



Town of Holly Springs
Development Review Committee
3:00 PM **Tuesday, June 25, 2024**

Regular Meeting
Holly Springs Town Hall
128 S. Main Street

Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. June 11, 2024 Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. TriCity Family Medicine 23-DP-05

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.

Requests & Communications - PB

Title: June 11, 2024 Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC Minutes_20241106



Development Review Committee Minutes: June 11, 2024

The Development Review Committee met virtually on Tuesday, June 11, 2024 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Call to Order

Agenda Item 2: Agenda Adjustment

Agenda Item 3: Approval of Minutes

- a. January 23, 2024 Regular Meeting Minutes
- b. May 14, 2024 Regular Meeting Minutes

Motion: Daniel Weeks
Second: LeRoy Smith
Vote: Unanimous

Agenda Item 4: Requests and Communications

Agenda Item 5: Consent Agenda

Agenda Item 6: Other Business

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

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

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.

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's 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.

Motion: Leeann Plumer
Second: Daniel Weeks
Vote: Unanimous

Agenda Item 7: Adjournment

The meeting adjourned at 3:30 PM



Development Review Committee Minutes: June 11, 2024

Nikki St. Pierre
DRC Clerk



Holly Springs

Subject Title: TriCity Family Medicine (1000 S Main St.)
Meeting Date: June 25, 2024
Presenter: Brett Gosney, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Thompson & Associates has submitted a request for a Development Plan for approval of TriCity Family Medicine (1000 S Main St). Tricity Family Medicine is a 1.5± acre development located along the north side of S Main St. The site will contain a 19,162-sf medical building and the associated site improvements.

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

1. The proposed use in the Development Application is for a medical office building.
2. The Development Application does not include Special Use Permits and is zoned CB-CU Community Business Conditional Zoning District.
3. The Development Application meets the applicable standards under the Holly Springs UDO.

Development Standards

Total Site Area: 1.53 ±

Proposed Building Height: 39 Ft

Provided Building Setback:

North: 7 Ft
East (S Main St): 30 Ft
South: 59 Ft
West: 186 Ft

Minimum Landscape Buffers:

North: 5 Ft
East (S Main St): 25 Ft
South: 5 Ft
West: 5 Ft

Total Building Footprint Area:

Building Footprint: 9,593 sf.

Parking Requirements**Total Required Parking**

Required Parking Spaces: 76 Parking Spaces

Provided Parking Spaces: 76 Parking Spaces

Required Bicycle Parking

Required: 8 Bicycle Spaces

Provided: 8 Bicycle Spaces

Civil ImprovementsTransportation

This project proposes one new driveway on S Main Street with restricted access to allow right in and emergency right out only. The development will also have shared access to the existing driveway to the south at the Aspens at Holly Springs. A Traffic Study was completed and approved with the rezoning and the proposed plan is consistent with that study.

Utilities

The proposed building will connect to the existing public water main located within S Main Street. A Fire Flow Analysis was completed.

The proposed building will connect to the existing sanitary sewer manhole located within S Main Street. A Sewer Study was completed and approved with the rezoning and the proposed plan is consistent with the study.

DRC Decision:

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

Motion/Action Requested

Motion that the DRC approve Development Plan 23-DP-05 (PLDP202300099) for TriCity Family Medicine as submitted by Thompson & Associates, dated 05/15/2024, with the following conditions:

1. All previous conditions of approval for *1000 S Main Street Rezoning (21-REZ-06)* apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement
2. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.
3. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Provide additional trees for the Active Recreation Space (near seating area and tables) to provide shade.
 - b. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.

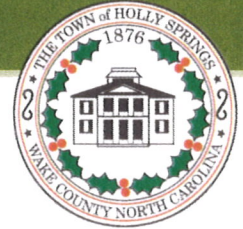
4. A FIL will be required for the construction of the 250' through/right-turn lane and signal upgrade at Piney Grove Wilbon Road/Ralph Stephens Road/ and S Main Street in the amount of \$3,105.
5. All previous conditions of approval for the rezoning petition apply to this plan except for any condition 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.
6. 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.
7. ALL recommendations from the TAR, and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review.
8. The Build-out analysis in the Traffic assessment report (TAR) 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 TAR unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. This project is responsible for paying a fee-in-lieu of traffic signal improvements proportionate to project impact at the intersection of S. Main St/Ralph Stephens Rd.
10. 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.
11. All Special Studies must be finalized prior to being approved.

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

TOWN OF HOLLY SPRINGS DEVELOPMENT PETITION PACKET

DPM Appendix #A.04
Supplement 18
March 2022

Major Subdivision, Development Plan, and Special Use Permit



General Information

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

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

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

Submittal Requirements

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

New Submittal or Major Amendment:

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

Minor Amendment:

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

PLAN SHEET REQUIREMENTS:

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

FOR MORE INFORMATION:

Current Fee Schedule: www.hollyspringsnc.gov/2170

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

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

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

Major Subdivision Plan (Residential and Non-Residential):

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

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

Development Plan:

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

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

Special Use Permit:

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

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

Engineering Special Studies:

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

Traffic Impact Analysis (TIA):

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

Fire Flow Analysis (FFA):

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

Sewer Report:

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

Reclaimed Water Model Update:

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

Plan Amendments:

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

Major Amendment Procedures:

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

Minor Amendment Procedures:

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

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

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

Neighborhood Meeting (UDO Section 11.5):

Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. The purpose of the neighborhood meeting is to educate neighbors about the proposed Petition, to receive neighborhood comments, and to address concerns about the Petition.

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

Meeting Notification:

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

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

Meeting Location:

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

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

Meeting Format (Information Presented):

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

DEVELOPMENT PETITION

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



Petition Type:

- ☐ **Major Subdivision** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*
- ☒ **Development Plan** (check all that apply)
☐ Residential ☒ Non-residential
☒ New ☐ Major Amendment* ☐ Minor Amendment*
- ☐ **Special Use Permit**
☐ New

* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: TRICITY FAMILY MEDICINE & URGENT CARE
 If this project is part of a previously approved plan, please specify:
 PUD/Master Plan/Subdivision N/A Shopping Center/Lot# N/A
 Project Location: 1000 S. MAIN STREET HOLLY SPRINGS, NC 27540
 Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 06498-87-6157 Real Estate ID: 0164097
 Project Acreage (rounded to nearest tenth): 1.5 Partial Parcel: ☒ No ☐ Yes (additional fee)
 Current Zoning: CB-CU Proposed Use (see UDO Table 3.2.A): MEDICAL OFFICE
 Open Space [See UDO Section 7.06(F)(4)]: ☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
 Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____
 If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
 Sketch Plan Review (Pre-Submittal) Meeting Date: FEB 16, 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 RANDY MILLER Company THOMPSON & ASSOCIATES
 Mailing Address 1149 EXECUTIVE CIRCLE SUITE D2
 City CARY State NC Zip 27511
 Telephone # (919) 465-1566 E-Mail millerpe19793@gmail.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact SAME AS ABOVE

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 DR. PATEL Company AVANI PROPERTIES, LLC
Mailing Address 280 OAK HAVEN LANE
City APEX State NC Zip 27523
Telephone # (919) 805-1161 E-Mail tricitydoctor@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name JAMES MULLIGAN Company 310 ARCHITECTURE + INTERIORS
Mailing Address 302 JEFFERSON STREET
City RALEIGH State NC Zip 27605
Telephone # (919) 838-9310 E-Mail JamesM@310ai.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

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

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

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

Property Owner - Required

Name DR. PATEL Company AVANI PROPERTIES, LLC
Mailing Address 280 OAK HAVEN LANE
City APEX State NC Zip 27523
Telephone # (919) 805-1161 E-Mail tricitydoctor@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Rao Dall Lamia Date: 4/20/23

PLAN REQUIREMENTS & DATA CHECKLIST



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

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

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

For DS Use only
 Project # _____
 Date Received: _____

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

A	NA	
	☒	F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
	☒	G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. Verify species are not listed on the <i>Invasive Species List</i> (See UDO Section 5.4.1).
	☒	H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
	☒	I. Specify the limits of live vegetation, ground cover and mulch. [See UDO Section 5.4]
	☒	J. Note who will be responsible for the maintenance of the Landscaping and include the following notes: Example: Owner shall be responsible for: "The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials; "The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."
	☒	K. If an alternate Landscape Plan is being proposed, see UDO Section 5.2.3. and include a letter to the Administrator regarding why this is being requested.
	☒	L. Indicate the location of all tree protection fencing.
	☒	M. Show all tree preservation areas.
		N. Landscape Plans shall be sealed by a Registered Landscape Architect.

VI. TREE PRESERVATION PLAN

	☒	A. The latest available aerial photograph of the project area.
	☒	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average Diameter at Breast Height (or DBH) of stands of trees.
	☒	C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. [See UDO Section 4.4]
	☒	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	☒	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Significant Natural Resource Areas, or Supplemental Undisturbed Perimeter Buffers) were used to meet Tree Preservation Area requirements.
	☒	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.

VI. UTILITY LAYOUTS

	☒	A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
	☒	B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
	☒	C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, reclaimed water, and fiber optic). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
		D. Provide street lighting plan for interior and/or adjacent roadways
		E. Provide Water Metering Network information (See UDO Section 7.2.1.H)

VII. DETAILS SHEET

	☒	A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
	☒	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
		C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS	
	A. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source [See UDO Section 8.4] 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
	B. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
	C. Provide color, scalable elevations with building material and color callouts, and dimension stringers (vertical and horizontal dimensions) indicating building height. Building Design shall comply with UDO Section 8.2. Provide square footage and % of façade area for all materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Building Design Requirements in the UDO. Show all roof mounted mechanical equipment and screening. Provide a materials board indicating all colors and materials proposed for the project.
	D. Provide Public Realm Standards in accordance with UDO Section 8.3.
VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT	
	A. Special Use Permit petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)	
	A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan [See UDO Chapter 4]
	B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance
	C. Provide the maximum and minimum lot sizes
	D. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
X. INFORMATION REQUIRED FOR MAJOR NON-RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)	
	A. Include the max number of lots, minimum lot area, access easements to all lots
	B. Show layout of major road connections (including curb cuts to existing roads and internal road connectivity), layout of utility layout as needed to serve each phase or lots (including where the utilities will be tied to and how adjacent properties will be stubbed).
	C. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
	D. Provide Design Standards and Streetscape & Mobility Standards (UDO Section 8.5.6 E. and F.)

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

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



Town of Holly Springs
Industrial Wastewater Survey, Short Form

This form has been sent to your business to determine types and sources of wastewater that are entering the Town of Holly Springs' Wastewater Treatment Facility. This form must be completed in accordance with the Town's Sewer Use Ordinance. The Sewer Use Ordinance can be examined on the Town's website at www.hollyspringsnc.us

Facility Name: TRICITY FAMILY MEDICINE & URGENT CARE
Facility Address: 1000 S. MAIN STREET HOLLY SPRINGS, NC
Facility Telephone Number: 919-805-1114 Facility Fax: -
Type of Industry, Manufacture, Trade, or Business: MEDICAL OFFICE

Products Produced:

N/A

Number of Employees: 16

General Description of the industrial activities and/or plant processes at this site:

MEDICAL OFFICE

Current Federal Standard Industrial Classification Code (S.I.C.): _____ (if applicable)

Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators, or any other type of wastewater other than from restrooms? If so, describe:

NO

"Industrial Waste" means liquid or other wastes resulting from any processes of industry, manufacturing, trade, or business, or from the development of any natural resources. "Other Waste" means decayed wood, sawdust, shavings, bark, limes, garbage, refuse, ashes, offal's, tar, oil, chemicals, and all other substances, except industrial waste and sewage, which may cause pollution in any waters.

1. Does this facility discharge industrial waste or other waste to the sanitary sewer? YES NO
2. Is the discharge from industrial waste or other waste continuous or batch? N/A
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer? YES NO If yes, please list: _____
4. What is the total discharge to the sanitary sewer (gallons per day)? 4000 GPD
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)? 0
6. Are any chemicals stored in quantities of 55 gallons or more? YES NO
7. Does this facility use any well water or other water source other than the public water supply? YES NO
8. Are any outside drains connected to the sanitary sewer? YES NO
9. Does your facility discharge storm water to the sanitary water? YES NO

Our Sewer Use Ordinance requires that an Authorized Representative of the User sign all reports to the Town. Authorized Representative is defined as "a person responsible for the Principle Business decisions or other policy decisions for the facility."

To the best of my knowledge the information on this form is true and accurate.

Signature

Randall L. Miller

Date

4/21/23

Print name

RANDALL L. MILLER

Job Title

ENGINEER

For more information or any questions, please contact the Water Quality Department at (919) 577-2273
Return this form with your Development Petition

NEIGHBORHOOD MEETING REPORT



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

☒ Neighborhood Meeting Date: MARCH 22, 2023
Time: 4:30
Location: 200M

Notification of Owners:

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

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: MARCH 7, 2023

Conduct of Meetings:

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

Summary of Issues:

NONE

NO ONE ATTENDED MEETING

Attach Additional Sheets as needed

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

NONE

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Rachel K. Smith

Date

4/21/23

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

March 7, 2023

Re: 1000 S. Main Street
Holly Springs, North Carolina 27540
PIN 0648-87-6157

Dear Property Owner :

As the Owner of a parcel of land located near 1000 S. Main Street within the planning area of Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of a development plan being filed with the Town of Holly Springs. The requested development plan for the 1.53-acre parcel located at 1000 S. Main Street (see attached map) is being applied for by Avani Properties, the owner. The submitted development plan is being applied to develop the property with a 2-story 19,200 sf medical office building. The property is zoned as CB-CU which allows for a medical office use. The proposed development plan will be compliance with the UDO of the Town of Holly Springs.

As a property owner of a parcel of land neighboring the subject developing parcel, you are hereby being contacted in regard to a neighborhood meeting to discuss the proposed development plan. The neighborhood meeting is scheduled to be conducted via a zoom meeting. The zoom meeting is scheduled for March 22, 2023, at 4:30 pm. Below you will find the links and information to access the zoom meeting:

Join Zoom Meeting online via:

Topic: 1000 S. Main Street

Time: Mar 22, 2023, 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/86425034223?pwd=cE5CV0dVenNVS1ZQdk5acWRFVUwzd09>

Meeting ID: 864 2503 4223

Passcode: ajR33K

Should there be any questions as related to this matter, please feel free to contact me during regular business hours at 919-465-1566. You can also email any questions to myself at millerpe19793@gmail.com

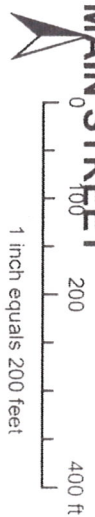
With the receipt of this letter, it shall be confirmed that you have officially received notice of the neighborhood meeting for the proposed development plan of the subject parcel which neighbors your parcel. This neighborhood meeting is being held as required prior to the development plan application submittal to the Town of Holly Springs.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343



500' RADIUS - NEIGHBOR PROPERTIES - 1000 S. MAIN STREET



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

OWNER	ADDRESS	PROPERTY TAX DEPT STORE #	PO BOX	CITY	STATE	ZIP
WALDMART REAL ESTATE BUSINESS TRUST	PROPERTY TAX DEPT STORE #4458-00	PO BOX 8050	BENTONVILLE	AR	72712	8055
Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497				
FIDELITY BANK THE	ATTN: MIKE WHITLEY	100 S MAIN ST	FUQUAY VARINA	NC	27526	2221
UNKNOWN	PO BOX 550	RALEIGH NC 27602-0550				
BRYAN FAMILY PROPERTY GROUP LLC	201 ECHO CREEK PL	APEX NC 27539-4183				
FLAGSHIP VILLAGE HOLLY SPRINGS, LLC	2701 COLTSGATE RD STE 300	CHARLOTTE NC 28211-3594				
COASTAL FEDERAL CREDIT UNION	1000 SAINT ALBANS DR	RALEIGH NC 27609-7347				
TRUSTEE FOR THE DIANE FLETCHER-HOPPE 2007 TRUST	950 OXFORD AVE	MARINA DEL REY CA 90292-5408				
OREC LAND LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766				
CHICK-FIL-A INC	5200 BUFINGTON RD	ATLANTA GA 30349-2945				
CFOC HOLLY SPRINGS NC LLC	CFIC OLIVER HOTELS LLC	5713 GRAND AVE STE B	DULUTH	MN	55807	2564
MOORE, SUZANNE T ZABLUD, ELI	907 CRABTREE CROSSING PKWY	MORRISVILLE NC 27560-7574				
Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497				
Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497				
AVANI PROPERTIES LLC	280 OAK HAVEN LN	APEX NC 27523-5803				
THE ASPENS AT HOLLY SPRINGS LLC	505 PECAN ST STE 202	FORT WORTH TX 76102-4001				
GREENHOUSE CARY LLC	5255 N FEDERAL HWY STE 301	BOCA RATON FL 33487-4913				
TRUIST BANK	101 N CHERRY ST STE 710	WINSTON SALEM NC 27101-4080				

INDEX OF SHEETS:

- SHEET 1 EXISTING CONDITIONS PLAN
SHEET 2 PRELIMINARY SITE PLAN
SHEET 3 PRELIMINARY UTILITY PLAN
SHEET 4 PRELIMINARY GRADING & STORMWATER PLAN
SHEET 5 PRELIMINARY LANDSCAPE PLAN
SHEET 6 SITE DETAIL SHEET
SHEET 7 ROADWAY DETAIL SHEET
SHEET 8 WATER UTILITY DETAIL SHEET
SHEET 9 SEWER UTILITY AND DRAINAGE DETAIL SHEET
SHEET A2.00 ELEVATION VIEWS
SHEET A2.01 ELEVATION VIEWS
SHEET A2.03 RENDERINGS
SHEET A3.00 RENDERINGS
SHEET TR-IN WB50 TURNING RADIUS IN
SHEET TR-OUT WB50 TURNING RADIUS OUT

NEW INFRASTRUCTURE DATA

LINEAR FT. NEW WATER MAINS - 319' (8" DIP)
LINEAR FT. NEW SEWER MAINS - 98' (8" PVC)
LINEAR FT. NEW 10' CONCRETE SIDEWALK - 275'
LINEAR FT. NEW STREET - 0'

UTILITY QUANTITIES:

~319 LF NEW 8" DIP WATER EXTENSION
~36 LF NEW 4" DIP FIRE LINE
1 NEW FH ASSEMBLY (2 EX. FH WITHIN 450' OF BLDG.)
~30 LF NEW 1" WATER SERVICE
1 NEW 1" WATER METER WITH RPZ
~98 LF NEW 8" PVC SAN. SEWER EXTENSION
1 NEW SAN. SEWER MANHOLE
~308 LF NEW 4" PVC SAN. SEWER SERVICE
4 NEW SS CLEANOUTS
BUILDING WILL BE SPRINKLERED
SANITARY SEWER FLOW:
4,000 GPD (TOTAL)
MEDICAL: 250 GPD/PRACTIONER x 16 = 4,000 GPD

PRELIMINARY SITE DATA:

OWNER: AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
SITE ADDRESS: 1000 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 18610 PG 2475 BM 1987 PG 1416
TOTAL SITE ACREAGE: 1.532 AC.
PIN: 06498 - 87 - 6157
REID: 0164097
ZONING: CB-CU
EXISTING USE: VACANT LOT
PROPOSED USE: MEDICAL OFFICE (19,162 SF TOTAL)
EXISTING BUILDING: 4074 SF
EXISTING CONCRETE/GRAVEL: 5981.1 SF
EXISTING TOTAL IMPERVIOUS AREA: 10,055.1 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 15.07%
NEW BUILDING ROOF AREA: 9,593 SF
NEW SIDEWALK ON-SITE: 3,081 SF
NEW PARKING LOT/VEHICULAR ACCESS: 30,413 SF
PROPOSED TOTAL SITE IMPERVIOUS AREA: 43,087 SF
PROPOSED SITE IMPERVIOUS AREA PERCENTAGE: 64.6%
PROPOSED DISTURBED/DENUDED AREA = 66,000 SF (1.52 AC.)
MIN. PARKING REQ. - MEDICAL: 4 SPACES/1000 SF =76.6 SPACES
MAX. PARKING REQ. - MEDICAL: 6 SPACES/1000 SF =114.9 SPACES
PROPOSED NUMBER OF NEW PARKING SPACES: 76 INCL. (3) H/C
HANDICAPPED PARKING SPACES: REQUIRED 3 / PROPOSED 3
REQUIRED BIKE SPACES @ 5/50 SPACES = 8 SPACES
PROVIDED BIKE SPACES - 8
REQUIRED EV SPACES @ 5% = 4 ; PROVIDED EV SPACES - 4
REQUIRED EV READY SPACES @ 15% = 12 ; PROVIDED EV READY - 12
PARKING SPACES TO BE 9' x 18'
PARKING LOT TO BE PRIVATE
SETBACKS FOR CB:
FRONT ALONG S. MAIN STREET - 30'
SIDE AND REAR - 5'
MAXIMUM BUILDING HEIGHT CB - 60' MINIMUM BUILDING HT. CB -25'
PROPOSED BUILDING HEIGHT OF PROPOSED BUILDING - 39'-6"
MINIMUM FIRST FLOOR HT. CB -14'
PROPOSED BUILDING FIRST FLOOR HT. - 15'-2"
PROPOSED BUILDING AREA: 19,162 (2 STORIES - TOTAL SF)
MIN. REQUIRED OPEN SPACE - 10,010 SF (15% FOR CB)
PROVIDED OPEN SPACE - 12,230 SF (18.3%)
URBAN CIVIC SPACE - 5,517 SF (8.27% OF SITE)
ACTIVE RECREATION SPACE-6,713 SF (10.06% OF SITE)
SANITARY SEWER FLOW FOR PROJECT: 4,000 GPD (TOTAL)
MEDICAL: 250 GPD/PRACTIONER x 16 = 4,000 GPD
PROPOSED NEW WATER AND SEWER TAPS
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.
ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

