



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. June 25, 2024 Regular Meeting Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. OG Prime Development Plan - 24-DP-02
- b. Fifth Third Bank Development Plan 24-DP-04
- c. Town of Apex Big Branch 2 Forcemain Civil Construction Drawings

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



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 3.a.

Title: June 25, 2024 Regular Meeting Minutes
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC_Minutes_20242506



Development Review Committee Minutes: June 25, 2024

The Development Review Committee met virtually on Tuesday, June 25, 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. June 11, 2024 Regular Meeting Minutes

Motion: Daniel Weeks
Second: LeeAnn Plumer
Vote: Unanimous

Agenda Item 4: Requests and Communications

Agenda Item 5: Consent Agenda

Agenda Item 6: Other Business

a. TriCity Family Medicine 23-DP-05

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

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.

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.

Motion: J. Scott Chase
Second: Paul Liquorie
Vote: Unanimous

Agenda Item 7: Adjournment

Motion: J. Scott Chase
Second: Paul Liquorie
Vote: Unanimous

The meeting adjourned at 3:18 PM

Mackenzie Fretz
DRC Clerk



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 6.a.

Development Services

Title: OG Prime Development Plan - 24-DP-02

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services

Action(s):

- Approve Development Plan for OG Prime 24-DP-02 with the conditions listed in the DRC staff report.

Explanation:

- OG Prime is a proposed 8,700 sf steakhouse located at 4951 Linksland Dr. in the Sunset Ridge North Planned Unit Development.
- The 1.48-acre site is located along Holly Springs Rd.

Background:

- This project qualifies for administrative approval in accordance with the adopted standards in the UDO.

Funding Source(s):

N/A

Attachment(s):

1. 24DP02_OGPrime_DRCStaffReport
2. 24DP02_OGPrime_Application
3. 24DP02_OGPrime_Plans



Development Review Committee

THE TOWN OF

Holly Springs

Subject Title: OG Prime Development Plan
Meeting Date: August 13, 2024
Presenter: Conor Ryan, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Bobbit Design-Build, Inc. has submitted a Development Plan (24-DP-02) request for approval of OG Prime, an 8,700 sf. restaurant located at 4951 Linksland Dr. The 1.48-acre parcel is located in the Sunset Ridge North Planned Unit Development (PUD).

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

1. The proposed use in the Development Application is a restaurant.
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: 1.48 acres ±

PUD: The Planned Unit Development is the primary regulatory document for the project. Development standards such as setbacks, buffers, and minimum parking requirements are derived from the PUD rather than the UDO. Where the PUD does not specify a standard, it defers to UDO requirements for the NMX district pursuant to UDO Section 1.6.1.H.2.b.

Proposed Building Height: 33 Ft

Provided Building Setback:

Savannah Ridge Rd: 64 Ft
Holly Springs Rd: 62 Ft 6 In
Linksland Dr: 10 Ft
East: 238 Ft

Total Building Footprint Area:

Building Footprint: 5,280 sf.

Parking Requirements

Total Required Parking

Minimum Parking Spaces: 39 Parking Spaces

Maximum Parking Spaces: 49 Parking Spaces

Provided Parking Spaces: 48 Parking Spaces (43 off-street, 5 on-street)

Required Bicycle Parking

Required: 5 Bicycle Spaces

Provided: 5 Bicycle Spaces

Civil Improvements

Transportation

This project proposes one new full access drive on Savannah Ridge Road. The proposed number of daily and peak hour trips fell within the Tier 1 traffic study trip generation threshold. The traffic study was completed, and no mitigation improvements were recommended for this project.

Right-of-way improvements along Linksland Drive and Savannah Ridge Road will be constructed with this project. The improvements along Linksland Drive will consist of new sidewalk, and street trees with tree wells to meet the streetscape design intent of the approved Sunset Ridge North PUD.

Utilities

This project proposes connection to an existing water main from Linksland Drive. A Fire Flow Analysis was completed.

The project also proposes connection to an existing manhole in Savannah Ridge Road. A verification memo was completed to ensure the proposed flow is within the previously approved flow allocated for this site. This project is not subject to the Water Resource Management Policy because sewer was previously allocated for this site with the Sunset Ridge North PUD.

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 PUD and UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 24-DP-02 (PLDP202400037) for OG Prime as submitted by Bobbit Design-Build Inc., dated 7/30/2024, with the following conditions:

1. All previous conditions of approval for *Sunset Ridge North Planned Unit Development* 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. Raceway to serve EVSE-Ready spaces must be shown at time of Construction Drawing submittal.
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. All proposed sidewalks adjacent to parking stalls must meet the minimum width within the Town's Engineering Design & Construction Standards prior to Construction Drawing Approval.

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

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: OG PRIME

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

PUD/Master Plan/Subdivision Sunset Ridge North PUD Shopping Center/Lot# _____

Project Location: 4928 Linksland Dr, Holly Springs, NC 27540

Use street address. If none, use the closest intersection

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

PIN: 0659-64-6327

Real Estate ID: 0297271

Project Acreage (rounded to nearest tenth): 1.48 Acres Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: PUD Proposed Use (see UDO Table 3.2.A): Restaurant

Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A

Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Sketch Plan Review (Pre-Submittal) Meeting Date: 02/01/2024

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 Blair Pittman Company Bobbitt Design-Build, Inc.

Mailing Address 600 Germantown Road

City Raleigh State NC Zip 27607

Telephone # (919) 851-1980 E-Mail BPITTMAN@BOBBITT.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 Ashley & Joseph Reines Company _____
Mailing Address 5405 Caleb Knolls Drive
City Holly Springs State NC Zip 27540
Telephone # () E-Mail ashley.p.startek@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 Jeff Ford Company Bobbitt Design-Build, Inc.
Mailing Address 600 Germantown Road
City Raleigh State NC Zip 27607
Telephone # (919) 851-1980 E-Mail JFORD@BOBBITT.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 Chris Pierce Company Pierce Group Properties, LLC
Mailing Address 4928 Linksland Road
City Raleigh State NC Zip 27607
Telephone # () E-Mail CJPIERCE1495@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, Blair Pittman, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Blair Pittman Date: 2/15/24

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: 12/19/23
Time: 5:00pm to 6:00pm

Location: Holly Springs Culture Center 300
W. Ballentine St. NC 27540

Notification of Owners:

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

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: 12/4/23

Conduct of Meetings:

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

Summary of Issues:

Neighbors had concerns with the following.

- 1). Vehicle lighting shinning in windows for parking lot. 2). Overflow parking. 3). Dumpster location due to smells & visibility.
4). Cooking smells 5). Restaurant entrance 6). Deliveries to restaurant be made 7). Employees park 8). Outside seating 9).
Hours of operation 10). Cigar lounge location 11). Construction start date 12). Sign placed on Savannah Ridge due to
parking 13). Will the property be rezoned (no part of a PUD)

Attach Additional Sheets as needed

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

Bobbitt was asked to investigate the following changes.

- 1). More mature shrubs along Savannah Ridge adjacent to parking lot
2). Relocation of Dumpster
3). Overflow parking be will at Home Grown lot arrangements made by Owner

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) Kevin Morgan

Date 1/3/24

4951 Linksland Dr. Holly Springs, NC 27540

Bobbitt sign-in sheet

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December 4, 2023

Town of Holly Springs
Development Services 128 S.
Main St, Holly Springs, NC
27540

RE: 4951 Linksland Dr. Holly Springs, NC 27540
Neighborhood Meeting – Proposed Project
Development: Restaurant Steakhouse High-End

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to discuss a proposed rezoning for 4951 Linksland Dr., Holly Springs, NC 27540 (the "Subject Property"). The Subject Property is detailed and outlined in the attached **Exhibit A**. We are seeking to construct a restaurant on this property to Neighborhood Fine Dining to allow for the future development of a upscale food to support the towns neighborhood commercial uses. We have been in contact with the Town of Holly Springs Planning Department and staff regarding this proposed request and the community meeting. As part of the conditional development process, we wanted to introduce the community to this request, discuss the vision for the site, receive the community's feedback, and answer any questions you may have concerning the request.

As background on the proposed development, the Subject Property is approximately 1.5 acres, and located along Holly Springs Road. The parcel is presently zoned part of the PUD development, located nearby is Rural Residential (RR), and Home Grown Pizza restaurant which is part of the Planned Unit Development (PUD).

We view this request as a critical first step towards responsible development of the Subject Property.

We will be holding a neighborhood meeting to provide further information and detail on the proposed rezoning request. The details for that meeting are as follows:

Date: 12/19/23

Time: 5:00PM -6:00PM

Location: Holly Springs Cultural Center,
300 W Ballentine St, Holly Springs, NC 27540

If you cannot attend, please do not hesitate to contact Kevin Morgan (kmorgan@bobbitt.com) or 919-291-1024 with any questions or comments. We welcome your feedback and want to hear your thoughts about this development.

We thank you for your time and look forward to meeting with you. We are excited about this site, the proposed request, and are dedicated to being a great neighbor and community member for years to come.

Yours truly,

Kevin Morgan

Bobbitt

rd.Raleigh NC,
227607

OG PRIME

4951 Linksland Drive

Neighborhood Meeting Minutes
12/19/23 @ 5:00pm to 6:00pm
Holly Springs Culture Center

#	Addressee	Description	Comments
1	Bev Thompson	Will cars from parking lot facing Savannah Ridge rd be shining headlights in the condo windows across the road?	Yes....Bobbitt will increase the hedge shrubs size will be increased to Block headlights from cars.
2	Bev Thompson	Will restaurant guest be parking in Condo parking spaces or along street?	We don't think that will happen because OG Owners and Mr. Pierce have made arrangements to park over follow if it happens at Home Grown center parking lot
3	Bev Thompson	Where is the dumpster located, will it be seen, or smell?	Dumpster is located adjacent to Savannah Ridge NE of parking lot shown on Bobbitt SD drawing Ex1.0., with finishes exterior façade facing condos to match restaurant. Bobbitt is looking to move dumpster to east end of parking lot.
4	Bev Thompson	Will the OG Prime cooking smell up the area?	The restaurant's exhaust vents out the roof top similar to Home Grown, so we don't think smells will to traveling through the neighborhood
5	Bev Thompson	Is there other entrances to the restaurant?	No.. Only the drive off of Savannah Ridge.
6	Bev Thompson	Will the Dumpster have an odor & smell?	Owner commented that the dumpster will be dumped twice a week.
7	Diane Ciriggo	Where and when will deliveries to restaurant be made?	Will be parking on Linksland at Kitchen entrance, usually made early morning.
8	Bev Thompson	Where does your beef come from?	Owner It's locally grown
9	Bev Thompson	Where will employees park?	Owner at Home Grown..lot.
10	Bev Thompson	How many aprking space?	48 parking spaces for OG.
11	Bev Thompson	Is there otside seating?	Yes, on the end of building facing Holly Springs
12	Bev Thompson	Restaurant hours of operation?	Owner, 5pm to 10pm
13	Becky Hayes	Drawings show a cigar lounge?	Yes, on the second floor with a separate entrance.
14	Becky Hayes	When will the construction finish & restaurant open?	Sometime in 2025
15	Becky Hayes	Is there a Grease trap?	Yes, located adjacent to Linksland.
16	Bev Thompson	Is there new landscaping?	Yes, some of the existing trees are removed and new landscaping designed around the restaurant as required.
17	Bev Thompson	Can there be a sign placed on Savannah Ridge after passing OG entrance stating Homeowner parking only beyond this point?	We will look into placing a sign if needed.
18	Bev Thompson	Will you be have another Neighborhood meeting?	No, this is the HS required Neighborhood meeting.
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OG PRIME
4951 LINKSLAND DRIVE
HOLLY SPRINGS, NC

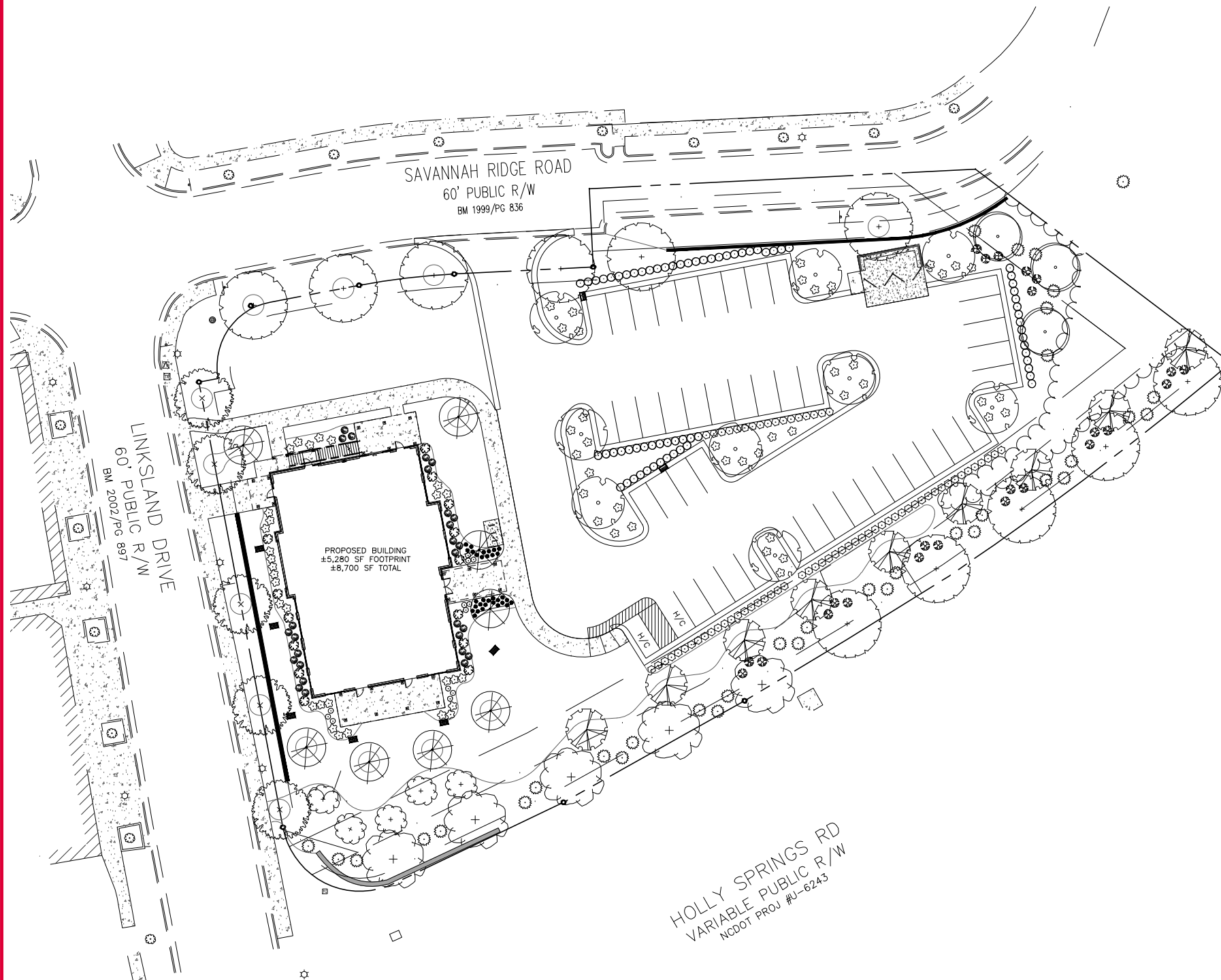
SCALE:
1"=60'

28 NOV 2023

23-0046

NEIGHBOR
EXHIBIT

EX1.0



OG Primer Mailer Addresses

- 1 Home grown pizza 4928 Linksland Dr # 301
- 2 Town of Holly Springs Development Services 128 S. Main St. Holly Springs, NC
- 2 Southern Belle Realty & Associates, LLC 4928 Linksland Dr Suite 216, Holly S
- 3 Susan Phares-Aldrich CPA, PLLC 1100 Holly Springs Rd Ste 200, Holly Springs
- 4 Sunset Ridge Family Dentistry 1100 Holly Springs Rd Ste 115, Holly Springs, N
- 5 100 Savannah Ridge Rd, Holly Springs, NC 27540
- 6 102 Savannah Ridge Rd, Holly Springs, NC 27540
- 7 104 Savannah Ridge Rd, Holly Springs, NC 27540
- 8 106 Savannah Ridge Rd, Holly Springs, NC 27540
- 9 108 Savannah Ridge Rd, Holly Springs, NC 27540
- 10 110 Savannah Ridge Rd, Holly Springs, NC 27540
- 11 112 Savannah Ridge Rd, Holly Springs, NC 27540
- 12 106 Fountain Ridge Pl, Holly Springs, NC 27540
- 13 111 Fountain Ridge Pl, Holly Springs, NC 27540
- 14 4906 Linksland Dr, Holly Springs, NC 27540
- 15 4908 Linksland Dr, Holly Springs, NC 27540
- 16 4904 Linksland Dr, Holly Springs, NC 27540
- 17 4902 Linksland Dr, Holly Springs, NC 27540
- 18 4900 Linksland Dr, Holly Springs, NC 27540
- 19 105 Lumina Pl, Holly Springs, NC 27540
- 20 109 Lumina Pl, Holly Springs, NC 27540
- 21 113 Lumina Pl, Holly Springs, NC 27540
- 22 117 Lumina Pl, Holly Springs, NC 27540
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65 4812 Cornoustie Ct, Holly Springs, NC 27540
66 5009 Linksland Dr, Holly Springs, NC 27540
67 4808 Cornoustie Ct, Holly Springs, NC 27540
68 4800 Cornoustie Ct, Holly Springs, NC 27540
69 4801 Cornoustie Ct, Holly Springs, NC 27540
70 4809 Cornoustie Ct, Holly Springs, NC 27540
71 5017 Linksland Dr, Holly Springs, NC 27540
72 5016 Linksland Dr, Holly Springs, NC 27540
73 5012 Linksland Dr, Holly Springs, NC 27540
74 5008 Linksland Dr, Holly Springs, NC 27540
75 5004 Linksland Dr, Holly Springs, NC 27540
76 5000 Linksland Dr, Holly Springs, NC 27540
77 108 Gablewood Ln, Holly Springs, NC 27540
78 112 Gablewood Ln, Holly Springs, NC 27540
79 104 Gablewood Ln, Holly Springs, NC 27540
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JC 27540



VICINITY MAP

1"=500'

CERTIFICATION

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THE 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 THE APPLICABILITY TO THIS PARTICULAR PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON SHEET C0.0 OF THESE DRAWINGS. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

SITE PLAN NOTES:

1. TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY INFORMATION ARE OBTAINED FROM A SURVEY FOR THIS PROJECT PROVIDED BY MERSTAN, PLLC LAND SURVEYORS OF 2411 US 64 BUSINESS WEST, PITTSBORO, NC 27312; PHONE: (919) 545-7001; DATED: 01/01/2023.
2. THE RECEIVING WATER COURSE IS MIDDLE CREEK AND LIES IN NEUSE RIVER BASIN.
3. SUBJECT PARCEL LIES OUTSIDE OF WATER SUPPLY WATERSHED.
4. SUBJECT PARCEL DOES NOT CONTAIN A WETLAND.
5. SUBJECT PARCEL LIES OUTSIDE OF SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #3720065900K DATED 19 JULY 2022.
6. THIS DEVELOPMENT PLAN AND SUBJECT PROPERTY REFERENCE THE ORIGINAL "SUNSET RIDGE NORTH PUD (AMENDMENT)" APPROVED AMENDED PRELIMINARY PLAN ON AUGUST 25, 2004, AS WELL AS THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN GUIDELINES" PREPARED BY TONY M. TATE, LANDSCAPE ARCHITECTURE, PA, 1912 EAST N.C. 54 STE. 202 DURHAM, NC 27713.
7. THE SETBACKS ARE BASED ON SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITION AND RESTRICTION FOR PHASE 1C.
8. ALL MATERIALS AND CONSTRUCTION METHODS PER THE LATEST EDITION OF TOWN OF HOLLY SPRINGS SPECIFICATIONS AND DETAILS.

PROJECT NARRATIVE:

THIS PROJECT IS A 5,280 SF (FOOT PRINT) RESTAURANT USE BUILDING AND ASSOCIATED ACCESS, PARKING, AND UTILITIES CONSTRUCTION. THE PROJECT IS LOCATED IN SUNSET RIDGE NORTH, HOLLY SPRINGS, NORTH CAROLINA. THE CURRENT PARCEL IS 1.5 ACRES.

THE EXISTING PARCEL IS VACCANT PROPERTY WITH HALF OF THE AREA COVERED WITH TREE AND BUSHES. THERE IS NO 100 YEAR FLOODPLAIN OR FEMA SPECIAL FLOOD HAZARD ZONE ON THIS PROPERTY. THERE IS NO JURISDICTIONAL STREAM AND NO SIGN OF JURISDICTIONAL WETLAND. THERE IS AN EXISTING PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT, AN EX. UTILITY EASEMENT AND TWO EX. TEMPORARY CONSTRUCTION EASEMENT ON THE SITE.

IT IS PROPOSED THAT RUN-OFF FROM THE DEVELOPED AREA WILL BE ROUTED TO STROMWATER PIPES AND SAFELY DISCHARGED TO EXISTING DRAINAGE NETWORK OF THIS PUD.

THERE ARE NO SPECIAL OR EXPERIMENTAL EROSION CONTROL DEVICES AND THE CONSTRUCTION SEQUENCE IS HOLLY SPRINGS STANDARD. .

NOTES

1. THIS DEVELOPMENT PLAN IS PREPARED FOR THE TOWN OF HOLLY SPRING BY BOBBITT DESIGN-BUILD, INC. FOR THE FUTURE OG PRIME PROJECT.
2. THE LOCAL GEODETIC MONUMENTATION GRID TO TIE TO NAD83 IS 'SEARS 21'.
3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS
4. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
5. THE DESIGN OF WATER SYSTEMS, SANITARY SEWER SYSTEMS, STORM DRAINAGE SYSTEMS AND GRADING PLANS SHALL BE SIGNED AND SEALED BY A LICENSED NORTH CAROLINA PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT IN ACCORDANCE WITH N.C. GENERAL STATUTE 89.
6. A GREASE TRAP WILL BE USED FOR THIS PROJECT
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
8. SEWER FLOW GENERATION ESTIMATE/CALCULATION IS BELOW;
6,500 GPD BASED ON NCAC 02T.0114

PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE TOWNSHIP OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA ON LINKSLAND DRIVE NEAR THE CORNER OF LINKSLAND DRIVE WITH SAVANNAH RIDGE ROAD.

SITE DATA

PROPERTY OWNER	ELISON VENTURES LLC
ADDRESS	109 RESTONWOOD DR
CITY	APEX NC 27539
DEVELOPER	ASHLEY & JOSEPH REINES
ADDRESS	5405 CALEB KNOLLS DRIVE
CITY	HOLLY SPRINGS, NC 27540
DESIGNER/APPLICANT	BOBBITT DESIGN-BUILD, INC.
ATTN: BLAIR PITTMAN, PE (24438) (ENGINEER)	
STREET	600 GERMANTOWN ROAD
CITY	RALEIGH, NC 27607
PHONE	919.851.1980
EMAIL ADDRESS	BPITTMAN@BOBBITT.COM
ARCHITECT	JEFF FORD
STREET	600 GERMANTOWN ROAD
CITY	RALEIGH, NC 27607
PHONE	919.851.1980

SITE ADDRESS	4951 LINKSLAND DR
TAX MAP OR PIN NUMBER	0659-64-6327
TOTAL ACREAGE	±1.48 AC (MEASURED)
JURISDICTION	HOLLY SPRINGS
INSIDE TOWN LIMITS	YES
ZONED	PUD (EX. USE-VACANT)
	98PUD01A03 SUNSET RIDGE NORTH
WATERSHED	NEUSE RIVER
TREE PRESERVATION AREA	N/A, EXEMPT PER UDO SEC. 4.1.2.C.1

BUILDING SIZE:	±8,700 SF (5,280 SF FOOTPRINT)
MAX. BLDG HT (MIN-MAX/PROPOSED)	20' - 3-STORIES/ 2-STORIES (33')

MINIMUM BUILDING YARD AND SETBACK:

(THE SETBACKS ARE BASED ON SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITION AND RESTRICTION FOR PHASE 1C.)

FRONT	0'
SIDE	0'
CORNER/SIDE	10'
REAR	25'
IMPERVIOUS	TOTAL
BUILDING AREA (INCLUDING PORCHES):	6,642 SF
VEHICLE PVMT AREA:	20,702 SF
NON-VEHICLE PVMT. AREA:	5,038 SF
TOTAL IMPERVIOUS	32,382 SF / 50%
DISTURBED/DENUDED AREA	1.25 ACRES
PROPOSED USE	RESTAURANT

PARKING REQUIREMENTS

RESTAURANT - ±8,700 SF 39 SPACES MIN. - 49 SPACES
COVERED PATIO(S) - ±1,000 SF
(MIN.: 4 SPACE PER 1,000 SF FLOOR PER PUD)
(MAX.: 5 SPACE PER 1,000 SF FLOOR PER UDO SEC. 6.4)

PROPOSED PARKING:	43
EXISTING PARKING (ON-STREET):	5
PARKING TOTAL:	48
HANDICAP SPACES REQUIRED/PROVIDED:	2/2 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	5/5 PARKING SPACES (ONE RACK)
*4' OF CLEARANCE REQUIRED FROM BIKE PARKING TO ANY SITE FEATURE PER UDO SEC. 6.5.3.G	
EVSE-READY SPACES REQUIRED/PROVIDED	4/4 SPACES (10%)
*1 EVSE-READY SPACE MUST BE ADA ACCESSIBLE	

PUBLIC REALM REQUIREMENTS:

COMMERCIAL & MIXED-USE OR EMPLOYMENT/ CAMPUS USE DISTRICT: 1 PUBLIC
REALM OPTION FROM LIST PROVIDED IN HOLLY SPRINGS UDO SECTION 8.3.B

PROPOSED PUBLIC REALM IMPROVEMENTS:

SECTION 8.3.B.9 - INCREASE URBAN CIVIC SPACE BY 50%.

