Town of Holly Springs
Development Review Committee
3:00 PM **Tuesday, May 14, 2024**
Regular Meeting
Holly Springs Town Hall
128 S. Main Street

Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

a. January 23rd, 2024 Regular Meeting Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

a. SVG Concrete 17-DP-03-A01

b. Old Holly Springs Apex Medical Office Building 23-DP-08

c. Norris Crossing Amenity Center 24-DP-01

d. Fujifilm Diosynth Biotechnologies Phase 2 21-DP-10-A03

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.gov 919-557-3900

Town of Holly Springs
Land Use Advisory Committee
Agenda Cover Sheet

Agenda Item#: 3.a.

Recognition - PB
Title: January 23rd, 2024 Regular Meeting Minutes
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. DRC Minutes_20242301

Development Review Committee
Minutes: January 23, 2024

The Development Review Committee met virtually on Tuesday, January 23, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: ***Call to Order***

Agenda Item 2: ***Agenda Adjustments***

Agenda Item 3: ***Approval of the Minutes***

Motion to approve previous minutes of: December 20th, 2023 as submitted.

Motion: *LeAnne Plumer*
Second: *Irena Krstanovic*
Vote: *Unanimous*

Agenda Item 4: ***Request and Communications***

Agenda Item 5: ***Consent Agenda***

Agenda Item 6: ***Other Business***

a. *370 Green Oaks Development Plan 23-DP-09*

Staff members presented the Committee with an overview of the Development Plan request.

Underfoot Engineering has submitted a request for a Development Plan for approval for a 23,800 sq. ft. office/warehouse building located at 370 Green Oaks Pkwy., a 3.07 acre within the Holland Industrial Park located at the corner of Green Oaks Pkwy. and Premier Dr. The development will incorporate

Motion that the DRC approve Development Plan 23-DP-09 (PLDP202300180) for 370 Green Oaks Development Plan as submitted by Underwood Engineering, dated 1/4/2024, with the following conditions:

1. *Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.*
2. *All Special Studies must be finalized prior to being scheduled for the Development Review Committee.*
3. *Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.*
4. *Utility Allocation must be granted and approved by Town Council prior to first Construction Drawing Submittal.*

Motion: *LeRoy Smith*
Second: *Irena Krstanovic*
Vote: *Unanimous*

Agenda Item 7: Adjournment

The meeting adjourned at 3:10 PM

_____
Mackenzie Fretz
DRC Clerk

THE TOWN OF Holly Springs

Development Review Committee

Subject Title: SVG Concrete Development Plan Amendment

Meeting Date: May 14, 2024

Presenter: Conor Ryan, Catherine Jacobs, Development Services

Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Greg Mondin has submitted a request for a Development Plan Amendment for SVG Concrete. The Development Plan Amendment is to construct a new primary building after the previous building burned down. SVG Concrete is located at 137 Thomas Mill Rd, a 4.79-acre parcel located in the Holland Industrial Park. The new building will be approximately 9,090 sf.

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 uses in the Development Application are Office and Storage/Distribution.
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: 4.79 ±

Proposed Building Height: 25 Ft

Provided Building Setback:
Thomas Mill Rd: 80.8 Ft
West: 196.7 Ft
East: 107.1 Ft
South: 337.8 Ft

Minimum Landscape Buffers:
Thomas Mill Rd: 5’ Type A
West: 5’ Type A
East: 5’ Type A
South: 5’ Type A

Total Building Footprint Area:
Building Footprint: 9,090 sf.

Parking Requirements

Total Required Parking

Required Parking Spaces: 10 Parking Spaces

Provided Parking Spaces: 12 Parking Spaces

Civil Improvements

Transportation

The project is maintaining the existing driveway and is proposing to design and construct the 5' sidewalk along the property frontage as contribution to the ultimate cross section of Thomas Mill Rd.

Utilities

The parcel has existing public water and sewer services, and no changes are proposed.

The project is not subject to the Town's Water Resource Management Policy.

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 Master Plan and UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 17-DP-03-A01 (PLDP202300247) for SVG Concrete as submitted by Greg Mondin, dated 04/17/24, with the following conditions:

1. All previous conditions of approval for 17-DP-03 SVG Concrete Services Development plan apply to this plan amendment 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. All temporary structures must be removed prior to Certificate of Occupancy issuance.

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**
Conor Ryan	X		CR	
Catherine Jacobs				

DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

Pre-Submittal Requirements

☑ Special Study Scoping meetings for Traffic and Water Resources are required to occur prior to your Sketch Plan (pre-application) meeting. These meetings will be held virtually. Please review the Town's Water Resource Management Policy. Complete the Traffic Scoping and Water Resource Inventory Request Forms and email to DSIntake@hollyspringsnc.gov to schedule your scoping meeting.

☑ A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

☑ A Sketch Plan Review (Pre-Application) Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar.

To schedule a Sketch Plan (Pre-Application) Meeting, register for an account on the Portal and apply for a Planning & Zoning Review ~> Pre-Application Meeting.

The full review procedures for Major Subdivisions, Development Plans, and Special Use Permits can be found in the Town of Holly Springs Unified Development Ordinance (UDO).

Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule and review calendars.

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the Portal . All complete applications submitted by Noon on Friday will be reviewed by staff the following Monday. If your application is deemed complete and can move forward, you will be notified of any fees to be paid no later than Noon on Wednesday. Fees must be paid before your project is routed for review:

- Completed, Signed Petition
- All items listed on the submittal checklist
- Special Study reviews must be submitted concurrently with your Development Plan review.

For questions about your submittal, please review our Digital Submittals Webpage and reach out to DSIntake@hollyspringsnc.gov

PETITION TYPE	
☐	**Major Subdivision** ☐ Residential ☐ Non-Residential ☐ New ☐ Major Amendment ☐ Minor Amendment
☑	**Development Plan** ☐ Residential ☑ Non-Residential ☐ New ☐ Major Amendment ☑ Minor Amendment

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☑ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: Greg J Mondin	Company: Burdett & Assoc Architecture, INc
Mailing Address: PO Box 97216	
City, State, Zip: Raleigh, NC 27624-7216	
Telephone: 9198183496	E-Mail: greg@burdettandassociates.com
Design Professional	
Name: James Murphy, PE	Company: Murphy Engineering
Mailing Address: 2472 Tarboro Rd	
City, State, Zip: Youngsville, N C27596	
Telephone: 9198182795	E-Mail: murphyeng@nc.rr.com
Developer	
Name: Property Owner (see below)	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Architect	
Name: David Burdett, Principal	Company: Burdett & Associated Architecture, Inc
Mailing Address: P.O. Box 97216	
City, State, Zip: Raeigh, NC 27624-7216	
Telephone: 9198022511	E-Mail: david@burdettandassociates.com
Landscape Architect	
Name: James Murphy, PE	Company: Murphy Engineering
Mailing Address: 2472 Tarboro Rd	
City, State, Zip: Youngsville, NC 27596	
Telephone: 9198182795	E-Mail: murphyeng@nc.rr.com
Financially Responsible Party (REQUIRED)	
Name: Property Owner (see below)	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Sergio Veristegiu	Company: SVG Concrete Services, Inc.
Mailing Address: 137 Thomas Mill Rd	
City, State, Zip: Holly Springs, NC	
Telephone: 9193690881	E-Mail: sergio@svgconcrete.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	SVG Concrete
PUD/Master Plan or Subdivision	Holland Industrial Park
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	137 Thomas Mill Rd
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649333398
Real Estate ID	0211743
Project Acreage	4.79 Partial Parcel? ☐ Yes ☑ No
Current Zoning	BRT
Proposed Use	Office , Storage, Distribution
Open Space	☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☐ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	
Sketch Plan Review (pre-submittal) Meeting Date:	6/8/2023
Water Resource Management Program (WRMP)	WRMP Priority Level ☐ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: [signature] Date: 5/3/24

TOWN OF HOLLY SPRINGS

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.

For DS Use only
Project # _____
Date Received:

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
✓		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans.
✓		B. Date of drawing preparation and all revision dates.
✓		C. Sheet Number and Title.
✓		D. North Arrow.
✓		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'.
✓		F. Seal and signature of Registered Design Professional.
✓		G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	✓	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.**
	✓	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		
✓		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved.
✓		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.
	✓	C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS.
✓		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number.
✓		E. Zoning designation of the property to be developed (and list of conditions, if applicable). (BRT)
✓		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process."
✓		G. Total Acreage of Tract(s) to be developed and number lots.
✓		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.
✓		I. List type of development: Development Plan, Major Subdivision Plan, Special Use Permit, etc. "MAJOR MODIFICATION"
	✓	J. Provide proposed sewer flow for the project including how calculation was determined.
✓		K. ***For Plan Amendments Only:*** **Provide a dated table listing all amendments made to plan since last Town approval.** (STORAGE BLDG ADDITION / MINOR PLAN AMENDMENT ; 6-01-2017)
III. BASE DATA/SITE PLAN SHEET / LOT LAYOUT INFORMATION		
✓		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.
	✓	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.

A	NA	
✓		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
✓		D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4
	✓	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".)*
	✓	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.
✓		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.
✓		H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
✓		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.
	✓	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.
	✓	K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site.
	✓	L. Design Engineering data for all roadway radii and curves.
	✓	M. Provide lot size(s).
✓		N. Show and label all easements. (SEWER UTILITY EASEMENT SHOWN)
✓		O. Show proposed parking lot layout and list the required number of spaces, ~~including Electric Vehicle~~ N/A ~~Spaces, and~~ the number of spaces provided. Provide dimensions of spaces and aisles. *[See UDO Section 6.4 and 6.6].*
	✓	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).
	✓	Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	✓	R. Show all required greenways. [*See UDO Section 7.6.*].
✓		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		
	✓	A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
	✓	B. Provide preliminary drainage calculations.
	✓	C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	✓	D. Clearly label restricted stream buffers.
	✓	E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	✓	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
✓		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.
	✓	B. Indicate locations, size, and species of proposed street trees, [*See UDO Section 5.3.5*]
	✓	C. Show fencing details [*See UDO Section 5.5.*]
	✓	D. Show the location of berms, if there are any, and provide detail information on the berm [*See UDO Section 5.5*]
	✓	E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
✓		F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
✓		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 *Invasive Species List (See UDO Section 5.4.1)*.
	✓	H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required. (NO NEW AREAS)
	✓	I. Specify the limits of live vegetation, ground cover and mulch. [See *UDO Section 5.4*]
✓		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."*
✓		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.
	✓	L. Indicate the location of all tree protection fencing.
	✓	M. Show all tree preservation areas.
	✓	N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
✓		A. The latest available aerial photograph of the project area. (ON COVER SHEET)
	✓	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.
	✓	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*]
	✓	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	✓	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.
	✓	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
	✓	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.
	✓	B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
	✓	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)
	✓	D. Provide street lighting plan for interior and/or adjacent roadways (EXISTING LIGHTING REMAINS)
	✓	E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		
	✓	A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
	✓	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	✓	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA	
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS		
✓		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.
	✓	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.
✓		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.
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 SUBDIVSIONS *(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.) (EXISTING)

GM? JL? SV?

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

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

DPM Appendix #A.01
Supplement 18
March 2022

NEIGHBORHOOD MEETING REPORT

Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. For more information, refer to UDO Section 11.5.

☒ Neighborhood Meeting Date: WED 08/09/23
Time: 4:00 pm
Location: ON SITE @ SVG CONCRETE

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

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

☐ Date of Notification Mailing: 7/27/23

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: (NOTE SUMMARY ALSO PREVIOUSLY EMAILED TO CONNOR RYAN).

NO OTHER ATTENDEES WERE PRESENT -

Attach Additional Sheets as needed

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

NO OTHER ATTENDEES WERE PRESENT.
NO ISSUES WERE RAISED.

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date 09/05/23

greg burdettandassociates.com

From: greg burdettandassociates.com
Sent: Thursday, August 10, 2023 1:01 PM
To: Conor Ryan; Development Services Intake Group
Cc: Michael Leonard; sergio; murphyeng@nc.rr.com; Charles Leister
Subject: Neighborhood Meeting Minutes: PLPRE202300127 - SVG Concrete - 137 Thomas Mill Rd.
Attachments: SVG Concrete Neighborhood Meeting Minutes.pdf

Expires: Tuesday, February 6, 2024 12:00 AM

Good afternoon Conor,

Attached please find minutes from the above referenced neighborhood Meeting held yesterday.
If you have any questions please let me know.

Now that the neighborhood meeting has been held, please advise our next step is to submit our development plan application or if, as you had mentioned, another Sketch Plan Review needs to occur.
Many thanks for your help.

Sincerely,

Greg J. Mondin
Vice President / Senior Project Manager
Burdett & Associates Architecture, Inc.
P.O. Box 97216
Raleigh, NC 27624-7216
m: 919.818.3496
greg@burdettandassociates.com

Please consider the environment before printing this email

Burdett & Associates Architecture, Inc.
P.O.Box 97216
Raleigh, NC 27624-7216
919.818.3496
greg@burdettandassociates.com

August 10, 2023

Subject: **Neighborhood Meeting Minutes**
SVG Concrete – New Office/Shop Building
Development Project Type 2a
Holly Springs Project # PLPRE202300127
137 Thomas Mill Rd
Holly Springs, NC 27540

Pursuant Town of Holly Springs Unified Development Ordinance Public Notification requirements a public meeting was held for adjacent property owners to answer questions and take concerns regarding the Owner's plans to construct a replacement building after the previous building was destroyed by fire.

The meeting was be held at the Owner's facility:

SVG Concrete Services
Holly Springs, NC 27540
Wednesday, August 9th, 2023, from 4:00pm to 5:00pm

Present were:

Sergio Verastegui , President SVG Concrete Services
Greg J Mondin, Burdett & Associates Architecture, Inc.
Justin Leonard, President Michael Leonard Builders

No other attendees were present and the meeting was adjourned at 5:15 pm.

8/10/2023

Burdett and Associates Architecture, Inc.
Greg J. Mondin
Vice President / Sr. Project Manager

c. Conor Ryan, Planner I, Town of Holly Springs Development Services
SVG Concrete Services file
Burdett & Associates Architecture file
Murphy Engineering file
Kilian Engineering file

Wake County Real Estate Data
Account Summary

Real Estate ID **0247240** PIN # **0649233482**

Location Address
0 THOMAS MILL RD

Property Description
HOLLAND INDUSTRIAL PARK TR5 BM1998-01838

Pin/Parcel History New Search

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Property Owner	Owner's Mailing Address	Property Location Address
PREMIER ROAD, LLC (Use the Deeds link to view any additional owners)	**3829 OPPORTUNITY LN** **RALEIGH NC 27603-5659**	**0 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-0000**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**12/21/2017**	Land Value Assessed	**$542,322**
VCS	**SWHS001**	Book & Page	**17004 0567**	Bldg. Value Assessed	
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date	**3/16/2005**		
ETJ	**HS**	Land Sale Price	**$187,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**4.15**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #		Heated Area		Total Value Assessed*	**$542,322**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0346861** PIN # **0649321926**

Location Address
0 TRADITION TRL

Property Description
LO8B R/W DEDICATION & EASEMENT RELOC ABCZ PROP LLC BM2006-02077

Property Owner	Owner's Mailing Address	Property Location Address
ABCZ PROPERTIES LLC (Use the Deeds link to view any additional owners)	**ABEL ZALCBERG MGR** **3048 CONE MANOR LN** **RALEIGH NC 27613-6604**	**0 TRADITION TRL** **NC -**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359--**				
Map/Scale	**0649 03**	Deed Date	**12/21/2004**	Land Value Assessed	**$5,489**
VCS	**SWHS001**	Book & Page	**11154 0262**	Bldg. Value Assessed	
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**.63**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #		Heated Area		Total Value Assessed*	**$5,489**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0001225** PIN # **0649049382**

Location Address
0 THOMAS MILL RD

Property Description
NEW HILL ROAD

Property Owner	Owner's Mailing Address	Property Location Address
CC TGA THE YIELD LLC (Use the Deeds link to view any additional owners)	**227 W TRADE ST STE 1000** **CHARLOTTE NC 28202-1664**	**0 THOMAS MILL RD** **APEX NC 27539-**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759--**				
Map/Scale	**0649 03**	Deed Date	**1/18/2022**	Land Value Assessed	**$6,509,837**
VCS	**SWHS001**	Book & Page	**18884 0984**	Bldg. Value Assessed	
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**PUD**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**61.50**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area		Assessed	
				Total Value Assessed*	**$6,509,837**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0078377** PIN # **0649248247**

Location Address
0 THOMAS MILL RD

Property Description
PEARCE & ALFORD LD

Property Owner	Owner's Mailing Address	Property Location Address
WILSON, JACQUELINE A **WILSON, JENATUS D II** (Use the Deeds link to view any additional owners)	**12 SETTER CT** **ANGIER NC 27501-9481**	**0 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-0000**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-005A**				
Map/Scale	**0649 03**	Deed Date	**12/15/2021**	Land Value Assessed	**$2,397,600**
VCS	**06HS900**	Book & Page	**22-E- 704**	Bldg. Value Assessed	
City		Revenue Stamps			
Fire District	**23**	Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**R-30**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**10.00**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #		Heated Area		Total Value Assessed*	**$2,397,600**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0248307** PIN # **0649430496**

Location Address
101 THOMAS MILL RD

Property Description
HOLLAND INDUSTRIAL PARK TR1 BM2017-02538

Property Owner	Owner's Mailing Address	Property Location Address
HOLLY SPRINGS TOWN OF (Use the Deeds link to view any additional owners)	**TOWN ATTORNEY** **PO BOX 8** **HOLLY SPRINGS NC 27540-0008**	**101 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9320**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**8/17/2001**	Land Value Assessed	**$642,944**
VCS	**SWHS001**	Book & Page	**09041 1711**	Bldg. Value Assessed	**$873,372**
City	**HOLLY SPRINGS**	Revenue Stamps	**2130.00**		
Fire District		Pkg Sale Date	**8/17/2001**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$1,065,000**	Tax Relief	
Land Class	**EXEMPT**	Land Sale Date	**8/15/1999**		
ETJ	**HS**	Land Sale Price	**$500**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**3.69**	Recycle Units	**0**		
Permit Date	**1/10/2002**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**0000200002**	Heated Area	**10,898**	Assessed	
				Total Value Assessed*	**$1,516,316**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0198426** PIN # **0649430759**

Location Address
104 THOMAS MILL RD

Property Description
IRVING PARKWAY ASSOCIATES PH3 BM1993-1284

Property Owner	Owner's Mailing Address	Property Location Address
KAG LEASING INC (Use the Deeds link to view any additional owners)	**4366 MOUNT PLEASANT ST NW** **NORTH CANTON OH 44720-5446**	**104 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**130--**				
Map/Scale	**0649 03**	Deed Date	**6/2/2023**	Land Value Assessed	**$137,648**
VCS	**SWHS001**	Book & Page	**19350 2743**	Bldg. Value Assessed	**$153,622**
City	**HOLLY SPRINGS**	Revenue Stamps	**680.00**		
Fire District		Pkg Sale Date	**6/2/2023**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$340,000**	Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**10/25/1993**		
ETJ	**HS**	Land Sale Price	**$15,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**.79**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area	**4,104**	Assessed	
				Total Value Assessed*	**$291,270**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0198427** PIN # **0649348067**

Location Address
108 THOMAS MILL RD

Property Description
IRVING PARKWAY ASSOCIATES PH2 BM1993-01284

Property Owner	Owner's Mailing Address	Property Location Address
DLWW LLC **BAKER BUILDERS INC** (Use the Deeds link to view any additional owners)	**108 200 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9424**	**108 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9253**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**130--**				
Map/Scale	**0649 03**	Deed Date	**6/10/2021**	Land Value Assessed	**$226,036**
VCS	**SWHS001**	Book & Page	**18544 2705**	Bldg. Value Assessed	**$1,165,995**
City	**HOLLY SPRINGS**	Revenue Stamps	**625.00**		
Fire District		Pkg Sale Date	**6/10/2021**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$312,500**	Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**9/1/1998**		
ETJ	**HS**	Land Sale Price	**$100,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**3.36**	Recycle Units	**0**		
Permit Date	**5/21/2007**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**0000070556**	Heated Area	**17,260**	Total Value Assessed*	**$1,392,031**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0283633** PIN # **0649234070**

Location Address
110 TRADITION TRL

Property Description
HOLLAND INDUSTRIAL PARK TR6A BM2007-01136

Property Owner	Owner's Mailing Address	Property Location Address
HSBP PROPERTIES LLC (Use the Deeds link to view any additional owners)	**110 TRADITION TRL** **HOLLY SPRINGS NC 27540-7045**	**110 TRADITION TRL** **HOLLY SPRINGS NC 27540-7045**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359--**				
Map/Scale	**0649 03**	Deed Date	**10/1/2015**	Land Value Assessed	**$325,828**
VCS	**SWHS001**	Book & Page	**16170 1117**	Bldg. Value Assessed	**$778,628**
City	**HOLLY SPRINGS**	Revenue Stamps	**1930.00**		
Fire District		Pkg Sale Date	**10/1/2015**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$965,000**	Tax Relief	
Land Class	**COMMERCL**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**1.87**	Recycle Units	**0**		
Permit Date	**12/16/2011**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**2011-00001**	Heated Area	**8,446**	Total Value Assessed*	**$1,104,456**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0248306** PIN # **0649337464**

Location Address
121 THOMAS MILL RD

Property Description
HOLLAND INDUSTRIAL PARK TR1-A BM1999-01802

Property Owner	Owner's Mailing Address	Property Location Address
ANSEDE SOUTHERN PROPERTIES LLC (Use the Deeds link to view any additional owners)	**101 WANDERVIEW LN** **HOLLY SPRINGS NC 27540-6284**	**121 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9320**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**11/15/2018**	Land Value Assessed	**$261,360**
VCS	**SWHS001**	Book & Page	**17293 1835**	Bldg. Value Assessed	**$962,511**
City	**HOLLY SPRINGS**	Revenue Stamps	**2250.00**		
Fire District		Pkg Sale Date	**11/15/2018**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$1,125,000**	Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**11/12/1998**		
ETJ	**HS**	Land Sale Price	**$57,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**1.50**	Recycle Units	**0**		
Permit Date	**4/6/2001**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**0000210146**	Heated Area	**11,400**	Assessed	
				Total Value Assessed*	**$1,223,871**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0308758** PIN # **0649335454**

Location Address
131 THOMAS MILL RD

Property Description
PRCL INDUSTRIAL PARK BLDHOLLAN BM2003-01575

Pin/Parcel History New Search

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Property Owner	Owner's Mailing Address	Property Location Address
HAUGH, JAMES D & MARY **NIMOCKS, DAVID R III & JAYNE C** (Use the Deeds link to view any additional owners)	**PO BOX 2587** **FAYETTEVILLE NC 28302-2587**	**131 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9320**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**9/12/2003**	Land Value Assessed	**$137,648**
VCS	**SWHS001**	Book & Page	**10435 0681**	Bldg. Value Assessed	**$305,959**
City	**HOLLY SPRINGS**	Revenue Stamps	**190.00**		
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**9/12/2003**		
ETJ	**HS**	Land Sale Price	**$95,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**.79**	Recycle Units	**0**		
Permit Date	**2/10/2004**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**0000000095**	Heated Area	**3,000**	Total Value Assessed*	**$443,607**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0283637** PIN # **0649227583**

Location Address
131 TRADITION TRL

Property Description
HOLLAND INDUSTRIAL PARK TR10 BM2001-330

Property Owner	Owner's Mailing Address	Property Location Address
IDEAL PROPERTIES LLC (Use the Deeds link to view any additional owners)	**107 ASHWICK CT** **CARY NC 27513-1608**	**131 TRADITION TRL** **HOLLY SPRINGS NC 27540-7045**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**3/5/2004**	Land Value Assessed	**$688,248**
VCS	**SWHS001**	Book & Page	**10698 1668**	Bldg. Value Assessed	**$667,847**
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**1/29/2004**		
ETJ	**HS**	Land Sale Price	**$194,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**3.95**	Recycle Units	**0**		
Permit Date	**3/29/2004**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**0000000210**	Heated Area	**8,335**	Assessed	
				Total Value Assessed*	**$1,356,095**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0038184** PIN # **0649335884**

Location Address
134 THOMAS MILL RD

Property Description
BNDRY SURV PT TR2 HOLLY SP IND PK 96-745

Property Owner	Owner's Mailing Address	Property Location Address
GENERAL CONCRETE CONSTRUCTION INC (Use the Deeds link to view any additional owners)	**134 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**	**134 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-0005**				
Map/Scale	**0649 03**	Deed Date	**7/15/1996**	Land Value Assessed	**$679,536**
VCS	**SWHS001**	Book & Page	**07070 0675**	Bldg. Value Assessed	**$582,539**
City	**HOLLY SPRINGS**	Revenue Stamps	**110.00**		
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**7/15/1996**		
ETJ	**HS**	Land Sale Price	**$55,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**3.90**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #		Heated Area	**8,400**	Assessed	
				Total Value Assessed*	**$1,262,075**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0213988** PIN # **0649343307**

Location Address
136 THOMAS MILL RD

Property Description
LO5 HOLLY SPRINGS INDUSTRIAL PK 95-783

Property Owner	Owner's Mailing Address	Property Location Address
GENERAL CONCRETE CONSTRUCTION INC (Use the Deeds link to view any additional owners)	**134 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**	**136 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759--**				
Map/Scale	**0649 03**	Deed Date	**5/30/1995**	Land Value Assessed	**$457,816**
VCS	**SWHS001**	Book & Page	**06542 0472**	Bldg. Value Assessed	
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date	**5/30/1995**		
ETJ	**HS**	Land Sale Price	**$59,500**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**10.51**	Recycle Units	**0**		
Permit Date	**9/28/2018**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**2018-00001**	Heated Area		Assessed	
				Total Value Assessed*	**$457,816**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0289285** PIN # **0649228809**

Location Address
140 TRADITION TRL

Property Description
HOLLAND INDUSTRIAL PARK TR7 BM2001-2305

Property Owner	Owner's Mailing Address	Property Location Address
IDEAL PROPERTIES LLC (Use the Deeds link to view any additional owners)	**131 TADITION TRL** **HOLLY SPRINGS NC 27540**	**140 TRADITION TRL** **HOLLY SPRINGS NC 27540-7045**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**10/7/2011**	Land Value Assessed	**$627,264**
VCS	**SWHS001**	Book & Page	**14491 1702**	Bldg. Value Assessed	
City	**HOLLY SPRINGS**	Revenue Stamps	**434.00**		
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**VACANT**	Land Sale Date	**10/7/2011**		
ETJ	**HS**	Land Sale Price	**$217,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**4.00**	Recycle Units	**0**		
Permit Date		Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #		Heated Area		Total Value Assessed*	**$627,264**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0200796** PIN # **0649341035**

Location Address
150 THOMAS MILL RD

Property Description
RCMB FOR CURTIS PHELAN BM1994-1137

Property Owner	Owner's Mailing Address	Property Location Address
CDP LEASING INC (Use the Deeds link to view any additional owners)	**148 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**	**150 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9372**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759--**				
Map/Scale	**0649 03**	Deed Date	**9/18/2003**	Land Value Assessed	**$696,960**
VCS	**SWHS001**	Book & Page	**10447 0636**	Bldg. Value Assessed	**$1,396,256**
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**4.00**	Recycle Units	**0**		
Permit Date	**6/14/2006**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**0000000749**	Heated Area	**25,200**	Total Value Assessed*	**$2,093,216**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0289286** PIN # **0649238363**

Location Address
151 THOMAS MILL RD

Property Description
HOLLAND INDUSTRIAL PARK TR4 BM2001-2305

Property Owner	Owner's Mailing Address	Property Location Address
HMS 55 LLC (Use the Deeds link to view any additional owners)	**1013 SKYMONT DR** **HOLLY SPRINGS NC 27540-8293**	**151 THOMAS MILL RD** **HOLLY SPRINGS NC 27540-9320**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759-00000-0000**				
Map/Scale	**0649 03**	Deed Date	**10/11/2005**	Land Value Assessed	**$831,124**
VCS	**SWHS001**	Book & Page	**11628 1523**	Bldg. Value Assessed	**$1,092,713**
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**4/11/2005**		
ETJ	**HS**	Land Sale Price	**$230,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**4.77**	Recycle Units	**0**		
Permit Date	**2/5/2014**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**2014-00000**	Heated Area	**12,500**	Total Value Assessed*	**$1,923,837**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0283635** PIN # **0649322583**

Location Address
161 TRADITION TRL

Property Description
LO8A GR PT ABCZ PROPERTIES LLC BM2006-02077

Property Owner	Owner's Mailing Address	Property Location Address
STOCKBRIDGE EV 161 TRADITION TRL OW (Use the Deeds link to view any additional owners)	**3105 GLENWOOD AVE STE 105** **RALEIGH NC 27612-5059**	**161 TRADITION TRL** **HOLLY SPRINGS NC 27540-7045**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**359--**				
Map/Scale	**0649 03**	Deed Date	**5/20/2022**	Land Value Assessed	**$1,375,685**
VCS	**SWHS001**	Book & Page	**19033 0072**	Bldg. Value Assessed	**$8,267,001**
City	**HOLLY SPRINGS**	Revenue Stamps	**29600.00**		
Fire District		Pkg Sale Date	**5/20/2022**		
Township	**HOLLY SPRING**	Pkg Sale Price	**$14,800,000**	Tax Relief	
Land Class	**COMMERCL**	Land Sale Date			
ETJ	**HS**	Land Sale Price		Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**8.43**	Recycle Units	**0**		
Permit Date	**1/30/2017**	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	**2016-00002**	Heated Area	**125,381**	Assessed	
				Total Value Assessed*	**$9,642,686**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0344059** PIN # **0649338038**

Location Address
171 TRADITION TRL 101

Property Description
LO2 RECOMB HOLLAND COMPANY INC BM2005-01101

Pin/Parcel History New Search

Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

Property Owner	Owner's Mailing Address	Property Location Address
ABCZ DEVELOPMENT CO LLC (Use the Deeds link to view any additional owners)	**3048 CONE MANOR LN** **RALEIGH NC 27613-6604**	**171 TRADITION TRL 101** **HOLLY SPRINGS NC 27540-4488**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759--**				
Map/Scale	**0649 03**	Deed Date	**1/14/2010**	Land Value Assessed	**$964,592**
VCS	**SWHS001**	Book & Page	**13825 0736**	Bldg. Value Assessed	**$4,024,153**
City	**HOLLY SPRINGS**	Revenue Stamps			
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**COMMERCL**	Land Sale Date	**6/13/2005**		
ETJ	**HS**	Land Sale Price	**$91,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**6.92**	Recycle Units	**0**		
Permit Date	**12/11/2019**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**0000001801**	Heated Area	**52,920**	Total Value Assessed*	**$4,988,745**

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Wake County Real Estate Data
Account Summary

Real Estate ID **0377899** PIN # **0649328774**

Location Address
550 IRVING PKWY

Property Description
LO3A HOLLAND INDUSTRIAL PARK BM2009-01181

Property Owner	Owner's Mailing Address	Property Location Address
JJKL INVESTMENTS LLC I (Use the Deeds link to view any additional owners)	**550 IRVING PKWY** **HOLLY SPRINGS NC 27540-9143**	**550 IRVING PKWY** **HOLLY SPRINGS NC 27540-9143**

Administrative Data		**Transfer Information**		**Assessed Value**	
Old Map #	**759--**				
Map/Scale	**0649 03**	Deed Date	**4/20/2017**	Land Value Assessed	**$308,610**
VCS	**SWHS001**	Book & Page	**16756 2698**	Bldg. Value Assessed	**$1,152,660**
City	**HOLLY SPRINGS**	Revenue Stamps	**600.00**		
Fire District		Pkg Sale Date			
Township	**HOLLY SPRING**	Pkg Sale Price		Tax Relief	
Land Class	**INDUSTRL**	Land Sale Date	**4/20/2017**		
ETJ	**HS**	Land Sale Price	**$300,000**	Land Use Value	
Spec Dist(s)				Use Value Deferment	
Zoning	**RT**	**Improvement Summary**		Historic Deferment	
History ID 1				Total Deferred Value	
History ID 2		Total Units	**0**		
Acreage	**4.59**	Recycle Units	**0**		
Permit Date	**2/26/2021**	Apt/SC Sqft		Use/Hist/Tax Relief Assessed	
Permit #	**0000002147**	Heated Area	**13,250**	Total Value Assessed*	**$1,461,270**

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SVG 500 feet notify

N

0 400 800 1600 ft

1 inch equals 800 feet

Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

PIN # 0649333398
~~ID# 0211743~~ 1
Zoning "BRT"
~~Holly Springs~~ Business Park
Project benchmark=SE corner of conc deck @ rear of existing bldg. Elev (assumed = 114.80' (See Site plan)
Plan is subject to revisions during Construction Drawing Approval Process.
Plans describe Major Modification, type 2a.

Proj. No. (17-DP-03-A01/PLDP202300247) 2
New Building / Replacement for

SVG CONCRETE SERVICES, INC

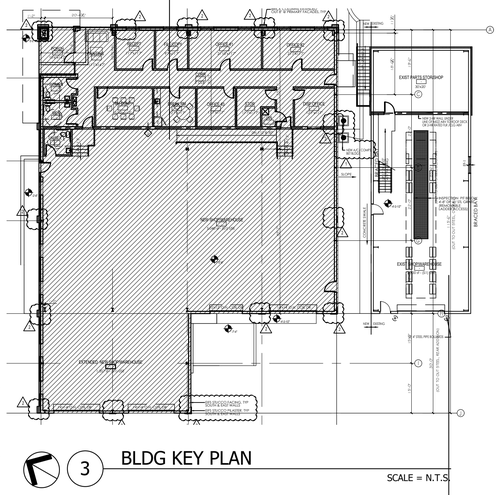
137 Thomas Mill Rd - Holly Springs Business Park 1
Holly Springs, NC 27540
(Holland Industrial Park) 1

ARCHITECTURAL	ELECTRICAL
BURDETT & ASSOCIATES ARCHITECTURE, INC. PROJECT ARCHITECT: DAVID BURDETT PROJECT DESIGNER: GREG MONDIN P.O. BOX 97216 RALEIGH, NC 27624-7216 PHONE: 919.802.2511 / FAX: 919.420.7807	KILLIAN ENGINEERING CONTACT: ELECTRICAL- MICHAEL W. KILLIAN, PE P.O. BOX 3301 HENDERSON, NC 27536 PHONE: 252.438.8778 / FAX: 252-438.8741
CIVIL ENGINEERING	STRUCTURAL ENGINEER (FOUNDATIONS/SLAB)
CONSULTANT: MURPHY ENGINEERING CONTACT: JAMES MURPHY , PE P.O.BOX 220 YOUNGSVILLE, NC 27596 PHONE: 919.556.2058 FAX: 919.556.2058	WILLIAM PERSON, PE PROJECT MANAGER: WILLIAM PERSON, PE 774A COTTRELL ROAD LOUISBURG, NC 27549 PHONE: 919.496.5228 / FAX: 919.496.5228
OWNER	STRUCTURAL ENGINEER (BUILDING FRAME)
SVG CONCRETE SERVICES, INC. OWNER CONTACT: SERGIO VERASTEGUL, PRESIDENT 137 THOMAS MILL RD HOLLY SPRINGS, NC 27540 PHONE: 919.567.0044 / FAX: 919.567.0061	INLAND BUILDINGS PROJECT DESIGNER: 2141 SECOND AVENUE S.W. CULLMAN, ALABAMA 35055 PHONE: 800.438.1606 / FAX: 800.438.1626

* INDEX OF DRAWINGS 2 PROJECT # ADDED TO ALL SHEET TITLE BLOCKS.

*SEE PRE-ENGINEERED BLDG SHOP DRWGS BY OTHERS.
T001 COVER SHEET 2
SHEETS REMOVED, REVIEW #1
~~APPROVED SITE / CIVIL PLANS (FOR REFERENC ONLY)~~ 1
1 EXISTING SITE CONDITIONS PLAN
2 PROPOSED IMPROVEMENTS SITE PLAN
3 LANDSCAPE PLAN
4 LANDSCAPE DETAIL PLAN 1 2 3
A101 CONSTRUCTION PLAN -1ST FLR
SHEETS REMOVED, REVIEW #1 1
A200 CONSTRUCTION ELEVATIONS
A201 CONSTRUCTION ELEVATIONS
A300 BUILDING SECTIONS 2
SHEETS REMOVED, REVIEW #1
A600 SCHEDULES, DETAILS 1

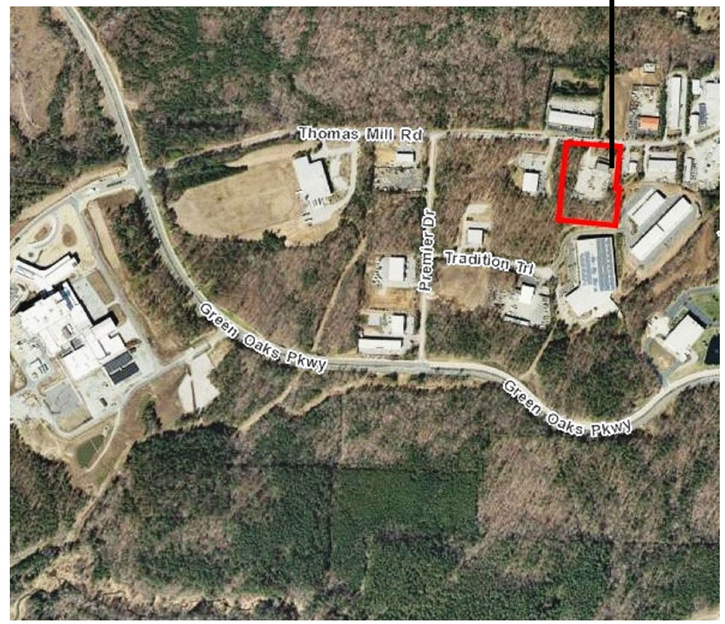
PROJECT LOCATION



3 BLDG KEY PLAN
SCALE = N.T.S.

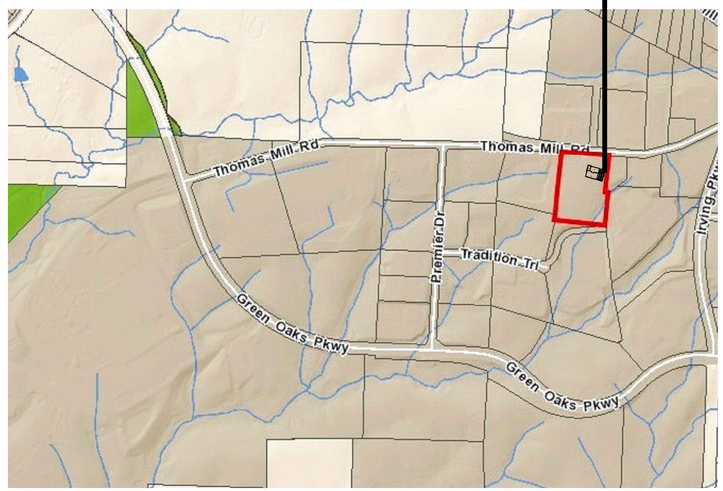
Previous Amendments:
Storage Bldg Addition/
Minor Plan Amendment
06-01-2017 1

PROJECT LOCATION



2 SITE PLAN -
(SEE SITE PLAN) Scale: 1"=500'

PROJECT LOCATION



1 VICINITY PLAN
(SEE SITE PLAN) Scale: 1"-500'

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P.O. Box 97216
Raleigh, NC 27624
TEL: (919) 802-2511
www.burdettassociates.com
btq Burdett and Associates Architecture, Inc.

08/25/23

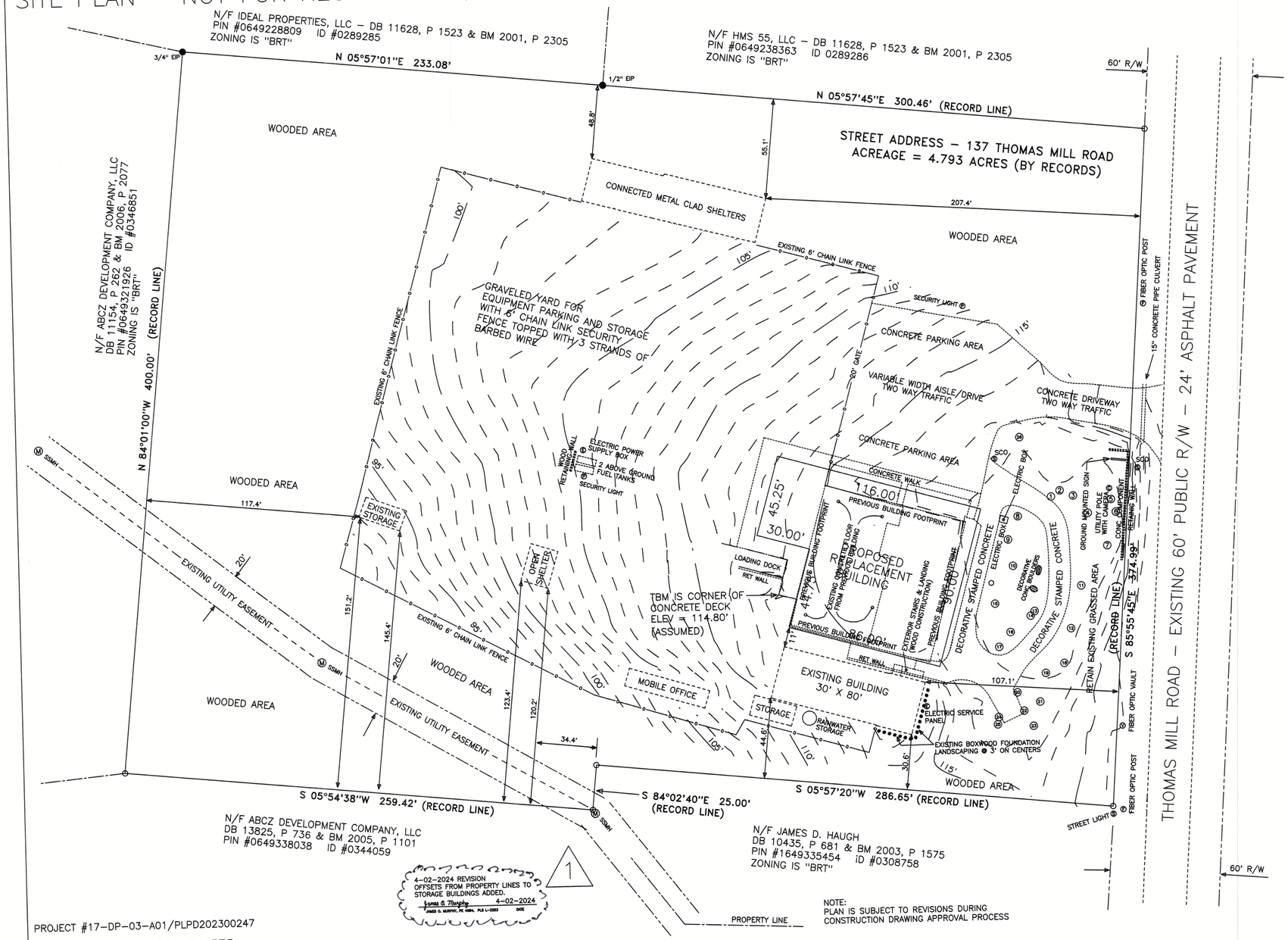
Proj. No. (17-DP-03-A01/PLDP202300247)
New Office/Storage Building (Replacement) for
SVG CONCRETE SERVICES, INC.
137 Thomas Mill Rd. - Holly Springs Business Park
Holly Springs, NC 27540

DWG BY: GREG MONDIN
CHK BY: DAVID BURDETT
DATE: Dec-Nov 2015 - Admin. Revision 03-21-23
REVISIONS: Watch Plan Rest Comments 05-25-23; Development Review #1 08-25-23; Development Review #2 02-26-24; Development Review #3 04-04-24

TITLE: COVER SHEET

SHEET NO. T001
DEVELOPMENT REVIEW

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES



4–02–2024 REVISION
OFFSETS FROM PROPERTY LINES TO STORAGE BUILDINGS ADDED.
James G. Murphy 4–02–2024
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

NOTE:
PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

NOTE:
THIS SITE PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. BOUNDARY LINES SHOWN AS SOLID (UNBROKEN) WERE SURVEYED 3–7–23 TO PREPARE THIS PLAN. BOUNDARY LINES SHOWN AS BROKEN (DASHED) LINES WERE TAKEN FROM BM 2003, P 1575.
FIELD SURVEYS OF THE IMPROVED PORTION OF THE SITE WERE CONDUCTED 10–25–16 AND 3–07–23 TO PREPARE THIS PLAN.
THE CONTOUR LINES SHOWN HEREON ARE FROM BOTH THE 10–25–16 FIELD SURVEY, AND THE 3–07–23 FIELD SURVEY. CONTOUR LINES ARE BASED ON AN ASSUMED DATUM.

PROJECT #17–DP–03–A01/PLPD202300247

PARCEL –A– BM 2003, P 1575
HOLLAND INDUSTRIAL PARK

BUSINESS NAME:
SVG CONCRETE SERVICES, INC.

SITE PLAN PREPARED FOR (MAJOR MODIFICATION TYPE)

ROMA–SER, LLC

(Present Owner – Roma–Ser – DB 12917, P 1010)
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OWNER/DEVELOPER/APPLICANT

SERGIO VERASTEGUL
137 THOMAS MILL ROAD
HOLLY SPRINGS, N.C. 27540
TELEPHONE: 919–567–1161

Scale: 1" = 30'

30 0 30 60 90
GRAPHIC SCALE – FEET

Date: MARCH 2023

PIN #0649333398
ID #0211743

ZONING IS "BRT"

NORTH CAROLINA PROFESSIONAL SEAL L–2253 LAND SURVEYOR JAMES O. MURPHY James G. Murphy 8–25–23

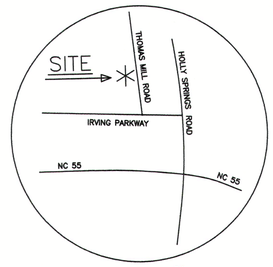
Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

23 SVG
DRAWING #23–16 LL NOTES

ADOPTED FROM BM 2003, P 1575

TREE LEGEND (FRONT)
Ⓧ – DENOTES TREE LOCATION
1 – 7" BLACKJACK OAK
2 – 10" MAPLE
3 – 9" POPLAR
4 – 7" RED OAK
5 – 7" MAPLE
6 – TWIN 7" RED OAK
7 – 9" RED OAK
8 – 7" BLACKJACK OAK
9 – 11" RED MAPLE
10 – 17" RED OAK
11 – TWIN CHESTNUT OAK
12 – 7" BLACKJACK OAK
13 – 11" RED OAK
14 – TWIN 8" RED OAK
15 – 15" WHITE OAK
16 – 15" RED OAK
17 – 10" RED OAK
18 – 6" MAPLE
19 – RED OAK CLUSTER
20 – 8" CHESTNUT OAK
21 – CHESTNUT OAK CLUSTER
22 – 5" MAPLE
23 – 8" RED OAK
24 – 7" RED OAK
25 – 12" RED OAK
26 – PAMPAS GRASS

LEGEND
EIP – EXISTING IRON PIN
NIP – NEW IRON PIN
ECM – EXISTING CONCRETE MONUMENT
CM – CONCRETE MONUMENT
EPKN – EXISTING PK NAIL
PKN – PK NAIL
EMN – EXISTING MAG NAIL
MN – MAG NAIL
R/W – RIGHT OF WAY
CL – CENTERLINE
CP – COMPUTED POINT
DB – DEED BOOK
P – PAGE
PP – POWER POLE
TP – TELEPHONE PEDESTAL
CATV – CABLE TV PEDESTAL
ERRS – EXISTING RAILROAD SPIKE
RRS – RAILROAD SPIKE
—E— – OVERHEAD ELECTRIC
WV – WATER VALVE
WM – WATER METER
ERB – EXISTING REBAR
NRB – NEW 5/8" REBAR
EN – EXISTING NAIL
ESI – EXISTING SOLID IRON
SSMH – SANITARY SEWER MANHOLE
SCO – SEWER CLEANOUT
—o— – DENOTES 6' CHAIN LINK FENCE



Vicinity Map
(Not to Scale)

GENERAL NOTES:
THIS SITE PLAN WAS PREPARED AS PART OF THE APPLICATION/APPROVAL PROCESS FOR THE APPLICANT TO REPLACE A PREVIOUSLY OCCUPIED BUILDING WHICH WAS DESTROYED BY FIRE. THE PREVIOUS USE OF THE FACILITY, AS WELL AS THE PROPOSED FACILITY WAS/IS A COMBINATION OF OFFICE, SHOP, AND WAREHOUSE.

THE PROPOSED BUILDING WILL NOT INCREASE THE ON–SITE IMPERVIOUS AREA, NOR WILL THERE BE ANY SIGNIFICANT LAND DISTURBANCE SINCE THE PROPOSED BUILDING WILL GENERALLY BE AT THE SAME LOCATION AS THE PREVIOUS BUILDING. THEREFORE NO STORMWATER PLANS AND NO SOIL & EROSION CONTROL PLANS ARE PROPOSED. THE EXISTING EQUIPMENT PARKING/STORAGE YARD HAS A STABLE COMPACTED GRAVEL SURFACE. OTHER AREAS NOT UNDER ROOF OR PAVEMENT HAVE ESTABLISHED GRASS COVER.

CURRENT DRAINAGE ON THE SITE IS "SHEET FLOW"; THERE IS NO SUBSURFACE DRAINAGE SYSTEM AND NONE IS PROPOSED. APPLICANT PROPOSES TO RETAIN THE "SHEET FLOW" CHARACTERISTICS ON THE SITE.

NO ON–SITE PRIVATE OPEN SPACE IS PROPOSED. NOTE 2 (N2) IN UDO TABLE 4.2–A INDICATES ON–SITE PRIVATE OPEN SPACE IS REQUIRED WHEN PLANS INCLUDE ATTACHED OR APARTMENT DWELLINGS.

NO TREE PRESERVATION AREA IS PROPOSED PER TABLE 4.2–4 OF THE UDO.

APPLICANT PROPOSES A "GREEN" TYPE ACTIVE RECREATIONAL AREA WHICH WOULD INCLUDE THE DECORATIVE STAMPED CONCRETE IN FRONT OF THE PROPOSED BUILDING. THE DECORATIVE STAMPED CONCRETE WOULD FUNCTION AS A WALKING/JOGGING TRAIL. THIS AREA WOULD EXCEED THE MINIMUM 4176 SF REQUIREMENT FOR THE ACTIVE RECREATIONAL AREA.

THE SIDES AND REAR OF THE SITE ARE WOODED; NO PERIMETER BUFFER IS PROPOSED FOR THESE AREAS. A "TYPE A" PERIMETER BUFFER IS REQUIRED ALONG THE FRONT OF THE PROPERTY. APPLICANT PROPOSES TO SUPPLEMENT THE EXISTING TREES IN THIS AREA WITH SHRUBS (5 SHRUBS PER 100' OF FRONTAGE) TO COMPLY WITH THIS REQUIREMENT.

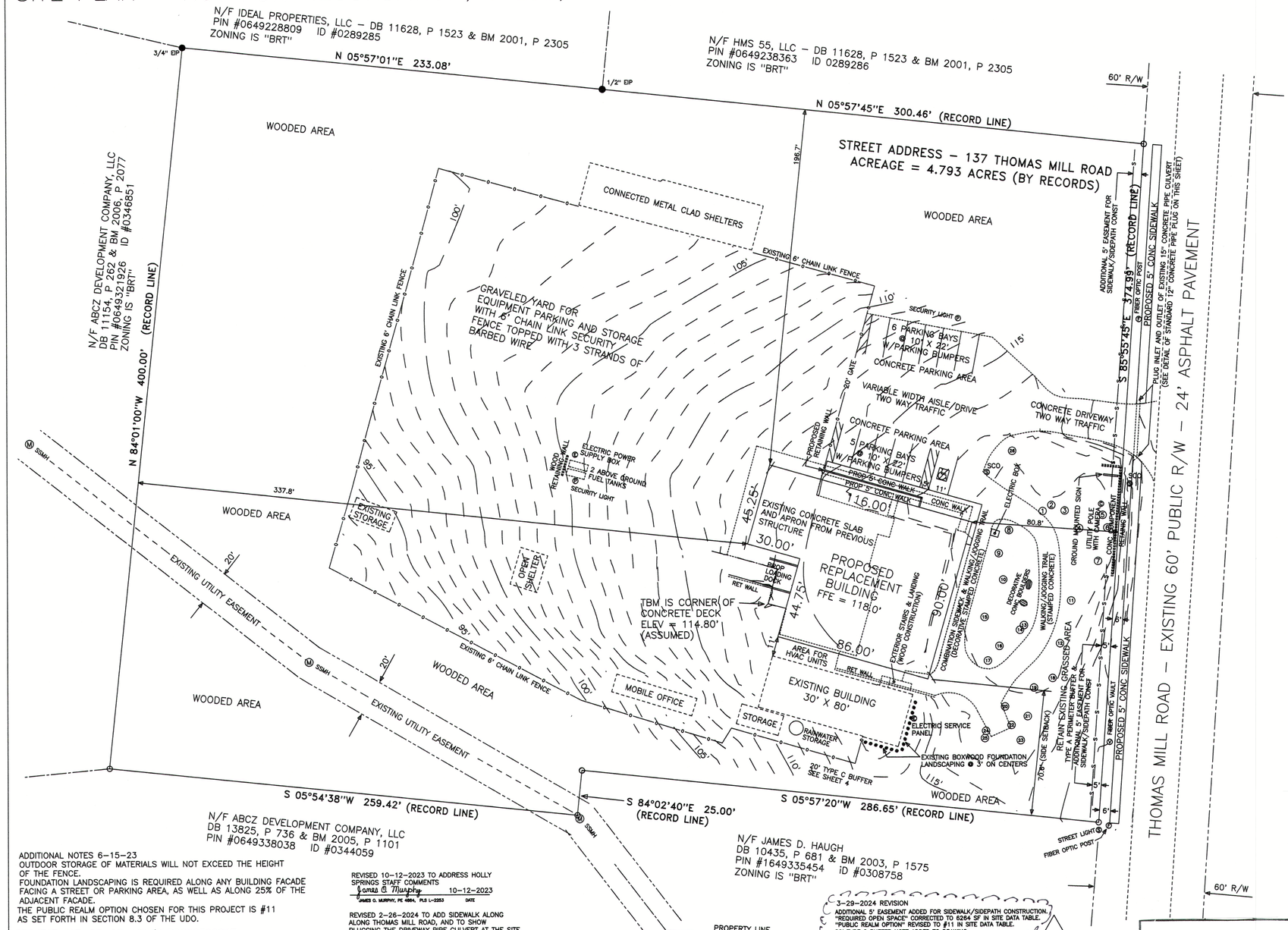
APPLICANT PROPOSES A MIXTURE OF SHRUBS AS FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING. THIS WOULD COMPLEMENT THE FOUNDATION LANDSCAPING FOR THE EXISTING BUILDING. FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING IS PROPOSED ON THE INSIDE OF THE DECORATIVE CONCRETE SINCE THERE IS INSUFFICIENT WIDTH BETWEEN THE REPLACEMENT BUILDING AND THE EXISTING DECORATIVE CONCRETE.

APPLICANT PROPOSES TO RETAIN THE EXISTING CONCRETE PARKING AREA. PARKING BAYS ARE CURRENTLY UNMARKED. APPLICANT PROPOSES TO MARK THE BAYS WITH 4" WIDE TRAFFIC MARKING PAINT. 11 PARKING BAYS (10' X 22") AND 1 ADA COMPLIANT VAN ACCESSIBLE BAY ARE PROPOSED. PARKING BUMPERS ARE PROPOSED FOR ALL PARKING BAYS,

SHEET 1 OF 4

EXISTING CONDITIONS SHEET

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES



ADDITIONAL NOTES 6–15–23
OUTDOOR STORAGE OF MATERIALS WILL NOT EXCEED THE HEIGHT OF THE FENCE.
FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FACADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FACADE.
THE PUBLIC REALM OPTION CHOSEN FOR THIS PROJECT IS #11 AS SET FORTH IN SECTION 8.3 OF THE UDO.

REVISED 10–12–2023 TO ADDRESS HOLLY SPRINGS STAFF COMMENTS
James O. Murphy 10–12–2023
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

REVISED 2–26–2024 TO ADD SIDEWALK ALONG ALONG THOMAS MILL ROAD, AND TO SHOW PLUGGING THE DRIVEWAY PIPE CULVERT AT THE SITE.
James O. Murphy 2–26–2024
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

PROJECT #17–DP–03–A01/PLPD202300247

PARCEL –A– BM 2003, P 1575
HOLLAND INDUSTRIAL PARK
BUSINESS NAME:
SVG CONCRETE SERVICES, INC.

SITE PLAN PREPARED FOR (MAJOR MODIFICATION TYPE)

ROMA–SER, LLC

(Present Owner – Roma–Ser – DB 12917, P 1010)
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OWNER/DEVELOPER/APPLICANT
SERGIO VERASTEGUL
137 THOMAS MILL ROAD
HOLLY SPRINGS, N.C. 27540
TELEPHONE: 919–567–1161

Scale: 1" = 30'
30 0 30 60 90
GRAPHIC SCALE – FEET

Date: MARCH 2023
PIN #0649333398
ID #0211743
ZONING IS "BRT"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

NORTH CAROLINA PROFESSIONAL SEAL L–2253 LAND SURVEYOR JAMES O. MURPHY
James O. Murphy 6–22–2023

23SVG 23SVG1
DRAWING #23–17 LL NOTES

NOTE:
PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

NOTE:
THIS SITE PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. BOUNDARY LINES SHOWN AS SOLID (UNBROKEN) WERE SURVEYED 3–7–23 TO PREPARE THIS PLAN. BOUNDARY LINES SHOWN AS BROKEN (DASHED) LINES WERE TAKEN FROM BM 2003, P 1575. FIELD SURVEYS OF THE IMPROVED PORTION OF THE SITE WERE CONDUCTED 10–25–16 AND 3–07–23 TO PREPARE THIS PLAN.
THE CONTOUR LINES SHOWN HEREON ARE FROM BOTH THE 10–25–16 FIELD SURVEY, AND THE 3–07–23 FIELD SURVEY. CONTOUR LINES ARE BASED ON AN ASSUMED DATUM.

3–29–2024 REVISION
ADDITIONAL 5' EASEMENT ADDED FOR SIDEWALK/SIDEPATH CONSTRUCTION.
"REQUIRED OPEN SPACE" CORRECTED TO 6264 SF IN SITE DATA TABLE.
"PUBLIC REALM OPTION" REVISED TO #11 IN SITE DATA TABLE.
20' TYPE C BUFFER NOTE ADDED TO DRAWING.
SIDEWALK DIMENSION(S) ADDED.
James O. Murphy 3–29–2024
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

2

—S— DENOTES 5' ADDITIONAL EASEMENT FOR SIDEWALK/SIDEPATH

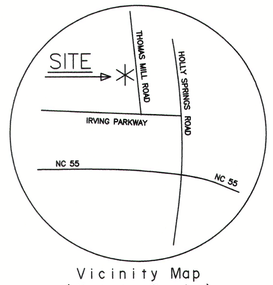
SHEET 2 OF 4
PROPOSED IMPROVEMENTS

SITE DATA TABLE

ZONING – "BRT"
PARCEL PIN – 0649333398
SITE ADDRESS – 137 THOMAS MILL ROAD
HOLLY SPRINGS, N.C. 27540
LOT SIZE – 4.793 ACRES (BY RECORDS)
SIZE OF EXISTING BUILDING – 2400 SF
SIZE OF PROPOSED BUILDING – 9090 SF
BUILDING USE (EXISTING & PROPOSED) – STORAGE (PRIMARY) & OFFICE (SECONDARY)
MINIMUM SETBACKS (PROPOSED BUILDING) –
REQUIRED: 30' FRONT, 5' SIDE, 5' REAR
PROVIDED: 80.8' FRONT, 337.8' REAR
70.6' EAST SIDE, 196.7' WEST SIDE
OPEN SPACE – 3% REQUIRED = 6,264 SF
REQUIRED = 3% X 4.793 ACRES = 6,264 SF
PROVIDED = 6,315 SF (WALKING/JOGGING TRAIL AREA, AND FOUNDATION PLANTING AREA)
PARKING COUNT –
REQUIRED: 2/1000 SF OF OFFICE SPACE
600 SF OFFICE SPACE IN EXISTING BUILDING
2700 SF OFFICE SPACE IN PROPOSED BUILDING
7 BAYS REQUIRED FOR OFFICE SPACE (3300/1000 X 2)
REQUIRED: 1/3000 SF OF DISTRIBUTION SPACE
2400 SF EXISTING BUILDING
9090 SF PROPOSED BUILDING
(3300 SF) OFFICE SPACE
8190 SF DISTRIBUTION SPACE
3 BAYS REQUIRED FOR DISTRIBUTION SPACE (8190/3000 = 3)
REQUIRED TOTAL = 10 BAYS
PROVIDED = 12 BAYS

IMPERVIOUS AREA = 90,532 SF = 2.078 ACRES
2.078/4.793 = 43.4% IMPERVIOUS AREA

ADOPTED FROM BM 2003, P 1575



Vicinity Map
(Not to Scale)

LEGEND

EIP – EXISTING IRON PIN
NIP – NEW IRON PIN
ECM – EXISTING CONCRETE MONUMENT
CM – CONCRETE MONUMENT
EPKN – EXISTING PK NAIL
PKN – PK NAIL
EMH – EXISTING MAG NAIL
MN – MAG NAIL
R/W – RIGHT OF WAY
CL – CENTERLINE
CP – COMPUTED POINT
DB – DEED BOOK
P – PAGE
PP – POWER POLE
TP – TELEPHONE PEDESTAL
CATV – CABLE TV PEDESTAL
ERRS – EXISTING RAILROAD SPIKE
RRS – RAILROAD SPIKE
—E— – OVERHEAD ELECTRIC
WV – WATER VALVE
WM – WATER METER
ERB – EXISTING REBAR
NRB – NEW 5/8" REBAR
EN – EXISTING NAIL
ESI – EXISTING SOLID IRON
SSMH – SANITARY SEWER MANHOLE
SCO – SEWER CLEANOUT
—o— – DENOTES 6' CHAIN LINK FENCE

GENERAL NOTES:
THIS SITE PLAN WAS PREPARED AS PART OF THE APPLICATION/APPROVAL PROCESS FOR THE APPLICANT TO REPLACE A PREVIOUSLY OCCUPIED BUILDING WHICH WAS DESTROYED BY FIRE. THE PREVIOUS USE OF THE FACILITY, AS WELL AS THE PROPOSED FACILITY WAS/IS A COMBINATION OF OFFICE, SHOP, AND WAREHOUSE.

THE PROPOSED BUILDING WILL NOT INCREASE THE ON–SITE IMPERVIOUS AREA, NOR WILL THERE BE ANY SIGNIFICANT LAND DISTURBANCE SINCE THE PROPOSED BUILDING WILL GENERALLY BE AT THE SAME LOCATION AS THE PREVIOUS BUILDING. THEREFORE NO STORMWATER PLANS AND NO SOIL & EROSION CONTROL PLANS ARE PROPOSED. THE EXISTING EQUIPMENT PARKING/STORAGE YARD HAS A STABLE COMPACTED GRAVEL SURFACE. OTHER AREAS NOT UNDER ROOF OR PAVEMENT HAVE ESTABLISHED GRASS COVER.

CURRENT DRAINAGE ON THE SITE IS "SHEET FLOW"; THERE IS NO SUBSURFACE DRAINAGE SYSTEM AND NONE IS PROPOSED. APPLICANT PROPOSES TO RETAIN THE "SHEET FLOW" CHARACTERISTICS ON THE SITE.

NO ON–SITE PRIVATE OPEN SPACE IS PROPOSED. NOTE 2 (N2) IN UDO TABLE 4.2–A INDICATES ON–SITE PRIVATE OPEN SPACE IS REQUIRED WHEN PLANS INCLUDE ATTACHED OR APARTMENT DWELLINGS.

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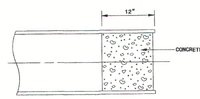
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APPLICANT PROPOSES A MIXTURE OF SHRUBS AS FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING. THIS WOULD COMPLEMENT THE FOUNDATION LANDSCAPING FOR THE EXISTING BUILDING. FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING IS PROPOSED ON THE INSIDE OF THE DECORATIVE CONCRETE SINCE THERE IS INSUFFICIENT WIDTH BETWEEN THE REPLACEMENT BUILDING AND THE EXISTING DECORATIVE CONCRETE.

APPLICANT PROPOSES TO RETAIN THE EXISTING CONCRETE PARKING AREA. PARKING BAYS ARE CURRENTLY UNMARKED. APPLICANT PROPOSES TO MARK THE BAYS WITH 4" WIDE TRAFFIC MARKING PAINT. 11 PARKING BAYS (10' X 22') AND 1 ADA COMPLIANT VAN ACCESSIBLE BAY ARE PROPOSED. PARKING BUMPERS ARE PROPOSED FOR ALL PARKING BAYS,

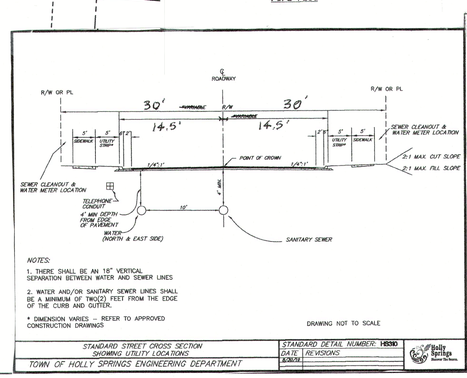
TREE LEGEND (FRONT)

Ⓧ – DENOTES TREE LOCATION
1 – 7" BLACKJACK OAK
2 – 10" MAPLE
3 – 9" POPLAR
4 – 7" RED OAK
5 – 7" MAPLE
6 – TWIN 7" RED OAK
7 – 9" RED OAK
8 – 7" BLACKJACK OAK
9 – 11" RED MAPLE
10 – 17" RED OAK
11 – TWIN CHESTNUT OAK
12 – 7" BLACKJACK OAK
13 – 11" RED OAK
14 – TWIN 8" RED OAK
15 – 15" WHITE OAK
16 – 15" RED OAK
17 – 10" RED OAK
18 – 6" MAPLE
19 – RED OAK CLUSTER
20 – 8" CHESTNUT OAK
21 – CHESTNUT OAK CLUSTER
22 – 5" MAPLE
23 – 8" RED OAK
24 – 7" RED OAK
25 – 12" RED OAK
26 – PAMPAS GRASS



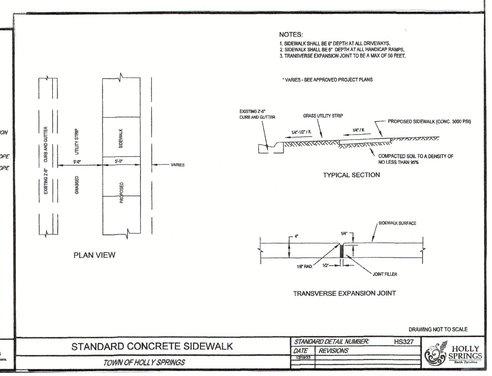
SECTION OF CONCRETE PIPE PLUG

APPLICANT/DEVELOPER PROPOSES TO INSTALL 5' WIDE SIDEWALK ALONG THOMAS MILL ROAD AS SHOWN AND ACCORDING TO THE TOWN OF HOLLY SPRINGS "ENGINEERING DESIGN & CONSTRUCTION STANDARDS". APPLICANT/DEVELOPER PROPOSES TO PLUG THE EXISTING 15" PIPE CULVERT UNDER THE CONCRETE DRIVEWAY TO THE SITE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
THE CURB & GUTTER CONSTRUCTION ALONG THOMAS MILL ROAD, AND ANY ASSOCIATED GRADE WORK, IS TO BE PERFORMED BY OTHERS.



DRAWING NOT TO SCALE

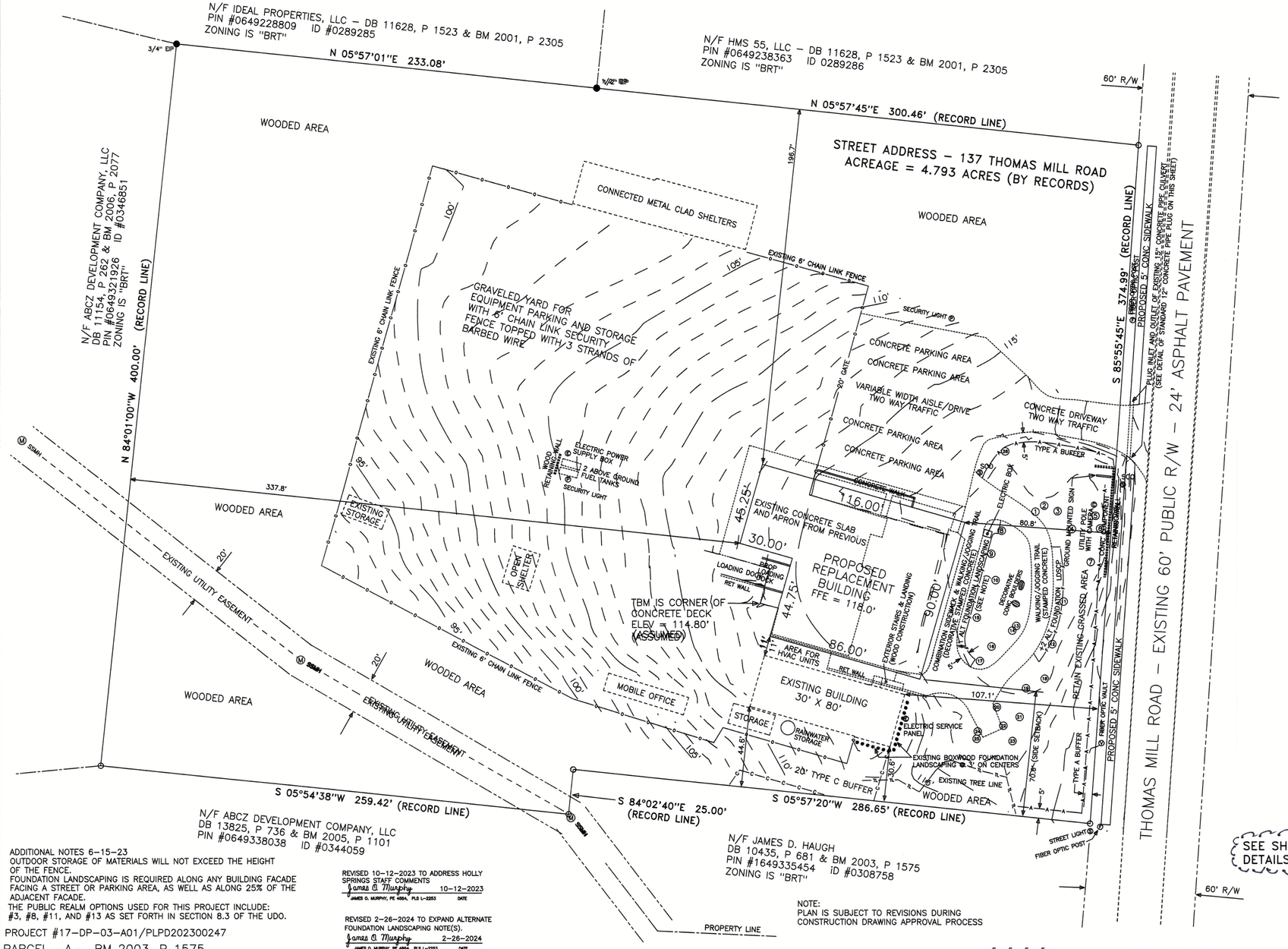
STANDARD STREET CROSS SECTION SHOWING UTILITY LOCATIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS2100
DATE REVISIONS
8/30/16



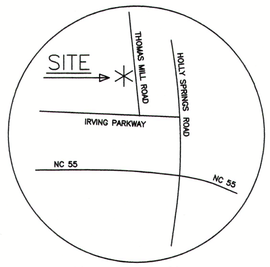
DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK
TOWN OF HOLLY SPRINGS
STANDARD DETAIL NUMBER: HS3227
DATE REVISIONS

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES



ADOPTED FROM BM 2003, P 1575



Vicinity Map
(Not to Scale)

TREE LEGEND (FRONT)

⊗ – DENOTES TREE LOCATION

1 – 7" BLACKJACK OAK
2 – 10" MAPLE
3 – 9" POPLAR
4 – 7" RED OAK
5 – 7" MAPLE
6 – TWIN 7" RED OAK
7 – 9" RED OAK
8 – 7" BLACKJACK OAK
9 – 11" RED MAPLE
10 – 17" RED OAK
11 – TWIN CHESTNUT OAK
12 – 7" BLACKJACK OAK
13 – 11" RED OAK
14 – TWIN 8" RED OAK
15 – 15" WHITE OAK
16 – 15" RED OAK
17 – 10" RED OAK
18 – 6" MAPLE
19 – RED OAK CLUSTER
20 – 8" CHESTNUT OAK
21 – CHESTNUT OAK CLUSTER
22 – 5" MAPLE
23 – 8" RED OAK
24 – 7" RED OAK
25 – 12" RED OAK
26 – PAMPAS GRASS

LEGEND

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NIP – NEW IRON PIN
ECM – EXISTING CONCRETE MONUMENT
CM – CONCRETE MONUMENT
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SSMH – SANITARY SEWER MANHOLE
SCO – SEWER CLEANOUT
—o— – DENOTES 6' CHAIN LINK FENCE

GENERAL NOTES:
THIS SITE PLAN WAS PREPARED AS PART OF THE APPLICATION/APPROVAL PROCESS FOR THE APPLICANT TO REPLACE A PREVIOUSLY OCCUPIED BUILDING WHICH WAS DESTROYED BY FIRE. THE PREVIOUS USE OF THE FACILITY, AS WELL AS THE PROPOSED FACILITY WAS/IS A COMBINATION OF OFFICE, SHOP, AND WAREHOUSE.

THE PROPOSED BUILDING WILL NOT INCREASE THE ON–SITE IMPERVIOUS AREA, NOR WILL THERE BE ANY SIGNIFICANT LAND DISTURBANCE SINCE THE PROPOSED BUILDING WILL GENERALLY BE AT THE SAME LOCATION AS THE PREVIOUS BUILDING. THEREFORE NO STORMWATER PLANS AND NO SOIL & EROSION CONTROL PLANS ARE PROPOSED. THE EXISTING EQUIPMENT PARKING/STORAGE YARD HAS A STABLE COMPACTED GRAVEL SURFACE. OTHER AREAS NOT UNDER ROOF OR PAVEMENT HAVE ESTABLISHED GRASS COVER.

CURRENT DRAINAGE ON THE SITE IS "SHEET FLOW"; THERE IS NO SUBSURFACE DRAINAGE SYSTEM AND NONE IS PROPOSED. APPLICANT PROPOSES TO RETAIN THE "SHEET FLOW" CHARACTERISTICS ON THE SITE.

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APPLICANT PROPOSES A "GREEN" TYPE ACTIVE RECREATIONAL AREA WHICH WOULD INCLUDE THE DECORATIVE STAMPED CONCRETE IN FRONT OF THE PROPOSED BUILDING. THE DECORATIVE STAMPED CONCRETE WOULD FUNCTION AS A WALKING/JOGGING TRAIL. THIS AREA WOULD EXCEED THE MINIMUM 4176 SF REQUIREMENT FOR THE ACTIVE RECREATIONAL AREA.

THE SIDES AND REAR OF THE SITE ARE WOODED; NO PERIMETER BUFFER IS PROPOSED FOR THESE AREAS. A "TYPE A" PERIMETER BUFFER IS REQUIRED ALONG THE FRONT OF THE PROPERTY. APPLICANT PROPOSES TO SUPPLEMENT THE EXISTING TREES IN THIS AREA WITH SHRUBS (5 SHRUBS PER 100' OF FRONTAGE) TO COMPLY WITH THIS REQUIREMENT.

APPLICANT PROPOSES A MIXTURE OF SHRUBS AS FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING. THIS WOULD COMPLEMENT THE FOUNDATION LANDSCAPING FOR THE EXISTING BUILDING. FOUNDATION LANDSCAPING FOR THE REPLACEMENT BUILDING IS PROPOSED ON THE INSIDE OF THE DECORATIVE CONCRETE SINCE THERE IS INSUFFICIENT WIDTH BETWEEN THE REPLACEMENT BUILDING AND THE EXISTING DECORATIVE CONCRETE.

APPLICANT PROPOSES TO RETAIN THE EXISTING CONCRETE PARKING AREA. PARKING BAYS ARE CURRENTLY UNMARKED. APPLICANT PROPOSES TO MARK THE BAYS WITH 4" WIDE TRAFFIC MARKING PAINT. 11 PARKING BAYS (10' X 22") AND 1 ADA COMPLIANT VAN ACCESSIBLE BAY ARE PROPOSED. PARKING BUMPERS ARE PROPOSED FOR ALL PARKING BAYS,

TOTAL PROPOSED OPEN AREA IS 17,728 SF. THIS AREA INCLUDES THE ENTIRE NON–WOODED ARE BETWEEN THE FRONT OF THE EXISTING & PROPOSED BUILDINGS AND THE R/W OF TOTAL OPEN AREA DOES INCLUDE THE "GREEN" ACTIVE RECREATIONAL AREA AND THE THOMAS MILL ROAD, BUT DOES NOT INCLUDE THE EXISTING PAVED ACCESS DRIVEWAY. THE TYPE A PERIMETER BUFFER. THE PROPOSED OPEN AREA SIGNIFICANTLY EXCEEDS THE REQUIRED 6263 SF FOR THIS ZONING.

SEE SHEET 4 OF 4 FOR ADDITIONAL ALTERNATE FOUNDATION DETAILS AND NOTES.

LANDSCAPE MAINTENANCE NOTE:
THE 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 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.

ADDITIONAL NOTES 6–15–23
OUTDOOR STORAGE OF MATERIALS WILL NOT EXCEED THE HEIGHT OF THE FENCE.
FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FACADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FACADE.
THE PUBLIC REALM OPTIONS USED FOR THIS PROJECT INCLUDE: #3, #8, #11, AND #13 AS SET FORTH IN SECTION 8.3 OF THE UDO.

REVISED 10–12–2023 TO ADDRESS HOLLY SPRINGS STAFF COMMENTS
James O. Murphy 10–12–2023
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

REVISED 2–26–2024 TO EXPAND ALTERNATE FOUNDATION LANDSCAPING NOTE(S).
James O. Murphy 2–26–2024
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

PROJECT #17–DP–03–A01/PLPD202300247

PARCEL –A– BM 2003, P 1575
HOLLAND INDUSTRIAL PARK
BUSINESS NAME:
SVG CONCRETE SERVICES, INC.

SITE PLAN PREPARED FOR (MAJOR MODIFICATION TYPE)

ROMA–SER, LLC

(Present Owner – Roma–Ser, LLC – DB 12917, P 1010)
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OWNER/DEVELOPER/APPLICANT
SERGIO VERASTEGUL
137 THOMAS MILL ROAD
HOLLY SPRINGS, N.C. 27540
TELEPHONE: 919–567–1161

Scale: 1" = 30'

30 0 30 60 90
GRAPHIC SCALE – FEET

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

Date: MARCH 2023

PIN #0649333398
ID #0211743

ZONING IS "BRT"

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR JAMES O. MURPHY L–2253 8–25–23

23SVG 23SVG2
DRAWING #23–16 LL NOTES

NOTE:
PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

NOTE:
THIS SITE PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. BOUNDARY LINES SHOWN AS SOLID (UNBROKEN) WERE SURVEYED 3–7–23 TO PREPARE THIS PLAN. BOUNDARY LINES SHOWN AS BROKEN (DASHED) LINES WERE TAKEN FROM BM 2003, P 1575.
FIELD SURVEYS OF THE IMPROVED PORTION OF THE SITE WERE CONDUCTED 10–25–16 AND 3–07–23 TO PREPARE THIS PLAN.
THE CONTOUR LINES SHOWN HEREON ARE FROM BOTH THE 10–25–16 FIELD SURVEY, AND THE 3–07–23 FIELD SURVEY. CONTOUR LINES ARE BASED ON AN ASSUMED DATUM.

—F—F—F—F— FOUNDATION LANDSCAPING

4–03–2024 REVISION
TABLE OF FOUNDATION LANDSCAPING CALCULATIONS ADDED.
ALTERNATE FOUNDATION LANDSCAPING NOTE ADDED.
TYPE C BUFFER ADDED.
James O. Murphy 4–03–2024
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

3

TABLE OF PROPOSED FOUNDATION LANDSCAPING SHRUBS
5 – DWARF AZELEAS
10 – BOXWOODS
10 – SOFT TOUCH HOLLY PLANTS
10 – INKBERRY HOLLY PLANTS
10 – COMPACT HOLLY PLANTS

FOUNDATION LANDSCAPING
FOUNDATION SHRUBS ARE PROPOSED AS MINIMUM #3 CONTAINER (MEDIUM SHRUBS). LENGTH OF THE PROPOSED FOUNDATION LANDSCAPING IS 148' AND 5' IN WIDTH. MEDIUM SHRUBS ARE PROPOSED AT A MINIMUM SPACING OF 1.5/5' (3/10'). 148 /10 X 3 = 45 SHRUBS REQUIRED FOR 148 LF OF FOUNDATION LANDSCAPING. PROPOSED SHRUBS SHALL BE SPACED AT A MAXIMUM OF 3.3' ON CENTERS.

FOR THE 90 LF IDENTIFIED AS "#1 ALT FOUNDATION LANDSCAPING": PROPOSED SHRUBS ARE TO BE PLANTED IN ALTERNATING GROUPS OF THREE OF EACH SPECIES. DWARF AZELEAS ARE PROPOSED FOR THE CENTER OF THE PLANTINGS. PLANTINGS LEFT AND RIGHT OF THE AZELEAS ARE PROPOSED IN THE FOLLOWING SEQUENCE: BOXWOODS, SOFT TOUCH HOLLY, INKBERRY HOLLY, AND COMPACT HOLLY.

FOR THE 60 LF IDENTIFIED AS "#2 ALT FOUNDATION LDSCP": PROPOSED SHRUBS ARE TO BE PLANTED IN ALTERNATING GROUPS OF TWO OF EACH SPECIES. DWARF AZELEAS ARE PROPOSED FOR THE CENTER OF THE PLANTINGS. PLANTINGS LEFT AND RIGHT OF THE AZELEAS ARE PROPOSED IN THE FOLLOWING SEQUENCE: BOXWOODS, SOFT TOUCH HOLLY, INKBERRY HOLLY, AND COMPACT HOLLY.

TYPE A PERIMETER BUFFER
320 LF OF TYPE A PERIMETER BUFFER IS PROPOSED ALONG THE FRONT OF THE SITE. THE TYPE A BUFFER STRIP IS PROPOSED AS 5' IN WIDTH. FORSYTHIA SHRUBS PLANTED AT THE RATE OF 5 PER 100' ARE PROPOSED IN THE TYPE A PERIMETER BUFFER.
IN LEIU OF PLANTING ADDITIONAL DECIDUOUS TREES IN THE PERIMETER BUFFER, THE APPLICANT PROPOSES TO RETAIN THE EXISTING DECIDUOUS TREES IN THE FRONT PORTION OF THE SITE. CURRENTLY THERE ARE SOME 25 DECIDUOUS IN THIS AREA. SPECIES/SIZES ARE LISTED AT THE TOP OF THIS SHEET; LOCATIONS ARE SHOWN ON THE PLAN SHEET.

ALTERNATE FOUNDATION LANDSCAPING NOTE
THERE IS INSUFFICIENT SPACE FOR FOUNDATION LANDSCAPING BETWEEN THE FRONT OF THE PROPOSED BUILDING AND THE EXISTING DECORATIVE CONCRETE. APPLICANT PROPOSES TO INSTALL THE REQUIRED AMOUNT OF FOUNDATION IN TWO LOCATIONS AS SHOWN.
90 LF OF FOUNDATION PLANTING IS PROPOSED ALONG THE INSIDE OF THE DECORATIVE CONCRETE PARALLEL TO THE FRONT OF THE NEW BUILDING. THIS 90 LF IS IDENTIFIED AS "#1 ALT FOUNDATION LANDSCAPING". AN ADDITIONAL 60 LF OF FOUNDATION IS PROPOSED ALONG THE STREET SIDE OF THE WALKING/JOGGING TRAIL AS SHOWN. THIS 60 LF IS IDENTIFIED AS "#2 ALT FOUNDATION LDSCPE".

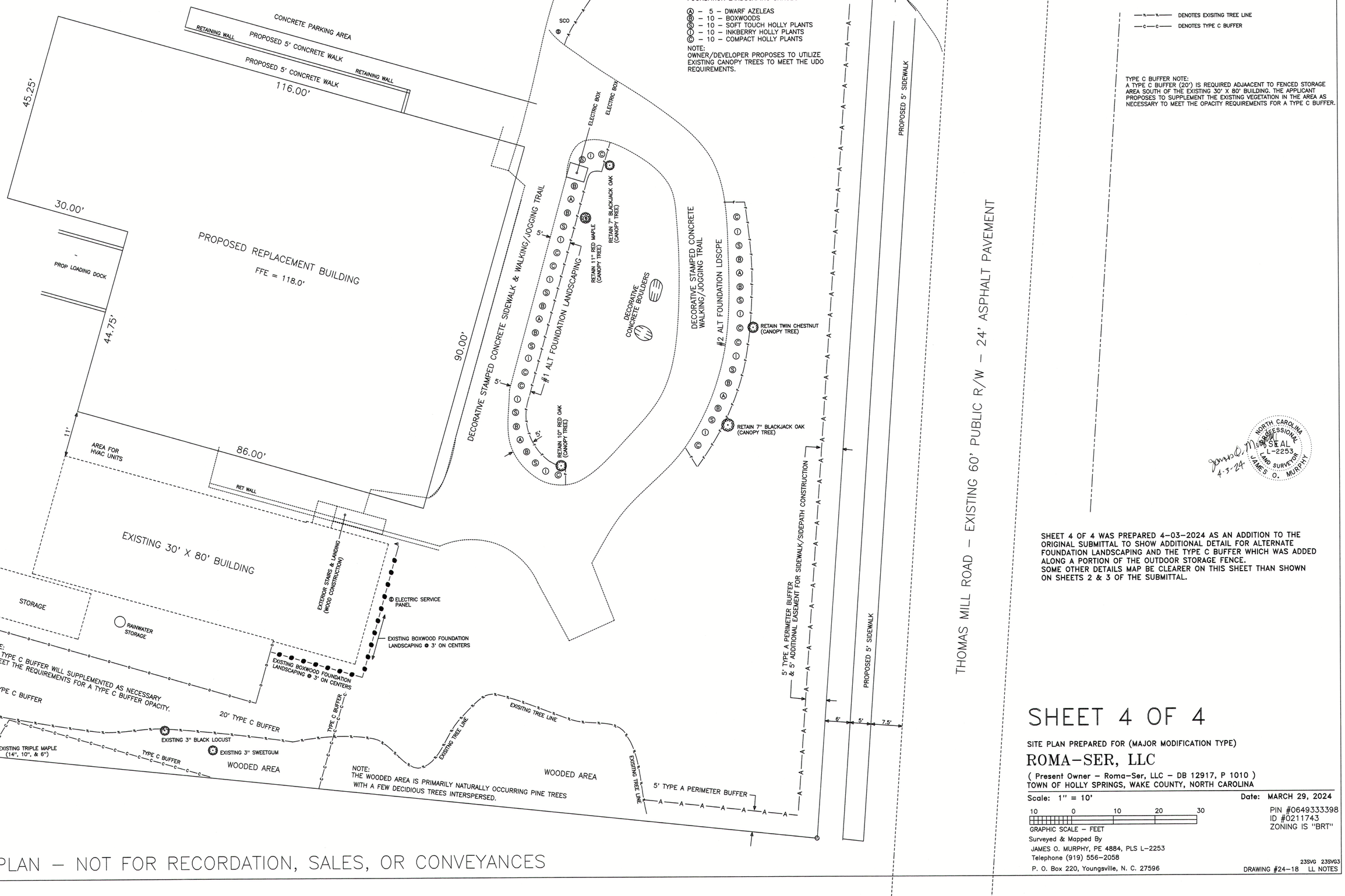
FOUNDATION LANDSCAPING CALCULATIONS
REQUIRED – 100% OF FRONT FACADE AND 25% OF ADJACENT (SIDE) FACADES.
90 LF – 100% OF 90 LF FRONT FACADE
58 LF – 25% OF SIDE FACADES (2 @ 116 LF)
150 LF OF FOUNDATION LANDSCAPING IS PROPOSED.

REQUIRED – 2 CANOPY TREES (1/75LF)
APPLICANT PROPOSES TO USE 5 EXISTING CANOPY TREES.

IN LEIU OF THE REQUIRED "1 CANOPY TREE/75 LF"; THE APPLICANT PROPOSES TO RETAIN/USE EXISTING CANOPY TREES THAT ARE IMMEDIATELY ADJACENT TO THE PROPOSED ALTERNATE FOUNDATION LANDSCAPING AREAS. APPLICANT PROPOSES TO RETAIN A 10" (SHOWN AS #9), A 11" RED MAPLE (SHOWN AS #9), AND A 7" BLACKJACK OAK (SHOWN AS #8) FOR THE AREA IDENTIFIED AS "#1 ALTERNATE FOUNDATION LANDSCAPING".
APPLICANT PROPOSES TO RETAIN A 7" BLACKJACK OAK (SHOWN AS #12) AND A TWIN CHESTNUT OAK (SHOWN AS #11) FOR THE AREA IDENTIFIED AS "#2 ALT FOUNDATION LDSCP".

SHEET 3 OF 4
LANDSCAPE PLAN SHEET

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES



LEGEND & TABLE OF PROPOSED FOUNDATION LANDSCAPING SHRUBS

- (A) – 5 – DWARF AZELEAS
- (B) – 10 – BOXWOODS
- (S) – 10 – SOFT TOUCH HOLLY PLANTS
- (I) – 10 – INKBERRY HOLLY PLANTS
- (C) – 10 – COMPACT HOLLY PLANTS

NOTE:
OWNER/DEVELOPER PROPOSES TO UTILIZE EXISTING CANOPY TREES TO MEET THE UDO REQUIREMENTS.

—R—R— DENOTES EXISITNG TREE LINE

—C—C— DENOTES TYPE C BUFFER

TYPE C BUFFER NOTE:
A TYPE C BUFFER (20') IS REQUIRED ADJAACENT TO FENCED STORAGE AREA SOUTH OF THE EXISTING 30' X 80' BUILDING. THE APPLICANT PROPOSES TO SUPPLEMENT THE EXISTING VEGETATION IN THE AREA AS NECESSARY TO MEET THE OPACITY REQUIREMENTS FOR A TYPE C BUFFER.

NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY
4-3-24

SHEET 4 OF 4 WAS PREPARED 4–03–2024 AS AN ADDITION TO THE ORIGINAL SUBMITTAL TO SHOW ADDITIONAL DETAIL FOR ALTERNATE FOUNDATION LANDSCAPING AND THE TYPE C BUFFER WHICH WAS ADDED ALONG A PORTION OF THE OUTDOOR STORAGE FENCE.
SOME OTHER DETAILS MAP BE CLEARER ON THIS SHEET THAN SHOWN ON SHEETS 2 & 3 OF THE SUBMITTAL.

SHEET 4 OF 4

SITE PLAN PREPARED FOR (MAJOR MODIFICATION TYPE)

ROMA–SER, LLC

(Present Owner – Roma–Ser, LLC – DB 12917, P 1010)
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

Scale: 1" = 10'

Date: MARCH 29, 2024

10 0 10 20 30
GRAPHIC SCALE – FEET

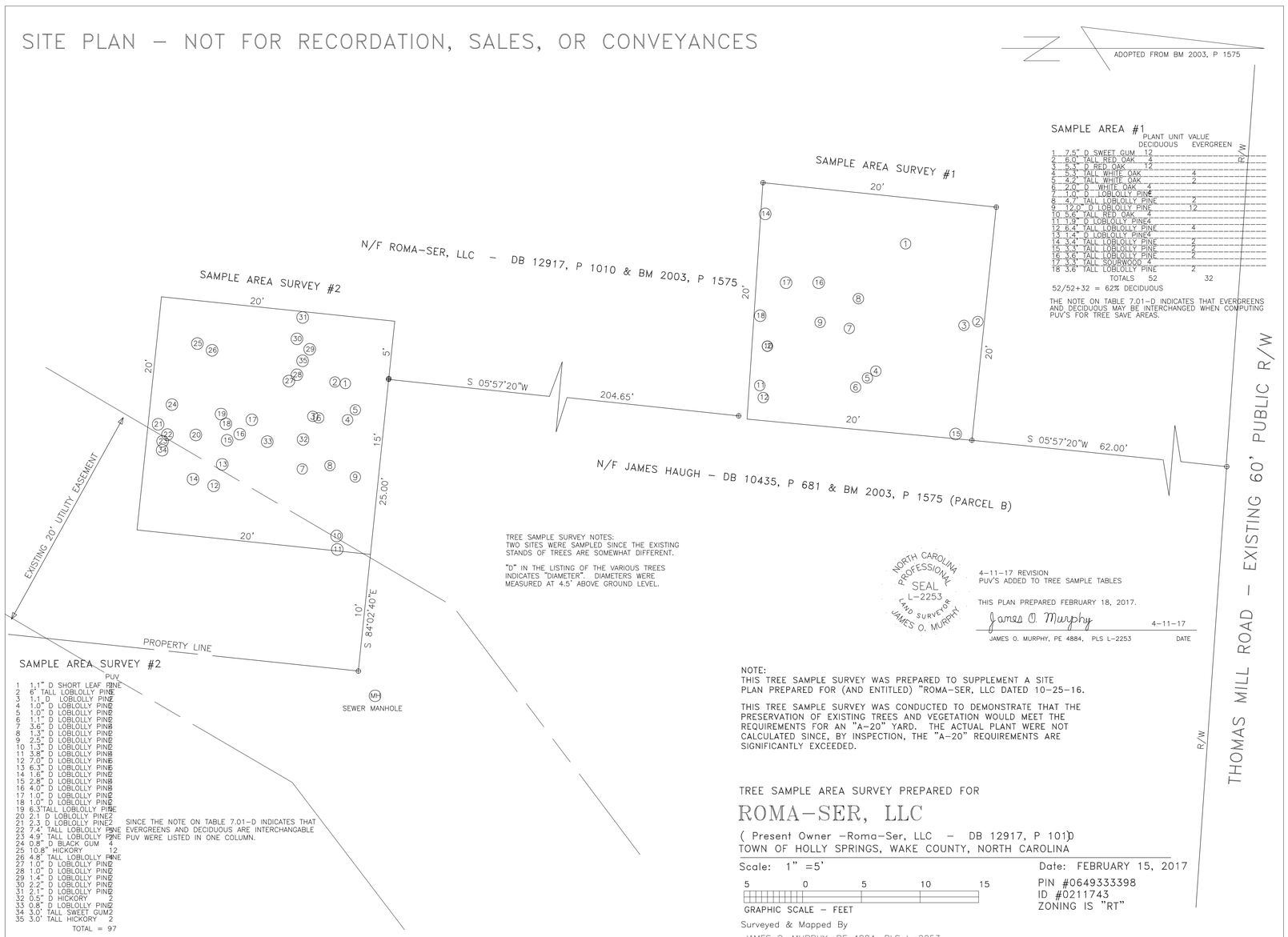
PIN #0649333398
ID #0211743
ZONING IS "BRT"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

23SVG 23SVG3
DRAWING #24–18 LL NOTES

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES

SITE PLAN – NOT FOR RECORDATION, SALES, OR CONVEYANCES



SAMPLE AREA #1

	PLANT UNIT VALUE DECIDUOUS	EVERGREEN
1 7.5" D SWEET GUM	12	
2 6.0" TALL RED OAK	4	
3 5.3" D RED OAK	12	
4 5.2" TALL WHITE OAK		4
5 4.2" TALL WHITE OAK		2
6 2.0" D WHITE OAK	4	
7 1.0" D LOBLOLLY PINE		
8 4.7" TALL LOBLOLLY PINE		2
9 12.0" D LOBLOLLY PINE		12
10 5.6" TALL RED OAK	4	
11 1.9" D LOBLOLLY PINE	4	
12 6.4" TALL LOBLOLLY PINE		4
13 1.4" D LOBLOLLY PINE	4	
14 3.4" TALL LOBLOLLY PINE		2
15 3.2" TALL LOBLOLLY PINE		2
16 3.6" TALL LOBLOLLY PINE		2
17 3.3" TALL SOURWOOD	4	
18 3.6" TALL LOBLOLLY PINE		2
TOTALS	52	32

52/52+32 = 62% DECIDUOUS

THE NOTE ON TABLE 7.01-D INDICATES THAT EVERGREENS AND DECIDUOUS MAY BE INTERCHANGED WHEN COMPUTING PUV'S FOR TREE SAVE AREAS.

TREE SAMPLE SURVEY NOTES:
TWO SITES WERE SAMPLED SINCE THE EXISTING STANDS OF TREES ARE SOMEWHAT DIFFERENT.

"D" IN THE LISTING OF THE VARIOUS TREES INDICATES "DIAMETER". DIAMETERS WERE MEASURED AT 4.5' ABOVE GROUND LEVEL.

SAMPLE AREA SURVEY #2

		PUV
1	1.1" D SHORT LEAF PINE	2
2	6" TALL LOBLOLLY PINE	2
3	1.1 D LOBLOLLY PINE	2
4	1.0" D LOBLOLLY PINE	2
5	1.0" D LOBLOLLY PINE	2
6	1.1" D LOBLOLLY PINE	2
7	3.6" D LOBLOLLY PINE	4
8	1.3" D LOBLOLLY PINE	2
9	2.5" D LOBLOLLY PINE	2
10	1.3" D LOBLOLLY PINE	2
11	3.8" D LOBLOLLY PINE	4
12	7.0" D LOBLOLLY PINE	6
13	6.3" D LOBLOLLY PINE	6
14	1.6" D LOBLOLLY PINE	2
15	2.8" D LOBLOLLY PINE	4
16	4.0" D LOBLOLLY PINE	4
17	1.0" D LOBLOLLY PINE	2
18	1.0" D LOBLOLLY PINE	2
19	6.3TALL LOBLOLLY PINE	6
20	2.1 D LOBLOLLY PINE	2
21	2.3" D LOBLOLLY PINE	2
22	7.4" TALL LOBLOLLY PINE	6
23	4.9" TALL LOBLOLLY PINE	4
24	0.8" D BLACK GUM	4
25	10.8" HICKORY	12
26	4.8" TALL LOBLOLLY PINE	4
27	1.0" D LOBLOLLY PINE	2
28	1.0" D LOBLOLLY PINE	2
29	1.4" D LOBLOLLY PINE	2
30	2.2" D LOBLOLLY PINE	2
31	2.1" D LOBLOLLY PINE	2
32	0.5" D HICKORY	2
33	0.8" D LOBLOLLY PINE	2
34	3.0" TALL SWEET GUM	2
35	3.0" TALL HICKORY	2
	TOTAL =	97

SINCE THE NOTE ON TABLE 7.01-D INDICATES THAT EVERGREENS AND DECIDUOUS ARE INTERCHANGABLE PUV WERE LISTED IN ONE COLUMN.

NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

4-11-17 REVISION
PUV'S ADDED TO TREE SAMPLE TABLES

THIS PLAN PREPARED FEBRUARY 18, 2017.

James O. Murphy 4-11-17

JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

NOTE:
THIS TREE SAMPLE SURVEY WAS PREPARED TO SUPPLEMENT A SITE PLAN PREPARED FOR (AND ENTITLED) "ROMA-SER, LLC DATED 10-25-16.

THIS TREE SAMPLE SURVEY WAS CONDUCTED TO DEMONSTRATE THAT THE PRESERVATION OF EXISTING TREES AND VEGETATION WOULD MEET THE REQUIREMENTS FOR AN "A-20" YARD. THE ACTUAL PLANT WERE NOT CALCULATED SINCE, BY INSPECTION, THE "A-20" REQUIREMENTS ARE SIGNIFICANTLY EXCEEDED.

TREE SAMPLE AREA SURVEY PREPARED FOR

ROMA-SER, LLC

(Present Owner -Roma-Ser, LLC – DB 12917, P 1010
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

Scale: 1" =5'

5 0 5 10 15

GRAPHIC SCALE – FEET

Date: FEBRUARY 15, 2017

PIN #0649333398
ID #0211743
ZONING IS "RT"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058
P. O. Box 220, Youngsville, N. C27596

16JLEN2

DRAWING #17-02 E-NOTES

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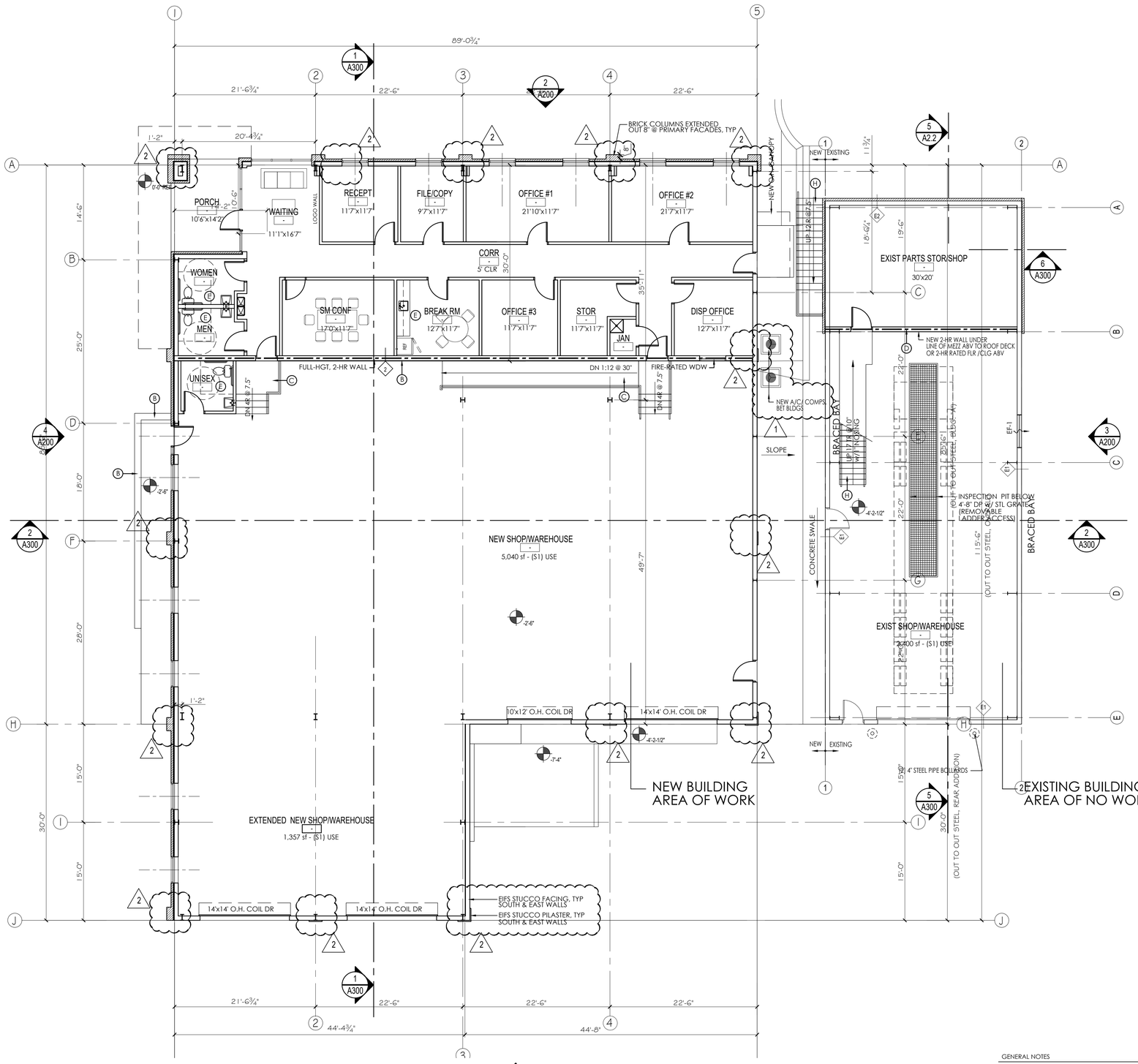
STORAGE BUILDING ADDITION for
SVG CONCRETE SERVICES, INC.
137 Thomas Mill Rd. - Holly Springs Business Park
Holly Springs, NC 27540

DWG BY:/CHK BY: GREG MCNEIN / DAVID BURDETT

DATE:	REVISIONS:
07-14-16	Concept Review
01-17-17	Scoping/Admin Review #1
02-20-17	Admin Review #2
03-20-17	Minor Dev Plan Review#1
05-01-17	Minor Dev Plan Review#2

RECORD TREE SAMPLE

SHEET NO.
C2
PERMIT



1 CONSTRUCTION FLOOR PLAN

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

CONSTRUCTION LEGEND

- NEW EXTERIOR WAREHOUSE P.E.M.B.WALLCONSTR w/ STEEL COLUMN FRAME, HORIZONTAL GIRTS AND VERTICAL METAL BUILDING PANELS w/ R-13 F.G. BATTS AND VAPOR BARRIER (CONTINUE PEMB INSULATION FULL TO EAVE)
- NEW EXTERIOR WAREHOUSE P.E.M.B.WALLCONSTR w/ STEEL COLUMN FRAME, HORIZONTAL GIRTS, EXTERIOR SHEATHING, 4" BRICK VENEER, R-13 F.G. BATTS AND VAPOR BARRIER (CONTINUE INSULATION FULL TO EAVE)
- NEW 2-HR RATED OFFICE/WAREHOUSE FIRE BARRIER CONSTR SIM TO "E1 w STEEL COLUMN FRAME, HORIZ GIRTS & VERT METAL BUILDING PANELS w/ R-11 F.G. BATTS & VAPOR BARRIER ABOVE 12'-0" AFF PLUS SPANDREL BEAM , 6" 20 GA MTL STUDS @ 16" O.C., (2) LA 5/8" GYP BD EA SIDE, R-15 F.G. BATTS w/ V.B. TO ROOF DECK. PROVIDE SLIP-TRACK CONDITION AS REQD @ ROOF DECK) PER UL#U-419.
- NEW NON-RATED PARTITION WALL TO 9'-0" AFF CONSTR w/ 3-5/8" 25 GA. MTL STUDS @ 16" O.C., w/ 1 LA 5/8" GWB EA SIDE w/ R-11 F.G. SOUND ATTENUATION BATTS(FILL STUD CAVITIES). BRACE WALLS AT 48" INTERVALS TO ROOF DECK OR STRUCTURE. (ALL PARTITIONS SHALL BE TYPE "A1" UNLESS NOTED OTHERWISE (U.N.O.)
- NEW NON-RATED PARTITION WALL TO 9'-0" AFF CONSTR w/ 3-5/8" 25 GA. MTL STUDS @ 16" O.C., w/ 1 LA 5/8" GWB EA SIDE w/ R-11 F.G. SOUND ATTENUATION BATTS(FILL STUD CAVITIES). BRACE WALLS AT 48" INTERVALS TO ROOF DECK OR STRUCTURE.
- NEW DOOR, FRAME, HDWE TO BE INSTALLED PER SCHEDULES
- FEC FE — FIRE EXTINGUISHER, CABINET CONFIRM LOCATIONS W FIRE MARSHAL 10LB ABC TYPE; (ALLOW FOR 6 TOTAL)

CONSTRUCTION PLAN KEYNOTES

- (A) GENERAL NOTE: NEW CONCRETE FOOTINGS, FOUNDATION WALLS & STRUCTURAL SLAB PER STRUCT. INCL NEW CONCRETE RETAINING WALLS
- (B) NEW CONCRETE RETAINNG WALL(S)
- (C) NEW CAST-IN-PLACE CONCRETE RAMP, STEPS w/ STEEL PIPE RAILS, TYP.
- (D) NEW 2-HR RATED WALL TO DECK PER UL U-419 w/ PROTECTED OPENINGS TO DECK IN EXIST GARAGE/INSPECTION ADDITION. REPLACE EXISTING INTERIOR WINDOW.
- (E) PROVIDE NEW ACCESSIBLE SINKS, TOILETS, CABINETS/COUNTERTOPSPER ANSI A117 w REQ'D CLEARANCES / RE-WORKED ROUGH-INS FOR NEW ACCSESSIBLE RESTROOMS & BREAK RM.
- (F) NOT USED.
- (G) NOT USED.
- (H) NEW STEEL STAIRS & PIPE-RAILS CONSTRUCTED TO EXISTING MEZZANINE ABV IN EXISTING GARAGE/INSPECTION ADDITION.
- (J) NOT USED.
- (K) NOT USED.
- (L) NOT USED.
- (M) NOT USED.
- (N) NOT USED.
- (P) NOT USED.
- (Q) NOT USED.
- (R) GENERAL NOTE: RE-STRIPE PARKING LOT , INCLUDING ACCESSIBLE SPACE & ACCES AISLE
- (S) NOT USED.
- (T) NOT USED.
- (U) NOT USED.
- (V) NOT USED.
- (W) NOT USED.
- (X) NOT USED.
- (Y) NOT USED.
- (Z) NOT USED.

