



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. March 5, 2024 Minutes

4. Requests and Communications

- a. Overlook on Main - 1220 N Main Street Rezoning

5. Other Business

6. 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:

kathryn.white@hollyspringsnc.gov 919-567-4033



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Approval of Minutes

Title: March 5, 2024 MInutes

Strategic Priority Area: Vibrant Community

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. March 5, 2024 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *March 5, 2024*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, March 5, 2024 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Daniel Weeks
Scott Chase
Chris Hills
Kendra Parrish
Irena Krstanovic
Dan Berry, Town Council Representative
Danielle Hewetson, Town Council Alternate
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate
Mayor Sean Mayefskie
CM Chris Deshazor

Members Absent: LeeAnn Plumer
Chris Hills

Staff Members
Present: Grayson Taylor
Elliot Blonshine
Sean Ryan
Matt Beard
Catherine Jacobs
Cheryl Caines
Chris Garcia
Aaron Levitt
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of February 6, 2024 as submitted.

Motion: Chris Deshazor

*Page 1 of 5
March 5, 2024 LUAC Minutes*

Second: Randy Harrington
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

a. Graham Wood Property (1432 Avent Ferry Road)

In attendance for this item was: Michael Kemp, Epcon Communities
Graham H. Wood, Owner
Laura Holloman, McAdams Co.
Jason Barron, Morning Star Law
Juan Montez
Ryan Acres

Michael Kemp has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~39.34 acres of land located at 1432 Avent Ferry Road (across from Holly Grove Elementary and Holly Grove Middle Schools). The applicant is requesting a rezoning from RR - Rural Residential to MXR-CD – Mixed-Use Residential Conditional Zoning District. The applicant is proposing a total of 122 units, which includes a mix of attached and detached dwellings.

Grayson Tayler, Development Services, gave an overview of the proposed project, as described in the Agenda Packet. He said it incorporates partial themes from the Comprehensive Plan for a Neighborhood Center, by reserving 30% of land on site as a permanent open space and allowing a mix of residential units within and at the edges of the centers. However, the proposed project does not align with the Comprehensive Plan because of the lack of any neighborhood oriented commercial uses, there are no proposed grid patterns and the lots are not primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.

Elliot Blonshine, discussed the public utilities, stating that potable water would need to be extended to the site. This project would require a sewer study and would be subject to the Water Resource Management Policy. The development proposes a new onsite pump station, as the southern portion of the site is part of the natural drainage basin and flows to the Avent Ferry Pump Station. The northern portion of the site naturally flows toward the Business Park Pump Station. Based on the long-range Wastewater Capital Improvement Plan, this site has not been identified for a future pump station.

Mr. Blonshire continued by stating that according to the Comprehensive Transportation Plan, Avent Ferry Road & Cass Holt Road are identified as 4-lane median divided roads, and Capeside Avenue is identified as a 2-lane neighborhood collector, and is to be realigned with Cass Holt Road. He explained how proposed NCDOT projects would affect the area, and that a Traffic Study would be required.

Mr. Taylor gave the staff analysis, by stating that the lack of Commercial/Mixed-Use elements with the projects does not meet the intent of the Neighborhood Center Character Area; an age-restricted community limits opportunities for children to live at the site and walk or bike to school, and that Town staff does not support the proposed pump station at this site.

Jason Barron began the applicant's presentation by stating he's been working with the applicants and Epcon on this project since 2015. During that time, the two concerns he has heard consistently from residents in the area are traffic on Avent Ferry Road, and school impacts. Epcon believes that this project would serve the underserved 55 and over community. He believes that it is precisely the correct use for this area, as it's active adult living, and allows residents to age in place. There would be virtually no impact on schools, and there would be less of an impact on traffic, since 55+ drivers typically drive in off-peak hours. He understands that the Town wants to have some commercial property in this area, but he feels that if they were to put a grocery store in this location before Avent Ferry is improved, the residents of Holly Glen would want nothing to do with it, just because of the traffic issues. There's no timetable for Phase 2 of the Avent Ferry Improvement. He feels like this seems to be a prudent use of the area. He then continued by discussing the traffic and pedestrian connections that would have to be made at Harbor Fog Trail and onto Avent Ferry Road and Capeside Avenue. He discussed the western boundary transition, explaining that they are planning a 50ft buffer to those existing homes. He then discussed the need for a realignment of Capeside Avenue and Cass Holt Road.

Sean Ryan asked why they are seeking Mixed Use Residential vs Neighborhood Center Residential. Laura Holloman said they want to be consistent with the Land Use Plan.