OPEN SPACE REQUIREMENTS:

NEIGHBORHOOD MIXED USE REQUIREMENTS:	
TOTAL MINIMUM ON-SITE PRIVATE OPEN SPACE	12% (OF TOTAL PROJECT SITE)
OPEN SPACE	10%/6,462 SF
URBAN CIVIC SPACE	0.5%/323 SF
FLEXIBLE SPACE	1.5%/969 SF
TOTAL REQUIRED:	7,754 SF (0.12*64,612)

PROPOSED OPEN SPACE:

OPEN SPACE (VOLUNTARY TREE PRESERVATION AREA):	5,864 SF (91%)
URBAN CIVIC	1,269 SF (393%)
FLEXIBLE SPACE:	1,512 SF (156%)
TOTAL PROVIDED:	8,645 SF (111%)

PUBLIC INFRASTRUCTURE TABLE

WATER LINES	20 LF
SEWER LINES	0 LF
PUBLIC STREETS	0 SY
STORM DRAIN (PRIVATE)	206 LF
SIDEWALK	262 SY

TOWN OF HOLLY SPRINGS PROJECT NUMBER: PLDP202400037/24DP02

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C0.2	EXISTING CONDITIONS NEIGHBORHOOD
C1.0	STAKING PLAN
C1.1	FIRE PLAN
C2.0	SEDIMENT-AND-EROSION-CONTROL-PLAN-(PHASE-I)-(RESERVED)
C2.1	SEDIMENT-AND-EROSION-CONTROL-PLAN-(PHASE-II)-(RESERVED)
C2.2	SEDIMENT-AND-EROSION-CONTROL-PLAN-(PHASE-III)-(RESERVED)
C2.3	NPDES-STABILIZATION-PLAN-(RESERVED)
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C5.1	LANDSCAPE NOTES & DETAILS
C6.0	LIGHTING PLAN
C7.0	DETAILS
C7.1	DETAILS-(RESERVED)
C7.2	DETAILS
A1.1	ARCHITECTURAL FLOOR PLAN
SA4.1	ARCHITECTURAL ELEVATIONS

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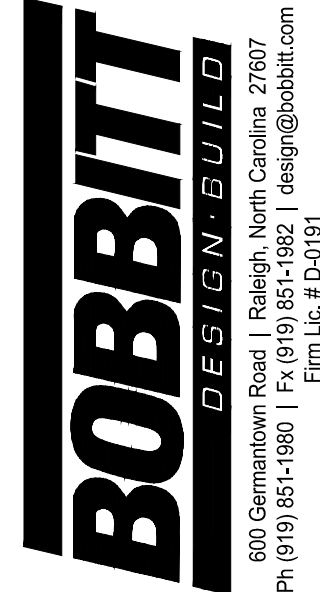
REVISIONS

No.	DATE	DESCRIPTION	REV. BY
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△			
△			

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OG PRIME
DEVELOPMENT PLANS

think, design, build



COORDINATOR:
Blair Pittman

DRAWN BY:
Matt Moffitt

CHK BY: BPP

OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36

16 FEBRUARY 2024

24-0046

COVER

C0.0

SITE PLAN NOTES:

1. TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY INFORMATION ARE OBTAINED FROM A SURVEY FOR THIS PROJECT PROVIDED BY MERSTAN, PLLC LAND SURVEYORS OF 2411 US 64 BUSINESS WEST, PITTSBORO, NC 27312; PHONE: (919) 545-7001; DATED: 01/01/2023.
2. THE RECEIVING WATER COURSE IS MIDDLE CREEK AND LIES IN NEUSE RIVER BASIN.
3. SUBJECT PARCEL LIES OUTSIDE OF WATER SUPPLY WATERSHED.
4. SUBJECT PARCEL DOES NOT CONTAIN A WETLAND.
5. SUBJECT PARCEL LIES OUTSIDE OF SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #372068900K DATED 19 JULY 2022.
6. THIS DEVELOPMENT PLAN AND SUBJECT PROPERTY REFERENCE THE ORIGINAL "SUNSET RIDGE NORTH PUD (AMENDMENT)" APPROVED AMENDED PRELIMINARY PLAN ON AUGUST 25, 2004, AS WELL AS THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN GUIDELINES" PREPARED BY TONY M. TATE LANDSCAPE ARCHITECTURE, PA, 1912 EAST N.C. 54 STE. 202 DURHAM, NC 27713.
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LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	EASEMENT
	STREAM BUFFER

SYMBOL LEGEND		
	EXISTING	PROPOSED
WATER METER		
SANITARY SEWER MANHOLE		
CLEAN OUT		
POWER POLE		
LIGHT POLE		
FIRE HYDRANT		
WATER VALVE		
RECLAIMED WATER VALVE		
BLOWOFF ASSEMBLY		
TEMPORARY BENCHMARK		
EXISTING UNDERGROUND ELECTRIC		
EX. TELEPHONE LINE		
EX. SANITARY SEWER		
EX. WATER LINE		
SILT FENCE		
TREE PROTECTION FENCE		

LEGEND:

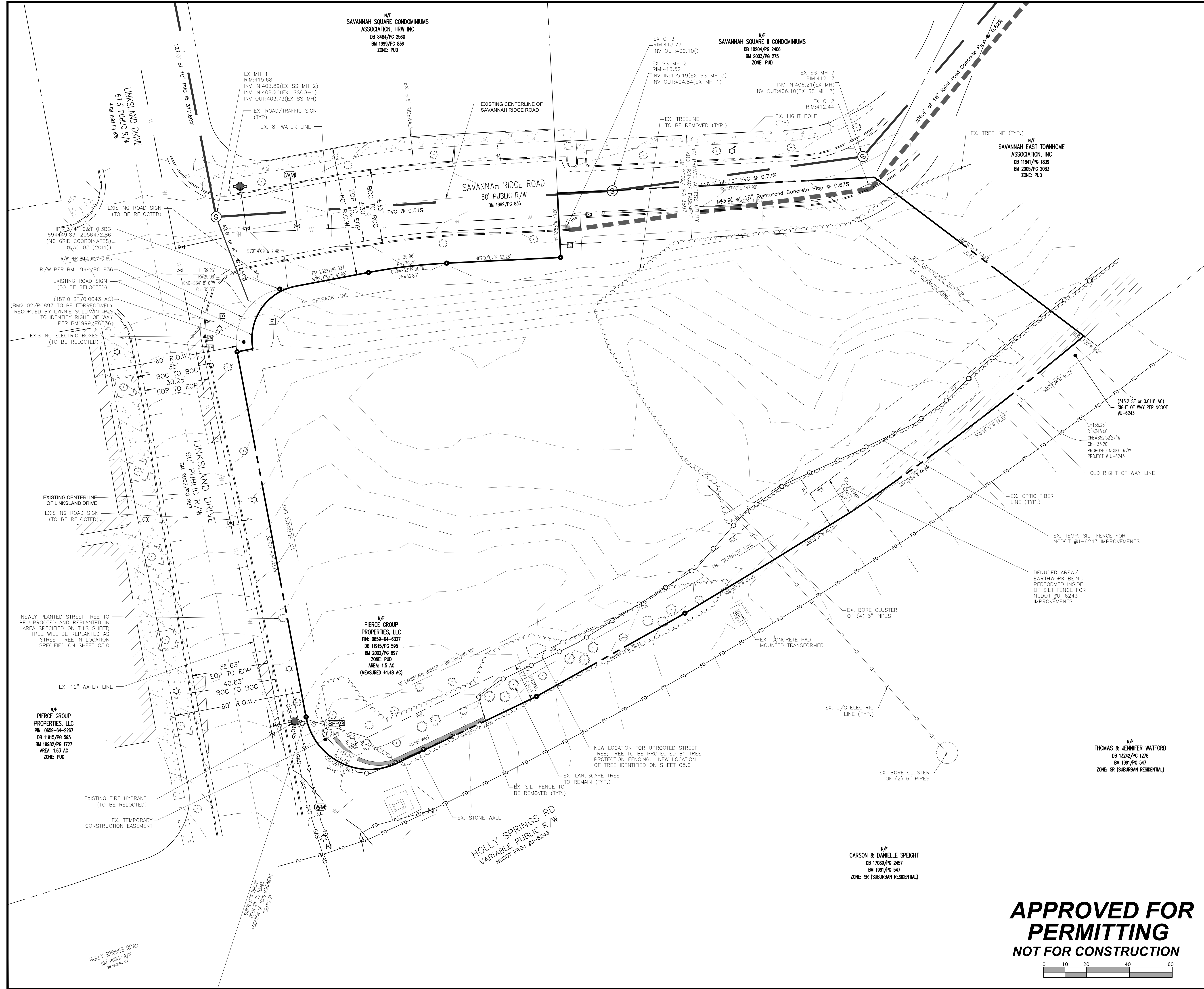
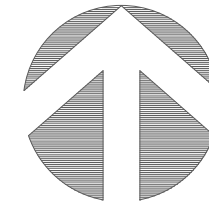
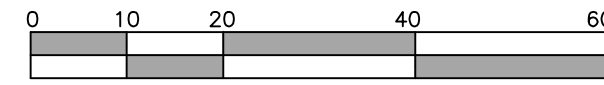
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EPK - EXISTING PK WALL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
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OHL - OVERHEAD LINE
LP - LIGHT POLE
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WV - WATER VALVE
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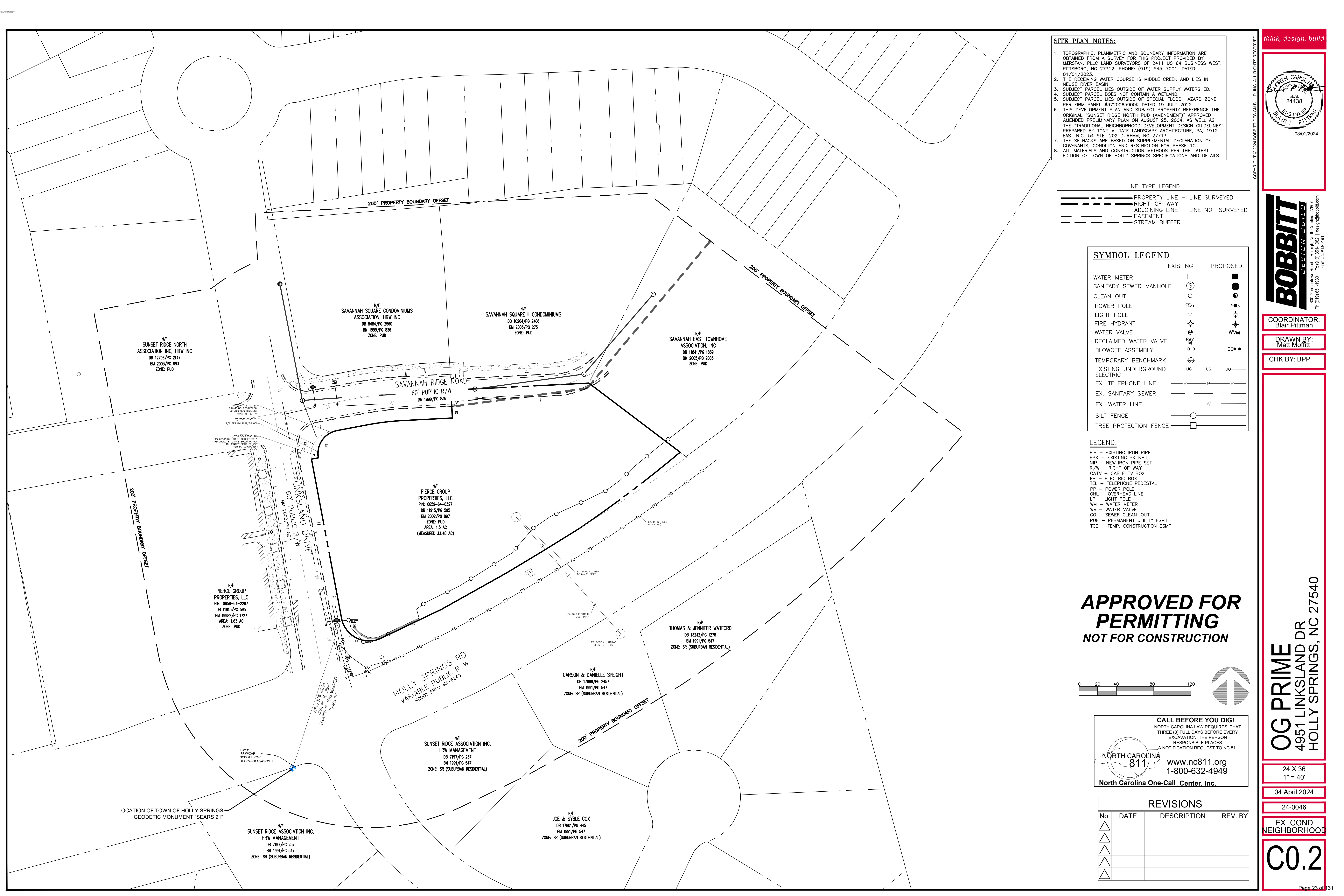
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No.	DATE	DESCRIPTION	REV. BY
△	06/20/24	TOWN OF HOLLY SPRINGS 2ND REVIEW	MM
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BOBBITT
DESIGN-BUILD

600 Germantown Road | Raleigh, North Carolina 27607
Ph (919) 851-1980 | Fax (919) 851-1982 | design@bobbitt.com
Firm Lic. # D-0191

COORDINATOR:
Blair Pittman

DRAWN BY:
Matt Moffitt

CHK BY: BPP

OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

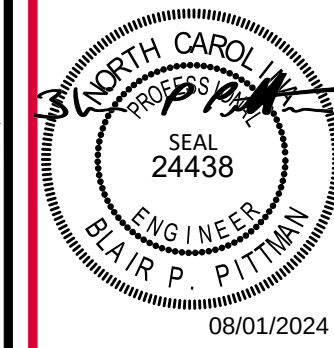
24 X 36
1" = 40'

04 April 2024

24-0046

EX. COND
NEIGHBORHOOD

C0.2



COORDINATOR:
Blair Pittman

DRAWN BY:
Matt Moffitt

CHK BY: BPP

OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36
1" = 20'

16 FEBRUARY 2024

24-0046

STAKING
PLAN

C1.0

TOWN OF HOLLY SPRINGS NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. NO SIGNAGE IS APPROVED WITH THESE PLANS

GENERAL NOTES: STAKING PLAN

1. BASE INFORMATION BY MERSTAN, PLLC LAND SURVEYORS OF 2411 US 64 BUSINESS WEST, PITTSBORO, NC 27312. (919) 545-7001. OFF-SITE INFORMATION FROM WAKE COUNTY GIS.
2. NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
3. ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
4. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
5. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
7. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
8. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
9. CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
10. FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
11. ALL PARKING SPACE STRIPING TO BE PAINTED WHITE PER TOWN OF HOLLY SPRINGS REQUIREMENTS.

SITE DATA

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CITY: APEX NC 27539

DEVELOPER: ASHLEY & JOSEPH REINES
ADDRESS: 5405 CALEB KNOLLS DRIVE
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ZONED: PUD (EX. USE-VACANT)
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IF EYE-READY SPACE MUST BE ADA ACCESSIBLE
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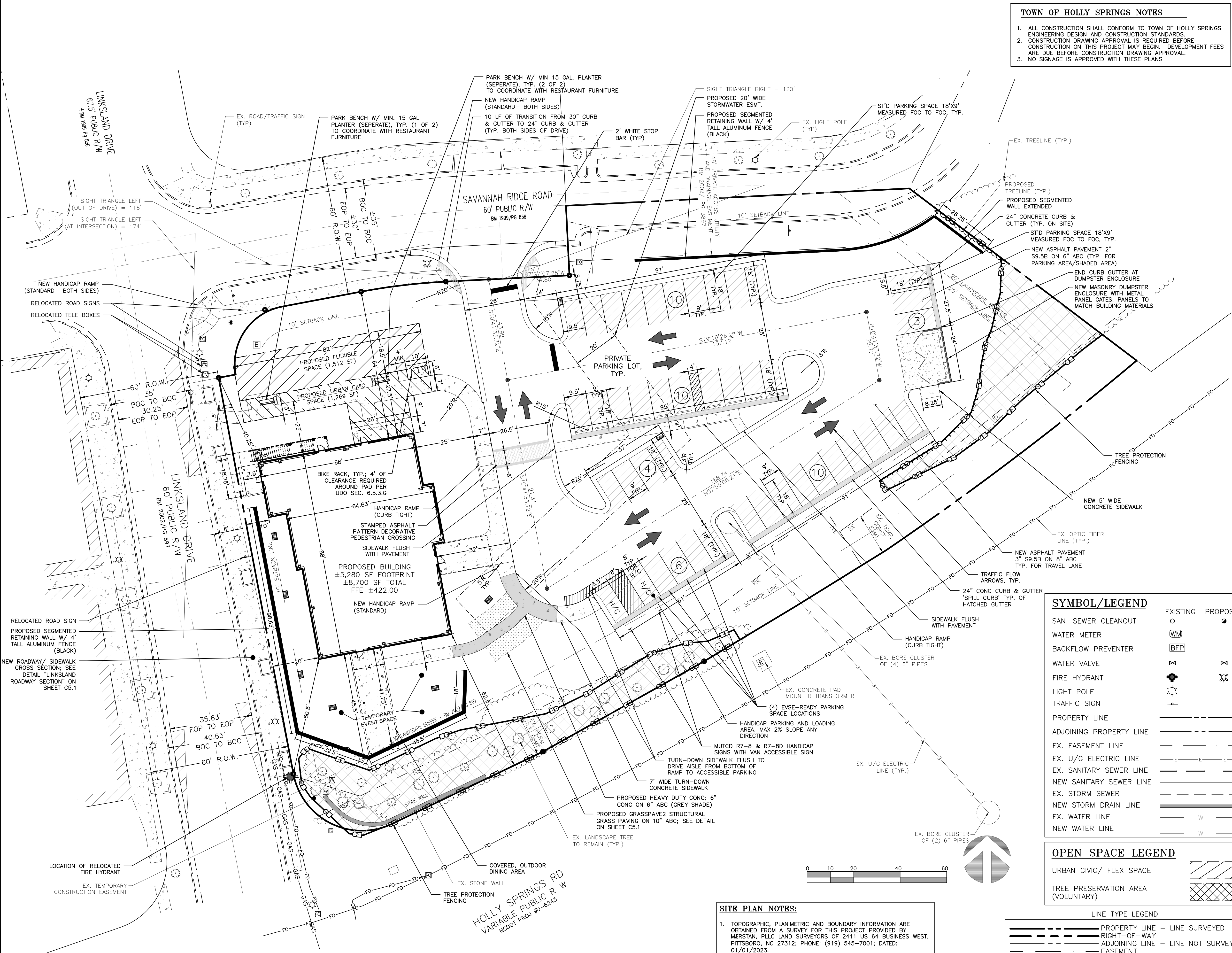
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COORDINATOR:
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DRAWN BY:
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CHK BY: BPP

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4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36
1" = 20'

04 APRIL 2024

24-0046

FIRE
PLAN

C1.1

GENERAL NOTES: UTILITY PLAN

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE IRRIGATION SYSTEM, SITE LIGHTING, AND SIGNAGE PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- REFER TO SHEET. NO. C6.0 FOR SITE LIGHTING PLAN (BY DUKE ENERGY)
- REFER TO SHEET. NO. C7.0 THRU C7.3 FOR SITE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
- ALL CONSTRUCTION TO BE PERFORMED TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

SYMBOL/LEGEND

	EXISTING	PROPOSED
SAN. SEWER CLEANOUT	○	●
WATER METER	WM	
BACKFLOW PREVENTER	BFP	
WATER VALVE	Δ	Δ
FIRE HYDRANT	⊕	⊕
LIGHT POLE	⊙	⊙
TRAFFIC SIGN	⊙	⊙
PROPERTY LINE	---	---
ADJOINING PROPERTY LINE	---	---
EX. EASEMENT LINE	---	---
EX. U/G ELECTRIC LINE	---	---
EX. SANITARY SEWER LINE	---	---
NEW SANITARY SEWER LINE	---	---
EX. STORM SEWER	---	---
NEW STORM DRAIN LINE	---	---
EX. WATER LINE	---	---
NEW WATER LINE	---	---

SEWER NOTE
2000 GPD BASED ON 40 GAL./SEAT/DAY
(RESTAURANT, FULL SERVICE; 15A NCAC 02T.0114)

SITE PLAN NOTES:

- TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY INFORMATION ARE OBTAINED FROM A SURVEY FOR THIS PROJECT PROVIDED BY MERSTAN, PLLC LAND SURVEYORS OF 2411 US 64 BUSINESS WEST, PITTSBORO, NC 27312; PHONE: (919) 545-7001; DATED: 01/01/2023.
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- SUBJECT PARCEL LIES OUTSIDE OF WATER SUPPLY WATERSHED.
- SUBJECT PARCEL DOES NOT CONTAIN A WETLAND.
- SUBJECT PARCEL LIES OUTSIDE OF SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #3720065900K DATED 19 JULY 2022.
- THIS DEVELOPMENT PLAN AND SUBJECT PROPERTY REFERENCE THE ORIGINAL "SUNSET RIDGE NORTH PUD (AMENDMENT)" APPROVED AMENDED PRELIMINARY PLAN ON AUGUST 25, 2004, AS WELL AS THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN GUIDELINES" PREPARED BY TONY M. TATE LANDSCAPE ARCHITECTURE, PA, 1312 EAST N.C. 54 STE. 202 DURHAM, NC 27713.
- THE SETBACKS ARE BASED ON SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITION AND RESTRICTION FOR PHASE 1C.
- ALL MATERIALS AND CONSTRUCTION METHODS PER THE LATEST EDITION OF TOWN OF HOLLY SPRINGS SPECIFICATIONS AND DETAILS.

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES THAT
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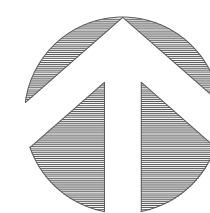


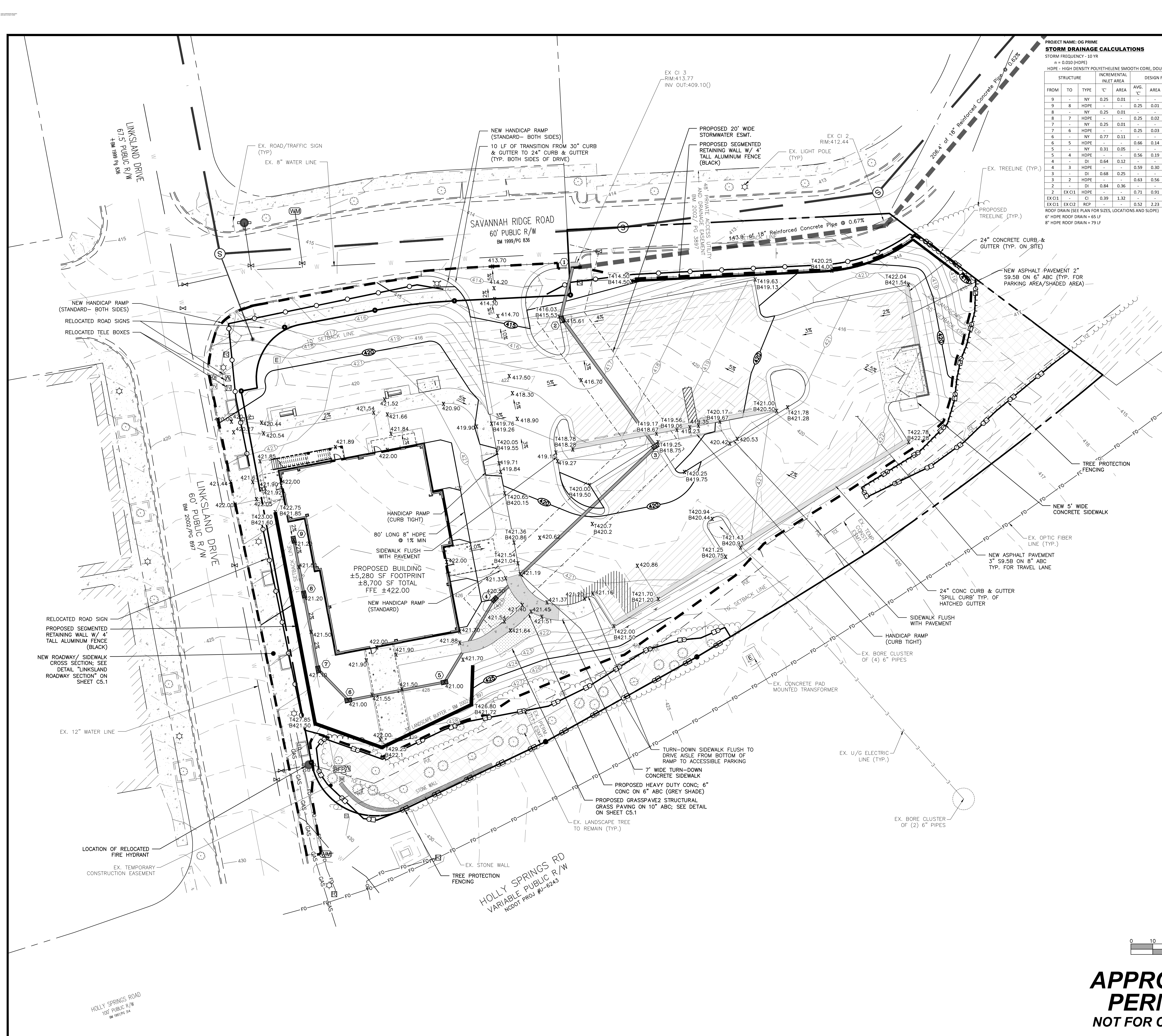
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REVISIONS

No.	DATE	DESCRIPTION	REV. BY
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△			
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△			

APPROVED FOR
PERMITTING
NOT FOR CONSTRUCTION





PROJECT NAME: OG PRIME

STORM DRAINAGE CALCULATIONS

STORM FREQUENCY - 10 YR

n = 0.010 (HDPE)

HDPE - HIGH DENSITY POLYETHYLENE SMOOTH CORE, DOUBLE WALLED PIPE

NY - NYLOPLAST INLET (12"x12")

DI - DROP INLET

MH - MANHOLE

YI - YARD INLET

STORM SEWER DESIGN										STORM PIPE INVERTS		GRATE ELEV.		HEADWATER		COMMENTS				
FROM	TO	TYPE	C'	AREA	AVG. C'	AREA	I	Q (CFS)	LENGTH (FT.)	DIA. (IN.)	SLOPE (%)	DEPTH OF FLOW (FT)	VELOCITY (F/FS)	CAPACITY FULL (CFS)	INV. IN.	INV. OUT.	(FT)	REQ'D	AVAIL.	
9	-	NY	0.25	0.01	-	-	-	-	-	-	-	-	-	-	-	-	421.20	0.09	1.50	YI
9	8	HDPE	-	-	0.25	0.01	7.22	0.01	26	12	2.00	0.03	1.61	6.57	419.20	418.68	-	-	-	-
8	-	NY	0.25	0.01	-	-	-	-	-	-	-	-	-	-	-	-	421.20	0.16	2.19	YI
8	7	HDPE	-	-	0.25	0.02	7.22	0.03	35	12	2.00	0.05	2.13	6.57	418.51	417.81	-	-	-	-
7	-	NY	0.25	0.01	-	-	-	-	-	-	-	-	-	-	-	-	421.10	0.22	2.95	YI
7	6	HDPE	-	-	0.25	0.03	7.22	0.05	20	12	2.00	0.06	2.54	6.57	417.65	417.25	-	-	-	-
6	-	NY	0.77	0.11	-	-	-	-	-	-	-	-	-	-	-	-	421.00	0.88	3.42	YI
6	5	HDPE	-	-	0.66	0.14	7.22	0.65	45	12	2.00	0.21	5.34	6.57	417.08	416.18	-	-	-	-
5	-	NY	0.31	0.05	-	-	-	-	-	-	-	-	-	-	-	-	421.00	0.96	4.49	YI
5	4	HDPE	-	-	0.56	0.19	7.22	0.76	45	12	2.00	0.23	5.59	6.57	416.03	415.12	-	-	-	-
4	-	DI	0.64	0.12	-	-	-	-	-	-	-	-	-	-	-	-	420.50	1.22	5.04	YI
4	3	HDPE	-	-	0.59	0.30	7.22	1.30	102	15	2.00	0.28	6.37	11.91	414.96	412.92	-	-	-	-
3	-	DI	0.68	0.25	-	-	-	-	-	-	-	-	-	-	-	-	419.00	1.78	5.75	CI
3	2	HDPE	-	-	0.63	0.56	7.22	2.53	74	15	2.00	0.39	7.71	11.91	412.75	411.27	-	-	-	-
2	-	DI	0.84	0.36	-	-	-	-	-	-	-	-	-	-	-	-	415.78	2.59	4.26	CI
2	EX C11	HDPE	-	-	0.71	0.91	7.22	4.71	24	15	2.16	0.53	9.39	12.37	411.02	410.50	-	-	-	-
EX C11	EX C12	CI	0.39	1.32	-	-	-	-	-	-	-	-	-	-	-	-	413.77	1.95	4.17	EX CURB INLET
EX C11	EX C12	RCP	-	-	0.52	2.23	7.22	8.42	144	18	0.67	1.11	5.98	9.34	409.10	408.14	-	-	-	CAPACITY CHECK