SITE WAS REZONED TO CB-CU WITH CASE 21-REZ-06
APPROVED ON APRIL 19, 2022 WITH THE FOLLOWING CONDITIONS:
1. Site to have no parking between the building and the street
2. Site to have an open space area in the northeast corner along S. Main Street with access available from the 10' side path running along S. Main Street
3. Site to utilize, where achievable and practicable, the use of low impact landscape design techniques and sustainable stormwater practices
4. The following uses shall be prohibited:
(a) Automotive Sales and Service
(b) Neighborhood Recycling Collection Point
(c) Parking Garage
5. Site to have a right in and right out for emergency vehicles only access from S. Main Street
6. Site to be subject to a building height a minimum of 25' and a minimum of 2 stories
7. Applicant agrees to pay a fee in lieu of towards the construction of a 250' through/right turn land and signal upgrade at S. Main Street/Piney Grove Wilbon/Ralph Stephens Road
8. Site to provide a joint cross access easement to the parcel to the east with PIN 648-87-7460

NOTE:

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

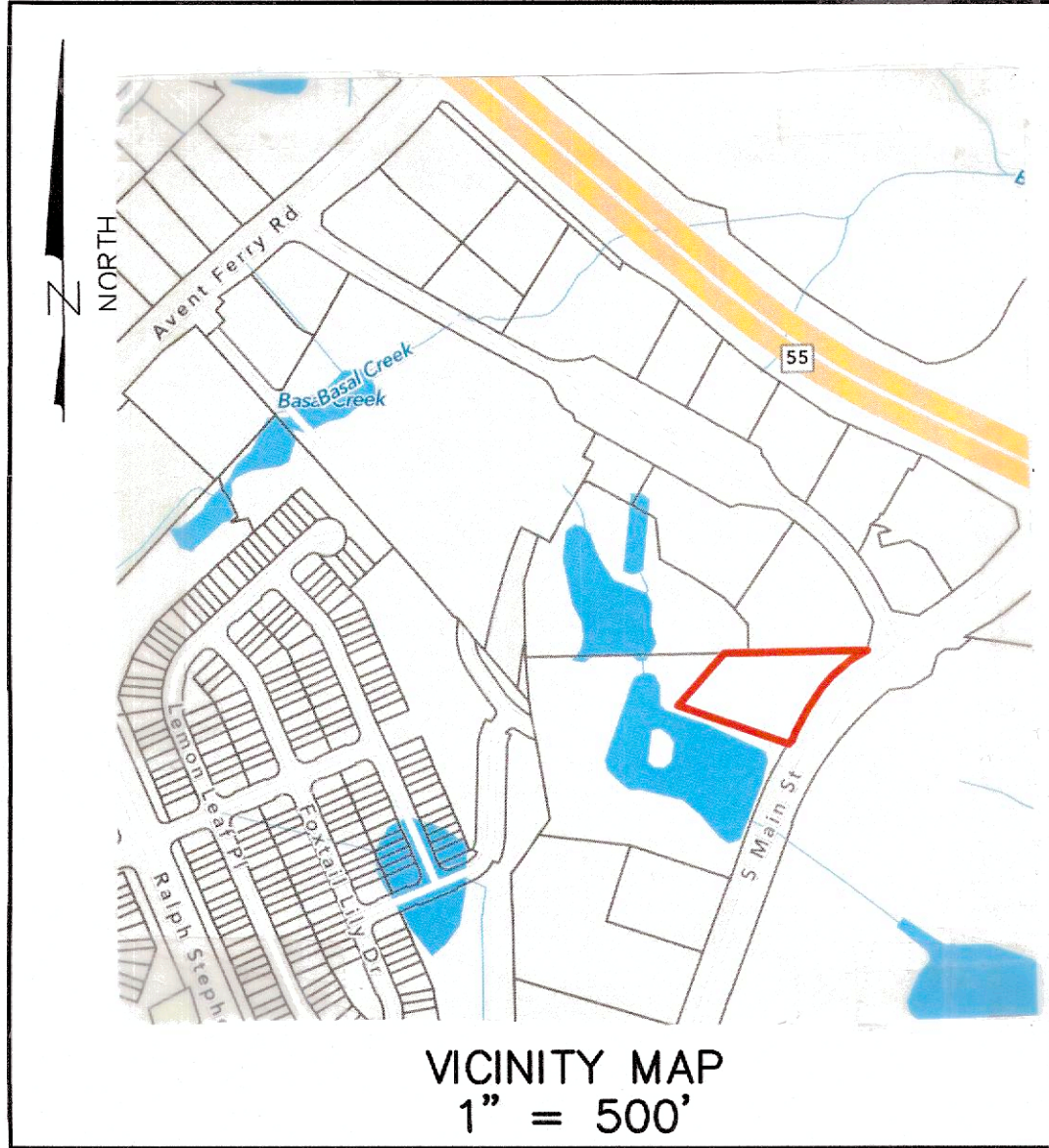
ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

ACCORDING TO FEMA MAP #3720064800K DATED JULY 19, 2022 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY DUKE ENERGY & CONFORM TO TOHS STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND



MONUMENT INFORMATION
NCGS "EYSTER"
N=691869.02'
E=2049454.42'
NC GRID (NAD83-2011)

DEVELOPMENT PLAN FOR TRICITY FAMILY MEDICINE & URGENT CARE 1000 SOUTH MAIN STREET HOLLY SPRINGS, NORTH CAROLINA PROJECT 23-DP-05/PLDP202300099



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

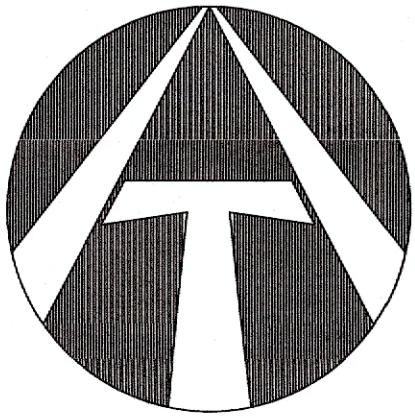
GENERAL UTILITY NOTES:

ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE AUTHORITIES.
CONTRACTOR SHALL INFORM THE TOWN OF HOLLY SPRINGS AND THE ENGINEER OF ANY CONFLICTING UTILITIES. ELECTRIC SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVING AUTHORITY.
TELEPHONE SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVING AUTHORITY.
BUILDING WILL NOT BE SPRINKLED NOR HAVE FIRE DEPT. CONNECTIONS
NO IRRIGATION PROPOSED

Architect:
310 Architecture + Interiors
302 Jefferson Street, Suite 250
Raleigh NC 27605
Office: (919) 838-9310

Landscape Architect:
Bratton Landscape Architecture
Jack Bratton
1431 Trinity Rd.
Raleigh, NC 27607
(919) 233-9123
brattonla@outlook.com

ENGINEER:

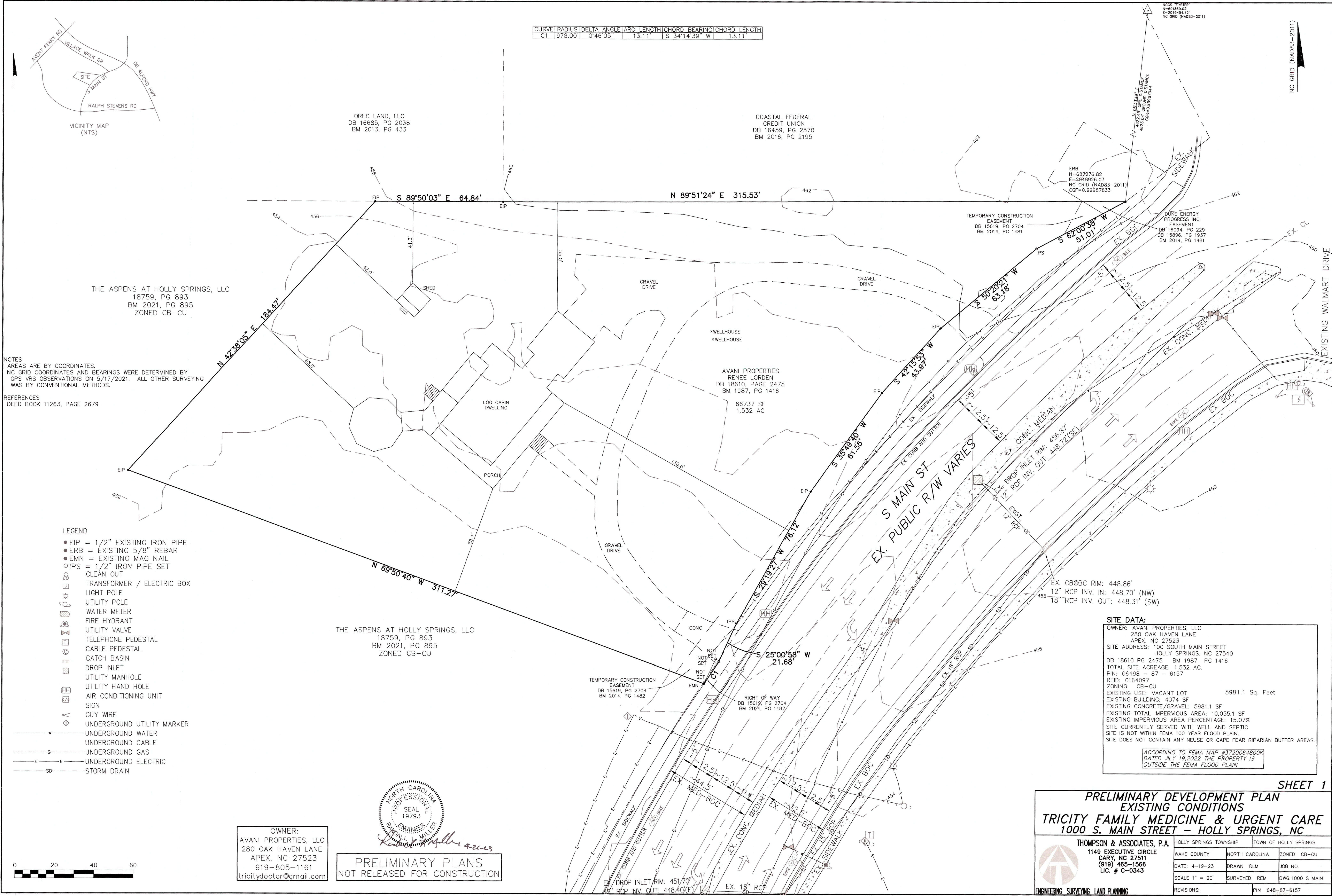


THOMPSON and ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE SUITE D2
CARY, N.C. 27511
TEL. 919-465-1566 LISC# C-0343

ALL WORK, MATERIALS, PLACEMENT , AND INSTALLATION SHALL BE AS PER THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR TO OBTAIN COPY.

ALL MATERIALS, INSTALLATION, AND PLACEMENT OF ALL UTILITIES SHALL BE AS PER THE TOWN OF HOLLY SPRINGS STDS. AND SPECS.

CONTRACTOR TO VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES. THIS LOCATION SHALL BE DONE PRIOR TO CONSTRUCTION. IF REQUIRED, DUE TO CONFLICTS, THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE APPROPRIATE AUTHORITIES.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	978.00'	0°46'05"	13.11'	S 34°14'39" W	13.11'

NOTES
AREAS ARE BY COORDINATES.
NC GRID COORDINATES AND BEARINGS WERE DETERMINED BY
GPS VRS OBSERVATIONS ON 5/17/2021. ALL OTHER SURVEYING
WAS BY CONVENTIONAL METHODS.

REFERENCES
DEED BOOK 11263, PAGE 2679

LEGEND

- EIP = 1/2" EXISTING IRON PIPE
- ERB = EXISTING 5/8" REBAR
- EMN = EXISTING MAG NAIL
- IPS = 1/2" IRON PIPE SET
- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- AIR CONDITIONING UNIT
- SIGN
- GUY WIRE
- UNDERGROUND UTILITY MARKER
- UNDERGROUND WATER
- UNDERGROUND CABLE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- STORM DRAIN

THE ASPENS AT HOLLY SPRINGS, LLC
18759, PG 893
BM 2021, PG 895
ZONED CB-CU

NORTH CAROLINA
PROFESSIONAL
SEAL
19793
R. DALLAN MILLER
ENGINEER
4-20-23
PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

OWNER:
AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
919-805-1161
tricitydoctor@gmail.com

SITE DATA:
OWNER: AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
SITE ADDRESS: 100 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 18610 PG 2475 BM 1987 PG 1416
TOTAL SITE ACREAGE: 1.532 AC.
PIN: 06498 - 87 - 6157
REID: 0164097
ZONING: CB-CU 5981.1 Sq. Feet
EXISTING USE: VACANT LOT
EXISTING BUILDING: 4074 SF
EXISTING CONCRETE/GRAVEL: 5981.1 SF
EXISTING TOTAL IMPERVIOUS AREA: 10,055.1 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 15.07%
SITE CURRENTLY SERVED WITH WELL AND SEPTIC
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.

ACCORDING TO FEMA MAP #3720064800K
DATED JULY 19, 2022 THE PROPERTY IS
OUTSIDE THE FEMA FLOOD PLAIN.

SHEET 1

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 485-1566
LIC. # C-0343

ENGINEERING SURVEYING LAND PLANNING

HOLLY SPRINGS TOWNSHIP		TOWN OF HOLLY SPRINGS	
WAKE COUNTY	NORTH CAROLINA	ZONED	CB-CU
DATE: 4-19-23	DRAWN: RLM	JOB NO.	
SCALE 1" = 20'	SURVEYED: REM	DWG: 1000 S MAIN	
REVISIONS:		PIN: 648-87-6157	

Page 25 of 39



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

GENERAL PROJECT NOTES:
ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL OBTAIN COPY.
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 FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

- NOTES
1. BOUNDARY IS TAKEN FROM FIELD SURVEY BY THIS OFFICE.
 2. SITE CURRENTLY HAS NO UTILITY SERVICES PROVIDED BY THE TOWN OF HOLLY SPRINGS.
 3. THERE WILL BE NEW WATER AND SEWER SERVICE TAPS.
 4. BUILDING SETBACKS:
30' ALONG S. MAIN STREET
5' ALONG SIDES
5' ALONG REAR
 5. SEE SHEET 1 FOR EXISTING CONDITIONS.
 6. SEE SHEET 2 FOR SITE INFORMATION.
 7. SEE SHEET 4 FOR GRADING & STORMWATER.
 8. SEE SHEET 5 FOR LANDSCAPE PLAN.

NOTE:
ADDRESS NUMBERS ON BUILDING TO BE 6" MIN.

OREC LAND, LLC
DB 16685, PG 2038
BM 2013, PG 433
ZONED CB
VACANT

COASTAL FEDERAL
CREDIT UNION
DB 16459, PG 2570
BM 2016, PG 2195
ZONED CB
BANK

NOTE:
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

TEMPORARY CONSTRUCTION
EASEMENT
DB 15619, PG 2704
BM 2014, PG 1481

NCGS "EYSTER"
N=691869.02
E=2048454.42
NC GRID (NAD83-2011)

CONTROL CORNER
ERB
N=687276.82
E=2048926.03
NC GRID (NAD83-2011)
CGF=0.99987833

OWNER:
AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
919-805-1161
tricitydoctor@gmail.com

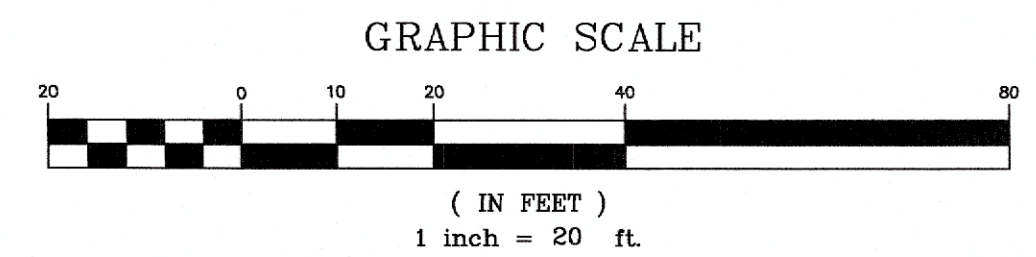
ACCORDING TO FEMA MAP #3720064800K
DATED JULY 19, 2022 THE PROPERTY IS
OUTSIDE THE FEMA FLOOD PLAIN.

UTILITY QUANTITIES:
~319 LF NEW 8" DIP WATER EXTENSION
~36 LF NEW 4" DIP FIRE LINE
1 NEW FH ASSEMBLY (2 EX. FH WITHIN 450' OF BLDG.)
~30 LF NEW 1" WATER SERVICE
1 NEW 1" WATER METER WITH RPZ
~98 LF NEW 8" PVC SAN. SEWER EXTENSION
1 NEW SAN. SEWER MANHOLE
~308 LF NEW 4" PVC SAN. SEWER SERVICE
4 NEW SS CLEANOUTS
BUILDING WILL BE SPRINKLERED
SANITARY SEWER FLOW:
4,000 GPD (TOTAL)
MEDICAL: 250 GPD/PRACTIONER x 16 = 4,000 GPD

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME.
IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED
SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN
OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING
REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY
DUKE ENERGY & CONFORM TO TOHS STANDARDS.

ALL CONSTRUCTION SHALL CONFORM
TO TOWN OF HOLLY SPRINGS DESIGN
AND CONSTRUCTION STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND



SHEET 3

**PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN**
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 485-1566
LIC. # C-0343

HOLLY SPRINGS TOWNSHIP		TOWN OF HOLLY SPRINGS	
WAKE COUNTY	NORTH CAROLINA	ZONED	CB-CU
DATE: 4-19-23	DRAWN: RLM	JOB NO.	
SCALE: 1" = 20'	SURVEYED: REM	DWG: 1000 S MAIN	
REVISIONS: 11-8-23; 1-19-24		PIN: 648-87-6157	

THE ASPENS AT HOLLY SPRINGS, LLC
18759, PG 893
BM 2021, PG 895
ZONED CB-CU
SENIOR LIVING

THE ASPENS AT HOLLY SPRINGS, LLC
18759, PG 893
BM 2021, PG 895
ZONED CB-CU
SENIOR LIVING

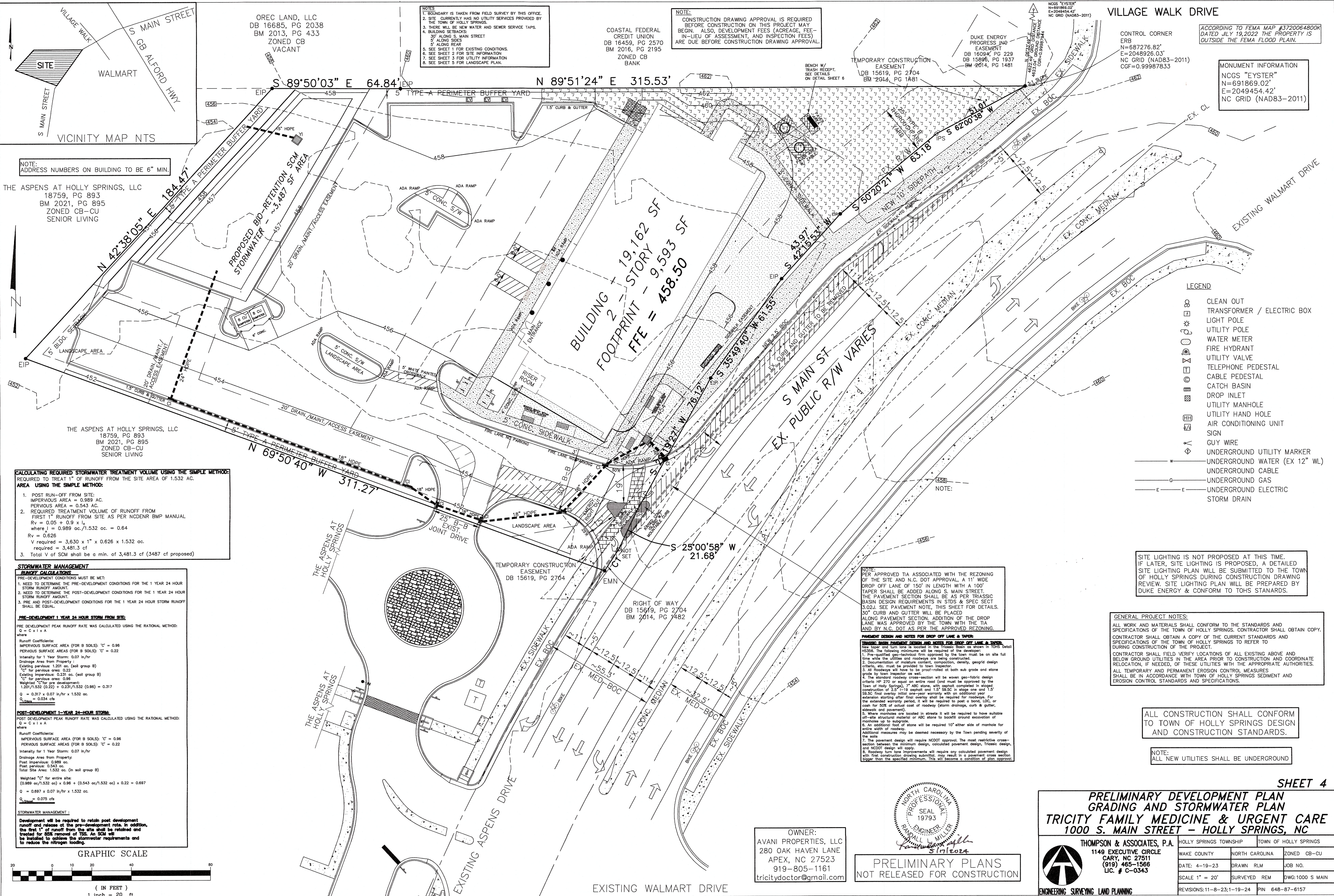
LEGEND

- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- AIR CONDITIONING UNIT
- SIGN
- GUY WIRE
- UNDERGROUND UTILITY MARKER
- UNDERGROUND WATER (EX 12" WL)
- UNDERGROUND CABLE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- STORM DRAIN

EXIST. FH
TEST HYDRANT
5,696.9 GPM
25 PSI

NOTE:
PER APPROVED TIA ASSOCIATED WITH THE REZONING
OF THE SITE AND N.C. DOT APPROVAL, A 11' WIDE
DROP OFF LANE OF 150' IN LENGTH WITH A 100'
TAPER SHALL BE ADDED ALONG S. MAIN STREET.
THE PAVEMENT SECTION SHALL BE AS PER TRIASSIC
BASIN DESIGN REQUIREMENTS IN STDS. & SPEC. SECT
3.021. SEE PAVEMENT NOTE, THIS SHEET FOR DETAILS.
30" CURB AND GUTTER WILL BE PLACED
ALONG PAVEMENT SECTION. ADDITION OF THE DROP
LANE WAS APPROVED BY THE TOWN WITH THE TIA
AND BY N.C. DOT AS PER THE APPROVED REZONING.