GENERAL NOTES

1. FINISHED FLOOR TO EAVE HEIGHT = 19'-6" ± AFF (FRONT) , 14'-6" (REAR) (RELATIVE TO FIN OFFICE GRADE)
2. FINISHED CEILING HEIGHT = 8'-10" AFF (OFFICE AREAS), 17'-0"± - EXPOSED STRUCTURE (WAREHOUSE AREA)
3. 4-7/8" PARTITIONS ARE SHOWN NOMINAL 5". DIMENSION TOLERANCE IS 1/4" UNLESS NOTED "±".
4. ALIGNMENT NOTES SHALL TAKE PRECEDENCE OVER DIMENSIONS.
5. ANY FURNITURE & EQUIPMENT SHOWN IS BY TENANT AND IS NOT INCLUDED THIS PROJECT AND SHALL BE TENANTS RESPONSIBILITY UNLESS OTHERWISE NOTED (U.O.N.).
6. ALL NEW EQUIPMENT, FINISHES AND APPLIANCES SHALL BE SELECTED BY THE OWNER & INSTALLED BY THE VENDOR.
7. PROVIDE MOISTURE RESISTANT GWB w/ SEMI-GLOSS LATEX PAINT AT ALL WET WALLS.
8. PROVIDE F.R. WOOD BLOCKING AT ALL FIXTURES, CABINETS, SHELVES AND WALL STOPS AS REQ'D. TRADES SHALL COORDINATE LOCATIONS.
9. FILL AND LEVEL ALL CRACKS OVER 1/8" IN CONCRETE FLOOR AT NEW VCT LOCATIONS.
10. SEE STRUCTURAL PLANS BY OTHERS FOR FOUNDATION, FOOTINGS, RETAINING WALL PLANS, DETAILS.
11. SEE PRE-ENGINEERED BLDG MFRS PLANS FOR FRAMING, SHEATHING LOADING PLANS, DETAILS.
12. SEE ENGINEERD PLANS BY OTHERS FOR PLUMBING, ELECTRICAL, MECHANICAL, SPRINKLER PLANS, DETAILS.
13. ALL EXPOSED STEEL FRAMING MEMBERS IN OFFICE AREA SHALL BE FRAMED, FURRED, SHEATHED OVER AS TIGHTLY AS POSSIBLE.
14. ALL NEW CONSTRUCTION SHALL MATCH EXISTING. DEMOLISHED ITEMS SHALL BE RE-USED AS POSSIBLE.

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bta Burdett and Associates Architecture, Inc.

NORTH CAROLINA REGISTERED ARCHITECT 10931 GREGORY A. MONDIN 08/25/23

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 52379 DAVID BURDETT EIGHTH STREET

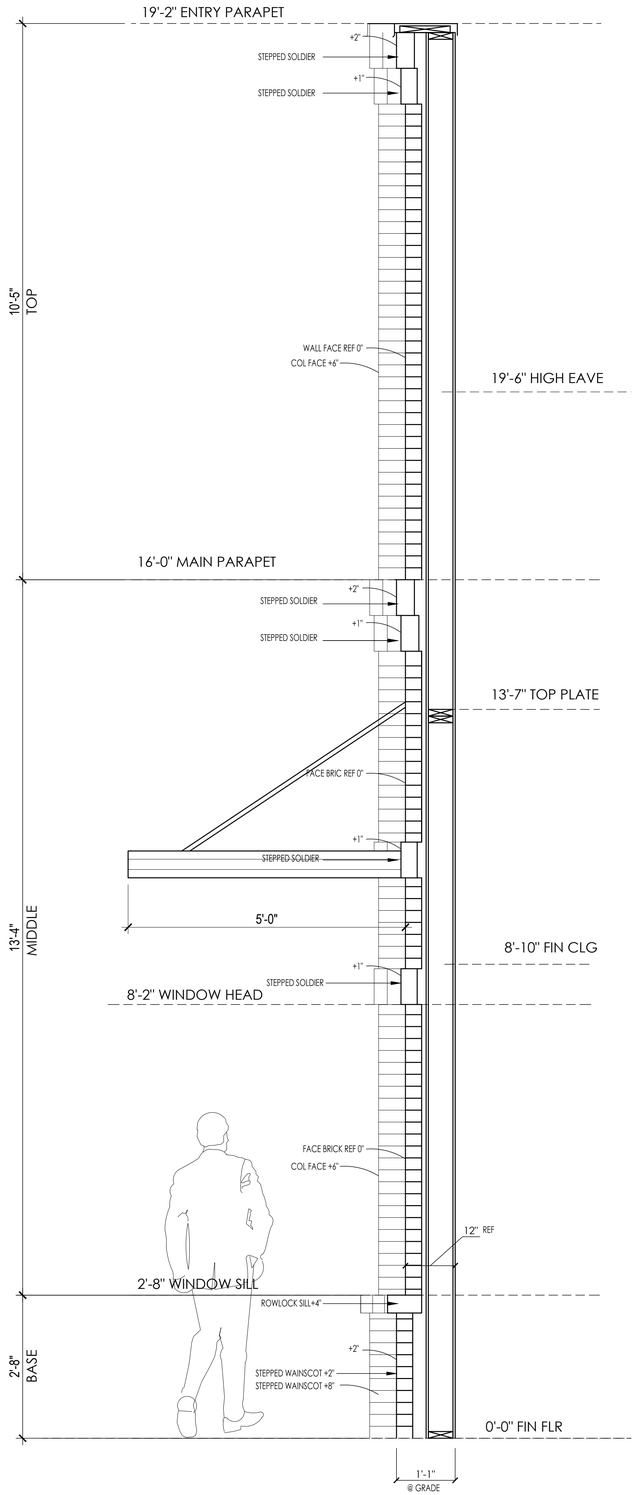
DWG BY: GREG MONDIN
CHK BY: DAVID BURDETT
DATE: Design/ BSPE - Admin. Review 03-21-23; Staff Plan Rev# 1 Comments 05-23-23; Development Review #1 08-25-23
REVISIONS:

Proj. No. (17-DP-03-A01/PLDP202300247)
New Office/Storage Building (Replacement) for
SVG CONCRETE SERVICES, INC.
137 Thomas Mill Rd. - Holly Springs Business Park
Holly Springs, NC 27540

TITLE: BUILDING CONSTRUCTION FLOOR PLAN

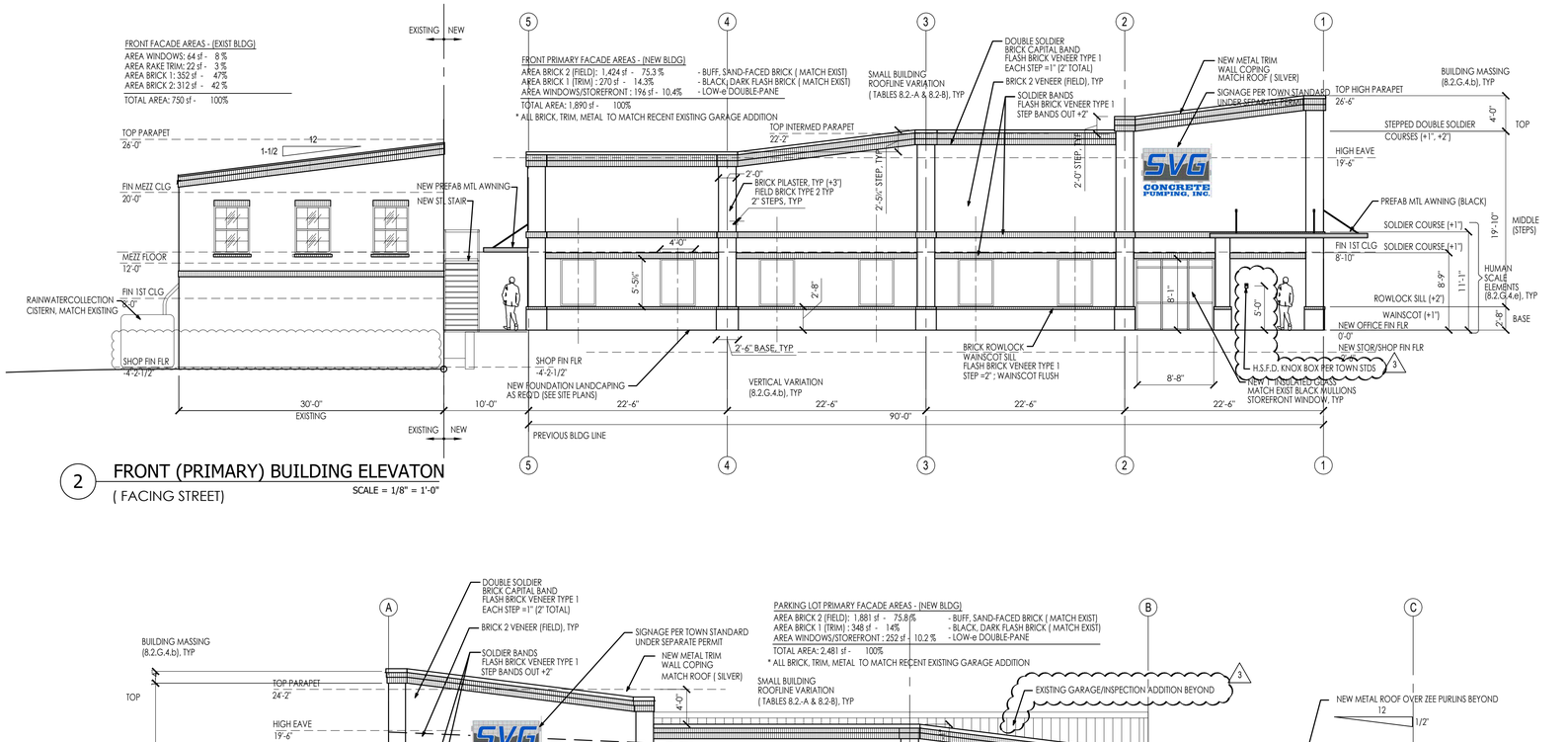
SHEET NO. A101

DEVELOPMENT REVIEW



5 TYPICAL PRIMARY WALL PROFILE & HUMAN SCALE

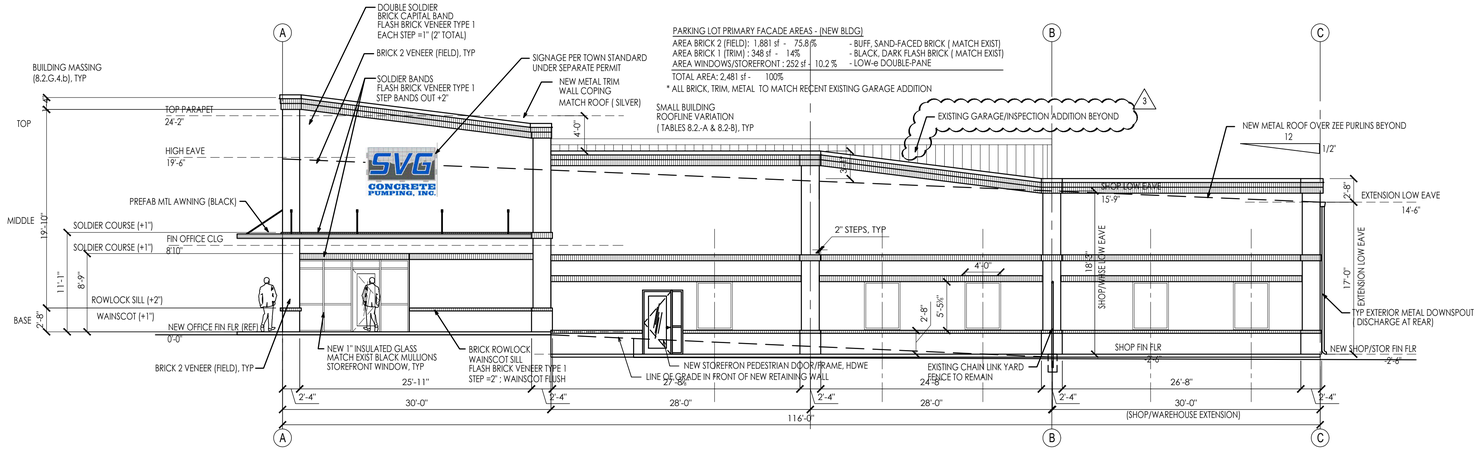
SCALE = 1/8" = 1'-0"



2 FRONT (PRIMARY) BUILDING ELEVATON

(FACING STREET)

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



4 RIGHT (PRIMARY) BUILDING ELEVATION

(FACING PARKING LOT)

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

REVISION CLOUDS NOT SHOWN THIS SHEET.

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NORTH CAROLINA REGISTERED ARCHITECT 40110 SEAL DAVID BURDETT 08/25/23

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 52379 SEAL EIGHT

2

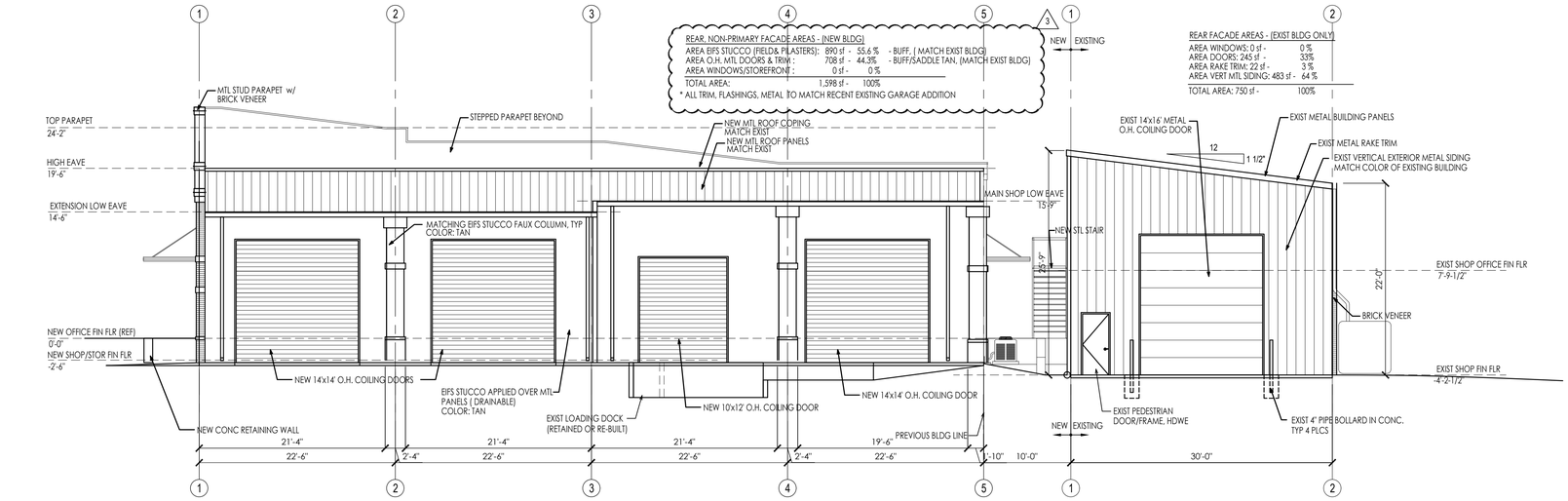
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Holly Springs, NC 27540

DWG BY: GREG MONDON
CHK BY: DAVID BURDETT
DATE: Design/BSE - Admin. Review 03-21-23; Site/Plan Rev# 1 Comments 06-23-23; Development Review #1 08-25-23; Development Review #2 02-29-24; Development Review #3 04-05-24
REVISIONS:

TITLE: CONSTRUCTION ELEVATIONS

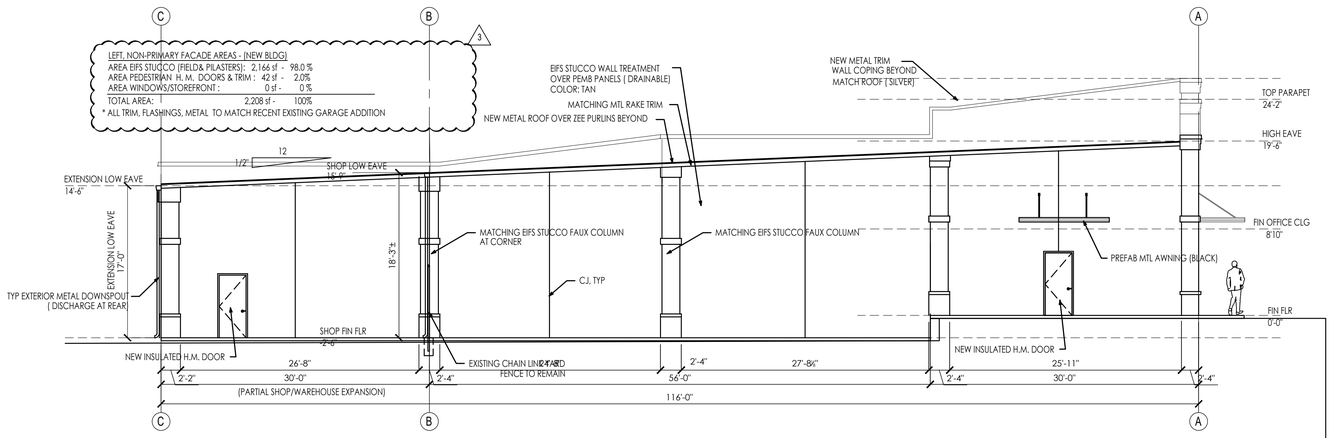
SHEET NO. A200

DEVELOPMENT REVIEW



4 REAR BUILDING ELEVATON

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



4 LEFT BUILDING ELEVATON (IN ALLEY)

(IN ALLEY BET BLDG & EXISTING) SCALE = 1/8" = 1'-0"

REVISION CLOUDS NOT SHOWN THIS SHEET.

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13. ALL EXPOSED STEEL FRAMING MEMBERS IN OFFICE AREA SHALL BE FRAMED, FURRED, SHEATHED OVER AS TIGHTLY AS POSSIBLE.
14. ALL NEW CONSTRUCTION SHALL MATCH EXISTING. DEMOLISHED ITEMS SHALL BE RE-USED AS POSSIBLE.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1109 ROBERT E. BURDETT
08/25/23

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 52379 ROBERT E. BURDETT

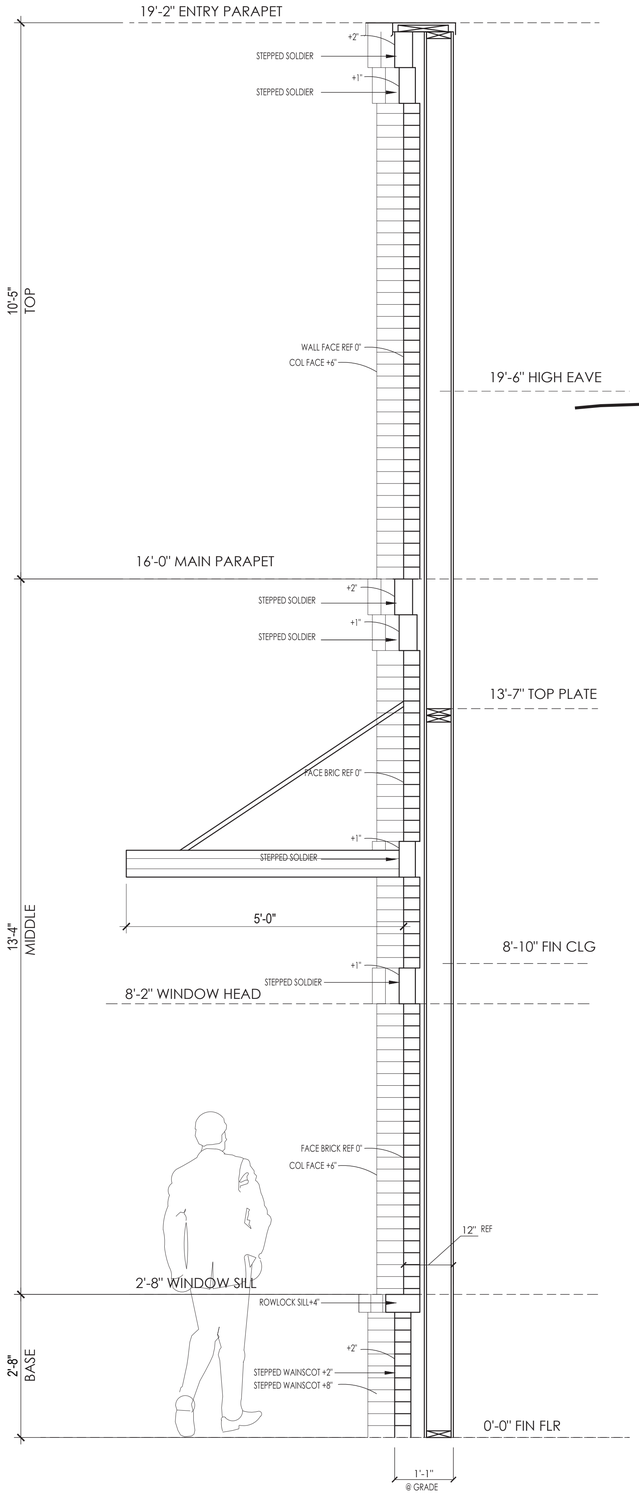
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Proj. No. (17-DP-03-A01/PLDP202300247)
New Office/Storage Building (Replacement) for
SVG CONCRETE SERVICES, INC.
137 Thomas Mill Rd. - Holly Springs Business Park
Holly Springs, NC 27540

DWG BY: OREG MONON
CHK BY: DAVID BURDETT
DATE: Dev.Rev 80% - Admin. Review 03-21-23
1 Development Review #2 05-09-24
2 Development Review #3 09-04-24
REVISIONS:

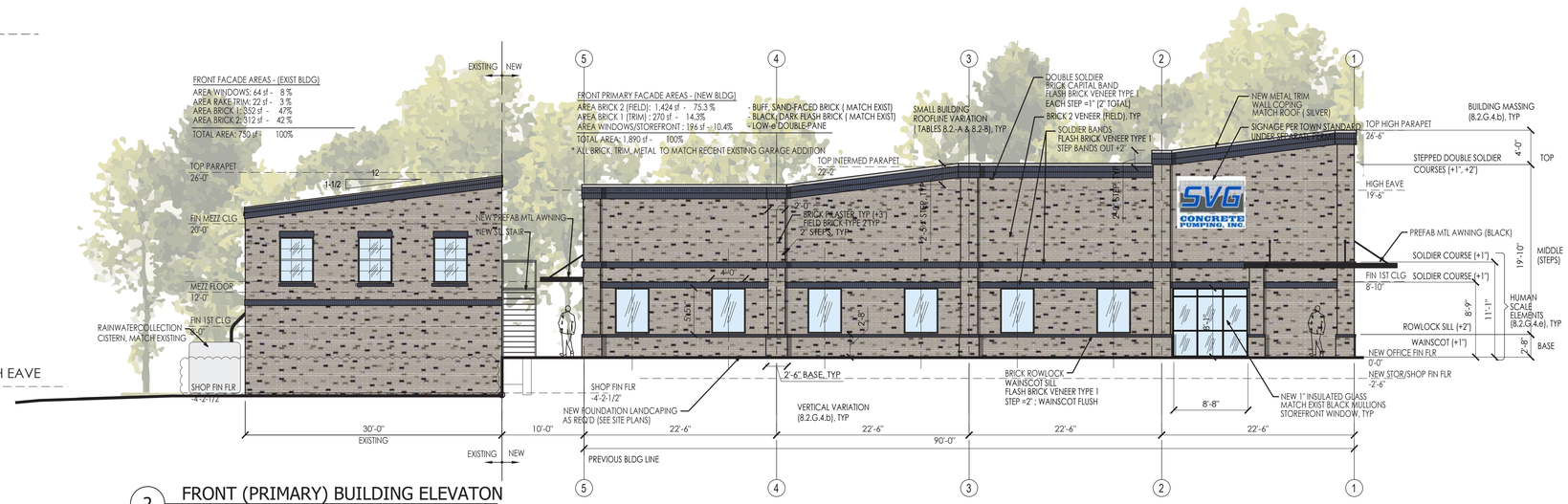
TITLE:
CONSTRUCTION ELEVATIONS

SHEET NO.
A201
DEVELOPMENT REVIEW



5 TYPICAL PRIMARY WALL PROFILE & HUMAN SCALE

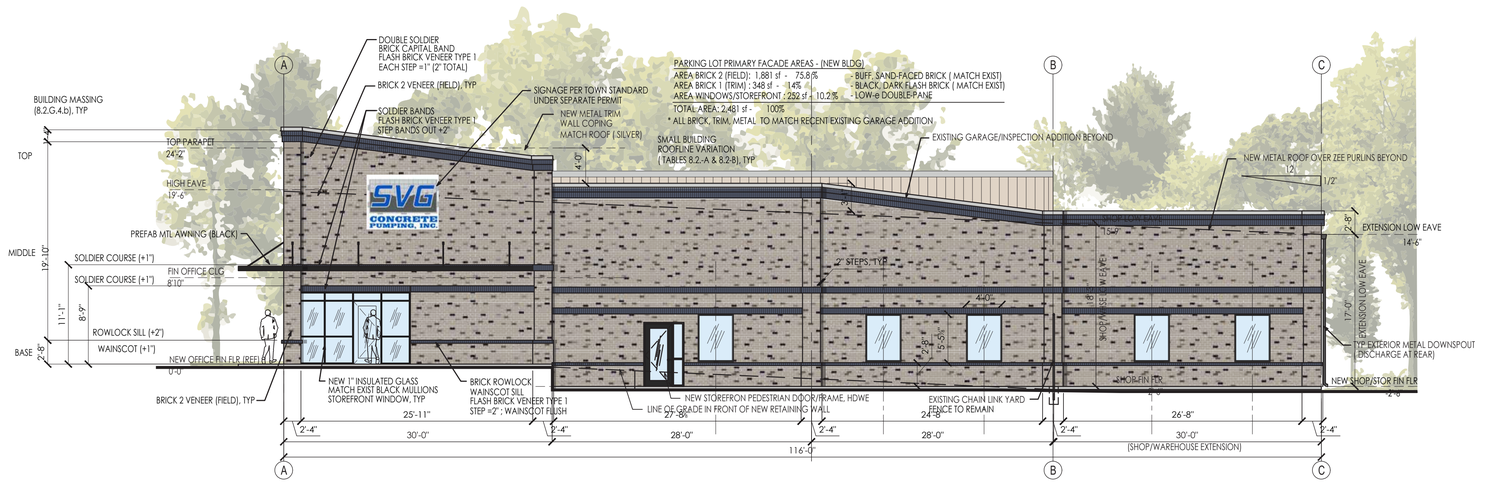
SCALE = 1/8" = 1'-0"



2 FRONT (PRIMARY) BUILDING ELEVATON

(FACING STREET)

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



4 RIGHT (PRIMARY) BUILDING ELEVATION

(FACING PARKING LOT)

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

REVISION CLOUDS NOT SHOWN THIS SHEET.

GENERAL NOTES

1. FINISHED FLOOR TO EAVE HEIGHT = 19'-6" ± AFF (FRONT) , 14'-6" (REAR) (RELATIVE TO FIN OFFICE GRADE)
2. FINISHED CEILING HEIGHT = 8'-10" AFF (OFFICE AREAS), 17'-0"± - EXPOSED STRUCTURE (WAREHOUSE AREA)
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08/25/23

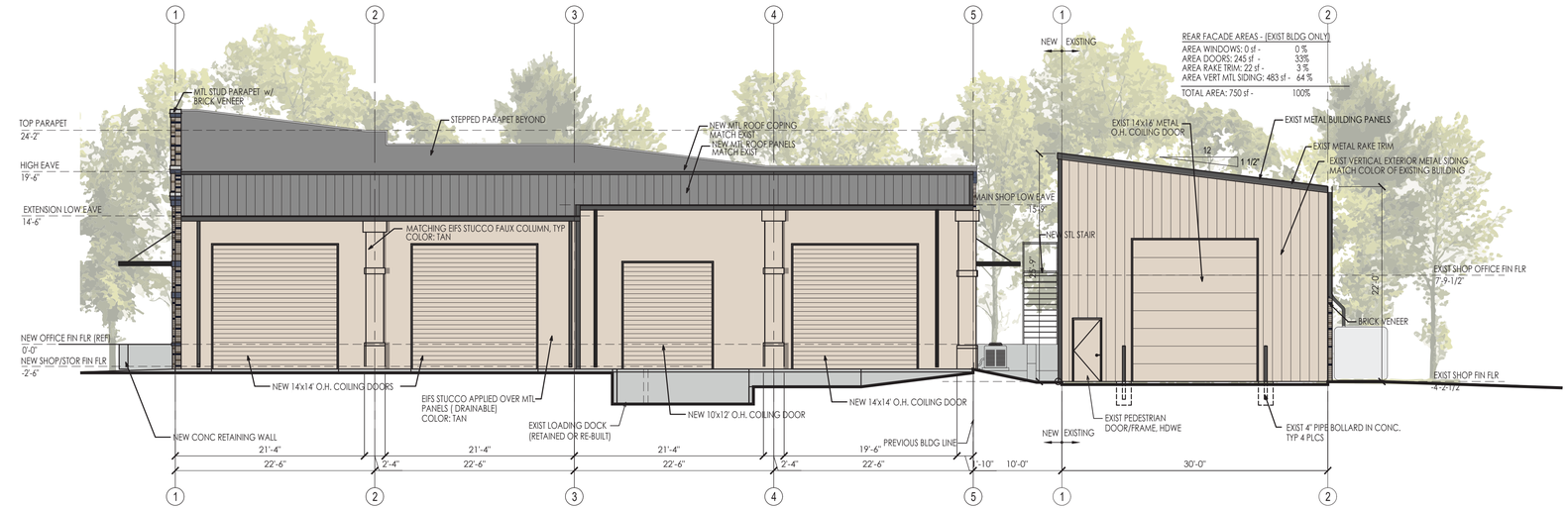
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137 Thomas Mill Rd. - Holly Springs Business Park
Holly Springs, NC 27540

DWG BY: GREG MONDIN
CHK BY: DAVID BURDETT
DATE: Dev Plan BOS - Admin. Review 03.31.23
Basis Plan Rev# 1 Comments 05.23.23
Development Review #1 06.26.23
Development Review #2 02.29.24
REVISIONS: 1 2

TITLE: CONSTRUCTION ELEVATIONS

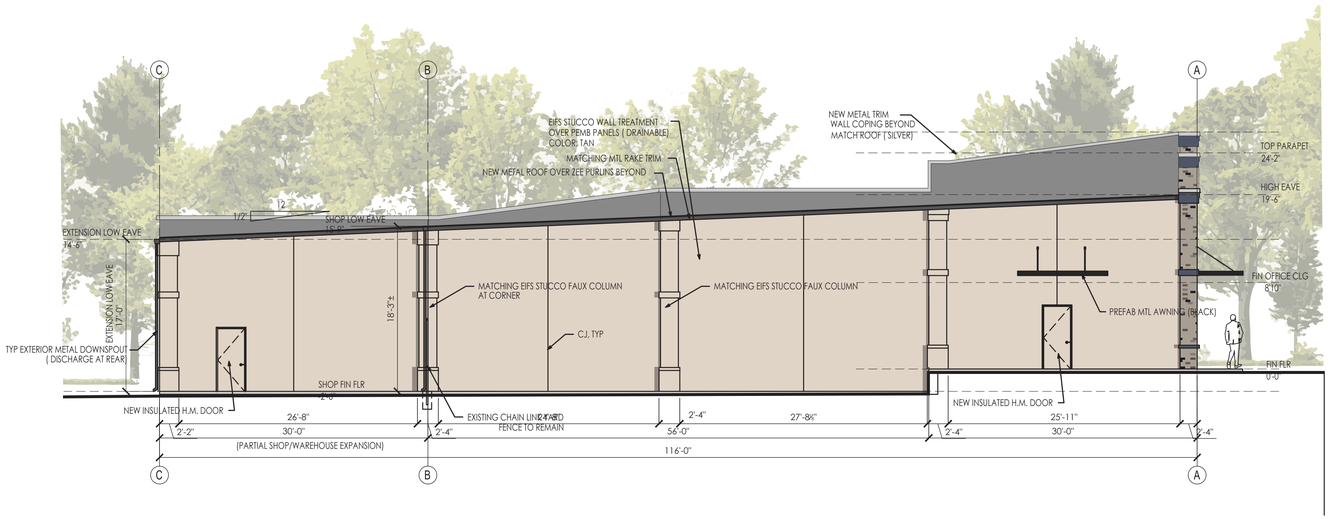
SHEET NO. A200

DEVELOPMENT REVIEW



4 REAR BUILDING ELEVATON

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



4 LEFT BUILDING ELEVATON (IN ALLEY)
(IN ALLEY BET BLDG & EXISTING)

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

REVISION CLOUDS NOT SHOWN THIS SHEET.

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NORTH CAROLINA REGISTERED ARCHITECT 11059 DAVID BURDETT 08/25/23

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 52379 N. C.

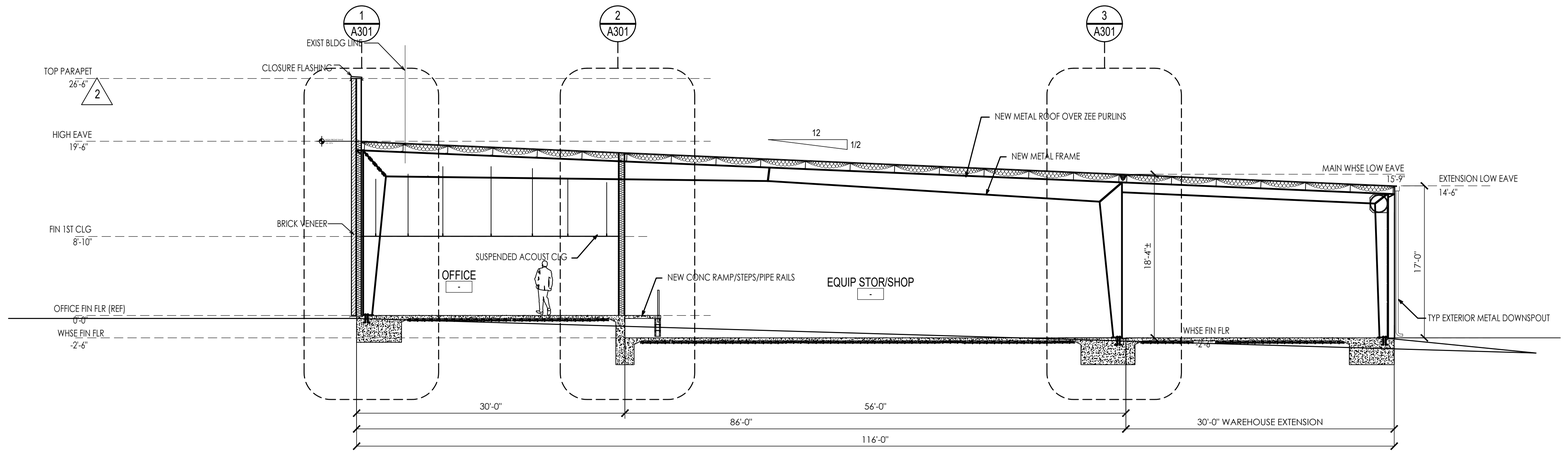
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DWG BY: GREG MONDON
CHK BY: DAVID BURDETT
DATE: Dev.Rev.BOS. - Admin. Review 03-21-23
1 Development Review #2 02-29-24
REVISIONS:

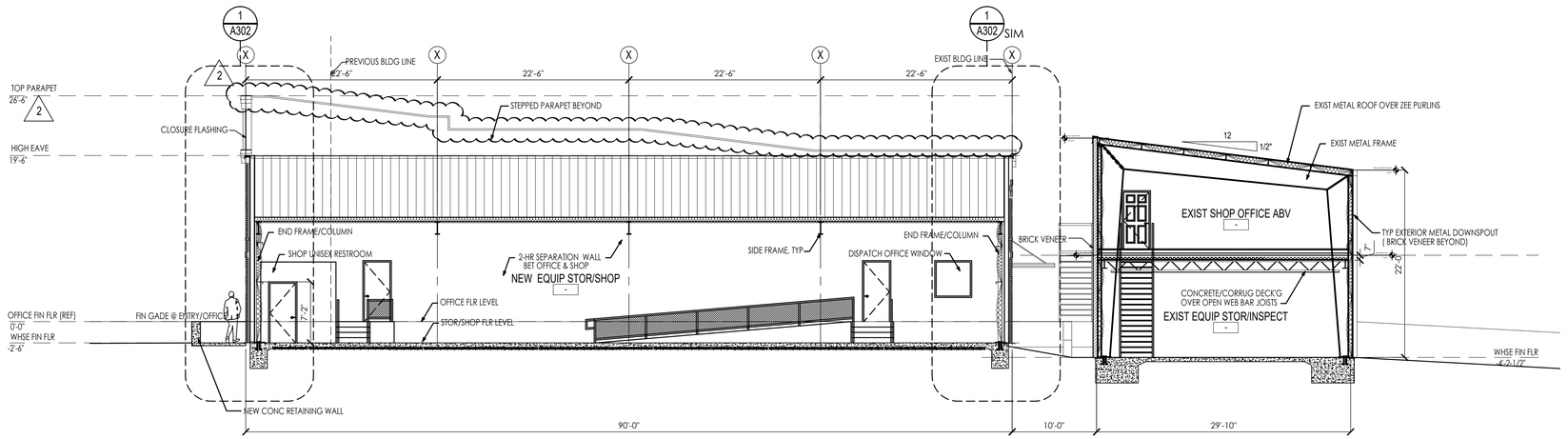
TITLE:
CONSTRUCTION ELEVATIONS

SHEET NO.
A201
DEVELOPMENT REVIEW



1 BUILDING LATERAL SECTION

(SEE STRUCTURAL FOR MEMBER SIZING) SCALE = 1/8"=1'-0"



2 BUILDING LONGITUDINAL SECTION

(SEE STRUCTURAL FOR MEMBER SIZING) SCALE = 1/8"=1'-0"

PRE-ENGINEERED METAL BUILDING (PEMB) GENERAL NOTES

1. PEMB ERECTOR SHALL INCLUDE IN HIS SCOPE THE INSTALLATION OFALL COMPONENTS PROVIDED BY VARCO-PRUDEN (PEMB MFR)INCLUDING,BUT NOT LIMITED TO: BUILDING FRAME/GIRTS, ROOF AND WALL PANELS, THERMAL BREAKS, INSULATION/VAPOR BARRIERS,METAL FLASHINGS, GUTTERS/DOWNSPOUTS.
2. CONCRETE SUBCONTRACTOR SHALL INCLUDE IN HIS SCOPE THE SUPPLY AND INSTALLATION OF ALL CONCRETE COMPONENTS INCLUDING,BUT NOT LIMITED TO: REINFORCING BAR, VAPOR BARRIERS, ANCHOR BOLTS, EXPANSION JOINTS, SAWCUTING, CURING AGENTS/RETARDANTS, SEALERS.

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DWG BY: OREG MONON
CHK BY: DAVID BURDETT
DATE: Description: BSPE - Admin. Review 03-21-23; Station Plan Rev# 1 Comments 05-23; Development Review #1 08-25-23; Development Review #2 02-25-24
REVISIONS: 1, 2

TITLE: BUILDING SECTIONS

SHEET NO. A300

DEVELOPMENT REVIEW

*FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HT.	REMARKS
XXX	STORAGE FLOOR	SC-1	–	EXP INSUL	EXP STRUCT	22'-0"	EXP INSUL AT CEILING
XXX	MEZZANINE	SC-1	–	EXP INSUL	EXP STRUCT	12'-0"	

* NEW ITEMS INDICATED IN " **BOLDFACE** ".
* PRECEDING "E" DENOTES EXISTING FINISH TO REMAIN.
* ALL INTERIOR DOOR FRAMES, TRIM TO BE PRIMED, PAINTED W ALKYD ENAMEL.
* LEVEL ALL FLOOR SURFACE AREA, FILL CRACKS READY TO RECEIVE TENANT FINISEHS.

IN PROGRESS

*FINISH SPECIFICATIONS:

RB: 4" RUBBER COVED WALL BASE
MANUFACTURER: -
COLOR: TENANT SELECT

PNT1: WALL PAINT, TWO LATEX OVER ONE COAT OF PRIMER
MANUFACTURER: -
COLOR: TENANT SELECT

PNT2: H.M. DOOR FRAMES ALKYD ENAMEL OVER SHOP PRIMER
MANUFACTURER: -
COLOR: TENANT SELECT

PNT3: WALL PAINT, TWO SEMI-GLOSS OVER ONE COAT OF PRIMER AT WET WALLS
MANUFACTURER: -
COLOR: TENANT SELECT

PL1: PLATIC LAMINATE COUNTERTOPS w/
PL2: PLATIC LAMINATE CABINETS (WHITE MELAMINE INTERIORS)
MANUFACTURER: -
COLOR: TENANT SELECT
COLORS, LOCATIONS.

PL3: PLATIC LAMINATE - 1" TOILET PARTITIONS
MANUFACTURER: -
COLOR: TENANT SELECT
COLORS, LOCATIONS.

VCT: VINYL COMPOSITION TILE FLOORING
MANUFACTURER: -
COLOR: TENANT SELECT

CPT-1: CARPET FLOORING- DIRECT GLUE
MANUFACTURER: -GC $ 20/ SQ YD ALLOWANCE
COLOR: TENANT SELECT

ACT-1 ACOUSTICAL SUSPENDED CEILING
MANUFACTURER: ARMSTRONG
STYLE: CORTEGA 24'x24' REGULAR EDGE
COMMENTS: 15/16" ; 24'x24'WHITE METAL GRID
CONTACT:

* ALL FINISHES SHALL BE CLASS "C" OR BETTER PER NCSBC 2009 VOL 1, CHAPT. 8, TABLE 803..5.
* OWNER SHALL SELECT /APPROVE ALL COLOR SELCTIONS.

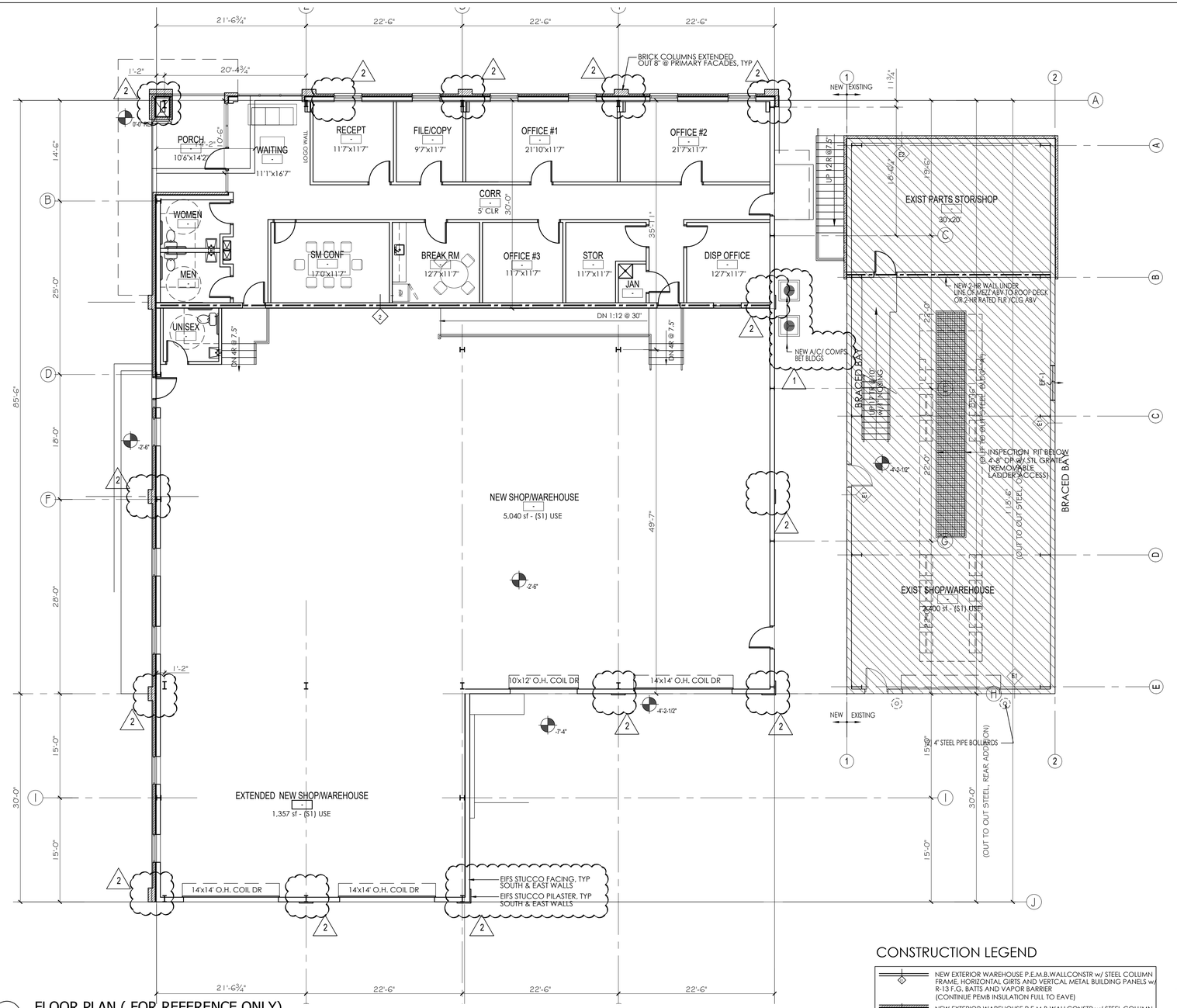
*DOOR / FRAME SCHEDULE

DOORS NO.	MARK	TYPE	TEST QTY & SIZE	FINISH	FRAMES MARK	TYPE	SIZE (OUTSIDE)	FINISH	HARDWARE & QTYS						REMARKS
XXX	D2	FLUSH; HOLLOW METAL	3'0"x7'0"	PRIME/PAINT	F1	H.M.	3'4" x 7'2"	PRIME/PAINT LH	LS	CL		WST	WS	LG	BY PEMB MFR
XXX	D2	FLUSH; HOLLOW METAL	3'0"x7'0"	PRIME/PAINT	F1	H.M.	3'4" x 7'2"	PRIME/PAINT LH	LS	CL		WST	WS	LG	BY PEMB MFR
XXX	D5	NON-INSUL. METAL O.H. DOOR	14'0"x16'0"	PRE-FINISHED	BY MFR	BY MFR	BY MFR	PRE-FINISHED							

IN PROGRESS

*NOTES
* NEW ITEMS INDICATED IN " **BOLDFACE** ".
ALL NEW DOORS HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE AND ADA COMPLIANT – BRUSHED CHROME FINISH.
ALL DOORS SHALL BE SOLID CORE, BIRTCH VENEER, PRE-FINISHED, STAINED/SEALED.
ALL FRAMES SHALL BE PAINTED WITH ALKYD ENAMEL PRIMER PER FINISH SCHEDULE.
ALL HARDWARE AND CYLINDERS SHALL BE PROVIDE D BY HARDWARE SUPPLIER, INCLUDING STOREFRONT DOORS.
REMARKS (SEE SCHEDULE)
1. ASSURE THAT WALL STOP INSTALLATIONS BEAR DIRECTLY ON THE CYLINDER PORTION OF LEVER HANDLES, UNLESS OTHERWISE NOTED
2. CONFIRM FLOOR STOP LOCATION WITH OWNER.
3. THIS DOOR IS NOT A REQUIRED PUBLIC EXIT, AND IS MAINTAINED FOR CONVENIENCE ONLY AND SHALL BE LABELED ACCORDINGLY.

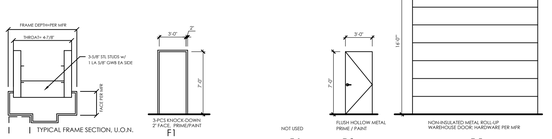
HARDWARE CODES
PH - DENOTES PULL HANDLE
PP - DENOTES PUSH PLATE
LH - DENOTES LEVER HANDLE
LS - DENOTES LOCK SET
PS - DENOTES PASSAGE SET
PRS - DENOTES PRIVACY SET
CL - DENOTES DOOR CLOSER
FS - DENOTES FLOOR STOP
WS - DENOTES WALL STOP
HM - DENOTES HOLLOW METAL
TH- THRESHOLD
WST - WEATHERSTRIP
AA - AUDIBLE ALARM
KP - KICK PLATE
ED - EXIT DEVICE (PANIC BAR)
FB - MANUAL FLUSH BOLT (TOP AND BOTTOM)



1 FLOOR PLAN (FOR REFERENCE ONLY)
SCALE = N.T.S.

CONSTRUCTION LEGEND

- NEW EXTERIOR WAREHOUSE P.E.M.B.WALLCONSTR w/ STEEL COLUMN FRAME, HORIZONTAL GIRTS AND VERTICAL METAL BUILDING PANELS w/ R-13 F.G. BATTS AND VAPOR BARRIER (CONTINUE PEMB INSULATION FULL TO EAVE)
- NEW EXTERIOR WAREHOUSE P.E.M.B.WALLCONSTR w/ STEEL COLUMN FRAME, HORIZONTAL GIRTS, EXTERIOR SHEATHING, 4" BRICK VENEER, R-13 F.G. BATTS AND VAPOR BARRIER (CONTINUE PEMB INSULATION FULL TO EAVE)
- NEW 2-HR RATED OFFICE/WAREHOUSE FIRE BARRIER CONSTR SIM TO "E1" w STEEL COLUMN FRAME, HORIZ GIRTS & VERT METAL BUILDING PANELS w/ R-11 F.G. BATTS & VAPOR BARRIER ABOVE 12'-0" AFF PLUS SPANDREL BEAM , 6" 20 GA MTL STUDS @ 16" O.C., (2) LA 5/8" GYP BD EA SIDE, R-15 F.G. BATTS w/ V.B. TO ROOF DECK. PROVIDE SLIP-TRACK CONDITION AS REQD @ ROOF DECK) PER UL#U-419.
- NEW NON-RATED PARTITION WALL TO 9'-0" AFF CONSTR w/ 3-5/8" 25 GA. MTL STUDS @ 16" O.C., w/ 1 LA 5/8" GWB EA SIDE w/ R-11 F.G. SOUND ATTENUATION BATTS(FILL STUD CAVITIES), BRACE WALLS AT 48" INTERVALS TO ROOF DECK OR STRUCTURE. (ALL PARTITIONS SHALL BE TYPE "A1" UNLESS NOTED OTHERWISE (U.N.O.)
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- NEW DOOR, FRAME, HDWE TO BE INSTALLED PER SCHEDULES
- FEC FE — FIRE EXTINGUISHER, CABINET CONFIRM LOCATIONS W FIRE MARSHAL 10LB ABC TYPE; (ALLOW FOR 6 TOTAL)



TYPICAL FRAME SECTION
NTS FLUSH & WELD, PER MFR

FRAME TYPES
SCALE: 1/8"=1'-0"
FRAME TYPES NOT SHOWN FOR EXISTING TO REMAIN

DOOR TYPES
SCALE: 1/8"=1'-0"
DOOR TYPES NOT SHOWN FOR EXISTING TO REMAIN

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NORTH CAROLINA REGISTERED ARCHITECT 10951 ROBERT W. BURDETT JR. 08/25/23

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 52379 EIGHT

Proj. No. (17-DP-03-A01/PLDP202300247)
New Office/Storage Building (Replacement) for
SVG CONCRETE SERVICES, INC.
137 Thomas Mill Rd.- Holly Springs Business Park
Holly Springs, NC 27540

DRG. MONDIN
DWG BY:
CHK BY: DAVID BURDETT
DATE: Date Due- 8/25 - Admin. Review - 03-21-23
REVISIONS:

TITLE: SCHEDULES/ DETAILS

SHEET NO. A600

DEVELOPMENT REVIEW

THE TOWN OF Holly Springs

Development Review Committee

Subject Title: Old Holly Springs Apex Medical Office Building

Meeting Date: May 14, 2024

Presenter: Conor Ryan, Catherine Jacobs, Development Services

Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Nicole Steele has submitted a request for a Development Plan for Old Holly Springs Apex Medical Office Building. The Medical Office Building is to be located at the corner of Holly Springs New Hill Rd and Old Holly Springs Apex Rd on a 4.71-acre parcel zoned CB-CD. The new building will be approximately 26,250 sf.

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 uses in the Development Application are Medical Office and Retail.
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: 4.71 ±

Proposed Building Height: 42 Ft

Provided Building Setback:
Holly Springs New Hill Rd: 34.2 Ft
Old Holly Springs Apex Rd: 383.2 Ft
North: 156.2 Ft
West: 158.2 Ft

Minimum Landscape Buffers:
Holly Springs New Hill Rd: 10’ Type B
Old Holly Springs Apex Rd: 10’ Type B
North: 5’ Type A
West: 5’ Type A

Total Building Footprint Area:
Building Footprint: 13,125 sf

Parking Requirements

Total Required Parking

Required Parking Spaces: 80 Parking Spaces

Provided Parking Spaces: 105 Parking Spaces

Civil Improvements

Transportation

This project proposes two driveways along Holly Springs New Hill Rd and one future driveway along Old Holly Springs Apex Rd to be constructed in the future with the development of the eastern part of the parcel. The project is required to design and construct right-of-way improvement across each property frontage to meet ½ of the ultimate cross section. The frontage improvements along Holly Springs New Hill Rd are proposed with this development plan and the widening along Old Holly Springs Apex will be phased in with the development of the eastern part of the parcel.

The proposed number of daily and peak hour trips associated with this development plan is consistent with the previously approved Traffic Impact Analysis associated with the rezoning. The following traffic mitigation improvements are required with the construction of this development plan.

New Hill Road/ Site Driveway 1

- Construction of eastbound left-turn lane.
- Construction of westbound right-turn lane.

New Hill Road/ Driveway 2

- Construction of westbound right-turn lane.

New Hill Road/ Old Holly Springs Apex Road

- Fee-in-lieu toward intersection realignment.

The following traffic mitigation improvements are required with development of the eastern part of the parcel.

New Hill Road/ Site Driveway 3

- Construction of southbound right-turn lane.

New Hill Road/ Old Holly Springs Apex Road

- Construction of a second southbound left-turn lane.

Utilities

The proposed building will connect to the existing public water located in New Hill Road and to the existing gravity sewer network located to the northwest of the parcel.

The project is not subject to the Town's Water Resource Management Policy.

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 Master Plan and UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 23-DP-08 (PLDP202300153) for Old Holly Springs Apex Medical Office Building as submitted by Nicole Steele, dated 04/23/24, with the following conditions:

1. All previous conditions of approval for Old Holly Springs Apex Rezoning 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. Articles of the Development Agreement executed with the Holly Springs New Hill Rezoning 21-REZ-01 shall apply to this Development Plan.
3. The following must be provided with the first Construction Drawing submittal:
    a. The raceway to serve the EV-Ready spaces must be shown.
4. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. ALL recommendations from the Traffic Study 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 DRC.
6. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
7. 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.
8. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
9. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
10. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
11. All Special Studies must be finalized prior to being scheduled for Planning Board.
12. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
13. If any off site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
14. Show location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval. This will become a condition of approval.
15. A FIL will be required prior to construction drawing approval. A cost estimate from a third-party consultant must be provided with the first construction drawing submittal.

16. Finalization of the ultimate cross section of New Hill Road and Old Holly Springs Apex will occur during construction drawing review.
17. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
18. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
19. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
20. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
21. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
22. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
23. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
24. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum. This will become a condition of plan approval.
25. A public access must be provided to all abutting properties. This shall be accomplished via a public street and/or by joining adjacent parking lots and sharing driveways (Section 3.02N). A Deed of Easement is required to be executed for vehicular & pedestrian access between the property owners at the time of plat.
26. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.

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**
Conor Ryan	X		CR	
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): NOT APPLICABLE

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

- ☐ Petition Form
- ☐ PDF version of plans sized to 24" x 36"
- ☐ Processing Fees (make check payable to: Town of Holly Springs)
- ☐ Plan Requirements and Data Checklist
- ☐ Postmaster certification of Cluster Mailbox Unit location
- ☐ Certification of Plan Revisions, if a revision to an approved plan
- ☐ 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
- ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) TO BE PROVIDED WITH DEVELOPMENT PLAN
- ☐ Industrial Waste Survey (all businesses)
- ☐ Residential Development Notification Form
- ☐ 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)
- ☐ Design Standards (Non-residential only)
- ☐ Streetscape and Mobility Standards (non-residential only)
- ☐ Neighborhood Meeting Report

Development Plan:

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

- ☑ Petition Form
- ☑ PDF version of plans sized to 24" x 36"
- ☑ Processing Fees (make check payable to: Town of Holly Springs)
- ☑ Plan Requirements and Data Checklist
- N/A Certification of Plan Revisions, if a revision to an approved plan
- N/A Postmaster certification of Cluster Mailbox Unit location (if applicable)
- N/A 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
- N/A Residential Development Notification Form (if applicable)
- N/A Grease Trap Survey (any business using or disposing of fats, oils or grease)
- N/A Industrial Waste Survey (all businesses)
- ☑ 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)
- ☑ Neighborhood Meeting Report

Special Use Permit: NOT APPLICABLE

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

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

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 to15%;
- 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.

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

☐ **Major Subdivision** (check all that apply) **NOT APPLICABLE**
☐ 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** **NOT APPLICABLE**
☐ 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: **OLD HOLLY SPRINGS APEX**
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision **MASTER PLAN** Shopping Center/Lot# **N/A**
Project Location: **4528 OLD HOLLY SPRINGS APEX ROAD**
Use street address. If none, use the closest intersection
☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: **0649-25-8795, 0649-35-3728, 0649-35-2626, 0649-35-3599, 0649-57-7680** Real Estate ID: _____
Project Acreage (rounded to nearest tenth): **5.3** Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: **CB-CU** Proposed Use (see UDO Table 3.2.A): _____
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: **MAY 11, 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 **NICOLE STEELE** Company **WITHERSRAVENEL**
Mailing Address **137 S. WILMINGTON STREET, SUITE 200**
City **RALEIGH** State **NC** Zip **27601**
Telephone # (**919**) **270 - 4320** E-Mail **NSTEELE@WITHERSRAVENEL.COM**
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name REHAB HAMAD Company AB&B BUILDINGS
Mailing Address 1000 CRESCENT GREEN, SUITE 101
City CARY State NC Zip 27518
Telephone # (919) 971 - 4286 E-Mail RHAMAD@TRILANDPROPERTY.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 RICHARD REDFOOT Company THE REDFOOT STUDIO ARCHITECTURE PC
Mailing Address 2515 SAXAPAHAW-BETHLEHEM CHURCH ROAD
City GRAHAM State NC Zip 27253
Telephone # (919) 931 - 7134 E-Mail RICHARD@REDFOOTSTUDIO.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 NICOLE STEELE Company WITHERSRAVENEL
Mailing Address 137 S. WILMINGTON STREET, SUITE 200
City RALEIGH State NC Zip 27601
Telephone # (919) 270 - 4320 E-Mail NSTEELE@WITHERSRAVENEL.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: ENGINEER OF RECORD (any other contact that should receive comments and correspondence for this project)

Name DAVE BARTONE Company WITHERSRAVENEL
Mailing Address 115 MACKENAN DRIVE
City CARY State NC Zip 27511
Telephone # ( ) Alternate Telephone # ( )
Fax # ( ) E-Mail DBARTONE@WITHERSRAVENEL.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 NEW HILL 1300 LLC Company
Mailing Address 1000 CRESCENT GREEN, SUITE 101
City CARY State NC Zip 27518
Telephone # ( ) E-Mail
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Nicole E. Steele Date: JUNE 16, 2023

TOWN OF HOLLY SPRINGS

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.

For DS Use only
Project # _____
Date Received:

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
✓		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans.
✓		B. Date of drawing preparation and all revision dates.
✓		C. Sheet Number and Title.
✓		D. North Arrow.
✓		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'.
✓		F. Seal and signature of Registered Design Professional.
✓		G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	✓	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.**
✓		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		
✓		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved.
✓		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.
✓		C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS.
✓		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number.
✓		E. Zoning designation of the property to be developed (and list of conditions, if applicable).
✓		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process."
✓		G. Total Acreage of Tract(s) to be developed and number lots.
✓		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.
✓		I. List type of development: Development Plan, Major Subdivision Plan, Special Use Permit, etc.
✓		J. Provide proposed sewer flow for the project including how calculation was determined.
	✓	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		
✓		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.
	✓	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.

A	NA	
✓		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
✓		D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4
✓		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".*)
✓		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.
✓		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.
✓		H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
✓		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.
	✓	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.
✓		K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site.
		L. Design Engineering data for all roadway radii and curves. PENDING COORDINATION WITH THE TOWN ON ROADWAY DESIGN.
	✓	M. Provide lot size(s).
✓		N. Show and label all easements.
✓		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]*.
		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).
✓		Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	✓	R. Show all required greenways. [*See UDO Section 7.6.*].
	✓	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		
✓		A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
	✓	B. Provide preliminary drainage calculations.
	✓	C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	✓	D. Clearly label restricted stream buffers.
✓		E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	✓	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
✓		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.
	✓	B. Indicate locations, size, and species of proposed street trees, [*See UDO Section 5.3.5*]
		C. Show fencing details [*See UDO Section 5.5.*] DETAILS TO BE PROVIDED WITH DEVELOPMENT PLAN. ALL DETAILS WILL FOLLOW TOWN OF HOLLY SPRINGS OR JURISDICTIONAL AUTHORITY STANDARDS.
	✓	D. Show the location of berms, if there are any, and provide detail information on the berm [*See UDO Section 5.5*]
✓		E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
✓		F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
✓		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 *Invasive Species List* (*See UDO Section 5.4.1*).
✓		H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
		I. Specify the limits of live vegetation, ground cover and mulch. [See *UDO Section 5.4*] DETAILS TO BE PROVIDED WITH DEVELOPMENT PLAN.
✓		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."*
✓		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.
✓		L. Indicate the location of all tree protection fencing.
✓		M. Show all tree preservation areas.
✓		N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
✓		A. The latest available aerial photograph of the project area.
✓		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.
✓		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*]
	✓	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
✓		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.
✓		F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
✓		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.
✓		B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
✓		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)
		D. Provide street lighting plan for interior and/or adjacent roadways PENDING COORDINATION WITH THE TOWN ON ROADWAY DESIGN.
✓		E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		DETAILS TO BE PROVIDED WITH DEVELOPMENT PLAN. ALL DETAILS WILL FOLLOW TOWN OF HOLLY SPRINGS OR JURISDICTIONAL AUTHORITY STANDARDS.
		A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
		B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
		C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA	
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS		
	✓	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.
	✓	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.
✓		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.
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 SUBDIVSIONS *(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, Nicole E. Stahl, certify that the information provided on this petition, plans and checklist are complete and 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: **TUESDAY, APRIL 25, 2023**
Time: **4:00PM**
Location: **VIRTUAL**

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

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

☑ Date of Notification Mailing: **APRIL 11, 2023**

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

Summary of Issues:
DISCHARGE OF STORMWATER TOWARD ADJACENT PROPERTY TO THE NORTH FOLLOWS EXISTING DRAINAGE PATTERNS HOWEVER THE NEIGHBOR TO THE NORTH WANTED MORE INFORMATION ON THE IMPACT TO THEIR SITE OR FUTURE PLANS.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
NO CHANGES HAVE BEEN 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) Nicole E. Stuhr Date **APRIL 28, 2023**

WithersRavenel
Our People. Your Success.

MEETING AGENDA

Date & Time: 4/25/2023
Location: Microsoft Teams
Project: Old Holly Springs Apex Medical Office Building

Attendees:

☐ Nicole Steele	☐ Courtney Landoll	☐ Dave Bartone
☐ Brandon Miller	☐ Abriel Spittel	☐ Rehab Hamad
☐ Danielle Weaver, Fusion	☐ James Chandler, Fusion	

WR Project Number: 22-1159

Presentation

- Nicole Steele, Project Manager
- Introduction of WithersRavenel team members
- We are looking to provided medical office building in phase one off to the east then a proposed building which we're still determining what the best use is at this time.
- We are accommodating or providing tree protection, tree preservation area on the perimeter of the site, some to the north and then some to the southeast here that are both adjacent to those parcels.
- There are 3 proposed entrances to the site.
- Sewer will be connected through to the stub on the Thales site.
- Water will be served from New Hill Road.
- Stormwater will be managed through an underground tank and will discharge at the current draws.
- We'll be providing more urban civic type of space as most of our requirement and then we will have active recreation that will be included as part of this future space.

Questions

- How big is the retaining wall?
  - We are still determining the exact height but know it will undulate along the property line because of the grade changes.
- How is stormwater discharging?
  - As the site exists today, it is split by a ridge that basically bisects the site and the two points of analysis. So we will study peak flows where water is leaving and where those two flared end sections that there's dissipators are shown, we'll be looking to meet peak flows per Holly Springs rules at those two locations.
- What is the commitment for the buffer along the Northern boundary?
  - The required buffer based on the zoning is 5 foot. We're trying to preserve about 10 feet of vegetation and retain existing vegetation that will help with the coverage and maturity of it basically.

- What is the other building in phase two going to be?
    - Since that building does not have a specified user yet, then we'll advance the elevations at that time for phase two.
- Is that a stub on the top left in phase one to the Womble piece?
    - Yes, that is a required cross-access easement per the Town of Holly Springs. We are providing where we can meet grade the best for connecting to your property.

WithersRavenel
Our People. Your Success.

April 11, 2023

RE: 4528 Old Holly Springs Apex Road
(PINs: 0649-25-8795, 0649-35-3728, 0649-35-2626,
0649-35-3599, and 0649-57-7680)

Neighboring Residents and Property Owners:

You are invited to attend a neighborhood meeting on **Tuesday, April 25 at 4:00pm**.

Event:	4528 Old Holly Springs Apex Road Neighborhood Meeting
Location:	Online (Microsoft Teams)
Time:	4:00 pm – 5:00 pm

The purpose of this meeting is to discuss a proposed development of the property located at 4528 Old Holly Springs Apex Rd (PINs: 0649-25-8795, 0649-35-3728, 0649-35-2626, 0649-35-3599, and 0649-57-7680). The proposed project will be a medical office building (MOB) and hotel. The parcel's zoning is CB CU and will not be changed.

Register before the event using the link or QR Code below.

https://bit.ly/40Ecu36

If you have further questions about the project request or would like to submit written comments, please reach out to Nicole Steele at nsteele@withersravenel.com. You can also contact the Town of Holly Springs Development Services by calling (919) 557-3908.

If you encounter any issues registering for the meeting, please email Abriel Spittel at aspittel@withersravenel.com.

Sincerely,
WithersRavenel

Nicole Steele, PLA, ASLA
Project Manager

MAILING LIST

OWNER_I	ADDR1	ADDR2	ADDR3	OWNER_II	SITE_ADDRESS	Town	ZIPNUM
UPPERMAN, SHIRLEY A STEPHENS, LILLIE G	103 PLAZA DR	GARNER NC 27529-2725		CURRENT RESIDENT	1303 NEW HILL RD	Holly Springs, NC	27540
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008	CURRENT RESIDENT	0 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27539
KRG NEW HILL PLACE I LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565		CURRENT RESIDENT	128 GRAND HILL PL	Holly Springs, NC	27540
LESLIE, HOWARD HEIRS	HOWARD LEE LESLIE ADMIN	1221 NEW HILL RD	HOLLY SPRINGS NC 27540-9109	CURRENT RESIDENT	1225 NEW HILL RD	Holly Springs, NC	27540
TARGET CORP	PROPERTY TAX DEPT T-2785	PO BOX 9456	MINNEAPOLIS MN 55440-9456	CURRENT RESIDENT	100 GRAND HILL PL	Holly Springs, NC	27540
MCNEIL, BARBARA LESLIE	1335 NEW HILL RD	HOLLY SPRINGS NC 27540-6102		CURRENT RESIDENT	1325 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27540
LESLIE, HOWARD LEE	1221 NEW HILL RD	HOLLY SPRINGS NC 27540-9109		CURRENT RESIDENT	1221 NEW HILL RD	Holly Springs, NC	27540
LESLIE, NIGEL R CRENSHAW, SANDRA L	8012 MOURNING DOVE RD	RALEIGH NC 27615-3012		CURRENT RESIDENT	1223 NEW HILL RD	Holly Springs, NC	27540
CC TGA THE YEILD LLC	227 W TRADE ST STE 1000	CHARLOTTE NC 28202-1664		CURRENT RESIDENT	1401 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27539
CC TGA THE YIELD LLC	227 W TRADE ST STE 1000	CHARLOTTE NC 28202-1664		CURRENT RESIDENT	1347 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27539
MCIVER, PATTY W WOMBLE, TOMMY L	3712 MASON RD	NEW HILL NC 27562-9170		CURRENT RESIDENT	4500 OLD HOLLY SPRINGS APEX RD	Holly Springs, NC	27540
BURWELL, JOSHUA ALEXANDER	1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109		CURRENT RESIDENT	1237 NEW HILL RD	Holly Springs, NC	27540
NEW HILL 1300 LLC	4400 TRILAND WAY	CARY NC 27518-2777		CURRENT RESIDENT	1340 NEW HILL RD	Holly Springs, NC	27539
BODDEPALLI, GANGADHARA RAO PAILA, VIJAYA LAKSHMI	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712		CURRENT RESIDENT	0 NEW HILL RD	Holly Springs, NC	27540
THALES ACADEMY	4641 PARAGON PARK RD	RALEIGH NC 27616-3406		CURRENT RESIDENT	11244 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27540
FUSION 1300 LLC	8004 COUNTRY HAVEN LN	NEW HILL NC 27562-8987		CURRENT RESIDENT	1300 NEW HILL RD	Holly Springs, NC	27540
BURWELL, JOSHUA	1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109		CURRENT RESIDENT	1233 NEW HILL RD	Holly Springs, NC	27540
HOLLY SPRINGS OWNER LLC	AMZAK HOLLY SPRINGS LLC	980 N FEDERAL HWY STE 315	BOCA RATON FL 33432-2744	CURRENT RESIDENT	1000 HENDRICKS HILL LN	Holly Springs, NC	27540
SPRING OAK HOLDINGS LLC	397 MARKHAM PLANTATION	APEX NC 27523-5586		CURRENT RESIDENT	11213 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27540
NEW HILL 1300 LLC	1000 CRESCENT GRN STE 101	CARY NC 27518-8117		CURRENT RESIDENT	4528 OLD HOLLY SPRINGS APEX RD	Holly Springs, NC	27539
NEW HILL 1300 LLC	1000 CRESCENT GRN STE 101	CARY NC 27518-8117		CURRENT RESIDENT	4544 OLD HOLLY SPRINGS APEX RD	Holly Springs, NC	27539
NEW HILL 1300 LLC	1000 CRESCENT GRN STE 101	CARY NC 27518-8117		CURRENT RESIDENT	0 OLD HOLLY SPRINGS APEX RD	Holly Springs, NC	27540
LESLIE, LISA LESLIE, CALVIN	PO BOX 574	HOLLY SPRINGS NC 27540-0574		CURRENT RESIDENT	1341 HOLLY SPRINGS NEW HILL RD	Holly Springs, NC	27540
NEW HILL 1300 LLC	1000 CRESCENT GRN STE 101	CARY NC 27518-8117		CURRENT RESIDENT	1338 NEW HILL RD	Holly Springs, NC	27539
TRIANGLE STORAGE I LLC	PO BOX 71870	SALT LAKE CITY UT 84171-0870		CURRENT RESIDENT	1309 NEW HILL RD	Holly Springs, NC	27540
RAMOS, DIANA VALLADARES, EBER C	500 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5445		CURRENT RESIDENT	128 Grand Hill Pl	Holly Springs, NC	27540
CURRENT RESIDENT	1213 NEW HILL RD	HOLLY SPRINGS NC 27540-9109					
CURRENT RESIDENT	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565					
Town of Holly Springs	Attn: Development Services	128 S Main St, PO Box 8	Holly Springs, NC 27540				

SURVEY BENCHMARK

BENCHMARK IS NC GRID MONUMENT "SEAGRAVES".
SEE SURVEY COMPLETED BY ROBINSON & PLANTE FOR BENCHMARK INFORMATION.
NAVD 83(1995), NC GRID COORDS N=690,714.40 E=2,045,932.34
VERTICAL DATUM BASED ON NAVD 88.

PARCEL DATA

PIN:	0649259703
OWNER:	NEW HILL 1300 LLC
ADDRESS:	1338 NEW HILL RD HOLLY SPRINGS, NC 27540
ZONING:	CB-CU
AREA:	2.278 AC
REAL ESTATE ID:	0084548

PIN:	0649352730
OWNER:	NEW HILL 1300 LLC
ADDRESS:	1316 NEW HILL RD HOLLY SPRINGS, NC 27540
ZONING:	CB-CU
AREA:	2.434 AC
REAL ESTATE ID:	0047145

SITE DATA TABLE

TOWN PROJECT NO.	23-DP-08/PLDP202300153
PARCEL PIN NO.	0649-25-9703, 0649-35-2730
WATERSHED	NEUSE
EXISTING ZONING & LAND USE	CB-CD
PROPOSED USE	MEDICAL OFFICE 50% / RETAIL 50%
GROSS PROJECT AREA	229,766 SF / 5.275 AC
RIGHT-OF-WAY DEDICATION	24,532 SF / 0.563 AC (RECORDED IN BM 2024 PG 00338)
NET PARCEL AREA	205,234 SF / 4.711 AC
LOT 1 PARCEL AREA	99,210 SF / 2.278 AC
LOT 2 PARCEL AREA	106,048 SF / 2.435 AC
PUBLIC REALM STANDARD OPTION	#9: INCREASE IN URBAN CIVIC SPACE BY 50%
PROPOSED BUILDING AREA	26,250 SF
REQUIRED BUILDING HEIGHT	25' MIN. / 60' MAX.
PROPOSED BUILDING HEIGHT	42'
SETBACKS:	
STREET FRONT	30'
WEST SIDE	50'
LOT SIDE	0'
REAR	5'
BUFFERS:	
HOLLY SPRINGS NEW HILL FRONTAGE	10' THOROUGHFARE BUFFER
OLD HOLLY SPRINGS ROAD	10' THOROUGHFARE BUFFER
NORTH	5' TYPE A BUFFER
WEST	20' TYPE C BUFFER
SOUTHEAST	20' TYPE C BUFFER
INTERNAL LOT	5' TYPE A BUFFER
MINIMUM OPEN SPACE REQUIRED	30,785 SF / 0.707 AC (15%)
PROPOSED OPEN SPACE	32,131 SF / 0.738 AC (15.7%)

	REQUIRED / PROVIDED
TREE PRESERVATION	20,523 SF / 0.471 AC REQUIRED (10%) / 20,525 SF / 0.471 AC PROVIDED (10%)
ACTIVE RECREATION	4,105 SF / 0.09 AC REQUIRED (2.0%) / 7,304 SF / 0.17 AC PROVIDED (3.6%)
URBAN CIVIC SPACE	1,539 SF / 0.035 AC REQUIRED (0.75%) / 4,302 SF / 0.10 AC PROVIDED (2.1%)
TOTAL OPEN SPACE	30,785 SF / 0.707 AC REQUIRED (15%) / 32,131 SF / 0.738 AC PROVIDED (15.7%)

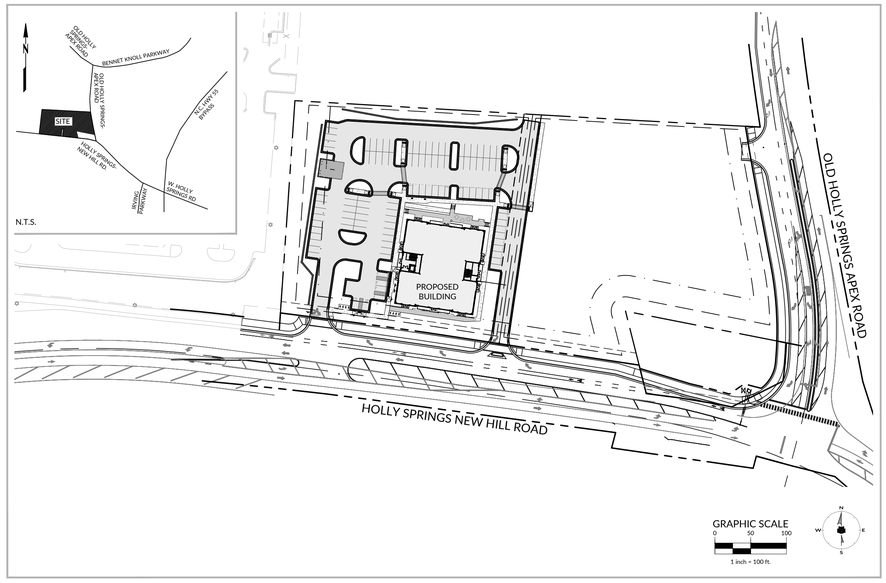
	REQUIRED/PROVIDED
MEDICAL OFFICE PARKING	53 (4/1000 SF x 13,125 SF) MIN., 78 (6/1000 SF x 13,125 SF) MAX. SPACES REQUIRED
RETAIL PARKING	27 (2/1000 SF x 13,125 SF) MIN., 52 (4/1000 SF x 13,125 SF) MAX. SPACES REQUIRED
TOTAL STANDARD VEHICULAR PARKING	80 MIN., 130 MAX. SPACES REQUIRED / 105 PROVIDED
COMPACT VEHICULAR PARKING	NO REQUIREMENT / 4 PROVIDED
ADA ACCESSIBLE PARKING	5 SPACES REQUIRED / 6 SPACES PROVIDED
BIKE PARKING	15 SPACES REQUIRED / 16 SPACES PROVIDED
ELECTRIC VEHICLE SUPPLY EQUIPMENT	6 SPACES REQUIRED / 6 PROVIDED
ELECTRIC VEHICLE READY SPACES	16 SPACES REQUIRED / 18 PROVIDED

DEVELOPMENT PLAN

OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING

4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

PROJECT NUMBER: 23-DP-08/PLD202300153
REZONING CASE NUMBER: 21-REZ-01
INITIAL SUBMITTAL: JUNE 16, 2023
RESUBMITTAL: APRIL 29, 2024



VOLUNTARY REZONING CONDITIONS

1. BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 20 FEET AND 2 STORIES WITH THE EXCEPTION OF 1 SINGLE- STORY BUILDING ALLOWED FOR CHILDCARE/PRE-SCHOOL OR SIMILAR USES. THE SINGLE STORY BUILDING IS STILL REQUIRED TO MEET THE 20 FOOT MINIMUM HEIGHT REQUIREMENT.
2. THE 10' PEDESTRIAN SIDE PATH WILL BE EXTENDED TO THE EXISTING STUB WITHIN THE RIGHT-OF-WAY IN FRONT OF THALES ACADEMY (PIN 0649265028)
3. DRIVE-THRU FACILITIES (IF ANY) SHALL POSITION SERVICE LANES TO RUN PARALLEL WITH OLD HOLLY SPRINGS APEX ROAD TO ALLOW FOR SAFE PEDESTRIAN ACCESS TO THE FACILITY AND COMMERCIAL CENTER.
4. THE FOLLOWING USES SHALL BE PROHIBITED:
   a. MOTORCYCLE/SCOOTER SALES
   b. SELF SERVICE LAUNDRY/COSTUME RENTAL
   c. PUBLIC UTILITY SUBSTATION
   d. BED & BREAKFAST/BUS STATION/AGRICULTURAL SEED SALES
   e. NEIGHBORHOOD RECYCLING COLLECTION POINT
   f. AUTOMOBILE PARTS SALES (NEW)
   g. QUICK OIL CHANGE FACILITY
   h. CAR WASH (AUTOMATIC OR SELF)
   i. GASOLINE SERVICE STATION WITHOUT REPAIR
5. ANY RESTAURANT BUSINESS HAVING A DRIVE-THRU SERVICE SHALL BE PART OF A TWO-STORY BUILDING AND WILL REQUIRE A SPECIAL EXCEPTION USE PERMIT
6. ALL PARKING AREAS LOCATED BETWEEN A FRONT BUILDING LINE AND A STREET SHALL BE LIMITED TO EITHER A SINGLE LOADED PARKING AREA OR 1 DOUBLE LOADED PARKING AREA WITH 1 ACCESS DRIVE.
7. LOW-IMPACT LANDSCAPE DESIGN TECHNIQUES AND SUSTAINABLE STORMWATER PRACTICES WILL BE INCORPORATED INTO THE DEVELOPMENT.
8. THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT UNLESS OTHERWISE SPECIFICALLY NOTED IN THE DEVELOPER AGREEMENT.
9. THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION ASSESSMENT REPORT, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE.
10. A FEE-IN-LIEU (FIL) WILL BE OFFERED TOWARDS THE REALIGNMENT OF OLD HOLLY SPRINGS & NEW HILL ROADS. DEVELOPER OFFERS THE AMOUNT OF $234,000 TO BE PAID AT RELEASE OF CONSTRUCTION DRAWINGS.
11. DEVELOPMENT MAY BE SPLIT INTO TWO PHASES. PHASE 1 DEFINED AS UP TO 3 ACRES DEVELOPABLE BESIDE THALES ACADEMY PIN 0649265028 (NOT TO INCLUDE ANY SHARED SCM OR PARKING/ENTRANCES ON REMAINING ACREAGE). PHASE 2 SHALL BE THE REMAINING DEVELOPABLE ACREAGE TOWARDS THE INTERSECTION OF OLD HOLLY SPRINGS & NEW HILL ROADS. DEVELOPER SHALL BE RESPONSIBLE FOR ANY THOROUGHFARE WIDENING AS PART OF THE OVERALL DEVELOPMENT OR PHASING AND ANY IMPROVEMENTS SUCH AS TURN LANES REQUIRED BY NCDOT.

INFRASTRUCTURE DATA TABLE

STREETS [LF]	N/A
6" WATER MAIN [LF]	186
8" WATER MAIN [LF]	335
8" SEWER MAIN [LF]	427
STORM DRAINAGE [LF]	853
SCM'S >5 AC.	1
IMPERVIOUS SURFACE [SF]	72,855
SEWER FLOW:	
MEDICAL OFFICE BUILDING (250 GPD PER PRACTITIONER, 7 PRACTITIONERS)	1,750
RETAIL (0.1 GPD PER SF, 13,125 SF)	1,313
TOTAL SEWER FLOW [GPD]	3,063

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
---	BOUNDARY SURVEY
---	RECORDED PLAT
C1.00	EXISTING CONDITIONS PLAN EXHIBIT
C1.10	TREE PRESERVATION AND OPEN SPACE PLAN
C2.00	SITE PLAN
C2.10	EMERGENCY SERVICES ACCESS PLAN
C2.11	WASTE & RECYCLING ACCESS PLAN
C2.20	SITE VICINITY MAP
C3.00	UTILITY PLAN
C4.00	GRADING & STORM DRAINAGE PLAN
L2.00	MATERIALS & FURNISHINGS PLAN
L6.00	PLANTING PLAN
L6.10	LANDSCAPE CALCULATIONS
L7.00	LIGHITNG PLAN EXHIBIT
L9.00	SITE DETAILS
L9.40	SITE DETAILS
L9.50	SITE DETAILS
L9.90	LANDSCAPE DETAILS
L9.91	LANDSCAPE DETAILS
PA1.0	SOUTH, WEST, & EAST ELEVATIONS
PA2.0	NORTH ELEVATION
R1.00	ROADWAY COVER SHEET
R1.01	ROADWAY OVERALL SHEET INDEX
R1.02	OVERALL PLAN (ULTIMATE BUILD)
R2.00	GENERAL NOTES, DETAILS & CONVENTIONAL SYMBOLS
R2.01	TYPICAL SECTIONS
R2.02	STANDARD DETAILS
R2.03	STANDARD DETAILS
R3.01	EXISTING CONDITIONS & PLAN & STRIPING SHEET
R3.02	GRADING & PROFILE SHEET
R4.01	EXISTING CONDITIONS & PLAN & STRIPING SHEET
R5.01	ENTRANCE & SIGHT DISTANCE PROFILE SHEET
R6.01	STORM PROFILES & DRAINAGE DESCRIPTIONS
R7.00	EROSION & SEDIMENT CONTROL
R7.01	EROSION & SEDIMENT CONTROL
R7.02	EROSION & SEDIMENT CONTROL
R8.01	TRAFFIC CONTROL PLANS
R9.01	CROSS SECTIONS
R9.02	CROSS SECTIONS
R9.03	CROSS SECTIONS

CONDITIONS OF APPROVAL

1. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

NOTES

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

CONTACT LIST:

PROJECT MANAGER
NICOLE STEELE, PLA, ASLA
WithersRavenel
137 S Wilmington Street, Suite 200
Raleigh, NC 27601
919-535-5200
NSTEELE@WITHERSRAVENEL.COM

ARCHITECT
RICHARD REDFOOT
THE REDFOOT STUDIO ARCHITECTURE PC
2515 SAXAPAHAW-BETHELHEM CHURCH ROAD
GRAHAM, NC 27253
919-931-7134

TRANSPORTATION
BRIAN WELCH, PE
TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
919-532-3265
BRIAN.WELCH@TIMMONS.COM

SURVEYOR
STUARTE PLANTE III
ROBINSON & PLANTE, P.C.
970 TRINITY ROAD
RALEIGH, NC 27607
919-859-6030

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

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION NICOLE E. STEELE

PREPARED BY:

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION PAUL DEVLIN

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION LANDON J. MILLER

DEVELOPER:

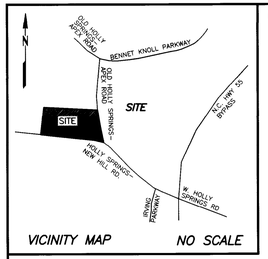
AB&B BUILDING PROJECTS
1000 CRESCENT GREEN
SUITE 101
CARY, NC 27518
ATTENTION: REHAB HAMAD

DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX
MEDICAL OFFICE BUILDING
WR PROJECT NO. 09221159
TOWN OF HOLLY SPRINGS
MUNI PRO NO:
23-DP-08/PLD202300153
INITIAL PLAN DATE: 06/16/2023

our people • your success

EST 1993

U:\22\22-31\50\231159-4528 Old Holly Springs Apex\CAD\Drawing Sets\100 - Site Plan PI\100.00 COVER.dwg, Monday, April 29, 2024 2:16:30 PM, ABUCK



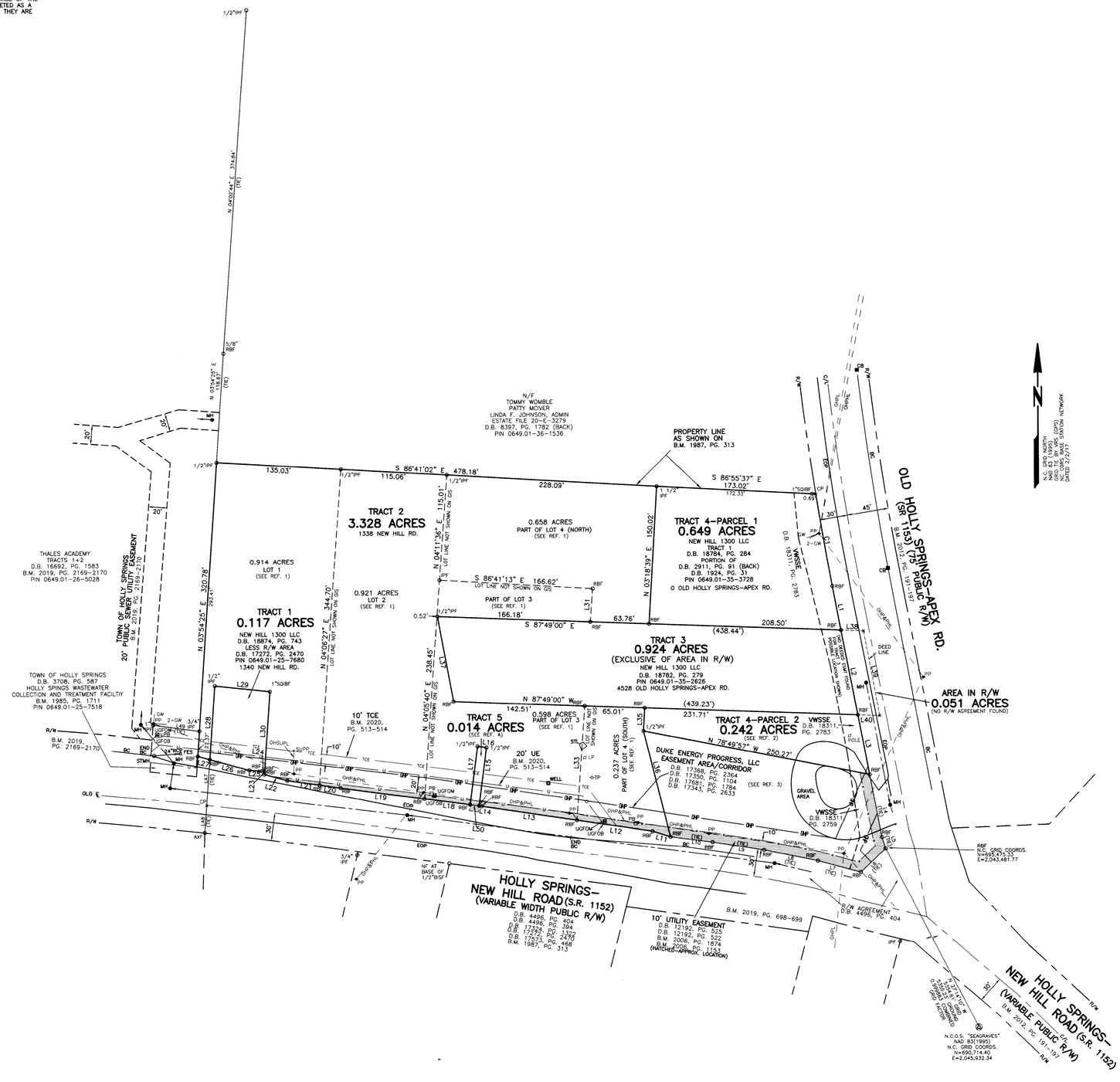
VICINITY MAP NO SCALE

ENCROACHMENTS NOTE:
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.

REFERENCES:
1. NEW HILL 1300 LLC
   D.B. 18784, PG. 281
   LOTS 1-4
   B.M. 1987, PG. 313
   LESS R/W AREAS 1-3
   D.B. 17324, PG. 1322
   LESS D.B. 1916, PG. 649
   PIN 0649.01-25-8795
2. NEW HILL 1300 LLC
   TRACT 2
   D.B. 18784, PG. 284
   PORTION OF
   D.B. 2911, PG. 91 (BACK)
   D.B. 1924, PG. 31
   PIN 0649.01-35-3599
   4544 OLD HOLLY SPRINGS-APEX RD.
3. FUSION 1300 LLC
   D.B. 18863, PG. 808
   PIN 0649.01-35-3581
4. NEW HILL 1300, LLC
   D.B. 18901, PG. 2140
   D.B. 17573, PG. 468
   NO ASSIGNED PIN
5. D.B. 1137, PG. 408
   LOT 1
   B.M. 1935, PG. 53
6. 30' DUKE ENERGY PROGRESS EASEMENT
   D.B. 8290, PG. 1307 (MAY AFFECT TRACT 3)

SITE ACREAGE TOTALS

5.274 ACRES	(AREA IN LOTS)
+0.051 ACRES	(AREA IN R/W)
5.325 ACRES	(TOTAL PROJECT AREA)



LEGEND
(O)-POSSIBLE OVERLAP LINE BEARING AND DISTANCE
OHPHL-OVERHEAD PHONE LINES
RBF-REBAR FOUND
UGFOM-UNDERGROUND FIBER OPTIC MARKER
UGFOB-UNDERGROUND FIBER OPTIC BOX
UGGLM-UNDERGROUND GASLINE MARKER
GV-GAS VALVE
RWMK-REUSE WATER MARKER
RWMH-REUSE WATER MANHOLE
UGTSB-UNDERGROUND TRAFFIC SIGNAL BOX
TSB-TRAFFIC SIGNAL BOX
EM-ELECTRIC METER
FES-FLARED END SECTION
STMH-STORM MANHOLE
CB-CATCH BASIN
CP/X-CALCULATED POINT
BISF-BENT IRON STAKE FOUND
NF-NAIL FOUND
SQIBF-SQUARE IRON BAR FOUND
AXL-AXLE FOUND
SIL-SEPTIC TANK LID
TP-TELEPHONE POLOE
VWSSE-VARIABLE WIDTH SANITARY SEWER EASEMENT
TCE-TEMPORARY CONSTRUCTION EASEMENT
UE-UTILITY EASEMENT
SUP-SUPPORT POLE
OHSUPL-OVERHEAD SUPPORT LINE
CO-CLEAN OUT
GW-GUY WIRE
TS-TRAFFIC SIGN
IPF-IRON PIPE FOUND
LP-LIGHT POLE
RCP-REINFORCED CONCRETE PIPE
PP-POWER POLE
OHPL-OVERHEAD POWER LINES
OHP&PHL-OVERHEAD POWER AND PHONE LINES
MH-SANITARY SEWER MANHOLE
BC-BACK OF CURB
EOP-EDGE OF PAVEMENT
-U-UTILITY EASEMENT
-TCE-TEMPORARY CONSTRUCTION EASEMENT
-OHP-POWER EASEMENT
-RW-UNDERGROUND REUSE WATER LINE
-E-UNDERGROUND POWER LINE
-S-UNDERGROUND SEWER FORCEMAIN LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°57'00" E	48.92'
L2	S 10°57'00" E	94.18'
L3	S 10°57'00" E	66.00'
L4	S 10°57'00" E	69.47'
L5	S 17°27'46" E	13.13'
L6	S 46°28'25" W	37.32'
L7	N 74°46'09" W	48.49'
L8	N 78°22'12" W	59.31'
L9	N 80°49'30" W	56.79'
L10	N 82°33'49" W	46.08'
L11	N 72°55'19" W	20.25'
L12	N 81°23'58" W	83.00'
L13	N 81°23'58" W	104.62'
L14	N 82°25'23" W	2.86'
L15	N 07°19'11" E	64.02'
L16	N 82°10'52" W	9.77'
L17	S 07°27'07" W	64.06'
L18	N 82°25'23" W	49.65'
L19	N 82°25'23" W	92.10'
L20	N 81°54'54" W	23.05'
L21	N 81°54'54" W	35.37'
L22	N 74°39'03" W	25.78'
L23	N 04°05'04" E	3.15'
L24	N 81°56'17" W	2.88'
L25	N 86°08'51" W	13.67'
L26	N 74°39'03" W	44.30'
L27	N 74°39'03" W	13.60'
L28	S 04°05'04" W	80.53'
L29	N 83°58'25" W	60.02'
L30	N 04°05'04" E	87.30'
L31	S 04°05'42" W	36.30'
L33	S 04°05'42" W	124.67'
L35	N 03°18'39" E	25.20'
L36	S 14°07'12" E	118.78'
L37	N 10°29'00" W	94.00'
L38	S 87°49'00" E	24.56'
L39	S 10°29'00" E	94.00'
L40	N 87°49'00" W	23.78'
L47	S 04°05'04" W	50.16'
L48	S 04°04'48" W	29.50'
L49	N 82°23'17" W	50.84'
L50	N 82°25'23" W	9.92'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	1°59'25"	2935.00'	101.96'	101.95'	50.98'	S 09°57'17" E

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 3720064900J PANEL EFFECTIVE DATE 5/2/2006.
3. UNDERGROUND UTILITIES FOUND PAINTED/FLAGGED BY OTHERS AND FIELD LOCATED DURING THE COURSE OF THE SURVEY.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

NORTH CAROLINA
WAKE COUNTY

I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:__84,349__ +; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)
SIGNATURE, LICENSE NUMBER AND SEAL THIS 7th DAY OF FEBRUARY, 2022 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

REVISIONS	BOUNDARY SURVEY FOR	ROBINSON & PLANTE, P.C.
	NEW HILL 1300 LLC	LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030
	TOWNSHIP: HOLLY SPRINGS COUNTY: WAKE	SURVEY DATE: 9-24-20 SURVEY UPDATE: 1-7-22 SURVEYED BY: KS
	STATE: NORTH CAROLINA	SCALE: 1"=60' DRAWN BY: SEP
	ZONE: P.I.N.: SEE ABOVE	CLOSURE BY: SEP FILE: HSNHBNDYR1

ORIGINAL LOT 1 AREA 0.936 (PER PLAT)

OLD LOT 1 AREA	0.856 AC
OLD AREA "A"	0.077 AC
OLD LOT 2 AREA	0.823 AC
OLD AREA "D"	0.208 AC
OLD AREA "E"	0.309 AC
OLD AREA "F"	0.005 AC
NEW LOT 1 AREA	2.278 AC

OLD AREAS EXCLUSIVE OF R/W

ORIGINAL LOT 2 AREA 0.939 AC (PER PLAT)

OLD AREA "G"	0.001 AC
OLD AREA "H"	0.487 AC
OLD AREA "I"	0.745 AC
OLD AREA "J"	0.579 AC
OLD AREA "K"	0.419 AC
OLD AREA "L"	0.203 AC
NEW LOT 2 AREA	2.434 AC

OLD AREAS EXCLUSIVE OF R/W

WAKE COUNTY, NC 37
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/07/2024 12:53:49
BOOK:BM2024 PAGE:60338

NOW OR FORMERLY
FUSION VENTURES LLC
PIN 0649361536
DB 19424 PG 1789

NOW OR FORMERLY
THALES ACADEMY
PIN 0649265028
DB 16692 PG 1583
BM 2019 PG 2169–2170

NEW HILL 1300 LLC
NEW LOT 1
2.278 ACRES
99,209 SF

NEW HILL 1300 LLC
NEW LOT 2
2.434 ACRES
106,026 SF

OLD LOT 1 AREA
0.856 ACRES
37,280 SF

OLD LOT 2 AREA
0.823 ACRES
35,843 SF

OLD LOT 4
AREA "D"
0.208 ACRES
9,044 SF

OLD LOT 4
AREA "I"
0.745 ACRES
32,433 SF

OLD AREA "J"
0.579 ACRES
25,218 SF

OLD LOT 3
AREA "E"
0.309 ACRES
13,469 SF

OLD LOT 3
AREA "H"
0.487 ACRES
21,218 SF

OLD AREA "K"
0.419 ACRES
18,235 SF

OLD AREA "L"
0.203 ACRES
8,859 SF

OLD AREA "A"
0.077 ACRES
3,355 SF

OLD AREA "F"
0.005 ACRES
220 SF

OLD AREA "G"
0.001 ACRES
63 SF

R/W HEREBY
DEDICATED
0.409 ACRES
17,824 SF

R/W HEREBY
DEDICATED
0.154 ACRES
6,707 SF

OLD LOT LINE HEREBY REMOVED

OLD LOT LINES HEREBY REMOVED

NEW LOT LINE

NEW R/W

EXISTING R/W

EXISTING SANITARY SEWER EASEMENT
DB 18311 PG 2783
DB 18364 PG 58

1/2"IPF
1" IPF
IPS
1.5" IPF

N 03°54'25" E 320.78'
297.44'

S 86°41'02" E
135.03'
115.05'
478.18' (TOTAL)
82.83'
145.27'
S 86°55'37" E
152.34'
173.02' (TOTAL)

16.76'
3.92'

S 10°48'11" E
104.85'

S 10°57'00" E 209.09'

N 08°20'49" E 323.82'

N 82°44'35" W
57.56'

Arc=76.64'
Arc=117.85'
56.57'
107.95'
N 81°16'17" W 254.47'
89.95'

N 14°07'12" W
77.86'

S 14°07'12" E
40.91'

S 78°49'57" E 250.27'
215.58'
34.69'

23.34'

C1
C2
C3
C4

1338
1316

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

R/W — BM 2019 PG 2169–2170

R/W

NOW OR FORMERLY
TOWN OF
HOLLY SPRINGS
PIN 0649257515
DB 3708 PG 587
BM 1985 PG 1711

NOW OR FORMERLY
FUSION 1300 LLC
PIN 0649353581
DB 18863 PG 808

HOLLY SPRINGS NEW HILL ROAD
SR 1152 – VARIABLE WIDTH PUBLIC R/W
DB 4496 PG 404, DB 4496 PG 394
DB 17324 PG 1322, DB 17272 PG 2470
DB 17573 PG 468, BM 1987 PG 313

OLD HOLLY SPRINGS APEX RD.
SR 1153 – VARIABLE WIDTH PUBLIC R/W
BM 2012 PG 191–197

NEW HILL ROAD
VARIABLE WIDTH PUBLIC R/W
BM 2012 PG 191–197

REBAR
NC GRID COORDS
N=695,556.05
E=2,043,464.63

NCGS MONUMENT
"SEAGRAVES" NAD
83 (1995) NC
GRID COORDS
N=690,714.40
E=2,045,932.34

N. 27°00'25" W
5434.26' GRID
5434.90' GROUND
0.999883 COMBINED
GRID FACTOR

NC GRID NORTH NAD 83 (1995)

MAP/DEED REFERENCES:
AS SHOWN HEREON

LEGEND:

IRON PIPE FOUND	● IPF
IRON PIPE SET	○ IPS
RIGHT OF WAY	R/W
ADDRESS	1338
OLD LOT LINE HEREBY REMOVED	———

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°35'19" W	20.25'
L2	N 81°23'58" W	187.62'
L3	N 82°25'23" W	154.53'
L4	N 81°54'54" W	58.42'
L5	N 74°39'02" W	25.78'
L6	N 04°05'04" E	3.15'
L7	N 81°56'17" W	2.88'
L8	N 86°08'51" W	13.67'
L9	N 74°39'02" W	44.30'
L10	N 74°39'02" W	13.60'

CURVE TABLE				
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	7,573.00'	194.49'	N 82°00'26" W	194.49'
C2	3,059.24'	93.33'	S 09°51'10" E	93.33'
C3	482.75'	105.48'	N 04°31'51" W	105.69'
C4	2,935.00'	101.95'	S 09°57'17" E	101.96'

NORTH CAROLINA PROFESSIONAL SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON
1/25/24

CERTIFICATE OF REVIEW OFFICER

I, Cheryl Caines, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Cheryl Caines — REVIEW OFFICER — 2/1/24 — DATE

THE SUBDIVIDER SHALL FILE THE APPROVED PLAT WITH THE REGISTER OF DEEDS OF WAKE COUNTY WITHIN SIXTY (60) DAYS OF FINAL APPROVAL; OTHERWISE SUCH APPROVAL SHALL BE NULL AND VOID

THE TOWN OF HOLLY SPRINGS APPROVES THE EASEMENTS / RIGHT-OF-WAY DEDICATION AS SHOWN AND DELINEATED ON THIS PLAT.

SIGNATURE — 2/1/24 — DATE

Drew Johnson, PCM — PRINT NAME AND TITLE

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: NC GRID NAD 83 (1995) PER UNRECORDED MAP TITLED "BOUNDARY SURVEY FOR NEW HILL 1300 LLC", PREPARED BY ROBINSON & PLANTE, P.C., SIGNED AND SEALED ON 2/7/22.
3. THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD AREA PER NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720064900K WITH AN EFFECTIVE DATE OF 7/19/22.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. THIS IS A RECOMBINATION PLAT AND ALL OLD INTERIOR LOT LINES ARE HEREBY REMOVED. SEE NEW LOT LINE ON THIS PAGE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
8. ALL OLD AREAS SHOWN ARE EXCLUSIVE OF R/W.

RECOMBINATION & R/W DEDICATION PLAT
4528 OLD HOLLY SPRINGS APEX ROAD

OWNER: NEW HILL 1300 LLC

HOLLY SPRINGS TOWNSHIP | WAKE COUNTY | NORTH CAROLINA
ZONING: CB-CU

WR Job No.:	09221159
DATE:	1/25/24
SURVEYED BY:	WR
DRAWN BY:	MED
CHECK & CLOSURE BY:	MED

0 25' 50'
SCALE: 1 inch = 50' ft.

SHEET: 2 OF 2

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

SURVEY NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY DATA PROVIDED BY ROBINSON & PLANTE. REFER TO RECORDED BOUNDARY SURVEY.
2. TREE SURVEY DATA SHOWN AS PROVIDED BY WITHERSRAVENEL HAS BEEN ADDED TO THE EXISTING CONDITIONS PLAN EXHIBIT, C1.00.
3. LOT RECOMBINATION AND RIGHT-OF-WAY DEDICATION SHOWN AS PROVIDED BY WITHERSRAVENEL IN RECORDED PLAT BM2024 PG00338.
4. SUPPLEMENTAL UTILITY INFORMATION NOT IDENTIFIED IN THE BOUNDARY SURVEY WAS PROVIDED BY TOWN OF HOLLY SPRINGS AS-BUILT PUBLIC RECORD DRAWINGS AND CRESCENT PHASE 1 ROADWAY IMPROVEMENT DESIGN (UNDER CONSTRUCTION). REFER TO EXISTING CONDITIONS PLAN EXHIBIT, SHEET C1.00, FOR LOCATION OF SUPPLEMENTAL INFORMATION.
5. SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

GENERAL NOTES

1. WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST STANDARDS, SPECIFICATIONS, DETAILS, AND ANY OTHER APPLICABLE DESIGN STANDARDS IN EFFECT AT THE TIME OF PLAN APPROVAL FOR THE FOLLOWING:
   a. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES
   b. NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL
   c. WAKE COUNTY STANDARDS AND SPECIFICATIONS
   d. TOWN OF HOLLY SPRINGS
   e. DUKE ENERGY

   IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN, UNLESS OTHERWISE NOTED IN THESE PLANS.
2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID AND COMMENCING WORK.
3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ACT.
5. THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, ALL PUBLIC AND PRIVATE UTILITIES (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE MAY BE REQUIRED.
7. ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND ENGINEER.
8. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A NORTH CAROLINA LICENSED LAND SURVEYOR SHALL REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
9. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES, AND THE PUBLIC. CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
10. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
11. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EXECUTED EASEMENTS ON THE JOB SITE AT ALL TIMES.
12. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, SPOT ELEVATIONS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKING MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.
15. ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
16. TESTING OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS WILL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENT OF THE NCDOT AND MUNICIPAL SPECIFICATIONS.

TREE PROTECTION NOTES

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
4. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
5. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, THE CONTRACTOR MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT AND CONSTRUCTION ADMINISTRATION REPRESENTATIVE FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
6. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AS REQUIRED TO MAINTAIN HEALTHY PLANTS AND KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY FROM APRIL TO SEPTEMBER.

DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT VERTICAL EDGE.
7. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
8. ALL PERMITS REQUIRED FOR THE DEMOLITION WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL INSTALL EROSION CONTROLS IN ORDER WITH THE SEQUENCE PROVIDED.
2. CONTRACTOR SHALL ENSURE GRADING OPERATIONS ARE CONDUCTED IN A MANNER THAT DOES NOT ALLOW ANY SEDIMENT TO DRAIN OFFSITE OR INTO WATERCOURSES.
3. A GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THE DRAWINGS AND AT EACH POINT OF CONSTRUCTION ACCESS.
4. CONTRACTOR SHALL CONSTRUCT DIVERSION DITCHES AS NECESSARY TO ENSURE ALL SEDIMENT IS DIRECTED INTO EROSION CONTROL MEASURES.
5. IF STORM CROSS DRAINAGE CANNOT BE INSTALLED PRIOR TO GRADING, TEMPORARY HDPE STORM DRAINAGE PIPE SHALL BE USED TO CROSS WET WEATHER CHANNELS, EXCLUDING ANY PROTECTED WETLANDS OR STREAMS.
6. ALL STORM DRAINAGE PIPE SHALL BE PROTECTED AS SHOWN ON THE PLANS DURING CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE RIPRAP LINED DISSIPATOR PADS AT THE STORM DRAINAGE PIPE DISCHARGE POINTS AS REQUIRED TO ENSURE POSITIVE DRAINAGE. SEE PLANS FOR DIMENSIONS AND DETAILS.
8. TO AVOID SLOPE EROSION, CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS PER DETAIL AT LOCATIONS INDICATED AND WHERE TEMPORARY DIVERSION DITCHES DISCHARGE INTO A SKIMMER BASIN.
9. PERMANENT GROUND COVER SHALL BE ESTABLISHED PER APPROVED NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
10. TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF A GRADING PERMIT. FENCING SHALL NOT BE REQUIRED ADJACENT TO AREAS WITHOUT WOODED VEGETATION. FENCING SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EROSION CONTROL PERMIT AND ANY OTHER RELATED PERMITS ARE SECURED FOR ANY OFF-SITE WASTE OR BORROW AREAS. UNLESS OTHERWISE STATED IN THE PROJECT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL AGREEMENTS WITH LANDOWNERS FOR PLACEMENT OF WASTE SOIL OR REMOVAL OF BORROW. OFF-SITE PERMITS AND AGREEMENTS SHALL EXIST PRIOR TO CONSTRUCTION ACTIVITIES ON WASTE OR BORROW AREAS. COPIES OF PERMITS AND AGREEMENTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
12. SOILS CONTAMINATED WITH ANY CHEMICAL, METAL OR PETROLEUM CONTAMINATION SHALL NOT BE TRANSPORTED ONTO THE PROPERTY AS BORROW / FILL SOILS. CONTAMINATED SOILS, IF DISCOVERED ON THE PROPERTY SHALL NOT BE TRANSPORTED OFFSITE WITHOUT TESTING, PERMITTING AND/OR OTHER REGULATORY APPROVALS COMMENSURATE WITH THE TYPE OF CONTAMINATION AND LOCATION.
13. TEMPORARY DIVERSIONS ARE TO REMAIN IN PLACE UNTIL THE STORM DRAINAGE SYSTEM IS IN PLACE, THE UPSTREAM AREA IS STABILIZED AND/OR APPROVAL FROM MUNICIPAL EROSION CONTROL INSPECTOR IS RECEIVED.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS.
2. ALL SOILS USED FOR BACKFILL SHALL BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF 6 INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY. THE CONTRACTOR SHALL CONSULT WITH THE SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
4. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS.
5. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
6. ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND SAFETY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DEWATERING SHALL BE INCIDENTAL TO GRADING OPERATIONS. THERE SHALL BE NO SEPARATE MEASUREMENT OR PAYMENT RELATED TO DEWATERING EFFORTS.
10. MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE ALL INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL EROSION CONTROL SPECIALIST.
11. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE PLANS.
12. BEFORE ANY EARTHWORK COMMENCES, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE OWNER AND JURISDICTION MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
14. REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.

STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT WAKE COUNTY AND TOWN OF HOLLY SPRINGS STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
2. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH WAKE COUNTY, TOWN OF HOLLY SPRINGS, AND NCDOT STANDARDS.
3. RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (YI) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
4. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEWER PIPE.
5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
6. ALL STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
7. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER. AFTER NOTIFICATION TO ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
8. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
9. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.

UTILITIES NOTES

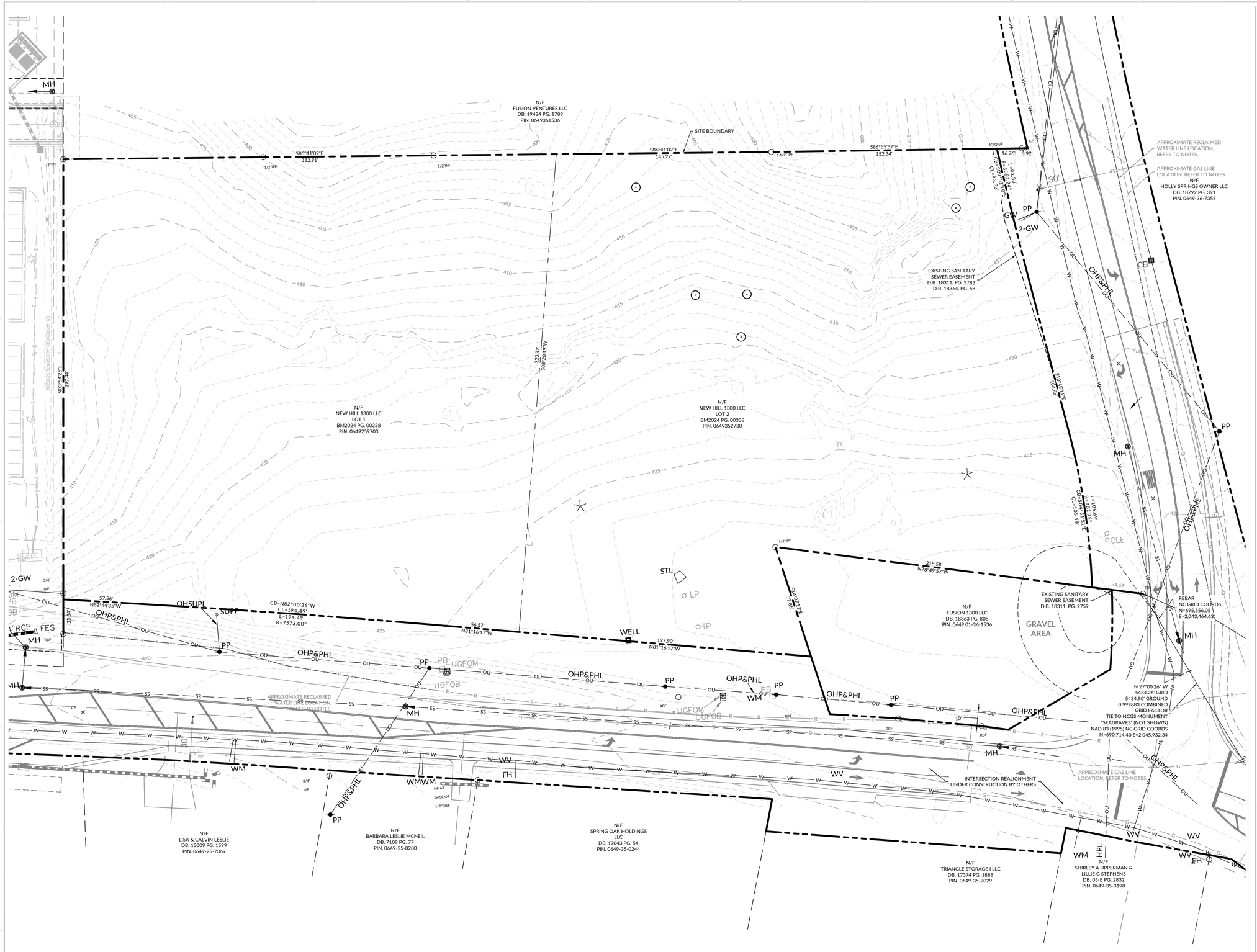
1. GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF TESTING SERVICES AND COORDINATION WITH UTILITY OWNER.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
4. THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
5. THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
6. PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT. KNOWN UTILITY PROVIDER INFORMATION IS CONTAINED ON THIS PLAN SHEET.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON ALL PROPOSED WATER LINES. THREE FEET SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON ALL PROPOSED SANITARY LINES. THREE FEET SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
10. THE CONTRACTOR SHALL MAINTAIN SEPARATION OF WATER MAIN FROM SANITARY SEWER PIPING IN ACCORDANCE WITH THOSE DISTANCES SPECIFIED BY STATE AND/OR LOCAL CODE OR A MINIMUM OF 10 FEET HORIZONTAL OR 18 INCHES VERTICAL DISTANCE.
11. HYDRANTS MUST BE LOCATED WITHIN EIGHT FEET (8'), BUT NO CLOSER THAN THREE FEET (3') OF THE CURB.
12. ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. WORK WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARD TO RUNNING WIRE FOR TAMPER SWITCH.
13. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES.
14. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF PAD MOUNTED TRANSFORMER WITH UTILITY COMPANY, OWNER'S REPRESENTATIVE, AND OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL INSTALL THE CONCRETE PAD AND THE UTILITY COMPANY WILL INSTALL THE TRANSFORMER. COORDINATION FOR THIS WORK ITEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

RETAINING WALL NOTES

1. RETAINING SYSTEMS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED DESIGN PROFESSIONAL. CONTRACTOR ASSUMES RESPONSIBILITY OF WALL DESIGN AND CONSTRUCTION AND MAY SUBMIT SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. RETAINING WALL SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NC BUILDING CODE AND LOCAL JURISDICTION.
2. CONTRACTOR SHALL ADHERE TO THE HORIZONTAL AND VERTICAL LOCATION OF THE WALLS SHOWN ON THE PLANS.
3. TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
4. CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
5. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION.
3. NO CHANGES TO ANY ASPECT OF APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK IN REGARD TO SIZING, GROWING AND BALLED AND BURLAPPED (B&B) SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
5. ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
6. PLANTING WITHIN NCDOT RIGHT-OF-WAY SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS. PLANTING SEASON IS OCTOBER 15 - MARCH 15, UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER.
7. ALL PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
8. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED TO MAINTAIN HEALTHY PLANTS AND PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
9. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. LANDSCAPE ARCHITECT SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY PRIOR TO CONTRACTOR PURCHASING PLANTS.
10. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR PRIOR TO PURCHASING PLANTS. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
11. ALL PLANTS AND PLANTING BEDS ARE TO BE



EXISTING CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	ADJOINER
	BOUNDARY
	BUILDING
	BUFFER
	CONCRETE
	CURB LINE
	EASEMENT
	EDGE OF PAVEMENT
X X X	FENCE
FO	FIBER OPTIC LINE
	FLOOD WAY
100YR	100 YR FLOOD LINE
500YR	500 YR FLOOD LINE
FM	FORCEMAIN
	GRAVEL
OHE	OVERHEAD ELECTRIC
	PAVEMENT STRIPING
	RIGHT OF WAY
SS	SANITARY SEWER PIPE
	STORM PIPE
	STREAM
	TREELINE
	TOP OF BANK
UGE	UNDERGROUND ELECTRIC
W	WATER MAIN
	WETLAND
BO	BLOW OFF
	CATCH BASIN
	CLEAN OUT
	CONTROL POINT
	DROP INLET
FO	FIBER OPTIC BOX
	FIRE HYDRANT
	FLARED END SECTION
	GUY WIRE
	LIGHT POLE
	POWER POLE
S	SEWER MANHOLE
D	STORM DRAINAGE MANHOLE
	TV PEDESTAL
THH	UNDERGROUND TELEPHONE BOX
	TREE
	WATER METER
	WATER VALVE

NOTES

1. THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF SURFACE FEATURES AND MARKINGS PROVIDED BY NC 811 AND ARE APPROXIMATE. OTHER SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THE SURVEY PROVIDED BY ROBINSON & PLANTE.
2. OTHER SOURCES OF INFORMATION INCLUDE TOWN GIS, AS-BUILT DOCUMENTATION PROVIDED BY THE TOWN, AND AERIAL IMAGERY.

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AB&B BUILDING PROJECTS
1000 CRESCENT GREEN
SUITE 101

DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 30 ft.

INITIAL PLAN DATE: 06/16/2023
REVISIONS:
1 - 09/22/2023 ----
PER TOWN COMMENTS
2 - 03/08/2024
PER TOWN COMMENTS
3 - 04/19/2024
PER TOWN COMMENTS
4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS PLAN EXHIBIT

C1.00

U:\21\09221159\09159-4528 Old Holly Springs Apex\CAD\Drawing Sets\05 - Site Plan PI\C1.00 Existing Conditions.dwg Monday, April 29, 2024 2:15:38 PM -ABLACK



SPECIMEN TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS TREE
	PINE TREE
	TREE PRESERVATION AREA
	TREE CRITICAL ROOT ZONE
	TREE PROTECTION FENCE
	ACTIVE RECREATION SPACE
	URBAN CIVIC SPACE

NOTES

1. TREES SHOWN PER TOWN OF HOLLY SPRINGS UDO SECTION 4.4.1.A. TREES THAT QUALIFY AS SPECIFMEN TREES ARE IN GOOD HEALTH AND NOT SHOWING SIGNS OF DISEASE, INSECT INFESTATION OR DECAY AND:
   1. OVER 30" DBH FOR PINE SPECIES
   2. OVER 24" DBH FOR NON-PINE SPECIES
2. NO ORNAMENTAL TREES MEETING TOWN OF HOLLY SPRINGS UDO SPECIFICATIONS WERE FOUND IN THE AREA SURVEYED.
3. PER TOWN OF HOLLY SPRINGS UDO SECTION 4.4.3C TREE PROTECTION AREA INCLUDES THE CRITICAL ROOT ZONE FOR TREES:
   1. LESS THAN 8" DBH, PROVIDE 12' DIAMETER CRITICAL ROOT ZONE
   2. 8"-12" DBH, PROVIDE 18' DIAMETER CRITICAL ROOT ZONE
   3. 12"-16" DBH, PROVIDE 24' DIAMETER CRITICAL ROOT ZONE
   4. GREATER THAN 16" DBH, PROVIDE 30' DIAMETER CRITICAL ROOT ZONE.
4. TREES WITH CRITICAL ROOT ZONES NOT INSIDE OF TREE PROTECTION FENCING ARE NOT COUNTED TOWARDS BUFFER REQUIREMENTS.

TOWN PROJECT NO.	23-DP-08/PLDP202300153
PARCEL PIN NO.	0649-25-9703, 0649-35-2730
WATERSHED	NEUSE
EXISTING ZONING & LAND USE	CB-CD
PROPOSED USE	MEDICAL OFFICE 50% / RETAIL 50%
GROSS PROJECT AREA	229,766 SF / 5.275 AC
RIGHT-OF-WAY DEDICATION	24,532 SF / 0.563 AC (RECORDED IN BM 2024 PG 00338)
NET PARCEL AREA	205,234 SF / 4.711 AC
LOT 1 PARCEL AREA	99,210 SF / 2.278 AC
LOT 2 PARCEL AREA	106,048 SF / 2.435 AC
PUBLIC REALM STANDARD OPTION	#9: INCREASE IN URBAN CIVIC SPACE BY 50%
PROPOSED BUILDING AREA	26,250 SF
REQUIRED BUILDING HEIGHT	25' MIN. / 60' MAX.
PROPOSED BUILDING HEIGHT	42'
SETBACKS:	
STREET FRONT	30'
WEST SIDE	50'
LOT SIDE	0'
REAR	5'

BUFFERS:	
HOLLY SPRINGS NEW HILL FRONTAGE	10' THOROUGHFARE BUFFER
OLD HOLLY SPRINGS ROAD	10' THOROUGHFARE BUFFER
NORTH	5' TYPE A BUFFER
WEST	20' TYPE C BUFFER
SOUTHEAST	20' TYPE C BUFFER
INTERNAL LOT	5' TYPE A BUFFER
MINIMUM OPEN SPACE REQUIRED	30,785 SF / 0.707 AC (15%)
PROPOSED OPEN SPACE	32,131 SF / 0.738 AC (15.7%)

	REQUIRED	PROVIDED
TREE PRESERVATION	20,523 SF / 0.471 AC REQUIRED (10%)	20,525 SF / 0.471 AC PROVIDED (10%)
ACTIVE RECREATION	4,105 SF / 0.09 AC REQUIRED (2.0%)	7,304 SF / 0.17 AC PROVIDED (3.6%)
URBAN CIVIC SPACE	1,539 SF / 0.035 AC REQUIRED (0.75%)	4,302 SF / 0.10 AC PROVIDED (2.1%)
TOTAL OPEN SPACE	30,785 SF / 0.707 AC REQUIRED (15%)	32,131 SF / 0.738 AC PROVIDED (15.7%)

	REQUIRED/PROVIDED
MEDICAL OFFICE PARKING	53 (4/1000 SF x 13,125 SF) MIN., 78 (6/1000 SF x 13,125 SF) MAX. SPACES REQUIRED
RETAIL PARKING	27 (2/1000 SF x 13,125 SF) MIN., 52 (4/1000 SF x 13,125 SF) MAX. SPACES REQUIRED
TOTAL STANDARD VEHICULAR PARKING	80 MIN., 130 MAX. SPACES REQUIRED / 105 PROVIDED
COMPACT VEHICULAR PARKING	NO REQUIREMENT / 4 PROVIDED
ADA ACCESSIBLE PARKING	5 SPACES REQUIRED / 6 SPACES PROVIDED
BIKE PARKING	15 SPACES REQUIRED / 16 SPACES PROVIDED
ELECTRIC VEHICLE SUPPLY EQUIPMENT	6 SPACES REQUIRED / 6 PROVIDED
ELECTRIC VEHICLE READY SPACES	16 SPACES REQUIRED / 18 PROVIDED

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1000 CRESCENT GREEN
SUITE 101

DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT COLEE E. STEE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 15 30
SCALE: 1 inch = 30 ft.

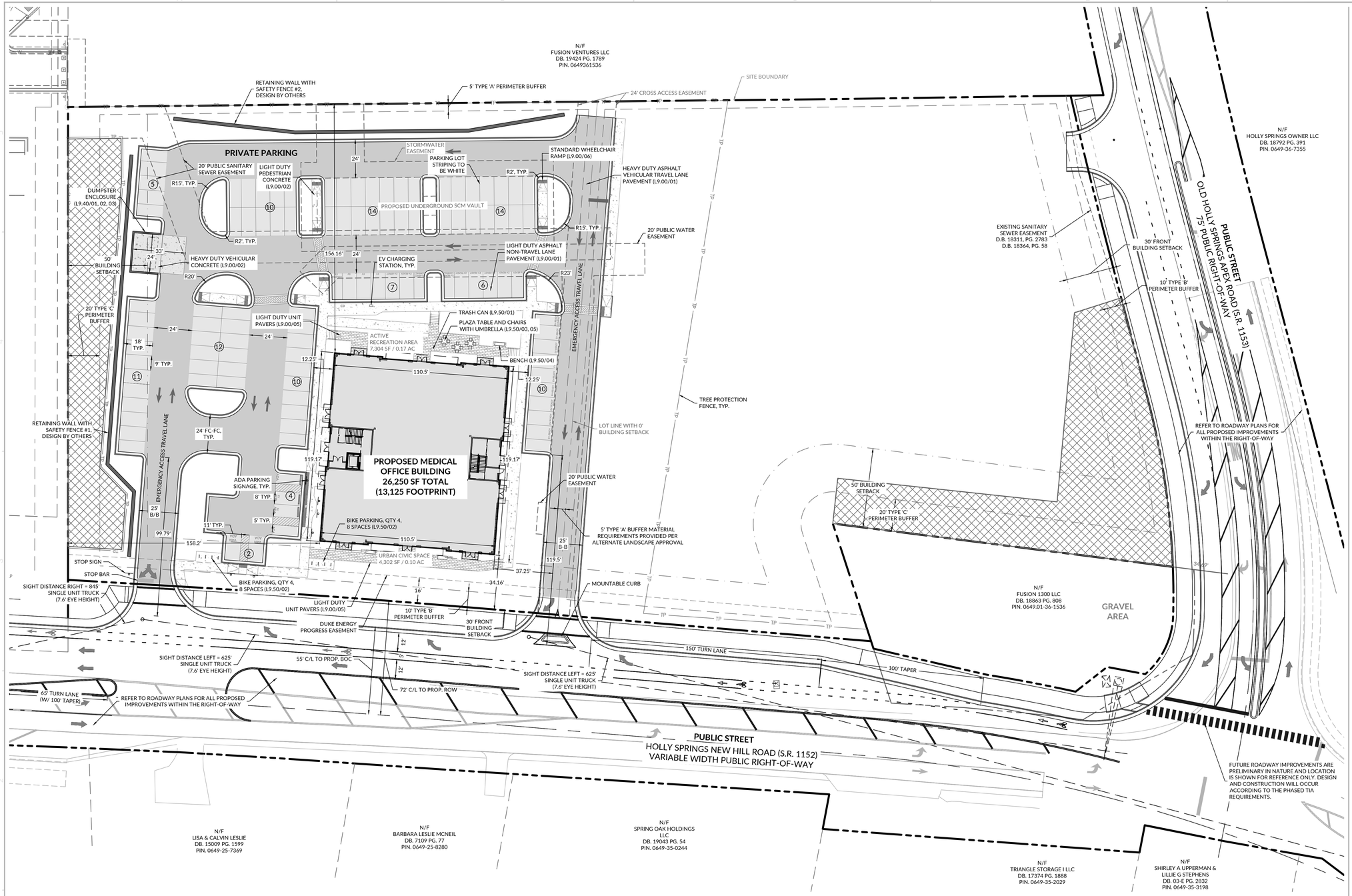
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PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

TREE PRESERVATION AND OPEN SPACE PLAN

C1.10

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SITE LEGEND

SYMBOL	DESCRIPTION
	BOUNDARY
	BUFFER
	CENTER LINE
	CURB & GUTTER
	EASEMENT
LOD LOD	LIMIT OF DISTURBANCE
	LOT LINE
	PHASE LINE
	RIGHT OF WAY
	SETBACK
	BUILDING
	CONCRETE PAVING

NOTES

1. PER UDO SECTION 8.4.B.3, ALL INTERNAL PEDESTRIAN CROSSINGS WILL INCLUDE DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING TREATMENTS ALONG FUNCTIONAL PEDESTRIAN ROUTES WHEREVER A SIDEWALK, SIDEPATH, OR GREENWAY SYSTEM CROSSES AN INTERIOR ACCESS DRIVE OR INTERIOR ACCESS DRIVEWAY.
2. ALL DRIVE AISLES TO BE HEAVY DUTY ASPHALT PER TOWN OF HOLLY SPRINGS SPECIFICATIONS. ALL PARKING SPACES TO BE LIGHT DUTY ASPHALT.
3. EV STATIONS TO MEET REQUIREMENTS OF UDO SECTION 6.6.2.C FOR LEVEL 2 CHARGING.
4. PARKING LOT STRIPING TO BE WHITE.

OFFSITE IMRPOVEMENT NOTES

1. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ARE DESIGNED BY OTHERS AND ARE SHOWN FOR REFERENCE. REFER TO THE ROADWAY PLANS FOR ADDITIONAL INFORMATION
2. THE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ARE SHOWN AS THE ULTIMATE CONDITION. PHASING WILL BE DETERMINED WITH CONSTRUCTION DRAWINGS.

TOWN PROJECT NO.	23-DP-08/PLDP202300153
PARCEL PIN NO.	0649-25-9703, 0649-35-2730
WATERSHED	NEUSE
EXISTING ZONING & LAND USE	CB-CD
PROPOSED USE	MEDICAL OFFICE 50% / RETAIL 50%
GROSS PROJECT AREA	229,766 SF / 5.275 AC
RIGHT-OF-WAY DEDICATION	24,532 SF / 0.563 AC (RECORDED IN BM 2024 PG 00338)
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4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT COLEE STEED
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SCALE: 1 inch = 30 ft.

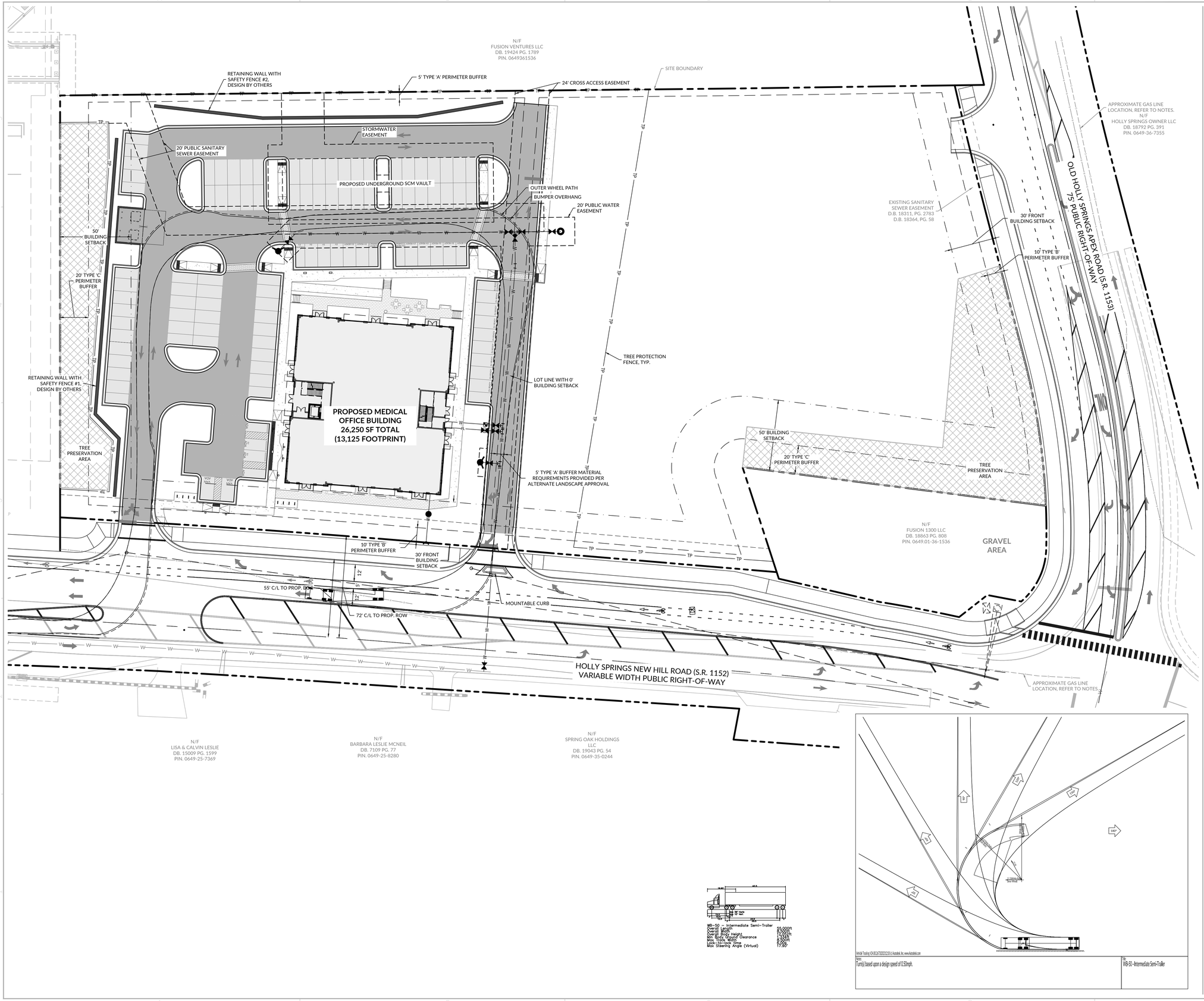
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4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

SITE PLAN

C2.00

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	BUILDING
	CONCRETE PAVING

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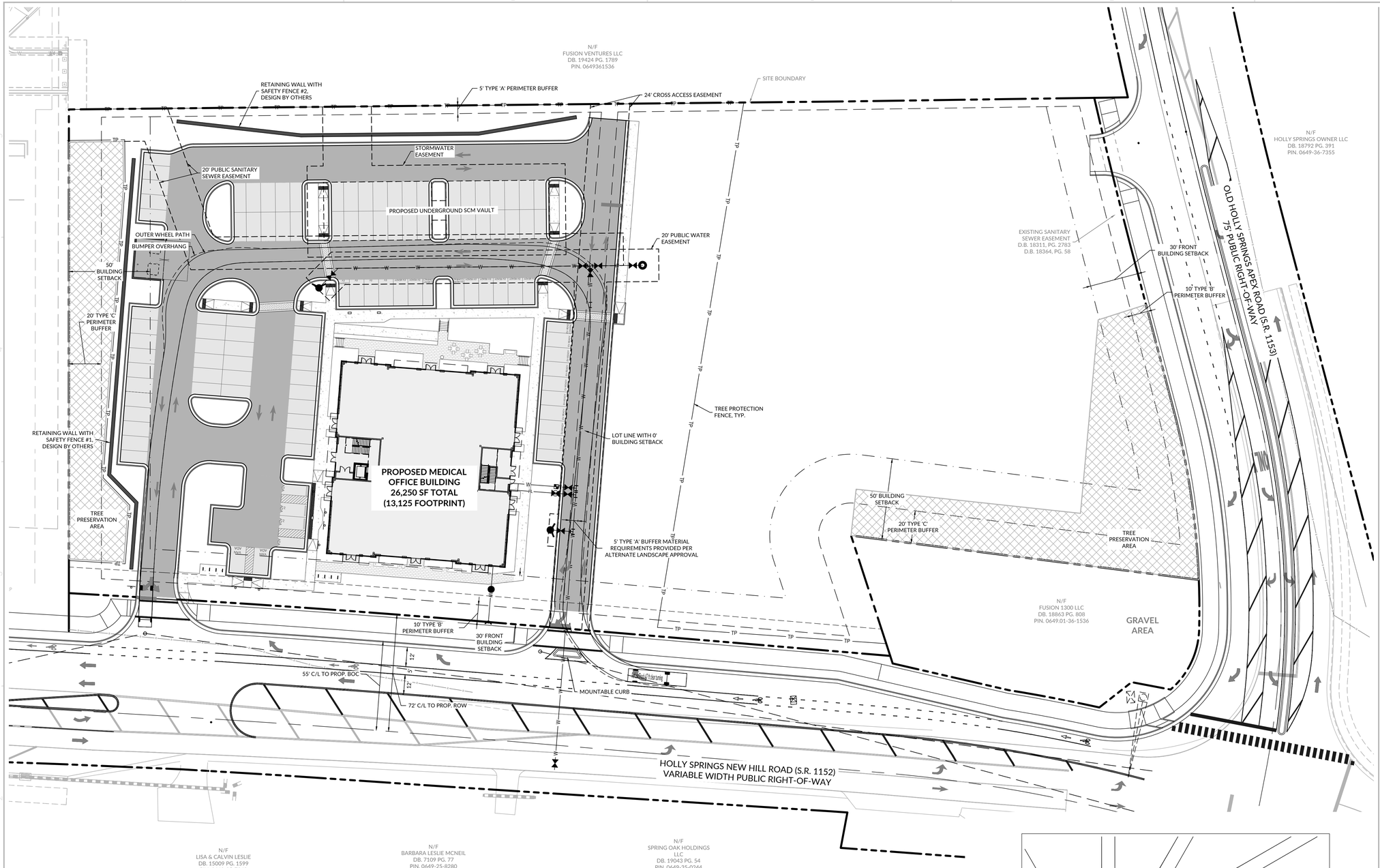
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EMERGENCY SERVICES ACCESS PLAN

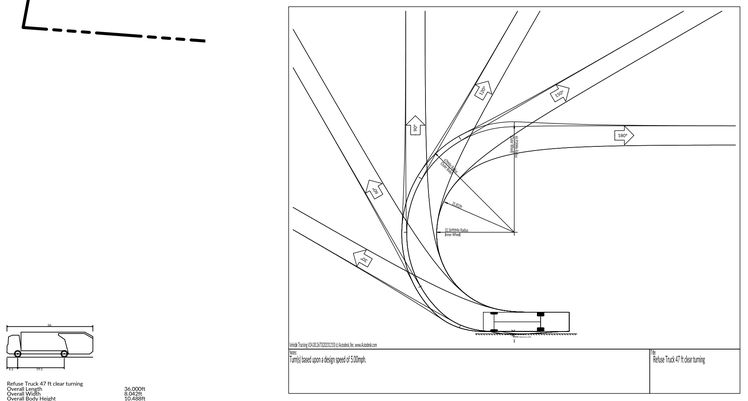
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SITE LEGEND

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NORTH CAROLINA PROFESSIONAL ENGINEER COLEE STEC
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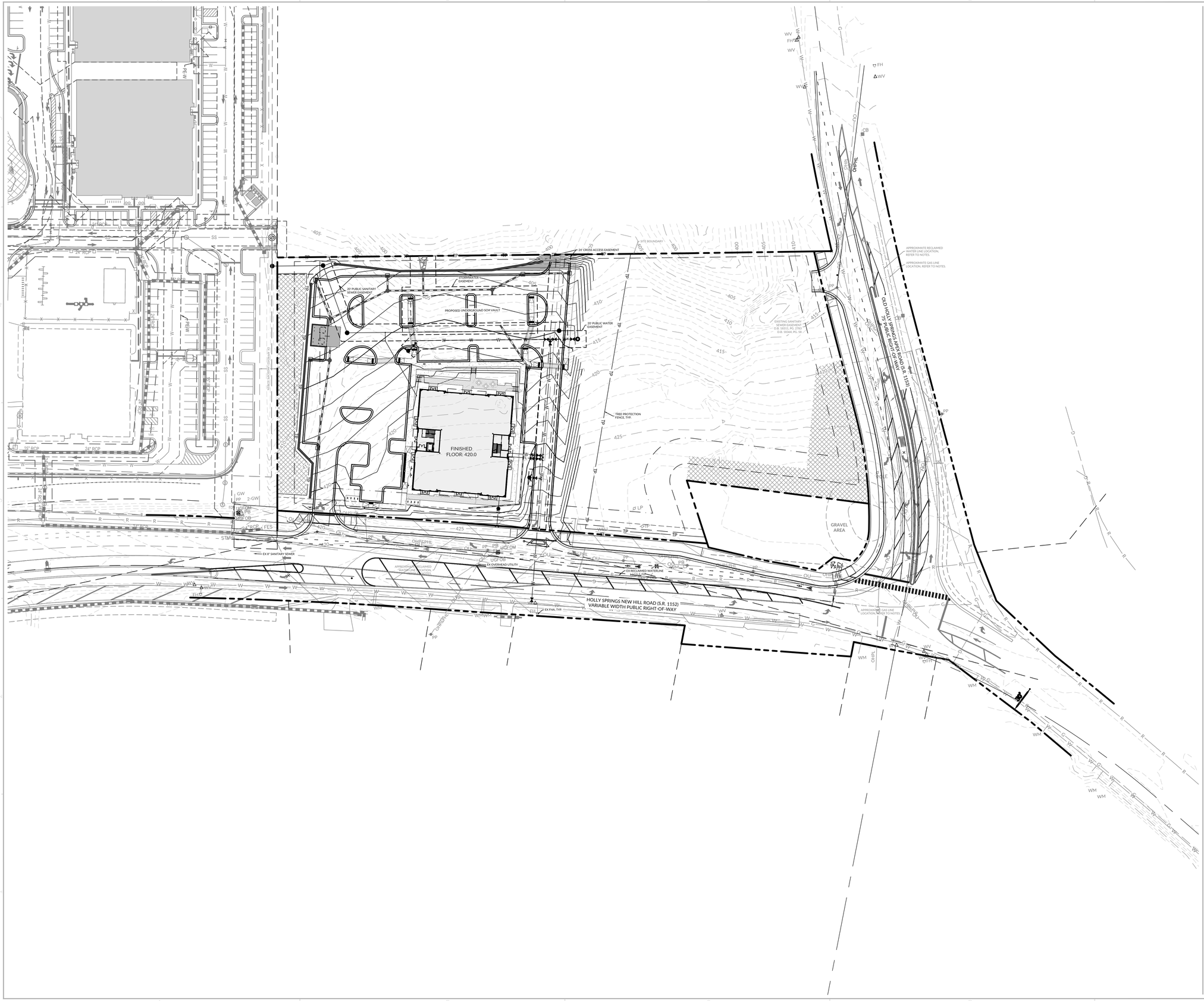
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WASTE & RECYCLING ACCESS PLAN

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EXISTING CONDITIONS NOTES

1. THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF SURFACE FEATURES AND MARKINGS PROVIDED BY NC 811 AND ARE APPROXIMATE. OTHER SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THE SURVEY PROVIDED BY ROBINSON & PLANTE.
2. OTHER SOURCES OF INFORMATION INCLUDE TOWN GIS, AS-BUILT DOCUMENTATION PROVIDED BY THE TOWN, AND AERIAL IMAGERY.
3. REFER TO EXISTING CONDITIONS PLAN EXHIBIT SHEET C1.00.

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DEVELOPMENT PLAN
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4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
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COLE E. STEEL

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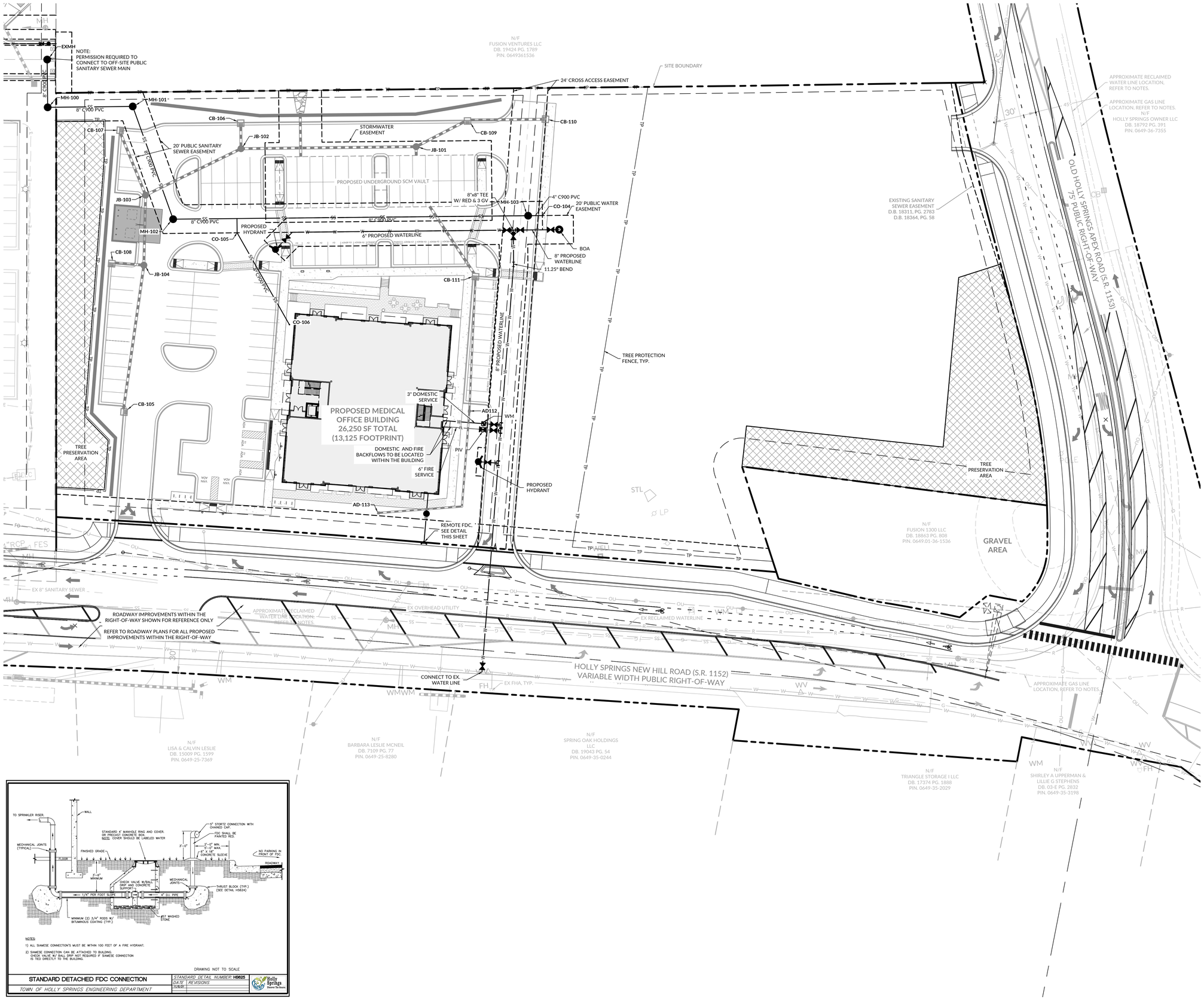
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SITE VICINITY MAP

C2.20

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NOTES

1. PROPER IDENTIFICATION ON ALL NEW RECLAIM PIPE WILL BE NOTED PER TOWN STANDARD WITH PURPLE PVC PIPES.

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HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
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PAUL DEVLIN

0 15 30
SCALE: 1 inch = 30 ft.

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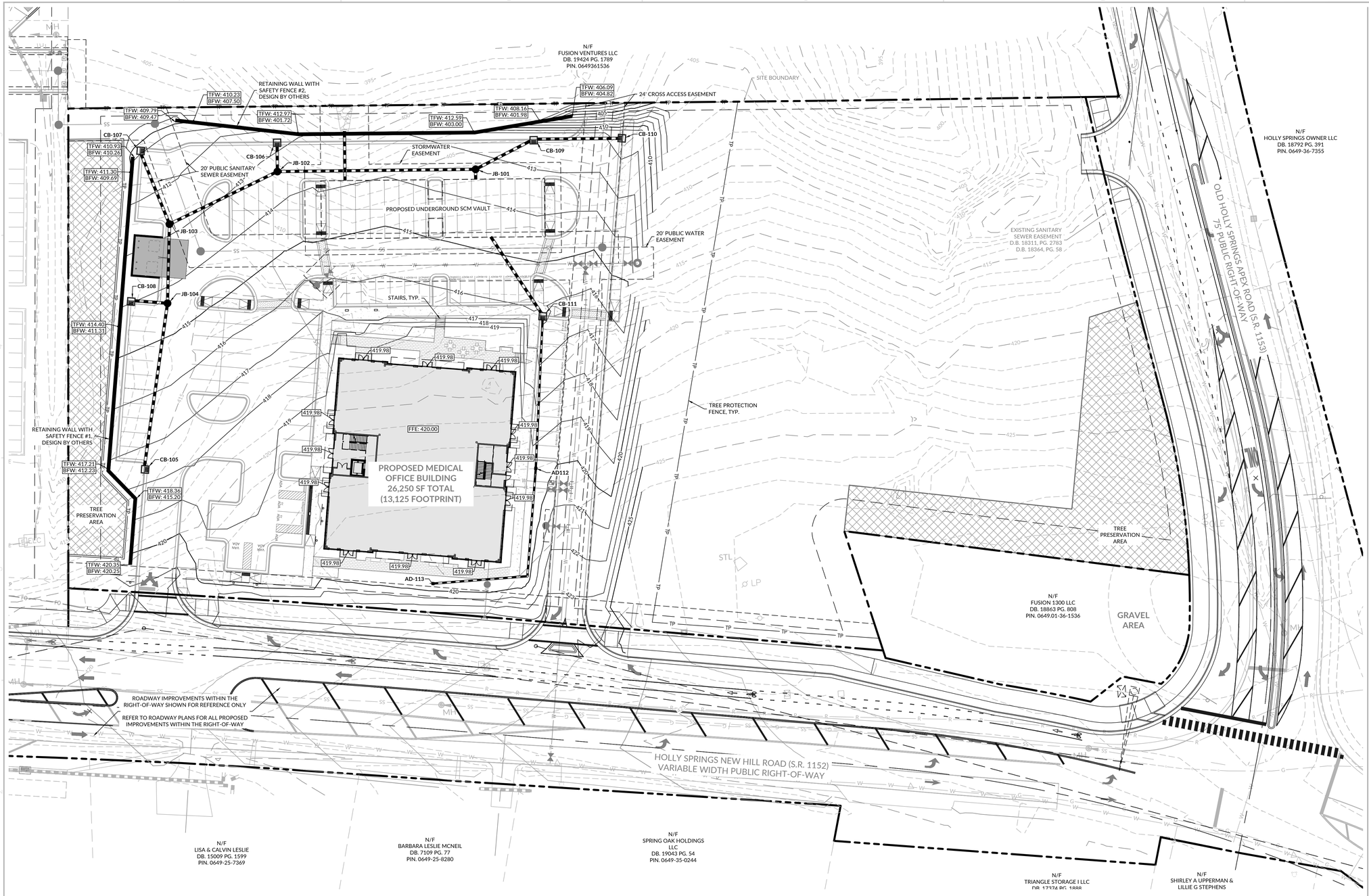
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UTILITY PLAN

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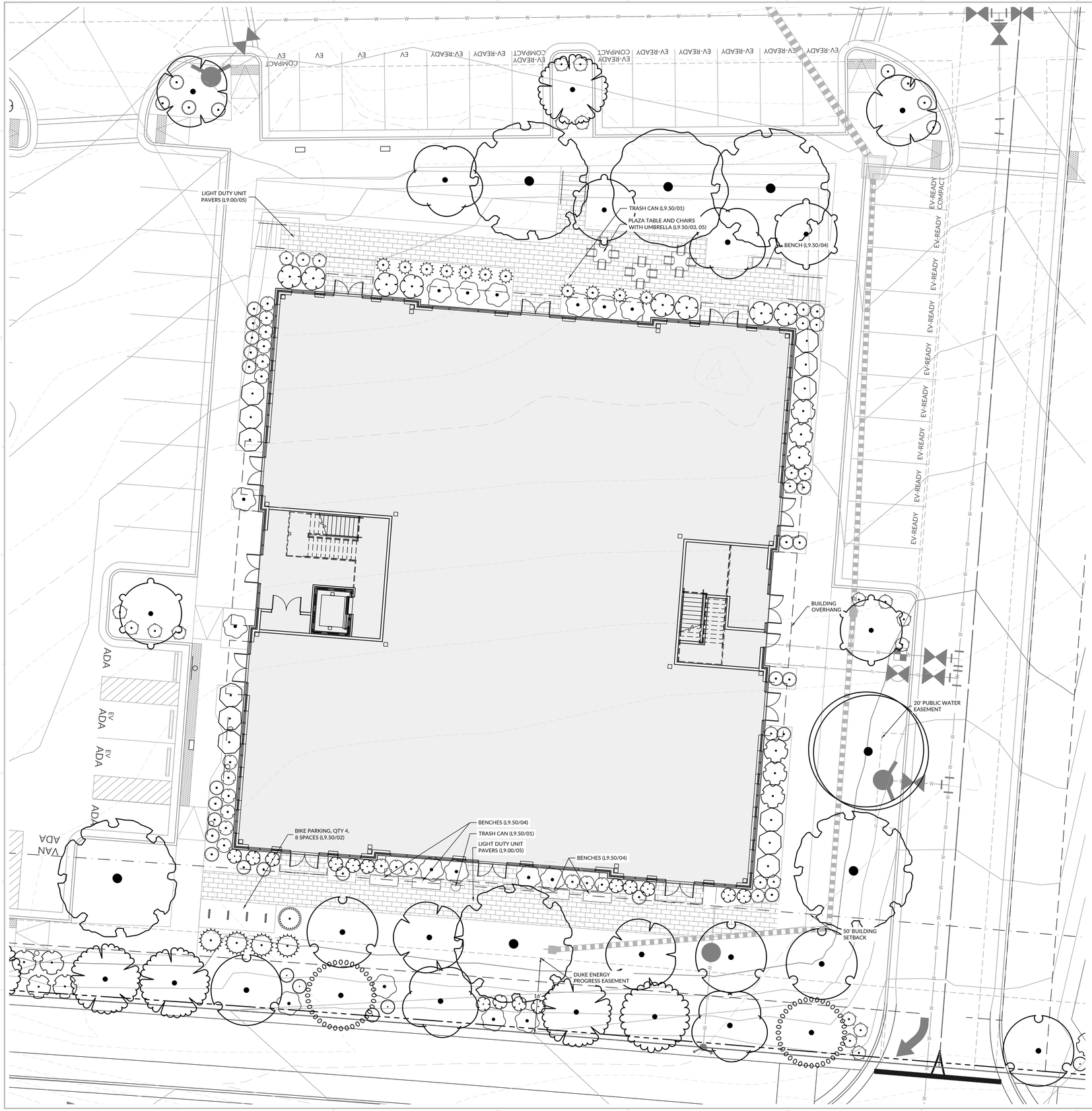
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DRN: WR DGN: WR CKD: WR

GRADING & STORM DRAINAGE PLAN

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NOTES

1. BUFFER LANDSCAPE MATERIAL HAS BEEN PROPORTIONALLY ADJUSTED TO THE LENGTH OF THE INCREMENT.
2. TREE PRESERVATION AREA OCCUPYING REQUIRED BUFFER AREAS ARE SUPPLEMENTED TO MEET THE MINIMUM OPACITY REQUIREMENTS OF THE UDO.
3. REFER TO THE ALTERNATIVE LANDSCAPE COMPLIANCE LETTER AND ASSOCIATED EXHIBIT FOR FURTHER INFORMATION ABOUT THE DISTRIBUTION AND RELOCATION OF REQUIRED PLANTINGS.
4. QUANTITIES FOR EXISTING VEGETATION ARE ONLY ITEMIZED FOR BUFFERS WHERE THAT VEGETATION IS COUNTING TOWARD THE REQUIRED QUANTITY.
5. TREES WITH CRITICAL ROOT ZONES NOT INSIDE OF TREE PROTECTION FENCING ARE NOT COUNTED TOWARDS BUFFER REQUIREMENTS.
6. ALL SHRUBS LOCATED IN PARKING LOT ISLANDS SHALL BE MAINTAINED TO A MAXIMUM OF 36 INCHES.
7. DRIVEWAY WIDTHS HAVE BEEN EXCLUDED FROM THE OVERALL PERIMETER BUFFER LENGTH CALCULATIONS WITH A TOTAL LENGTH OF 75' BUFFER TYPE B WHICH EQUALS 1 LARGE DECIDUOUS TREE, 2 SMALL DECIDUOUS TREES, 5 DECIDUOUS SHRUBS, AND 3 EVERGREEN SHRUBS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON
DECIDUOUS TREES		
	CAR OVA	CARYA OVATA SHAGBARK HICKORY
	NYS WIL	NYSSA SYLVATICA `WILDFIRE' WILDFIRE TUPELO
	QUE TEX	QUERCUS TEXANA NUTTALL OAK
	ULM AME	ULMUS AMERICANA AMERICAN ELM
UNDERSTORY TREES		
	CER CAN	CERCIS CANADENSIS EASTERN REDBUD
	CHI VIR	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	COR FLO	CORNUS FLORIDA FLOWERING DOGWOOD
	HAL CAR	HALESIA CAROLINA SILVERBELL
	MAG ST3	MAGNOLIA STELLATA STAR MAGNOLIA
	OXY ARB	OXYDENDRUM ARBOREUM SOURWOOD TREE
	PRU AWG	PRUNUS X `OKAME' OKAME FLOWERING CHERRY
SHRUBS		
	ABE GRA	ABELIA GRANDIFLORA 'SHERWOOD ABELIA
	COR SER	CORNUS SERICEA RED TWIG DOGWOOD
	DIS LUR	DISTYLIUM X `CINNAMON GIRL' CINNAMON GIRL DISTYLIUM
	HYD ANM	HYDRANGEA PANICULATA `LITTLE LI LITTLE LIME PANICLE HYDRANGEA
	HYD ALI	HYDRANGEA QUERCIFOLIA `ALICE' ALICE OAKLEAF HYDRANGEA
	ILE WIN	ILEX VERTICILLATA `WINTER RED' WINTER RED WINTERBERRY
	ILE SOU	ILEX VERTICILLATA 'SOUTHERN GEN SOUTHERN GENTLEMAN WINTERBE
	ILE DWF	ILEX VOMITORIA `SCHILLINGS DWAF SCHILLINGS DWARF YAUPON HOLL
	ILE TAY	ILEX VOMITORIA 'TAYLOR'S RUDOLP TAYLOR'S RUDOLPH YAUPON HOLL'
	ILL PAR	ILLICIUM PARVIFLORUM ANISE TREE
	ITE VIR	ITEA VIRGINICA VIRGINIA SWEETSPIRE
	VIB DAV	VIBURNUM DAVIDII DAVID VIBURNUM

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DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
COLE E. STEEL

0 5 10
SCALE: 1 inch = 10 ft.

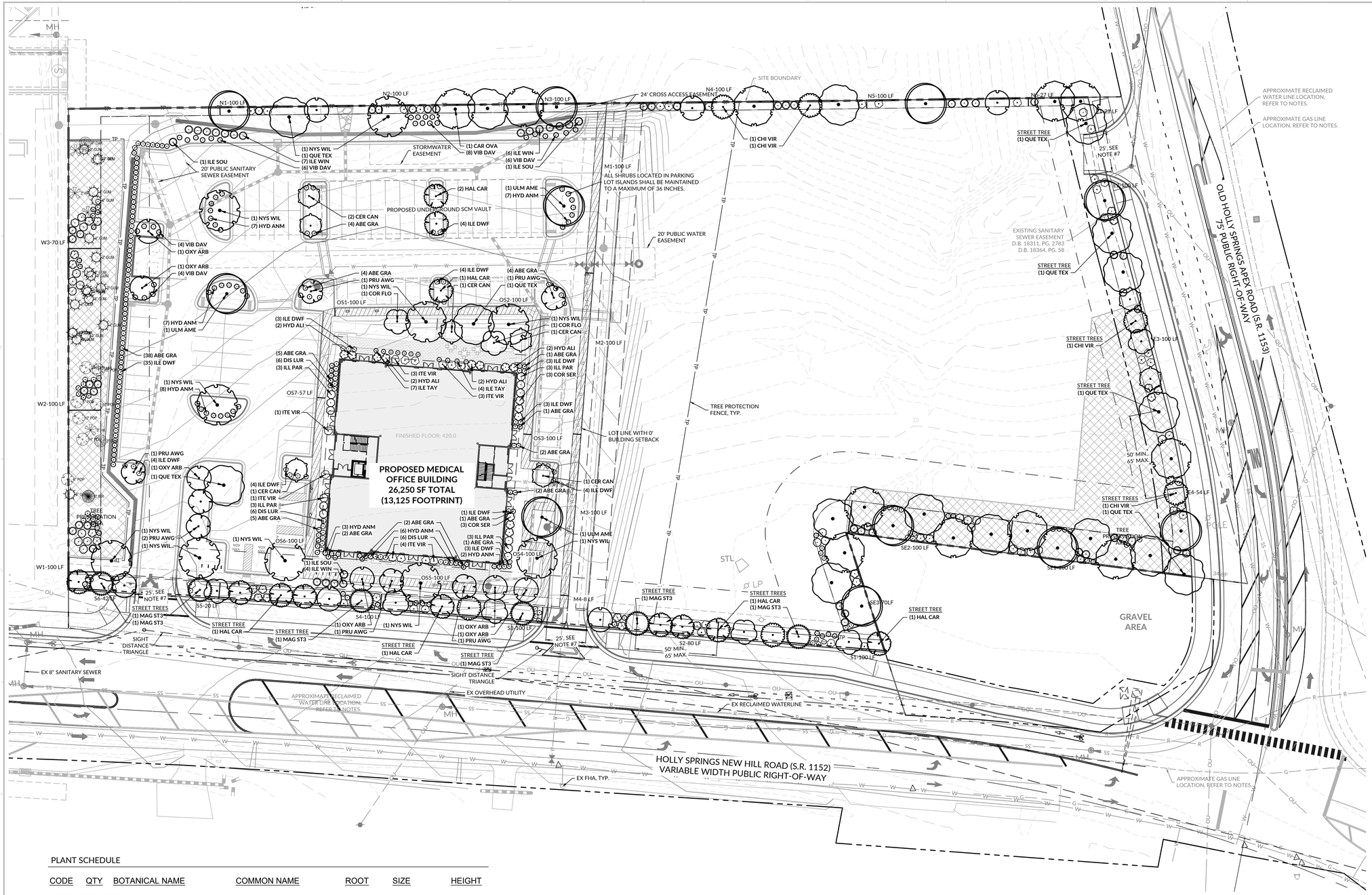
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MATERIALS & FURNISHINGS PLAN

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
DECIDUOUS TREES						
CAR OVA	11	CARYA OVATA	SHAGBARK HICKORY	B&B OR CONT	2.5" CAL MIN	6` MIN
NYS WIL	10	NYSSA SYLVATICA `WILDFIRE`	WILDFIRE TUPELO	B&B OR CONT	2.5" CAL MIN	6` MIN
QUE TEX	16	QUERCUS TEXANA	NUTTALL OAK	B&B OR CONT	2.5" CAL MIN	6` MIN
ULM AME	11	ULMUS AMERICANA	AMERICAN ELM	B&B OR CONT	2.5" CAL MIN	6` MIN
UNDERSTORY TREES						
CER CAN	8	CERCIS CANADENSIS	EASTERN REDBUD	B&B OR CONT	1.5" CAL MIN	6` MIN
CHI VIR	6	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B&B OR CONT	1.5" CAL MIN	6` MIN
COR FLO	8	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B OR CONT	1.5" CAL MIN	6` MIN
HAL CAR	12	HALESIA CAROLINA	SILVERBELL	B&B OR CONT	1.5" CAL MIN	6` MIN
MAG ST3	6	MAGNOLIA STELLATA	STAR MAGNOLIA	B&B OR CONT	1.5" CAL MIN	6` MIN
OXY ARB	12	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B&B OR CONT	1.5" CAL MIN	6` MIN
PRU AWG	7	PRUNUS X `OKAME`	OKAME FLOWERING CHERRY	B&B OR CONT	1.5" CAL MIN	6` MIN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT
SHRUBS						
ABE GRA	94	ABELIA GRANDIFLORA 'SHERWOODII'	ABELIA	#3	CONT	18" MIN
COR SER	35	CORNUS SERICEA	RED TWIG DOGWOOD	#5	CONT	24" MIN
DIS LUR	38	DISTYLIUM X `CINNAMON GIRL`	CINNAMON GIRL DISTYLIUM	#3	CONT	18" MIN
HYD ANM	58	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	#3	CONT	18" MIN
HYD ALI	8	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	#5	CONT	24" MIN
ILE WIN	55	ILEX VERTICILLATA `WINTER RED`	WINTER RED WINTERBERRY	#5	CONT	24" MIN
ILE SOU	9	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN WINTERBERRY	#5	CONT	24" MIN
ILE DWF	76	ILEX VOMITORIA `SCHILLINGS DWARF`	SCHILLINGS DWARF YAUPON HOLLY	#3	CONT	18" MIN
ILE TAY	12	ILEX VOMITORIA 'TAYLOR'S RUDOLPH'	TAYLOR'S RUDOLPH YAUPON HOLLY	#3	CONT	18" MIN
ILL PAR	39	ILLICIUM PARVIFLORUM	ANISE TREE	#5	CONT	24" MIN
ITE VIR	40	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	#5	CONT	24" MIN
VIB DAV	36	VIBURNUM DAVIDII	DAVID VIBURNUM	#3	CONT	18" MIN

NOTES

1. BUFFER LANDSCAPE MATERIAL HAS BEEN PROPORTIONALLY ADJUSTED TO THE LENGTH OF THE INCREMENT.
2. TREE PRESERVATION AREA OCCUPYING REQUIRED BUFFER AREAS ARE SUPPLEMENTED TO MEET THE MINIMUM OPACITY REQUIREMENTS OF THE UDO.
3. REFER TO THE ALTERNATIVE LANDSCAPE COMPLIANCE LETTER AND ASSOCIATED EXHIBIT FOR FURTHER INFORMATION ABOUT THE DISTRIBUTION AND RELOCATION OF REQUIRED PLANTINGS.
4. QUANTITIES FOR EXISTING VEGETATION ARE ONLY ITEMIZED FOR BUFFERS WHERE THAT VEGETATION IS COUNTING TOWARD THE REQUIRED QUANTITY.
5. TREES WITH CRITICAL ROOT ZONES NOT INSIDE OF TREE PROTECTION FENCING ARE NOT COUNTED TOWARDS BUFFER REQUIREMENTS.
6. ALL SHRUBS LOCATED IN PARKING LOT ISLANDS SHALL BE MAINTAINED TO A MAXIMUM OF 36 INCHES.
7. DRIVEWAY WIDTHS HAVE BEEN EXCLUDED FROM THE OVERALL PERIMETER BUFFER LENGTH CALCULATIONS WITH A TOTAL LENGTH OF 75' BUFFER TYPE B WHICH EQUALS 1 LARGE DECIDUOUS TREE, 2 SMALL DECIDUOUS TREES, 5 DECIDUOUS SHRUBS, AND 3 EVERGREEN SHRUBS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON
DECIDUOUS TREES		
	CAR OVA	CARYA OVATA SHAGBARK HICKORY
	NYS WIL	NYSSA SYLVATICA `WILDFIRE` WILDFIRE TUPELO
	QUE TEX	QUERCUS TEXANA NUTTALL OAK
	ULM AME	ULMUS AMERICANA AMERICAN ELM
UNDERSTORY TREES		
	CER CAN	CERCIS CANADENSIS EASTERN REDBUD
	CHI VIR	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	COR FLO	CORNUS FLORIDA FLOWERING DOGWOOD
	HAL CAR	HALESIA CAROLINA SILVERBELL
	MAG ST3	MAGNOLIA STELLATA STAR MAGNOLIA
	OXY ARB	OXYDENDRUM ARBOREUM SOURWOOD TREE
	PRU AWG	PRUNUS X `OKAME` OKAME FLOWERING CHERRY
SHRUBS		
	ABE GRA	ABELIA GRANDIFLORA 'SHERWOOD ABELIA
	COR SER	CORNUS SERICEA RED TWIG DOGWOOD
	DIS LUR	DISTYLIUM X `CINNAMON GIRL` CINNAMON GIRL DISTYLIUM
	HYD ANM	HYDRANGEA PANICULATA 'LITTLE LI LITTLE LIME PANICLE HYDRANGEA
	HYD ALI	HYDRANGEA QUERCIFOLIA 'ALICE' ALICE OAKLEAF HYDRANGEA
	ILE WIN	ILEX VERTICILLATA `WINTER RED` WINTER RED WINTERBERRY
	ILE SOU	ILEX VERTICILLATA 'SOUTHERN GEN SOUTHERN GENTLEMAN WINTERBE
	ILE DWF	ILEX VOMITORIA `SCHILLINGS DWAI SCHILLINGS DWARF YAUPON HOLL
	ILE TAY	ILEX VOMITORIA 'TAYLOR'S RUDOLP TAYLOR'S RUDOLPH YAUPON HOLL
	ILL PAR	ILLICIUM PARVIFLORUM ANISE TREE
	ITE VIR	ITEA VIRGINICA VIRGINIA SWEETSPIRE
	VIB DAV	VIBURNUM DAVIDII DAVID VIBURNUM

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AB&B BUILDING PROJECTS
1000 CRESCENT GREEN
SUITE 101

DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
COLE E. STEELE

0 15 30
SCALE: 1 inch = 30 ft.

INITIAL PLAN DATE: 06/16/2023
REVISIONS:
1 - 09/22/2023 ----
PER TOWN COMMENTS
2 - 03/08/2024
PER TOWN COMMENTS
3 - 04/19/2024
PER TOWN COMMENTS
4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

PLANTING PLAN

L6.00

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5' TYPE A PERIMETER BUFFER CALCULATIONS

INCREMENT	QUALIFYING LANDSCAPE MATERIAL	REQUIRED	PROVIDED	PLANT SCHEDULE
N1-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N2-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	CARYA OVATA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (3)
	EVERGREEN SHRUBS	0	0	0
N3-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N4-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	CARYA OVATA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (3)
	EVERGREEN SHRUBS	0	0	0
N5-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N6-27 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	1	1	ILEX VERTICILLATA 'WINTER RED' (1)
	EVERGREEN SHRUBS	0	0	0
M1-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN FOUNDATION AND PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M2-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M3-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M4-8 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	0	0	0

5' TYPE A PERIMETER BUFFER CALCULATIONS

INCREMENT	QUALIFYING LANDSCAPE MATERIAL	REQUIRED	PROVIDED	PLANT SCHEDULE
OS1-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
OS2-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
OS3-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	3	3	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	2	2	PROVIDED IN PARKING AREA LANDSCAPING
OS4-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
OS5-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
OS6-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	5	5	PROVIDED IN FOUNDATION AND PARKING AREA LANDSCAPING
OS7-57 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	PROVIDED IN PARKING AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	3	3	PROVIDED IN FOUNDATION AREA LANDSCAPING

NOTES

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3. REFER TO THE ALTERNATIVE LANDSCAPE COMPLIANCE LETTER AND ASSOCIATED EXHIBIT FOR FURTHER INFORMATION ABOUT THE DISTRIBUTION AND RELOCATION OF REQUIRED PLANTINGS.
4. QUANTITIES FOR EXISTING VEGETATION ARE ONLY ITEMIZED FOR BUFFERS WHERE THAT VEGETATION IS COUNTING TOWARD THE REQUIRED QUANTITY.
5. TREES WITH CRITICAL ROOT ZONES NOT INSIDE OF TREE PROTECTION FENCING ARE NOT COUNTED TOWARDS BUFFER REQUIREMENTS.
6. ALL SHRUBS LOCATED IN PARKING LOT ISLANDS SHALL BE MAINTAINED TO A MAXIMUM OF 36 INCHES.
7. DRIVEWAY WIDTHS HAVE BEEN EXCLUDED FROM THE OVERALL PERIMETER BUFFER LENGTH CALCULATIONS WITH A TOTAL LENGTH OF 75' BUFFER TYPE B WHICH EQUALS 1 LARGE DECIDUOUS TREE, 2 SMALL DECIDUOUS TREES, 5 DECIDUOUS SHRUBS, AND 3 EVERGREEN SHRUBS.

FOUNDATION LANDSCAPING CALCULATIONS

FOUNDATION LANDSCAPING REQUIREMENTS:

REQUIRED ALONG ANY FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS 25% OF THE ADJACENT FAÇADE

(1) CANOPY TREE PER 75 LF OR (2)UNDERSTORY TREES PER 75 LF

(1) LARGE SHRUB, (1.5) MEDIUM SHRUBS, OR (2) SMALL SHRUBS PER 5 LF

NOTE: FOUNDATION LANDSCAPING AREA INCLUDES SHRUBS REQUIRED FOR TYPE A BUFFER M AND TYPE A BUFFER FOR OPEN SPACE PLAZA IN ADDITION TO THE REQUIRED FOUNDATION SHRUBS

SEGMENT	LENGTH	REQUIRED LANDSCAPE MATERIAL	REQUIRED	PROVIDED
OFFICE NORTH FAÇADE	113	LARGE DECIDUOUS @ 2.5" CAL	3	3
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	14	14
		MEDIUM SHRUBS	14	14
		SMALL SHRUBS	0	0
OFFICE EAST FAÇADE	121	LARGE DECIDUOUS @ 2.5" CAL	2	2
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	12	12
		MEDIUM SHRUBS	18	18
		SMALL SHRUBS	0	0
OFFICE SOUTH FAÇADE	113	LARGE DECIDUOUS @ 2.5" CAL	1	1
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	9	9
		MEDIUM SHRUBS	21	21
		SMALL SHRUBS	0	0
OFFICE WEST FAÇADE	121	LARGE DECIDUOUS @ 2.5" CAL	0	0
		SMALL DECIDUOUS @ 1.5" CAL	3	3
		LARGE SHRUBS	8	8
		MEDIUM SHRUBS	22	22
		SMALL SHRUBS	0	0

INTERIOR VEHICLE PARKING AREA CALCULATIONS

PARKING AREA LANDSCAPING REQUIREMENTS:

1 ISLAND / 10 PARKING SPACES ; 1 TREE & 4 SHRUBS / ISLAND

105 PARKING SPACES = 11 INTERIOR ISLANDS REQUIRED

INTERIOR VEHICLE PARKING AREA	ISLAND QUANTITY	TREES PROVIDED	SHRUBS PROVIDED
PARKING LOT - OFFICE	12	12	48

PERIMETER SCREENING REQUIREMENTS: SHRUBS INSTALLED 3' O.C. OR SHRUBS PLANTED IN COMBINATION WITH A WALL, FENCE OR BERM OR GRADE SEPARATIONS BY 25% SLOPE

VEHICLE PARKING AREA SCREENING	SCREENED PERIMETER LENGTH	SHRUBS REQUIRED	SHRUBS PROVIDED
PARKING LOT - OFFICE	217	72	73

10' TYPE B PERIMETER BUFFER CALCULATIONS

INCREMENT	QUALIFYING LANDSCAPE MATERIAL	REQUIRED	PROVIDED	NOTES
E1-23 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**2**	**2**	
	DECIDUOUS SHRUBS	1	1	ITEA VIRGINICA (1)
	EVERGREEN SHRUBS (MIN. 40%)	1	1	ILLICIUM PARVIFLORUM (1)
E2-100 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	ULMUS AMERICANA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	CERCIS CANADENSIS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (3), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
E3-100 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	CERCIS CANADENSIS (1), CORNUS FLORIDA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (3), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILLICIUM PARVIFLORUM (4)
E4-54 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	ULMUS AMERICANA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**5**	**5**	
	DECIDUOUS SHRUBS	3	3	ITEA VIRGINICA (1), CORNUS SERICEA (2)
	EVERGREEN SHRUBS (MIN. 40%)	2	2	ILEX VERTICILLATA 'WINTER RED' (2)
S1-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	CORNUS FLORIDA (2), CHIONANTHUS VIRGINICUS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (4)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VOMITORIA 'SCHILLING'S DWARF' (3), ILEX VOMITORIA 'TAYLOR'S RUDOLF' (1)
S2-80 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (2)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**8**	**8**	
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	3	3	VIBURNUM DAVIDII (3)
S3-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	CORNUS FLORIDA (2), CHIONANTHUS VIRGINICUS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (4)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VOMITORIA 'SCHILLING'S DWARF' (4)
S4-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (2)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), CORNUS SERICEA (4)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	VIBURNUM DAVIDII (4)
S5-20 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	CORNUS FLORIDA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**2**	**2**	
	DECIDUOUS SHRUBS	1	1	ITEA VIRGINICA (1)
	EVERGREEN SHRUBS (MIN. 40%)	1	1	ILEX VOMITORIA 'SCHILLING'S DWARF' (1)
S6-42 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**5**	**5**	
	DECIDUOUS SHRUBS	3	3	ITEA VIRGINICA (1), CORNUS SERICEA (2)
	EVERGREEN SHRUBS (MIN. 40%)	2	2	VIBURNUM DAVIDII (2)

DECIDUOUS TREES	BOUNDARY BUFFER LANDSCAPE MATERIAL	BOUNDARY BUFFER DRIVEWAY LANDSCAPE MATERIAL	STREET TREES	FOUNDATION LANDSCAPE MATERIAL	PARKING LANDSCAPE MATERIAL	OPEN SPACE BUFFER LANDSCAPE MATERIAL	INTERIOR LOT LINE BUFFER LANDSCAPE MATERIAL	TOTAL SITE LANDSCAPE MATERIAL	PERCENTAGE OF TOTAL
NYSSA SYLVATICA 'WILDFIRE'	0	0	0	4	2	0	4	10	9.17%
QUERCUS TEXANA	10	0	4	1	0	0	2	17	15.60%
ULMUS AMERICANA	8	0	0	1	2	0	0	11	10.09%
CARYA OVATA	10	1	0	0	0	0	0	11	10.09%
CERCIS CANADENSIS	2	0	0	0	2	4	0	8	7.34%
CHIONANTHUS VIRGINICUS	3	2	2	0	0	0	0	7	6.42%
CORNUS FLORIDA	6	0	0	0	0	2	0	8	7.34%
HALESIA CAROLINA	5	0	4	0	2	1	0	12	11.01%
MAGNOLIA STELLATA	0	0	6	0	0	0	0	6	5.50%
OXYDENDRUM ARBOREUM	6	0	0	1	2	3	0	12	11.01%
PRUNUS x 'OKAME'	0	0	0	2	2	3	0	7	6.42%
	50	**3**	**16**	**9**	**12**	**13**	**6**	**109**	**100.00%**

SHRUBS	BOUNDARY BUFFER LANDSCAPE MATERIAL	BOUNDARY BUFFER DRIVEWAY LANDSCAPE MATERIAL	STREET TREES	FOUNDATION LANDSCAPE MATERIAL	PARKING LANDSCAPE MATERIAL	OPEN SPACE BUFFER LANDSCAPE MATERIAL	INTERIOR LOT LINE BUFFER LANDSCAPE MATERIAL	TOTAL SITE LANDSCAPE MATERIAL	PERCENTAGE OF TOTAL
CORNUS SERICEA	29	0	0	6	0	0	0	35	6.94%
HYDRANGEA QUERCIFOLIA 'ALICE'	0	0	0	8	0	0	0	8	1.59%
ILEX VERTICILLATA 'WINTER RED'	38	0	0	4	0	0	13	55	10.91%
ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	6	0	0	1	0	0	2	9	1.79%
ITEA VIRGINICA	28	0	0	12	0	0	0	40	7.94%
ILLICIUM PARVIFLORUM	27	0	0	12	0	0	0	39	7.74%
ABELIA GRANDIFLORA 'SHERWOODII'	22	0	0	22	50	0	0	94	18.65%
DISTYLIUM 'CINNAMON GIRL'	20	0	0	18	0	0	0	38	7.54%
HYDRANGEA PANICULATA 'LITTLE LIME'	20	0	0	11	16	13	0	60	11.90%
VIBURNUM DAVIDII	9	8	0	0	8	12	0	37	7.34%
ILEX VOMITORIA 'SCHILLING'S DWARF'	8	0	0	13	47	8	0	76	15.08%
ILEX VOMITORIA 'TAYLOR'S RUDOLF'	2	0	0	11	0	0	0	13	2.58%
	209	**8**	**0**	**118**	**121**	**33**	**15**	**504**	**100.00%**

20' TYPE C PERIMETER BUFFER CALCULATIONS

INCREMENT	QUALIFYING LANDSCAPE MATERIAL	REQUIRED	PROVIDED	NOTES
SE1-100 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	5	5	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (2)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
SE2-100 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	5	5	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (2)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (4), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
SE3-70 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	4	4	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**14**	**14**	
	DECIDUOUS SHRUBS	3	3	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (1)
	EVERGREEN SHRUBS	11	11	ILLICIUM PARVIFLORUM (3), ILEX VERTICILLATA 'WINTER RED' (3), ABELIA GRANDIFLORA 'SHERWOODII' (3), DISTYLIUM 'CINNAMON GIRL' (2)
W1-70 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	4	7	BIRCH (1), SWEETGUM (1), POPLAR (3), HICKORY (1), OAK (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	
	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**14**	**14**	
	DECIDUOUS SHRUBS	3	3	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (1)
	EVERGREEN SHRUBS	11	11	ILLICIUM PARVIFLORUM (3), ILEX VERTICILLATA 'WINTER RED' (3), ABELIA GRANDIFLORA 'SHERWOODII' (3), DISTYLIUM 'CINNAMON GIRL' (2)
W2-100 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	5	17	SWEETGUM (12), POPLAR (4), MAPLE (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	
	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (4), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
W3-100 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	5	9	SWEETGUM (4), HICKORY (3), OAK (1), MAPLE (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	
	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)

STREET TREE CALCULATIONS

OLD HOLLY SPRINGS APEX		TREES REQUIRE	TREES PROVIDED
TOTAL	303 LF	6	6
DRIVEWAY LENGTH	25 LF	0	0
ELEGIBLE LENGTH	278 LF	6	6
HOLLY SPRINGS NEW HILL ROAD			
TOTAL	504 LF	10	10
DRIVEWAY WIDTH	50 LF	1	1
ELIGIBLE LENGTH	454 LF	9	10

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DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

NORTH CAROLINA
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COLLEEN E. STEED

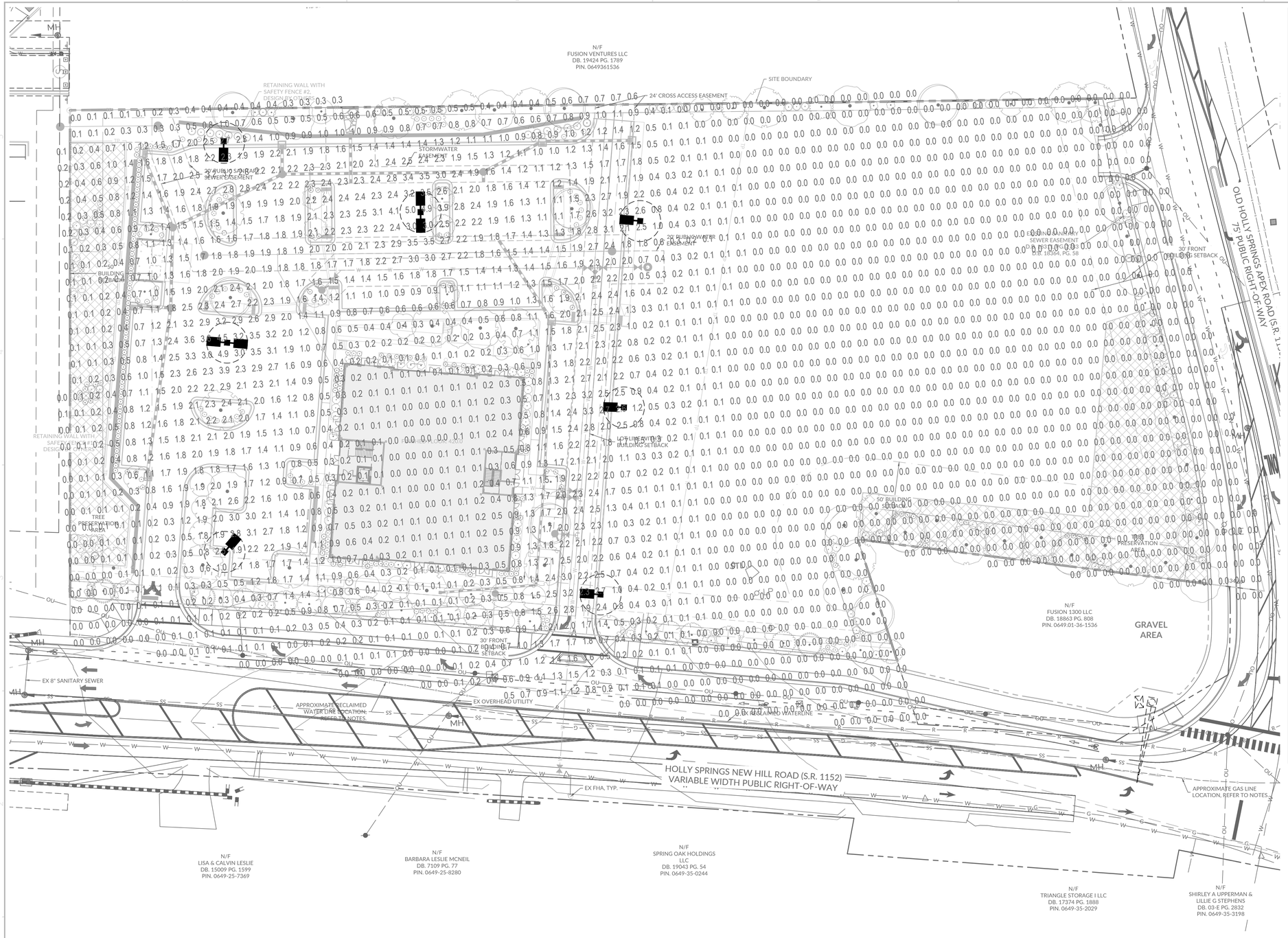
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REVISIONS:
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PER TOWN COMMENTS
2 - 03/08/2024
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3 - 04/19/2024
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4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

LANDSCAPE CALCULATIONS

L6.10

Page 83 of



LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
SHBX		(48) 150W	GALLEON AREA AND ROADWAY LUMINAIRE(3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III ROADWAY OPTICS	ELECTRONIC	30' POLE	EATON - STREETWORKS (FORMER COOPER LIGHTING), GAN-AF-03-LED-U-T3R	120V 1P 2W	9

AVERAGE FOOT-CANDLES	1.87
MAXIMUM FOOT-CANDLES	4.9
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	40.84
AVERAGE TO MINIMUM FC RATIO	15.59

Outdoor Lighting

Shoebox LED



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

LED (Light Emitting Diode)	150 220, 420, 530 watts
Mounting heights	25' 30' 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered steel Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

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BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

Shoebox LED

Light source: *LED (white)*

Replacement for: * LED Wattage 150 – 250-watt HPS and metal halide; LED Wattage 205 – up to 400-watt metal halide; LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: *Instant on (no warm-up or restrike time)*

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-U0-G3	IESNA Type V (circular)	19580	4,000K
LED 150	B3-U0-G4	IESNA Type IV (forward throw)	18626	
LED 150	B2-U0-G3	IESNA Type III (oval)	19006	
LED 220	B5-U0-G3	IESNA Type V (circular)	25870	
LED 220	B3-U0-G4	IESNA Type IV (forward throw)	24390	
LED 220	B2-U0-G4	IESNA Type III (oval)	25114	
LED 420	B5-U0-G5	IESNA Type V (circular)	48514	
LED 420	B3-U0-G5	IESNA Type IV (forward throw)	43765	
LED 530	B5-U0-G5	IESNA Type V (circular)	60296	
LED 530	B3-U0-G5	IESNA Type IV (forward throw)	54395	



light distribution pattern

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

Poles available:

Name	Mounting height	Color
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Gray 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

**2" raised foundation available when required on metal poles only.*

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DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX
MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

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NOT APPROVED FOR CONSTRUCTION
COLE E. STEE...

0 15 30
SCALE: 1 inch = 30 ft.

INITIAL PLAN DATE: 06/16/2023
REVISIONS:
1 - 09/22/2023 ----
PER TOWN COMMENTS
2 - 03/08/2024
PER TOWN COMMENTS
3 - 04/19/2024
PER TOWN COMMENTS
4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

LIGHITNG PLAN EXHIBIT

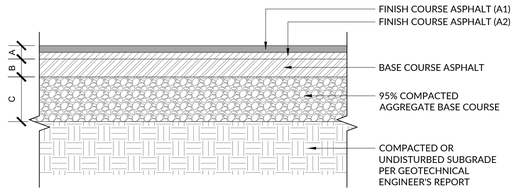
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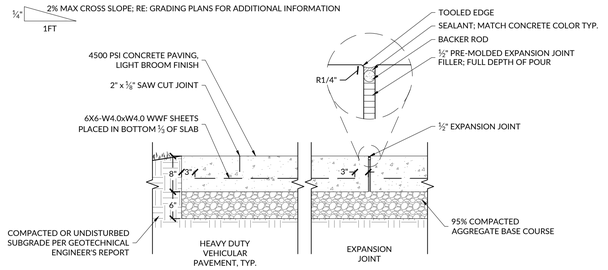
ASPHALT PAVING SCHEDULE

Type	Description	A1 (FINAL LIFT) (S9.5C) SEE NOTE 2	A2 (S9.5C)	B (I19.0C)	C (ABC) SEE NOTE 3
AP1	ROADWAY DUTY	--	1.5"	4"	10"
AP2	PARKING STANDARD DUTY	1.5"	1.5"	--	6"
AP3	PARKING HEAVY DUTY	1.5"	1.5"	2.5"	8"
AP4	ASPHALT PATCH (FULL DEPTH)	--	1.5"	6"	0"



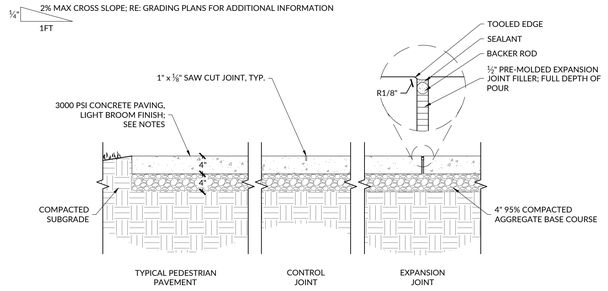
NOTE:

1. WHERE EXISTING ASPHALT MEETS NEW ASPHALT, SAW CUT EXISTING ASPHALT TO PROVIDE A CLEAN EDGE.
2. FINAL LIFT OF ASPHALT IN PARKING LOT BY OTHERS (N.I.C.)
3. CONTRACTOR SHALL INSTALL FINAL LIFT OF ASPHALT (A2) FOR ROADWAY CONSTRUCTION



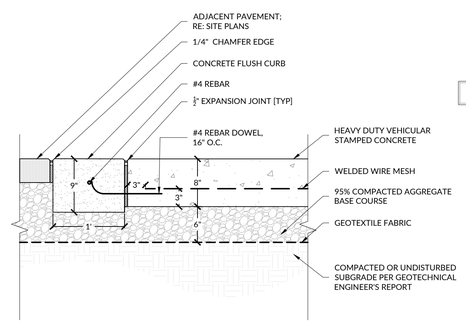
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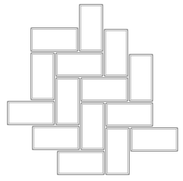
1. CONTRACTOR TO PROVIDE MOCK-UP OF CONCRETE PAVEMENT FINISH, COLOR, & SCORING FOR OWNER'S APPROVAL. MOCK-UP CAN BE USED AS PART OF FINAL PROJECT.
2. ROVIDE EXPANSION JOINT WHERE SLAB MEETS VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS & AS SPECIFIED ON PLANS.
3. PROVIDE ½" EXPANSION JOINTS AT 16' INTERVALS MIN., TYP.
4. SAW CUT (CONTROL JOINTS AT 4' INTERVALS OR AS SHOWN ON PLANS.



NOTES:

1. PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS & AS SPECIFIED ON PLANS OR 25'-0" MAX O.C.
2. PROVIDE CONTRACTION JOINT AT 5' INTERVALS UNLESS OTHERWISE SPECIFIED (SEE PLAN).
3. CONTRACTOR TO PROVIDE MOCK-UP OF CONCRETE FINISH, COLOR, AND SCORING FOR OWNERS APPROVAL MOCK-UP CAN BE USED AS PART OF FINAL PROJECT.





HERRINGBONE BOND

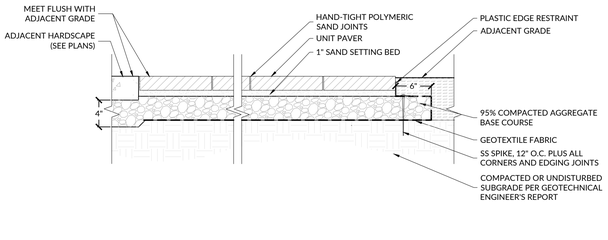
NOTES:

1. IMPRINT PAVEMENT SURFACE WITH BOMANITE HERRINGBONE USED BRICK BLOCK, OR EQUAL. COLOR: BRICK RED
2. PROVIDE EXPANSION JOINT WHERE SLAB MEETS VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED ON PLANS
3. PROVIDE ½" EXPANSION JOINTS AT 16' INTERVALS MIN. [TYP]
4. SAW CUT (CONTROL) JOINTS AT 4' INTERVALS OR AS SHOWN ON PLANS

NOTES:

1. PROVIDE EXPANSION JOINT WHERE SLAB MEETS VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED ON PLANS
2. PROVIDE ½" EXPANSION JOINTS AT 16' INTERVALS MIN. [TYP]
3. SAW CUT (CONTROL) JOINTS AT 5' INTERVALS OR AS SHOWN ON PLANS

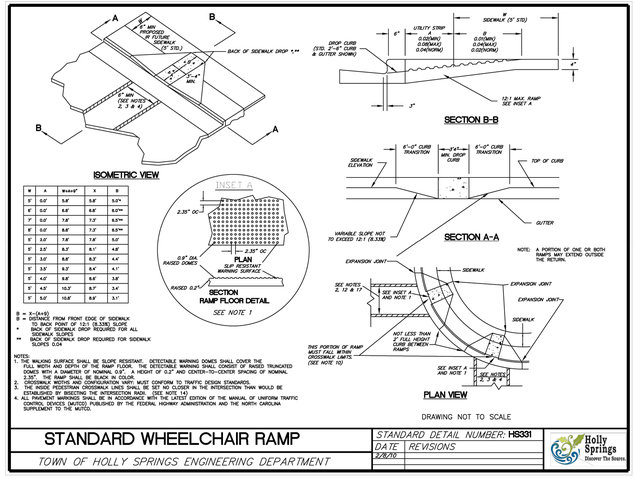
04 HEAVY DUTY VEHICULAR STAMPED CONCRETE SECTION
SCALE: 1" = 1'-0"



NOTES:

1. UNIT PAVER BASIS OF DESIGN IS LIGHT-DUTY COMMERCIAL-GRADE CONCRETE PAVERS (2 1/4" THICK).
2. UNIT PAVERS ARE TO BE LAID IN PATTERNS AS SHOWN ON PLANS AND MEET FLUSH WITH ADJACENT PAVING.
3. 3OLYMERIC JOINTING SAND IS TO MATCH PAVERS. COLOR IS TO BE SELECTED FROM MFR'S FULL RANGE.

05 LIGHT DUTY PEDESTRIAN UNIT PAVERS SECTION
SCALE: 1" = 1'-0"



W	A	WIDTH*	X	B
1'	0.0'	5.8'	5.8'	5.7"
2'	0.0'	6.8'	6.8'	6.0"**
3'	0.0'	7.8'	7.2'	6.3"**
4'	0.0'	8.8'	7.2'	6.5"**
5'	0.0'	9.8'	7.8'	6.6"
5'	2.5'	8.3'	6.1'	4.8'
5'	3.0'	8.8'	6.2'	4.4'
5'	3.5'	9.3'	6.4'	4.1'
5'	4.0'	9.8'	6.6'	3.8'
5'	4.5'	10.3'	6.7'	3.4'
5'	5.0'	10.8'	6.8'	3.1'

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

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

STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS331

DATE	REVISIONS
3/8/18	

Holly Springs Downtown The Source.

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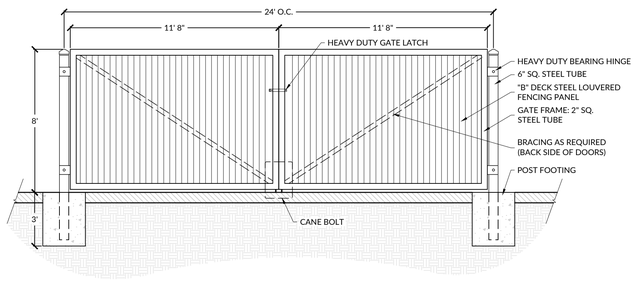
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PER TOWN COMMENTS
3 - 04/19/2024
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WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

SITE DETAILS

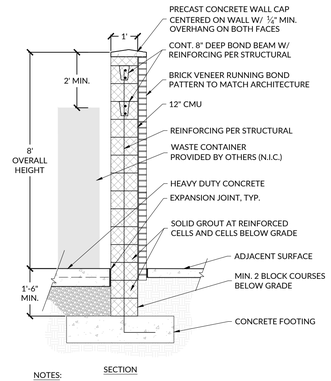
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NOTES:
1. GATE ENCLOSURE BASIS OF DESIGN: SECURITY GATE SYSTEM WITH SHADOW 80 INFILL PANELS BY AMETCO MANUFACTURING CORPORATION (www.ametco.com).
2. ALL GATE COMPONENTS ARE TO BE STEEL WITH BLACK POWDER COAT FINISH.
3. ALL GATE HARDWARE IS TO BE HEAVY DUTY GALVANIZED STEEL TO MEET MANUFACTURER'S REQUIREMENTS.
4. FINAL GATE ENCLOSURE DESIGN AND DETAILS ARE TO BE COORDINATED THROUGH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR.

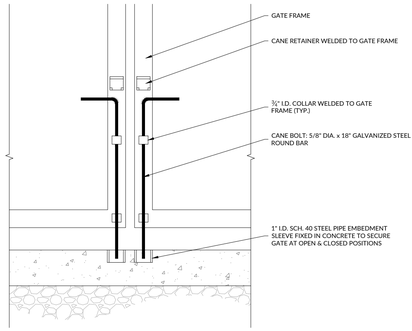
01 DUMPSTER ENCLOSURE GATE — SECTION
SCALE: 1/4" = 1'-0"



NOTES:
1. RETAINING WALL AND REINFORCING ARE TO MEET THE REQUIREMENTS SET FORTH BY STRUCTURAL ENGINEER.

SECTION

02 DUMPSTER ENCLOSURE WALL — SECTION
SCALE: 3/8" = 1'-0"



03 DUMPSTER ENCLOSURE 'J' BOLT — SECTION
SCALE: 1 1/2" = 1'-0"

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1000 CRESCENT GREEN
SUITE 101

DEVELOPMENT PLAN
OLD HOLLY SPRINGS APEX
MEDICAL OFFICE BUILDING
4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27539 | WAKE COUNTY

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
COLLE E STEE

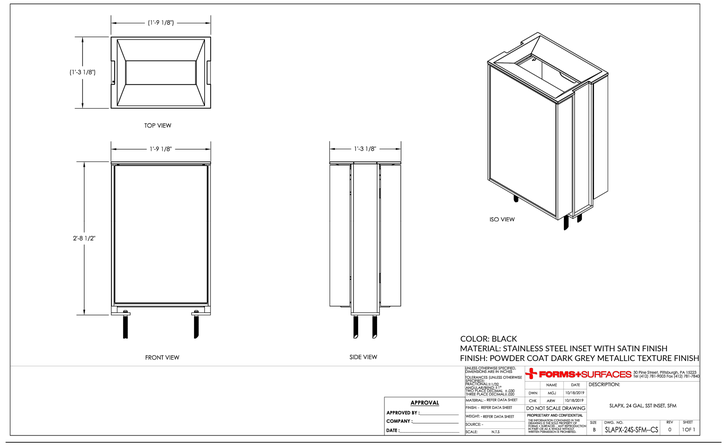
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PER TOWN COMMENTS
2 - 03/08/2024
PER TOWN COMMENTS
3 - 04/19/2024
PER TOWN COMMENTS
4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

SITE DETAILS

L9.40

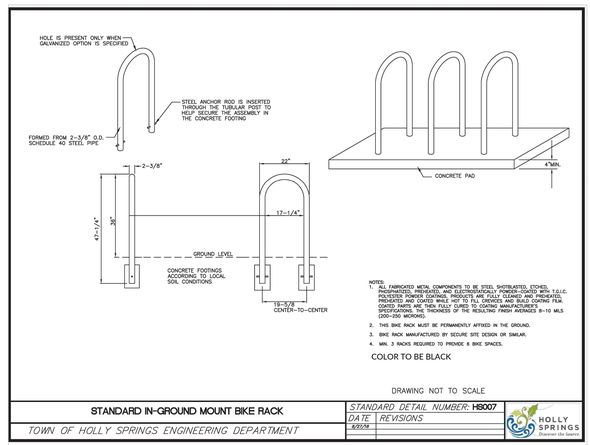
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01 APEX TRASH CAN

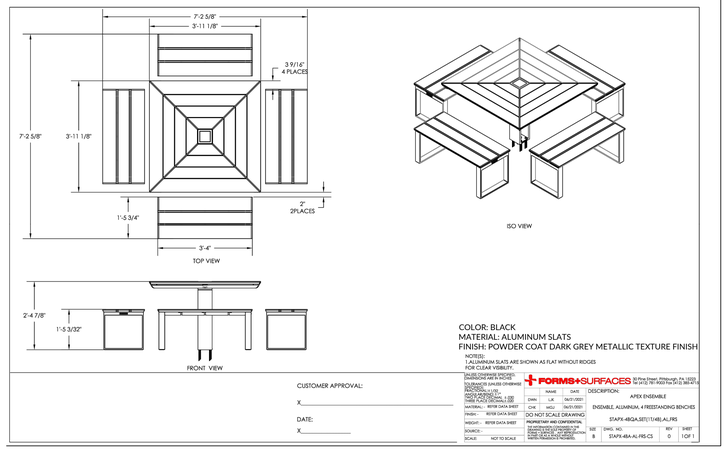
SCALE: 1 1/2" = 1'-0"

SECTION



02 STANDARD IN-GROUND MOUNT BIKE RACK

SCALE: NTS



03 APEX ALUMINUM TABLE AND SEATS

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

SECTION

04 APEX ALUMINUM BENCH

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

SECTION

05 SOLERIS UMBRELLA

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

SECTION

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HOLLY SPRINGS, NC 27539 | WAKE COUNTY

PRELIMINARY
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COLE E. STEEL

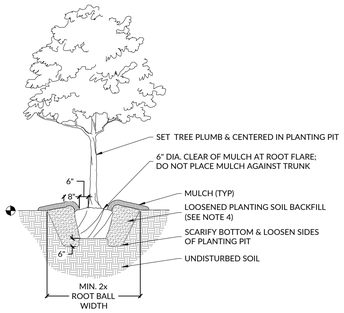
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PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

SITE DETAILS

L9.50

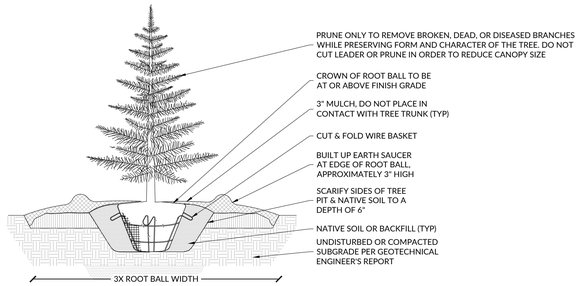
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NOTES:

1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.
7. TREES IN WINDY LOCATIONS OR ON STEEP SLOPES ARE TO BE ANCHORED PER DIRECTION FROM LANDSCAPE ARCHITECT.

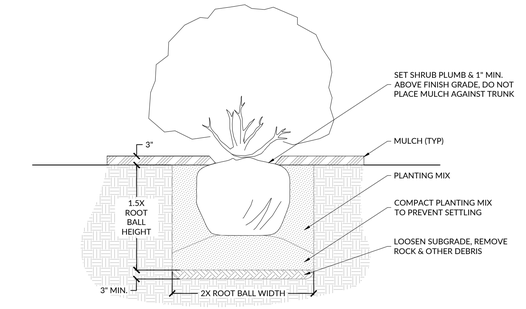
01 TYPICAL TREE PLANTING — SECTION
SCALE: 1/4" = 1'-0"



TREE PLANTING NOTES:

1. IF TREES SETTLE OR ARE BLOWN OUT OF PLUMB POSITION, THEY SHOULD BE STRAIGHTENED BY MAKING ADJUSTMENTS TO THE POSITION OF THE ROOTBALL - NOT BY PUSHING ON THE TRUNK AND/OR TIGHTENING THE GUY WIRE. TREES SHALL BE STRAIGHTENED DURING THE LIFE OF THE PROJECT AS THEY GET OUT OF PLUMB, NOT JUST AT THE END OF THE PROJECT.
2. BALL DEPTHS ON SOME TREES IN A SINGLE GROUP MAY VARY. IF DEPTHS VARY, ALL TREES IN A GROUP SHOULD BE SET SO THAT THE BASE OF THE TRUNKS WILL APPEAR TO BE AT THE SAME RELATIVE ELEVATION ABOVE GRADE.
3. NO EVERGREEN TREES WILL BE ACCEPTED IF THERE IS MORE THAN ONE LEADER.
4. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
5. STAKING OF EVERGREEN TREES IS TO BE DETERMINED BY THE OWNER. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
6. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT EDITION (2004 OR LATER) OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY A.N.L.A.
7. A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE TOWN ARBORIST TO ENSURE THAT TREES WERE PLANTED/GROWN TOO DEEPLY BY THE SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOTBALL. IF TOWN ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER ROOT CROWN, THESE TREES WILL BE REJECTED.

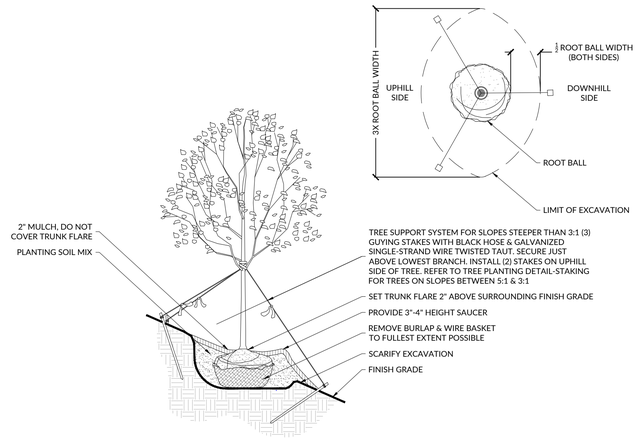
02 TYPICAL EVERGREEN TREE PLANTING — SECTION
SCALE: 3/8" = 1'-0"



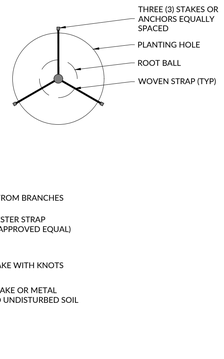
NOTES:

1. FOR CONTAINER PLANTS, SPLIT THE ROOT BALL WITH 4 EQUALLY SPACED VERTICAL CUTS & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, REMOVE ALL TWINE, ROPE, WIRE & BURLAP FROM ROOT BALL.
3. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
4. PLANTING AREAS WITH MULTIPLE SHRUBS ARE TO BE SIZED SO THAT THE OUTER EDGE OF PLANTING SOIL IS 8" MIN. FROM THE NEAREST SHRUB.
5. SHRUBS ARE TO BE LOCATED SUCH THAT MATURE CANOPY IS 5' MIN. FROM FIRE HYDRANTS AND 24" MIN. FROM CURB LINE.
6. SHRUBS ARE TO BE LOCATED WITH TRIANGULAR SPACING (SEE DETAIL) UNLESS OTHERWISE SHOWN ON THE PLANS.
7. PRUNE SHRUBS ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.

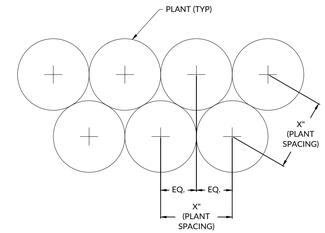
03 TYPICAL SHRUB PLANTING — SECTION
SCALE: 1/2" = 1'-0"



04 TREE ON SLOPE — SECTION
SCALE: 3/8" = 1'-0"



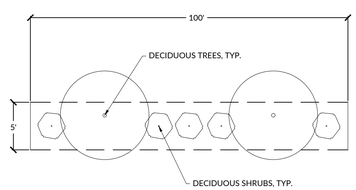
05 TREE STAKING — SECTION
SCALE: 1/4" = 1'-0"



NOTES:

1. REFER TO PLANT SCHEDULE FOR SPACING REQUIREMENTS FOR EACH SPECIES.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS FOLLOWING THIS PATTERN UNLESS OTHERWISE SHOWN ON DRAWINGS.

06 TYPICAL PLANT SPACING — SECTION
SCALE: 3/8" = 1'-0"



10' TYPE 'B' BUFFER INTENT:
FORMATION OF AN OPEN, VISUALLY PLEASANT BARRIER WITH MINIMAL VISUAL AND SOUND OBSTRUCTION

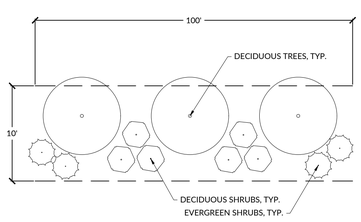
MINIMUM PLANTING REQUIREMENTS:
TREES
- MINIMUM 2 DECIDUOUS TREES PER 100 LF
- LARGE DECIDUOUS TREES INSTALLED SIZE = 2.5" CAL.
- UNDERSTORY DECIDUOUS TREES INSTALLED SIZE = 1.5" CAL.

TO INCLUDE NO MORE THAN 25% OF TOTAL TREES TO BE ONE SPECIES

SHRUBS
- MINIMUM 5 SHRUBS PER 100 LF
- INSTALLED SHRUB SIZE = 18" MIN. HEIGHT

TO INCLUDE NO MORE THAN 25% OF TOTAL SHRUBS TO BE ONE SPECIES

07 5' TYPE 'A' BUFFER — SECTION
SCALE: 3/8" = 1'-0"



10' TYPE 'B' BUFFER INTENT:
FORMATION OF A SEMI-OPAQUE SCREEN FROM THE GROUND TO A HEIGHT OF AT LEAST 4'

MINIMUM PLANTING REQUIREMENTS:
TREES
- MINIMUM 3 DECIDUOUS TREES PER 100 LF
- LARGE DECIDUOUS TREES INSTALLED SIZE = 2.5" CAL.
- UNDERSTORY DECIDUOUS TREES INSTALLED SIZE = 1.5" CAL.

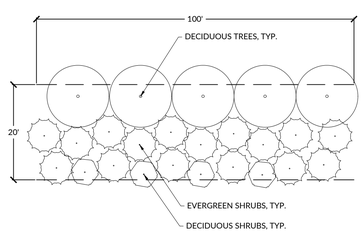
TO INCLUDE NO MORE THAN 25% OF TOTAL TREES TO BE ONE SPECIES

SHRUBS
- MINIMUM 10 SHRUBS PER 100 LF
- 40% EVERGREEN
- INSTALLED SHRUB SIZE = 18" MIN. HEIGHT

TO INCLUDE NO MORE THAN 25% OF TOTAL SHRUBS TO BE ONE SPECIES

HOLLY SPRINGS NEW HILL ROAD AND OLD HOLLY SPRINGS-APEX ROAD

08 10' TYPE 'B' BUFFER — SECTION
SCALE: 3/8" = 1'-0"



20' TYPE 'C' BUFFER INTENT:
FORMATION OF AN OPAQUE SCREEN FROM THE GROUND TO A HEIGHT OF AT LEAST 8'

MINIMUM PLANTING REQUIREMENTS:
TREES
- MINIMUM 5 DECIDUOUS TREES PER 100 LF
- LARGE DECIDUOUS TREES INSTALLED SIZE = 2.5" CAL.
- UNDERSTORY DECIDUOUS TREES INSTALLED SIZE = 1.5" CAL.

TO INCLUDE NO MORE THAN 25% OF TOTAL TREES TO BE ONE SPECIES

SHRUBS
- MINIMUM 20 SHRUBS PER 100 LF
- 80% EVERGREEN
- INSTALLED SHRUB SIZE = 18" MIN. HEIGHT

TO INCLUDE NO MORE THAN 25% OF TOTAL SHRUBS TO BE ONE SPECIES

09 20' TYPE 'C' BUFFER — SECTION
SCALE: 3/8" = 1'-0"

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT COLEE STEE
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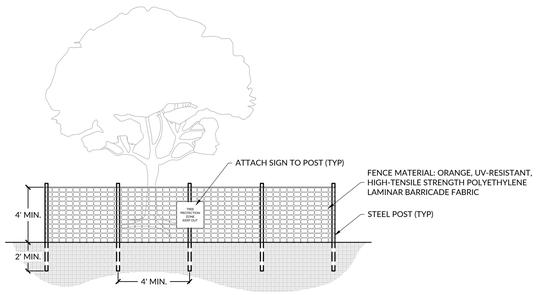
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PER TOWN COMMENTS
2 - 03/08/2024
PER TOWN COMMENTS
3 - 04/19/2024
PER TOWN COMMENTS
4 - 04/29/2024
PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

LANDSCAPE DETAILS

L9.90

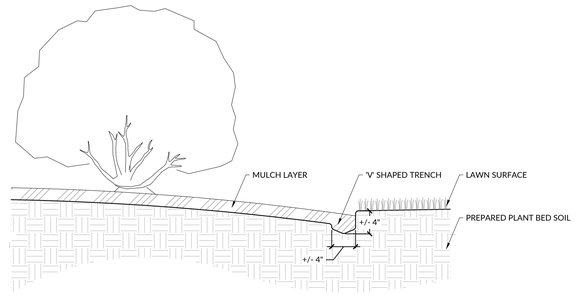
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NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY TREE PROTECTION FENCING AS SHOWN.
2. INSTALL TREE PROTECTION FENCE AT OR BEYOND TREE'S DRIP LINE, OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS.
3. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED AFTER COMPLETION OF THE WORK.
4. TREE PROTECTION SIGNS SHALL BE INSTALLED NO MORE THAN 30 FEET APART. THE SIZE OF EACH SIGN SHALL BE 2'x2' MINIMUM, AND CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH AND SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
5. THERE SHALL BE NO ENCROACHMENT OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCE.