ROOF DRAIN (SEE PLAN FOR SIZES, LOCATIONS AND SLOPE)

6" HDPE ROOF DRAIN = 65 LF

8" HDPE ROOF DRAIN = 79 LF

LINE TYPE LEGEND

---	PROPERTY LINE	---	LINE SURVEYED
---	RIGHT-OF-WAY	---	LINE NOT SURVEYED
---	ADJOINING LINE	---	EASEMENT
---	SILT FENCE	---	COMBINATION OF SILT & TREE FENCE

SYMBOL/LEGEND

EXISTING	PROPOSED
SAN. SEWER CLEANOUT	○
WATER METER	WM
BACKFLOW PREVENTER	BFP
WATER VALVE	WV
FIRE HYDRANT	FD
LIGHT POLE	LP
TRAFFIC SIGN	TS
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EX. EASEMENT LINE	---
EX. U/G ELECTRIC LINE	---
EX. SANITARY SEWER LINE	---
NEW SANITARY SEWER LINE	---
EX. STORM SEWER	---
NEW STORM DRAIN LINE	---
EX. WATER LINE	---
NEW WATER LINE	---

- GENERAL NOTES: GRADING PLAN
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
 - TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY LAND DISTURBANCE AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS ARBOLES."
 - GRADING BEYOND THE DENUDED LIMITS INDICATED ON CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
 - ALL EXISTING UTILITIES AND STORM STRUCTURES ARE SHOWN PER SURVEY DATA AND ARE APPROXIMATE. CONTRACTOR IS FULLY RESPONSIBLE TO FIELD VERIFY ACTUAL LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND SHALL CALL UTILITY LOCATOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDINGS AT 2% (MIN).
 - THE CONTRACTOR SHALL MAINTAIN EACH DITCH IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
 - TOPSOIL STRIPPED FROM THE SITE IS TO BE STOCKPILED AND USED FOR BACKFILLING ALL LANDSCAPE ISLANDS, BEDS AND LAWN AREAS. TOPSOIL IS TO BE SPREAD TO A DEPTH OF AT LEAST 6" AS SOIL IS AVAILABLE.
 - ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDING OR PLANTING BEDS SHALL BE SEED AS SHOWN IN THE SEEDING PREP. AND SEEDING SCHEDULE NOTES. (SEE THE LANDSCAPE PLAN FOR SPECIFIC LAWN AREAS)
 - THIS PROJECT IS REQUIRED TO MEET TOWN OF HOLLY SPRINGS' NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE.
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NORTH CAROLINA 811
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2	06/20/24	TOWN OF HOLLY SPRINGS 2ND REVIEW	MM
3	07/30/24	TOWN OF HOLLY SPRINGS 3RD REVIEW	MM

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think, design, build

BOBBITT DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina 27607
Ph: (919) 851-1980 | Fx: (919) 851-9821 | design@bobbitt.com
Firm Lic. # 00191

COORDINATOR:
Blair Pittman

DRAWN BY:
Matt Moffitt

CHK BY: BPP

OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36
1" = 20'

16 FEBRUARY 2024

24-0046

GRADING PLAN

C3.0

Page 26 of 31



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OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

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1" = 20'

16 FEBRUARY 2024

24-0046

UTILITY
PLAN

C4.0

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BACKFLOW PREVENTER	BFP	
WATER VALVE	Δ	Δ
FIRE HYDRANT	⊕	⊕
LIGHT POLE	⊙	
TRAFFIC SIGN	⊙	
PROPERTY LINE	---	---
ADJOINING PROPERTY LINE	---	---
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NEW STORM DRAIN LINE	---	---
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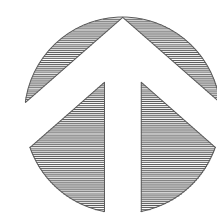


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REVISIONS

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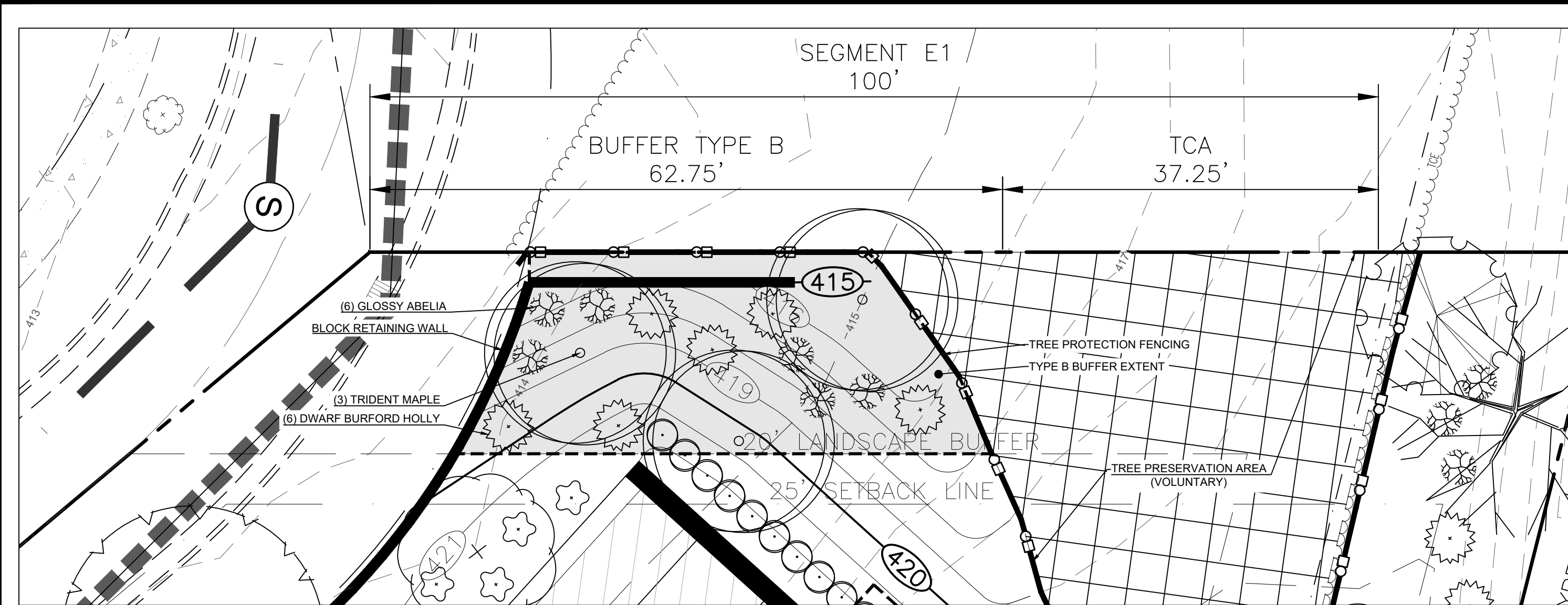
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OWNER SHALL BE RESPONSIBLE FOR:

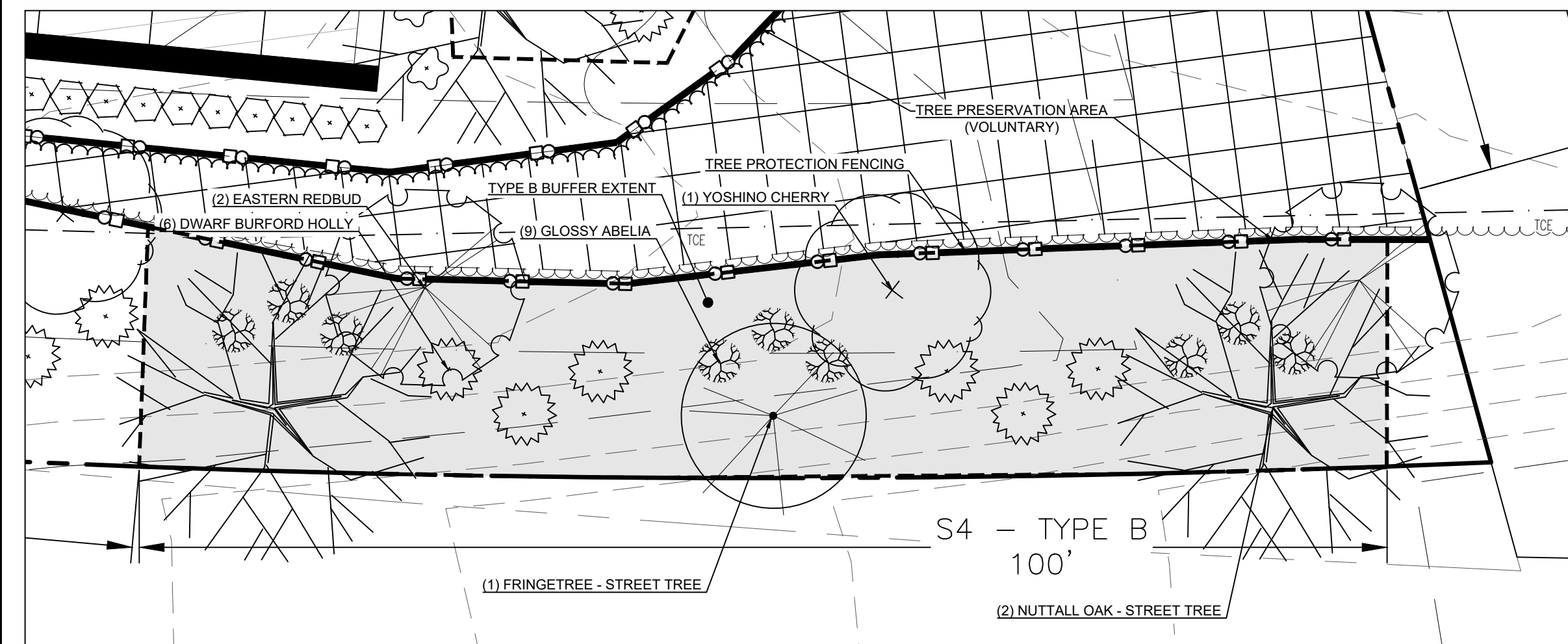
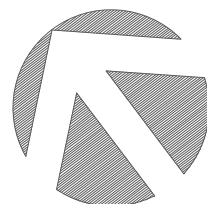
1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND NOT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN THE 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.

No.	DATE	DESCRIPTION	REV. BY
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△			
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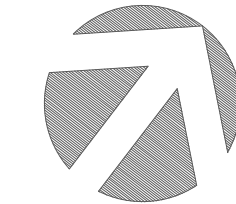
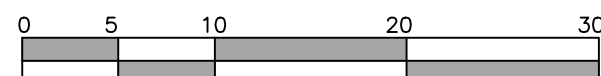
EASTERN TYPE B BUFFER – SECTION E1

REQUIRED TYPE B PERIMETER BUFFER	PROPOSED PLANT MATERIAL
3 DECIDUOUS TREES/ 100'	3 DECIDUOUS TREES
10 SHRUBS/ 100' (40% EVGN)	6 EVERGREEN SHRUBS
	6 DECIDUOUS SHRUBS



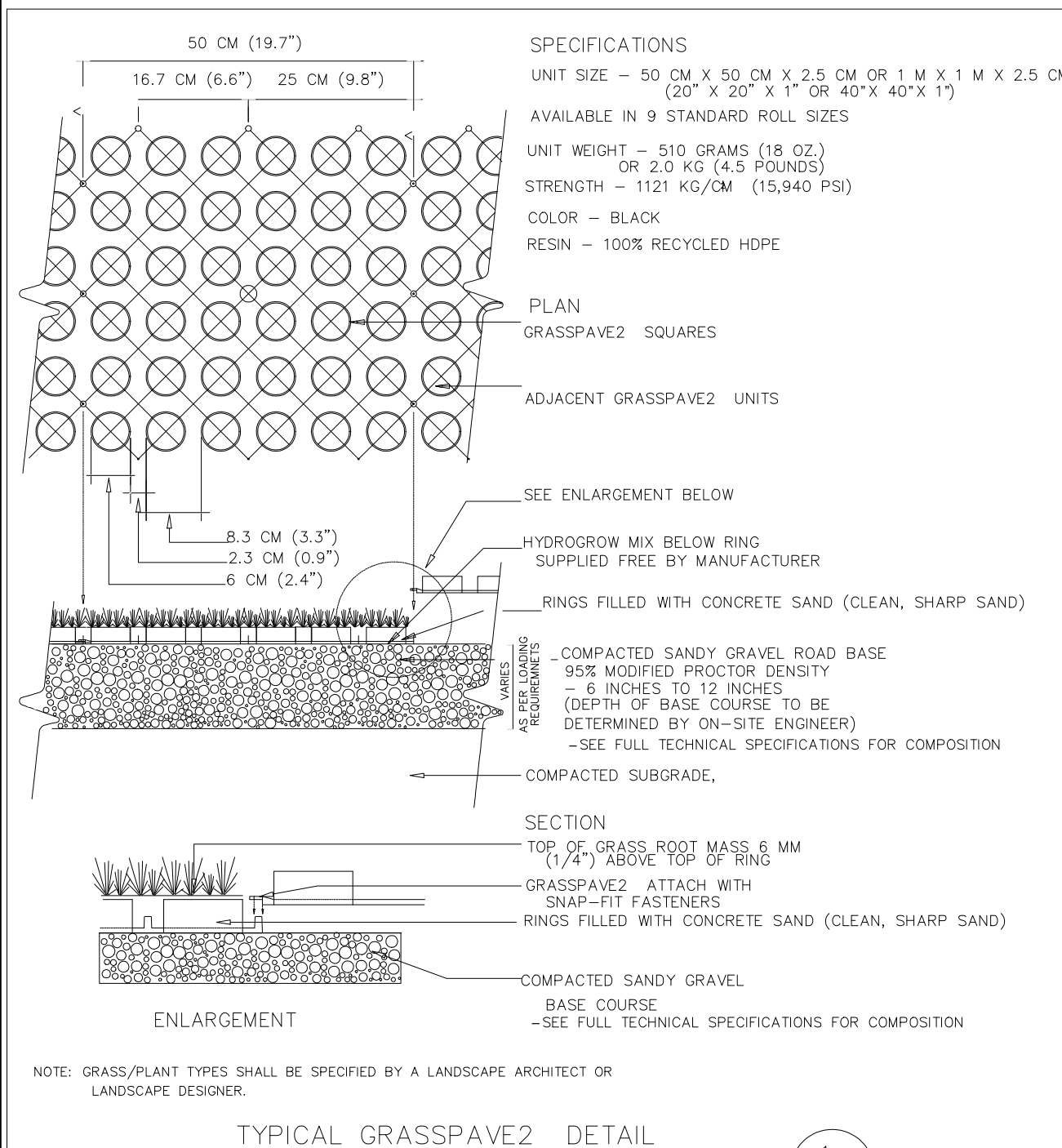
HOLLY SPRINGS TYPE B BUFFER – SECTION S4

REQUIRED TYPE B PERIMETER BUFFER	PROPOSED PLANT MATERIAL
3 DECIDUOUS TREES/ 100'	3 DECIDUOUS TREES
10 SHRUBS/ 100' (40% EVGN)	6 EVERGREEN SHRUBS
	9 DECIDUOUS SHRUBS



LANDSCAPE NOTES

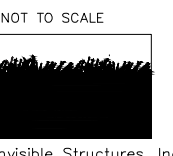
- BASE INFORMATION BY MERSTAN, PLLC LAND SURVEYORS, 2411 US 64 BUSINESS WEST, PITTSBORO, NC 27312. (919) 545-7001. OFF-SITE INFORMATION FROM WAKE COUNTY GIS.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO GRADING PLAN.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN LATEST EDITION.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
- ALL GRASS IS TO BE BERMUDA GRASS, OR BETTER QUALITY.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
- MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEEDD AS SHOWN IN THE SEEDBED PREP. AND SEEDING SCHEDULE.
- LAWN AREAS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS AND BE SMOOTH FOR EASE OF MOWING.
- ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 2' BEHIND ALL CURBS, WHERE NO CURB AND GUTTER IS PROPOSED BORDERING PARKING SPACES, WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES".
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
- UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE PLANT MATERIAL AT MATURITY.
- ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
- ALL CONSTRUCTION TO BE PERFORMED TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.



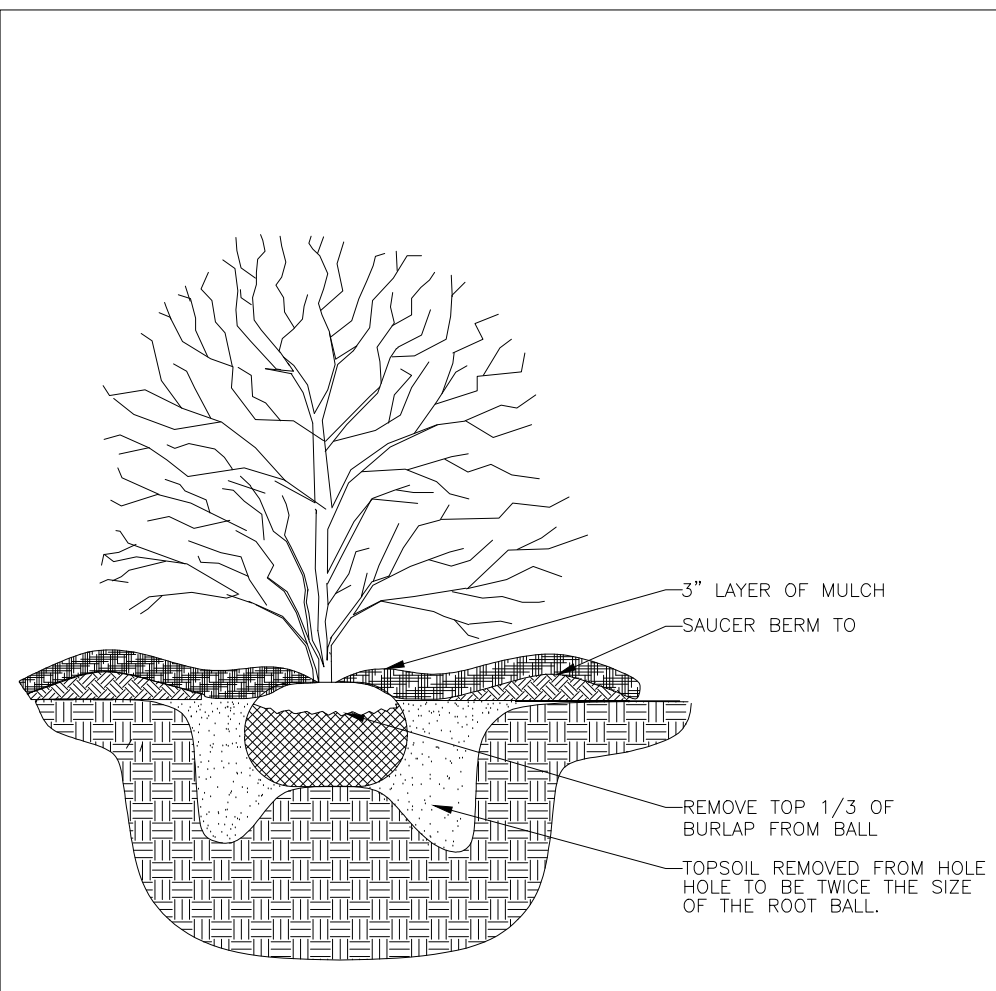
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES



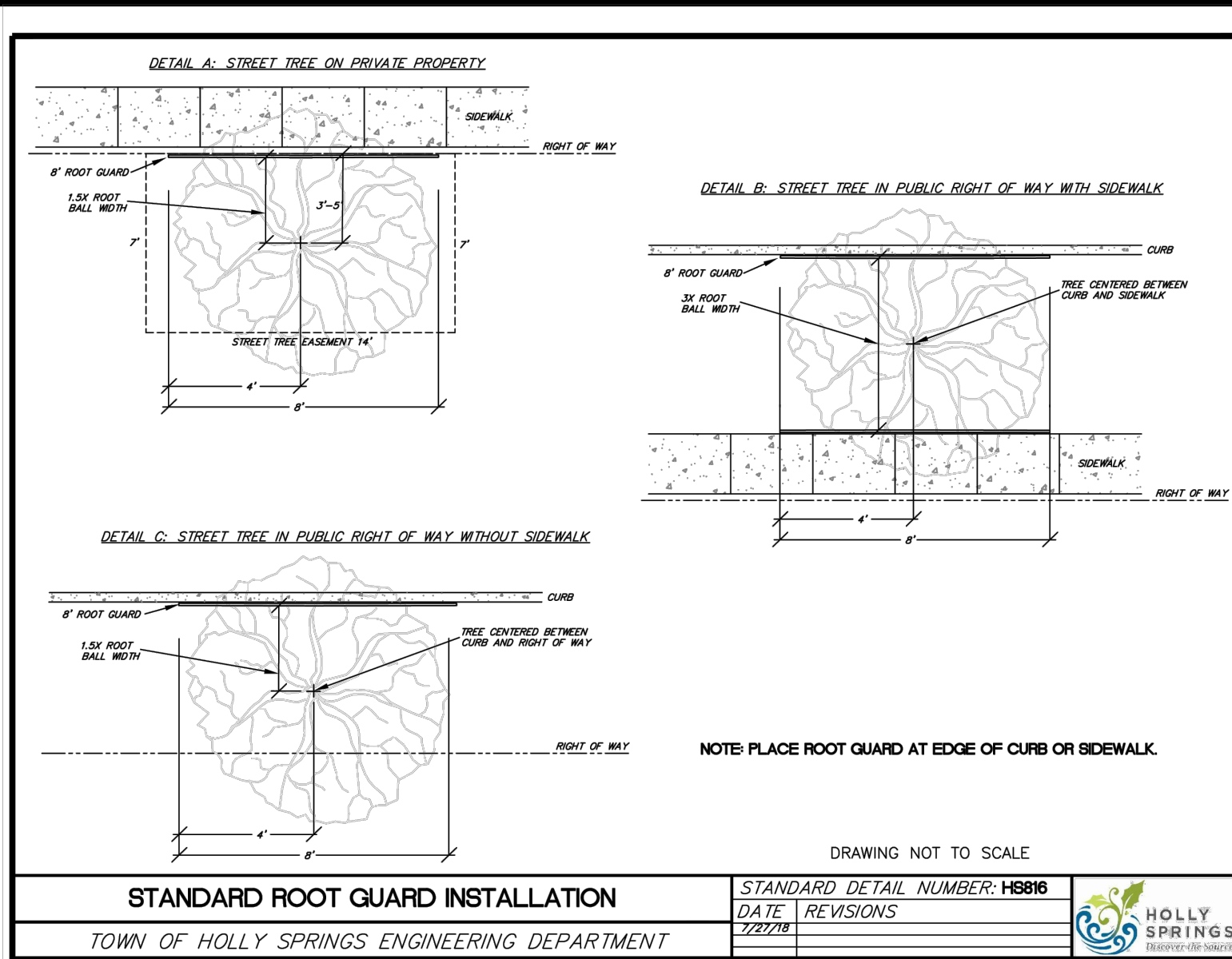
16365 E. 33RD DR., SUITE 20
AURORA, COLORADO 80011
800-233-1510 OR 303-233-6383
FAX: 800-233-1522 OR
303-233-6282
www.invisiblestructures.com
rev. 1/18



- NOTES:
- REMOVE ALL STRING OR WIRE FROM BASE OF SHRUB.
 - SCARIFY THE ROOT BALL OF ALL CONTAINER GROWN PLANTS.

SHRUB BED PLANTING

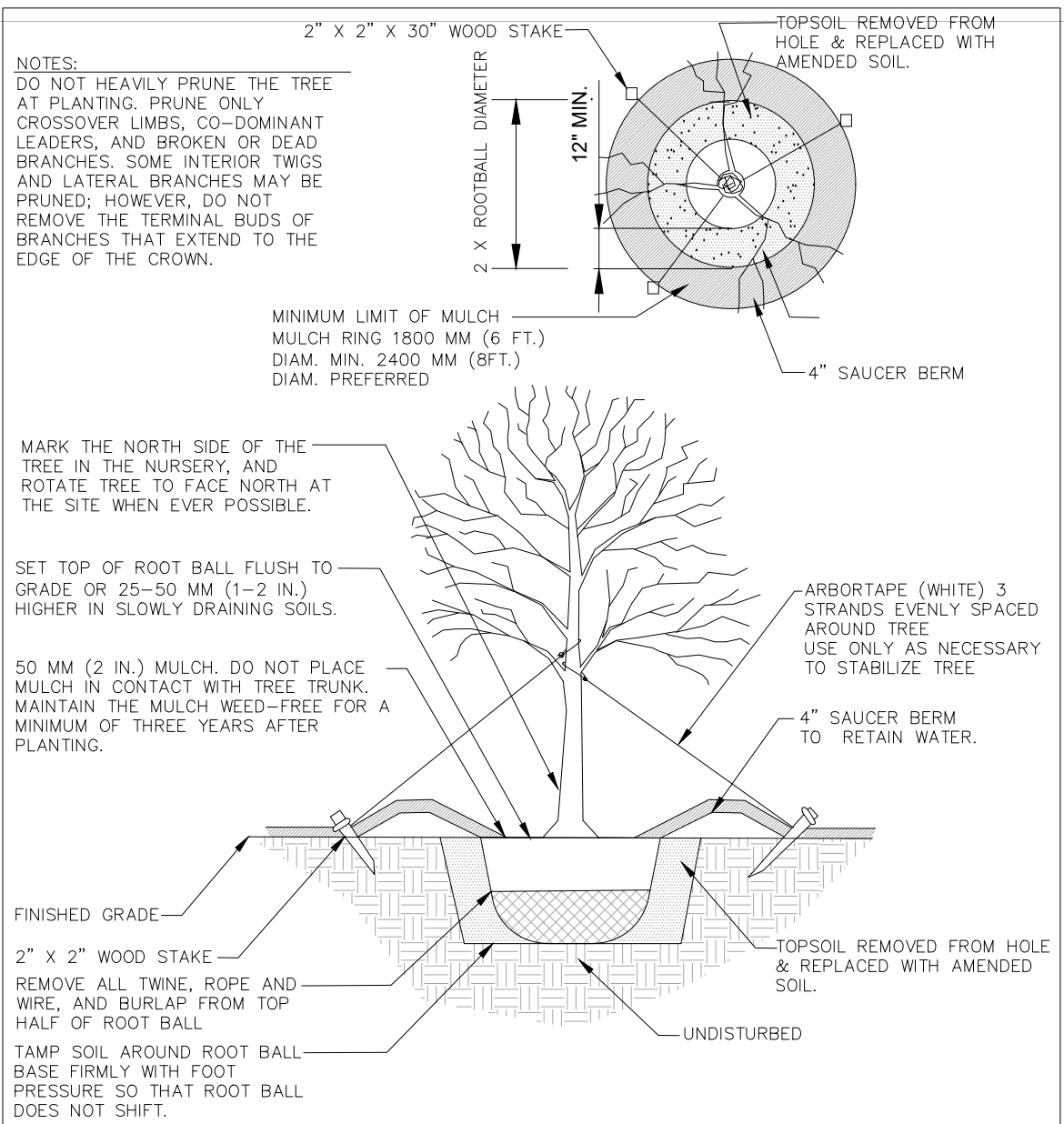
N.T.S.