PAVEMENT DESIGN AND NOTES FOR DROP OFF LANE & TAPER:
TRIASSIC BASIN PAVEMENT DESIGN AND NOTES FOR DROP OFF LANE & TAPER:
New upper and turn lane is located in the Triassic basin as shown in TOHS Detail
H-350. The following minimums will be required of the developer:
1. Pre-qualified geo-technical firm approved by the town must be on site full
time while the utilities and roadways are being constructed.
2. Documentation of moisture content, compaction, density, geogrid design
criteria, etc. must be provided to town inspector.
3. All Roadways will have to be proof-rolled at both sub grade and stone
grade by town inspector as well.
4. The standard roadway cross-section will be woven geo-fabric design
criteria H-270 or equal on entire road (and must be approved by the
Town of Holly Springs). 7" ABC stone, with asphalt completed in staged
construction of 2.5" 1-18 asphalt and 1.5" 50-50 in slope one and 1.5"
50-50 final overlay initial one-year warranty with an additional year
extension starting after final overlay shall be required for roadways. For
the extended warranty period, it will be required to post a bond, LOC, or
cash for 50% of actual cost of roadway (storm drainage, curb & gutter,
sidewalk and pavement).
5. Where manholes are located in streets it will be required to have suitable
off-site structural material or ABC stone to backfill around excavation of
manholes up to subgrade.
6. An additional foot of stone will be required 10' either side of manhole for
entire width of roadway.
7. The pavement design will require NDOT approval. The most restrictive cross-
section between the minimum design, calculated pavement design, Triassic design,
and NDOT design will apply.
8. Roadway turn lane improvements will require any calculated pavement design
with first construction drawing submitted, may result in a pavement cross section
bigger than the specified minimum. This will become a condition of plan approval.



NOTES:
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3. THERE WILL BE NEW WATER AND SEWER SERVICE TAPS.
4. BUILDING SETBACKS:
5' ALONG S. MAIN STREET
5' ALONG REAR
5' SEE SHEET 1 FOR EXISTING CONDITIONS.
6. SEE SHEET 2 FOR SITE INFORMATION
7. SEE SHEET 3 FOR UTILITY INFORMATION
8. SEE SHEET 5 FOR LANDSCAPE PLAN.

NOTE:
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

COASTAL FEDERAL CREDIT UNION
DB 16459, PG 2570
BM 2016, PG 2195
ZONED CB BANK

DUKE ENERGY PROGRESSING EASEMENT
DB 16094, PG 229
DB 15896, PG 1937
BM 2014, PG 1481

CONTROL CORNER
ERB
N=687276.82'
E=2048926.03'
NC GRID (NAD83-2011)
CGF=0.99987833

ACCORDING TO FEMA MAP #3720064800 DATED JULY 19, 2022 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

MONUMENT INFORMATION
NCGS "EYSTER"
N=691869.02'
E=2049454.42'
NC GRID (NAD83-2011)

LEGEND

- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- AIR CONDITIONING UNIT
- SIGN
- GUY WIRE
- UNDERGROUND UTILITY MARKER
- UNDERGROUND WATER (EX 12" WL)
- UNDERGROUND CABLE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- STORM DRAIN

CALCULATING REQUIRED STORMWATER TREATMENT VOLUME USING THE SIMPLE METHOD:
REQUIRED TO TREAT 1" OF RUNOFF FROM THE SITE AREA OF 1.532 AC.
AREA USING THE SIMPLE METHOD:
1. POST RUN-OFF FROM SITE:
IMPERVIOUS AREA = 0.989 AC.
PERVIOUS AREA = 0.543 AC.
2. REQUIRED TREATMENT VOLUME OF RUNOFF FROM FIRST 1" RUNOFF FROM SITE AS PER NC DENR BMP MANUAL
 $R_v = 0.05 + 0.9 \times I$
where $I = 0.989 \text{ ac}/1.532 \text{ ac} = 0.64$
 $R_v = 0.626$
 $V \text{ required} = 3,630 \times 1" \times 0.626 \times 1.532 \text{ ac}$
 $\text{required} = 3,481.3 \text{ cf}$
3. Total V of SCM shall be a min. of 3,481.3 cf (3487 cf proposed)

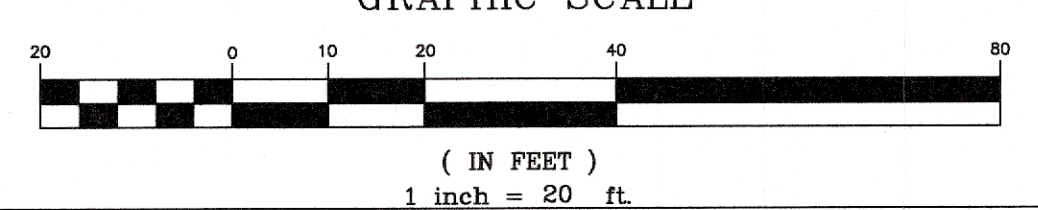
STORMWATER MANAGEMENT
RUNOFF CALCULATIONS
PRE-DEVELOPMENT CONDITIONS MUST BE MET:
1. NEED TO DETERMINE THE PRE-DEVELOPMENT CONDITIONS FOR THE 1 YEAR 24 HOUR STORM RUNOFF AMOUNT.
2. NEED TO DETERMINE THE POST-DEVELOPMENT CONDITIONS FOR THE 1 YEAR 24 HOUR STORM RUNOFF AMOUNT.
3. PRE AND POST-DEVELOPMENT CONDITIONS FOR THE 1 YEAR 24 HOUR STORM RUNOFF SHALL BE EQUAL.

PRE-DEVELOPMENT 1 YEAR 24 HOUR STORM FROM SITE:
PRE-DEVELOPMENT PEAK RUNOFF RATE WAS CALCULATED USING THE RATIONAL METHOD:
 $Q = C \times I \times A$
where:
IMPERVIOUS SURFACE AREA (FOR 9 SOILS): "C" = 0.98
PERVIOUS SURFACE AREAS (FOR 9 SOILS): "C" = 0.22
Intensity for 1 Year Storm: 0.07 in/hr
Drainage Area from Property:
Existing pervious: 1,201 ac. (soil group B)
"C" for pervious area: 0.22
Existing impervious: 0,231 ac. (soil group B)
"C" for pervious area: 0.98
Weighted "C" for pre development:
 $1,201/1,532 (0.22) + 0,231/1,532 (0.98) = 0.317$
 $Q = 0.317 \times 0.07 \text{ in/hr} \times 1,532 \text{ ac}$
 $Q_{24hr} = 0.034 \text{ cfs}$

POST-DEVELOPMENT 1 YEAR 24 HOUR STORM:
POST-DEVELOPMENT PEAK RUNOFF RATE WAS CALCULATED USING THE RATIONAL METHOD:
 $Q = C \times I \times A$
where:
IMPERVIOUS SURFACE AREA (FOR 9 SOILS): "C" = 0.96
PERVIOUS SURFACE AREAS (FOR 9 SOILS): "C" = 0.22
Intensity for 1 Year Storm: 0.07 in/hr
Drainage Area from Property:
Post impervious: 0,989 ac.
Post pervious: 0,543 ac.
Total Site Area: 1,532 ac. (in soil group B)
Weighted "C" for post development:
 $(0.989 \text{ ac}/1,532 \text{ ac}) \times 0.96 + (0.543 \text{ ac}/1,532 \text{ ac}) \times 0.22 = 0.697$
 $Q = 0.697 \times 0.07 \text{ in/hr} \times 1,532 \text{ ac}$
 $Q_{24hr} = 0.075 \text{ cfs}$

STORMWATER MANAGEMENT:
Development will be required to retain post development runoff and release at the pre-development rate. In addition, the first 1" of runoff from the site shall be retained and treated for 85% removal of TSS. An SCM will be installed to achieve the stormwater requirements and to reduce the nitrogen loading.

GRAPHIC SCALE



OWNER:
AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
919-805-1161
tricitydoctor@gmail.com



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY DUKE ENERGY & CONFORM TO TOWNS STANDARDS.

GENERAL PROJECT NOTES:
ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL OBTAIN COPY. 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 FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION DRAWING RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

SHEET 4

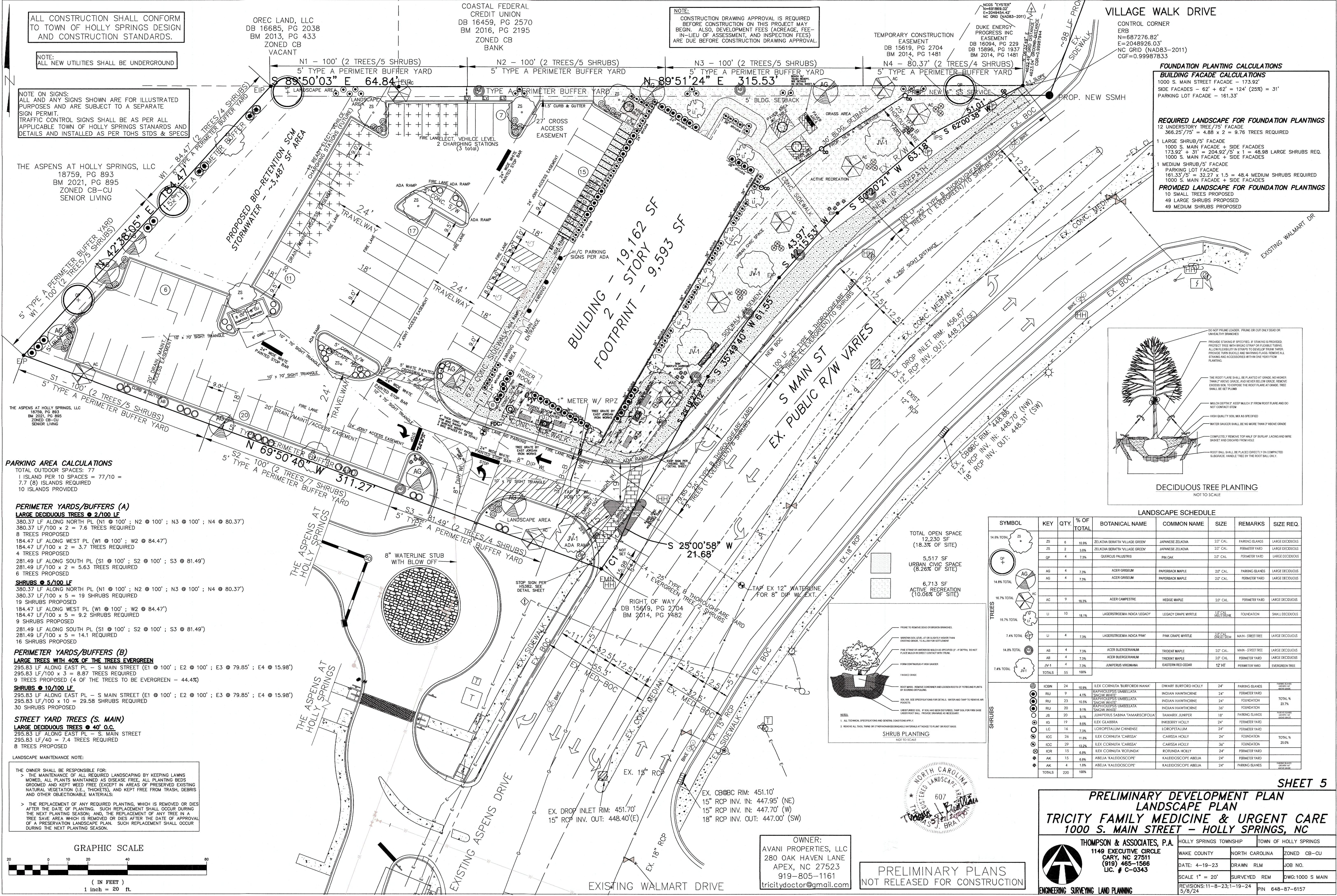
**PRELIMINARY DEVELOPMENT PLAN
GRADING AND STORMWATER PLAN
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET - HOLLY SPRINGS, NC**

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC. # C-0343

HOLLY SPRINGS TOWNSHIP TOWN OF HOLLY SPRINGS

WAKE COUNTY	NORTH CAROLINA	ZONED CB-CU
DATE: 4-19-23	DRAWN RLM	JOB NO.
SCALE 1" = 20'	SURVEYED REM	DWG: 1000 S MAIN
REVISIONS: 11-8-23; 1-19-24	PIN 648-87-6157	

ENGINEERING SURVEYING LAND PLANNING



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

NOTE ON SIGNS:
ALL AND ANY SIGNS SHOWN ARE FOR ILLUSTRATED PURPOSES AND ARE SUBJECT TO A SEPARATE SIGN PERMIT.
TRAFFIC CONTROL SIGNS SHALL BE AS PER ALL APPLICABLE TOWN OF HOLLY SPRINGS STANDARDS AND DETAILS AND INSTALLED AS PER TOHS STDs & SPECS

THE ASPENS AT HOLLY SPRINGS, LLC
18759, PG 893
BM 2021, PG 895
ZONED CB-CU
SENIOR LIVING

THE ASPENS AT HOLLY SPRINGS, LLC
18759, PG 893
BM 2021, PG 895
ZONED CB-CU
SENIOR LIVING

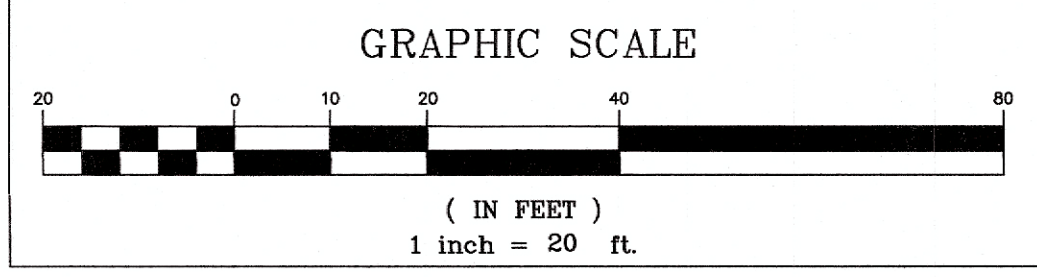
PARKING AREA CALCULATIONS
TOTAL OUTDOOR SPACES: 77
1 ISLAND PER 10 SPACES = 77/10 = 7.7 (8) ISLANDS REQUIRED
10 ISLANDS PROVIDED

PERIMETER YARDS/BUFFERS (A)
LARGE DECIDUOUS TREES @ 2/100 LF
380.37 LF ALONG NORTH PL (N1 @ 100'; N2 @ 100'; N3 @ 100'; N4 @ 80.37')
380.37 LF/100 x 2 = 7.6 TREES REQUIRED
8 TREES PROPOSED
184.47 LF ALONG WEST PL (W1 @ 100'; W2 @ 84.47')
184.47 LF/100 x 2 = 3.7 TREES REQUIRED
4 TREES PROPOSED
281.49 LF ALONG SOUTH PL (S1 @ 100'; S2 @ 100'; S3 @ 81.49')
281.49 LF/100 x 2 = 5.6 TREES REQUIRED
6 TREES PROPOSED
SHRUBS @ 5/100 LF
380.37 LF ALONG NORTH PL (N1 @ 100'; N2 @ 100'; N3 @ 100'; N4 @ 80.37')
380.37 LF/100 x 5 = 19 SHRUBS REQUIRED
19 SHRUBS PROPOSED
184.47 LF ALONG WEST PL (W1 @ 100'; W2 @ 84.47')
184.47 LF/100 x 5 = 9.2 SHRUBS REQUIRED
9 SHRUBS PROPOSED
281.49 LF ALONG SOUTH PL (S1 @ 100'; S2 @ 100'; S3 @ 81.49')
281.49 LF/100 x 5 = 14.1 SHRUBS REQUIRED
16 SHRUBS PROPOSED

PERIMETER YARDS/BUFFERS (B)
LARGE TREES WITH 40% OF THE TREES EVERGREEN
295.83 LF ALONG EAST PL - S MAIN STREET (E1 @ 100'; E2 @ 100'; E3 @ 79.85'; E4 @ 15.98')
295.83 LF/100 x 3 = 8.8 TREES REQUIRED
9 TREES PROPOSED (4 OF THE TREES TO BE EVERGREEN - 44.4%)
SHRUBS @ 10/100 LF
295.83 LF ALONG EAST PL - S MAIN STREET (E1 @ 100'; E2 @ 100'; E3 @ 79.85'; E4 @ 15.98')
295.83 LF/100 x 10 = 29.58 SHRUBS REQUIRED
30 SHRUBS PROPOSED

STREET YARD TREES (S. MAIN)
LARGE DECIDUOUS TREES @ 40' O.C.
295.83 LF ALONG EAST PL - S. MAIN STREET
295.83 LF/40 = 7.4 TREES REQUIRED
8 TREES PROPOSED

LANDSCAPE MAINTENANCE NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR:
> THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
> THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAME AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.



NOTE:
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

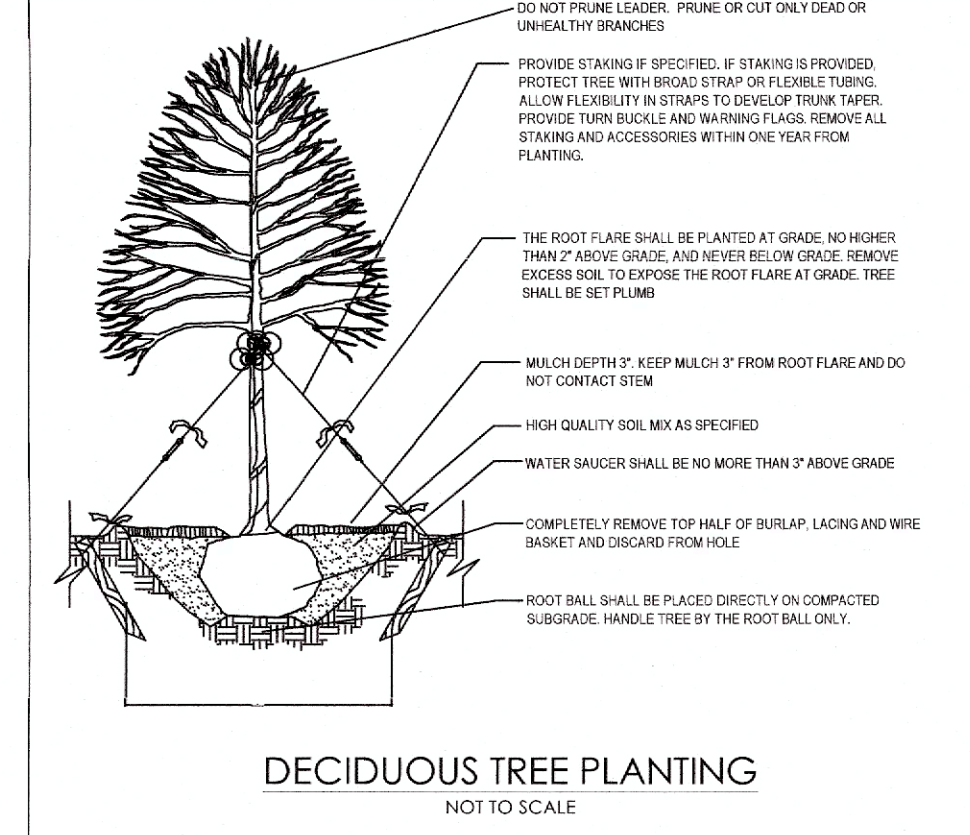
TEMPORARY CONSTRUCTION EASEMENT
DB 15619, PG 2704
BM 2014, PG 1481

DUKE ENERGY PROGRESS INC EASEMENT
DB 16094, PG 229
DB 15896, PG 1937
BM 2014, PG 1481

VILLAGE WALK DRIVE
CONTROL CORNER
ERB
N=687276.82'
E=2048926.03'
NC GRID (NAD83-2011)
CGF=0.99987833

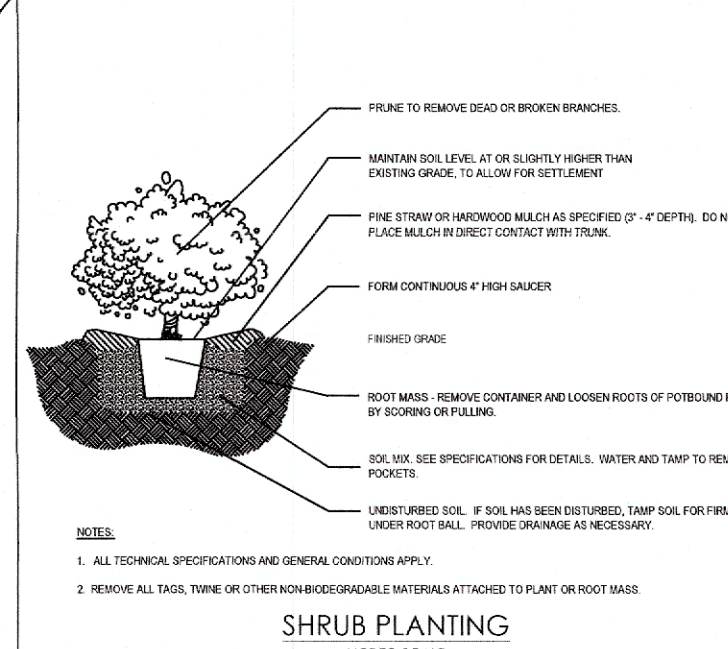
FOUNDATION PLANTING CALCULATIONS
BUILDING FACADE CALCULATIONS
1000 S. MAIN STREET FACADE - 173.92'
SIDE FACADES - 62' + 62' = 124' (25%) = 31'
PARKING LOT FACADE - 161.33'

