERTICAL ERROR GREATER THAN ONE-HALF OF THE PLATTED CONTOURS OVER BOX OF THE AREA COVERED. WITNESS MY HAND AND SEAL THIS 31ST DAY OF AUGUST, 2022.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-2458

BOUNDARY AND TOPOGRAPHIC SURVEY FOR

100 ROSEWOOD CENTRE DRIVE

HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



3715 University Drive
Durham, NC 27707-2646
(919) 490-2929
FAX (919) 490-6185
NC LICENSE C-0536

Date: 08/31/2022

Scale: 1"=20'

Job No: 22095.00

Revisions:

GRAPHIC SCALE
0 10 20 40
SCALE: 1"=20'

ROSEWOOD CENTRE DR.
60' PUBLIC R/W

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

LEGEND

- XXX ——— EXISTING CONTOUR (MAJOR)
- XXX ——— EXISTING CONTOUR (MINOR)
- W ——— EXISTING WATERLINE
- SS ——— EXISTING SANITARY SEWER
- FO ——— EXISTING FIBER OPTIC LINE
- G ——— EXISTING GAS LINE
- OU ——— EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- S ——— EXISTING SANITARY SEWER MH
- D ——— EXISTING STORM DRAINAGE MH
- EXISTING TREE LINE

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Firm License C-3898

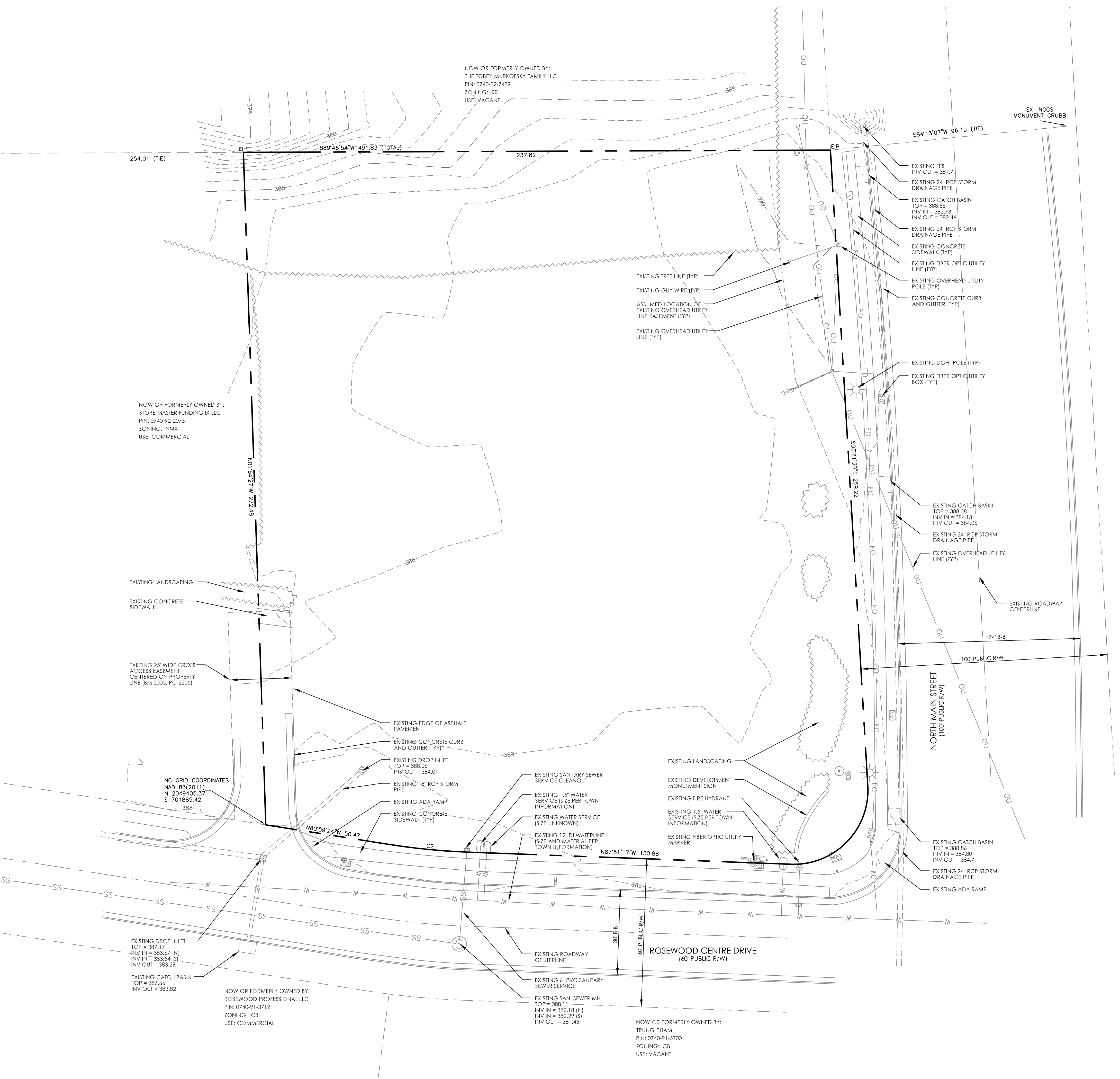
grounded
ENGINEERING



100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA
EXISTING CONDITIONS PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
03.15.2023	1 - INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2 - REV. PER TOWN REVIEW
07.12.2023	3 - REV. PER TOWN REVIEW
08.28.2023	4 - REV. PER TOWN REVIEW
10.02.2023	5 - REV. PER TOWN REVIEW

PROJECT #
21124
SHEET #
C-100



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

LEGEND

- XXX EXISTING CONTOUR (MAJOR)
- XXX EXISTING CONTOUR (MINOR)
- W EXISTING WATERLINE
- SS EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- FO EXISTING FIBER OPTIC LINE
- G EXISTING GAS LINE
- OU EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- S EXISTING SANITARY SEWER MH
- D EXISTING STORM DRAINAGE MH
- EXISTING TREE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED
- EXISTING WOODS/LANDSCAPING TO BE REMOVED



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Firm License C-3898

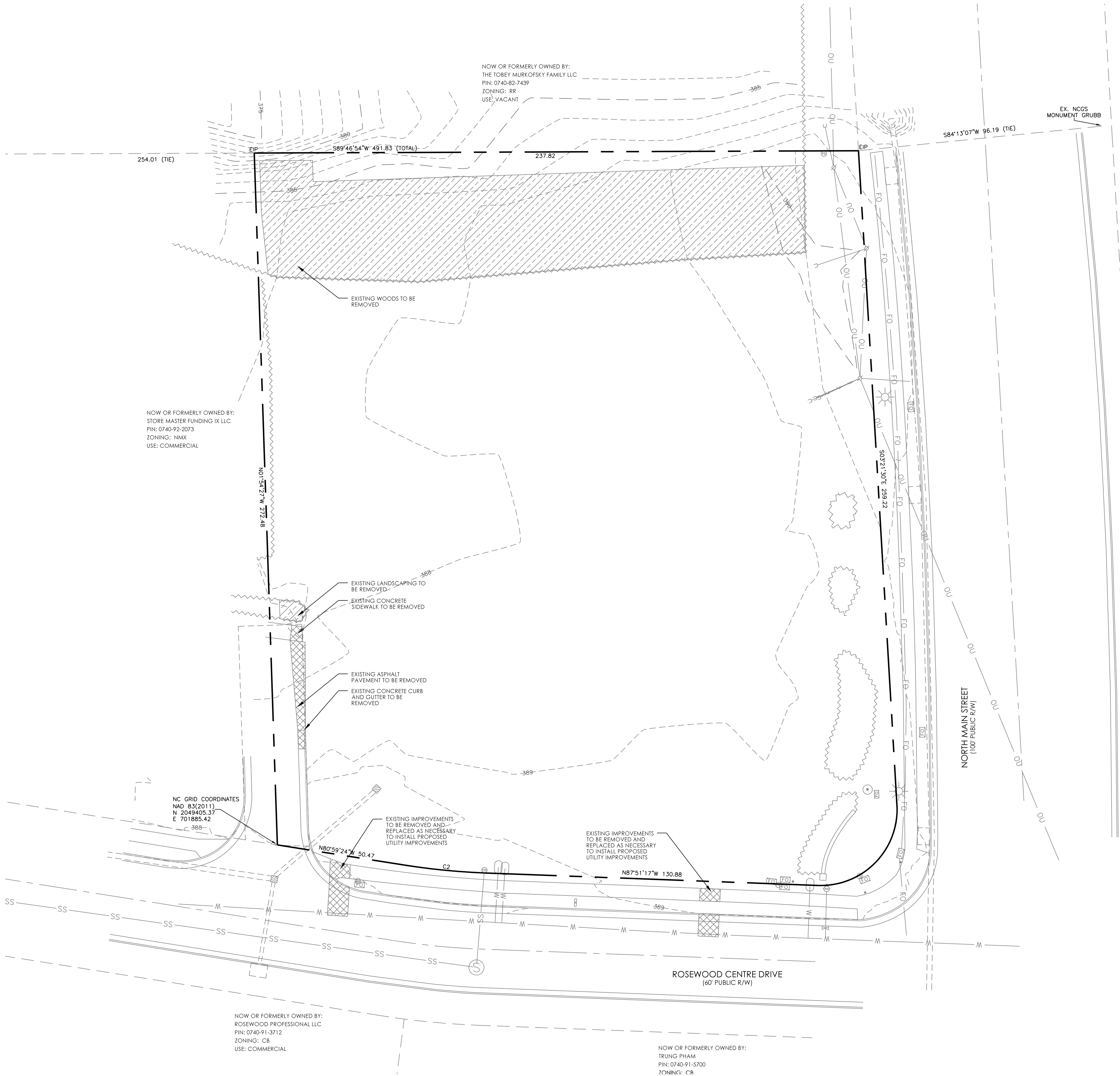
grounded
ENGINEERING



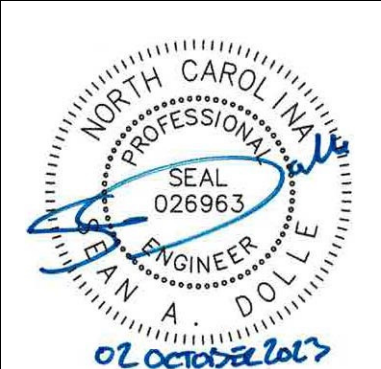
100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA
SITE DEMOLITION PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
03.15.2023	1 - INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2 - REV. PER TOWN REVIEW
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08.28.2023	4 - REV. PER TOWN REVIEW
10.02.2023	5 - REV. PER TOWN REVIEW

PROJECT #
21124
SHEET #
C-200



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grounded
ENGINEERING

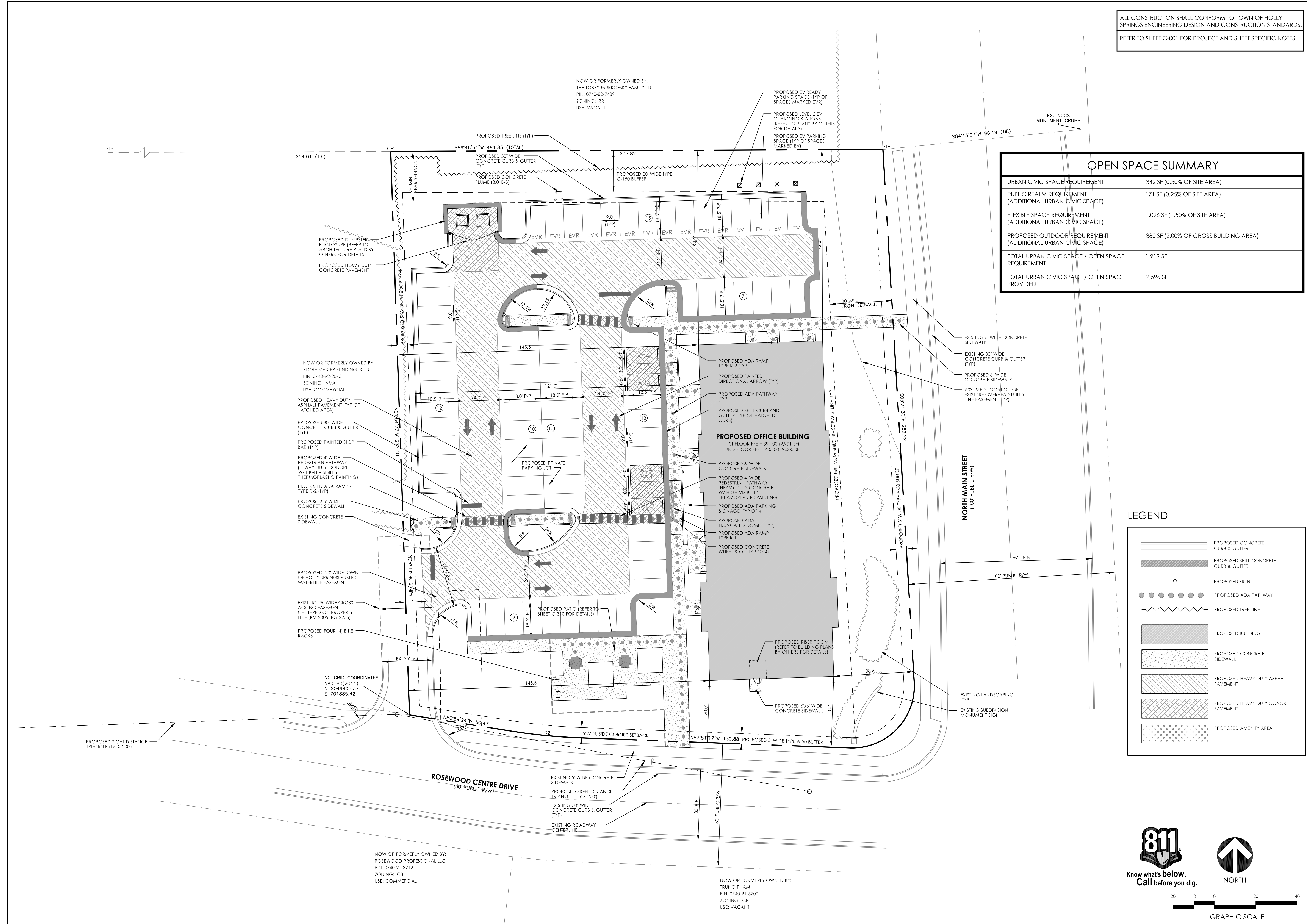
100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

PRELIMINARY SITE LAYOUT PLAN

PROJECT #	ISSUE DATE	SUBMITAL DESCRIPTION
21124	01.10.2023	0- INITIAL SUBMITAL TO TOWN
	03.15.2023	1- INITIAL TRC SUBMITAL TO TOWN
	06.07.2023	2- REV. PER TOWN REVIEW
	07.12.2023	3- REV. PER TOWN REVIEW
	08.28.2023	4- REV. PER TOWN REVIEW
	10.02.2023	5- REV. PER TOWN REVIEW

SHEET #

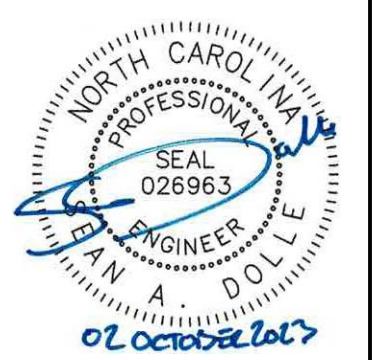
C-300



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

4909 Liles Road
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919.438.3694 (o)
Firm License C-3898

grounded
ENGINEERING

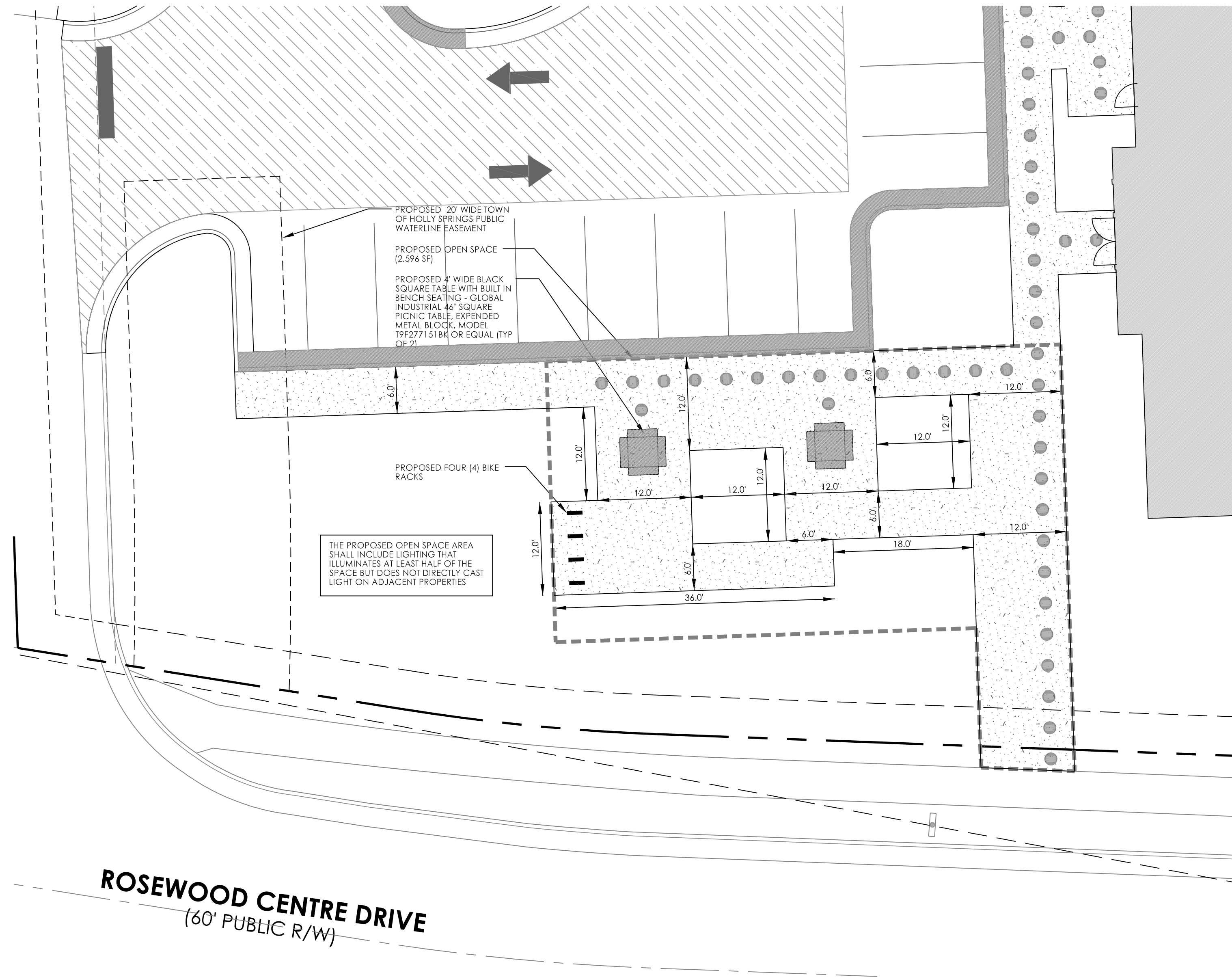


100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

PRELIMINARY PATIO LAYOUT PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
03.15.2023	1 - INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2 - REV. PER TOWN REVIEW
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10.02.2023	5 - REV. PER TOWN REVIEW

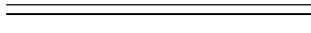
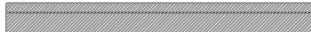
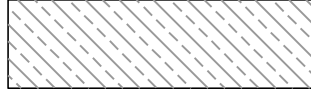
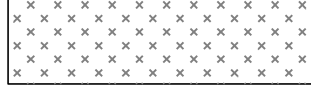
PROJECT #	21124
SHEET #	C-310