STANDARD ROOT GUARD INSTALLATION

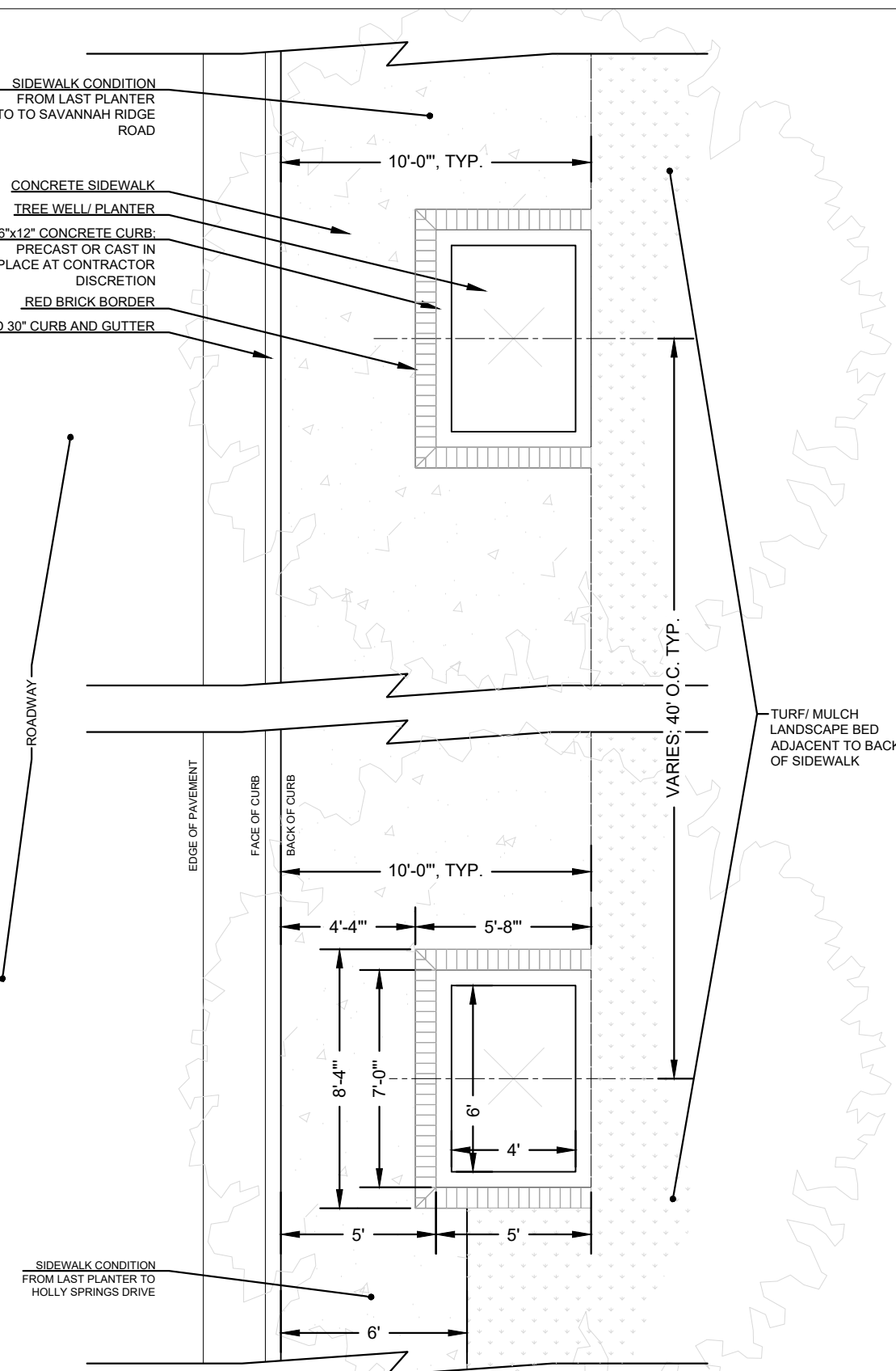
STANDARD DETAIL NUMBER: HSB816

DATE: 12/2/18 REVISIONS:



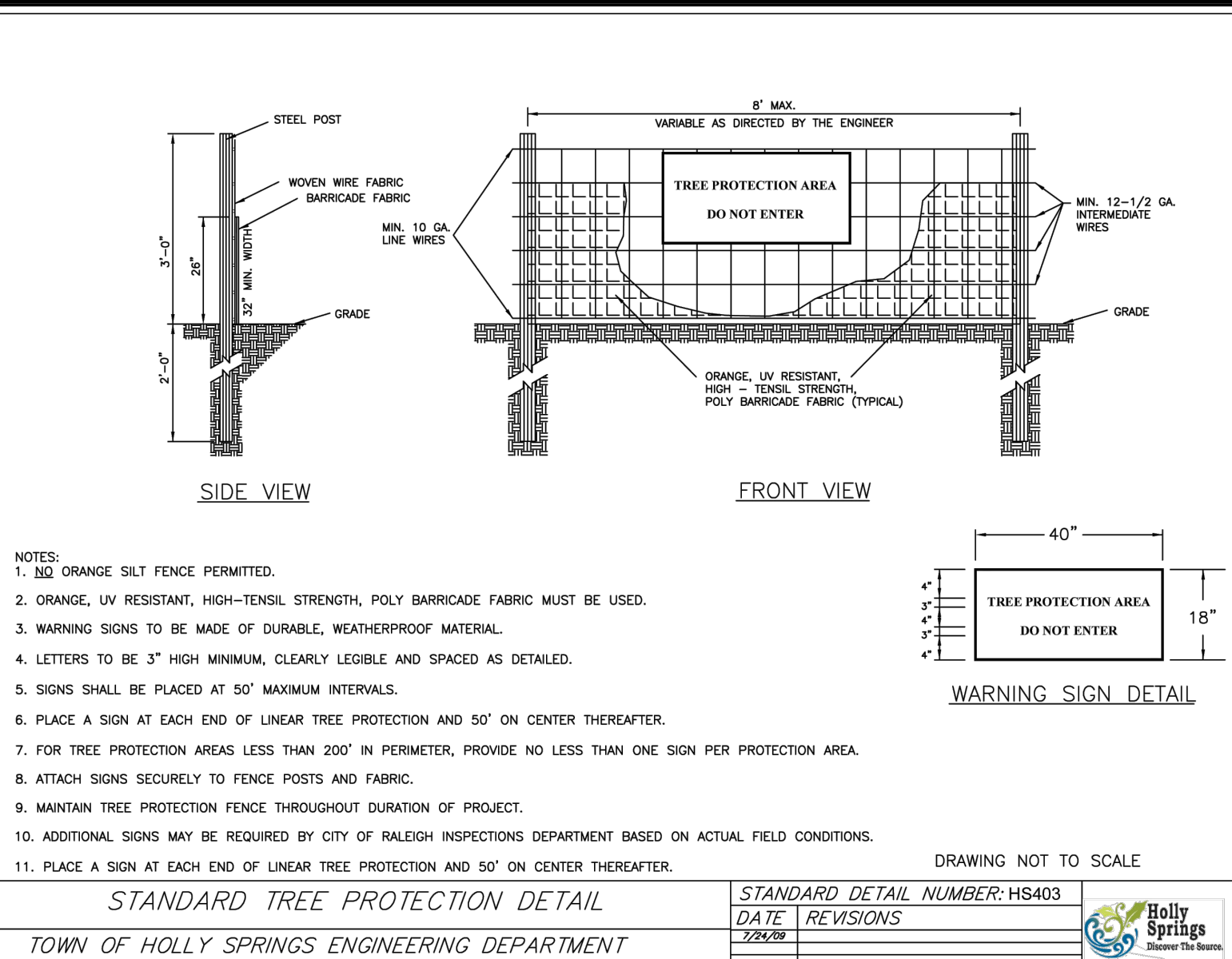
TREE PLANTING DETAIL

N.T.S.



LINKSLAND ROADWAY SECTION

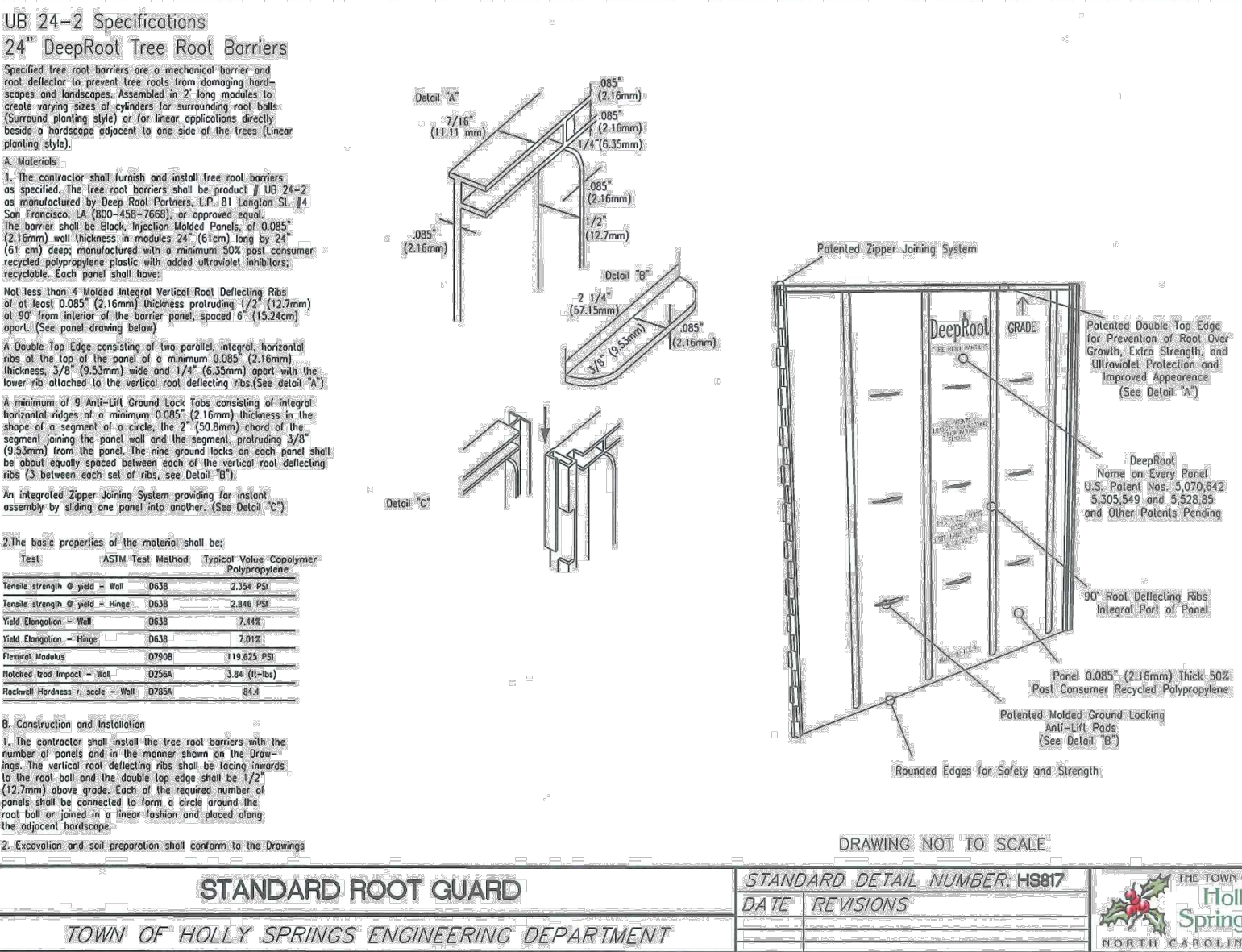
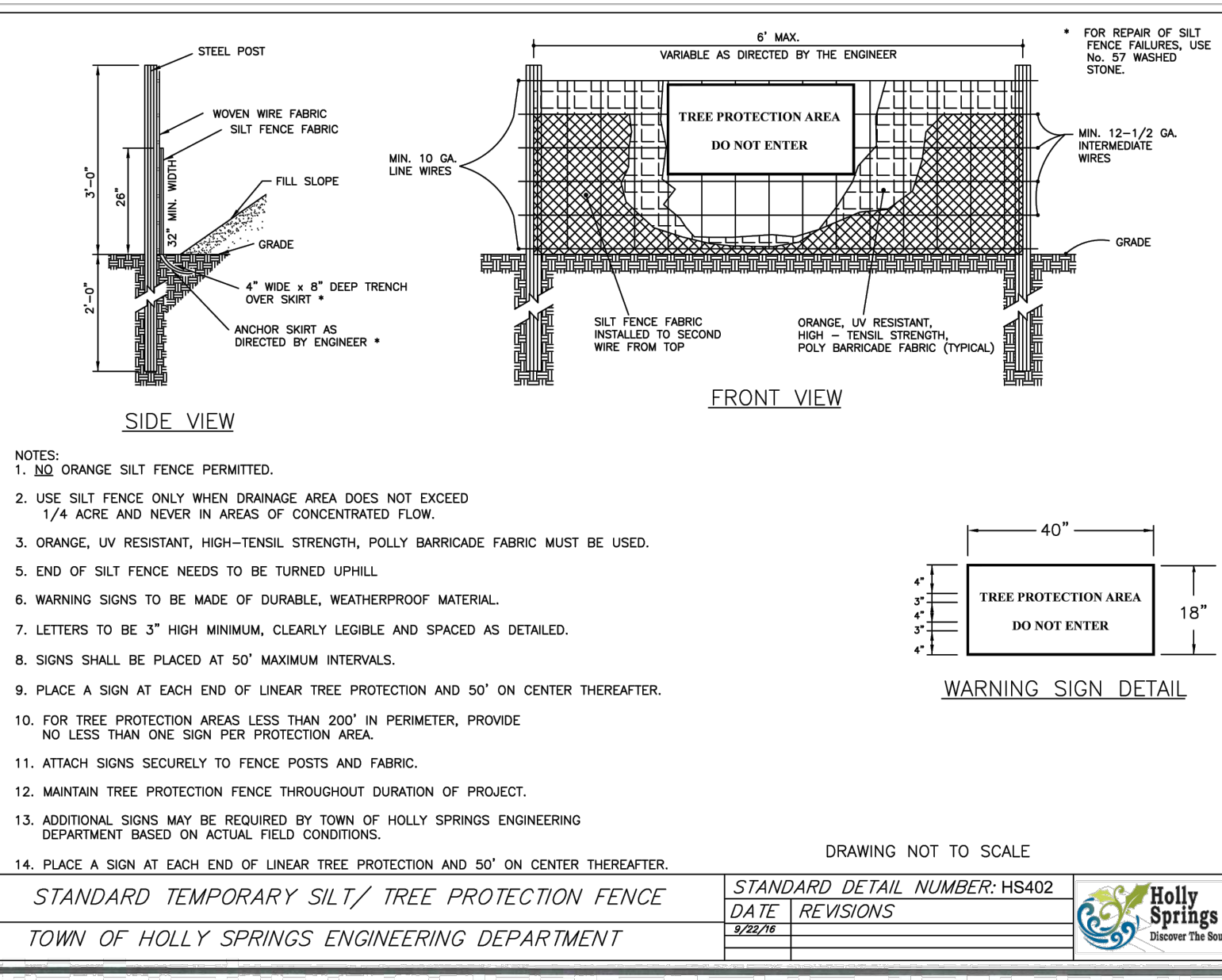
N.T.S.



STANDARD TREE PROTECTION FENCE

STANDARD DETAIL NUMBER: HSA403

DATE: 12/2/18 REVISIONS:



APPROVED FOR PERMITTING

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES THAT THREE (3) FULL DAYS BEFORE EVERY EXCAVATION, THE PERSON RESPONSIBLE PLACES A NOTIFICATION REQUEST TO NC 811

NORTH CAROLINA 811
www.nc811.org
1-800-632-4949
North Carolina One-Call Center, Inc.

No.	DATE	DESCRIPTION	REV. BY
1	04/04/24	TOWN OF HOLLY SPRINGS 1ST REVIEW	MM
2	07/30/204	TOWN OF HOLLY SPRINGS 3RD REVIEW	MM

