



Town of Holly Springs
Development Review Committee
3:00 PM **Tuesday, June 11, 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 23, 2024 Regular Meeting Minutes
- b. May 14, 2024 Regular Meeting Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. Village Gate Tract 1B 23-DP-14

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 23, 2024 Regular Meeting Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve January 23 minutes

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.



Development Review Committee Minutes: January 23, 2024

Motion: LeRoy Smith
Second: Irena Krstanovic
Vote: Unanimous

Agenda Item 7: Adjournment

The meeting adjourned at 3:10 PM

Mackenzie Fretz
DRC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.b.

Recognition - PB

Title: May 14, 2024 Regular Meeting Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve May 14 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC Minutes_20241405



Development Review Committee Minutes: May 14, 2024

The Development Review Committee met virtually on Tuesday, May 14, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Development Projects

a. SVG Concrete 17-DP-03-A01

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

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.

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.

Motion: Randy Harrington
Second: LeeAnn Plumer
Vote: Unanimous

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

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

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.

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.

Motion: Daniel Weeks
Second: Randy Harrington
Vote: Unanimous

c. Norris Crossing Amenity Center 24-DP-01

Brett Gosney presented the Committee with an overview of the project.

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.

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.

Motion: Paige Scott
Second: Daniel Weeks
Vote: Unanimous

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

Cheryl Caines presented the Committee with an overview of the project.

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.



Development Review Committee Minutes: May 14, 2024

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.*

*Motion: LeeAnn Plumer
Second: Daniel Weeks
Vote: Unanimous*

Agenda Item 3: Adjournment

The meeting adjourned at 3:57 PM

Mackenzie Fretz
DRC Clerk



Holly Springs

Subject Title: Village Gate Tract 1B (Medical Office Building)
Meeting Date: June 11, 2024
Presenter: Grayson Taylor, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Chris Rurkowski with TMTLA Associates has submitted a Development Plan request for Village Gate Tract 1B. The proposed development is located at 1036 S. Main Street on a 1.33-acre parcel zoned CB-CD Community Business Conditional Zoning District. The site is designated as Tract 1B under the approved Village Gate Master Plan 20-MAS-03-A02. The new building will be approximately 12,000 sf.

This project qualifies for administrative approval in accordance with the adopted standards in the Unified Development Ordinance (UDO). As the Master Plan was approved under the Town's 2002 Unified Development Ordinance, the proposed development qualifies for review under this previous ordinance. 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 Medical Office as designated under the Village Gate Master Plan.
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: ± 1.33 acres

Proposed Building Height: 21 Ft

Provided Building Setback:

S. Main St: 75'
North: 80'
South: 13'
West: 96'

Minimum Landscape Buffers:

S. Main St: 10' Type B
North: 5' Type A
South: 10' A-20

West: 10' A-20

Total Building Footprint Area:

Building Footprint: 12,000 sf

Parking Requirements

Total Required Parking

Minimum Parking Spaces: 48 Parking Spaces

Maximum Parking Spaces: 72 Parking Spaces

Provided Parking Spaces: 72 Parking Spaces

Civil Improvements

Transportation

This project proposes to use cross access easements to both the Aspens Senior Living Center and the Hamptons Inn to share use of their respective driveways. The proposed number of daily and peak hour trips were consistent with the previously approved traffic study associated with the rezoning and major subdivision.

Utilities

The proposed building will connect to the existing public water main stubbed from the Hampton Inn development. A Fire Flow Analysis was successfully completed.

The proposed building will connect to the existing sanitary sewer manhole located north on the Aspens property. The proposed sewer flow was consistent with the previously approved sewer study associated with the rezoning and major subdivision. This project is not subject to the 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-14 (PLDP202300292) for Village Gate Tract 1B as submitted by TMTLA Associates, dated revised 6/7/2024, with the following conditions:

1. All previous conditions of approval for Village Gate Rezoning 19-REZ-03 and 23-REZ-08 & Village Gate Master Plan 20-MAS-03-A02 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. Civil Construction Drawings for Village Gate Tract 1B will only be approved following approval or concurrent with approval of Civil Construction Drawing modifications for the stub relocation to the Aspens.
3. Mechanical equipment and required screening locations will be required at building permit review. Any mechanical equipment cannot be located in any required setbacks or buffers.
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. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.

6. All Special Studies must be finalized prior to being scheduled for DRC.
7. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
8. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. 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
11. 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.
12. 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.
13. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
14. 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.

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: Village Gate Tract 1B- Medical Office Building

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

PUD/Master Plan/Subdivision 20-MAS-03 Shopping Center/Lot# _____

Project Location: 1036 S Main Street

Use street address. If none, use the closest intersection

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

PIN: 0648-86-4611

Real Estate ID: _____

Project Acreage (rounded to nearest tenth): 1.33 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: CB-CU Proposed Use (see UDO Table 3.2.A): Medical Office Building

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: 10/24/2023

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 Chris Rurkowski Company TMTLA Associates

Mailing Address 5011 Southpark Drive, Suite 200

City Durham State NC Zip 27713

Telephone # (919) 484-8880 E-Mail chris@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

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 Eli Zablud Company Dunn Investments, LLC
Mailing Address 220 Tals Rock Way, Suite 305
City Cary State NC Zip 27519
Telephone # () E-Mail ez@nc.rr.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

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

Landscape Architect

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

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

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

Property Owner - Required

Name Eli Zablud Company _____
Mailing Address 220 Tals Rock Way, Suite 305
City Cary State NC Zip 27519
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, Chris Rurkowski, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Chris Rurkowski Date: 11/13/2023

REFERENCE PLANS

MASTER PLAN: 20-MAS-03, PLRZ202300239
MIXED USE OPTION SPECIAL EXCEPTION USE: 20-SEU-09
DEVELOPMENT PLAN: 20-DP-12

GEODETIC MONUMENT
NO GEODETIC MONUMENT HAS BEEN LOCATED WITH 2,000 FT OF SITE.

SITE DATA- TRACT 1B	
PIN:	0648-86-4611
ADDRESSES:	1036 S. MAIN ST, HOLLY SPRINGS, NC
TOTAL TRACT AREA:	58,069 SF 1.33 AC
ZONING:	CB-CD
PROPOSED USE:	INTEGRATED CENTER (LIMITED TO MEDICAL & PROF. OFFICE)
OWNER:	DUNN INVESTMENTS, LLC
NUMBER OF LOTS:	1 LOT
PROPOSED BUILDING:	12,000 SF
OWNER:	DUNN INVESTMENTS, LLC
SETBACKS AND BUFFERS:	
THOROUGHFARE:	10'
MIN. SIDE YARD:	10'
MINIMUM REAR YARD:	10'
MINIMUM BUFFERYARD:	20'
PROPOSED SEWER FLOW	
12,000 SF OFFICE @ 0.12 GPD/SF=	1,440 GPD
*PLANS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS	

DEVELOPER/OWNER
DUNN INVESTMENTS, LLC
220 TALS ROCK WAY, SUITE 305
CARY, NC 27519
919-418-3014

LANDSCAPE ARCHITECT
TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE 200
DURHAM, NC 27713
919-484-8880

CIVIL ENGINEER
ALLEN CONSULTING
10609 OLD PINE COURT,
RALEIGH, NC 27613

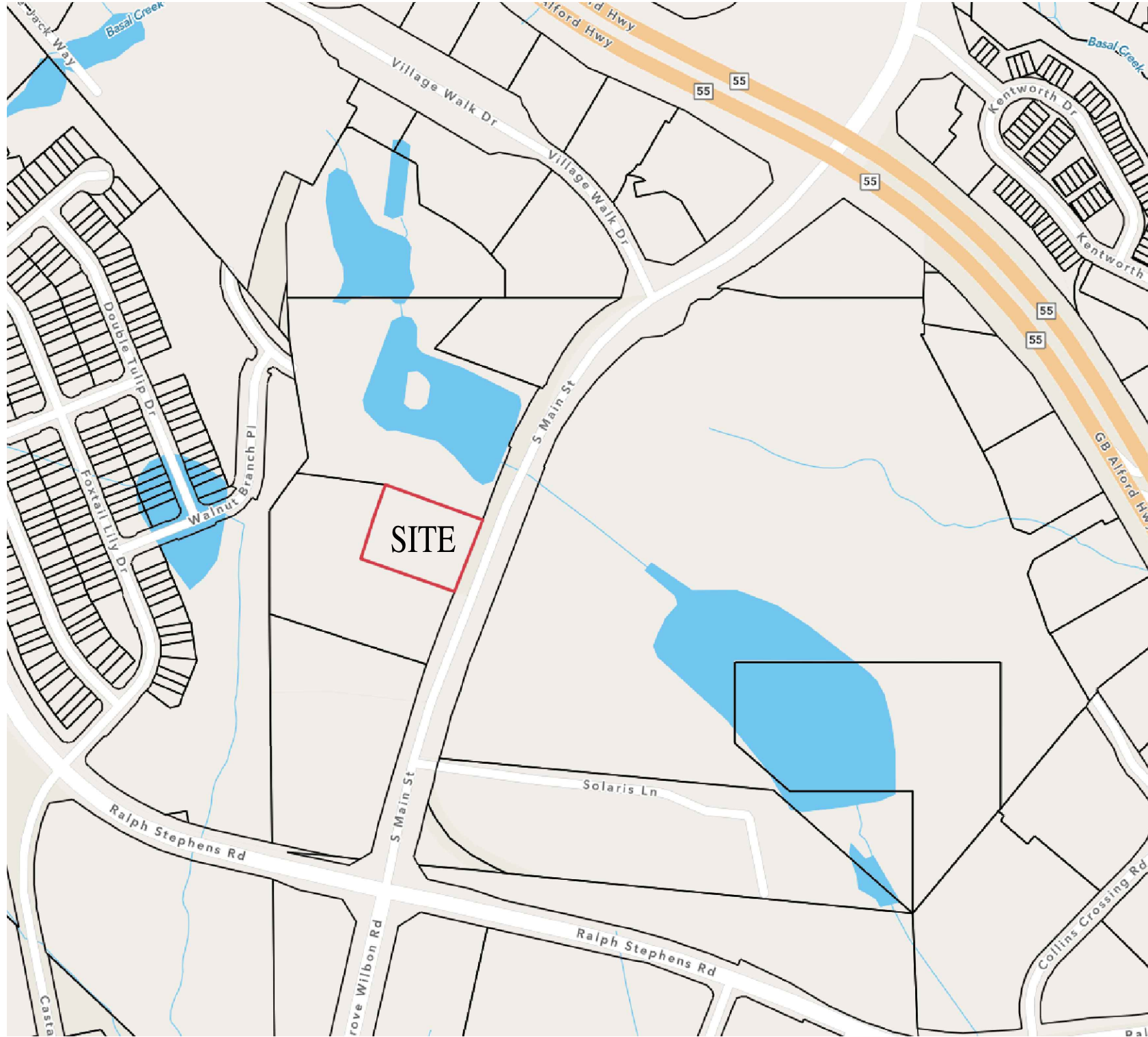
SURVEYOR
BATEMAN CIVIL SURVEY
2524 RELIANCE AVENUE
APEX, NC 27539

All construction shall conform to Town of Holly Springs Engineering Design and Construction Standards.
I certify that these plans were prepared and that this project shall be constructed in accordance with the following plans, the latest edition of the Engineering Design and Construction Standards of the Town of Holly Springs and other applicable Town ordinances and policies. The Engineer whose seal and signature appear below certifies that the Town of Holly Springs Engineering Design and Construction Standards have been thoroughly reviewed for applicability to this particular project

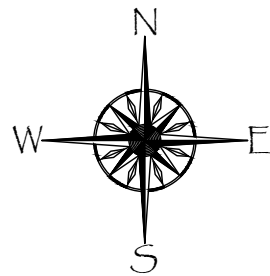
CONSTRUCTION DRAWING APPROVAL REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

Internal roadways must be lighted prior to first C.O. and all adjacent roadways will be required to be lighted prior to street acceptance for 1 year warranty.

Village Gate
Tract 1B
PROJECT #: 23-DP-14
PLDP202300292
HOLLY SPRINGS, NORTH CAROLINA
DEVELOPMENT PLAN



VICINITY MAP



SUBMITTALS

FIRST SUBMITTAL _____ 9/26/2023
SECOND SUBMITTAL _____ 2/16/2024
THIRD SUBMITTAL _____ 3/18/2024

INDEX

COVER SHEET	
DEVELOPERS AGREEMENT _____	DA
EXISTING CONDITIONS _____	C-1
SITE PLAN _____	L-1
LANDSCAPE PLAN _____	L-2 TO L-3
TREE PRESERVATION PLAN _____	L-4
DETAILS _____	L-5
UTILITY PLAN _____	C4
GRADING/DRAINAGE _____	C5
FIRE MARKING PLAN _____	C7
SCM DETAILS _____	SW1
DETAILS _____	D1-D8
LIGHTING PLAN _____	
ARCHITECTURAL ELEVATIONS _____	



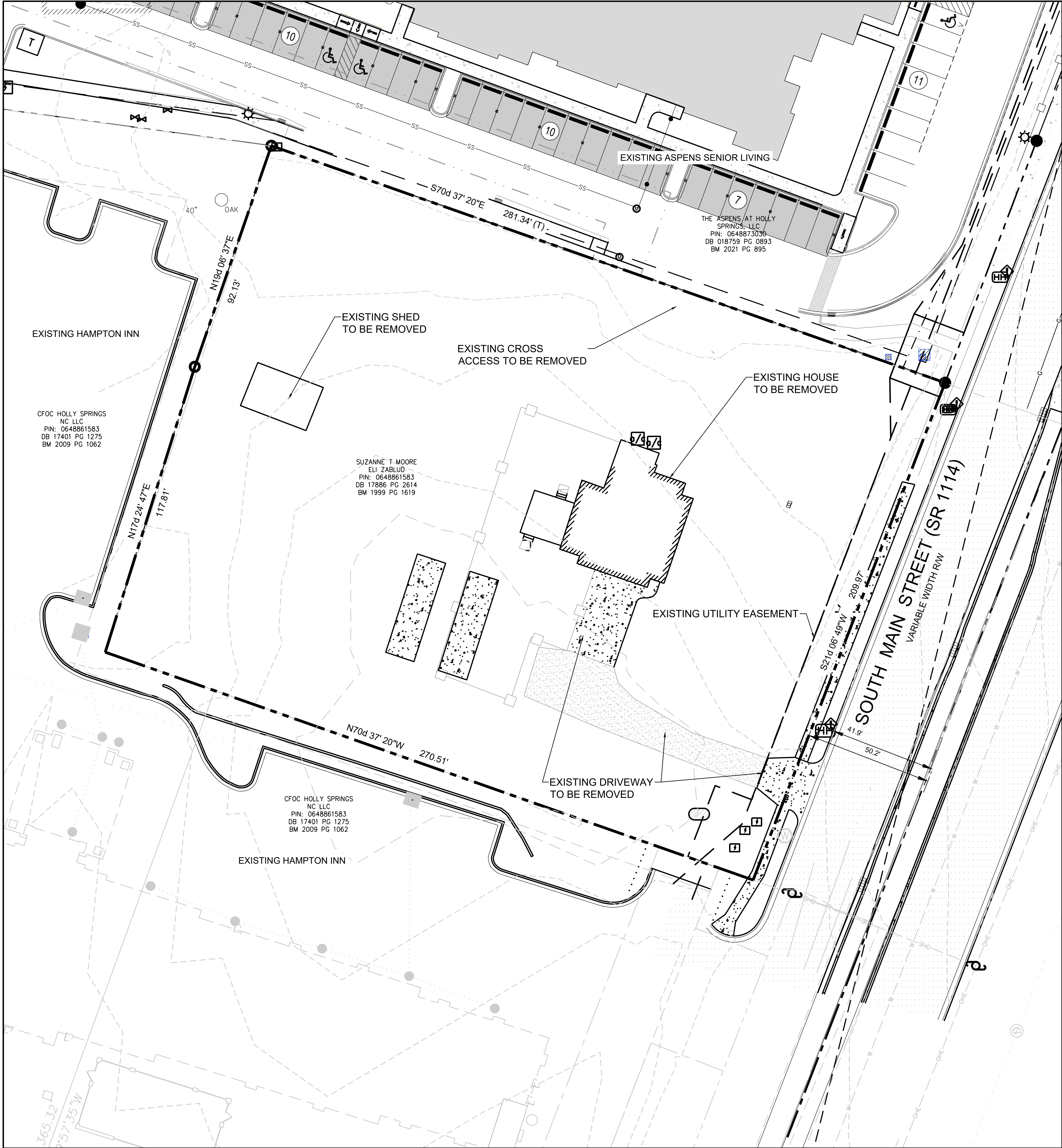
REVISIONS:
2-16-2024- PER TOHS COMMENTS
3-18-2024- PER TOHS COMMENTS

COVER
Village Gate Tract 1B
South Main Street
Holly Springs, NC

SCALE:
AS NOTED
DRAWN BY:
CDR
PROJECT #
21120
DATE:
9/26/2023

SHEET
COVER
OF

Z:\Projects\El Zablud\Holly Springs\Tract 1B Office\CAD\Holly Springs\Tract 1B Site.dwg Ex-1, 6/7/2024 8:46:34 AM
DWG To PDF.pc3

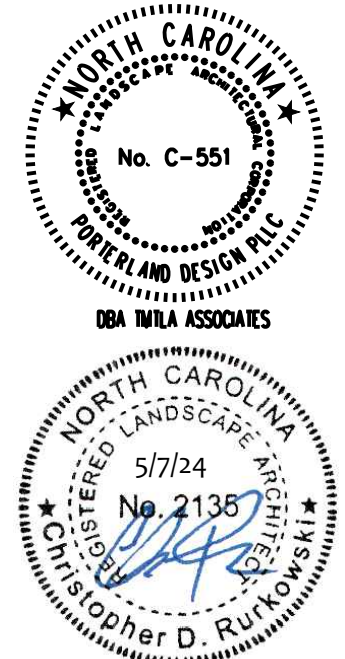
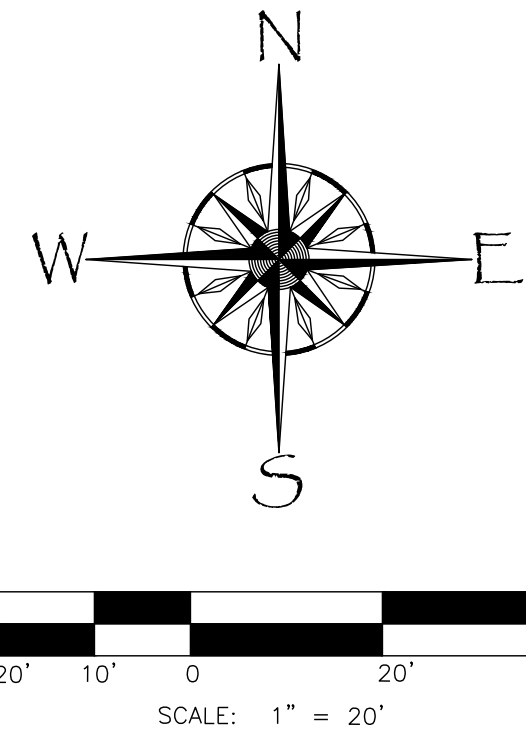


SITE DATA- TRACT 1B	
PINS	0648-86-4611
TOTAL TRACT AREA:	58,069 SF (1.33 AC)
ZONING:	CB-CD
PROPOSED USE:	INTEGRATED CENTER (LIMITED TO MEDICAL & PROF. OFFICE)
OWNER:	DUNN INVESTMENTS, LLC

- Notes:
1. Boundary, field topographic, building, and utility information taken from a digital file provided by Bateman Civil Survey dated 12/19/2019 and updated 9/18/2023.
 2. The site is located within Zone X (MINIMAL FLOOD RISK) on FEMA flood map panel 3720064800K dated 07/19/22.
 3. All existing structures, pavement and septic systems shall be removed.

GENERAL NOTES
ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE THE RELOCATION OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL ORDINANCE.
ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT.
DIGITAL INFORMATION IS FROM SURVEY DATED DEC. 2019 FROM BATEMAN CIVIL SURVEY.

- GENERAL NOTES
1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-9949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY. BASE SURVEY SUPPLIED BY BATEMAN CIVIL SURVEY. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
 3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
 4. BUILDING FOOTPRINT PROVIDED BY DESIGN DEVELOPMENT ARCHITECTS.
 5. HIC RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
 7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
 8. NO FILL MATERIAL IS TO BE BROUGHT INTO THE NRBI BUFFERS.
 9. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
 10. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL. AT CONSTRUCTION DRAWING REVIEW AS WELL AS BUILDING PERMIT. ENSURE THAT NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL.