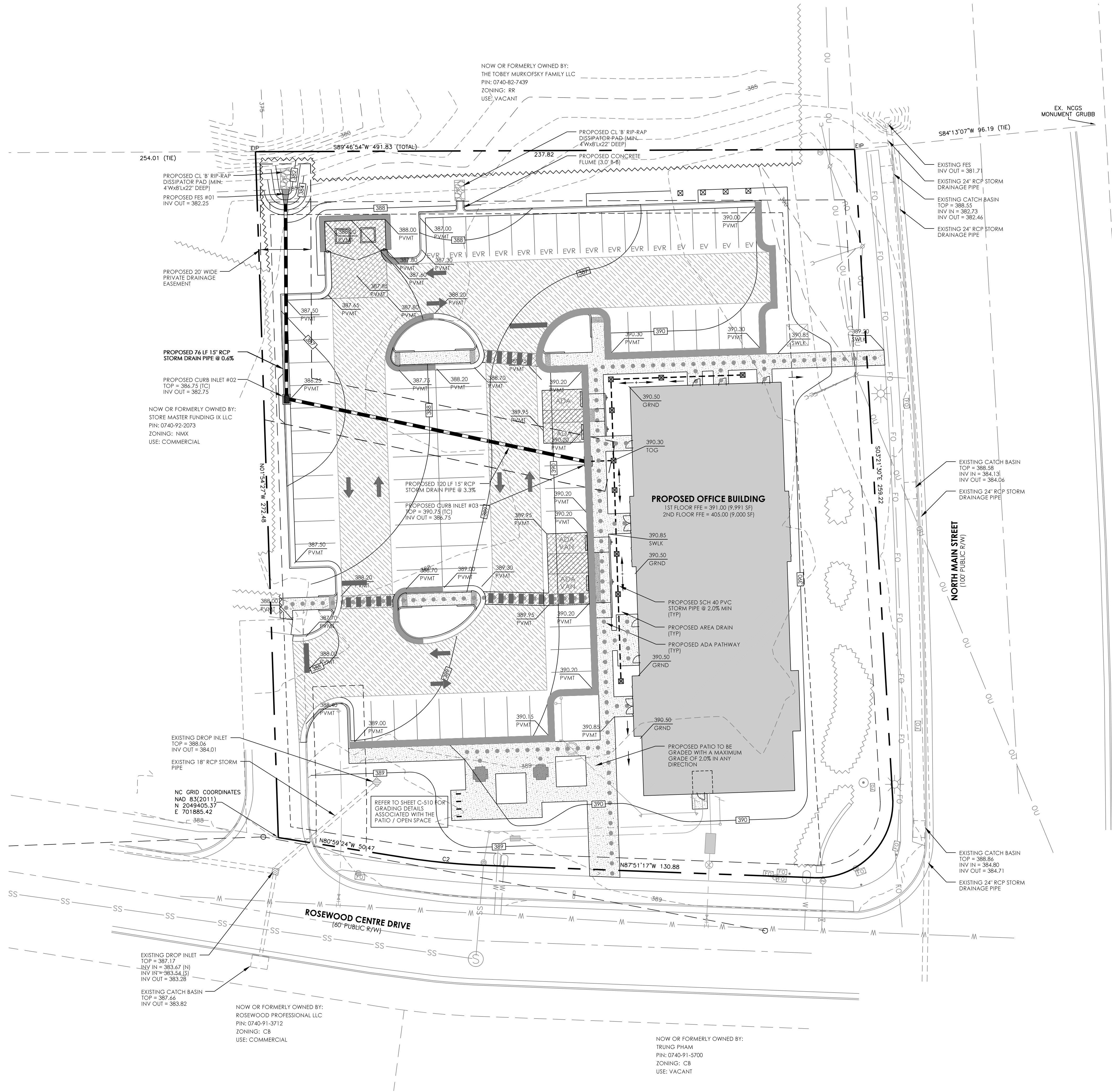
OPEN SPACE SUMMARY

URBAN CIVIC SPACE REQUIREMENT	342 SF (0.50% OF SITE AREA)
PUBLIC REALM REQUIREMENT (ADDITIONAL URBAN CIVIC SPACE)	171 SF (0.25% OF SITE AREA)
FLEXIBLE SPACE REQUIREMENT (ADDITIONAL URBAN CIVIC SPACE)	1,026 SF (1.50% OF SITE AREA)
PROPOSED OUTDOOR REQUIREMENT (ADDITIONAL URBAN CIVIC SPACE)	380 SF (2.00% OF GROSS BUILDING AREA)
TOTAL URBAN CIVIC SPACE / OPEN SPACE REQUIREMENT	1,919 SF
TOTAL URBAN CIVIC SPACE / OPEN SPACE PROVIDED	2,596 SF

LEGEND

	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED SPILL CONCRETE CURB & GUTTER
	PROPOSED SIGN
	PROPOSED ADA PATHWAY
	PROPOSED TREE LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED AMENITY AREA





ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

LEGEND

- XXX ——— EXISTING CONTOUR (MAJOR)
- XXX --- EXISTING CONTOUR (MINOR)
- W ——— EXISTING WATERLINE
- SS ——— EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- FO ——— EXISTING FIBER OPTIC LINE
- G ——— EXISTING GAS LINE
- OU ——— EXISTING OVERHEAD UTILITY LINE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATERLINE VALVE
- ⊙ EXISTING SANITARY SEWER MH
- ⊙ EXISTING STORM DRAINAGE MH
- ===== PROPOSED CONCRETE CURB & GUTTER
- ===== PROPOSED SPILL CONCRETE CURB & GUTTER
- ⊙ PROPOSED SIGN
- ===== PROPOSED STORM DRAIN PIPE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED AREA DRAIN
- ⊙ PROPOSED ADA PATHWAY
- ~~~~~ PROPOSED TREE LINE
- ===== PROPOSED BUILDING
- ===== PROPOSED CONCRETE SIDEWALK
- ===== PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ===== PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- XXX XXX SPOT ELEVATION
GRND = GROUND @ FINISHED GRADE ELEV.
PVMT = PAVEMENT
SWLK = SIDEWALK
TOG = TOP OF GRATE



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919.438.3694 (o)
Firm License C-3898

grounded
ENGINEERING

NORTH CAROLINA
PROFESSIONAL
SEAL
026963
A. D. DOYLE
ENGINEER

100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0- INITIAL SUBMITTAL TO TOWN
03.15.2023	1- INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2- REV. PER TOWN REVIEW
07.12.2023	3- REV. PER TOWN REVIEW
08.28.2023	4- REV. PER TOWN REVIEW
10.02.2023	5- REV. PER TOWN REVIEW

PROJECT #

21124

SHEET #

C-500

NOW OR FORMERLY OWNED BY:
TRUNG PHAM
PIN: 0740-91-5700
ZONING: CB
USE: VACANT

NOW OR FORMERLY OWNED BY:
ROSEWOOD PROFESSIONAL LLC
PIN: 0740-91-3712
ZONING: CB
USE: COMMERCIAL

EXISTING DROP INLET
TOP = 387.17
INV IN = 383.67 (N)
INV IN = 383.54 (S)
INV OUT = 383.28

EXISTING CATCH BASIN
TOP = 387.66
INV OUT = 383.82

NC GRID COORDINATES
NAD 83(2011)
N 2049405.37
E 701885.42

EXISTING DROP INLET
TOP = 388.06
INV OUT = 384.01

EXISTING 18" RCP STORM
PIPE

PROPOSED 76 LF 15" RCP
STORM DRAIN PIPE @ 0.6%

PROPOSED CURB INLET #02
TOP = 386.75 (IC)
INV OUT = 382.25

NOW OR FORMERLY OWNED BY:
STORE MASTER FUNDING IX LLC
PIN: 0740-92-2073
ZONING: NMX
USE: COMMERCIAL

PROPOSED 20' WIDE
PRIVATE DRAINAGE
EASEMENT

PROPOSED CL 'B' RIP-RAP
DISSIPATOR PAD (MIN:
4'Wx8'Lx22" DEEP)
PROPOSED FES #01
INV OUT = 382.25

NOW OR FORMERLY OWNED BY:
THE TOBEY MURKOWSKI FAMILY LLC
PIN: 0740-82-7439
ZONING: RR
USE: VACANT

PROPOSED CL 'B' RIP-RAP
DISSIPATOR PAD (MIN:
4'Wx8'Lx22" DEEP)

PROPOSED CONCRETE
FLUME (3.0' B-8)

PROPOSED OFFICE BUILDING
1ST FLOOR FFE = 391.00 (9,991 SF)
2ND FLOOR FFE = 405.00 (9,000 SF)

PROPOSED SCH 40 PVC
STORM PIPE @ 2.0% MIN
(TYP)

PROPOSED AREA DRAIN
(TYP)

PROPOSED ADA PATHWAY
(TYP)

PROPOSED PATIO TO BE
GRADED WITH A MAXIMUM
GRADE OF 2.0% IN ANY
DIRECTION

EXISTING CATCH BASIN
TOP = 388.59
INV IN = 384.13
INV OUT = 384.06

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

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DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

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DRAINAGE PIPE

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DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

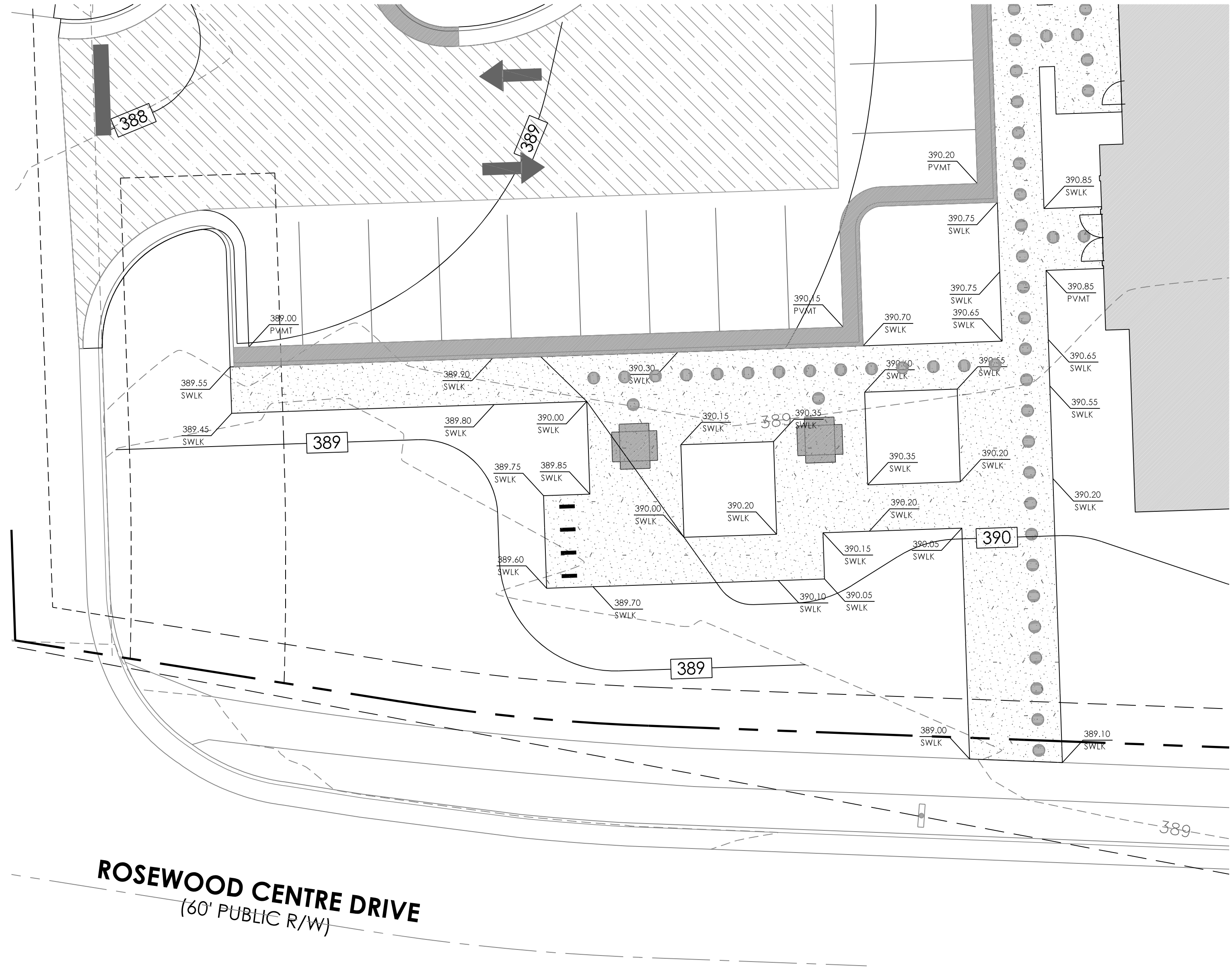
EXISTING 24" RCP STORM
DRAINAGE PIPE

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DRAINAGE PIPE

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DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE

EXISTING 24" RCP STORM
DRAINAGE PIPE



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

OPEN SPACE SUMMARY	
URBAN CIVIC SPACE	MIN. REQD. = 346 SF (0.50%) PROVIDED = 400 SF (0.58%)
FLEXIBLE SPACE (ADDITIONAL URBAN CIVIC SPACE)	MIN. REQD. = 1,039 SF (1.50%) PROVIDED = 1,200 SF (1.73%)

LEGEND

	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED SPILL CONCRETE CURB & GUTTER
	PROPOSED SIGN
	PROPOSED ADA PATHWAY
	PROPOSED TREE LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED AMENITY AREA



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100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA
PRELIMINARY PATIO GRADING PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
03.15.2023	1 - INITIAL TRC SUBMITTAL TO TOWN
06.07.2023	2 - REV. PER TOWN REVIEW
07.12.2023	3 - REV. PER TOWN REVIEW
08.28.2023	4 - REV. PER TOWN REVIEW
10.02.2023	5 - REV. PER TOWN REVIEW

PROJECT #	21124
SHEET #	C-510

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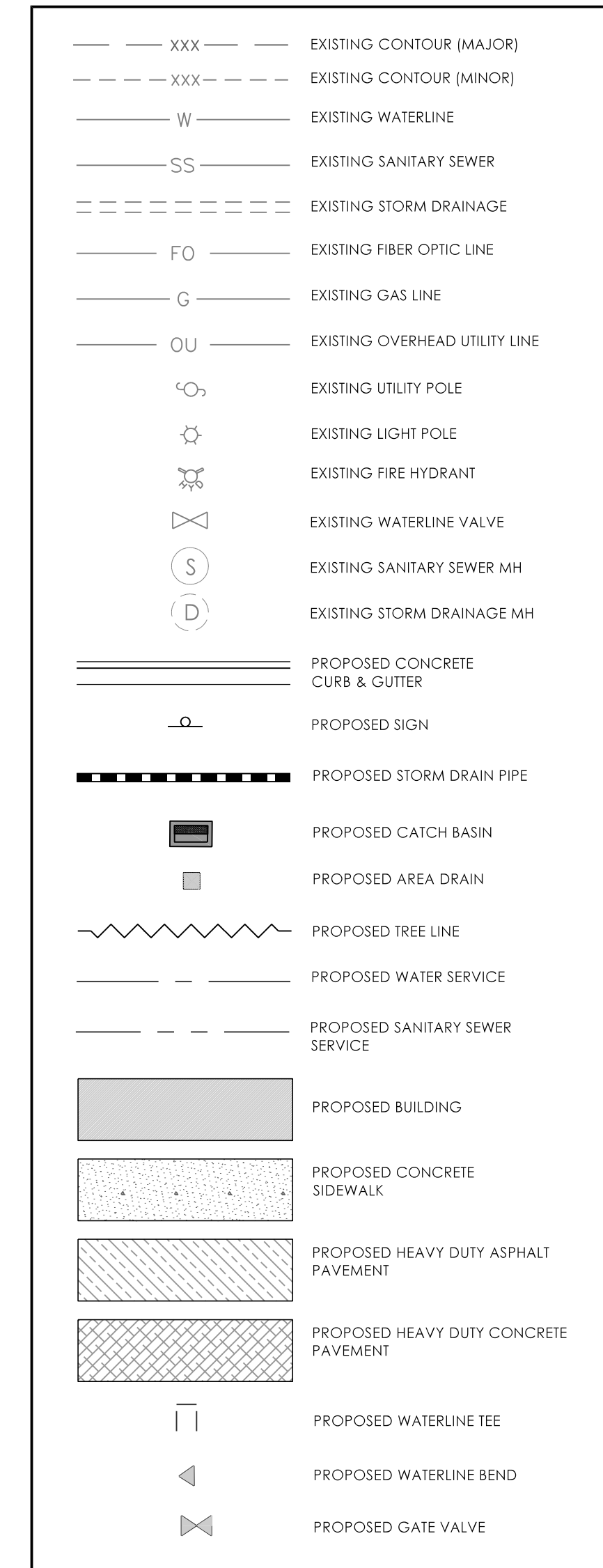
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ENGINEERING



100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

PRELIMINARY SITE UTILITY PLAN

PROJECT #	ISSUE DATE	SUBMITTAL DESCRIPTION
21124	01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
	03.15.2023	1 - INITIAL TRC SUBMITTAL TO TOWN
	06.07.2023	2 - REV. PER TOWN REVIEW
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	08.28.2023	4 - REV. PER TOWN REVIEW
	10.02.2023	5 - REV. PER TOWN REVIEW



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100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

PRELIMINARY FIRE APPARATUS ACCESS PLAN

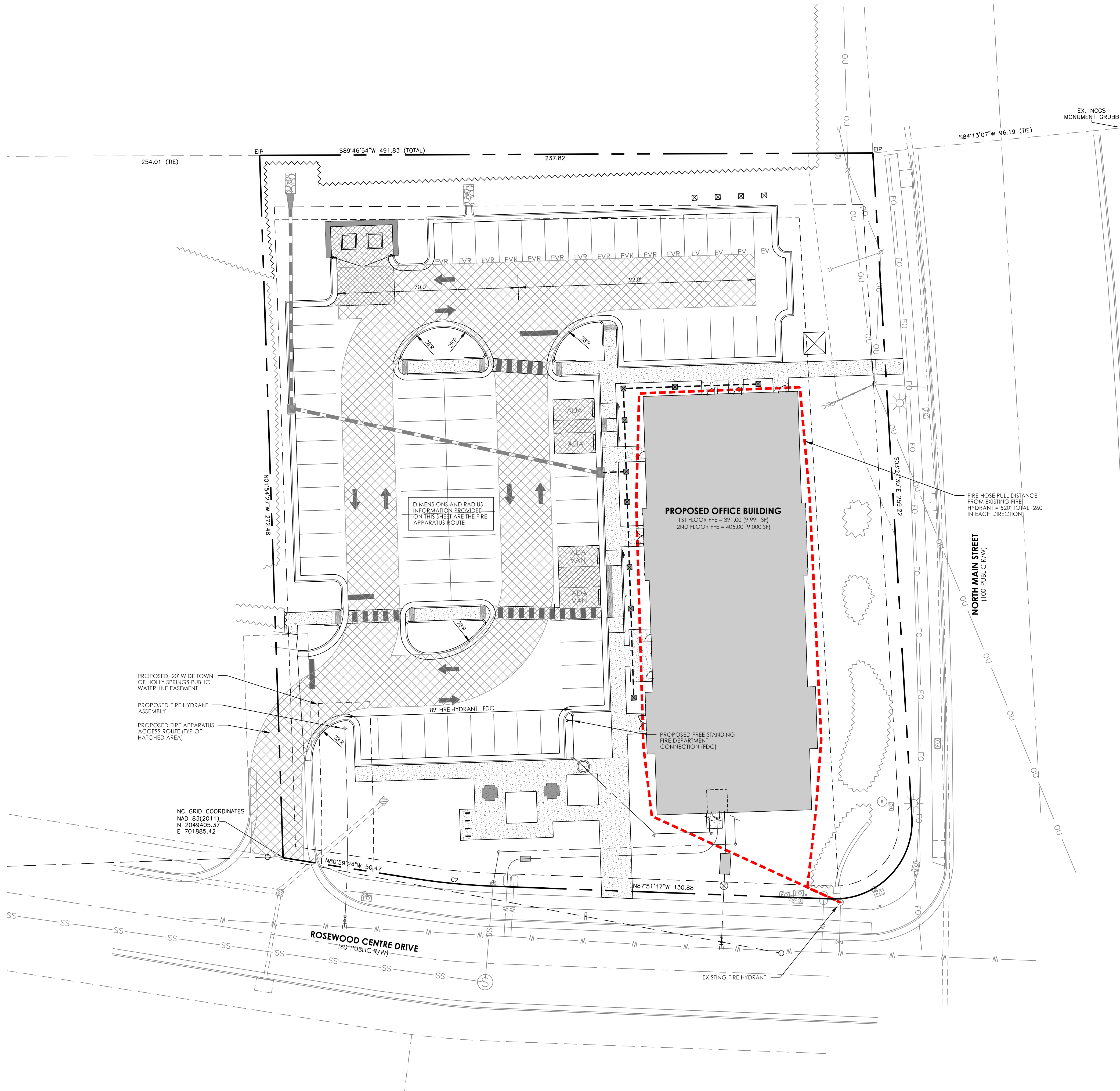
ISSUE DATE	SUBMITTAL DESCRIPTION