REVISIONS

think, design, build

BOBBITT
DESIGN + BUILD

COORDINATOR:
Blair Pittman

DRAWN BY:
Matt Moffitt

CHK BY: BPP

OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36
1:10

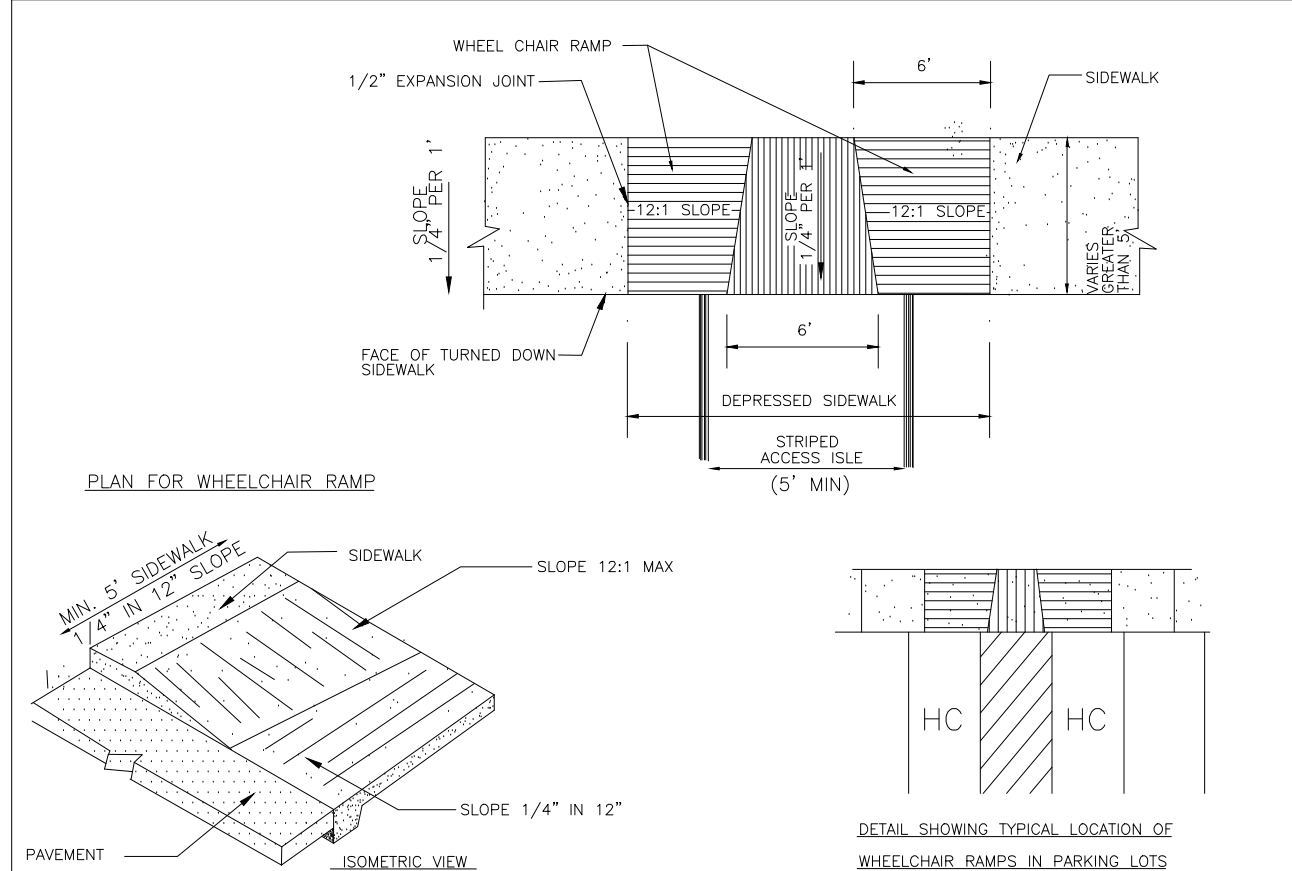
16 FEBRUARY 2024

24-0046

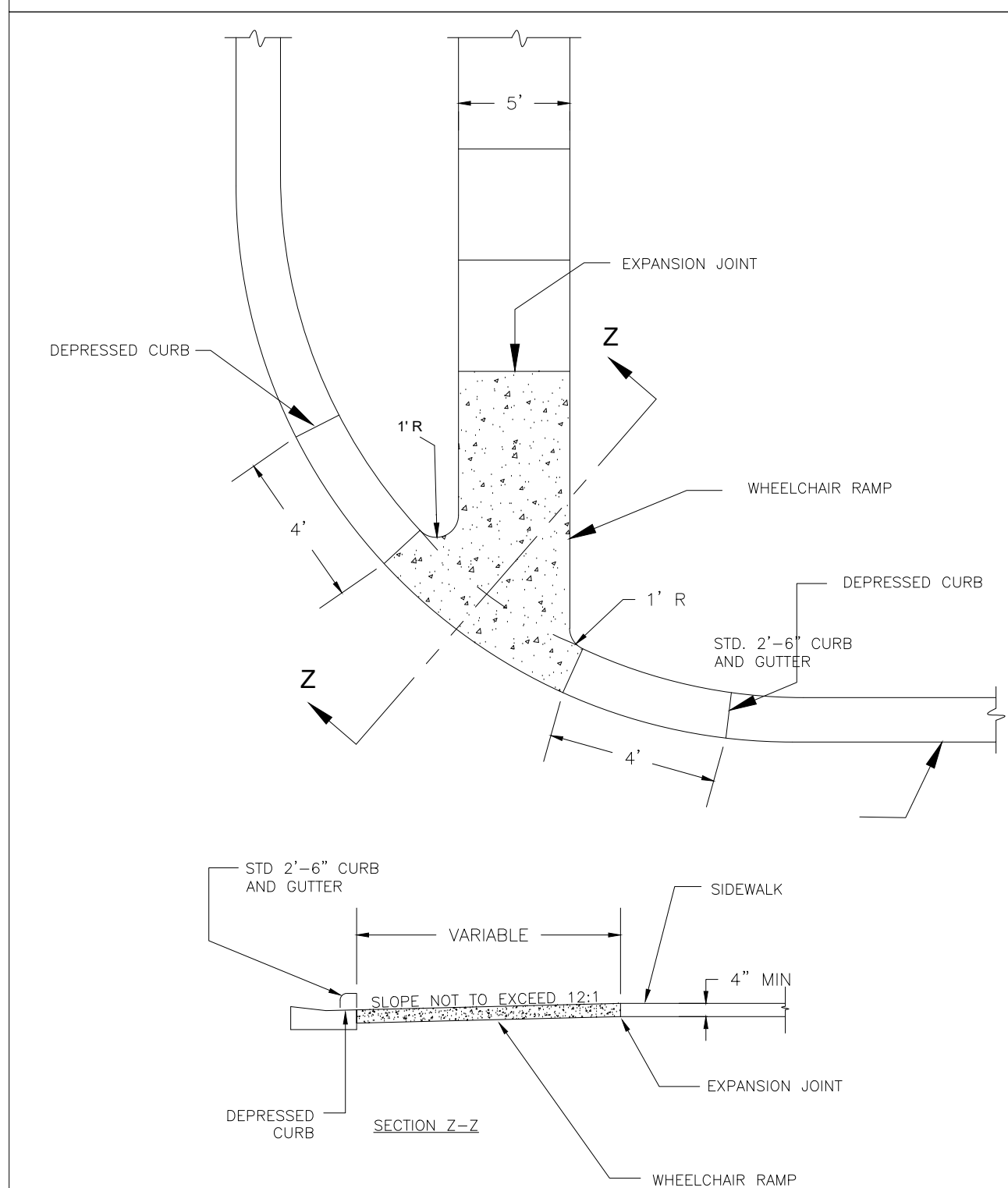
LANDSCAPE
DETAILS

C5.1

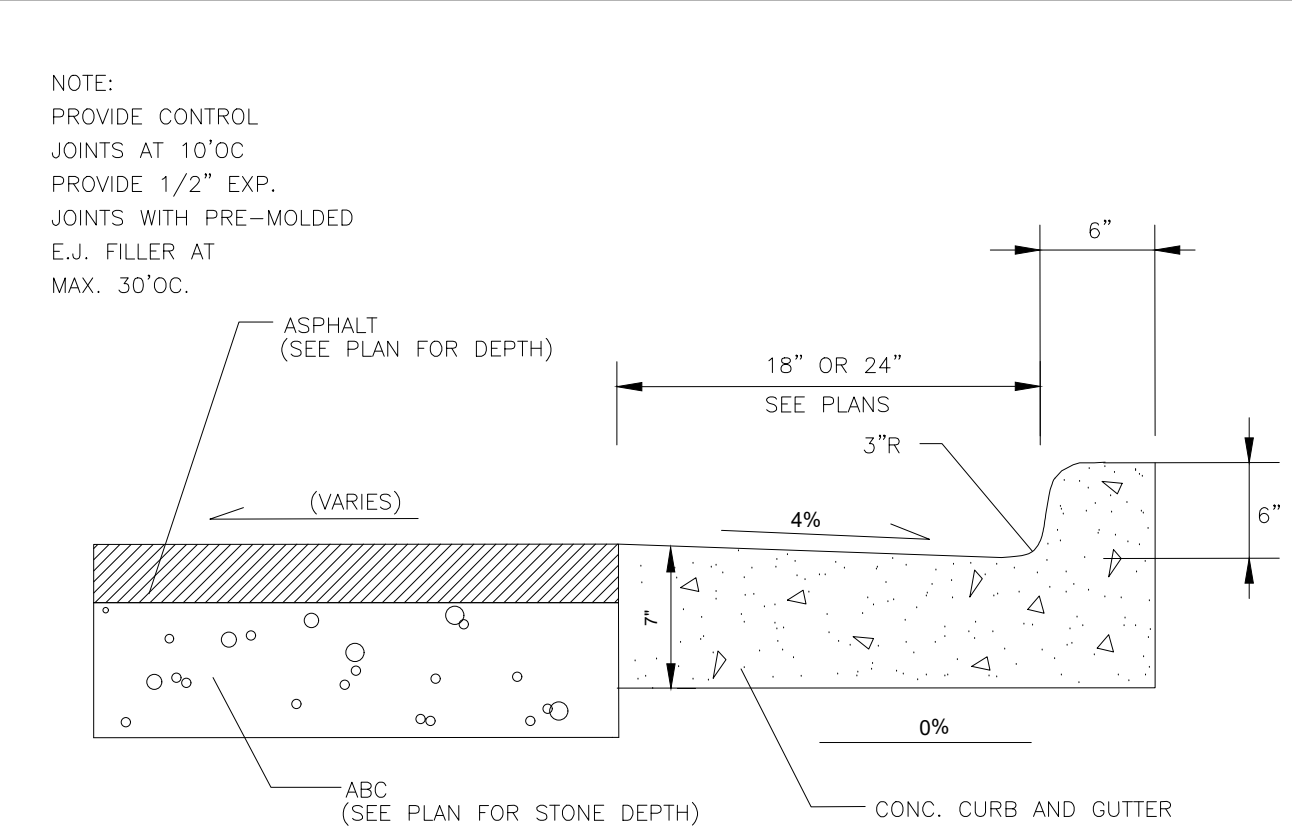
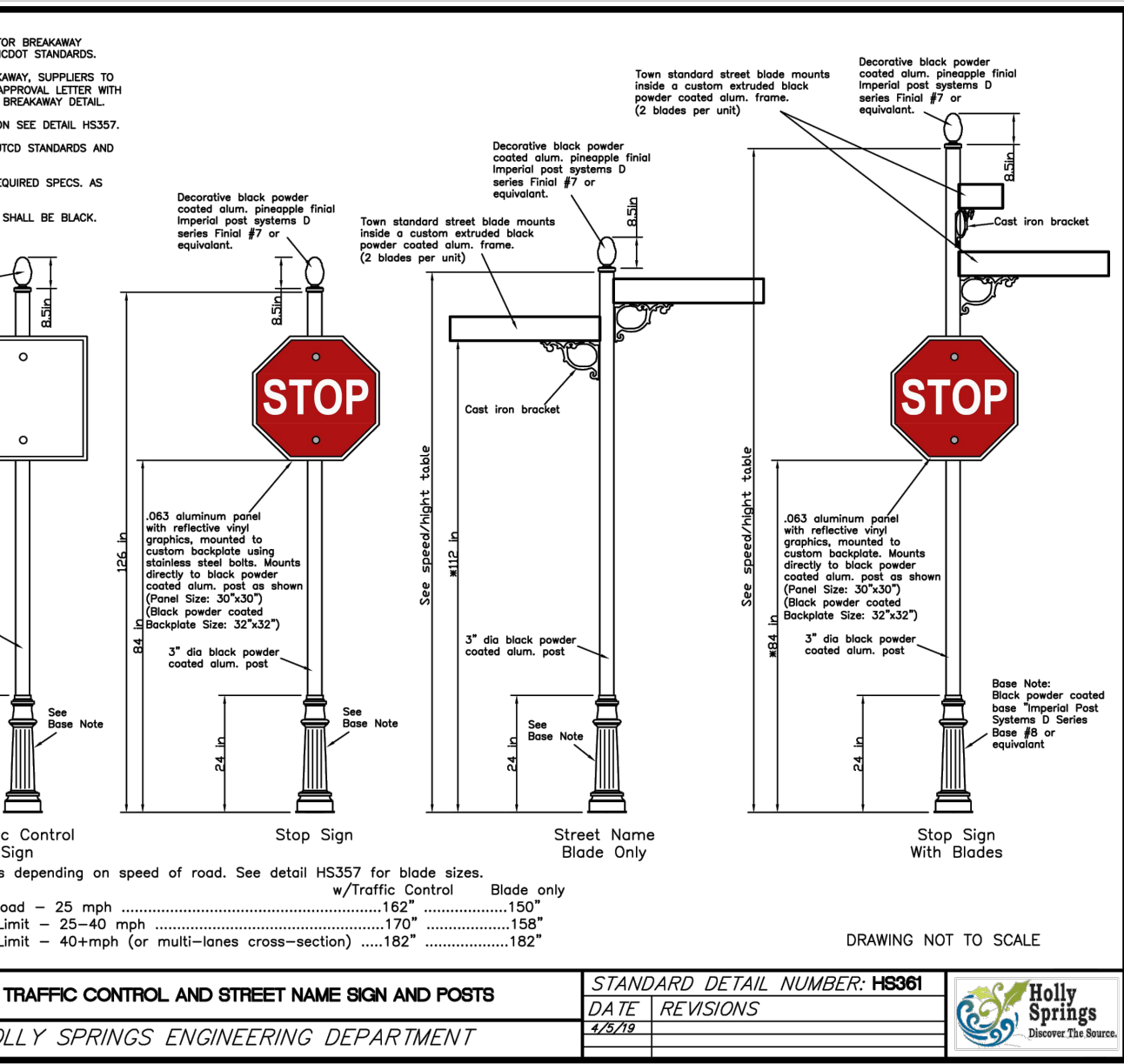
NO.	DATE	REVISION	BY



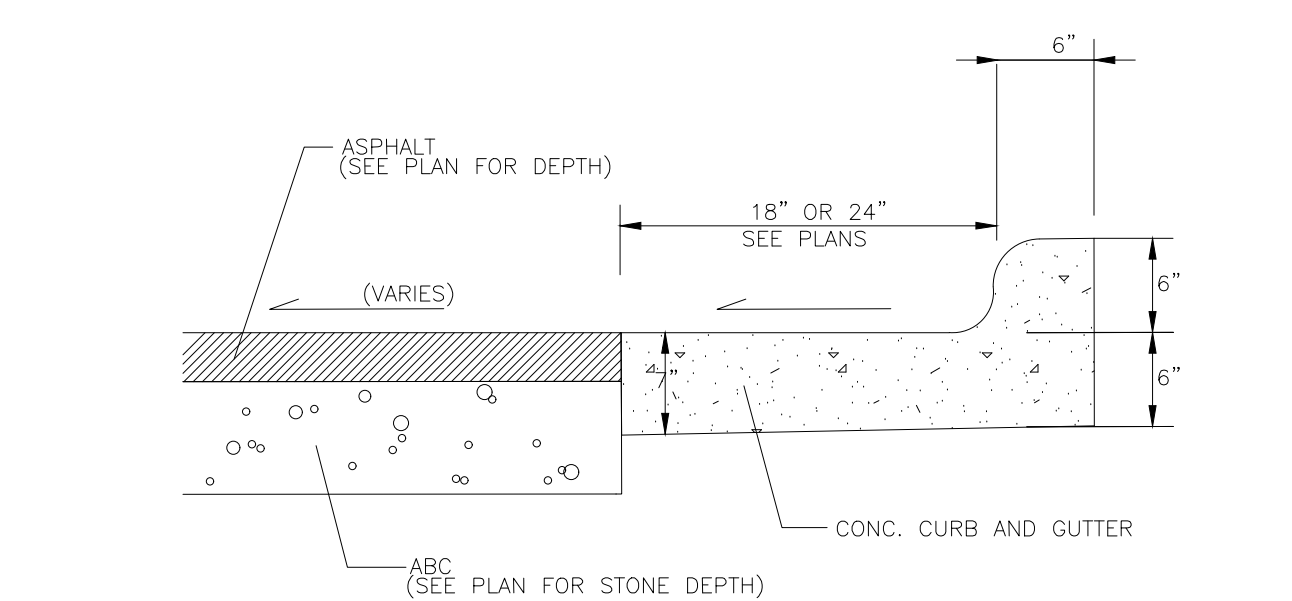
HANDICAP RAMP (CURB TIGHT) N.T.S.



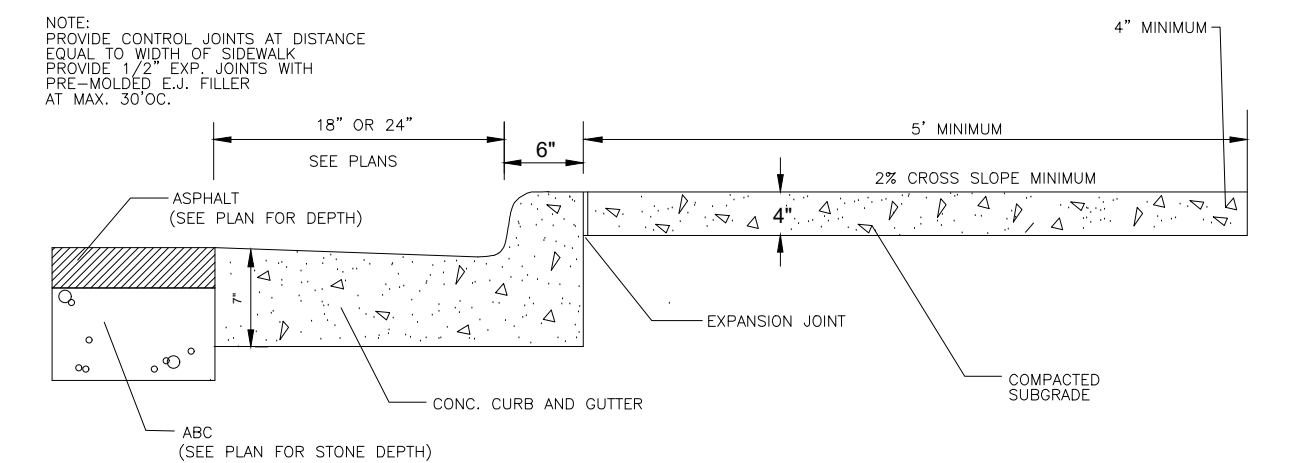
HANDICAP RAMP - SINGLE TYPE N.T.S.



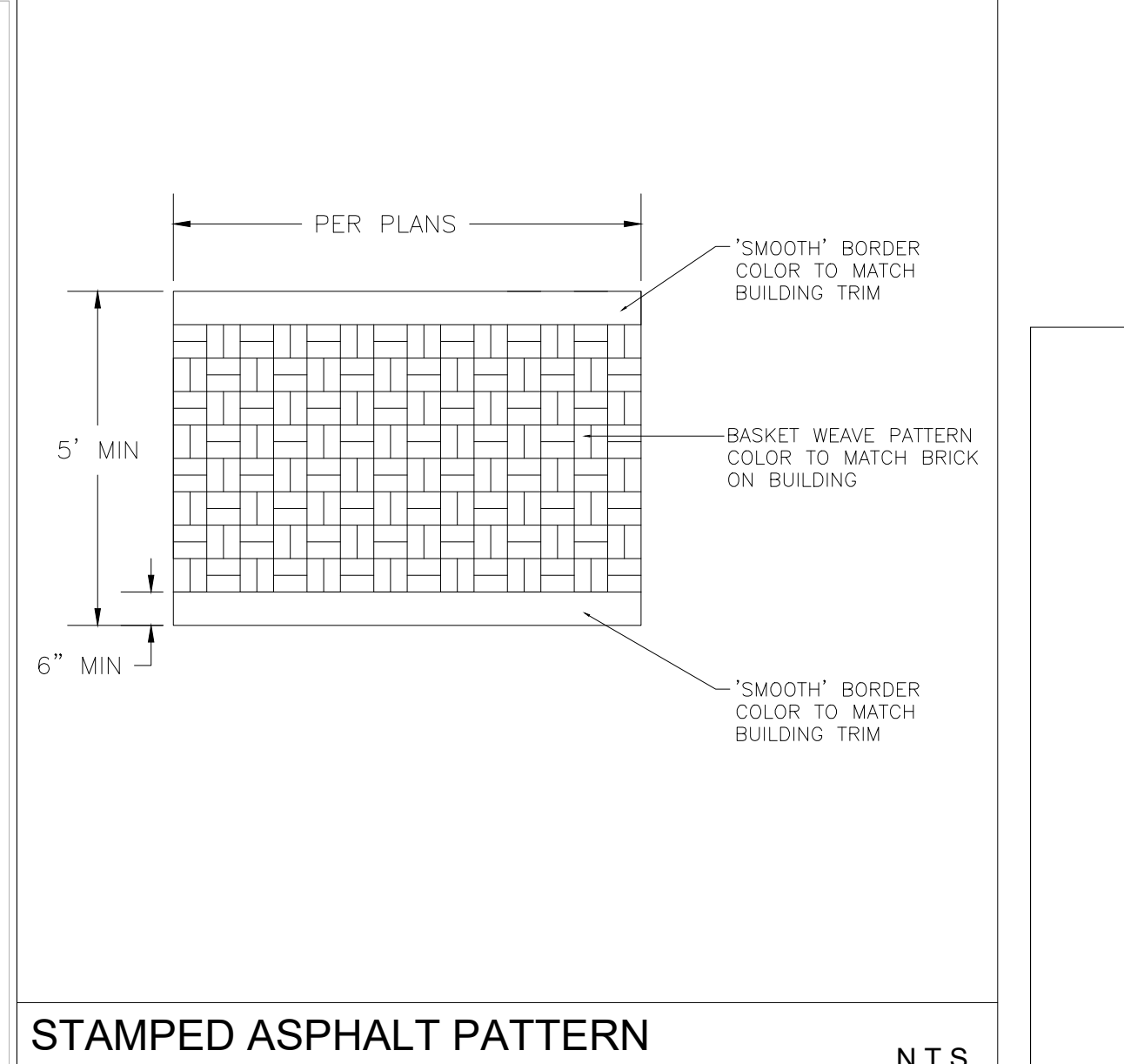
TYPICAL 24" OR 30" CONCRETE CURB AND GUTTER N.T.S.



TYPICAL 24" OR 30" SPILL TYPE CONCRETE CURB AND GUTTER N.T.S.

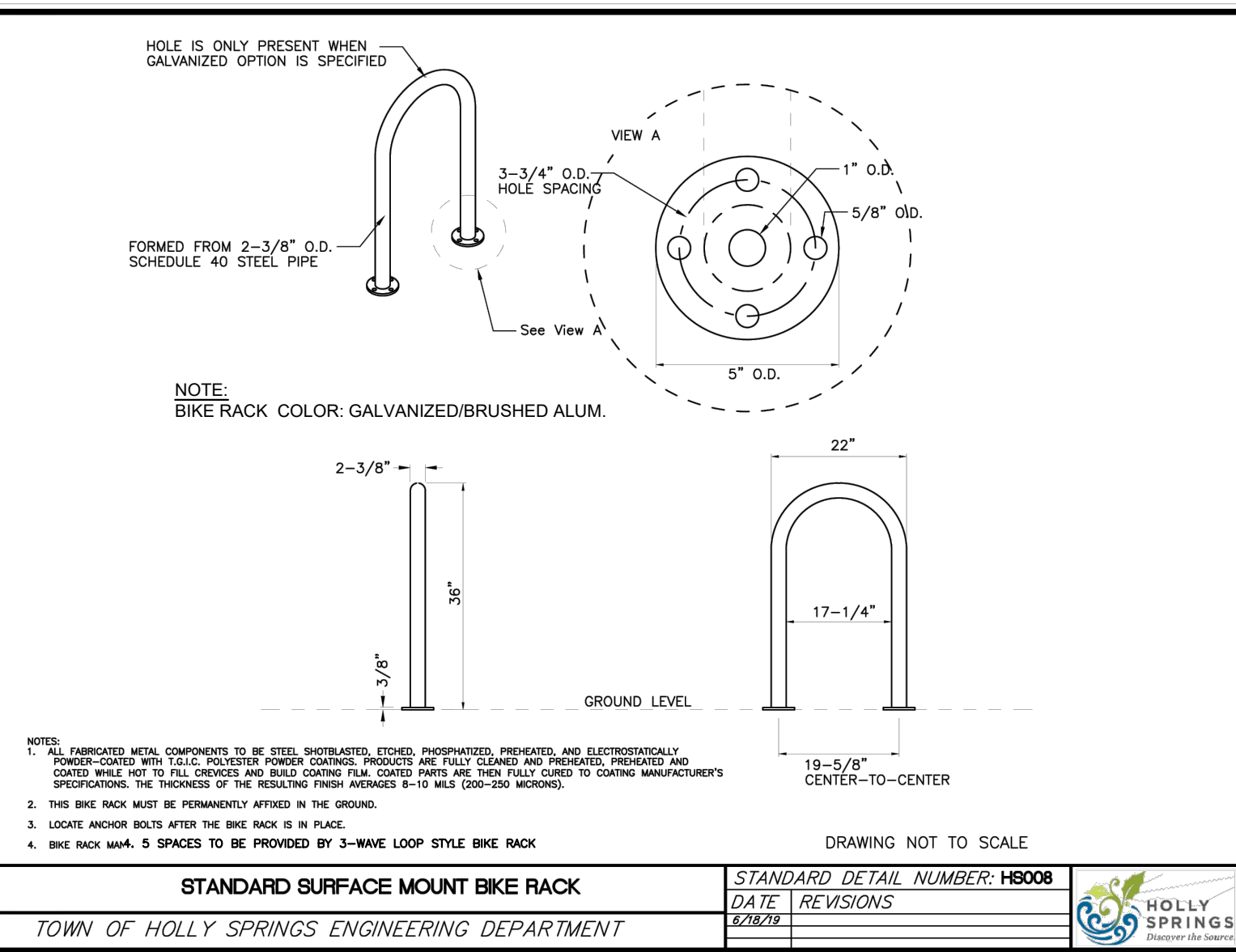


SIDEWALK WITH CURB & GUTTER N.T.S.

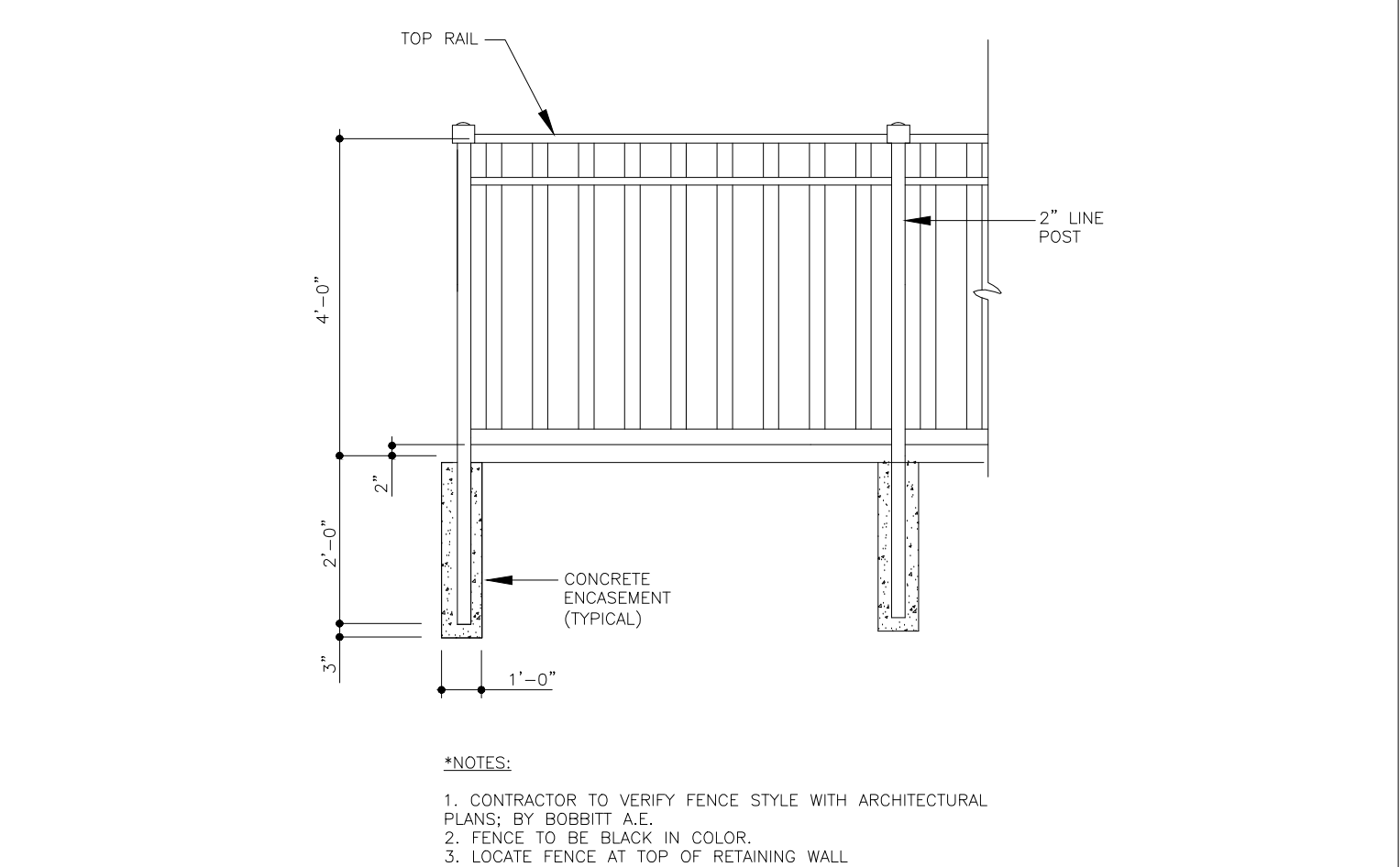


STAMPED ASPHALT PATTERN DECORATIVE PEDESTRIAN CROSSING N.T.S.

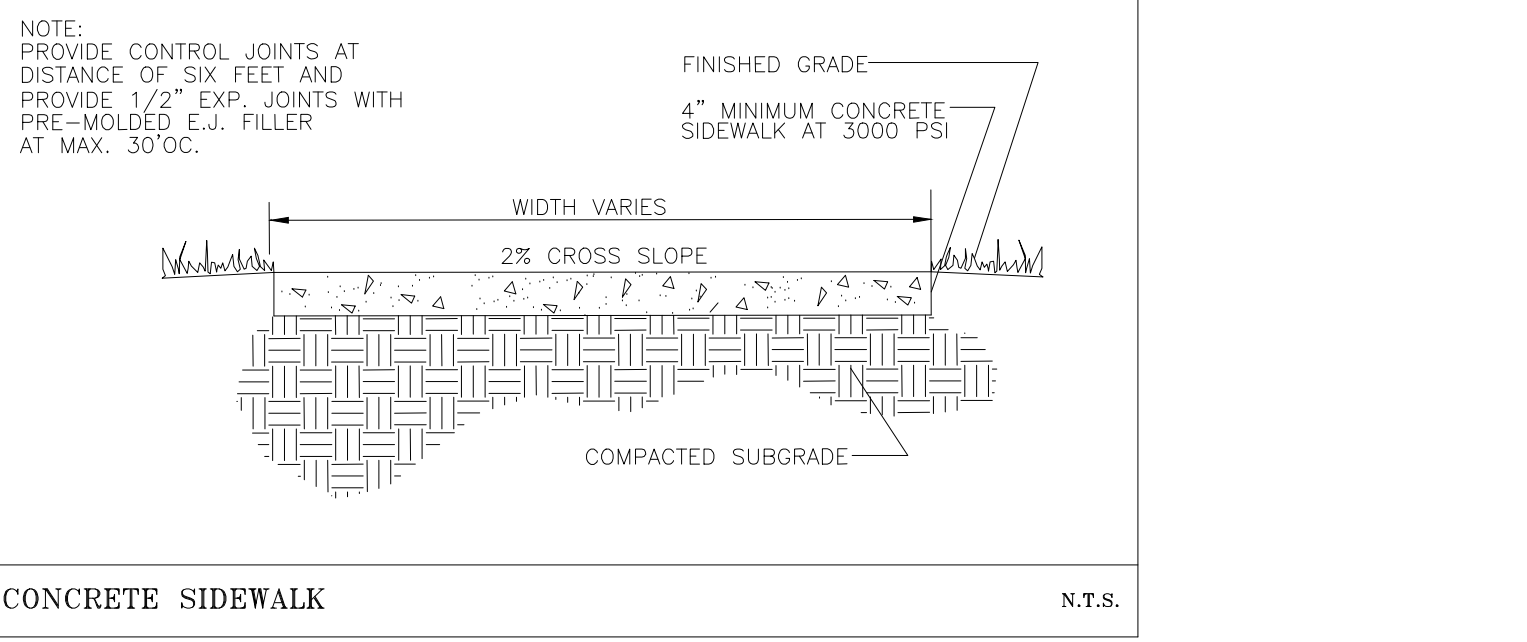
APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION



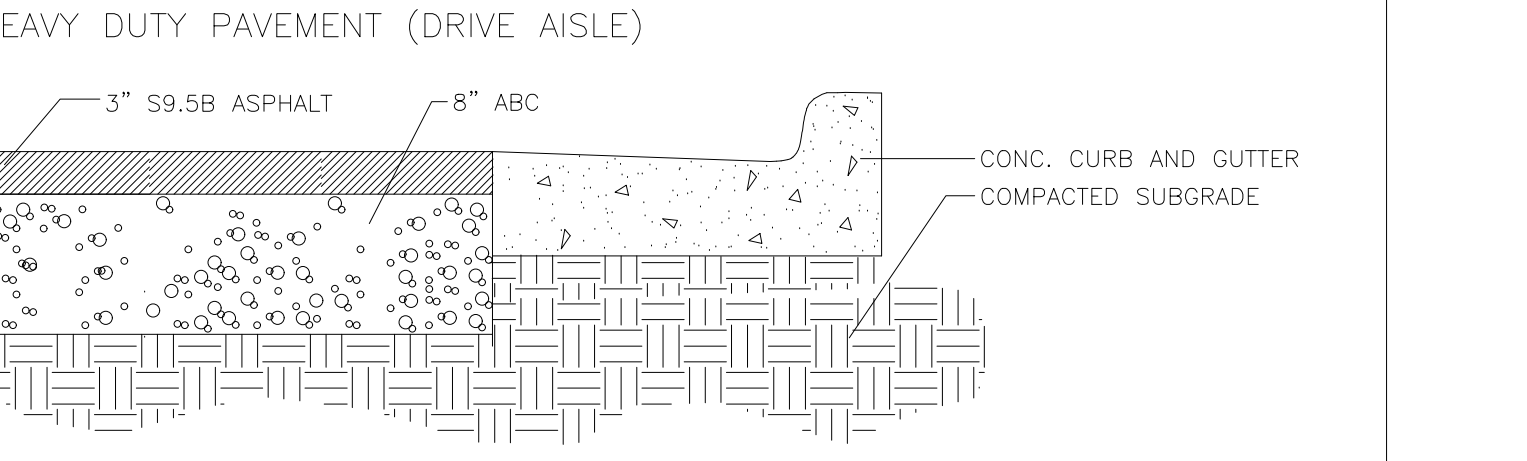
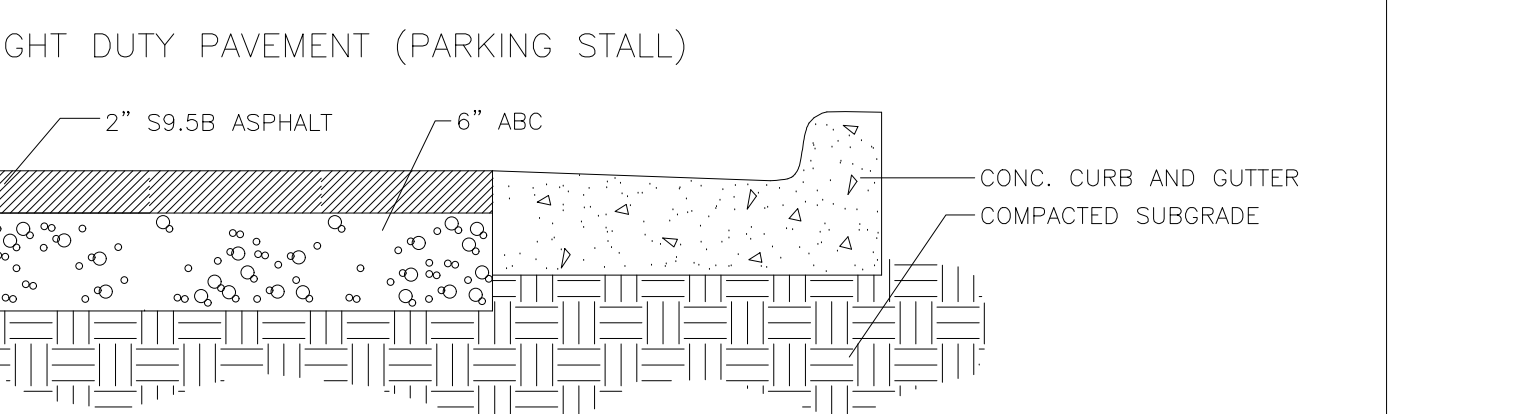
STANDARD SURFACE MOUNT BIKE RACK TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