01 TREE PROTECTION FENCE - PLASTIC — SECTION
SCALE: 1/4" = 1'-0"



02 TYPICAL BED EDGE — SECTION
SCALE: 1" = 1'-0"

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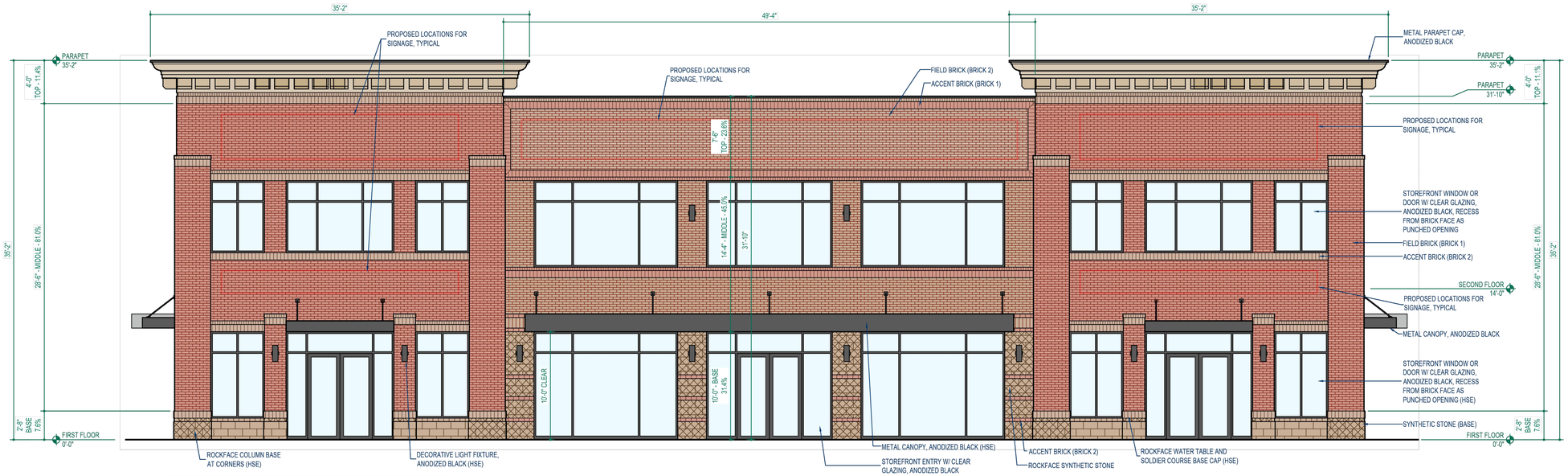
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PER PLANNING COMMENTS

WR JOB NUMBER 09221159
DRN: WR DGN: WR CKD: WR

LANDSCAPE DETAILS

L9.91

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GLAZING CALCULATIONS			
GROUND LEVEL		UPPER LEVELS	
AREA OF WALL TO 10':	1,105 SF	AREA OF WALL ABOVE 10':	2,620 SF
AREA OF GLAZING BELOW 10':	790 SF	AREA OF GLAZING ABOVE 10':	578 SF
PERCENTAGE OF GLAZING:	71.5%	PERCENTAGE OF GLAZING:	22.1%

MATERIAL CALCULATIONS			
AREA OF STONE BASE:	80 SF	=	3.9 %
AREA OF BRICK 1:	1,576 SF	=	76.1 %
AREA OF BRICK 2:	415 SF	=	20.0 %
TOTAL FACADE AREA (less windows, canopy, fascias):	2,071 SF	=	100.0 %

1 South (Holly Springs New Hill Road) Elevation

SCALE 3/16" = 1'-0"

NOTE: HUMAN SCALE ELEMENTS MARKED (HSE) ON ELEVATION.

NOTE: SIGN AREAS ARE FOR DEMONSTRATION PURPOSES AND ALL SIGNS SHALL BE SUBJECT TO A SEPARATE SIGN PERMIT.



GLAZING CALCULATIONS			
GROUND LEVEL		UPPER LEVELS	
AREA OF WALL TO 10':	1,105 SF	AREA OF WALL ABOVE 10':	3,045 SF
AREA OF GLAZING BELOW 10':	321 SF	AREA OF GLAZING ABOVE 10':	870 SF
PERCENTAGE OF GLAZING:	29.1%	PERCENTAGE OF GLAZING:	28.6%

MATERIAL CALCULATIONS			
AREA OF STONE BASE:	634 SF	=	24.3 %
AREA OF BRICK 1:	1,685 SF	=	64.6 %
AREA OF BRICK 2:	290 SF	=	11.1 %
TOTAL FACADE AREA (less windows, canopy, fascias):	2,609 SF	=	100.0 %

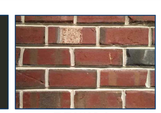
2 North Elevation

SCALE 1/4" = 1'-0"

NOTE: HUMAN SCALE ELEMENTS MARKED (HSE) ON ELEVATION.

NOTE: SIGN AREAS ARE FOR DEMONSTRATION PURPOSES AND ALL SIGNS SHALL BE SUBJECT TO A SEPARATE SIGN PERMIT.


METALS 1a


BRICK 1a


BRICK 2a


BASE 1a

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GRAHAM, NORTH CAROLINA 27253-9218
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4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NORTH CAROLINA

CORPORATE STAMP

The Redfoot Studio Architecture PC
REGISTERED ARCHITECTURAL CORPORATION
North Carolina
51430
Graham, NC

ARCHITECT'S STAMP

No	Rev./Submissions	Date
	PLANNING	03/23/23
	PLANNING	04/24/23
	PLANNING	05/30/23
	PLANNING	08/11/23
	PLANNING	09/22/23
	PLANNING	03/06/24
	PLANNING	04/19/24

SCALE: AS NOTED	PROJECT NO: 230101
DESIGNED: RSR	DATE: 19 APRIL 24
DRAWN: RSR	CHECKED: RSR

DRAWINGS

BUILDING ELEVATIONS

DRAWING NO

PA1.0

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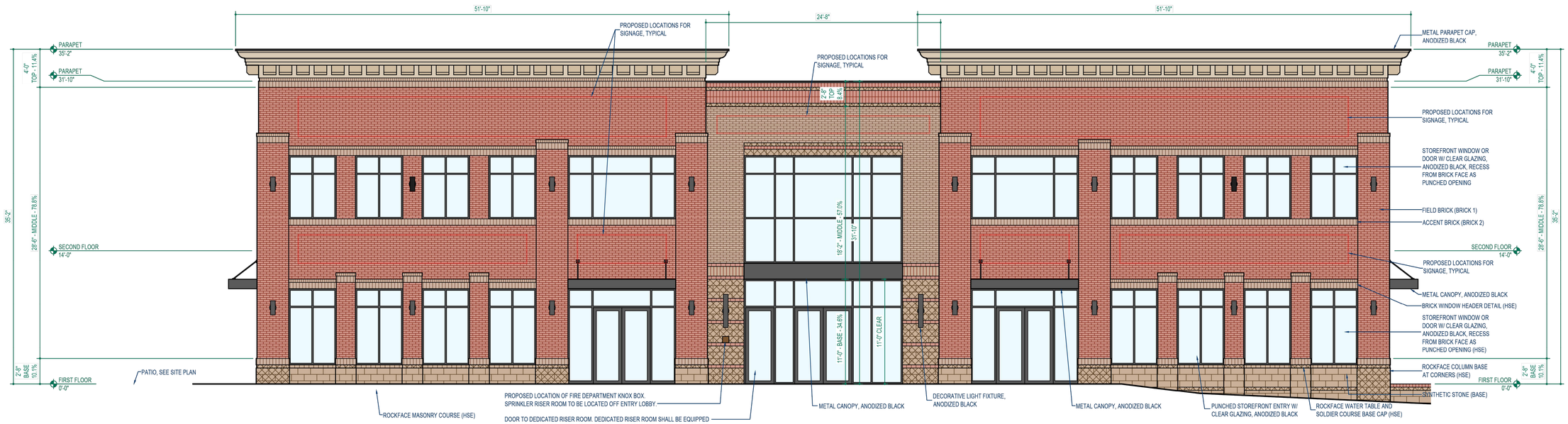
GLAZING CALCULATIONS			
GROUND LEVEL		UPPER LEVELS	
AREA OF WALL TO 10':	1,223 SF	AREA OF WALL ABOVE 10':	2,921 SF
AREA OF GLAZING BELOW 10':	727 SF	AREA OF GLAZING ABOVE 10':	605 SF
PERCENTAGE OF GLAZING:	59.4%	PERCENTAGE OF GLAZING:	20.7%

MATERIAL CALCULATIONS			
AREA OF STONE BASE:	299 SF	= 7.2	%
AREA OF BRICK 1:	1,651 SF	= 39.8	%
AREA OF BRICK 2:	2,195 SF	= 53.0	%
TOTAL FACADE AREA (less windows, canopy, fascias):	4,144 SF	= 100.0	%

1 West Elevation
SCALE 3/16" = 1'-0"

NOTE: HUMAN SCALE ELEMENTS MARKED (HSE) ON ELEVATION.

NOTE: SIGN AREAS ARE FOR DEMONSTRATION PURPOSES AND ALL SIGNS SHALL BE SUBJECT TO A SEPARATE SIGN PERMIT.



GLAZING CALCULATIONS			
GROUND LEVEL		UPPER LEVELS	
AREA OF WALL TO 10':	1,223 SF	AREA OF WALL ABOVE 10':	2,921 SF
AREA OF GLAZING BELOW 10':	727 SF	AREA OF GLAZING ABOVE 10':	605 SF
PERCENTAGE OF GLAZING:	59.4%	PERCENTAGE OF GLAZING:	20.7%

MATERIAL CALCULATIONS			
AREA OF STONE BASE:	299 SF	= 7.2	%
AREA OF BRICK 1:	1,651 SF	= 39.8	%
AREA OF BRICK 2:	2,195 SF	= 53.0	%
TOTAL FACADE AREA (less windows, canopy, fascias):	4,144 SF	= 100.0	%

2 East Elevation
SCALE 3/16" = 1'-0"

NOTE: HUMAN SCALE ELEMENTS MARKED (HSE) ON ELEVATION.

NOTE: SIGN AREAS ARE FOR DEMONSTRATION PURPOSES AND ALL SIGNS SHALL BE SUBJECT TO A SEPARATE SIGN PERMIT.



THE REDFOOT STUDIO ARCHITECTURE PC
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WWW.REDFOOTSTUDIO.COM

4528 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NORTH CAROLINA

the Redfoot Studio Architecture PC
REGISTERED ARCHITECTURAL CORPORATION
51430
NORTH CAROLINA
Graham, NC

CORPORATE STAMP

ARCHITECT'S STAMP

No	Rev./Submissions	Date
	PLANNING	03/23/23
	PLANNING	04/24/23
	PLANNING	05/30/23
	PLANNING	08/11/23
	PLANNING	09/22/23
	PLANNING	03/06/24
	PLANNING	04/19/24

SCALE	PROJECT NO
AS NOTED	230101
DESIGNED	DATE
RSR	19 APRIL 24
DRAWN	CHECKED
RSR	RSR

DRAWINGS

BUILDING ELEVATIONS

DRAWING NO

PA2.0

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OHSA DEVELOPMENT
PHASE 1 OFFSITE IMPROVEMENTS
NEW HILL ROAD
TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA

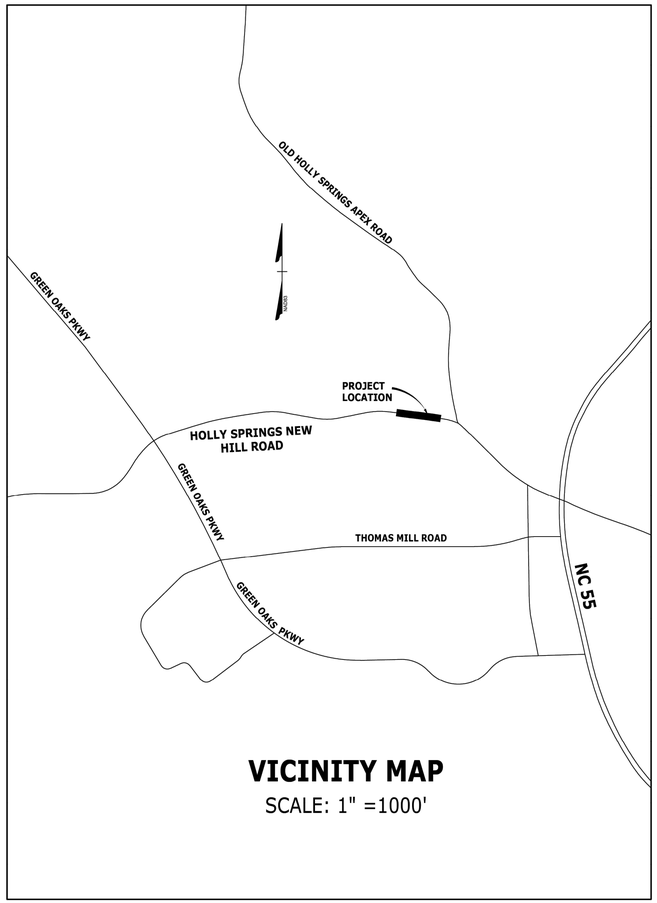
DATE: 04/19/2024

SHEET INDEX

COVER SHEET	R1.00
OVERALL PLAN (PHASE 1) SHEET	R1.01
OVERALL PLAN (ULTIMATE BUILD) SHEET	R1.02
GENERAL NOTES, DETAILS & CONVENTIONAL SYMBOLS	R2.00
TYPICAL SECTIONS	R2.01
STANDARD DETAILS	R2.02 - R2.03
EXISTING CONDITIONS & PLAN & STRIPING SHEET	R3.01
GRADING & PROFILE SHEET	R3.02
EXISTING CONDITIONS & PLAN & STRIPING SHEET	R4.01
SIGHT DISTANCE PROFILE SHEET	R5.01
STORM PROFILES & DRAINAGE DESCRIPTIONS	R6.01
EROSION & SEDIMENT CONTROL SHEETS	R7.00 - R7.02
TRAFFIC CONTROL PLANS	R8.01
CROSS SECTIONS	R9.01 - R9.03

*PLAN SHEETS TO BE INCLUDED WITH NEXT SUBMITTAL

** OMITTED PLAN SHEETS (ULTIMATE BUILD-OUT DESIGN TO BE INCLUDED UNDER SEPARATE COVER)



VICINITY MAP
SCALE: 1" =1000'

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF NCDOT STANDARDS AND SPECIFICATIONS.

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

SURVEY NOTES:

1. HORIZONTAL CONTROL (BASIS OF THE BEARINGS) IS BASED ON NC STATE GRID, NAD'83 (2011); VERTICAL CONTROL IS BASED ON NAVD'88, AS ESTABLISHED BY GPS. ALL DISTANCES SHOWN HERON ARE GROUND DISTANCES.
2. CONTOUR INTERVALS ARE 1'.
3. THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF SURFACE FEATURES AND MARKINGS PROVIDED BY NC 811 AND ARE APPROXIMATE. OTHER SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THIS SURVEY.
4. THIS MAP CONSTITUTES NEITHER A SUBDIVISION NOR A RECOMBINATION PLAT OF THE PARCELS OF LAND SHOWN HEREON. THIS MAP HAS NOT BEEN PREPARED IN ACCORDANCE WITH NC G.S. 47-30 AND IS NOT SUITABLE FOR RECORDING.
5. THERE ARE NO RECOVERABLE NGS MONUMENTS WITHIN 2000' OF THIS PROPERTY.

EXISTING CONDTIONS NOTES:

1. OTHER SOURCES OF INFORMATION INCLUDE TOWN GIS AND AERIAL IMAGERY.
2. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 811.

DEMOLITION NOTES:

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
3. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
4. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
5. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
7. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
9. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
10. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE OWNER.
11. CONTRACTOR TO COORDINATE ALL WORK AS NEEDED WITH UTILITY COMPANIES, MUNICIPALITY, AND INSPECTORS.
12. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK AS NEEDED WITH UTILITY COMPANIES AND MUNICIPALITIES. ALL WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
13. CONTRACTOR TO CONFIRM LOCATION OF ALL ONSITE UTILITY SERVICES AND COORDINATE REMOVAL AS NEEDED.

GRADING AND STORM DRAINAGE NOTES:

1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
5. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE CONTRACTOR'S INDEPENDENT TESTING LABORATORY.
6. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
7. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY ASPHALT SO THAT A SOLUTION CAN BE FOUND.
8. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
9. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.

DESIGN DATA

HOLLY SPRINGS NEW HILL RD
STA. 63+49 TO 71+08
ADT = 9,400 (2021) *
ADT = 11,500 (2041)
Vd = 50 mph
F.C. = MINOR ARTERIAL

*NOTE: SEE TRAFFIC STUDY FOR FUTURE VOLUMES

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049206 04-19-24 ENGINEERING

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE

DATE: 04/19/2024
DRAWN BY: BPW
DESIGNED BY: BPW
CHECKED BY: BPW
SCALE: ----

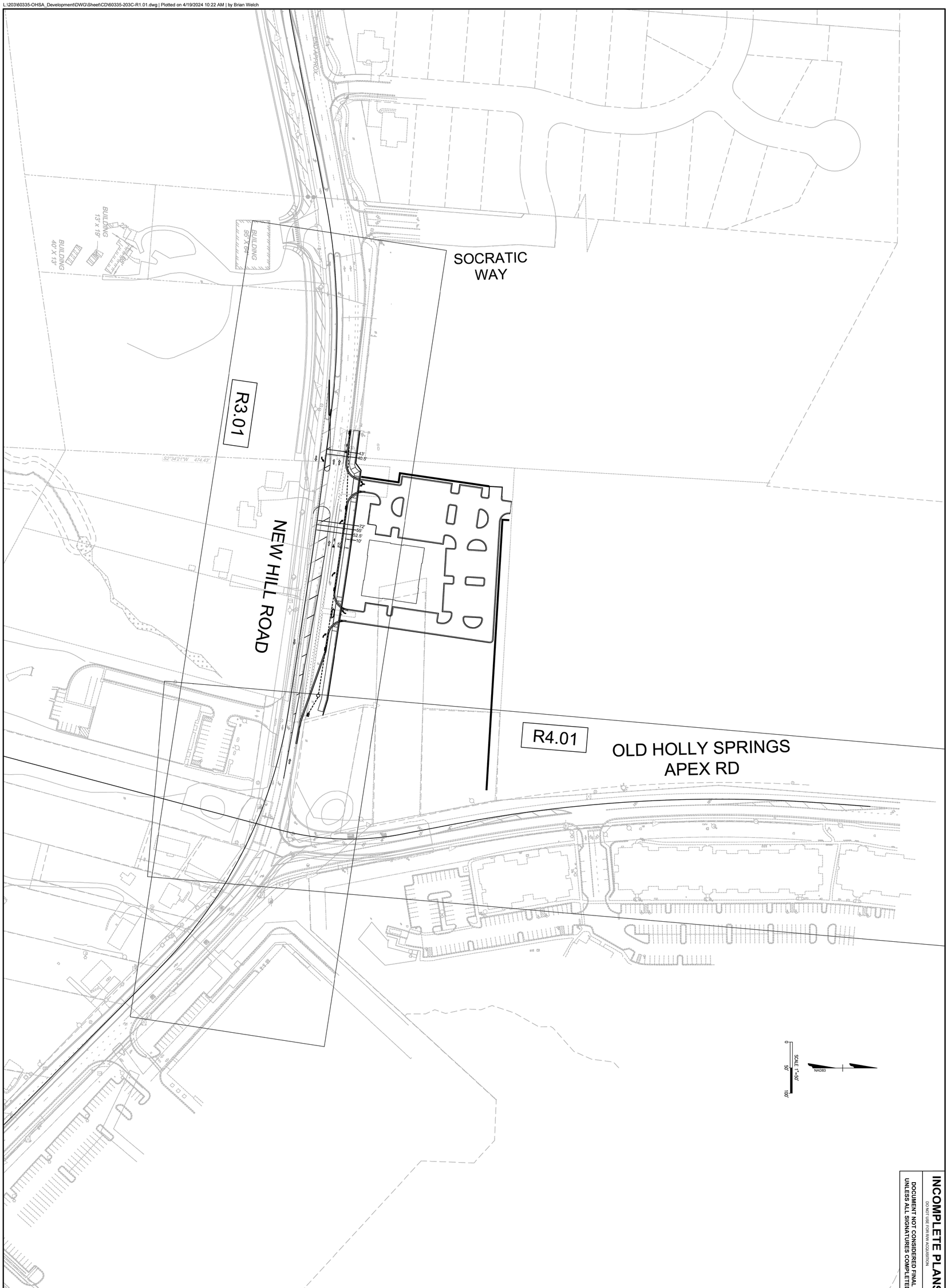
TIMMONS GROUP

OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
TITLE SHEET

JOB NO. 60335
SHEET NO. R1.00

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DATE	REVISION DESCRIPTION

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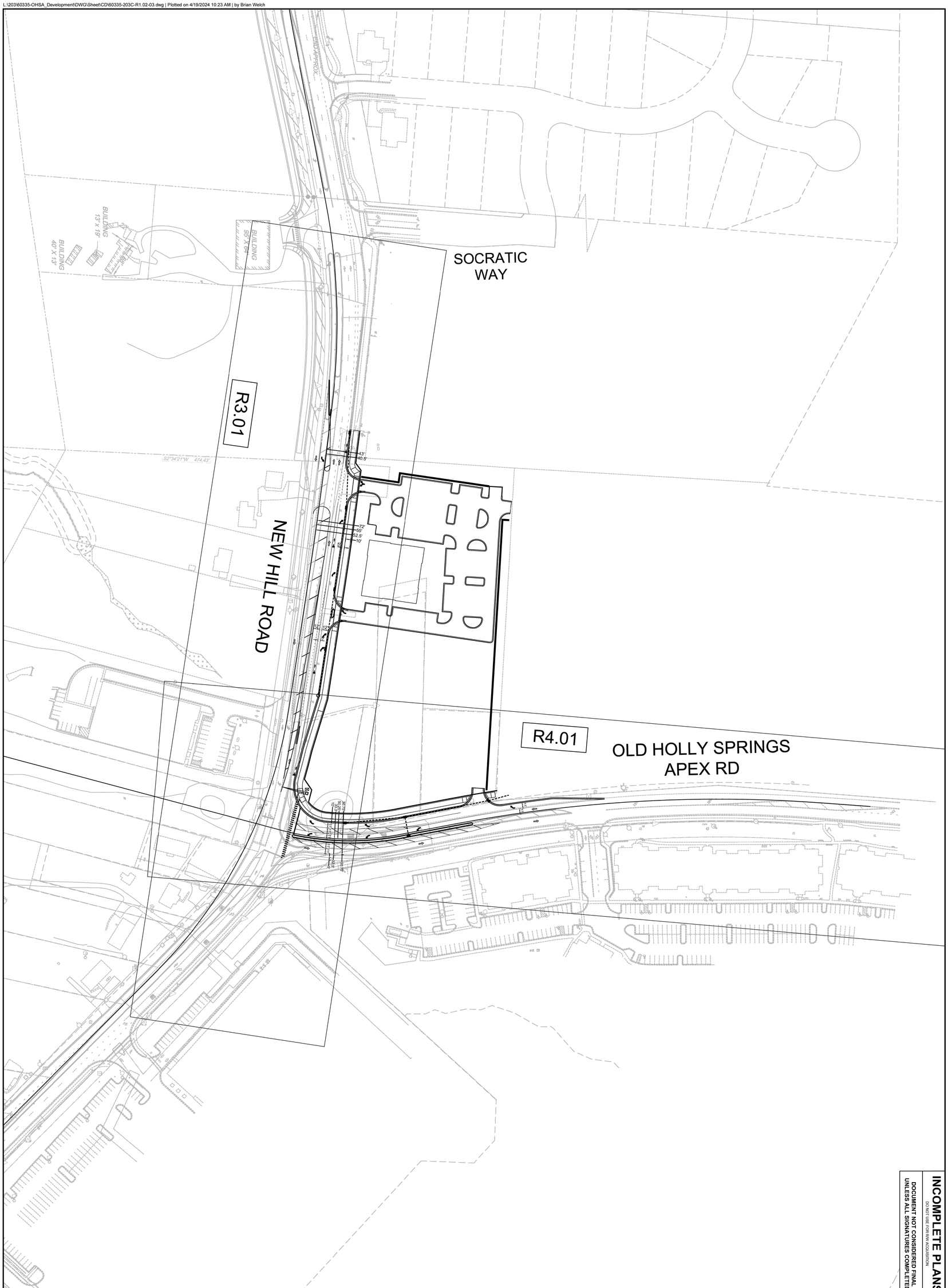
WAKE COUNTY, NORTH CAROLINA

OVERALL PLAN (PHASE 1) SHEET

JOB NO.	SHEET NO.
60335	R1.01

SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
---	BPW	BPW	BPW	04/19/2024

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DATE	REVISION DESCRIPTION

OHSA DEVELOPMENT (PHASE 1)

WAKE COUNTY, NORTH CAROLINA

OVERALL PLAN (ULTIMATE BUILD) SHEET

DESIGNED BY	BPW
DRAWN BY	BPW
CHECKED BY	BPW
SCALE	---
DATE	04/19/2024
JOB NO.	60335
SHEET NO.	R1.02

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GENERAL NOTES: 2018 SPECIFICATIONS
EFFECTIVE: 01-16-2018
REVISED:

GRADE LINE:
GRADING AND SURFACING:

THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING AND ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.

GRADING AND SURFACING OR RESURFACING AND WIDENING:

THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. WHERE NO GRADE LINES ARE SHOWN, THE PROFILES SHOWN DENOTE THE TOP ELEVATION OF THE EXISTING PAVEMENT ALONG THE CENTER LINE OF SURVEY ON WHICH THE PROPOSED RESURFACING WILL BE PLACED. GRADE LINES MAY BE ADJUSTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.

GRADING:

THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED OR FUTURE SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING AND ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.

SURFACING:

THE ROUGH GRADING AND STRUCTURES ON THIS PROJECT HAVE BEEN DONE OR ARE NOW BEING DONE UNDER A PREVIOUS CONTRACT. THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING AND ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.

CLEARING:

CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY METHOD III.

SUPERELEVATION:

ALL CURVES ON THIS PROJECT SHALL BE SUPERELEVATED IN ACCORDANCE WITH STD. NO. 225.04 USING THE RATE OF SUPERELEVATION AND RUNOFF SHOWN ON THE PLANS. SUPERELEVATION IS TO BE REVOLVED ABOUT THE GRADE POINTS SHOWN ON THE TYPICAL SECTIONS.

SHOULDER CONSTRUCTION:

ASPHALT, EARTH, AND CONCRETE SHOULDER CONSTRUCTION ON THE HIGH SIDE OF SUPERELEVATED CURVES SHALL BE IN ACCORDANCE WITH STD. NO. 560.01

SIDE ROADS:

THE CONTRACTOR WILL BE REQUIRED TO DO ALL NECESSARY WORK TO PROVIDE SUITABLE CONNECTIONS WITH ALL ROADS, STREETS, AND DRIVES ENTERING THIS PROJECT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE PARTICULAR ITEMS INVOLVED.

STREET TURNOUT:

STREET RETURNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. NO. 848.04 USING THE RADII NOTED ON PLANS.

SUBSURFACE PLANS:

NO SUBSURFACE PLANS ARE AVAILABLE ON THIS PROJECT. THE CONTRACTOR SHOULD MAKE HIS OWN INVESTIGATION AS TO THE SUBSURFACE CONDITIONS.

UTILITIES:
ANY RELOCATION OF EXISTING UTILITIES WILL BE ACCOMPLISHED BY OTHERS.

2018 ROADWAY ENGLISH STANDARD DRAWINGS

The following Roadway Standards as appear in "Roadway Standard Drawings" Highway Design Branch - N.C. Department of Transportation - Raleigh, N. C., Dated January, 2018 are applicable to this project and by reference hereby are considered a part of these plans:

STD. NO.	TITLE
840.54	Manhole Frame and Cover
840.72	Pipe Collar
862.02	Guardrail Installation
903.10	Ground Mounted Sign Supports
904.50	Mounting of Type 'D', 'E' and 'F' Signs on 'U' Channel Posts
1205.01	Pavement Markings - Line Types and Offsets
1205.04	Pavement Markings - Intersections
1205.05	Pavement Markings - Turn Lanes
1205.08	Pavement Markings - Symbols and Word Messages

SURVEY CONTROL MONUMENTS

CP NUMBER	NORTHING	EASTING	ELEVATION	ALIGNMENT	STATION	OFFSET
1	763482.28	2137349.25	224.45	BFRD	0+51.53	-59.86
2	763449.23	2137005.56	226.71	BFRD	-2+76.06	-168.94
3	764078.52	2140301.21	209.26	BFRD	30+59.02	-338.10

Horizontal Alignment Report

```
********************************************************************************
Alignment Name: OHSA
Station Range: Start: 10+00.00, End: 39+82.71
Description:
********************************************************************************

Begin OHSA
  N 693,663.0410  E 2,043,363.9766            10+00.00

Line (1)
  N3° 47' 20.08"E   457.172'
  N 694,119.2139  E 2,043,394.1869            14+57.17
Line (1)

Curve (2)
  BC  N 694,119.2139  E 2,043,394.1869        14+57.17
  CTR  N 694,154.4350  E 2,042,862.3519
  PI  N 694,245.7414  E 2,043,402.5662

    Direction Back  N3° 47' 20.08"E
      Radius    533.000'
      Delta     26°45'53"(LT)
      Length    248.981'
      Tangent   126.805'
      Chord Direction    N9° 35' 36.22"W  Distance  246.723'
    Direction Ahead N22° 58' 32.53"W

  EC  N 694,362.4866  E 2,043,353.0692        17+06.15
Curve (2)

Line (3)
  N22° 58' 32.53"W   96.712'
  N 694,451.5267  E 2,043,315.3185            18+02.87
Line (3)

Curve (4)
  BC  N 694,451.5267  E 2,043,315.3185        18+02.87
  CTR  N 694,659.5783  E 2,043,806.0359
  PI  N 694,620.0817  E 2,043,243.8555

    Direction Back  N22° 58' 32.53"W
      Radius    533.000'
      Delta     37°54'50"(RT)
      Length    352.698'
      Tangent   183.079'
      Chord Direction    N4° 01' 07.60"W  Distance  346.298'
    Direction Ahead N14° 56' 17.33"E

  EC  N 694,796.9730  E 2,043,291.0488        21+55.56
Curve (4)

Line (5)
  N14° 56' 17.33"E   666.157'
  N 695,440.6166  E 2,043,462.7681            28+21.72
Line (5)

Curve (6)
  BC  N 695,440.6166  E 2,043,462.7681        28+21.72
  CTR  N 695,578.0113  E 2,042,947.7810
  PI  N 695,558.2859  E 2,043,494.1614

    Direction Back  N14° 56' 17.33"E
      Radius    533.000'
      Delta     25°44'28"(LT)
      Length    239.459'
      Tangent   121.785'
      Chord Direction    N2° 04' 03.33"E  Distance  237.451'
    Direction Ahead N10° 48' 10.68"W

  EC  N 695,677.9127  E 2,043,471.3349        30+61.18
Curve (6)

Line (7)
  N10° 48' 10.68"W   104.846'
  N 695,780.9009  E 2,043,451.6833            31+66.03
Line (7)

Curve (8)
  BC  N 695,780.9009  E 2,043,451.6833        31+66.03
  CTR  N 696,298.2137  E 2,046,162.7694
  PI  N 696,138.7636  E 2,043,383.3982

    Direction Back  N10° 48' 10.68"W
      Radius    2,760.000'
      Delta     15°02'21"(RT)
      Length    724.450'
      Tangent   364.319'
      Chord Direction    N3° 17' 00.28"W  Distance  722.373'
    Direction Ahead N4° 14' 10.12"E

  EC  N 696,502.0876  E 2,043,410.3095        38+90.48
Curve (8)

Line (9)
  N4° 14' 10.12"E   92.231'
  N 696,594.0671  E 2,043,417.1224            39+82.71
Line (9)

  N 696,594.0671  E 2,043,417.1224            39+82.71
End OHSA

********************************************************************************
Alignment Length: 2,982.707'
********************************************************************************
```

Horizontal Alignment Report

```
********************************************************************************
Alignment Name: NHRD
Station Range: Start: 10+00.00, End: 91+66.83
Description:
********************************************************************************

Begin NHRD
  N 694,401.5552  E 2,037,648.0538            10+00.00

Line (1)
  N89° 32' 43.80"E   759.097'
  N 694,407.5767  E 2,038,407.1266            17+59.10
Line (1)

Curve (2)
  BC  N 694,407.5767  E 2,038,407.1266        17+59.10
  CTR  N 694,997.5582  E 2,038,402.4465
  PI  N 694,409.9866  E 2,038,710.9237

    Direction Back  N89° 32' 43.80"E
      Radius    590.000'
      Delta     54°29'25"(LT)
      Length    561.110'
      Tangent   303.807'
      Chord Direction    N62° 18' 01.31"E  Distance  540.202'
    Direction Ahead N35° 03' 18.82"E

  EC  N 694,658.6824  E 2,038,885.4198        23+20.21
Curve (2)

Line (3)
  N35° 03' 18.82"E   329.309'
  N 694,928.2543  E 2,039,074.5636            26+49.52
Line (3)

Curve (4)
  BC  N 694,928.2543  E 2,039,074.5636        26+49.52
  CTR  N 694,449.8076  E 2,039,756.4564
  PI  N 695,156.5150  E 2,039,234.7215

    Direction Back  N35° 03' 18.82"E
      Radius    833.000'
      Delta     37°00'56"(RT)
      Length    538.153'
      Tangent   278.843'
      Chord Direction    N53° 33' 46.71"E  Distance  528.843'
    Direction Ahead N72° 04' 14.61"E

  EC  N 695,242.3548  E 2,039,500.0233        31+87.67
Curve (4)

Line (5)
  N72° 04' 14.61"E   84.598'
  N 695,268.3976  E 2,039,580.5126            32+72.27
Line (5)

Curve (6)
  BC  N 695,268.3976  E 2,039,580.5126        32+72.27
  CTR  N 688,132.6183  E 2,041,889.3336
  PI  N 695,307.2311  E 2,039,700.5339

    Direction Back  N72° 04' 14.61"E
      Radius    7,500.000'
      Delta     1°55'38"(RT)
      Length    252.271'
      Tangent   126.147'
      Chord Direction    N73° 02' 03.58"E  Distance  252.259'
    Direction Ahead N73° 59' 52.55"E

  EC  N 695,342.0064  E 2,039,821.7932        35+24.54
Curve (6)

Line (7)
  N73° 59' 52.55"E   193.885'
  N 695,395.4550  E 2,040,008.1652            37+18.42
Line (7)

Curve (8)
  BC  N 695,395.4550  E 2,040,008.1652        37+18.42
  CTR  N 693,304.7324  E 2,040,607.7519
  PI  N 695,424.8037  E 2,040,110.5023

    Direction Back  N73° 59' 52.55"E
      Radius    2,175.000'
      Delta     5°36'16"(RT)
      Length    212.755'
      Tangent   106.462'
      Chord Direction    N76° 48' 00.80"E  Distance  212.670'
    Direction Ahead N79° 36' 09.04"E

  EC  N 695,444.0176  E 2,040,215.2165        39+31.18
Curve (8)

Line (9)
  N79° 36' 09.04"E   175.850'
  N 695,475.7542  E 2,040,388.1785            41+07.03
Line (9)

Curve (10)
  BC  N 695,475.7542  E 2,040,388.1785        41+07.03
  CTR  N 689,598.8675  E 2,041,466.5229
  PI  N 695,497.0389  E 2,040,504.1783

    Direction Back  N79° 36' 09.04"E
      Radius    5,975.000'
      Delta     2°15'42"(RT)
      Length    235.842'
      Tangent   117.936'
      Chord Direction    N80° 43' 59.83"E  Distance  235.827'
    Direction Ahead N81° 51' 50.62"E

  EC  N 695,513.7296  E 2,040,620.9277        43+42.87
Curve (10)

Line (11)
  N81° 51' 50.62"E   164.345'
  N 695,536.9880  E 2,040,783.6182            45+07.21
Line (11)

Curve (12)
  BC  N 695,536.9880  E 2,040,783.6182        45+07.21
  CTR  N 694,373.8143  E 2,040,949.9068
  PI  N 695,565.4361  E 2,040,982.6100

    Direction Back  N81° 51' 50.62"E
      Radius    1,175.000'
      Delta     19°24'57"(RT)
      Length    398.175'
      Tangent   201.015'
      Chord Direction    S88° 25' 40.64"E  Distance  396.273'
    Direction Ahead S78° 43' 11.89"E

  EC  N 695,526.1167  E 2,041,179.7420        49+05.39
Curve (12)

Line (13)
  S78° 43' 11.89"E   296.075'
  N 695,468.2032  E 2,041,470.0973            52+01.46
Line (13)

Curve (14)
  BC  N 695,468.2032  E 2,041,470.0973        52+01.46
  CTR  N 696,571.4714  E 2,041,690.1522
  PI  N 695,425.2123  E 2,041,685.6365

    Direction Back  S78° 43' 11.89"E
      Radius    1,125.000'
      Delta     22°06'31"(LT)
      Length    434.102'
      Tangent   219.785'
      Chord Direction    S89° 46' 27.44"E  Distance  431.414'
    Direction Ahead N79° 10' 17.02"E

  EC  N 695,466.5037  E 2,041,901.5078        56+35.57
Curve (14)

Line (15)
  N79° 10' 17.02"E   339.564'
  N 695,530.2981  E 2,042,235.0251            59+75.13
Line (15)

Curve (16)
  BC  N 695,530.2981  E 2,042,235.0251        59+75.13
  CTR  N 694,278.0013  E 2,042,474.5615
  PI  N 695,568.4204  E 2,042,434.3286

    Direction Back  N79° 10' 17.02"E
      Radius    1,275.000'
      Delta     18°05'08"(RT)
      Length    402.458'
      Tangent   202.917'
      Chord Direction    N88° 12' 51.12"E  Distance  400.789'
    Direction Ahead S82° 44' 34.79"E

  EC  N 695,542.7879  E 2,042,635.6198        63+77.59
Curve (16)

Line (17)
  S82° 44' 34.79"E   150.198'
  N 695,523.8149  E 2,042,784.6142            65+27.79
Line (17)

Curve (18)
  BC  N 695,523.8149  E 2,042,784.6142        65+27.79
  CTR  N 688,083.8935  E 2,041,837.2125
  PI  N 695,511.6485  E 2,042,880.1564

    Direction Back  S82° 44' 34.79"E
      Radius    7,500.000'
      Delta     1°28'17"(RT)
      Length    192.617'
      Tangent   96.314'
      Chord Direction    S82° 00' 26.12"E  Distance  192.611'
    Direction Ahead S81° 16' 17.44"E

  EC  N 695,497.0327  E 2,042,975.3546        67+20.40
Curve (18)

Line (19)
  S81° 16' 17.44"E   253.607'
  N 695,458.5473  E 2,043,226.0245            69+74.01
Line (19)

Curve (20)
  BC  N 695,458.5473  E 2,043,226.0245        69+74.01
  CTR  N 694,539.3180  E 2,043,084.8949
  PI  N 695,412.5013  E 2,043,525.9389

    Direction Back  S81° 16' 17.44"E
      Radius    930.000'
      Delta     36°08'23"(RT)
      Length    586.602'
      Tangent   303.428'
      Chord Direction    S63° 12' 06.14"E  Distance  576.926'
    Direction Ahead S45° 07' 54.84"E

  EC  N 695,198.4394  E 2,043,7[illegible]        [illegible]
Curve (20)

Line (21)
  S45° 07' 54.84"E   501.620'
  N 694,844.5583  E 2,044,096.5028            80+62.23
Line (21)

Curve (22)
  BC  N 694,844.5583  E 2,044,096.5028        80+62.23
  CTR  N 696,262.0238  E 2,045,507.4570
  PI  N 694,754.8550  E 2,044,186.6201

    Direction Back  S45° 07' 54.84"E
      Radius    2,000.000'
      Delta     7°16'32"(LT)
      Length    253.963'
      Tangent   127.153'
      Chord Direction    S48° 46' 10.77"E  Distance  253.793'
    Direction Ahead S52° 24' 26.71"E

  EC  N 694,677.2865  E 2,044,287.3718        83+16.19
Curve (22)

Line (23)
  S52° 24' 26.71"E   52.111'
  N 694,645.4964  E 2,044,328.6632            83+68.31
Line (23)

Curve (24)
  BC  N 694,645.4964  E 2,044,328.6632        83+68.31
  CTR  N 696,071.7599  E 2,045,426.7399
  PI  N 694,515.7107  E 2,044,497.2385

    Direction Back  S52° 24' 26.71"E
      Radius    1,800.000'
      Delta     13°28'53"(LT)
      Length    423.532'
      Tangent   212.749'
      Chord Direction    S59° 08' 53.32"E  Distance  422.556'
    Direction Ahead S65° 53' 19.93"E

  EC  N 694,428.8012  E 2,044,691.4258        87+91.84
Curve (24)

Line (25)
  S65° 53' 19.93"E   374.997'
  N 694,275.6120  E 2,045,033.7062            91+66.83
Line (25)

  N 694,275.6120  E 2,045,033.7062            91+66.83
End NHRD

********************************************************************************
Alignment Length: 8,166.835'
********************************************************************************
```

EXISTING CONDITIONS

IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
IPS - IRON PIPE SET
PT - CALCULATED POINT
CM - CONCRETE MONUMENT
FIRE HYDRANT
ELECTRIC BOX
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
POWER POLE < GUY
LIGHT POLE
YARD LIGHT
WELL
R / W - RIGHT-OF-WAY
P / L - PROPERTY LINE
C / L - CENTERLINE
NTS - NOT TO SCALE
CB - CATCH BASIN
GI - GRATE INLET
YI - YARD INLET
CI - CURB INLET
EP - EDGE OF PAVING
TBC - TOP BACK OF CURB
DB - DEED BOOK
PB - PLAT BOOK PG - PAGE
SF - SQUARE FEET
(T) - INDICATES POINTS SET BY TIMMONS GROUP IN 2009
- CALCULATED POINT UNLESS OTHERWISE NOTED
MAILBOX
MH GREASE
BOLLARD
MH STORM SEWER
MH SANITARY SEWER
MH ELECTRIC
MH TELEPHONE
MH WATER
SPRINKLER BOX
ELECTRIC METER
CLEAN OUT
WATER METER
WATER VALVE
ROOF DRAIN
TRAFFIC SIGNAL POLE
SIGN
SPRINKLER HEAD
SPRINKLER VALVE
GAS METER
GAS VALVE
FLAG POLE
GROUND LAMP
BRICK
CONCRETE
STORM LINE
SANITARY LINE
FENCE
OVERHEAD POWER LINE
PAINTED GAS LINE
PAINTED POWER LINE
PAINTED TELEPHONE LINE
PAINTED WATER LINE
EDGE OF SHRUBBERY
EDGE OF WOODS
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
DIP - DUCTILE IRON PIPE
VCP - VITRIFIED CLAY PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HVAC - HEATING, VENTILATION AND AIR CONDITIONING
C / A - CONTROLLED ACCESS

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049206 04-19-24 BRIAN PATRICK WELCH

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REVISION DESCRIPTION

DATE

DATE 04/19/2024
DRAWN BY BPW
DESIGNED BY BPW
CHECKED BY BPW
SCALE ----

TIMMONS GROUP

OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
GENERAL NOTES, DETAILS, AND CONVENTIONAL SYMBOLS

JOB NO. 60335
SHEET NO. R2.00

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PAVEMENT SCHEDULE	
C1	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C.
C2	PROP. APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C.
D1	PROP. APPROX. 4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C.
E1	** PROP. APPROX. 5" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C.
J2	PROP. 10" AGGREGATE BASE COURSE
J3	PROP. VAR. DEPTH AGGREGATE BASE COURSE (MIN. 4")
R1	2'-6" NCDOT CONCRETE CURB AND GUTTER
T	EARTH MATERIAL
U	EXISTING PAVEMENT
V	INCIDENTAL MILLING
W	WEDGING (VARIABLE DEPTH)

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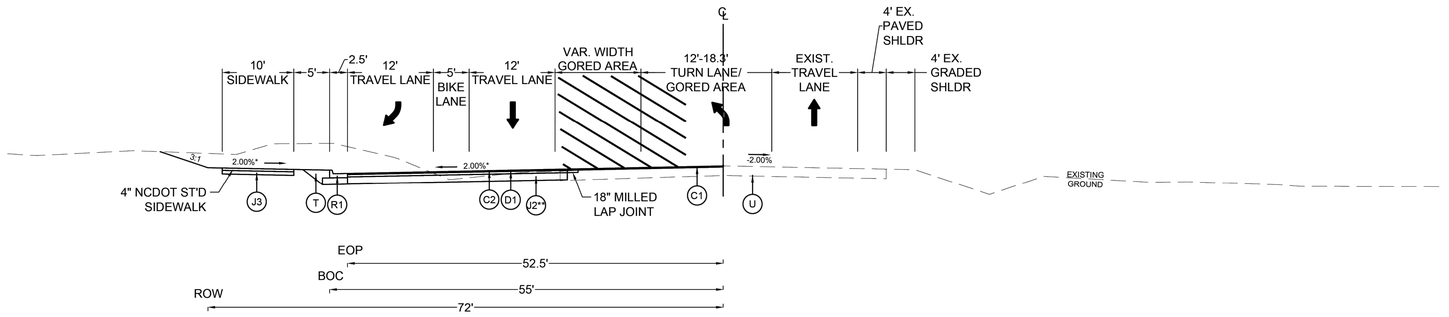
NOTE:

* OR AS CONTROLLED BY PROPOSED CROSS SLOPES, SEE CROSS SECTIONS FOR FURTHER DETAILS

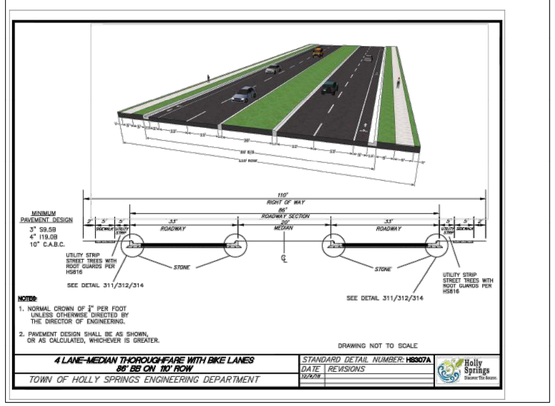
** USE PAVEMENT SECTION E1, INSTEAD OF J2, WHEN PAVEMENT WIDTHS ARE LESS THAN 6' WIDE

*** MILL OR OVERLAY EXISTING PAVEMENT AS NECESSARY TO ACHIEVE REQUIRED CROSS SLOPE PER CROSS SECTIONS AND SUPERELEVATION TRANSITIONS, BUILD UP WITH ASPHALT CONCRETE INTERMEDIATE TYPE I19.0c AT VARIABLE DEPTH DEPENDING ON EXISTING CIRCUMSTANCES. REFER TO NCDOT ROAD DESIGN MANUAL FOR MINIMUM PAVEMENT LIFTS AND WEDGING REQUIREMENTS.

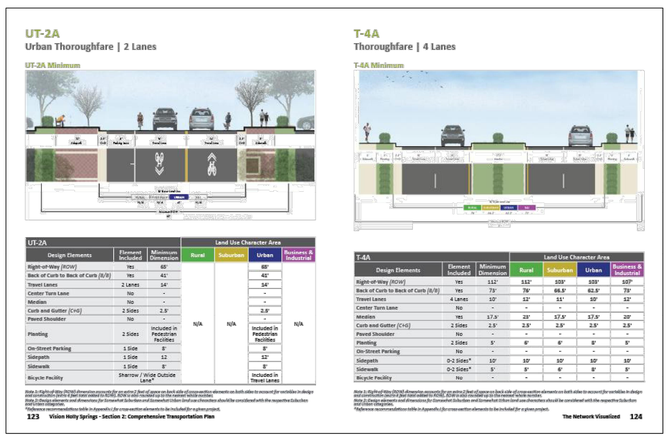
NEW HILL ROAD (DETAILED SECTION)
TYPICAL SECTION
(STA. 63+49.85 TO STA. 70+37.91)



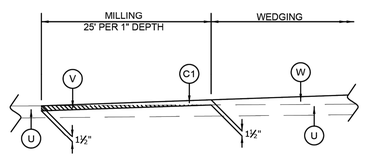
NEW HILL ROAD (CTP SECTION)
TYPICAL SECTION



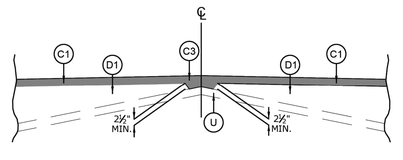
OLD HOLLY SPRINGS ROAD (CTP SECTION)
TYPICAL SECTION



ASPHALT MILLING TIE-IN DETAIL



WEDGING DETAIL W1***



DETAIL SHOWING METHOD OF WEDGING

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DRAWN BY BPW
DESIGNED BY BPW
CHECKED BY BPW
SCALE 1"=10'

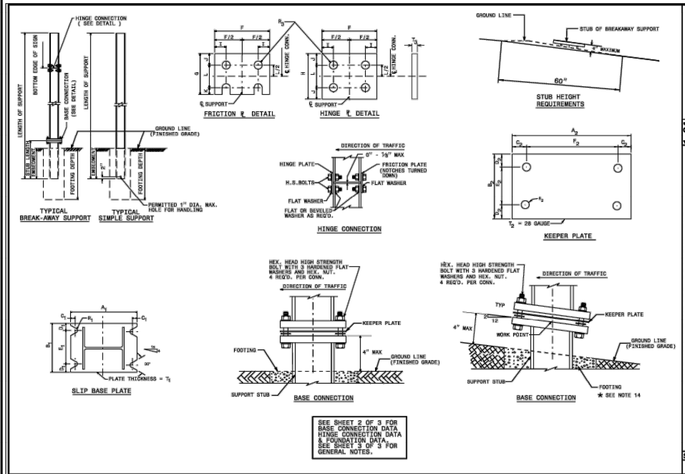
TIMMONS GROUP

OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
TYPICAL SECTION

JOB NO. 60335
SHEET NO. R2.01

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SEE SHEET 2 OF 3 FOR BASE CONNECTION DATA & FOUNDATION DATA. SEE SHEET 3 OF 3 FOR GENERAL NOTES.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
GROUND MOUNTED SIGN SUPPORTS

SHEET 1 OF 3
903.10

SIGN SHAPE	BOLT SIZE	SLIP BASE PLATE DATA						KEEPER PLATE DATA						HINGE CONNECTION DATA								BREAK AWAY SUPPORT WEIGHT CONSTANT (lbs)
		A_1	B_1	C_1	D_1	E_1	T_1	A_2	B_2	C_2	D_2	E_2	T_2	BOLT SIZE	F	G	H	I	J	K	L	B_3	T_3	
SIGN.7	3/8"DIA.X 3¼"	7"	4"	1"	¾"	2½"	1"	⅜"	7"	4"	1"	¾"	2½"	⅜"	28 GAUGE	3/8"DIA.X7¾"	2¼"	3½"	4"	5⅜"	1"	1⅜"	2"	⅜"	⅜"	18
S437.7	3/8"DIA.X 3¼"	8"	4"	1"	¾"	2½"	1"	⅜"	8"	4"	1"	¾"	2½"	⅜"	28 GAUGE	3/8"DIA.X7¾"	2½"	3½"	4"	5⅜"	1"	1⅜"	2"	⅜"	⅜"	20
W8X9	3/8"DIA.X 3¼	10"	8"	1"	¾"	2½"	1"	⅜"	10"	4"	1"	¾"	2½"	⅜"	28 GAUGE	3/8"DIA.X7¾"	4"	3½"	4"	5⅜"	1"	1⅜"	2"	⅜"	⅜"	30
W8X12	5/8"DIA.X 4"	11"	8"	1¼"	⅞"	3¼"	1¼"	⅝"	11"	8"	1¼"	⅞"	3¼"	⅝"	28 GAUGE	5/8"DIA.X 3"	4"	4"	4½"	5⅝"	1⅛"	5⅝"	3¼"	⅝"	⅝"	39
W8X15	5/8"DIA.X 4½"	10"	8"	1¼"	⅞"	3¼"	1¼"	⅝"	10"	8"	1¼"	⅞"	3¼"	⅝"	28 GAUGE	5/8"DIA.X7¼"	4"	4½"	5"	5⅝"	1⅛"	5⅝"	3¼"	⅝"	⅝"	47
W8X18	5/8"DIA.X 4½"	13½"	8½"	1¼"	⅞"	4⅝"	1½"	⅝"	13½"	8½"	1¼"	⅞"	4⅝"	⅝"	28 GAUGE	5/8"DIA.X7¼"	4"	4½"	5"	5⅝"	1⅛"	5⅝"	3¼"	⅝"	⅝"	70
W8X21	5/8"DIA.X 4½"	14"	7"	1½"	1"	5"	1½"	⅝"	14"	7"	1½"	1"	5"	⅝"	28 GAUGE	5/8"DIA.X7½"	5¼"	6"	7"	1"	1⅝"	5⅝"	3½"	⅝"	½"	73
W10X22	5/8"DIA.X 4½"	16"	8"	1½"	1"	6"	1½"	⅝"	16"	8"	1½"	1"	6"	⅝"	28 GAUGE	5/8"DIA.X7½"	5¼"	6"	7"	1"	1⅝"	5⅝"	3½"	⅝"	½"	119
W10X26	5/8"DIA.X 4½"	16½"	8"	1½"	1"	6"	1¾"	⅝"	16½"	8"	1½"	1"	6"	⅝"	28 GAUGE	5/8"DIA.X8⅛"	6¼"	8"	7"	1"	1⅝"	5⅝"	3½"	⅝"	½"	140
W12X26	5/8"DIA.X 5½"	18½"	8"	1½"	1"	7"	1¾"	⅝"	18½"	8"	1½"	1"	7"	⅝"	28 GAUGE	5/8"DIA.X8⅛"	6½"	8"	7"	1"	1⅝"	5⅝"	3½"	⅝"	½"	176
W14X30	1"DIA.X 6"	22"	8"	2"	1½"	8"	2"	⅞"	22"	8"	2"	1½"	8"	⅞"	28 GAUGE	1"DIA.X 8"	8⅝"	7"	8"	1¼"	2"	1"	4"	⅞"	¾"	205
W16X31	1"DIA.X 6"	24"	8"	2"	1½"	8"	2"	1"	24"	8"	2"	1½"	8"	1"	28 GAUGE	1"DIA.X 9"	9⅝"	7"	8"	1¼"	2"	1"	4"	⅞"	¾"	223
W18X35	1"DIA.X 6"	26"	8"	2"	1½"	8"	2"	1"	26"	8"	2"	1½"	8"	1"	28 GAUGE	1"DIA.X 9"	9⅝"	7"	8"	1¼"	2"	1"	4"	⅞"	¾"	243
W18X40	1"DIA.X 6½"	28"	8"	2"	1½"	8"	2¼"	1"	28"	8"	2"	1½"	8"	1"	28 GAUGE	1"DIA.X10½"	9⅝"	7"	8"	1¼"	2"	1"	4"	⅞"	¾"	278
W21X44	1"DIA.X 7"	29"	8"	2"	1½"	8"	2½"	1"	29"	8"	2"	1½"	8"	1"	28 GAUGE	1"DIA.X10½"	9⅝"	7"	8"	1¼"	2"	1"	4"	⅞"	¾"	310

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
GROUND MOUNTED SIGN SUPPORTS

SHEET 2 OF 3
903.10

INCOMPLETE PLANS

DO NOT USE FOR R/W ACQUISITION

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

NOTES:

1. DESIGN CONFORMS WITH THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS - AASHTO.
2. USE MATERIALS, FABRICATE AND ERECT SIGNS AND SUPPORTS THAT CONFORM TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
3. USE HIGH STRENGTH BOLTS, NUTS AND WASHERS THAT CONFORM TO ASTM A-325 AND THAT ARE GALVANIZED IN ACCORDANCE WITH ASTM F2329 OR B695 CLASS 55.
4. USE BACKING PLATES, SLIP BASE PLATES, FRICTION PLATES, AND HINGE PLATES THAT CONFORM TO ASTM A-36 AND THAT ARE GALVANIZED IN ACCORDANCE WITH ASTM A-123 PRIOR TO GALVANIZING, GRIND SMOOTH ANY METAL PROJECTION BEYOND THE PLATE FACE. KEEPER PLATES SHALL BE MANUFACTURED FROM 28 GAUGE SHEET STEEL THAT CONFORMS TO ASTM A-36 AND IS GALVANIZED IN ACCORDANCE WITH ASTM A-123
5. ASSEMBLE HINGE CONNECTIONS IN THE SHOP. THE SHOP SHALL TIGHTEN BOLTS BY USE OF EITHER A CALIBRATED POWER WRENCH OR A MANUAL TORQUE WRENCH. TIGHTEN EACH HINGE CONNECTION BOLT TO 1/3 PAST SNUG.
6. BASE PLATES DETAILS ARE FOR INSTALLATIONS ON THE RIGHT SHOULDER AND IN GORE AREAS.
7. ASSEMBLE UPPER SUPPORT TO STUB AS SHOWN IN DETAIL. SLIP BASE PLATES SHALL BE FILLET WELDED ONTO SUPPORTS ALL AROUND THE STRUCTURAL SHAPE SO AS TO INSURE NO LOSS OF STRENGTH. ASSEMBLE IN EITHER SHOP OR FIELD. 28 GAUGE KEEPER PLATE IS PLACED BETWEEN SLIP BASE PLATES TO PREVENT BOLT SLIPPING. TIGHTEN BOLTS TO THE FOLLOWING PRESCRIBED TORQUE:

BOLT DIAMETER	TORQUE (LB. FT.)
½"	9
⅝"	22
¾"	37
1"	48

COMPLETELY ASSEMBLE BREAKAWAY SUPPORTS PRIOR TO ERECTION. BREAKAWAY SUPPORT TO BE SET IN ONE PIECE. AFTER SUPPORT HAS BEEN ERECTED AND THE CONCRETE FOOTINGS HAS CURED AT LEAST 48 HOURS, CLEAN CONCRETE FROM BASE CONNECTION BOLTS THEN LOOSEN AND RE TIGHTEN EACH BOLT IN A SYSTEMATIC ORDER TO THE PRESCRIBED TORQUE. DO NOT OVER TIGHTEN. BURR ALL BOLT THREADS OF BASE CONNECTIONS TO PREVENT LOOSENING.

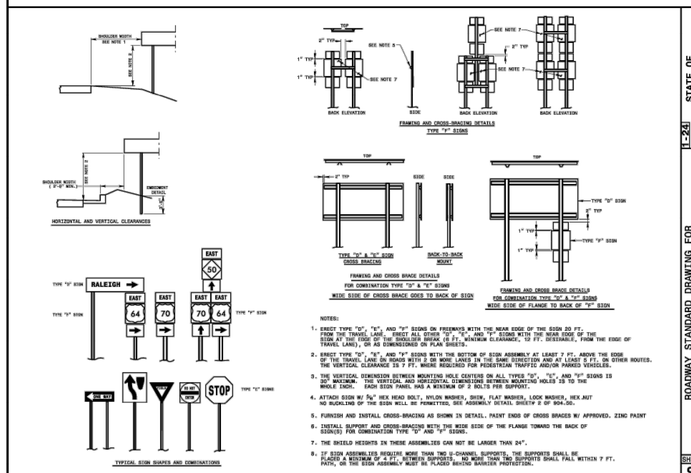
8. ELIMINATE HINGE CONNECTION FOR ALL SINGLE SUPPORT SIGNS.
9. DETAIL IS FOR ONE DIRECTION BREAKAWAY. WHEN PLANS REQUIRE A TWO DIRECTION BREAKAWAY, TWO FRICTION PLATES SHALL BE USED IN LIEU OF ONE FRICTION PLATE AND ONE HINGE PLATE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
GROUND MOUNTED SIGN SUPPORTS

SHEET 3 OF 3
903.10



NOTES:

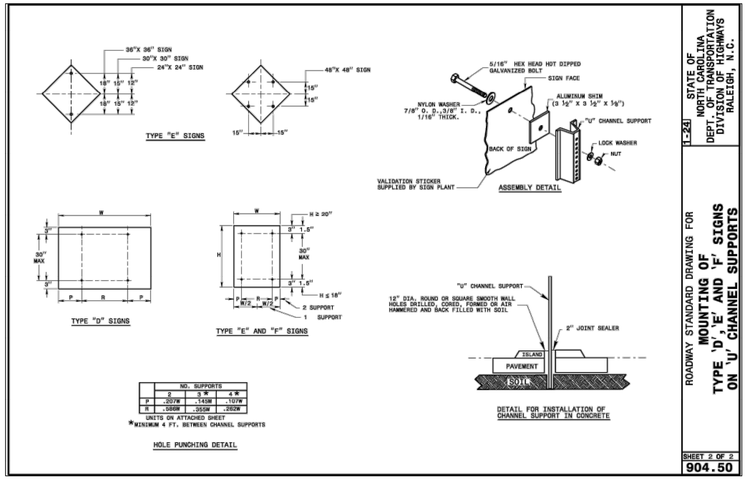
1. ERECT TYPE "O", "E", AND "F" SIGNS ON FREEWAYS WITH THE NEAR EDGE OF THE SIGN 20 FT. FROM THE TRAVEL LANE. ERECT ALL SIGNS "O", "E", AND "F" SIGNS WITH THE NEAR EDGE OF THE SIGN AT THE EDGE OF THE SHOULDER BREAK (6 FT. MINIMUM CLEARANCE, 10 FT. DESIRABLE, FROM THE EDGE OF TRAVEL LANE), OR AS DIMENSIONED ON PLAN SHEETS.
2. ERECT TYPE "O", "E", AND "F" SIGNS WITH THE BOTTOM OF SIGN ASSEMBLY AT LEAST 7 FT. ABOVE THE EDGE OF THE TRAVEL LANE ON ROADS WITH 2 OR MORE LANES IN THE SAME DIRECTION AND AT LEAST 5 FT. ON OTHER ROUTES. THE VERTICAL CLEARANCE IS 7 FT. WHERE REQUIRED FOR PEDESTRIAN TRAFFIC AND/OR PARKED VEHICLES.
3. THE VERTICAL DIMENSION BETWEEN MOUNTING HOLE CENTERS ON ALL TYPES "O", "E", AND "F" SIGNS IS 20" MAXIMUM. THE VERTICAL AND HORIZONTAL DIMENSIONS BETWEEN MOUNTING HOLES IS TO THE WHOLE INCH. EACH SIGN PANEL HAS A MINIMUM OF 2 HOLES PER SUPPORT.
4. ATTACH SIGN W/ ⅜" HEX HEAD BOLT, NYLON WASHER, SHIM, FLAT WASHER, LOCK WASHER, HEX.NUT NO BUCKLING OF THE SIGN WILL BE PERMITTED, SEE ASSEMBLY DETAIL SHEETS # OF SDA-SS.
5. FURNISH AND INSTALL CROSS-BRACING AS SHOWN IN DETAIL. PAINT ENDS OF CROSS BRACES W/ APPROVED. ZINC PAINT
6. INSTALL SUPPORT AND CROSS-BRACING WITH THE WIDE SIDE OF THE FLANGE TOWARD THE BACK OF SIGN(S) FOR COMBINATION TYPE "O" AND "F" SIGNS.
7. THE SHIELD HEIGHTS IN THESE ASSEMBLIES CAN NOT BE LARGER THAN 24".
8. IF SIGN ASSEMBLIES RESULTING MORE THAN TWO U-CHANNEL SUPPORTS, THE SUPPORTS SHALL BE PLACED A MINIMUM OF 4 FT. BETWEEN SUPPORTS. NO MORE THAN TWO SUPPORTS SHALL FALL WITHIN 7 FT. PATH, OR THE SIGN ASSEMBLY MUST BE PLACED BEHIND BARRIER PROTECTION.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
MOUNTING OF TYPE 'O', 'E' AND 'F' SIGNS ON 'U' CHANNEL SUPPORTS

SHEET 1 OF 2
904.50



NO. SUPPORTS	2	3*	4*
F	.207W	.145W	.107W
G	.150W	.350W	.250W

UNITS ON ATTACHED SHEET
*MINIMUM 4 FT. BETWEEN CHANNEL SUPPORTS

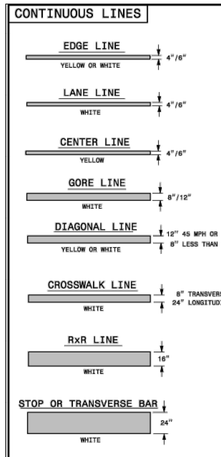
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
MOUNTING OF TYPE 'O', 'E' AND 'F' SIGNS ON 'U' CHANNEL SUPPORTS

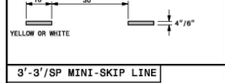
SHEET 2 OF 2
904.50

CONTINUOUS LINES



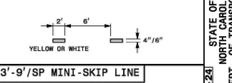
10'-30'/SP SKIP LINE

UNLESS OTHERWISED SHOWN, USE 10'-30'/SP SKIPS FOR SKIP LANE LINES AND SKIP CENTER LINES.



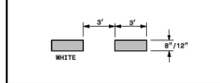
2'-6'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 2'-6'/SP MINI-SKIPS FOR LANE LINE EXTENSIONS THROUGH INTERSECTIONS, EDGE LINE EXTENSIONS THROUGH INTERSECTIONS AND BICYCLE LANE EXTENSIONS.



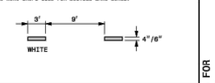
3'-3'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 3'-3'/SP MINI-SKIPS FOR THE WHITE EDGE LINE EXTENSIONS AT ROUNDABOUTS.



3'-9'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 3'-9'/SP MINI-SKIPS FOR MINI-SKIP LANE LINES, LINE EXTENSIONS THROUGH TAPERS, AND MINI-SKIPS USED FOR BICYCLE LANE LINES.



GENERAL NOTES:

1- USE 6" LANE, EDGE, AND CENTER LINES ON ALL FULL CONTROL OF ACCESS FACILITIES AND OTHER ROUTES AS DIRECTED BY THE ENGINEER.

2- LANE LINES INDICATED AS "WIDE" ON THE ROADWAY STANDARD DRAWINGS SHALL BE AT LEAST TWICE THE WIDTH OF THE NORMAL LINE.

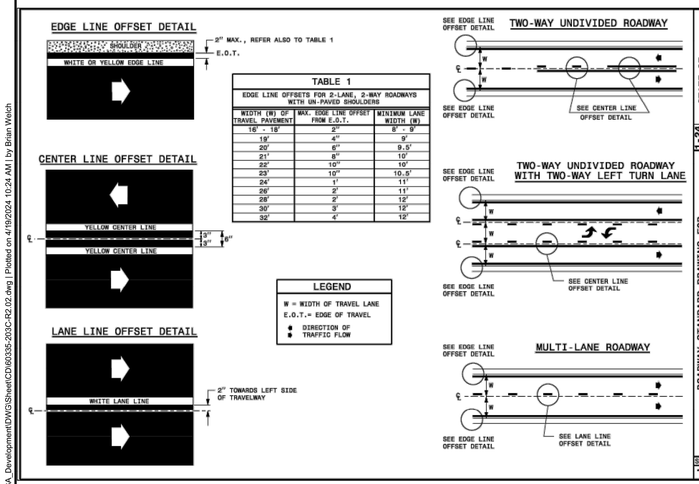
3- GORE LINES SHALL BE TWICE THE WIDTH OF THE NORMAL LINE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
LINE TYPES AND OFFSETS

SHEET 1 OF 2
1205.01



2" MAX., REFER ALSO TO TABLE 1

TABLE 1

EDGE LINE OFFSETS FOR 2-LANE, 2-WAY ROADWAYS WITH UN-PAVED SHOULDERS

WIDTH (W) OF TRAVEL PAVEMENT	MAX. EDGE LINE OFFSET FROM E.O.T.	MINIMUM LANE WIDTH (W)
16' - 18'	2"	8' - 9'
19'	4"	9'
20'	6"	9.5'
21'	8"	10'
22'	10"	10'
23'	10"	10.5'
24'	1'	11'
26'	2'	11'
28'	2'	12'
30'	3'	12'
32'	4'	12'

LEGEND

W = WIDTH OF TRAVEL LANE
E.O.T.= EDGE OF TRAVEL
DIRECTION OF TRAFFIC FLOW

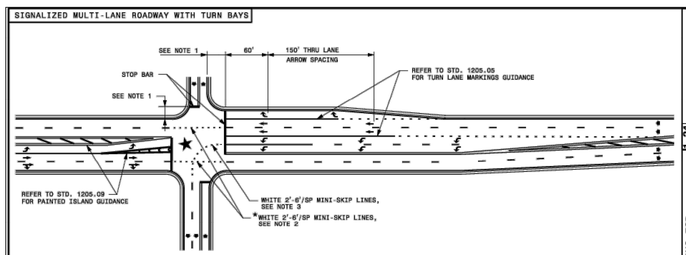
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
LINE TYPES AND OFFSETS

SHEET 2 OF 2
1205.01

SIGNALIZED MULTI-LANE ROADWAY WITH TURN BAYS



GENERAL NOTES:

1- REFER TO THE PAVEMENT MARKING PLAN FOR STOP BAR LOCATIONS FOR SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR AS DIRECTED BY THE ENGINEER.

2- MINI-SKIP LANE LINE EXTENSIONS SHOULD BE USED AT INTERSECTIONS THAT HAVE REDUCED VISIBILITY CONDITIONS SUCH AS OFFSET, SKEWED, OR CURVED ROADWAYS.

3- MINI-SKIP LANE LINE EXTENSIONS SHALL BE USED WHERE MULTIPLE TURN LANES ARE USED.

4- REFER TO ROADWAY STANDARD DRAWINGS 1205.01, 1205.02, 1205.05, 1205.08 AND 1205.09 FOR ADDITIONAL PAVEMENT MARKING GUIDANCE.

LEGEND

DIRECTION OF TRAFFIC FLOW
PAVEMENT MARKING SYMBOLS
OPTIONAL

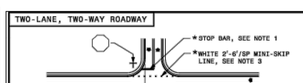
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

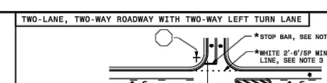
ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
INTERSECTIONS

SHEET 1 OF 2
1205.04

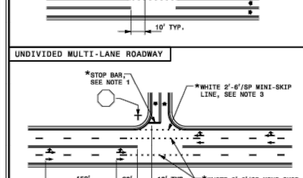
TWO-LANE, TWO-WAY ROADWAY



TWO-LANE, TWO-WAY ROADWAY WITH TWO-WAY LEFT TURN LANE

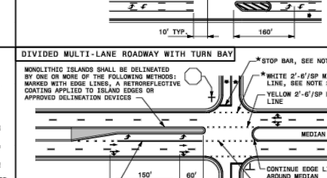


UNDIVIDED MULTI-LANE ROADWAY

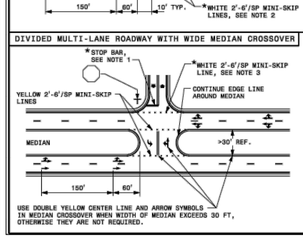


DIVIDED MULTI-LANE ROADWAY WITH TURN BAY

MONOLITHIC ISLANDS SHALL BE DELINEATED BY ONE OR MORE OF THE FOLLOWING METHODS: MARKED WITH EDGE LINES, A RETROREFLECTIVE COATING APPLIED TO ISLAND EDGES OR APPROVED DELINEATION DEVICES



DIVIDED MULTI-LANE ROADWAY WITH WIDE MEDIAN CROSSOVER



GENERAL NOTES:

1- PLACEMENT OF STOP BARS AT NON-SIGNALIZED INTERSECTIONS IS OPTIONAL AND USED WHERE IT IS IMPORTANT TO INDICATE THE POINT WHICH VEHICLES ARE REQUIRED TO STOP. PLACE STOP BARS NO LESS THAN 4 FEET AND NO MORE THAN 30 FEET FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY. USE 10 FEET AS THE TYPICAL SETBACK DISTANCE OR AS DIRECTED BY THE ENGINEER.

2- MINI-SKIP LANE LINE EXTENSIONS SHOULD BE USED AT INTERSECTIONS THAT HAVE REDUCED VISIBILITY CONDITIONS SUCH AS OFFSET, SKEWED, OR CURVED ROADWAYS.

3- MINI-SKIP EDGE LINE EXTENSIONS MAY BE PLACED THROUGH INTERSECTIONS AND MAJOR DRIVEWAYS.

4- REFER TO ROADWAY STANDARD DRAWINGS 1205.01, 1205.02, 1205.05, 1205.08 AND 1205.09 FOR ADDITIONAL PAVEMENT MARKING GUIDANCE.

LEGEND

STOP SIGN
STATIONARY SIGN
DIRECTION OF TRAFFIC FLOW
PAVEMENT MARKING SYMBOLS
OPTIONAL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
INTERSECTIONS

SHEET 2 OF 2
1205.04

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

NOT FOR CONSTRUCTION

SEAL 049208 04-19-24 BRIAN PAUL WATSON ENGINEER

REVISION DESCRIPTION	DATE

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TIMMONS GROUP

OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
STANDARD DETAILS

DATE: *04/19/2024*
DRAWN BY: *BPW*
DESIGNED BY: *BPW*
CHECKED BY: *BPW*
SCALE: ----

JOB NO. *60335*
SHEET NO. *R2.02*

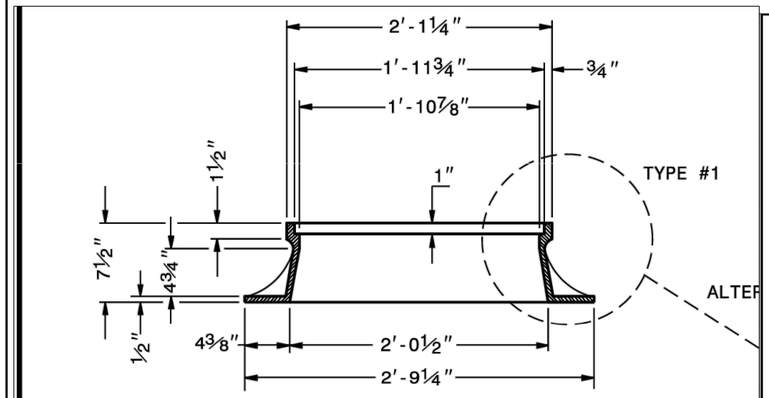
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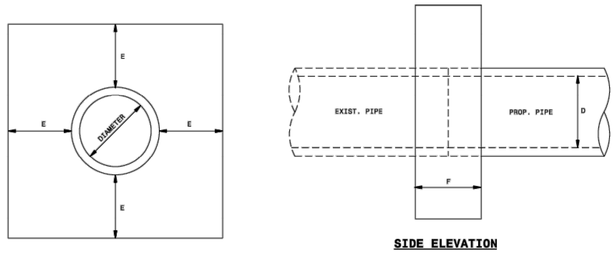
INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

NOT FOR CONSTRUCTION



SECTION A-A



ELEVATION

SIDE ELEVATION

GENERAL NOTES:

USE PIPE COLLAR FOR EXTENDING EXISTING CONCRETE PIPE CULVERTS AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. THIS INCLUDES EXTENDING EXISTING PIPES WITH PIPES OF DIFFERENT MATERIALS.

CONSTRUCT THE PIPE COLLAR WITH CLASS "B" OR BETTER CONCRETE.

OBSERVE ALL REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.

* USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS LESS THAN 12 INCH.

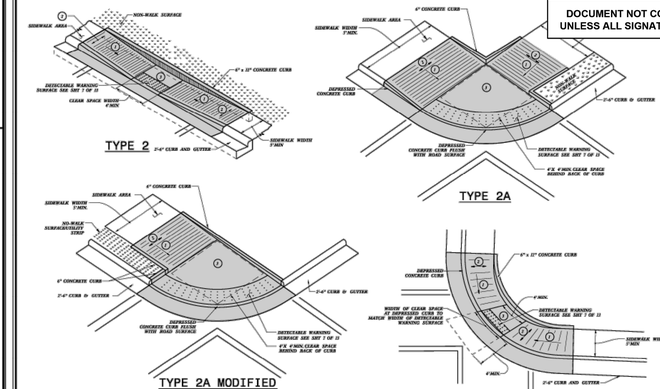
D	E	F	CU. YD.
12"	12"	12"	0.3528
15"	12"	12"	0.3990
18"	12"	12"	0.4465
24"	12"	12"	0.5526
30"	12"	12"	0.6660
36"	12"	12"	0.7640
42"	12"	12"	0.8856
48"	12"	12"	1.0126
54"	18"	18"	2.5793
60"	18"	18"	2.8506
66"	18"	18"	3.1307
72"	18"	18"	3.4176

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **PIPE COLLAR**

SHEET 1 OF 1
840.72

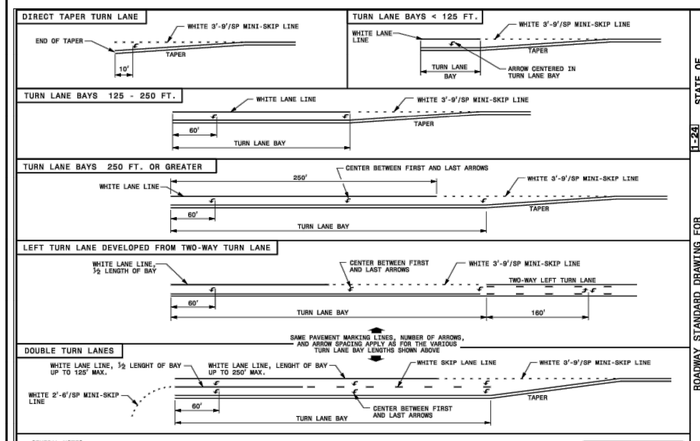


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PARALLEL RAMP

SHEET 8 OF 13
848.06



GENERAL NOTES:

1- USE THE GUIDANCE SHOWN ABOVE IN CONJUNCTION WITH THE INTERSECTION GUIDANCE SHOWN ON ROADWAY STANDARD DRAWING 1205.04.

2- THE NUMBER OF ARROWS SHOWN IS THE MINIMUM REQUIRED. USE ADDITIONAL ARROWS AS DIRECTED BY THE ENGINEER.

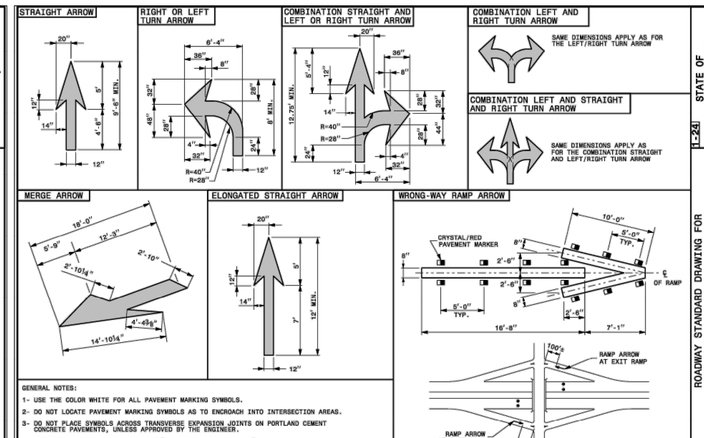
LEGEND
PAVEMENT MARKING SYMBOL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** TURN LANES

SHEET 1 OF 1
1205.05



GENERAL NOTES:

1- USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.

2- DO NOT LOCATE PAVEMENT MARKING SYMBOLS AS TO ENCROACH INTO INTERSECTION AREAS.

3- DO NOT PLACE SYMBOLS ACROSS TRANSVERSE EXPANSION JOINTS ON PORTLAND CEMENT CONCRETE PAVEMENTS, UNLESS APPROVED BY THE ENGINEER.

4- CONFORM ALL SYMBOLS TO THE FHWA "STANDARD HIGHWAY SIGNS" MANUAL WHICH INCLUDES PAVEMENT MARKINGS AND STANDARD ALPHABETS (REFER TO SHEETS 6 THRU 9). DIMENSIONS CAN VARY AMONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE. HOWEVER, ALL SYMBOLS ARE REQUIRED TO BE APPROVED BY THE DEPARTMENT.

NOTE:

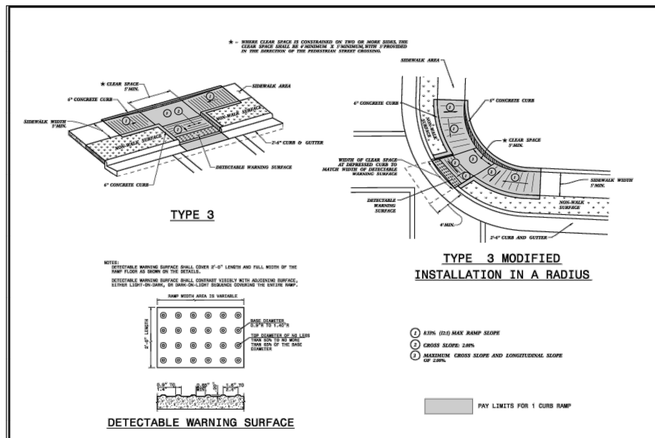
1- WHEN INSTALLING COLD APPLIED PLASTIC ON CONCRETE, IT IS RECOMMENDED TO USE COLD APPLIED PLASTIC WITH A BLACK CONTRASTING BORDER.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** SYMBOLS AND WORD MESSAGES

SHEET 1 OF 9
1205.08

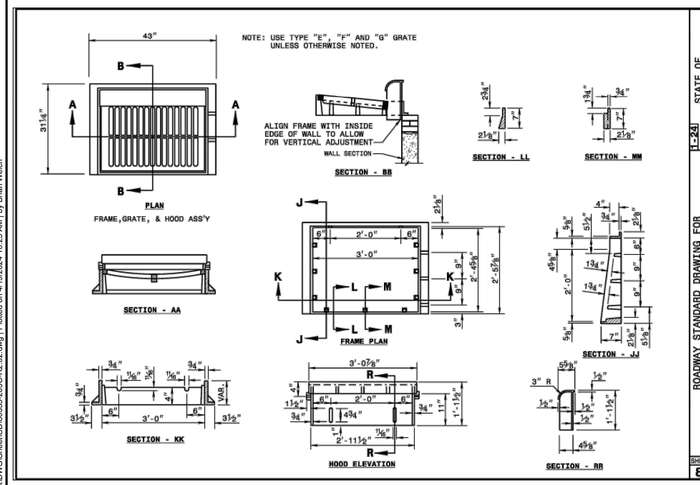


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PARALLEL RAMP

SHEET 9 OF 13
848.06



NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.

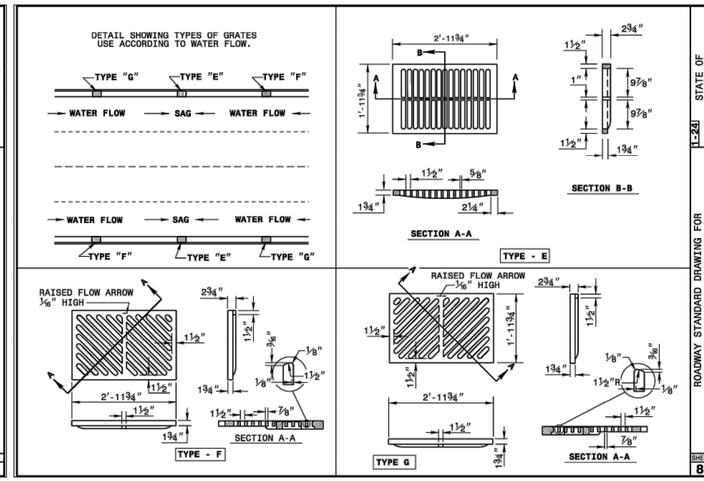
ALIGN FRAME WITH INSIDE EDGE OF WALL TO ALLOW FOR VERTICAL ADJUSTMENT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03

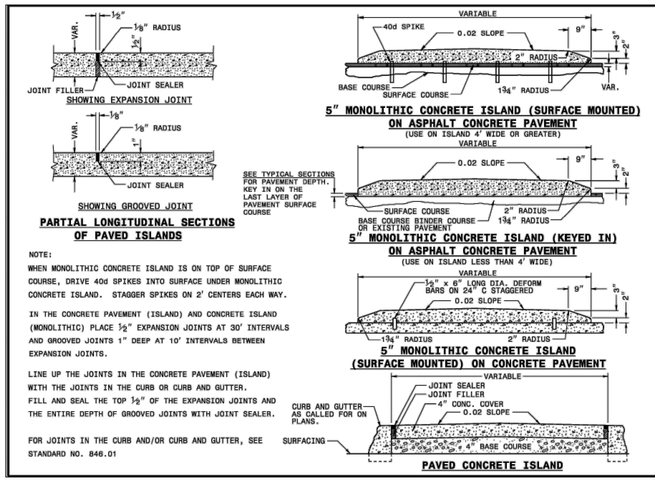


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03



NOTE:

WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER SPIKES ON 2' CENTERS EACH WAY.

IN THE CONCRETE PAVEMENT (ISLAND) AND CONCRETE ISLAND (MONOLITHIC) PLACE ½" EXPANSION JOINTS AT 30' INTERVALS AND GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

LINE UP THE JOINTS IN THE CONCRETE PAVEMENT (ISLAND) WITH THE JOINTS IN THE CURB OR CURB AND GUTTER. FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND THE ENTIRE DEPTH OF GROOVED JOINTS WITH JOINT SEALER.

FOR JOINTS IN THE CURB AND/OR CURB AND GUTTER, SEE STANDARD NO. 846.01

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR **CONCRETE ISLANDS**

SHEET 1 OF 1
852.01

THIS DRAWING PREPARED AT THE
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5410 Trinity Rd, Suite 113, Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION	DATE

DATE 04/19/2024
DRAWN BY BPW
DESIGNED BY BPW
CHECKED BY BPW
SCALE ----

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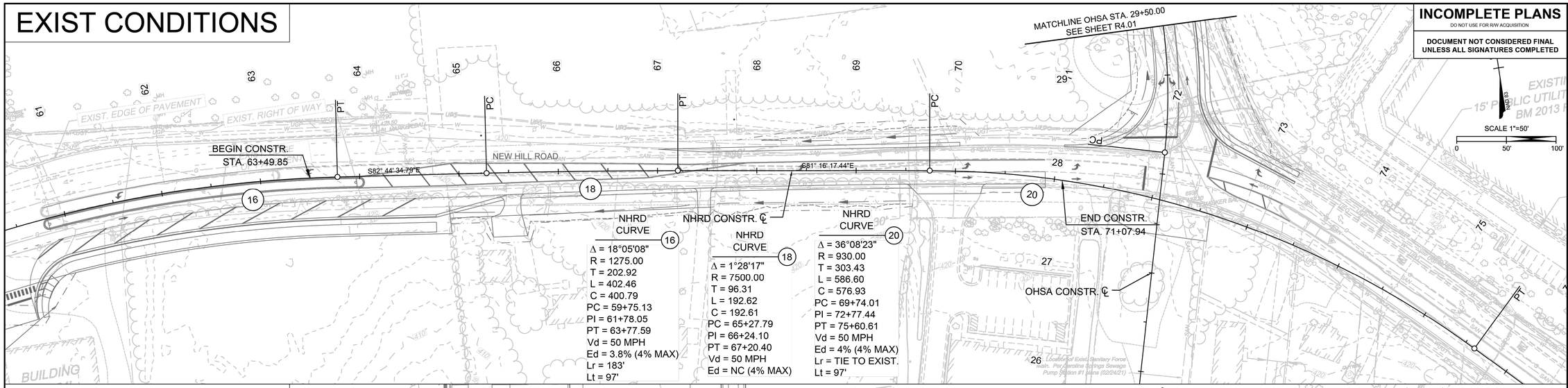
OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
STANDARD DETAILS

JOB NO. 60335
SHEET NO. R2.03

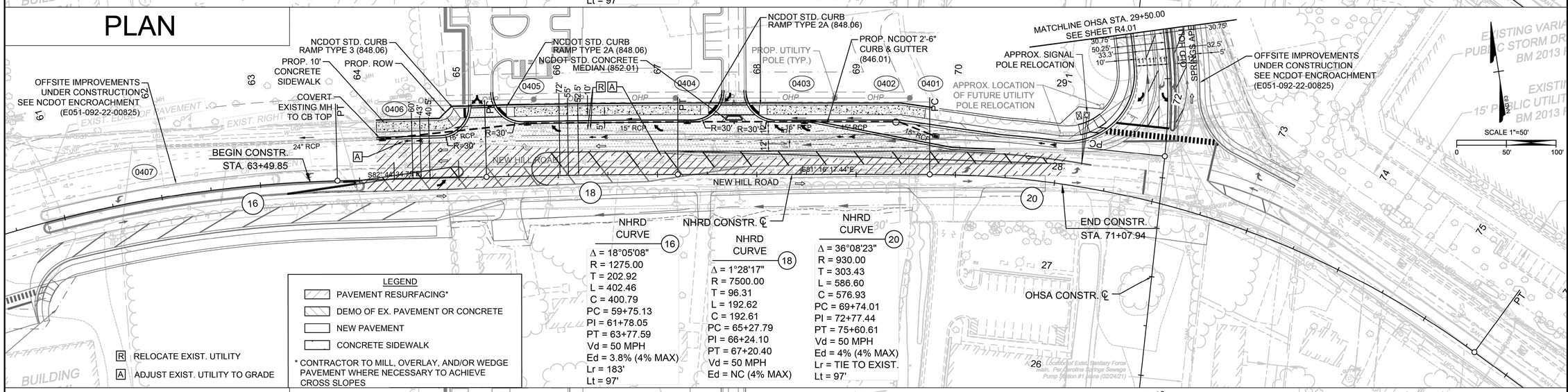
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EXIST CONDITIONS



PLAN



LEGEND

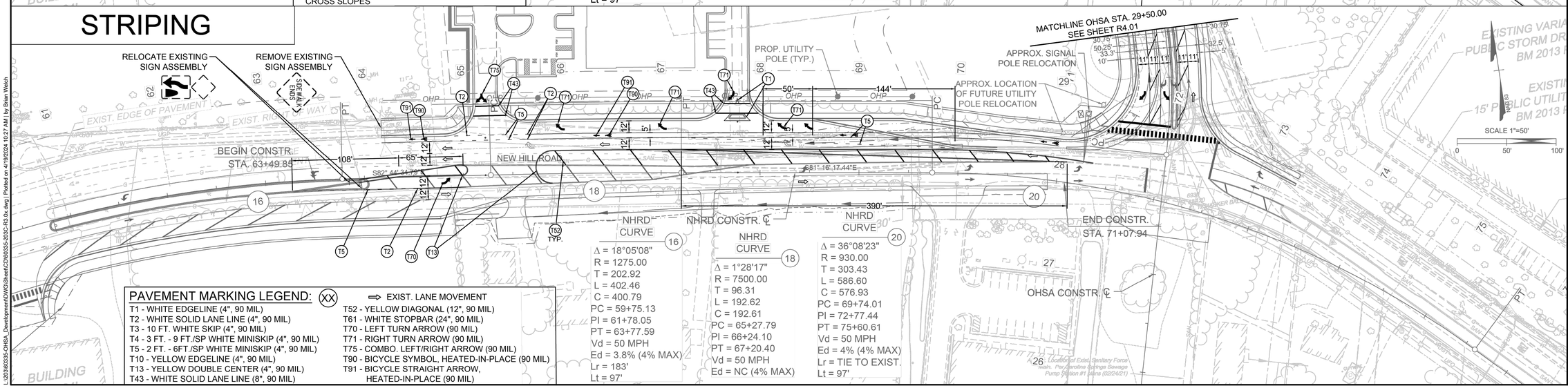
- PAVEMENT RESURFACING*
- DEMO OF EX. PAVEMENT OR CONCRETE
- NEW PAVEMENT
- CONCRETE SIDEWALK

* CONTRACTOR TO MILL, OVERLAY, AND/OR WEDGE PAVEMENT WHERE NECESSARY TO ACHIEVE CROSS SLOPES

[R] RELOCATE EXIST. UTILITY

[A] ADJUST EXIST. UTILITY TO GRADE

STRIPING



PAVEMENT MARKING LEGEND: (XX) ⇨ EXIST. LANE MOVEMENT

- T1 - WHITE EDGELINE (4", 90 MIL)
- T2 - WHITE SOLID LANE LINE (4", 90 MIL)
- T3 - 10 FT. WHITE SKIP (4", 90 MIL)
- T4 - 3 FT. - 9 FT./SP WHITE MINISKIP (4", 90 MIL)
- T5 - 2 FT. - 6FT./SP WHITE MINISKIP (4", 90 MIL)
- T10 - YELLOW EDGELINE (4", 90 MIL)
- T13 - YELLOW DOUBLE CENTER (4", 90 MIL)
- T43 - WHITE SOLID LANE LINE (8", 90 MIL)
- T52 - YELLOW DIAGONAL (12", 90 MIL)
- T61 - WHITE STOPBAR (24", 90 MIL)
- T70 - LEFT TURN ARROW (90 MIL)
- T71 - RIGHT TURN ARROW (90 MIL)
- T75 - COMBO. LEFT/RIGHT ARROW (90 MIL)
- T90 - BICYCLE SYMBOL, HEATED-IN-PLACE (90 MIL)
- T91 - BICYCLE STRAIGHT ARROW, HEATED-IN-PLACE (90 MIL)

INCOMPLETE PLANS

DO NOT USE FOR R/W ACQUISITION

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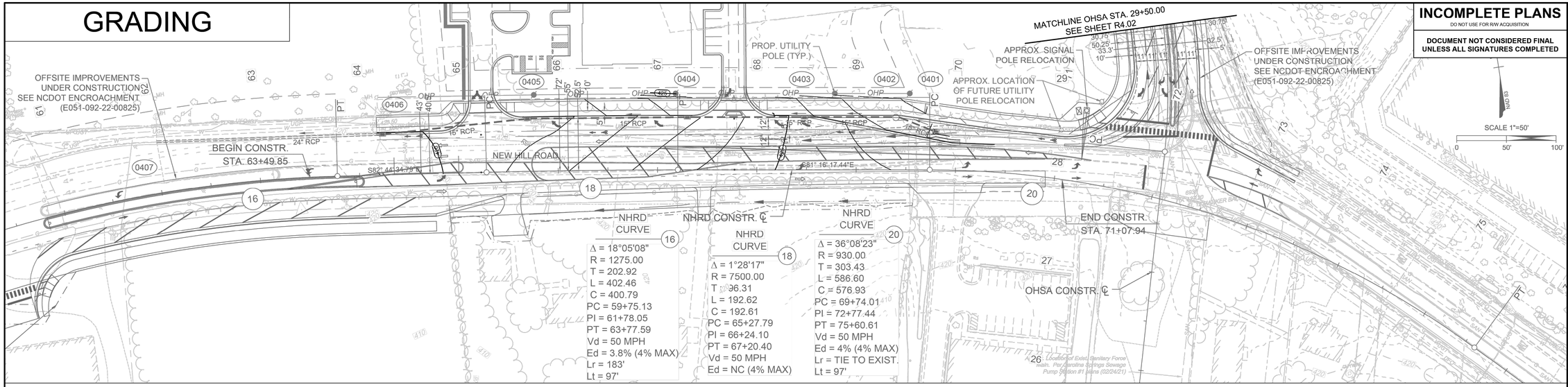
OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
EXISTING, PLAN, & STRIPING

JOB NO. 60335
SHEET NO. R3.01

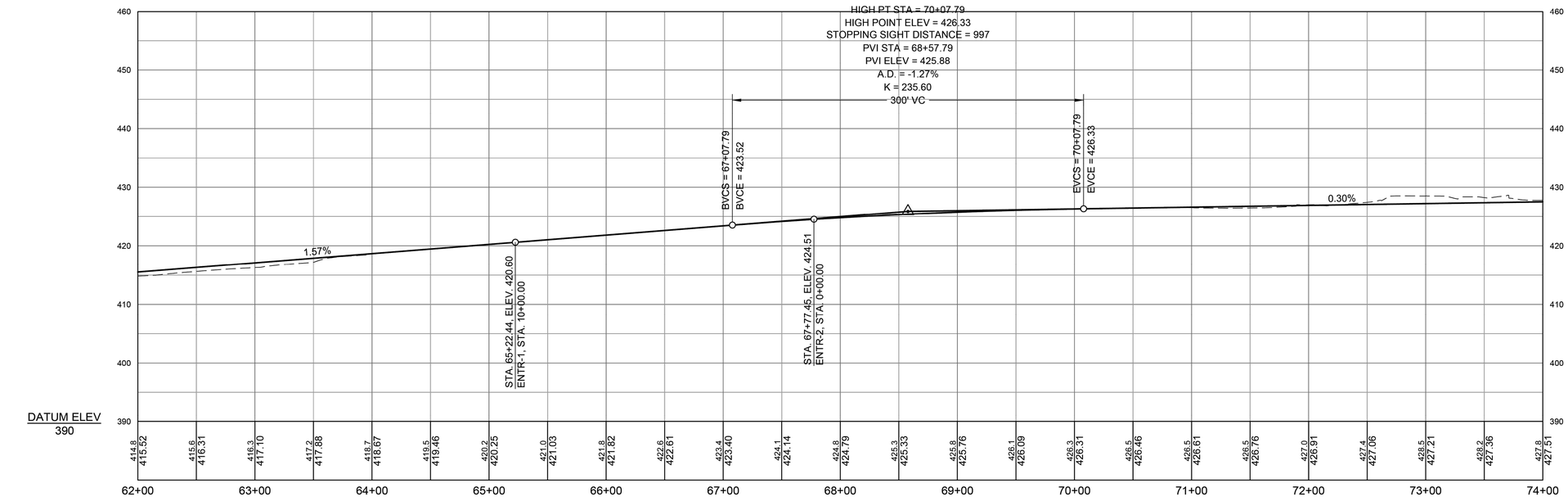
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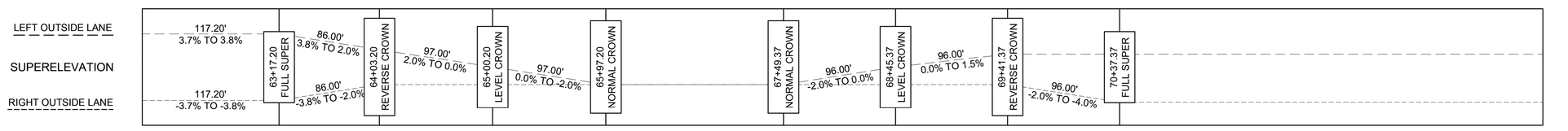
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GRADING



NHRD





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WAKE COUNTY, NORTH CAROLINA
GRADING & PROFILE

JOB NO. 60335
SHEET NO. R3.02

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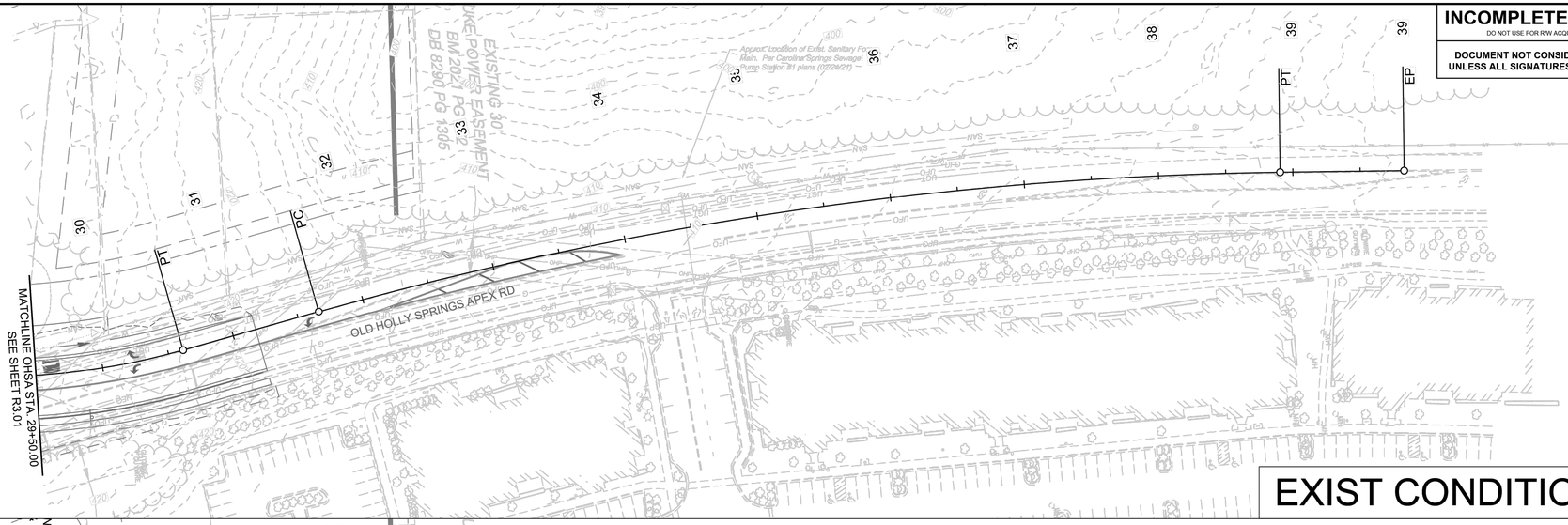
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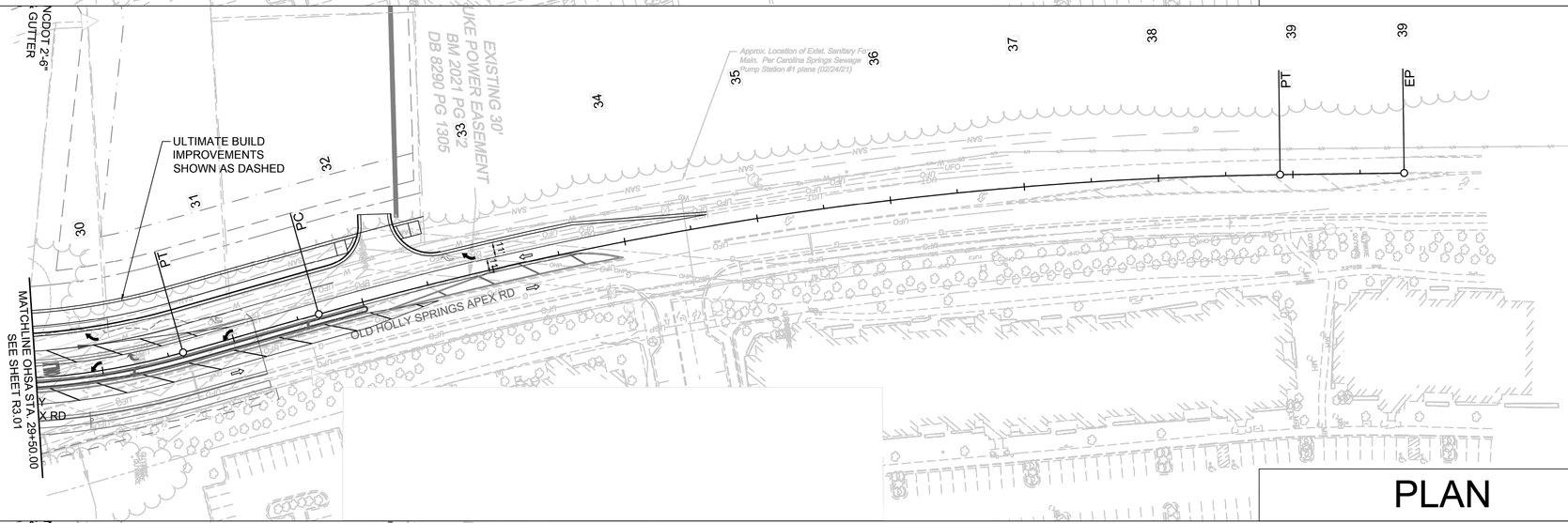
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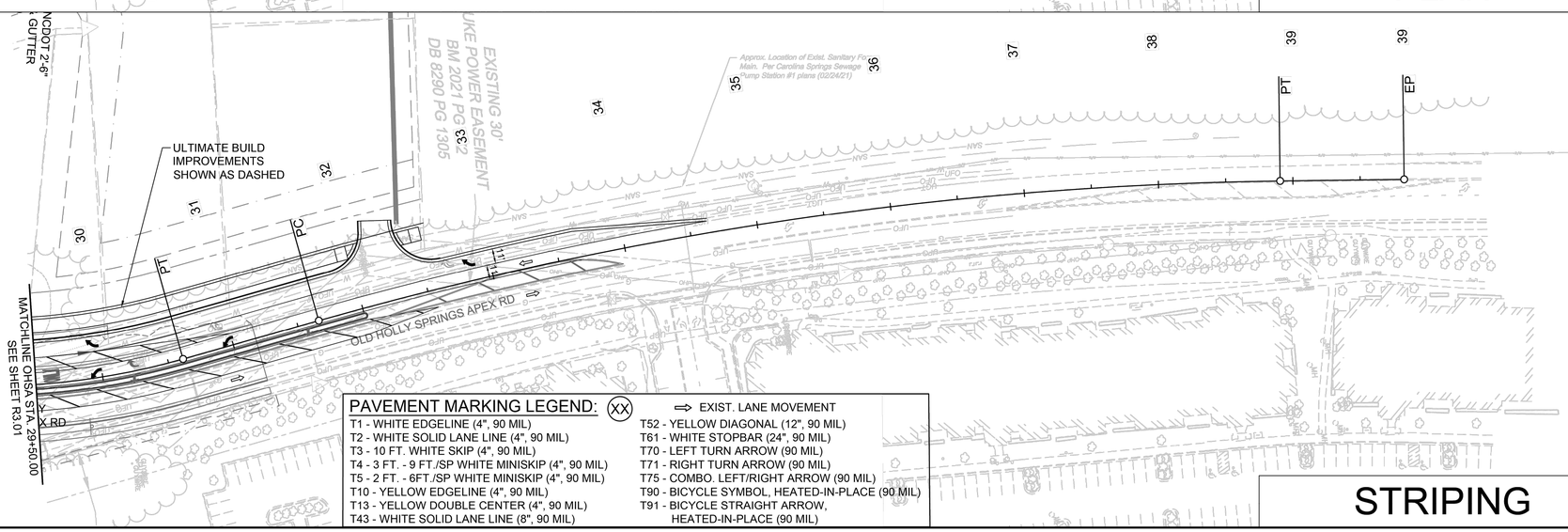
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EXIST CONDITIONS



PLAN



STRIPING

PAVEMENT MARKING LEGEND:

(XX) ⇨ EXIST. LANE MOVEMENT

T1 - WHITE EDGELINE (4", 90 MIL)
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OHSA DEVELOPMENT (PHASE 1)

WAKE COUNTY, NORTH CAROLINA

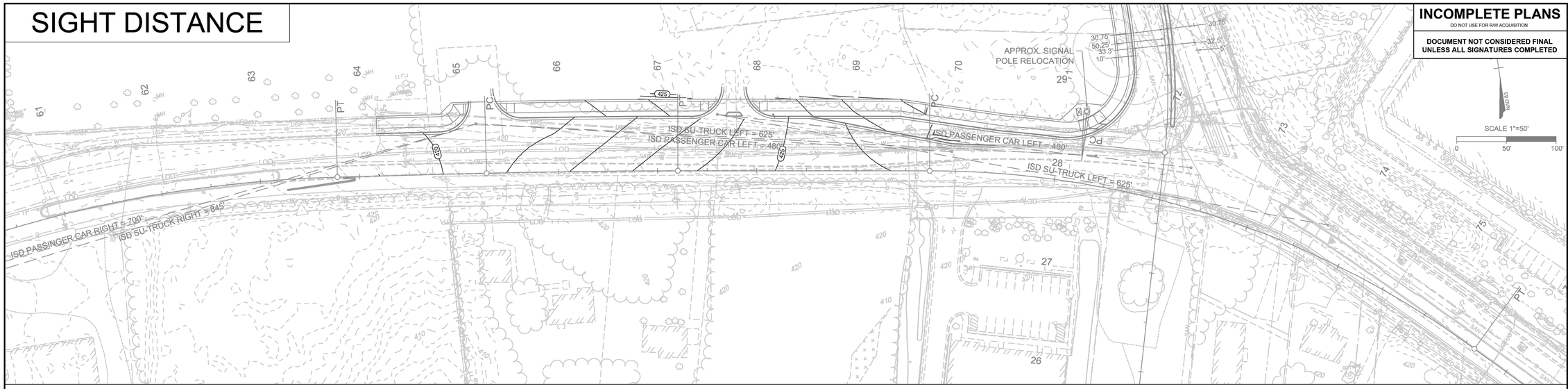
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SIGHT DISTANCE



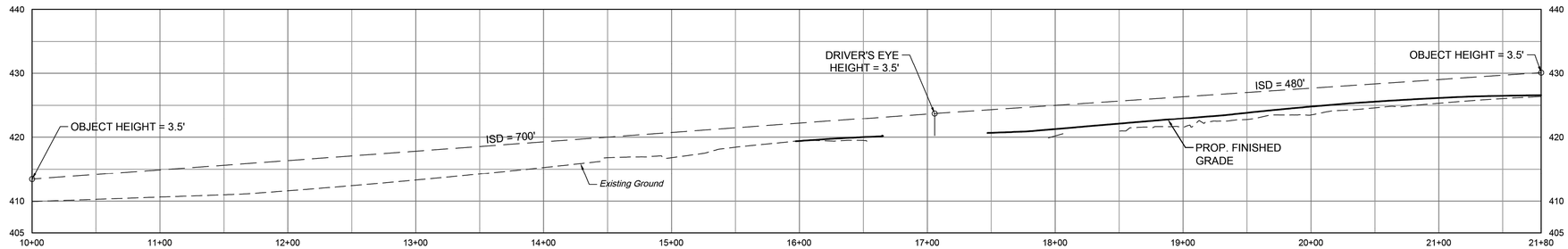
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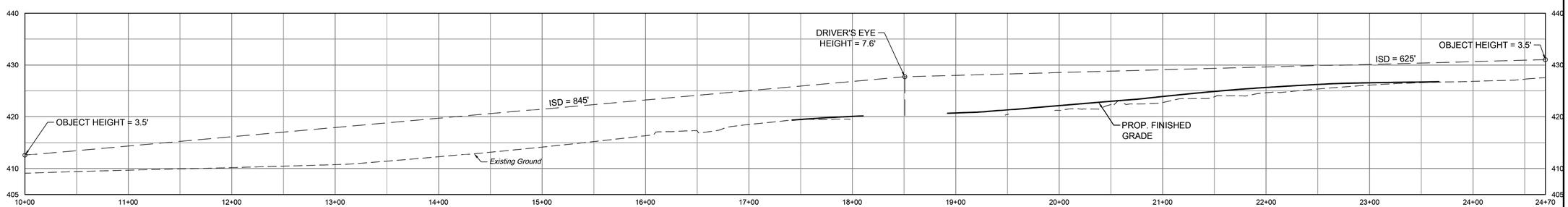
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049206 BRIAN P. WELCH 04-19-24

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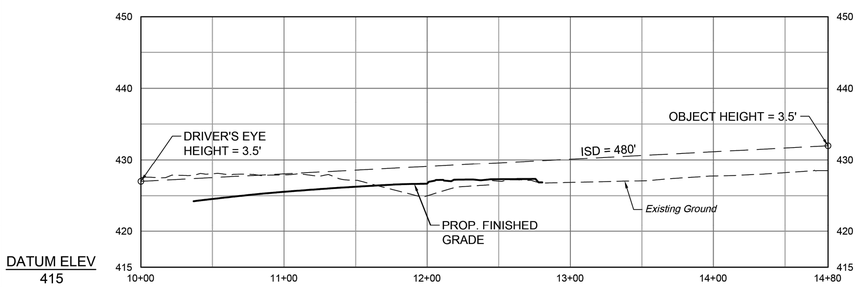
ISD-ENTR1-P



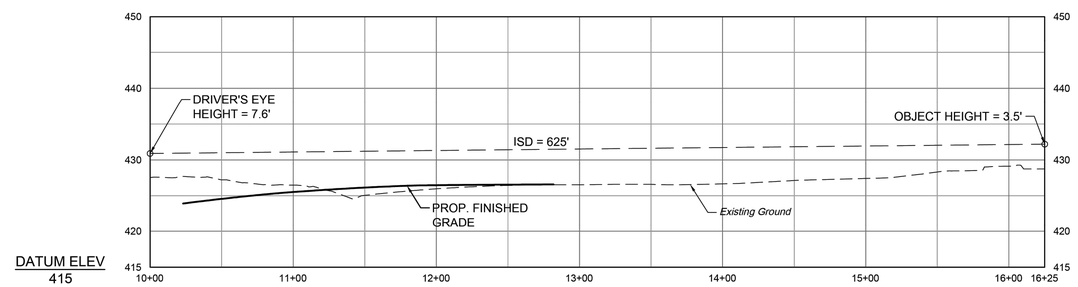
ISD-ENTR1-SU



ISD-ENTR2-P



ISD-ENTR2-SU



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OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
SIGHT DISTANCE PROFILES

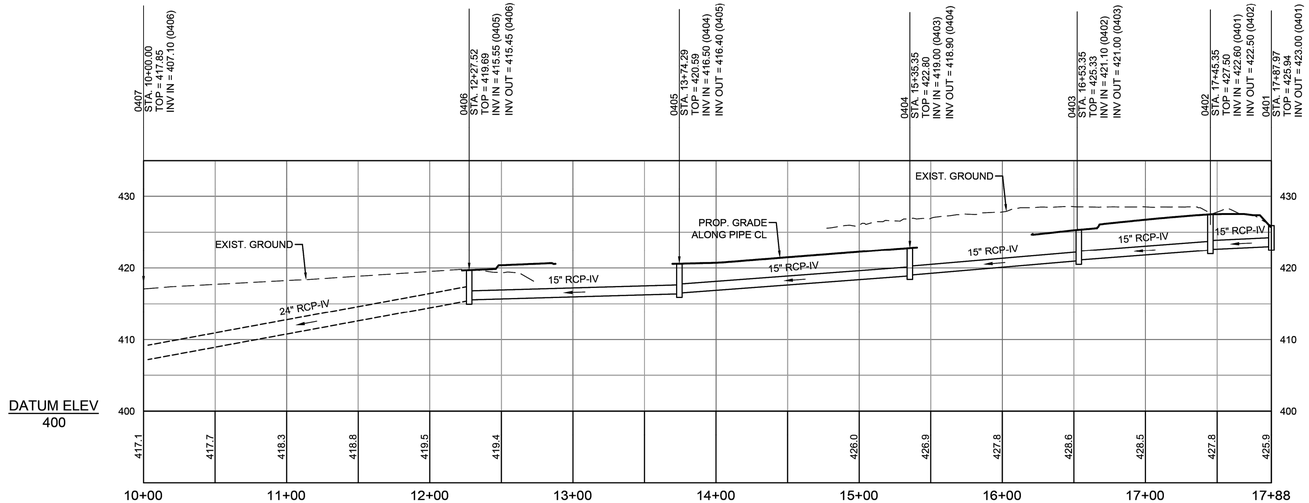
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STRM - 0401 TO 0407

STORM PIPE TABLE

FROM - TO	DIA.	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	MATERIAL	DESCRIPTION
0401	15"	423.00	422.60	0.94%	42.62 LF	RCP-IV	15" RCP
0402	15"	422.50	421.10	1.52%	92.00 LF	RCP-IV	15" RCP
0403	15"	421.00	419.00	1.69%	118.00 LF	RCP-IV	15" RCP
0404	15"	418.90	416.50	1.49%	161.06 LF	RCP-IV	15" RCP
0405	15"	416.40	415.55	0.58%	146.78 LF	RCP-IV	15" RCP
0406	24"	415.45	407.10	3.67%	227.52 LF	RCP-IV	EX-24" RCP

STORM STRUCTURE TABLE

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
0401	425.94	2.94'	DI
0402	427.50	5.00'	JB
0403	425.33	4.33'	CB-F
0404	422.80	3.90'	CB-G
0405	420.59	4.19'	CB-F
0406	419.69	4.24'	CB-F
0407	417.85	10.75'	EX-CB-F

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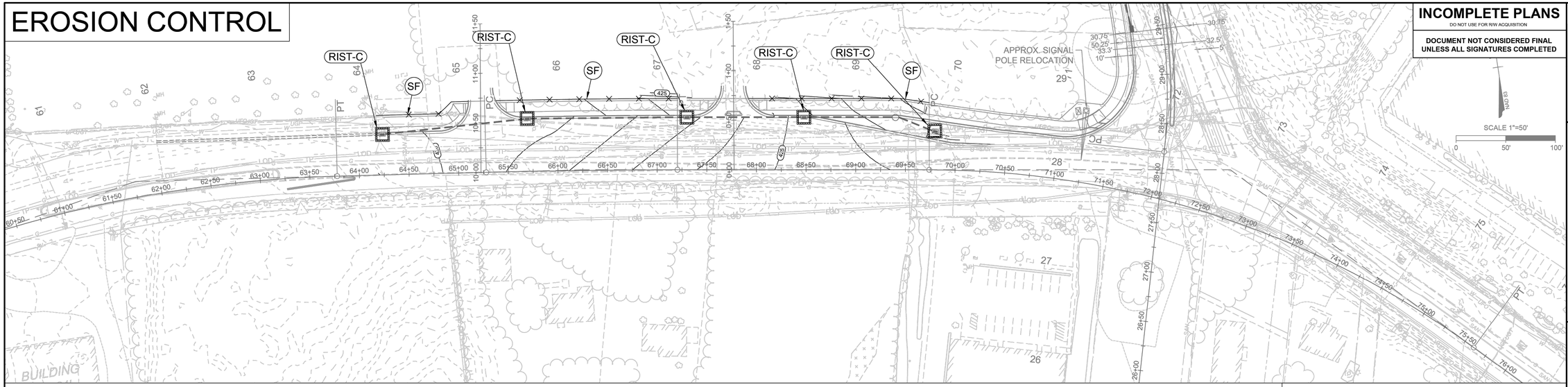
OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
STORM PROFILES & DRAINAGE DESCRIPTIONS

JOB NO. 60335
SHEET NO. R6.01

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EROSION CONTROL



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NOTES

EROSION CONTROL NOTES & DETAILS

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO EXTEND J MORRIS COMMONS LANE TO INTERSECT WITH GEORGE WATTS HILL DRIVE TO ALLOW FOR EMERGENCY VEHICLES TO ACCESS DAVIS DRIVE.