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10.02.2023	5 - REV. PER TOWN REVIEW

PROJECT #
21124
SHEET #
C-710



LEGEND

---	XXX	EXISTING CONTOUR (MAJOR)
- - -	XXX	EXISTING CONTOUR (MINOR)
---	W	EXISTING WATERLINE
---	SS	EXISTING SANITARY SEWER
---		EXISTING STORM DRAINAGE
---	FO	EXISTING FIBER OPTIC LINE
---	G	EXISTING GAS LINE
---	OU	EXISTING OVERHEAD UTILITY LINE
○		EXISTING UTILITY POLE
☆		EXISTING LIGHT POLE
⊗		EXISTING FIRE HYDRANT
⊗		EXISTING WATERLINE VALVE
⊗		EXISTING SANITARY SEWER MH
⊗		EXISTING STORM DRAINAGE MH
---		PROPOSED CONCRETE CURB & GUTTER
---		PROPOSED SIGN
---		PROPOSED STORM DRAIN PIPE
---		PROPOSED CATCH BASIN
⊗		PROPOSED AREA DRAIN
---		PROPOSED TREE LINE
---		PROPOSED WATER SERVICE
---		PROPOSED SANITARY SEWER SERVICE
---		PROPOSED BUILDING
---		PROPOSED CONCRETE SIDEWALK
---		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
---		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---		PROPOSED WATERLINE TEE
---		PROPOSED WATERLINE BEND
---		PROPOSED GATE VALVE



PROPOSED 20' WIDE TOWN
OF HOLLY SPRINGS PUBLIC
WATERLINE EASEMENT

PROPOSED FIRE HYDRANT
ASSEMBLY

PROPOSED FIRE APPARATUS
ACCESS ROUTE (TOP OF
HATCHED AREA)

NC GRID COORDINATES
NAD 83(2011)
N 2049405.37
E 701885.42

ROSEWOOD CENTRE DRIVE
(60' PUBLIC R/W)

EXISTING FIRE HYDRANT

NORTH MAIN STREET
(100' PUBLIC R/W)

FIRE HOSE PULL DISTANCE
FROM EXISTING FIRE
HYDRANT = 520' TOTAL (260'
IN EACH DIRECTION)

DIMENSIONS AND RADIUS
INFORMATION PROVIDED.
ON THIS SHEET ARE THE FIRE
APPARATUS ROUTE

PROPOSED OFFICE BUILDING
1ST FLOOR FFE = 391.00 (9,991 SF)
2ND FLOOR FFE = 405.00 (9,000 SF)

PROPOSED FREE-STANDING
FIRE DEPARTMENT
CONNECTION (FDC)

8" FIRE HYDRANT - FDC

N80°59'24"W 50.47

N87°51'17"W 130.88

S84°13'07"W 96.19 (TIE)

254.01' (TIE)

S89°46'54"W 491.83 (TOTAL)

237.82

70.0

72.0

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100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

SITE DETAILS

ISSUE DATE	SUBMITTAL DESCRIPTION
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PROJECT #

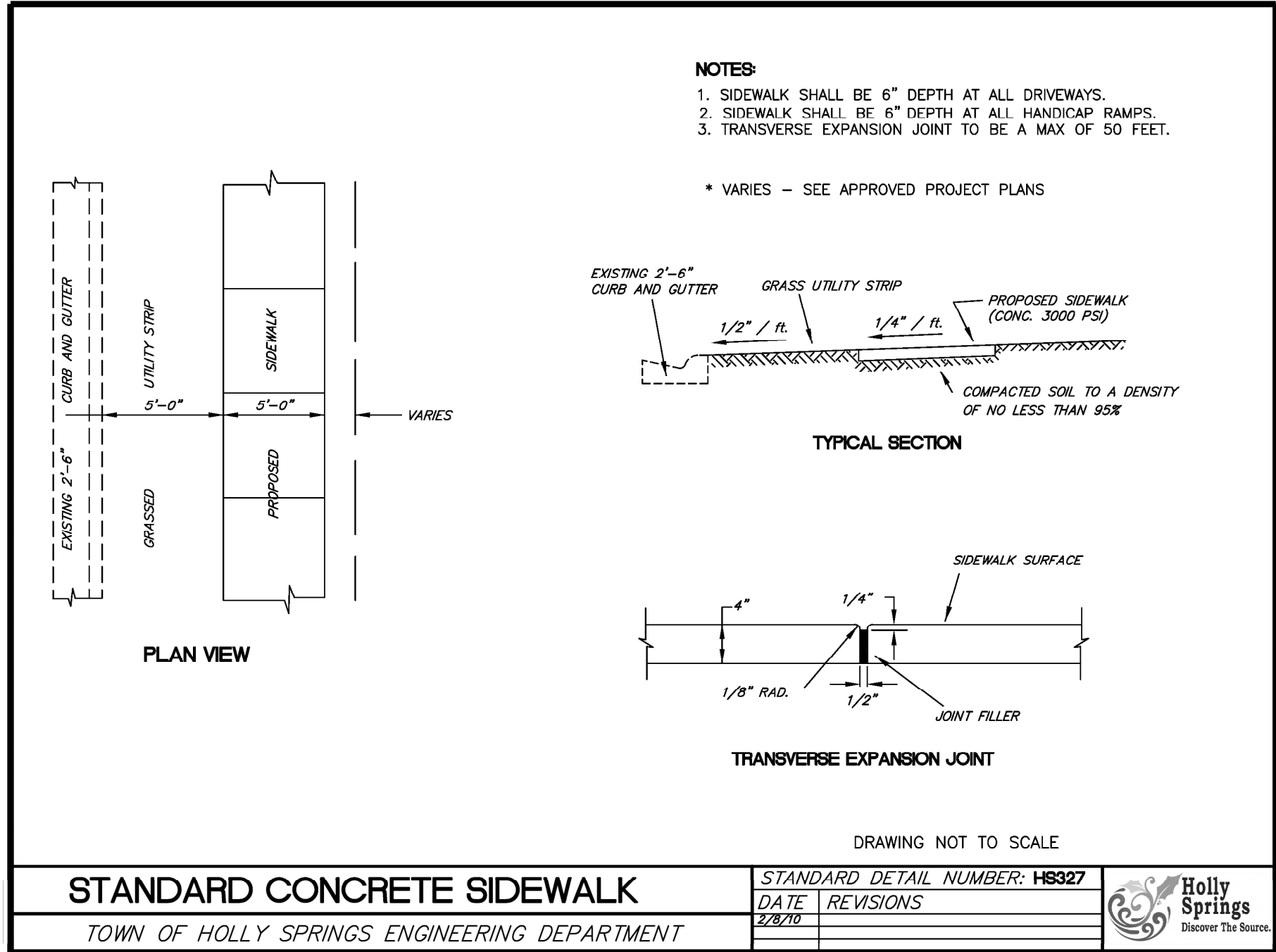
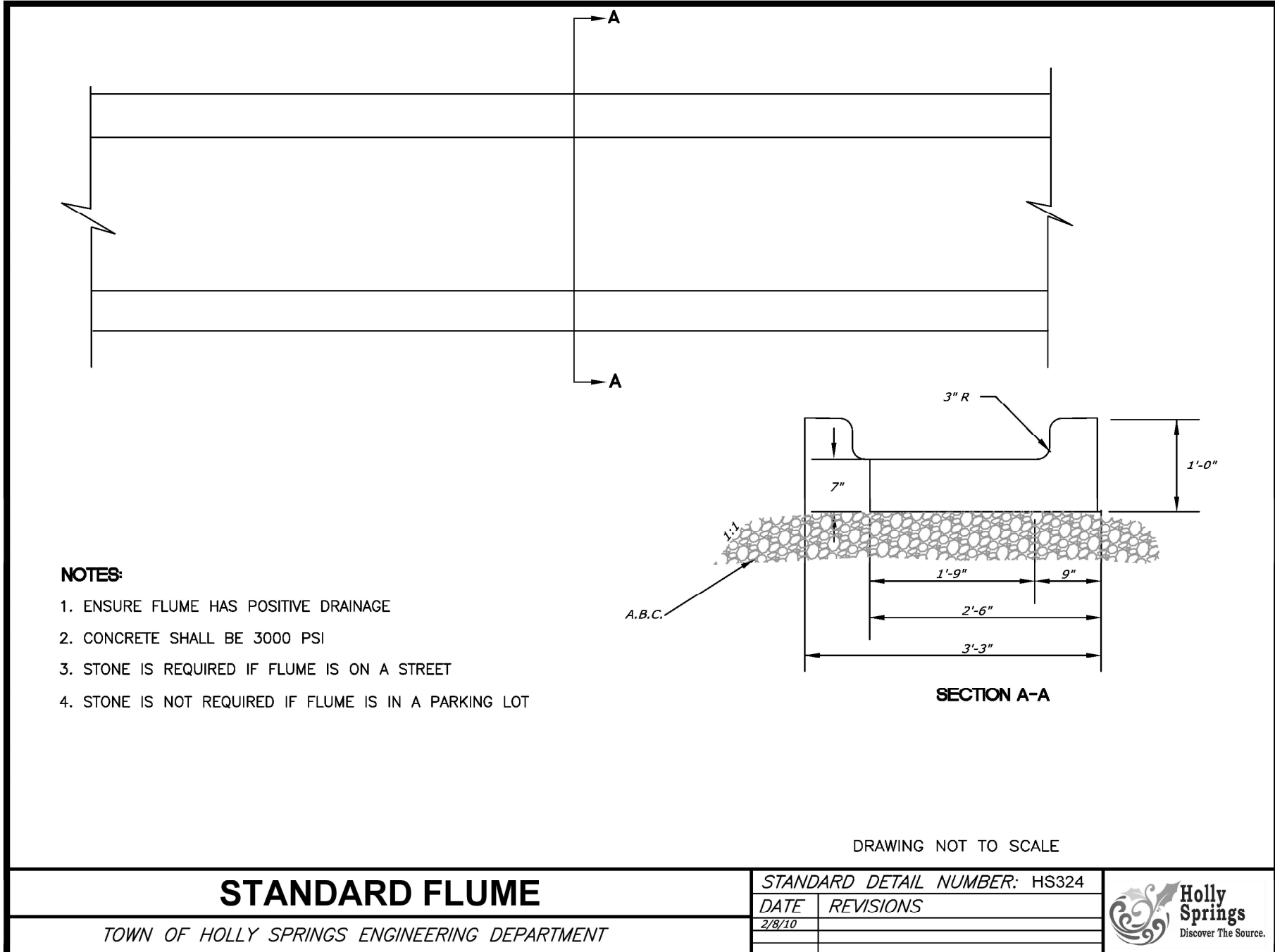
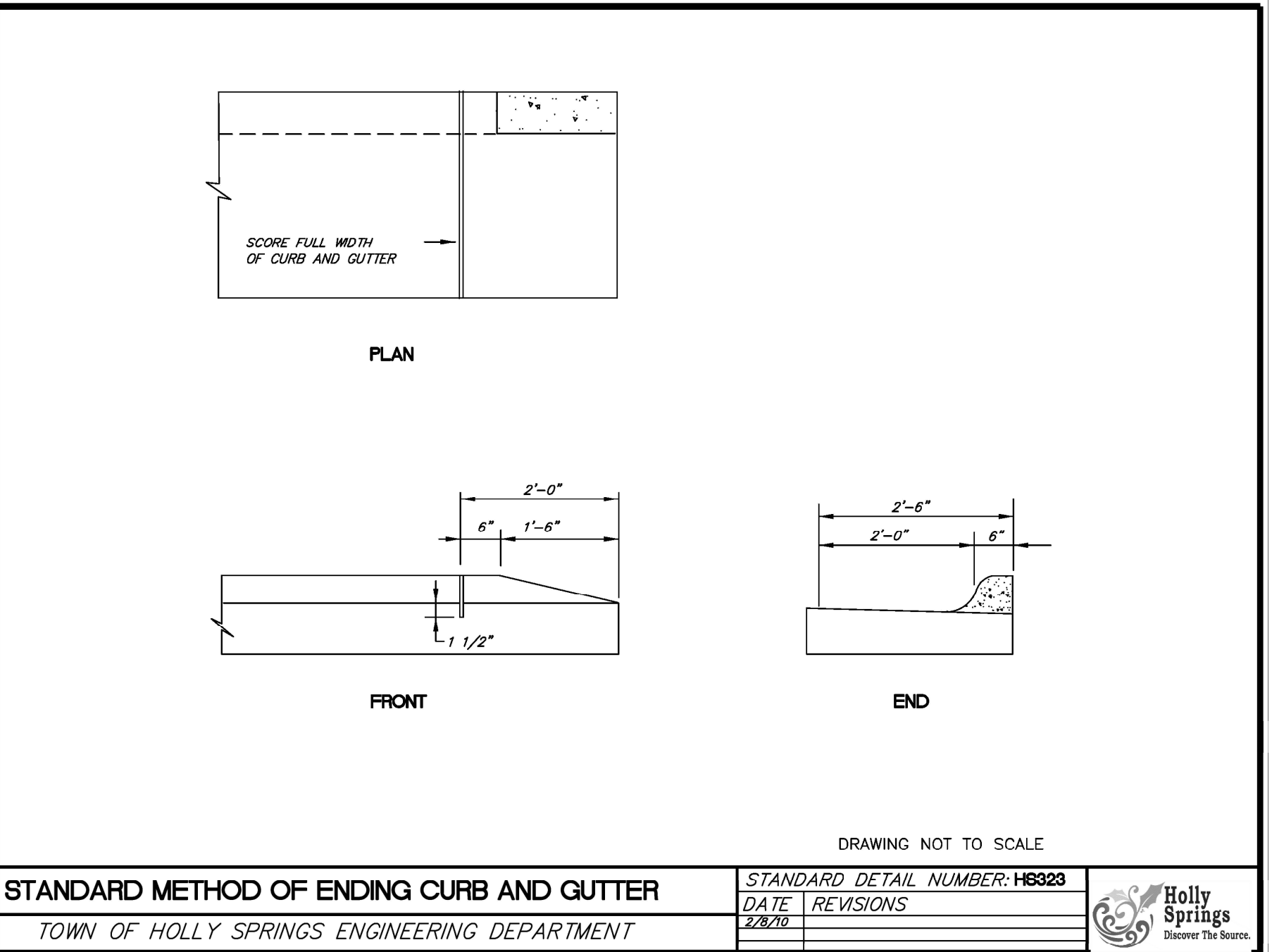
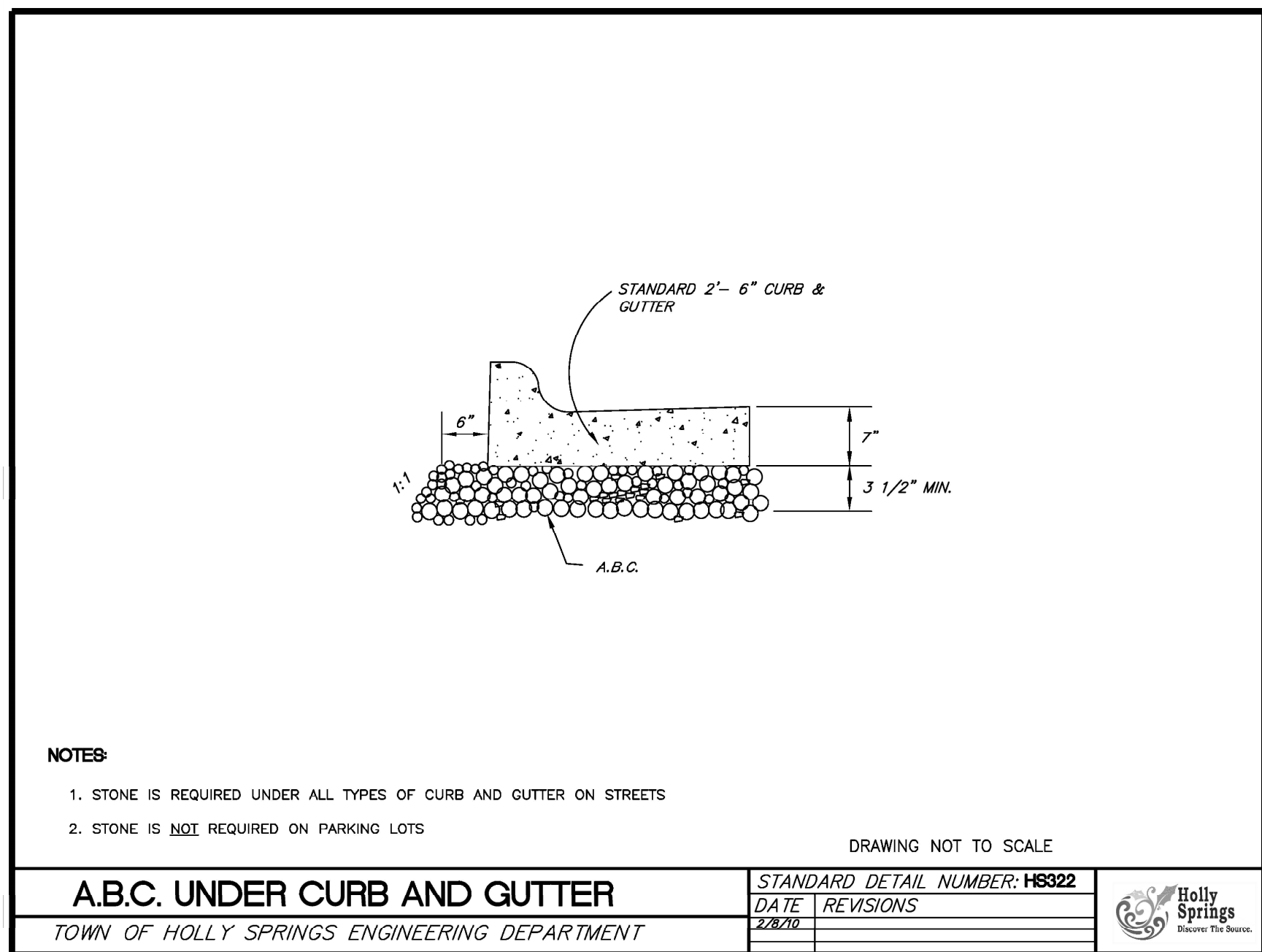
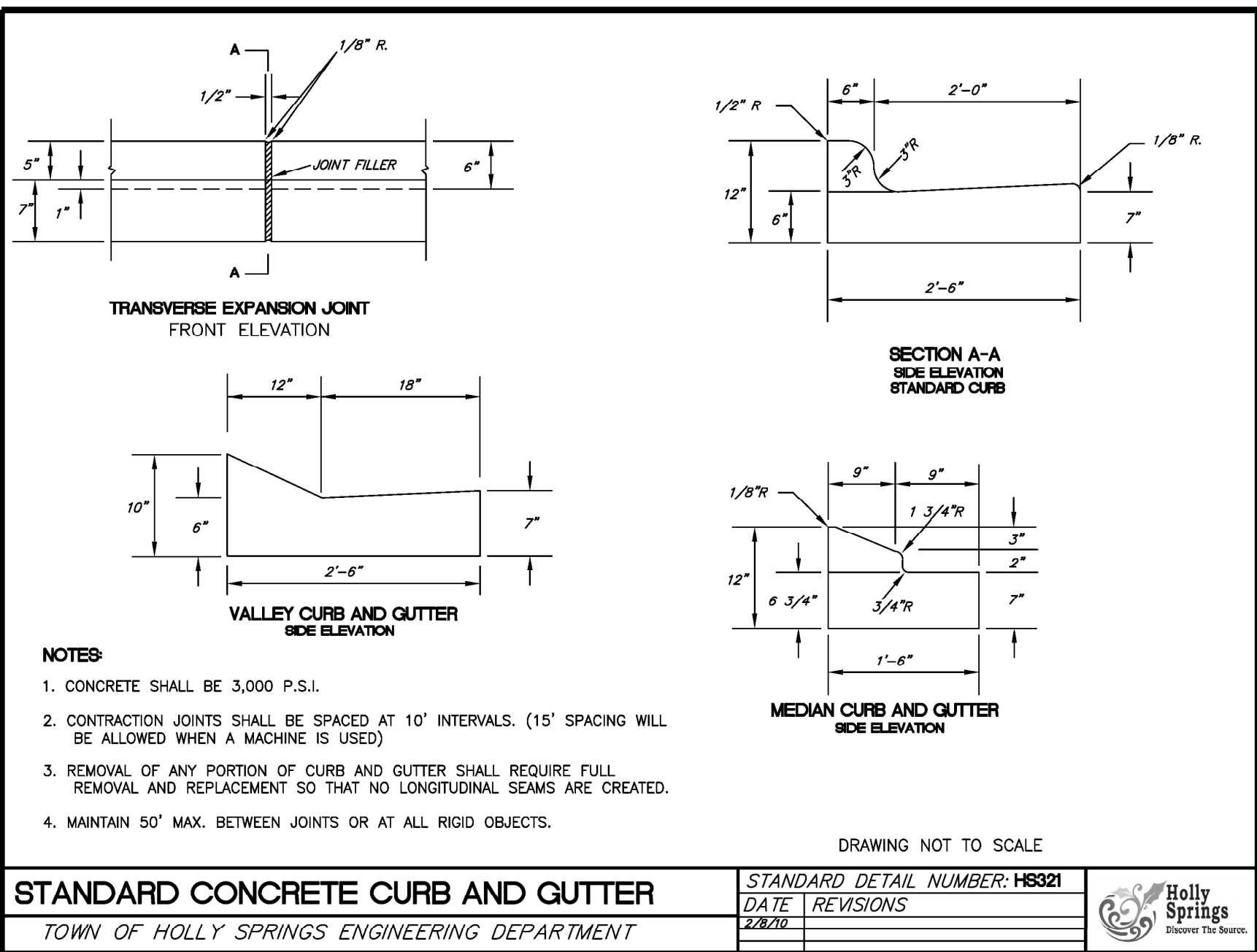
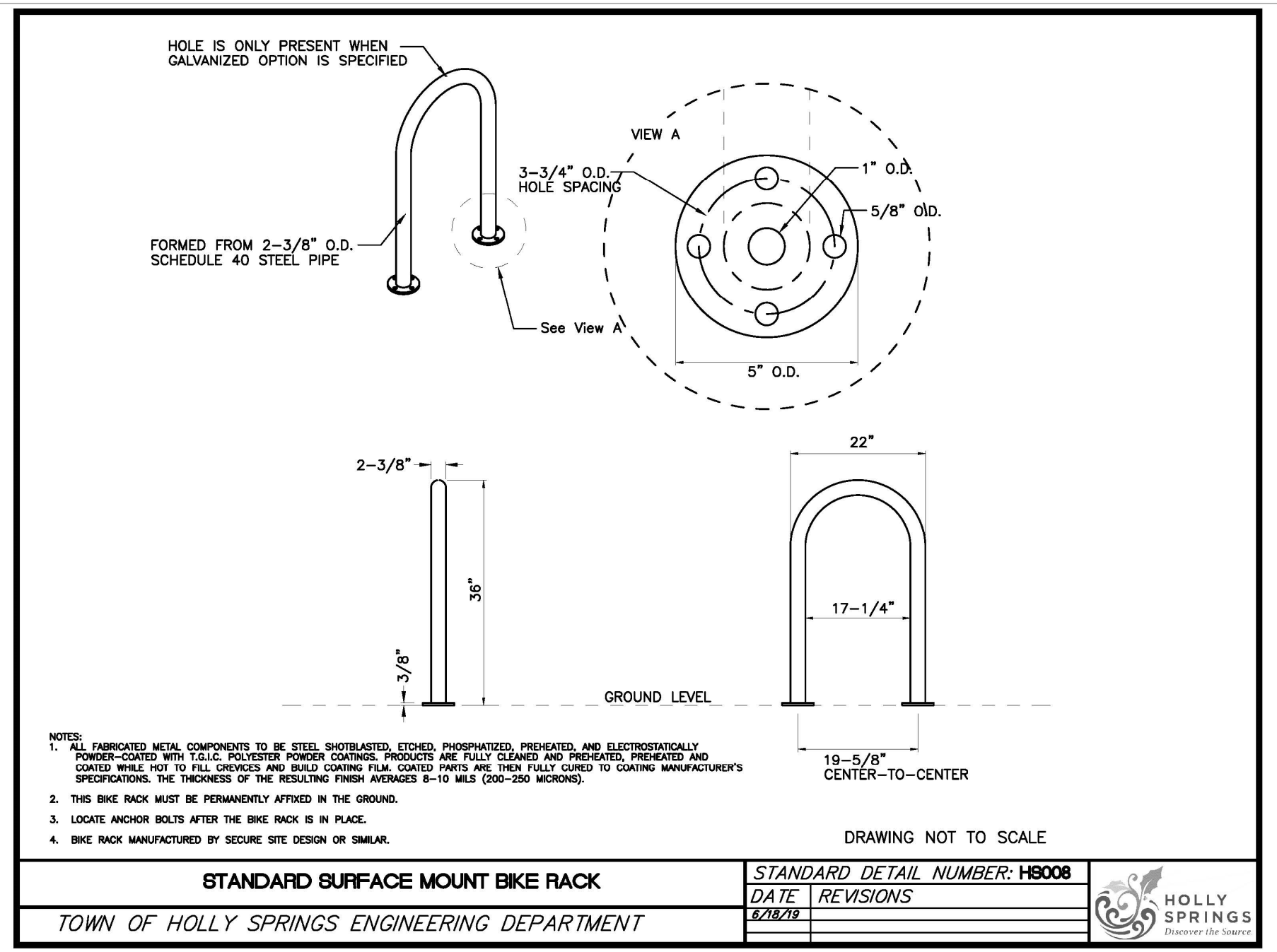
21124

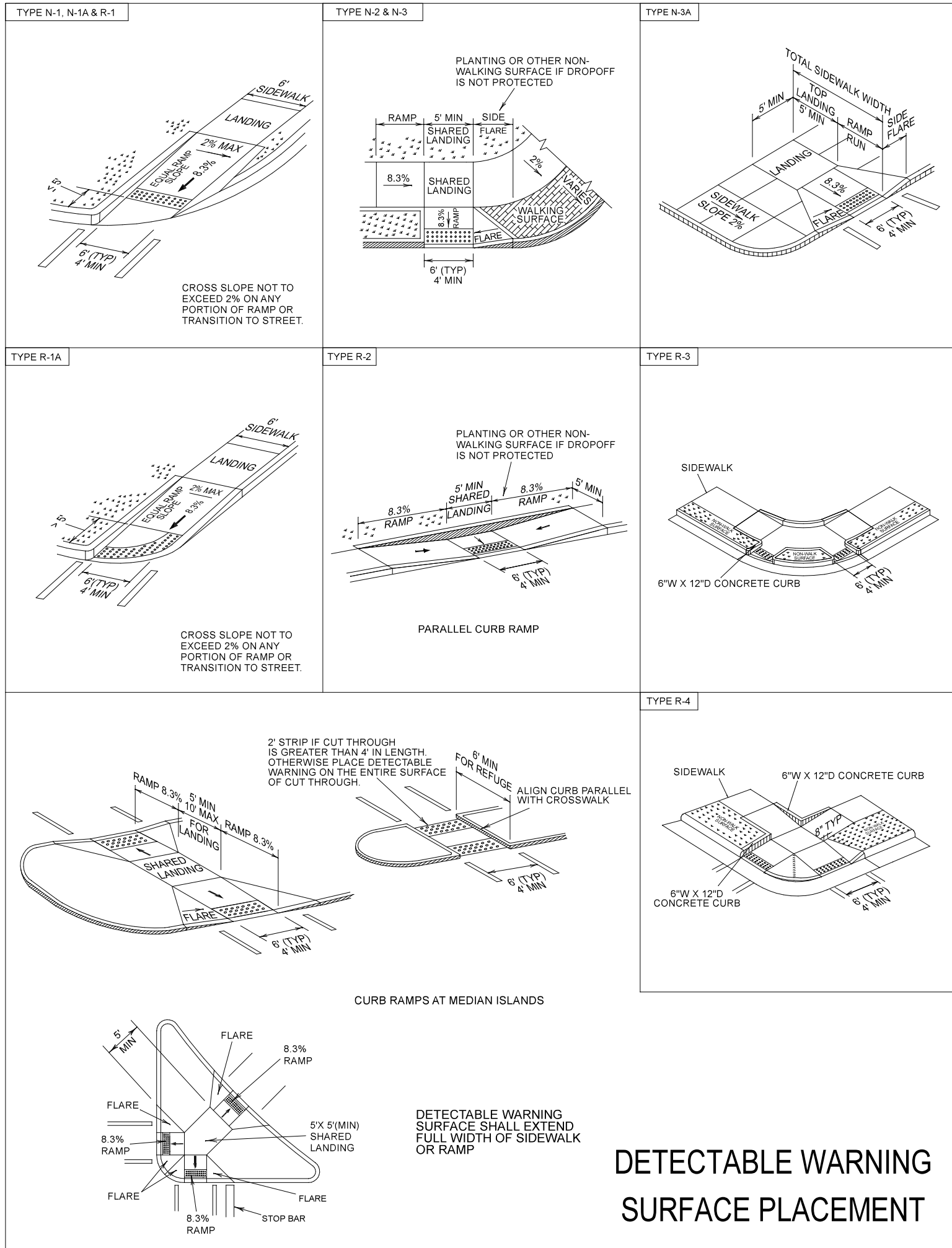
SHEET #

C-900



Know what's below.
Call before you dig.



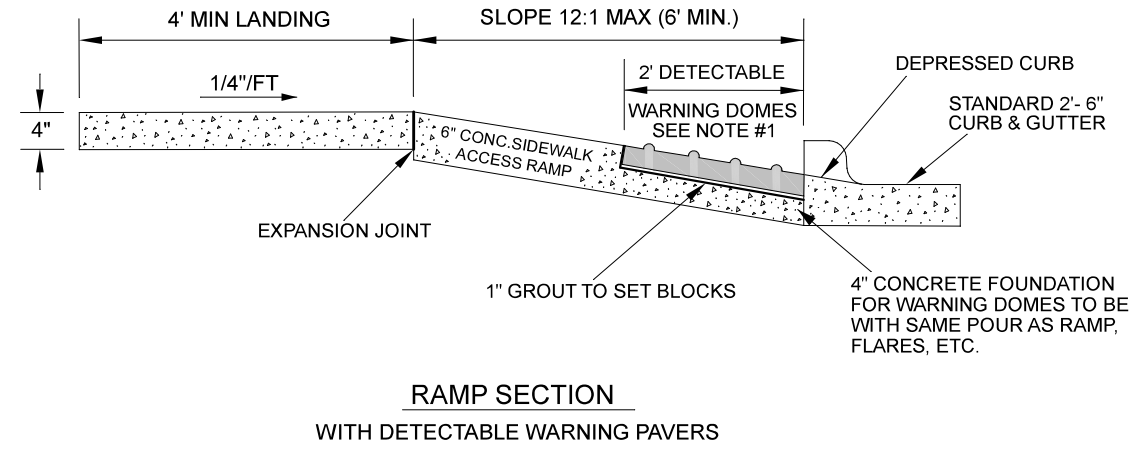
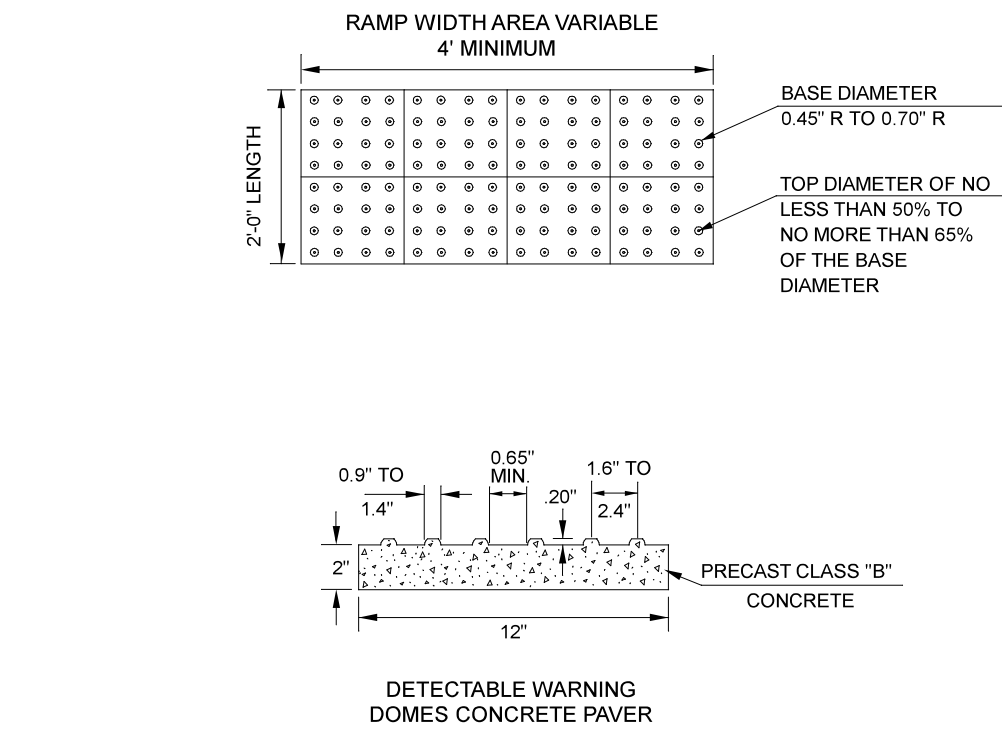


DETECTABLE WARNING
SURFACE PLACEMENT

CURB RAMPS
GENERAL NOTES

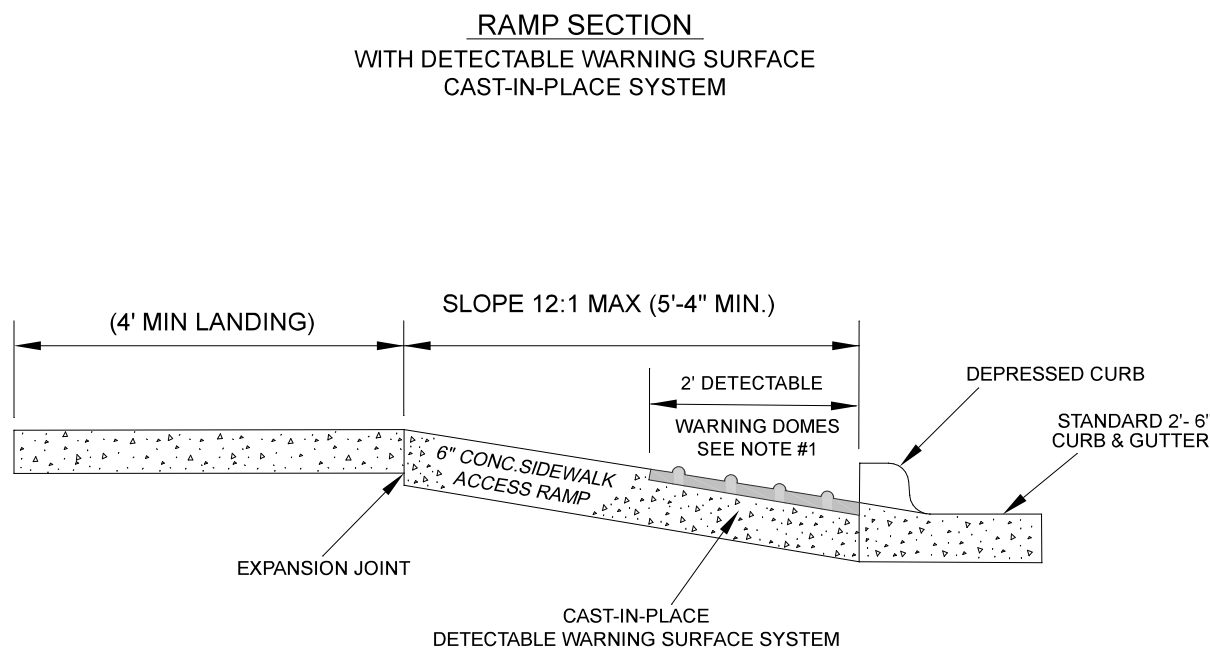
- STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
- DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
- NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
- IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
- USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
- A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
- CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CURB RAMP NOTES



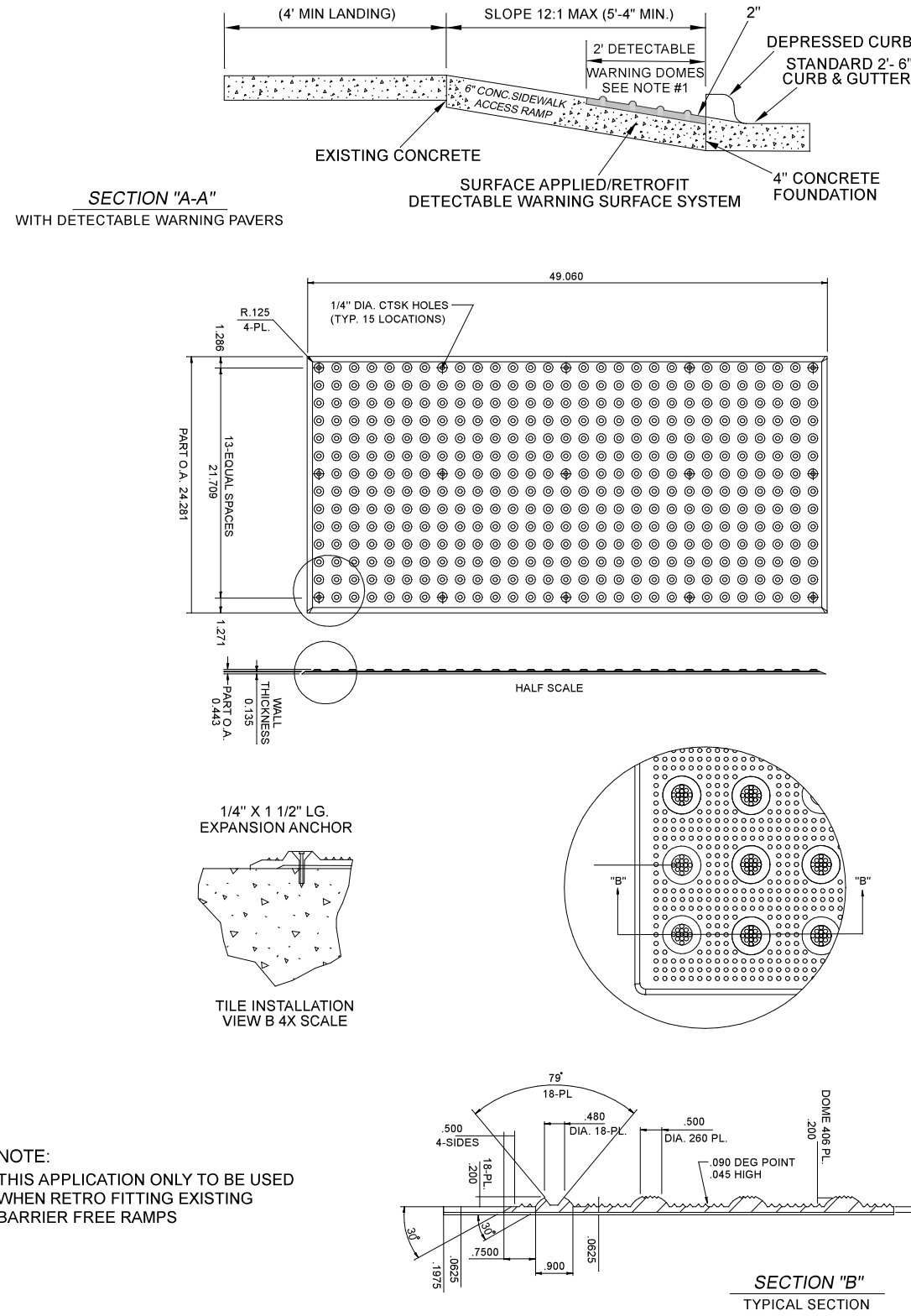
- NOTES:
- DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. SIZE OF PAVER SHALL BE 1' X 1'.
 - THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

DETECTABLE WARNING
SURFACE PAVERS



- NOTES:
- DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL.
 - THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

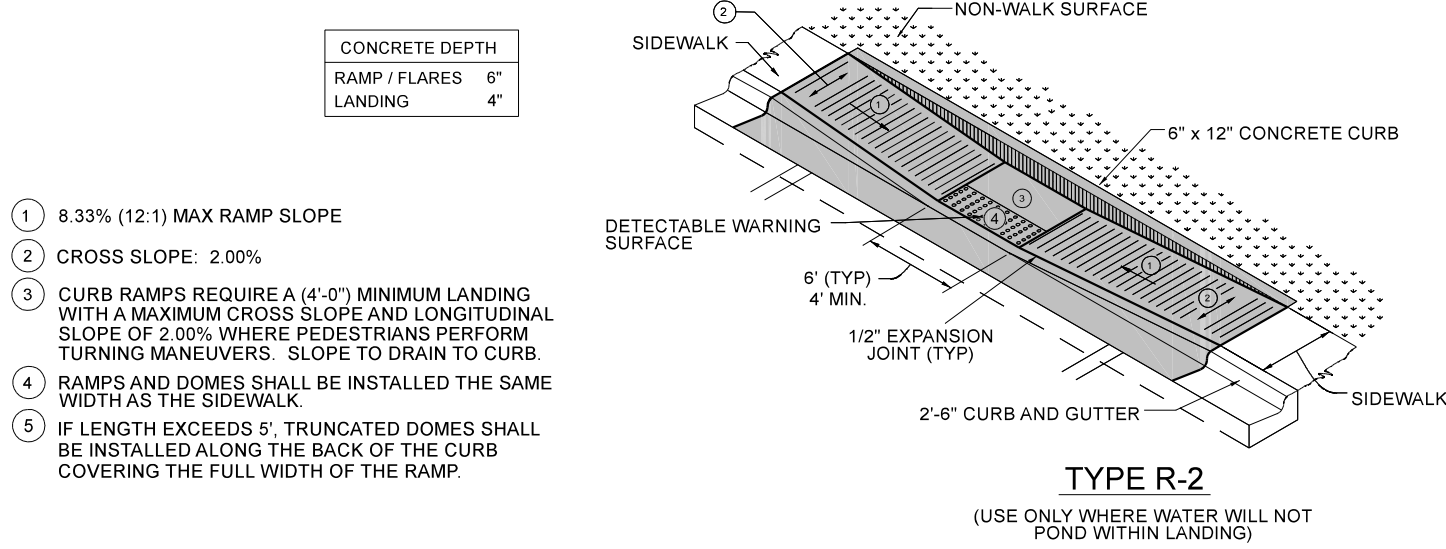
DETECTABLE WARNING
CAST-IN-PLACE



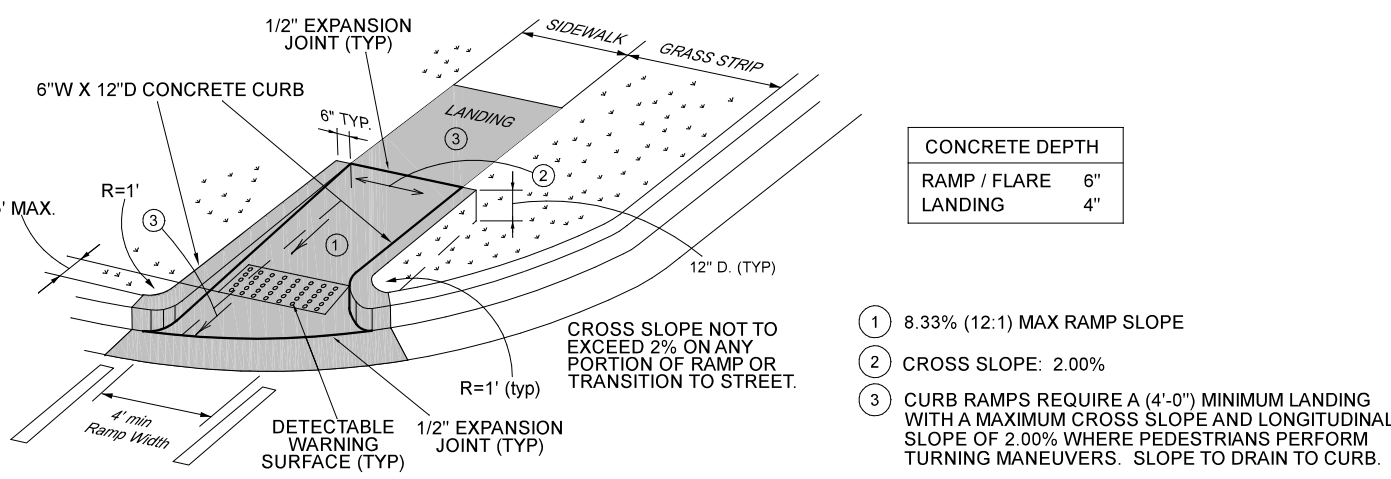
- NOTE:
- THIS APPLICATION ONLY TO BE USED WHEN RETRO FITTING EXISTING BARRIER FREE RAMPS

- NOTES:
- DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL.
 - THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

DETECTABLE WARNING
SURFACE, SURFACE APPLIED
(RETROFIT ONLY)



ADA RAMP (TYPE R-1)



ADA RAMP (TYPE R-2)

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100 ROSEWOOD CENTRE DRIVE
HOLLY SPRINGS, NORTH CAROLINA

SITE DETAILS

ISSUE DATE	SUBMITTAL DESCRIPTION
01.10.2023	0 - INITIAL SUBMITTAL TO TOWN
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PROJECT #

21124

SHEET #

C-901



STREET TREES

ROSEWOOD CENTRE DRIVE
FRONTAGE: 262'
REQUIRED: 1 SHADE TREE PER 40'-60"
PROVIDED: 5 SHADE TREES

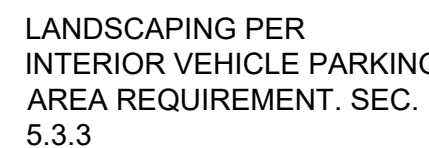
HWY 55
FRONTAGE: 283'
REQUIRED: TYPE A-50 BUFFER 5' WIDE (50 POINTS 60%
DECIDUOUS)
PROVIDED: PER **03-MAS-02-A03** BUFFER PROVIDED WITH
EXISTING PLANTING. SEE SHEET L401.

ROSEWOOD CENTRE DRIVE
FRONTAGE: 238'
REQUIRED: TYPE A-50 BUFFER 5' WIDE (50 POINTS 60%
DECIDUOUS)
PROVIDED: 3 LARGE DECIDUOUS TREES + 26 LARGE SHRUBS
LARGE DECIDUOUS TREES 8 POINTS EACH
LARGE SHRUBS 1 POINTS EACH

FRONTAGE: 238'
REQUIRED: TYPE C-150 BUFFER 20' WIDE (150 POINTS 75%
EVERGREEN TREES)
PROVIDED: PER 03-MAS-02-A03 BUFFER PROVIDED WITH
EXISTING PLANTING. SEE SHEET L401.

WEST PROPERTY LINE
FRONTAGE: 272.5'
REQUIRED: TYPE A BUFFER 5' WIDE (2 DECIDUOUS TREES PER
100' + 5 SHRUBS PER 100')
PROVIDED: 4 DECIDUOUS TREES + 12 SHRUBS

FRONTAGE: 464'
REQUIRED: 12 UNDERSTORY TREES (2 UNDERSTORY TREES
PER 75') + 93 (1 LARGE SHRUBS PER 5')
PROVIDED: 12 UNDERSTORY TREES + 93 LARGE SHRUBS



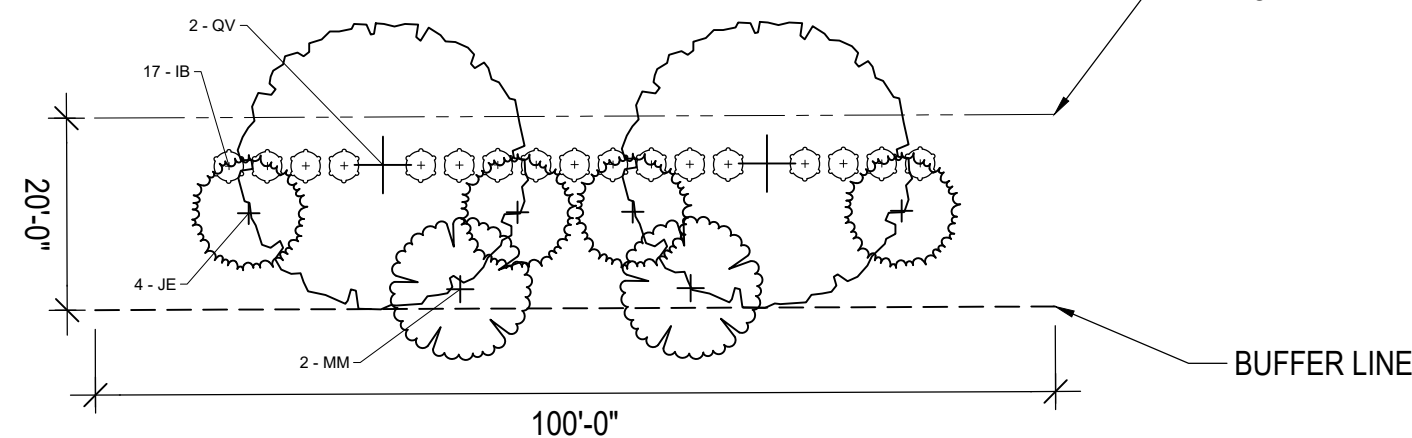