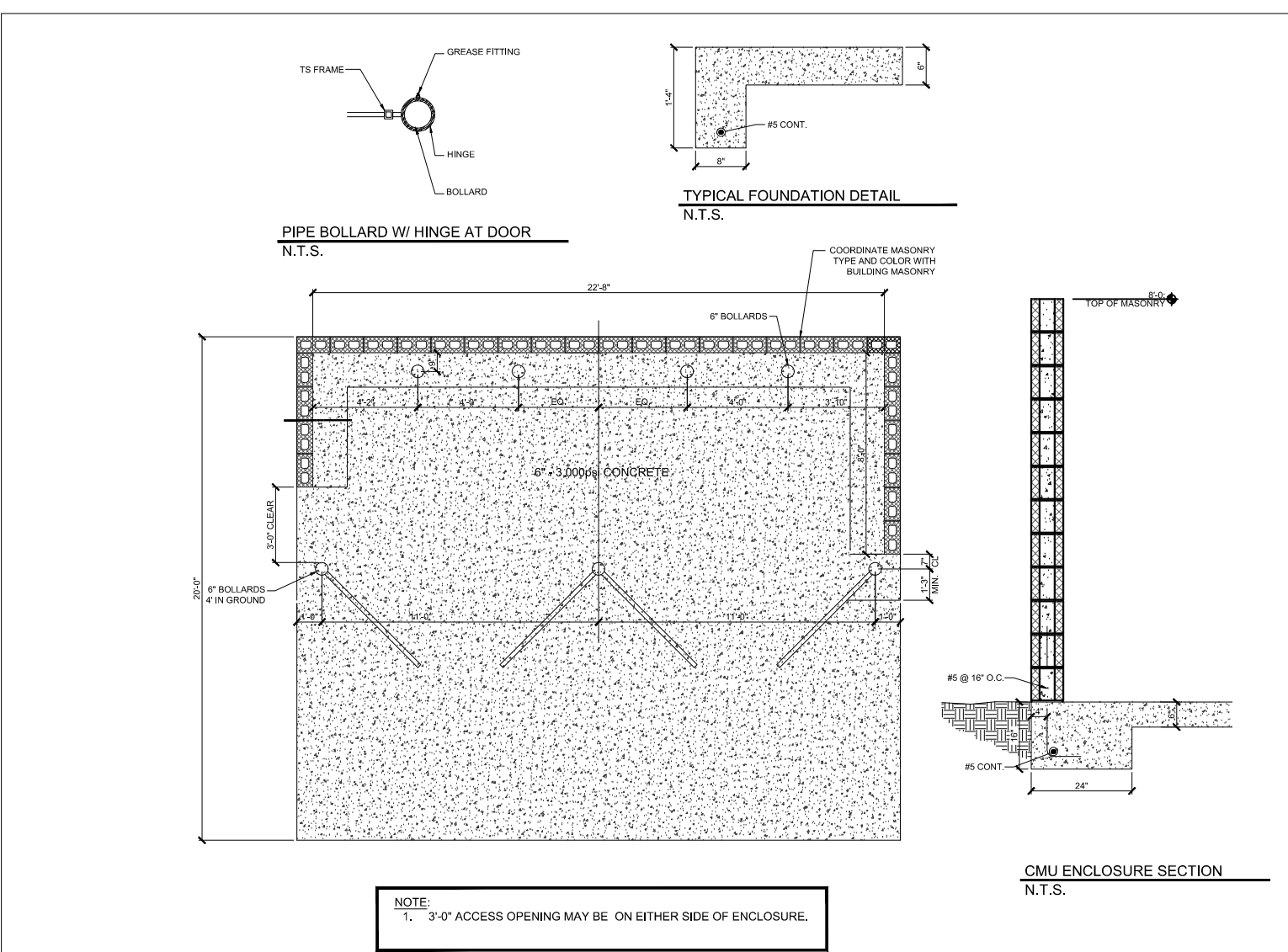
ALUMINUM SAFETY FENCE N.T.S.



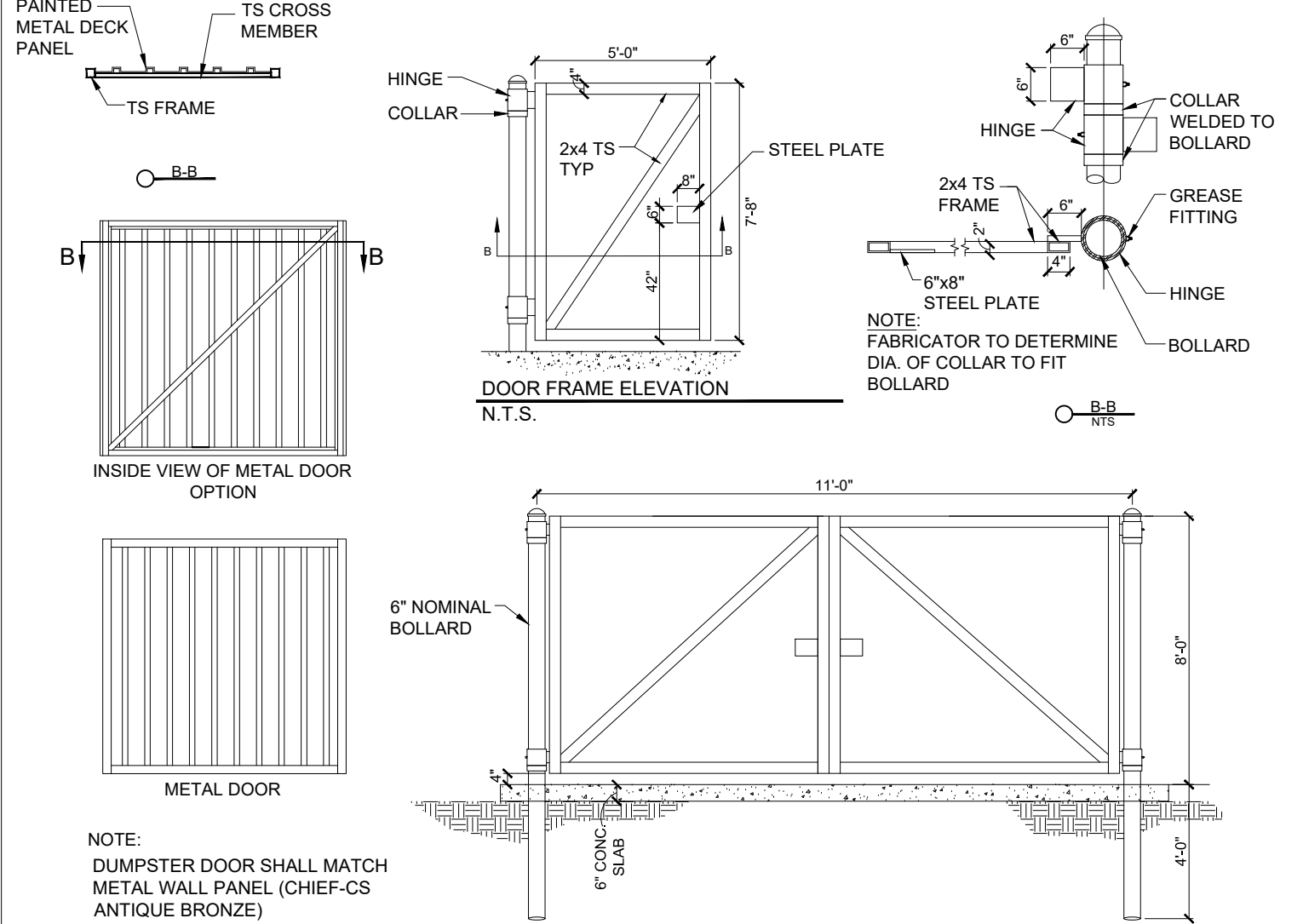
CONCRETE SIDEWALK N.T.S.



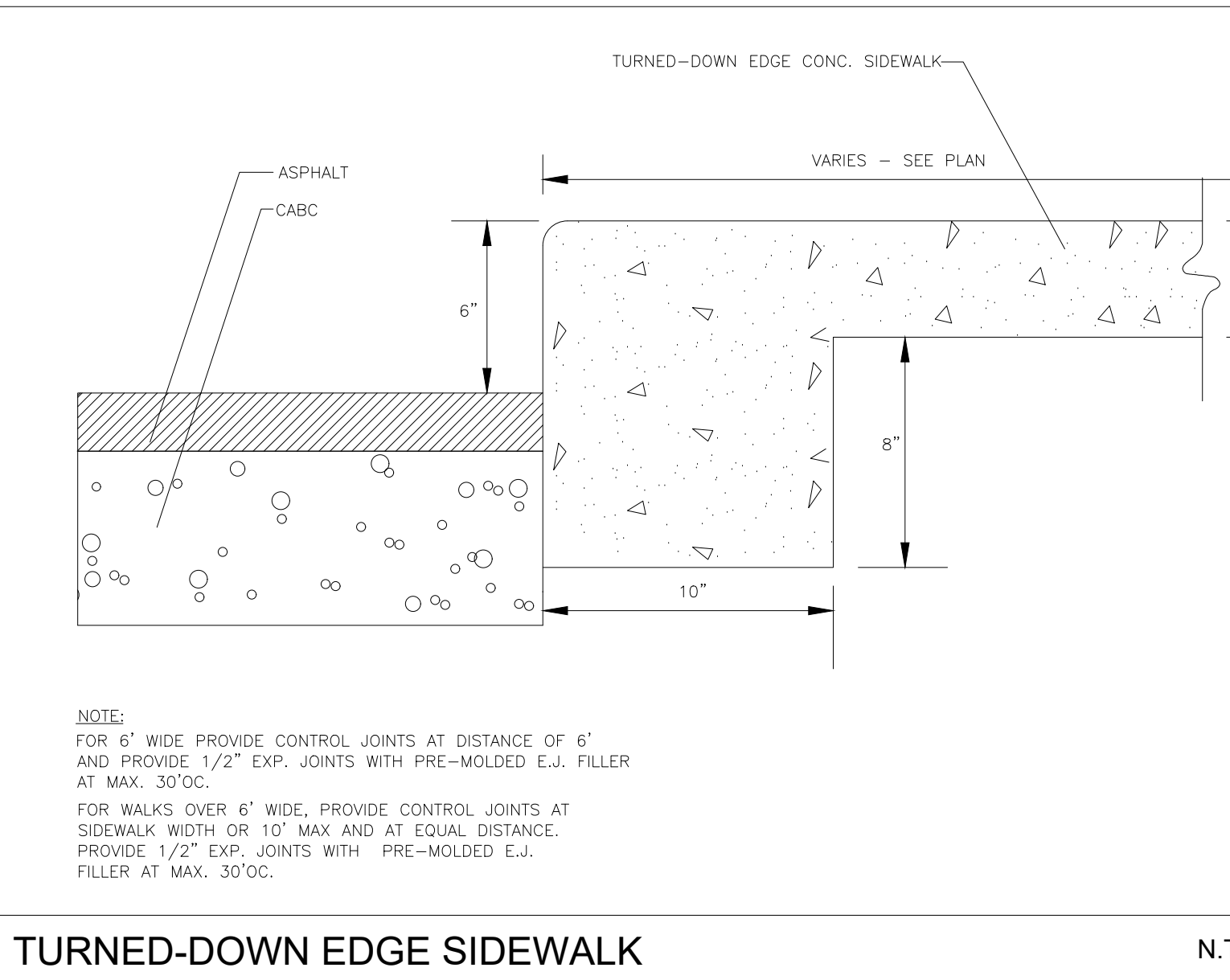
PAVEMENT SECTION DETAIL N.T.S.



CMU DUMPSTER ENCLOSURE N.T.S.



DUMPSTER DOOR N.T.S.



TURNED-DOWN EDGE SIDEWALK N.T.S.

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES THAT THREE (3) FULL DAYS BEFORE EVERY EXCAVATION, THE PERSON RESPONSIBLE PLACES A NOTIFICATION REQUEST TO NC 811
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REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	04/04/24	TOWN OF HOLLY SPRINGS 1ST REVIEW	MM
2	06/20/24	TOWN OF HOLLY SPRINGS 2ND REVIEW	MM
3			
4			
5			

think, design, build

BOBBITT DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina 27607
Ph (919) 851-1980 | Fax (919) 851-1982 | design@bobbitt.com

COORDINATOR:
Blair Pittman
DRAWN BY:
Matt Moffitt
CHK BY: BPP

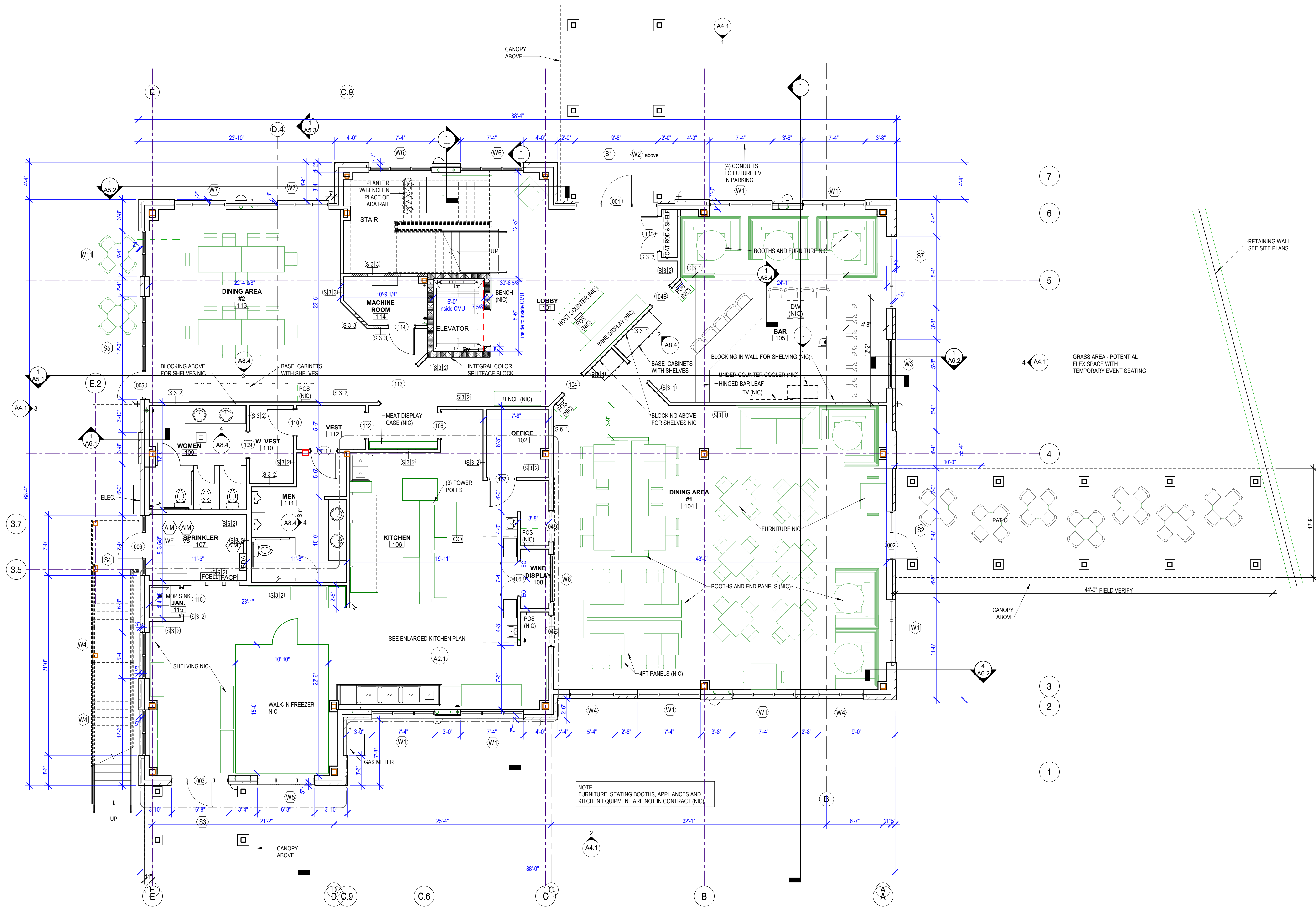
OG PRIME
4951 LINKSLAND DR
HOLLY SPRINGS, NC 27540

24 X 36
16 FEBRUARY 2024
24-0046
DETAILS
C7.0

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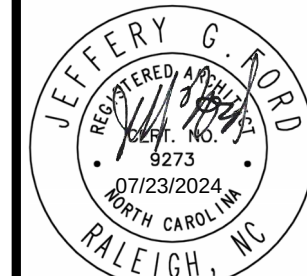
Project: OG PRIME 4951 Linksland Drive, Holly Springs, NC

7/23/2024 4:47:34 PM



1 1ST FLOOR
3/16" = 1'-0"

APPROVAL:
DATE:



BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607

BOBBITT
600 Germantown Road | Raleigh, North Carolina 27607
Phone (919) 551-1862
design@bobbitt.com

COORDINATOR:
JGF

DRAWN BY:
JGF/LA

CHK BY:
-

OG PRIME
4951 LINKSLAND DRIVE
HOLLY SPRINGS, NC

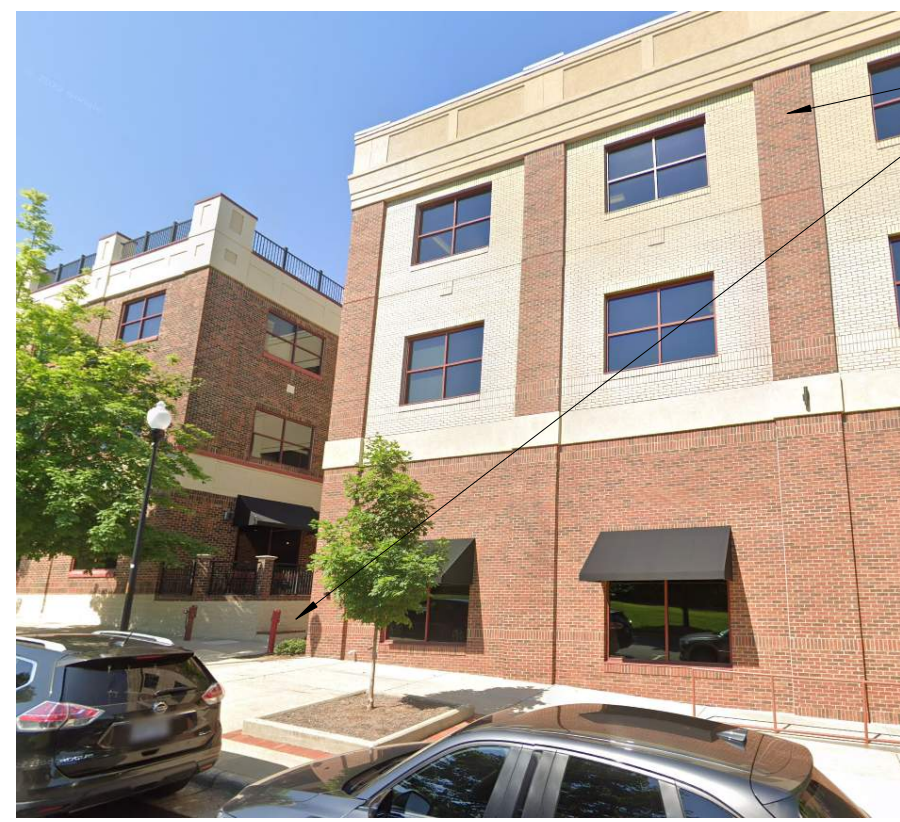
24 X 36
As indicated

07-23-2024

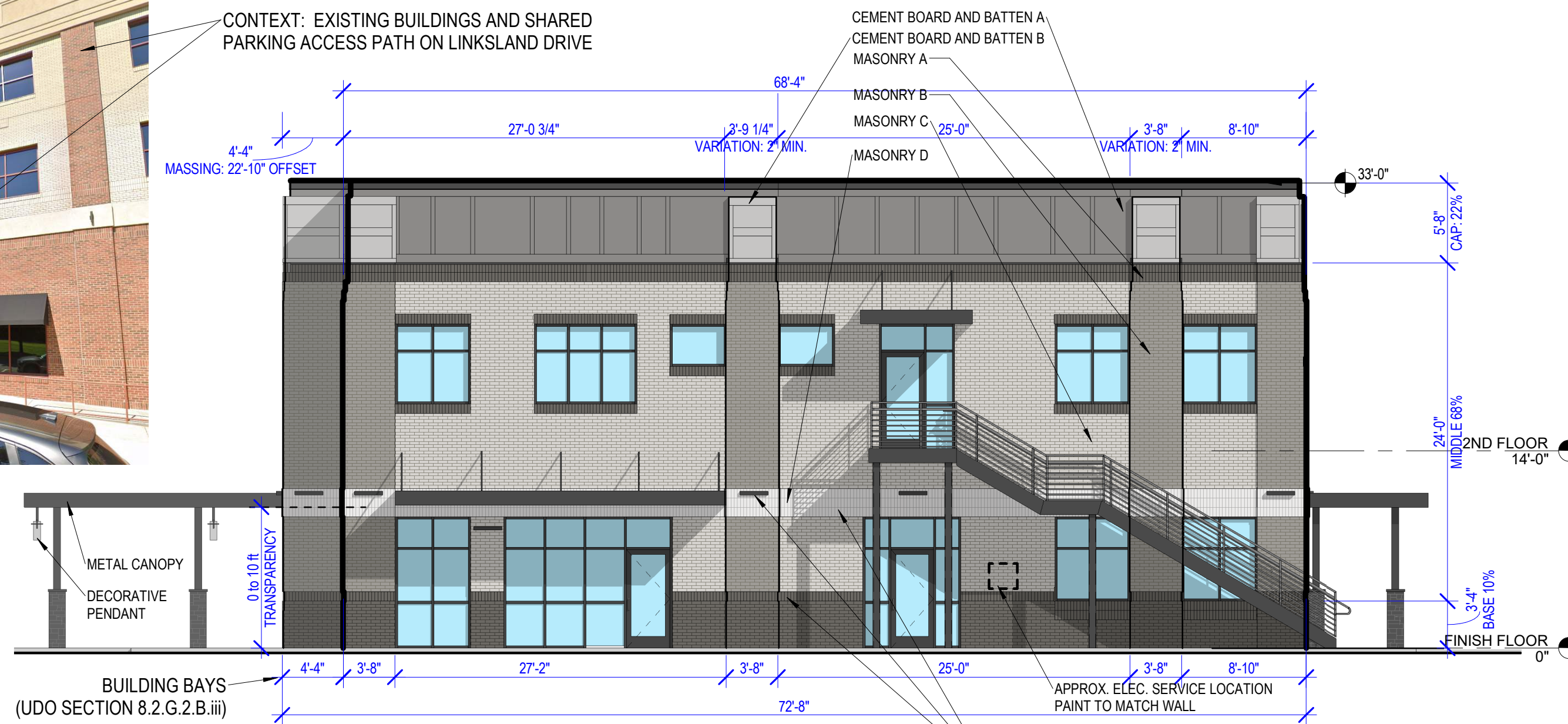
24-0046

1ST FLOOR PLAN

A1.1
OF 17



CONTEXT: EXISTING BUILDINGS AND SHARED PARKING ACCESS PATH ON LINKSLAND DRIVE



3 NORTH ELEVATION (Savannah Ridge Road)
1/8" = 1'-0"



2 WEST ELEVATION (Linksland Drive)
1/8" = 1'-0"



Lighting- Wall sconces
Luminaire "Brussels"
Manufacturer "Eclipse"
Full cut-off LED wall wash

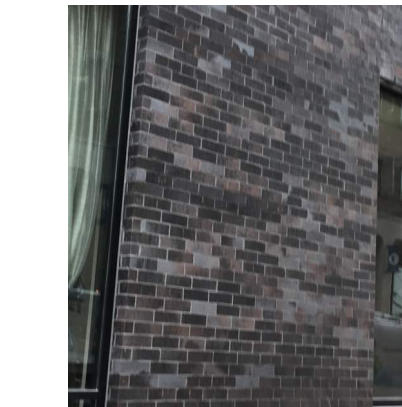


Lighting- Decorative pendants
Luminaire "Caterham"
Manufacturer "Kichler"
Frosted glass shade

Cement board and batten A Color: Sherwin-Williams 2848 "Roycroft Pewter"
Cement board and batten B Color: Sherwin-Williams 7018 "Dovetail"



Masonry C - Brick
Palmetto Brick "Pewter"



Masonry A - Brick
US Brick "Velour"

Masonry D - Brick
Palmetto Brick "Whitstone"



Masonry B - Brick
Palmetto Brick "Graystone 2.0"



Aluminum storefront windows and doors
Frames: Manufacturer anodized "Black"
Glazing: Solarban 70 insulated "SolarGray"



Metal canopies and metal trim
Manufacturer coated
Berrige "Charcoal Gray"

MATERIALS



Cast Stone Column Base
Color: GenStone Faux Stone Post Cover "Iron Ore"

UDO REQUIREMENTS

GENERAL NOTE: ALL SIGNS ARE SUBJECT TO A SEPARATE SIGN PERMIT.

TRANSPARENCY						
Elevation	Level	Storefront (SF)	Wall Length (Ft)	Wall Height (Ft)	Wall Area (SF)	Transparency % (40% lower, 15% upper req'd)
EAST	1st	403	88.3	10	883	44
	2nd	225	48.8	10	488	46
WEST	1st	341	88.3	10	883	42
	2nd	216	48.8	10	488	43
NORTH	1st	291	72.4	10	724	40
	2nd	205	72.4	10	724	28
SOUTH	1st	211+85 = 296*	58.3	10	583	36+14 = 50*
	2nd	102	58.3	10	583	17

* Requesting inclusion of trans transparency (storefront between 12' and 15' above floor) just on South elevation as alternate compliance. Similar transoms on East and West are shown that are not included in calcs.