EROSION AND SEDIMENT CONTROL MEASURES:

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION EROSION AND SEDIMENT CONTROL DESIGN AND CONSTRUCTION MANUAL. THE MINIMUM STANDARDS SET FORTH BY THIS MANUAL SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

EROSION CONTROL SEQUENCE OF CONSTRUCTION

A SINGLE-PHASED EROSION CONTROL APPROACH IS PROVIDED BELOW TO DESCRIBE GENERAL MEASURES REQUIRED TO MAINTAIN THE SITE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL APPLY PHASE I AS DESCRIBED HEREIN TO THE VARIOUS WORK AREAS ASSOCIATED WITH THIS PROJECT. DUE TO THE NATURE OF WORK AREAS, THE CONTRACTOR SHALL ENSURE EROSION CONTROL MEASURES ARE PROVIDED AS DESCRIBED THROUGH PROJECT COMPLETION AND ACCEPTANCE.

PHASE I:

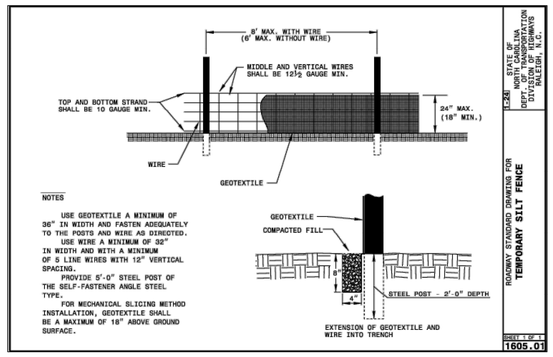
1. PROVIDE MINIMAL CLEARING TO INSTALL SILT FENCE AS SHOWN ON THE PLANS. INSTALL CULVERT PROTECTION AS REQUIRED FOR EXISTING PIPES. TAKE SPECIAL CARE TO KEEP SOIL BUILD-UP FROM ENTERING THE EXISTING ROAD PAVEMENT.
2. THE CONTRACTOR WILL NOTIFY THE INSPECTOR OF THE PERMITTED LOCATION EXCESS SOIL MATERIAL IS HAULED TO OR BORROW MATERIAL IS BROUGHT IN FROM.
3. CLEAR AND GRUB AS INDICATED IN THE PLANS. MAINTAIN ACCESS ALONG EXISTING ROADS AND TO EXISTING DRIVEWAYS AT ALL TIMES.
4. TEMPORARY GRADING AND SEEDING IS REQUIRED FOR ALL AREAS WHEN DIRECTED:
   - 4.1. WHEN IT IS IMPOSSIBLE OR IMPRACTICAL TO BRING AN AREA TO THE FINAL LINE, GRADE AND FINISH SO THAT PERMANENT SEEDING AND MULCHING OPERATIONS CAN BE PERFORMED WITHOUT SUBSEQUENT SERIOUS DISTURBANCE BY ADDITIONAL GRADING
   - 4.2. WHEN EROSION OCCURS OR IS CONSIDERED TO BE POTENTIALLY SUBSTANTIAL ON AREAS OF GRADED ROADBED WHERE CONSTRUCTION OPERATIONS ARE TEMPORARILY SUSPENDED OR WHEN THE GRADING OF THE ROADBED HAS BEEN COMPLETED SUBSTANTIALLY IN ADVANCE OF THE PAVING CONSTRUCTION
   - 4.3. DURING SEASONS OF THE YEAR WHEN PERMANENT SEEDING AND MULCHING IS PROHIBITED BY THE CONTRACT
   - 4.4. WHEN AN IMMEDIATE COVER WOULD BE DESIRABLE TO MINIMIZE EROSION, SILTATION OR POLLUTION ON ANY AREA
   - 4.5. 7/14-DAY SOIL STABILIZATION REQUIREMENTS APPLY TO ANY SECTION OF THE PROJECT WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND SHALL SUPERSEDE ANY LESS STRINGENT STABILIZATION REQUIREMENTS ON THE PLANS. [G.S. 143-215.1]
6. CONTRACTOR SHALL REMOVE AND REPLACE ANY DAMAGED EROSION CONTROL MEASURES UNTIL FINAL APPROVAL OF CONSTRUCTION.
7. THE SITE SHALL BE PERMANENTLY STABILIZED AFTER ALL GRADING HAS BEEN COMPLETED BY SEEDING ALL DISTURBED AREAS.
8. UPON CONSTRUCTION COMPLETION, THE CONTRACTOR MUST CONTACT THE INSPECTOR FOR EROSION CONTROL INSPECTION OF SLOPE STABILITY. EROSION CONTROL MEASURES MAY NOT BE REMOVED WITHOUT AUTHORIZATION BY THE ASSIGNED INSPECTOR.
9. UPON APPROVAL CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

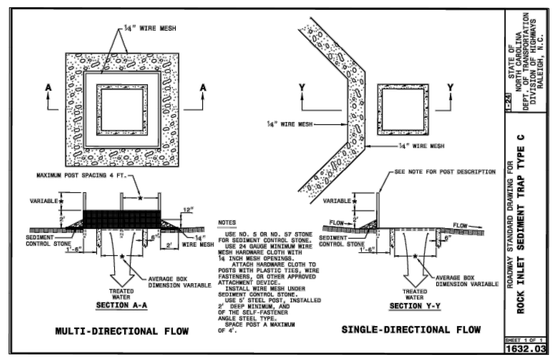
NOTE:

1. CONTRACTOR MUST KEEP THE EXISTING ROAD FREE FROM BUILDUP OF SOIL.

EROSION & SEDIMENT CONTROL LEGEND

LOD	LD	LIMITS OF DISTURBANCE
LOC	LOC	LIMITS OF CLEARING
SF	SF	TEMPORARY SILT FENCE (NCDOT ST'D. 1605.01)
SC(B)	SC(B)	TEMPORARY ROCK SILT CHECK - TYPE B (NCDOT ST'D. 1633.02)
RIST-C	RIST-C	ROCK INLET SEDIMENT TRAP - TYPE C (NCDOT ST'D. 1632.03)





STABILIZATION REQUIREMENTS:
(8/30/2019)

Stabilization for this project shall comply with the time frame guidelines as specified by the NCG-010000 general construction permit effective April 1, 2019 issued by the North Carolina Department of Environmental Quality Division of Water Resources. Temporary or permanent ground cover stabilization shall occur within 7 calendar days from the last land-disturbing activity, with the following exceptions in which temporary or permanent ground cover shall be provided in 14 calendar days from the last land-disturbing activity:

- Slopes between 2:1 and 3:1, with a slope length of 10 ft. or less
- Slopes 3:1 or flatter, with a slope of length of 50 ft. or less
- Slopes 4:1 or flatter

The stabilization timeframe for High Quality Water (HQW) Zones shall be 7 calendar days with no exceptions for slope grades or lengths. High Quality Water Zones (HQW) Zones are defined by North Carolina Administrative Code 15A NCAC 04A.0105 (25). Temporary and permanent ground cover stabilization shall be achieved in accordance with the provisions in this contract and as directed.

SEEDING AND MULCHING: (East)

The kinds of seed and fertilizer, and the rates of application of seed, fertilizer, and limestone, shall be as stated below. During periods of overlapping dates, the kind of seed to be used shall be determined. All rates are in pounds per acre.

All Roadway Areas

March 1 - August 31	September 1 - February 28
50# Tall Fescue	50# Tall Fescue
10# Centipede	10# Centipede
25# Bermudagrass (Inilled)	35# Bermudagrass (unhulled)
500# Fertilizer	500# Fertilizer
4000# Limestone	4000# Limestone

Waste and Borrow Locations

March 1 – August 31	September 1 - February 28
75# Tall Fescue	75# Tall Fescue
25# Bermudagrass (Inilled)	35# Bermudagrass (unhulled)
500# Fertilizer	500# Fertilizer
4000# Limestone	4000# Limestone

Note: 50# of Bahiagrass may be substituted for either Centipede or Bermudagrass only upon Engineer's request.

Approved Tall Fescue Cultivars

06 Dust	Escalade	Justice	Serengeti
2nd Millennium	Essential	Kalahari	Shelby
3rd Millennium	Evergreen 2	Kitty Hawk 2000	Sheridan
Apache III	Falcon IV	Legitimate	Signia
Avenger	Falcon NG	Lexington	Silver Hawk
Barlexas	Falcon V	LSD	Silverstar
Barlexas II	Faith	Magellan	Shenandoah Elite
Bar Fa	Fat Cat	Matador	Sidewinder
Barrera	Pentavia	Millennium SRP	Skyline
Barrington	Fidelity	Monet	Solara
Barrobusto	Finelawn Elite	Mustang 4	Southern Choice II
Barvado	Finelawn Xpress	Ninja 2	Speedway
Biltmore	Finesse II	Ol' Glory	Spyder LS
Bingo	Firebird	Olympic Gold	Sunset Gold
Bizem	Firecracker LS	Padre	Taccos
Blackwatch	Firenza	Paragonia	Tanzania
Blade Runner II	Five Point	Pedigree	Trio
Bonsai	Focus	Picasso	Tahoe II
Bravebeart	Forte	Piedmont	Talladega
Bravo	Garrison	Plantation	Tarheel
Bullseye	Gazelle II	Prosseds 5301	Terrano
Camavaro	Gold Medallion	Prospect	Tina Int
Catalyst	Grande 3	Pure Gold	Titanium LS
Cayenne	Greenbrooks	Quest	Tracer
Cessane Rz	Greenkeeper	Raptor II	Traverse SRP
Chipper	Gremlin	Rebel Enada	Tulsa Time
Cochise IV	Greystone	Rebel Sentry	Turbo
Constitution	Guardian 21	Rebel IV	Turbo RZ
Corgi	Guardian 41	Regiment II	Tuxedo RZ
Corona	Hemi	Regenerate	Ultimate
Coyote	Honky Tonk	Rendition	Venture
Darlington	Hot Rod	Rhambler 2 SRP	Umbrella
Davinci	Hunter	Rembrandt	Van Gogh
Desire	Inferno	Remington	Watchdog
Dominion	Innovator	Riverside	Wolfpack II
Dynamic	Integrity	RNP	Xtremegreen
Dynasty	Jaguar 3	Rocket	
Endeavor	Jamboree	Scorpion	

On cut and fill slopes 2:1 or steeper Centipede shall be applied at the rate of 5 pounds per acre and add 20# of Serices Lespedeza from January 1 - December 31.

Fertilizer shall be 10-20-20 analysis. A different analysis of fertilizer may be used provided the 1-2-2 ratio is maintained and the rate of application adjusted to provide the same amount of plant food as a 10-20-20 analysis and as directed.

TEMPORARY SEEDING:

Fertilizer shall be the same analysis as specified for *Seeding and Mulching* and applied at the rate of 400 pounds and seeded at the rate of 50 pounds per acre. Sweet Sudan Grass, German Millet or Browntop Millet shall be used in summer months and Rye Grain during the remainder of the year. The Engineer will determine the exact dates for using each kind of seed.

FERTILIZER TOPDRESSING:

Fertilizer used for topdressing on all roadway areas except slopes 2:1 and steeper shall be 10-20-20 grade and shall be applied at the rate of 500 pounds per acre. A different analysis of fertilizer may be used provided the 1-3-2 ratio is maintained and the rate of application adjusted to provide the same amount of plant food as 10-20-20 analysis and as directed.

Fertilizer used for topdressing on slopes 2:1 and steeper and waste and borrow areas shall be 16-8-8 grade and shall be applied at the rate of 500 pounds per acre. A different analysis of fertilizer may be used provided the 2-1-1 ratio is maintained and the rate of application adjusted to provide the same amount of plant food as 16-8-8 analysis and as directed.

SUPPLEMENTAL SEEDING:

The kinds of seed and proportions shall be the same as specified for *Seeding and Mulching*, with the exception that no centipede seed will be used in the seed mix for supplemental seeding. The rate of application for supplemental seeding may vary from 25# to 75# per acre. The actual rate per acre will be determined prior to the time of topdressing and the Contractor will be notified in writing of the rate per acre, total quantity needed, and area on which to apply the supplemental seed. Minimum tillage equipment, consisting of a sod seeder shall be used for incorporating seed into the soil as to prevent disturbance of existing vegetation. A cloddbuster (ball and chain) may be used where degree of slope prevents the use of a sod seeder.

MOWING:

The minimum mowing height on this project shall be 4 inches.

Mulching Materials and Application Rates

Material	Rate Per Acre	Quality	Notes
Organic Mulches.			
Straw	1-2 tons	Dry, unchopped, unweathered, small seeds.	Should come from wheat or oat seeds; spread by hand or machine; must be mulch blown.
Wood chips	5-6 tons	Air dry	Treat with 12 lbs nitrogen/ton. Apply with mulch blower; chip handler, or by hand. Not for use in fine turf.
Wood fiber	0.5-1 tons		Also referred to as wood cellulose. May be hydroseeded. Do not use in hot, dry weather.
Bark	35 cubic yards	Air dry, shredded or hammer-milled, or chips.	Apply with mulch blower; chip handler, or by hand. Do not use asphalt tank.
Corn stalks	4-6 tons	Cut or shredded in 4-6 in. lengths.	Apply with mulch blower or by hand. Not for use in fine turf.
Sawdust	1-2 tons	Green or dry; should contain mixture seed.	
Non-asphalt tackifier			
Jute net	Cover area	Heavy, uniform weave of single jute yarn.	Withstands waterflow. Best when used with organic mulch.
Fiberglass net	Cover area		Withstands waterflow. Best when used with organic mulch.
Excelsior (wood fiber) mat	Cover area		Withstands waterflow.
Fiberglass roving	0.5-1 tons	Continuous fibers of drawn glass bound together with a non-toxic agent.	Apply with a compressed air ejector. Tack with emulsified asphalt at a rate of 25-35 gal/1,000 sq ft.
Chemical Stabilizers*			
Agrabon Aerospray Curasol AK Petroset SB Terra Tack Ultra Tack Curasol EID Curasol 743 M-140	Follow manufacturer's specifications		Not beneficial to plant growth.

*Refer to Practice No. 6.24, Grass Lined Channels.

*Use of trade names does not imply endorsement of product.

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TIMMONS GROUP

OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
EROSION & SEDIMENT CONTROL

JOB NO. 60335
SHEET NO. R7.00

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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

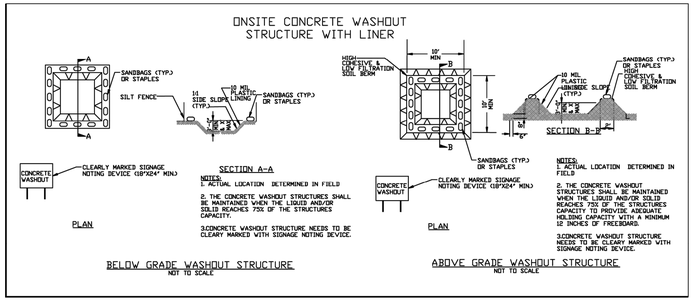
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours,*** an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

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TRAFFIC MAINTENANCE PLAN - GENERAL NOTES

CHANGES MAY BE REQUIRED WHEN PHYSICAL DIMENSIONS IN THE DETAIL DRAWINGS, STANDARD DETAILS, AND ROADWAY DETAILS ARE NOT ATTAINABLE TO MEET FIELD CONDITIONS OR RESULT IN DUPLICATE OR UNDESIRED OVERLAPPING OF DEVICES. MODIFICATION MAY INCLUDE: MOVING, SUPPLEMENTING, COVERING, OR REMOVAL OF DEVICES AS DIRECTED BY THE ENGINEER.

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT EXCEPT WHEN OTHERWISE NOTED IN THE PLAN OR DIRECTED BY THE ENGINEER.

TIME RESTRICTIONS

A) DO NOT CLOSE OR NARROW TRAVEL LANES AS FOLLOWS:

ROAD NAME	DAY AND TIME RESTRICTIONS
HOLLY SPRINGS NEW HILL ROAD	7am-9am, 4pm-6pm
OLD HOLLY SPRINGS APEX ROAD	7am-9am, 4pm-6pm

B) DO NOT CLOSE OR NARROW TRAVEL LANES DURING HOLIDAYS AND SPECIAL EVENTS AS FOLLOWS:

ROAD NAME

HOLLY SPRINGS NEW HILL ROAD

OLD HOLLY SPRINGS APEX ROAD

HOLIDAY

1. FOR ANY UNEXPECTED OCCURRENCE THAT CREATES UNUSUALLY HIGH TRAFFIC VOLUMES, AS DIRECTED BY THE ENGINEER.
2. FOR NEW YEAR'S, BETWEEN THE HOURS OF 7:00 A.M. DECEMBER 31st TO 7:00 P.M. JANUARY 2ND. IF NEW YEAR'S DAY IS ON A FRIDAY, SATURDAY, SUNDAY, OR MONDAY THEN UNTIL 7:00 P.M. THE FOLLOWING TUESDAY.
3. FOR EASTER, BETWEEN THE HOURS OF 7:00 A.M. THURSDAY AND 7:00 P.M. MONDAY.
4. FOR MEMORIAL DAY, BETWEEN THE HOURS OF 7:00 A.M. FRIDAY TO 7:00 P.M. TUESDAY.
5. FOR INDEPENDENCE DAY, BETWEEN THE HOURS OF 7:00 A.M. THE DAY BEFORE INDEPENDENCE DAY AND 7:00 P.M. THE DAY AFTER INDEPENDENCE DAY.

   IF INDEPENDENCE DAY IS ON A FRIDAY, SATURDAY, SUNDAY OR MONDAY THEN BETWEEN THE HOURS OF 7:00 A.M. THE THURSDAY BEFORE INDEPENDENCE DAY AND 7:00 P.M. THE TUESDAY AFTER INDEPENDENCE DAY.
6. FOR LABOR DAY, BETWEEN THE HOURS OF 7:00 A.M. FRIDAY AND 7:00 P.M. TUESDAY.
7. FOR THANKSGIVING DAY, BETWEEN THE HOURS OF 7:00 A.M. TUESDAY TO 7:00 P.M. MONDAY.
8. FOR CHRISTMAS, BETWEEN THE HOURS OF 7:00 A.M. THE FRIDAY BEFORE THE WEEK OF CHRISTMAS DAY AND 7:00 P.M. THE FOLLOWING TUESDAY AFTER THE WEEK OF CHRISTMAS.

LANE AND SHOULDER CLOSURE REQUIREMENTS

C) REMOVE LANE CLOSURE DEVICES FROM THE LANE WHEN WORK IS NOT BEING PERFORMED BEHIND THE LANE CLOSURE OR WHEN A LANE CLOSURE IS NO LONGER NEEDED OR AS DIRECTED BY THE ENGINEER.

D) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN 15 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN SHOULDER USING ROADWAY STANDARD DRAWING NO. 1101.04 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL OR A LANE CLOSURE IS INSTALLED.

E) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO AN UNDIVIDED FACILITY AND WITHIN 5 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO A DIVIDED FACILITY AND WITHIN 10 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

F) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN A LANE OF TRAVEL OF AN UNDIVIDED OR DIVIDED FACILITY, CLOSE THE LANE ACCORDING TO THE TRAFFIC CONTROL PLANS, ROADWAY STANDARD DRAWINGS, OR AS DIRECTED BY THE ENGINEER. CONDUCT THE WORK SO THAT ALL PERSONNEL AND/OR EQUIPMENT REMAIN WITHIN THE CLOSED TRAVEL LANE.

PAVEMENT EDGE DROP OFF REQUIREMENTS

G) BACKFILL AT A 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS AN EDGE OF PAVEMENT DROP-OFF AS FOLLOWS:

BACKFILL DROP-OFFS THAT EXCEED 2 INCHES ON ROADWAYS WITH POSTED SPEED LIMITS OF 45 MPH OR GREATER.

BACKFILL DROP-OFFS THAT EXCEED 3 INCHES ON ROADWAYS WITH POSTED SPEED LIMITS LESS THAN 45 MPH.

BACKFILL WITH SUITABLE COMPACTED MATERIAL, AS APPROVED BY THE ENGINEER, AT NO EXPENSE TO THE DEPARTMENT.

TRAFFIC PATTERN ALTERATIONS

H) NOTIFY THE ENGINEER THIRTY (30) CALENDAR DAYS PRIOR TO ANY TRAFFIC PATTERN ALTERATION.

SIGNING

I) INSTALL ADVANCE WORK ZONE WARNING SIGNS WHEN WORK IS WITHIN 40 FT FROM THE EDGE OF TRAVEL LANE AND NO MORE THAN THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

J) ENSURE ALL NECESSARY SIGNING IS IN PLACE PRIOR TO ALTERING ANY TRAFFIC PATTERN.

K) INSTALL BLACK ON ORANGE "DIP" SIGNS (W8-2) AND/OR "BUMP" SIGNS (W8-1) 500 IN ADVANCE OF THE UNEVEN AREA, OR AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL DEVICES

L) WHEN LANE CLOSURES ARE NOT IN EFFECT SPACE CHANNELIZING DEVICES IN WORK AREAS NO GREATER IN FEET THAN TWICE THE POSTED SPEED LIMIT (MPH) EXCEPT, 10 FT ON-CENTER IN RADII, AND 3 FT OFF THE EDGE OF AN OPEN TRAVELWAY. REFER TO STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES SECTIONS 1130 (DRUMS), 1135 (CONES) AND 1180 (SKINNY DRUMS) FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKINGS AND MARKERS

M) TIE PROPOSED PAVEMENT MARKING LINES TO EXISTING PAVEMENT MARKING LINES.

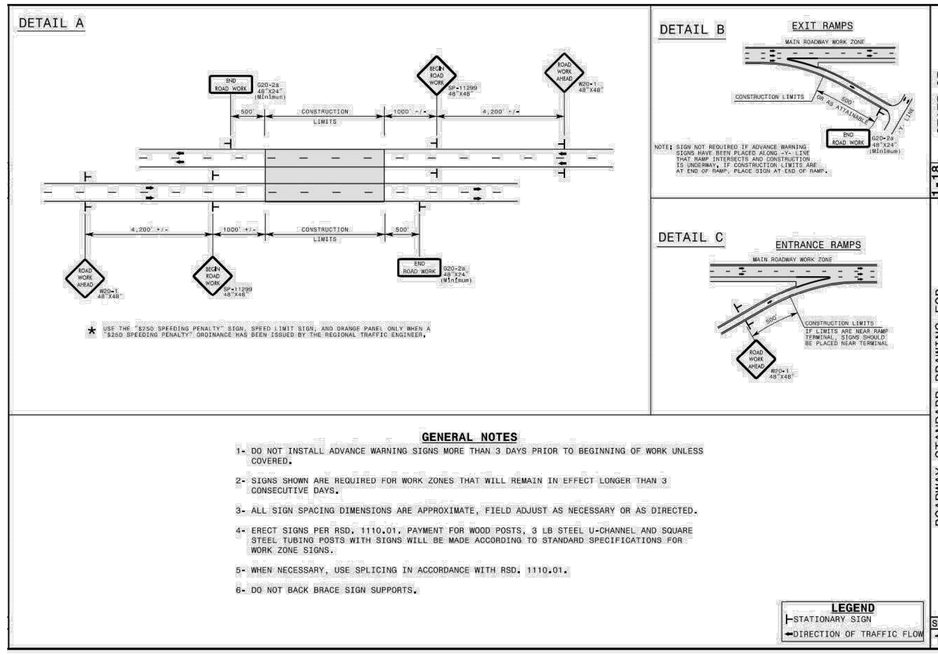
N) REMOVE/REPLACE ANY CONFLICTING/DAMAGED PAVEMENT MARKINGS AND MARKERS BY THE END OF EACH DAY'S OPERATION.

REV. OCTOBER 2017

ROADWAY STANDARD DRAWINGS

THE FOLLOWING ROADWAY STANDARDS AS APPEAR IN "ROADWAY STANDARD DRAWINGS" - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD.NO.	TITLE
1101.01	WORK ZONE WARNING SIGNS
1101.02	TEMPORARY LANE CLOSURES
1101.04	TEMPORARY SHOULDER CLOSURES
1101.05	WORK ZONE VEHICLE ACCESSES
1101.11	TRAFFIC CONTROL DESIGN TABLES
1110.02	PORTABLE WORK ZONE SIGNS
1150.01	FLAGGING DEVICES
1180.01	SKINNY - DRUMS



GENERAL NOTES

1- DO NOT INSTALL ADVANCE WARNING SIGNS MORE THAN 3 DAYS PRIOR TO BEGINNING OF WORK UNLESS COVERED.

2- SIGNS SHOWN ARE REQUIRED FOR WORK ZONES THAT WILL REMAIN IN EFFECT LONGER THAN 3 CONSECUTIVE DAYS.

3- ALL SIGN SPACING DIMENSIONS ARE APPROXIMATE, FIELD ADJUST AS NECESSARY OR AS DIRECTED.

4- ERECT SIGNS PER RSD. 1110.01. PAYMENT FOR WOOD POSTS, 3 LB STEEL U-CHANNEL AND SQUARE STEEL TUBING POSTS WITH SIGNS WILL BE MADE ACCORDING TO STANDARD SPECIFICATIONS FOR WORK ZONE SIGNS.

5- WHEN NECESSARY, USE SPLICING IN ACCORDANCE WITH RSD. 1110.01.

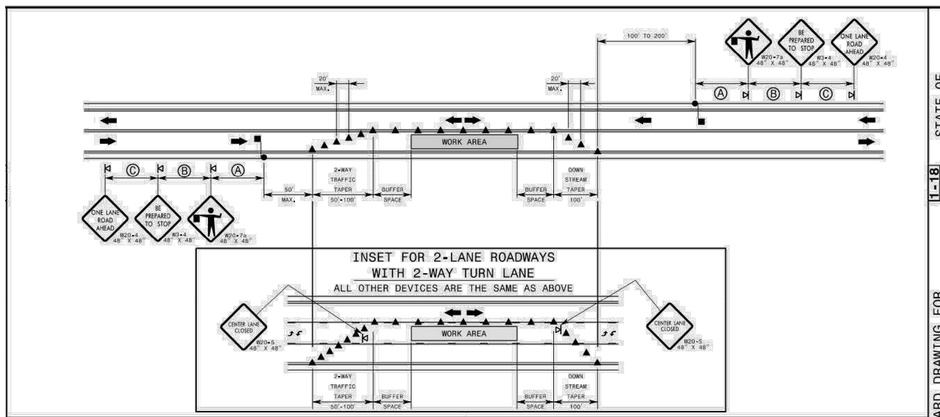
6- DO NOT BACK BRACE SIGN SUPPORTS.

LEGEND
STATIONARY SIGN
DIRECTION OF TRAFFIC FLOW

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-18

ROADWAY STANDARD DRAWING FOR
WORK ZONE ADVANCE WARNING SIGNS FOR HIGH SPEED FACILITIES >= 60 MPH

SHEET 1 OF 3
1101.01



GENERAL NOTES FOR FLAGGING OPERATIONS

1- REFER TO RSD. 1101.11, SHEETS 3 & 4, FOR "L" DISTANCE AND SIGN SPACING.

2- INSTALL LANE CLOSURES WITH THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE UPSTREAM SIDE OF TRAFFIC.

3- REMOVE LANE CLOSURES AGAINST THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE DOWNSTREAM SIDE OF TRAFFIC.

4- PLACE CONES THRU THE WORK AREA AT THE MAXIMUM SPACING EQUAL IN FEET TO 2 TIMES THE POSTED SPEED LIMIT.

5- EXTEND LANE CLOSURES AT THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED TO THE FLAGGER (REFER TO RSD. 1101.11, SHEET 2).

6- DO NOT STOP TRAFFIC IN ANY ONE DIRECTION FOR MORE THAN 5 MINUTES AT A TIME.

7- DRUMS OR SKINNY DRUMS MAY BE USED IN LIEU OF CONES. REFER TO RSD. 1180.01 FOR SKINNY DRUM REQUIREMENTS.

8- USE FLAGGERS TO CONTROL TRAFFIC AT INTERSECTIONS AFFECTED BY THE LANE CLOSURE. SUPPLEMENT FLAGGERS LOCATED AT INTERSECTIONS WITH FLAGGER AHEAD SIGNS (W20-7a) PLACED APPROXIMATELY 250 FT. IN ADVANCE OF THE FLAGGER. FOR SIGNALIZED INTERSECTIONS PLACE SIGNALS IN THE FLASH MODE AND USE LAW ENFORCEMENT.

9- REFER TO THE CURRENT MUTCD FOR FLAGGER CONTROL, REQUIREMENTS, AND PROCEDURES.

10- DO NOT EXCEED A 1 MILE LANE CLOSURE LENGTH UNLESS OTHERWISE SHOWN IN THE TMP OR AS DIRECTED BY THE ENGINEER.

11- IF VEHICLE QUEUES WILL REACH WITHIN 15' OF EITHER SIDE OF ACTIVE RAILROAD TRACKS, PROVIDE A UNIFORMED LAW ENFORCEMENT OFFICER OR FLAGGER TO PREVENT VEHICLES FROM STOPPING WITHIN THE GRADE CROSSING. PROVIDE OFFICER OR FLAGGER EVEN IF AUTOMATIC WARNING MEASURES ALREADY EXIST.

GENERAL NOTES FOR PILOT CAR OPERATIONS

1- USE PILOT CARS WHEN DIRECTED BY THE ENGINEER.

2- IF ROADWAY WIDTH IS LESS THAN 22 FEET (EOP TO EOP), CONES MAY NOT BE REQUIRED ALONG WORK AREA, AND AT THE DISCRETION OF THE ENGINEER, CONES MAY BE OMITTED ALONG THE WORK AREA IF USING A PILOT CAR.

3- CONES ARE ALWAYS REQUIRED IN THE UPSTREAM AND DOWNSTREAM TAPERS.

4- MOUNT SIGN G20-4 "PILOT CAR FOLLOW ME" AT A CONSPICUOUS POSITION ON THE REAR OF THE PILOT VEHICLE.

5- DO NOT INSTALL MORE THAN ONE (1) MILE OF LANE CLOSURE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.

6- ADVISE RESIDENTS AND BUSINESSES WITHIN THE LANE CLOSURE LIMITS ABOUT METHODS OF SAFE EGRESS AND INGRESS FROM DRIVEWAYS DURING FLAGGING AND PILOT CAR OPERATIONS.

LEGEND
FLAGGER
CONE
PORTABLE SIGN
DIRECTION OF TRAFFIC FLOW

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-18

ROADWAY STANDARD DRAWING FOR
TEMPORARY LANE CLOSURES
2-LANE, 2-WAY ROADWAY-1 LANE CLOSED

SHEET 1 OF 14
1101.02

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OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
TRAFFIC CONTROL PLANS

JOB NO. 60335
SHEET NO. R8.01

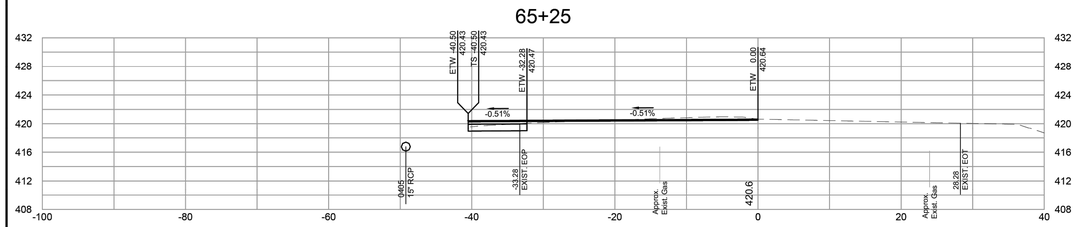
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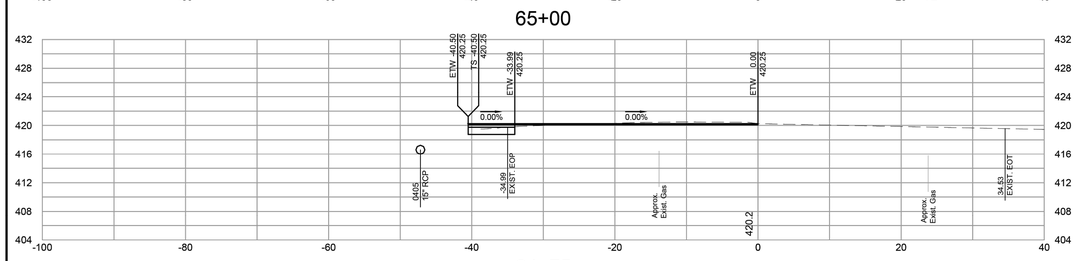
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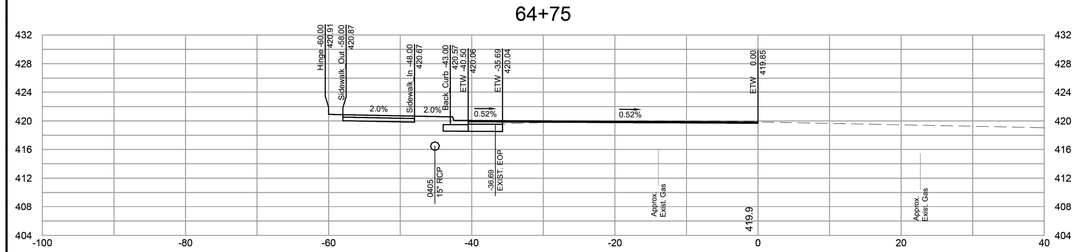
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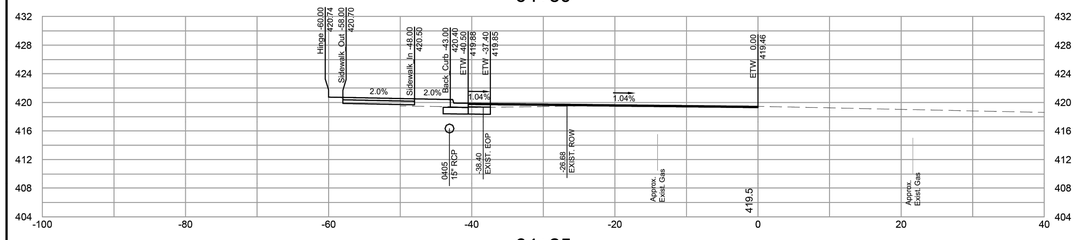
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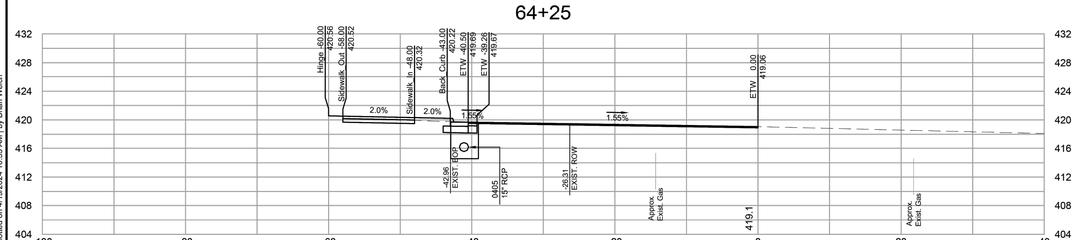
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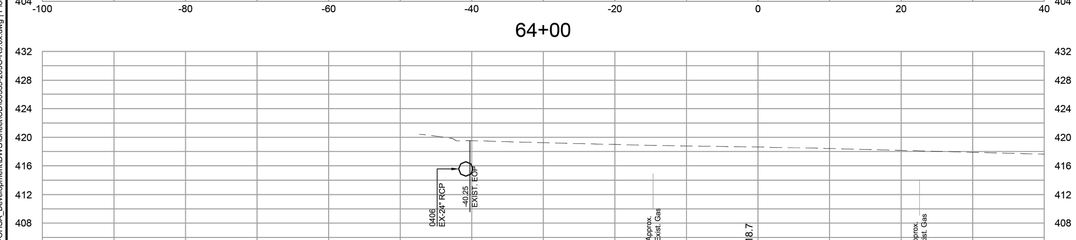


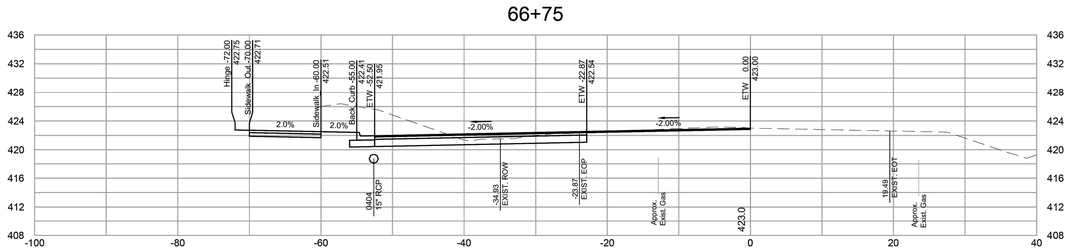


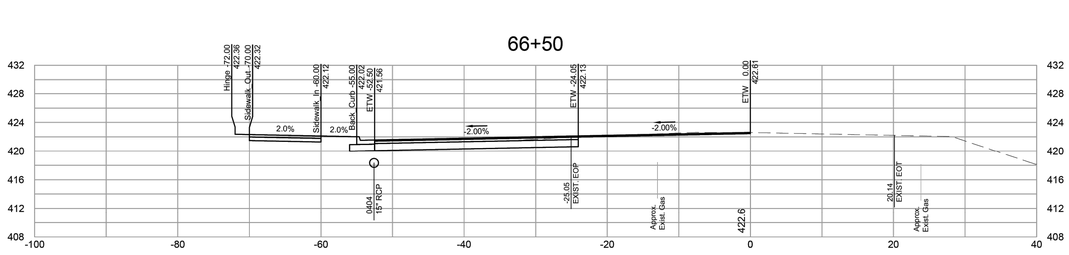


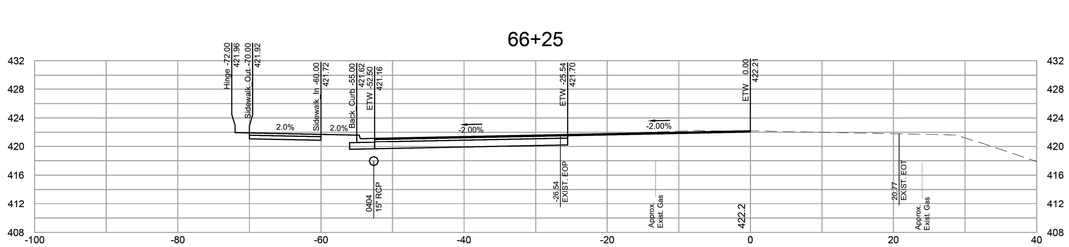


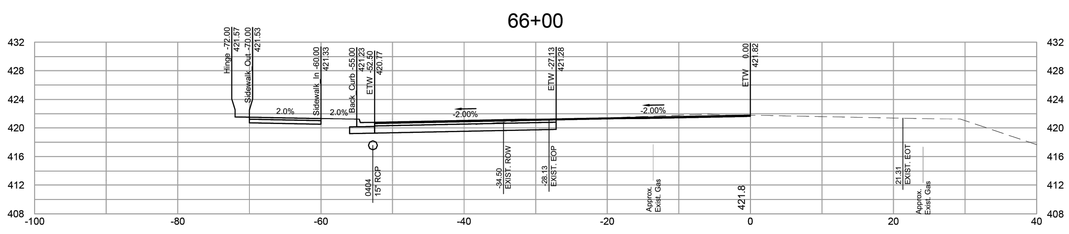


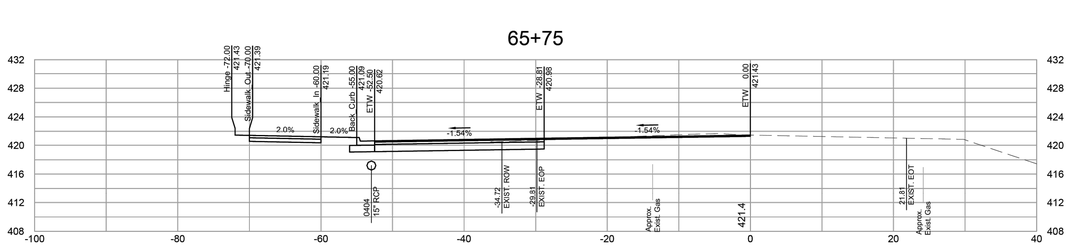


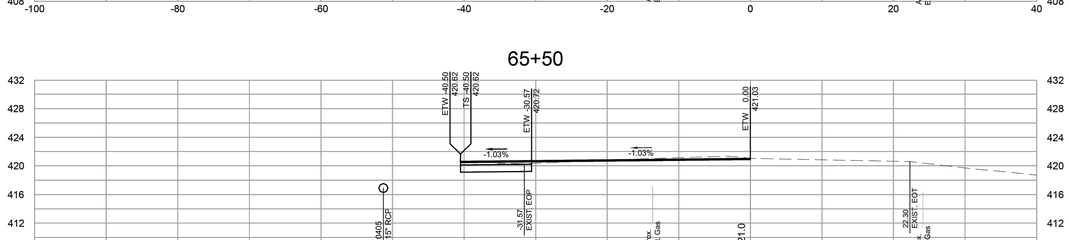












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OHSA DEVELOPMENT (PHASE 1)
WAKE COUNTY, NORTH CAROLINA
CROSS SECTION SHEET

JOB NO. 60335
SHEET NO. R9.01

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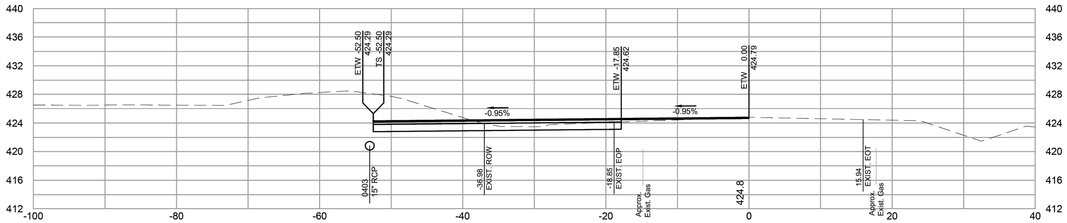
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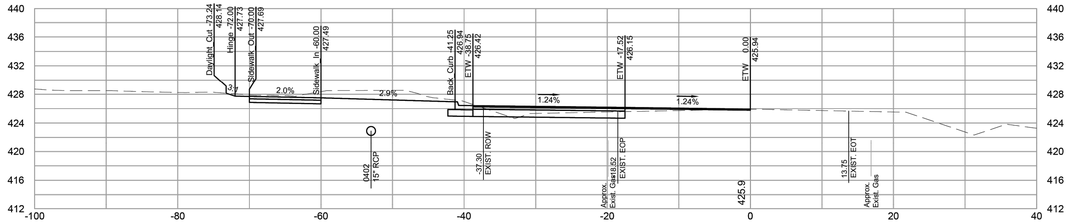
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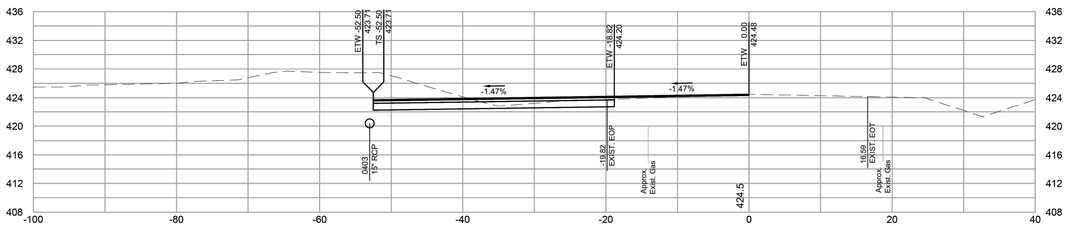
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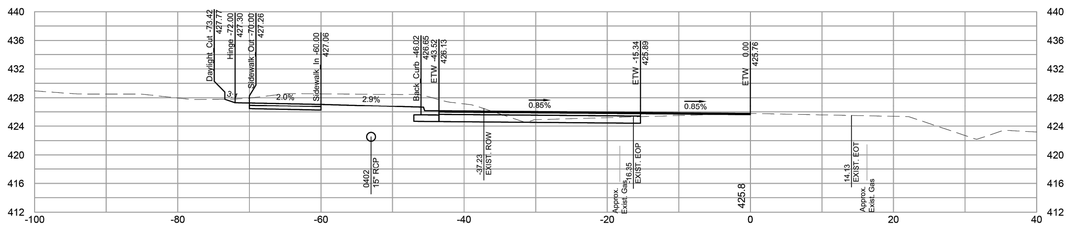
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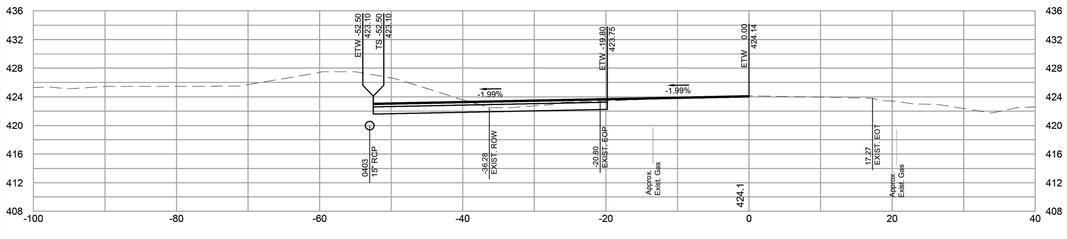
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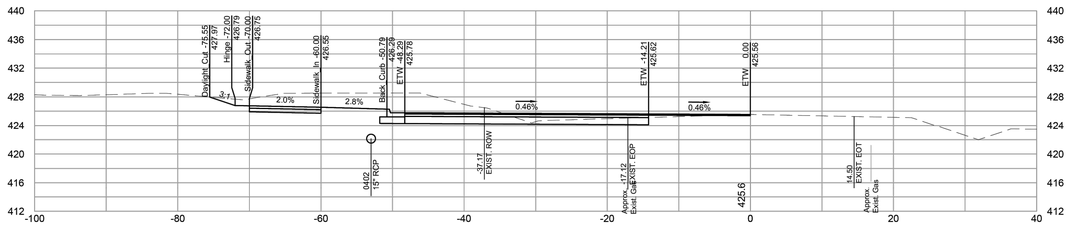
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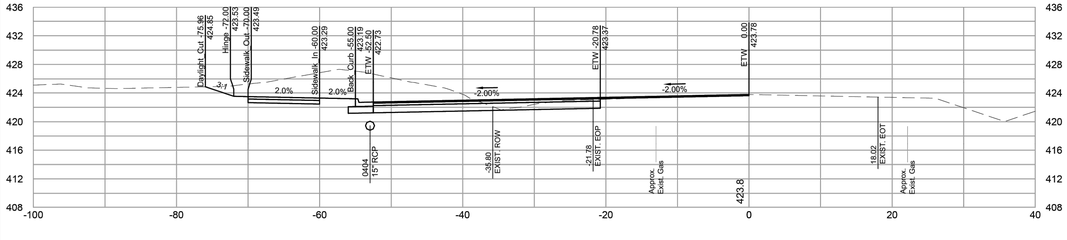
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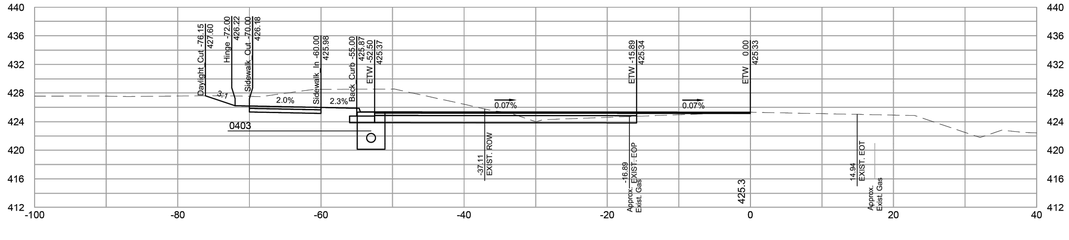
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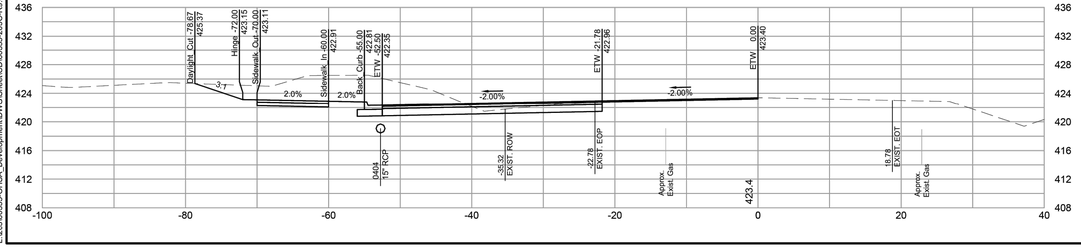
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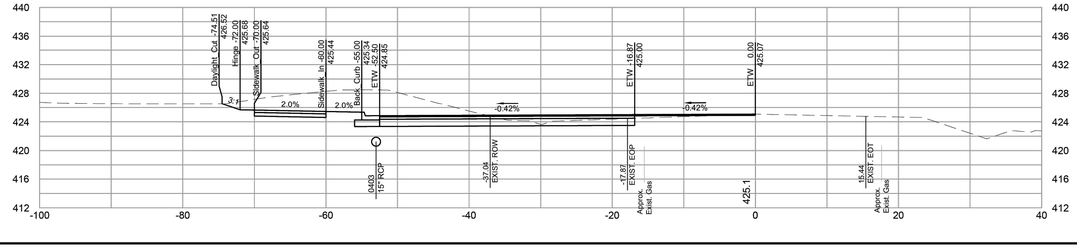
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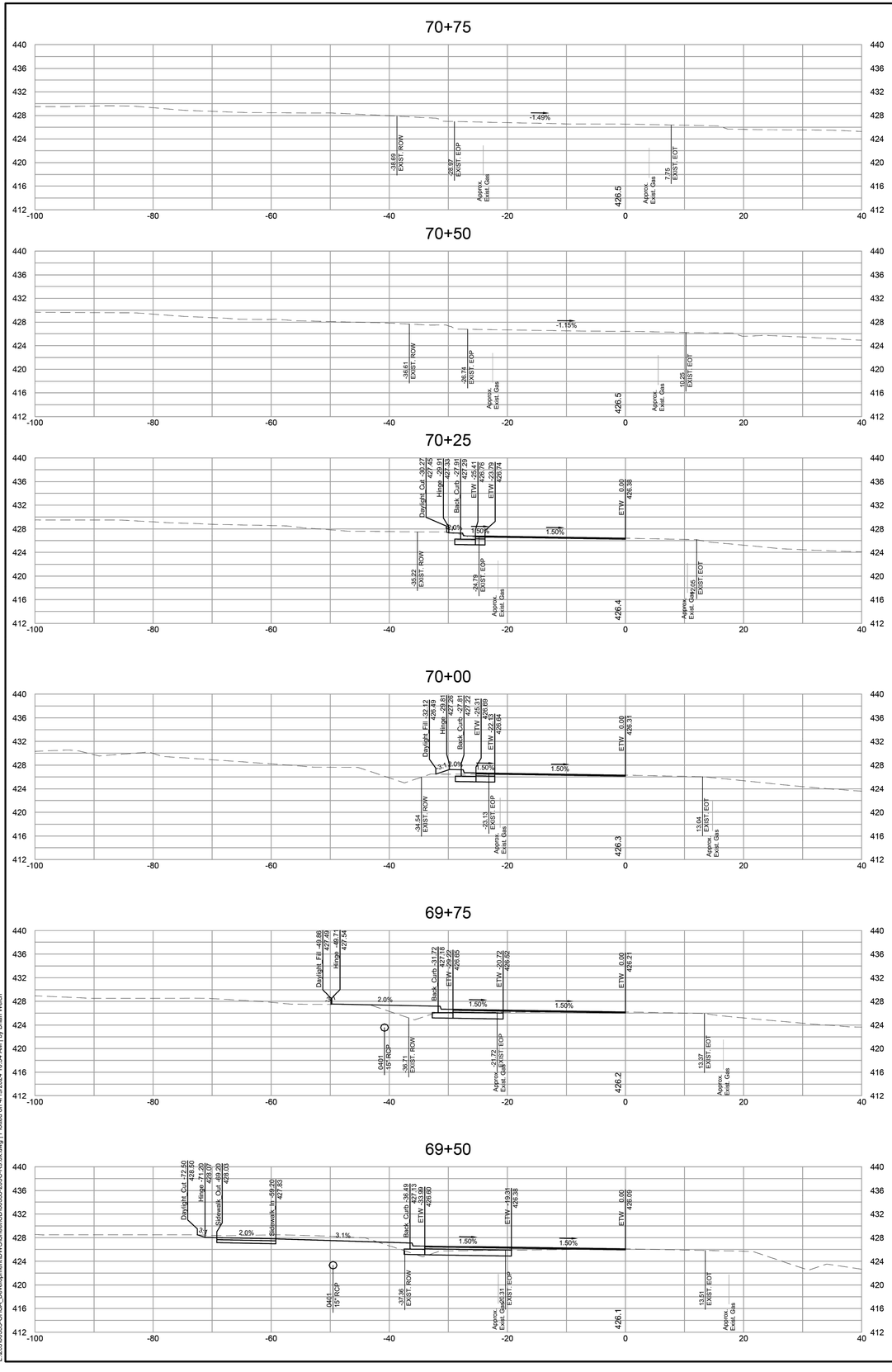
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WAKE COUNTY, NORTH CAROLINA
CROSS SECTION SHEET

JOB NO. 60335
SHEET NO. R9.02

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OHSA DEVELOPMENT (PHASE 1)

WAKE COUNTY, NORTH CAROLINA

CROSS SECTION SHEET

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WithersRavenel
Our People. Your Success.

April 29, 2024

Town of Holly Springs
Development Services
PO Box 8 / 128 South Main Street
Holly Springs, NC 27540

RE: Old Holly Springs Apex Development Plan
Request for Alternative Landscape Plan Approval
Town of Holly Springs Project No. PLDP202300153/23DP08
WR Project No. 02210285.00

To whom it may concern,

We are writing this letter to request approval of an alternative landscape plan to modify the requirements of UDO Section 5.2.3.

The planting areas provided between the building façade and adjacent drive aisles on each side of the building where the open space area is designated, are restricted in size due to the required location of each driveway per NCDOT. The site design also must maximize efficiency for the parking lot layout in order to provide adequate parking quantities and thereby further limiting the area available for planting.

Plant material redistribution is proposed for the following landscape requirements:

- 5' Type A Perimeter Buffer adjacent to future lot line (segments M1-M4)
- 5' Type A Open Space Buffer (segments OS1-OS7)
- Foundation Planting

Exhibit A attached to this letter includes the calculation tables associated with the above modified requirements and is shown on sheet L6.10 in the Development Plan set. Exhibit B provides a color-coded plan showing the proposed location of each required plant material.

The proposed planting plan complies with the requirements for an alternative landscape plan approval by maintaining the total plant unit value required, is appropriate to the site and its surroundings, and is consistent with the intent and purpose of UDO Section 5.2.3.

Sincerely,

WithersRavenel

Nicole Steele, PLA
Project Manager

Attachments:
Exhibit A – Calculation Tables
Exhibit B – Plant Material Proposed Location by Color

Exhibit A
Calculation Tables

5' TYPE A PERIMETER BUFFER CALCULATIONS				
INCREMENT	**QUALIFYING LANDSCAPE MATERIAL**	**REQUIRED**	**PROVIDED**	**PLANT SCHEDULE**
N1-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N2-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	CARYA OVATA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (3)
	EVERGREEN SHRUBS	0	0	0
N3-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N4-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	CARYA OVATA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (3)
	EVERGREEN SHRUBS	0	0	0
N5-100 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	ULMUS AMERICANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	OXYDENDRUM ARBOREUM (1)
	SMALL EVERGREEN @ 4'	0	0	0

	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), ILEX VERTICILLATA 'WINTER RED' (2), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
	EVERGREEN SHRUBS	0	0	0
N6-27 LF (NORTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	1	1	ILEX VERTICILLATA 'WINTER RED' (1)
	EVERGREEN SHRUBS	0	0	0
M1-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN FOUNDATION AND PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M2-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M3-100 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
M4-8 LF (INTERIOR LOT LINE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	0	0	0

5' TYPE A PERIMETER BUFFER CALCULATIONS				
INCREMENT	**QUALIFYING LANDSCAPE MATERIAL**	**REQUIRED**	**PROVIDED**	**PLANT SCHEDULE**
OS1-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
OS2-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	0	0	0
OS3-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	3	3	PROVIDED IN PARKING AREA LANDSCAPING
	EVERGREEN SHRUBS	2	2	PROVIDED IN PARKING AREA LANDSCAPING
OS4-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING
OS5-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN FOUNDATION AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	5	5	PROVIDED IN PARKING AREA LANDSCAPING

OS6-100 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	PROVIDED IN PARKING AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	
	EVERGREEN SHRUBS	5	5	PROVIDED IN FOUNDATION AND PARKING AREA LANDSCAPING
OS7-57 LF (OPEN SPACE)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	PROVIDED IN PARKING AREA LANDSCAPING
	SMALL EVERGREEN @ 4'	0	0	0
	DECIDUOUS SHRUBS	0	0	0
	EVERGREEN SHRUBS	3	3	PROVIDED IN FOUNDATION AREA LANDSCAPING

10' TYPE B PERIMETER BUFFER CALCULATIONS				
INCREMENT	**QUALIFYING LANDSCAPE MATERIAL**	**REQUIRED**	**PROVIDED**	**NOTES**
E1-23 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	0
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**2**	**2**	
	DECIDUOUS SHRUBS	1	1	ITEA VIRGINICA (1)
	EVERGREEN SHRUBS (MIN. 40%)	1	1	ILLICIUM PARVIFLORUM (1)
E2-100 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	ULMUS AMERICANA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	CERCIS CANADENSIS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (3), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1)
E3-100 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	1	1	CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	CERCIS CANADENSIS (1), CORNUS FLORIDA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (3), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILLICIUM PARVIFLORUM (4)
E4-54 LF (EASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	2	2	ULMUS AMERICANA (1), QUERCUS TEXANA (1)
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**5**	**5**	
	DECIDUOUS SHRUBS	3	3	ITEA VIRGINICA (1), CORNUS SERICEA (2)
	EVERGREEN SHRUBS (MIN. 40%)	2	2	ILEX VERTICILLATA 'WINTER RED' (2)
S1-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	CORNUS FLORIDA (2), CHIONANTHUS VIRGINICUS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (4)

	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VOMITORIA 'SCHILLING'S DWARF' (3), ILEX VOMITORIA 'TAYLOR'S RUDOLF' (1)
S2-80 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (2)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**8**	**8**	
	DECIDUOUS SHRUBS	5	5	ITEA VIRGINICA (2), CORNUS SERICEA (3)
	EVERGREEN SHRUBS (MIN. 40%)	3	3	VIBURNUM DAVIDII (3)
S3-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	CORNUS FLORIDA (2), CHIONANTHUS VIRGINICUS (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (4)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	ILEX VOMITORIA 'SCHILLING'S DWARF' (4)
S4-100 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	3	3	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (2)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**10**	**10**	
	DECIDUOUS SHRUBS	6	6	ITEA VIRGINICA (2), CORNUS SERICEA (4)
	EVERGREEN SHRUBS (MIN. 40%)	4	4	VIBURNUM DAVIDII (4)
S5-20 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	1	1	CORNUS FLORIDA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**2**	**2**	
	DECIDUOUS SHRUBS	1	1	ITEA VIRGINICA (1)
	EVERGREEN SHRUBS (MIN. 40%)	1	1	ILEX VOMITORIA 'SCHILLING'S DWARF' (1)
S6-42 LF (SOUTHERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	0	0	0
	LARGE EVERGREEN @ 6'	0	0	0
	SMALL DECIDUOUS @ 1.5" CAL	2	2	OXYDENDRON ARBOREUM (1), HALESIA CAROLINA (1)
	SMALL EVERGREEN @ 4'	0	0	0
	TOTAL SHRUBS	**5**	**5**	
	DECIDUOUS SHRUBS	3	3	ITEA VIRGINICA (1), CORNUS SERICEA (2)
	EVERGREEN SHRUBS (MIN. 40%)	2	2	VIBURNUM DAVIDII (2)

20' TYPE C PERIMETER BUFFER CALCULATIONS				
INCREMENT	**QUALIFYING LANDSCAPE MATERIAL**	**REQUIRED**	**PROVIDED**	**NOTES**
SE1-100 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	5	5	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (2)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
SE2-100 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	5	5	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (2)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (4), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
SE3-70 LF (SOUTHEASTERN BOUNDARY)	LARGE DECIDUOUS @ 2.5" CAL	4	4	QUERCUS TEXANA (2), ULMUS AMERICANA (1), CARYA OVATA (1)
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**14**	**14**	
	DECIDUOUS SHRUBS	3	3	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (1)
	EVERGREEN SHRUBS	11	11	ILLICIUM PARVIFLORUM (3), ILEX VERTICILLATA 'WINTER RED' (3), ABELIA GRANDIFLORA 'SHERWOODII' (3), DISTYLIUM 'CINNAMON GIRL' (2)
W1-70 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	4	7	BIRCH (1), SWEETGUM (1), POPLAR (3), HICKORY (1), OAK (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	

	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**14**	**14**	
	DECIDUOUS SHRUBS	3	3	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (1)
	EVERGREEN SHRUBS	11	11	ILLICIUM PARVIFLORUM (3), ILEX VERTICILLATA 'WINTER RED' (3), ABELIA GRANDIFLORA 'SHERWOODII' (3), DISTYLIUM 'CINNAMON GIRL' (2)
W2-100 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	5	17	SWEETGUM (12), POPLAR (4), MAPLE (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	
	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (4), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)
W3-100 LF (WESTERN BOUNDARY)	EXISTING LARGE DECIDUOUS > 2.5" CAL	5	9	SWEETGUM (4), HICKORY (3), OAK (1), MAPLE (1)
	EXISTING LARGE EVERGREEN > 6'	0	0	
	EXISTING DECIDUOUS SHRUBS	0	0	
	EXISTING EVERGREEN SHRUBS	0	0	
	LARGE DECIDUOUS @ 2.5" CAL	0	0	
	LARGE EVERGREEN @ 6'	0	0	
	SMALL DECIDUOUS @ 1.5" CAL	0	0	
	SMALL EVERGREEN @ 4'	0	0	
	TOTAL SHRUBS	**20**	**20**	
	DECIDUOUS SHRUBS	4	4	CORNUS SERICEA (2), HYDRANGEA PANICULATA 'LITTLE LIME' (2)
	EVERGREEN SHRUBS	16	16	ILLICIUM PARVIFLORUM (4), ILEX VERTICILLATA 'WINTER RED' (3), ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' (1), ABELIA GRANDIFLORA 'SHERWOODII' (4), DISTYLIUM 'CINNAMON GIRL' (4)

DECIDUOUS TREES	BOUNDARY BUFFER LANDSCAPE MATERIAL	BOUNDARY BUFFER DRIVEWAY LANDSCAPE MATERIAL	STREET TREES	FOUNDATION LANDSCAPE MATERIAL	PARKING LANDSCAPE MATERIAL	OPEN SPACE BUFFER LANDSCAPE MATERIAL	INTERIOR LOT LINE BUFFER LANDSCAPE MATERIAL	TOTAL SITE LANDSCAPE MATERIAL	PERCENTAGE OF TOTAL
NYSSA SYLVATICA 'WILDFIRE'	0	0	0	4	2	0	4	10	9.17%
QUERCUS TEXANA	10	0	4	1	0	0	2	17	15.60%
ULMUS AMERICANA	8	0	0	1	2	0	0	11	10.09%
CARYA OVATA	10	1	0	0	0	0	0	11	10.09%
CERCIS CANADENSIS	2	0	0	0	2	4	0	8	7.34%
CHIONANTHUS VIRGINICUS	3	2	2	0	0	0	0	7	6.42%
CORNUS FLORIDA	6	0	0	0	0	2	0	8	7.34%
HALESIA CAROLINA	5	0	4	0	2	1	0	12	11.01%
MAGNOLIA STELLATA	0	0	6	0	0	0	0	6	5.50%
OXYDENDRUM ARBOREUM	6	0	0	1	2	3	0	12	11.01%
PRUNUS x 'OKAME'	0	0	0	2	2	3	0	7	6.42%
	50	**3**	**16**	**9**	**12**	**13**	**6**	**109**	**100.00%**

SHRUBS	BOUNDARY BUFFER LANDSCAPE MATERIAL	BOUNDARY BUFFER DRIVEWAY LANDSCAPE MATERIAL	STREET TREES	FOUNDATION LANDSCAPE MATERIAL	PARKING LANDSCAPE MATERIAL	OPEN SPACE BUFFER LANDSCAPE MATERIAL	INTERIOR LOT LINE BUFFER LANDSCAPE MATERIAL	TOTAL SITE LANDSCAPE MATERIAL	PERCENTAGE OF TOTAL
CORNUS SERICEA	29	0	0	6	0	0	0	35	6.94%
HYDRANGEA QUERCIFOLIA 'ALICE'	0	0	0	8	0	0	0	8	1.59%
ILEX VERTICILLATA 'WINTER RED'	38	0	0	4	0	0	13	55	10.91%
ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	6	0	0	1	0	0	2	9	1.79%
ITEA VIRGINICA	28	0	0	12	0	0	0	40	7.94%
ILLICIUM PARVIFLORUM	27	0	0	12	0	0	0	39	7.74%
ABELIA GRANDIFLORA 'SHERWOODII'	22	0	0	22	50	0	0	94	18.65%
DISTYLIUM 'CINNAMON GIRL'	20	0	0	18	0	0	0	38	7.54%
HYDRANGEA PANICULATA 'LITTLE LIME'	20	0	0	11	16	13	0	60	11.90%
VIBURNUM DAVIDII	9	8	0	0	8	12	0	37	7.34%
ILEX VOMITORIA 'SCHILLING'S DWARF'	8	0	0	13	47	8	0	76	15.08%
ILEX VOMITORIA 'TAYLOR'S RUDOLF'	2	0	0	11	0	0	0	13	2.58%
	209	**8**	**0**	**118**	**121**	**33**	**15**	**504**	**100.00%**

INTERIOR VEHICLE PARKING AREA CALCULATIONS

PARKING AREA LANDSCAPING REQUIREMENTS:

1 ISLAND / 10 PARKING SPACES ; 1 TREE & 4 SHRUBS / ISLAND

105 PARKING SPACES = 11 INTERIOR ISLANDS REQUIRED

INTERIOR VEHICLE PARKING AREA	ISLAND QUANTITY	TREES PROVIDED	SHRUBS PROVIDED
PARKING LOT - OFFICE	12	12	48

PERIMETER SCREENING REQUIREMENTS: SHRUBS INSTALLED 3' O.C. OR SHRUBS PLANTED IN COMBINATION WITH A WALL, FENCE OR BERM OR GRADE SEPARATIONS BY 25% SLOPE

VEHICLE PARKING AREA SCREENING	SCREENED PERIMETER LENGTH	SHRUBS REQUIRED	SHRUBS PROVIDED
PARKING LOT - OFFICE	217	72	73

FOUNDATION LANDSCAPING CALCULATIONS

FOUNDATION LANDSCAPING REQUIREMENTS:

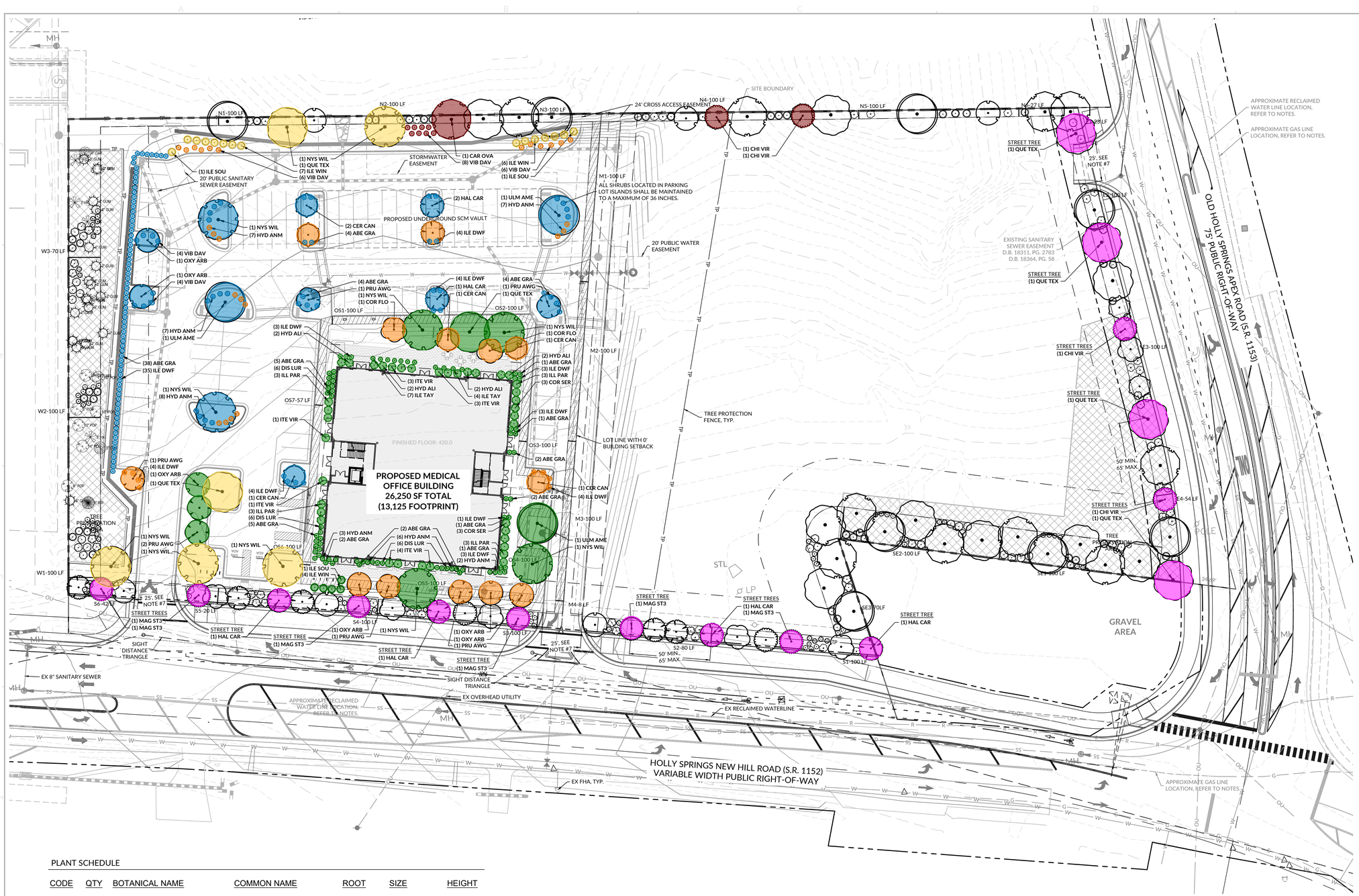
REQUIRED ALONG ANY FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS 25% OF THE ADJACENT FAÇADE

(1) CANOPY TREE PER 75 LF OR (2)UNDERSTORY TREES PER 75 LF

(1) LARGE SHRUB, (1.5) MEDIUM SHRUBS, OR (2) SMALL SHRUBS PER 5 LF

NOTE: FOUNDATION LANDSCAPING AREA INCLUDES SHRUBS REQUIRED FOR TYPE A BUFFER M AND TYPE A BUFFER FOR OPEN SPACE PLAZA IN ADDITION TO THE REQUIRED FOUNDATION SHRUBS

SEGMENT	LENGTH	REQUIRED LANDSCAPE MATERIAL	REQUIRED	PROVIDED
OFFICE NORTH FAÇADE	113	LARGE DECIDUOUS @ 2.5" CAL	3	3
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	14	14
		MEDIUM SHRUBS	14	14
		SMALL SHRUBS	0	0
OFFICE EAST FAÇADE	121	LARGE DECIDUOUS @ 2.5" CAL	2	2
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	12	12
		MEDIUM SHRUBS	18	18
		SMALL SHRUBS	0	0
OFFICE SOUTH FAÇADE	113	LARGE DECIDUOUS @ 2.5" CAL	1	1
		SMALL DECIDUOUS @ 1.5" CAL	0	0
		LARGE SHRUBS	9	9
		MEDIUM SHRUBS	21	21
		SMALL SHRUBS	0	0
OFFICE WEST FAÇADE	121	LARGE DECIDUOUS @ 2.5" CAL	0	0
		SMALL DECIDUOUS @ 1.5" CAL	3	3
		LARGE SHRUBS	8	8
		MEDIUM SHRUBS	22	22
		SMALL SHRUBS	0	0


PROPOSED MEDICAL OFFICE BUILDING
26,250 SF TOTAL
(13,125 FOOTPRINT)
FINISHED FLOOR: 420.0
OLD HOLLY SPRINGS APEX ROAD (S.R. 1153)
75' PUBLIC RIGHT-OF-WAY
HOLLY SPRINGS NEW HILL ROAD (S.R. 1152)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
24' CROSS ACCESS EASEMENT
20' PUBLIC WATER EASEMENT
20' PUBLIC SANITARY SEWER EASEMENT
STORMWATER EASEMENT
PROPOSED UNDERGROUND SCM VAULT
TREE PROTECTION FENCE, TYP.
LOT LINE WITH 0' BUILDING SETBACK
SITE BOUNDARY
EXISTING SANITARY SEWER EASEMENT D.B. 18311, PG. 2783 D.B. 18364, PG. 58
APPROXIMATE RECLAIMED WATER LINE LOCATION, REFER TO NOTES.
APPROXIMATE GAS LINE LOCATION, REFER TO NOTES.
GRAVEL AREA
EX 8" SANITARY SEWER
EX OVERHEAD UTILITY
EX RECLAIMED WATERLINE
EX FHA, TYP.
SIGHT DISTANCE TRIANGLE
TREE PRESERVATION AREA
M1-100 LF
ALL SHRUBS LOCATED IN PARKING LOT ISLANDS SHALL BE MAINTAINED TO A MAXIMUM OF 36 INCHES.
M2-100 LF
M3-100 LF
M4-8 LF
W1-100 LF
W2-100 LF
W3-70 LF
N1-100 LF
N2-100 LF
N3-100 LF
N4-100 LF
N5-100 LF
N6-27 LF
E1-100 LF
E2-100 LF
E3-100 LF
E4-54 LF
SE1-100 LF
SE2-100 LF
SE3-70LF
S1-100 LF
S2-80 LF
S3-100 LF
S4-100 LF
S5-20 LF
S6-42 LF
OS1-100 LF
OS2-100 LF
OS3-100 LF
OS4-100 LF
OS5-100 LF
OS6-100 LF
OS7-57 LF
50' MIN. 65' MAX.
25', SEE NOTE #7
STREET TREE (1) QUE TEX
STREET TREES (1) CHI VIR
STREET TREES (1) CHI VIR (1) QUE TEX
STREET TREES (1) HAL CAR (1) MAG ST3
STREET TREE (1) MAG ST3
STREET TREE (1) HAL CAR
(1) NYS WIL (1) QUE TEX (7) ILE WIN (6) VIB DAV
(1) ILE SOU (1) CAR OVA (8) VIB DAV (6) ILE WIN (6) VIB DAV (1) ILE SOU
(1) CHI VIR (1) CHI VIR
(2) HAL CAR (7) HYD ANM (1) ULM AME
(1) NYS WIL (7) HYD ANM (2) CER CAN (4) ABE GRA (4) VIB DAV (1) OXY ARB (4) ILE DWF
(4) ABE GRA (1) PRU AWG (1) NYS WIL (1) COR FLO (4) ILE DWF (1) HAL CAR (1) CER CAN (4) ABE GRA (1) PRU AWG (1) QUE TEX
(3) ILE DWF (2) HYD ALI (7) HYD ANM (1) ULM AME (38) ABE GRA (35) ILE DWF (1) NYS WIL (8) HYD ANM
(5) ABE GRA (6) DIS LUR (3) ILL PAR (3) ITE VIR (2) HYD ALI (7) ILE TAY (1) NYS WIL (1) COR FLO (1) CER CAN (2) HYD ALI (1) ABE GRA (3) ILE DWF (3) ILL PAR (3) COR SER (2) HYD ALI (4) ILE TAY (3) ITE VIR (1) ITE VIR (3) ILE DWF (1) ABE GRA (2) ABE GRA (1) CER CAN (4) ILE DWF (2) ABE GRA (1) PRU AWG (4) ILE DWF (1) OXY ARB (1) QUE TEX (4) ILE DWF (1) CER CAN (1) ITE VIR (3) ILL PAR (6) DIS LUR (5) ABE GRA (1) ILE DWF (1) ABE GRA (3) COR SER (3) ILL PAR (1) ABE GRA (3) ILE DWF (2) HYD ANM (3) HYD ANM (2) ABE GRA (2) ABE GRA (6) HYD ANM (6) DIS LUR (4) ITE VIR (1) ILE SOU (4) ILE WIN (1) NYS WIL (2) PRU AWG (1) NYS WIL (1) NYS WIL (2) PRU AWG (1) NYS WIL (1) OXY ARB (1) PRU AWG (1) NYS WIL (1) OXY ARB (1) OXY ARB (1) PRU AWG (1) OXY ARB (1) PRU AWG (1) MAG ST3 (1) HAL CAR (1) MAG ST3 (1) HAL CAR (1) MAG ST3 (1) HAL CAR

Subject Title: Norris Crossing Amenity Development Plan

Meeting Date: May 14, 2024

Presenter: Brett Gosney, Catherine Jacobs, Development Services

Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Peak Engineering & Design, PLLC has submitted a Development Plan request for approval of the amenity center within the 72± acre Norris Crossing subdivision development. The subdivision is located on the south side of Avent Ferry Road The 1-acre amenity site will contain a clubhouse (1,790 sq ft), pool area (1,590 sq ft), and parking.

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 an amenity center.
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: 1.00 ±

Proposed Building Height: 21 Ft 6 in

Provided Building Setback:
Fire Opal Lane: 21 Ft
North Property Line: 120 Ft
East Property Line: 105 Ft
South Property Line: 87 Ft

Minimum Landscape Buffers:
Fire Opal Lane: 5 Ft Type A
North Property Line: 20 Ft Type A (Utilizing Existing Vegetation)
East Property Line: 20 Ft Type A (Utilizing Existing Vegetation)
South Property Line: 5 Ft Type A

Total Building Footprint Area:

Building Footprint: 1,790 sf.

Parking Requirements

Total Required Parking

Required Parking Spaces: 22 Parking Spaces
Provided Parking Spaces: 23 Parking Spaces

Required Bicycle Parking

Required: 4 Bicycle Spaces
Provided: 4 Bicycle Spaces

Civil Improvements

Transportation

This project proposes one driveway along the extension of Fire Opal Lane. The proposed number of daily and peak hour trips associated with this development plan is consistent with the previously approved Traffic Impact Analysis.

Utilities

The proposed building will connect to the public water and gravity sewer mains to be constructed as part of the approved Norris Crossing Phases 1 and 2.

The project is not subject to the Town's Water Resource Management Policy.

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 Major Subdivision Plan and UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 24-DP-01 (PLDP202400004) for Norris Crossing Amenity Center as submitted by Peak Engineering & Design, PLLC, dated 04/26/2024, with the following conditions:

1. All previous conditions of approval for *Norris Crossing Subdivision* 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. A Deed of Easement is required to be executed for public vehicular and public pedestrian access between the property owners at the time of plat.
4. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
5. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not

guarantee completion of such facilities by any other party. No plats or building permits will be issues by the Town until all necessary on and off site water infrastructure is completed.

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		BAG	
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
- ☐ PDF version of plans sized to 24" x 36"
- ☐ Processing Fees (make check payable to: Town of Holly Springs)
- ☐ Plan Requirements and Data Checklist
- ☐ Postmaster certification of Cluster Mailbox Unit location
- ☐ Certification of Plan Revisions, if a revision to an approved plan
- ☐ 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
- ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease)
- ☐ Industrial Waste Survey (all businesses)
- ☐ Residential Development Notification Form
- ☐ 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)
- ☐ Design Standards (Non-residential only)
- ☐ Streetscape and Mobility Standards (non-residential only)
- ☐ Neighborhood Meeting Report

Development Plan:

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

- ☑ Petition Form
- ☑ PDF version of plans sized to 24" x 36"
- ☑ Processing Fees (make check payable to: Town of Holly Springs)
- ☑ Plan Requirements and Data Checklist
- ☑ Certification of Plan Revisions, if a revision to an approved plan
- ☐ 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
- ☑ Residential Development Notification Form (if applicable)
- ☑ Grease Trap Survey (any business using or disposing of fats, oils or grease)
- ☐ Industrial Waste Survey (all businesses)
- ☐ 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)
- ☑ Neighborhood Meeting Report

Postmaster, stormwater checklist, and Engineering Studies were included with Major Subdivision Plan submittals.

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

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.

The Amenity Center was included in all Special Studies including the TIA, fire flow, and sewer report provided with teh Major Subdivision and Construction Drwaing reviews.

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 to15%;
- 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: Norris Crossing - Amenity Center
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision Norris Crossing Subdv (22 MAS 01) Shopping Center/Lot# _____
Project Location: FIRE OPAL LANE
Use street address. If none, use the closest intersection
☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0638-82-4248 Real Estate ID: 0004033
Project Acreage (rounded to nearest tenth): 72.1 ac (1 acre in Amenity Center) Partial Parcel: ☑ No ☐ Yes (additional fee)
Current Zoning: SR - CU Proposed Use (see UDO Table 3.2.A): Amenity Cetner for subdivision
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: multiple meetings with staff related to the Amenity Center
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 Jeff Roach, P.E. Company Peak Engineering & Design, PLLC
Mailing Address 1125 Apex Peakway
City Apex State NC Zip 27502
Telephone # (919) 439-0100 E-Mail jroach@peakengineering.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 see above 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 Stephen Dorn - Dir of Land Planning/Entitlements Company Lennar Corporation - Raleigh Division
Mailing Address 1100 Perimeter Park Drive Suite 112
City Morrisville State NC Zip 27560
Telephone # (919) 224-9922 E-Mail stephen.dorn@lennar.com and tucker.ennis@lennar.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Architect

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

Landscape Architect

Name Pam Porter - PLA, LEED AP Company TMTLA Associates - Landscape Architects
Mailing Address 5011 Southpark Drive Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail pam@tmtla.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: CONSTRUCTION (any other contact that should receive comments and correspondence for this project)

Name Brian Jacobs Company DClugston, Inc.
Mailing Address 2506 Reliance Ave
City Apex State NC Zip 27539
Telephone # (919) 629-7290 Alternate Telephone # ( )
Fax # ( ) E-Mail brian.jacobs@dclugston.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 Stephen Dorn & Tucker Ennis Company Lennar Corporation - Raleigh Division
Mailing Address 5011 Southpark Drive Suite 200
City Morrisville State NC Zip 27560
Telephone # (919) 224-9922 E-Mail stephen.dorn@lennar.com and tucker.ennis@lennar.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, Jeffrey A. Roach, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Jeffrey Roach Digitally signed by Jeffrey Roach Date: 2024.01.05 08:48:02 -05'00' Date:

TOWN OF HOLLY SPRINGS

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.

For DS Use only
Project # _____
Date Received:

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
A		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans.
A		B. Date of drawing preparation and all revision dates.
A		C. Sheet Number and Title.
A		D. North Arrow.
A		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'.
A		F. Seal and signature of Registered Design Professional.
		G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	NA	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.**
	NA	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		
A		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved.
A		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.
A		C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS.
A		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number.
A		E. Zoning designation of the property to be developed (and list of conditions, if applicable).
A		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process."
A		G. Total Acreage of Tract(s) to be developed and number lots.
A		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.
A		I. List type of development: Development Plan, Major Subdivision Plan, Special Use Permit, etc.
A		J. Provide proposed sewer flow for the project including how calculation was determined.
		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		
A		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.
	NA	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.

A	NA	
A		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
		D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4
A		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".*)
	NA	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.
A		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.
A		H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
A		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.
A		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.
A		K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site.
	NA	L. Design Engineering data for all roadway radii and curves.
A		M. Provide lot size(s).
A		N. Show and label all easements.
A		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].*
A		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).
	NA	Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	NA	R. Show all required greenways. [*See UDO Section 7.6.*].
	NA	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		
A		A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
A		B. Provide preliminary drainage calculations.
A		C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	NA	D. Clearly label restricted stream buffers.
A		E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	NA	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
A		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.
	NA	B. Indicate locations, size, and species of proposed street trees, [*See UDO Section 5.3.5*]
A		C. Show fencing details [*See UDO Section 5.5.*]
	NA	D. Show the location of berms, if there are any, and provide detail information on the berm [*See UDO Section 5.5*]
A		E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
A		F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
A		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 *Invasive Species List* (*See UDO Section 5.4.1*).
A		H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
A		I. Specify the limits of live vegetation, ground cover and mulch. [See *UDO Section 5.4*]
A		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."*
	NA	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.
A		L. Indicate the location of all tree protection fencing.
A		M. Show all tree preservation areas.
A		N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
A		A. The latest available aerial photograph of the project area.
A		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.
A		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*]
A		D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
A		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.
A		F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
A		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.
A		B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
A		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)
A		D. Provide street lighting plan for interior and/or adjacent roadways
A		E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		
A		A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
A		B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	NA	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA	
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS		
A		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.
A		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.
A		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.
		 FRONT ELEVATION
	NA	D. Provide Public Realm Standards in accordance with UDO Section 8.3.
VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT		
	NA	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.
IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS *(PLEASE INCLUDE ON SITE PLAN)*		
	NA	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 SUBDIVSIONS *(PLEASE INCLUDE ON SITE PLAN)*		
		A. Include the max number of lots, minimum lot area, access easements to all lots
	NA	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, Jeffrery A. Roach *, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.*

CERTIFICATION OF PLAN REVISIONS

NOTE: THIS FORM REQUIRES THE SIGNATURE AND SEAL OF THE PROFESSIONAL ENGINEER, DESIGN PROFESSIONAL, OR LAND SURVEYOR PREPARING THE AMENDED/REVISED PLAN
Note: Multiple signatures and seals may be required

I, Jeffrey A. Roach, certify that the only changes made to the plans for Town of Holly Springs Project Number _____-_____-_____ /

Project Name Norris Crossing Amenity Center that is being submitted to the Town of Holly Springs for a ☐ Major ☐ Minor Amendment (PLAN DATED 1/4/2024)

ARE AS NOTED BELOW:

With the initial submittal on January 5, 2024, no revisions have been made to the plan.

I understand that any modification to the plans not indicated on the Certificate of Plan Revision and not clouded on the plan set will not be approved as a part of this/these requested amendment(s).

_____	_____	
Date	*Signature*	*(Seal)*
_____	_____	
Date	*Signature*	*(Seal)*
_____	_____	
Date	*Signature*	*(Seal)*

Public Utilities Department

150 Treatment Plant Rd.
Holly Springs, NC 27540
phone (919) 577-1090, fax (919) 577-2280

In compliance with State and Federal Laws the Town of Holly Springs has developed a Fats, Oils, and Grease (FOG) Management Program. The purpose of this program is to educate the public and business owners of the problems associated with grease and grease accumulations. FOG in wastewater can result in decreased capacity of sewer lines by cooling and congealing on the insides of pipes. This occurrence eventually causes blockages and sewer overflows and, therefore, is a major concern for the Town's wastewater collection system. Significant sources of FOG are cooking establishments due to the amount of grease used in cooking and other food preparation work. Improper disposal and cleanup practices allow FOG to enter the wastewater collection system. In an effort to work together to achieve the common goal of protecting the Town's resources we are asking business owners that produce grease as part of their daily operations to take a few moments and complete the following survey.

Name of Business Norris Crossing Amenity Center

Please provide a brief description of business operations:
Pool and clubhouse for the residential subdivision

Company Representative Stephen Dorn/Tucker Ennis Title Development Managers

Address 1100 Perimeter Park Drive Suite 112, Morrisville, NC 27560

Telephone (919) 224-9922 Fax number _____

How many and what size grease handling device (grease trap or interceptor) do you have?
(Please list dimensions) no grease trap or interceptors proposed with the development.

Location of grease handling device(s) N/A

Cleanout service provider N/A

Does your grease handling device have a sampling chamber? N/A
(A sampling chamber is required for grease traps)

How is the waste disposed of and where? N/A

Thank you for taking the time to complete this survey. If you have any questions or concerns of your responsibilities in maintaining your grease trap or interceptor in accordance with the Town's Sewer Use Ordinance please contact Seann Byrd at (919)577-1090 or email seann.byrd@hollyspringsnc.us .

Town of Holly Springs
Industrial Wastewater Survey, Short Form

This form has been sent to your business to determine types and sources of wastewater that are entering the Town of Holly Springs' Wastewater Treatment Facility. This form must be completed in accordance with the Town's Sewer Use Ordinance. The Sewer Use Ordinance can be examined on the Town's website at www.hollyspringsnc.us

Facility Name:_____
Facility Address:_____
Facility Telephone Number:_____ Facility Fax:_____
Type of Industry, Manufacture, Trade, or Business:
_____

Products Produced:
_____
_____

Number of Employees: _____

General Description of the industrial activities and/or plant processes at this site:
_____
_____
_____

Current Federal Standard Industrial Classification Code (S.I.C):_____(if applicable)

Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators, or any other type of wastewater other than from restrooms? If so, describe:
_____
_____
_____

"Industrial Waste" means liquid or other wastes resulting from any processes of industry, manufacturing, trade, or business, or from the development of any natural resources. "Other Waste" means decayed wood, sawdust, shavings, bark, limes, garbage, refuse, ashes, offal's, tar, oil, chemicals, and all other substances, except industrial waste and sewage, which may cause pollution in any waters.

1. Does this facility discharge industrial waste or other waste to the sanitary sewer? YES NO
2. Is the discharge from industrial waste or other waste continuous or batch?_____
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer? YES NO If yes, please list:_____
4. What is the total discharge to the sanitary sewer (gallons per day)? _____
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)?_____
6. Are any chemicals stored in quantities of 55 gallons or more? YES NO
7. Does this facility use any well water or other water source other than the public water supply? YES NO
8. Are any outside drains connected to the sanitary sewer? YES NO
9. Does your facility discharge storm water to the sanitary water? YES NO

Our Sewer Use Ordinance requires that an Authorized Representative of the User sign all reports to the Town. Authorized Representative is defined as "a person responsible for the Principle Business decisions or other policy decisions for the facility."

To the best of my knowledge the information on this form is true and accurate.

Signature _____ Date _____

Print name_____ Job Title_____

For more information or any questions, please contact the Water Quality Department at (919)577-2273
Return this form with your Development Petition

Form 8022 Updated: 2/8/18

TOWN OF HOLLY SPRINGS

SPECIAL USE PERMIT FINDINGS OF FACT

You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: _____

Special Exception Use:

Use: _____

Specific Special Use Permit Request:

_____

_____

For DS Use only
Project # _____
Date Received:

Findings of Fact:

A petition for Special Use Permit may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, convenience, or general welfare:

_____
_____
_____

(2) The proposed use will not injure or adversely affect the adjacent area:

_____
_____
_____

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Comprehensive Plan:

_____
_____
_____

(4) The proposed use shall conform to all development standards of the applicable district (unless a Variance or Administrative Adjustment is issued for said standard):

_____
_____
_____

(5) Roadways, access drives, and/or driveways are or will be sufficient in size and properly located to: ensure automotive, bicyclist, and pedestrian safety and convenience, traffic flow as set forth in this UDO and, control and access in case of fire or other emergency:

_____
_____
_____

(6) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian accessways harmonize with adjoining properties and the general area and minimize adverse impacts:

_____
_____
_____

(7) The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood:

_____
_____
_____

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

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: JANUARY 3, 2024
Time: 5:00 - 6:00 PM
Location: VIRTUAL - ZOOM MEETING

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

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

☑ Date of Notification Mailing: DECEMBER 19, 2023

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

Summary of Issues:

Location of Amenity Center in comparison to Avent Ferry Road and Holly Glen Subdivision; requests were made at the Major Subdivision review to stop the Fire Opal street names at the Stonemont proeprty line (this was not able to be accommodated); appreciate moving the mail kiosk to the current location west of the project's main entrance; keep streets to Stonemone and Mills @ Avent Ferry closed to construction traffic as long as possible (not an amenity center item); lighting in the pool areas (what is proposed)? What type of traffic calming is proposed?
In general, the amenity center location was previously shown to teh neighbors. A majority of the questions related to teh subdivision (not the amenity center).