REQUIRED LANDSCAPE FOR FOUNDATION PLANTINGS
12' UNDERSTORY TREE/75' FACADE
366.25/75' = 4.88 x 2 = 9.76 TREES REQUIRED
1 LARGE SHRUB/5' FACADE
1000 S. MAIN FACADE + SIDE FACADES
173.92' + 31' = 204.92/5' x 1 = 48.98 LARGE SHRUBS REQ.
1000 S. MAIN FACADE + SIDE FACADES
1 LARGE SHRUB/5' FACADE
161.33/5' = 32.27 x 1.5 = 48.4 MEDIUM SHRUBS REQUIRED
1000 S. MAIN FACADE + SIDE FACADES
10 SMALL TREES PROPOSED
49 LARGE SHRUBS PROPOSED
49 MEDIUM SHRUBS PROPOSED



DECIDUOUS TREE PLANTING
NOT TO SCALE

TOTAL OPEN SPACE
12,230 SF
(18.3% OF SITE)
5,517 SF
URBAN CIVIC SPACE
(8.26% OF SITE)
6,713 SF
ACTIVE OPEN SPACE
(10.06% OF SITE)



SHRUB PLANTING
NOT TO SCALE

LANDSCAPE SCHEDULE						
SYMBOL	KEY	QTY.	% OF TOTAL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	ZS	8	10.9%	ZELKOVA SERATTA 'VILLAGE GREEN'	JAPANESE ZELKOVA	22" CAL.
	ZS	2	3.0%	ZELKOVA SERATTA 'VILLAGE GREEN'	JAPANESE ZELKOVA	22" CAL.
	QP	4	7.2%	QUERCUS PAULSTRIS	PIN OAK	22" CAL.
	AG	4	7.2%	ACER GRISEUM	PAPERBARK MAPLE	22" CAL.
	AG	4	7.2%	ACER GRISEUM	PAPERBARK MAPLE	22" CAL.
	AC	9	18.2%	ACER CAMPESTRE	HEDGE MAPLE	22" CAL.
	LI	10	18.1%	LAGERSTROEMIA INDICA 'LEGACY'	LEGACY GRAPE MYRTLE	12' CAL.
	LI	4	7.2%	LAGERSTROEMIA INDICA 'PINK'	PINK CHAPE MYRTLE	12' CAL.
	AB	4	7.2%	ACER BUERGERIANUM	TRIDENT MAPLE	22" CAL.
	AB	4	7.2%	ACER BUERGERIANUM	TRIDENT MAPLE	22" CAL.
SHRUBS	JV-1	4	7.2%	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12' HT.
	ICBN	24	10.9%	ILEX CORNUTA 'BURFORDIANA'	DWARF BURFORD HOLLY	24"
	RUJ	9	4.1%	BAPHORLEPIS UMBELLATA	INDIAN HAWTHORNE	24"
	RUJ	23	10.5%	BAPHORLEPIS UMBELLATA	INDIAN HAWTHORNE	24"
	RUJ	20	8.1%	BAPHORLEPIS UMBELLATA	INDIAN HAWTHORNE	36"
	JS	20	8.1%	JUNIPERUS SAGINA TAMARISCIFOLIA	TAMARISK JUNIPER	18"
	IG	19	8.0%	ILEX GLABRA	INKBERRY HOLLY	24"
	LC	16	7.2%	LOROPETALUM CHINENSE	LOROPETALUM	24"
	ICG	36	15.0%	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	24"
	ICG	29	13.2%	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	36"
TOTALS						
		220	100%			

SHEET 5

**PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN**
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC. # C-0343

HOLLY SPRINGS TOWNSHIP | TOWN OF HOLLY SPRINGS

WAKE COUNTY | NORTH CAROLINA | ZONED CB-CU

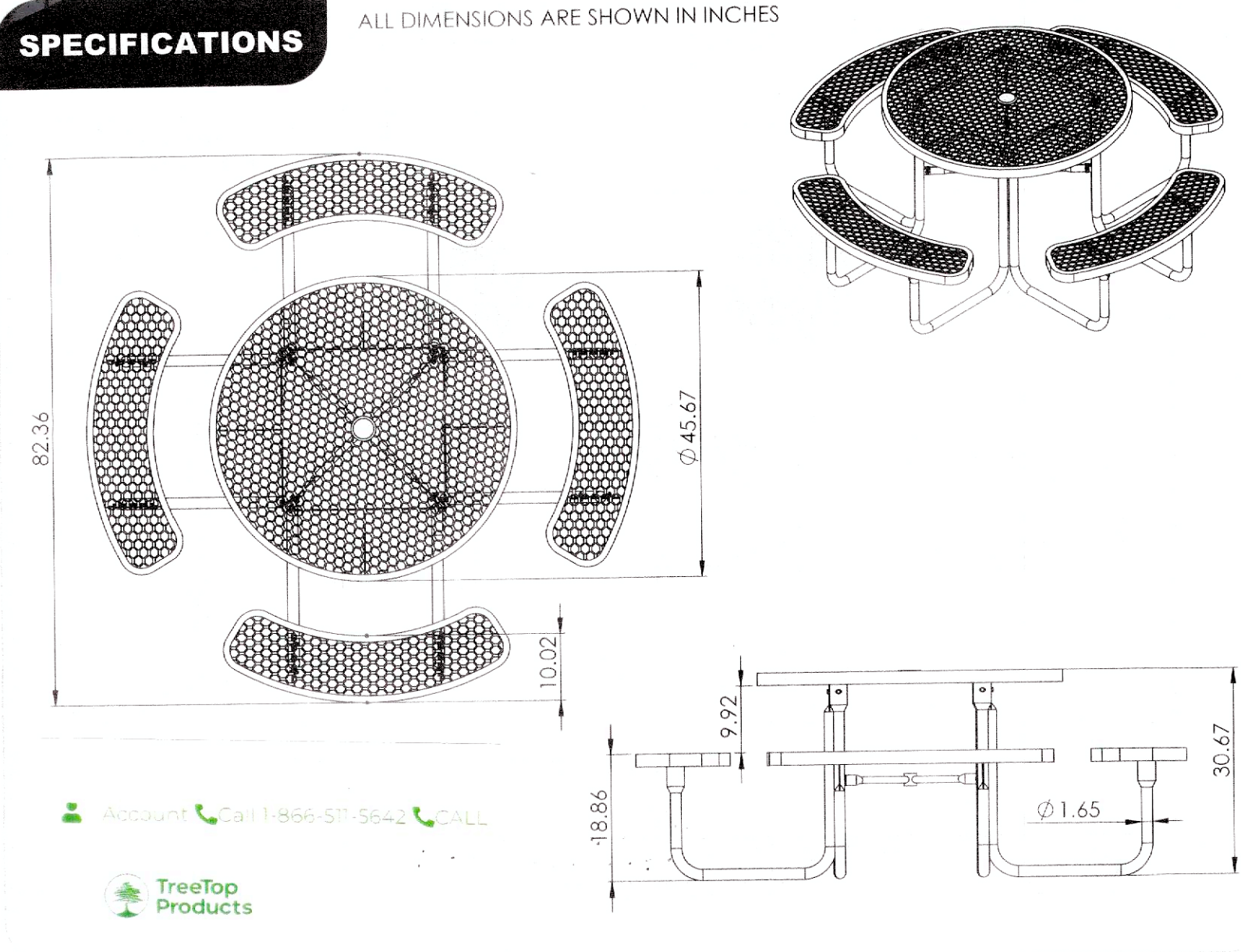
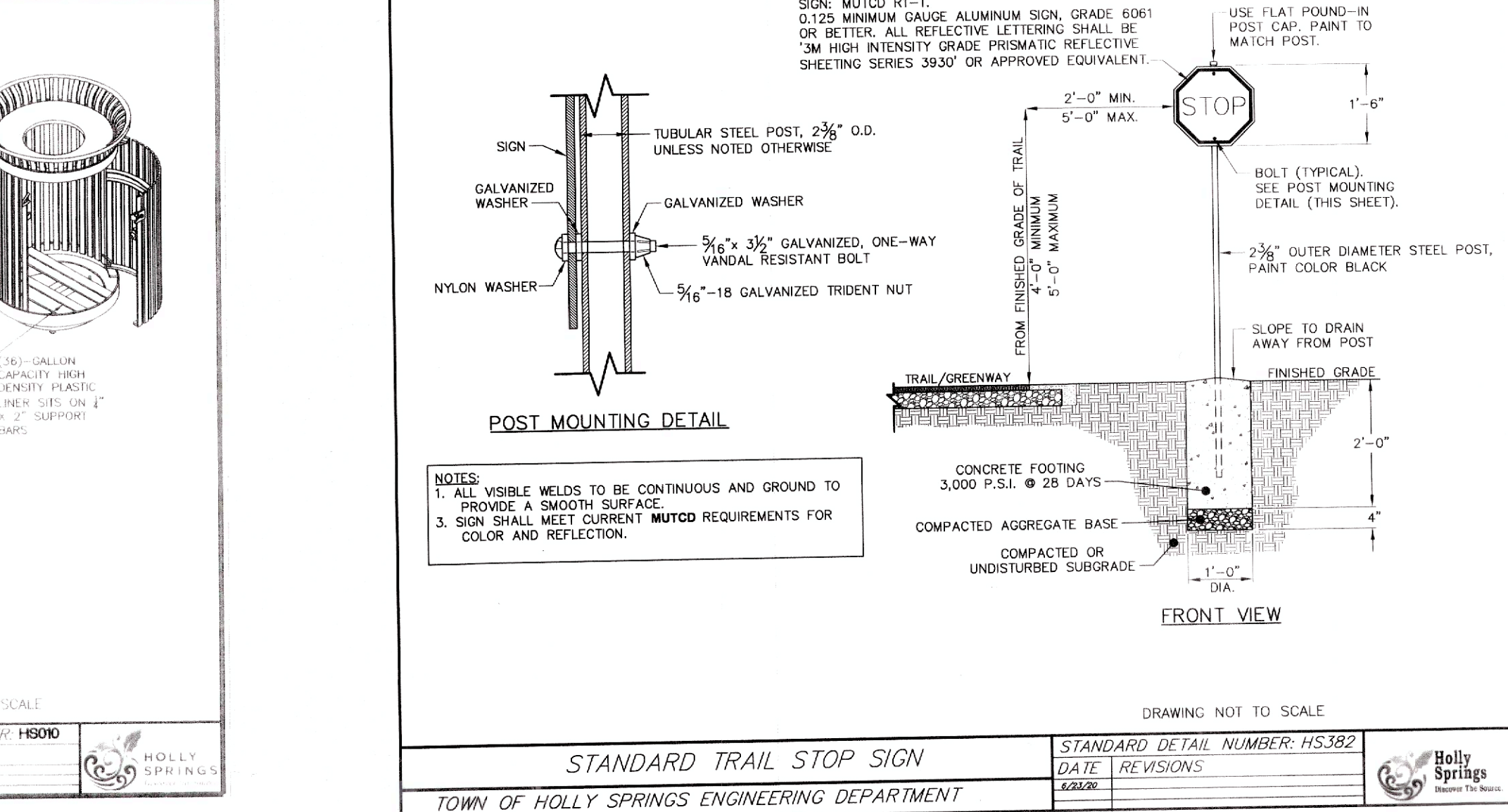
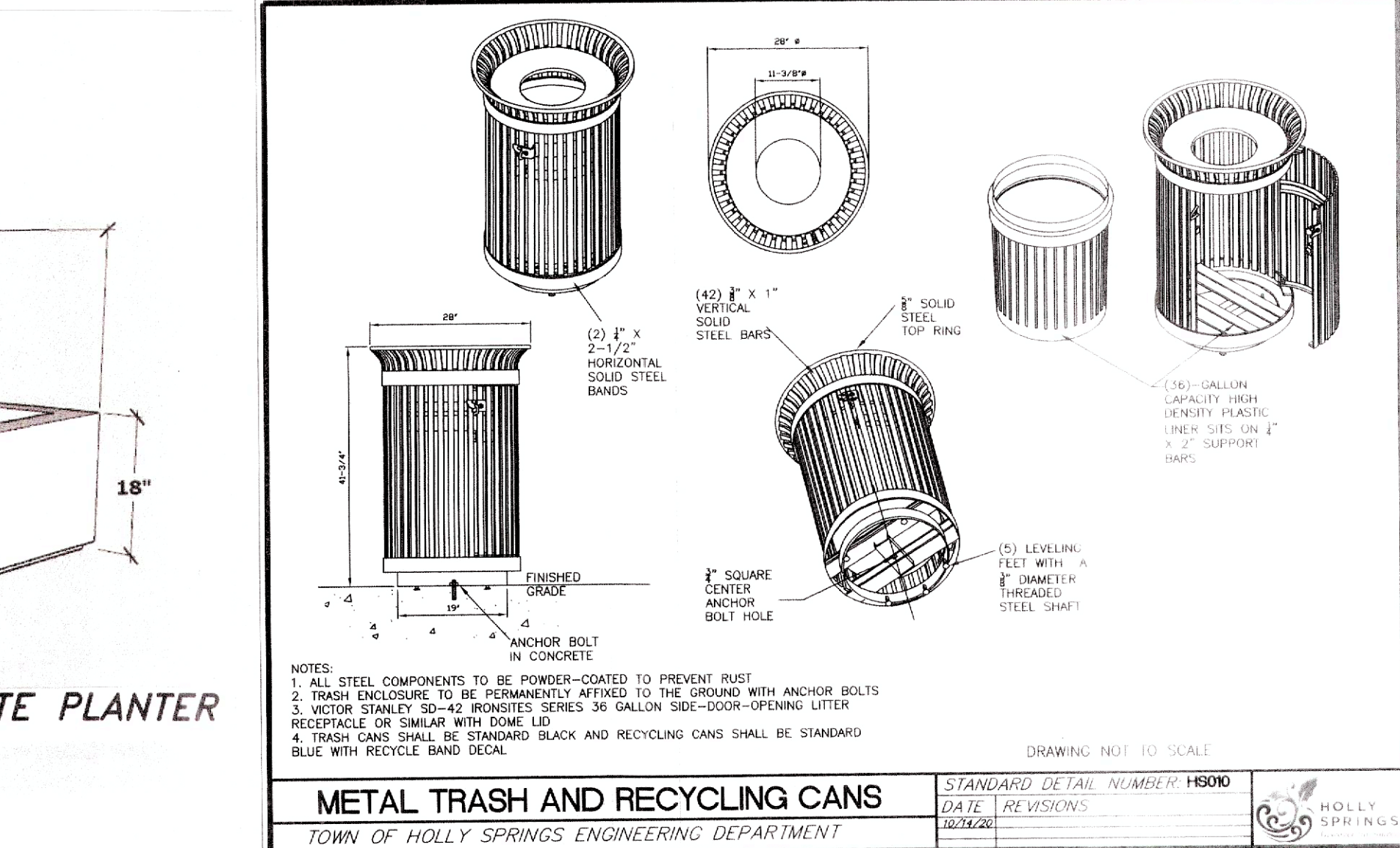
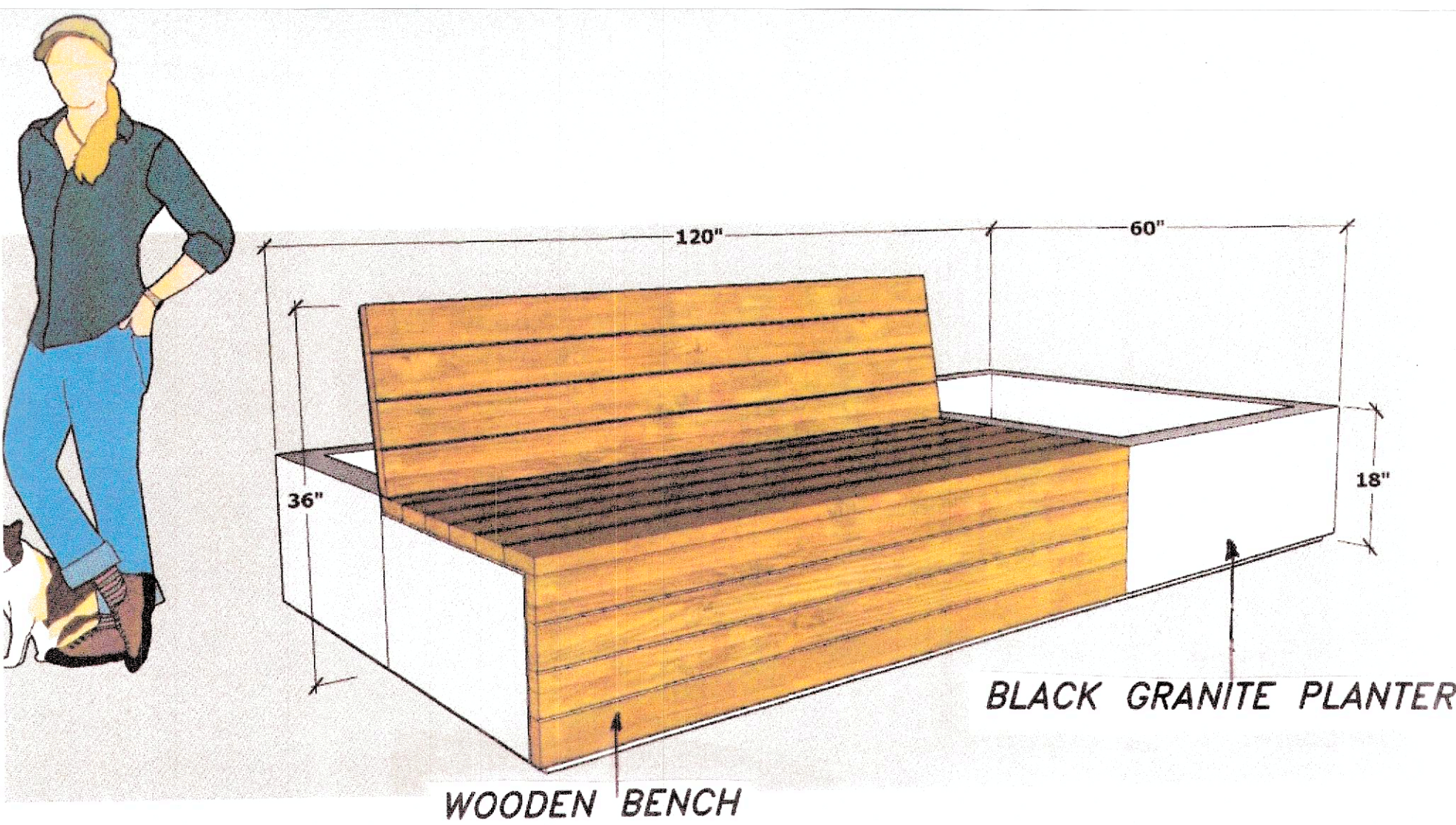
DATE: 4-19-23 | DRAWN: RLM | JOB NO.

SCALE: 1" = 20' | SURVEYED: REM | DWG: 1000 S MAIN

REVISIONS: 11-B-23; 1-19-24 | PIN: 648-87-6157

OWNER:
AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NC 27523
919-805-1161
tricitydoctor@gmail.com

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION



**PRELIMINARY DEVELOPMENT PLAN
SITE DETAIL SHEET**

TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET – HOLLY SPRINGS, NC

	THOMPSON & ASSOCIATES, P.A. 1149 EXECUTIVE CIRCLE CARY, NC 27511 (919) 465-1566 LIC. # C-0343	HOLLY SPRINGS TOWNSHIP	TOWN OF HOLLY SPRINGS	
		WAKE COUNTY	NORTH CAROLINA	ZONED CB-CU
		DATE: 1-19-2024	DRAWN RLM	JOB NO.
		SCALE: N/A	SURVEYED REM	DWG: 1000 S MAIN
		REVISIONS:		
ENGINEERING SURVEYING LAND PLANNING		PIN 648-87-6157		

ROADWAY SECTION – S. MAIN STREET

T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb (B/B)	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidewalk	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