TRIPLE-SHREDDED HARDWOOD
MULCH, TYP. OF ALL LANDSCAPE
BEDS AND MULCH RINGS

BED EDGE, TYP. OF ALL LANDSCAPE BEDS
AND MULCH RINGS

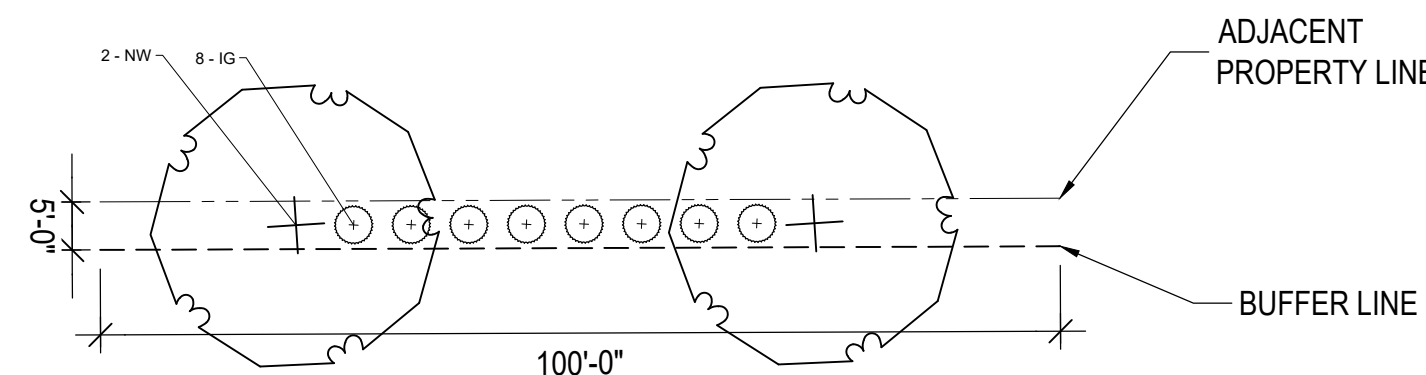
1. WHERE EXISTING OVERHEAD UTILITIES INTERFERE WITH THE LANDSCAPE AREA, THE LARGE DECIDUOUS TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
2. UPON SITE INSPECTION PLANTS THAT ARE MISSING FROM EXISTING BUFFERS WILL NEED TO BE SUPPLEMENTED PER UDO REQUIREMENTS. SEE DETAILS BELOW FOR PLANT TYPES AND SPACING
3. PLANT MATERIALS LOCATED WITHIN 5 FEET OF THE BACK OF CURB / EDGE OF PAVEMENT OF AN INTERIOR LANDSCAPE ISLAND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED WITH A GROWTH PATTERN NOT TO EXCEED 36 INCHES ABOVE GRADE. VERIFY ALL SPECIES FOR THESE AREAS MEET THIS REQUIREMENT.

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	JE	4	Juniperus virginiana	Eastern Redcedar
	MM	2	Magnolia virginiana 'Moon Glow'	Sweet Bay
	QV	2	Quercus virginiana	Southern Live Oak

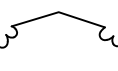
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
⊖	IB	17	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly



1) TYPE C-150 BUFFER
SCALE: 1" = 20'-0"

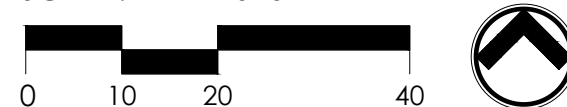


2) TYPE A-50 BUFFER
SCALE: 1" = 20'-0"

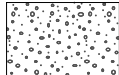
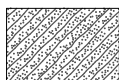
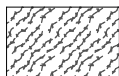
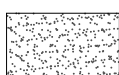
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
		2	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum

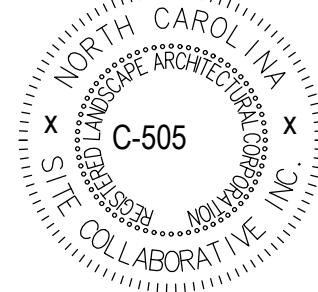
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	IG	8	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly

SCALE: 1" = 20'-0"



<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	47	Azalea Girard Hybrid 'Girard's Crimson'	Girard Azalea
	14	Euonymus japonicus 'Silver King'	Silver King Euonymus
	9	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus
	30	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly
	17	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly
	18	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly
	31	Ilex vomitoria 'Bordeaux'	Bordeaux Holly
	18	Illicium parviflorum	Anise Tree
	13	Ligustrum sinense 'Sunshine'	Sunshine Chinese Privet
	14	Loropetalum chinense 'Purple Diamond'	Purple Diamond Fringe Flower
	23	Viburnum obovatum 'Raulston Hardy'	Raulston Hardy Walter's Viburnum

<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	209	Carex divulsa	Berkeley Sedge
	486	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass
	38	Hosta fortunei 'Night Before Christmas'	Hosta
	536	Nassella tenuissima	Texas Needle Grass
	6,738 sf	Zoysia japonica 'Emerald'	Emerald Zoysia



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100 Rosewood Center Drive
Holly Springs, North Carolina

PROJECT NUMBER:
22015

PROJECT PHASE:
CONCEPT PLAN
REVIEW

DATE: 01.10.2023
03.13.2023
07.12.2023
08.31.2023

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L400

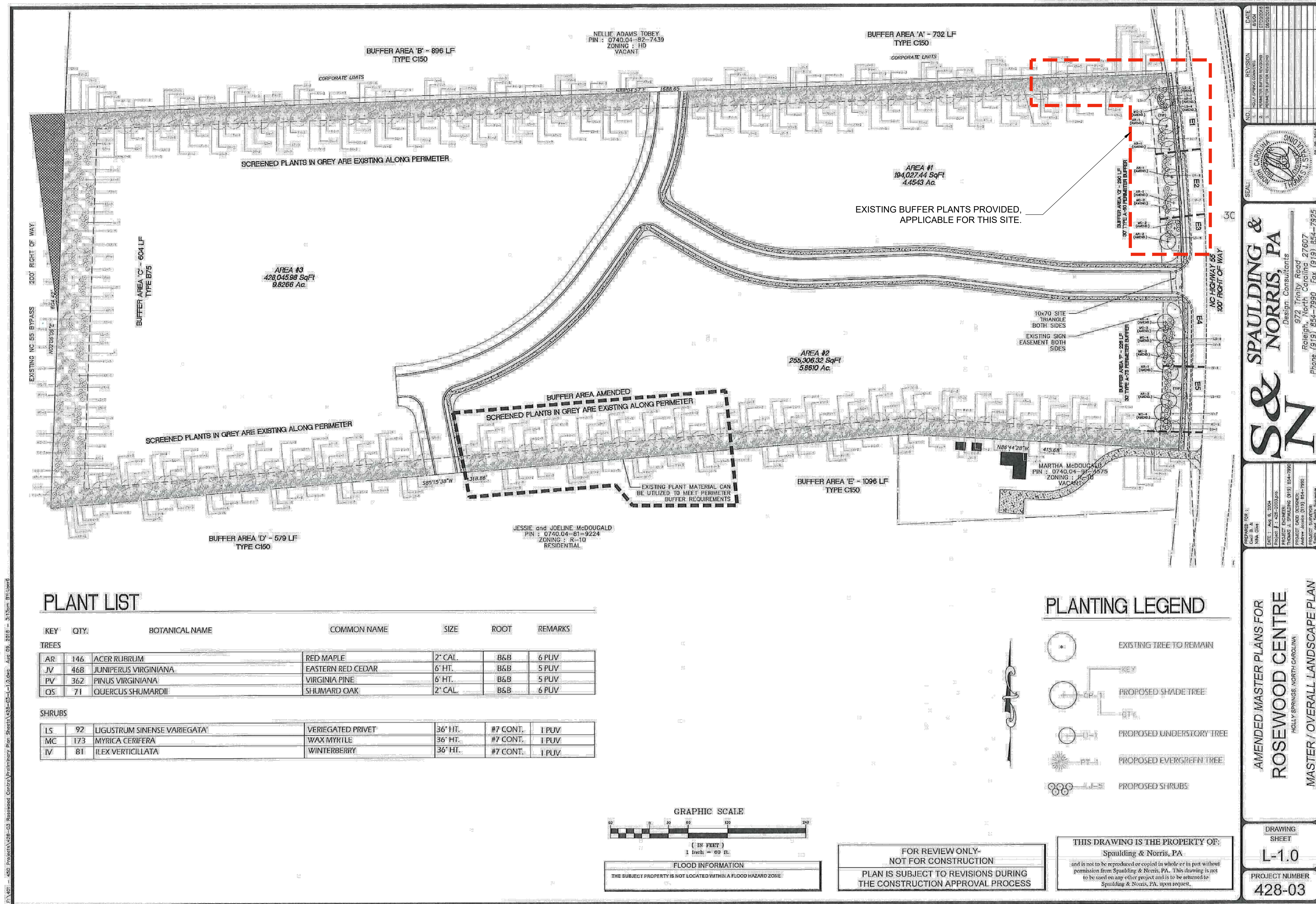
100 Rosewood Center Drive
Holly Springs, North Carolina

PROJECT NUMBER:
22015
PROJECT PHASE:
CONCEPT PLAN
REVIEW
DATE: 01.10.2023
03.13.2023
07.12.2023
08.31.2023

SHEET TITLE:
03-MAS-02-A03
REFERENCE PLAN

SHEET NUMBER:

L401



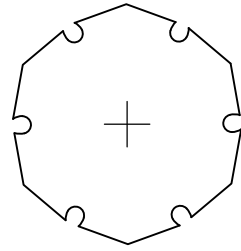
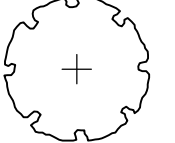
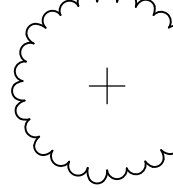
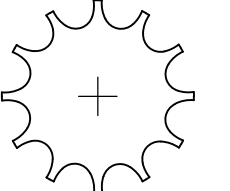
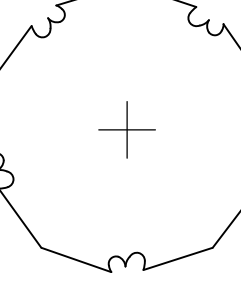
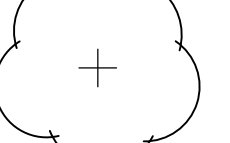
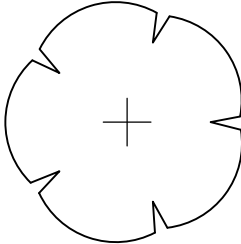
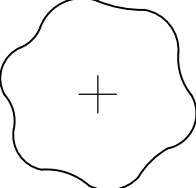
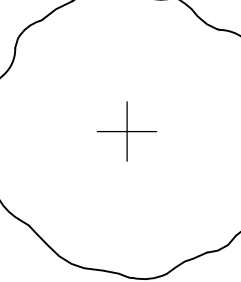
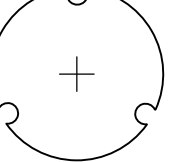
PLANTING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
2. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.
3. ALL WEEDS, NON-NATIVE INVASIVE SPECIES, AND EXOTIC SPECIES LOCATED WITHIN THE PROJECT CONTRACTOR LIMITS SHALL BE ELIMINATED PRIOR TO PLANTING BED CREATION, PLANTING, AND SEEDING/SODDING OPERATIONS.
4. PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
5. IT SHALL BE NOTED THAT ALL SECTIONS OF THE SITE THAT ARE SLOPED 3:1 OR HIGHER WILL BE COVERED WITH EROSION CONTROL STABILIZATION COIR FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
6. PLANTS ARE TO BE PURCHASED BY BOTANICAL NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
7. LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
8. CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM KNOWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.
9. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND VIABLE PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.
12. IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
13. BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
14. BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
- 14.1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- 14.2. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NONSYNTHETIC TWINE.
- 14.3. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
- 14.4. REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
- 14.5. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
15. CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