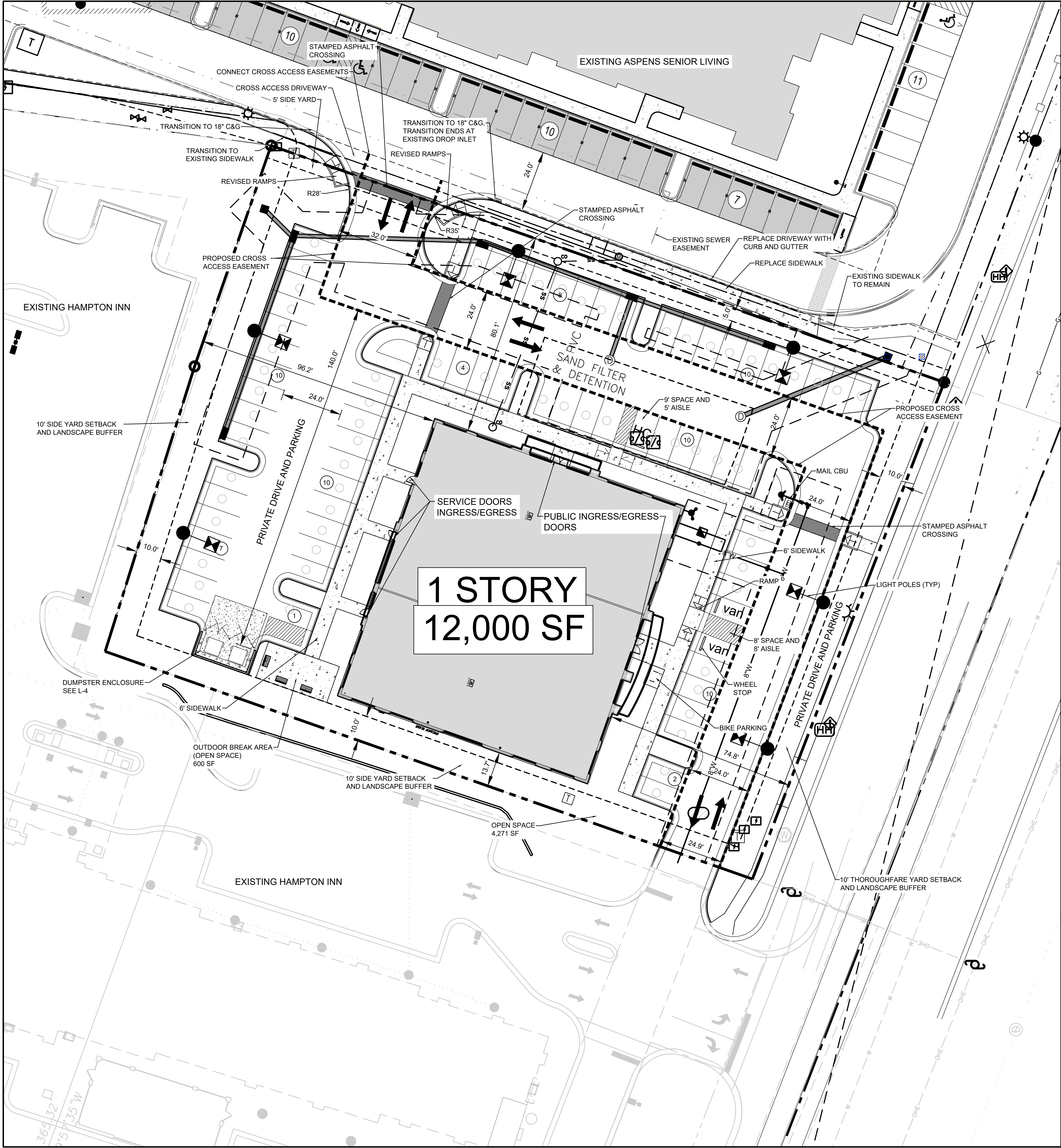


REVISIONS:

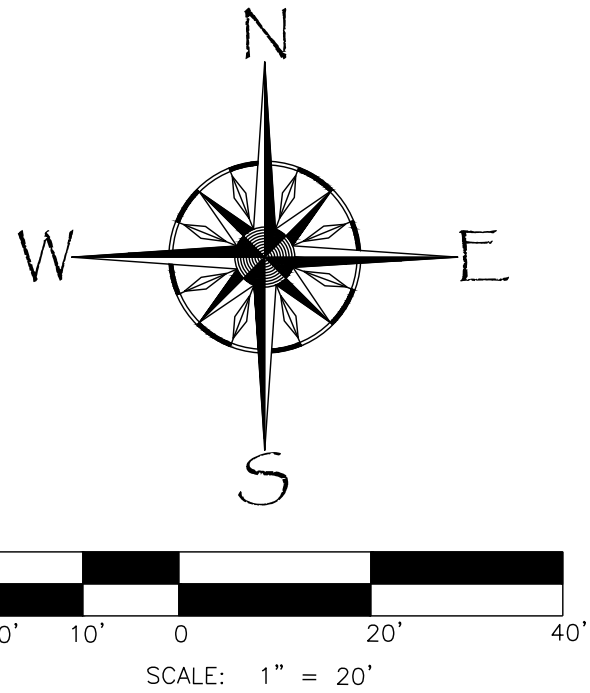
Site Plan
Village Gate Tract 1B
South Main Street
Holly Springs, NC

SCALE:
1"=20'
DRAWN BY:
CDR
PROJECT #
21120
DATE:
9/26/23
SHEET
EX-1
OF 1

Z:\Projects\El Zabbat\Village Gate\Tract 1B Office\CAD\Village Gate Tract 1B SPC.dwg, L-1, 6/7/2024 8:46:41 AM, DWG To PDF.pc3



- GENERAL NOTES
1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
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 11. LETTERING AND ADDRESSING FOR SUITES TO BE A MINIMUM OF 6" HEIGHT TEXT.



SITE DATA- TRACT 1B	
PINS	0648-86-4611
TOTAL TRACT AREA:	58,069 SF (1.33 AC)
ZONING:	CB-CD
PROPOSED USE:	INTEGRATED CENTER (LIMITED TO MEDICAL & PROF. OFFICE)
OWNER:	DUNN INVESTMENTS, LLC
NUMBER OF LOTS:	1
PROPOSED BUILDING:	12,000 SF OFFICE
PROPOSED BUILDING HT:	21'
SETBACKS AND BUFFERS:	
THOROUGHFARE:	10' MIN.
MIN. SIDE YARD:	10'
MINIMUM REAR YARD:	10'
MINIMUM BUFFERYARD:	5' (20-VARTC-07)
PARKING REQUIRED	
MINIMUM PARKING	4 PER 1,000 SF 48 VEHICLE SPACES REQUIRED 4 BICYCLE PARKING SPACES
MAXIMUM PARKING	6 PER 1,000 SF 72 SPACES MAX.
PARKING PROVIDED:	72 VEHICLE SPACES 4 BICYCLE PARKING SPACES
OPEN SPACE CALCULATIONS:	
58,069 SF X 1% =	580 SF REQUIRED 600 SF PROVIDED

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING AND CONSTRUCTION STANDARDS

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

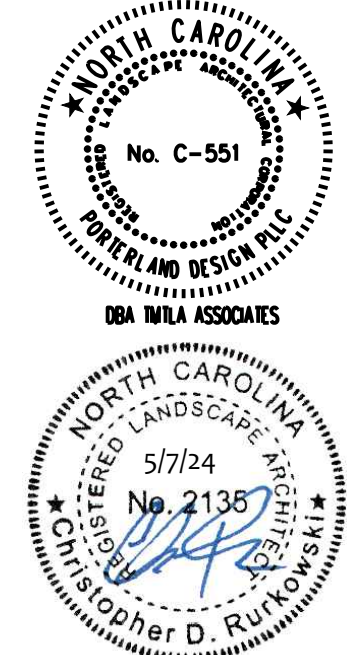
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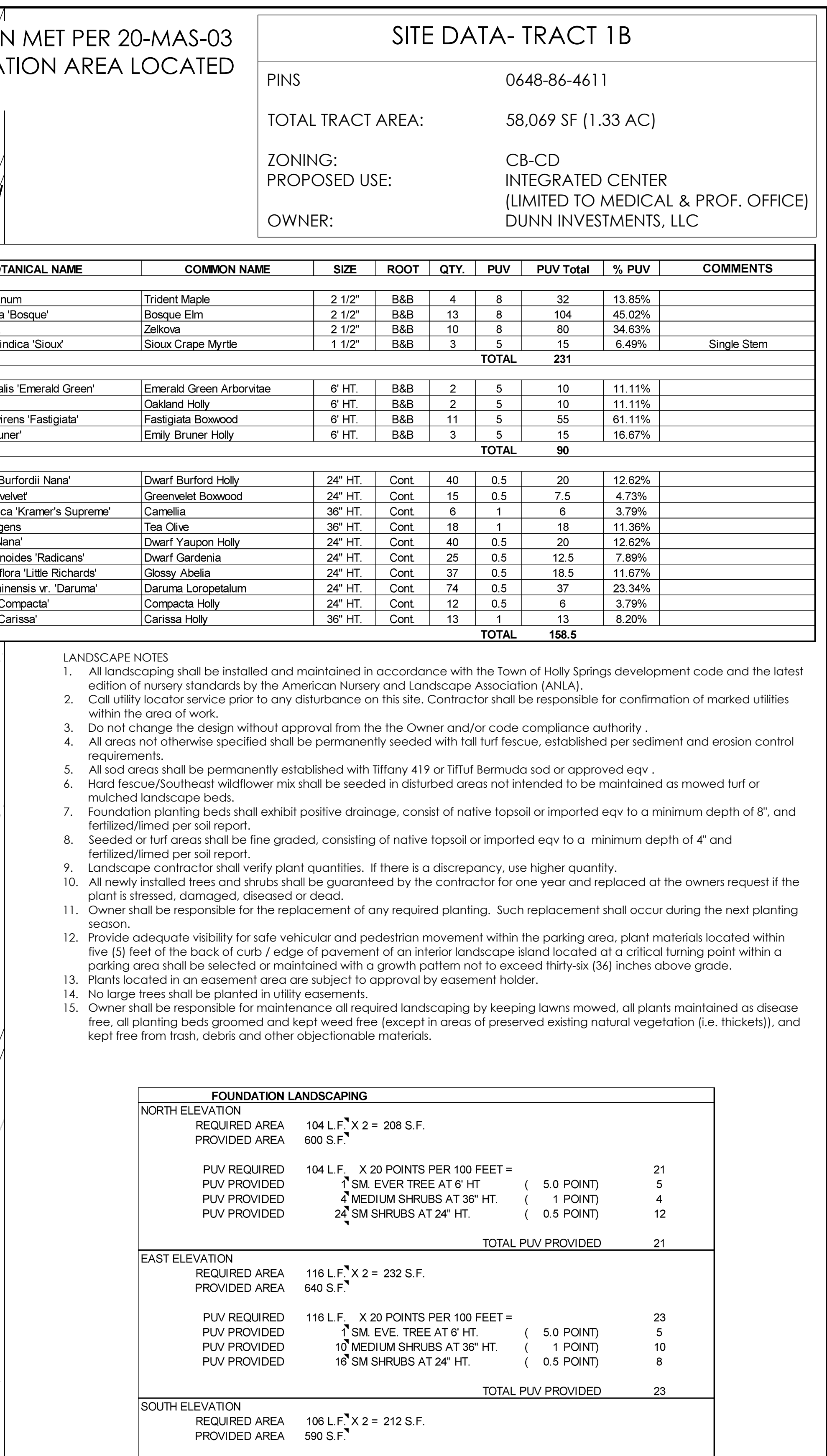
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL ORDINANCE.

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DIGITAL INFORMATION IS FROM SURVEY DATED DEC. 2019 FROM BATEMAN CIVIL SURVEY.



REVISIONS:	



INTERIOR PARKING LANDSCAPING	
TOTAL PARKING SPACES	= 73
INTERIOR PARKING ISLANDS REQUIRED	= 7
INTERIOR LANDSCAPE ISLANDS PROVIDED	= 14
INTERIOR LARGE DECIDUOUS TREES REQUIRED	= 7
INTERIOR LARGE DECIDUOUS TREES PROVIDED	= 10
INTERIOR EVERGREEN SHRUBS REQUIRED	= 29
INTERIOR EVERGREEN SHRUBS PROVIDED	= 40

FOUNDATION LANDSCAPING				
NORTH ELEVATION				
REQUIRED AREA	104 L.F. ²	X 2 =	208 S.F.	
PROVIDED AREA	600 S.F. ²			
PUV REQUIRED	104 L.F.	X 20 POINTS PER 100 FEET =		21
PUV PROVIDED	1	SM. EVER TREE AT 6' HT.	(5.0 POINT)	5
PUV PROVIDED	4	MEDIUM SHRUBS AT 36" HT.	(1 POINT)	4
PUV PROVIDED	24	SM SHRUBS AT 24" HT.	(0.5 POINT)	12
TOTAL PUV PROVIDED				21
EAST ELEVATION				
REQUIRED AREA	116 L.F. ²	X 2 =	232 S.F.	
PROVIDED AREA	640 S.F. ²			
PUV REQUIRED	116 L.F.	X 20 POINTS PER 100 FEET =		23
PUV PROVIDED	1	SM. EVE. TREE AT 6' HT.	(5.0 POINT)	5
PUV PROVIDED	10	MEDIUM SHRUBS AT 36" HT.	(1 POINT)	10
PUV PROVIDED	16	SM SHRUBS AT 24" HT.	(0.5 POINT)	8
TOTAL PUV PROVIDED				23
SOUTH ELEVATION				
REQUIRED AREA	106 L.F. ²	X 2 =	212 S.F.	
PROVIDED AREA	590 S.F. ²			
PUV REQUIRED	106 L.F.	X 20 POINTS PER 100 FEET =		21
PUV PROVIDED	1	SM. EVE. TREE AT 6' HT.	(5.0 POINT)	5
PUV PROVIDED	8	MEDIUM SHRUBS AT 36" HT.	(1 POINT)	8
PUV PROVIDED	16	SM SHRUBS AT 24" HT.	(0.5 POINT)	8
TOTAL PUV PROVIDED				21
WEST ELEVATION				
REQUIRED AREA	116 L.F. ²	X 2 =	232 S.F.	
PROVIDED AREA	620 S.F. ²			
PUV REQUIRED	116 L.F.	X 20 POINTS PER 100 FEET =		23
PUV PROVIDED	1	SM. EVER TREE AT 6' HT.	(5.0 POINT)	5
PUV PROVIDED	8	MEDIUM SHRUBS AT 36" HT.	(1 POINT)	8
PUV PROVIDED	20	SM SHRUBS AT 24" HT.	(0.5 POINT)	10
TOTAL PUV PROVIDED				23
DUMPSTER ENCLOSURE				
REQUIRED AREA	68 L.F. ²	X 2 =	136 S.F.	
PROVIDED AREA	210 S.F. ²			
PUV REQUIRED	68 L.F.	X 20 POINTS PER 100 FEET =		14
PUV PROVIDED	10	SM. EVER TREE AT 6' HT.	(5.0 POINT)	50
TOTAL PUV PROVIDED				50

REVISIONS:
2-16-2024- PER TOHS COMMENTS
3-18-2024- PER TOHS COMMENTS

Landscape Plan
Village Gate Tract 1B
South Main Street
Holly Springs, NC

SCALE:
1"=20'

DRAWN BY:
CDR

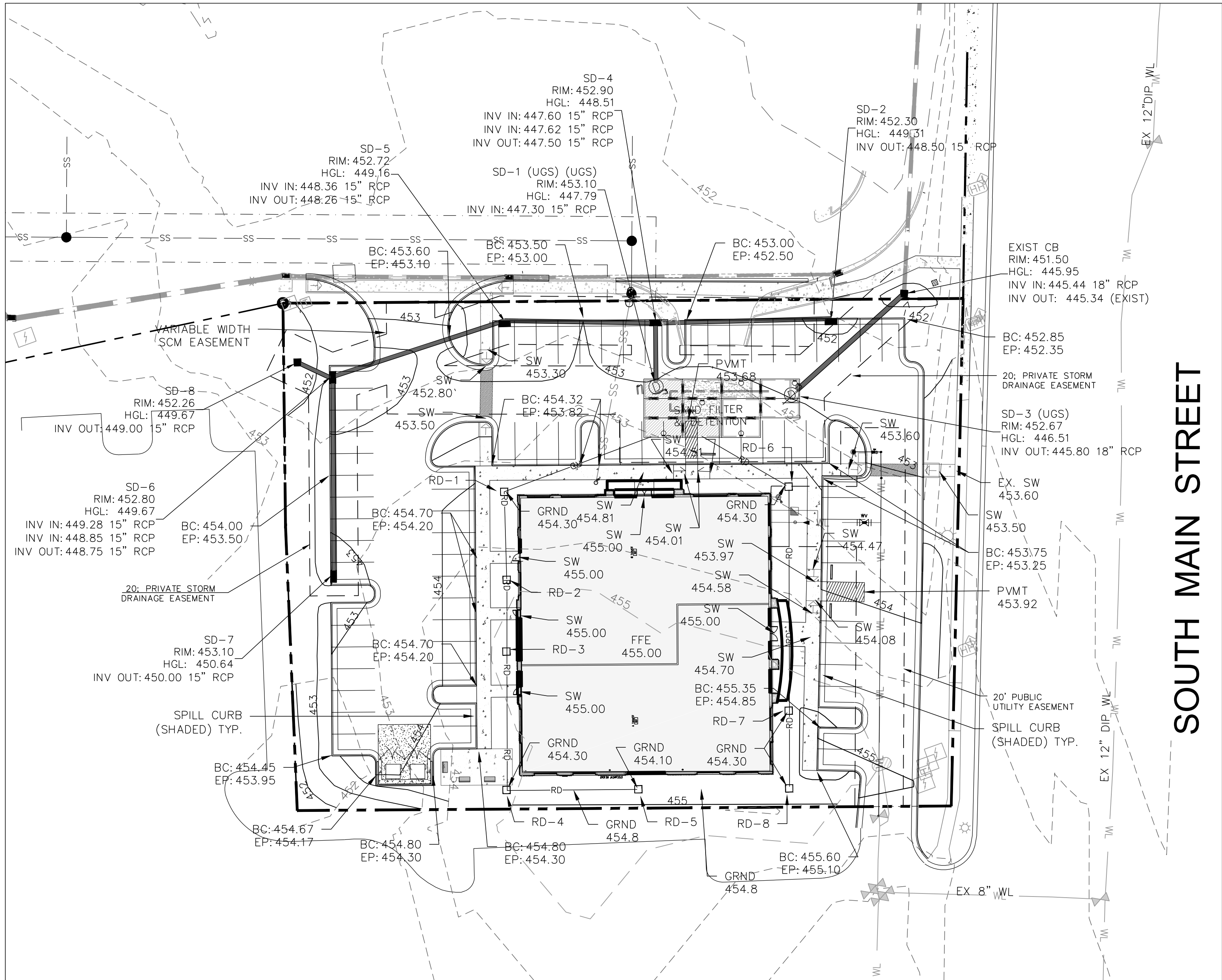
PROJECT #
21120

DATE:
9/26/2023

SHEET
L-2
OF 1



OF



SOUTH MAIN STREET

- PRELIMINARY PLANS - NOT FOR CONSTRUCTION
THIS NOTE WILL BE REMOVED UPON FINAL
APPROVAL OF GOVERNMENTAL AGENCY APPROVING
THE PLANS
- OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN
FINAL CONSTRUCTION DOCUMENTS FROM DESIGNER
PRIOR TO CONSTRUCTION STAKING.
- THE CLIENT SHALL BE FULLY RESPONSIBLE FOR
THE EXPLORATION AND IDENTIFICATION OF ALL
SUB-SURFACE CONDITIONS ON THE SITE, AND
SHALL PROVIDE ANY AND ALL INFORMATION TO
THE DESIGN TEAM.
- THE CLIENT/DEVELOPER SHALL FULLY REVIEW
AND UNDERSTAND THE INFORMATION DEPICTED ON
THESE PLANS AND SHALL APPROVE THE RELEASE
OF THESE PLANS TO BE SENT OUT FOR
CONSTRUCTION.
- OWNER: _____ DATE: _____
- THIS DRAWING IS THE PROPERTY OF
ALLEN CONSULTING, PLLC
AND IS NOT TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART WITHOUT PERMISSION.
- IT IS NOT TO BE USED ON ANY OTHER PROJECT
AND IS TO BE RETURNED UPON REQUEST.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE
WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND
SPECIFICATIONS.

TOWN OF HOLLY SPRINGS STANDARD DETAILS PREVAIL IF THERE IS
A DISCREPANCY BETWEEN THE PLANS AND DETAILS.

CONSTRUCTION DRAWING APPROVAL REQUIRED BEFORE
CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES
ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

GENERAL NOTES

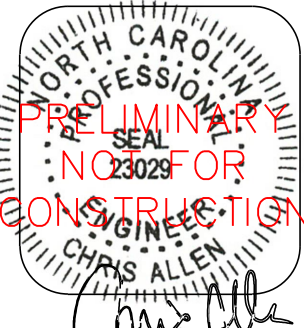
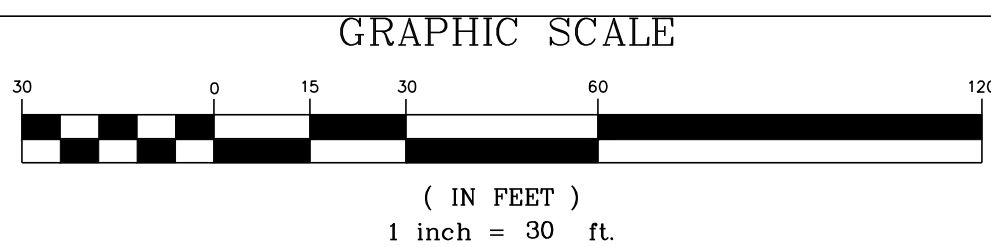
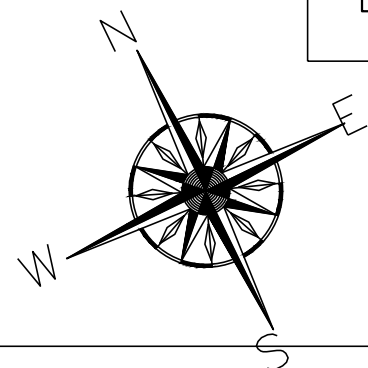
- ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4 FT IN HEIGHT
WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW
AS WELL AS A BUILDING PERMIT. ENSURE THAT NO UTILITIES WILL BE IN CONFLICT WITH
STRUCTURAL REINFORCEMENT OF THE WALL.