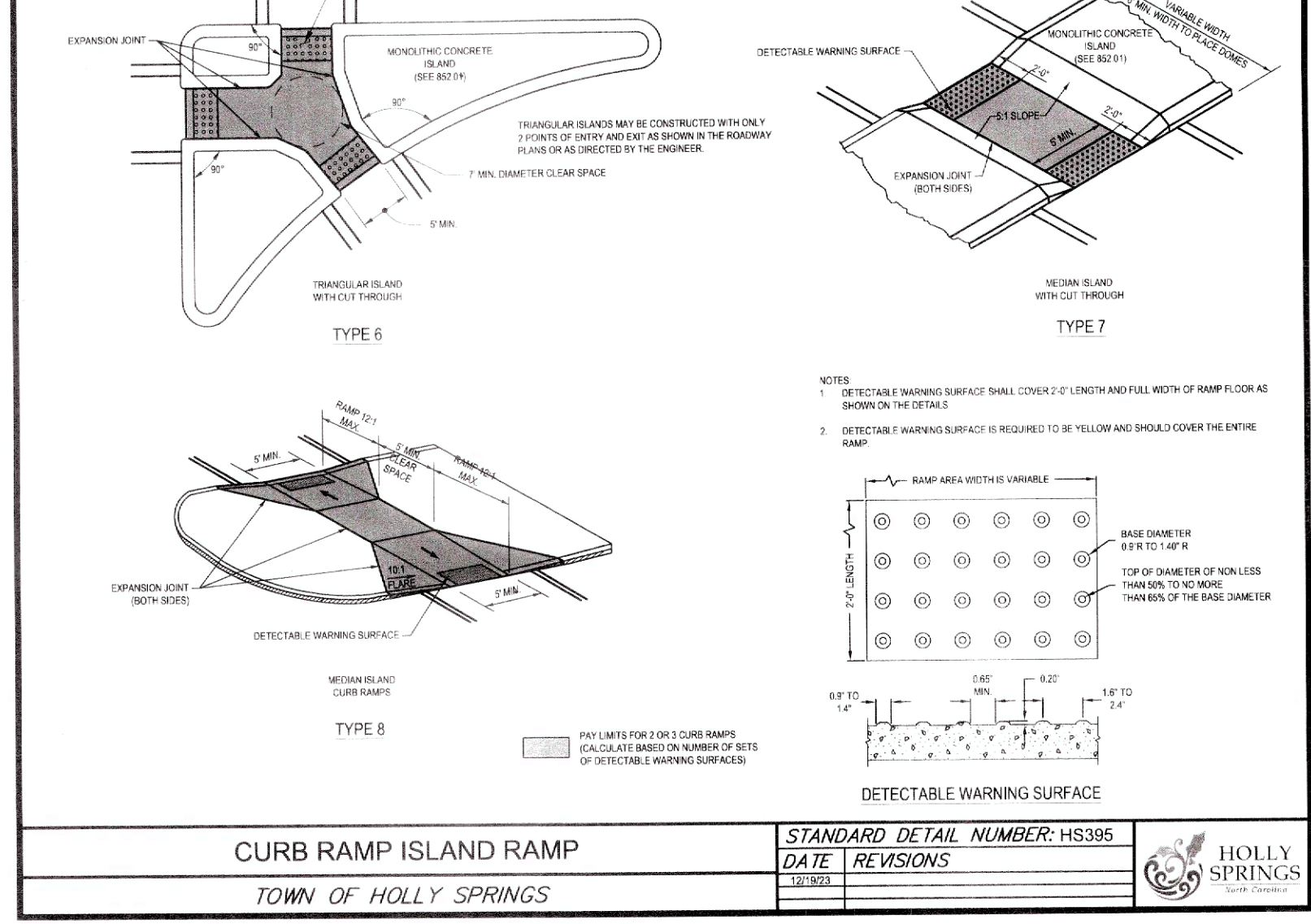
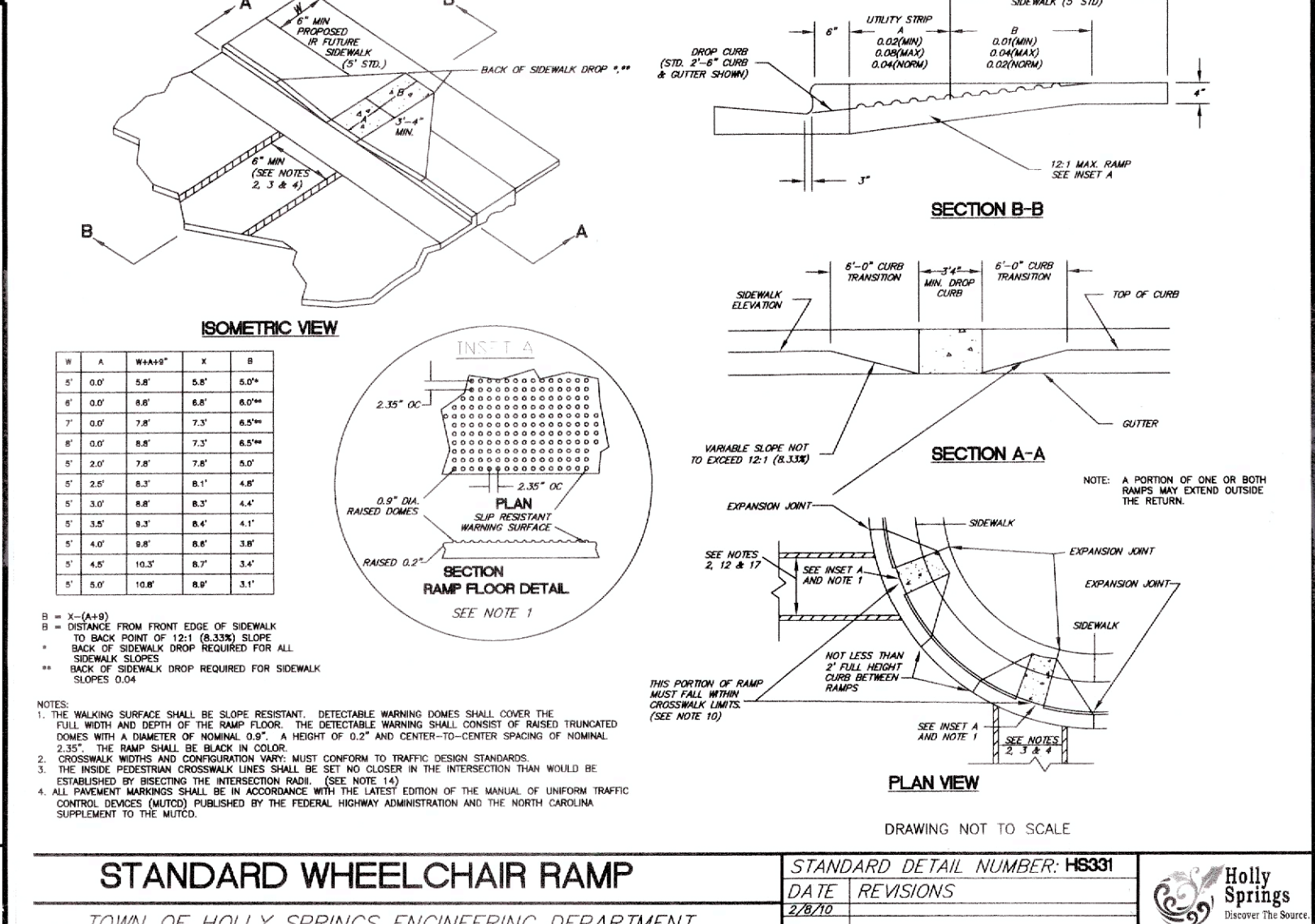
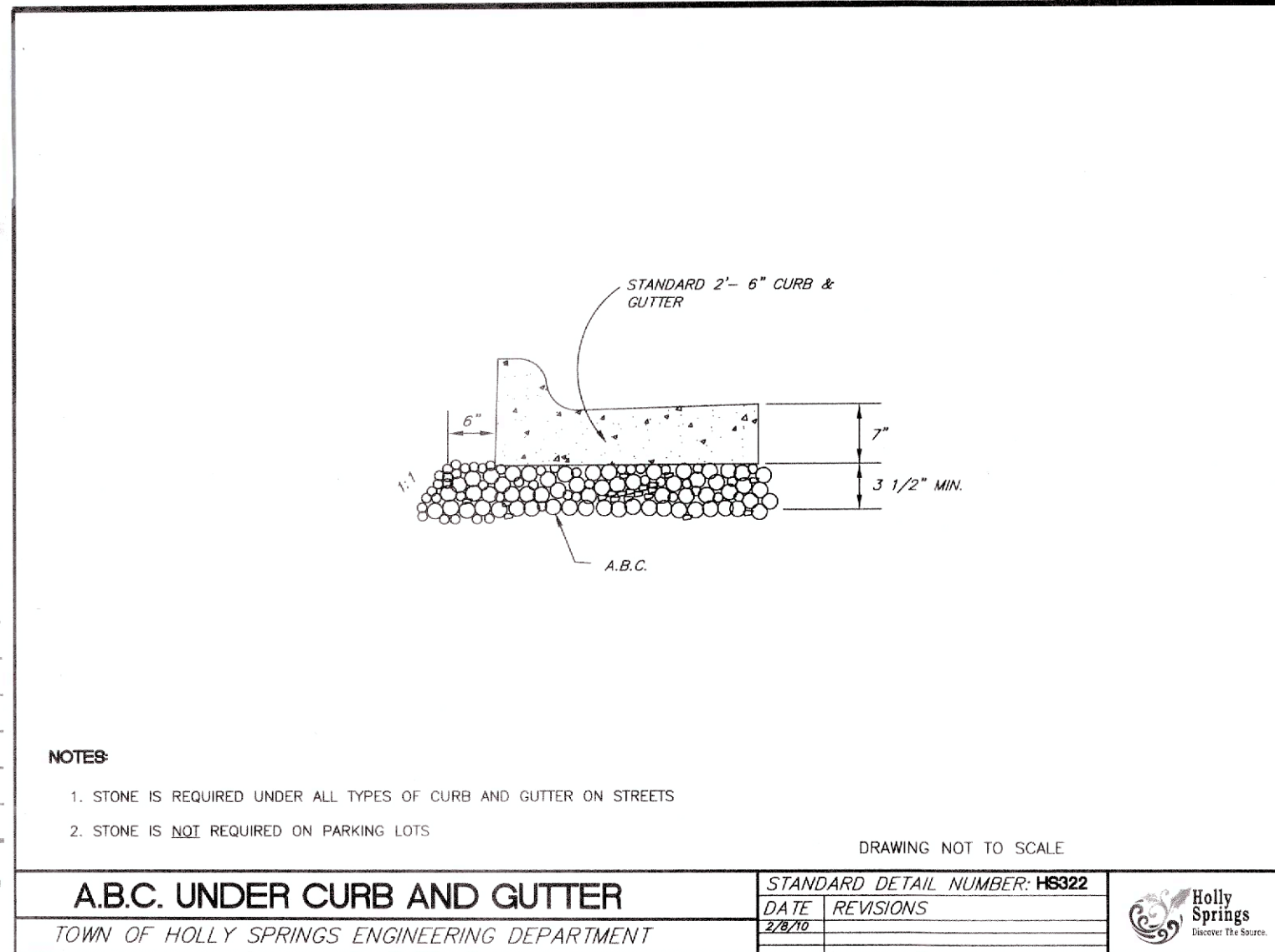
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.