MATERIALS

Elevation	Type 1 (SF) Masonry	Type 2 (SF) Cement Panel	Total Wall area (Type 1+Type2)	Type 1 % Masonry (Minimum 60%)	Type 2 % Cement Panel
EAST	1062	715	1747	61	41
WEST	1089	705	1794	61	39
NORTH	1482	420	1902	78	22
SOUTH	633	323	956	66	34

COLOR AND TEXTURE

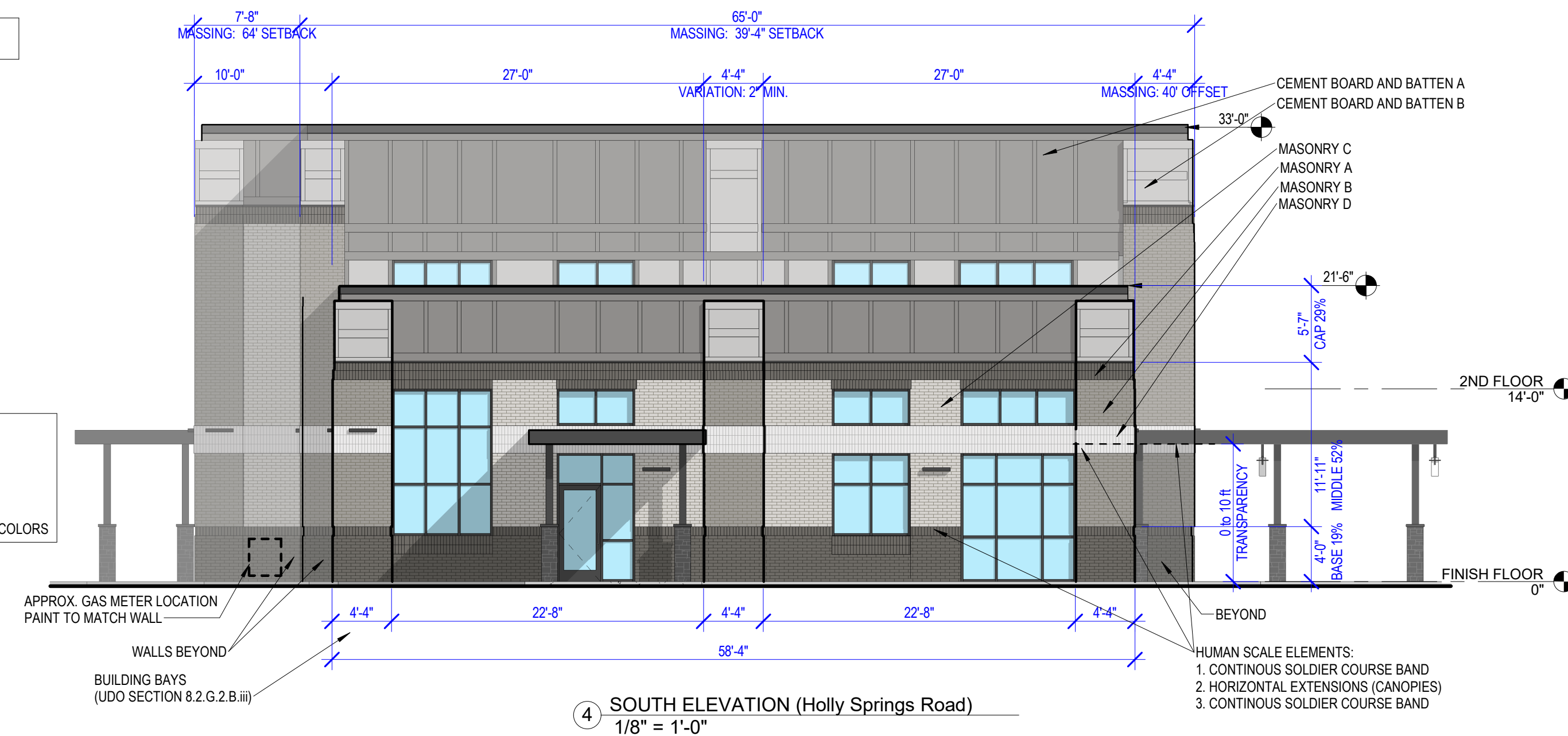
MASONRY A DARK SMOOTH BRICK
MASONRY B MEDIUM WIRECUT BRICK
MASONRY C LIGHT WIRECUT BRICK
MASONRY D VERY LIGHT BRICK
CEMENT BOARD AND BATTENS: DARK AND MEDIUM COLORS

PUBLIC REALM ITEMS

SECTION 8.3.B.9 - INCREASE URBAN CIVIC SPACE BY 50%.

HUMAN SCALE DESIGN ELEMENTS

8" CHANGE IN DEPTH AND TEXTURE AT WINDOW SILLS AND HEADS
HORIZONTAL EXTENSIONS (CANOPIES)



4 SOUTH ELEVATION (Holly Springs Road)
1/8" = 1'-0"

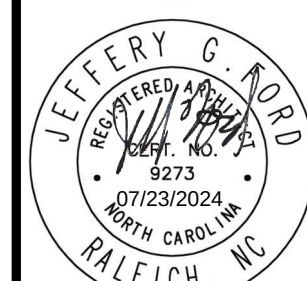


6 VIEW FROM PARKING/SAVANNAH RIDGE ROAD



1 EAST ELEVATION (Parking lot)
1/8" = 1'-0"

APPROVAL:
DATE:



BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607

BOBBITT
Jeffery G. Kord
600 Germantown Road
Raleigh, North Carolina 27607
Phone (919) 551-1862
design@bobbitt.com

COORDINATOR:
JGF

DRAWN BY:
JGF/LACS

CHK BY:
-

OG PRIME
4951 LINKSLAND DRIVE
HOLLY SPRINGS, NC

24 X 36
1/8" = 1'-0"

07-23-2024

24-0046

ELEVATIONS FOR
SITE SUBMITTAL

SA4.1
OF 1



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 6.b.

Development Services

Title: Fifth Third Bank Development Plan 24-DP-04

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services

Action(s):

- Approve Development Plan for Fifth Third Bank 24-DP-04 with the conditions listed in the DRC staff report.

Explanation:

- Fifth Third Bank is a proposed 1,900sf bank building located at 7004 GB Alford Hwy.
- The site is ~1.49 acres, fronting GB Alford Hwy.

Background:

- This project qualifies for administrative approval in accordance with the adopted standards in the UDO.

Funding Source(s):

N/A

Attachment(s):

1. 24DP04_FifthThirdBank_DRCStaffReport_1
2. 24DP04_FifthThirdBank_Application
3. 24DP04_FifthThirdBank_Planset



Holly Springs

Subject Title: Fifth Third Bank (7004 GB Alford Hwy)
Meeting Date: August 13, 2024
Presenter: Brett Gosney, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Moody Nolan has submitted a request for a Development Plan (24-DP-04) for approval of Fifth Third Bank at 7004 GB Alford Hwy. Fifth Third Bank is a 1.5± acre development located along the west side of GB Alford Hwy, within the Shoppes at Holly Springs (Walmart) Master Plan. The site will contain a 1,900 sf bank 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 bank building.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO and Shoppes at Holly Springs Master Plan.

Development Standards

Total Site Area: 1.49 ±

Proposed Building Height: 26' 3"

Provided Building Setback:

North: 133'
East (GB Alford Hwy): 117'
South (Eagles Gas Station): 112'
West (Walmart): 29'

Minimum Landscape Buffers:

North: 5' Type A
East (GB Alford Hwy): B-75 Buffer (as required by Shoppes at Holly Springs)
South (Eagles Gas Station): 5' Type A
West (Walmart): A-20 Buffer (as required by Shoppes at Holly Springs)

Total Building Footprint Area:

Building Footprint: 1,900 sf.

Parking Requirements

Total Required Parking

Minimum Required Parking Spaces: 4 Parking Spaces

Maximum Allowed Parking Spaces: 8 Parking Spaces

Provided Parking Spaces: 12 Parking Spaces

UDO Table 6.4-A – Vehicle Parking Requirements Note N2 states, “For uses with a maximum Vehicle Parking ratio listed, an additional 50% of Vehicle Parking Spaces may be provided in accordance with Section 6.7.1.H.2. Maximum Vehicle Parking Exceptions – Pervious Pavement Required”.

Required Bicycle Parking

Required: 5 Bicycle Spaces

Provided: 6 Bicycle Spaces

Civil Improvements

Transportation

This project is proposing two new full access drives onto the main private driveway to Shoppes at Holly Springs and an internal connection to an existing stub from Eagles gas station. The site is an outparcel within a larger master plan and all road widening improvements were constructed with the larger development.

The trips generated by the proposed site fell within the Tier 1 traffic study trip generation threshold. The traffic study was completed, and no mitigation improvements were recommended for this project.

Utilities

This project proposes connection to an existing water stub from the main private driveway. A Fire Flow Analysis was completed.

The project also proposes connection to an existing sewer service stub to the site. A verification memo was completed to ensure the proposed flow is within the previously approved flow allocated for this site. This project is not subject to the Water Resource Management Policy because sewer was previously allocated for this site with the Sunset Ridge North PUD

A fee-in-lieu (FIL) will be required for the burial of overhead power. This FIL should be determined by a third party and approved by the Town.

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 24-DP-04 (PLDP202400065) for Fifth Third Bank as submitted by Moody Nolan, dated 07/08/2024, with the following conditions:

1. All previous conditions of approval for *the PUD Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town’s current annual budget or any unexpired development agreement.
2. With the first submittal of Construction Drawings, the following items must be addressed:

- a. 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.
 - b. Crosswalks crossing the drive aisles to be decorative.
 - c. Signs posts, bollards, etc. are all finished in a black color.
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. The cost estimate for the FIL for the burial of overhead power must accompany the first Construction Drawing Submittal for review, and be paid no later than prior to Construction Drawing Approval.
5. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
6. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
7. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
8. 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.
9. 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.
10. 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.
11. 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.

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	X		CJJ	

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: Fifth Third Holly Springs NC Branch

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

PUD/Master Plan/Subdivision N/A Shopping Center/Lot# Shoppes at Holly Springs

Project Location: 7004 GB Alford Highway Holly Springs, NC 27540

Use street address. If none, use the closest intersection

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

PIN: 0648979033

Real Estate ID: 0352332

Project Acreage (rounded to nearest tenth): 1.49 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: CB Proposed Use (see UDO Table 3.2.A): 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: 2/22/2024

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 Ximena Mellado Cuevas Company Moody Nolan

Mailing Address 40 West Central Parkway, First Floor

City Cincinnati State OH Zip 45202

Telephone # (859) 287-3825 E-Mail ximena.mellado@moodynolan.com

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

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

Design Professional if different than Applicant/Contact

Name same as above Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (_____) _____ E-Mail _____

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

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

Developer

Name Clay Hoskins Company Vericon Construction
Mailing Address 13504-J South Point Boulevard
City Charlotte State NC Zip 28273
Telephone # (704) 504-0200 E-Mail choskins@vericonbuilds.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 Ximena Mellado Cuevas Company Moody Nolan
Mailing Address 40 West Central Parkway, First Floor
City Cincinnati State OH Zip 45202
Telephone # (859) 287-3825 E-Mail ximena.mellado@moodynolan.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 Craig Most Company Terra Engineering
Mailing Address 225 West Ohio Street, Suite 400
City Chicago State IL Zip 60654
Telephone # (312) 467-0123 E-Mail cmost@terraengineering.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name John Helfrich Company Terra Engineering
Mailing Address 225 West Ohio Street, Suite 400
City Chicago State IL Zip 60654
Telephone # (312) 467-0123 Alternate Telephone # ()
Fax # () E-Mail jhelfrich@terraengineering.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Tammala Brooks Company Fifth Third Bank
Mailing Address 38 Fountain Square Plaza
City Cincinnati State OH Zip 45202
Telephone # (513) 534-0706 E-Mail tammala.brooks@53.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, Ximena Mellado Cuevas, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 3/14/2024

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: 1/8/2024
Time: 4:00 pm
Location: Zoom

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: 12/15/2023

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:

No comments related to the project were provided by attendees. See attached report.

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)

Date

3/14/2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

You are receiving this notice of a neighborhood meeting in accordance with the Town of Holly Springs' Ordinance provisions because you live within 500 feet of a proposed project. In accordance with the Holly Springs' Ordinance, this notice is sent to the mailing address on the tax records and to the address of property within 500 feet of the project where those addresses are different.

The project proposed is the Fifth Third Holly Springs NC Branch at 7004 GB Alford Highway, Holly Springs, NC 27540.

The project description is construction of a new free-standing branch facility for Fifth Third Bank. The building proposed is one level with 1,900 gross square feet and equipped with a drive through with two lanes.

Moody Nolan is the applicant on behalf of Fifth Third Bank. Moody Nolan's email address is ximena.mellado@moodynolan.com and its telephone number is (859) 287-3825.

The meeting will be held by Zoom. To join meeting use link <https://us02web.zoom.us/j/84946558583?pwd=OHBuOEpmJMjUwamlxZVYwOXBtbjF2dz09> Meeting ID: 849 4655 8583 and Passcode: 955020 or use one tap mobile +13052241968,84946558583#,*955020#US +13092053325,84946558583#,*955020#US on **Monday, January 8, 2024 at 4:00 p.m.**

We solicit your oral or written comments regarding the proposed project and look forward to seeing you at the meeting.

Regards,



Ximena Mellado
Moody Nolan on behalf of Fifth Third Bank

13681\03\m\002Notice of Neighborhood Meeting
cc: Town of Holly Springs c/o Brett Gosney (via email, brett.gosney@hollyspringsnc.gov)
Fifth Third Bank c/o Tammala Brooks (via email, Tammala.Brooks@53.com)



Owner	Attention To	Address	City, State, ZIP
620-621 SOUTH SALEM LLC		0 KENTWORTH DR	HOLLY SPRINGS, NC 27540
620-621 SOUTH SALEM LLC		2601 OBERLIN RD	RALEIGH NC 27608-1319
620-621 SOUTH SALEM LLC		0 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
620-621 SOUTH SALEM LLC		1000 CRESCENT GRN STE 100	CARY NC 27518-8117
ASM REALTY LLC		5070 KENTWORTH DR	HOLLY SPRINGS, NC 27540
ASM REALTY LLC		109 PRESTON RIDGE CT	CARY NC 27513-5608
BELTLINE PROPERTIES LLC		5050 KENTWORTH DR	HOLLY SPRINGS, NC 27540
BELTLINE PROPERTIES LLC		113 DUNCANSBY CT	CARY NC 27511-6403
BENTON, JOSHUA C. & BENTON, MARISA J		6052 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
BHARGAVA, CHUDARATNA & BHARGAVA, SHASHIDHAR		4020 KENTWORTH DR	HOLLY SPRINGS, NC 27540
BHARGAVA, CHUDARATNA & BHARGAVA, SHASHIDHAR		204 COLE VALLEY DR	CARY NC 27513-8369
BILLA, RAMESH K		4002 KENTWORTH DR	HOLLY SPRINGS, NC 27540
BILLA, RAMESH K		1016 SMITH WAY	FOLSOM CA 95630-7338
BVH ENTERPRISES LLC		1501 WERRINGTON DR	HOLLY SPRINGS, NC 27540
BVH ENTERPRISES LLC	ATTN: CAHRAM VAZIRI	733 LOCH HIGHLANDS DR	RALEIGH NC 27606-8432
DARLA, KIRAN KUMAR & DARLA, NAVITHA AVVARU		6043 KENTWORTH DR	HOLLY SPRINGS, NC 27540
DARLA, KIRAN KUMAR & DARLA, NAVITHA AVVARU		5204 PRESTON SQUARE LOOP	GLEN ALLEN VA 23059-5760
DASARI, SUDHESHNA DEVI & YENDAMURI, KRISHNA		6029 KENTWORTH DR	HOLLY SPRINGS, NC 27540
DASARI, SUDHESHNA DEVI & YENDAMURI, KRISHNA		3305 MOUNT PISGAH WAY	CARY NC 27519-9605
FIDELITY BANK THE		7000 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
FIDELITY BANK THE	ATTN: MIKE WHITLEY	100 S MAIN ST	FUQUAY VARINA NC 27526-2221
FIFTH THIRD BANK		9700 ORMSBY STATION RD STE 200	LOUISVILLE KY 40223-4207
FINNERTY, THOMAS P		6049 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
FRAMPTON, TIFFANY		6035 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
GADDAM, VENKATA VARUN		4024 KENTWORTH DR	HOLLY SPRINGS, NC 27540
GADDAM, VENKATA VARUN		3600 PENNSYLVANIA AVE	FREMONT CA 94536-6356
GOTAPARTHY, PRADEEP R. & GOTAPARTHY, ARPITHA		4008 KENTWORTH DR	HOLLY SPRINGS NC 27540-3399
GRACE RIDGE LLC		7100 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
SANTOS ENTERPRISES INC		530 BEAR TREE CRK	CHAPEL HILL NC 27517-7641
GRADY, DAVID ANTONIO & GRADY, JULIE KIMBERLY		6048 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
HISARIA, ARUN & HISARIA, RASHMI A		4006 KENTWORTH DR	APEX NC 27523-9607
HISARIA, ARUN N.		6047 KENTWORTH DR	APEX NC 27523-9607
HISARIA, ARUN N.		217 GLENVALE ST	APEX NC 27523-9607
HOLLY SPRINGS RETAIL INVESTMENT OP LLC		7008 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
JSSR INVESTMENTS LLC		1311 CHUCK DAWLEY BLVD STE 102	MT PLEASANT SC 29464-7303
ISHAK, MARK ANDREW & ISHAK, MAGDI		4004 KENTWORTH DR	HOLLY SPRINGS NC 27540-3399
KINGSBERRY, VALERIE		6039 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
MAIN STREET SQUARE COMMUNITY ASSN INC		1501 TURNHAVEN DR	HOLLY SPRINGS, NC 27540
MAIN STREET SQUARE COMMUNITY ASSN INC		6033 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MAIN STREET SQUARE COMMUNITY ASSN INC		1005 WERRINGTON DR	HOLLY SPRINGS, NC 27540
MAIN STREET SQUARE COMMUNITY ASSN INC		410 N BOYLAN AVE STE 138	RALEIGH NC 27603-1212
MAIN STREET SQUARE COMMUNITY ASSOCIATION INC		1500 WERRINGTON DR	HOLLY SPRINGS, NC 27540

Owner	Attention To	Address	City, State, ZIP
MAIN STREET SQUARE COMMUNITY ASSOCIATION INC		1001 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MAIN STREET SQUARE COMMUNITY ASSOCIATION INC		1000 CRESCENT GRN STE 100	CARY NC 27518-8117
MANGUM, SUZANNE HAYES		6037 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
MANNERI, RAMA & MANNERI, SUDHA		6041 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MANNERI, RAMA & MANNERI, SUDHA		1213 STOWAGE DR	CARY NC 27519-8909
MARAM, VAMSHEEDHAR R. & MARAM, SIRISHA		4014 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MARAM, VAMSHEEDHAR R. & MARAM, SIRISHA		3517 CHAR LIL CT	ELLICOTT CITY MD 21042-4832
MISRA, AKHILESH TRUSTEE AKHILESH MISRA LIVING TRUST		4016 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MISRA, AKHILESH TRUSTEE AKHILESH MISRA LIVING TRUST		215 MASTERS VIEW CT	JOHNS CREEK GA 30097-1419
MSS APARTMENTS LLC		1000 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MSS APARTMENTS LLC		2000 WERRINGTON DR	HOLLY SPRINGS, NC 27540
MSS APARTMENTS LLC		3001 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MSS APARTMENTS LLC		2000 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MSS APARTMENTS LLC		1001 HAYES LN	HOLLY SPRINGS, NC 27540
MSS APARTMENTS LLC		PO BOX 20197	ATLANTA GA 30325-0197
MUTCHA, SHYAMSUNDER R. & MUTCHA, SARITHA		4010 KENTWORTH DR	HOLLY SPRINGS, NC 27540
MUTCHA, SHYAMSUNDER R. & MUTCHA, SARITHA		2053 PINEOLA BOG TRL	APEX NC 27502-8535
NANAVATI, BINA		4018 KENTWORTH DR	HOLLY SPRINGS, NC 27540
NANAVATI, BINA		88 HAZARD AVE	HUNTINGTN STA NY 11746-3246
RAJ, VISHWA & RAJ, AMRITA		4022 KENTWORTH DR	HOLLY SPRINGS, NC 27540
RAJ, VISHWA & RAJ, AMRITA		1270 GOLDENROD WAY	ROCKLIN CA 95765-5195
RANDEV, RAJESH & RANDEV, MEENA		4000 KENTWORTH DR	HOLLY SPRINGS, NC 27540
RANDEV, RAJESH & RANDEV, MEENA		23283 VIRGINIA RAE CT	ASHBURN VA 20148-8063
REID-JONES, TARA		6056 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
SALSONE, MARIA		6031 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
SHEIKH, TALHA AHMED & ROOHI, AROOSA		4026 KENTWORTH DR	HOLLY SPRINGS NC 27540-3399
SIRIPURAPU, KIRAN & NAPA, SANGEETA		6045 KENTWORTH DR	HOLLY SPRINGS, NC 27540
SIRIPURAPU, KIRAN & NAPA, SANGEETA		9130 ARDREY WOODS DR	CHARLOTTE NC 28277-1942
SONG, XIAOQING & KANG, JINLI		6050 KENTWORTH DR	HOLLY SPRINGS, NC 27540
SONG, XIAOQING & KANG, JINLI		2133 MCKENZIE RIDGE LN	APEX NC 27502-6629
THE NEIL S SHROFF REVOCABLE TRUST		6051 KENTWORTH DR	HOLLY SPRINGS, NC 27540
THE NEIL S SHROFF REVOCABLE TRUST		499 HAWTHORNE DR	DANVILLE VA 24541-3554
TINGEN BROADWELL FAMILY LLC		1004 WERRINGTON DR	HOLLY SPRINGS, NC 27540
TINGEN BROADWELL FAMILY LLC		2105 N MAIN ST	FUQUAY VARINA NC 27526-8559
TOWN OF HOLLY SPRINGS	ATTN: TOWN HALL	PO BOX 8	HOLLY SPRINGS, NC 27540
TRILANDCO LLC		7002 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
TRILANDCO LLC		4400 TRILAND WAY	CARY NC 27518-2777
TROUBLEFIELD, LUKE P. & TROUBLEFIELD, ERIN J.		6054 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670
VASISHT, NIRAJ & VASISHT, MANI		4012 KENTWORTH DR	HOLLY SPRINGS, NC 27540
VASISHT, NIRAJ & VASISHT, MANI		230 SHILLINGS CHASE DR	CARY NC 27518-6483
WALMART REAL ESTATE BUSINESS TRUST		7016 GB ALFORD HWY	HOLLY SPRINGS, NC 27540
WALMART REAL ESTATE BUSINESS TRUST	ATTN: PROPERTY TAX DEPT STORE #4458-00	PO BOX 8050	BENTONVILLE AR 72712-8055

Owner	Attention To	Address	City, State, ZIP
WANI, SUJAY		6053 KENTWORTH DR	HOLLY SPRINGS, NC 27540
WANI, SUJAY		610 WALCOTT WAY	CARY NC 27519-8345
WOODS, CHARLES BRANDON		6027 KENTWORTH DR	HOLLY SPRINGS NC 27540-7670



NEIGHBORHOOD MEETING SUMMARY REPORT

Moody Nolan, applicant on behalf of Fifth Third Bank, conducted a neighborhood meeting in accordance with the provisions of Section 11.5 of the Town of Holly Springs Uniform Development Ordinance on January 8, 2024.

In accordance with the provisions of the UDO, the applicant notified interested parties of the neighborhood meeting through written mail notice pursuant to the provisions of the Ordinance. The notices were mailed on December 15, 2023. The meeting was held by Zoom on January 8, 2024 at 4:00 p.m. The meeting was scheduled for one hour and the Zoom link was held open with the applicant team in attendance until 5:00 p.m. on January 8, 2024.

The meeting opened with an explanation of the UDO meeting requirements. The applicant orally explained the proposed application/permit in terms of location, size, proposed land uses and density, and the requested action from the Town. A copy of the presentation used by the presenters, DeAnn Leonard of Fifth Third Bank, Dana Baker of Moody Nolan and Craig Most of Terra Engineering is attached.

There were ten participants in the neighborhood meetings. Members of the applicant team present were:

LeAnn Nease Brown, Attorney for Fifth Third Bank
Dana Baker, Project Manager with Moody Nolan
Mark Dixon, Project Manager with CBRE
Craig Most, Landscape Architect with Terra Engineering
Ximena Mellado, Project Architect with Moody Nolan
May Hammadeh, Project Architect with Moody Nolan
John Helfrich, Civil Engineer with Terra Engineering
DeAnn Leonard, Real Estate Manager of Fifth Third Bank

Members of the public, Rihab Hamad and J. Grady, joined the Zoom meeting. The applicant solicited oral comment from the participants. The only question asked was from Rihab Hamad. She sought an opportunity to connect with Fifth Third Bank offline unrelated to the project as proposed. There were no other participant comments other than those made by members of the Design Team working with Fifth Third Bank.