Tom Urquart asked if they've considered a greater proportion of single-family homes. Mr. Barrons said they're trying to hit the right numbers financially, but they could take a look at adjusting that, if necessary.

Chris Deshazor asked if they've considered condos, as people that are aging don't like stairs. The proposed townhomes are single story living, with a bath and bedroom upstairs, and are 1800 sq ft and can go up to a max of 2500 sq ft.

Chris Deshazor continued by talking about the walkability of the area. Jason Barron said they are only considering homes, not commercial properties. Epcon doesn't build mixed use developments. Mr. Deshazor asked if activities are going to be provided and was told that a clubhouse, pool, pickle ball and a full amenity package will be added.

Matt Beard said that the proposed development is in a park search area and could be a good way to tie in public use with walking trails, picnic shelters, etc. Dan Berry asked with such a close proximity to Hwy 55, why would it be in a park search area? Matt explained that they are talking about pocket parks, playgrounds, dog parks, and trails not something large like a baseball stadium.

Dan Berry stated that if we're doing Phase 2 of Utley Creek Greenway, if this project taps into that, it would be where we're going to get the greatest economies of scale. And with the realignment of Capeside, it will make the pedestrian traffic much safer.

Jason Barron spoke about the sanitary sewer system. They are planning to install an onsite pump station that would serve the entire development. He showed a cost analysis of a pump station vs a gravity system. He explained the environmental impacts of having a pump station, and that it could also serve other parcels. He concluded that this proposed use makes sense, and that it's best for the community.

Randy Harrington asked for clarification on the size of the pump station and the area it would serve. He also asked who would be responsible for the maintenance of the pump station? Jason Barron said that he believes there's a contingency for maintenance of the pump station.

Kendra Parrish spoke about the Avent Ferry pump station. She explained that this proposed plan is not an ideal situation, as the back of the development drops off pretty quickly. There are concerns about having a 70ft retaining wall. She said she would want to see a gravity system to Avent Ferry.

Sean Ryan asked Kendra if the density is lower than we assumed, what impact would that have on the Development fees? Ms. Parrish said that it messes with the financial analysis that was done a long time ago.

Juan Montez explained why they are proposing the pump station, as it would be close to 7 million dollars to level off the area.

Rachel Jones asked if there is a pump station on site, have they thought about the noise level for the residents of this project as well as neighboring developments? Juan said they would tuck it away and have buffers/screens around it. Rachel then asked what the maximum number of units they could get if they used gravity sewer. Jason Barron said it takes the unit count down to 90 or less. It's not economically feasible to run gravity sewers there.

Daniel Weeks asked if there is any kind of progressive care, and was told no, there would not be any.

Randy Harrington liked the trail connectivity, and agrees that the 55+ community would benefit. He also said that he respectfully disagrees with the statement that schools would not be affected.

Dan Berry said that while he's conflicted, ultimately, he believes this might be a good solution. Schools are already capped. Parents of school aged children are tired of being redistricted due to "normal" residential development. He also feels the proposed development could help with the road widening that's needed in the area.

Tom Urquart asked if they'd considered adding some commercial. Jason Barron said they don't build commercial. Laura Holloman said that they want to balance the front part of 3-4 stories to the other properties further in the parcel.

Chris Deshazor said he believes this conversation should be continued, so he feels the sewer study would be a good thing. What's best for the long-range needs of the Town? Senior living needs are increasing, because people are moving to live next to their kids and grand kids.

Scott Chase asked where the project fits in the Water Resource Management policy and was told it would come in at Level 2.

Rick Madoni said his only concern would be the lack of commercial in this proposal.

Sean Ryan said that the Land Use Policy was a long-range project in thought, and his concern with the rezoning is that it doesn't fit with the long-range plans for the area.

Laura Holloman asked if there are still vacant parcels in Holly Glen, and Sean said there are two vacant parcels that are zoned for commercial.

Matt Beard said he supports the off-site connectivity and park development. He wants them to make sure they have a buildable trail plan that meets ADA guidelines and is feasible from an acquisition standpoint before they go to the Council.

Elliot said that this parcel has the Cass Holt Road sliver and would need to be addressed.

Catherine Jacobs spoke about the pump station requirements, and pointed out that there are several factors that need to be considered. These are all laid out in the Engineering Design and Construction Standards.

Jason Barron said he'd like to get the sewer study started as soon as possible. Kendra said that she thinks it's ok for them to study it. Randy asked if part of that study could include a gravity system.