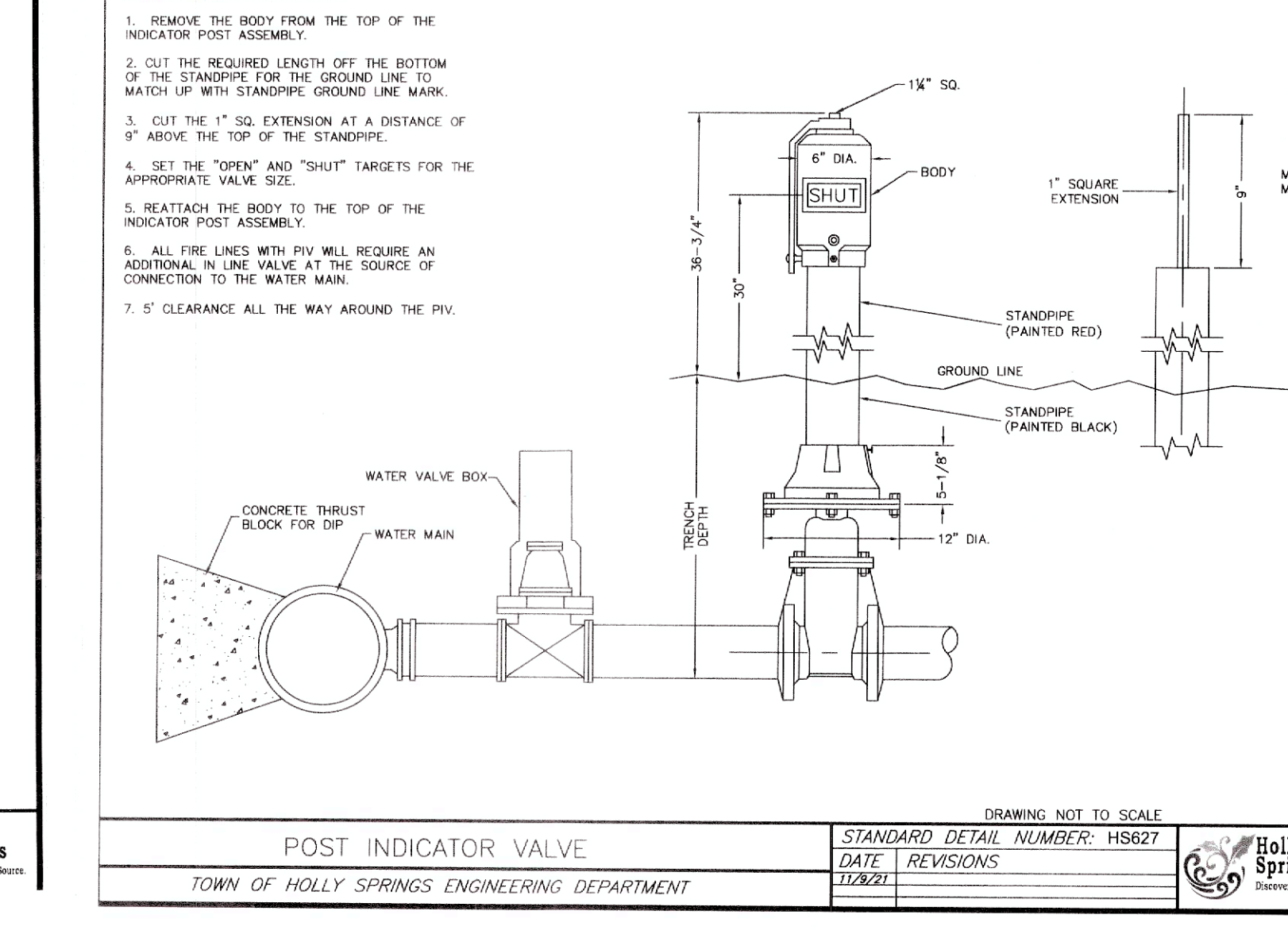
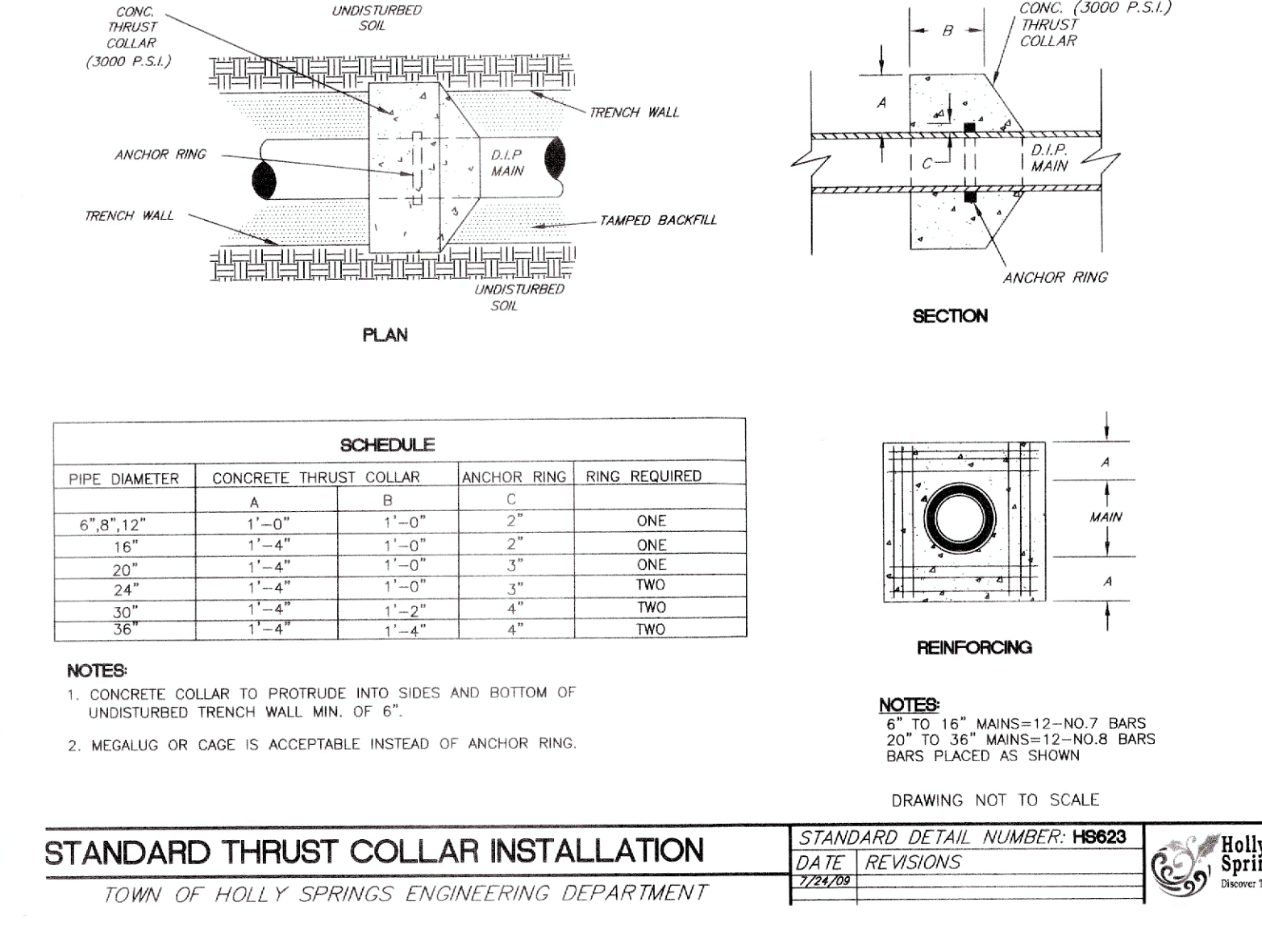
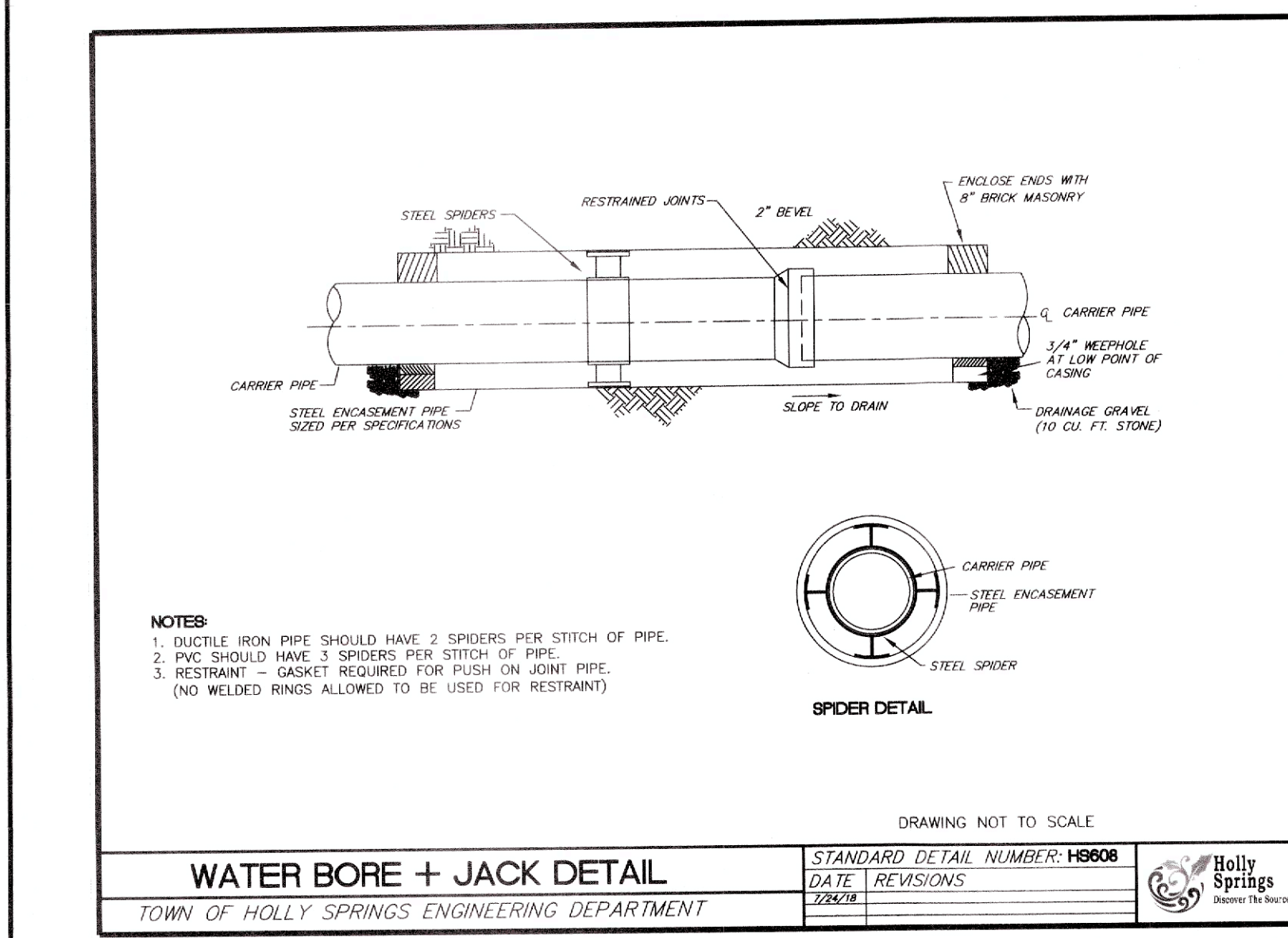
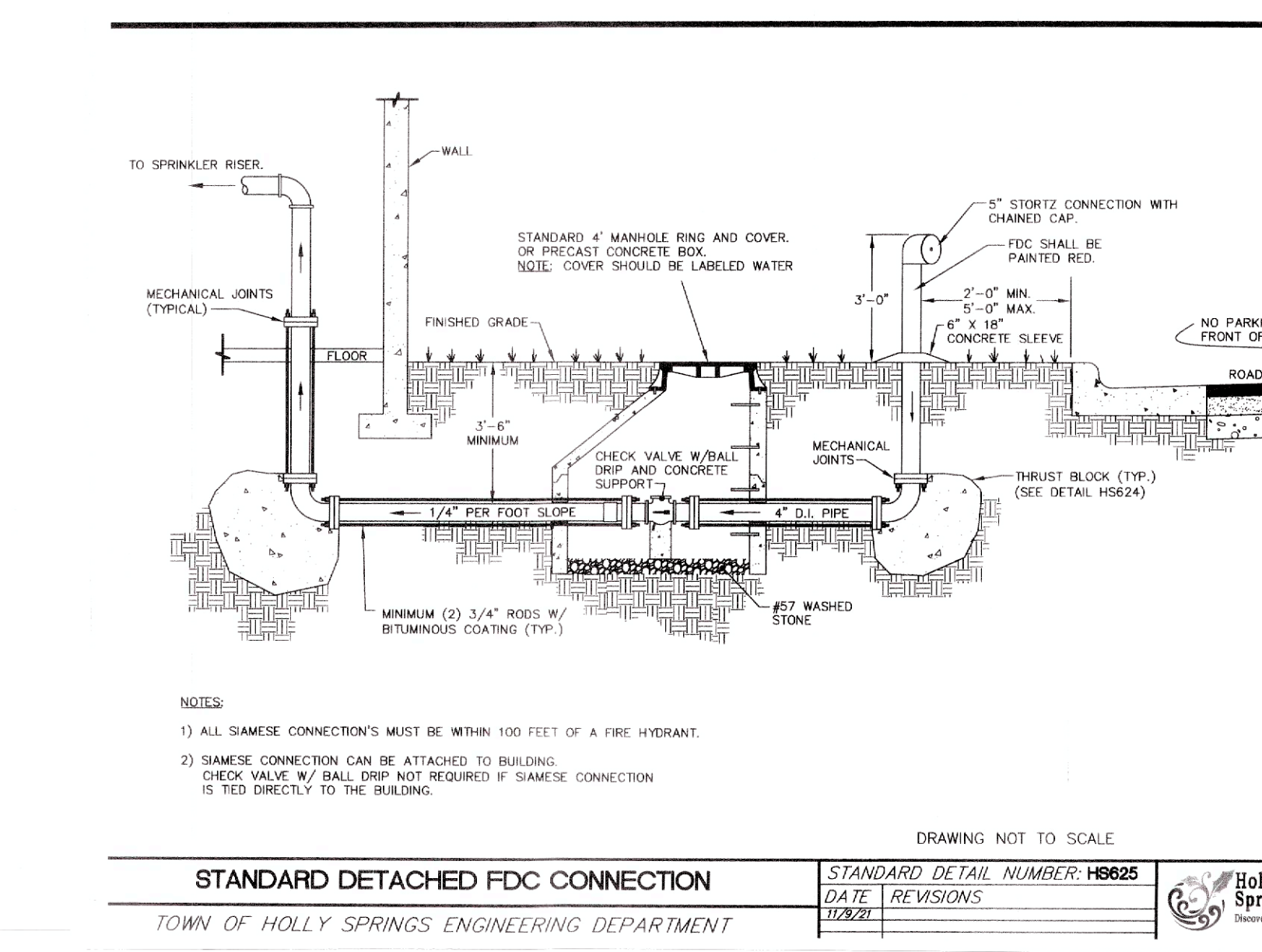
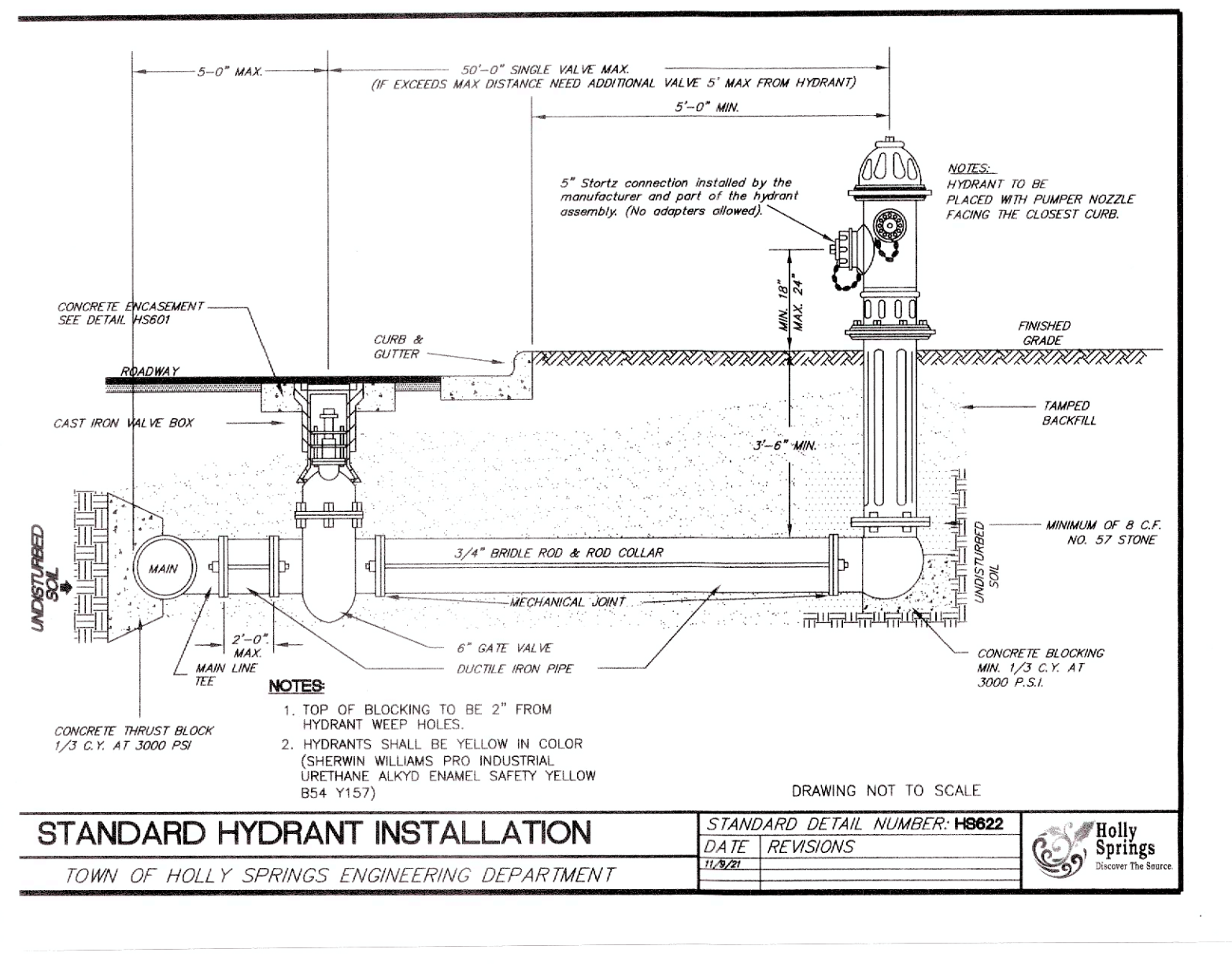
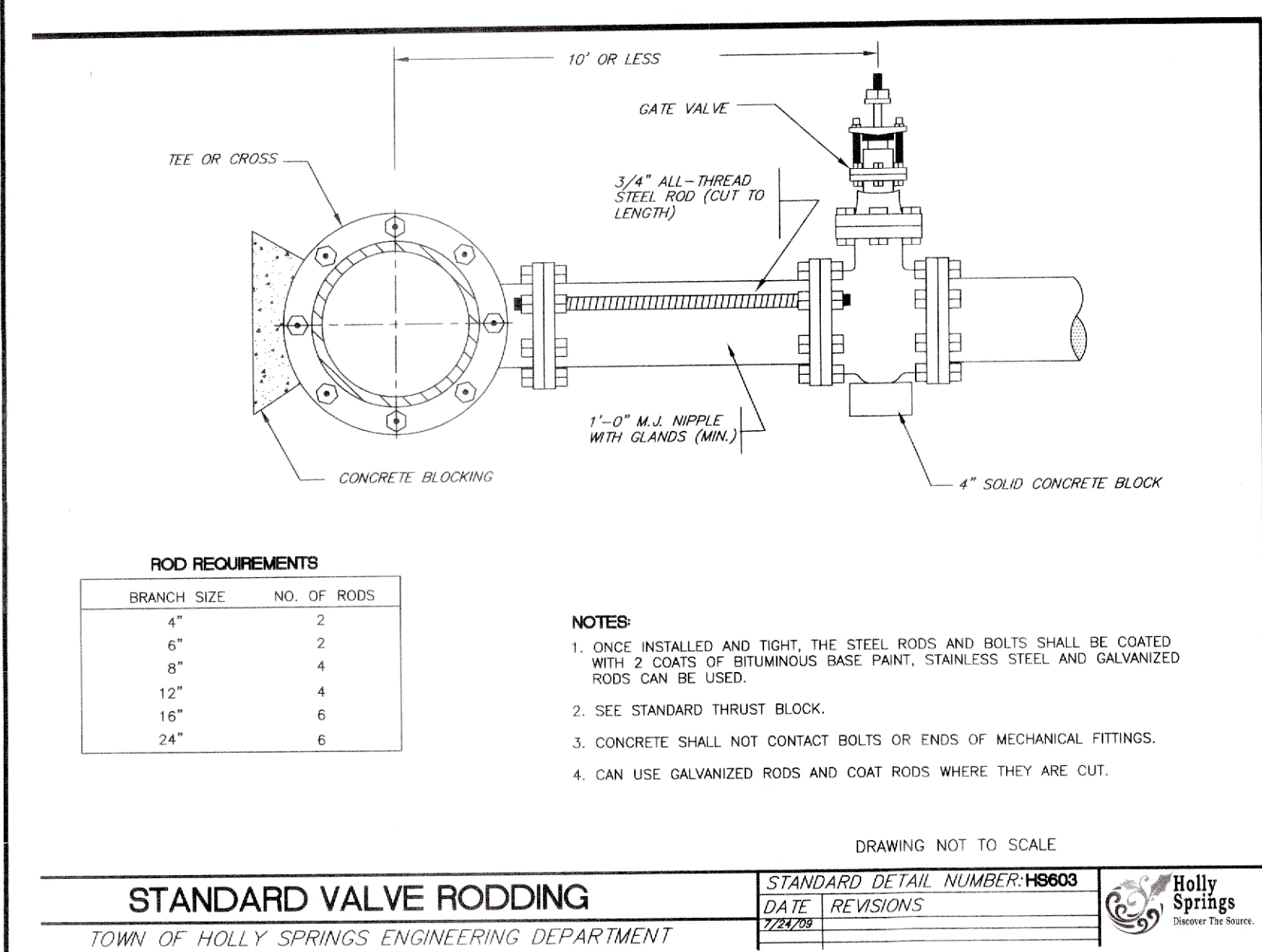
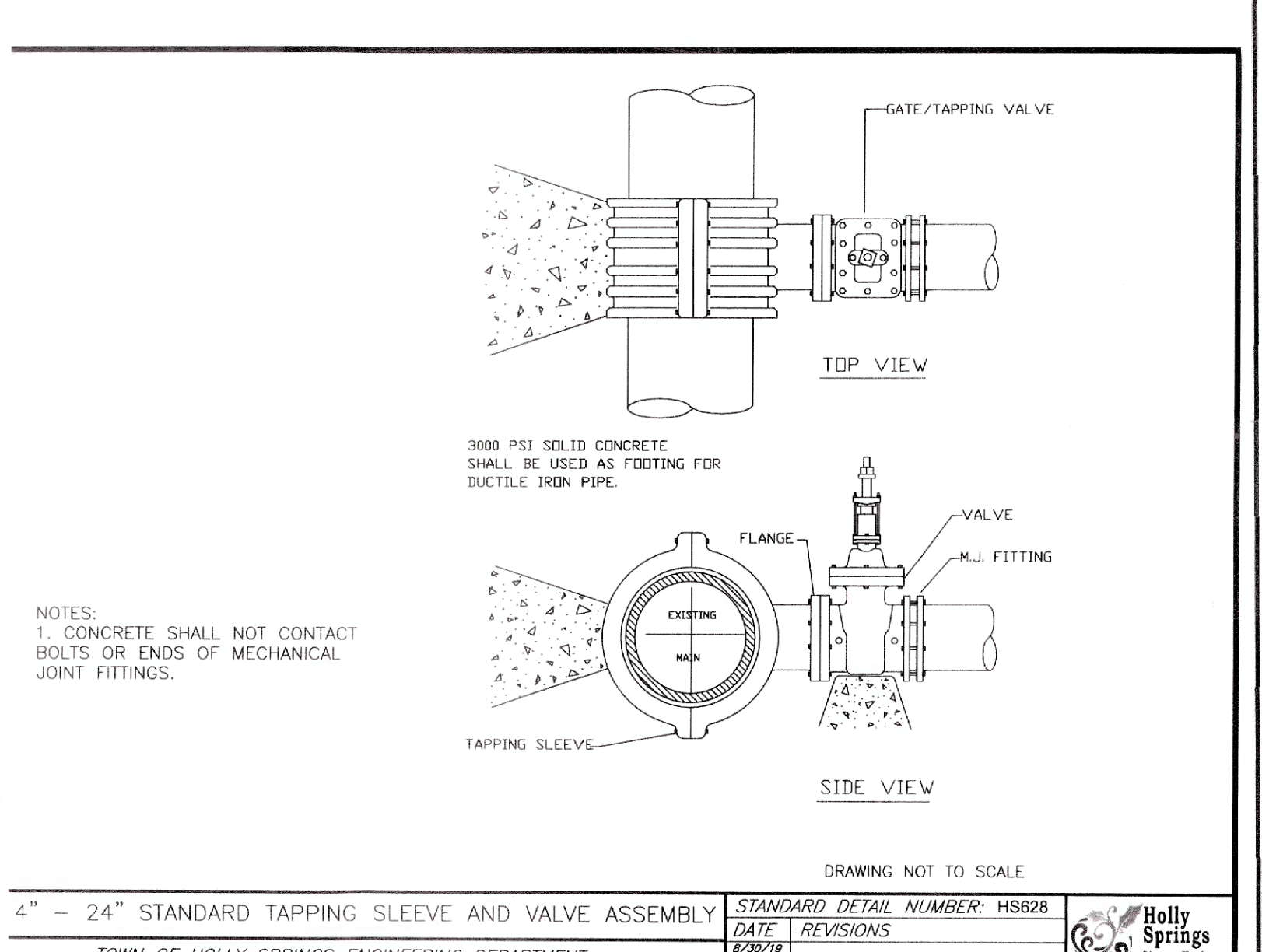
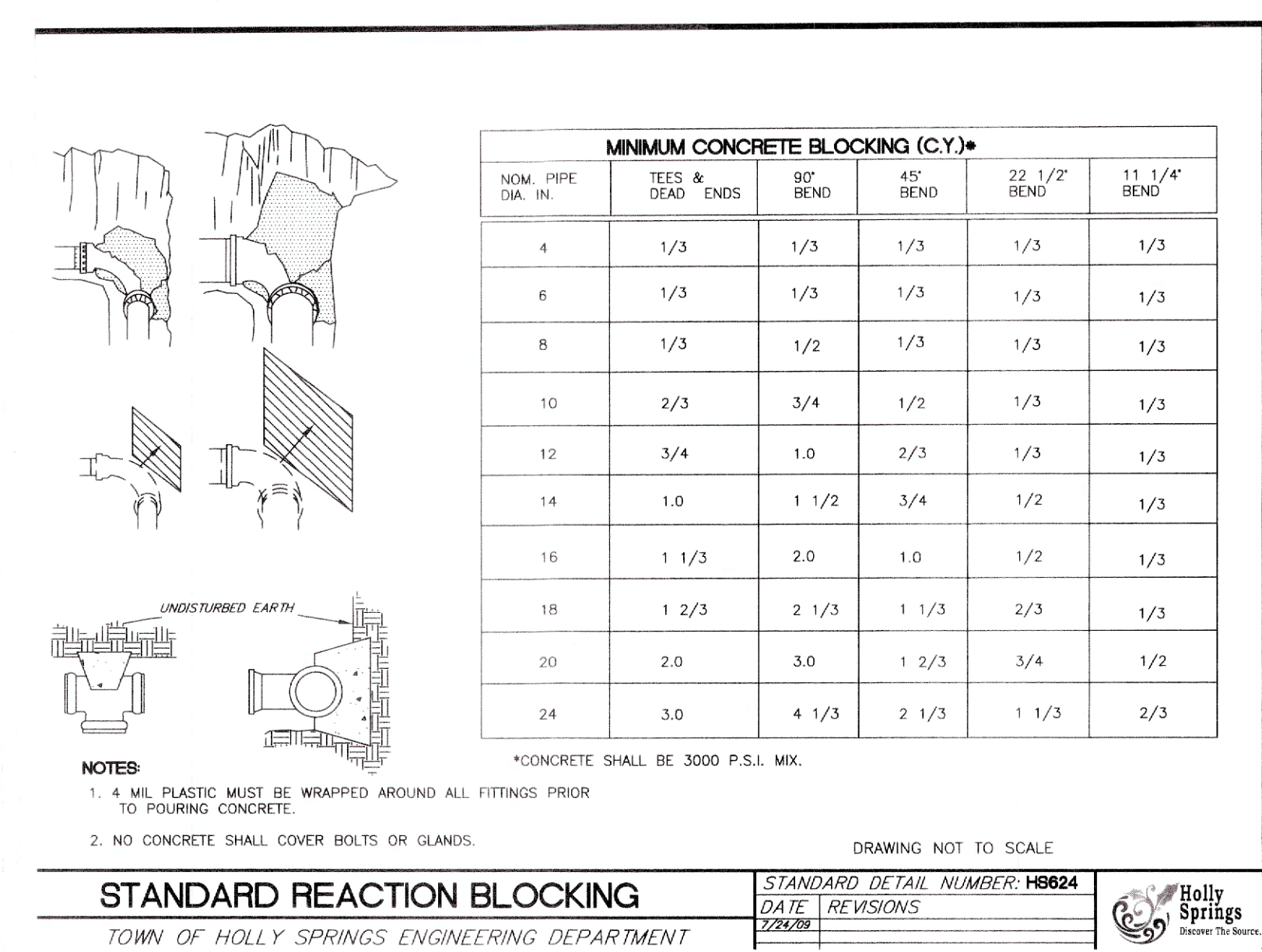
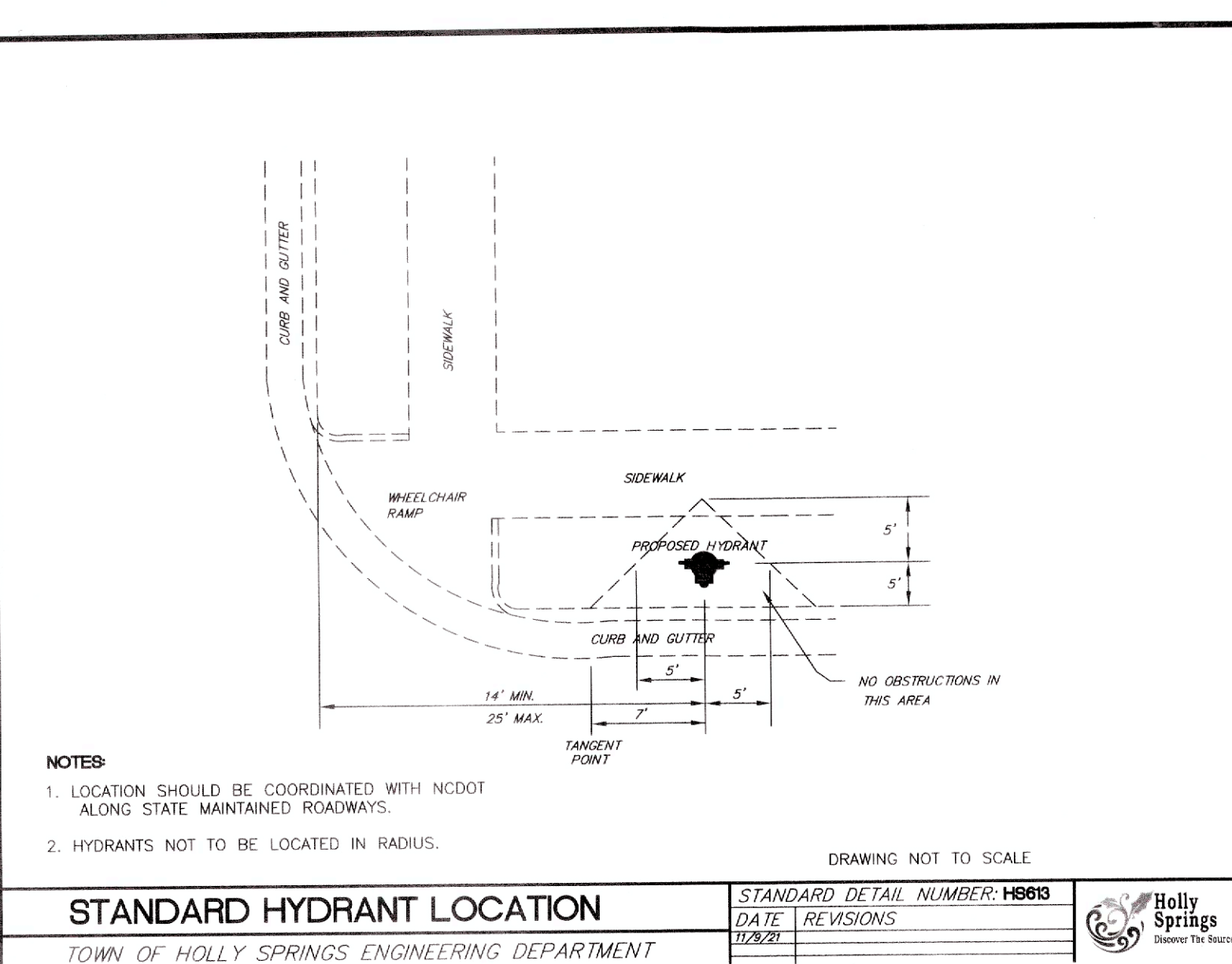
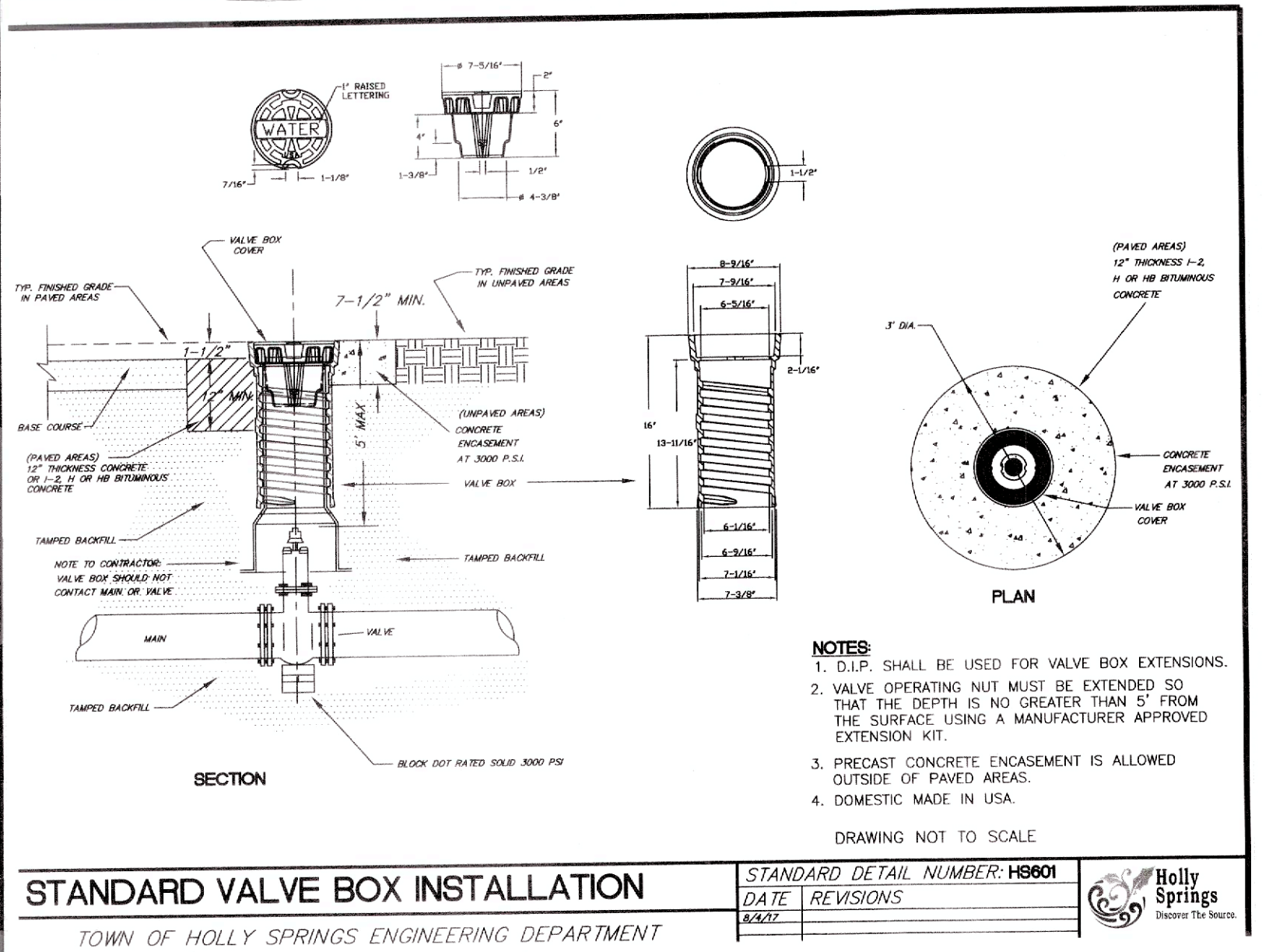
Note 2: Design elements and dimensions for Suburban and Urban land use characters should be considered with the respective Suburban and Urban categories.