Attach Additional Sheets as needed

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

No changes have been made to the Development Plan petition resulting from the meeting

Attach Additional Sheets as needed

Additional attachments required for the report:
☑ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☑ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Jeffrey Roach Digitally signed by Jeffrey Roach Date: 2024.01.05 08:48:44 -05'00' Date

Attendees name	email address	Mailing list name	Address 1	Address 2
Maria Saccende	gooch0302@aol.com	SACCENDE, MARIA KIRSCHBAUM, FREDERICK	101 DIGGORY DR	HOLLY SPRINGS NC 27540-6406
Michael Witt	mbwittnc@aol.com	WITT, MICHAEL	104 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463
Wayne Coeburn	wecoeburn@aol.com	COEBURN, WAYNE E COEBURN, JANICE J	105 DIGGORY DR	HOLLY SPRINGS NC 27540-6406
Emily Fahringer	emfahringer76@gmail.com	FAHRINGER, MICHAEL CHARLES FAHRINGER, EMILY LIZA	409 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451

Property Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
0 AVENT FERRY RD	HOLLY POINTE LLC	3056 GRANVILLE DR	RALEIGH NC 27609-6918	
108 OBSIDIAN DR	PATEL, MAULIK CHOVATIA, DHARA	108 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
100 SCORIA WAY	DOLAN, JAMES H III DOLAN, LAURA A	100 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
101 OBSIDIAN DR	SMITH, MATT SMITH, JESSYE	101 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
201 LONG BOTTOM TRL	GRIFFIN, DREW P SAPIR, FRAN G	201 LONG BOTTOM TRL	HOLLY SPRINGS NC 27540-8285	
104 DIGGORY DR	SHADY, RICHARD A SHADY, CYNTHIA B	104 DIGGORY DR	HOLLY SPRINGS NC 27540-6405	
109 LONG BOTTOM TRL	SCHMIDT, PAUL W SCHMIDT, JUDY A	109 LONG BOTTOM TRL	HOLLY SPRINGS NC 27540-8275	
108 MYSTIC QUARTZ LN	NEMETH, EVA NEMETH, BELA	108 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
209 DIGGORY DR	FRANCIS, MICHAEL R FRANCIS, JENNIFER A	209 DIGGORY DR	HOLLY SPRINGS NC 27540-6408	
109 DIGGORY DR	APICELLA, ALBERT GEORGE APICELLA, CATHERINE MARIE	109 DIGGORY DR	HOLLY SPRINGS NC 27540-6406	
133 POINTE PARK CIR	FINNERTY, WILLIAM P FINNERTY, CHERYL L	133 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6432	
101 SCORIA WAY	DIXON, JOHN R DIXON, MORLISA R	101 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
101 LONG BOTTOM TRL	GALLAGHER, ALFRED R RODRIGUEZ, KAREN M	101 LONG BOTTOM TRL	HOLLY SPRINGS NC 27540-8275	
116 TONKS TRL	DORNAN, JOHN DORNAN, DEBRA Z	116 TONKS TRL	HOLLY SPRINGS NC 27540-8280	
213 DIGGORY DR	OLIVER, KAYLEEN OLIVER, NICHOLAS A	213 DIGGORY DR	HOLLY SPRINGS NC 27540-6408	
121 TONKS TRL	HAYS, CHRISTOPHER MICHAEL HAYS, MICHELLE LEE	121 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
205 POINTE PARK CIR	SUCIU, JENNIFER LYNN SUCIU, CHRISTIAN T	205 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
105 DIGGORY DR	COEBURN, WAYNE E COEBURN, JANICE J	105 DIGGORY DR	HOLLY SPRINGS NC 27540-6406	
209 POINTE PARK CIR	SLESSMAN, JEREMY D SLESSMAN, MEREDITH F	209 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
108 DIGGORY DR	INGERSOLL, VIRGINIA L INGERSOLL, KEITH A	108 DIGGORY DR	HOLLY SPRINGS NC 27540-6405	
100 GILLYWEED CT	JIMENEZ, WILLIAM JIMENEZ, SUSAN S	100 GILLYWEED CT	HOLLY SPRINGS NC 27540-8276	
0 AVENT FERRY RD	HOLLY POINTE LLC	3056 GRANVILLE DR	RALEIGH NC 27609-6918	
104 TONKS TRL	HELMSTEAD, KRISTOFER G HELMSTEAD, TIARE A	104 TONKS TRL	HOLLY SPRINGS NC 27540-8280	
201 POINTE PARK CIR	KOZAK, LISA KOZAK, DANIEL	201 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
101 GILLYWEED CT	BONACUM, BRYAN A BONACUM, LEIGH K	101 GILLYWEED CT	HOLLY SPRINGS NC 27540-8277	
0 AVENT FERRY RD	HOLLY POINTE LLC	3056 GRANVILLE DR	RALEIGH NC 27609-6918	
225 POINTE PARK CIR	PEACH, MICHAEL BRANDON PEACH, ANGELA CASERTANO	225 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
200 DIGGORY DR	RENDUCHINTALA, RAGHURAM RENDUCHINTALA, NAGA KRISHNAVENI SIRISHA	200 DIGGORY DR	HOLLY SPRINGS NC 27540-6407	
364 FIRE OPAL LN	SACHDEV, RETESH SACHDEV, VANDNA	364 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6450	
109 SCORIA WAY	RAYMOND, CHRISTOPHER DAVID RAYMOND, ALICIA MARIE	109 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
373 FIRE OPAL LN	ZIA, ASIF HAQUE, SHADIA	373 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6450	
229 POINTE PARK CIR	FERRELL, TONYA B	229 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
360 FIRE OPAL LN	SMITH, KRISTIN LORE SMITH, JOHN JAMES	360 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6450	
0 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY J GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
0 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY J GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
2205 AVENT FERRY RD	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
204 TIGERS EYE WAY	MEHTA, SUNIL MADHAR, PARVEEN	1430 CARPENTER TOWN LN	CARY NC 27519-9355	
204 TIGERS EYE WAY	CURRENT RESIDENT	204 TIGERS EYE WAY	HOLLY SPRINGS NC 27540-6464	
108 SCORIA WAY	GALDAMEZ, LUIS A SZADY, MARTA	108 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
105 OBSIDIAN DR	UDAYAKUMAR, KARTHICK VELMURUGAN, NITHYAKALYANI	105 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
101 DIGGORY DR	SACCENDE, MARIA KIRSCHBAUM, FREDERICK	101 DIGGORY DR	HOLLY SPRINGS NC 27540-6406	
120 MYSTIC QUARTZ LN	DOUGLAS, TAMMY JO DOUGLAS, STEPHEN	120 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
104 SCORIA WAY	WILLIAMS, CLARENCE DAVID WILLIAMS, JESSICA ANNE	104 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
116 MYSTIC QUARTZ LN	ORDONEZ, JORGE DAVID ORDONEZ, BRENDA LISSETTE	116 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
201 DIGGORY DR	KIRK, JUSTIN KIRK, RACHEL	201 DIGGORY DR	HOLLY SPRINGS NC 27540-6408	
109 OBSIDIAN DR	DOUD, STEPHEN RICHARD DOUD, NATALIE ALICIA	109 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
105 MYSTIC QUARTZ LN	SHARP, DANIEL E SHARP, LYNNE A	105 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
213 POINTE PARK CIR	BOWIE, SHANE R BOWIE, CHRISTA M	213 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
104 OBSIDIAN DR	WITT, MICHAEL	104 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
105 GILLYWEED CT	DANT, JEFFREY M DANT, ANGELA K	105 GILLYWEED CT	HOLLY SPRINGS NC 27540-8277	
401 FIRE OPAL LN	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
98 MOONSTONE DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
99 MOONSTONE DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346

Property Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
205 MOONSTONE DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
204 MOONSTONE DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
208 MOONSTONE DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
417 FIRE OPAL LN	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
109 MYSTIC QUARTZ LN	DE HASS, DAVID P	109 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
413 FIRE OPAL LN	BAAKLINI, JOE BAAKLINI, ANZHELIKA	413 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
409 FIRE OPAL LN	FAHRINGER, MICHAEL CHARLES FAHRINGER, EMILY LIZA	409 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
369 FIRE OPAL LN	WHITE, JENNIFER A WHITE, MURRAY L	369 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6450	
2160 AVENT FERRY RD	TAKEDA, TADASHI TAKEDA, KELLY	2160 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8437	
109 TONKS TRL	PUCEK, SCOTT PUCEK, KAREN	109 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
102 OBSIDIAN DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
204 OBSIDIAN DR	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
405 FIRE OPAL LN	VAUX, WESLEY LYNN	405 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
408 FIRE OPAL LN	LINGAM, SUDHA RANI LINGAM, SITARAM	408 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
100 MYSTIC QUARTZ LN	HAUT, ANGELA MARIE HAUT, ADAM WARREN	100 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
100 TONKS TRL	VITULLI, JOSEPH LOUIS VITULLI, KIMBERLY MARIE	100 TONKS TRL	HOLLY SPRINGS NC 27540-8280	
100 OBSIDIAN DR	KARNAM, HIMA BINDU KARNAM, PAVAN KUMAR U F	100 OBSIDIAN DR	HOLLY SPRINGS NC 27540-6463	
0 AVENT FERRY RD	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
0 AVENT FERRY RD	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
0 AVENT FERRY RD	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
109 GILLYWEED CT	CARTER, RONALD S HARRIS, SHAUNA HEMINGWAY	109 GILLYWEED CT	HOLLY SPRINGS NC 27540-8277	
400 FIRE OPAL LN	BOGNER, ADRIENNE B BOGNER, JOHN R III	400 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
204 DIGGORY DR	VERMA, GAURAV VERMA, PRIYANKA	204 DIGGORY DR	HOLLY SPRINGS NC 27540-6407	
100 DIGGORY DR	CONLEY, VICTORIA R CONLEY, PATRICK B	100 DIGGORY DR	HOLLY SPRINGS NC 27540-6405	
112 DIGGORY DR	HINK, NICOLE LEANN HINK, NATHANIEL PATRICK	112 DIGGORY DR	HOLLY SPRINGS NC 27540-6405	
104 MYSTIC QUARTZ LN	MARTIN, JEFFREY S MARTIN, LORI R	104 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
101 MYSTIC QUARTZ LN	LISO, JUSTIN PHILIP LISO, CHRISTA RAE	101 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
2221 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
2129 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY J GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
101 TONKS TRL	ALI, HARIS SIDHAPUR, GANGOTHRI	101 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
112 TONKS TRL	LINDBECK, ERIC S LINDBECK, MELISSA C	112 TONKS TRL	HOLLY SPRINGS NC 27540-8280	
205 DIGGORY DR	BOYLE, BETHANY J BOYLE, BRIAN	205 DIGGORY DR	HOLLY SPRINGS NC 27540-6408	
117 TONKS TRL	PARKER, DAVID N PARKER, TARA	117 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
0 AVENT FERRY RD	HOLLY POINTE LLC	3056 GRANVILLE DR	RALEIGH NC 27609-6918	
404 FIRE OPAL LN	CURRENT RESIDENT	404 FIRE OPAL LN	HOLLY SPRINGS NC 27540	
404 FIRE OPAL LN	DREAM HAVEN LLC	101 ALUMROOT RD	HOLLY SPRINGS NC 27540-5835	
412 FIRE OPAL LN	JOHNSON, ANTOINE HOLDSWORTH JR JOHNSON, KAREN TRACY	412 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6451	
0 FIRE OPAL LN	STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
105 SCORIA WAY	ZINDA, MICHELLE C STEUSLOFF, GARRETT R	105 SCORIA WAY	HOLLY SPRINGS NC 27540-6464	
221 POINTE PARK CIR	SCOTT, JAMES H SCOTT, ANTIONEN	221 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
217 POINTE PARK CIR	SANDERSON, PATRICIA L	217 POINTE PARK CIR	HOLLY SPRINGS NC 27540-6433	
0 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY J GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
112 MYSTIC QUARTZ LN	SALGUERO, ROBERTO CARLOS SALGUERO, EVA-MARIE	112 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
105 TONKS TRL	HOWARD, CHARLES B HOWARD, HOPE MARIE	105 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
108 TONKS TRL	KEPLER, ROBERT	108 TONKS TRL	HOLLY SPRINGS NC 27540-8280	
113 LONG BOTTOM TRL	BEARMAN, BRETT D SACHS, KARISSA	113 LONG BOTTOM TRL	HOLLY SPRINGS NC 27540-8275	
368 FIRE OPAL LN	JACKSON, LEWIS S JACKSON, DEBRA A	368 FIRE OPAL LN	HOLLY SPRINGS NC 27540-6450	
113 MYSTIC QUARTZ LN	SCHAAR, JUAN ROMAN SCHAAR, JESSIE BLAIR	113 MYSTIC QUARTZ LN	HOLLY SPRINGS NC 27540-6460	
2209 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
113 TONKS TRL	SINGH, AMARJEET SINGH, GITANJALI	113 TONKS TRL	HOLLY SPRINGS NC 27540-8281	
0 AVENT FERRY RD	LENNAR CAROLINAS LLC	TROY J GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
105 LONG BOTTOM TRL	FISK, STEPHEN FISK, SUZAN	105 LONG BOTTOM TRL	HOLLY SPRINGS NC 27540-8275	

PEAK
Engineering & Design

To: Neighboring Property Owner

From: Jeff Roach – Peak Engineering & Design, PLLC

Date: December 19, 2023

Re: Notice of neighborhood meeting to review and discuss the Amenity Center Design proposed for the Norris Crossing subdivision. Property information:
Owner: Lennar Carolinas, LLC
Adress: 2129 Avent Ferry Road
Holly Springs, NC 27540

We are the engineers for Lennar Carolinas – builders of the Norris Crossing Subdivision – which will be submitting a Development Plan to the Town of Holly Springs for the above-captioned Property, a copy of which is included herein as Attachment B. The Property that is subject to the Development Plan and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing. We must mail this notice to all owners of properties within 500 ft of the Property per the requirements of the Town of Holly Springs Unified Development Ordinance.

The purpose of the Development Plan and the neighborhood meeting is to show the layout of the Amenity Center which is to include a pool, clubhouse facility, parking, and associated landscaping. The layout which has been provided as part of the meeting notification is in the same location and general configuration as it was shown with the original subdivision drawings which have been review by the Town.

We will hold a virtual neighborhood meeting on **Wednesday, January 3, 2024, 5:00 – 6:00 p.m. via Zoom**. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments. We hope this will help us understand how this project could impact you.

Instructions for registering and joining the meeting are enclosed.
https://us02web.zoom.us/j/81760017879?pwd=LzV5VnJMa0dTRWcxRFNxajNtbzBnUT09

Please do not hesitate to contact me directly should you have any questions. I can be reached at jroach@peakengineering.com or (919) 439-0100. For more information regarding Development Plan submittals, you may want to visit the Town of Holly Springs' website at www.hollyspringsnc.gov or contact the Town of holly Springs Planning Department at (919) 557-3908.

PEAK
Engineering & Design

ZOOM MEETING REGISTRATION INFORMATION

Join Zoom Meeting
https://us02web.zoom.us/j/81760017879?pwd=LzV5VnJMa0dTRWcxRFNxajNtbzBnUT09

Meeting ID: 817 6001 7879
Passcode: 927109

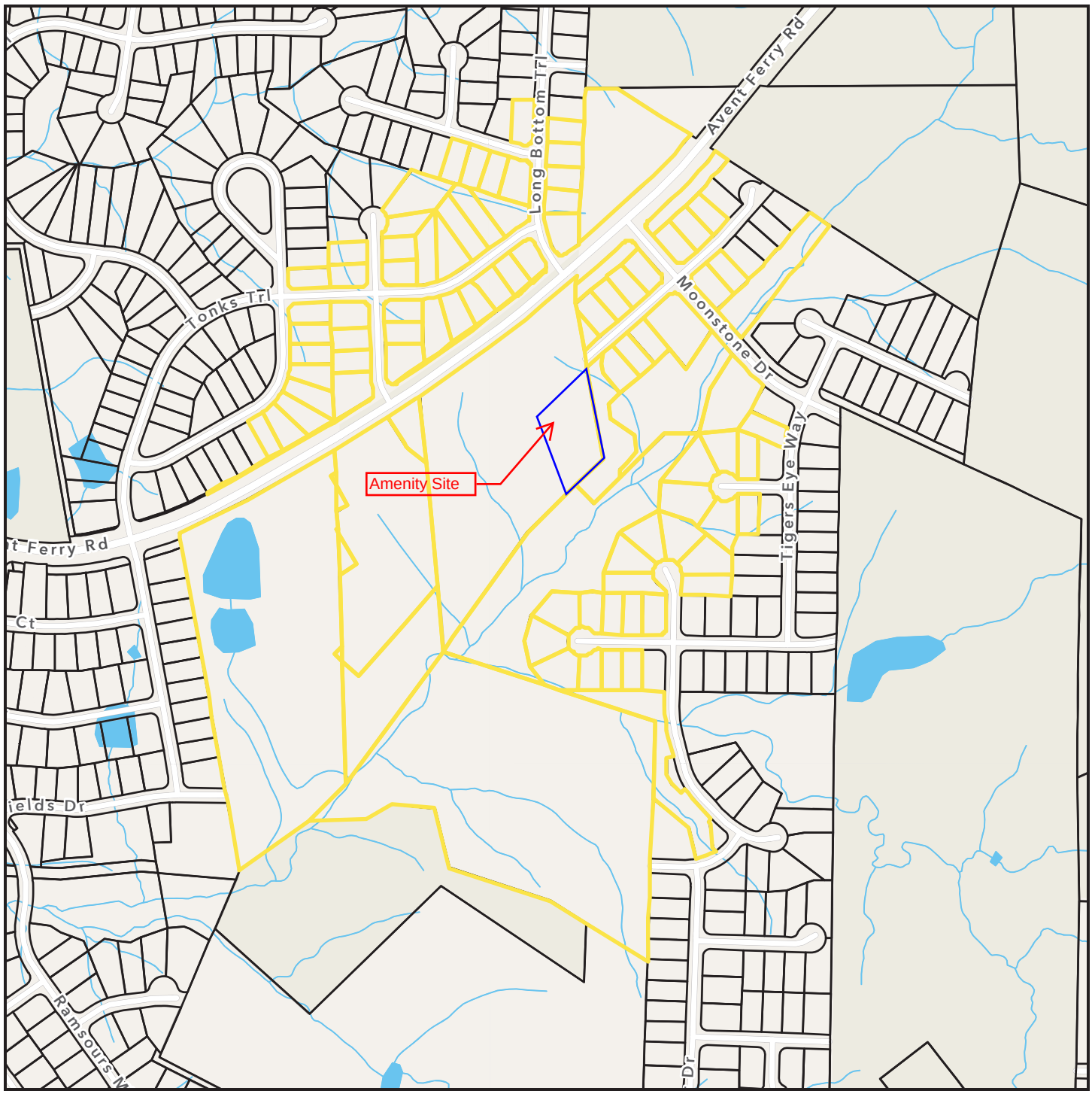
Or

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Dial by your location
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• +1 646 931 3860 US
• +1 929 205 6099 US (New York)
• +1 301 715 8592 US (Washington DC)
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 346 248 7799 US (Houston)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 669 444 9171 US
• +1 669 900 6833 US (San Jose)
• +1 689 278 1000 US

Meeting ID: 817 6001 7879
Passcode: 927109

Find your local number: https://us02web.zoom.us/u/kcpDlvMkUY



Norris Crossing Amenity - Neighborhood Meeting

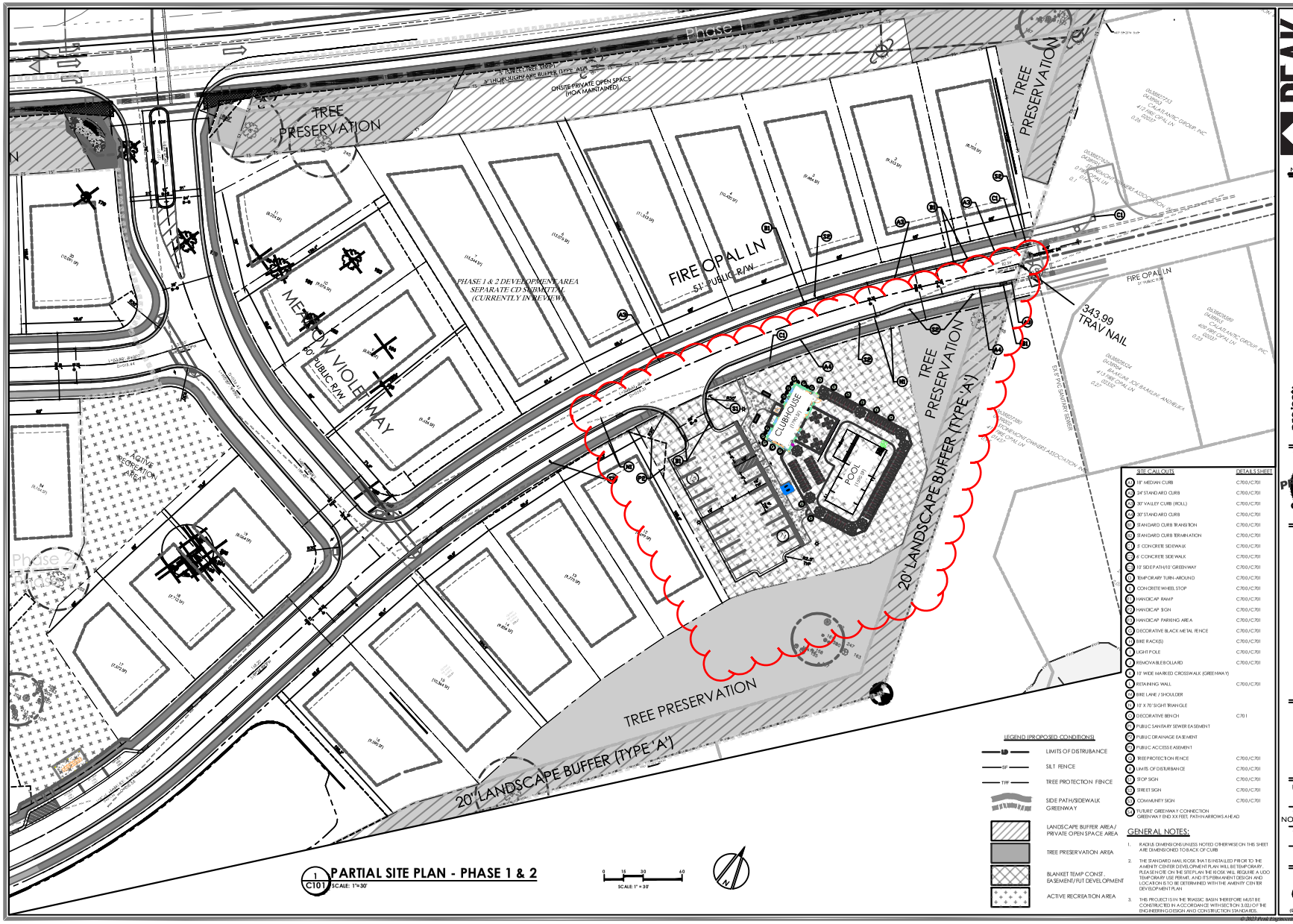
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1 inch equals 500 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*


Phase 1
Phase 2
TREE PRESERVATION
FIRE OPAL LN
51' PUBLIC R/W
MEADOW VIOLET WAY
50' PUBLIC R/W
PHASE 1 & 2 DEVELOPMENT AREA
SEPARATE CD SUBMITTAL
(CURRENTLY IN REVIEW)
CLUBHOUSE
POOL
ACTIVE RECREATION AREA
20' LANDSCAPE BUFFER (TYPE 'A')
343.99
TRAV NAIL
EX 8" PVC SANITARY SEWER
EX 8" DIP WATER
EX 12" DIP WATER
EX 24" RCP STORM
EX 18" RCP STORM
EX 15" RCP STORM
EX 12" RCP STORM
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EX 0

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company *Information*	
Company *Name*	
Company Phone *Number*	
Developer Representative *Name*	
Developer Representative *Phone Number*	
Developer Representative *Email*	

Please complete each section and return by email or fax to all:

WCPSS
Debra Adams
dbadams@wcpss.net
Judy Stafford
jstafford1@wcpss.net
Fax: 919-431-7302

WAKE
Bill Shroyer
bill.shroyer@wakegov.com
Fax: 919-856-6389

New Residential Subdivision *Information*	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates *Information*	
Subdivision *Completion Date*	
Subdivision *Projected First Occupancy Date*	

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments																	
Other																	

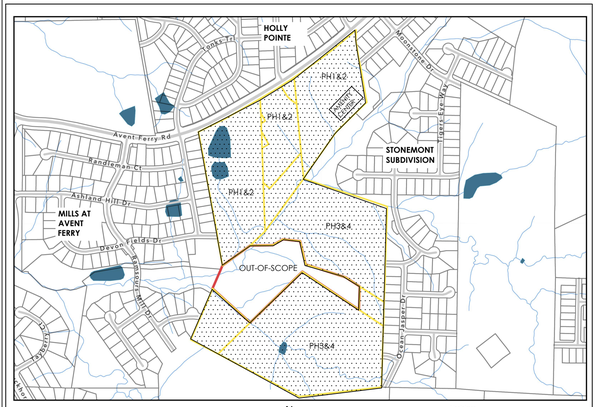
<NON-RESIDENTIAL DEVELOPMENT PLAN (24-DP-01 / PLDP202400004)>

NORRIS CROSSING AMENITY CENTER

FIRE OPAL LANE
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: 200402B
JANUARY 05, 2024



AERIAL MAP
NO SCALE



VICINITY MAP

HOLLY SPRINGS MONUMENT CONTROL: HOLLEMAN AZ MK NAD 83/NSRS 2011/SPC

Project Location: **Latitude 35.6248729 Longitude: -78.8719050**

NORRIS CROSSING PHASE 1 & 2 - SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2129 AVENT FERRY RD	0638-82-4248	0004033	0638 04	10.28	DB 019071 PG 00344 BM2022 PG1183
2MM LLC Selva Mohan 109 Oxyard Way Cary, NC 27519 SITE: 2205 AVENT FERRY RD	0638-81-0914	0021750	0638 04	5.09	DB 017095 PG 01820 BM2022 PG1183
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2221 AVENT FERRY RD	0638-71-6536	0182472	0638 04	15.40	DB 019071 PG 00318 BM2022 PG1183
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2209 AVENT FERRY RD	0638-81-4177	0094223	0638 04	15.31	DB 019071 PG 00326
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2225 AVENT FERRY RD	0638-80-2106	0028331	0638 04	26.91	DB 019071 PG 00332

Original Deeded Acreage: **84.03 acres (74.41 acres rezoned)**
Phase 1 & 2 Development Area: **29.71 acres**
Total Development Area: **72.21 acres (170 Lots)**

Current Zoning: SR (Suburban Residential)
Future Land Use Map: Residential Neighborhood
Proposed Uses: Private Recreation Facility
Township: Holly Springs
Flood Zone Information: Firm Panel 3720062800K dated July 19, 2022
does show the presence of flood zones on the properties
Watershed Information: Primary Watershed Protection Overlay District, Buckhorn Creek, Cape Fear River Basin.
Historical: Per the NC SHPO, no historical structures are located within the project boundary.
Annexation: Annexation A22-04 (Approved March 21, 2023)

AMENITY CENTER PIN: 0638-82-4248 **(Portion of PIN)**
Approximate size of Lot: 43,660 SF (Portion of 10.28AC)

Building Setbacks:
Front: 20 ft
Rear: 25 ft
Side: 10 ft min. (20' Total)
Side (Corner Lot): 20 ft

Proposed Buildings: Club house/Pool house combination
(1,790 sf Covered, 1,000 Heated)/ 1,590 sf Pool / 4,425 sf Pool Deck
Impervious surface = 16,002 sf (37% BUA)

Parking Requirements:
Provided 23 spaces (2 HC/van spaces), 4 bicycle
Pool 1 spaces / 100 sf = 16 parking spaces
Clubhouse 1 spaces/300 sf or (1per 30 DU, min 6)= 6 parking spaces
4 bicycle spaces, no active amenities.
EVSE 20-50 spaces 23 @ 10% @ = 2 EVSE Ready parking spaces

Sewer Capacity:
Pool gal/person - 33 people @ 10 GPD = 330 GPD
Clubhouse gal/member - 10 memebes @ 60 GPD = 600 GPD
**Sewer Capacity Study completed by Diehl & Phillips in November 2020 with sufficient downstream sewer capacity

PHASE 1 & 2
CONSTRUCTION PLANS
APPROVED: MAR 13, 2024

APPROVED MAJOR
SUBDIVISION PLAN (22-MAS-01)
FEBRUARY 21, 2023

REZONING CASE # 20-REZ-04
DECEMBER 20, 2021

PRE-APPLICATION MEETINGS
DECEMBER 2023

INDEX OF DRAWINGS:

C000	COVER SHEET
C001	ZONING CONDITIONS AND TOWN NOTES
C002	EXISTING CONDITIONS - OVERALL
C003	TREE SURVEY - NORTH
C005	DEMOLITION PLAN - NORTH
C006	GENERAL NOTES
C100	SITE PLAN OVERALL
C101	SITE PLAN - NORTH
C102	SITE PLAN - AMENITY CENTER
L-1	LANDSCAPE PLAN - AMENITY CENTER (BY OTHERS)
C162	LIGHTING PLAN OVERALL - No Grid (DUKE ENERGY)
C163	LIGHTING PLAN - AMENITY CENTER (DUKE ENERGY)
C202	UTILITY PLAN - AMENITY CENTER
C302	GRADING & DRAINAGE PLAN - AMENITY CENTER
C700	STREET/SITE DETAILS
C701	POTABLE WATER /STORM DRAINAGE /SANITARY SEWER DETAILS

- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS
- NO MONUMENT CONTROL POINTS OR GEODETIC MONUMENTS ARE NOT LOCATED WITHIN PROXIMITY OF THE SITE.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN
- DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL
- NEIGHBORHOOD MEETING COMPLETED JAN 03, 2024
- IMPERVIOUS SURFACES FOR THE AMENITY CENTER WERE ACCOUNTED FOR IN THE NORRIS CROSSING PHASE 1 & 2 MAJOR SUBDIVISION STORMWATER MANAGEMENT PLAN.

BUILDER
LENNAR CORPORATION
STEPHEN DORN / TUCKER ENNIS
1100 PERIMETER DRIVE SUITE 112
MORRISVILLE, NC 27560
Phone (919) 224-9922
www.Lennar.com

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com

LANDSCAPE ARCHITECT
TMTLA ASSOCIATES
PAM PORTER
5011 SOUTHPARK DRIVE SUITE 200
DURHAM, NC 27713
Phone (919) 484-8880
info@tmtla.com

SURVEYOR
BATEMAN CIVIL SURVEY COMPANY
JOSH DAVIDSON
2524 RELIANCE AVENUE
APEX, NC 27539
Phone (919) 577-1080
www.BatemanCivilSurvey.com

ENVIRONMENTAL CONSULTANT
SOIL & ENVIRONMENTAL CONSULTANTS, PA
STEVEN BALL, RF, PWS
8412 FALLS OF NEUSE ROAD, SUITE 104
RALEIGH, NC 27615
Phone (919) 846-5900
www.SandEC.com

AMENITY CONSTRUCTION
DClugston, Inc.
BRIAN JACOBS
2506 Reliance Ave
Apex, NC 27539
Phone (919) 629-7290
www.dclugston.com

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100
www.PeakEngineering.com

NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 14, 2024	1ST SET PLAN REVIEW COMMENTS	FS
2	MARCH 28, 2024	TOWN OF HOLLY SPRINGS – 2ND SET PLAN REVIEW	JH
3	APR 19, 2024	TOWN OF HOLLY SPRINGS – 3RD SITE PLAN SIGNATURE SET	

title:
COVER SHEET

proj #:
200402B

date:
JANUARY 05, 2024

dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C000
(DEVELOPMENT PLAN)
(24-DP-01 / PLDP202400004)

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ZONING CASE #20-REZ-04 CONDITIONS

1. THE PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS' UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 2.09 – DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS.

2. PERMITTED USES ARE LIMITED TO:
   - SINGLE FAMILY DETACHED RESIDENTIAL
   - FAMILY CARE HOME
   - ACCESSORY APARTMENT
   - UTILITY, MINOR
   - PARK, ACTIVE
   - PARK, PASSIVE
   - GREENWAY
   - RECREATION FACILITY, PRIVATE

3. THE PROJECT'S GROSS DENSITY WILL NOT EXCEED 2.33 DWELLING UNITS/ACRE

4. THE MAXIMUM NUMBER OF PROPOSED DWELLING UNITS SHALL NOT EXCEED 173 UNITS (OR 2.33 DWELLING UNITS/ACRE).

5. LOT DESIGN STANDARDS:
   a. MINIMUM LOT SIZE IS 7,500 SF
   b. NO MORE THAN 45% OF THE LOTS SHALL BE LESS THAN 8,000 SF
   c. NO LESS THAN 20% OF THE LOTS SHALL BE GREATER THAN 10,000 SF
   d. 60' MIN LOT WIDTH
   e. 100' MIN LOT DEPTH

6. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.

7. GARAGE DOORS MUST HAVE WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM AND SHALL NOT EXTEND FURTHER THAN 10 FEET FROWARD OF THE FRONT FAÇADE.

8. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION, TO INCLUDE A MINIMUM OF THREE (3) COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.

9. HOME OWNERS ASSOCIATION (HOA) COVENANTS SHALL NOT RESTRICT THE CONSTRUCTION OF ANY ACCESSORY DWELLING UNIT.

10. THE APPLICANT AGREES TO PROVIDE A FEE IN LIEU CONTRIBUTION FOR THE INSTALLATION BY OTHERS OF THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF HOLLY MEADOW DRIVE AND AVENT FERRY ROAD PAYABLE AT THE ISSUANCE OF THE LAND DISTURBING PERMIT FOR THE PROJECT. THIS FEE IN LIEU – $490,000.00 – IS IN EXCESS OF ANY IMPROVEMENTS IDENTIFIED WITHIN THE APPROVED TRAFFIC IMPACT ANALYSIS SPECIAL STUDY. FURTHER, THE DEDICATION AND CONSTRUCTION OF STREET RIGHTS OF WAYS AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN SHALL BE REQUIRED CONSISTENT WITH THE REQUIREMENTS OF N.C.G.S. SEC. 160D-801, ET SEQ.

11. A PEDESTRIAN CONNECTION SHALL BE MADE IN THE SOUTHERN PORTION OF THE PROJECT WITHIN THE OPEN SPACE ON THE N/F MARY HARE MACON PROPERTY (PIN 0638-80-2381).

12. THE APPLICANT AGREES TO PROVIDE OFF-SITE ROADWAY IMPROVEMENTS AND OTHER TRANSPORTATION RECOMMENDED MODIFICATIONS BASED UPON THE APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA) DATED NOVEMBER 6, 2020 FROM RAMEY KEMP & ASSOCIATES.

13. THE NORTHWEST CORNER OF THE PROPERTY ADJACENT TO AVENT FERRY ROAD SHALL INCLUDE AN OPEN SPACE AREA A MINIMUM OF 40,000 SQUARE FEET INSTALLED TO INCLUDE WALKING AREAS AND BENCHES AS GENERALLY ILLUSTRATED ON THE ATTACHED OPEN SPACE EXHIBIT.

TOWN OF HOLLY SPRINGS PRILIMINARY PLAN NOTES:

1. SUBDIVISION SHALL COMPLY WITH THE VEHICULAR DESIGN AND PEDES1RIAN CONNECTIVITY REQUIREMENTS FOR A DEVELOPMENT INCENTIVE PLAN AS PER THE UDO. IN SPECIFIC, HOMEOWNER WILL HAVE ACCESS TO THE BUFFER ARES WHICH WILL CONNECT TO THE SIDEWALK SYSTEM AND PROVIDE ALL RESIDENTS WITH A WALKING ACCESS TO ALL RECREATION AMENITIES WITHIN THE SUBDIVISION.

2. ALL PERIMETER LOTS LESS THAN 10,000 S.F. WILL BE SUBJECT TO REAR FACADE ARCHITECTURAL STANDARDS IDENTIFIED WITHIN TABLE 2.09, C.05: RESIDENTIAL DESIGN FEATURES FOR SIDE AND REAR FACADES OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.

3. ALL DEVELOPMENT SHALL BE SUBJECT TO THE ARCHITECTURAL STANDARDS AS SPECIFIED IN PAGES 2.09--11 THROUGH 2.09-22 OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.

4. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS DESIGNATED IN OPEN SPACES.

5. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE FOR ALL LANDSCAPE AREAS DESIGNATED AS BUFFERS ON THEIR LOT.

6. INTERIOR STREETSCAPES WILL MEET REQUIREMENTS OF THE UDO IN THE ESTABLISHMENT OF VARIABLE BUILDING LINES. THIS CONDITION WILL BE ACHIEVED WITH THE PLATTING PROCESS TO VARY THE PLACEMENT OF ADJACENT PRIMARY BUILDINGS.

7. SUBDIVISION SIGNAGE WILL BE SUBMITTED AT A LATER DATE. THE PROPOSED SIGNAGE WILL MEET THE TOWN OF HOLLY SPRINGS STANDARDS AND WILL NOT ENCROACH INTO ANY PUBLIC RIGHT OF WAYS OR SIGHT LINE EASEMENTS.

8. EACH SINGLE FAMILY DWELLING WILL HAVE TWO OFF STREET PARKING SPACES PROVIDED, DEPENDING ON THE BUILDING SETBACK, THESE SPACES MAY BE PROVIDED AT THE FRONT, SIDE OR REAR OF THE DWELLING.

9. AREAS SHOWN IN PARENTHESIS (7500 SF) INDICATE LOT AREA OUTSIDE ALL BUFFERS AND FLOOD PLAINS.

10. FOR LOTS ADJACENT TO PERIMETER STREETS, INTERIOR STREETS AND OPEN SPACE WILL BE SUBJECT TO SIDE AND REAR FACADE REQUIREMENTS, SEE TABLE 2.09, C-5 RESIDENTIAL DESIGN FEATURES FOR SIDE AND REAR FACADES IN THE UDO.

11. ALL LOTS THAT ARE ADJACENT TO FLOOD 20NES WILL BE PROVIDED MINIMUM FINISHED FLOOR ELEVATIONS ON THE CONSTRUCTION DRAWINGS.

12. NO FILL IS PERMITTED IN THE FLOOD PLAIN UNLESS A FLOOD STUDY IS APPROVED FOR SUCH FILL.

13. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL AREAS PRIVATE DRAINAGE EASEMENTS, LIGHTING. PONDS, GREENWAYS. LANDSCAPE AREAS, UNLESS OTHER WISE SPECIFICALLY DESIGNATED.

14. ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AS WELL AS A BUILDING PERMIT.

15. HOA COVENANTS SHALL BE RECORDED THE FIRST PLAT ASSOCIATED WITH THIS SUBDIVISION.

16. IF DEVELOPER DESIRES AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT (IRA), IT MUST BE NEGOTIATED AND APPROVED WITH THE APPROVAL WITH THIS PLAN.

17. MAIL KIOSK WILL BE INCLUDED IN DESIGNATED SITE OF CLUBHOUSE AND ANCILLARY AMENITIES. LOCATION MUST BE APPROVED BY LOCAL POSTMASTER.

18. NO FILL OR STRUCTURES ALLOWED IN THE CAPE FEAR BUFFER ZONE 1 EXCEPT FOR APPROVED ROADS.

19. 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 SHALL OCCUR DURING THE NEXT PLANTING SEASON.

20. INTERSECTIONS: ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

TOWN OF HOLLY SPRINGS CONSTRUCTION DRAWING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION MAY BEGIN. DEVELOPMENT FEE (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, INSPECTION, AND OTHERS AS REQUIRED) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

3. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ROAD DESIGN MAY REQUIRE SOME COMBINATION OF FABRIC, EXTRA STONE, TENSAR AND /OR BINDER. THE COMBINATION REQUIRED WILL BE DETERMINED BY THE TOWN OF HOLLY SPRINGS. SPECIAL CARE WITH ACHIEVING PROPER COMPACTION USING ACCEPTABLE MATERIALS AND HAVING A TESTING FIRM ON SITE, INSURING DENSITY, WILL BE CRITICAL.

4. ROADWAY IMPROVEMENTS ARE TO BE ACCOMPLISHED IN ACCORDANCE WITH THE PROJECT DEVELOPER AGREEMENT. AVENT FERRY ROAD WILL BE CONSTRUCTED AS ONE-HALF OF THE 100' ROW AND 74' B-B SECTION WITH THIS SUBDIVISION. THE NORTHERN SIDE WIDENING OF AVENT FERRY ROAD IS SHOWN FOR REFERENCE ON THESE DRAWINGS WITH ROAD IMPROVEMENTS COMPLETED WITH THE SUBDIVISION TO THE NORTH.

5. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FILED COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.

6. STREET LIGHTING TO BE PROVIDED ACCORDING TO TOWN REQUIREMENTS AND IS CURRENTLY BEING DESIGNED BY DUKE/PROGRESS ENERGY FOR BOTH THE INTERIOR STREETS AND ADJACENT PUBLIC STREETS AND THOROUGHFARES.

7. ALL NEW UTILITY LINES MUST BE UNDERGROUND. EXISTING OVERHEAD ELECTRIC TO BE REMOVED WILL BE REPLACED WITH UNDERGROUND SERVICE WITH THIS DEVELOPMENT.

8. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL SPECIALIST (919) 557-3938, WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.

9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES. CALL UTILITY LOCATION SERVICE MIN 48HR PRIOR TO DIGGING.

10. ALL OPEN SPACE NOT DEDICATED TO THE TOWN OF HOLLY SPRINGS SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.

11. A FEE IN LIEU OF LAND DEDICATION WILL BE REQUIRED AT TIME OF LOT RECORDATION AT THE PER UNIT RATE PER THE PARKS AND RECREATION DEPARTMENT.

12. RECREATION AREA IN PHASE 2 IS PROPOSED TO BE A CLUBHOUSE AND POOL AREA FOR THE RESIDENTS AND PLANS FOR THIS AREA WILL BE SUBMITTED UNDER CONSTRUCTION DRAWING APPROVAL PROCESS.

13. APPROVED CONDITIONS FOR THIS SITE INDICATE THAT THE REQUIRED BUFFERS BOTH AROUND AND WITHIN THE SUBDIVISION MAY BE UTILIZE EXISTING VEGETATION IF A TREE SURVEY EVERY 100FT IS COMPLETED IN AREAS OF DISTURBANCE ONLY. IF AREAS ARE NOT TO BE DISTURBED, THIS SURVEY IN NOT REQUIRED AN MAY BE DISCUSSED FURTHER DURING CONSTRUCTION DRAWING APPROVALS.

14. DEVELOPMENT FEES, AS REQUIRED BY THE TOWN OF HOLLY SPRINGS, ARE DUE PRIOR TO CONSTRUCTION DRAWING APPROVAL.

15. NO FILL IS PERMITTED IN THE FLOOD PLAIN FOR ANY RESIDENTIAL DEVELOPMENT.

16. SEWER CONNECTION TO BE MADE TO THE EXISTING OUTFALL RUNNING THROUGH THE SUBDIVISION.

17. PLAN CONFORMS TO PREVIOUSLY APPROVED NORRIS CROSSING PRELIMINARY PLANS AND ALL PREVIOUS APPROVAL CONDITIONS FOR THAT PLAN WILL APPLY TO THIS PLAN AS WELL. PLAN SET IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

18. WETLANDS AND STREAMS HAVE BEEN DELINEATED BY S&EC DATED: MAY 26, 2022.

19. TOPOGRAPHY INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, PLS, ALTA SURVEY, FEBRUARY 05, 2021.

TOWN OF HOLLY SPRINGS ED&CS:

GENERAL PROVISIONS

2.01 GENERAL

ALL CONSTRUCTION, BOTH DEVELOPMENT AND TOWN PROJECTS, SHALL CONFORM TO THE REQUIREMENTS AND DIMENSIONS ON TOWN APPROVED CONSTRUCTION PLANS, THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, AND THE CODE OF THE TOWN OF HOLLY SPRINGS. THE DESIGN OF STREETS, WATER SYSTEMS, SANITARY SEWER SYSTEMS, STORM DRAINAGE SYSTEMS, DAM DESIGN, AND GRADING PLANS SHALL BE SIGNED AND SEALED BY A LICENSED NORTH CAROLINA PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT IN ACCORDANCE WITH N.C. GENERAL STATUTE 89. ALL CONSTRUCTION DRAWINGS SHALL BE PREPARED USING SURVEY GRADE DATA IN ALL AREAS WHERE WORK IS BEING PROPOSED INCLUDING UTILITY CROSSINGS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS. IN ADDITION, REFER TO SECTION 9 OF THESE STANDARD "AS-BUILT DRAWING REQUIREMENTS."

2.02 QUALITY OF MATERIALS

IT IS THE INTENT OF THIS SPECIFICATION TO PROVIDE MATERIALS OF THE HIGHEST STANDARD KNOWN TO THE TRADE AND TO PROVIDE MATERIALS FREE FROM DEFECTS IN WORKMANSHIP AND PRODUCT. EQUAL MATERIALS NOT SPECIFIED MAY BE USED IF PROVIDED NECESSARY DOCUMENTATION AND SAMPLES NECESSARY FOR THE ENGINEER TO DETERMINE THEIR ACCEPTABILITY AND ISSUE A WRITTEN APPROVAL ARE PROVIDED TO HIM OR HER A MINIMUM OF 14 DAYS BEFORE BEING BROUGHT ONTO THE CONSTRUCTION SITE. CURRENT STANDARDS AND/OR THE LATEST REVISIONS SHALL APPLY IN ALL CASES WHERE MATERIALS ARE DESCRIBED BY THESE STANDARDS.

2.03 INSPECTIONS

THE CONTRACTOR SHALL PROVIDE THE NECESSARY MANPOWER AND EQUIPMENT REQUIRED AS A PART OF THE INSPECTION PROCESS. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 24 HOURS PRIOR TO REQUIRED INSPECTIONS. THE PRESENCE OF THE ENGINEER OR DEVELOPMENT INSPECTOR AT THE WORK SITE SHALL IN NO WAY LESSEN THE CONTRACTOR'S RESPONSIBILITY FOR CONFORMITY WITH THE PLANS AND SPECIFICATIONS, SHOULD THE ENGINEER OR CONSTRUCTION INSPECTOR ACCEPT MATERIALS, OR WORK THAT DOES NOT CONFORM WITH PLANS AND SPECIFICATIONS, WHETHER FROM LACK OF DISCOVERY OR FOR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR CORRECTIONS TO THE UNSATISFACTORY MATERIALS OR WORK WHEN DISCOVERED. THE CONTRACTOR SHALL HAVE NO CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK. ANY WORK WHICH HAS BEEN COVERED WITHOUT THE CONSTRUCTION INSPECTOR'S APPROVAL, SHALL, AT THE DEVELOPMENT INSPECTOR'S REQUEST, BE UNCOVERED AND BE MADE AVAILABLE FOR INSPECTION AT THE CONTRACTOR'S EXPENSE. WORK PERFORMED BEFORE OR AFTER TOWN STAFF'S NORMAL WORK HOURS OR DURING THE WEEKEND OR TOWN HOLIDAYS SHALL COMPLY WITH THE TOWN CODE AND SHALL INCLUDE ONLY SUCH TASKS THAT DO NOT REQUIRE OBSERVATION BY A DEVELOPMENT INSPECTOR, UNLESS PREVIOUS ARRANGEMENTS HAVE BEEN MADE FOR OVERTIME WITH THE TOWN INSPECTION SERVICES.

2.04 CLEARING AND GRUBBING

THE WORK OF CLEARING AND GRUBBING SHALL CONSIST OF THE CUTTING, REMOVAL, AND SATISFACTORY DISPOSAL OF ALL VEGETATION AND ALL SURFACE DEBRIS. CLEARING AND GRUBBING SHALL BE CONDUCTED IN A MANNER TO PREVENT DAMAGE TO VEGETATION THAT IS INTENDED TO REMAIN GROWING AND TO PREVENT DAMAGE TO ADJACENT PROPERTY. TREE PROTECTION FENCING SHALL BE INSTALLED TO PROTECT ALL AREAS THAT ARE TO REMAIN UNDISTURBED OR PROTECTED. REMOVAL OF ROOT STRUCTURE DURING THE CLEARING AND GRUBBING PROCESS REQUIRES AN EROSION CONTROL PLAN APPROVAL AND ENVIRONMENTAL DEVELOPMENT PERMIT FOR ALL PROJECTS WITH 20,000 SQ FT OR GREATER OF DISTURBED AREA AS OUTLINED IN SECTION 4 OF THIS DOCUMENT AND CHAPTER 8, ARTICLE II OF THE TOWN CODE OF ORDINANCES.

2.05 EARTHWORK

EARTHWORK SHALL BE DEFINED AS REMOVAL OF EARTH OR SOFT ROCK FROM ITS NATURAL LOCATION OR AS THE DEPOSITING OF SUCH MATERIAL INTO FILLS AREAS AS DESIGNATED ON THE PLANS. ROCK EXCAVATION SHALL BE DEFINED, IN THE OPINION OF THE ENGINEER, AS ALL LEDGE ROCK OR BOULDERS OVER 0.5 CUBIC YARD THAT CANNOT BE EXCAVATED WITHOUT BLASTING. FILL MATERIAL SHALL BE FREE FROM CONSTRUCTION MATERIAL, DEBRIS, FROZEN MATERIAL, ORGANIC MATTER, OTHER DEGRADABLE MATERIALS, MASONRY, CONCRETE, BRICK, OTHER UNSUITABLE MATERIALS OR ANY MATERIALS, WHICH WOULD CAUSE THE SITE TO BE REGULATED AS A LANDFILL BY THE STATE. FOR THE TOP 2 FEET BELOW FINISHED SUB GRADE, NO FILL MATERIAL SHALL BE USED WEIGHING LESS THAN 100 POUNDS PER CUBIC FOOT. THE TOP 2 FEET OF BACKFILL MATERIAL SHALL BE FREE FROM STONES GREATER THAN 4 INCHES.

FOR ALL AREAS UNDER A PROPOSED ROADWAY, THE TOP 12 INCHES OF SUB BASE, AND THE ENTIRE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100% MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD 199. FOR THAT PORTION OF FILL UNDER ROADWAYS AND EXTENDING AT A SLOPE OF 1 TO 1 BEYOND THE BACK OF CURB, COMPACT TO A DENSITY OF NO LESS THAN 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD 199. FILL MATERIAL SHALL BE PLACED IN LIFTS OF 8 INCHES OR LESS OF UNCOMPACTED SOIL, OTHER FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 90% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD 199. BACKFILL MATERIAL SHALL BE PLACED IN LIFTS OF 12 INCHES OR LESS OF UNCOMPACTED SOIL. IN AREAS WHERE LANDSCAPING AND VEGETATION IS PROPOSED WITHIN THE MEDIAN OR BEHIND THE BACK OF CURB, THE TOP 12" OF MATERIAL SHALL BE PREPARED TO SUPPORT INSTALLATION AND GROWTH OF LANDSCAPING AND VEGETATION.

2.06 MAINTENANCE OF TRAFFIC

A. GENERAL

WHEN CONSTRUCTION OCCURS IN A TRAFFIC ZONE, TRAFFIC CONTROL DEVICES MUST BE ERECTED, MAINTAINED, RELOCATED, AND REMOVED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, NCDOT SUPPLEMENT TO THE MUTCD, AND THE MUTCD. THIS REQUIREMENT SHALL APPLY FOR ALL CONSTRUCTION OCCURRING ON PUBLIC STREETS, INCLUDING CONSTRUCTION OR REPAIRS BY UTILITY COMPANIES, THE MUTCD REFERRED TO IN THIS PROVISION SHALL BE THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS PREPARED BY THE NATIONAL ADVISORY COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING ALL STANDARD DOCUMENTS REFERRED TO IN SECTION 1A-7 OF THE MUTCD. TRAFFIC CONTROL DEVICES SHALL INCLUDE BUT NOT BE LIMITED TO SIGNS, DRUMS, BARRICADES, CONES, DELINEATORS, FLASHING ARROW PANELS, TEMPORARY GUARDRAIL, TEMPORARY CONCRETE MEDIAN BARRIER, VEHICLE-MOUNTED TEMPORARY IMPACT ATTENUATORS, PAVEMENT MARKING, RAISED REFLECTIVE PAVEMENT MARKERS, FLAGGERS, AND PILOT VEHICLES.

B. MATERIALS

UNLESS OTHERWISE REQUIRED, MATERIALS USED IN THE FABRICATION AND INSTALLATION OF CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE MUTCD. ALL ENCLOSED LENS (ENGINEERS GRADE) SHEETING REQUIRED FOR USE ON TRAFFIC CONTROL DEVICES SHALL HAVE AN IDENTIFICATION MARK ON THE SURFACE. THIS MARK SIGNIFIES THAT THE SHEETING MEETS THE REQUIREMENTS OF FEDERAL SPECIFICATION L-S-300C FOR MINIMUM REFLECTIVITY 1 SHEETING AND TAPE. THE IDENTIFICATION MARK SHALL NOT INTERFERE WITH THE FUNCTION OF THE DEVICE, BUT SHALL BE VISIBLE BOTH DAY AND UNDER ILLUMINATION AT NIGHT WITHOUT THE USE OF SPECIAL DEVICES.

C. INSTALLATION AND MAINTENANCE

EXISTING PUBLIC STREETS OR HIGHWAYS SHALL BE KEPT OPEN TO TRAFFIC AT ALL TIMES BY THE CONTRACTOR UNLESS PERMISSION TO CLOSE THE STREET, OR PORTIONS THEREOF, IS GRANTED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES. THE TOWN OF HOLLY SPRINGS POLICE DEPARTMENT MUST BE CONTACTED BY THE CONTRACTOR A MINIMUM OF 24 HOURS BEFORE ANY STREETS ARE CLOSED OR PARTIALLY CLOSED. WORK ON ANY PROJECT SHALL NOT START UNTIL ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE PARTICULAR WORK ACTIVITY ARE PROPERLY INSTALLED. TRAFFIC CONTROL DEVICES SHALL BE PROPERLY MAINTAINED, RELOCATED AS NECESSARY, CLEANED AND OPERATED DURING THE TIME THEY ARE IN USE. DURING PERIODS WHEN USE OF THE DEVICES IS NOT WARRANTED, THEY SHALL BE REMOVED FROM THE WORK AREA, COVERED, OR OTHERWISE POSITIONED SO THAT THEY DO NOT CONVEY THEIR MESSAGE TO THE TRAVELING PUBLIC. THE LOCATION, LEGENDS, SHEETING, DIMENSION, NUMBER OF SUPPORTS, AND HORIZONTAL AND VERTICAL PLACEMENT OF WARNING SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE AS REQUIRED BY THE PLANS OR THE MUTCD. WEEDS, BRUSH, TREES, CONSTRUCTION MATERIALS, EQUIPMENT, ETC., SHALL NOT BE ALLOWED TO OBSCURE ANY TRAFFIC CONTROL DEVICE IN USE. COMPETENT AND PROPERLY TRAINED, ATTIRED, AND EQUIPPED FLAGGERS, USING "STOP" AND "SLOW" PADDLES SHALL BE PROVIDED WHEN TWO-WAY TRAFFIC CANNOT BE MAINTAINED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONTINUOUS AND EXPEDITIOUS MAINTENANCE OR REPLACEMENT OF ALL CONSTRUCTION-WARNING SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL CONTINUOUSLY REVIEW AND MAINTAIN ALL TRAFFIC CONTROL MEASURES TO ASSURE THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE SAFETY OF THE PUBLIC AND WORKERS. FAILURE TO MAINTAIN ALL TRAFFIC CONTROL DEVICES IN A SATISFACTORY CONDITION SHALL BE CAUSE FOR SUSPENSION OF CONSTRUCTION OPERATIONS UNTIL PROPER TRAFFIC CONTROL IS RE-ESTABLISHED.

2.07 CONCRETE

CONCRETE SHALL BE ONLY PLANT-MIXED OR TRANSIT-MIXED CONCRETE CONFORMING TO ASTM C33 FOR AGGREGATES AND TO ASTM C94 FOR READY-MIXED CONCRETE. ANY CONCRETE POURED THAT HAS A SLUMP OVER 4 INCHES AS PER ASTM C-143, OR HAS A BATCHED TIME OF MORE THAN 90 MINUTES, WILL BE CONSIDERED UNACCEPTABLE. CONCRETE SHALL NOT BE DEPOSITED ON FROZEN SUB GRADE. CONCRETE SHALL NOT BE POURED WHEN THE AIR TEMPERATURE IS FALLING BELOW 40 ° F AND THE PREDICTED LOW TEMPERATURE FOR THE SUCCEEDING 24-HOUR PERIOD IS LESS THAN 32ºF. ALL CONCRETE WHEN PLACED IN THE FORMS SHALL HAVE A TEMPERATURE OF BETWEEN 50º AND 90ºF AND SHALL BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 50 ° F FOR AT LEAST 72 HOURS FOR NORMAL CONCRETE AND 24 HOURS FOR HIGH EARLY STRENGTH CONCRETE, OR FOR AS MUCH TIME AS IS NECESSARY TO SECURE PROPER RATE OF CURING AND DESIGNED COMPRESSIVE STRENGTH. CONCRETE SHALL BE AIR ENTRAINED WITH 5-7% AIR. RETARDERS AND ACCELERATORS SHALL BE USED ONLY AS DIRECTED BY THE ENGINEER.

2.08 PERMITS

PRIOR TO CONSTRUCTION OF ANY PROJECT, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INSURE THAT ANY APPLICABLE PERMITS FROM THE TOWN, COUNTY, AND STATE AND FEDERAL GOVERNMENTS ARE OBTAINED. FOLLOWING IS A LIST OF THE MOST COMMON PERMITS AND/OR APPROVALS REQUIRED:

A. TOWN PERMITS

1. CONSTRUCTION DRAWING APPROVAL: EVERY CONSTRUCTION SITE WITHIN THE TOWN OF HOLLY SPRINGS SHALL REQUIRE THE APPROVAL OF A CONSTRUCTION DRAWING BY THE ENGINEERING DEPARTMENT. A PRECONSTRUCTION CONFERENCE SHALL ALSO BE REQUIRED PRIOR TO THE BEGINNING OF CONSTRUCTION.

2. WORK PERMIT: THE CREATION OF EXCESSIVE NOISE ASSOCIATED WITH THE CONSTRUCTION THAT IS REGULATED UNDER THIS DOCUMENT, INCLUDING BUT NOT LIMITED TO, ERECTION, ALTERATION, REPAIR OR DEMOLITION OF ANY EARTHMOVING ACTIVITIES,

LAND CLEARING ACTIVITIES, STREET PAVING, OR UTILITY CONSTRUCTION IN A RESIDENTIAL

OR BUSINESS DISTRICT, OTHER THAN BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M.

MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M.

ON SATURDAYS SHALL REQUIRE APPROVAL BY THE UTILITIES AND INFRASTRUCTURE

SERVICES. THE APPLICANT SHALL DESIGNATE AN INDIVIDUAL PERSON OR PERSONS IN

CONTROL OF THE CONSTRUCTION WHO SHALL BE RESPONSIBLE FOR SEEING THAT THE

ACTIVITY COMPLIES WITH THE TERMS OF THE APPROVAL.

3. DRIVEWAY PERMIT: A DRIVEWAY PERMIT IS REQUIRED FOR ALL NEW RESIDENTIAL AND NON-RESIDENTIAL DRIVEWAYS ON EXISTING TOWN-MAINTAINED STREETS. THE LOCATION OF THE DRIVEWAY SHALL BE SHOWN ON A PLOT PLAN. THIS PERMIT MAY BE OBTAINED FROM THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES.

4. BURNING PERMIT: A BURNING PERMIT SHALL BE OBTAINED A MINIMUM OF 24 HOURS PRIOR TO ANY BURNING. THIS PERMIT MAY BE OBTAINED FROM THE TOWN OF HOLLY SPRINGS FIRE DEPARTMENT FOR A FEE.

5. BLASTING PERMIT: A BLASTING PERMIT IS REQUIRED ANY TIME THERE IS TO BE

TRANSPORTATION, USE OR STORAGE OF EXPLOSIVE MATERIALS. THIS PERMIT IS

REQUIRED A MINIMUM OF 24 HOURS IN ADVANCE OF ANY EXPLOSIVE MATERIALS OR

BLASTING AGENTS BEING TRANSPORTED INTO THE CORPORATE LIMITS OF THE TOWN. THIS

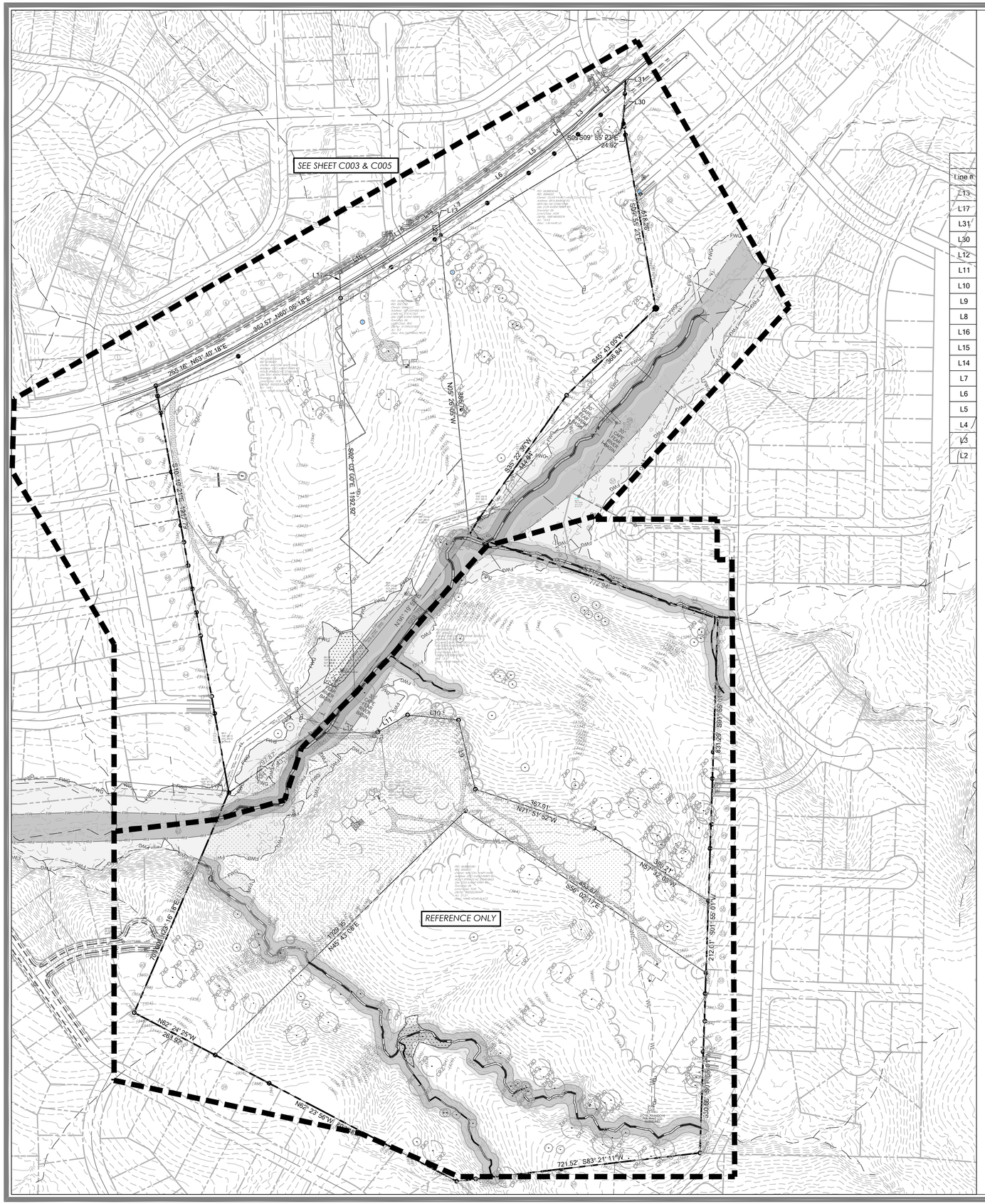
PERMIT MAY BE OBTAINED FROM THE TOWN OF HOLLY SPRINGS FIRE DEPARTMENT FOR A FEE.

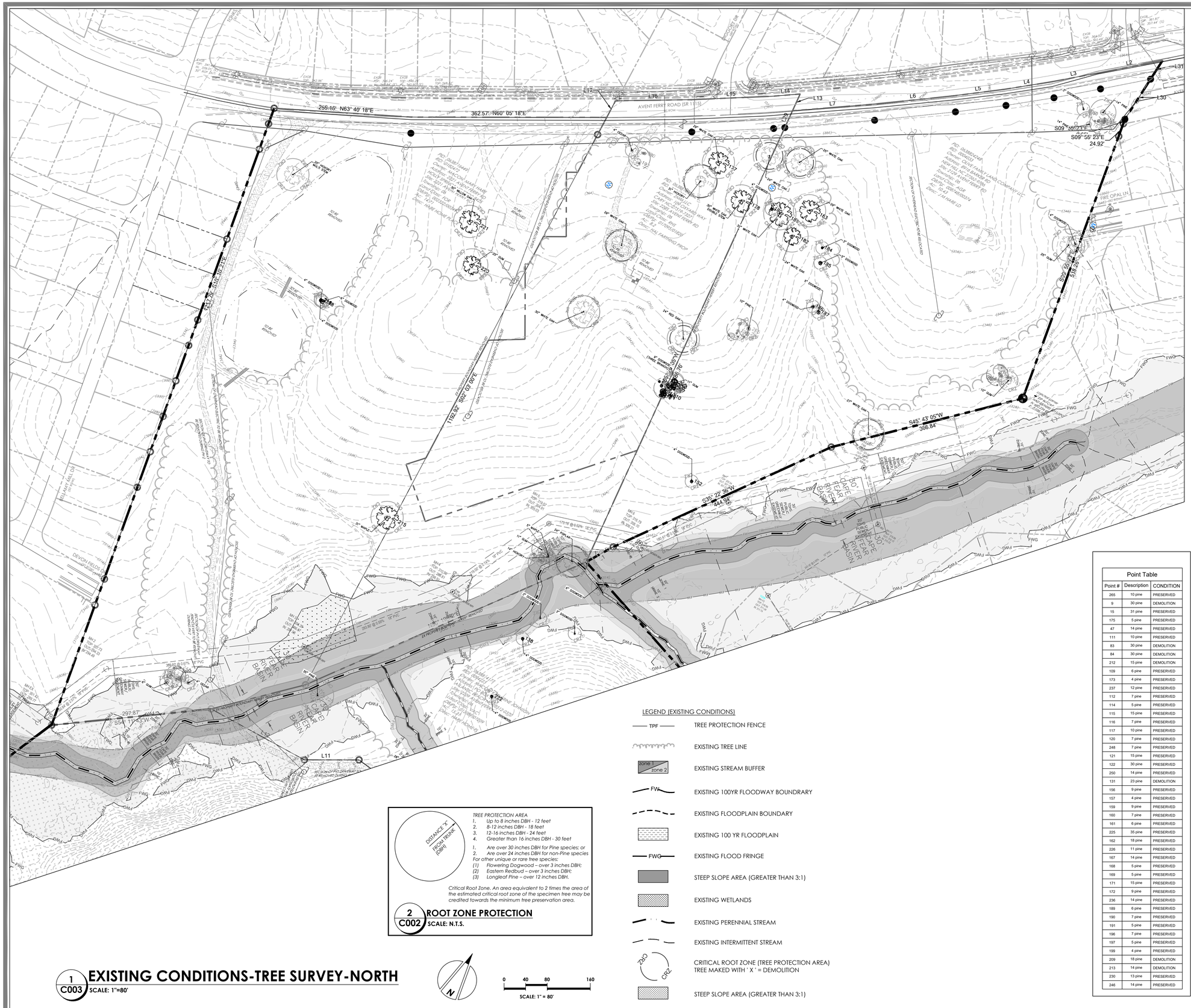
6. TOWN OF HOLLY SPRINGS ENCROACHMENT AGREEMENT: AN ENCROACHMENT AGREEMENT SHALL BE OBTAINED FROM THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES FOR ANY WORK WITHIN THE RIGHT OF WAY OF TOWN MAINTAINED STREETS. THIS INCLUDES (BUT IS NOT LIMITED TO) UTILITY INSTALLATIONS, CUTS AND BORES, IRRIGATION SYSTEMS, DRIVEWAY MODIFICATIONS (SUCH AS PAVING OR CONSTRUCTING A NEW DRIVEWAY), AND SIDEWALK MODIFICATION. ALL REPAIRS PROPOSED FOR CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS. A FEE MAY BE REQUIRED WITH PERMIT IF THE WORK REQUIRES AN INSPECTION. ANY ENCROACHMENT WITHIN THE RIGHT-OF-WAY WITHOUT APPROVAL FROM THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES WILL BE CONSIDERED A TRESPASS AND WILL BE PROSECUTED CRIMINALLY.

7. ENVIRONMENTAL DEVELOPMENT PERMIT: AN ENVIRONMENTAL DEVELOPMENT PERMIT IS REQUIRED WHENEVER A PROJECT REQUIRES THE APPROVAL OF THE CHAPTER

8 ARTICLE II, SOIL EROSION & SEDIMENTATION CONTROL, STREAM & WETLAND PROTECTION, LAND DISTURBANCE, ARTICLE III, FLOOD DAMAGE PREVENTION, AND ARTICLE V, NIPDES PHASE II POST-CONSTRUCTION STORMWATER OF THE HOLLY SPRINGS, NC CODE OF ORDINANCES. HOLLY SPRINGS AFTER ALL APPLICABLE ENVIRONMENTAL APPROVALS (EROSION CONTROL PLAN, POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN OR FLOODPLAIN DEVELOPMENT/FLOOD STUDY) HAVE BEEN GRANTED BY THE TOWN, PRIOR TO ANY GRADING OR SITE WORK MAY ISSUE THE ENVIRONMENTAL DEVELOPMENT PERMIT. NO BUILDING PERMITS WILL BE ISSUED BY THE TOWN UNTIL A CERTIFICATE OF COMPLIANCE (INDICATING THAT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED) IS ISSUE BY THE TOWN.

8. TIMBERING PLAN: A SEPARATE TIMBERING PLAN IS REQUIRED FOR TIMBERING OR FORESTRY ACTIVITIES THAT MEET THE CRITERIA OUTLINED IN: CHAPTER 8 ARTICLE IV. TIMBERING OF THE HOLLY SPRINGS, NC CODE OF ORDINANCES AND SECTION 7.11 FORESTRY ACTIVITY, TIMBERING OPERATIONS AND SITE CLEARING OF THE UNIFIED DEVELOPMENT ORDINANCE. ENCROACHMENT INTO BUFFER OR TREE SAVE AREAS MUST BE PERMITTED BY THE UTILITIES AND INFRASTRUCTURE SERVICES DEPARTMENT OF PLANNING & ZONING AS SPECIFIED I


SEE SHEET C003 & C005
REFERENCE ONLY
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S03°09' 55" 23"E
41.92'
S45° 42' 05"W
368.84'
S35° 02' 12"E
S01° 52' 38"W
431.09'
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367.01'
N57° 42' 01"W
N35° 43' 08"E
N62° 24' 25"W
N62° 23' 56"W
S10° 19' 21"E
S89° 40' 39"W
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N89° 40' 39"E
N89° 40' 39"E


AVENT FERRY ROAD (SR 1115)
255.16' N63° 40' 18"E
362.57' N60° 05' 18"E
S09° 55' 23"E
24.92'
S09° 55' 23"E
118.26'
S45° 43' 05"W
306.84'
S35° 22' 36"W
444.94'
S07° 04' 00"E
1192.92'
S54° 17' 43"W
297.87'
S45° 43' 05"W
306.84'
DEVON FIELDS DR
RELAY HWY 401 (SR 1115)
PID: 0782104241
PID: 0782104241
PID: 0782104241

1 C005 PARTIAL DEMOLITION PLAN-NORTH

SCALE: 1"=60'

0 30 60 120

SCALE: 1" = 60'

LEGEND (EXISTING CONDITIONS)

- TPF — TREE PROTECTION FENCE
- EXISTING TREE LINE
- zone 1 / zone 2 — EXISTING STREAM BUFFER
- FW — EXISTING 100YR FLOODWAY BOUNDRARY
- EXISTING FLOODPLAIN BOUNDARY
- EXISTING 100 YR FLOODPLAIN
- FWG — EXISTING FLOOD FRINGE
- STEEP SLOPE AREA (GREATER THAN 3:1)
- EXISTING WETLANDS
- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM
- CRZ — CRITICAL ROOT ZONE (TREE PROTECTION AREA) TREE MAKED WITH ' X ' = DEMOLITION
- STEEP SLOPE AREA (GREATER THAN 3:1)

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NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

no.	date	revision	by
4	FEBRUARY 14, 2024	TOWN OF HOLLY SPRINGS – 1ST SET PLAN REVIEW COMMENTS	FS
3	MARCH 28, 2024	TOWN OF HOLLY SPRINGS – 2ND SET PLAN REVIEW COMMENTS	FS
2	APR 19, 2024	TOWN OF HOLLY SPRINGS – 3RD SET PLAN SIGNATURE SET	JH

title:
PARTIAL DEMOLITION PLAN NORTH

proj #:
200402B

date:
JANUARY 05, 2024

dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C005
(DEVELOPMENT PLAN)
(24-DP-01 / PLDP202400004)

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GENERAL NOTES:

1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
5. NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720062800K DATED JULY 19, 2022.
6. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. BOUNDARY SURVEY AND EASEMENT INFORMATION PROVIDED AND PERFORMED BY BCSC.
8. CALL 811 BEFORE DIGGING TO LOCATE UNDERGROUND UTILITIES.
9. ALL ON SITE DRIVEWAYS, SIDEWALKS, PARKING LOTS AND ENTRANCES/EXITS TO BUILDINGS SHALL BE SUFFICIENTLY AND ADEQUATELY LIGHTED TO ENSURE THE SECURITY OF PROPERTY/BUILDINGS AND THE SAFETY OR PERSONS.
10. ON SITE LIGHTING SHALL NOT UNNECESSARILY ILLUMINATE ANY OTHER LOT OR PUBLIC STREET.
11. TO THE EXTENT PRACTICABLE, THIS DEVELOPMENT SHALL CONFORM TO THE NATURAL CONTOURS OF THE LAND AND NATURAL AND PREEXISTING MANMADE DRAINAGE WAYS SHALL REMAIN UNDISTURBED.
12. THIS DEVELOPMENT MUST BE PROVIDED WITH A DRAINAGE SYSTEM THAT IS ADEQUATE TO PREVENT THE UNDUE RETENTION OF SURFACE WATER ON THE DEVELOPMENT SITE.
13. NO SURFACE WATER MAY BE CHANNELED OR DIRECTED INTO A SANITARY SEWER.
14. WHENEVER PRACTICABLE, THE DRAINAGE SYSTEM OF THIS DEVELOPMENT SHALL COORDINATE WITH AND CONNECT TO THE DRAINAGE SYSTEMS OR DRAINAGE WAYS ON SURROUNDING PROPERTIES OR STREETS.
15. CONSTRUCTION SPECIFICATIONS FOR DRAINAGE SWALES, CURBS AND GUTTERS AND STORM DRAINS ARE CONTAINED IN APPENDIX C.
16. THIS DEVELOPMENT SHALL CONSTRUCTED AND MAINTAINED SO THAT ADJACENT PROPERTIES ARE NOT UNREASONABLY BURDENED WITH SURFACE WATERS AS A RESULT OF SUCH DEVELOPMENTS.
17. NO DEVELOPMENT MAY BE CONSTRUCTED OR MAINTAINED SO THAT SUCH DEVELOPMENT UNREASONABLY IMPEDES THE NATURAL FLOW OF WATER FROM HIGHER ADJACENT PROPERTIES ACROSS SUCH DEVELOPMENT, THEREBY UNREASONABLY CAUSING SUBSTANTIAL DAMAGE TO SUCH HIGHER ADJACENT PROPERTIES.
18. NO DEVELOPMENT MAY BE CONSTRUCTED OR MAINTAINED SO THAT SURFACE WATERS FROM SUCH DEVELOPMENT ARE UNREASONABLY COLLECTED AND CHANNELED ONTO LOWER ADJACENT PROPERTIES AT SUCH LOCATIONS OR AT SUCH VOLUMES AS TO CAUSE SUBSTANTIAL DAMAGE TO SUCH LOWER ADJACENT PROPERTIES.
19. STORM WATER CONTROL FACILITIES SHALL BE MAINTAINED BY THE DEVELOPER.
20. ALL SIGNS REQUIRE SIGN PERMIT APPROVAL PRIOR TO INSTALLATION.
21. ANY VARIATION TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES DIRECTOR FOR EVALUATION AND REVISED PLAN SUBMITTED FOR REVIEW AND APPROVAL.
22. VEHICLE ACCOMMODATION AREAS OF ALL DEVELOPMENTS SHALL BE DESIGNED SO THAT SANITATION, EMERGENCY, AND OTHER PUBLIC SERVICE VEHICLES CAN SERVE SUCH DEVELOPMENTS WITHOUT THE NECESSITY OF BACKING UNREASONABLE DISTANCE OR MAKING OTHER DANGEROUS OR HAZARDOUS TURNING MOVEMENTS.
23. EVERY VEHICLE ACCOMMODATION AREA SHALL BE DESIGNED SO THAT VEHICLES CANNOT EXTEND BEYOND THE PERIMETER OF SUCH AREA ONTO ADJACENT PROPERTIES OF PUBLIC RIGHT-OF-WAY. SUCH AREA SHALL ALSO BE DESIGNED SO THAT VEHICLES DO NOT EXTEND OVER SIDEWALKS OR TEND TO BUMP AGAINST OR DAMAGE ANY WALL, VEGETATION, OR OTHER OBSTRUCTION.
24. CIRCULATION AREAS SHALL BE DESIGNED SO THAT VEHICLES CAN PROCEED SAFELY WITHOUT POSING A DANGER TO PEDESTRIANS OR OTHER VEHICLES AND WITHOUT INTERFERING WITH PARKING AREAS.
25. VEHICLE ACCOMMODATION AREA SURFACES SHALL BE KEPT IN GOOD CONDITION (FREE FROM POTHOLES, EROSION, DUST, ETC)
26. NO OBSTRUCTIONS ARE ALLOWED WITHIN THE 10'x70' SIGHT DISTANCE TRIANGLES LOCATED AT DRIVEWAYS EXITS.

SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY BCSC.
3. WETLANDS AND RIPARIAN BUFFERS DELINEATED BY S&EC AND SURVEYED BY BCSC.
4. ALL ADJOINER ZONING INFORMATION IS TOWN OF HOLLY SPRINGS ZONING UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL LOCATE ANY AND ALL UTILITIES PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS WHICH MAY REQUIRE REVISION TO THESE PLANS.
6. EXISTING VISIBLE ABOVE-GROUND UTILITY INFORMATION BASED ON SURVEY BY BCSC AND SUPPLEMENTED OUTSIDE OF THE PROJECT BOUNDARY BY GIS LIDAR.
7. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINED OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
8. THE RESTRICTIVE COVENANTS FOR THE SUBDIVISION SHALL BE RECORDED AT WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE RECORDATION OF ANY LOTS.
9. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL ON A PHASE BY PHASE BASIS.
10. REGULATORY FEMA MAPPED FLOODPLAINS DO NOT EXIST ON THIS SITE PER FIRM 3720062800K, DATED JULY 19, 2022.
11. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS AND TREE PRESERVATION AREAS.
12. ALL ONSITE POWER LINES WILL BE PROVIDED UNDERGROUND TO DUKE ENERGY PROGRESS STANDARDS.
13. PARKS AND RECREATION FEE WILL BE FINALIZED PRIOR TO LOT RECORDING.
14. NO FILL MATERIAL MAY BE ADDED TO NRB ZONE 1 (INNER 30') AND NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS UNLESS SPECIFICALLY PERMITTED BY THE TOWN OF HOLLY SPRINGS AND/OR NCDWQ.
15. COMMON OPEN SPACE INCLUDING LANDSCAPE BUFFER AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. VEHICLE USE AREA LIGHTING SHALL BE REQUIRED FOR THIS PROJECT AND BE DESIGNED AND CONSTRUCTED WITHIN ACCORDANCE TO HOLLY SPRINGS AND DUKE ENERGY / PROGRESS ENERGY POLICIES AND STANDARDS AND PER THE APPROVED PLANS. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO THE FIRST C.O. AND INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
17. ALL RETAINING WALLS SHALL REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT. NO UTILITIES SHALL CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL.
18. ANY SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT FOR APPROVAL
19. THERE IS NO DUMPSTER PROPOSED ON THE SITE. WASTE REMOVAL WILL BE PERFORMED USING STANDARD WHEEL CARTS FOR TRASH AND RECYCLING. THESE WILL BE STORED IN SUCH A MANOR AS TO NOT BE VISIBLE FROM THE STREET.

UTILITY NOTES:

1. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE RIGHT-OF-WAY PLAT.
2. ALL STORM DRAINAGE AND SANITARY SEWER LINES SHALL HAVE 20' EASEMENTS CENTERED ON THE LINES UNLESS LOCATED COMPLETELY IN ROAD ROW.
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION OF ONE FOOT ABOVE FINISHED GRADE. MANHOLES ADJACENT TO 100-YR FLOOD PLAIN SHALL HAVE A RIM ELEVATION OF 2' ABOVE THE 100-YR FLOOD ELEVATION.
4. WATER LINE SHALL BE 2' MINIMUM OFF EDGE OF CURB UNLESS SHOWN OTHERWISE.
5. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY MEASURED EDGE TO EDGE FROM EXISTING OR PROPOSED SANITARY OR STORM SEWER UNLESS THE ELEVATIONS OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3 FEET.
6. WHERE A WATER MAIN AND A SANITARY SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 18 INCHES OR THE WATER LINE PASSES UNDER THE SANITARY SEWER, THE SEWER MAIN SHALL BE DUCTILE IRON PIPE. ALL WATER LINES SHALL BE DUCTILE IRON PIPE.
7. EACH WATER SERVICE SHALL BE EQUIPPED WITH A PRESSURE REDUCING VALVE ON THE PRIVATE SIDE OF THE METER.
8. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
9. WATER AND SEWER SERVICES SHALL BE INSTALLED WITHIN A 3' RADIUS OF EACH LOT LINE.
10. NO RECLAIMED WATER LINES ARE PART OF THIS DEVELOPMENT.

GRADING & DRAINAGE NOTES:

1. ALL SCMS SHALL HAVE A MAINTENANCE AND ACCESS EASEMENT AROUND THEM.
2. STREAMS AND WETLANDS DELINEATED BY S&EC AND SURVEYED BY BCSC.
3. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
4. CB=CATCH BASIN; FES=FLARED END SECTION; JB=JUNCTION BOX; YI=YARD INLET WITH SLAB TOP; DI=DRAINAGE INLET WITH GRATE
5. STORM DRAINAGE EASEMENTS SHALL BE CENTERED ON ALL STORM PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
6. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
7. DISCHARGE BASED ON 10-YR STORM EVENT UNLESS OTHERWISE NOTED.
8. RIM ELEVATION GIVEN IS FOR TOP OF CURB. YI OPENING INVERT FOR SLAB TOP OR TOP OF GRATE FOR GRATED INLET.
9. RETAINING WALL ELEVATIONS REPRESENT THE SURROUNDING GRADE. THESE ELEVATIONS DO NOT ACCOUNT FOR ANY BURYING NECESSARY AS PART OF WALL DESIGN/CONSTRUCTION.
10. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

SEDIMENTATION & EROSION CONTROL NOTES:

1. RECEIVING WATERSHED: CAPE FEAR RIVER
2. RECEIVING WATERCOURSE: BUCKHORN CREEK
3. TOTAL LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE = 0.99 ACRES.
4. ANY AREA DISTURBANCES BY CONTRACTOR NOT SHOWN ON THE CONSTRUCTION DRAWINGS ARE TO BE PERMITTED THROUGH THE APPROPRIATE PERMITTING AGENCY.
5. PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICE OR STRUCTURE.
6. PROVIDE A ROLLED EROSION CONTROL PRODUCT (RECP) TO STABILIZE DISTURBED DITCHES IF ANY SIGNS OF SCOURING ARE EVIDENT EVEN IF NO RECP HAS BEEN SHOWN ON THE CONSTRUCTION DRAWINGS.
7. NO STOCK OR WASTE PILES ARE ALLOWED WITHIN 50' OF STREAMS OR DRAINAGE STRUCTURES.
8. WHERE DEWATERING OF TRENCHES, PITS, AND OTHER EXCAVATIONS BECOMES NECESSARY THE DISCHARGE MUST BE DIVERTED TO A SEDIMENT FILTER BAG BEFORE BEING DISCHARGED TO THE GROUND.
9. ADEQUATE EROSION CONTROL MEASURES MUST BE INSTALLED, MAINTAINED, AND ADJUSTED AS NEEDED DURING THE DEMOLITION OR CLEARING AND GRUBBING PHASES AS WELL AS THROUGHOUT THE LIFE OF THE PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
10. NO SEDIMENT BASIN SHALL BE REMOVED WITHOUT THE APPROVAL OF THE TOWN OF HOLLY SPRINGS EROSION CONTROL INSPECTOR.

LANDSCAPE NOTES:

1. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
2. TREES SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG NORMALLY SHAPED, HEAVY AND WELL BRANCHED; WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED SYSTEMS. TREES MUST BE SELF SUPPORTING, WITH STRAIGHT TRUNKS AND WITH LEADERS INTACT. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS.
3. ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS. THE DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE PLANT MATERIAL MEETS THIS QUALITY REQUIREMENT AT THE TIME OF INSTALLATION.
4. IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETSCAPE, EACH RESIDENTIAL STREET MUST CONTAIN A LEAST (2) SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 50% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
5. CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN THE SIDEWALK AND CURB OR CENTERED BETWEEN RIGHT-OF-WAY LINE AND CURB IF NO SIDEWALK IS PRESENT.
6. WHERE NOTE #5 IS DEEMED NOT FEASIBLE AND PRACTICAL; THE DIRECTOR SHALL HAVE THE AUTHORITY TO MODIFY AND APPROVE ACCEPTABLE ALTERNATIVES TO STREET TREE REQUIREMENTS.
7. STREET TREES MUST BE INSTALLED PRIOR TO THE CERTIFICATE OF UDO COMPLIANCE FOR THE DWELLING ON THE LOT WHERE THE TREE IS LOCATED.
8. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
9. ALL REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TOWN POLICY STATEMENT TOWN CODE CHAPTER 4 DIVISION 6".
10. NO SPECIES OF PLANT WITHIN ITS GIVEN CATEGORY SHALL EXCEED 25% OF THE TOTAL QUANTITY OF PLANTS WITHIN THAT CATEGORY.
11. FINAL DESIGN OF THE PERIMETER BUFFER YARDS SHALL USE THE TYPICAL DETAIL FOR SUPPLEMENTATION OF PLANT MATERIAL, BUT MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE FEATURES AS NECESSARY.
12. STREET TREES ARE REQUIRED AT DEVELOPMENT PLAN OR PRELIMINARY SUBDIVISION PLAN REVIEW
13. STREET TREE SPECIES SHALL ADHERE TO THE RECOMMENDATION OF THE TOWN OF HOLLY SPRINGS PREFERRED MATERIALS LIST 12.01.
14. STREET TREE LOCATIONS SHALL BE SHOWN WITH APPROVED LIGHTING FIXTURE LOCATIONS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR ANY SITE DISTANCE TRIANGLES.
15. ALL PREVIOUS CONDITIONS OF CAROLINA SPRINGS PLANNED UNIT DEVELOPMENT SHALL APPLY TO THIS AMENDMENT EXCEPT FOR ANY CONDITIONS THAT DESCRIBES FEE OR 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.

LANDSCAPE INSTALLATION NOTES:

1. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE REAL ESTATE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN OF HOLLY SPRINGS, SHALL BE PROVIDED TO THE DIRECTOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 9.05.B.5 - CONSTRUCTION DRAWINGS. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED WITHIN THE FIRST (3) MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
2. THE MONTHS OF JUNE, JULY AND AUGUST ARE CONSIDERED SEASON OR WEATHER CONDITIONS WHICH ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.
3. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK (2014 OR LATER EDITION).
4. ALL TREES AND SHRUBS SHALL BE FULL, WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
5. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE MEDIAN LANDSCAPE AREA TO A DEPTH OF AT LEAST 6" IN LAWN AREAS AND IN PLANT BEDS.
6. SOIL SHALL BE RIPPED AND SUB-SOILED TO A MINIMUM DEPTH OF 12 INCHES TO REDUCE COMPACTION AND RESTORE THE SOILS STRUCTURE. PLANT BEDS AND LAWN AREAS SHALL BE AMENDED WITH FERTILIZER AND LIME BASED ON SOIL SAMPLE RECOMMENDATIONS; THEN SHALL BE TILLED AND FINE GRADED.

LANDSCAPE MAINTENANCE NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - 1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   - 1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   - 1.3. 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.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.

1 C006 **GENERAL NOTES**
SCALE: 1"=10'

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project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL SEAL 24427 ENGINEER JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS - 1ST SITE PLAN REVIEW COMMENTS	FS
2	MARCH 25, 2024	TOWN OF HOLLY SPRINGS - 2ND SITE PLAN SIGNATURE SET	FS
3	April 15, 2024	TOWN OF HOLLY SPRINGS - 3RD SITE PLAN SIGNATURE SET	FS

title:
GENERAL NOTES

proj #:
200402B

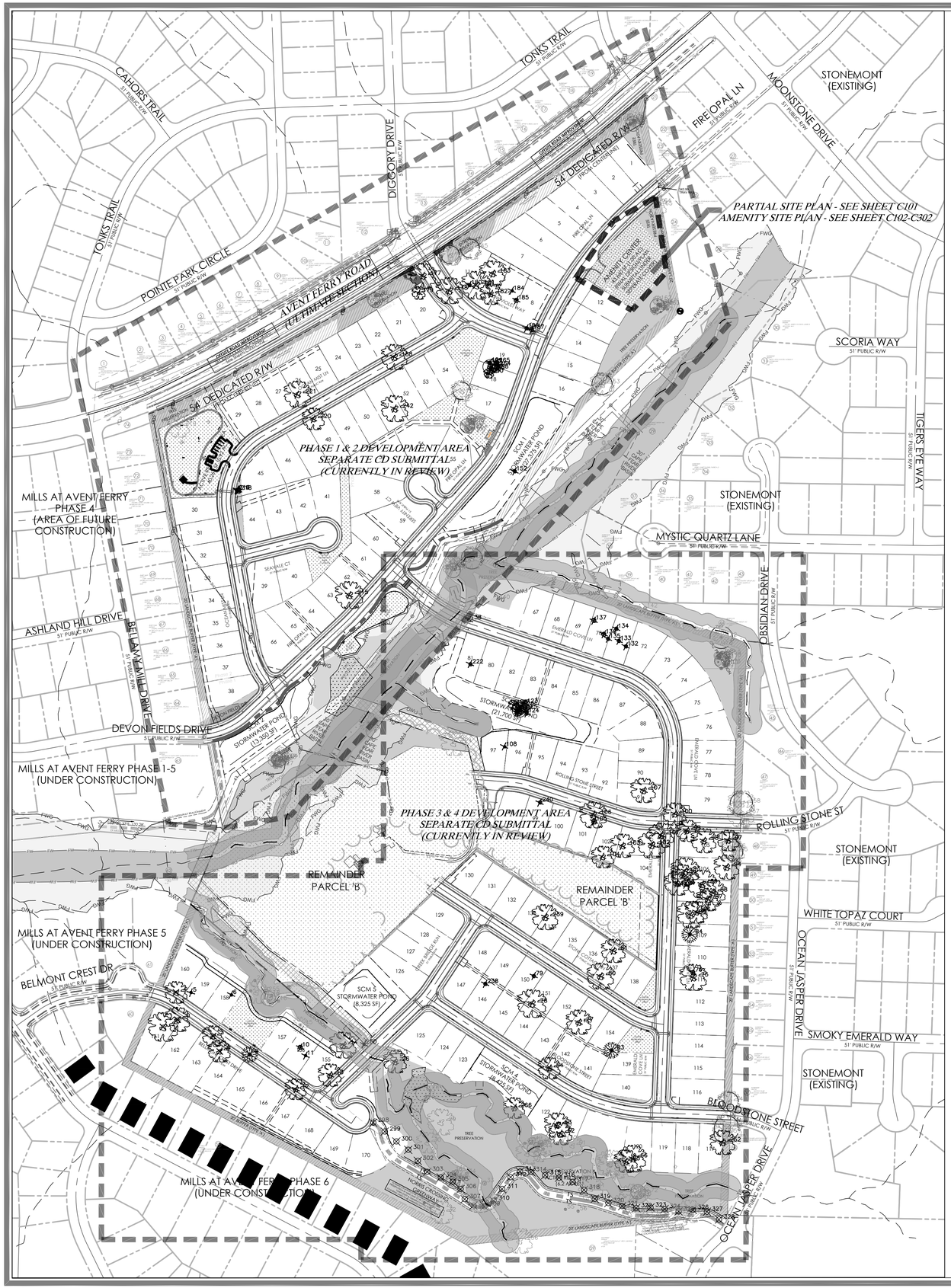
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JANUARY 05, 2024

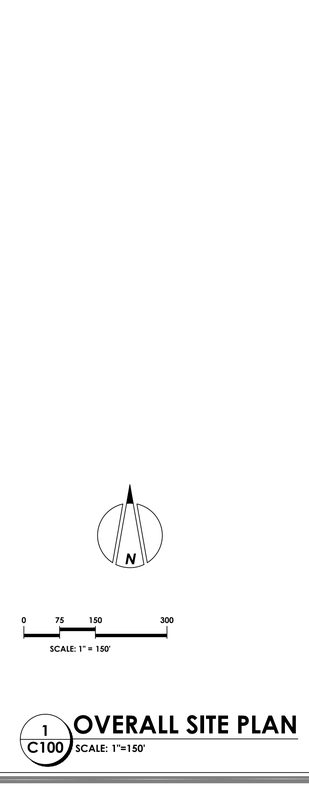
dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C006
(DEVELOPMENT PLAN)
(24-CMP-01 / PLDP2024000034)

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1 C100 **OVERALL SITE PLAN**
SCALE: 1"=150'

LEGEND (PROPOSED CONDITIONS)

- LD — LIMITS OF DISTRUBANCE
- SF — SILT FENCE
- TPF — TREE PROTECTION FENCE
- SIDE PATH/SIDEWALK GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- TREE PRESERVATION AREA
- BLANKET TEMP CONST. EASEMENT/FUT DEVELOPMENT
- ACTIVE RECREATION AREA

DEVELOPMENT NOTES:

1. ACTIVE RECREATIONAL AREAS: AT LEAST 15% OF THE REQUIRED ACTIVE RECREATIONAL AREAS SHALL INCLUDE TOT LOT ELEMENTS (I.E., AREAS EQUIPPED WITH IMAGINATIVE PLAY APPARATUS ORIENTED TO CHILDREN AS WELL AS SEATING ACCOMMODATIONS FOR ADULTS).
2. OPEN SPACE AREAS: A TYPE A PERIMETER BUFFER IS REQUIRED AROUND ALL OPEN SPACE AREAS EXCEPT TREE PRESERVATION AREAS. PARKWAYS AND GREENBELTS. THIS INFORMATION MAY BE PROVIDED WITH DETAILED OPEN SPACE PLANS THAT ARE INDICATED WILL BE PROVIDED UNDER SEPARATE COVER.
3. FINISHED SIDE OF INSTALLED PRIVACY FENCE SHALL FACE ADJACENT PROPERTIES.
4. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION. CONSTRUCTION VEHICLE PARKING LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" POSTED IN ENGLISH AND SPANISH.
5. TEMPORARY STREET SIGNS ARE REQUIRED ONCE THE FIRST LIFT ASPHALT IS PASSABLE BY VEHICLES.
6. PROPOSED DESIGN SPEED IS 25 MPH. SPEED LIMIT TO BE POSTED IS 25 MPH.
7. "PUBLIC SIDEWALK EASEMENT" IS DEFINED AS PUBLIC SIDEWALK WITH CONTINUITY ALONG PUBLIC STREETS WHERE IT RUNS OUTSIDE OF PUBLIC ROW (AROUND PARKING OR OTHER PUBLIC IMPROVEMENTS).
8. "PUBLIC ACCESS EASEMENT (HOA MAINTAINED)" IS DEFINED AS SIDEWALK CONNECTIONS TO A PUBLIC RIGHT OF WAY OUTSIDE OF THE TYPICAL ROADWAY SECTION.
9. "PUBLIC PARKING (HOA MAINTAINED)" IS DEFINED AS ON-STREET OR PARKING ALONG THE STREET.
10. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1-YEAR WARRANTY.
11. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL ALL STREET SIGNS (INCLUDING NAME BLADES, STOP AND SPEED) IN THIS SUBDIVISION. THESE SIGNS WILL BE REQUIRED TO BE IN PLACE PRIOR TO PLAT RECORDATION.
12. THIS PROJECT IS LOCATED IN THE TRIASSIC BASIN SO ROADWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3.02 J OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

HOLLY SPRINGS MONUMENT CONTROL: HOLLEMAN AZ MK

Project Location: **Latitude 35.6248729 Longitude: -78.8719050**

NORRIS CROSSING PHASE 1 & 2 - SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2129 AVENT FERRY RD	0638-82-4248	0004033	0638 04	10.28	DB 019071 PG 00344 BM2022 PG1183
2MM LLC Selva Mohan 109 Oxyard Way Cary, NC 27519 SITE: 2205 AVENT FERRY RD	0638-81-0914	0021750	0638 04	5.09	DB 017095 PG 01820 BM2022 PG1183
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2221 AVENT FERRY RD	0638-71-6536	0182472	0638 04	15.40	DB 019071 PG 00318 BM2022 PG1183
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2209 AVENT FERRY RD	0638-81-4177	0094223	0638 04	15.31	DB 019071 PG 00326
Lennar Carolinas LLC 1100 Perimeter Park Dr Ste 112 Morrisville NC 27560-9119 SITE: 2225 AVENT FERRY RD	0638-80-2106	0028331	0638 04	26.91	DB 019071 PG 00332

Original Deeded Acreage: **84.03 acres (74.41 acres rezoned)**
Phase 1 & 2 Development Area: **29.71 acres**
Total Development Area: **72.21 acres**

Previous Zoning: R30 - Low Density Residential
Current Zoning: SR (Suburban Residential)
zoning approval was for R10 CZ - (Residential - Conditional Zoning)
Future Land Use Map: Residential Neighborhood
Existing Use: Single Family
Proposed Uses: Single Family
Township: Holly Springs
Flood Zone Information: Firm Panel 3720062800K dated July 19, 2022
does show the presence of flood zones on the properties
Watershed Information: Primary Watershed Protection Overlay District, Buckhorn Creek, Cape Fear River Basin.
Historical: Per the NC SHPO, no historical structures are located within the project boundary.
Annexation: Annexation A22-04 (Approved March 21, 2023)

Maximum Project Density: 2.33 units/acre (Maximum Density 2.33 DU/acre (173 DU maximum))
Maximum Number of Lots: 173 Lots (per zoning)
No more than 45% of the lots shall be less than 8,000 sf
No less than 20% of the lots shall be greater than 10,000 sf

Building Setbacks:
Front: 20 ft *
Rear: 25 ft
Side: 10 ft min. (20' Total)
Side (Corner Lot): 20 ft
* A 25' driveway must be provided from the R/W for any home with a two car garage

		17.91 Ac	7.98 Ac
Lots: (Total)	170 lots	(**PHASE 1**) 32 lots	(**PHASE 2**) 34 lots
	(included future development area)	12 lots > 10,000 sf	7 lots > 10,000 sf
Zoning lot standards:	35 lots > 10,000 sf (20.5%)	5 lots < 8,000 sf	14 lots < 8,000 sf
	73 lots < 8,000 sf (42.9%)	**BUA**	**BUA**
Minimum Lot Area:	7,500 sqft	4,000sf @32 lots	4,000sf @34 lots
Minimum Lot Width	60 ft	62,317.1 sf pave	32,262.6 sf pave
Minimum lot Depth:	100 ft	15,542.9sf c&g	6,395.5 sf c&g
Maximum building height:	35 ft	19,504.3 sf sw	13,325.1 sf sw
Maximum Lot Impervious:	4,000 sqft/Lot	25,313.2 sf path	zero path
		5.11 Ac (29%)	3.49 Ac (44%)

Open Space and Conservation: 72.21 acres total development
Open Space provided is calculated for the overall development per the approved Major Subdivision Plan
Requirements:
Tree Preservation Area 14.44 acres (20%)
Active Recreation Area 3.61 acres (5%)
Flexible Space 3.61 acres (5%)
Provided
Tree Preservation Area 14.44 acres (20%)
Active Recreation Area 3.73 acres (5.1%)
Flexible Space 3.55 acres (includes SCMs and additional Tree Preservation Areas)

Parking Requirements:
Phase 1 & 2 Single-Family Parking 2 spaces / lot x 66 lots = 132 parking spaces
Future Development Single-Family Parking 2 spaces/lot x 104 lots = 208 parking spaces
Single-family parking provided by driveway and garage (min 2 spaces/lot)

Sewer Capacity:
Phase 1 & 2 16,830 GPD - 66 lots @ 255 GPD (average flow per Town of Holly Springs standards)
Future Development 26,520 GPD - 104 homes @ 255 GPD
**Sewer Capacity Study completed by Diehl & Phillips in November 2020 with sufficient downstream sewer capacity

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HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROMICH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS - 1ST SITE PLAN REVIEW COMMENTS	FS
2	MARCH 15, 2024	TOWN OF HOLLY SPRINGS - 2ND SITE PLAN REVIEW COMMENTS	FS
3	APR 19, 2024	TOWN OF HOLLY SPRINGS - 3RD SITE PLAN SUBMITTAL SET	FS

title:
OVERALL SITE PLAN & SHEET KEY

proj #: 200402B
date: JANUARY 05, 2024
dwg by: FS chkd by: JR
scale: As Noted
sheet: *C100*
(DEVELOPMENT PLAN)
(24-DP-01 / PLDP202400004)

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1 C101 **PARTIAL SITE PLAN - PHASE 1 & 2**
SCALE: 1"=30'

LEGEND (PROPOSED CONDITIONS)

- LD — LIMITS OF DISTRUBANCE
- SF — SILT FENCE
- TPF — TREE PROTECTION FENCE
- SIDE PATH/SIDEWALK GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- TREE PRESERVATION AREA
- BLANKET TEMP CONST. EASEMENT/FUT DEVELOPMENT
- ACTIVE RECREATION AREA

SITE CALLOUTS		DETAILS SHEET
A1	18" MEDIAN CURB	C700 /C701
A2	24" STANDARD CURB	C700 /C701
A3	30" VALLEY CURB (ROLL)	C700 /C701
A4	30" STANDARD CURB	C700 /C701
B1	STANDARD CURB TRANSITION	C700 /C701
B2	STANDARD CURB TERMINATION	C700 /C701
C1	5' CONCRETE SIDEWALK	C700 /C701
C2	6' CONCRETE SIDEWALK	C700 /C701
C3	10' SIDE PATH/10' GREENWAY	C700 /C701
D	METAL TRASH RECEPTICAL	C700 /C701
E	CONCRETE WHEEL STOP	C700 /C701
F1	HANDICAP RAMP	C700 /C701
F2	HANDICAP SIGN	C700 /C701
F3	HANDICAP PARKING AREA	C700 /C701
G	DECORATIVE BLACK METAL FENCE	C700 /C701
H	BIKE RACK(S)	C700 /C701
I	LIGHT POLE	C700 /C701
J	REMOVABLE BOLLARD	C700 /C701
K	10' WIDE MARKED CROSSWALK (GREENWAY)	
L	RETAINING WALL	C700 /C701
M	BIKE LANE / SHOULDER	
N	10' X 70' SIGHT TRIANGLE	
O	DECORATIVE BENCH	C701
P1	PUBLIC SANITARY SEWER EASEMENT	
P2	PUBLIC DRAINAGE EASEMENT	
P3	PUBLIC ACCESS EASEMENT	
Q	TREE PROTECTION FENCE	C700 /C701
R	LIMITS OF DISTURBANCE	C700 /C701
S1	STOP SIGN	C700 /C701
S2	STREET SIGN	C700 /C701
S3	COMMUNITY SIGN	C700 /C701
S4	'FUTURE' GREENWAY CONNECTION GREENWAY END XX FEET, PATH NARROWS AHEAD	

GENERAL NOTES:

1. RADIUS DIMENSIONS UNLESS NOTED OTHERWISE ON THIS SHEET ARE DIMENSIONED TO BACK OF CURB
2. THE STANDARD MAIL KIOSK THAT IS INSTALLED PRIOR TO THE AMENITY CENTER DEVELOPMENT PLAN WILL BE TEMPORARY. PLEASE NOTE ON THE SITE PLAN THE KIOSK WILL REQUIRE A UDO TEMPORARY USE PERMIT, AND IT'S PERMANENT DESIGN AND LOCATION IS TO BE DETERMINED WITH THE AMENITY CENTER DEVELOPMENT PLAN
3. THIS PROJECT IS IN THE TRIASSIC BASIN THEREFORE MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3.02J OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

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NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

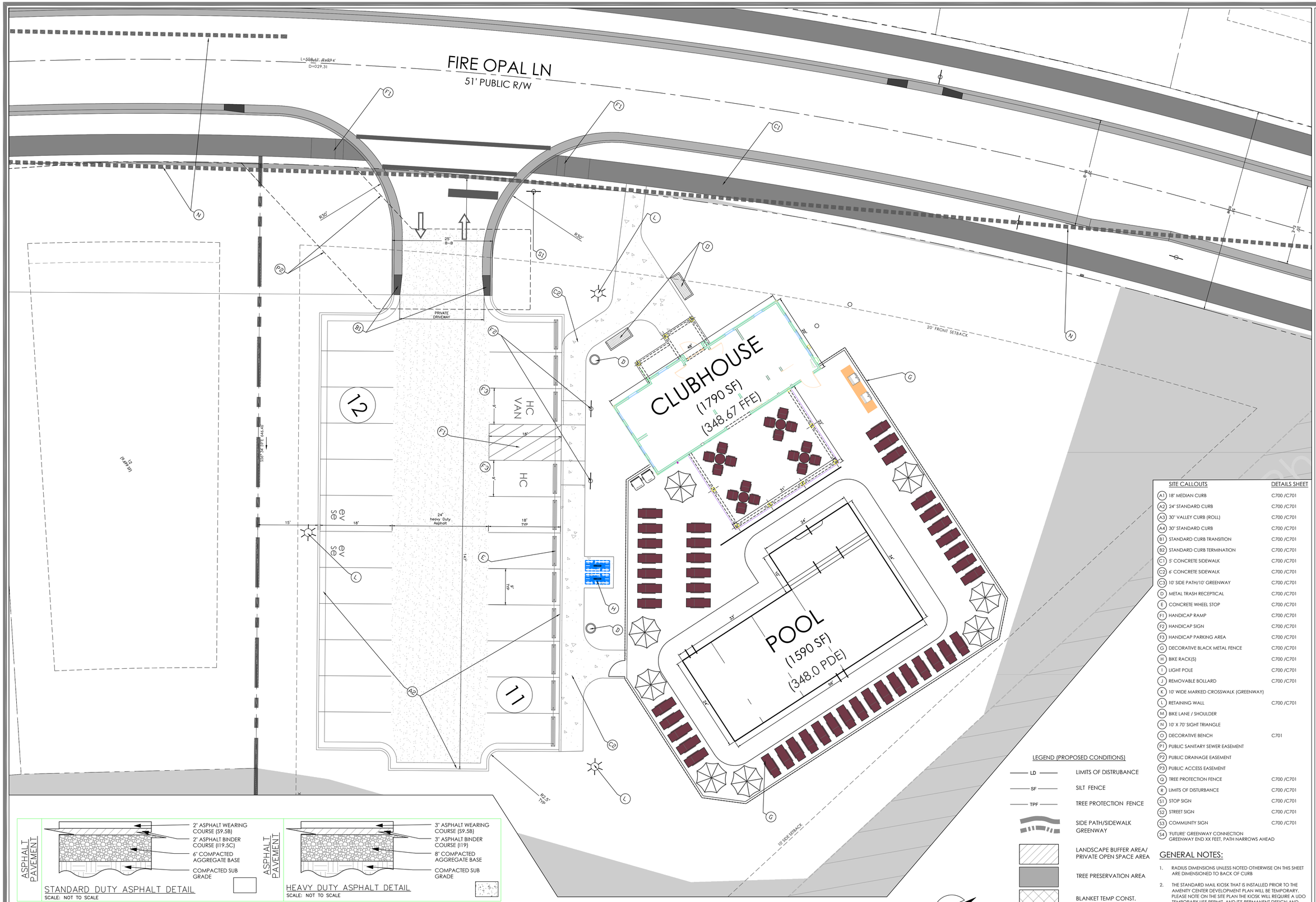
seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 ENGINEER JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS - 1ST SITE PLAN REVIEW COMMENTS	FS
2	MARCH 28, 2024	TOWN OF HOLLY SPRINGS - 2ND SITE PLAN REVIEW COMMENTS	FS
3	April 19, 2024	TOWN OF HOLLY SPRINGS - 3RD SITE PLAN SIGNATURE SET	FS

title:
PARTIAL SITE PLAN PHASE 1 & 2

proj #: 200402B
date: JANUARY 05, 2024
dwg by: FS chkd by: JR
scale: As Noted
sheet: *C101*
(DEVELOPMENT PLAN)
(24-DP-01 / PLDP202400004)

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ASPHALT PAVEMENT

2" ASPHALT WEARING COURSE (S9.5B)
2" ASPHALT BINDER COURSE (I19.5C)
6" COMPACTED AGGREGATE BASE
COMPACTED SUB GRADE

STANDARD DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE

ASPHALT PAVEMENT

3" ASPHALT WEARING COURSE (S9.5B)
3" ASPHALT BINDER COURSE (I19)
8" COMPACTED AGGREGATE BASE
COMPACTED SUB GRADE

HEAVY DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE

2 C102 **PAVEMENT SECTIONS-AMENITY CENTER** SCALE: NTS

1 C102 **AMENITY CENTER SITE PLAN** SCALE: 1"=10'

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NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

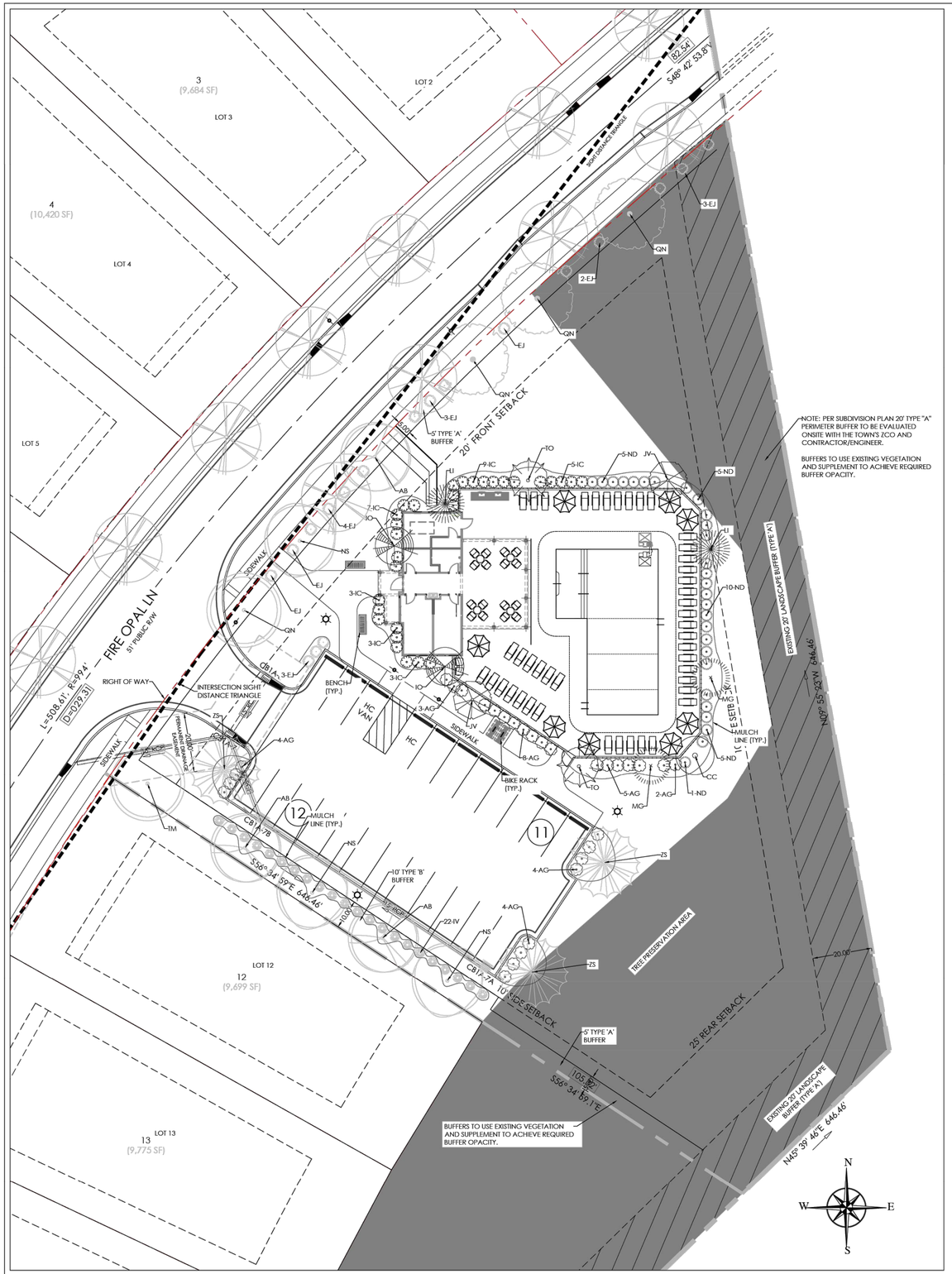
seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS – 1ST SET PLAN REVIEW COMMENTS	FS
2	MARCH 28, 2024	TOWN OF HOLLY SPRINGS – 2ND SET PLAN REVIEW COMMENTS	FS
3	APR 19, 2024	TOWN OF HOLLY SPRINGS – 3RD SET PLAN SIGNATURE SET	JH

title:
AMENITY CENTER SITE PLAN

proj #:
200402B
date:
JANUARY 05, 2024
dwg by: FS chkd by: JR
scale:
As Noted
sheet:
C102
(DEVELOPMENT PLAN)
(24-DP-017 / PLDP202400004)

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1 L-1 LANDSCAPE PLAN
SCALE: 1"=20'

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

LANDSCAPE CALCULATIONS

TYPE A (5' WIDE) PERIMETER BUFFER:
DECIDUOUS TREE - 2 FOR EVERY 100 LINEAR FOOT
SHRUBS - 5 FOR EVERY 100 LINEAR FOOT
REQUIRED : 6 DECIDUOUS TREES AND 15 SHRUBS ALONG FIRE OPAL LANE (289'/100 = 2.89), 2 DECIDUOUS TREES AND 5 SHRUBS ALONG SW EDGE (100'/100 = 1)
PROVIDED : 6 DECIDUOUS TREES AND 15 SHRUBS ALONG FIRE OPAL LANE, SW BUFFER TO USE EXISTING VEGETATION

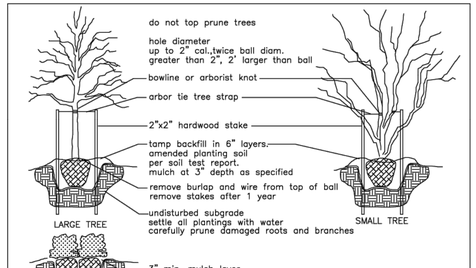
TYPE B (10' WIDE) PERIMETER BUFFER:
DECIDUOUS TREE - 3 FOR EVERY 100 LINEAR FOOT
SHRUBS - 10 FOR EVERY 100 LINEAR FOOT (OF WHICH 40% EVERGREEN)
REQUIRED : 5 DECIDUOUS TREES AND 15 SHRUBS (OF WHICH 6 EVERGREEN SHRUBS) ALONG LOT 12 (150'/100 = 1.5).
PROVIDED : 5 DECIDUOUS TREES AND 22 EVERGREEN SHRUBS ALONG LOT 12.