Mayor Mayefskie asked how many single-use pump stations are in the Town and was told there are three. He also asked what the entry level price point would be for the properties and was told \$400k for the town homes and \$500k for single family homes. They can customize to whatever they want. Some of their houses go up to a million dollars.

Mr. Barron thanked the committee for their time, and said they'd received a lot of helpful information. Laura Holloman thanked the staff for their help over the past several months.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:22

Motion: Chris Deshazor

Second: Randy Harrington



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 4.a.

Requests and Communications

Title: Overlook on Main - 1220 N Main Street Rezoning

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Grayson Taylor, Development Services

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Rezoning of the subject property located at 1220 N. Main St.

Explanation:

- Wesley Cook with Mackenan has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 9.86 acres of land located on 3 parcels at 1220 N. Main Street.
- The proposal consists of around 200 multifamily units with 10,000-12,000 square feet of commercial space on the ground floor of the building.

Background:

- The LUAC provides informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. OverlookMain_StaffReport
2. LUAC Application
3. Concept Plan



Land Use Advisory Committee

Subject Title: Overlook at Main Rezoning
Meeting Date: June 4, 2024
Presenter: Grayson Taylor, Elliot Blonshine, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

Wesley Cook with Mackenan has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 9.86 acres of land located on 3 parcels at 1220 N. Main Street. The proposal consists of around 200 multifamily units with 10,000-12,000 square feet of commercial space on the ground floor of the building.

Future Land Use Designations: Mixed-Use Center
Proposed Future Land Use Designations: Mixed-Use Center
Current Zoning: Neighborhood Mixed-Use
Proposed Zoning: CB-CD Community Business Conditional Zoning District

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

Points of discussion:

- Is the proposed project consistent with the goals of the Future Land Use designation?
- Does the proposed concept plan meet Town goals and objectives for the site, as supported by the Town's plans and policies?
- Does the arrangement of uses within the proposed building meet expectations for integrated mixed-use to allow for density greater than 15 units per acre?
- Are there any considerations for the proposal if the applicant plans to move forward?

The applicant has requested specific guidance from LUAC on the following:

- General Feedback on Rezoning and Concept Plan

Project Location Map



Staff Analysis of Proposed Concept

Comprehensive Plan Analysis

The proposed project incorporates some of the key themes from the Comprehensive Plan for a Mixed-Use Center:

- Parking between the street and building is limited.
- Building as 3-5 stories along the main corridor, as the proposed multi-dwelling housing building is shown as 5 stories.
- Multi-dwelling housing within an integrated mixed-use building, as the apartment units will be connected to the proposed retail.

Areas where the proposed project is not in alignment or in partial alignment with the Comprehensive Plan:

- Mixed-Use Centers include a variety of public open spaces throughout a walkable, activated environment.

The submitted concept plan for a Community Business Conditional Zoning District appears to meet several characteristics of the Mixed-Use Center character area, including the expected Street & Block Patterns and Building Type & Massing. With no clear defined open space on the concept plan, the proposal may be inconsistent with open space expected for a Mixed-Use Center or a Community Business Zoning District.

The plan also presents opportunities for integration with surrounding properties such as Ting Park. For example, rooftop dining or residential amenities above the proposed retail would be beneficial for connecting the two sites. The ground floor commercial space could be further activated by frequent use of residential tenants or Ting Park visitors, depending on the commercial use. Specific, high-quality architectural styles and features could further provide

integration as the site is prominent along North Main Street, and is directly visible from the baseball stadium.