*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

Supplement #7

The Network Visualized 124



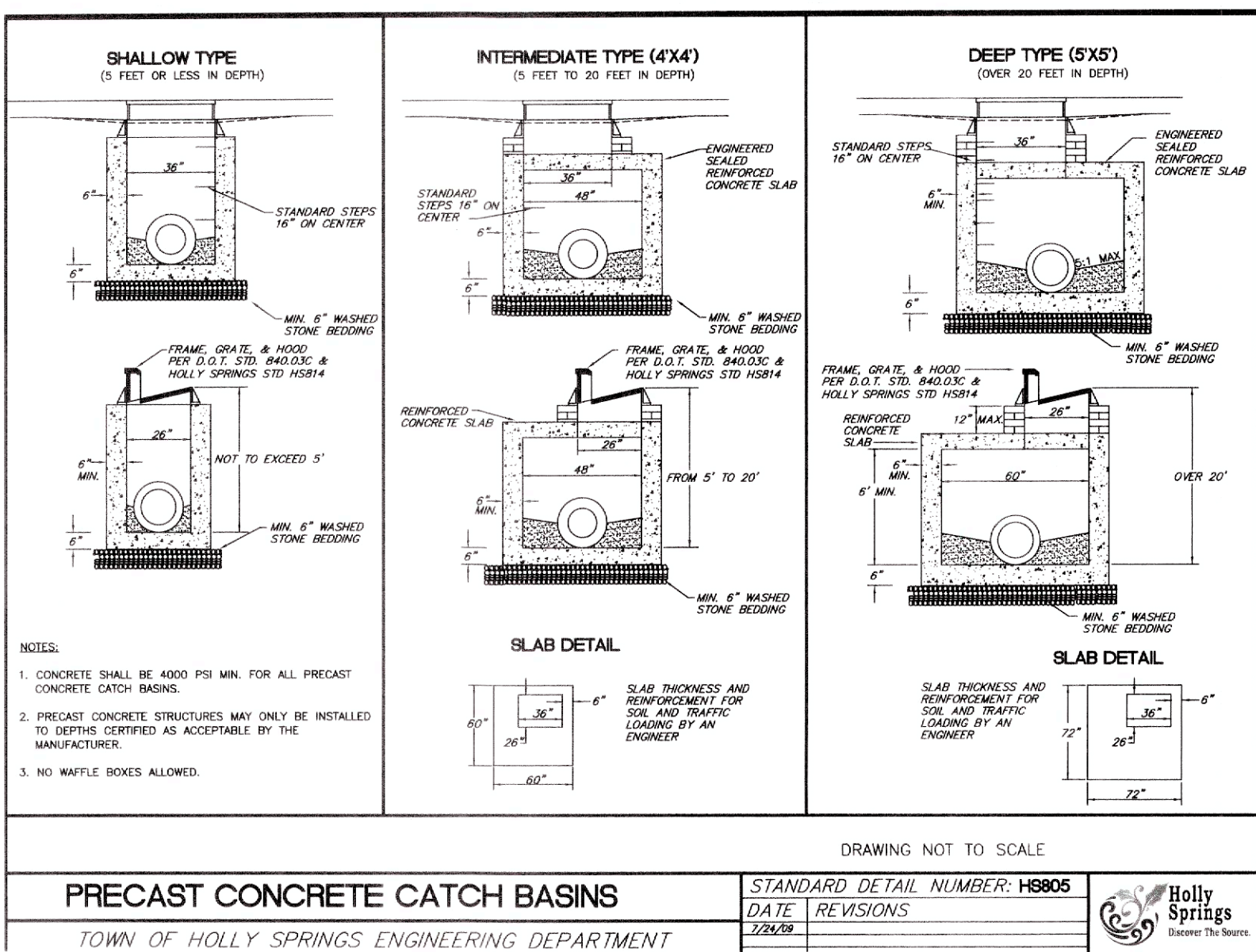
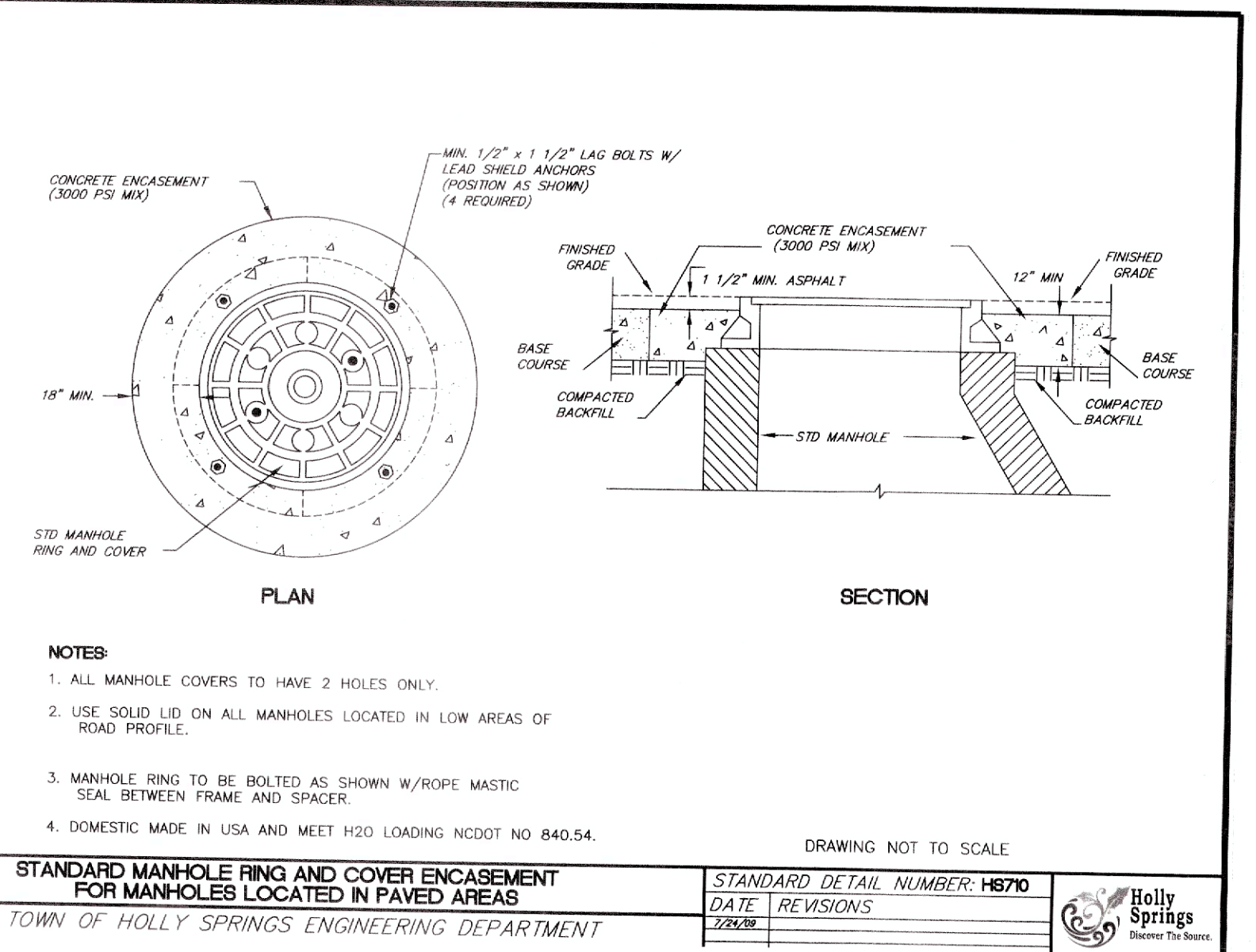
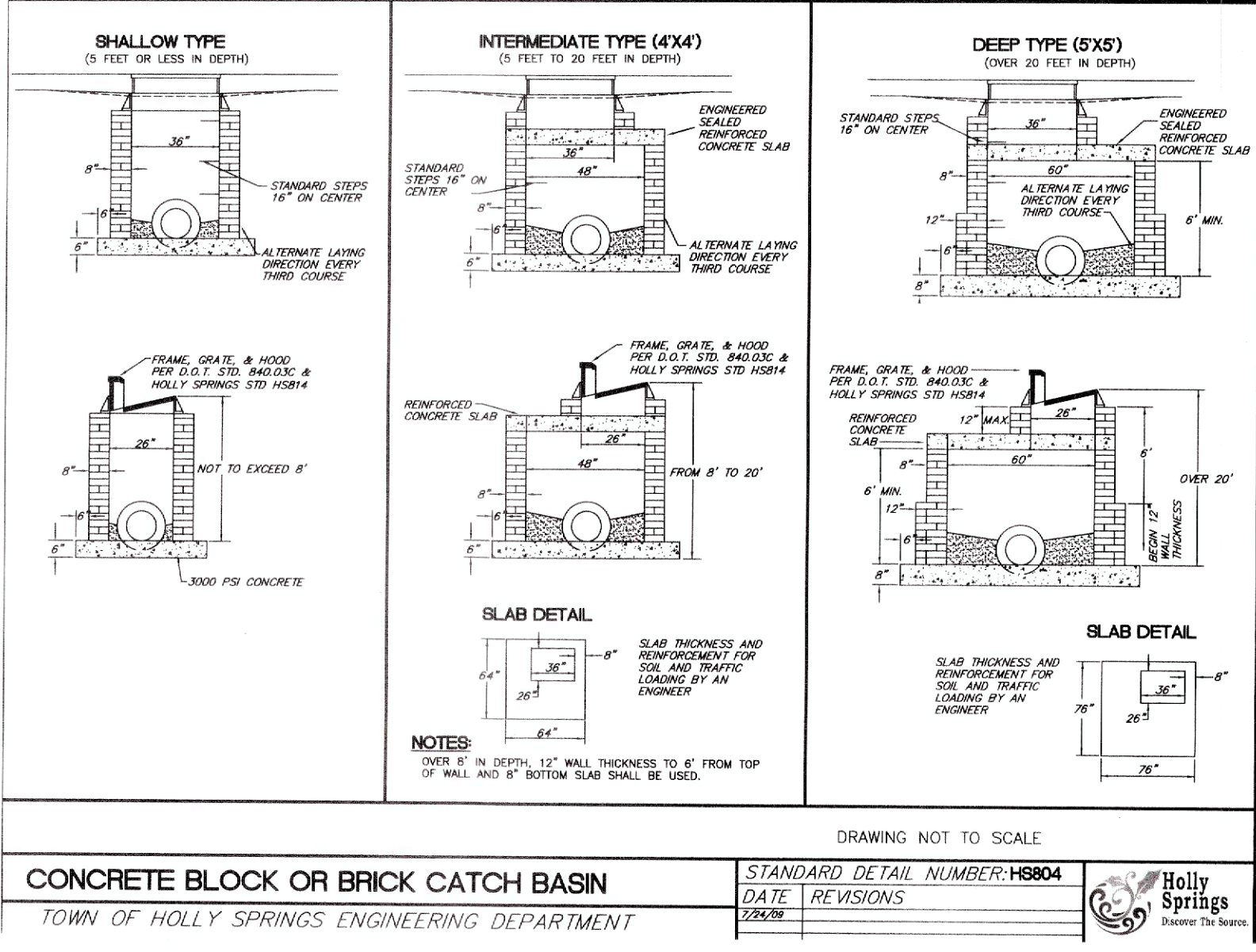
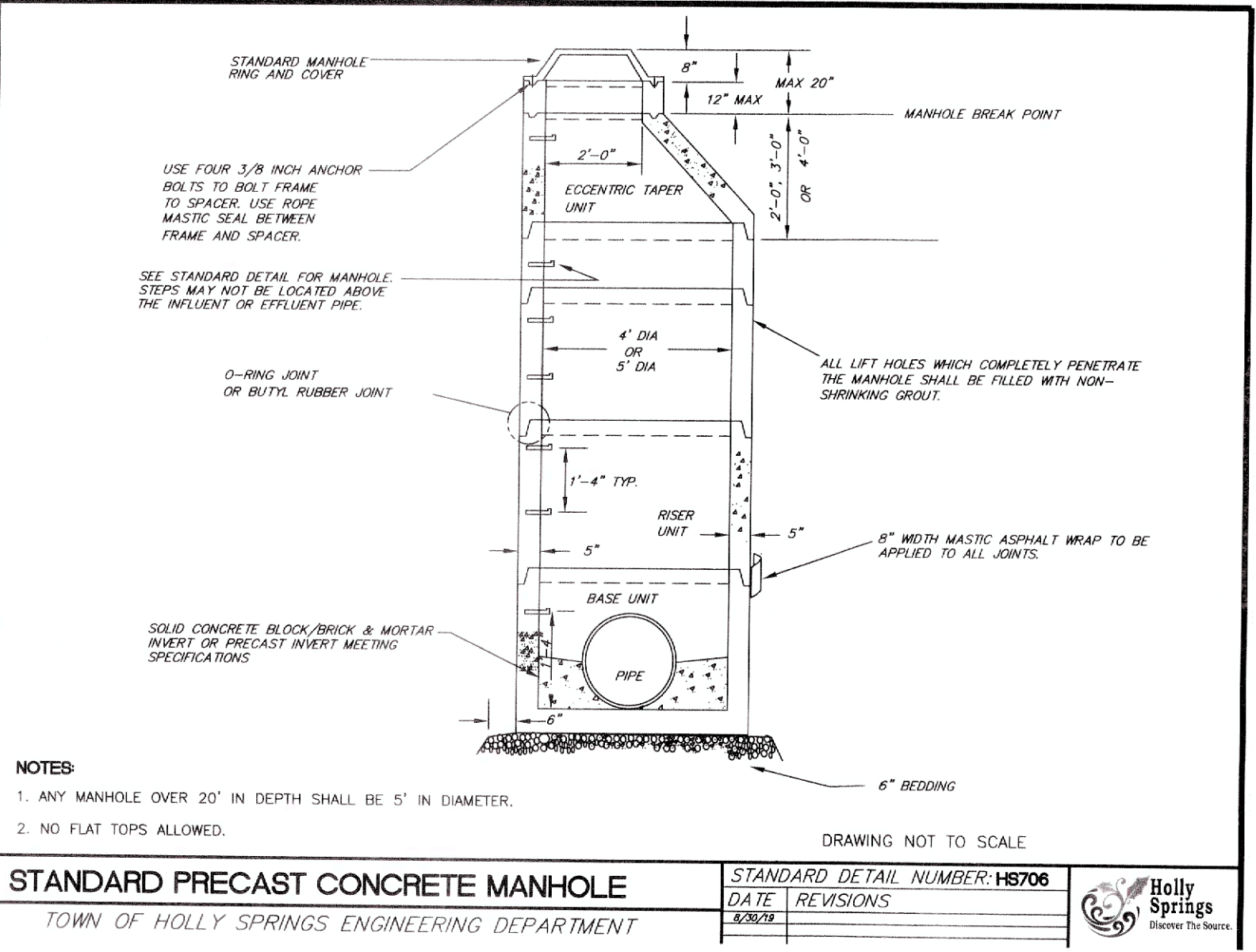
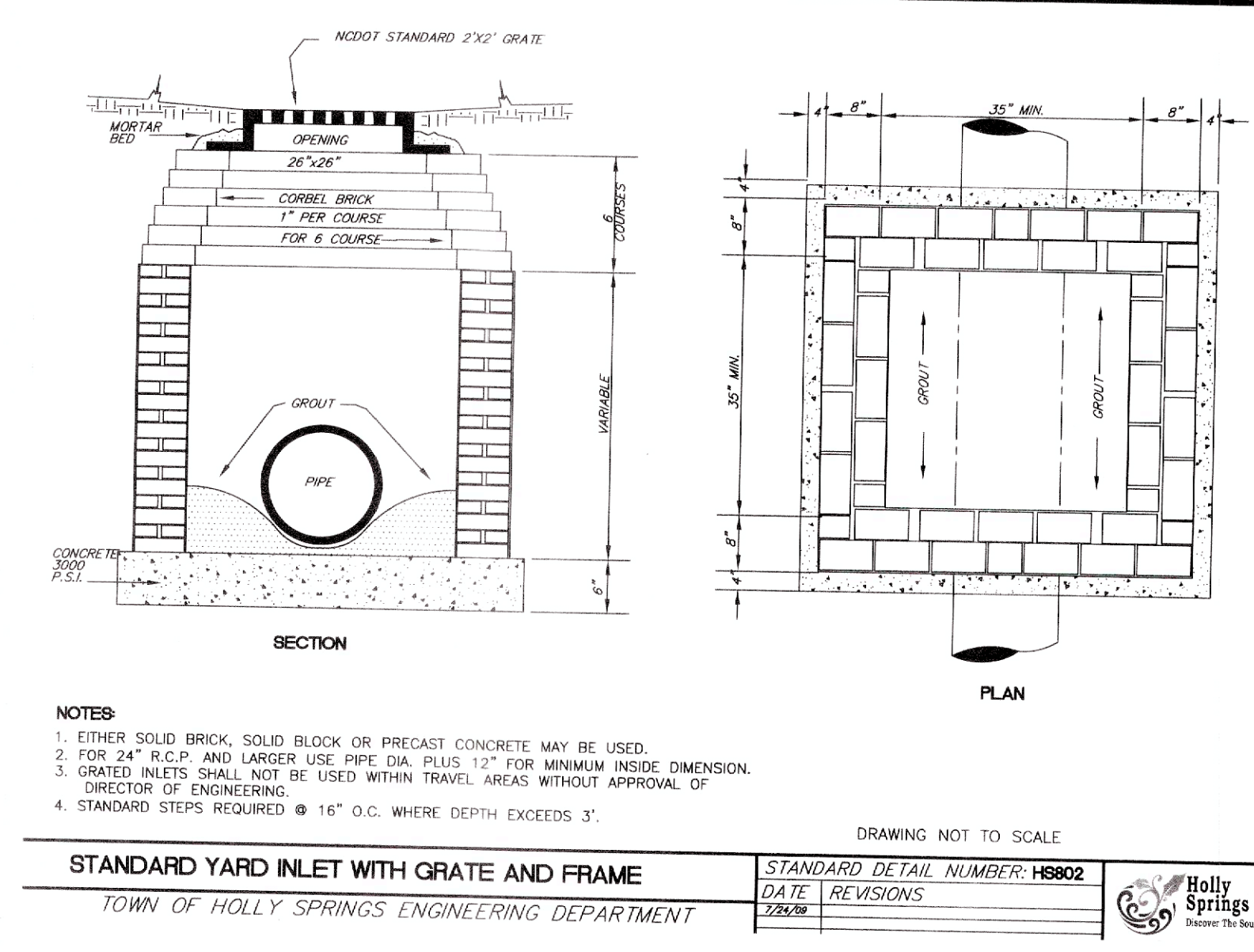
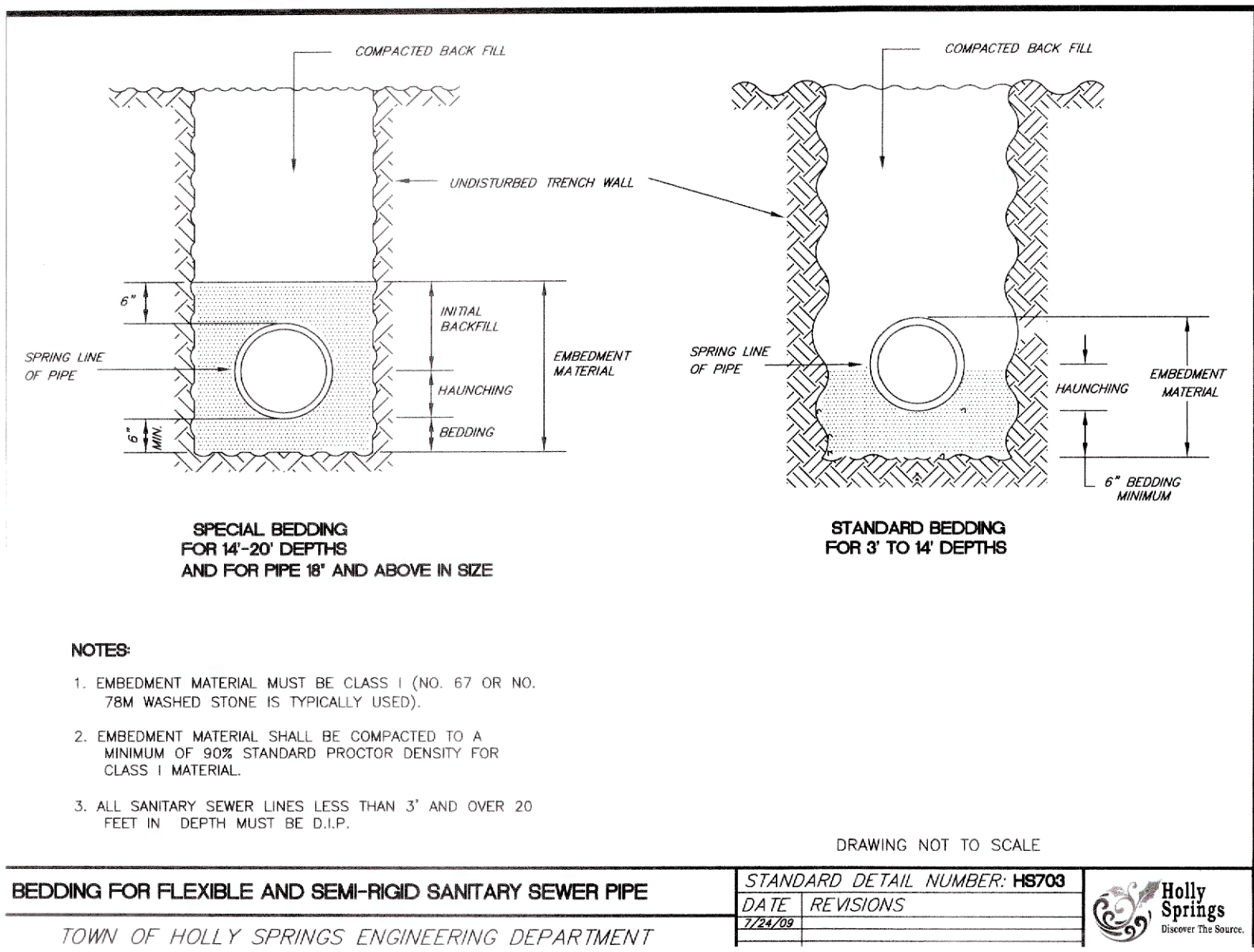