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
EXIST CB	RIM = 451.50 INV IN = 445.44	UGS TO EXIST, 18" Reinforced Concrete Pipe INV IN =445.44	
SD-1 (UGS)	RIM = 453.10 INV IN = 447.30	SD 4-UGS, 15" Reinforced Concrete Pipe INV IN =447.30	
SD-2	RIM = 452.30 INV OUT = 448.50		SD2-4, 15" RCP INV OUT =448.50
SD-3	RIM = 452.67 INV OUT = 445.80		UGS TO EXIST, 18" RCP INV OUT =445.80
SD-4	RIM = 452.90 INV IN = 447.60 INV IN = 447.62 INV OUT = 447.50	SD 5-4, 15" Reinforced Concrete Pipe INV IN =447.60 SD2-4, 15" Reinforced Concrete Pipe INV IN =447.62	SD 4-UGS, 15" RCP INV OUT =447.50
SD-5	RIM = 452.72 INV IN = 448.36 INV OUT = 448.26	SD 6-5, 15" Reinforced Concrete Pipe INV IN =448.36	SD 5-4, 15" RCP INV OUT =448.26
SD-6	RIM = 452.80 INV IN = 449.28 INV IN = 448.85 INV OUT = 448.75	SD 7-6, 15" Reinforced Concrete Pipe INV IN =449.28 SD 8-6, 15" Reinforced Concrete Pipe INV IN =448.85	SD 6-5, 15" RCP INV OUT =448.75
SD-7	RIM = 453.10 INV OUT = 450.00		SD 7-6, 15" RCP INV OUT =450.00
SD-8	RIM = 452.26 INV OUT = 449.00		SD 8-6, 15" RCP INV OUT =449.00

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
SD 7-6	15"	78.07'	0.92%	Reinforced Concrete Pipe
SD 6-5	15"	75.89'	0.51%	Reinforced Concrete Pipe
SD 5-4	15"	60.69'	1.08%	Reinforced Concrete Pipe
SD 4-UGS	15"	27.63'	0.72%	Reinforced Concrete Pipe
SD 8-6	15"	14.75'	1.03%	Reinforced Concrete Pipe
SD2-4	15"	70.87'	1.25%	Reinforced Concrete Pipe
UGS TO EXIST	18"	62.62'	0.58%	Reinforced Concrete Pipe

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
RD-1	RIM = 454.30 INV IN = 449.92 INV OUT = 449.82	RD-1 TO RD-2, 6" PVC INV IN =449.92	RD-1 TO UGS, 6" RCP INV OUT =449.82
RD-2	RIM = 454.30 INV IN = 450.39 INV OUT = 450.29	RD-2 TO RD-3, 6" PVC INV IN =450.39	RD-1 TO RD-2, 6" RCP INV OUT =450.29
RD-3	RIM = 454.30 INV IN = 450.79 INV OUT = 450.69	RD-3 TO RD-4, 6" PVC INV IN =450.79	RD-2 TO RD-3, 6" RCP INV OUT =450.69
RD-4	RIM = 454.30 INV IN = 451.46 INV OUT = 451.36	RD-4 TO RD-5, 6" PVC INV IN =451.46	RD-3 TO RD-4, 6" RCP INV OUT =451.36
RD-5	RIM = 454.20 INV OUT = 452.00		RD-4 TO RD-5, 6" RCP INV OUT =452.00
RD-6	RIM = 454.30 INV IN = 449.00 INV OUT = 448.80	RD-6 TO RD-7, 6" PVC INV IN =449.00	UGS TO RD-6, 6" RCP INV OUT =448.80
RD-7	RIM = 454.30 INV IN = 451.98 INV OUT = 451.88	RD-7 TO RD-8, 6" PVC INV IN =451.98	RD-6 TO RD-7, 6" RCP INV OUT =451.88
RD-8	RIM = 455.15 INV OUT = 452.30		RD-7 TO RD-8, 6" RCP INV OUT =452.30
UGS	RIM = 451.38 INV IN = 449.17	RD-1 TO UGS, 6" PVC INV IN =449.17	
UGS1	RIM = 452.65 INV IN = 448.38	UGS TO RD-6, 6" PVC INV IN =448.38	

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
RD-4 TO RD-5	6"	54.48'	1.00%	PVC
RD-3 TO RD-4	6"	56.81'	1.00%	PVC
RD-2 TO RD-3	6"	29.63'	1.00%	PVC
RD-1 TO RD-2	6"	36.63'	1.00%	PVC
RD-1 TO UGS	6"	64.66'	1.00%	PVC
RD-7 TO RD-8	6"	31.00'	1.05%	PVC
RD-6 TO RD-7	6"	92.41'	3.12%	PVC
UGS TO RD-6	6"	41.62'	1.00%	PVC



10606 OLD PINE CT
HOLLY SPRINGS, NC 27540
919-665-1935
allen@allencc.com

ALLEN CONSULTING, PLLC

OVERALL GRADING/STORM DRAINAGE

VILLAGE GATE TRACT 1B
SOUTH MAIN STREET HOLLY SPRINGS, NC

REVISIONS:

SCALE:

1"=30'

DRAWN BY:
CTA

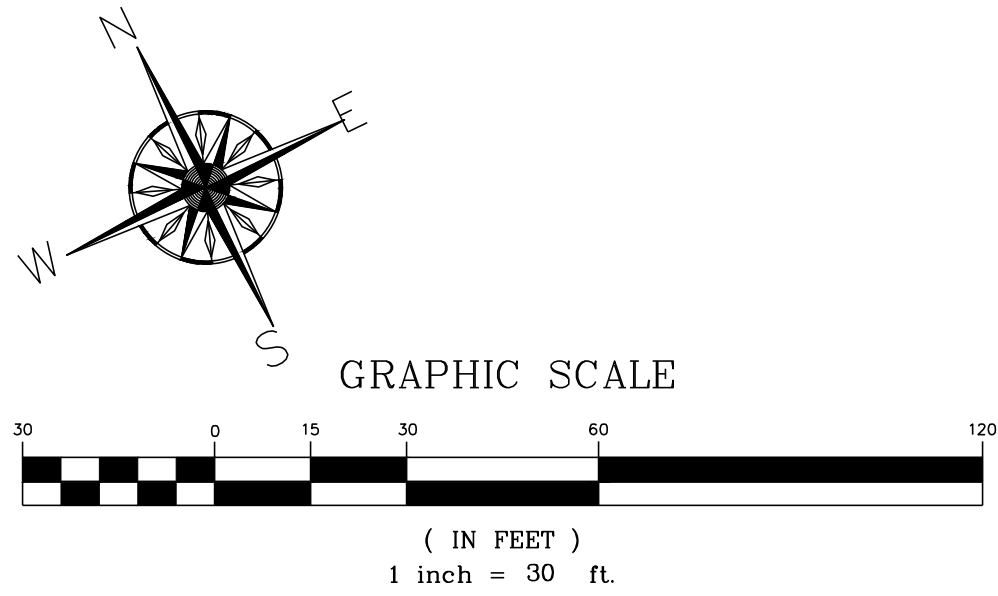
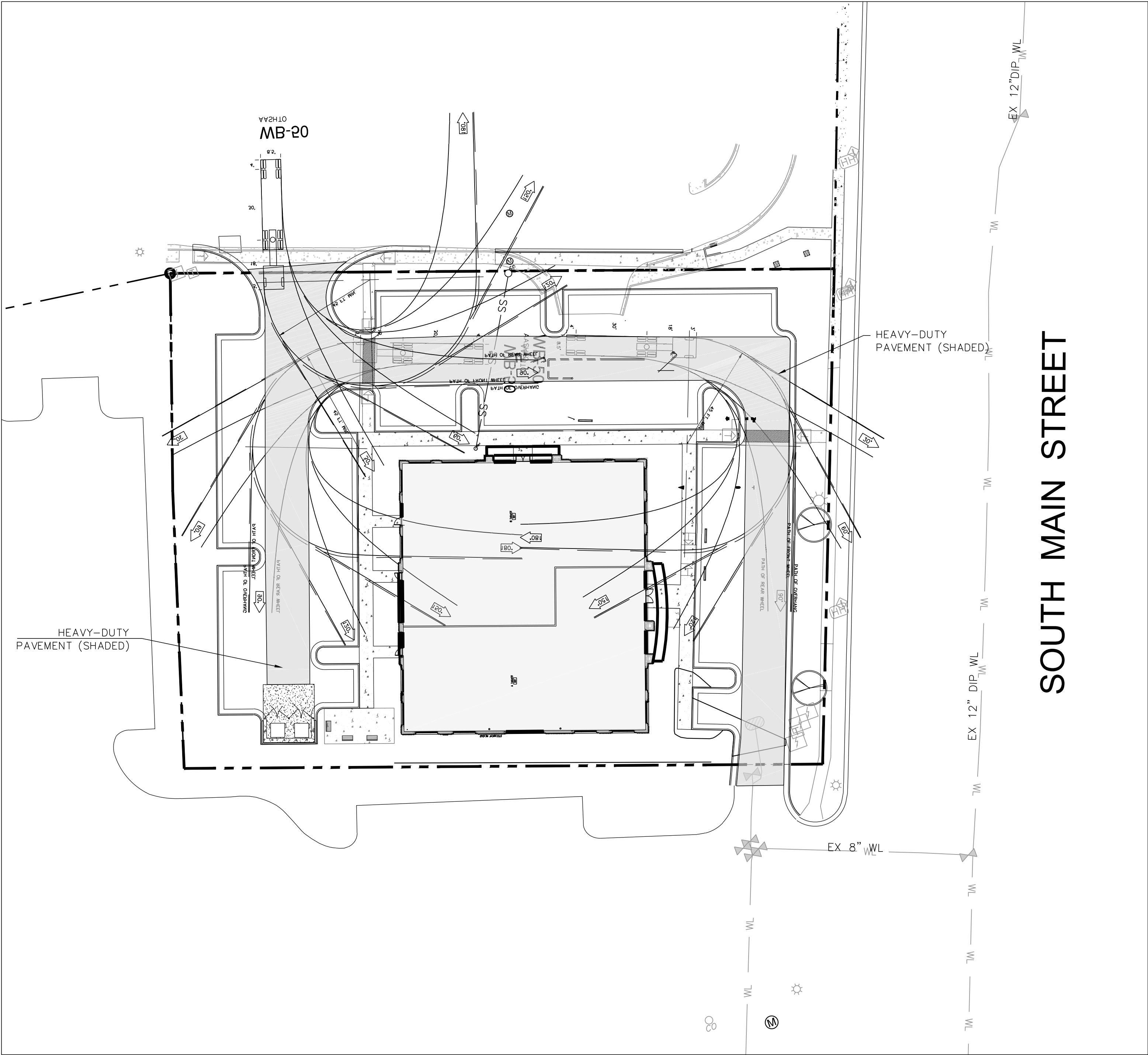
DATE:
3/20/2024

PROJECT NO.

SHEET

C5

OF

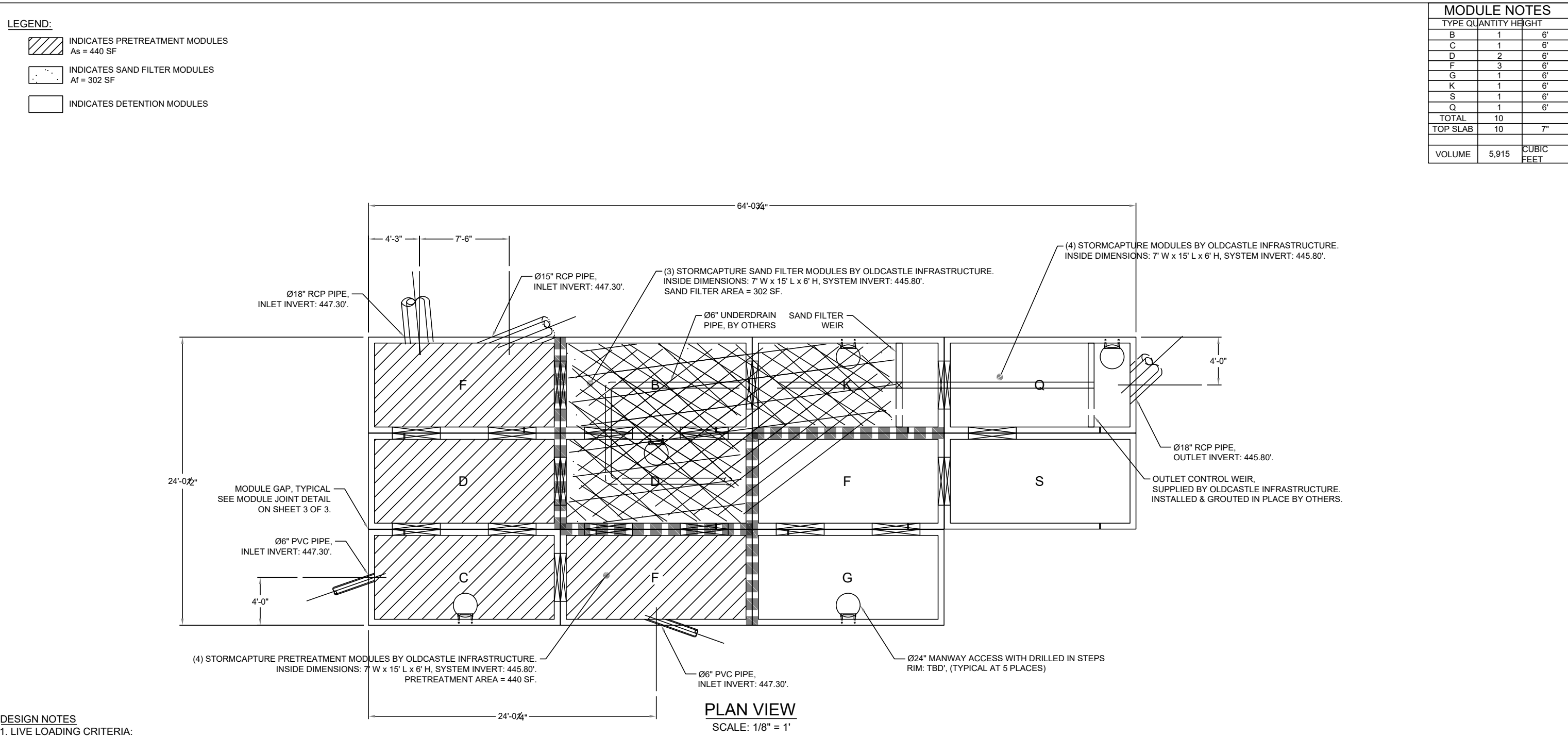


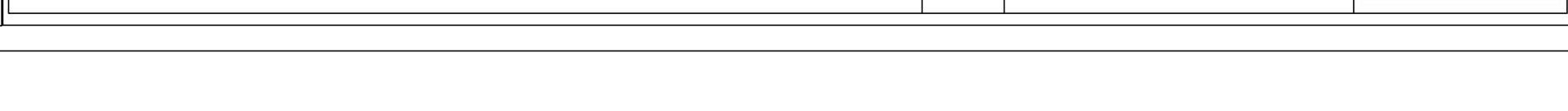
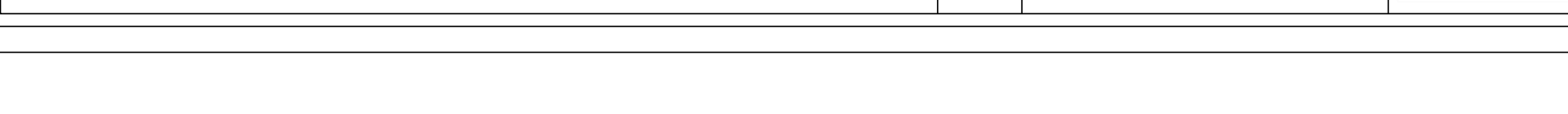
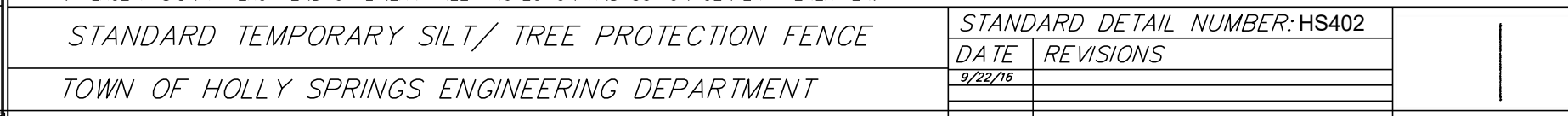
ALLEN CONSULTING, PLLC
10609 OLD PINE CT
RALEIGH, NC 27613
919-669-3635
central@allennc.com

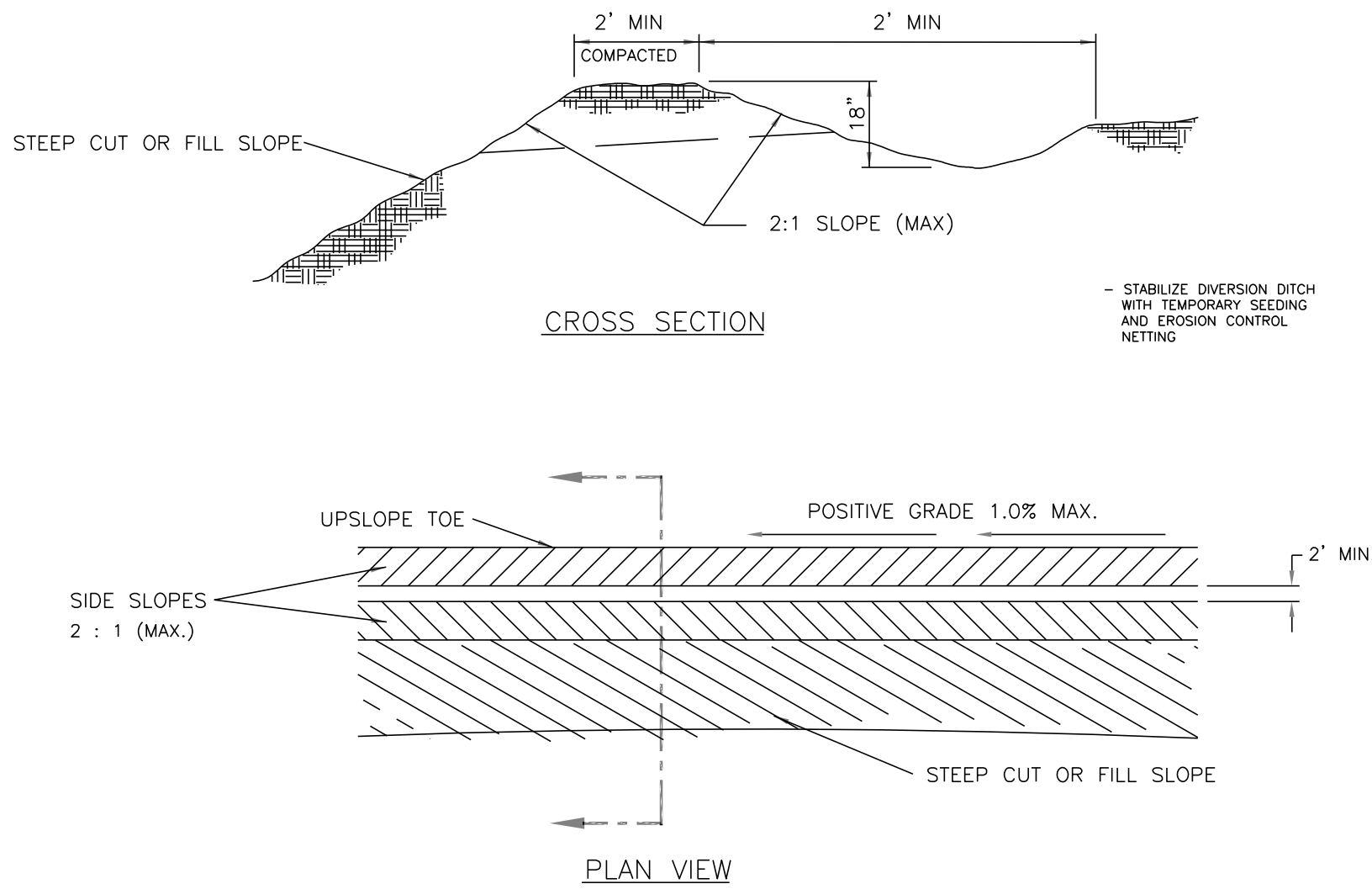
FIRE MARKING/PAVEMENT PLAN
VILLAGE GATE TRACT 1B
SOUTH MAIN STREET HOLLY SPRINGS, NC

REVISIONS:
SCALE:
1"=30'
DRAWN BY:
CTA
DATE:
3/20/2024
PROJECT NO.