Zoning Analysis

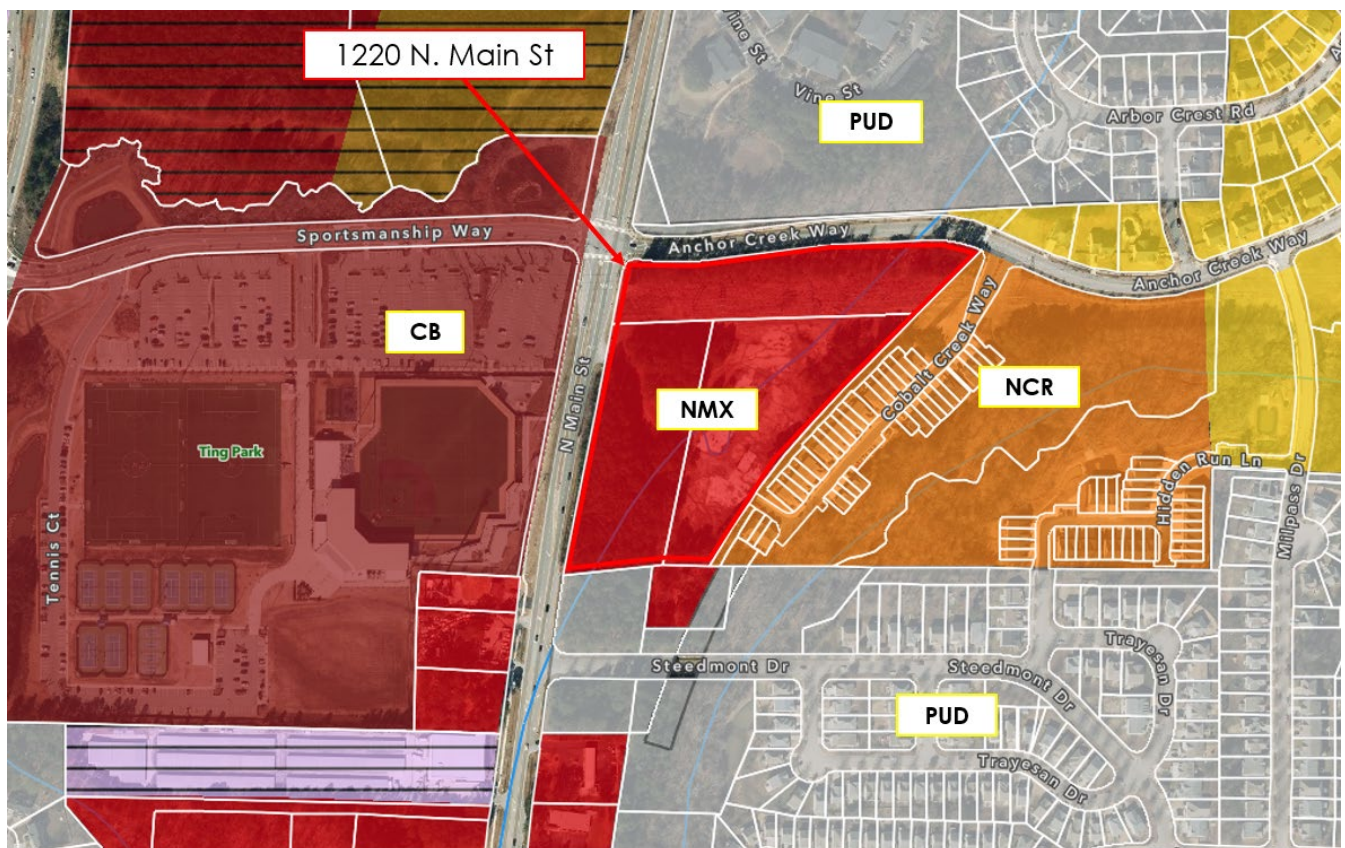
The applicant is requesting consideration of rezoning to the Community Business Conditional Zoning District (CB-CD), which is a district that may have compatibility with Mixed-Use Center Character Area.

The Community Business (CB) zoning district allows for primarily commercial uses, with Apartment Dwellings allowed with additional standards. The CB district encourages the creation of:

- High volume and high intensity commercial uses along major corridors.
- May include limited amounts of outdoor sales or outdoor operations.
- Coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby residential districts.

The CB base district development standards allow for up to 15 units per acre by right, and all buildings have a maximum height of 60ft and a minimum height of 20ft. Apartments are permitted as upper story dwellings only by right with alternate locations and configurations permitted with a Conditional Zoning District (CD). In addition, with a Conditional Zoning District, applicants can propose flexible development standards such as different building setbacks or architectural standards. Residential densities may be higher with inclusion of certain design elements.