- 15.1. MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- 15.2. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
- 15.3. REMOVE CONTAINER PRIOR TO PLANTING.
16. TREES TO BE STAKED WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT. TREE STAKING FOR CANOPY AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.
17. PLANT BED PREPARATION:
- 17.1. ALL PLANT BEDS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED IN TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
- 17.2. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
- 17.3. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.
18. ALL MULCH TO BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SUBMITTAL SHALL BE PROVIDED TO LANDSCAPE ARCHITECT BEFORE SITE DELIVERY.

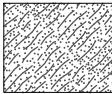
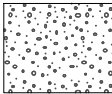
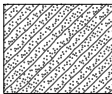
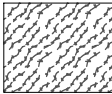
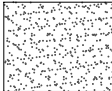
SEEDING/SODDING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
2. ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
3. NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAVE REVIEWED THE FINAL GRADING.
4. SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE WITH ALL THE FOLLOWING CONDITIONS:
- 4.1. ROOTS ARE THOROUGHLY KNIT TO THE SOIL.
- 4.2. ABSENCE OF VISIBLE JOINTS
- 4.3. ALL AREAS SHOW A UNIFORM STAND OF SPECIFIED GRASS IN HEALTHY CONDITION
- 4.4. AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.
5. QUALITY GUARANTEE:
- 5.1. SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOD DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
- 5.2. SEED SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SEED/SOD IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.
7. SEED/SOD IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE, ANY WORK AND SOD WHICH IN THE LANDSCAPE ARCHITECTS OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.
8. SOD STANDARDS:
- 8.1. GENERAL: HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL; FREE OF OBJECTABLE WEEDS; UNIFORM IN GREEN COLOR, LEAF TEXTURE AND DENSITY; HEALTHY, VIGOROUS ROOT SYSTEM; INSPECTED AND FOUND FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
- 8.2. EACH PIECE OF SOD: SANDY-LOAM SOIL BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING SOD INSTALLATION.
- 8.3. THICKNESS: MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
- 8.4. THATCH: NOT TO EXCEED 1/2" UNCOMPRESSED.
- 8.5. SIZE: CUT IN STRIPS 18" WIDE NO MORE THAN 24 HOURS PRIOR TO DELIVERY.
9. SOD DELIVERY, STORAGE AND HANDLING GUIDELINES ARE AS FOLLOWS:
- 9.1. SOD SHALL BE DELIVERED ON PALLETS PROPERLY LOADED ON VEHICLES AND WITH ROOT SYSTEM PROTECTED FROM EXPOSURE TO SUN, WIND, AND HEAT IN ACCORDANCE WITH STANDARD PRACTICE AND LABELED WITH BOTANICAL AND COMMON NAME OF EACH GRASS SPECIES IN ACCORDANCE WITH FEDERAL SEED ACT. SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT OR OWNER.
- 9.2. PROTECT FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES. KEEP STORED SOD MOIST AND UNDER SHADE OR COVERED WITH MOISTENED BURLAP.
- 9.3. DO NOT DROP SOD ROLLS FROM CARTS, TRUCKS OR PALLETS.
- 9.4. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 36 HOURS.
- 9.5. DO NOT STACK SOD MORE THAN 2 FEET DEEP.
10. SEED/SODDED BED PREPARATION:
- 10.1. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
- 10.2. ALL AREAS TO BE SEEDED/SODDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
- 10.3. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
- 10.4. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.

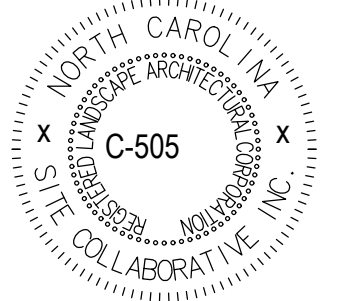
PLANT SCHEDULE SITE

TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	B&B OR CONT.
	2	Acer buergerianum 'Pritchard'	Pritchard Trident Maple	6'-8'	1 1/2"-2"	B & B
	10	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'-8'	1 1/2"-2"	CONTAINER
	3	Cercis canadensis	Eastern Redbud	6'-7"	2"	B & B
	3	Magnolia x 'Jane'	Jane Magnolia	5'-6'	1"	B&B
	3	Nyssa sylvatica 'Wildfire'	Black Gum	10'-12'	2 1/2"	B & B
	5	Pistacia chinensis	Chinese Pistache	8'-10'	2 1/2"	B & B
	5	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	8'-10'	2"	B & B
	4	Quercus laurifolia	Laurel-leaved Oak	6'-8'	2"	
	7	Quercus lyrata	Overcup Oak	10'-12'	3"	B & B
	2	Vitex agnus-castus 'Lecompte'	Chaste Tree	8'	1 1/2"-2"	CONTAINER

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
	47	Azalea Girard Hybrid 'Girard's Crimson'	Girard Azalea	18"	18"
	14	Euonymus japonicus 'Silver King'	Silver King Euonymus	18"	18"
	9	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	18"	18"
	30	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18"	18"
	17	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	18"	18"
	18	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18"	18"
	31	Ilex vomitoria 'Bordeaux'	Bordeaux Holly	18"	18"
	18	Illicium parviflorum	Anise Tree	15 GAL.	36"
	13	Ligustrum sinense 'Sunshine'	Sunshine Chinese Privet	36"	24"
	14	Loropetalum chinense 'Purple Diamond'	Purple Diamond Fringe Flower	18"	18"
	23	Viburnum obovatum 'Raulston Hardy'	Raulston Hardy Walter's Viburnum	24"	18"

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONT. SIZE	SPACING