SHEET
C7
OF





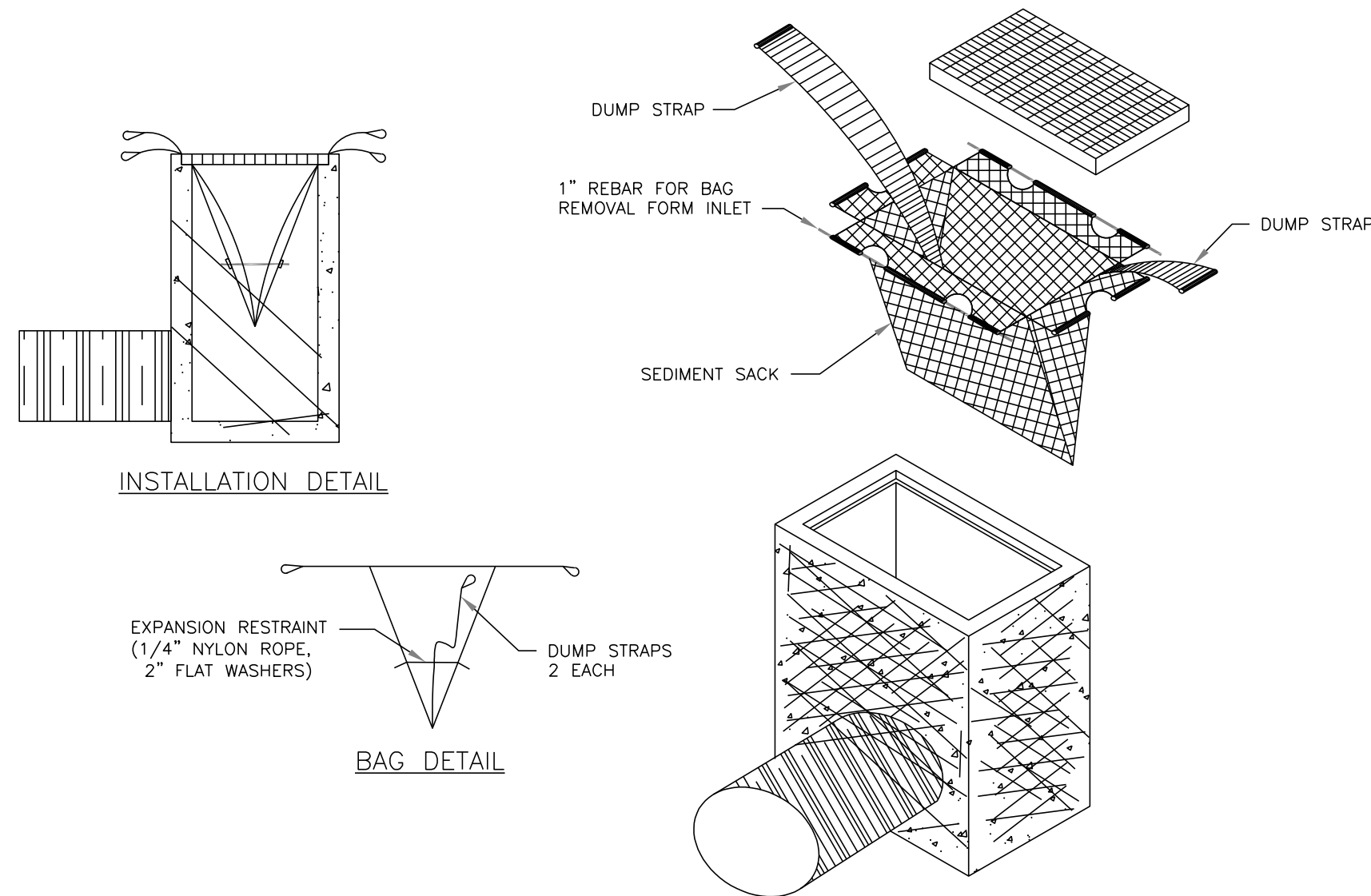


DRAWING NOT TO SCALE

DIVERSION DITCH

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS417	
DATE	REVISIONS
7/24/20	

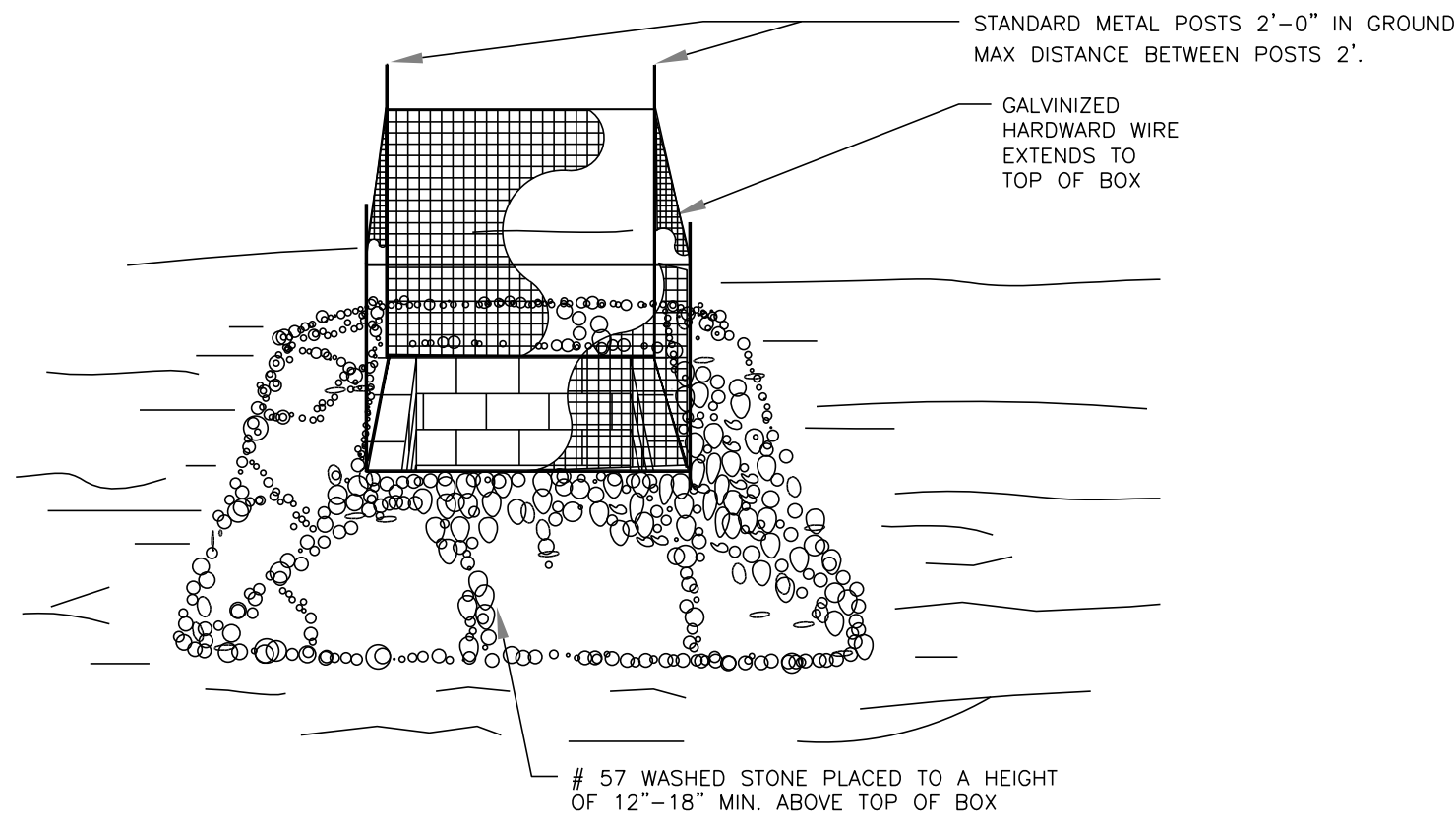


DRAWING NOT TO SCALE

STANDARD INLET SEDIMENT CONTROL DEVICE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS420	
DATE	REVISIONS
7/24/20	



DRAWING NOT TO SCALE

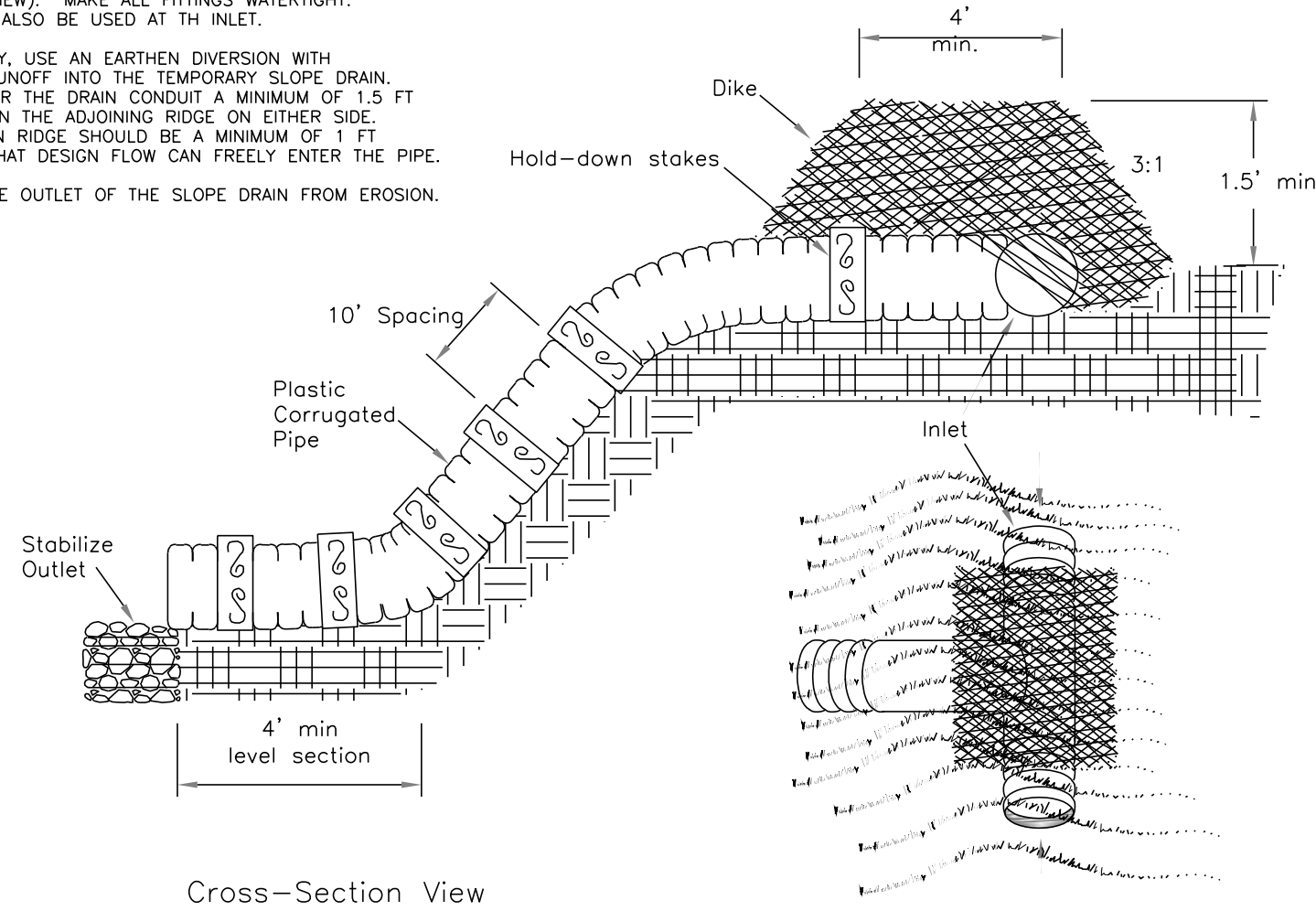
STANDARD CATCH BASIN/YARD INLET PROTECTION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS422	
DATE	REVISIONS
9/21/20	

NOTES:

1. ENTRANCE-CONSTRUCT THE ENTRANCE TO THE SLOPE DRAIN OF A STANDARD FLARED-END SECTION OF PIPE WITH A MINIMUM 6-INCH METAL TOE PLATE (CROSS-SECTION VIEW). MAKE ALL FITTINGS WATERTIGHT. A STANDARD T-SECTION FITTING MAY ALSO BE USED AT THE INLET.
2. TEMPORARY DIVERSION-GENERALLY, USE AN EARTHEN DIVERSION WITH A DIKE RIDGE TO DIRECT SURFACE RUNOFF INTO THE TEMPORARY SLOPE DRAIN. MAKE THE HEIGHT OF THE RIDGE OVER THE DRAIN CONDUIT A MINIMUM OF 1.5 FT AND AT LEAST 6 INCHES HIGHER THAN THE ADJOINING RIDGE ON EITHER SIDE. THE LOWEST POINT OF THE DIVERSION RIDGE SHOULD BE A MINIMUM OF 1 FT ABOVE THE TOP OF THE DRAIN SO THAT DESIGN FLOW CAN FREELY ENTER THE PIPE.
3. OUTLET PROTECTION-PROTECT THE OUTLET OF THE SLOPE DRAIN FROM EROSION.

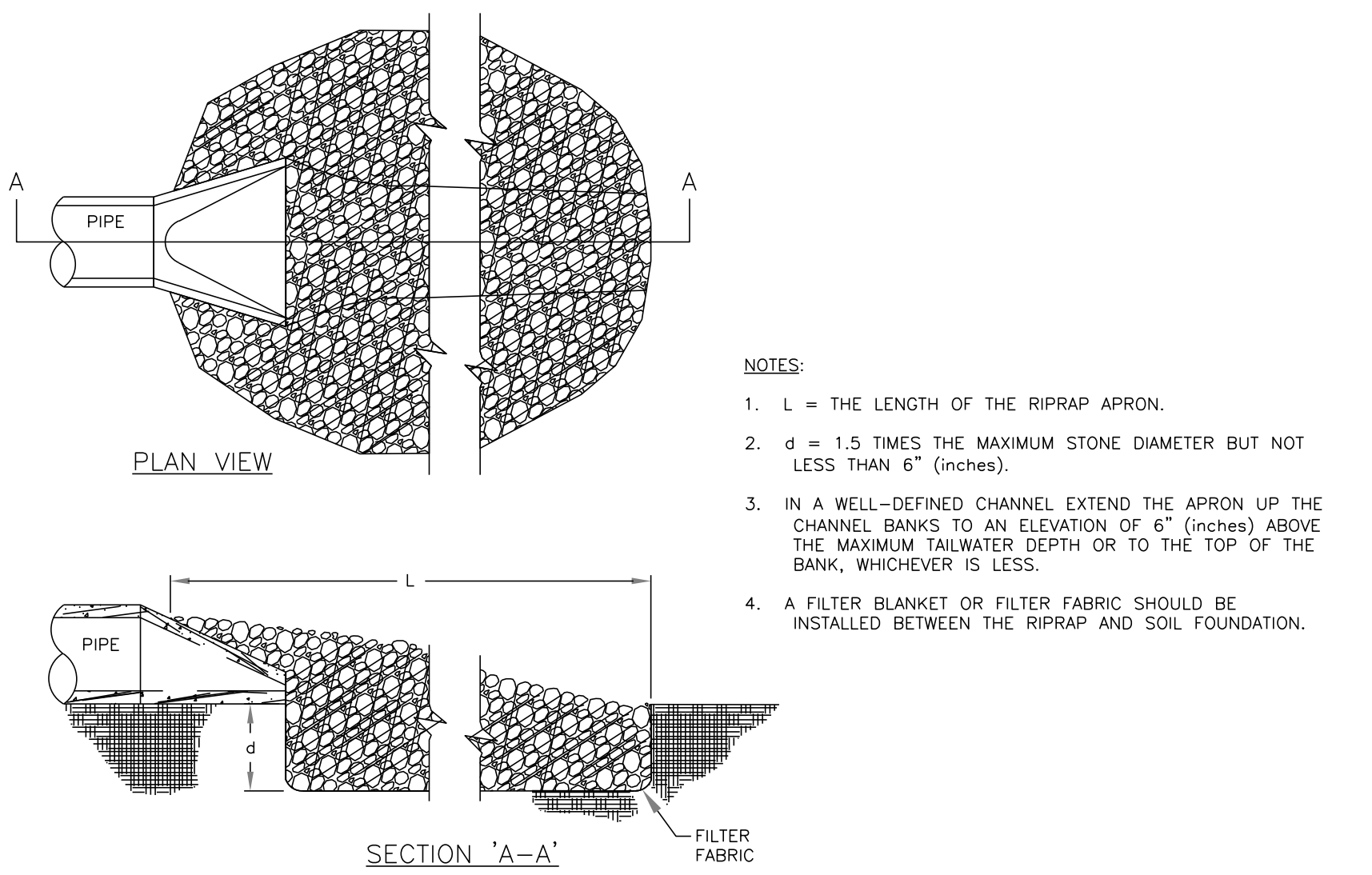


DRAWING NOT TO SCALE

TEMPORARY SLOPE DRAIN

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS425	
DATE	REVISIONS
7/24/20	



NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" (INCHES) ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

PIPE OUTLET TO WELL-DEFINED CHANNEL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS428	
DATE	REVISIONS
7/24/20	

TABLE 4.1
SEEDING EROSION CONTROL SCHEDULE
(MAXIMUM SLOPE 3:1)

DATE**	TYPE	PLANTING RATE
AUGUST 15 - NOVEMBER 1	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
NOVEMBER 1 - MARCH 1	TALL FESCUE AND ABRUZZI RYE OR ANNUAL RYE	300 LBS/ACRE
MARCH 1 - APRIL 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MARCH 1 - JULY 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APRIL 15 - JUNE 30	WEeping LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JULY 15 - AUGUST 15	TALL FESCUE, AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRID*	35 LBS/ACRE

*Temporary - Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.
**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.
RIPARIAN AREAS TO BE RESEED WITH NATIVE GRASS MIX/ VEGETATION

SEEDING EROSION CONTROL SCHEDULE - TABLE 4.1

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS429	
DATE	REVISIONS
9/21/20	

TABLE 4.2
SEEDING EROSION CONTROL SCHEDULE
SLOPES (3:1 AND 2:1 - NOT MOWED)

DATE	TYPE	PLANTING RATE
MARCH 1 - JUNE 1	SERICEA LESPEDeza (SCARIFIED), AND ADD TALL FESCUE,	50 LBS/ACRE
MARCH 1 - APRIL 15	OR ADD WEEPING LOVEGRASS,	120 LBS/ACRE
MARCH 1 - JUNE 30	OR ADD HULLED COMMON BERMUDAGRASS	10 LBS/ACRE
MARCH 1 - JUNE 30	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUNE 1 - SEPTEMBER 1	TALL FESCUE, AND ADD BROWNTOP MILLET,* OR ADD SORGHUM-SUDAN HYBRIDS*	120 LBS/ACRE 25 LBS/ACRE 30 LBS/ACRE
SEPTEMBER 1 - MARCH 1	SERICEA LESPEDeza (UNHULLED-UNSCARIFIED), AND ADD TALL FESCUE, AND ADD ABRUZZI RYE AND ANNUAL RYE	70 LBS/ACRE 120 LBS/ACRE 25 LBS/ACRE

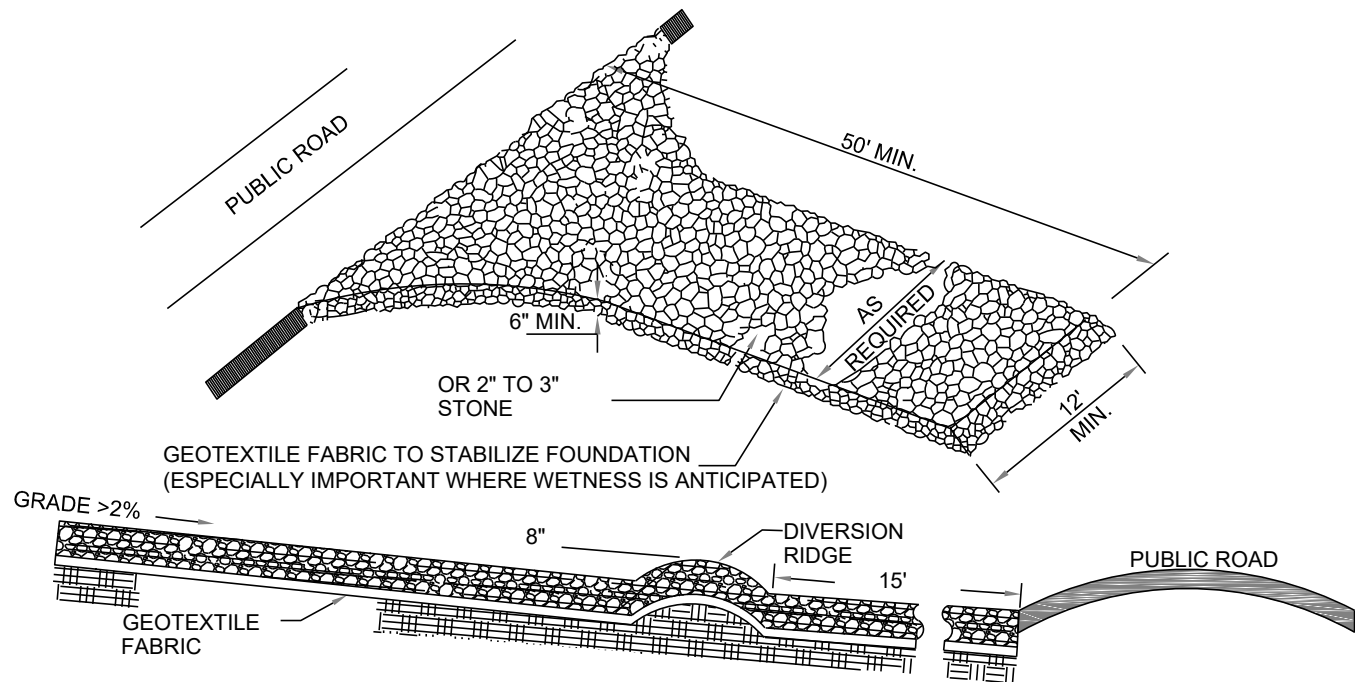
*For temporary seeding purposes.
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.
RIPARIAN AREAS TO BE RESEED WITH NATIVE SEED MIX.

DRAWING NOT TO SCALE

SEEDING EROSION CONTROL SCHEDULE - TABLE 4.2

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS430	
DATE	REVISIONS
9/21/20	



APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED.
FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

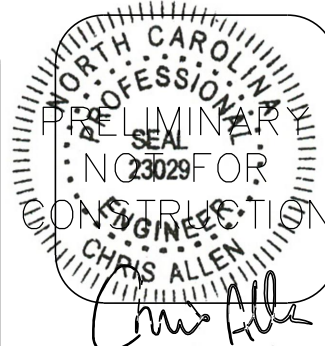
- NOTE:
- A TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
 - ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
 - C MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS.
 - PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY. KEEP SOME ON HAND.
 - D ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED IMMEDIATELY.

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS432	
DATE	REVISIONS
9/21/20	



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DETAILS

VILLAGE GATE TRACT 1B
SOUTH MAIN STREET, HOLLY SPRINGS NC

REVISIONS:

SCALE:

DRAWN BY:
CTA

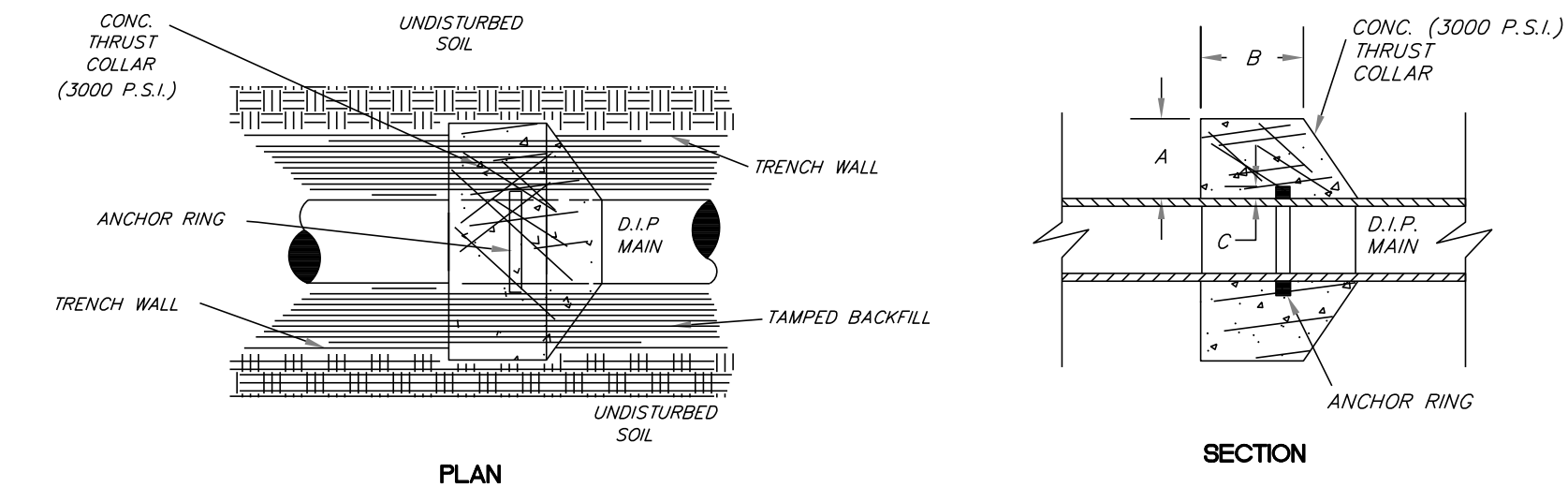
DATE:
9/29/2023

PROJECT NO.