Current Zoning Map

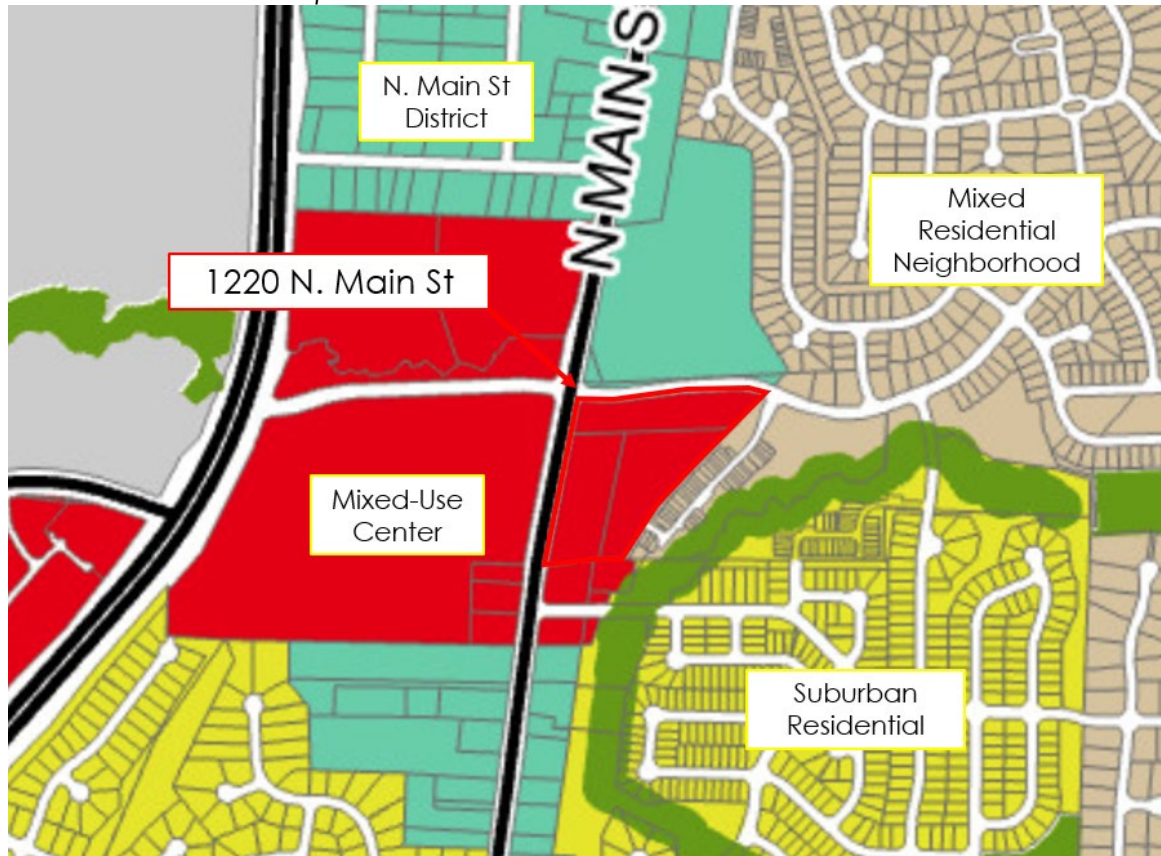


Background Information

Comprehensive Plan Section 1: Land Use & Character Plan:

The Future Land Use Map designates the project area as Mixed-Use Center.

Current Future Land Use Map



Mixed-Use Center:

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Key features of development of Mixed-Use Center:

Street & Block Patterns

- Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods.
- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- Paved surface lots have shared parking agreements.

- Formal and informal on-street parking is provided.

Open Spaces & Natural Resources

- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
- Green roof elements and/or rooftop gardens are encouraged.

Lot Size & Building Placement

- In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.

Building Types & Massing

- Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with nonresidential uses.
- Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
- Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.