	209	Carex divulsa	Berkeley Sedge	6"	12"	FLAT	16" o.c.
	486	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	6"	6"		14" o.c.
	38	Hosta fortunei 'Night Before Christmas'	Hosta	6" PLUG	15"		24" o.c.
	536	Nassella tenuissima	Texas Needle Grass	12"	12"	1 GAL.	18" o.c.
	6,738 sf	Zoysia japonica 'Emerald'	Emerald Zoysia	SOD	---	---	

PLANT PERCENTAGE		
PLANT	QUANTITY	%
Acer buergerianum	2	4.17
Acer rubrum (03-MAS-02-A03)	3	6.25
Amelanchier x grandiflora	10	20.83
Cercis canadensis	3	6.25
Magnolia x Jane	3	6.25
Nyssa sylvatica	3	6.25
Pistacia chinensis	5	10.42
Prunus serrulata	5	10.42
Quercus laurifolia	4	8.33
Quercus lyrata	8	16.67
Vitex agnus-castus	2	4.17
TREE TOTAL	48	
Azalea Girard	47	16.85
Euonymus japonicus	14	5.02
Euonymus japonicus	9	3.23
Ilex cornuta	30	10.75
Ilex crenata	17	6.09
Ilex glabra	18	6.45
Ilex verticillata (03-MAS-02-A03)	14	5.02
Ilex vomitoria	31	11.11
Illicium parviflorum	18	6.45
Ligustrum sinense	13	4.66
Ligustrum sinense (03-MAS-02-A03)	27	9.68
Myrica cerifera (03-MAS-02-A03)	4	1.43
Loropetalum chinense	14	5.02
Viburnum obovatum	23	8.24
SHRUB TOTAL	279	



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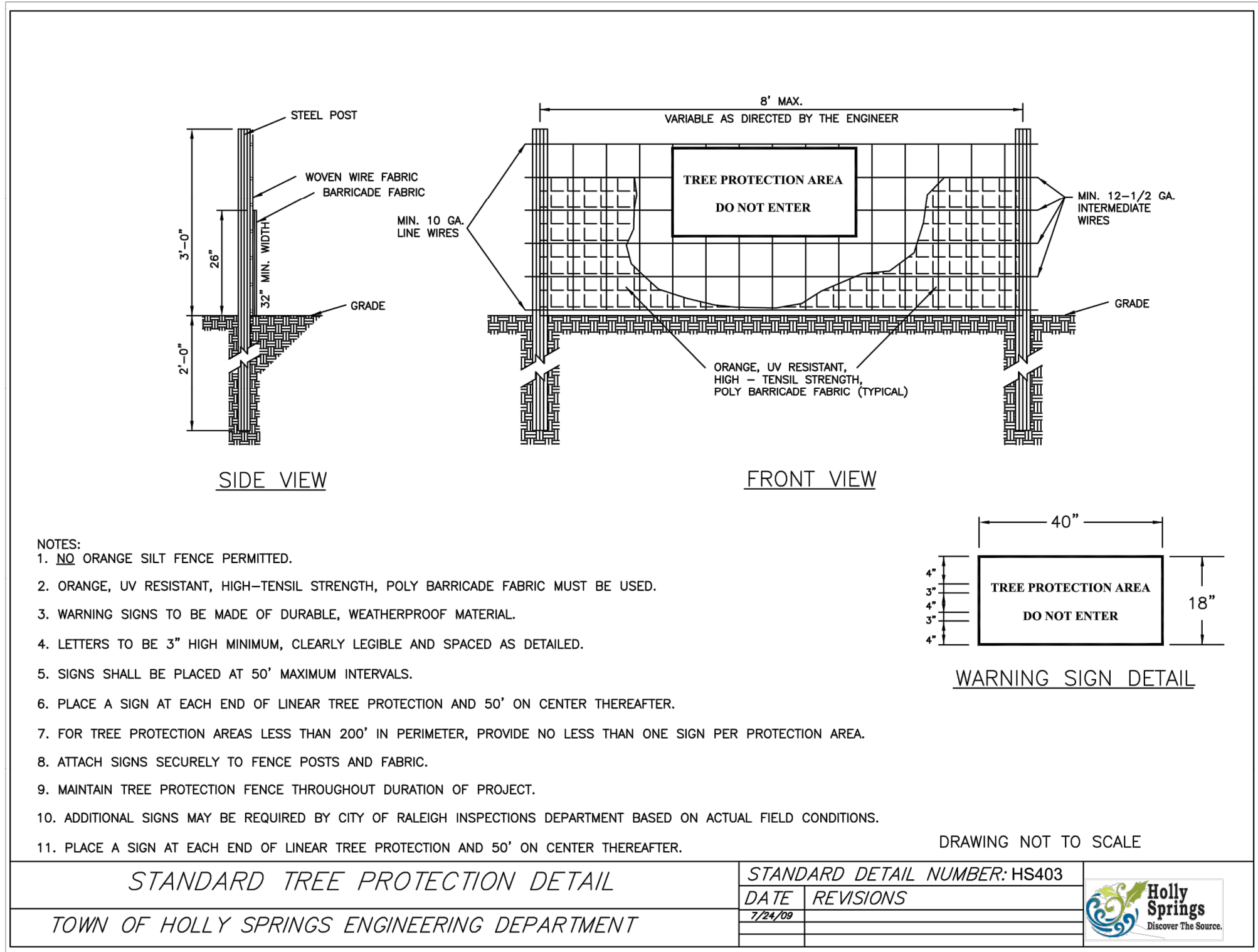
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PROJECT PHASE:
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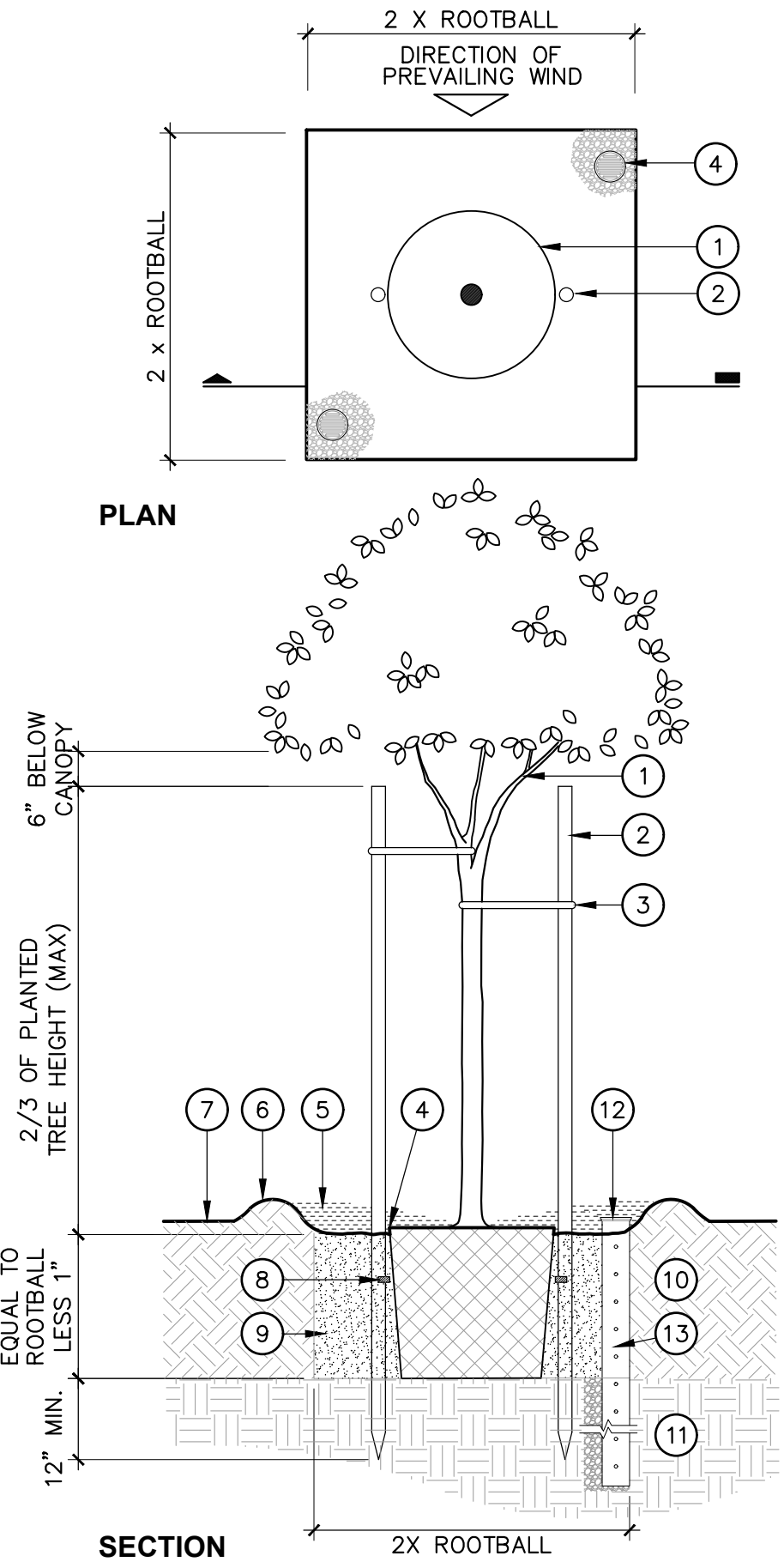
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08.31.2023

SHEET TITLE:
PLANTING NOTES & LEGEND

SHEET NUMBER:
L402



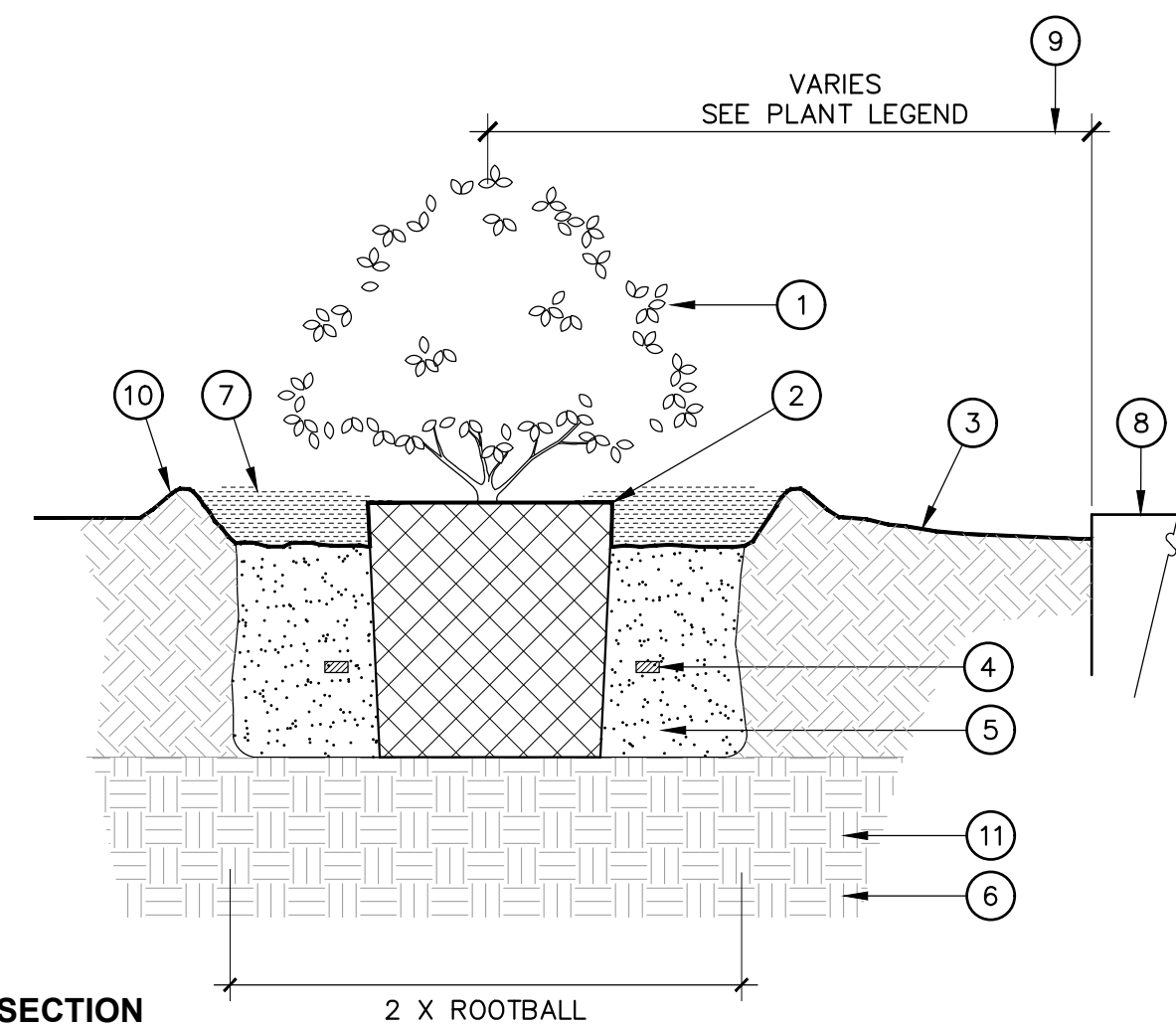
2 TREE PLANTING
SCALE: 1/2" = 1'-0"



- 1 TREE AND ROOTBALL PER PLAN
- 2 TREE STAKES PER SPECIFICATIONS
- 3 TREE TIES PER SPECIFICATIONS
- 4 SET ROOTBALL AT 2" ABOVE FINISH GRADE
- 5 MULCH PER SPECIFICATIONS
- 6 4" HIGH EARTH BERM AT EDGE OF PLANT PIT, FIRMLY COMPACTED
- 7 FINISHED GRADE
- 8 PLANT TABLETS PER SPECIFICATIONS
- 9 PLANTING BACKFILL MIX PER SPECIFICATIONS
- 10 RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
- 11 EXISTING UNDISTURBED SOIL
- 12 4" DIAMETER AERATION/BREATHING TUBES WITH GRATE CAPS PER SPECIFICATIONS. WRAP PIPE IN FILTER FABRIC SOCK, KNOTTED AT THE TOP. LEAVE AERATION TUBE HOLLOW
- 13 8" DIA. AUGER DRAINAGE SUMP BACKFILLED WITH 3/4" CRUSHED ROCK ONLY REQUIRED IF PERCOLATION TESTS FAIL - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

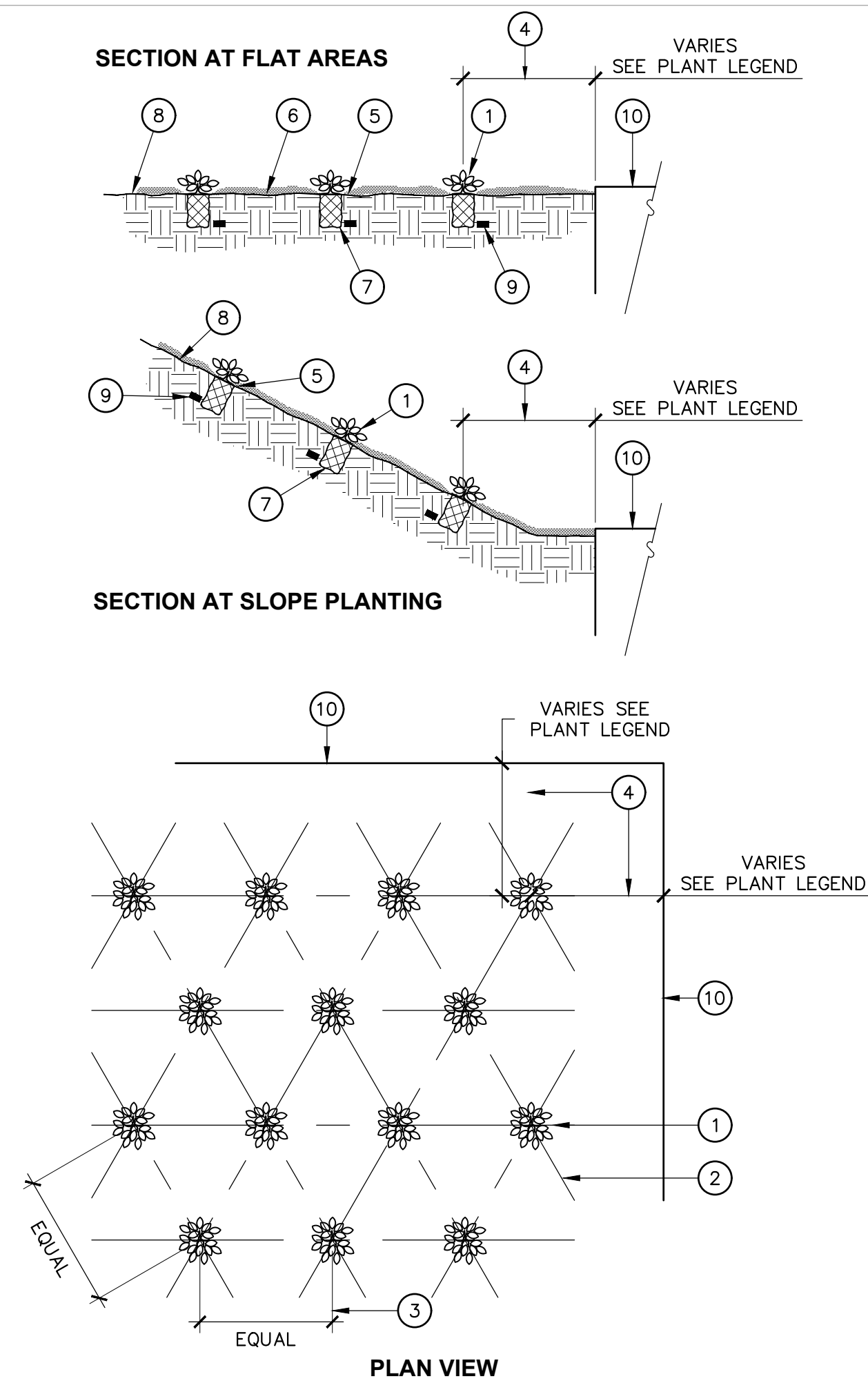
NOTES:

1. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. KEEP MULCH 12" AWAY FROM STEMS, AND TAPER AT ROOTBALL
3. TAPER MULCH AT 2" AT FLATWORK
4. SET ROOTBALL ON COMPACTED SOIL
5. IF PERCOLATION TEST FAILS FOR ANY REASON IN ANY TREE PIT, CONTRACTOR SHALL INSTALL ALTERNATIVE DRAINAGE METHOD. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



7 SHRUB PLANTING
SCALE: 1" = 1'-0"

- 1 SHRUB PER PLANS
- 2 SET ROOTBALL CROWN 1" ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 PLANT TABLETS PER SPECIFICATIONS
- 5 AMENDED BACKFILL MIX PER SPECIFICATIONS
- 6 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- 7 MULCH PER SPECIFICATIONS; KEEP MULCH 4" - 6" FROM TRUNK, STEMS, AND TAPER AT ROOTBALL
- 8 ADJACENT FINISHED SURFACE PER HARDSCAPE PLAN
- 9 OFFSET FROM EDGE OF PAVING. SEE PLANT LEGEND FOR OFFSET DISTANCE.
- 10 4" HIGH EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPACTED.
- 11 AMENDED PLANTING SOIL PER SPECIFICATIONS

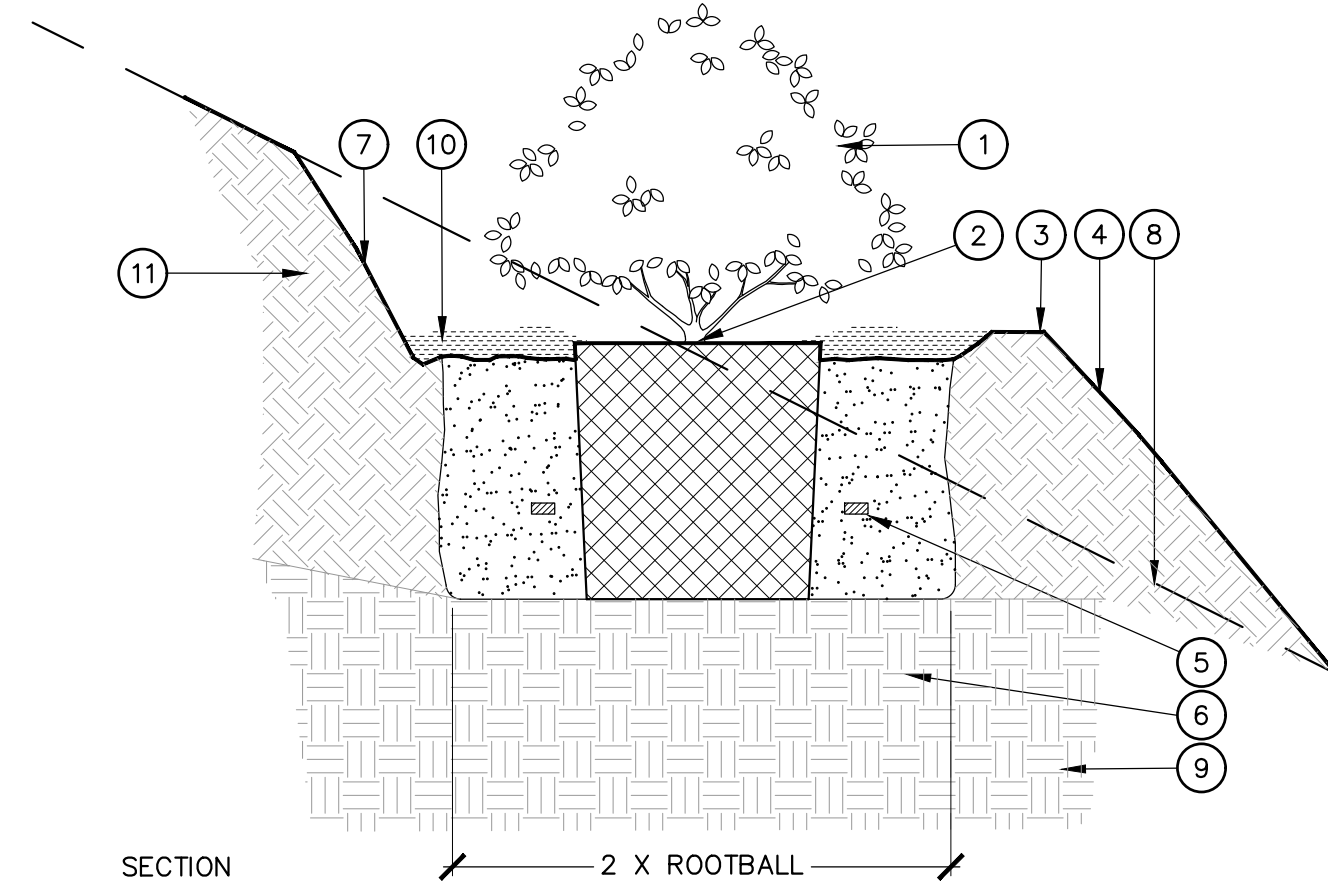


- 1 GROUNDCOVER PLANT
- 2 TRIANGULAR SPACING (TYP.)
- 3 SPACING INDICATED PER PLAN
- 4 OFFSET FROM EDGE OF PAVING. SEE PLANT LEGEND FOR OFFSET DISTANCE
- 5 SET ROOTCROWN ABOVE FINISH GRADE
- 6 MULCH PER SPECIFICATIONS
- 7 ROOTBALL
- 8 FINISH GRADE
- 9 PLANT TABLETS PER SPECIFICATIONS
- 10 ADJACENT FINISHED SURFACE PER HARDSCAPE PLAN

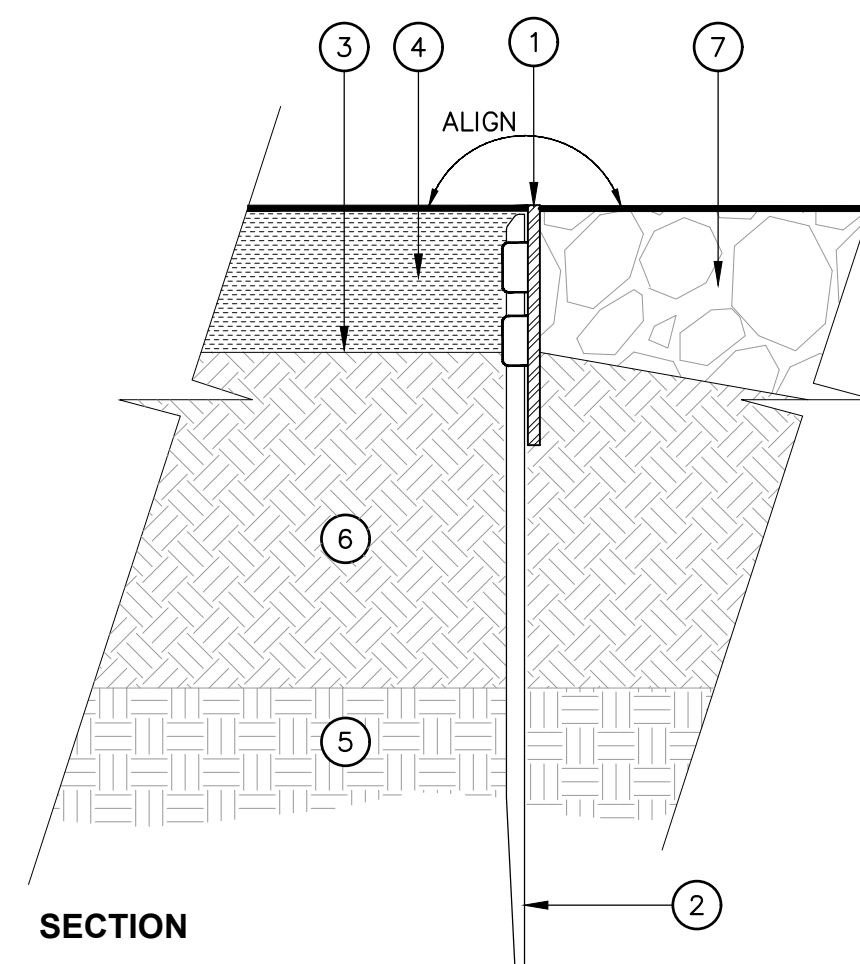
NOTE: GROUNDCOVER ON SLOPES 3:1 AND STEEPER SHALL BE PLANTED AT 8" O.C. (MAX.)

4 GROUNDCOVER PLANTING
SCALE: 1" = 1'-0"

5 SHRUB PLANTING ON SLOPE
SCALE: 1" = 1'-0"



6 METAL EDGING
SCALE: 3" = 1'-0"



- 1 ALUMINUM EDGING INSTALL PER MANUFACTURER RECOMMENDATIONS
- 2 ALUMINUM EDGING STAKE TO MATCH ALUMINUM EDGING, SPACE APPROX 30" O.C., INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 3 FINISHED GRADE IN ADJACENT PLANTING AREA
- 4 MULCH IN PLANTING AREA PER PLAN
- 5 COMPACTED SUBGRADE
- 6 AMENDED PLANTING SOIL PER SPECIFICATIONS
- 7 DECORATIVE AGGREGATE BAND PER PLANS

MATERIAL LEGEND



1 FIELD BRICK: LAWRENCEVILLE - SMOOTH FLASHED RED (OR EQUAL FULL BED MASONRY)



2 ACCENT BRICK: BELDEN - BLACK DIAMOND VELOUR (OR EQUAL FULL BED MASONRY)



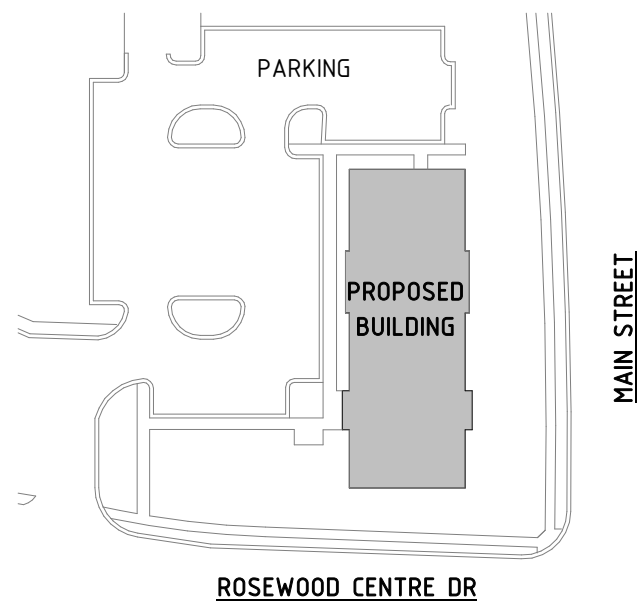
3 ARCHITECTUAL PANEL SIDING: LONGBOARD SIDING (OR EQUAL ARCHITECTURAL SIDING)



4 ARCHITECTUAL PANEL SIDING: JAMES HARDIE ARCHITECTURAL SIDING (OR EQUAL)



5 ALUMINUM STOREFRONT



KEY PLAN

SCALE: 1" = 100'-0"



NORTH ELEVATION:			
EXTERIOR WALL AREA	= 1840 SF	TRANSPARENCY AREA	= 439 SF = 24%
1ST FLOOR AREA UP TO 10'	= 600 SF	1ST FLOOR AREA UP TO 10'	= 163 SF = 27%
2ND FLOOR AREA	= 1080 SF	2ND FLOOR AREA	= 276 SF = 22%
OPAQUE AREA	= 1401 SF = 76%	PRIMARY MATERIAL	= 1282 SF = 92%
BRICK AREA	= 1282 SF = 92%	SPANDREL AREA	= 119 SF = 8%
SECONDARY MATERIAL		ARCHITECTURAL SIDING	= 0 SF = 0%