VEHICLE PARKING AREA SCREENING :
REQUIRED :ROW OF 3' @ CENTER SHRUBS, ATLEAST 24" HIGH DURING PLANTING
PROVIDED :WITHIN THE 10' TYPE B BUFFER

INTERIOR VEHICLE PARKING AREA :
ONE LARGE TREE AND FOUR SHRUBS FOR EVERY 10 PARKING SPACES.
23 PARKING SPACES / 10 = 2.3
REQUIRED : 3 LARGE TREES AND 12 SHRUBS.
PROVIDED : 3 LARGE TREES AND 12 SHRUBS.

FOUNDATION LANDSCAPING :
UNDERSTORY TREE - 2 FOR EVERY 75 LINEAR FOOT
WEST - 64' / 75' = 0.9
NORTH - 112'/75' = 1.5
EAST - 86'/75' = 1.2
SOUTH - 110'/75' = 1.5
REQUIRED : 2 ALONG WEST, 3 ALONG NORTH, 3 ALONG EAST & 3 ALONG SOUTH.
PROVIDED : 2 ALONG WEST, 3 ALONG NORTH, 3 ALONG EAST & 3 ALONG SOUTH.
LARGE SHRUBS - 1 FOR EVERY 5 LINEAR FOOT
WEST - 64'/5' = 12.8
NORTH - 112'/5' = 22.4
EAST - 86'/5' = 17.2
SOUTH - 110'/5' = 22
REQUIRED : 13 ALONG WEST, 23 ALONG NORTH, 18 ALONG EAST & 22 ALONG SOUTH.
PROVIDED : 13 ALONG WEST, 23 ALONG NORTH, 18 ALONG EAST & 22 ALONG SOUTH.

PLANTING DETAIL



PLANTING DETAILS

GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF TREE ROOT BALL 4" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
6. AMEND PLANTING SOIL WITH FERTILIZE AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
7. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
10. ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DESCREPANCIES TO THE PROJECT OWNER OR AGENT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
13. ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5% ORGANIC CONTENT.
14. ALL MULCH BEDS ARE TO HAVE A SPADE-CUT EDGED WHEN ADJACENT TO TURF AREAS.

PLANT SCHEDULE

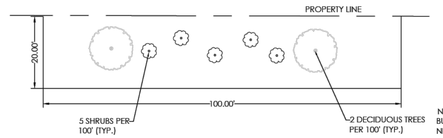
PLANT LIST									
DECIDUOUS CANOPY TREES									
KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	MIN. HT.	QTY.	TYPE	PERCENTAGE	LOCATION
QN	Quercus nuttallii	Nutall Oak	2" cal	B&B	8'	3	Deciduous	21%	Buffer
AB	Acer barbatum	Southern Sugar Maple	2" cal	B&B	8'	3	Deciduous	21%	
NS	Nyssa sylvatica	Black Gum	2" cal	B&B	8'	3	Deciduous	21%	
ZS	Zelkova serrata	Japanese Zelkova	2" cal	B&B	8'	3	Deciduous	21%	Parking islands and Buffer
TM	Acer buergerianum	Trident Maple	2" cal	B&B	8'	2	Deciduous	14%	Buffer
						14		100%	
UNDERSTORY TREES									
KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	HT.	QTY.	TYPE	PERCENTAGE	LOCATION
TO	Thuja occidentalis 'Smaragd	Emerald Green Arborvitae	1" cal	Cont.	6'	2	Evergreen	18%	Foundation landscaping
MG	Magnolia grandiflora 'Little Gem'	Little Gem' Southern Magnolia	1" cal	Cont.	6'	2	Evergreen	18%	
IO	Ilex opaca	American Holly	1" cal	Cont.	6'	2	Evergreen	18%	
LI	Lagerstroemia indica	Crape Myrtle	1" cal	Cont.	6'	2	Deciduous	18%	
JV	Juniperus virginiana	Eastern Redcedar	1" cal	Cont.	6'	2	Evergreen	18%	
CC	Cercis canadensis	Eastern Redbud	1" cal	Cont.	6'	1	Deciduous	9%	
						11		100%	
SHRUBS									
KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	HT.	QTY.	TYPE	PERCENTAGE	LOCATION
IV	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal	Cont.	24"	22	Evergreen	17%	Buffer/ Screening
EJ	Euonymus japonicus 'Silver King'	Japanese Euonymus	3 gal	Cont.	24"	18	Evergreen	14%	Buffer/ Parking islands
IC	Ilex crenata 'Green Luster'	Japanese Holly	3 gal	Cont.	24"	30	Evergreen	23%	Foundation landscaping
ND	Nandina domestica	Dwarf nandina	3 gal	Cont.	24"	28	Evergreen	22%	Foundation landscaping
AG	Abelia x grandiflora 'Little Richard'	Abelia Grandiflora	3 gal	Cont.	24"	30	Evergreen	23%	Foundation Landscaping and Parking islands
						128		100%	

LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF HOLLY SPRINGS UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUNDCOVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUNDCOVER, ANNUALS, SEED, SOD AND MULCH.
2. MATERIALS AND WORK:
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS:
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE
4. PLANT SIZE:
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED, CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER:
AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH:
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
7. TURF AREAS:
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.



NOTE: AT TIME OF INSPECTION THE BUFFER WILL BE REVEGETATED IF NECESSARY.

2 L-1 20' TYPE "A" BUFFER - TYPICAL DETAIL
SCALE: 1"=20'

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL DESIGN FIRM No. C-551
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER

2024-03-28

PRELIMINARY NOT FOR CONSTRUCTION

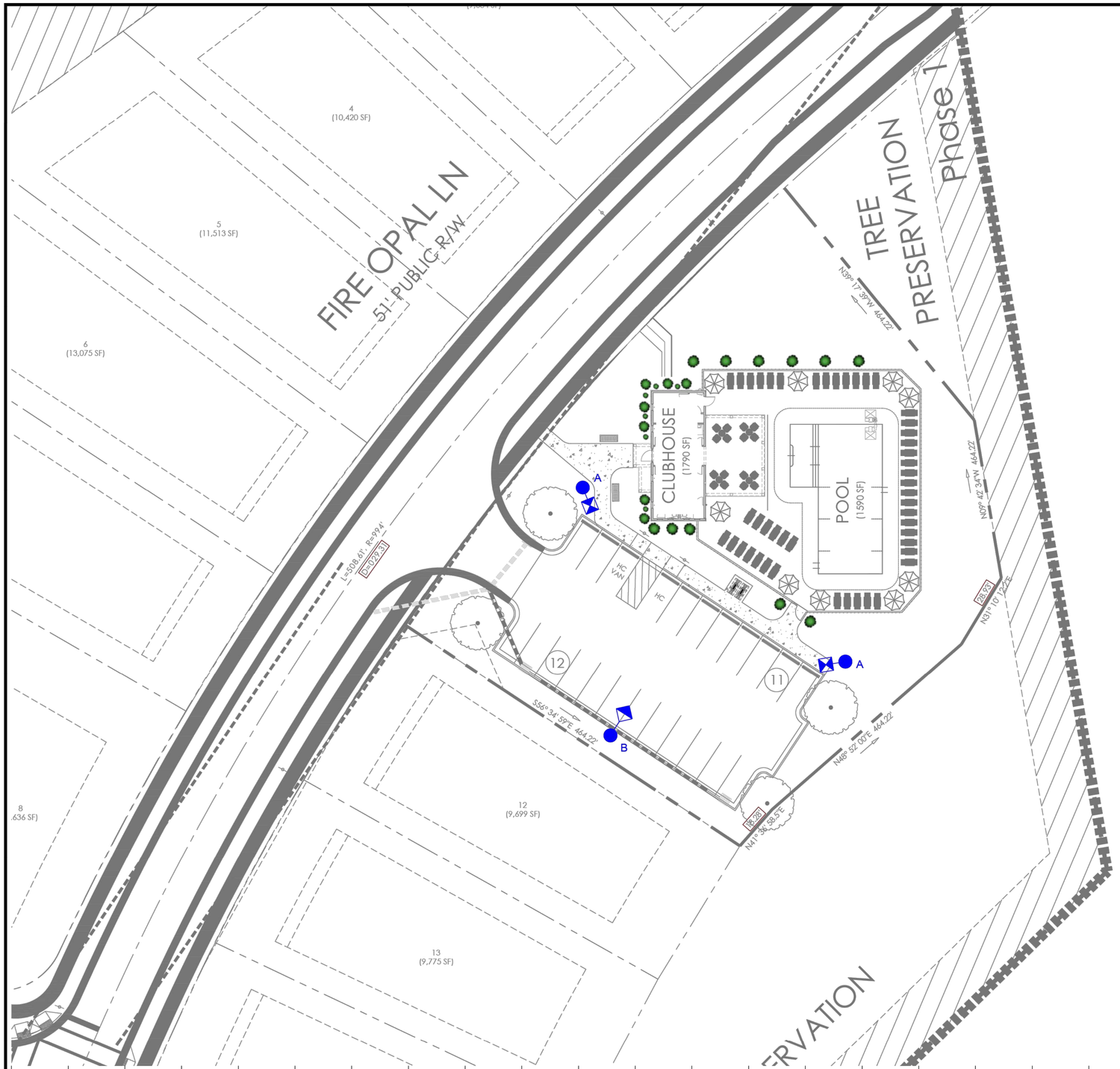
AMENITY CENTER LANDSCAPE PLAN (by others)

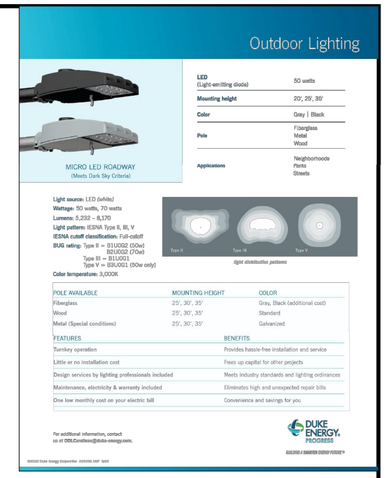
REVISIONS:
2024-03-28 - Holly Springs Comments

LANDSCAPE PLAN
NORRIS CROSSING
Avent Ferry Road
Holly Springs, NC

SCALE: AS NOTED
DRAWN BY: MK
PROJECT # 22086
DATE: 02-16-2024

SHEET
L-1
OF





ISOFOOTCANDLE CURVES

FIXTURE: LED 50W ROADWAY
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS - 5342
PATTERN: TYPE III, B1-U0-G1(zero light at or above 90 degrees)

ASSY# LFIX-RW-LED-50-GRAY-III-3000K-____P
POLE ASSY# LPOLE-D8-FG-30FT-GRAY-____P (GRAY)
BRACKET # LBKT-TOP-14IN-GRAY-ZT-SGL-____P

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.7 fc	1.1 fc	0.2 fc	5.5:1	3.5:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	2	LED 50w Roadway - Type III - 3000K	1	5312	0.85
	B	1	LED 50w Roadway - Type III - 3000K - - House Side Shield	1	4442	0.85

PHASE 1&2 LIGHTING PLAN (by others)

NO.	DATE	REVISION	BY

LIGHTING NOTE:

INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO THE FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR A 1 YEAR WARRANTY.

DISTANCE CALIBRATION (INCHES)
0 1.6 2.6 3.6 4.6

STREET LIGHTING AND STREET TREES TO BE FIELD COORDINATED TO AVOID CONFLICTS.

LIGHTING DESIGN TOLERANCE

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

DUKE ENERGY® PROGRESS

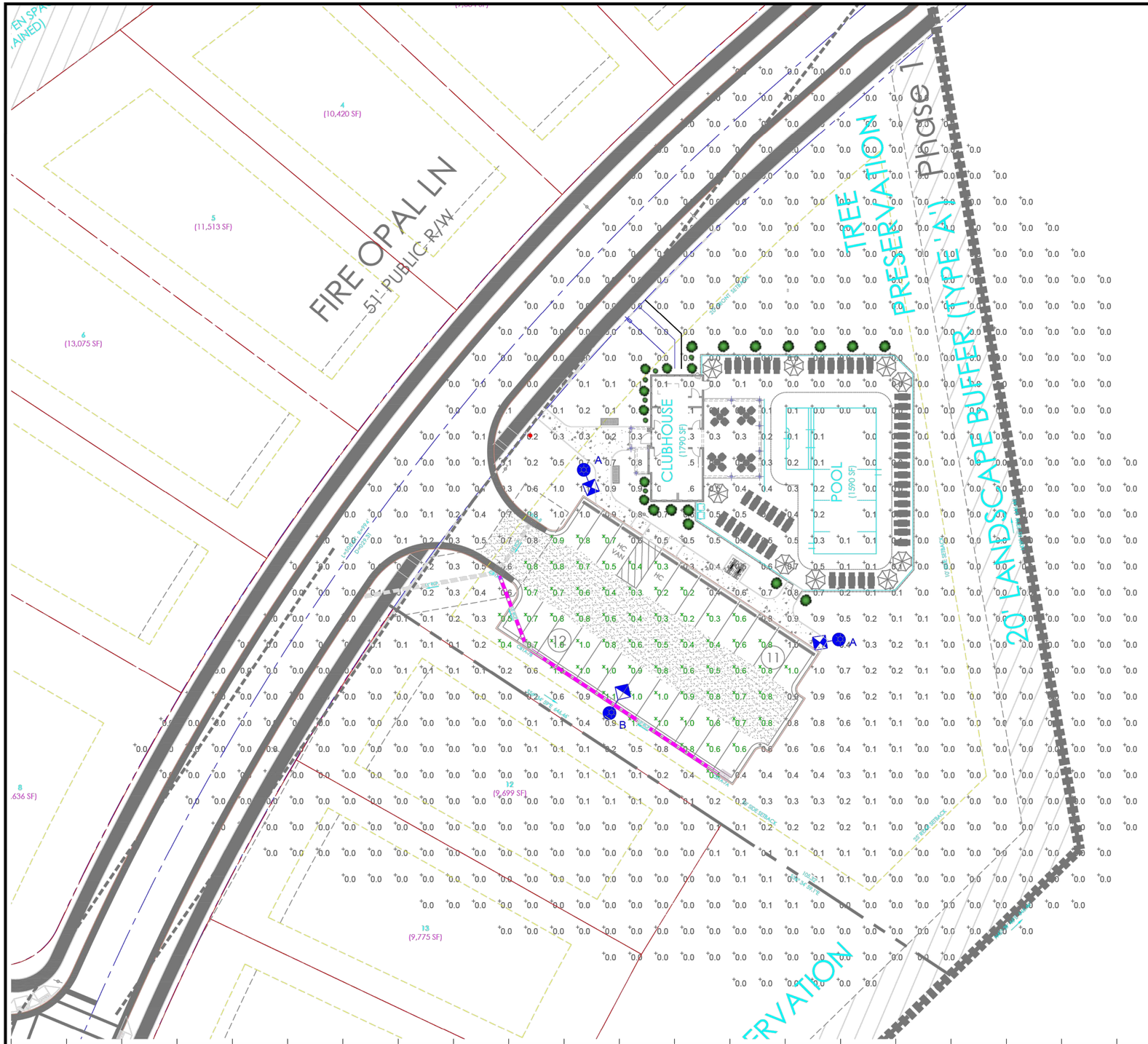
PROPRIETARY & CONFIDENTIAL

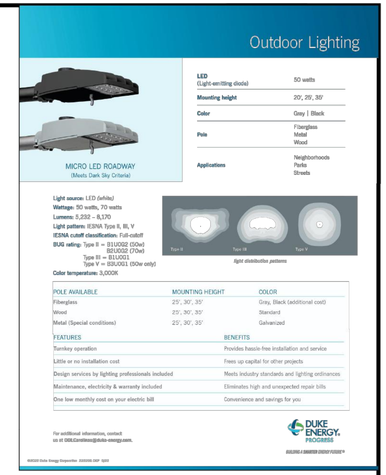
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NORRIS CROSSING AMENITY CENTER
Holly Springs, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 20'
Date 11/03/2023 Size Drawing size "D"
Description LED 50w Roadway
Drawing No. 23-0454A

C162

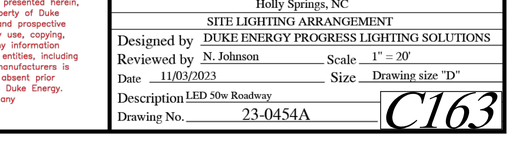




ISOFOOTCANDLE CURVES

FIXTURE: LED 50W ROADWAY
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS - 5342
PATTERN: TYPE III, B1-U0-G1(zero light at or above 90 degrees)

ASSY# LFIX-RW-LED-50-GRAY-III-3000K-___-P
POLE ASSY# LPOLE-D8-FG-30FT-GRAY-___-P (GRAY)
BRACKET # LBKT-TOP-14IN-GRAY-2T-SGL-___-P



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

LIGHTING NOTE:

INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO THE FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR A 1 YEAR WARRANTY.

STREET LIGHTING AND STREET TREES TO BE FIELD COORDINATED TO AVOID CONFLICTS.

AMENITY CENTER LIGHTING PLAN (by others)

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.7 fc	1.1 fc	0.2 fc	5.5:1	3.5:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	2	LED 50w Roadway - Type III - 3000K	1	5312	0.85
	B	1	LED 50w Roadway - Type III - 3000K - - House Side Shield	1	4442	0.85

NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

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

DUKE ENERGY® PROGRESS

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NORRIS CROSSING AMENITY CENTER
Holly Springs, NC
SITE LIGHTING ARRANGEMENT
Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 20'
Date 11/03/2023 Size Drawing size "D"
Description LED 50w Roadway
Drawing No. 23-0454A

C163

FIRE OPAL LN
51' PUBLIC R/W

CLUBHOUSE
(1790 SF)

POOL
(1590 SF)

HC VAN

HC

4.2%

(gpe)
349.67

20' FRONT SETBACK

10' SIDE SETBACK

10' SIDE SETBACK

POOL WATER REQUIREMENT:

POOL WATER IS REQUIRED TO BE DECHLORINATED PRIOR TO DISCHARGE OF THE STORM SEWER SYSTEM PER TOWN OF HOLLY SPRINGS' SPECIFICATIONS.

1 C202 **AMENITY CENTER UTILITY PLAN**
SCALE: 1"=10'

0 5 10 20
SCALE: 1" = 10'

N

UTILITY NOTE:

PUBLIC UTILITIES MUST BE INSTALLED UNDERGROUND. (POWER, CABLE, ETC)

UTILITY CALLOUTS		DETAILS SHEET
1	8" PVC SANITARY SEWER PIPE	
2	8" DIP SANITARY SEWER PIPE	
3	SANITARY SEWER MANHOLE	C702 - C704
4	SANITARY SEWER DROP MANHOLE	C702 - C704
5	SANITARY SEWER DOGHOUSE MANHOLE	C702 - C704
6	4" SANITARY SEWER CLEANOUT	C702 - C704
7	4" PVC SANITARY SERVICE LATERAL	
8	RCP STORM PIPE	
9	CATCH BASIN WITH CURB INLET (CB)	C702 - C704
10	CATCH BASIN WITH YARD INLET (YI/DI)	C702 - C704
11	CATCH BASIN WITH ROLL GRATE (RG)	C702 - C704
12	JUNCTION BOX (RCP PIPE) PRECAST (JB)	C702 - C704
13	HEADWALL END SECTION	C702 - C704
14	FLARED END SECTION	C702 - C704
15	SCM RISER STURCTURE	C702 - C704
16	SCM MAINTENANCE AND ACCESS EASEMENT	
17	FIRE HYDRANT ON STANDARD CURB	C702 - C704
18	FIRE DEPARTMENT CONNECTION (FDC)	
19	~~AIR RELEASE VALVE (ARV) IN MANHOLE~~	
20	BACK FLOW PREVENTER-RPZ/DCVA-LEADFREE	
21	HOTBOX	
22	5/8 " WATER/IRRIGATION METER	C702 - C704
23	8"(DOMESTIC)DUCTILE IRON WATER LINE (MAIN)	
24	8" WATER LINE ENCASEMENT PIPE (18")(DTL. HS608)	
25	6"(DOMESTIC) DUCTILE IRON WATER LINE (MAIN)	
26	2" BLOW-OFF ASSEMBLY (DTL. HS606)(4" = 26.1) (6" = 26.2) (8" = 26.3)	
27	WATER LINE TEE (4" = 27.1) (6" = 27.2) (8" = 27.3) (8"x6" = 27.4)	
28	WATER LINE GATE VALVE (4" = 28.1) (6" = 28.2) (8" = 28.3) (12" = 28.4	
29	8" WATER LINE CROSS	
30	WATER LINE REDUCER (8" X 6" = 30.1) (8" X 4" = 30.2)	
31	12" x 8" WATER LINE TAPPING SLEEVE & VALVE	
32	WATER LINE BEND (4" = 32.1) (6" = 32.2) (8" = 32.3) (12" = 32.4)	
33	FIRE HYDRANT TEE W/ GATE VALVE (6" ASSBLY)	
22*	5/8 " WATER METER-MACON PRIVATE RESIDENCE	

LEGEND (PROPOSED CONDITIONS)

- LD — LIMITS OF DISTRUBANCE
- SF — SILT FENCE
- TPF — TREE PROTECTION FENCE
- SIDE PATH/SIDEWALK GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- TREE PRESERVATION AREA
- BLANKET TEMP CONST. EASEMENT/FUT DEVELOPMENT
- ACTIVE RECREATION AREA

¾" OR 1" TYPE K SOFT COPPER PIPE WATER SERVICE LATERALS

4" PVC SANITARY SEWER SERVICE LATERALS

PEAK Engineering & Design
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ph: 919.439.0100
www.PeakEngineering.com
NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 9, 2024	TOWN OF HOLLY SPRINGS - 1ST SET PLAN REVIEW COMMENTS	FS
2	MARCH 28, 2024	TOWN OF HOLLY SPRINGS - 2ND SET PLAN REVIEW COMMENTS	FS
3	APR 19, 2024	TOWN OF HOLLY SPRINGS - 3RD SET PLAN SIGNATURE SET	JH

title:
AMENITY CENTER UTILITY PLAN

proj #:
200402B

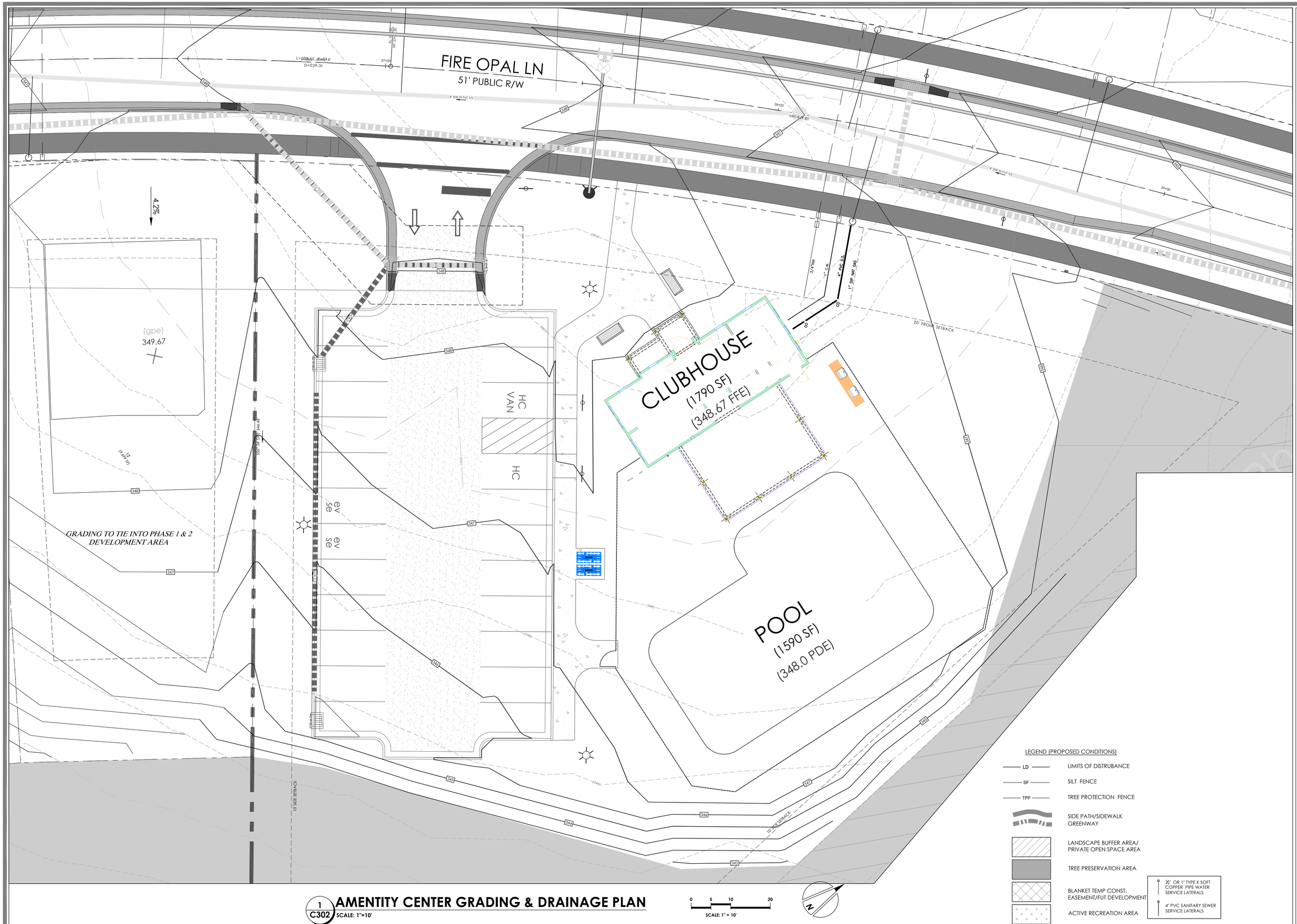
date:
JANUARY 05, 2024

dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C202
(DEVELOPMENT PLAN)
(24-DP-017 / PLDP202400004)

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1 C302 **AMENITY CENTER GRADING & DRAINAGE PLAN**
SCALE: 1"=10'

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1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0110
www.PeakEngineering.com
NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS – 1ST SITE PLAN REVIEW COMMENTS	JR
2	JANUARY 26, 2024	TOWN OF HOLLY SPRINGS – 2ND SITE PLAN SUBMITTAL SET	JR
3	April 15, 2024	TOWN OF HOLLY SPRINGS – 3RD SITE PLAN SUBMITTAL SET	JR

title:
AMENITY CENTER GRADING & DRAINAGE PLAN

proj #:
200402B

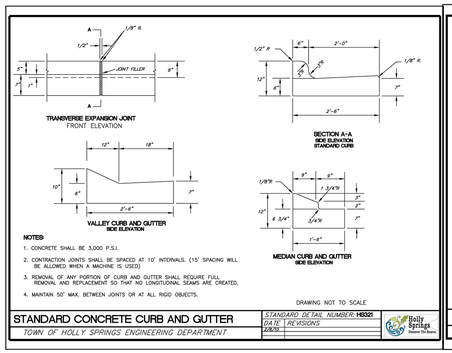
date:
JANUARY 05, 2024

dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C302
(DEVELOPMENT PLAN)
(24-DP-01 / PLDP2024000014)

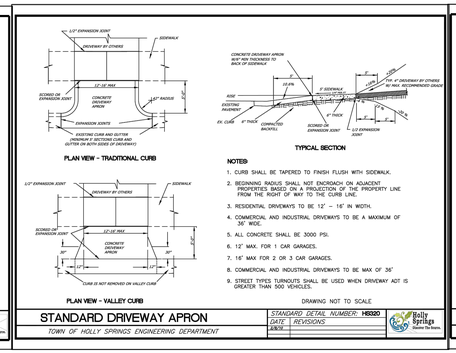
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NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO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

DRAWING NOT TO SCALE

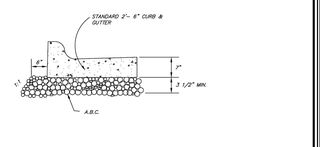
STANDARD CONCRETE CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS321**
DATE | REVISIONS
6/8/16



NOTES:
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 16' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 16' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

DRAWING NOT TO SCALE

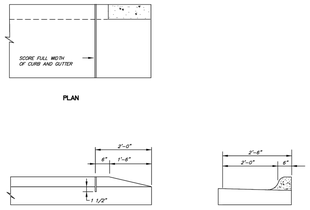
STANDARD DRIVEWAY APRON
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS320**
DATE | REVISIONS
6/8/16



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

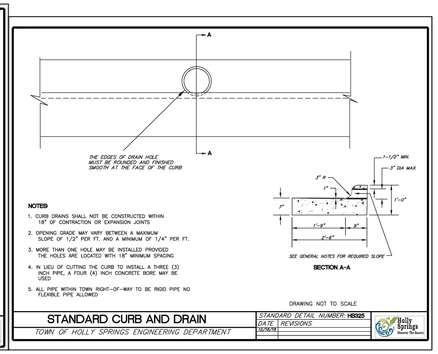
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS322**
DATE | REVISIONS
6/8/16



DRAWING NOT TO SCALE

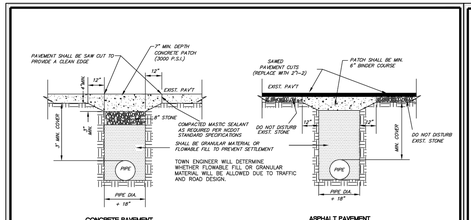
STANDARD METHOD OF ENDING CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS323**
DATE | REVISIONS
6/8/16



NOTES:
1. CURB DRAINS SHALL NOT BE CONSTRUCTED WITHIN 18" OF CONTRACTION OR EXPANSION JOINTS
2. OPENING GRADE MAY VARY BETWEEN A MAXIMUM SLOPE OF 1/2" PER FT. AND A MINIMUM OF 1/4" PER FT.
3. MORE THAN ONE HOLE MAY BE INSTALLED PROVIDED THE HOLES ARE LOCATED WITH 18" MINIMUM SPACING
4. IN LIEU OF CUTTING THE CURB TO INSTALL A THREE (3) INCH PIPE, A FOUR (4) INCH CONCRETE BOXE MAY BE USED
5. ALL PIPE WITHIN TOWN RIGHT-OF-WAY TO BE RIGID PIPE NO FLEXIBLE PIPE ALLOWED

DRAWING NOT TO SCALE

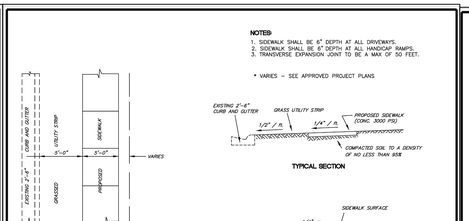
STANDARD CURB AND DRAIN
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS325**
DATE | REVISIONS
10/16/14



NOTE TO CONTRACTOR
ALL PAVEMENT CUTS SHALL BE REPAIRED WITHIN A MAXIMUM OF TWO (2) DAYS FROM THE DATE THE CUT IS MADE. IF CONDITIONS DO NOT PERMIT A PERMANENT REPAIR WITHIN THE GIVEN TIME FRAME, A TEMPORARY REPAIR OF THE EXCAVATION MUST BE OBTAINED FROM THE DIRECTOR OF ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

DRAWING NOT TO SCALE

STANDARD TRENCH AND PAVEMENT REPAIR SECTION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS326**
DATE | REVISIONS
6/8/16

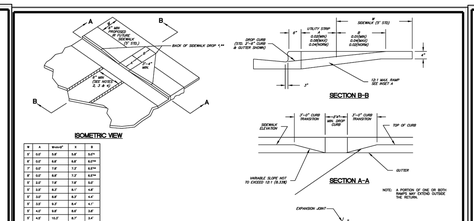


NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 5" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

* VARIES – SEE APPROVED PROJECT PLANS

DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS327**
DATE | REVISIONS
6/8/16



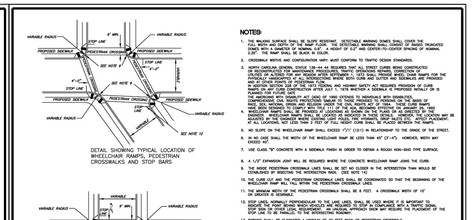
A	B=D=E	C
2'	5.0'	5.0'
3'	5.0'	5.0'
4'	5.0'	5.0'
5'	5.0'	5.0'
6'	5.0'	5.0'
7'	5.0'	5.0'
8'	5.0'	5.0'
9'	5.0'	5.0'
10'	5.0'	5.0'

B = D=E)
A = 2' TO 10'
B = TO BACK FROM FRONT EDGE OF SIDEWALK
C = TO BACK FROM TOP OF CURB (TOC) ALL BACK OF SIDEWALK GRADE REQUIRED FOR ALL SIDEWALK SLOPES
* = SLOPE AND GRADE DROP REQUIRED FOR SIDEWALK SLOPE

NOTES:
1. THE WALKING SURFACE SHALL BE SLIGHT RESISTANT. DETECTABLE WARNING SHALL CONSIST OF RADIO TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE SLIGHT IN COLOR.
2. INTENTIONALLY WATER AND CONTRADICTION VARY MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44 AS REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED TO PROVIDE ACCESS TO PHYSICALLY HANDICAPPED PERSONS AT LOCATIONS CONSIDERED ACCEPTABLE TO THE DIVISION OF HIGHWAYS. CURB RAMPS SHALL BE PLACED WHERE CURB RAMPS FOR THE PHYSICALLY HANDICAPPED ARE REQUIRED BY THE DIVISION OF HIGHWAYS AND THE TOWN OF HOLLY SPRINGS AT INTERSECTIONS.
4. ALL CURB RAMPS, LANDINGS AND SIDEWALKS AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS AT CURB CONSTRUCTION WITHIN ABOUT 10.1, 1975 WHICHEVER IS DESIGNED IS PROPOSED WOULD BE IS PLANNED FOR FUTURE CONSTRUCTION.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED (1)" (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 42" (3'-6"). HOWEVER, WIDTH MAY EXCEED 48".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE RADIUS PEDESTRIAN CROSSWALK LINES SHALL BE SET AS CLOSELY IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. SEE NOTE 10.
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' IS PREFERRED.
12. STOP LINES SHOULD PERPENDICULAR TO THE LANE LINES SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE TO FRONT DRIVING WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL OR STOP SIGN. THE STOP LINE SHALL BE PLACED A MINIMUM OF 4 FEET IN ADVANCE OF THE NEAREST CROSSWALK WHERE NDOT REQUIRES THE PLACEMENT OF THE STOP LINE TO BE WITHIN THE INTERSECTIONAL RADIUSES.
13. PARKING SHALL BE GUARANTEED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE INSTALLED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

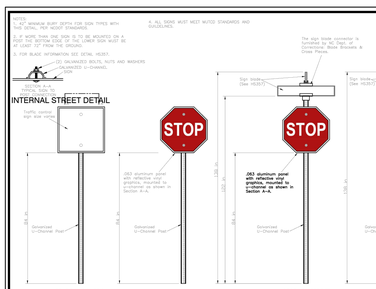
STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS331**
DATE | REVISIONS
6/8/16



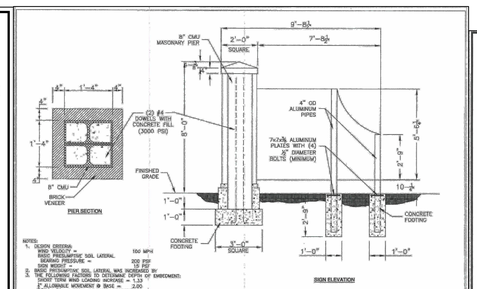
NOTES:
1. THE WALKING SURFACE SHALL BE SLIGHT RESISTANT. DETECTABLE WARNING SHALL CONSIST OF RADIO TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE SLIGHT IN COLOR.
2. INTENTIONALLY WATER AND CONTRADICTION VARY MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44 AS REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED TO PROVIDE ACCESS TO PHYSICALLY HANDICAPPED PERSONS AT LOCATIONS CONSIDERED ACCEPTABLE TO THE DIVISION OF HIGHWAYS. CURB RAMPS SHALL BE PLACED WHERE CURB RAMPS FOR THE PHYSICALLY HANDICAPPED ARE REQUIRED BY THE DIVISION OF HIGHWAYS AND THE TOWN OF HOLLY SPRINGS AT INTERSECTIONS.
4. ALL CURB RAMPS, LANDINGS AND SIDEWALKS AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS AT CURB CONSTRUCTION WITHIN ABOUT 10.1, 1975 WHICHEVER IS DESIGNED IS PROPOSED WOULD BE IS PLANNED FOR FUTURE CONSTRUCTION.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED (1)" (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 42" (3'-6"). HOWEVER, WIDTH MAY EXCEED 48".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE RADIUS PEDESTRIAN CROSSWALK LINES SHALL BE SET AS CLOSELY IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. SEE NOTE 10.
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' IS PREFERRED.
12. STOP LINES SHOULD PERPENDICULAR TO THE LANE LINES SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE TO FRONT DRIVING WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL OR STOP SIGN. THE STOP LINE SHALL BE PLACED A MINIMUM OF 4 FEET IN ADVANCE OF THE NEAREST CROSSWALK WHERE NDOT REQUIRES THE PLACEMENT OF THE STOP LINE TO BE WITHIN THE INTERSECTIONAL RADIUSES.
13. PARKING SHALL BE GUARANTEED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE INSTALLED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS332**
DATE | REVISIONS
6/8/16

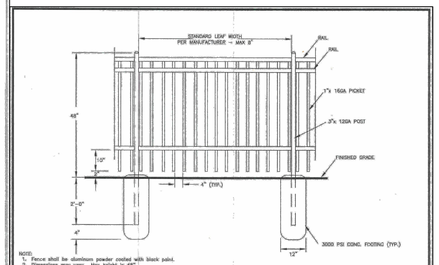


STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS359**
DATE | REVISIONS
6/8/16



SIGN POST FOUNDATION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS369**
DATE | REVISIONS
6/8/16

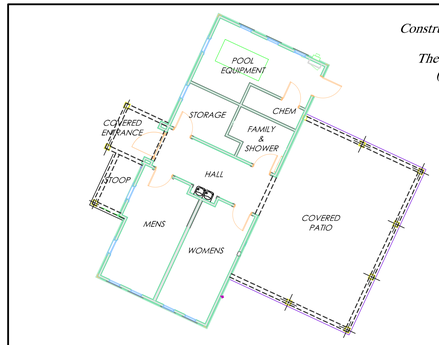
Typical installation at entrance monument signs



NOTES:
1. Fence shall be aluminum powder coated with black paint.
2. Dimensions may vary. Max height is 48".

DRAWING NOT TO SCALE

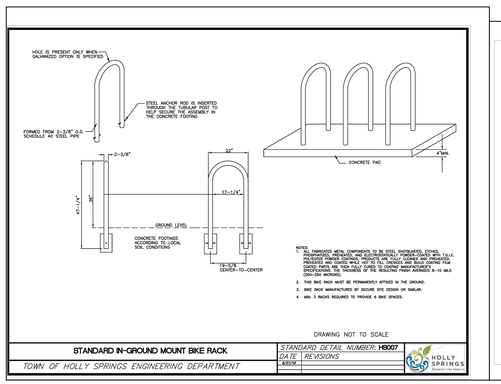
DECORATIVE FENCE DETAIL
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS312**
DATE | REVISIONS
6/8/16



Construction Type is VB.

The amenity is A-3 (Assembly).

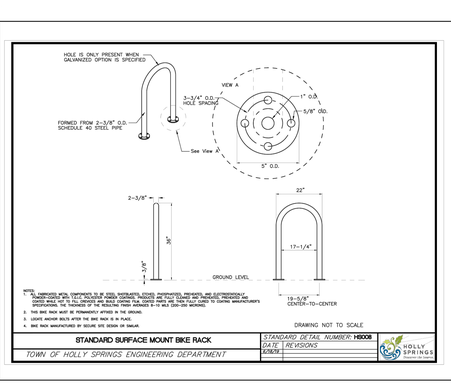
1 C700 Preliminary Clubhouse Layout
SCALE: NTS (for reference only) Final design w/ building permit



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL INVOLUNTEER, ETCHED, PHOSPHATIZED, PRIMED/PAINTED, AND ELECTROSTATICALLY POWDER COATED FOR WEATHER PROTECTION. ALL STEEL COMPONENTS SHALL BE PROTECTED AGAINST CORROSION, INCLUDING THE INSIDE SURFACES OF THE WELDING PIPES. ALL COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S RECOMMENDATIONS. THICKNESS OF THE WELDING PIPES INCREASES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

DRAWING NOT TO SCALE

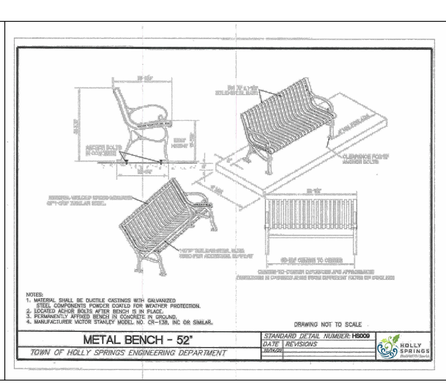
STANDARD IN-GROUND MOUNT BIKE RACK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS007**
DATE | REVISIONS
6/8/16



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL INVOLUNTEER, ETCHED, PHOSPHATIZED, PRIMED/PAINTED, AND ELECTROSTATICALLY POWDER COATED FOR WEATHER PROTECTION. ALL STEEL COMPONENTS SHALL BE PROTECTED AGAINST CORROSION, INCLUDING THE INSIDE SURFACES OF THE WELDING PIPES. ALL COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S RECOMMENDATIONS. THICKNESS OF THE WELDING PIPES INCREASES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. LOCATE ANCHOR BOLTS FOR THE BIKE RACK IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.

DRAWING NOT TO SCALE

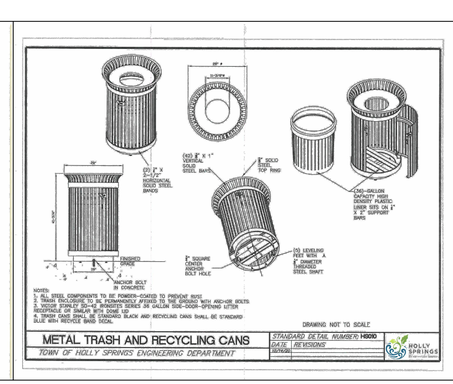
STANDARD SURFACE MOUNT BIKE RACK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS008**
DATE | REVISIONS
6/8/16



NOTES:
1. MATERIAL SHALL BE DUCTILE CASTINGS WITH GALVANIZED STEEL COMPONENTS POWDER COATED FOR WEATHER PROTECTION.
2. LOCATED ANCHOR BOLTS AFTER BENCH IS IN PLACE.
3. PERMANENTLY AFFIXED BENCH IN CONCRETE IN GROUND.
4. MANUFACTURER VICTOR STANLEY MODEL NO. CR-136, BIC OR SIMILAR.

DRAWING NOT TO SCALE

METAL BENCH – 52"
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS009**
DATE | REVISIONS
10/16/14



NOTES:
1. ALL STEEL COMPONENTS TO BE POWDER-COATED TO PREVENT RUST.
2. TRASH ENCLOSURES TO BE PERMANENTLY AFFIXED TO THE GROUND WITH ANCHOR BOLTS
3. TRASH CANS SHALL BE REMOVABLE FOR EMPTYING PURPOSES OR LINER SHALL BE REMOVABLE FOR RECEPTACLE OR SIMILAR WITH DOME LID
4. TRASH CANS SHALL BE STANDARD BLACK AND RECYCLING CANS SHALL BE STANDARD BLUE WITH RECYCLE BAND DECAL

DRAWING NOT TO SCALE

METAL TRASH AND RECYCLING CANS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: **HS010**
DATE | REVISIONS
10/16/14

PEAK Engineering & Design
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ph: 919.439.0110
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NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

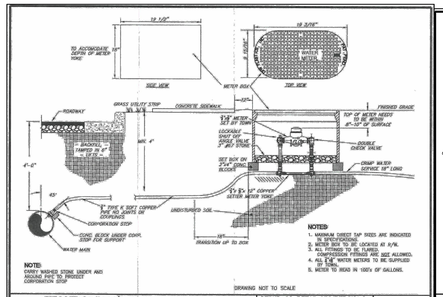
#	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS – 1ST SITE PLAN REVIEW COMMENTS	FS
2	JUNE 28, 2024	TOWN OF HOLLY SPRINGS – 2ND SITE PLAN REVIEW COMMENTS	FS
3	AUG 19, 2024	TOWN OF HOLLY SPRINGS – 3RD SITE PLAN SIGNATURE SET	FS

title:
STREET & SITE DETAILS

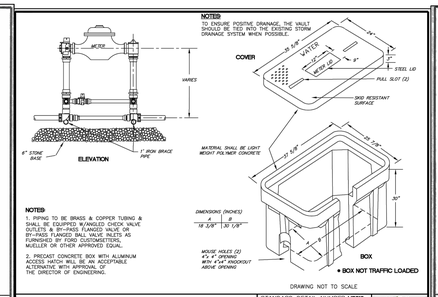
proj #: 200402B
date: JANUARY 05, 2024
dwg by: FS chkd by: JR
scale: As Noted
sheet: C700
(DEVELOPMENT PLAN)
(24-DM-01 / PLOT2024-0004X4)

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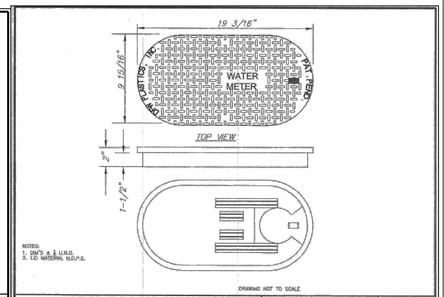
WATER DETAILS



STANDARD 3/4" WATER SERVICE | STANDARD DETAIL NUMBER: H0805 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

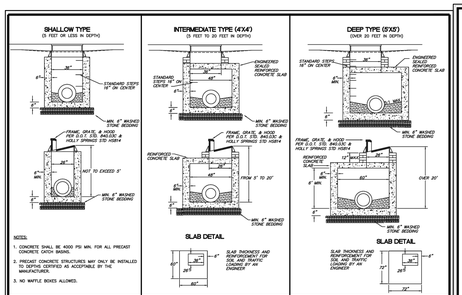


STANDARD 1-1/2" METER INSTALLATION AND VAULT | STANDARD DETAIL NUMBER: H0806 | DATE: 2/05/24 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

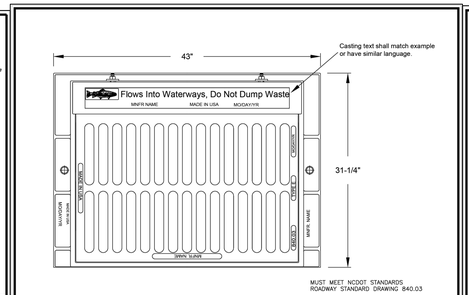


STANDARD WATER METER LID | STANDARD DETAIL NUMBER: H0804 | DATE: 2/05/24 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

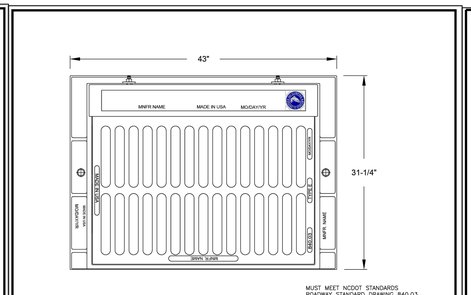
STORM DETAILS



PRECAST CONCRETE CATCH BASINS | STANDARD DETAIL NUMBER: H0805 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

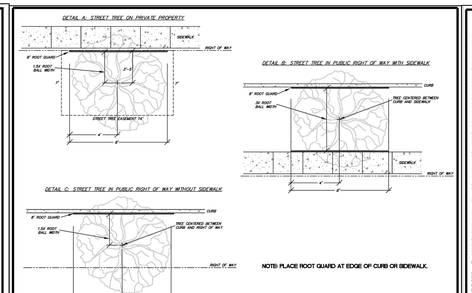


STANDARD FRAME LABEL FOR CATCH BASIN | STANDARD DETAIL NUMBER: HS814 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

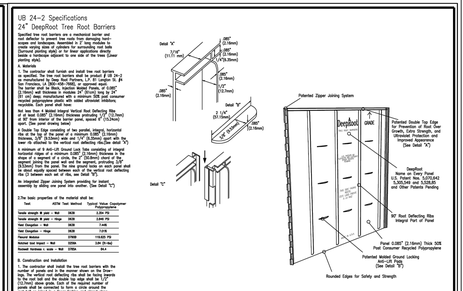


MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

STANDARD PLACEMENT OF STORM DRAIN MARKER | STANDARD DETAIL NUMBER: HS815 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

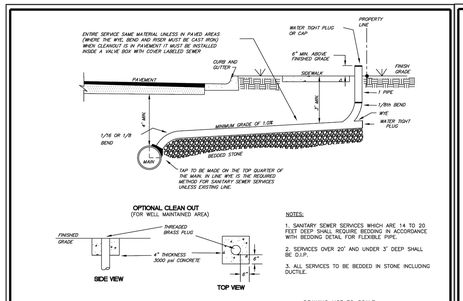


STANDARD ROOT GUARD INSTALLATION | STANDARD DETAIL NUMBER: H0816 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

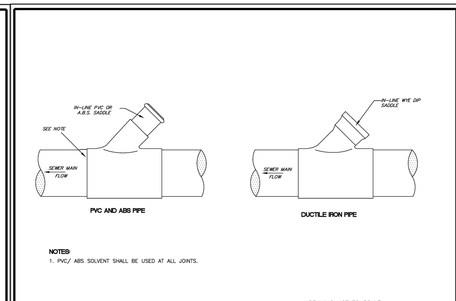


STANDARD ROOT GUARD | STANDARD DETAIL NUMBER: H0817 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

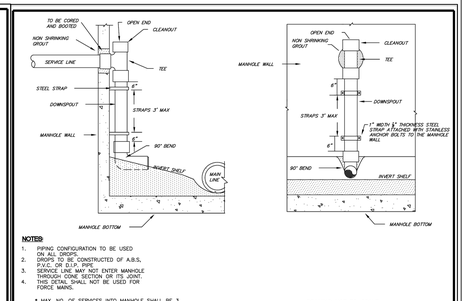
SEWER DETAILS



STANDARD SANITARY SEWER TAP AND SERVICE | STANDARD DETAIL NUMBER: H0775 | DATE: 8/06/19 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES | STANDARD DETAIL NUMBER: H0776 | DATE: 10/26/06 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



STANDARD INSIDE DROP FOR SANITARY SEWER SERVICE | STANDARD DETAIL NUMBER: H0778 | DATE: 5/06/19 | REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0110
www.PeakEngineering.com
NC License #P-0673

project:
NORRIS CROSSING - AMENITY CENTER
FIRE OPAL LANE
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JEFFREY A. ROACH

No.	DATE	REVISION	BY
1	FEBRUARY 16, 2024	TOWN OF HOLLY SPRINGS - 1ST SITE PLAN REVIEW COMMENTS	FS
2	MARCH 22, 2024	TOWN OF HOLLY SPRINGS - 2ND SITE PLAN REVIEW COMMENTS	FS
3	APR 19, 2024	TOWN OF HOLLY SPRINGS - 3RD SITE PLAN SIGNATURE SET	FS

title:
UTILITY DETAILS

proj #:
200402B

date:
JANUARY 05, 2024

dwg by: FS chkd by: JR

scale:
As Noted

sheet:
C701
(DEVELOPMENT PLAN)
(24-DPL-01 / PLDP2024000044)

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MATERIAL LEGEND

ASPHALT ROOF SHINGLES -
GAF/TIMBERLINE NATURAL
COLOR: CHARCOAL GRAY

PRE-ENGINEERED STONE VENEER -
STYLE: PROVIA
CUT: TERRA
COLOR: FLINTRIDGE

PAINTED TRIM, COLUMN & DROP BEAM-
COLOR: PURE WHITE (SW 7005)
Pure White SW 7005

FIBER CEMENT LAP SIDING -
JAMES HARDIE COLOR PLUS
COLOR: NIGHT GRAY

FIBER CEMENT BOARD & BATTEN -
JAMIES HARDIE COLOR PLUS
COLOR: NIGHT GRAY

SHUTTERS -
COLOR: MID-AMERICAN
STYLE: 14" 4 BOARD JOINED
COLOR: TUXEDO GRAY

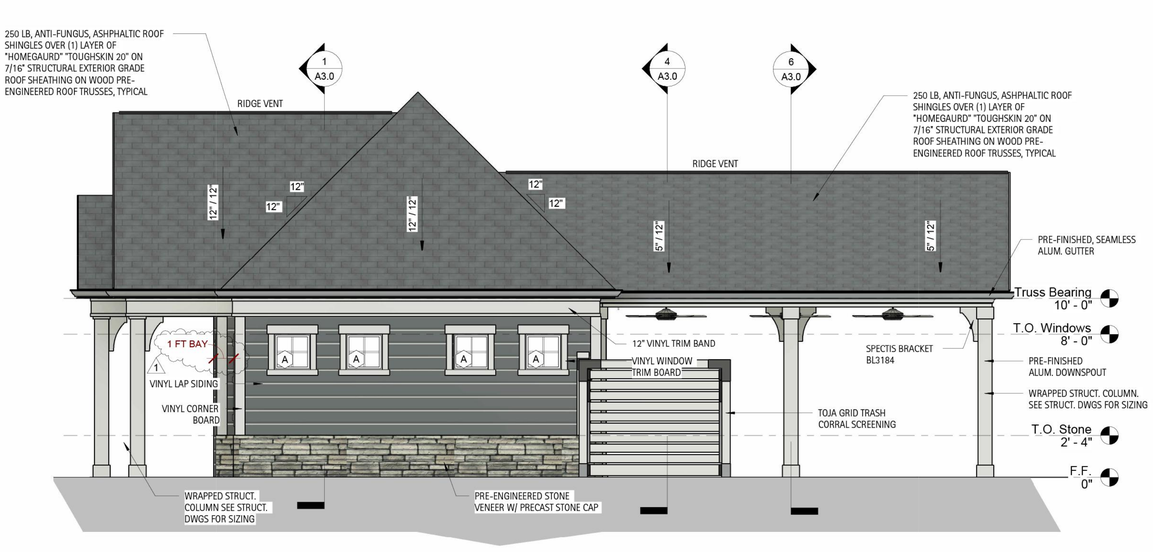
EXTERIOR DOORS
COLOR: CYBERSPACE (SW 7076)
Cyberspace SW 7076

METAL GATE & FENCE -
COLOR: TRICORN BLACK (SW 6258)

PRE-FINISHED SEAMLESS
ALUM GUTTER
COLOR: WHITE

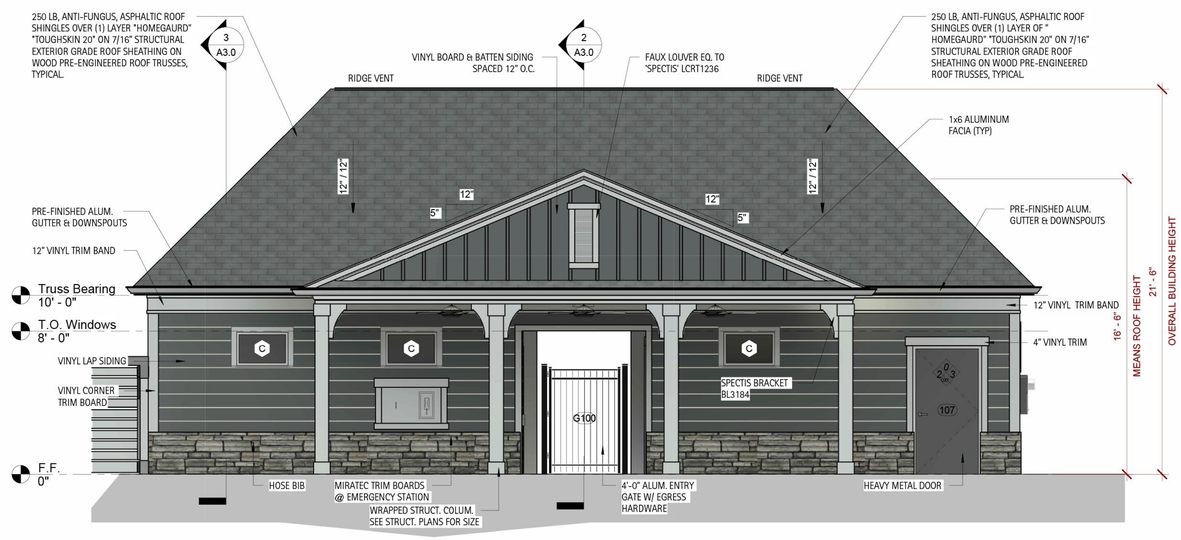
WINDOW STYLE & COLOR
STYLE: 4 OVER 1
COLOR: WHITE
MI 4300 SERIES OR SIMILAR

FIBER CEMENT TRIM BOARD
COLOR: ARTIC WHITE (SW



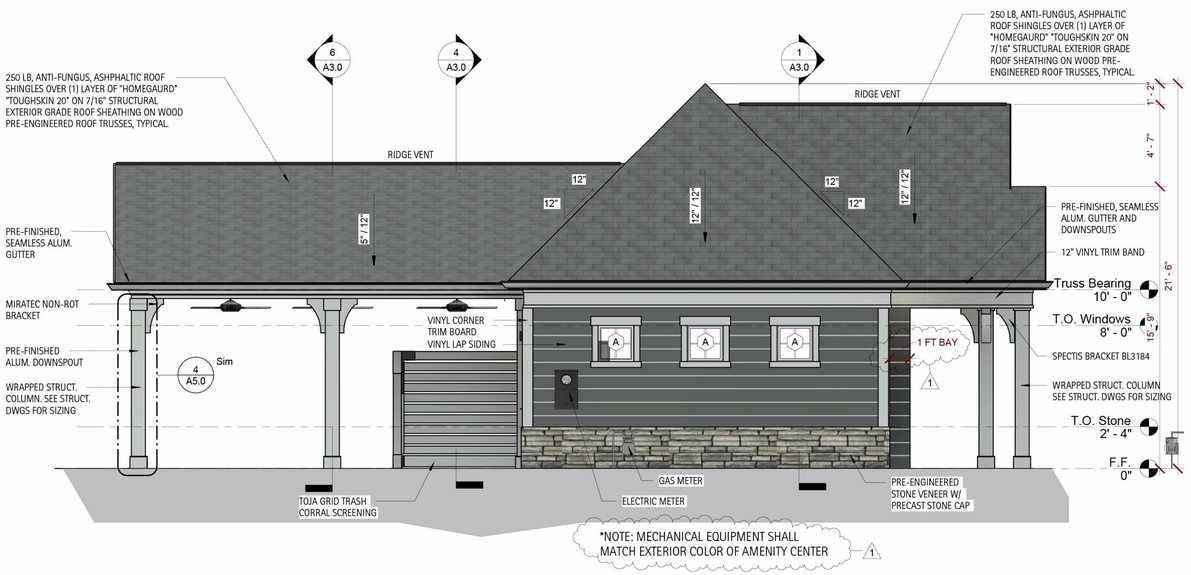
3 A2.0 Left Side Elevation

1/4" = 1'-0"



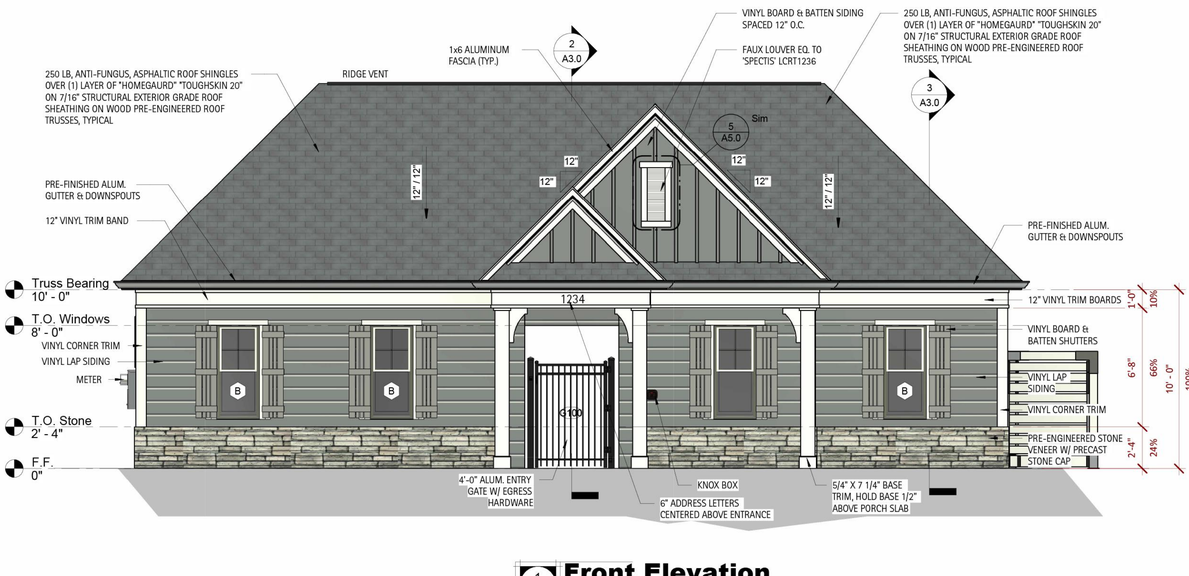
2 A2.0 Rear Elevation

1/4" = 1'-0"



4 A2.0 Right Side Elevation

1/4" = 1'-0"



1 A2.0 Front Elevation

1/4" = 1'-0"

D.CLUGSTON

PERRY GLENN COX
REGISTERED ARCHITECT
NORTH CAROLINA
APEX, N.C.
EXPIRES

Perry Cox
architect, p.a.
124 Salem Towne Court, Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

NO.	REVISION	DATE
1	Planning	03 22 24

SHEET DISCRIPTION
EXTERIOR ELEVATIONS

PROJECT #:	2023005
DATE ISSUED:	02/06/2024
DRAWING BY:	JVD
CHECKED BY:	DSC/PGC

NORRIS CROSSING AMENITY
LENNAR HOMES
PLANNING SHEET
HOLLY SPRING, NC

A2.0

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TOWN OF HOLLY SPRINGS

DPM Appendix #A.04
Supplement #15
December 2018

DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
http://www.hollyspringsnc.us/planning

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**
- ☐ New ☐ Family Child Care Home

** Specify purpose of amendment on Certificate of Plan Revisions*

For DPZ Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: FDB - Phase 2 Project Aura

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

PUD/Master Plan/Subdivision Oakview Innovation Park Shopping Center/Lot# Lot 1

Project Location: 100 Biotechnology Ave

Use street address. If none, use the closest intersection

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

PIN: 0639720552 Real Estate ID: 0437898

Project Acreage (rounded to nearest tenth): 147.5 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: RT Proposed Use (see UDO Primary Use List): Industrial

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

Scoping Meeting Date: 08 April 2024 Concept Meeting Date: 08 April 2024

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 Matt Kuntz Company Fujifilm Diosynth Biotechnologies North Carolina, Inc.

Mailing Address 100 Biotechnology Ave.

City Holly Springs State NC Zip 27540

Telephone # (919) 437-9691 E-Mail matt.kuntz@fujifilm.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 Jamie Gollings Company Jacobs

Mailing Address 111 Corning Road, Suite 200

City Cary State NC Zip 27518

Telephone # (919) 600-1163 E-Mail jamie.gollings@jacobs.com

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

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

Developer

Name Matt Kuntz Company Fujifilm Diosynth Biotechnologies North Carolina, Inc.
Mailing Address 100 Biotechnology Ave.
City Holly Springs State NC Zip 27540
Telephone # (919) 437-9691 E-Mail matt.kuntz@fujifilm.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 Jamie Gollings Company Jacobs
Mailing Address 111 Corning Road, Suite 200
City Cary State NC Zip 27518
Telephone # (919) 600-1163 E-Mail jamie.gollings@jacobs.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 Lou Dibello Company Jacobs
Mailing Address 111 Corning Road, Suite 200
City Cary State NC Zip 27518
Telephone # (610) 772-3365 E-Mail louis.dibello@jacobs.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

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

Property Owner - *Required*

Name Matt Kuntz Company Fujifilm Diosynth Biotechnologies North Carolina, Inc.
Mailing Address 100 Biotechnology Ave.
City Holly Springs State NC Zip 27540
Telephone # (919)437-9691 E-Mail matt.kuntz@fujifilm.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, Jamie E. Gollings, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Jamie Gollings Date: 19 April 2024

DO NOT SCALE

OWNER/DEVELOPER

FUJIFILM DIOSYNTH BIOTECHNOLOGIES NORTH CAROLINA, INC.

100 BIOTECHNOLOGY AVE.

HOLLY SPRINGS, NC 27540

(919) 583-2686

FDB - PHASE 2 PROJECT AURA
DEVELOPMENT PLAN

TOWN OF HOLLY SPRINGS , WAKE COUNTY NC

PREVIOUSLY APPROVED UNDER PROJECT NUMBER : 21-DP-10-A01
PROJECT 'S MASTER PLAN PROJECT NUMBER : 20-MAS-02-A01 OAKVIEW INNOVATIONS

SITE DATA

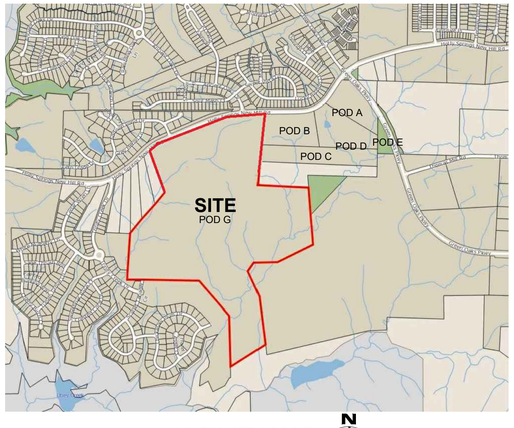
PROPERTY OWNERS
ADDRESS: 100 BIOTECHNOLOGY AVE
HOLLY SPRINGS, NC 27540-5474

SITE AREA: 147.52 ACRES
WAKE COUNTY PIN: 0639720552
DEED BOOK: 018879
DEED PAGE: 01689
ZONING: BRT

TOTAL SITE AREA: 147.52 ACRES
LIMIT OF DISTURBANCE +/- 20 ACRES

SANITARY SEWER FLOWS WILL BE LIMITED TO MAXIMUM RATE PREVIOUSLY NEGOTIATED WITH THE TOWN OF HOLLY SPRINGS OF:
GALAXY: 400,000 GPD
AURA: 360,000 GPD - CURRENT APPLICATION
TOTAL : 760,000 GPD

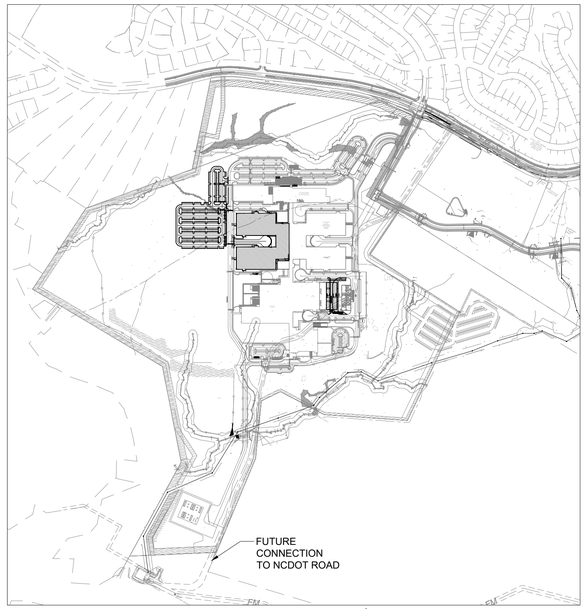
BUILDING NET AREA (USED TO CALCULATE MINIMUM PARKING REQUIRED)				NOTES:
FDB BUILDING AREA	*Galaxy (SF) (Existing)*	**Aura (SF)(2030)**	**TOTAL (SF)**	
LAB/ADMINISTRATION	*90,629*	-	90,629	
DRUG SUBSTANCE MANUFACTURING (DSMs AND HEADBLOCK)	*266,794*	266,794	533,588	NET BUILDING AREA
DRUG PRODUCT/FINISHED GOODS (DPFG)	*72,453*	-	72,453	
ACCESSORY SPACE	*362,822*	-	362,822	
WAREHOUSE	*99,019*	-	99,019	
CUB	*72,380*	17,623	90,003	
ANCILLARY BUILDINGS	-	-	-	
TOTAL	*964,097*	**284,417**	1,248,514	TOTAL BUILDING GROSS SQUARE AREA
REQUIRED MINIMUM PARKING				**NOTES:**
	**Galaxy (Existing)*	**Aura (2030)**	**TOTAL (SF)**	
LAB/ADMINISTRATION	*317*	0	317	OFFICE & SERVICE USES (3.5 SPACES/ 1000 SF)
DRUG SUBSTANCE MANUFACTURING (DSMs AND HEADBLOCK)	*267*	267	534	AG., MANUFACTURING, & DISTRUBITION USES (1 SPACES/ 1000 SF)
DRUG PRODUCT/FINISHED GOODS (DPFG)	*72*	-	72	
MECHANICAL SPACE	-	-	-	NO PARKING REQUIRED
WAREHOUSE	*33*	-	33	(WAREHOUSE) ONE PARKING SPACE PER 3,000 NET BUILDING
CUB	*24*	6	30	(WAREHOUSE) ONE PARKING SPACE PER 3,000 NET BUILDING
ANCILLARY BUILDINGS	-	-	-	NO PARKING REQUIRED
EXISTING PARKING REMOVED PER NEW DESIGN	-	4	4	SPACES LOST DUE TO RESTRIPING FOR ADA SPACES
TOTAL PARKING REQUIRED	*713*	277	990	
MINIMUM PARKING	*535*	208	743	75% OF REQUIRED MINIMUM (WAIVER REQUIRED)(LAND BANK TO 100%)
MAXIMUM PARKING	*784*	-	-	NO PARKING REQUIRED
TOTAL ADA PARKING	*18*	12	30	4% OF REQUIRED PARKING SHALL BE ADA PARKING
VAN ADA PARKING	*3*	2	5	1/6 ADA SPACES MUST BE VAN ADA SPACES
ELECTRICAL VEHICLE CHARGING	*25*	14	39	(TOHS UDO TABLE 6.6-A) OTHER USES-50 OR MORE PROVIDED SPACES = 5% EVSE + 15% EV-READY
ELECTRICAL VEHICLE CHARGING ADA	*1*	1	2	DO NOT INCLUDE AS PART OF TOTAL REQUIRED PARKING
BIKE PARKING	*60*	32	92	MANUFACTURING/DISTRIBUTION USES EXEMPT
TOTAL MOTORCYCLE PARKING	*14*	-	14	NO PARKING REQUIRED
PARKING IMPROVEMENTS PROVIDED				**NOTES:**
	**Galaxy (Existing)*	**Aura (2030)**	**TOTAL (SF)**	
TOTAL PARKING PROVIDED	*704*	423	1,127	
TOTAL ADA PARKING	*18*	12	30	
VAN ADA PARKING	*3*	2	5	
ELECTRICAL VEHICLE CHARGING	*25*	-	25	
ELECTRICAL VEHICLE CHARGING ADA	*1*	-	1	
BIKE PARING - LONG TERM	*54*	-	54	
BIKE PARKING - SHORT TERM	*6*	32	38	
TOTAL MOTORCYCLE PARKING	*34*	-	34	
TOTAL SITE OFF-STREET LOADING	*14*	-	14	



VICINITY MAP
NOT TO SCALE

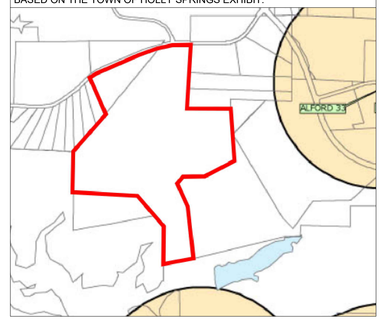


AERIAL PHOTO
NOT TO SCALE



KEY MAP
SCALE: 1" = 600'

NO GEODETIC MONUMENTS WITHIN 2,000 FT BUFFER
BASED ON THE TOWN OF HOLLY SPRINGS EXHIBIT.



GENERAL NOTES (AS APPLICABLE):

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE ESTIMATE SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
4. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
5. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N=693,650.75' E=2,041,575.85' ELEV.=377.10'. THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN. NO GEODETIC MONUMENTS WITHIN 2,000 FT BUTTER BASE ON THE TOWN OF HOLLY SPRINGS EXHIBIT.
6. IF THERE IS A GEODETIC MONUMENT LOCATED IN THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
7. ACCESS TO TOWN OF HOLLY SPRINGS PUMP STATION MUST BE MAINTAINED AT ALL TIMES. UNTIL ALTERNATE PUMP STATION ACCESS IS AVAILABLE FROM THE SOUTH.

DRAWING INDEX

SHEET NUMBER	TITLE
A000-C1000541	COVER SHEET
A000-C1000191AA	GENERAL NOTES AND LEGEND
A000-C1000192AA	GENERAL NOTES AND LEGEND
A000-C1000551	EXISTING CONDITIONS PLAN - AREA 1
A000-C1000560	SITE LAYOUT PLAN - OVERALL
A000-C1000561	SITE LAYOUT PLAN - AREA 1
A000-C1000570	GRADING AND STORM DRAINAGE PLAN - OVERALL
A000-C1000571	GRADING AND STORM DRAINAGE PLAN - AREA 1
A000-C1000580	UTILITY PLAN - OVERALL
A000-C1000581	UTILITY PLAN - AREA 1
A000-C7000201AA	SITE DETAILS - 1
A000-C7000202AA	SITE DETAILS - 2
A000-C7000203AA	SITE DETAILS - 3
A000-C7000204AA	SITE DETAILS - 4
A000-C7000205AA	SITE DETAILS - 5

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
C	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	19APR24
B	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	29MAR24
A	ISSUE FOR REVIEW	HB	JG	JG	JM	DP	15FEB24

FUJIFILM Diosynth biotechnologies

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NORTH CAROLINA PROFESSIONAL SEAL C29501 ENGINEER JAMIE E. GOLLINGS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs

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Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

FDB PROJECT NO: A-130002

SUBJECT:
BUILDING 000 – SITE
COVER SHEET

SCALE @ ANSI D:

DRAWING NO: A000 – C1000541

REV: C

ANSI D

DO NOT SCALE

EXISTING SITE SURVEY SYMBOLS

- PROPERTY LINE
- CENTER LINE
- FLOW LINE
- FENCE
- RAILROAD TRACK
- RAILROAD TRACK
- 980 — EXISTING MAJOR CONTOUR
- 978 — EXISTING MINOR CONTOUR
- 18" SW — STORM SEWER
- 8" SS — SANITARY SEWER
- 8" PS — PROCESS SEWER
- 4" G — GAS LINE
- 4" HPG — HIGH PRESSURE GAS LINE
- 12" W — DOMESTIC WATER LINE
- 12" PW — PROCESS WATER LINE
- 12" FW — FIRE WATER LINE
- 3" H2SO4 — 0.1% SULPHURIC ACID LINE
- 3" D-NaOCl — DILUTED SODIUM HYPOCHLROTIE
- OH — OVERHEAD ELECTRICAL
- UGP — ELECTRICAL DUCTBANK
- UGT — TELECOMMUNICATIONS DUCTBANK
- SUBDRAIN
- WALL FOUNDATION SUBDRAIN
- LIGHTPOLE
- POWER POLE
- POWER POLE W/ GUY WIRE
- POWER AND LIGHT POLE
- POWER POLE W/ TRANSFORMER
- TELEPHONE POLE

- UTILITY EASEMENT
- HIGHWAY EASEMENT
- WETLAND
- MANHOLE
- CURB INLET
- AREA INLET
- FLARED END SECTION
- TRENCH DRAIN
- CO — CLEANOUT
- HPV — HIGH POINT VALVE
- FIRE HYDRANT
- FDC — FIRE DEPT. CONNECTION
- VALVE AND VALVE BOX
- PIV — POST INDICATOR VALVE
- CHECK VALVE
- PIPE FITTINGS
- PIPE PLUG
- STREET SIGN
- RAILROAD SIGNAL
- BENCH MARK
- 12" — SHRUB
- HEDGE
- 12" — DECIDUOUS TREE W/ DIAMETER
- 12" — EVERGREEN TREE W/ DIAMETER
- GUY POLE
- GUY WIRE

DRAWING REVISIONS AND LABEL SYMBOLS

- N — PLAN NORTH ARROW, NORTH BOLD
- GRAPHIC SCALE: 1" = 20' — SCALE (0, 10', 20', 40')
- 1 Detail Title / C-8100 SCALE: 1/2" = 1' — DRAWING DETAIL TAG
- 1 / C-6100 — DETAIL SECTION TAG
- 2' — DIMENSION LINES
- EXIST / NEW — LEADER LABELS
- BREAK LINE
- EL. 980' - 0" — DETAIL SECTION ELEVATION
- × 000.00' — SPOT GRADE
- N: 1028.12' / E: 5873.56' — COORDINATE LABEL, NORTHERN / EASTING
- 05 — REVISION CLOUD AND DELTA SYMBOL

SITE SYMBOLS

- CENTER LINE
- CHAIN-LINK FENCE
- CATTLE FENCE
- PEDESTRIAN SWING GATE
- PEDESTRIAN TURNSTILE
- VEHICULAR SWING GATE
- VEHICULAR CANTILEVER GATE
- VEHICULAR CRASH RATED DROP ARM
- VEHICULAR DROP ARM
- VEHICULAR BI-FOLD SPEED GATE
- VEHICULAR GUARDRAIL
- FIXED SITE BOLLARD
- REMOVABLE SITE BOLLARD
- FIXED SITE BOLLARD WITH SITE SIGN
- SITE SIGN
- PAVEMENT MARKINGS (STOP)
- SPEED HUMP
- EGRESS PAD WITH BOLLARDS
- SITE FURNISHINGS (TABLE, BENCH, TRASH)
- TREES
- SHRUBS

- SITE LIGHTING
- 980 — MAJOR CONTOUR
- 978 — MINOR CONTOUR
- 18" SW — STORM SEWER
- 8" SS — SANITARY SEWER
- 8" PS — PROCESS SEWER
- 4" G — GAS LINE
- 4" HPG — HIGH PRESSURE GAS LINE
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- OH — OVERHEAD ELECTRICAL
- ELECTRICAL DUCTBANK
- TELECOMMUNICATIONS DUCTBANK
- SUBDRAIN
- WALL FOUNDATION SUBDRAIN
- MANHOLE
- CURB INLET
- AREA INLET
- FLARED END SECTION
- TRENCH DRAIN
- CO — CLEANOUT
- HPV — HIGH POINT VALVE
- FIRE HYDRANT
- FDC — FIRE DEPT. CONNECTION
- VALVE AND VALVE BOX
- PIV — POST INDICATOR VALVE
- CHECK VALVE
- PIPE FITTINGS
- PIPE PLUG
- DRAINAGE AREA BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE

- 9" THICK HD CONC PAVING
- 9" THICK HD CONC PAVING (TANK CONTAINTMENT AREA) (MONOLITHIC)
- ASPHALT PAVING
- 4" THICK CONC
- EGRESS PAD / EQUIPMENT PAD
- REINFORCED GRASS
- REINFORCED GRAVEL
- RIP-RAP OUTLET PROTECTION
- BUILDING

EROSION CONTROL SYMBOLS

- TP — TP — TREE PROTECTION FENCE
- SF — SF — SILT FENCE
- SSF — SUPER SILT FENCE
- EXISTING DIRT ROAD
- MATCH LINE
- 50' SETBACK
- PROPERTY LINE
- COIR BAFFLE
- TD>> — TEMPORARY DIVERSION SWALE
- TEMPORARY SLOPE DRAIN
- INLET PROTECTION
- CONCRETE WASHOUT
- ROCK PIPE INLET PROTECTION
- SFO — SILT FENCE OUTLET

- INTERMITTENT STREAM
- STREAM BUFFER
- WETLAND
- CHECK DAM
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- GRAVEL SURFACING (8" CABC OVER MIRAFI 500X GEOTEXTILE FABRIC)
- SOIL STOCKPILE

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	29MAR24

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NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E GOLLINGS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

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Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
GENERAL NOTES AND LEGEND

SCALE @ ANSI D: | DRAWING NO: A000-C1000191AA | REV: B

ANSI D

DO NOT SCALE

ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABV	ABOVE
	ACP	ASPHALTIC CONCRETE PAVING
	AD	AREA DRAIN
	ADDL	ADDITIONAL
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	AGGR	AGGREGATE
	ALNMT	ALIGNMENT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPRO	APPROXIMATE
	ARCH	ARCHITECTURAL
	ARV	AIR RELEASE VALVE
	ASPH	ASPHALT
	ASSY	ASSEMBLY
	AVG	AVERAGE
B	B	SOIL STABILIZATION BLANKET
	BC	BOTTOM OF CURB
	BCCMP	BITUMINOUS COATED - CORRUGATED METAL PIPE
	BF	BOTH FACES
	BFP	BACKFLOW PREVENTER
	BHP	BRAKE HORSE POWER
	BITUM	BITUMINOUS
	℄	BASELINE
	BLDG	BUILDING
	BLK	BLOCK
	BM	BENCHMARK
	BOL	BOLLARD
	BOP	BOTTOM OF PIPE
	BOS	BOTTOM OF STEEL
	BOT	BOTTOM
	BPL	BASE PLATE
	BS	BOTH SIDES
	BSMT	BASEMENT
	BTW	BETWEEN
	BW	BOTTOM OF WALL
C	C	CONDUIT
	CAM	CAMERA
	CATV	CABLE TELEVISION
	CB	CATCH BASIN
	CCTV	CLOSED CIRCUIT TELEVISION
	CD	CHECK DAMS
	CE	STABILIZED CONSTRUCTION ENTRANCE
	CEM	CEMENT
	CF	CUBIC FEET
	CFF	CAP FOR FUTURE
	CFS	CUBIC FEET PER SECOND
	CHFR	CHAMFER
	CI	CURB INLET
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	℄	CENTERLINE
	CLR	CLEAR
	CMP	CORRUGATED METAL PIPE
	CO	CLEAN OUT
	COL	COLUMN
	COMM	COMMUNICATION
	CONC	CONCRETE
	CONN	CONNECTION
	CONSTR	CONSTRUCTION
	CONT	CONTINUOUS, CONTINUATION
	CONTR	CONTRACTOR
	CTOC	CENTER TO CENTER
	CTR	CENTER
	CUB	CENTRAL UTILITY BUILDING
	CY	CUBIC YARD
D	D	DEPTH
	DBL	DOUBLE
	DC	DATA CENTER
	DD	DIVERSION/EARTH DIKE
	DEG	DEGREE
	DEMO	DEMOLITION
	DET	DETAIL
	DGA	DENSE GRADED AGGREGATE
	DIA	DIAMETER
	DIM	DIMENSION
	DISCH	DISCHARGE
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	D-NaOCl	DILUTED SODIUM HYPOCHLORITE
	DOS	DEPARTMENT OF STATE
	DR	DRAIN
	DS	DOWNSPOUT
	DTB	DETENTION BASIN
	DV	DIVERSION SWALE
	DWB	DEWATERING BASIN
	DWG	DRAWING
E	E	EAST
	EA	EACH
	EF	EACH FACE
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC
	EMB	EMBEDDED
	EMBD	EMBEDMENT
	EMER	EMERGENCY
	EMH	ELECTRICAL MANHOLE
	EOR	END OF RETURN
	EOP	EDGE OF PAVEMENT
	EOS	EDGE OF SLAB
	EQ	EQUAL
	EQUIV	EQUIVALENT
	EQUIP	EQUIPMENT
	EST	ESTIMATE
	ETR	EXISTING TO REMAIN
	EW	EACH WAY
	EXIST	EXISTING
	EXT	EXTERIOR
F	FDC	FIRE DEPARTMENT CONNECTION
	FDTN	FOUNDATION
	FES	FLARED END SECTION
	FFE	FINISH FLOOR ELEVATION
	FG	FINISH GRADE
	FH	FIRE HYDRANT
	FL	FLOOR
	FLEX	FLEXIBLE
	FLG	FLANGE
	FNSH	FINISH
	FO	FIBER OPTIC
	FOB	FACE OF BUILDING
	FOC	FACE OF CONCRETE
	FOW	FACE OF WALL
	FSA	FACILITY SUPPORT AREA
	FPS	FEET PER SECOND
	FT	FOOT
	FTG	FOOTING
	FW	FIRE WATER
	FUT	FUTURE
G	G	NATURAL GAS LINE
	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GEN	GENERATOR
	GH	GROUND HYDRANT
	GI	GREASE INTERCEPTOR
	GND	GROUND
	GPM	GALLONS PER MINUTE
	GR	GRADE
	GRD	GUARD
	GT	GREASE TRAP
	GV	GATE VALVE
	GW	GROUND WATER
H	H	HIGH
	H2SO4	0.1% SULPHURIC ACID
	HB	HOSE BIB
	HDPE	HIGH DENSITY POLYETHYLENE
	HORIZ	HORIZONTAL
	HP	HIGH POINT
	HPG	HIGH PRESSURE NATURAL GAS
	HPV	HIGH POINT VALVE
	HR	HOUR
	HT	HEIGHT
	HW	HEAD WALL
	HWL	HIGH WATER LEVEL
I	ID	INSIDE DIAMETER
	IN	INCH
	IFC	ISSUED FOR CONSTRUCTION
	IFP	ISSUED FOR PERMIT
	INCL	INCLUDE
	INFO	INFORMATION
	INSTL	INSTALL
	INT	INTERIOR
	INCL	INCLUDE
	INV	INVERT
	IP	INLET PROTECTION
J	JB	JUNCTION BOX
	JT	JOINT
K	K	KIPS (1000 LBS)
	KW	KILOWATT
L	L	LENGTH
	LBS	POUNDS
	LDR	LEADER
	LF	LINEAR FOOT
	LOC	LOCATION
	LOD	LIMIT OF DISTURBANCE
	LP	LOW POINT
	LT	LIGHT
M	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MEMB	MEMBRANE
	MFR	MANUFACTURER
	MH	MANHOLE
	MID	MIDDLE
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MN	MAZE NAIL
	MSDS	MATERIAL DATA SAFETY SHEET
	MTD	MOUNTED
	MTL	METAL
N	N	NORTH
	NA	NOT APPLICABLE
	NC	NORMALLY CLOSED
	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NORMALLY OPEN
	NORM	NORMAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OH	OVERHEAD
	OI	OIL INTERCEPTOR
	OPNG	OPENING
	ORIG	ORIGINAL
P	PB	PULL BOX
	PC	POINT OF CURVE
	PCC	POINT OF COMPOUND CURVE
	PEN	PENETRATION
	PERF	PERFORATION
	PGL	PROFILE GRADE LINE
	PI	POINT OF INTERSECTION
	PIV	POST INDICATOR VALVE
	PL	PROPERTY LINE
	PNL	PANEL
	POB	POINT OF BEGINING
	POC	POINT OF CONNECTION
	POE	POINT OF ENTRY
	POV	PRIVATELY OWNED VEHICLE
	PRKG	PARKING
	PS	PROCESS SEWER
	PSF	PER SQUARE FOOT
	PSI	PER SQUARE INCH
	PT	POINT OF TANGENT
	PVC	POLYVINYL CHLORIDE PIPE
	PVI	POINT OF VERTICAL INTERSECTION
	PVT	POINT OF VERTICAL TANGENT
	PW	PROCESS WATER
	PWR	POWER
Q	QTY	QUANTITY
R	R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	RD	ROAD
	RDM	RAPID DRAINAGE MATERIAL
	RED	REDUCER
	REF	REFERENCE
	REINF	REINFORCEMENT
	REQ	REQUIRED
	REV	REVISION
	RO	REVERSE OSMOSIS
	ROW	RIGHT OF WAY
	RW	RECLAIMED WATER
	RWL	RAIN WATER LEADER
S	S	SOUTH
	SCHED	SCHEDULE
	SECT	SECTION
	SF	SQUARE FOOT, SILT FENCE
	SH	SHEET
	SIM	SIMILIAR
	SL	SLOPE
	SLV	SLEEVE
	SOG	SLAB ON GRADE
	SOW	SCOPE OF WORK
	SPEC	SPECIFICATION
	SQ	SQUARE
	SS	SANITARY SEWER
	SSF	SUPER SILT FENCE
	SST	STAINLESS STEEL
	STA	STATION
	STD	STANDARD
	STL	STEEL
	STRUCT	STRUCTURAL
	SVRC	SERVICE
	SW	STORMWATER SEWER
	SY	SQUARE YARD
	SYM	SYMMETRICAL
T	T&B	TOP AND BOTTOM
	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	TEL	TELEPHONE
	TELE	TELECOMMUNICATIONS
	TEMP	TEMPORARY
	THK	THICK
	TOB	TOP OF EMBANKMENT
	TOC	TOP OF CONCRETE
	TOE	TOE OF SLOPE
	TOFT	TOP OF FOOTING
	TOP	TOP OF PIPE
	TOS	TOP OF STEEL
	TP	TREE PROTECTION FENCE
	TW	TOP OF WALL
	TYP	TYPICAL
U	UD	UNDER DRAIN
	UGND	UNDERGROUND
	UGP	UNDERGROUND POWER
	UGT	UNDERGROUND TELECOM
	UNO	UNLESS NOTED OTHERWISE
V	V	VENT
	VA	VALVE
	VERT	VERTICAL
	VIF	VERIFY IN FIELD
	VLT	VAULT
	VOL	VOLUME
	VS	VEGETATED SWALE
W	W	WATER LINE
	W/	WITH
	W/O	WITHOUT
	WQ	WATER QUALITY
	WQB	WATER QUALITY BASIN
	WS	WATER STOP
	WSE	WATER SURFACE ELEVATION
	WSP	WATER SAMPLE PORT
	WT	WEIGHT
	WWF	WELDED WIRE FABRIC
	WWR	WELDED WIRE REINFORCEMENT
X	XFMR	TRANSFORMER
Y	YD	YARD
	YH	YARD HYDRANT
	YI	YARD INLET
	YR	YEAR

GENERAL NOTES (AS APPLICABLE)

1. EXISTING SITE AND UTILITY CONDITIONS ARE BASED ON A COMBINATION OF PROJECT GALAXY DESIGN AND AS-BUILT DATA.
2. EXISTING CONDITIONS SHOWN ON DRAWINGS MAY NOT REFLECT CURRENT FIELD CONDITIONS. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY DESIGN PROFESSIONAL OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. WORK SHALL ALSO BE PERFORMED IN ACCORDANCE WITH SITE SPECIFIC OWNER REQUIREMENTS AND OSHA REQUIREMENTS FOR EXECUTING THE WORK.
4. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE CIVIL ENGINEER OF RECORD. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF JACOBS OR THE ENGINEER OF RECORD. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE ENGINEER OF RECORD AND JACOBS SHALL BE CONSIDERED THE SAME ENTITY.
5. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT CONCRETE PADS AND FOUNDATIONS WITH APPROVED VENDOR SHOP DRAWINGS. AS DEEMED NECESSARY THE DIMENSIONS SHALL BE ADJUSTED BASED ON FINAL SHOP DRAWINGS. SUCH ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER OF RECORD.
6. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
7. ALL DISTANCES, ELEVATIONS, AND DIMENSIONS ARE EXPRESSED IN FEET, UNLESS NOTED OTHERWISE.
8. ALL MEASUREMENTS ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
9. CONTRACTOR SHALL SUBMIT ALL MATERIALS, INSPECTIONS REPORTS, TESTING REPORTS, ETC. TO THE ENGINEER FOR REVIEW.
10. JACOBS IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION. THE ENGINEER OF RECORD WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
11. CONTRACTOR SHALL USE THE CIVIL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PROCESS, PIPING, ELECTRICAL, AND STRUCTURAL DRAWINGS. SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY JACOBS BEFORE ANY CONSTRUCTION BEGINS.
12. SUMPS OR MANHOLES REQUIRING INTERIOR LINING (ACID PROOFING, ETC.) SHOULD BE COATED WITH BITUMASTIC OR EQUAL ON THE OUTSIDE WALLS TO PREVENT SEEPAGE (WHICH WILL PROHIBIT INSTALLATION OF INTERIOR COATING) THROUGH HAIRLINE CRACKS CAUSED BY CONCRETE SHRINKAGE.
13. ALL PRECAST CONCRETE ITEMS SHALL HAVE LIFTING LUGS.
14. ANY CONCRETE PIPING SHALL BE BELL AND SPIGOT TYPE.
15. DRAWINGS TO BE CONSIDERED PRELIMINARY - NOT FOR CONSTRUCTION UNLESS PROPERLY SIGNED AND SEALED.
16. COORDINATE AND SCHEDULE CONSTRUCTION TO MAINTAIN ACCESS TO ALL ROADWAYS, BUILDING DOORS, AND SITE WORK AREAS.
17. EXISTING CONDITIONS AS SHOWN ARE BASED ON FDB - PROJECT GALAXY PHASE I PLANS, LATEST EDITION. CONTROL POINTS TO BE PROVIDED TO CONTRACTOR PRIOR TO STAKING.

GENERAL GRADING NOTES (AS APPLICABLE)

1. EXISTING TOPOGRAPHY IS BASED ON A COMBINATION OF LIDAR CONTOURS, SURVEY TOPOGRAPHY, AND PROJECT GALAXY DESIGN GRADES. PRIOR TO STAKING SEDIMENT TRAPS/BASINS/PONDS, CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL IMPACT DESIGN.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. GRADE EARTHEN, NON-PAVED SURFACES TO A SMOOTH FINISH.
3. FINISH GRADE ELEVATIONS MAY BE ADJUSTED IN THE FIELD BY THE CONSTRUCTION MANAGER IN COORDINATION WITH THE ENGINEER AS REQUIRED TO MEET FIELD CONDITIONS.
4. ADJUST ALL NEW AND EXISTING MANHOLES, JUNCTION BOXES, CLEANOUTS, VALVE BOXES, INLETS, MONITORING WELLS, ETC TO THE FINISHED GRADES ESTABLISHED BY THIS PROJECT.
5. ALL AREAS WITHIN THE PROJECT LIMITS THAT ARE NOT OCCUPIED BY BUILDINGS, PAVING OR OTHER SURFACES SHALL BE TOPSOILED AND SEEDED.
6. ALL AREAS OUTSIDE PROJECT LIMITS DISTURBED BY CONSTRUCTION OR MOBILIZATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS SPECIFIED OTHERWISE.
7. ALL GRADING SHALL BE TRANSITIONED AT A CONSTANT SLOPE BETWEEN NEW GRADES AND NEW TO EXISTING GRADES, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GRADE BREAKS ARE LINES THAT REFLECT THE OCCURRENCE OF GRADE CHANGES IN THE PERPENDICULAR DIRECTION. THEY CAN ACT AS RIDGES WITH DIVERGING SLOPES ON EITHER SIDE, LOW POINTS WITH CONVERGING SLOPES ON EITHER SIDE OR THEY CAN REFLECT CHANGES IN GRADES IN THE SAME DIRECTION.
9. CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE.
10. ALL PLACEMENT OF FILL AND CONSTRUCTION OF SEDIMENT BASINS/SKIMMER BASINS/DAMS;ETC WILL BE OBSERVED BY QUALIFIED SOILS TECHNICIANS WORKING UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER. ANY OPERATIONS NOT PROVIDING HOMOGENEOUS COMPACTED FILL WILL BE MODIFIED IMMEDIATELY AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORTS AND RECCOMMENDATIONS, AS AVAILABLE.
12. FLOCCULANTS MAY BE USED IN ACCORDANCE WITH NCDEQ EROSION CONTROL MANUAL STANDARD 6.86 "FLOCCULANTS".

GENERAL DEMOLITION NOTES (AS APPLICABLE)

1. VISIT SITE AND DETERMINE EXTENT OF DEMOLITION REQUIRED.
2. COORDINATE DEMOLITION WORK WITH WORK ALREADY UNDER CONTRACT AND SCHEDULE ACTIVITIES WITH OWNER. COORDINATE DEMOLITION TO ACCOMMODATE OWNER'S OPERATIONS AND MAINTAIN SITE SECURITY/SAFETY.
3. DISPOSE OF UNSALVAGED DEMOLISHED MATERIALS OFF SITE IN A LEGAL MANNER.
4. STOCKPILE SALVAGED DEMOLISHED MATERIALS ON SITE AS DIRECTED BY OWNER.
5. LOCATE AND MARK ALL EXISTING UTILITY LINES TO BE ABANDONED AND OBTAIN WRITTEN OWNER APPROVAL PRIOR TO DEMOLITION.
6. REMOVE EXISTING STRUCTURES TO AT LEAST 3' BELOW BOTTOM OF PROPOSED PAVEMENT AND STRUCTURES. BACKFILL REMAINING STRUCTURES OR EXCAVATIONS WITH COMPACTED SAND OR CRUSHED STONE. PLUG ABANDONED PIPE ENTRANCES INTO STRUCTURES WITH CONCRETE.
7. PLUG OPEN ENDS OF ABANDONED GRAVITY UTILITY LINES WITH CONCRETE. USE SUITABLE PLUG WITH CONCRETE THRUST BLOCKING (NFPA 24) FOR PRESSURE PIPE.
8. DEMOLISH EXISTING UNDERGROUND UTILITIES INDICATED TO BE ABANDONED AS NEEDED TO FACILITATE PROPOSED CONSTRUCTION.
9. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. DO NOT REMOVE EXISTING UTILITIES TO BE DEMOLISHED UNTIL PROPOSED UTILITY CONSTRUCTION IS COMPLETED AND IN SERVICE. DEMOLISH OR ABANDON EXISTING UTILITIES AS INDICATED AFTER PROPOSED UTILITY INSTALLATION IS TESTED AND ACCEPTED BY OWNER OR OWNER'S REPRESENTATIVE.
10. SAW CUT EXISTING PAVEMENT AT LIMITS OF DEMOLITION OR REMOVE TO NEAREST JOINT IF CONCRETE. REPLACE PAVEMENT WHEN REMOVAL EXTENDS BEYOND LIMITS OF DEMOLITION.
11. REPAIR OR REPLACE DAMAGED ITEMS NOT DESIGNATED TO BE DEMOLISHED. RESTORE TO ORIGINAL CONDITION AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GENERAL UTILITY NOTES (AS APPLICABLE)

1. UTILITIES MAY EXIST (EITHER IN SERVICE OR ABANDONED) AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA.

   THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS. DAMAGE TO UTILITIES DUE TO THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER OR ENGINEER.

   WHERE EXISTING UTILITIES ARE SHOWN IN THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES AND CONDUCTING WORK NEAR UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS.

   THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN ANY ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS, THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED.

   THE CONTRACTOR SHALL REVIEW ALL UTILITIES SHOWN IN THE PLANS AND COORDINATE WITH ALL UTILITY COMPANIES NECESSARY TO SCHEDULE WORK FOR ALL KNOWN AND POTENTIAL CONFLICTS. THE CONTRACTOR SHALL BE AWARE THAT UTILITY SERVICES ARE NOT ROUTINELY LOCATED OR SHOWN ON THE PLANS, HOWEVER MAY BE IN CONFLICT WITH THE WORK PERFORMED.
2. PROVIDE COMPLETE AS-BUILT MARKED DRAWINGS TO OWNER IMMEDIATELY AFTER UTILITIES ARE CONSTRUCTED. VERIFY AND INCLUDE ANY SPECIFIC MUNICIPALITY REQUIREMENTS.
3. WHERE PARALLEL, INSTALL SEWER LINES NO CLOSER THAN 10-0" CLEAR TO WATER LINES. WHERE SEWER CROSSES WATER, MAINTAIN MINIMUM OF 18" VERTICAL CLEARANCE (SEWER BELOW WATER).
4. ALL NECESSARY BENDS, COUPLINGS, OR SPECIAL FITTINGS REQUIRED TO CONNECT TO EXISTING UTILITIES ARE INCLUDE IN THE WORK.
5. OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE AND FROM THE UTILITY OWNERS PRIOR TO INTERRUPTING ANY EXISTING UTILITY (IE: WATER, SEWER, GAS, ELECTRICAL, OR TELEPHONE).
6. ACCEPTANCE CRITERIA, ALONG WITH THE SPECIFICATION CRITERIA WILL INCLUDE COMPLETE DOCUMENTATION OF COMPACTION TESTING IN LAYERS AS REQUIRED. THE UTILITY CONTRACTOR WILL COORDINATE WITH THE OWNER'S TESTING LAB TO ASSURE COMPLETE TESTING IS PERFORMED. FAILURE TO DOCUMENT COMPACTION TESTING WILL REQUIRE THE EXCAVATION, TESTING AND RE-COMPACTION OF AFFECTED SEGMENTS OF THE UTILITIES.