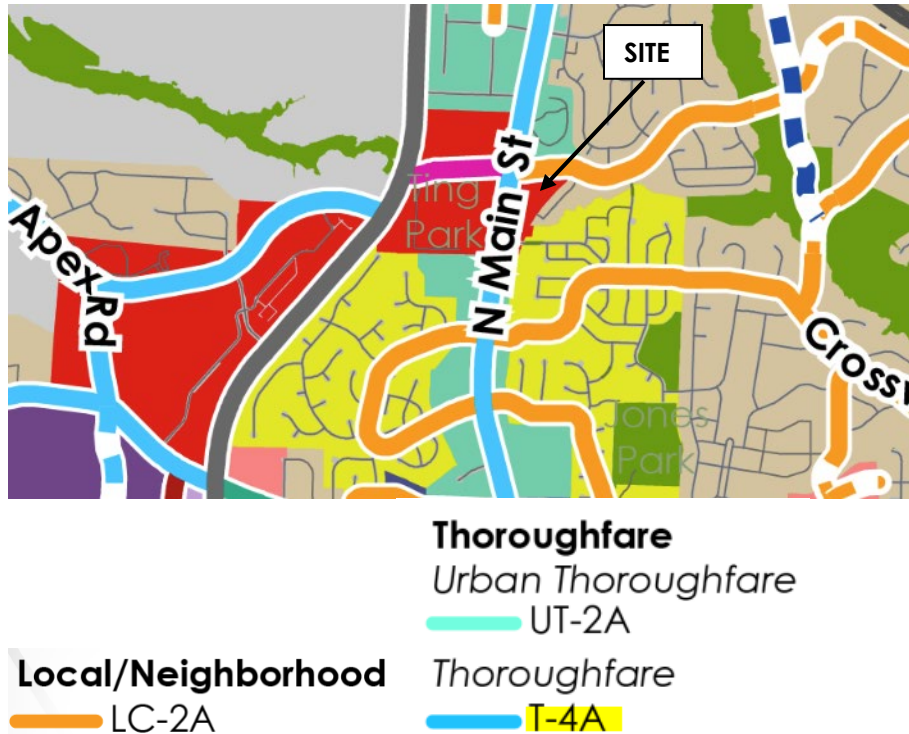
Transportation Network

- Suburban corridor character with curbs and formal street tree planting.
- Primarily auto-oriented, but should also be located along corridors served by transit.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Comprehensive Plan Section 2: Comprehensive Transportation Plan

N Main Street and Anchor Creek Way:

Per the Town's Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), right-of-way dedication and construction of thoroughfare widening to meet ½ of the ultimate street cross section, across the proposed project property frontages is required. This property has frontage along N Main Street and Anchor Creek Way. The ultimate street cross sections for these roadways in the CTP are a 4-lane median divided thoroughfare for N Main Street and a 2-lane local connector for Anchor Creek Way. (See below).



Traffic Study:

A Traffic Study is required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and to recommend improvements required to mitigate the project impact. All improvements identified during the Traffic Study review process are required to be shown on the subsequent Major Subdivision Plan and/or Development Plans. Improvements are required to be designed and constructed by the developer. A Traffic Study Scoping Meeting is required with the developer's engineer, the Town, and NCDOT. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Vehicular stubs to all adjacent parcels and/or connection to existing stubs on adjacent parcels will be required per the UDO.

Comprehensive Plan Section 3: Parks, Recreation, and Greenways:

The proposal would extend Sidepath along the N Main St frontage as shown in the Comprehensive Plan, including an off-site extension of the 10' Sidepath to tie into the end of the existing sidewalk at Steedmont Dr.

Comprehensive Plan Section 5: Utilities & Infrastructure:

With the development of this property, public utility connection is required in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards (ED&CS) and other governing standards.

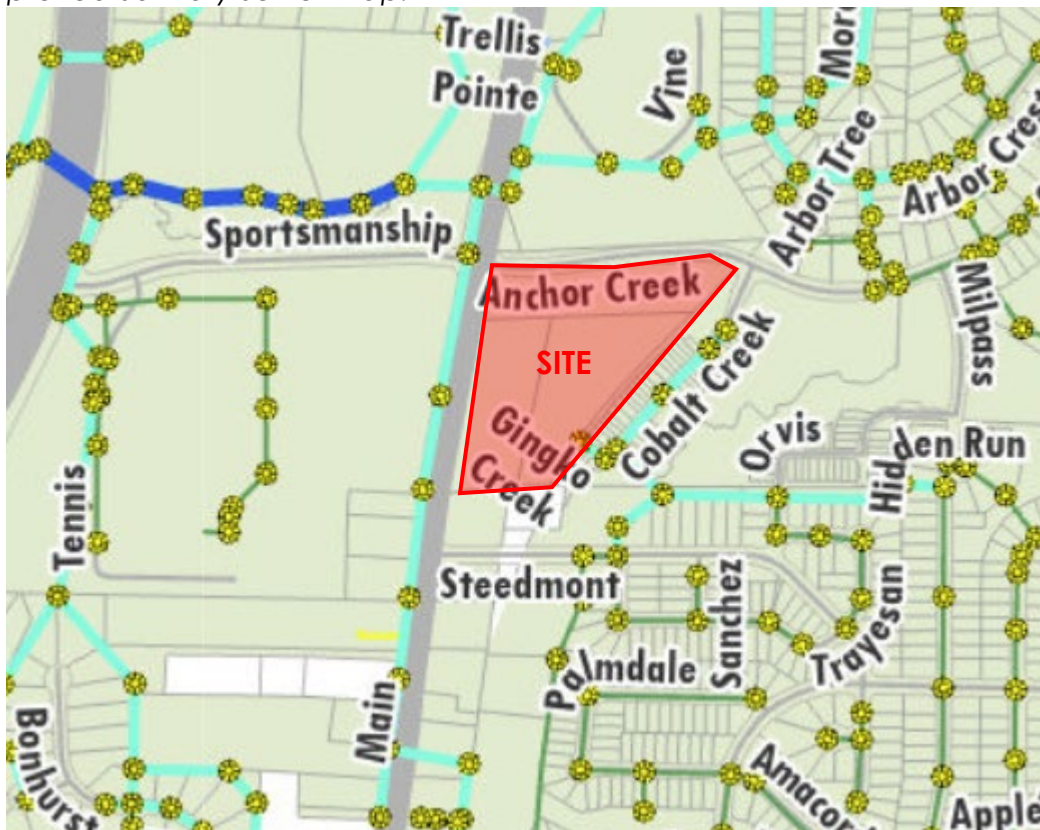
Sanitary Sewer:

There is existing gravity sewer available to the west in N Main Street. A Downstream Sewer Evaluation will be required at the time of Rezoning petition submittal to evaluate the capacity and condition of existing downstream sewer infrastructure and pump stations to determine the project impact. All improvements identified during the Sewer Study review process are required to be shown on the subsequent Major Subdivision Plan and/or Development Plans. Improvements are required to be designed and constructed by the developer. A Sewer Study Scoping Meeting is required with the developer's engineer and the Town. The Sewer Study is required to be submitted with the first Rezoning Petition Submittal.

Water Resource Management Policy:

This project will be subject to the Town's Water Resource Management Policy and will be considered a Priority Level 2.

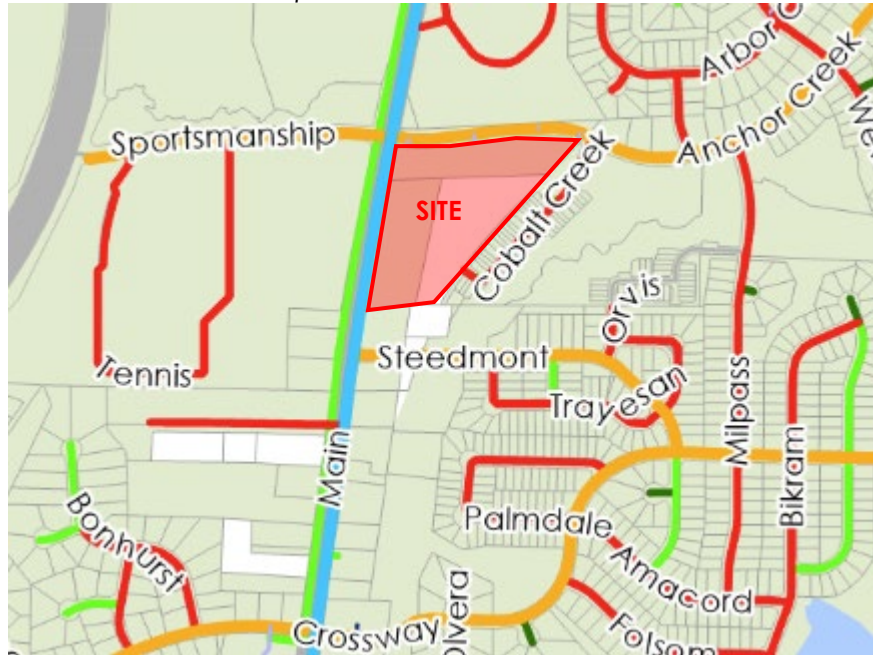
Town's Approved Sanitary Sewer Map:



Potable Water:

There is an existing watermain to the north in Anchor Creek Way and to the west in N Main Street. Watermain will also be extended throughout the site to serve the development and to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Major Subdivision Plan and/or Development Plans to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



Motion/Action Requested

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

Agenda Item Contact Information				
Agenda item prepared by:		Grayson Taylor		
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Grayson Taylor	X			
Elliot Blonshine	X			

General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

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 CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

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

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

Area Plan Designation
If applicable _____

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☐ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other: _____