SHEET 8

**PRELIMINARY DEVELOPMENT PLAN
WATER UTILITY DETAIL SHEET
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET - HOLLY SPRINGS, NC**

 THOMPSON & ASSOCIATES, P.A. 1149 EXECUTIVE CIRCLE CARY, NC 27511 (919) 485-1566 LIC. # C-0343	HOLLY SPRINGS TOWNSHIP	TOWN OF HOLLY SPRINGS	
	WAKE COUNTY	NORTH CAROLINA	ZONED CB-CU
	DATE: 1-19-2024	DRAWN: RLM	JOB NO.
	SCALE: N/A	SURVEYED: REM	DWG: 1000 S MAIN
	REVISIONS:	PIN 648-87-6157	

ENGINEERING SURVEYING LAND PLANNING



SHEET 9

PRELIMINARY DEVELOPMENT PLAN
SEWER UTILITY & DRAINAGE DETAIL SHEET
TRICITY FAMILY MEDICINE & URGENT CARE
1000 S. MAIN STREET – HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC. # C-0343

HOLLY SPRINGS TOWNSHIP

TOWN OF HOLLY SPRINGS

WAKE COUNTY

NORTH CAROLINA

ZONED CB-CU

DATE: 1-19-2024

DRAWN: RLM

JOB NO.

SCALE: N/A

SURVEYED: REM

DWG: 1000 S MAIN

REVISIONS:

PIN 648-87-6157

ENGINEERING SURVEYING LAND PLANNING

ENGINEERING SURVEYING LAND PLANNING

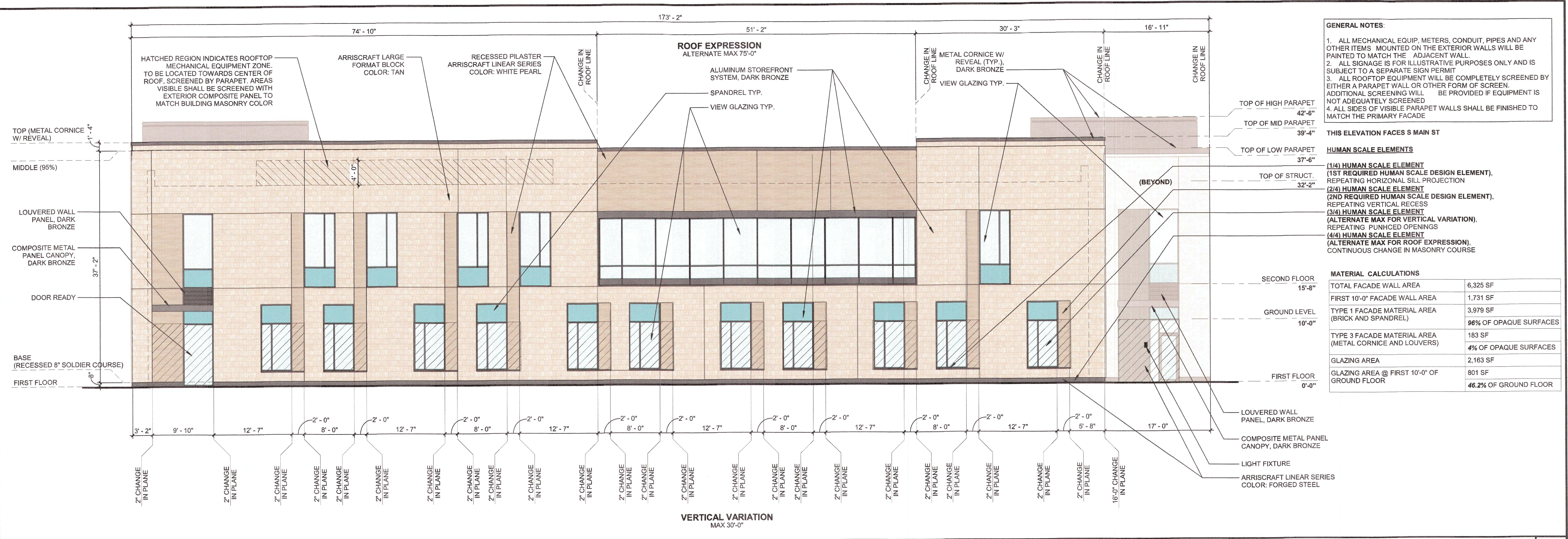
Page 33 of 39

THESE PLANS ARE INTENDED FOR SITE PLAN SUBMITTAL TO THE TOWN OF HOLLY SPRINGS - CYCLE 1 REVIEW

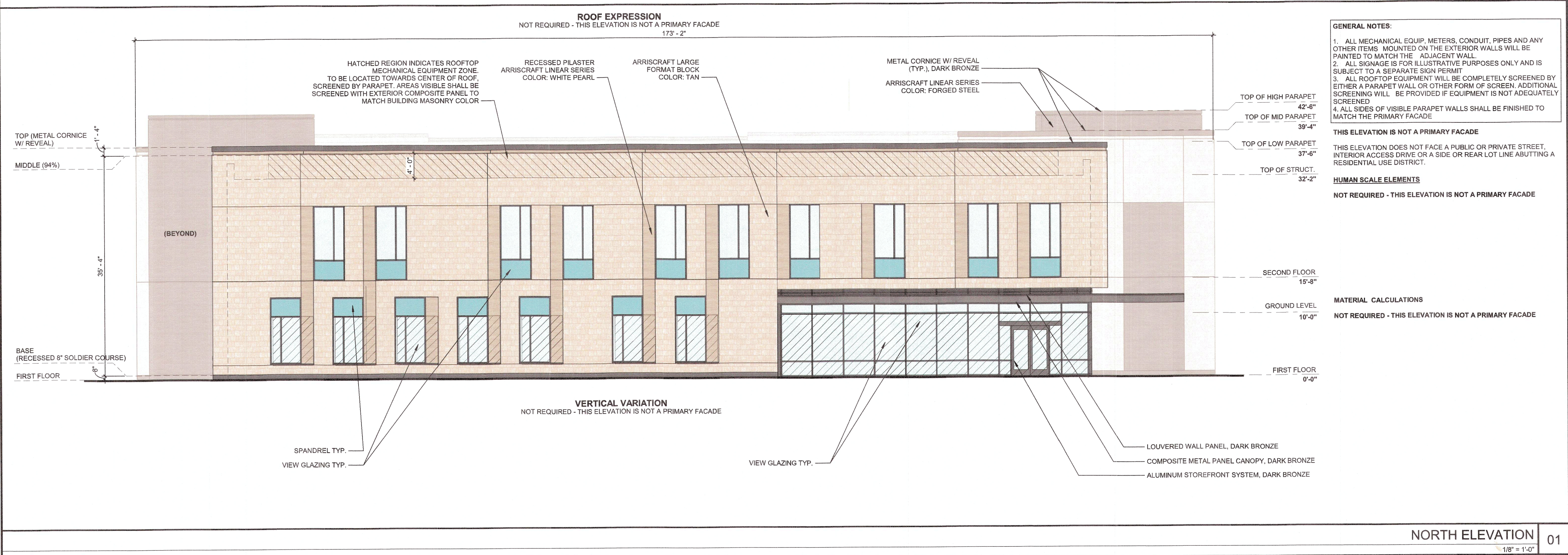
NEW BUILDING FOR
TRICITY MOB
MEDICAL OFFICE BUILDING
1000 S MAIN ST,
HOLLY SPRINGS, NC 27540

PROJECT #		21104
DATE:		04.30.2024
DRAWN BY:		ACM
CHECKED BY:		AMM
NO.	REVISION	DATE

EXTERIOR
ELEVATIONS
A2.00



SOUTH ELEVATION 02
1/8" = 1'-0"



NORTH ELEVATION 01
1/8" = 1'-0"

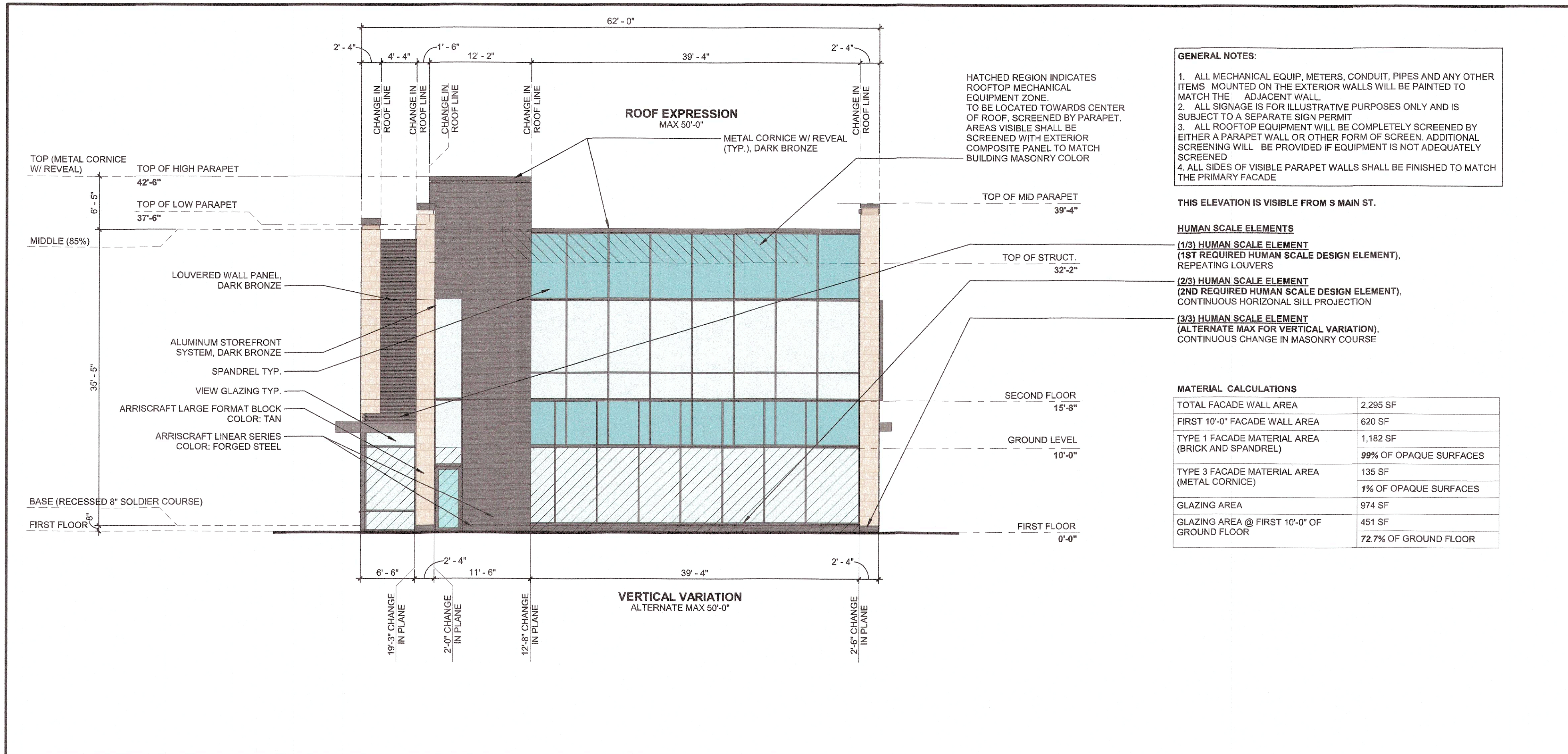
THESE PLANS ARE INTENDED
FOR SITE PLAN SUBMITTAL TO
THE TOWN OF HOLLY
SPRINGS - CYCLE 1 REVIEW

NEW BUILDING FOR
TRICITY MOB
MEDICAL OFFICE BUILDING
1000 S MAIN ST,
HOLLY SPRINGS, NC 27540

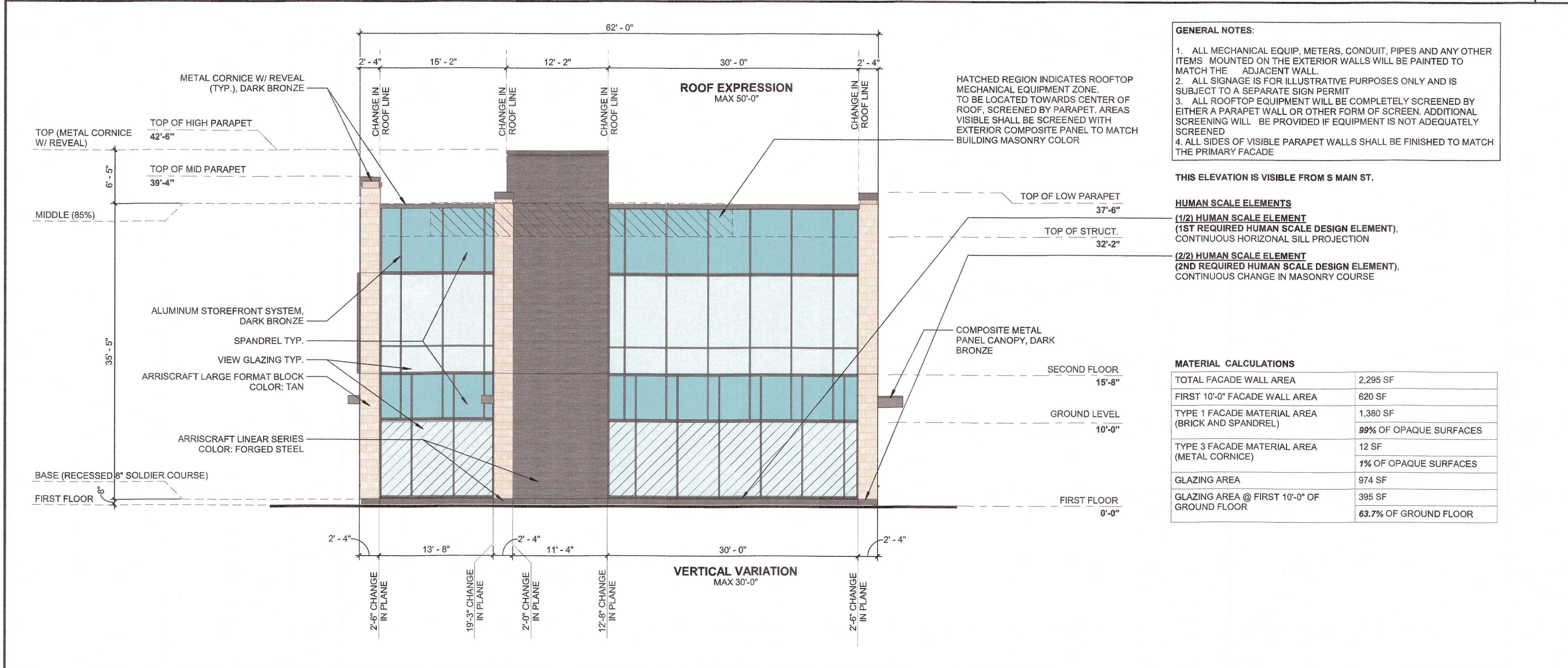
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DATE:		04.30.2024
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CHECKED BY:		AMM
NO.	REVISION	DATE

EXTERIOR
ELEVATIONS

A2.01



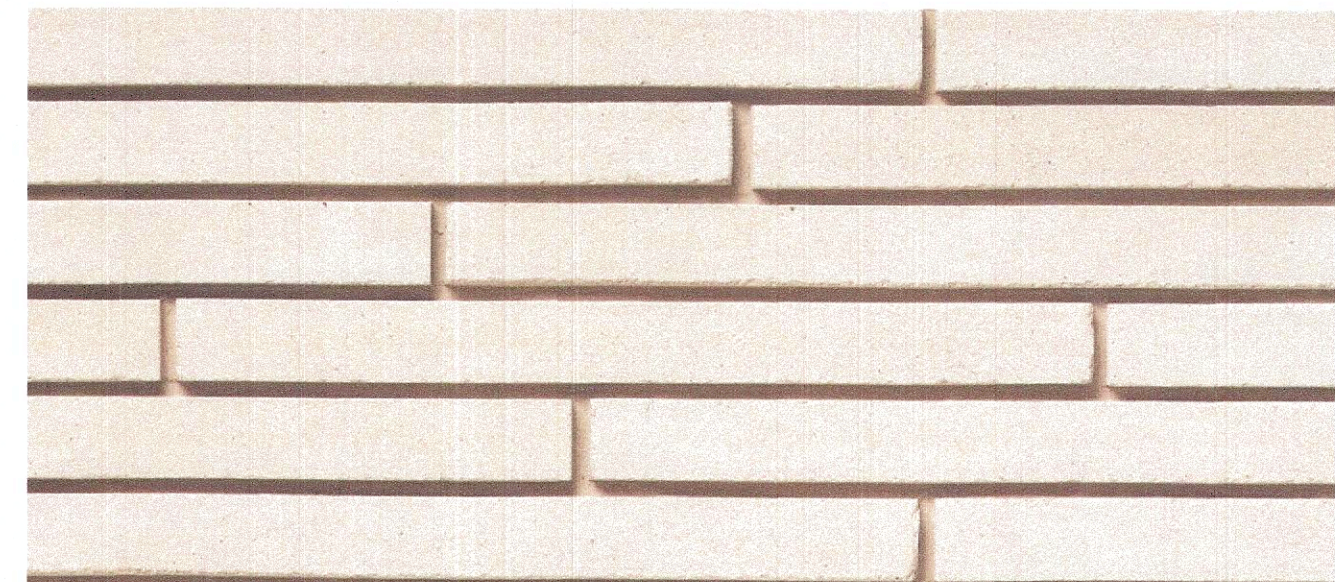
WEST ELEVATION 03
1/8" = 1'-0"



EAST ELEVATION 02
1/8" = 1'-0"



ARRISCRAFT LINEAR SERIES
COLOR: FORGED STEEL



ARRISCRAFT LINEAR SERIES
COLOR: WHITE PEARL



ARRISCRAFT LARGE FORMAT BLOCK
COLOR: TAN

MATERIALITY 01
SCALE: -

THESE PLANS ARE INTENDED
FOR SITE PLAN SUBMITTAL TO
THE TOWN OF HOLLY
SPRINGS - CYCLE 1 REVIEW

NEW BUILDING FOR
TRICITY MOB
MEDICAL OFFICE BUILDING
1000 S MAIN ST,
HOLLY SPRINGS, NC 27540

PROJECT #		21104
DATE:		04.30.2024
DRAWN BY:		ACM
CHECKED BY:		AMM
NO.	REVISION	DATE

RENDERINGS

A2.03



TYP. REAR PARAPET DETAIL;
MATERIAL TO MATCH
ADJACENT WALL WHERE
VISIBLE

RENDERING VIEW - NORTHEAST



TYP. REAR PARAPET DETAIL;
MATERIAL TO MATCH
ADJACENT WALL WHERE
VISIBLE

RENDERING VIEW - SOUTHWEST



RENDERING VIEW - NORTHWEST



RENDERING VIEW - SOUTHEAST

THESE PLANS ARE INTENDED
FOR SITE PLAN SUBMITTAL TO
THE TOWN OF HOLLY
SPRINGS - CYCLE 1 REVIEW

NEW BUILDING FOR
TRICITY MOB
MEDICAL OFFICE BUILDING
1000 S MAIN ST,
HOLLY SPRINGS, NC 27540

PROJECT #		21104
DATE:		04.30.2024
DRAWN BY:		ACM
CHECKED BY:		AMM
NO.	REVISION	DATE

RENDERINGS

A2.04