4 BUILDING ELEVATION - NORTH (SECONDARY FACADE)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION:			
EXTERIOR WALL AREA	= 1826 SF	TRANSPARENCY AREA	= 782 SF = 43%
1ST FLOOR AREA UP TO 10'	= 596 SF	1ST FLOOR AREA UP TO 10'	= 311 SF = 52%
2ND FLOOR AREA	= 1230 SF	2ND FLOOR AREA	= 471 SF = 38%
OPAQUE AREA	= 1044 SF = 57%	PRIMARY MATERIAL	= 700 SF = 70%
BRICK AREA	= 635 SF = 61%	SPANDREL AREA	= 98 SF = 9%
SECONDARY MATERIAL		ARCHITECTURAL SIDING	= 311 SF = 30%

3 BUILDING ELEVATION - SOUTH (PRIMARY FACADE)

SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - EAST (PRIMARY FACADE - FACING N. MAIN ST.)

SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - WEST (SECONDARY FACADE)

SCALE: 1/8" = 1'-0"

WEST ELEVATION:			
EXTERIOR WALL AREA	= 4971 SF	TRANSPARENCY AREA	= 1626 SF = 33%
1ST FLOOR AREA UP TO 10'	= 1623 SF	1ST FLOOR AREA UP TO 10'	= 774 SF = 48%
2ND FLOOR AREA	= 3348 SF	2ND FLOOR AREA	= 852 SF = 25%
OPAQUE AREA	= 3345 SF = 67%	PRIMARY MATERIAL	= 733 SF = 73%
BRICK AREA	= 2065 SF = 62%	SPANDREL AREA	= 338 SF = 10%
SECONDARY MATERIAL		ARCHITECTURAL SIDING	= 942 SF = 28%

NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT

DATE	06.26.2023
DR.	ML
CH.	RS
PROJ. #	22100

REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT TYPE: SHELL BUILDING

KLOOSTER OFFICE BUILDING

100 ROSEWOOD CENTRE DR, HOLLY SPRINGS, NC

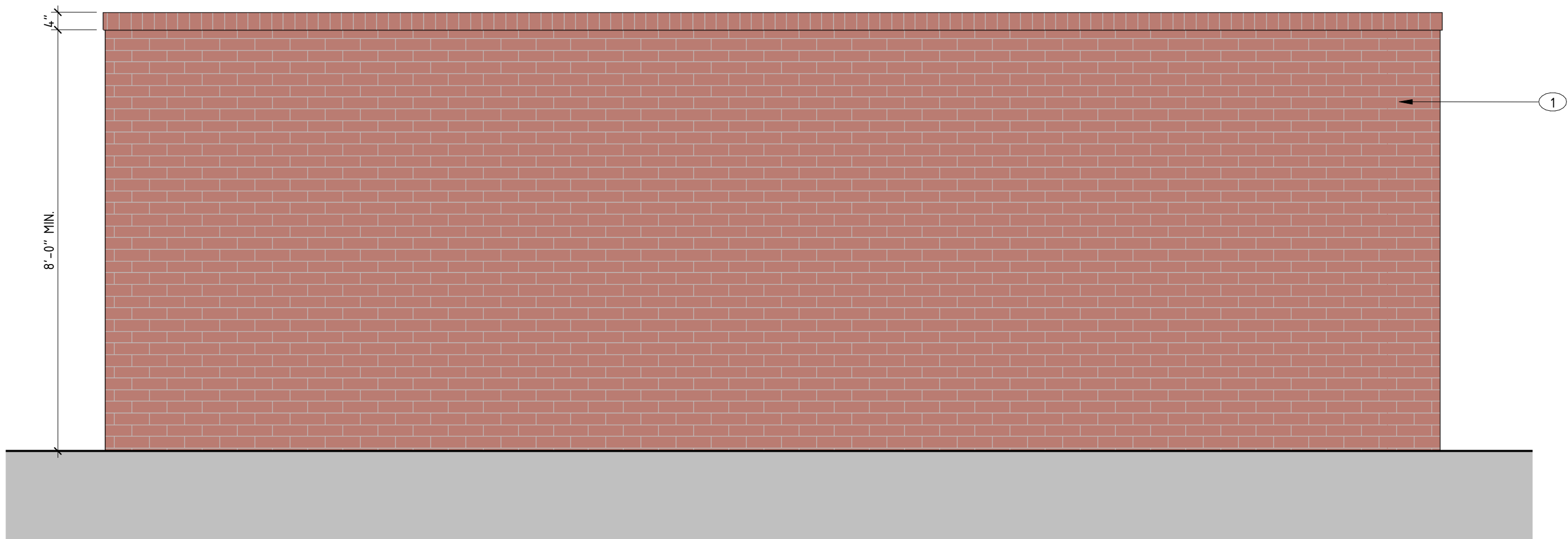
DATE	06.26.2023
DR.	ML
CH.	RS
PROJ. #	22100

REVISIONS		
NO.	DESCRIPTION	DATE

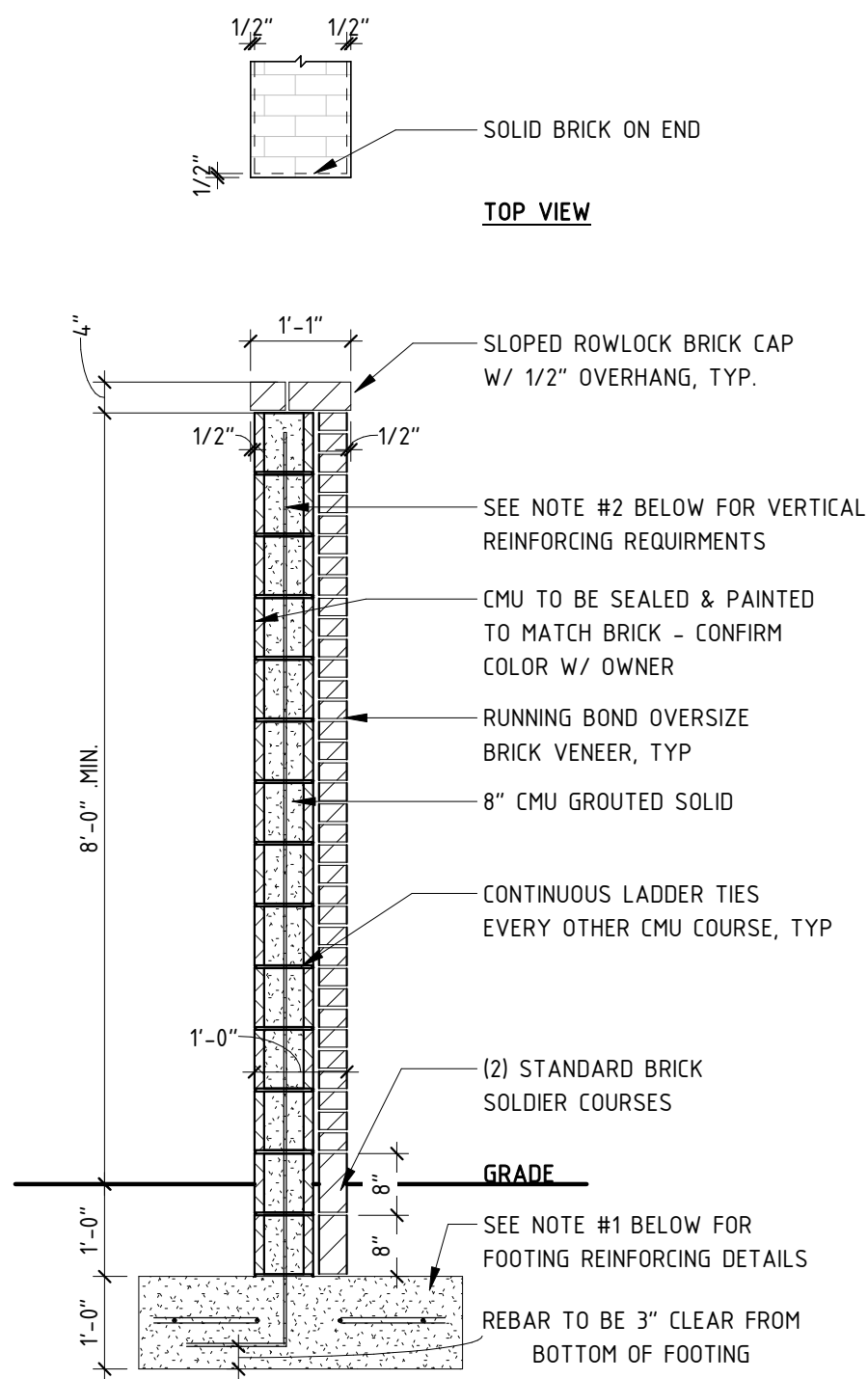
BUILDING
ELEVATIONS -
DUMPSTER
ENCLOSURE

A2.2

FIELD VERIFY DUMPSTER ENCLOSURE LOCATION

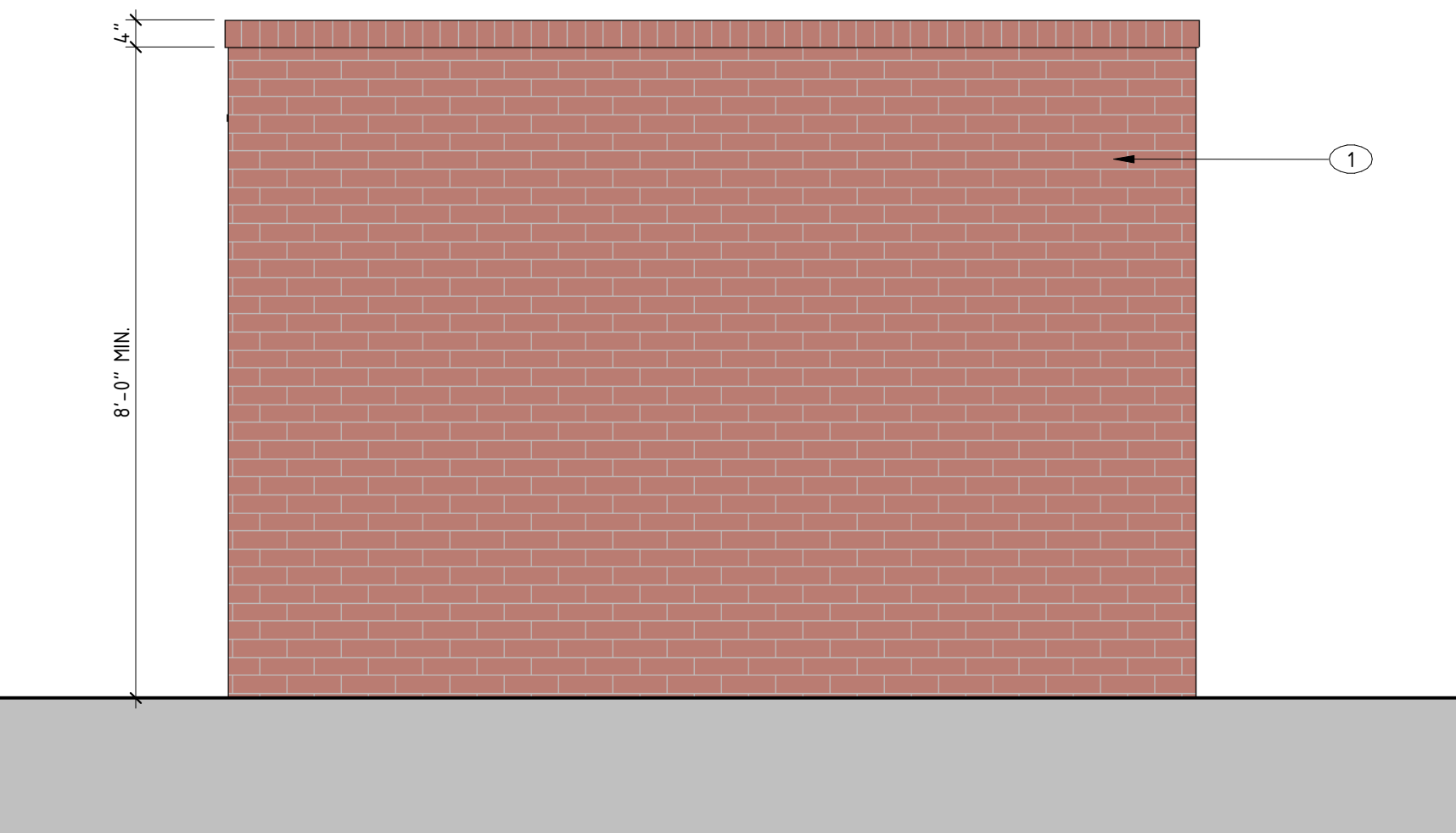


3 DUMPSTER ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"

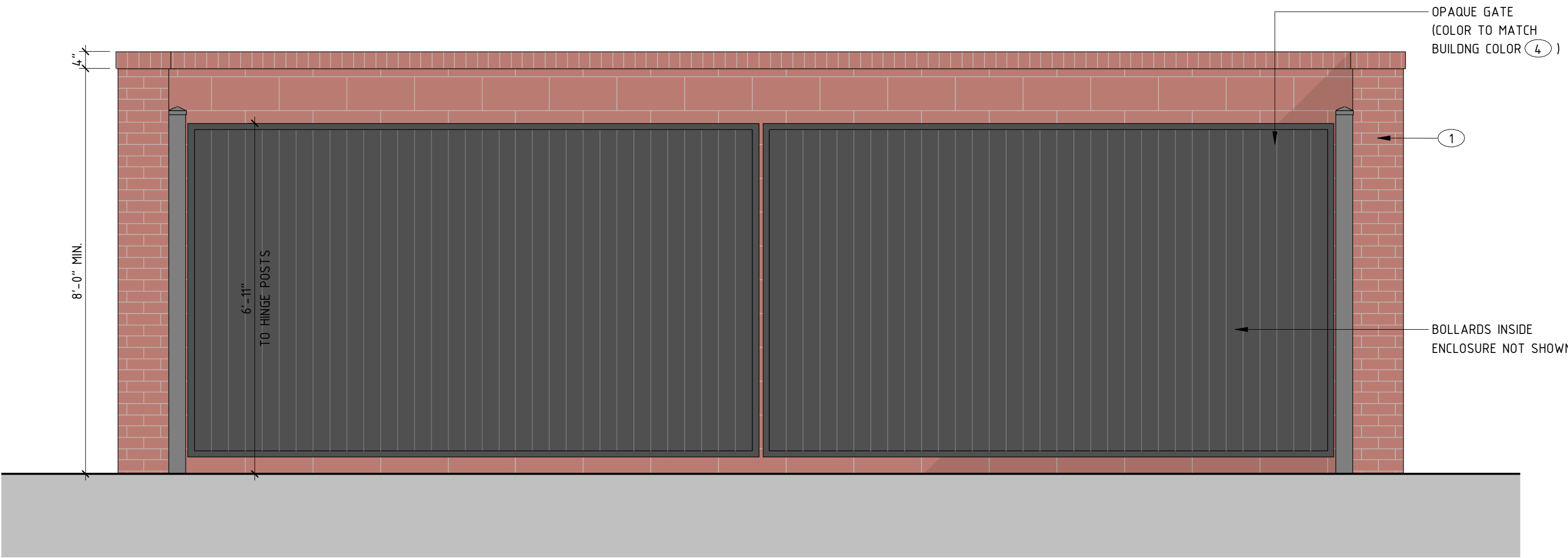


- SECTION NOTES:
1. FOOTING TO BE REINFORCED W/ (3) #4 BARS CONTINUOUS & #14 TIES SPACED 24" O.C.
 2. MASONRY TO BE REINFORCED WITH #5 VERTICAL BARS FULL HEIGHT, SPACED 16" O.C. & CENTER BAR IN 8" CMU. A DOWL WITH AN 8" HOOD INTO THE FOOTING IS TO BE LOCATED AT EACH VERTICAL BAR. LAP SPLICES 30" MINIMUM. ALL REINFORCED CORES ARE TO BE FILLED SOLID WITH 2000 PSI GROUT.
 3. SPLICES IN WALL OR FOOTING REINFORCING ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS
 4. MASONRY UNITS ARE TO HAVE A NET AREA COMPRESSIVE STRENGTH OF 2000 PSI. MORTOAR TO BE TYPE "S".
 5. THE ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 15000 PSF.

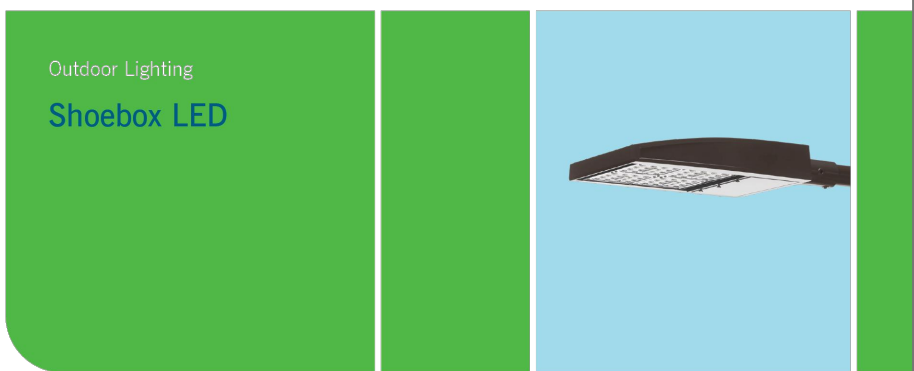
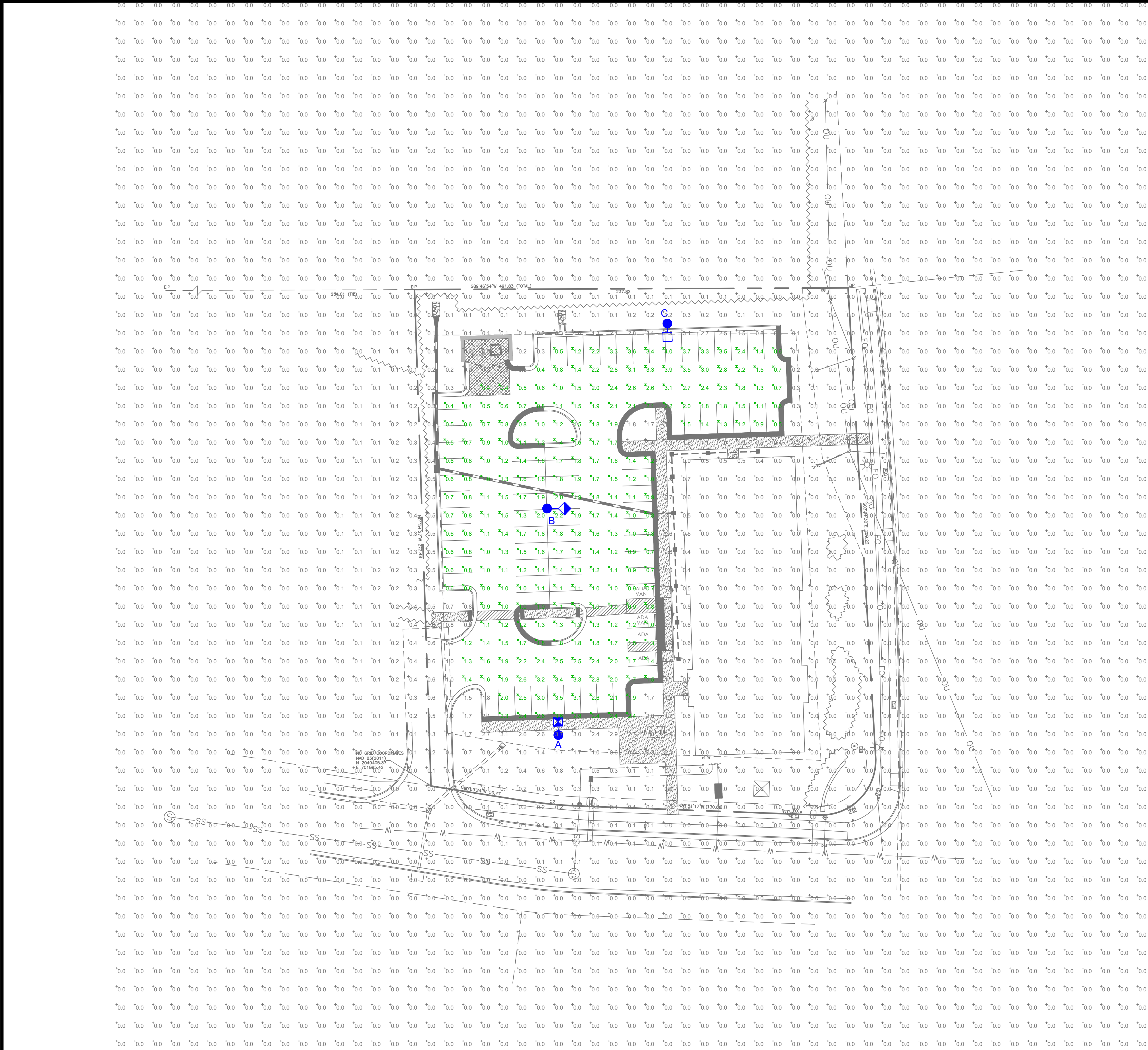
4 DUMPSTER SECTION
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE - SIDE ELEV
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



The energy-efficient Shoobox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoobox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode)	150, 220, 400, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass (1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal

Note: 25' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/outdoorlighting or call us toll free at 866.755.6417.



Outdoor Lighting

Shoobox LED

Light sources: LED (white)

Replacement luminaire LED Wattage: 150 - 250-watt HPS and metal halide;

LED Wattage 200 - up to 400-watt metal halide;

LED Wattage 530 - 1,000-watt metal halide

Warm-up and cool-down times: Instant on (no warm-up or cool-down time)

Wattage	Ballasting	Light Pattern	Lumens	Color Temp
LED 150	85-100-03	IESNA Type V (forward)	1980	
LED 150	83-100-04	IESNA Type IV (forward throw)	1849	
LED 150	83-100-03	IESNA Type III (oval)	1006	
LED 220	85-100-03	IESNA Type V (forward)	2680	
LED 220	83-100-04	IESNA Type IV (forward throw)	2430	4,000K
LED 220	82-100-04	IESNA Type III (oval)	2014	
LED 400	85-100-05	IESNA Type V (forward)	4854	
LED 400	83-100-05	IESNA Type IV (forward throw)	4705	
LED 530	85-100-05	IESNA Type V (forward)	6026	
LED 530	83-100-05	IESNA Type IV (forward throw)	5430	

Type V

Type IV

Type III

light distribution pattern

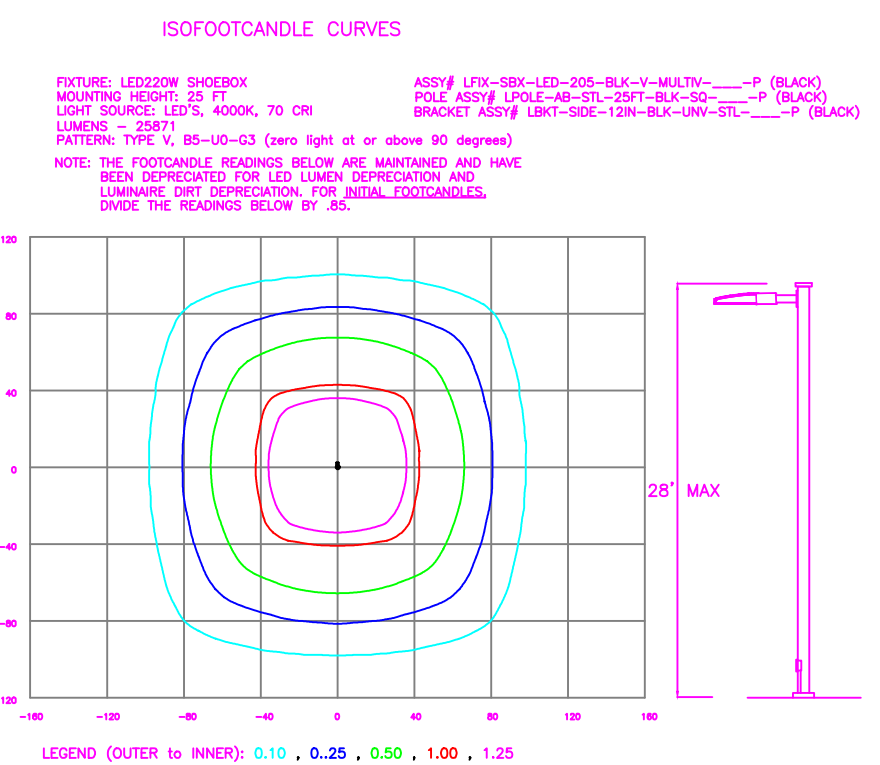
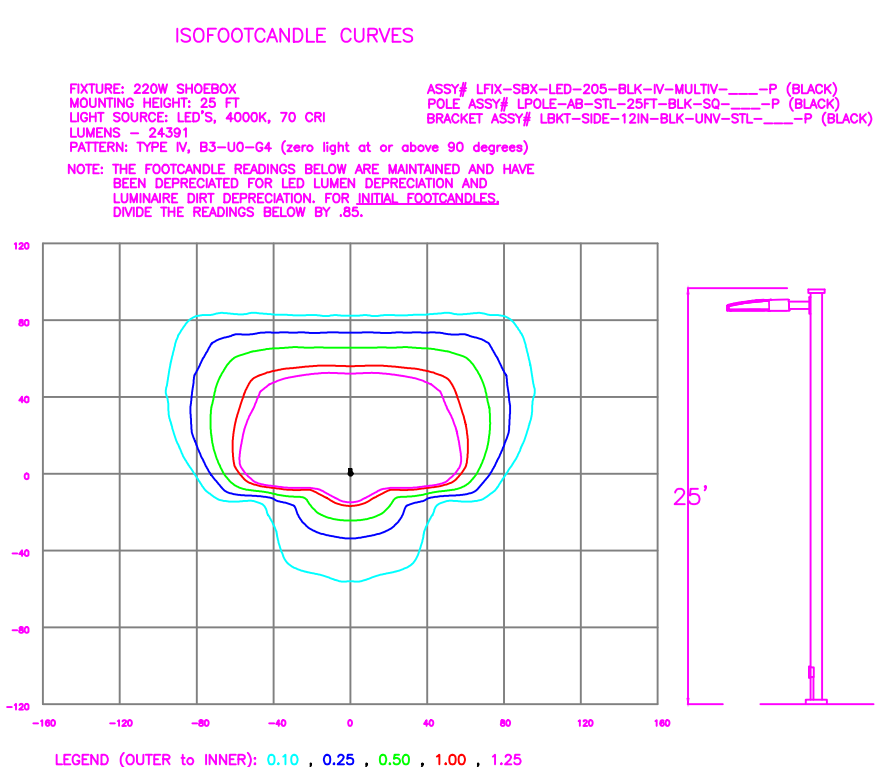
* These are approximate replacement suggestions; actual conditions could be different.

* These are approximate replacement suggestions; actual conditions could be different.

Poles available:	Mounting height	Color
Decorative tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Bronze White
Fiberglass	30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

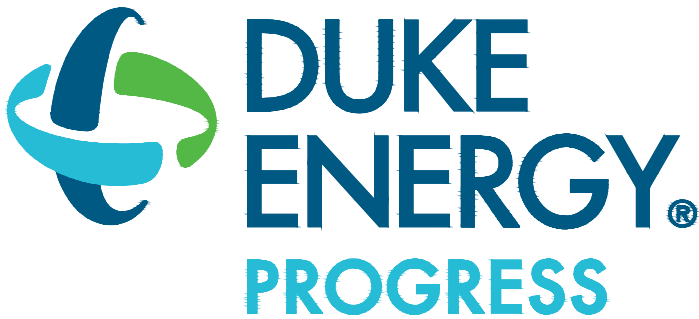
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.6 fc	4.0 fc	0.4 fc	10.0:1	4.0:1
Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
✕	A	1	LED 220w Shoobox - Type IV - 4000K	64	381	0.85
●	B	1	LED 220w Shoobox - Type V - 4000K	64	404	0.85
◇	C	1	LED 220w Shoobox - Type IV - 4000K - House Side Shield	64	311	0.85

Rev B	07/13/23	Town Comments		NJ
NO.	DATE	REVISION		BY

LIGHTING DESIGN TOLERANCE
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



PROPRIETARY & CONFIDENTIAL
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AC KLOOSTER BUILDING		
Holly Springs, NC		
SITE LIGHTING ARRANGEMENT		
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale 1" = 30'
Date	07/13/2023	Size Drawing size "D"
Description	LED Shoobox	
Drawing No.	22-0489B	Sht. 1 OF 1