SHEET

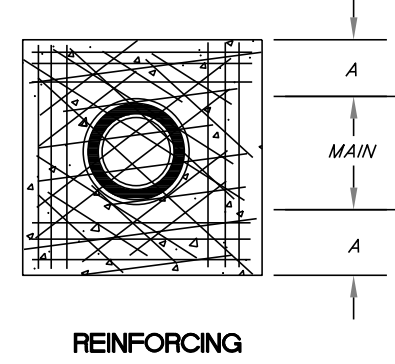
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OF



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

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

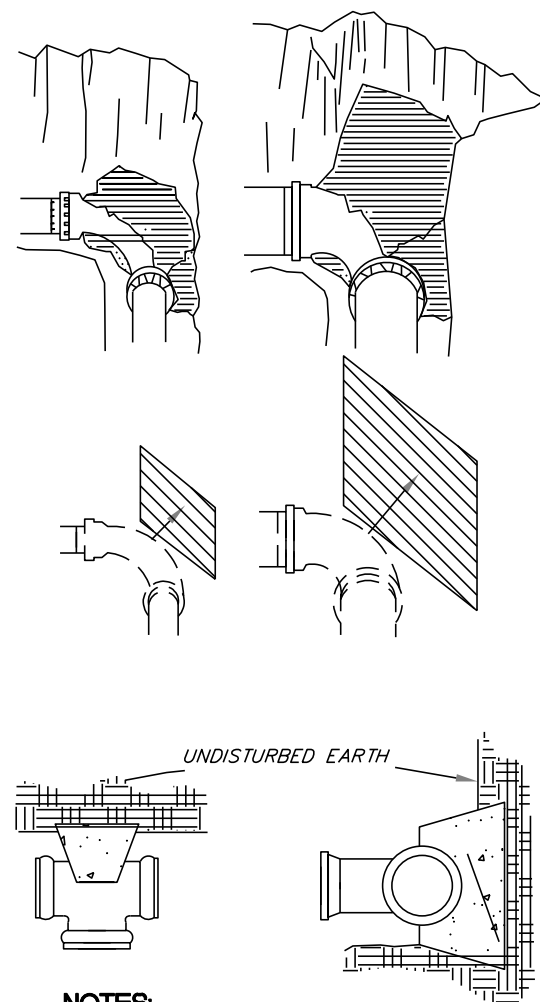


- NOTES:
- 6" TO 16" MAINS=12-NO.7 BARS
 - 20" TO 36" MAINS=12-NO.8 BARS
 - BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623
DATE: 1/24/20
REVISIONS:



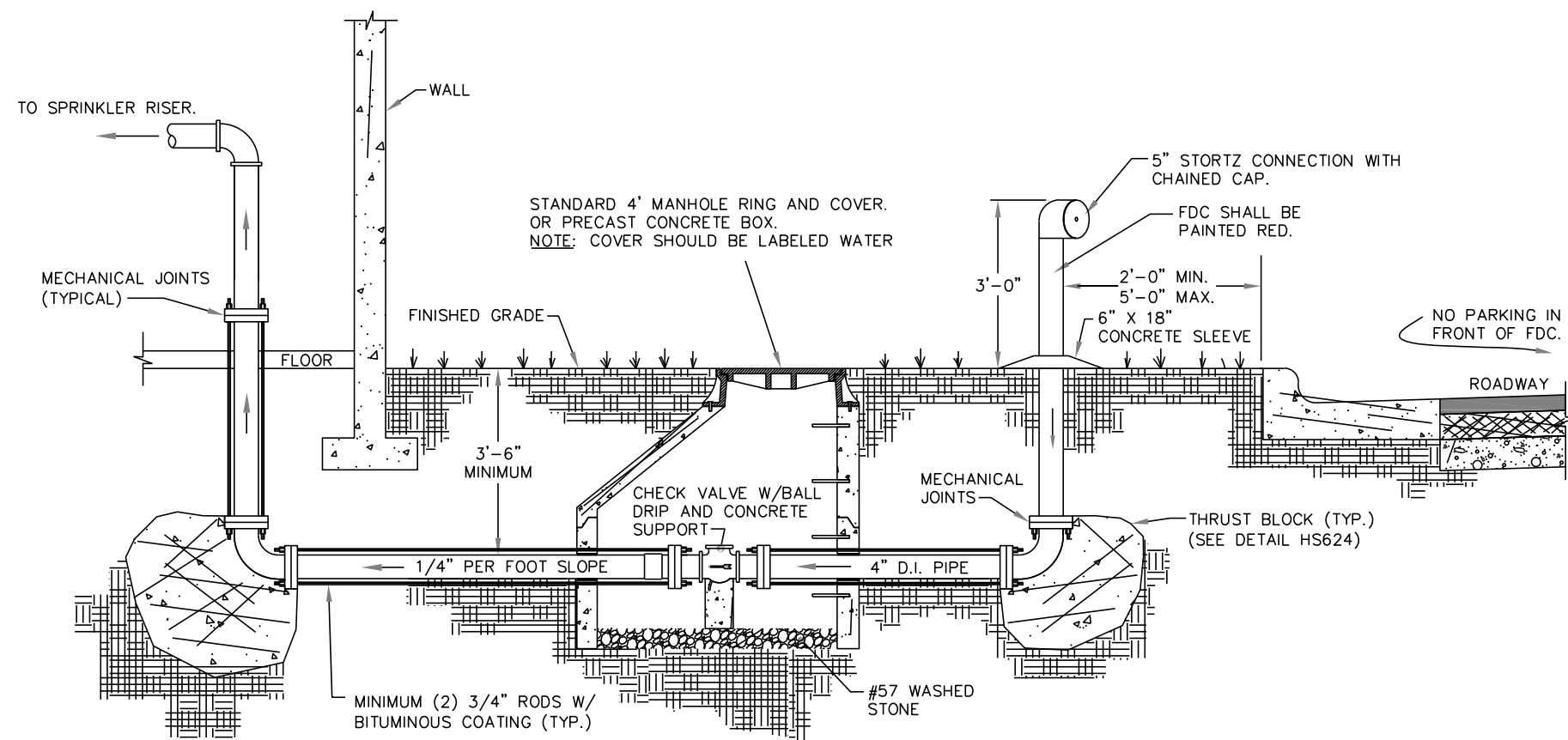
- NOTES:
- 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
 - NO CONCRETE SHALL COVER BOLTS OR GLANDS.

*CONCRETE SHALL BE 3000 P.S.I. MIX.

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624
DATE: 1/24/20
REVISIONS:

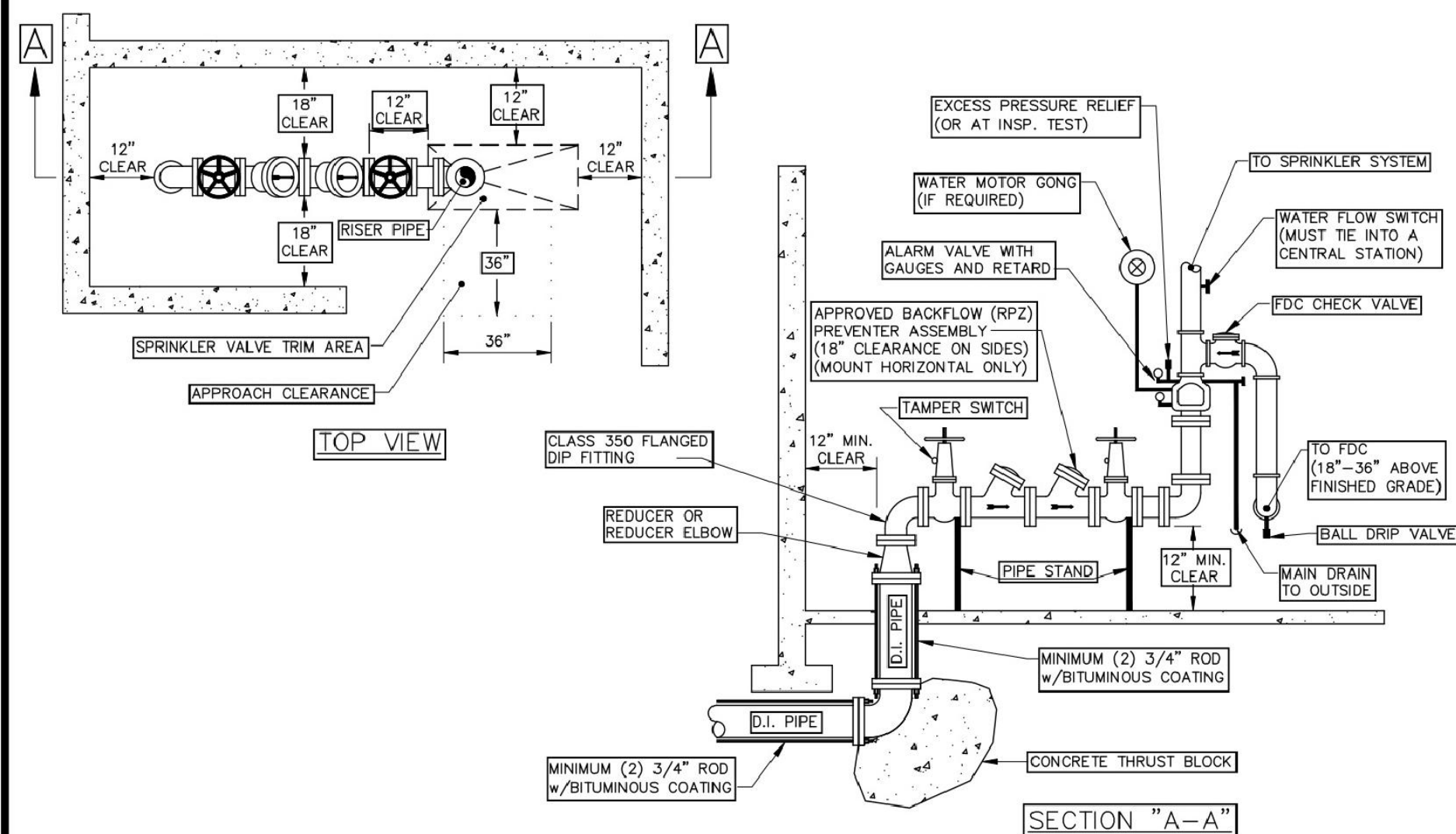


- NOTES:
- ALL SIAMESE CONNECTIONS MUST BE WITHIN 100 FEET OF A FIRE HYDRANT.
 - SIAMESE CONNECTION CAN BE ATTACHED TO BUILDING. CHECK VALVE W/ BALL DRIP NOT REQUIRED IF SIAMESE CONNECTION IS TIED DIRECTLY TO THE BUILDING.

DRAWING NOT TO SCALE

STANDARD DETACHED FDC CONNECTION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS625
DATE: 1/29/21
REVISIONS:

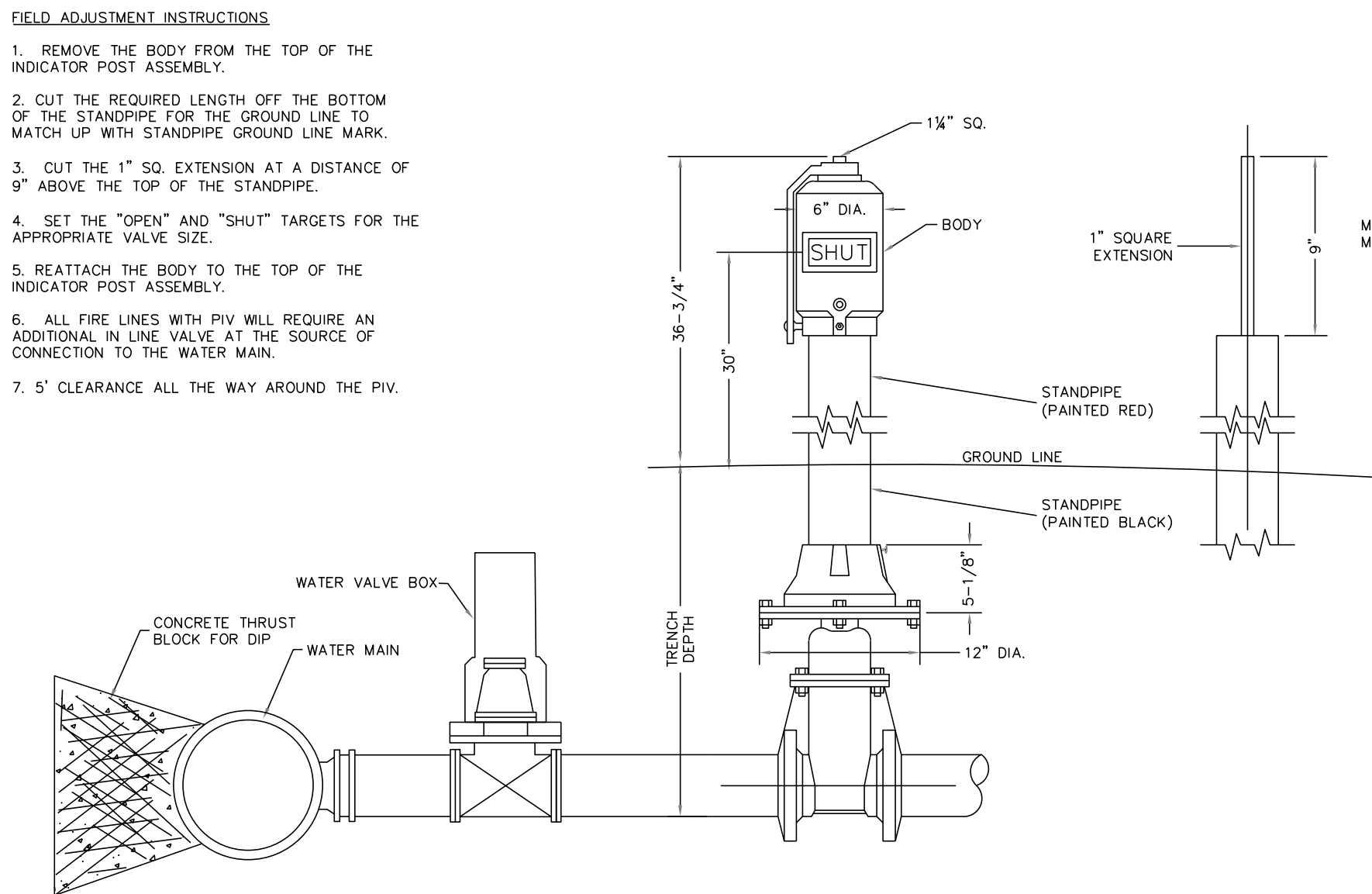


DRAWING NOT TO SCALE

STANDARD SPRINKLER RISER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS626
DATE: 1/24/20
REVISIONS:

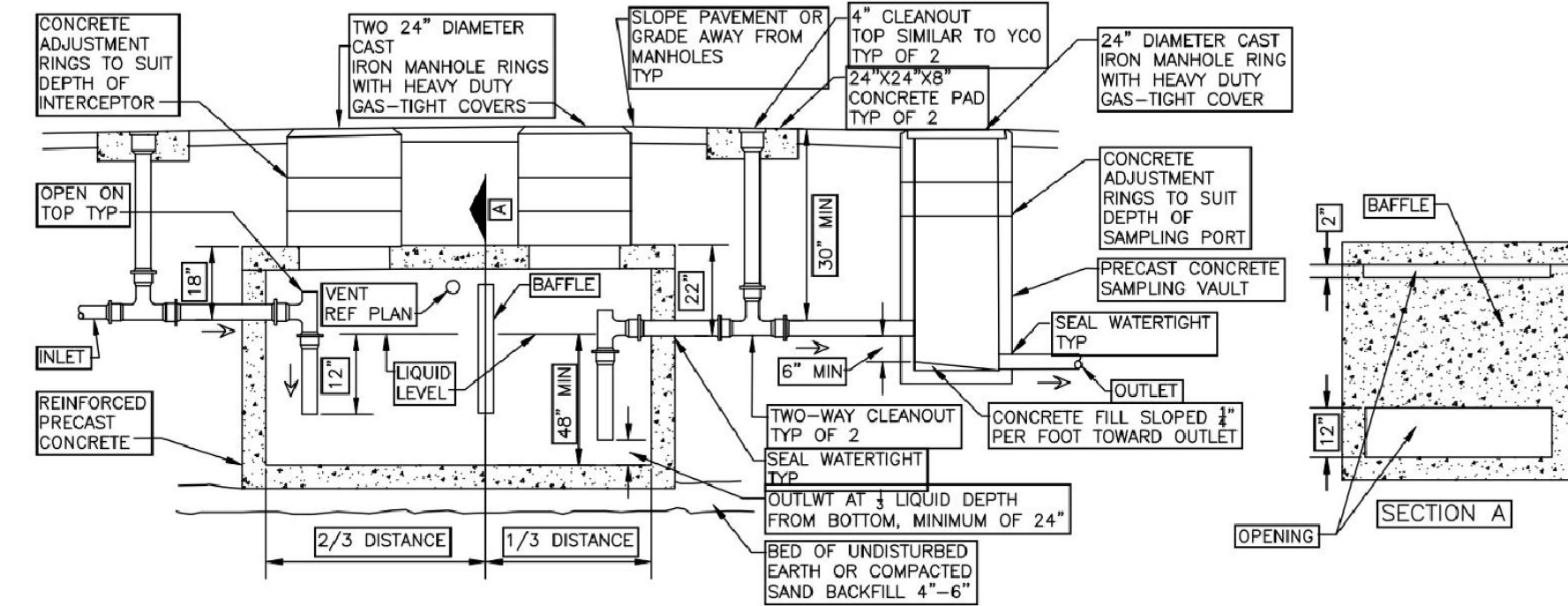


DRAWING NOT TO SCALE

POST INDICATOR VALVE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS627
DATE: 1/29/21
REVISIONS:

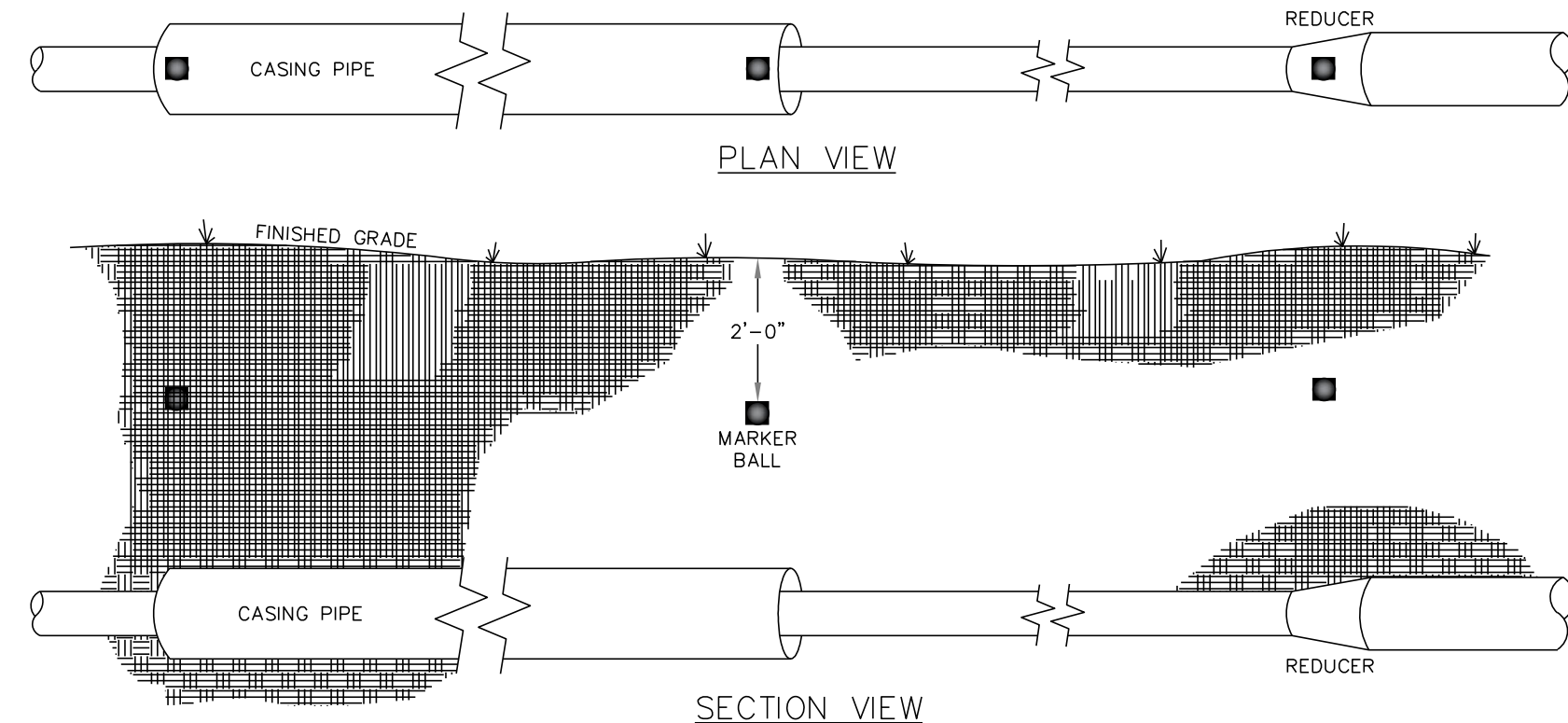


DRAWING NOT TO SCALE

PRECAST GREASE INTERCEPTOR

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS629
DATE: 9/21/20
REVISIONS:



- UTILITY MARKER BALL COLOR
- BLUE - POTABLE WATER
- = NON-PROGRAMMABLE MARKER BALL

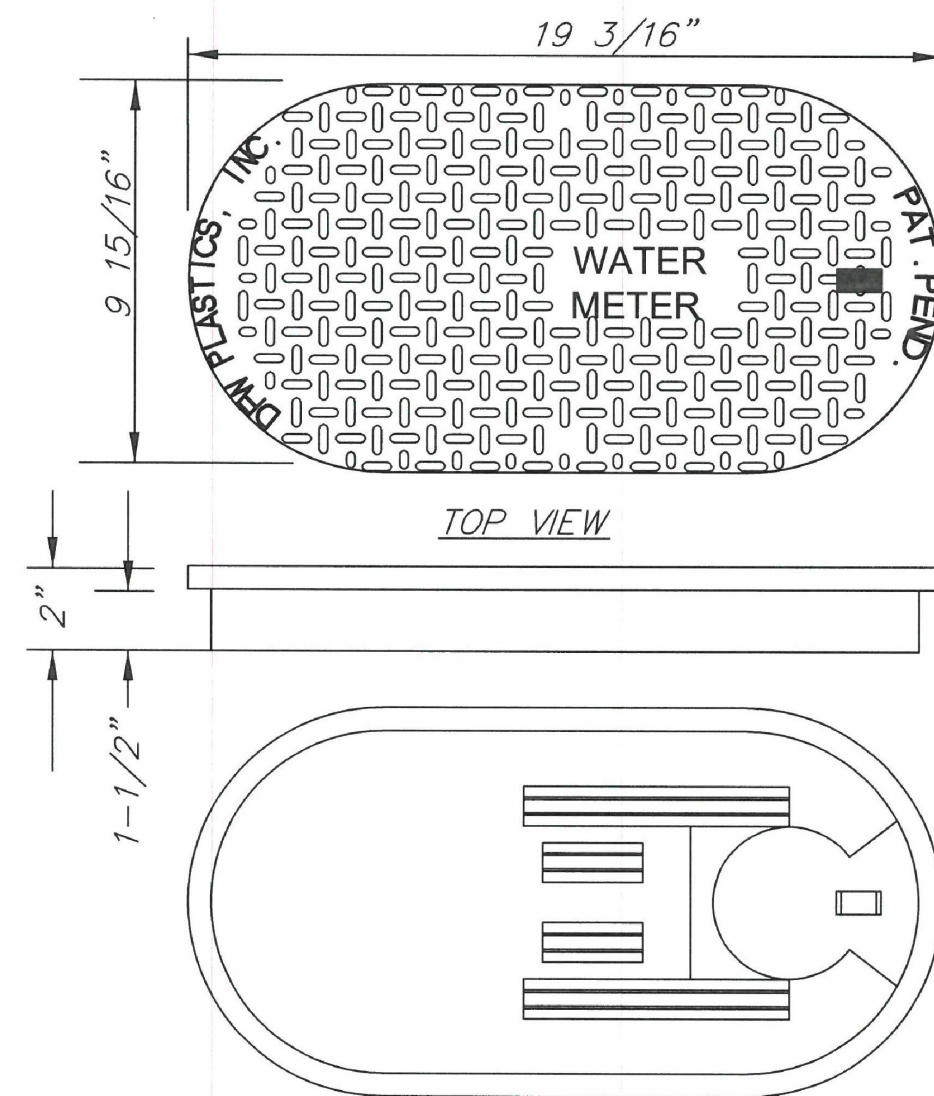
- NOTES:
- MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
 - ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS633
DATE: 1/25/19
REVISIONS:

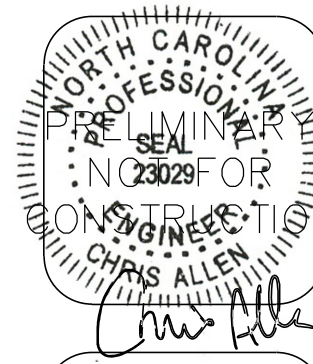


DRAWING NOT TO SCALE

STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS634
DATE: 2/28/19
REVISIONS:



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collen@allencc.com

ALLEN CONSULTING, PLLC

DETAILS

VILLAGE GATE TRACT 1B

SOUTH MAIN STREET, HOLLY SPRINGS NC

REVISIONS:

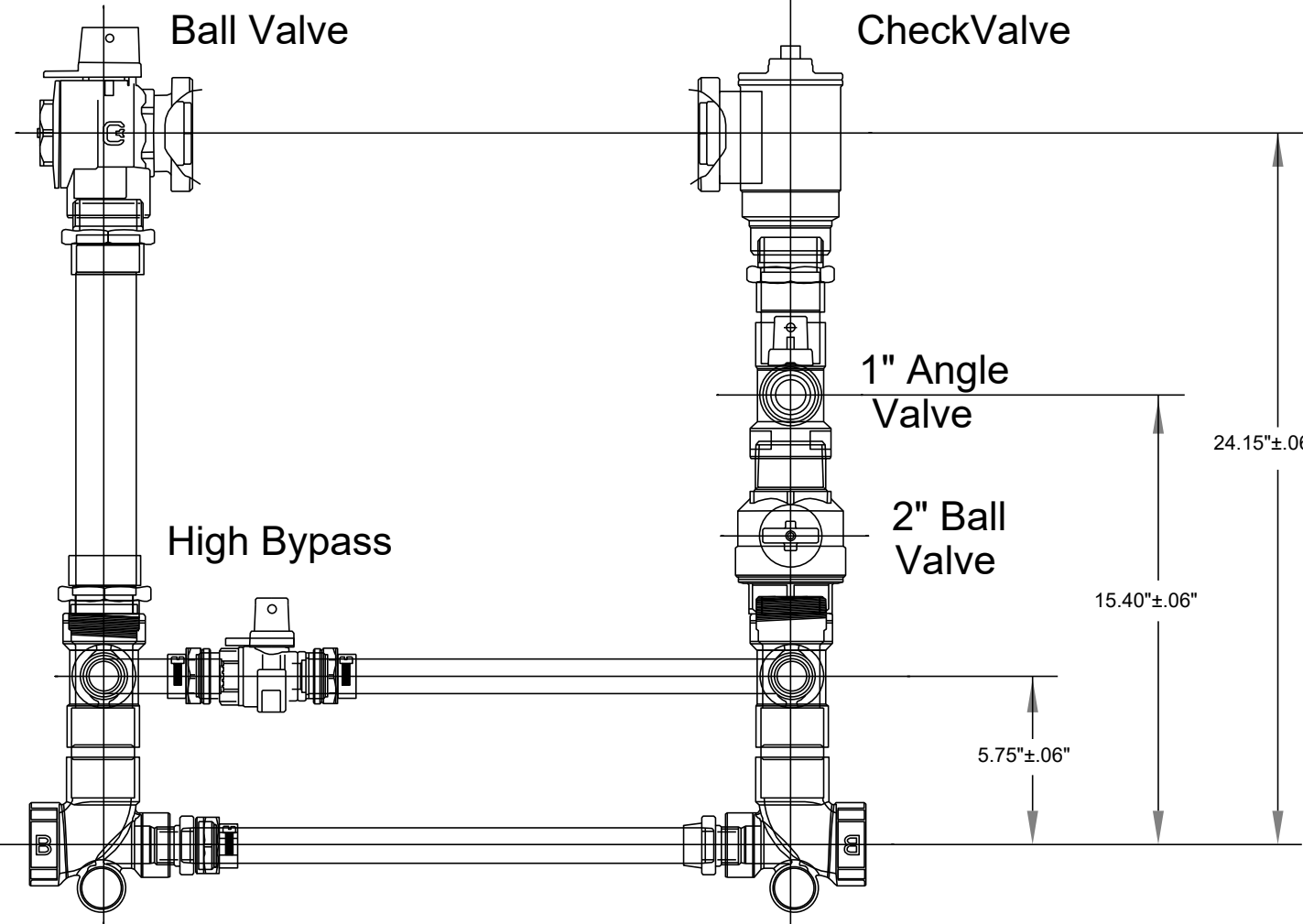
SCALE:

DRAWN BY:
CTA

DATE:
2/16/2024

PROJECT NO.

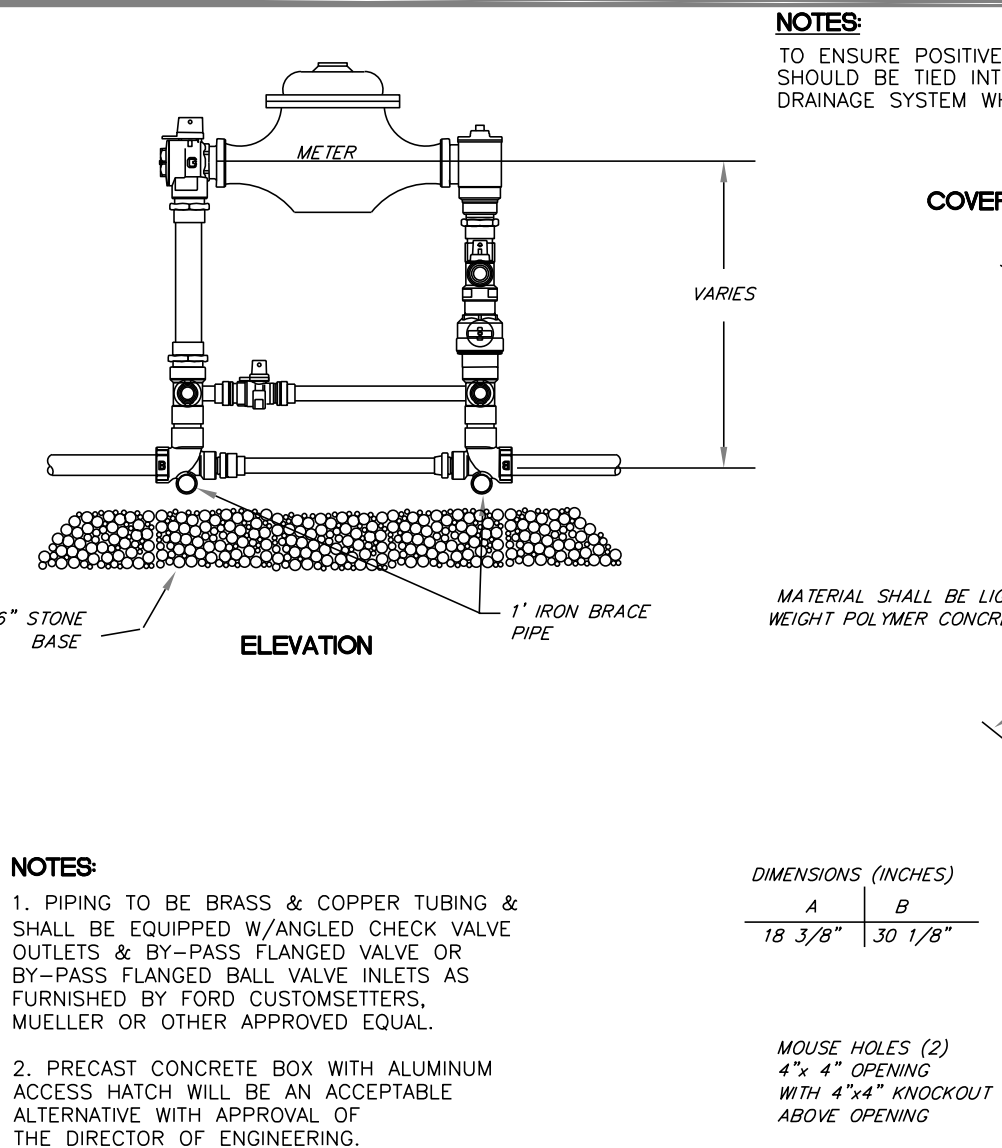
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OF



DRAWING NOT TO SCALE

2" METER SETTER WITH HIGH BYPASS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

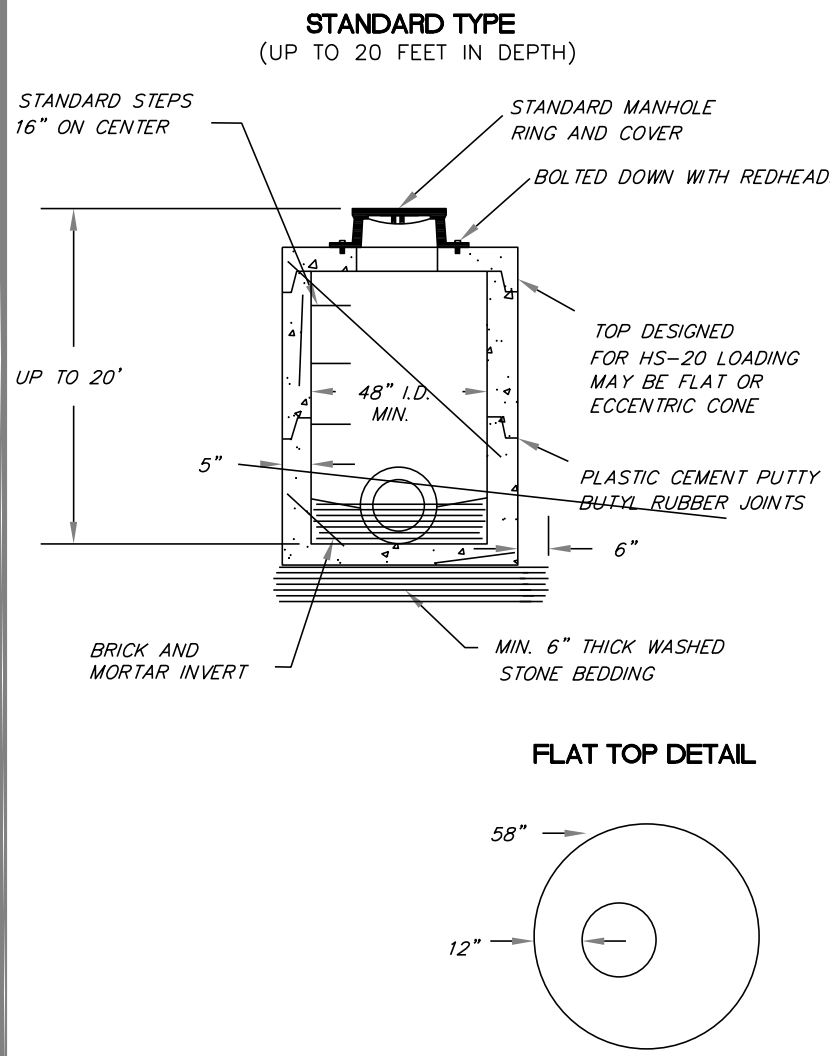
STANDARD DETAIL NUMBER: HS630
DATE REVISIONS
7/25/20



DRAWING NOT TO SCALE

STANDARD 2" METER INSTALLATION AND VAULT
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

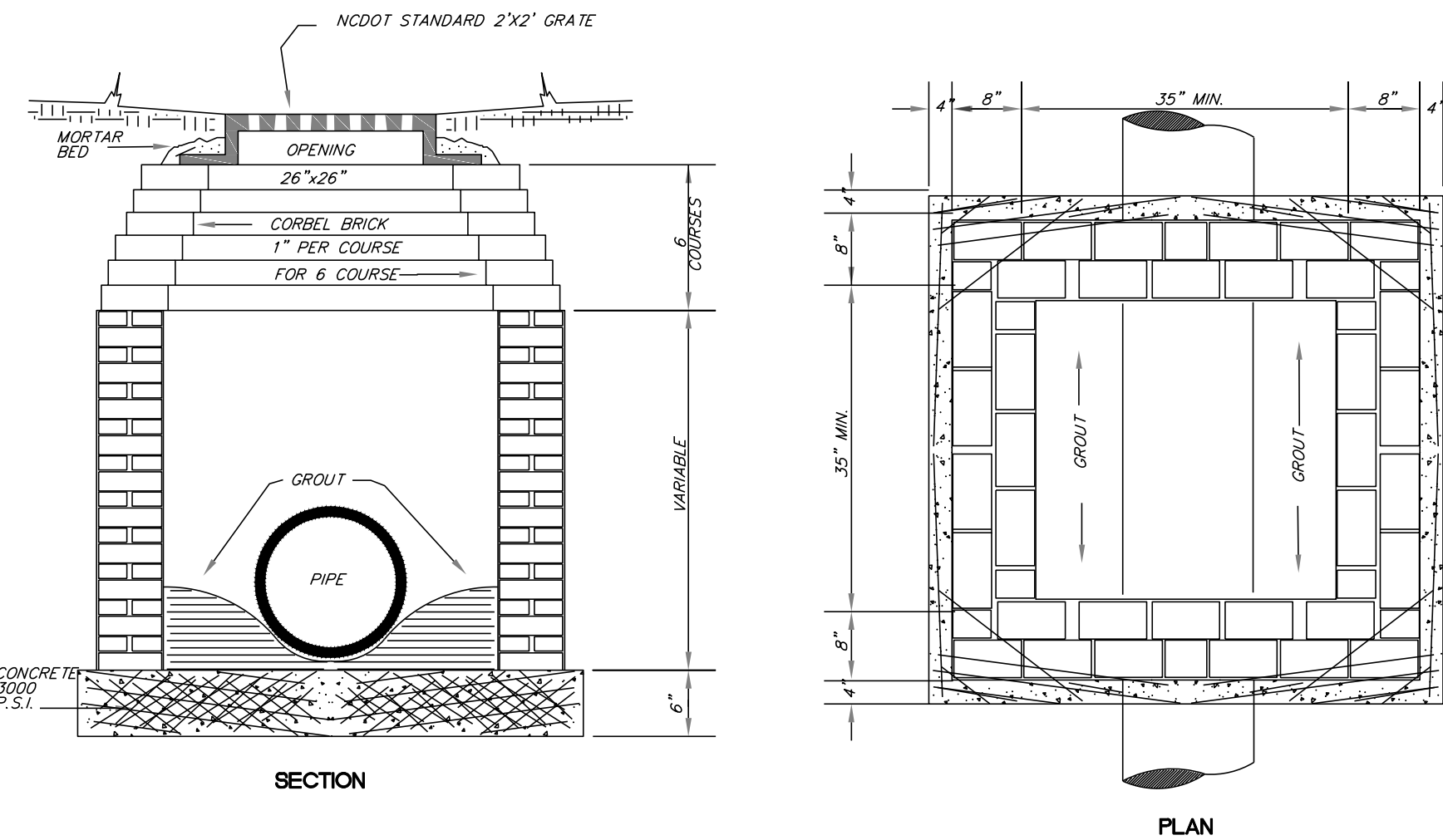
STANDARD DETAIL NUMBER: HS631
DATE REVISIONS
7/25/20



DRAWING NOT TO SCALE

PRECAST CONCRETE MANHOLE STORM DRAINAGE JUNCTION BOX
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

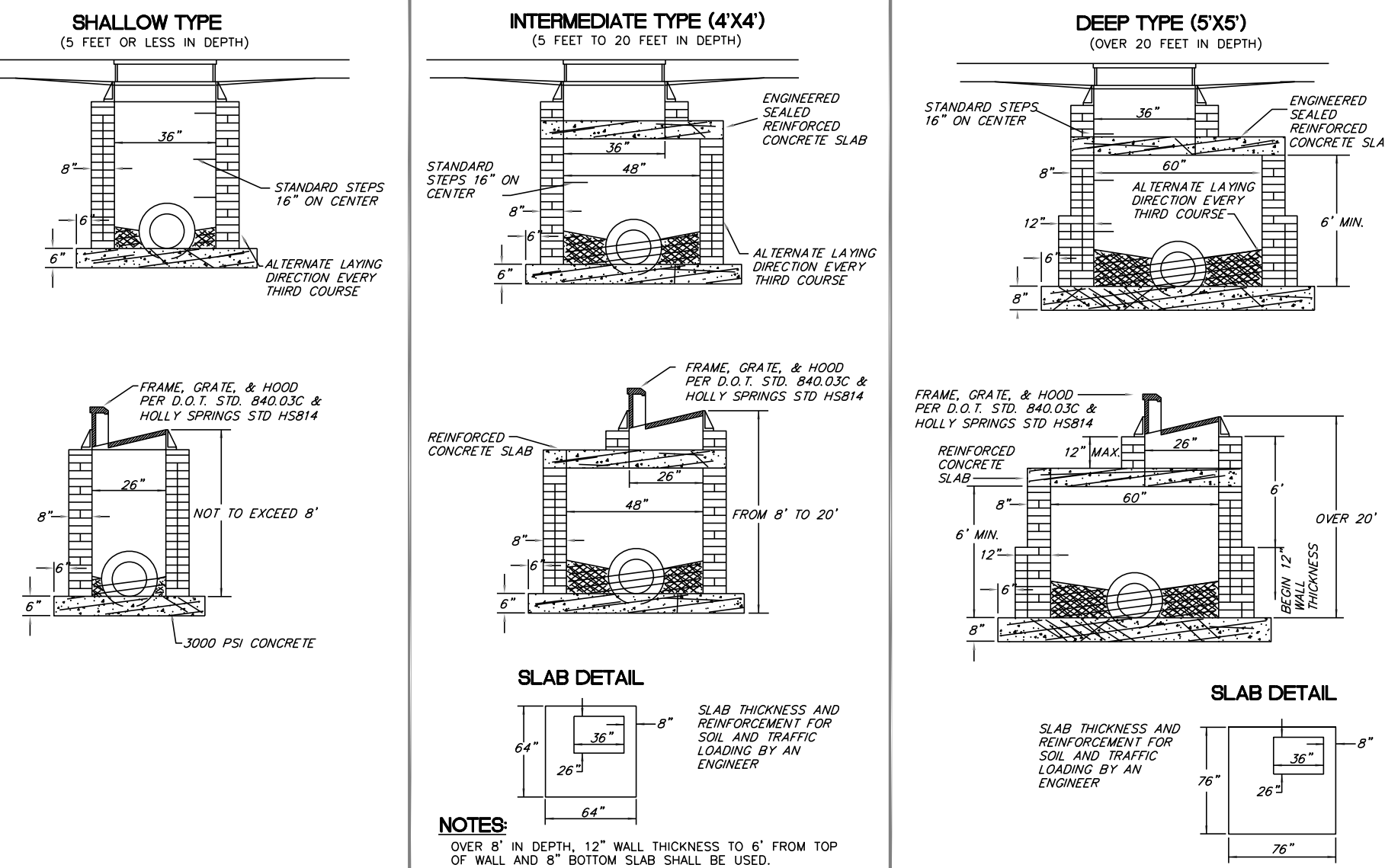
STANDARD DETAIL NUMBER: HS801
DATE REVISIONS
7/25/20



DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

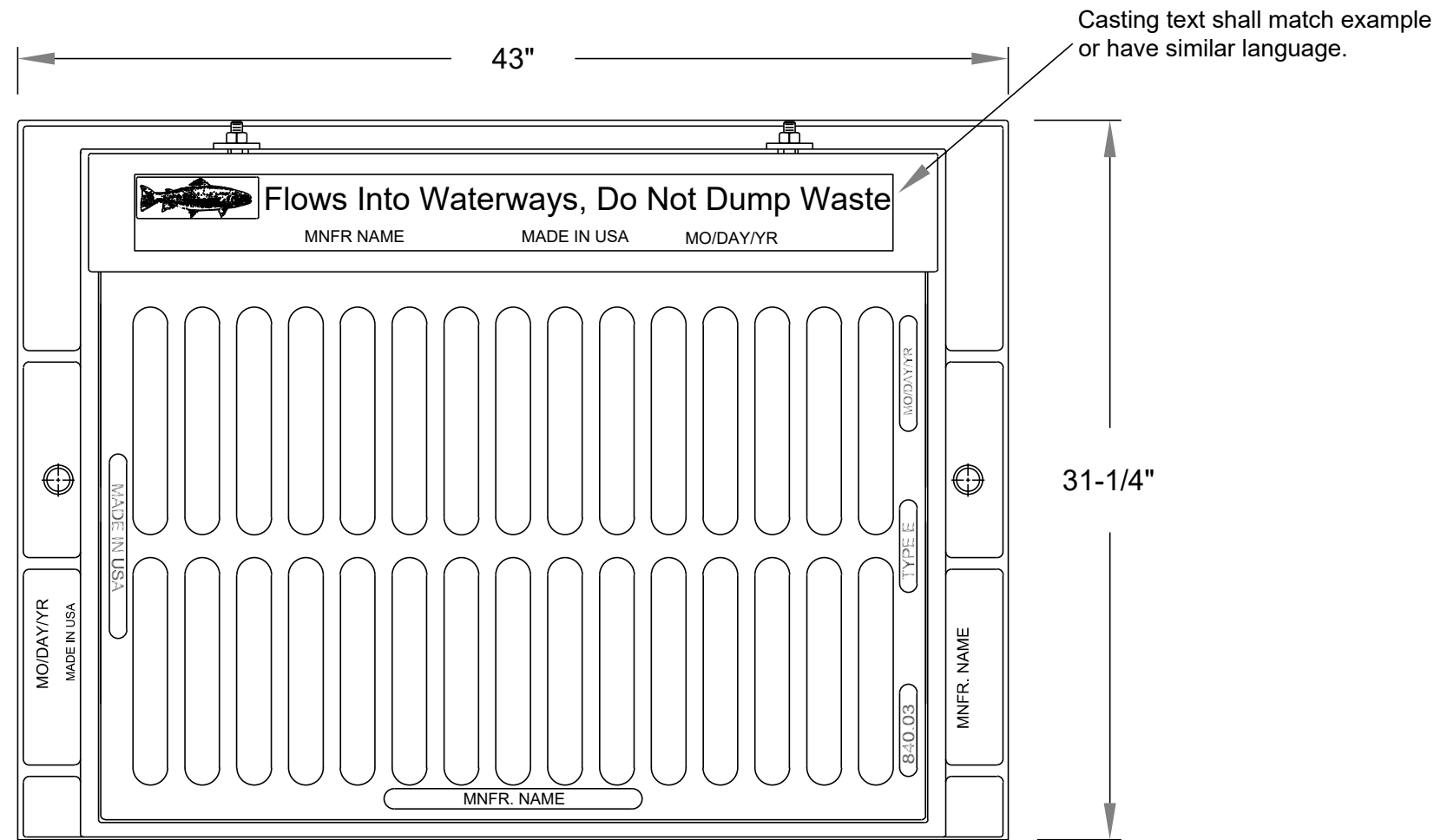
STANDARD DETAIL NUMBER: HS802
DATE REVISIONS
7/25/20



DRAWING NOT TO SCALE

CONCRETE BLOCK OR BRICK CATCH BASIN
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS804
DATE REVISIONS
7/25/20

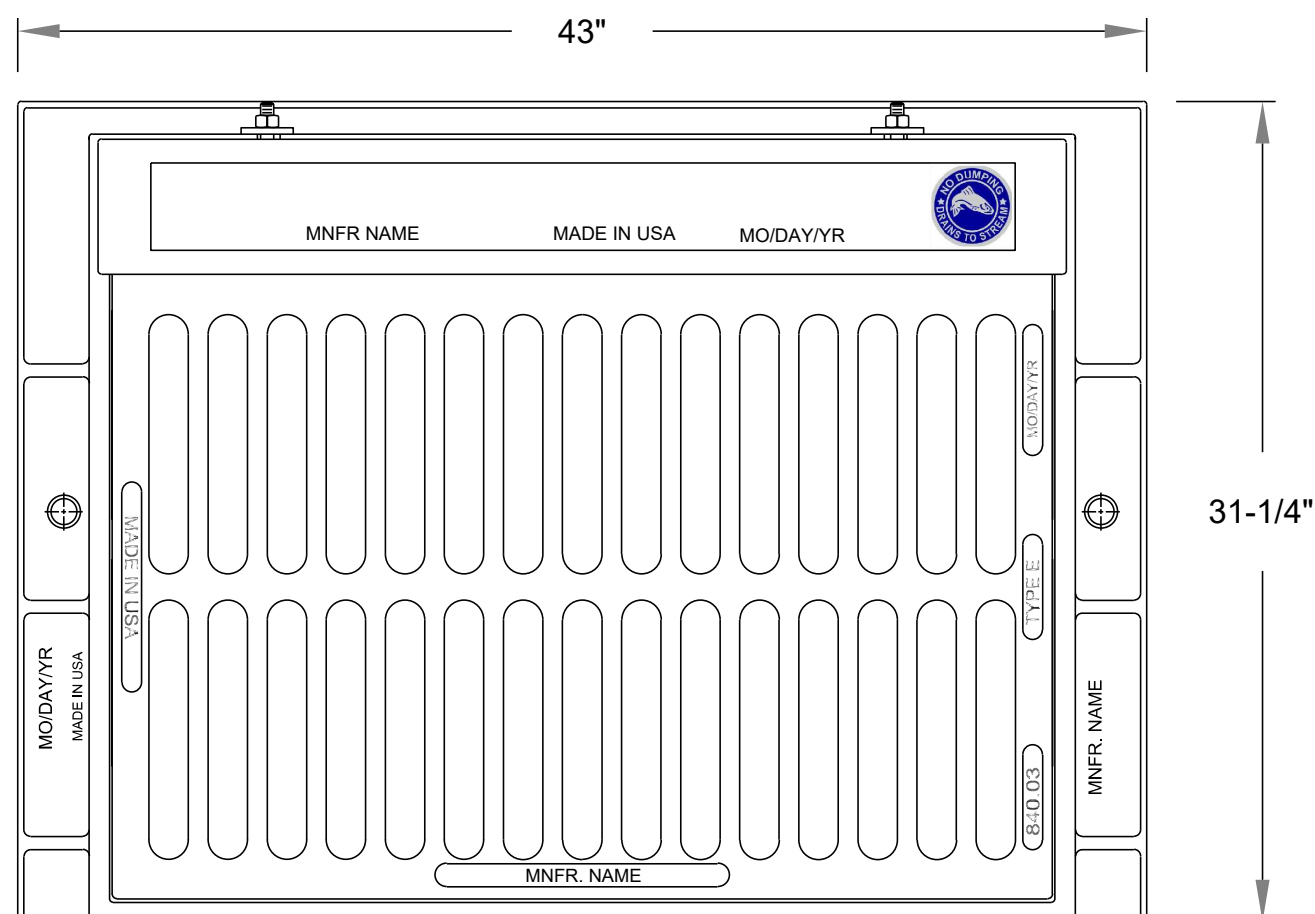


MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD FRAME LABEL FOR CATCH BASIN
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS814
DATE REVISIONS
7/25/20

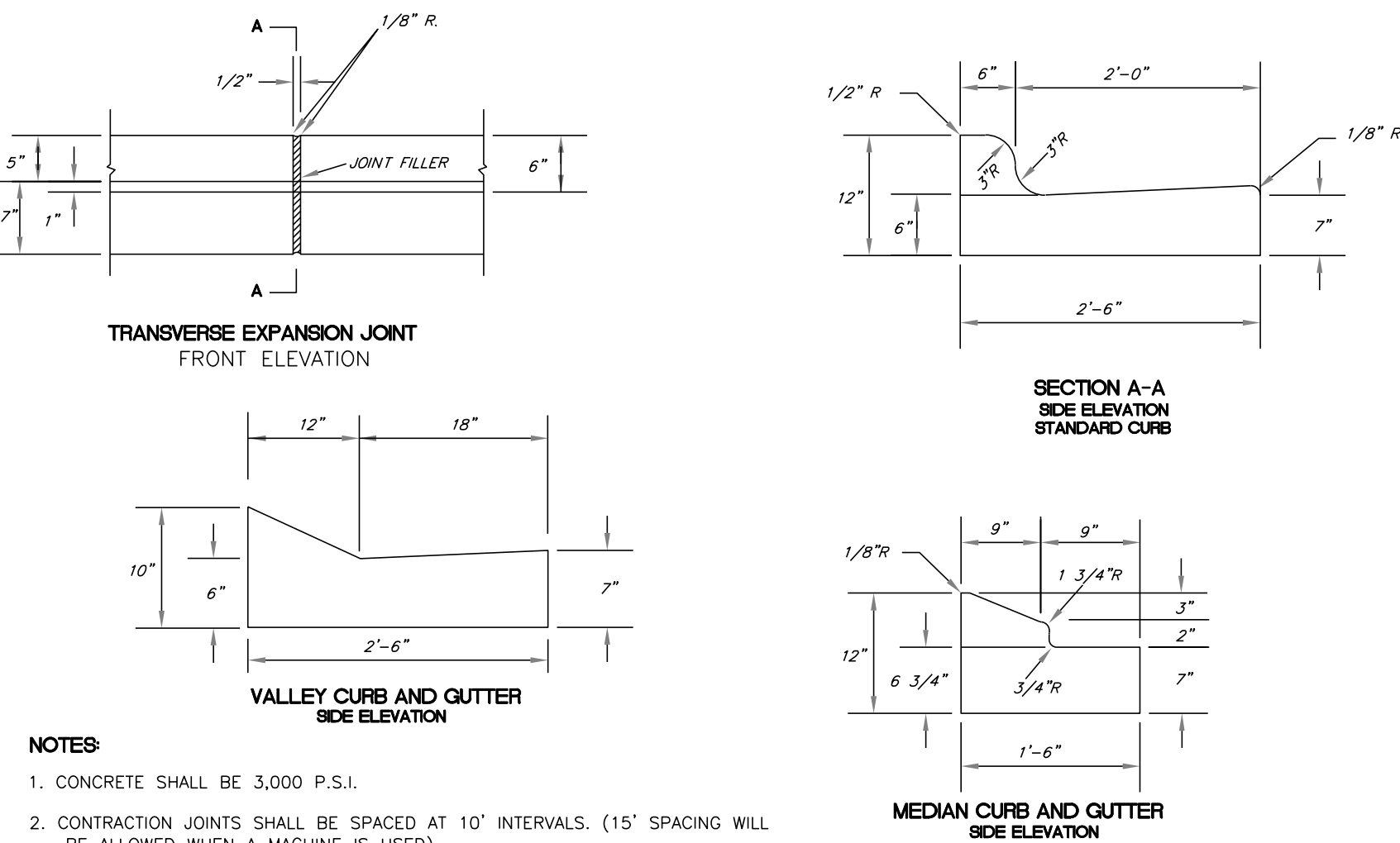


MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD PLACEMENT OF STORM DRAIN MARKER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

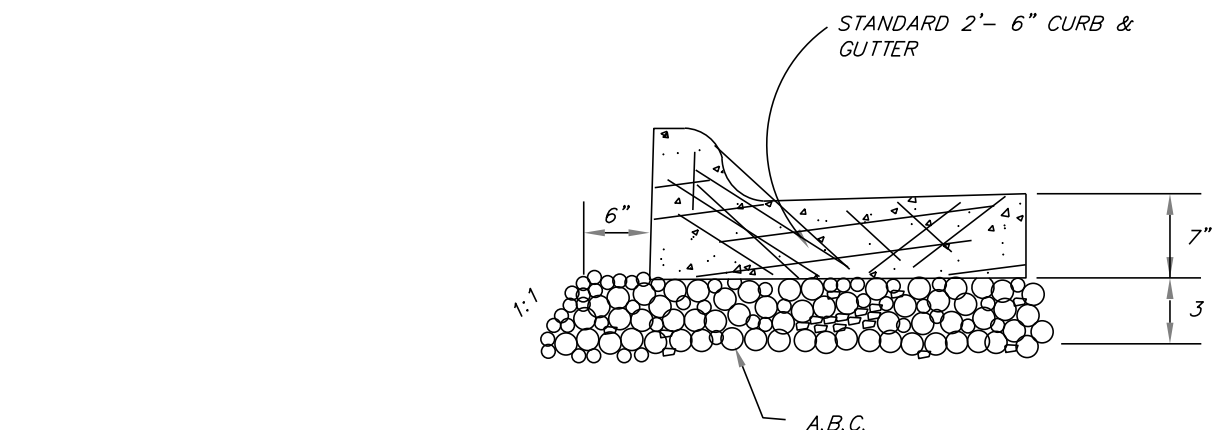
STANDARD DETAIL NUMBER: HS815
DATE REVISIONS
7/24/20



DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

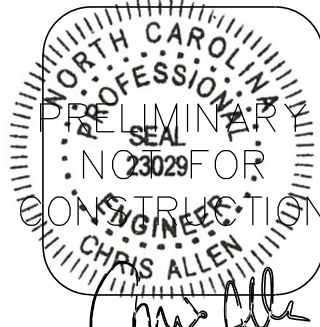
STANDARD DETAIL NUMBER: HS821
DATE REVISIONS
7/26/20



DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS822
DATE REVISIONS
7/26/20



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DETAILS

VILLAGE GATE TRACT 1B
SOUTH MAIN STREET, HOLLY SPRINGS NC

REVISIONS:

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2/13/2024
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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 LIMIT, PERMISSION TO MAKE A TEMPORARY REPAIR MUST BE OBTAINED FROM THE DIRECTOR OF ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

DRAWING NOT TO SCALE



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

EXISTING 2'-6" CURB AND GUTTER

GRASS UTILITY STRIP

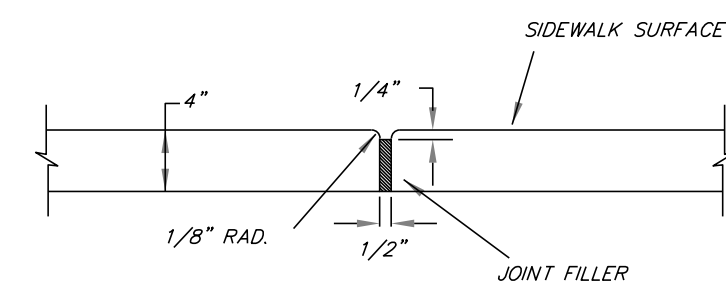
1/2" / ft.

1/4" / ft.

PROPOSED SIDEWALK (CONC. 3000 PSI)

COMPACTED SOIL TO A DENSITY OF NO LESS THAN 95%

TYPICAL SECTION

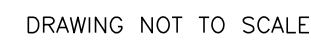


TRANSVERSE EXPANSION JOINT

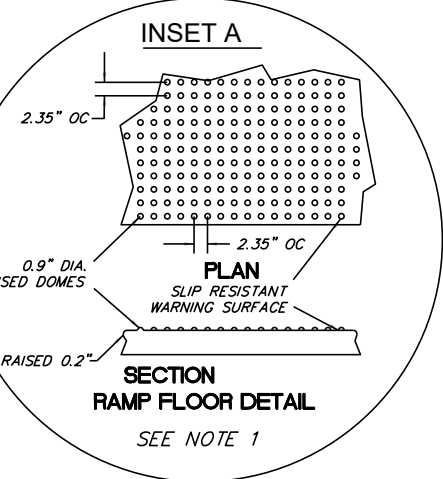
DRAWING NOT TO SCALE



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NOTES:

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOWNS SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL .93", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY. MAKE SURE TO TRAFFIC DESIGN STANDARDS.
3. THE PROPOSED DETECTABLE WARNING LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ACHIEVED BY BISECTING THE INTERSECTION RAMP. (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.



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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

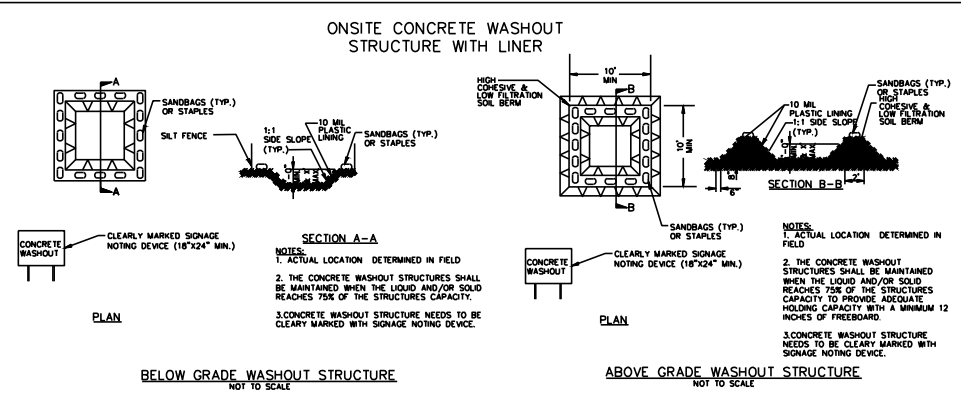
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, 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 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

EFFECTIVE: 04/01/19

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 unattended 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 measures. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (EDO's)	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 of non-compliance 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 phases 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 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

EFFECTIVE: 04/01/19

**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.

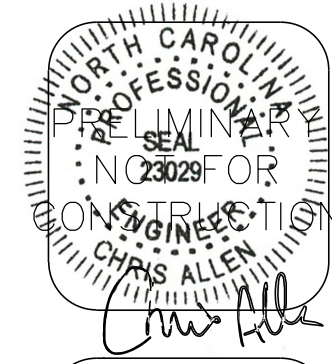
- (d) Anticipated bypasses and unanticipated bypasses.

- (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(i)(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 recurrence of the noncompliance. [40 CFR 122.41(i)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.



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919-899-3635
callen@allencc.com

ALLEN

CONSULTING, PLLC

DETAILS

VILLAGE GATE TRACT 1B

SOUTH MAIN STREET, HOLLY SPRINGS NC

REVISIONS:

SCALE:

DRAWN BY:
CTA

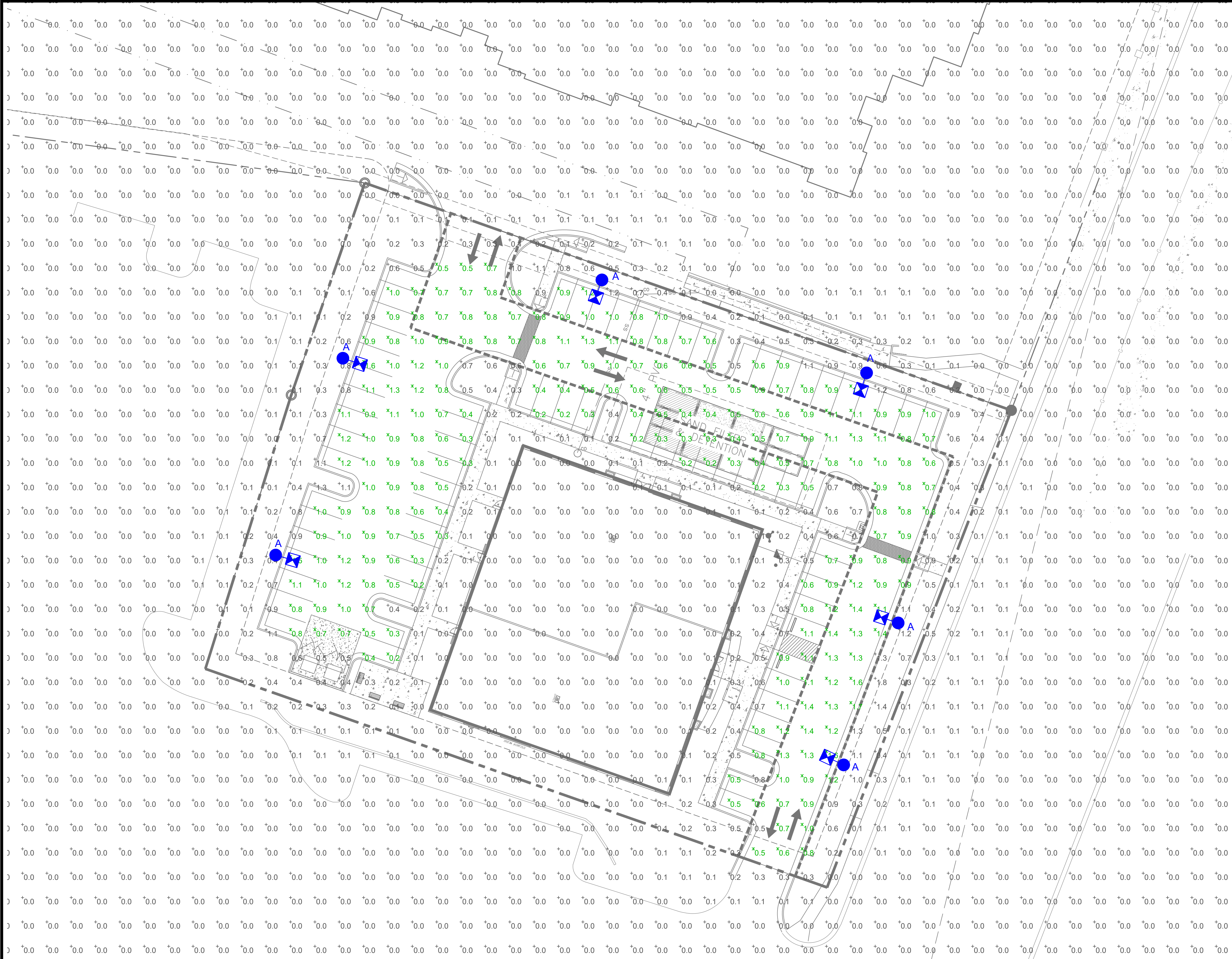
DATE:
2/13/2024

PROJECT NO.