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

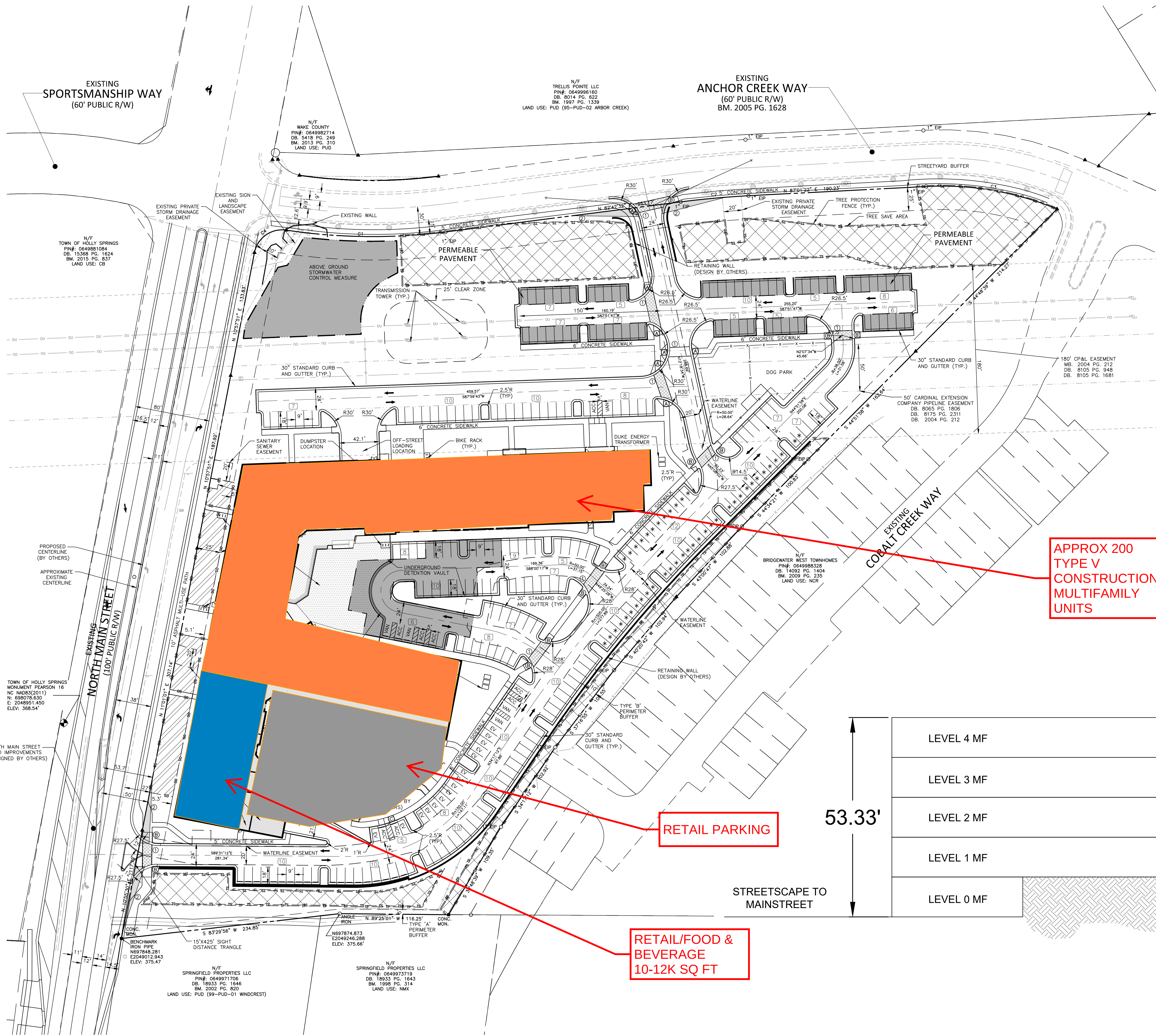
LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

I:\Projects\MKN\MKN22001\04-Production\Engineering\Production Drawings\Current Drawings\Development Plan\MKN22001-51.dwg, 7/13/2023 10:06:15 AM, Savana Bennett



SITE LEGEND

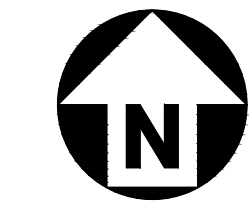
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	FUTURE ELECTRIC VEHICLE PARKING
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY CONCRETE
	TREE SAVE AREA / OPENSACE
	OPENSACE
	STAMPCRETE (SEE DETAIL SHEET C8.00)

KEY LEGEND

	① STANDARD 10' CROSSWALK
	② 10'X70' SIGHT DISTANCE TRIANGLE

GENERAL NOTES:

- ALL PARKING LOTS ARE TO BE PRIVATELY MAINTAINED
- ALL DRIVE AISLES ARE TO BE HEAVY DUTY ASPHALT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MACKENAN
315 N. ACADEMY STREET, SUITE 201
CARY, NC 27517
WESLEY COOK
PHONE: 919.740.3359



OVERLOOK AT MAIN
DEVELOPMENT PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540



REVISIONS		
NO.	DATE	
1	07. 14. 2023	REVISED PER TOWN COMMENTS
2		
3		
4		
5		
6		
PLAN INFORMATION		
PROJECT NO.	MKN-22001	
FILENAME	MKN22001-51	
CHECKED BY	JCM	
DRAWN BY	JBC	
SCALE	1" = 50'	
DATE	04. 28. 2023	
SHEET		
SITE PLAN		

C2.00