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	HB	JG	JG	JM	DP	29MAR24

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NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E. GOLLINGS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
GENERAL NOTES AND LEGEND

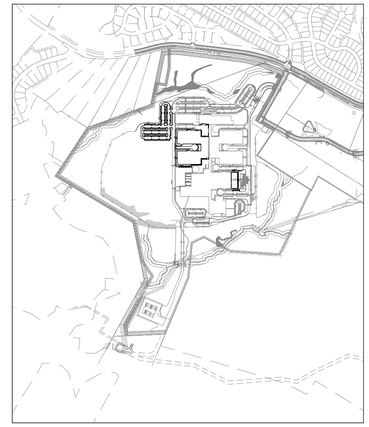
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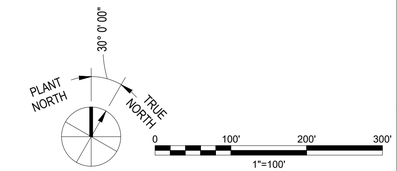
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ANSI D

DO NOT SCALE



KEY MAP
SCALE: 1" = 1000'



REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
C	ISSUE FOR PERMIT	IB	JG	JG	JM	DP	19APR24
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JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
EXISTING CONDITION PLAN – AREA 1

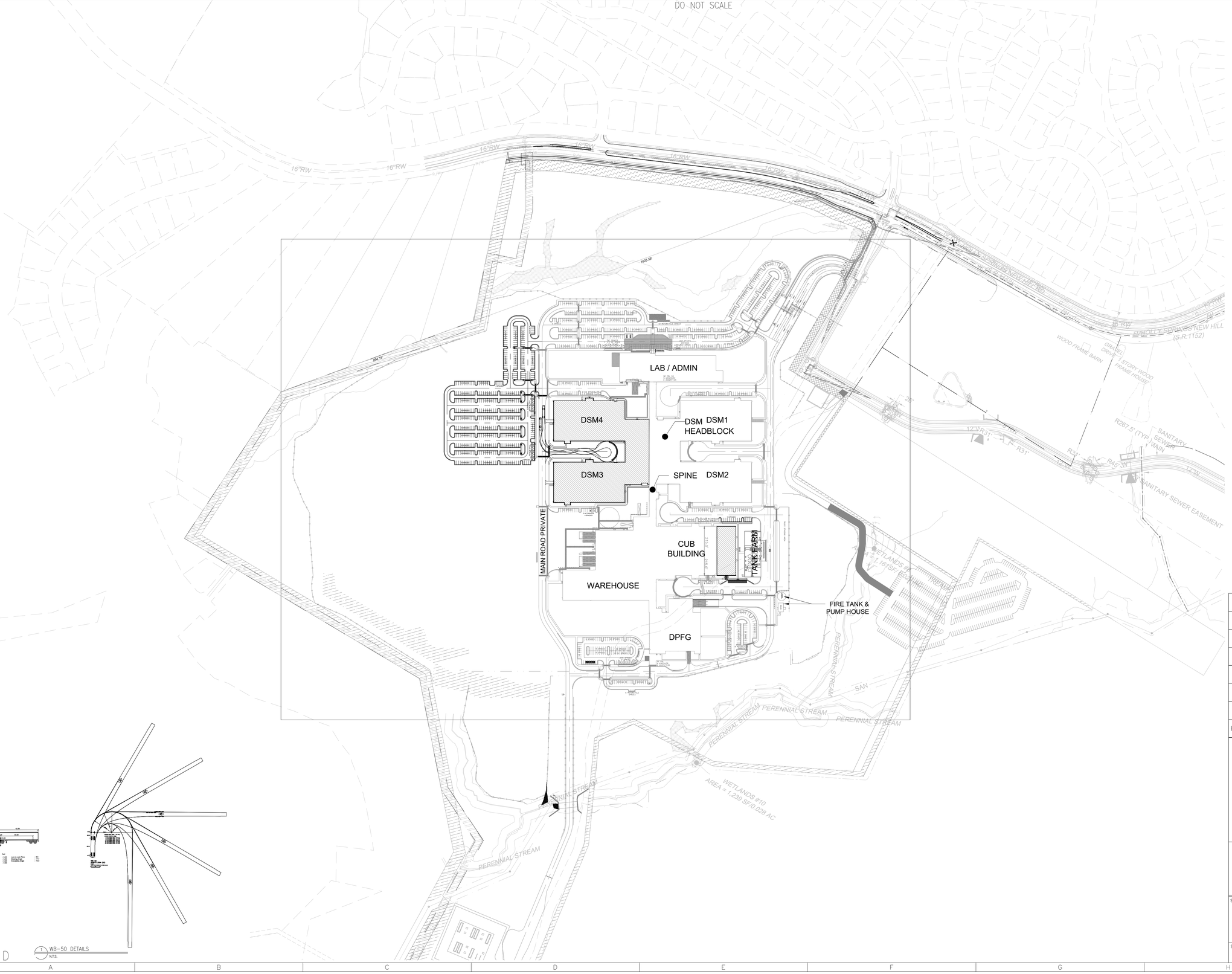
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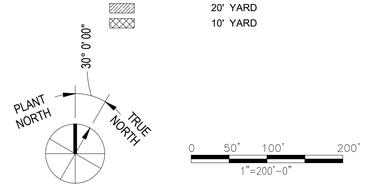
REV: C

ANSI D

DO NOT SCALE



WB-50 DETAILS
N.T.S.



KEY MAP
SCALE: 1" = 1000'

LEGEND

- HEAVY DUTY PAVING SURFACE
- DECORATIVE FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- BUILDING SET BACK LINE
- EDGE OF WATER
- OVERHEAD POWER LINE
- RIGHT-OF-WAY LINE
- IPF — EXISTING IRON PIPE FOUND
- IRF — EXISTING IRON REBAR FOUND
- CP — COMPUTED POINT
- IRS — 5/8" CAPPED IRON REBAR SET
- POWER POLE
- 50' THOROUGHFARE YARD
- 50' BUFFER YARD
- 30' COLLECTOR STREET YARD
- 20' YARD
- 10' YARD

0 50' 100' 200'
1"=200'-0"

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JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
SITE LAYOUT PLAN – OVERALL

SCALE @ ANSI D:

DRAWING NO: A000 – C1000560

REV: C

ANSI D

DO NOT SCALE

50' BUFFER YARD

WETLANDS

1605.55'

30' TOWN OF HOLLY SPRINGS CAPE FEAR STREAM BUFFER

30' WIDE SANITARY FORCED MAIN EASEMENT

WETLANDS

894.19'

50' BUFFER YARD

BARABELLA WAY

MAIN ENTRANCE

MAIN ENTRANCE

ACCESSIBLE ROUTE PARKING

ACCESSIBLE ROUTE TO PUBLIC WAY

LAB /ADMIN. BUILDING
(BACK DOOR) FF 329.0 (FRONT DOOR) FF 351.67
BUILDING HEIGHT 57'-6"

TIE INTO EX. SIDEWALK (TYP.)

4' CONCRETE WALKWAY (TYP.)

DSM4
BUILDING
FF 329.0
BUILDING
HEIGHT 81'-6"

DSM1
BUILDING
FF 329.0
BUILDING
HEIGHT 81'-6"

WB-50 TRUCK TURNING MOVEMENT (TYP.)

TIE INTO EX. SIDEWALK (TYP.)

5' CONCRETE WALKWAY (TYP.)

DSM3/4
HEADBLOCK
BUILDING
BLDG HEIGHT
81'-6"

DSM1/2
HEADBLOCK
BUILDING
BLDG HEIGHT
81'-6"

HEAVY DUTY ASPHALT PAVING ROAD (TYP.)

DSM3
BUILDING
FF 329.0
BUILDING
HEIGHT
81'-6"

5' CONCRETE WALKWAY (TYP.)

DSM2
BUILDING
FF 329.0
BUILDING
HEIGHT
81'-6"

PERIMETER ACCESS DRIVE (NO CURB AND GUTTER)

TIE INTO EX. CURB AND GUTTER (TYP.)

SPINE

TIE INTO EX. SIDEWALK (TYP.)

TIE INTO EX. CURB AND GUTTER (TYP.)

RELOCATED CUB LOADING

TANK FARM CONTAINMENT AREA
FF 329.0

MAIN ROAD PRIVATE

WAREHOUSE
FF 329.0
BLDG
HEIGHT
54'-10"

CUB
BUILDING
FF 329.0
BLDG
HEIGHT
49'-4"

CUB
BUILDING
EXPANSION
FF 329.0
BLDG
HEIGHT
49'-4"

DPFG
FF 329.0
BUILDING HEIGHT
74'-10"

MONTESALE WAY

PERENNIAL STREAM

SAN

ACCESS DRIVE FOR GENERATOR YARD

STORMWATER MAINTENANCE EASEMENT

TOHS PUMP STATION ACCESS EASEMENT (TO BE REMOVED)

WB-50 DETAILS
N.T.S.

ANSI D

KEY MAP
SCALE: 1" = 1000'

LEGEND

- HEAVY DUTY PAVING SURFACE
- DECORATIVE FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- BUILDING SET BACK LINE
- EDGE OF WATER
- OVERHEAD POWER LINE
- RIGHT-OF-WAY LINE
- IPF EXISTING IRON PIPE FOUND
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- CP COMPUTED POINT
- IRS 5/8" CAPPED IRON REBAR SET
- POWER POLE
- 50' THOROUGHFARE YARD
- 50' BUFFER YARD
- 30' COLLECTOR STREET YARD
- 20' YARD
- 10' YARD

30° 0' 00"
PLANT NORTH
TRUE NORTH

0 25' 50' 100'
1"=100'-0"

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JACOBS PROJECT No. 22JAAE03

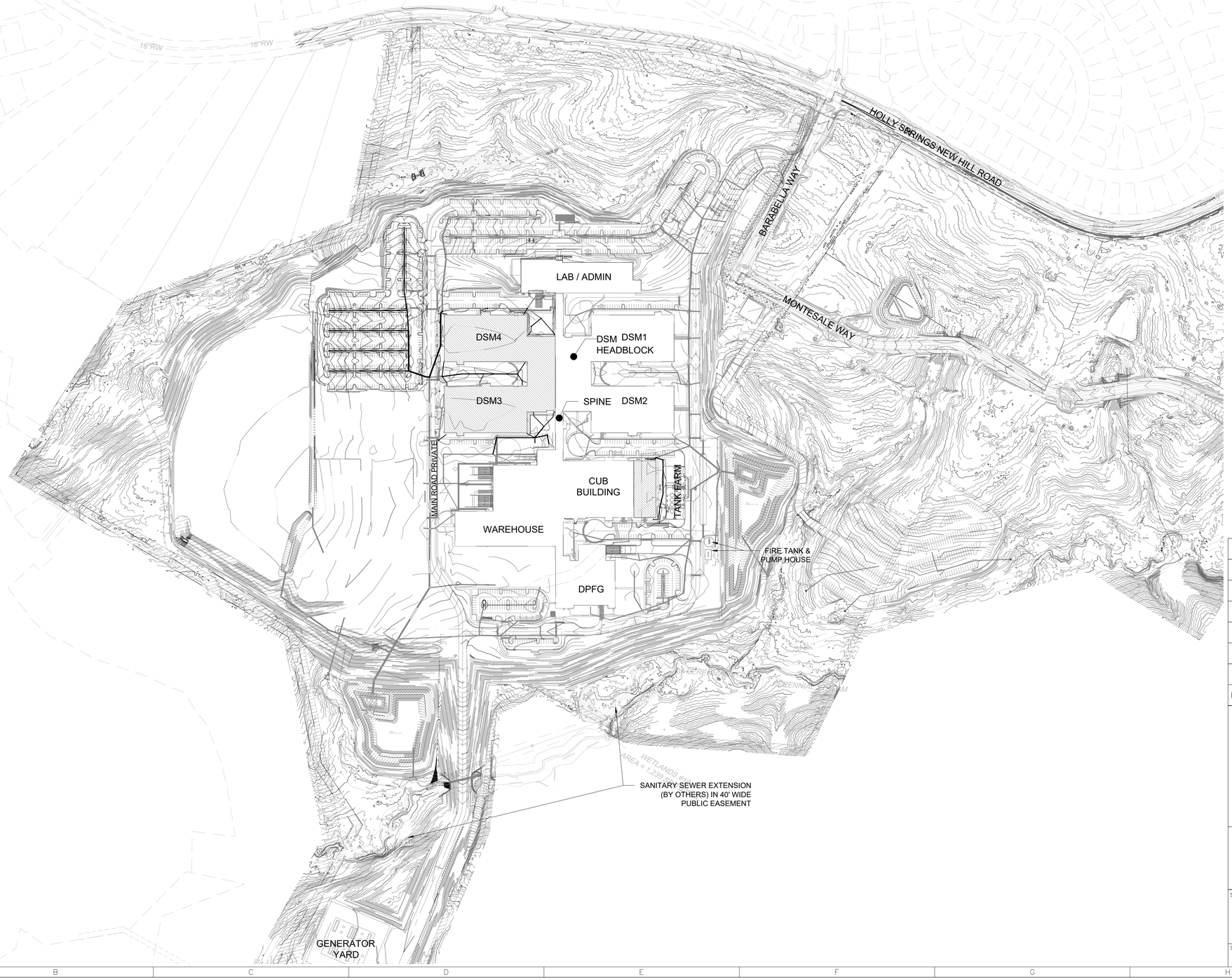
SUBJECT:
BUILDING 000 – SITE
SITE LAYOUT PLAN – AREA 1

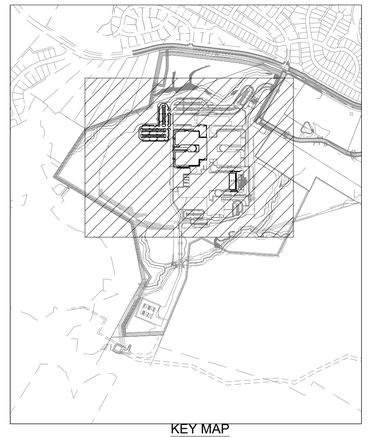
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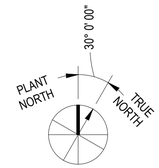
REV: C

DO NOT SCALE





KEY MAP
SCALE: 1" = 1000'





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NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 - SITE
GRADING AND STORMWATER DRAINAGE PLAN OVERALL

SCALE @ ANSI D:

DRAWING NO: A000 - C1000570

REV: C

ANSI D

DO NOT SCALE

50' BUFFER YARD
WETLANDS
1605.55'
30' TOWN OF HOLLY SPRINGS CAPE FEAR STREAM BUFFER
BARABELLA WAY
MAIN ENTRANCE
30' WIDE SANITARY FORCED MAIN EASEMENT
MAIN ENTRANCE
WETLANDS
894.19'
50' BUFFER YARD
ACCESSIBLE ROUTE TO PUBLIC WAY
LAB /ADMIN. BUILDING
(BACK DOOR) FF 329.0 (FRONT DOOR) FF 351.67
BUILDING HEIGHT 57'-6"
MONTESALE WAY
DSM4 BUILDING FF 329.0 BUILDING HEIGHT 81'-6"
ROOF DRAIN, TYP.
DSM1 BUILDING FF 329.0 BUILDING HEIGHT 81'-6"
DSM1/2 HEADBLOCK BUILDING BLDG HEIGHT 81'-6"
ROOF DRAIN, TYP.
5' CONCRETE WALKWAY (TYP.)
DSM3 BUILDING FF 329.0 BUILDING HEIGHT 81'-6"
ROOF DRAIN, TYP.
DSM2 BUILDING FF 329.0 BUILDING HEIGHT 81'-6"
SPINE
MAIN ROAD PRIVATE
WAREHOUSE FF 329.0 BLDG HEIGHT 54'-10"
CUB BUILDING FF 329.0 BLDG HEIGHT 49'-4"
TANK FARM CONTAINMENT AREA FF 329.0
DPFG FF 329.0 BUILDING HEIGHT 74'-10"
ACCESS DRIVE FOR GENERATOR YARD
TOHS PUMP STATION ACCESS EASEMENT (TO BE REMOVED)
STORMWATER MAINTENANCE EASEMENT
PERENNIAL STREAM
INTERMITTENT STREAM

KEY MAP
SCALE: 1" = 1000'

30° 0' 00"
PLANT NORTH
TRUE NORTH

0 50' 100' 200'
1"=100'-0"

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FDB PROJECT NO: A–130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F–0287
JACOBS PROJECT No. 22JAE03

SUBJECT:
BUILDING 000 – SITE
GRADING AND STORMWATER DRAINAGE PLAN – AREA 1

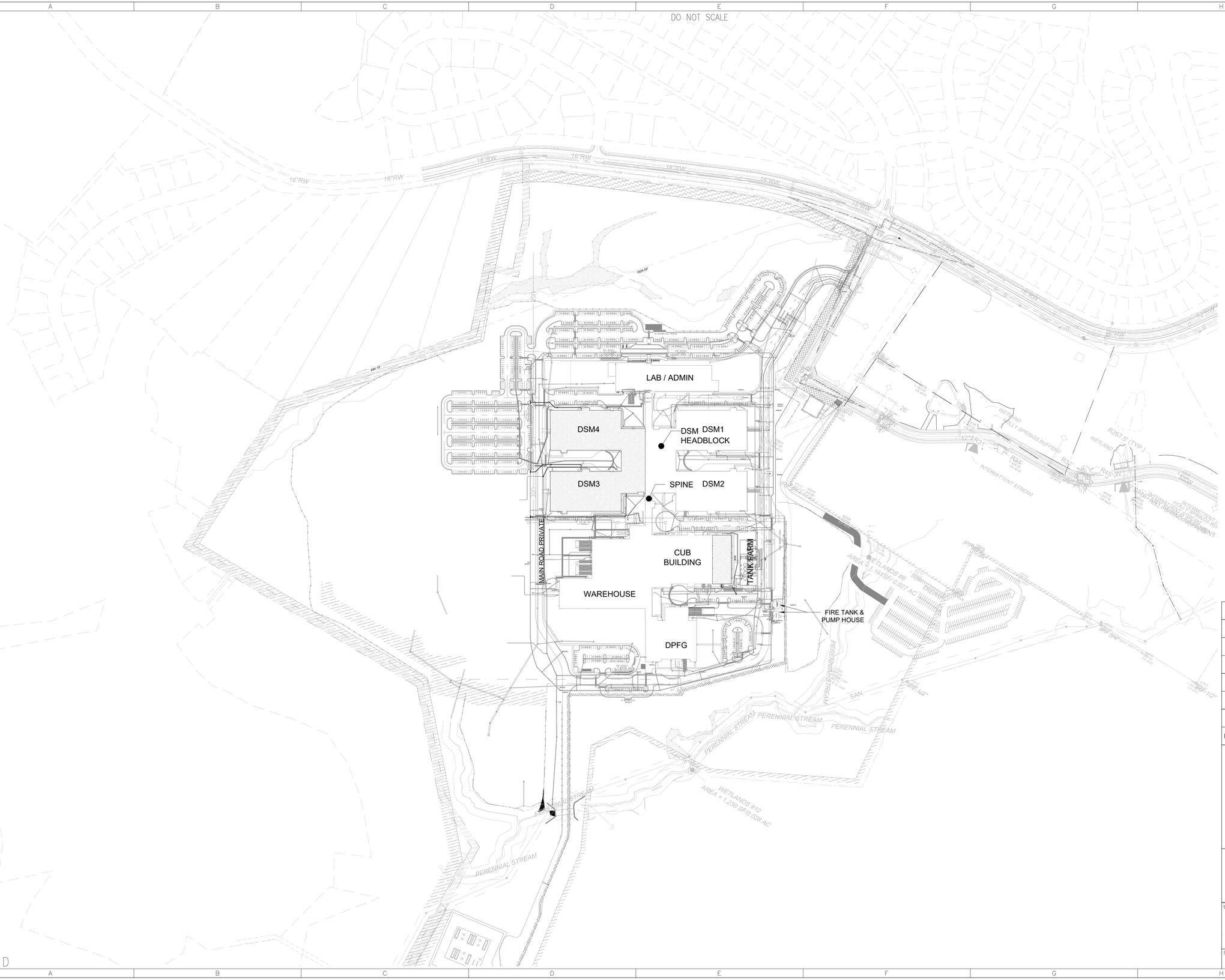
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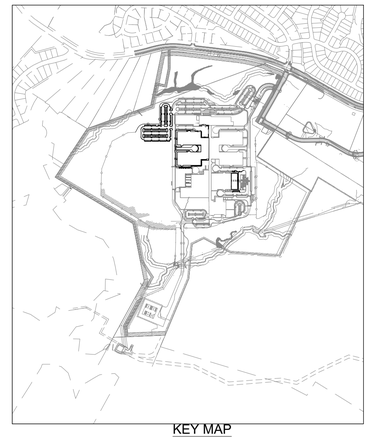
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REV: C

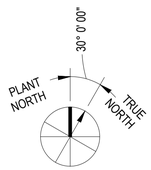
ANSI D

DO NOT SCALE





KEY MAP
SCALE: 1" = 1000'



0 50' 100' 200'
1"=100'-0"

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
C	ISSUE FOR PERMIT	ZS	JG	JG	JM	ZS	19APR24
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24
A	ISSUE FOR REVIEW	ZS	JG	JG	JM	DP	15FEB24

FUJIFILM Diosynth biotechnologies

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NORTH CAROLINA PROFESSIONAL SEAL C29501 ENGINEER JAMIE E. GOLLINGS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs

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NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAE03

SUBJECT:
BUILDING 000 - SITE
UTILITY PLAN - OVERALL

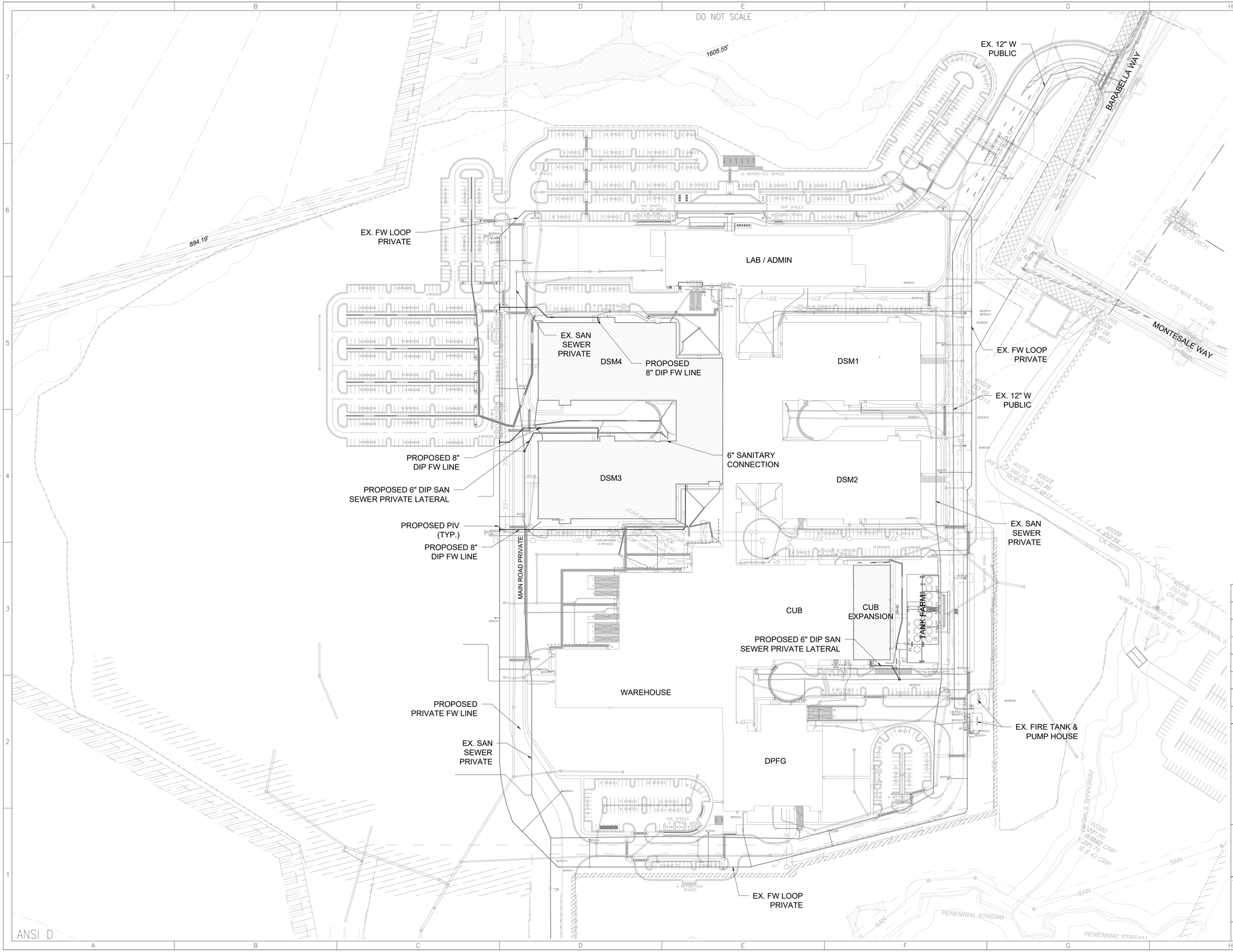
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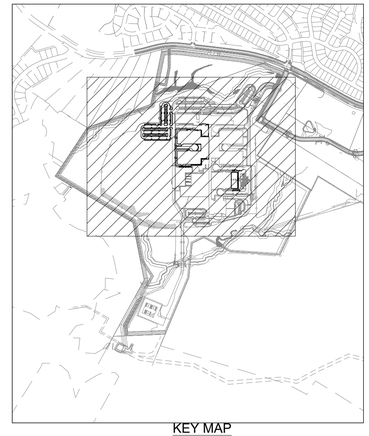
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REV: C

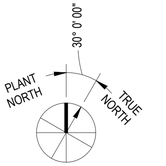
ANSI D

DO NOT SCALE





KEY MAP
SCALE: 1" = 1000'



0 25' 50' 100' 200'
1"=100'-0"

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
C	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24
A	ISSUE FOR REVIEW	ZS	JG	JG	JM	DP	15FEB24

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
UTILITY PLAN – AREA 1

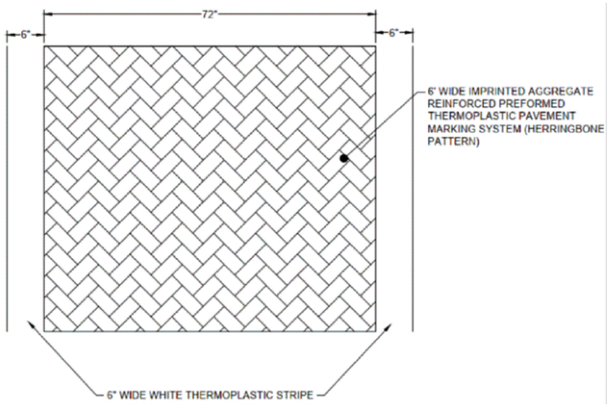
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DRAWING NO: A000 – C1000581

REV: C

ANSI D

DO NOT SCALE



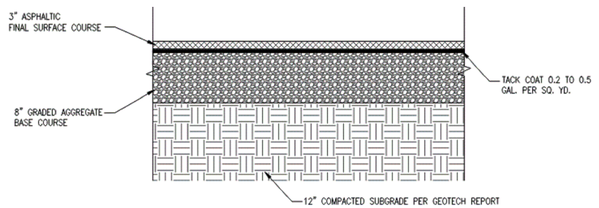
1 DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
N.T.S.



Note: To be mounted on 25' poles in parking/drive areas and 14' poles for pedestrian walkways.

site lighting fixture

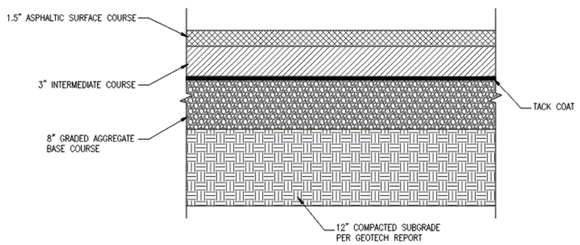
5 TYPICAL SITE LIGHTING
N.T.S.



NOTES:

1. THE FINAL PAVING SHALL BE EVEN WITH TOP OF GUTTER.
2. UPON CONSTRUCTION COMMENCEMENT, CONTRACTOR TO INSTALL AGGREGATE BASE COURSE AND BINDER COURSE ONLY. ONLY AFTER ALL CONSTRUCTION IS COMPLETE WILL THE CONTRACTOR INSTALL THE SURFACE COURSE.
3. CONTRACTOR TO ENSURE INTERMEDIATE SURFACE COURSE IS PROPERLY DEWATERED DURING CONSTRUCTION.

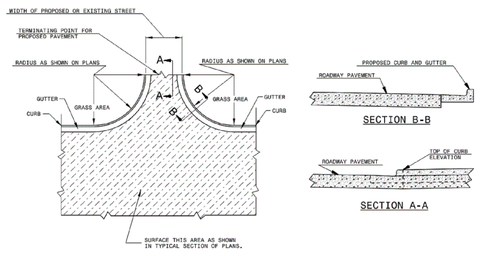
2 TYPICAL PAVEMENT DETAIL
N.T.S.



NOTES:

1. THE FINAL PAVING SHALL BE EVEN WITH TOP OF GUTTER.

3 HEAVY DUTY PAVEMENT DETAIL
N.T.S.



PARTIAL PLAN OF PAVED STREET TURNOUT

USE ON PROPOSED AND EXISTING STREET INTERSECTIONS OR MAJOR TYPE COMMERICAL ENTRANCES.

4 STREET TURNOUT DETAIL
N.T.S.

ANSI D

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24

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NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E. GOLLIMS

19 APRIL 2024

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
SITE DETAILS

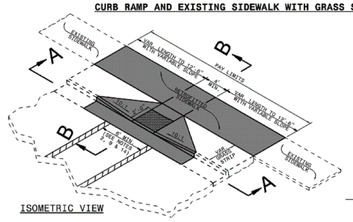
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DRAWING NO: A000-C7000201AA

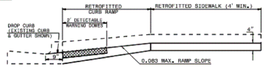
REV: B

DO NOT SCALE

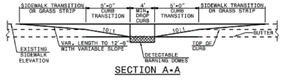
CURB RAMP AND EXISTING SIDEWALK WITH GRASS STRIP



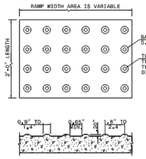
ISOMETRIC VIEW



SECTION B-B

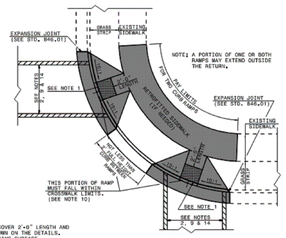


SECTION A-A



DETECTABLE WARNING DOMES

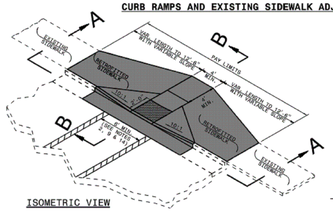
NOTES:
1. PLACE DETECTABLE WARNING DOMES TO COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. OBTAIN VISIBLE CONTRAST WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



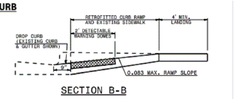
PLAN VIEW
DUAL RAMPS
ANY RADII
(40" MIN. FLOOR WIDTH)

1 CURB RAMP DETAIL 1
N.T.S.

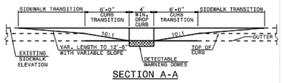
CURB RAMPS AND EXISTING SIDEWALK ADJACENT TO CURB



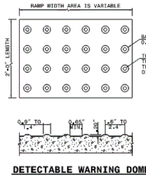
ISOMETRIC VIEW



SECTION B-B

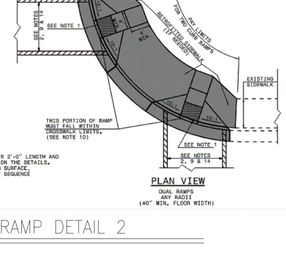


SECTION A-A



DETECTABLE WARNING DOMES

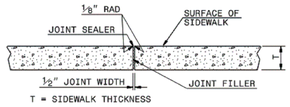
NOTES:
1. PLACE DETECTABLE WARNING DOMES TO COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. OBTAIN VISIBLE CONTRAST WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



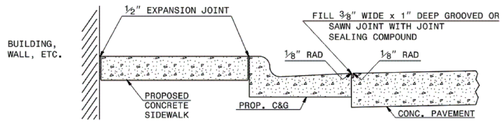
PLAN VIEW
DUAL RAMPS
ANY RADII
(40" MIN. FLOOR WIDTH)

4 CURB RAMP DETAIL 2
N.T.S.

NOTES:
1. CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.
2. PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
3. SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.
4. REFER TO DETAIL FOR MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES FOR REQUIREMENTS AT ACCESSIBLE ENTRANCES.

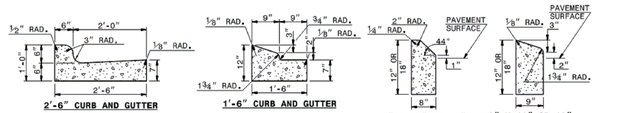


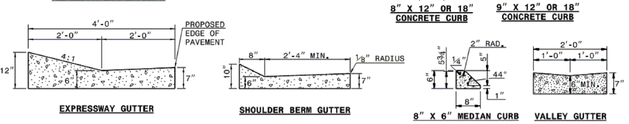
TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

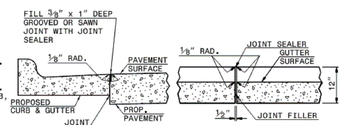
2 CONCRETE SIDEWALK DETAIL
N.T.S.





SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

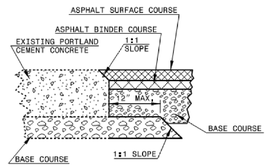


LONGITUDINAL JOINT

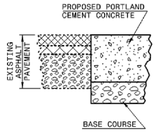
TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

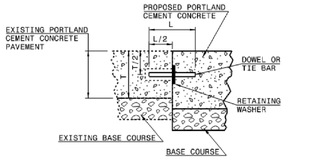
5 CONCRETE CURB, GUTTER, AND CURB & GUTTER DETAIL
N.T.S.



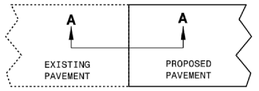
LONGITUDINAL SECTION 'A-A'
EXISTING PORTLAND CEMENT CONCRETE TO PROPOSED ASPHALT CEMENT CONCRETE



LONGITUDINAL SECTION 'A-A'
EXISTING ASPHALT CEMENT CONCRETE TO PROPOSED PORTLAND CEMENT CONCRETE



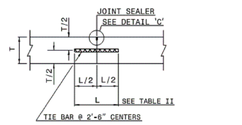
LONGITUDINAL OR TRANSVERSE SECTION 'A-A'
EXISTING PORTLAND CEMENT CONCRETE TO PROPOSED PORTLAND CEMENT CONCRETE
(DO NOT USE DOWEL BARS FOR EMERGENCY CONSTRUCTION JOINTS, SEE STANDARD DRAWING 700.01 SHEET 2 OF 2)



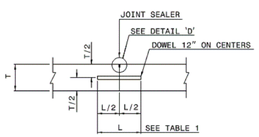
PLAN
SHOWING LONGITUDINAL OR TRANSVERSE JOINT

GENERAL NOTES:
-JOIN PAVEMENTS AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER.
-PLACE TIE BARS (DEFORMED STEEL BARS) ALONG THE LONGITUDINAL JOINTS AT 30" ON CENTER. PLACE DOWEL BARS (SMOOTH STEEL BARS) ALONG THE TRANSVERSE JOINTS AT 12" ON CENTER. THE PLACEMENT AND/OR SPACING OF TIE OR DOWEL BARS MAY BE MODIFIED BY THE PLANS OR THE ENGINEER. MEASURE THE HOLES, TO ACCEPT THESE BARS, THE O.D. OF THE BAR PLUS 1/8" IN DIAMETER AND 1/2 THE LENGTH OF THE BAR PLUS 1" UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER OF THE ADHESIVE. USE RETAINING WASHERS (NYLON, PLACTIC OR COMPOSITE) ON ALL BARS TO HOLD THE ADHESIVE MATERIAL IN PLACE. THE RETAINING WASHERS SHALL BE: I.D.=BAR O.D., O.D.=HOLE I.D. + 1/4" MIN., THICKNESS= 1/8" MIN. SEE STANDARD DRAWING 700.01 FOR BAR SIZES AND OTHER JOINT RELATED INFORMATION. PROVIDE ADHEVSIVE BONDING MATERIAL SPECIFICED BY SECTION 1081 OF THE STANDARD SPECIFICATIONS FOR TYPE 3 OR 3A ADHESIVES.
-SEE TYPICAL SECTIONS FOR PAVEMENT COMPOSITION, SUMMARY OF QUANTITIES AND FOR OTHER SPECIFIC INFORMATION.

3 TYING PROPOSED PAVEMENT TO EXISTING PAVEMENT DETAIL
N.T.S.



TRANSVERSE CONTRACTION JOINT



PLANNED TRANSVERSE CONSTRUCTION JOINT

GENERAL NOTES:
-FORM TRANSVERSE CONTRACTION JOINTS BY SAWING WITH APPROVED EQUIPMENT.
-SPACE TRANSVERSE CONTRACTION JOINTS AT INTERVALS OF 15'.
-USE A DOWEL ASSEMBLY OR OTHER APPROVED DOWEL INSERTION TECHNIQUE IN ALL TRANSVERSE CONTRACTION JOINTS. DOWEL ASSEMBLIES ARE COVERED IN DETAIL 700.03.
-PROVIDE SMOOTH DOWEL BARS. PROVIDE DEFORMED TIE BARS.
-WHEN UTILIZING AN EARLY ENTRY SAW, CUT THE JOINT TO A MINIMUM DEPTH OF 3".

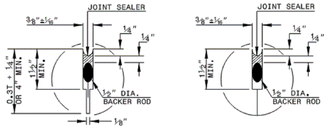
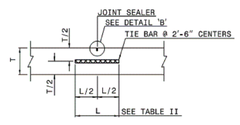


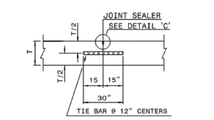
TABLE I - DOWEL BARS		
SLAB THICKNESS	DOWEL BAR "D"	DOWEL LENGTH "L"
8" OR LESS	1"	14"
8 1/2" TO 9 1/2"	1 1/8"	16"
10" TO 10 1/2"	1 1/4"	18"
11" AND ABOVE	1 1/2"	18"

6 CONCRETE PAVEMENT JOINTS DETAIL 1
N.T.S.

LONGITUDINAL CONSTRUCTION JOINT



LONGITUDINAL JOINT



EMERGENCY TRANSVERSE CONSTRUCTION JOINT

GENERAL NOTES:
-CONSTRUCT TRANSVERSE CONSTRUCTION JOINTS AT THE END OF EACH DAY'S OPERATION (PLANNED JOINT) OR WHEN THE PLACING OF CONCRETE IS SUSPENDED FOR MORE THAN 30 MINUTES (EMERGENCY JOINT).
-USE AN APPROVED HEADER AT EMERGENCY JOINTS STD. DWG. 700.04 AND DESIGNED TO PERMIT THE PLACEMENT OF AND CORRECTLY HOLD IN PLACE TIE BARS.
-USE TIE BARS OF THE SAME DIAMETER AS DOWEL BARS FOR EMERGENCY TRANSVERSE CONSTRUCTION JOINTS.
-LOCATE PLANNED TRANSVERSE CONSTRUCTION JOINTS AT THE SPACING REQUIRED FOR CONTRACTION JOINTS. USE AN APPROVED METHOD OF INSTALLING DOWELS IN ALL PLANNED TRANSVERSE CONSTRUCTION JOINTS.
-DO NOT LOCATE EMERGENCY TRANSVERSE CONSTRUCTION JOINTS LESS THAN 6' FROM ANY CONTRACTION JOINT OR PLANNED CONSTRUCTION JOINT.
-DO NOT PLACE TIE BARS IN LONGITUDINAL JOINTS WITHIN 1'-4" OF A TRANSVERSE JOINT.
-WHEN UTILIZING AN EARLY ENTRY SAW, CUT THE JOINT TO A MINIMUM DEPTH OF 3".

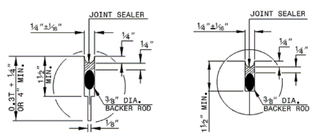
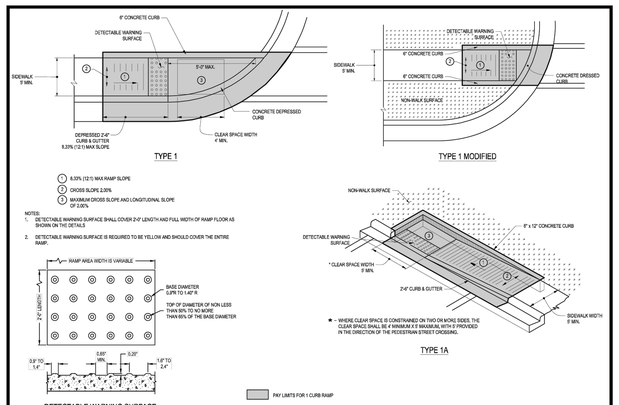


TABLE II - LONGITUDINAL TIE BARS		
SLAB THICKNESS	TIE BAR DIA. "D"	TIE BAR LENGTH "L"
8 1/2" OR LESS	1/2"	30"
9" OR ABOVE	5/8"	30"

7 CONCRETE PAVEMENT JOINTS DETAIL 2
N.T.S.



DIRECTIONAL RAMP
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS389	
DATE	REVISIONS

HOLLY SPRINGS North Carolina

8 CURB RAMP DETAIL 3
N.T.S.

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24

FUJIFILM Diosynth biotechnologies
100 Biotechnology Ave.
Holly Springs, NC 27540
Phone: +1 919 937 9751

NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E. COLLINS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

FOB PROJECT NO: A-130002

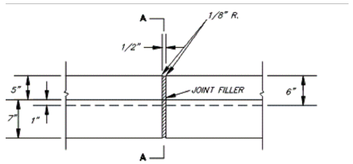
Jacobs
2 Crowne Point Drive, Suite 100
Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500
NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
SITE DETAILS

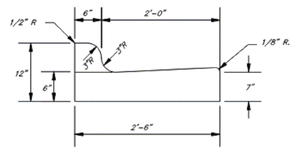
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		A000-C7000202AA	B

ANSI D

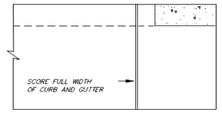
DO NOT SCALE



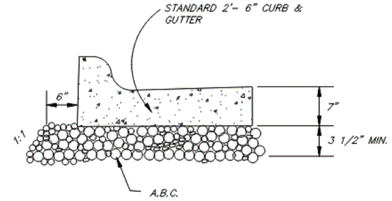
TRANSVERSE EXPANSION JOINT
FRONT ELEVATION

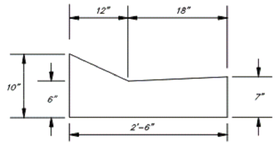


SECTION A-A
SIDE ELEVATION
STANDARD CURB

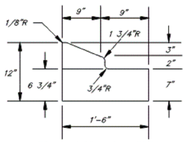


PLAN

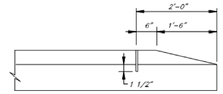




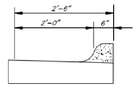
VALLEY CURB AND GUTTER
SIDE ELEVATION



MEDIAN CURB AND GUTTER
SIDE ELEVATION



FRONT



END

NOTES:
1. CONCRETE SHALL BE 3000 PSI.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

1 STANDARD CONCRETE CURB AND GUTTER
N.T.S.

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

2 STANDARD METHOD OF ENDING CURB AND GUTTER
N.T.S.

3 A.B.C. UNDER CURB AND GUTTER
N.T.S.

POST GUARD

Encore Commercial Products, Inc.
37525 Interchange Dr., Farmington Hills, MI 48335
Toll Free 1- 866 -737- 8900 Fax 248-354-4095
www.postguard.com

Title: Post Guard Bollard Cover		Drawing Number: PG1
Recommended Use: Bollard, Post, or Pole Cover	**Specifications:** See Below	Date: 3-15-17
		Style: Round Cover
		Page: 1 of 1

POST GUARD COVER SPECIFICATION SHEET

MATERIAL

Marlex ™ HHM 5502 BN High Density Polyethylene

Microthene™ MP635662 Linear Low Density Polyethylene*

HDPE, hexene copolymer, is tailored for blow molded products that require excellent stiffness, impact strength and UV resistance. HDPE is designed for an optimum balance of density, molecular weight distribution, demonstrating maximum property advantages for large products. Blow molded HDPE products are durable and recyclable for sustainability. Six year UV stabilizer package and antic-static package are combined with the HDPE.

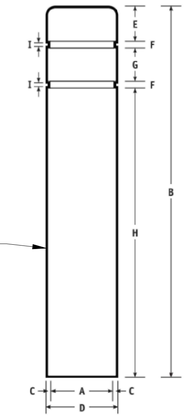
*Low Density PE, ethylene hexene copolymer. LDPE Resin is tailored for rotationally molded large hollow objects that require impact strength, warp resistance, stress crack resistance and UV stabilization.

** The Yellow color 8-7/8" x 72" Post Guard bollard cover is stocked in HDPE. Other colors may be available in 8-7/8" HDPE as the market demands.

Reflective Tape: High quality reflective tape
Installation Strips: 2 foam strips

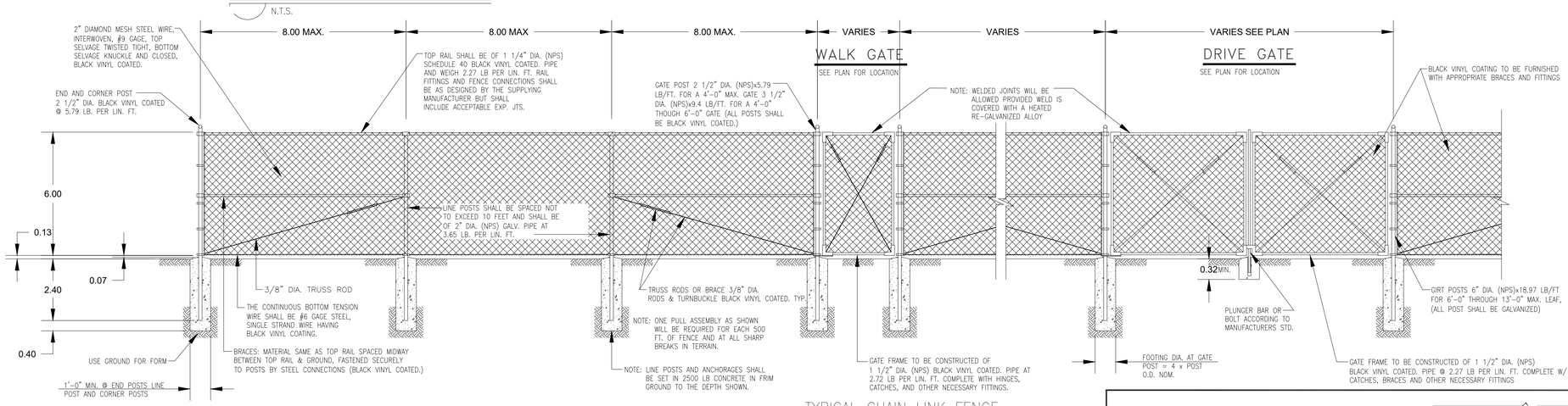
INSTALLATION

1. Crisscross the two foam strips over the top of the bollard.
2. Slide the Post Guard cover over the foam strips and the bollard.

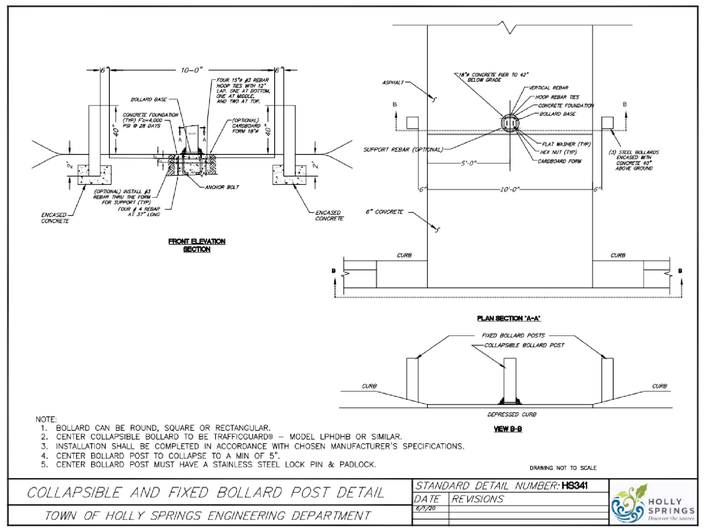


	A OD Width/Dia	B Height/Length	C Thickness	D OD Width/Dia	E	F Recess	G	H	I Reflect Tape
4.5" x 52"	4.72	52	.1406	5	2.875	.875	5.875	41.50	.75w
4.5" x 64"	4.72	64	.1406	5	2.875	.875	5.875	53.50	.75w
7" x 52"	7	52	.1719	7.34	2.875	.875	5.875	41.50	.75w
7" x 60"	7	60	.1719	7.34	2.875	.875	5.875	49.50	.75w
7" x 72"	7	72	.1719	7.34	2.875	.875	5.875	61.50	.75w
8⅞ x 72"**	8.8125	72	.19	9.1857	3.875	.875	5.75	60.62	.75w
10¾ x 60"*	10.875	60	.22	11.3125	3.0	.875	5.75	49.50	1.0w
12¾ x 60"*	13.00	60	.20	13.4	3.0	.875	5.75	49.50	1.0w

5 BOLLARD POST COVER
N.T.S.



4 TYPICAL CHAIN LINK FENCE WITH BLACK VINYL COATING
N.T.S.



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

DRAWING NOT TO SCALE

COLLAPSIBLE AND FIXED BOLLARD POST DETAIL	STANDARD DETAIL NUMBER: HS341	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	4/7/21	

HOLLY SPRINGS Discover the Season

6 COLLAPSIBLE AND FIXED BOLLARD POST
N.T.S.

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24

FUJIFILM Diosynth biotechnologies
100 Biotechnology Ave,
Holly Springs, NC 27540
Phone: +1 919 937 9751

NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E GOLLINGS
19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs
2 Crowne Point Drive, Suite 100
Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

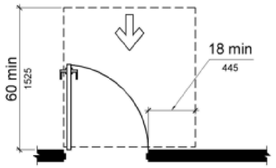
NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
SITE DETAILS

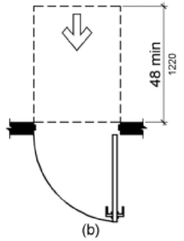
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ANSI D

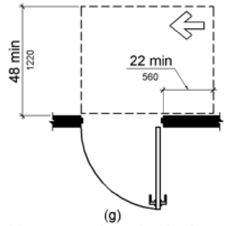
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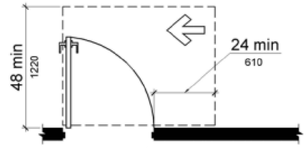
(a)
front approach, pull side



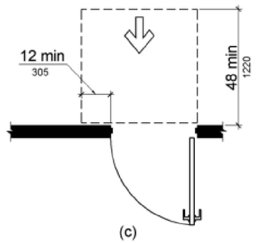
(b)
front approach, push side



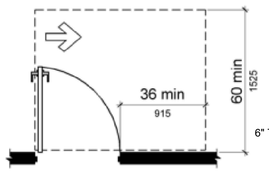
(g)
hinge approach, push side, door provided with both closer and latch



(h)
latch approach, pull side

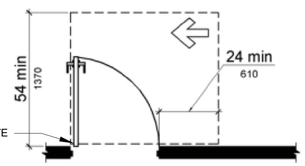


(c)
front approach, push side, door provided with both closer and latch

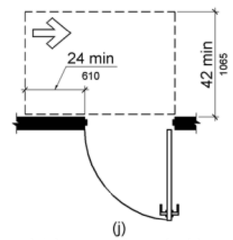


(d)
hinge approach, pull side

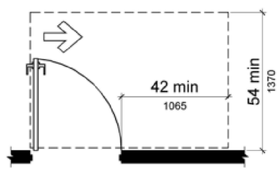
6" TYPICAL, SEE NOTE



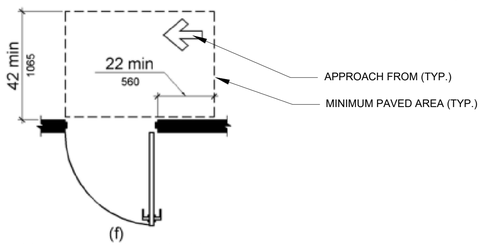
(i)
latch approach, pull side, door provided with closer



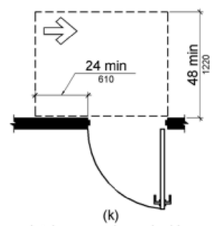
(j)
latch approach, push side



(e)
hinge approach, pull side



(f)
hinge approach, push side



(k)
latch approach, push side, door provided with closer

1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
SCALE: N.T.S.

NOTES:
1. PROVIDE A MINIMUM OFFSET DISTANCE TO EDGE OF PAVING ON THE HINGE SIDE OF DOORS OF 6"

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24

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NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E. COLLINGS

19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs
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Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

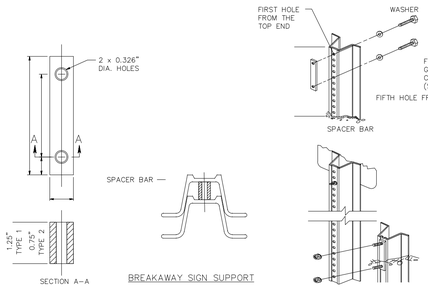
SUBJECT:
BUILDING 000 – SITE
SITE DETAILS

SCALE @ ANSI D:

DRAWING NO: A000-C7000204AA

REV: B

ANSI D



BREAKAWAY SIGN SUPPORT

NOTES:

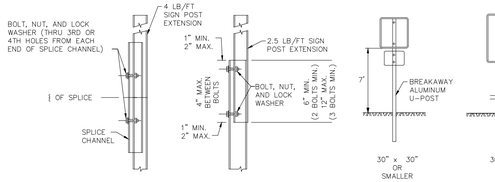
1. DRIVE ANCHOR POST ASSEMBLY TO WITHIN APPROXIMATELY 12 INCHES ABOVE GROUND LEVEL. PLACE BOLT AND WASHER IN FIRST AND FIFTH HOLES FROM THE TOP END, AND SECURE BOLTS ONTO SPACER.
2. DRIVE ANCHOR POST ASSEMBLY TO WITHIN A MAXIMUM OF 6 INCHES ABOVE GROUND LEVEL.
3. DIG OUT AROUND BACK OF ANCHOR POST ASSEMBLY TO ALLOW ROOM FOR TOP POST TO BE ATTACHED.
4. NEST TOP POST ASSEMBLY ONTO PROTRUDING ANCHOR POST ASSEMBLY BOLTS, THROUGH THE FIRST AND FIFTH HOLES FROM THE BOTTOM OF THE TOP POST.
5. PLACE AND TIGHTEN A SELF-LOCKING FLANGE NUT ON EACH BOLT. WHEN INSTALLATION IS COMPLETE, TOP OF GROUND POST SHALL NOT EXCEED 6 INCHES ABOVE GROUND LEVEL.
6. SIZE OF CONNECTOR BOLT FOR TYPE 1, 5" x 1" SIZE OF CONNECTOR BOLT FOR TYPE 2, 5" x 2"
7. THE CONNECTOR BOLTS SHALL BE FULLY THREADED. EACH CONNECTOR BOLT AND NUT SHALL BE CLEARLY STAMPED WITH MANUFACTURER'S IDENTIFYING MARK.

GENERAL NOTES:

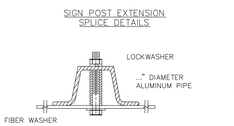
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND AS INDICATED BELOW.
2. ALL SIGN SUPPORTS SHALL BE OF THE BREAKAWAY TYPE WITH EXCEPTION OF THOSE INSTALLED BEHIND GUIDE RAIL OR OTHER ROADSIDE BARRIER.
3. ALL U-POST SIGN SUPPORTS MUST BE INSTALLED FACING THE PREDOMINANT TRAFFIC FLOW. A MOUNTING BRACKET SHOULD BE USED ON SIDE MOUNTED SIGNS SUCH AS "ONE WAY" SIGNS INSTALLED IN MEDIANS.
4. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
5. BOLTS SHALL NOT PROTRUDE MORE THAN 1" BEYOND THE NUT WHEN TIGHT, BUT SHALL ENGAGE ALL THREADS IN THE NUT.
6. WHEN SIGNS ARE INSTALLED ON SLOPES 10H:1V OR FLATTER, THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE 5'.

   FOR SINGLE POST INSTALLATIONS – THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF ANY PANEL MUST BE 7 FEET.

   FOR MULTI-POST INSTALLATIONS – THE MINIMUM DISTANCE BETWEEN THE EDGE OF PAVEMENT AND THE BOTTOM OF A MAJOR SIGN PANEL MUST BE 7 FEET.
7. U-POST SIGN SUPPORTS SHALL NOT BE PLACED IN FRONT OF GUIDE RAIL AND THE POSTS MUST NOT STRADDLE GUIDE RAIL.

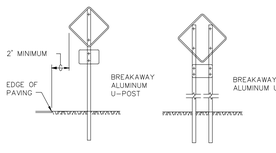


SIGN POST EXTENSION SPLICE DETAILS



FRONT MOUNT BRACKET

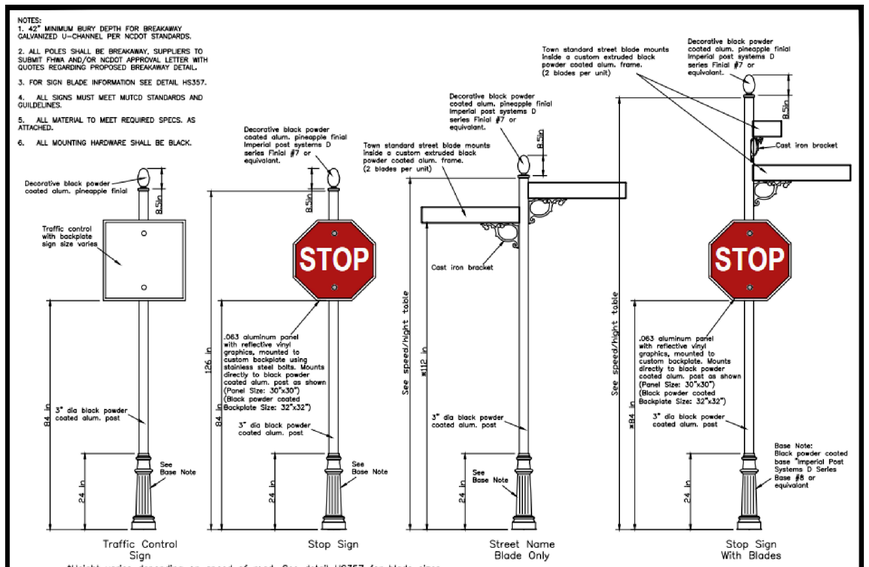
U-POST SPACING



PANEL SIZE (W x H)	# OF POSTS	POST SIZE (LB/FT)
18" x 18"	1	2.5
18" x 24"	1	2.5
24" x 24"	1	2.5
24" x 30"	1	2.5

U-POST SELECTION TABLE
BREAKAWAY SIGN SUPPORT

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



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

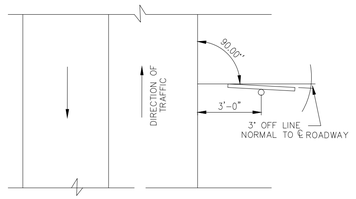
	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25-40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 4/8/19 — REVISIONS

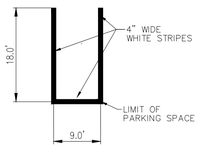
1 TYP. SIGNS
N.T.S.

DO NOT SCALE

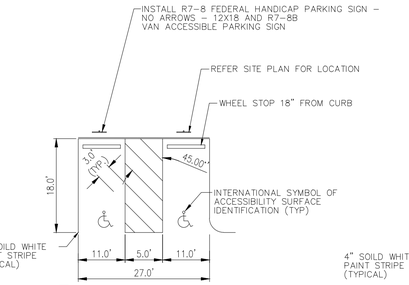


NOTE:
SIGN SHALL BE POSITIONED TO ELIMINATE OR MINIMIZE SPECULAR REFLECTION DUE TO THE NUMEROUS VARIATIONS IN ROAD CURVES AND GRADES, A GENERAL RULE IS NOT ALWAYS APPLICABLE.

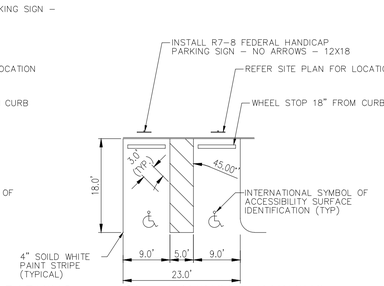
4 TYP. SIGN – POSITIONING
N.T.S.



5 TYP. PARKING SPACE STRIPING
N.T.S.



6 VAN ACCESSIBLE HANDICAP PARKING
N.T.S.



7 HANDICAP PARKING
N.T.S.

















EXISTING SIGN
RS-5



12"x18" R-VPb

12"x18" R-VPa



12"x18" RS-11b

12"x18" RS-11a







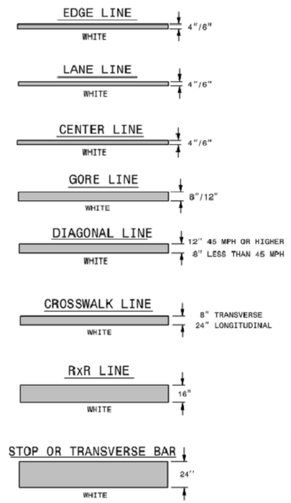
NOTES:
1. ALL SIGNS SHALL BE HIGH VISIBILITY AND HIGH LEGIBILITY BY DAY AND NIGHT.
2. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.





2 TYP. SIGN POST
N.T.S.

CONTINUOUS LINES



STOP OR TRANSVERSE BAR

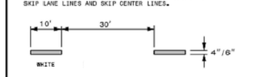
SIGNAGE TALLY	
SIGN	OCCURENCES
RS-8	2
R2-1-15	18
R1-1	27
R1-5A	23
RS-13	18
R7-8	17
R7-8B	3
R7-9	10
R7-6	5
R5-1	1
R4-7	3
R-VPa	1
R-VPB	1
Combined Road Name	20
Standalone Road Name	7
TOTAL	156

8 SIGNAGE TALLY
N.T.S.

NOTES:
1. ALL TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS ALONG THOROUGHFARES SHALL FOLLOW TOWN STANDARD DETAIL HS360.
2. REFERENCE DWG. A000-C7000205.

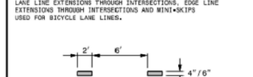
10'-30'/SP SKIP LINE

UNLESS OTHERWISED SHOWN, USE 10'-30'/SP SKIPS FOR SKIP LANE LINES AND SKIP CENTER LINES.



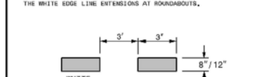
2'-6'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 2'-6'/SP MINI-SKIPS FOR LANE LINE EXTENSIONS THROUGH INTERSECTIONS. EDGE LINE EXTENSIONS THROUGH INTERSECTIONS AND MINI-SKIPS USED FOR BICYCLE LANE LINES.



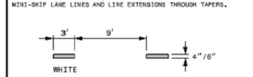
3'-3'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 3'-3'/SP MINI-SKIPS FOR THE WHITE EDGE LINE EXTENSIONS AT ROUNDABOUTS.

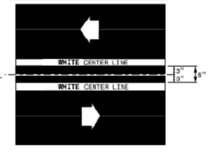


3'-9'/SP MINI-SKIP LINE

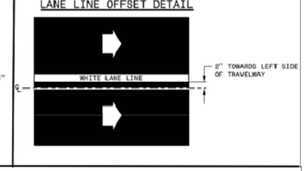
UNLESS OTHERWISED SHOWN, USE 3'-9'/SP MINI-SKIPS FOR MINI-SKIP LANE LINES AND LINE EXTENSIONS THROUGH TAPERS.



CENTER LINE OFFSET DETAIL



LANE LINE OFFSET DETAIL



GENERAL NOTES:
1. USE 6" LANE, EDGE, AND CENTER LINES ON ALL FULL CONTROL OF ACCESS FACILITIES AND OTHER ROUTES AS DIRECTED BY THE ENGINEER.
2. LANE LINES INDICATED AS "WIDE" ON THE ROADWAY STANDARD DRAWINGS SHALL BE AT LEAST TWICE THE WIDTH OF THE NORMAL LINE.
3. GORE LINES SHALL BE TWICE THE WIDTH OF THE NORMAL LINE.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE EXCEPT FIRE.

3 PAVEMENT MARKINGS DETAIL
N.T.S.

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	CLIENT APP	DATE
B	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	19APR24
A	ISSUE FOR PERMIT	ZS	JG	JG	JM	DP	29MAR24

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NORTH CAROLINA PROFESSIONAL SEAL 029501 ENGINEER JAMIE E. GOLLINGS
19 APRIL 2024

PRELIMINARY - NOT FOR CONSTRUCTION

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2 Crowne Point Drive, Suite 100
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Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

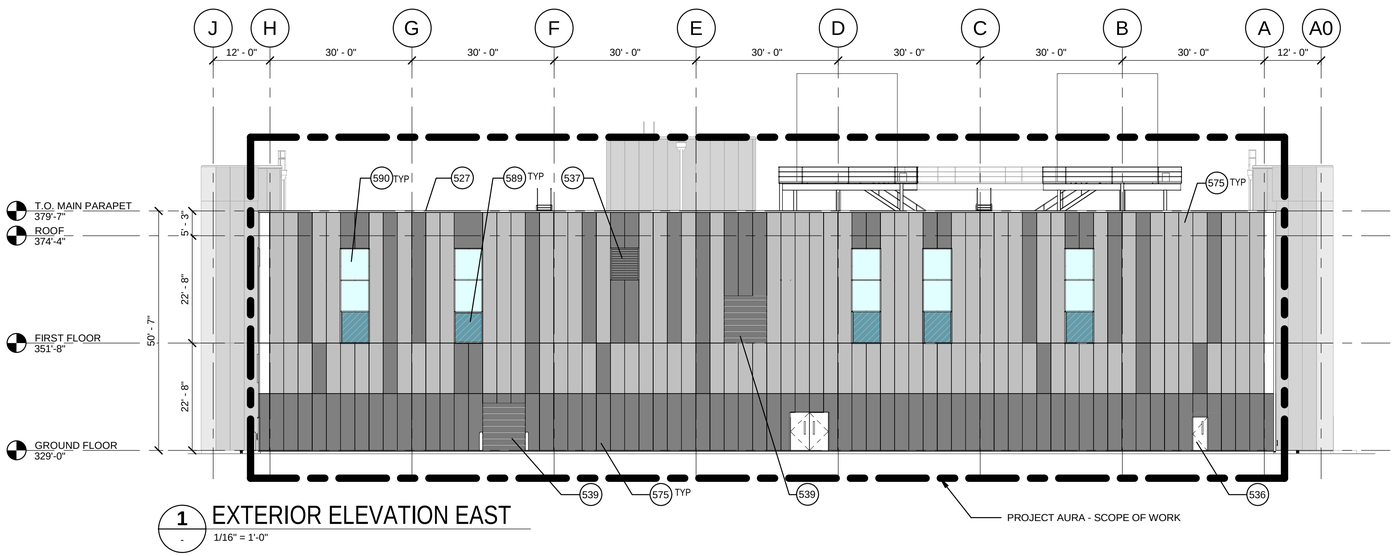
NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 000 – SITE
SITE DETAILS

SCALE @ ANSI D: —
DRAWING NO: A000-C7000205AA
REV: B

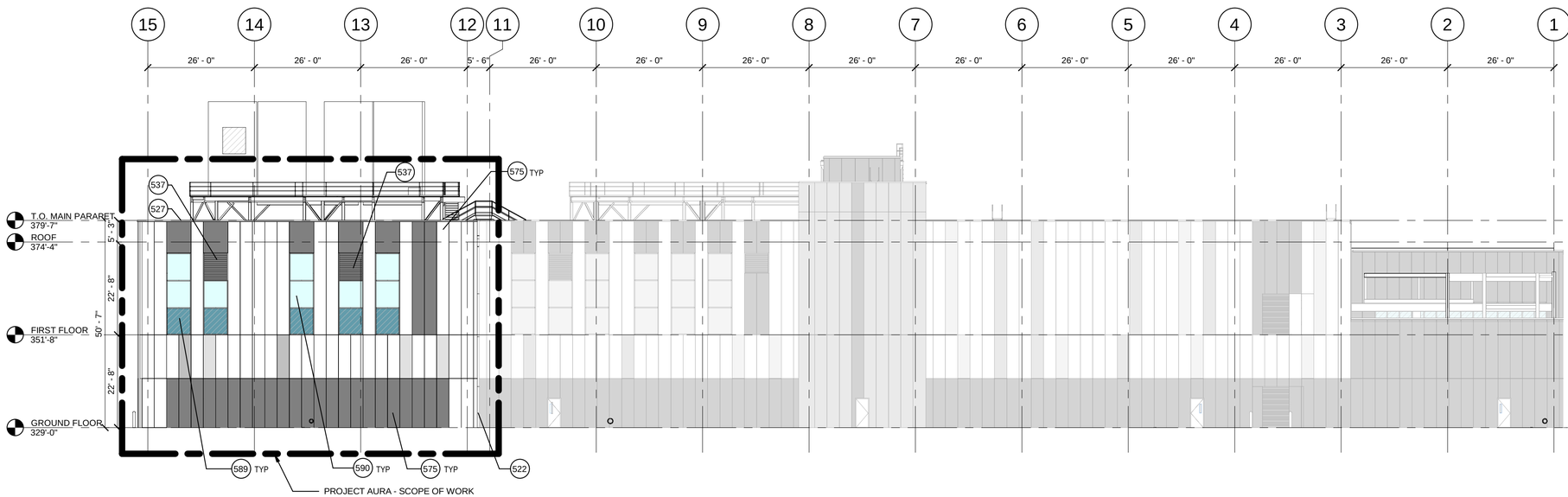
ANSI D

DO NOT SCALE



1 - EXTERIOR ELEVATION EAST

1/16" = 1'-0"



2 - EXTERIOR ELEVATION NORTH

1/16" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET A000-A0000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A0000300 FOR GENERAL NOTES
3. REFER TO SHEET A000-A3000100 FOR WALL TYPES
4. REFER TO SHEET A000-A3000200 FOR DOOR & FRAME TYPES
5. REFER TO SHEET A000-A5200401 FOR THRESHOLD DETAILS
6. REFER TO SHEETS A000-A3000120 THRU A000-A3000135 FOR FIRESTOPPING DETAILS (UL SYSTEMS)

SHEET NOTES

522 EXPANSION JOINT COVER ASSEMBLY
527 METAL COPING
536 HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
537 ALUMINUM LOUVER WITH BIRD/INSECT SCREEN
539 INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
575 INSULATED METAL PANEL CLADDING SYSTEM
589 FRITTED GLAZING (TEMPERED)
590 FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
0B	ISSUED FOR PERMIT	PF	SS				29MAR24
0A	ISSUED FOR REVIEW	PF	SS				15MAR24
0	ISSUED FOR CONSTRUCTION	PF	SS				21APR22

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03-29-2024

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Phone: (513) 595-7500

FDB PROJECT NO: P20200048

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22FHGP03

Project Aura
FDB Project No. A-130002
Jacobs Project No. 22JAAE03

Scope defined by Scope Cloud

SUBJECT:
BUILDING 657 – CUB
ARCH – EXTERIOR ELEVATIONS – NORTH & EAST

SCALE @ ANSI D: As indicated

DRAWING NO: A657-A2000100

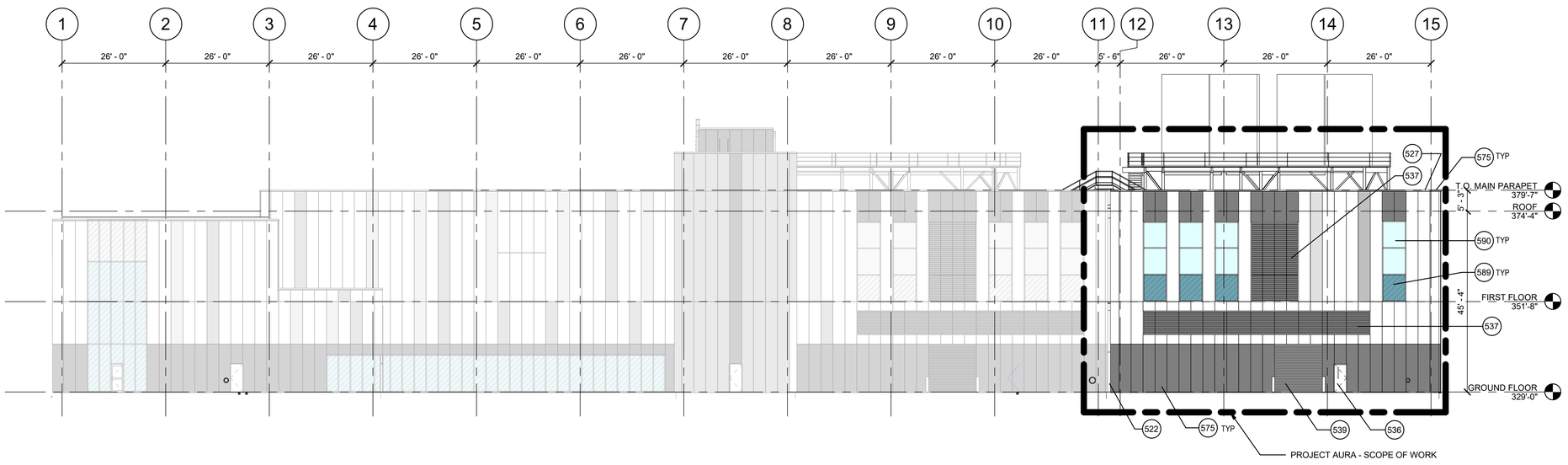
REV: 0B

ANSI D

LAST UPDATED: 4/4/2024 1:50:19 PM

FILE REF: -Autodesk Docs://US NC_22FHFRSS_Fuji_Project Galaxy/A-A-657-99-

DO NOT SCALE



1 EXTERIOR ELEVATION SOUTH

1/16" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET A000-A0000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A0000300 FOR GENERAL NOTES
3. REFER TO SHEET A000-A3000100 FOR WALL TYPES
4. REFER TO SHEET A000-A3000200 FOR DOOR & FRAME TYPES
5. REFER TO SHEET A000-A5200401 FOR THRESHOLD DETAILS
6. REFER TO SHEETS A000-A3000120 THRU A000-A3000135 FOR FIRESTOPPING DETAILS (UL SYSTEMS)

SHEET NOTES

522 EXPANSION JOINT COVER ASSEMBLY
527 METAL COPING
536 HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
537 ALUMINUM LOUVER WITH BIRD/INSECT SCREEN
539 INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
575 INSULATED METAL PANEL CLADDING SYSTEM
589 FRITTED GLAZING (TEMPERED)
590 FRITTED GLAZING

Project Aura
FDB Project No. A-130002
Jacobs Project No. 22JAAE03

Scope defined by Scope Cloud

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
0B	ISSUED FOR PERMIT	PF	SS				29MAR24
0A	ISSUED FOR REVIEW	PF	SS				15MAR24
0	ISSUED FOR CONSTRUCTION	PF	SS				21APR22

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03-29-2024

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FDB PROJECT NO: P20200048

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0267
JACOBS PROJECT No. 22FHGP03

SUBJECT:
BUILDING 657 – CUB
ARCH – EXTERIOR ELEVATIONS

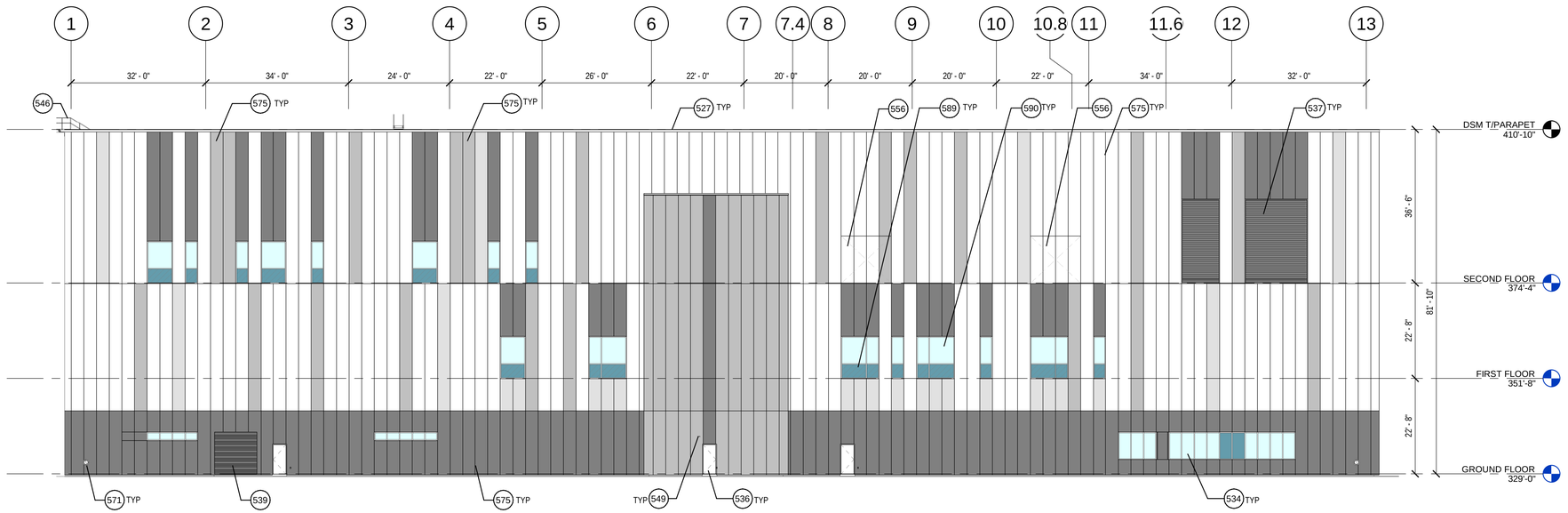
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REV: 0B

ANSI D

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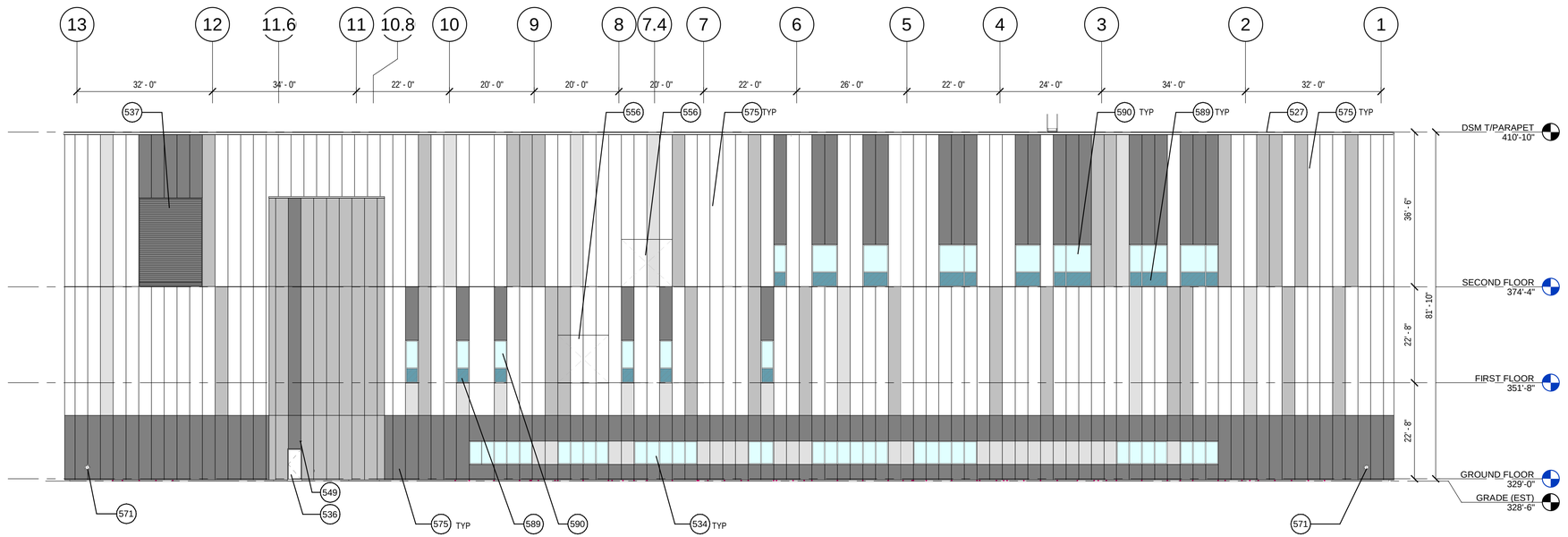
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DO NOT SCALE



1 - EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"



2 - EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

ANSI D

GENERAL NOTES

1. REFER TO SHEET A000-A00000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A00000300 FOR GENERAL NOTES
3. DSM PROCESS BUILDING ROOF ACCESS PROVIDED FROM DSM HEADBLOCK 2 ROOF HATCH VIA UP-AND-OVER LADDER/PLATFORM

SHEET NOTES:

527	METAL COPING
534	INSULATED GLAZING UNIT
536	HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
537	ALUMINUM LOUVER WITH BIRD/INSECT SCREEN
539	INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
546	CROSSOVER STAIR AND PLATFORM
549	EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL
556	REMOVABLE EXTERIOR WALL PANEL
571	METAL DOWNSPOUT NOZZLE WITH FLAPPER & WALL FLANGE - REFER TO PLUMBING DRAWINGS
575	INSULATED METAL PANEL CLADDING SYSTEM
589	FRITTED GLAZING (TEMPERED)
590	FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
A	ISSUED FOR PERMIT	PF	SS				29MAR24

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WM. MARK POWELL — REGISTERED ARCHITECT — 29093 — NORTH CAROLINA — CINCINNATI, OH

03-29-2024

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

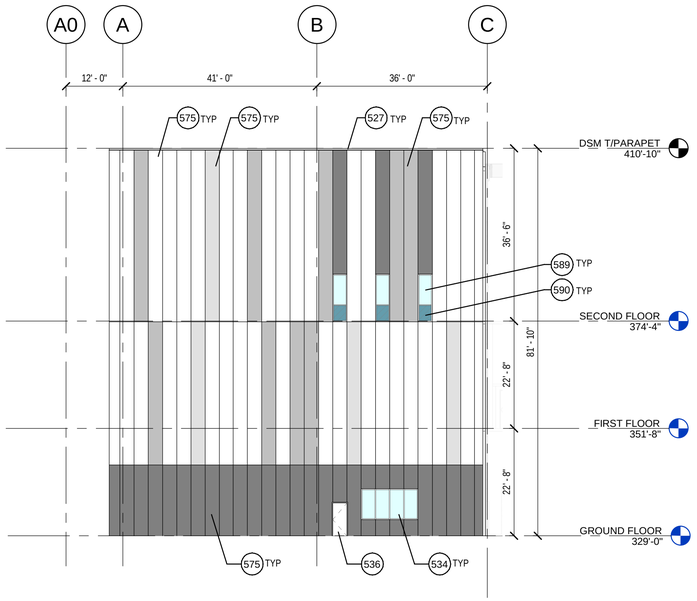
SUBJECT:
BUILDING 547 – DSM3
ARCH – BUILDING ELEVATIONS – NORTH & SOUTH

SCALE @ ANSI D:		DRAWING NO:	REV:
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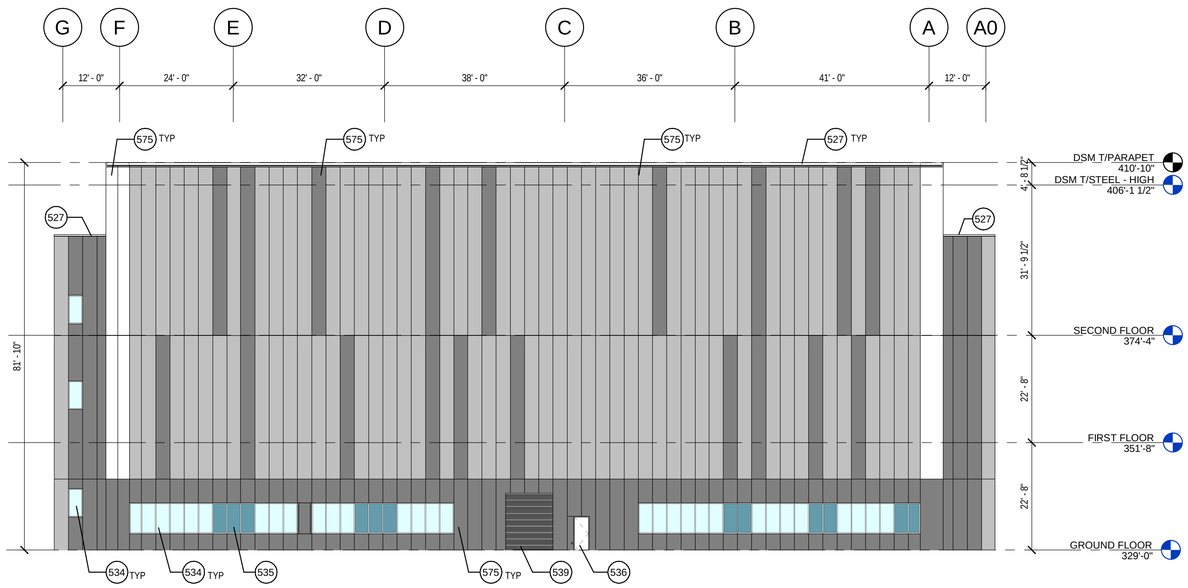
FILE REF: -Autodesk Docs://US NC_22FHFRSS_Fuji_Project Galaxy/A-A-547-99-X_ver01.rvt

DO NOT SCALE



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

ANSI D

GENERAL NOTES

1. REFER TO SHEET A000-A00000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A00000300 FOR GENERAL NOTES
3. DSM PROCESS BUILDING ROOF ACCESS PROVIDED FROM DSM HEADBLOCK 2 ROOF HATCH VIA UP-AND-OVER LADDER/PLATFORM

SHEET NOTES:

527	METAL COPING
534	INSULATED GLAZING UNIT
535	INSULATED SPANDREL GLAZING UNIT
536	HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
539	INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
575	INSULATED METAL PANEL CLADDING SYSTEM
589	FRITTED GLAZING (TEMPERED)
590	FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
A	ISSUED FOR PERMIT	PF	SS				29MAR24

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WM. MARK POWELL — REGISTERED ARCHITECT — 2093 — CINCINNATI, OH

03-29-2024

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

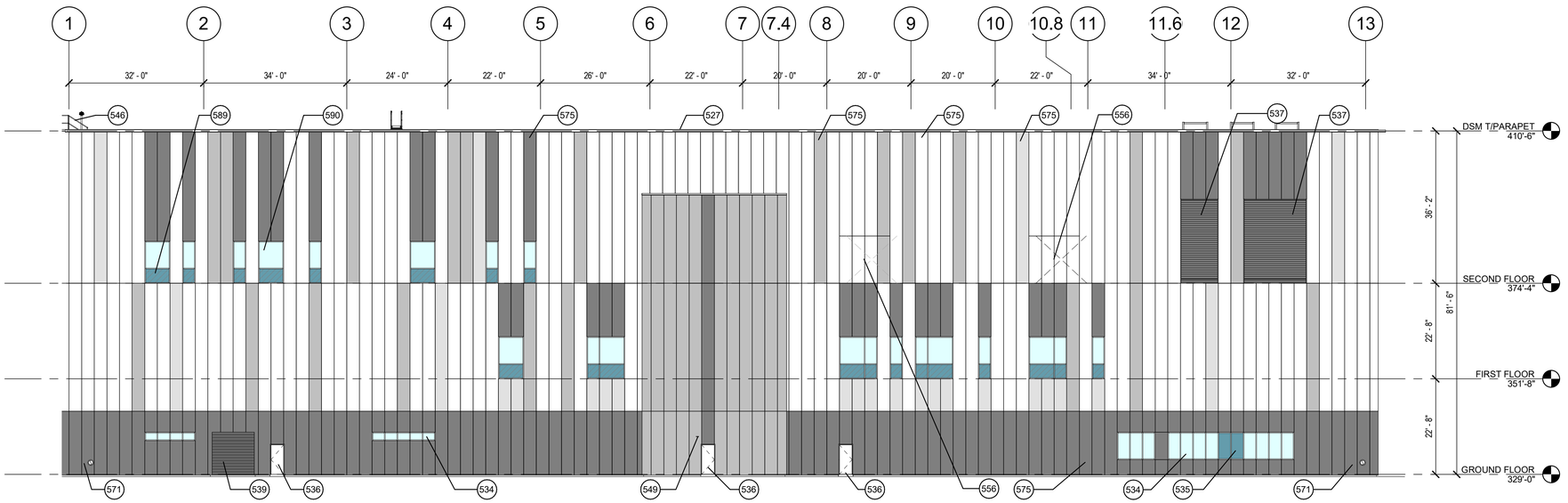
SUBJECT:
BUILDING 547 – DSM3
ARCH – BUILDING ELEVATIONS – EAST & WEST

SCALE @ ANSI D:	DRAWING NO:	REV:
1/16" = 1'-0"	A547-A2000101	A

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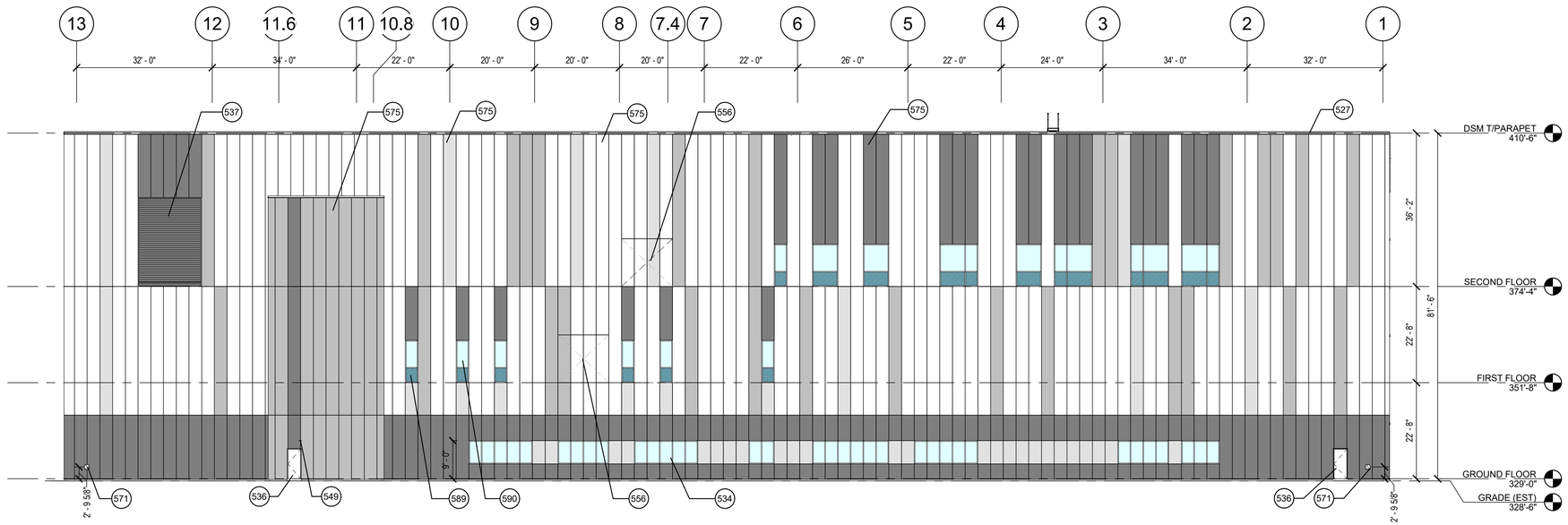
FILE REF: -Autodesk Docs://US NC_22FHFRSS_Fuji_Project Galaxy/A-A-547-99-

DO NOT SCALE



1 - 1/16" = 1'-0"

EXTERIOR ELEVATION - NORTH



2 - 1/16" = 1'-0"

EXTERIOR ELEVATION - SOUTH

GENERAL NOTES

1. REFER TO SHEET A000-A00000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A00000300 FOR GENERAL NOTES
3. DSM PROCESS BUILDING ROOF ACCESS PROVIDED FROM DSM HEADBLOCK 2 ROOF HATCH VIA UP-AND-OVER LADDER/PLATFORM

SHEET NOTES:

527 METAL COPING
534 INSULATED GLAZING UNIT
535 INSULATED SPANDREL GLAZING UNIT
536 HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
537 ALUMINUM LOUVER WITH BIRD/INSECT SCREEN
539 INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
546 CROSSOVER STAIR AND PLATFORM
549 EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL
556 REMOVABLE EXTERIOR WALL PANEL
571 METAL DOWNSPOUT NOZZLE WITH FLAPPER & WALL FLANGE - REFER TO PLUMBING DRAWINGS
575 INSULATED METAL PANEL CLADDING SYSTEM
589 FRITTED GLAZING (TEMPERED)
590 FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
A	ISSUED FOR PERMIT	PF	SS				29MAR24

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03-29-2024

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FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

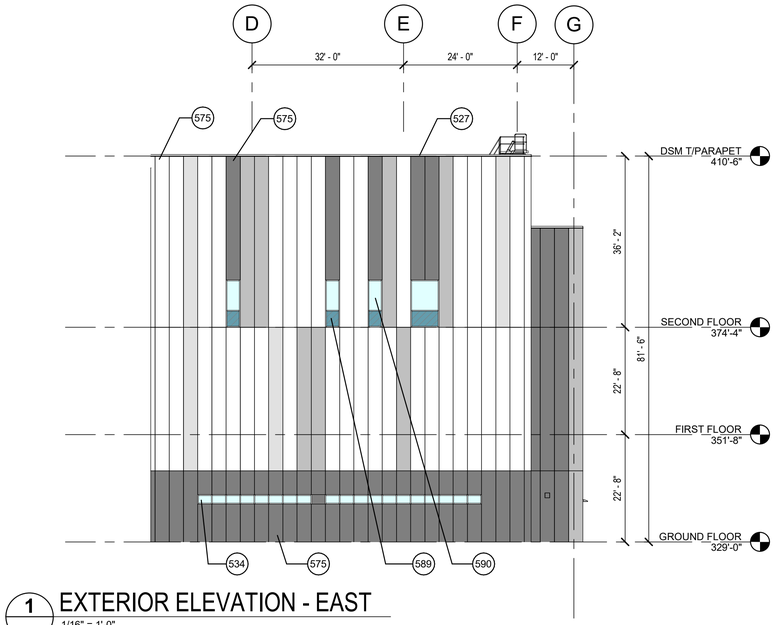
SUBJECT:
BUILDING 537 – DSM4
ARCH – EXTERIOR ELEVATIONS – NORTH & SOUTH

SCALE @ ANSI D:		DRAWING NO:	REV:
1/16" = 1'-0"		A537-A2000100	A

ANSI D

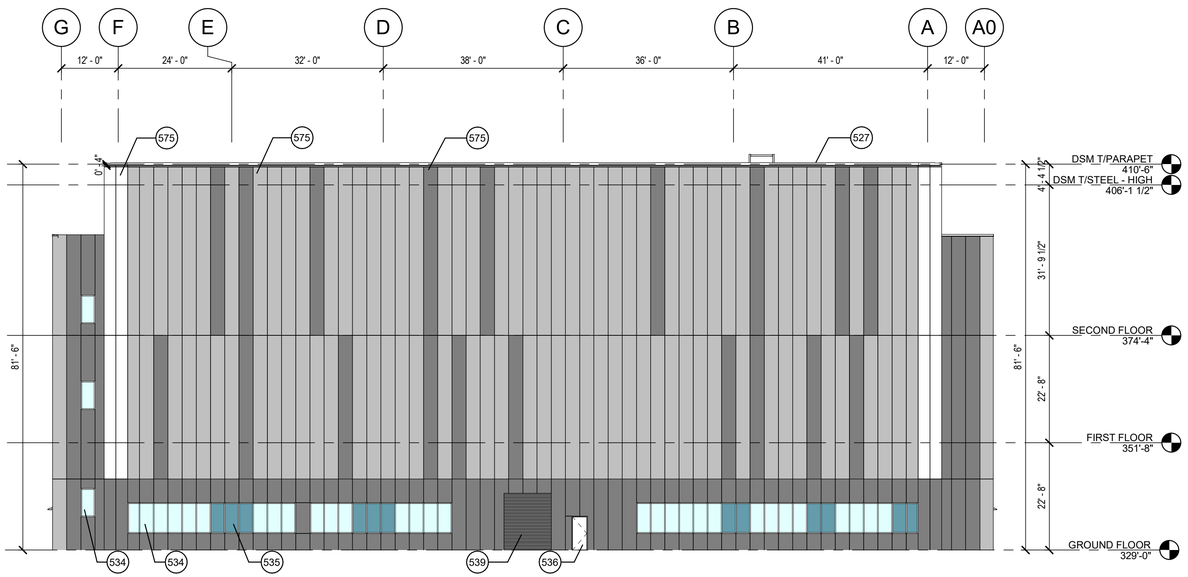
LAST UPDATED: 28-03-2024 10:01:08 PM

DO NOT SCALE



1 - EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



2 - EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A000-A00000200 FOR ABBREVIATIONS & SYMBOLS
2. REFER TO SHEET A000-A00000300 FOR GENERAL NOTES
3. DSM PROCESS BUILDING ROOF ACCESS PROVIDED FROM DSM HEADBLOCK 2 ROOF HATCH VIA UP-AND-OVER LADDER/PLATFORM

SHEET NOTES:

527 METAL COPING
534 INSULATED GLAZING UNIT
535 INSULATED SPANDREL GLAZING UNIT
536 HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
539 INSULATED OVERHEAD COILING DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
575 INSULATED METAL PANEL CLADDING SYSTEM
589 FRITTED GLAZING (TEMPERED)
590 FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
A	ISSUED FOR PERMIT	PF	SS				29MAR24

FUJIFILM Diosynth biotechnologies

100 BIOTECHNOLOGY AVE
Holly Springs, NC 27540
Phone: +1 919 337 4477

WM. MARK POWELL REGISTERED ARCHITECT 2093 NORTH CAROLINA CINCINNATI, OH

03-29-2024

PRELIMINARY NOT FOR CONSTRUCTION

Jacobs

2 Crowne Point Drive, Suite 100
Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 537 – DSM4
ARCH – EXTERIOR ELEVATIONS – EAST & WEST

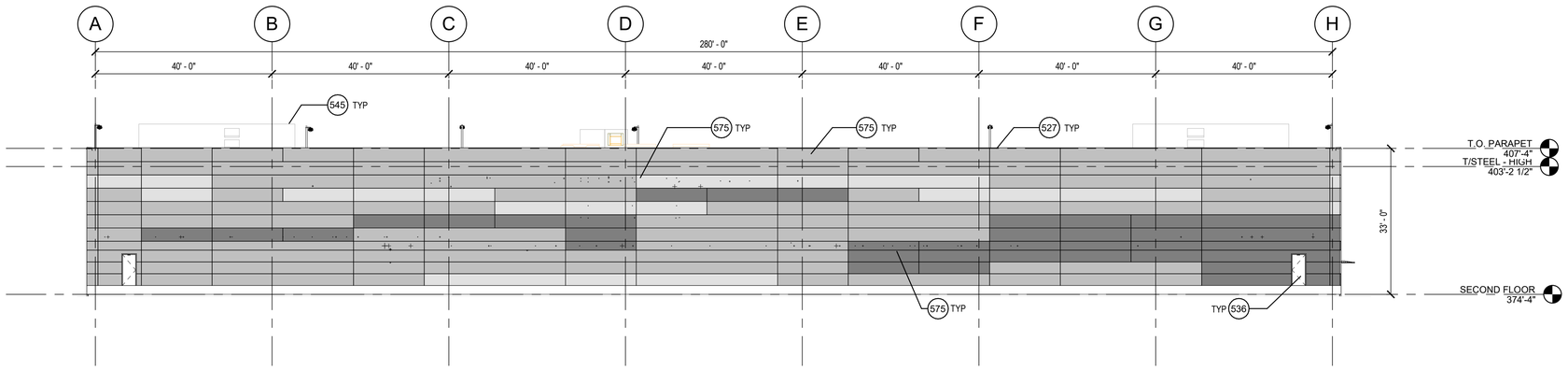
SCALE @ ANSI D:		DRAWING NO:	REV:
1/16" = 1'-0"		A537-A2000101	A

LAST UPDATED: 28-03-2024 10:01:28 PM

ANSI D

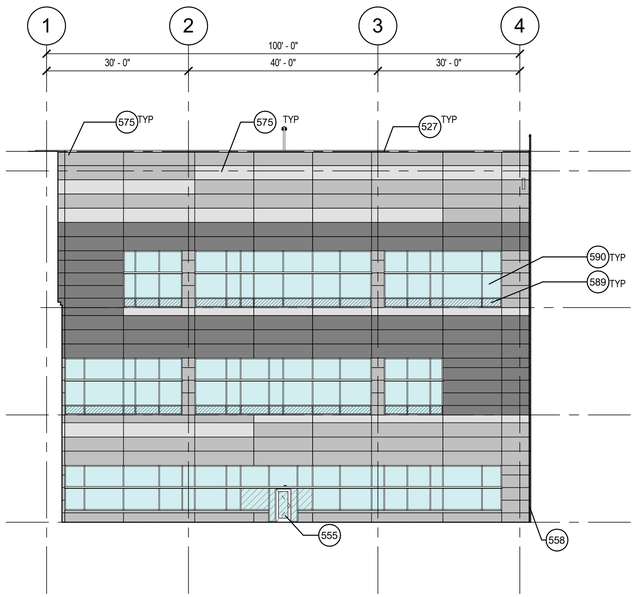
FILE REF: -Autodesk Docs://US NC_22FHFRSS_Fuji_Project Galaxy/A-A-537-99-X-DSM-DETAIL

DO NOT SCALE



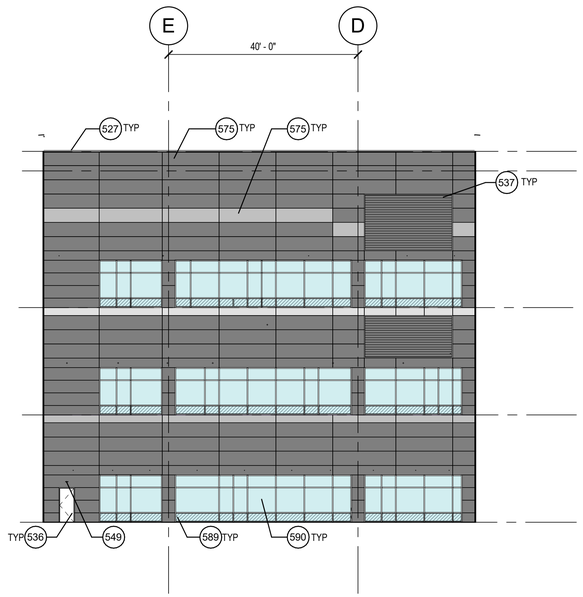
4 PARTIAL EAST ELEVATION (AT SPINE ROOF)

1/16" = 1'-0"



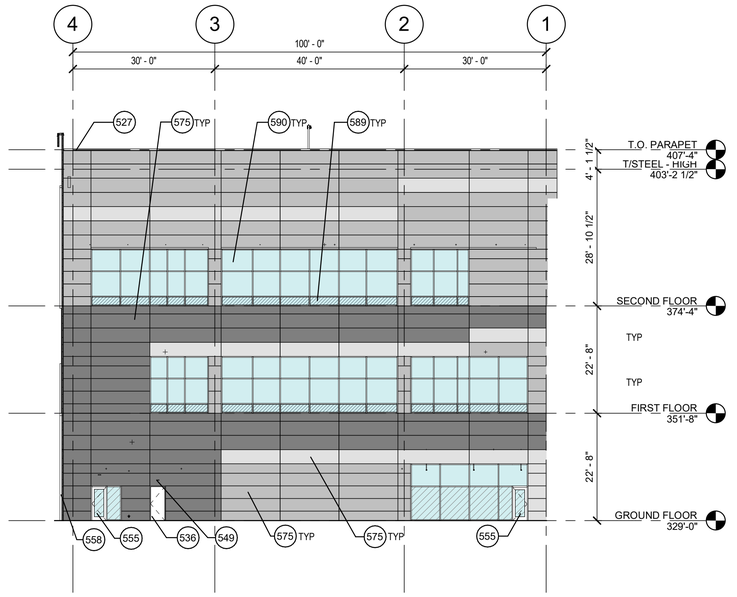
1 NORTH ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"



3 SOUTH ELEVATION

1/16" = 1'-0"

GENERAL NOTES - EXTERIORS

2 REFER TO SHEET A000-A0000200 FOR ABBREVIATIONS & SYMBOLS.
3 REFER TO SHEET A000-A0000300 FOR GENERAL NOTES.
4 ALL MULLION CAPS ARE MC-1, UNO

SHEET NOTES:

527 METAL COPING
536 HOLLOW METAL DOOR AND FRAME - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
537 ALUMINUM LOUVER WITH BIRD/INSECT SCREEN
545 ROOF-MOUNTED MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
549 EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL
555 ALUMINUM AND GLASS EXTERIOR DOOR - REFER TO DOOR/FRAME TYPES AND DOOR SCHEDULE
558 EXTERIOR EXPANSION JOINT FILLER/SEAL - REFER TO EXTERIOR SUBCONTRACTOR DRAWINGS FOR ADDITIONAL INFORMATION.
571 METAL DOWNSPOUT NOZZLE WITH FLAPPER & WALL FLANGE - REFER TO PLUMBING DRAWINGS
575 INSULATED METAL PANEL CLADDING SYSTEM
589 FRITTED GLAZING (TEMPERED)
590 FRITTED GLAZING

REV	DESCRIPTION	DRN	CHK	APP	PROJ APP	F APP	DATE
A	ISSUED FOR PERMIT	PF	SS				29MAR24

FUJIFILM Diosynth biotechnologies
100 Biotechnology Ave
Holly Springs, NC 27540
Phone: +1 919 337 4477

WM. MARK POWELL REGISTERED ARCHITECT 9093 NORTH CAROLINA CINCINNATI, OH
03-29-2024

PRELIMINARY NOT FOR CONSTRUCTION

Jacobs
2 Crowne Point Drive, Suite 100
Cincinnati, Ohio 45241 – U.S.A.
Phone: +1 513 595 7500

FDB PROJECT NO: A-130002

NORTH CAROLINA ARCHITECTURAL FIRM REG. No. 50757
NORTH CAROLINA ENGINEERING FIRM LICENSE No. F-0287
JACOBS PROJECT No. 22JAAE03

SUBJECT:
BUILDING 546 – DSM HEADBLOCK 2
ARCH – BUILDING ELEVATIONS

SCALE @ ANSI D: 1/16" = 1'-0"
DRAWING NO: A546-A2100100
REV: A

ANSI D

LAST UPDATED:03-04-2024 4:08:48 PM

Subject Title: Fujifilm Diosynth Biotechnologies Phase 2

Meeting Date: May 14, 2024

Presenter: Cheryl Caines, Catherine Jacobs, Development Services

Attachments: Development Plan Application

Project Overview/Summary

Jacobs has submitted a request for a Development Plan Major Amendment for approval of the Fujifilm Diosynth Biotechnologies Phase 2 project located at 100 Biotechnology Ave. within the Oakview Innovation Park. The proposal is to construct two buildings (266,794 sq ft) for drug manufacturing space and to expand the Central Utility Building (CUB) by 17,623 sq ft.

This amendment qualifies for administrative approval in accordance with the project's approved Economic Development Agreement.

Development Standards

Total Site Area: 152.62± acres

Proposed Building Height: 81.5 ft allowed per Development Agreement

Provided Building Setback:

North: 1,081 Ft
West: 1,160 Ft
East: 650 Ft
South: 947 Ft

Landscaping:
A Landscaping Plan will be submitted with Construction Drawings and will be reviewed for compliance with the Unified Development Ordinance and Oakview Innovation Master Plan.

Minimum Landscape Buffers:
Holly Springs New Hill Rd: 30' Type B-75
Montesale Wy: 30' Type B-75
Adjacent PUD: 20' C-225
Bufferyard (adjacent to residential uses): 50' C-225

Total Proposed Building Footprint Area:

Building Footprint: 284,417 sq ft

Parking Requirements

Total Required Parking
Required Parking Spaces: 277 Parking Spaces
Provided Parking Spaces: 423 Parking Spaces

Required Bicycle Parking for expansion
Required: 0 Bicycle Spaces (manufacturing/distribution exempt)
Provided: 0 Bicycle Spaces

Parks & Recreation

Greenways

The Town's Greenway and Trails plan shows a proposed Greenway along the western and southern edges of the project. It is an UDO requirement that Greenways and Sidepaths be constructed by the developer in accordance with the Comprehensive Plan and Engineering Design and Construction Standards. As with Phase 1, the petitioner has not provided documentation that this section of the greenway will be included with the development of this property.

Civil Improvements

Transportation

Transportation improvements for Phase 2 were considered in the Traffic Impact Analysis (TIA) associated with Phase 1 of the project. Phase 2 road improvements are outlined in the Economic Development Agreement (EDA). Phase 2 is consistent with the approved TIA and EDA and no additional improvements are required.

Utilities

Public utility needs for Phase 2 were considered with Phase 1 of the project. Phase 2 is consistent with the approved Phase 1 plans and no changes to the public systems are proposed.

The project is not subject to the Town's Water Resource Management Policy.

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 compliant with applicable development standards of the UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 21-DP-10-A03 (PLDP202400095) for Fujifilm Diosynth Biotechnologies Phase 2 Development Plan as submitted by Jacobs, dated 4/19/2024, with the following conditions:

1. All previous conditions of approval for Fujifilm Diosynth Biotechnologies Development Plan apply to this plan amendment except for any condition that describes a fee or fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The Economic Development Agreement is scheduled for the May 21st Town Council meeting. Prior to issuing the Action Notice of approval of this plan the Economic Development Agreement must be approved.