SHEET

D8

OF





PEDESTRIAN SHOEBOX LED
(Meets Dark Sky Criteria)

Light source: LED (white)

Wattage: 50 watts

Lumens: 6,105 (14,400)

Light pattern:IESNA Type IV

IESNA cutoff classification: Full-cutoff

BUG rating: Type IV - B11UG2

Color temperature: 3,000K (4,000K)

POLE AVAILABLE

Aluminum	12', 15', 17'	Black
Flangeless	16'	Black
Fluted Concrete	13'	Black
Decorative Aluminum	12', 16'	Black

FEATURES:

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

BENEFITS:

- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

For additional information, contact us at 800.486.0000 or duke-energy.com

80000 Duke Energy Standard (2020) 301-103

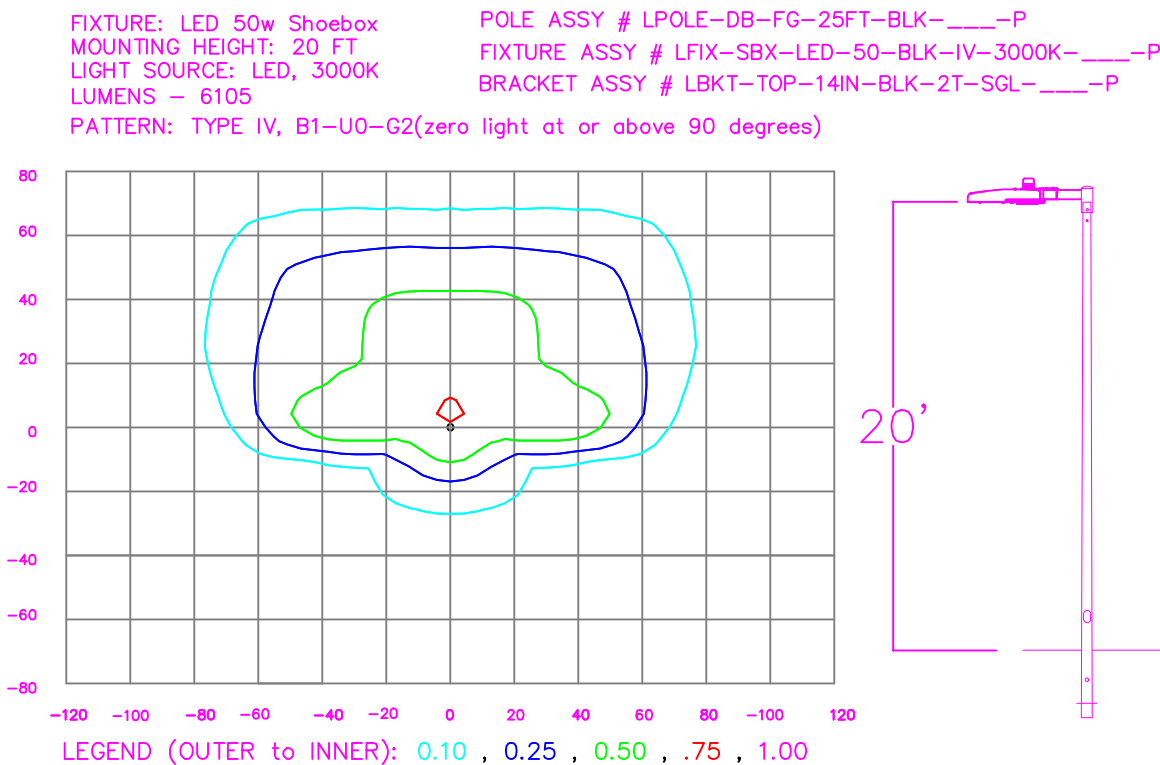
DUKE ENERGY
PROGRESS

BUILDING A SUSTAINABLE FUTURE



Light distribution pattern

ISOFOOTCANDLE CURVES



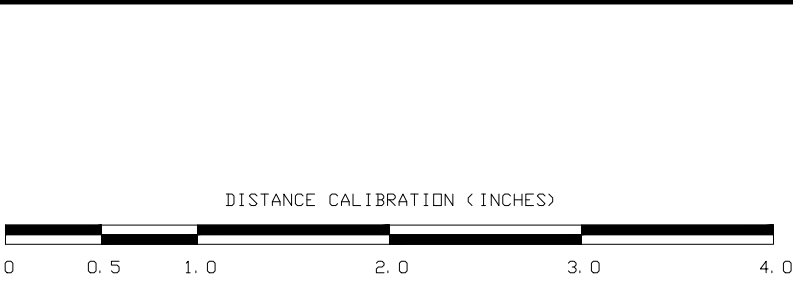
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	0.8 fc	1.7 fc	0.2 fc	8.5:1	4.0:1

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	6	LED 50w Shoebox - Type IV - 3000K	16	382	0.85

NOTES

- 1) ALL SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- 2) ALL OUTDOOR LIGHTING SHALL BE DESIGNED AND LOCATED SUCH THAT THE MAXIMUM ILLUMINATION SHALL NOT EXCEED 1.5 MAINTAINED HORIZONTAL FOOTCANDLES (FC) AT THE PROPERTY LINE FOR CUTOFF LIGHTS AND 0.4 FOR NONCUTOFF LIGHTS.

		Description	REVISION	BY
NO.	DATE			



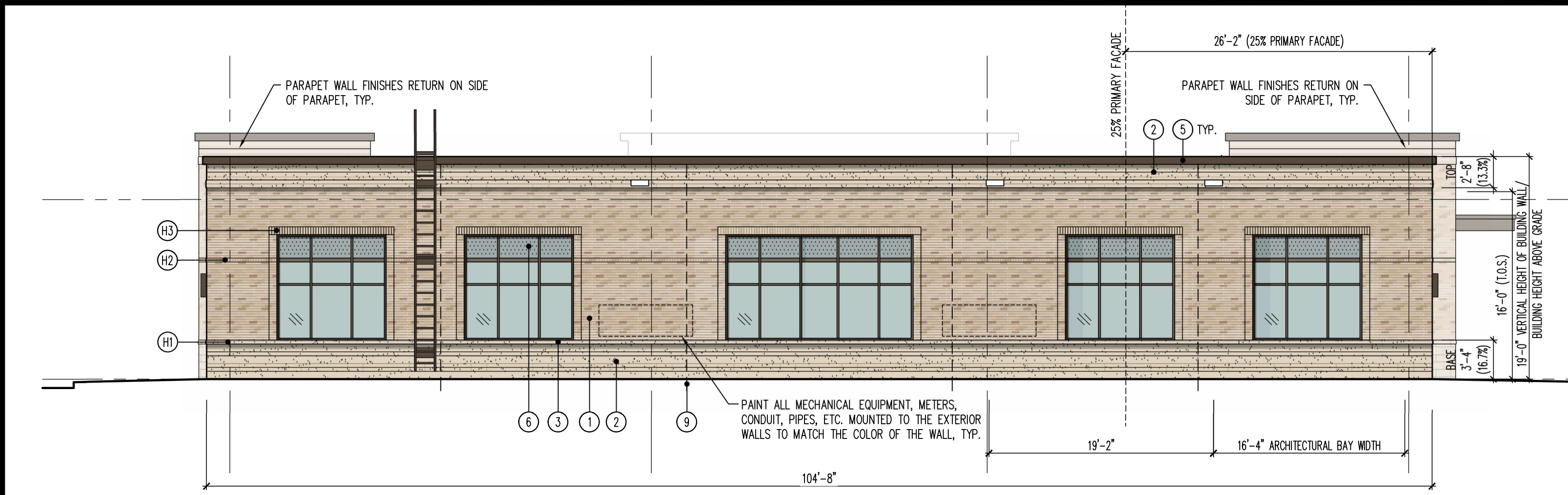


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PROGRESS

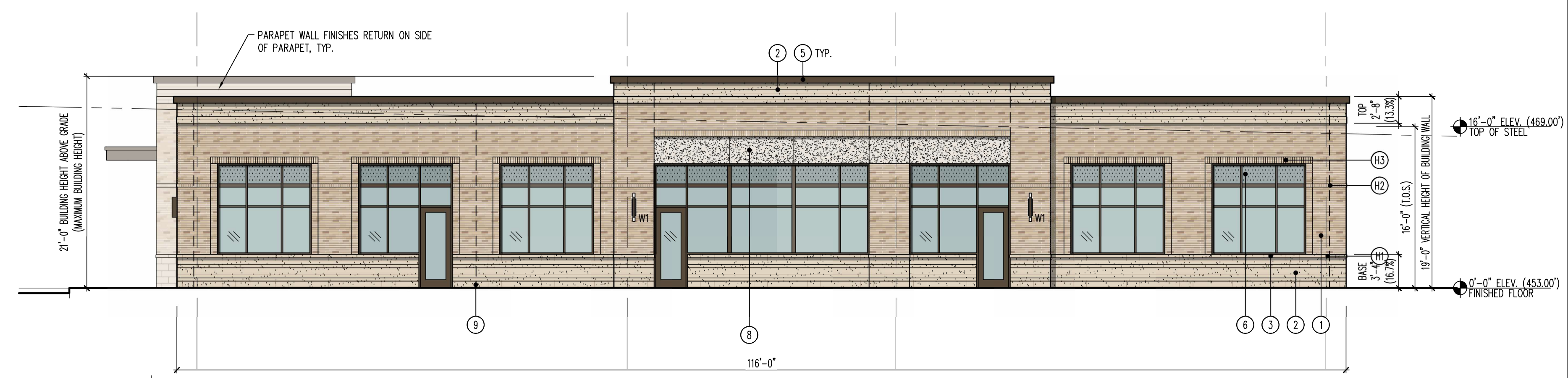
PROPRIETARY & CONFIDENTIAL

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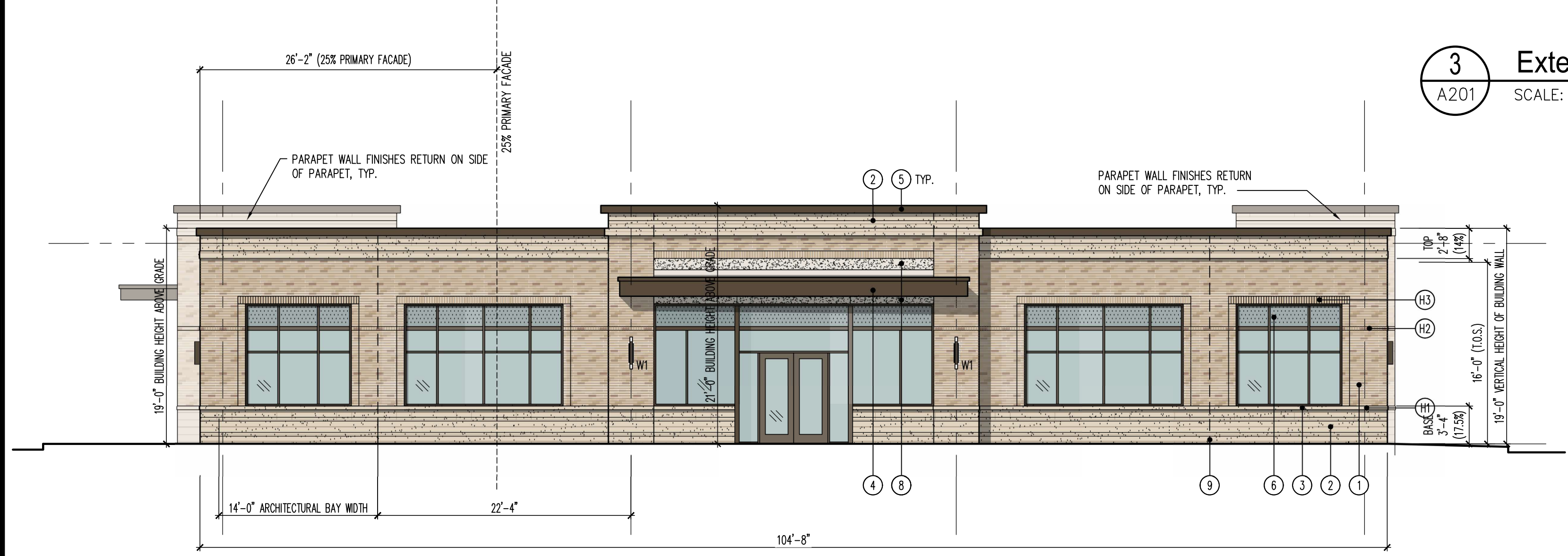
VILLAGE GATE 1B		
Holly Springs, NC		
SITE LIGHTING ARRANGEMENT		
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale 1" = 20'
Date	02/22/2024	Size Drawing size "D"
Description	LED Shoebox	
Drawing No.	24-0066A	Sht. 1 OF 1



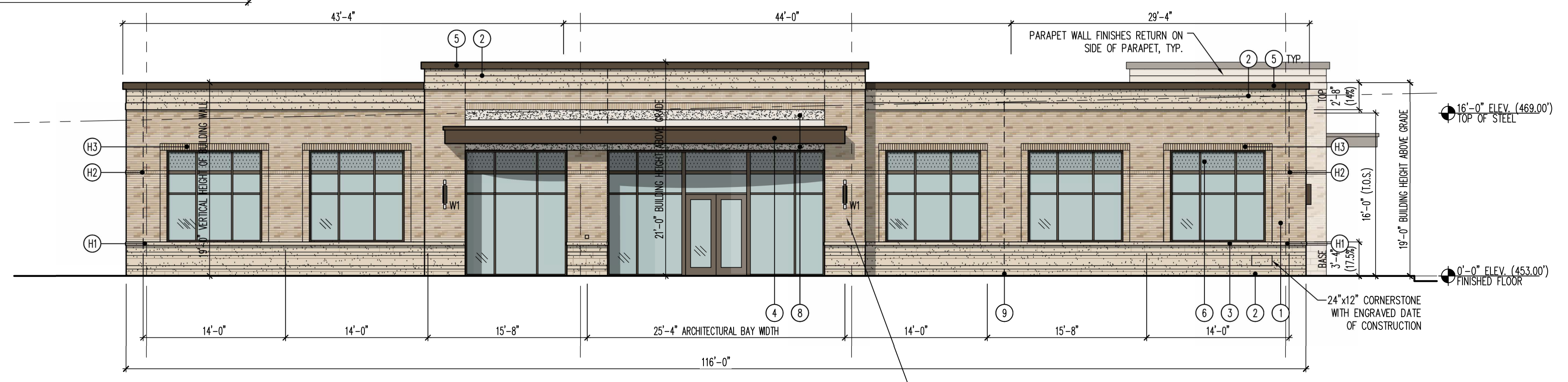
4 Exterior Elevation
A201 SCALE: 1/8"=1'-0" South



3 Exterior Elevation
A201 SCALE: 1/8"=1'-0" West



2 Exterior Elevation
A201 SCALE: 1/8"=1'-0" North



1 Exterior Elevation
A201 SCALE: 1/8"=1'-0" East/S. Main St. Facade

Material Calculations: Medical Office Building-1B

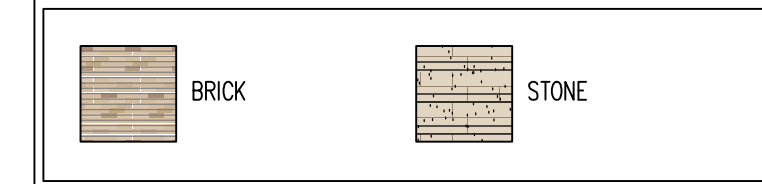
East Elevation (Primary Facade, S. Main St.)			North Elevation (25% Primary Facade, S. Main St.)		
TOTAL FACADE AREA:	2,318 S.F.		TOTAL FACADE AREA:	2,078 S.F.	
AREA OF GLAZING TOTAL:	806 S.F.		AREA OF GLAZING TOTAL:	687 S.F.	
25% PRIMARY WALL AREA UP TO 10':	262 S.F.		25% PRIMARY WALL AREA UP TO 10':	262 S.F.	
AREA OF GLAZING UP TO 10' (20% REQUIRED):	117 S.F. (44%)		AREA OF GLAZING UP TO 10' (20% REQUIRED):	117 S.F. (44%)	
WALL AREA UP TO 10':	1,187 S.F.		25% PRIMARY WALL AREA EXCLUDING GLAZING & FASCIA:	322 S.F.	
AREA OF GLAZING UP TO 10' (20% REQUIRED):	623 S.F. (52%)		STONE	140 S.F. (43%)	
WALL AREA EXCLUDING GLAZING & FASCIA:	1,435 S.F.		BRICK	183 S.F. (57%)	
STONE	793 S.F. (55%)		PRIMARY BUILDING MATERIALS (60% REQUIRED):	323 S.F. (100%)	
BRICK	1,331 S.F. (92%)				

West Elevation (Non-Primary Facade)			South Elevation (25% Primary Facade, S. Main St.)		
TOTAL FACADE AREA:	2,093 S.F.		TOTAL FACADE AREA:	2,093 S.F.	
AREA OF GLAZING TOTAL:	480 S.F. (23%)		AREA OF GLAZING TOTAL:	480 S.F. (23%)	
25% PRIMARY WALL AREA UP TO 10':	262 S.F.		25% PRIMARY WALL AREA UP TO 10':	262 S.F.	
AREA OF GLAZING UP TO 10' (20% REQUIRED):	77 S.F. (29%)		AREA OF GLAZING UP TO 10' (20% REQUIRED):	77 S.F. (29%)	
25% PRIMARY WALL AREA EXCLUDING GLAZING & FASCIA:	384 S.F.		25% PRIMARY WALL AREA EXCLUDING GLAZING & FASCIA:	384 S.F.	
STONE	166 S.F. (43%)		STONE	166 S.F. (43%)	
BRICK	218 S.F. (57%)		BRICK	218 S.F. (57%)	
PRIMARY BUILDING MATERIALS (60% REQUIRED):	361 S.F. (100%)		PRIMARY BUILDING MATERIALS (60% REQUIRED):	361 S.F. (100%)	

Elevation Keynotes:

- Human Scale Callouts:
- (H1) 4" CAST STONE SILL UNDER WINDOWS
 - (H2) 4" BRICK HEADER COURSE
 - (H3) 8" BRICK SOLDIER COURSE HEAD WINDOW OPENING
- Typical Building Callouts:
- (1) BRICK VENEER
 - (2) STONE BASE
 - (3) CAST STONE SILL, TYPICAL ALL WINDOWS
 - (4) METAL CANOPY
 - (5) METAL PANEL AND COPING CAP ON PARAPET
 - (6) SPANDREL GLASS IN WINDOW FRAMES
 - (7) 8" BRICK SOLDIER COURSE
 - (8) PORCELAIN WALL TILE - FIELD COLOR
 - (9) MASONRY CONTROL JOINT
 - (10) 8" VENEER STONE COURSE
 - (11) EXTERIOR INSULATED STEEL DOOR & FRAME (NOT USED)
 - (12) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN (NOT USED)

Primary Building Materials:



Finish Schedule:

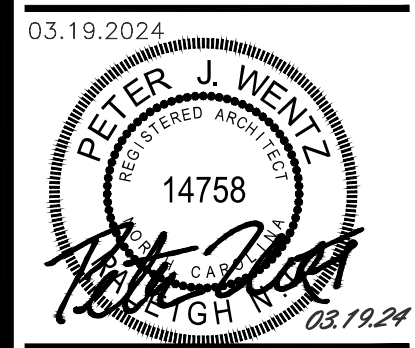
Exterior Materials		
B-1	TYPE: MANUFACTURER: BRICK VENEER, FIELD BRICK COLOR: SANTA FE W/ BUFF MORTAR LOCATION: BUILDING EXTERIOR AS SHOWN	
G-1	TYPE: MANUFACTURER: VITRO ARCHITECTURAL GLASS COATING: PPG SOLARBAN 70 ON #2 SURFACE COLOR: CLEAR LOCATION: VISION GLAZING	
G-2	TYPE: MANUFACTURER: VITRO ARCHITECTURAL GLASS COATING: PPG SOLARBAN 70 ON #2 SURFACE COLOR: SUBDUED GRAY CERAMIC COATING ON #3 SURFACE LOCATION: SPANDREL GLAZING WHERE INDICATED	
M-1	TYPE: THERMALLY BROKEN ALUMINUM STOREFRONT COLOR: BRONZE ANODIZED LOCATION: STOREFRONT WINDOW AND DOOR FRAMES	
M-2	TYPE: BRAKE METAL TRIM AND COPING COLOR: BRONZE LOCATION: AS SHOWN	
M-3	TYPE: COMPOSITE METAL PANEL COLOR: BRONZE LOCATION: CANOPY FASCIA	
ST-1	TYPE: PORCELAIN WALL TILE SLABS MANUFACTURER: VARMORA GRANTO PVT. LTD. COLOR: TUSK, MATTIE FINISH LOCATION: ABOVE WINDOWS/ENTRIES WHERE INDICATED	
VS-1	TYPE: FULL BED (3-5/8") VENEER STONE MANUFACTURER: ARRISCRAFT COLOR: LIMESTONE - RENAISSANCE FINISH: SMOOTH (SILL/1-1/2" UNITS); ROCKED (3-5/8" UNITS) LOCATION: BASE, WINDOW SILL, HORIZONTAL TRIM AND TOP CAP NOTE: SETTING DEPTH VARIES PER ARCHITECTURAL DETAILS	
-	TYPE: MANUFACTURER: - COLOR: - LOCATION: -	

Notes:

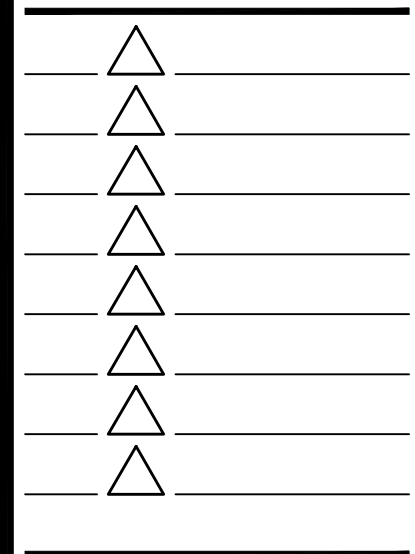
- ALL EXTERIOR GLASS TO BE 1" DOUBLE PANE INSULATED CLR. LOW 'E'.
- ALL EXTERIOR METAL ELEMENTS TO BE BRONZE ANODIZED ALUMINUM FINISH U.N.O.
- ALL STOREFRONT MULLIONS TO BE BRONZE ANODIZED ALUMINUM.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 5/8" EXTERIOR SHEATHING AND VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN RAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
- ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.



1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737



- ☐ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET



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Medical Office Building 1B
Village Gate: Tract 1B
South Main St.
Holly Springs, NC 27540
SITE PLAN SUBMITTAL

DESIGNER : JR
DRAWN : PW
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 79940
SHEET TITLE

Exterior Elevations
SHEET NUMBER
A201