Respectfully submitted,

MOODY NOLAN

By:



Ximena Mellado, Project Architect

Ximena Mellado Cuevas

LeAnn Nease Brown

DeAnn Leonard

John Helfrich

You are viewing Dana Baker's screen

View Options

2024-0108 Neighborhood Meeting Presentation



Fifth Third Holly Springs NC Branch

Participants (10)

Find a participant

XM

Ximena Mellado Cuevas (Me)

LeAnn Nease Brown (Host)

DB

Dana Baker (Co-host)

Mark Dixon

CM

Craig Most

MH

May Hammadeh

JG

J. Grady

RH

Rehab Hamad

JH

John Helfrich

DL

DeAnn Leonard

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FIFTH THIRD BANK

HOLLY SPRINGS
7004 GB ALFORD HIGHWAY (HWY 55)
HOLLY SPRINGS, NC 27540

PROTOTYPE: 1900 SQUARE
KAHUA NO. K1078640

DEVELOPMENT PLAN
PLAN IS SUBJECT TO REVISIONS
DURING CONSTRUCTION
DRAWING APPROVAL PROCESS

DEVELOPMENT PLAN NUMBER:
24-DP-04 / PLDP202400065

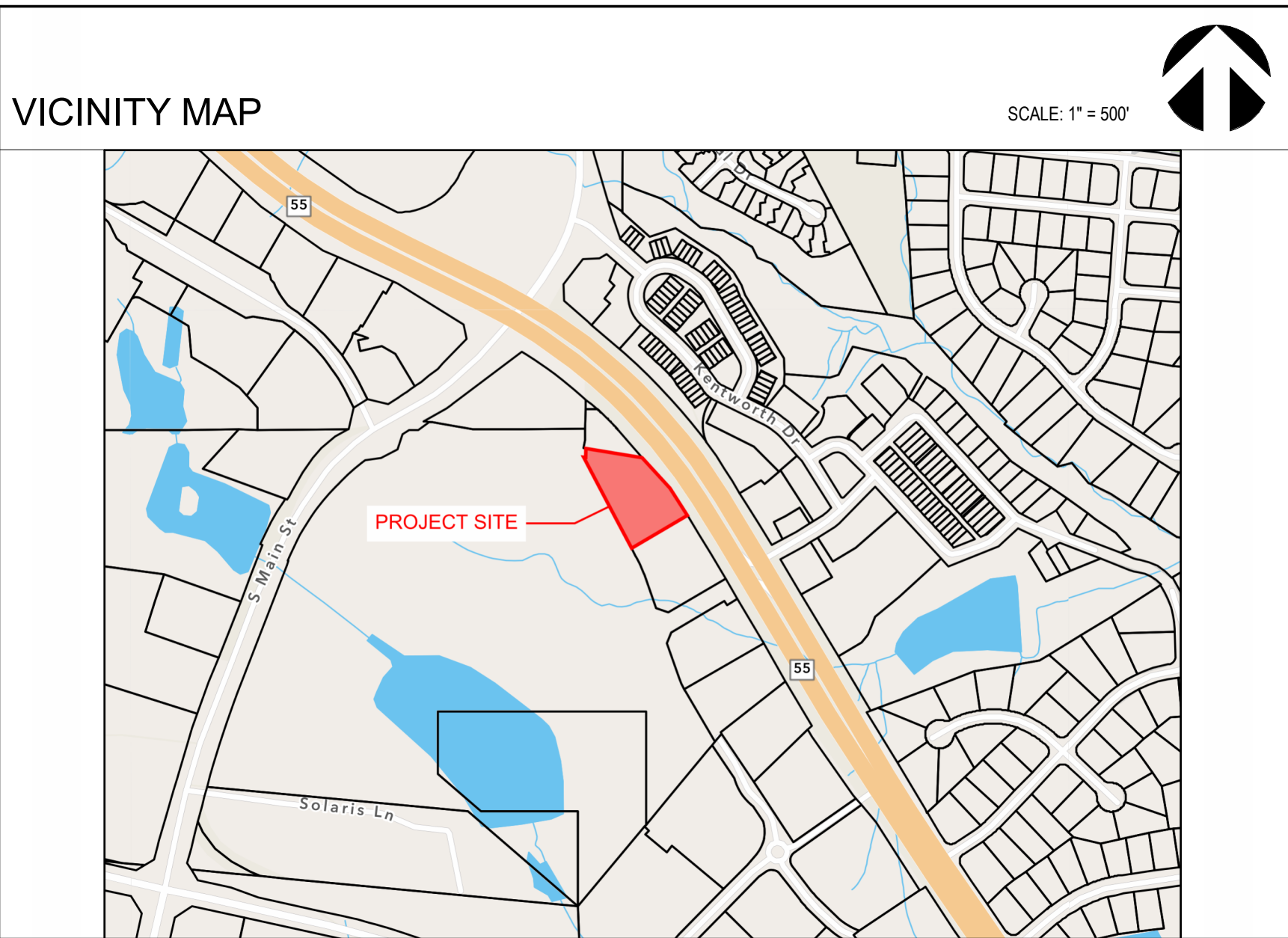
SHEET NUMBER	SHEET NAME	CURRENT REVISION DESCRIPTION	CURRENT REVISION DATE
01 - CIVIL AND LANDSCAPE			
C0.1	EXISTING CONDITIONS PLAN		
C1.0	SITE DEMOLITION PLAN		
C2.0	SITE DIMENSION PLAN		
C3.0	SITE GRADING PLAN		
C3.1	SITE GRADING ENLARGEMENT		
C4.0	SITE UTILITY PLAN		
C5.0	SITE DETAILS		
C5.1	SITE DETAILS		
C5.2	SITE DETAILS		
L0.0	TREE PRESERVATION PLAN		
L1.0	LANDSCAPE PLAN		
L2.0	LANDSCAPE DETAILS		
L3.0	IRRIGATION LIMITS		
03 - ARCHITECTURAL			
A302	ELEVATIONS ANALYSIS		
A303	ELEVATIONS ANALYSIS		
A531	TRASH ENCLOSURE ENLARGED PLANS & DETAILS		
06 - ELECTRICAL			
E013	SITE PHOTOMETRICS		
E702	EXTERIOR LIGHTING CUT SHEETS		
E703	EXTERIOR LIGHTING CUT SHEETS		
E704	EXTERIOR LIGHTING CUT SHEETS		

CIVIL IMPROVEMENT'S GENERAL NOTES:

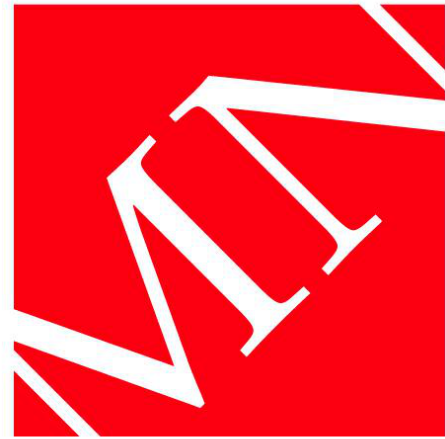
- A. THIS PROPOSED SANITARY SEWER ON THE COVER SHEET WILL NEED TO MATCH THE SEWER MEMO.
B. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
C. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

UTILITIES		
ELECTRIC: DUKE ENERGY PROGRESS P.O. BOX 1771 RALEIGH, NC 27602 866-582-6345	SANITARY SEWER: HARNETT REGIONAL WATER 700 MCKINNEY PARKWAY LILLINGTON, NC 27546 910-893-7575	STORMWATER DRAINAGE: HOLLY SPRINGS UTILITIES 128 S. MAIN STREET HOLLY SPRINGS, NC 27540
TELEPHONE & INTERNET: TING INTERNET 242 S MAIN ST #110 HOLLY SPRINGS, NC 27540 919-753-4126	WATER: HARNETT REGIONAL WATER 700 MCKINNEY PARKWAY LILLINGTON, NC 27546 910-893-7575	

OWNER & CONSULTANTS		
OWNER: FIFTH THIRD BANK TAMMALA BROOKS, LEED AP VICE PRESIDENT \ EWS SENIOR PROJECT GROUP MANAGER 38 FOUNTAIN SQUARE PLAZA, MD 10903K CINCINNATI, OH 45202 513.534.0706	ARCHITECT: MOODY NOLAN, INC. 40 W. CENTRAL PARKWAY FIRST FLOOR CINCINNATI, OH 45202 CONTACT: DANA BAKER 513-878-0872	M.E.P. ENGINEER: OSBORN ENGINEERING 1111 SUPERIOR AVE - SUITE 2100 CLEVELAND OH, 44114 CONTACT: OMAR SAAD 216-861-2020
WORKPLACE SOLUTIONS: CBRE - OWNER'S REPRESENTATIVE 201 SOUTH COLLEGE STREET SUITE 400 CHARLOTTE, NC 28244 CONTACT: GAIL PERRY 904-859-0408	CIVIL ENGINEER: TERRA ENGINEERING LTD 225 W OHIO STREET SUITE 400 CHICAGO, IL 60654 CONTACT: STEFAN J. BABOT, PE 615.385.4144	STRUCTURAL ENGINEER: KORDA 1650 WATERMARK DRIVE COLUMBUS, OH 43215 CONTACT: JERRY FINLEY 614-487-1650



SITE DATA	
SITE ADDRESS	7004 GB ALFORD HIGHWAY
TOWNSHIP / COUNTY / STATE	HOLLY SPRINGS / WAKE / NORTH CAROLINA
BUILDING AREA	1900 SF
BUILDING HEIGHT	25 FEET MIN. AT BUILDING ENTRANCE
FIRST FLOOR HEIGHT	14 FEET AT CUSTOMER FACING AREAS
PARCEL ID NUMBER	0648979033
REAL ESTATE ID	0352332
SITE AREA	65,014 SF / 1.49 ACRES
IMPERVIOUS SURFACE AREA	0.49 ACRES
PROPOSED USE	COMMERCIAL OFFICE
EXISTING USE	CB: COMMERCIAL BUSINESS
SURVEY BENCHMARK	MAGNAIL (NAD 83 / NSRS 2011 / NAVD 88 / SPC) N: 686,862.47' E: 2,049,901.12' ELEV: 443.35'
SETBACK REQUIREMENTS	
NORTH BUILDING SETBACK	20'
EAST BUILDING SETBACK (GB ALFORD HWY)	50'
SOUTH BUILDING SETBACK (EAGLES GAS)	20'
WEST BUILDING SETBACK (WALMART)	10'
PARKING LOT DATA	
PARKING REQUIRED	4 STALLS PER 1,000 SF 1,900 SF / 1,000 X 4 = 7.6 = 8 STALLS MAX. 50% INCREASE ALLOWED IF STALLS ARE PERMEABLE
PARKING PROVIDED	12 PARKING STALLS PROVIDED: 10 STANDARD PARKING SPACES 1 ACCESSIBLE PARKING SPACE 1 ELECTRICAL PARKING SPACE 4 PARKING SPACES EXCEEDING THE MAXIMUM TO BE PERMEABLE
PARKING SPACE SIZE	9'X18' STANDARD (90 WITH 24' DRIVE AISLE)
DRIVE-THRU STACKING REQUIRED	6 PER BANK TELLER LANE
DRIVE-THRU STACKING PROVIDED	6 WAITING SPACES PER DRIVE-THRU/ ATM LANE
BICYCLE PARKING REQUIRED	5 SPACES MIN.
BICYCLE PARKING PROVIDED	3 BIKE RACKS = 6 SPACES
OPEN SPACE REQUIREMENTS	
ON-SITE PRIVATE OPEN SPACE REQUIRED	15% OF TOTAL PROJECT AREA (9,752 SF)
ON-SITE PRIVATE OPEN SPACE PROVIDED	ACTIVE REC SPACE = 5,500 SF / URBAN CIVIC SPACE = 2,762 SF. 15.4% TOTAL.
ACTIVE RECREATION AREA REQUIRED	2% OF TOTAL PROJECT AREA (1,300 SF)
ACTIVE RECREATION AREA PROVIDED	5,500 SF ACTIVE RECREATION "GREEN" SPACE
URBAN CIVIC SPACE REQUIRED	0.5% OF TOTAL PROJECT AREA (325 SF) PLAZA WITH BENCH AND PLANTER AREA
URBAN CIVIC SPACE PROVIDED	2,762 SF URBAN CIVIC SPACE WITH SMALL PLAZA, BENCH, LANDSCAPE PLANTING BEDS, WALKS, AND BOLLARD LIGHTS
SEWER FLOW CALCULATION	
SEWER FLOW REQUIREMENTS (NCDEQ 15A NCAC 02T.0114)	25 GPF PER EMPLOYEE 5 BANK EMPLOYEES 5 X 25 = 125 GPF



MOODY•NOLAN

BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

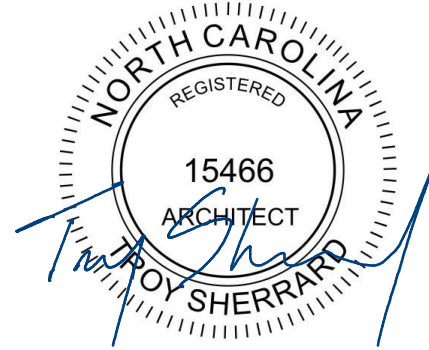
PHONE: (513) 914-5835



Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:

**DEVELOPMENT
PLAN COVER SHEET**

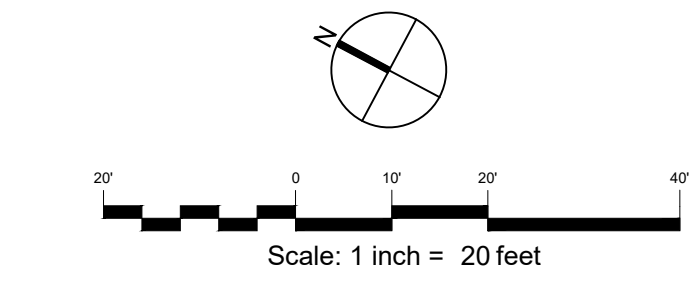
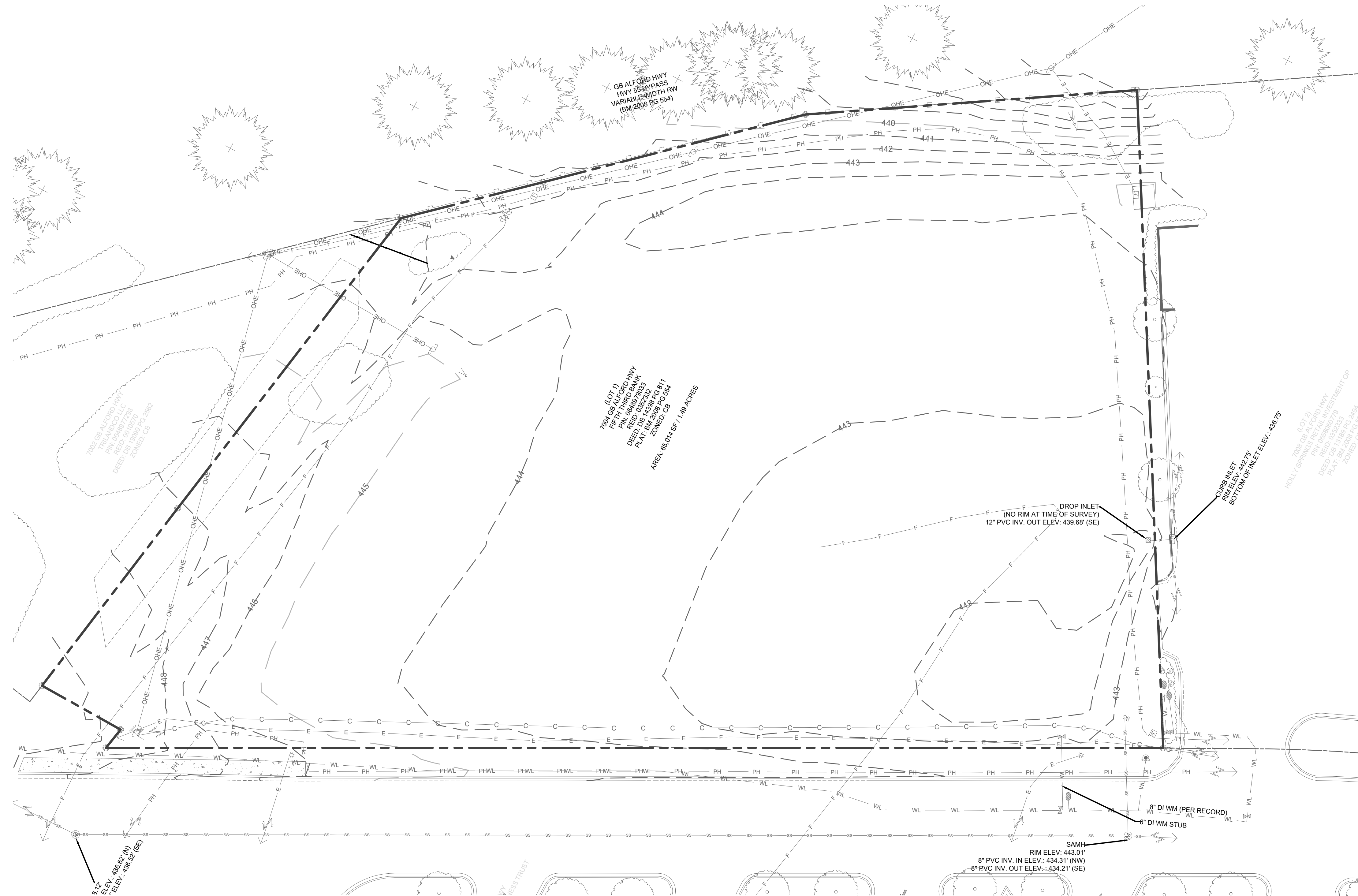
03/15/2024

DRAWN BY: TH, MH CHECKED BY:

MOODY NOLAN PROJ#: 22071.03

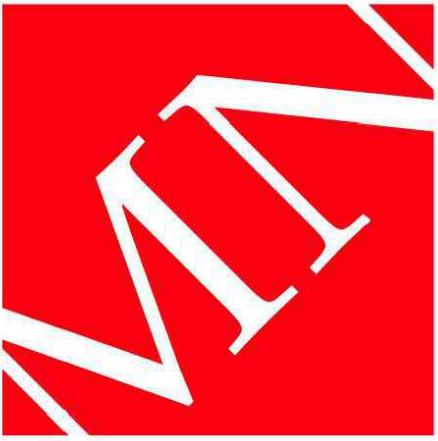
G010

DRC Submission



LEGEND:

— — — — — PROPERTY LINE



MOODY•NOLAN

BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

EXISTING CONDITIONS PLAN

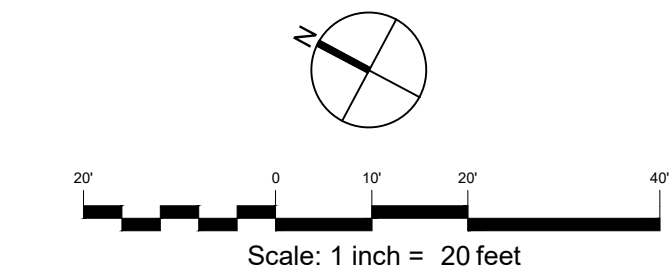
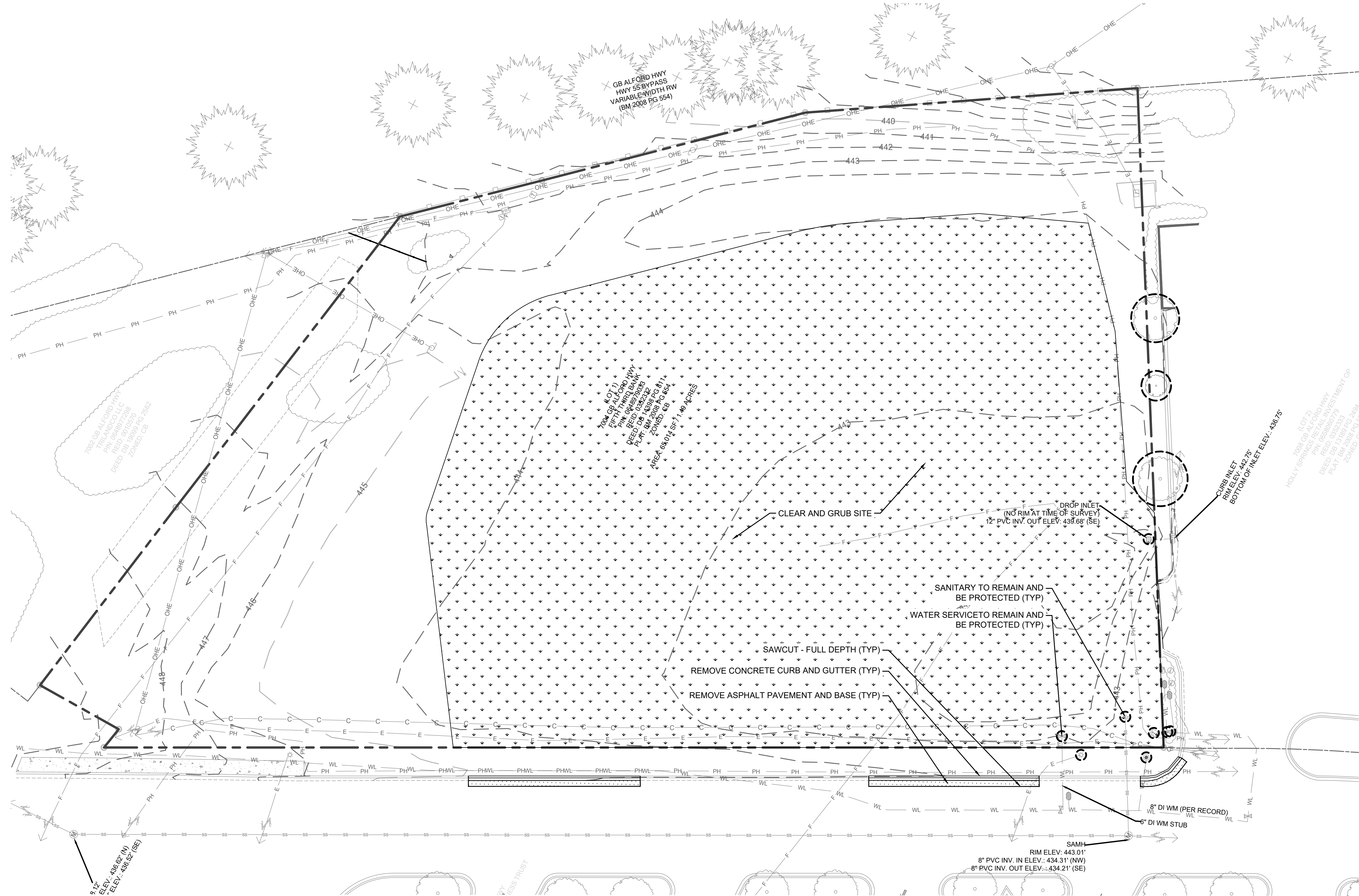
3/15/2024

DRAWN BY: MB, CM, KS	CHECKED BY: JH, CM, JD
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MOODY NOLAN PROJECT #: 22071.03

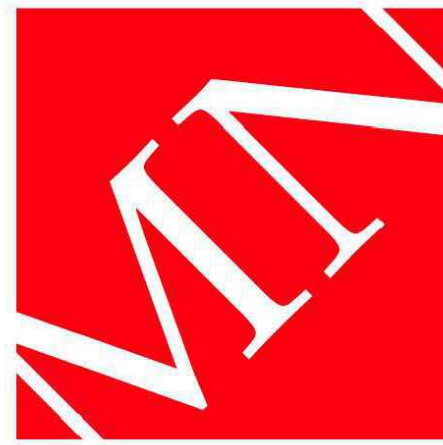
C0.1

DRC Submission



LEGEND:

- PROPERTY LINE
- REMOVE ASPHALT PAVEMENT AND BASE
- CLEAR AND GRUB SITE
- REMOVE CONCRETE CURB AND GUTTER
- EXISTING TREE TO REMAIN
- SAWCUT (FULL DEPTH)
- ITEM TO REMAIN AND BE PROTECTED



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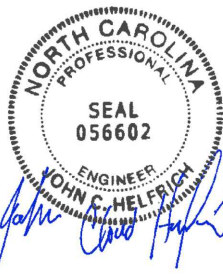
PHONE: (513) 914-5835



Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:
**SITE DEMOLITION
PLAN**

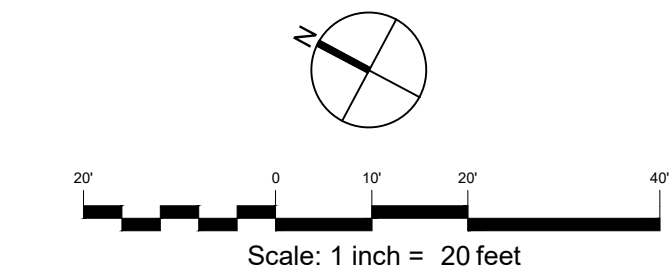
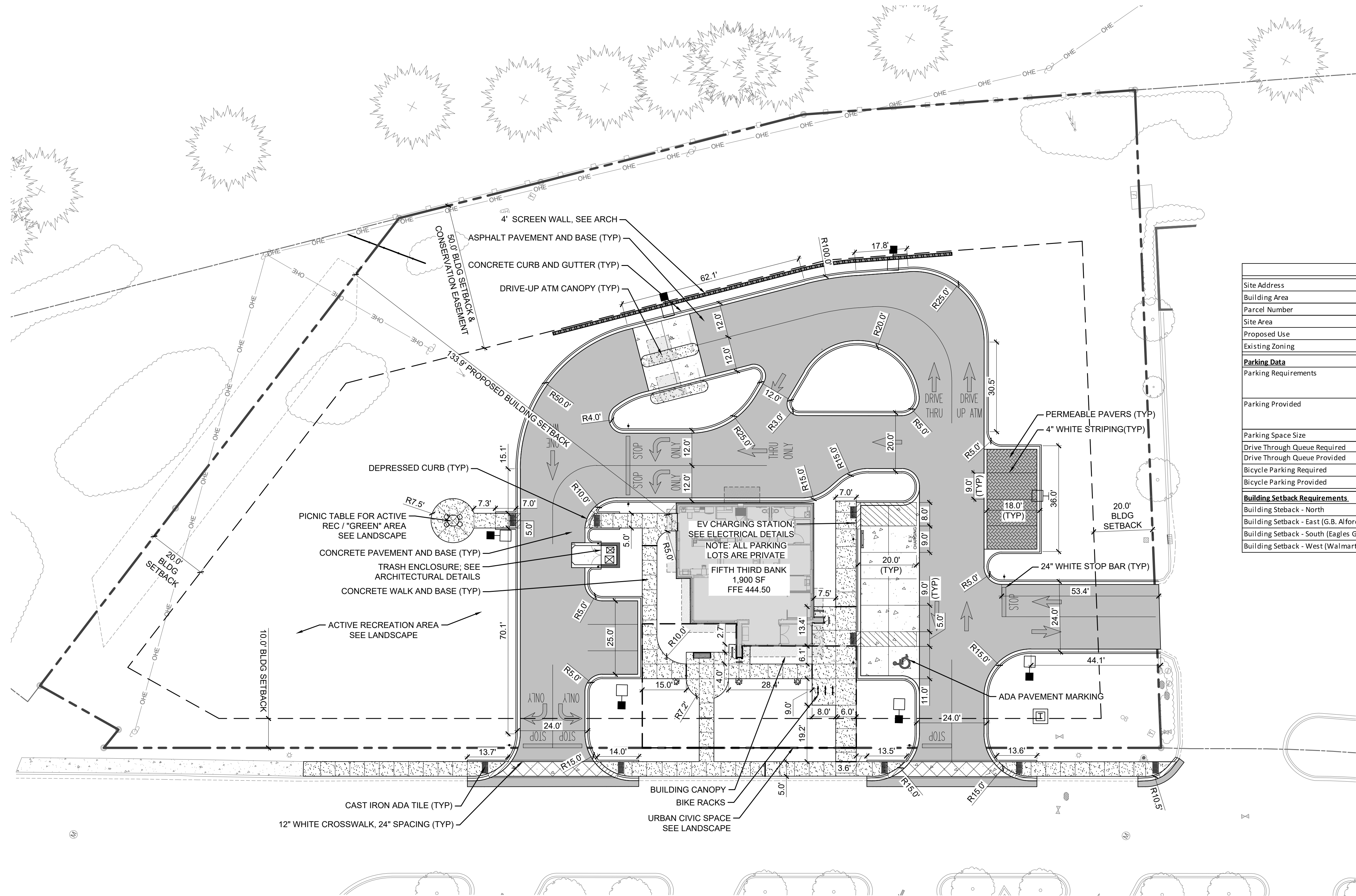
3/15/2024

DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 220771.03

C1.0

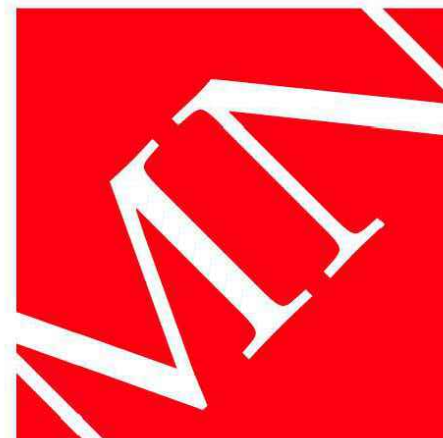
DRC Submission



LEGEND:

- PROPERTY LINE
- BUILDING
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- HEAVY-DUTY ASPHALT PAVEMENT AND BASE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- BIKE RACKS
- ADA TILE
- SIGN
- ADA MARKING

SITE DATA	
Site Address	7004 G.B. Alford Highway
Building Area	1,900 SF
Parcel Number	648979033
Site Area	65,014 SF or 1.49 Acres
Proposed Use	Commercial Bank
Existing Zoning	CB- Community Business
Parking Data	
Parking Requirements	4 Stalls per 1,000 SF. 1,900 SF / 1,000 x 4 = 7.6 = 8 Stalls Max. 50% increase is allowed if stalls are permeable.
Parking Provided	12 Total Parking stalls provided: 10 Standard Parking, 1 Accessible and 1 Electrical Vehicle. The 4 stalls exceeding the max are permeable.
Parking Space Size	9'x18' Standard (90° with 24' Drive Aisle)
Drive Through Queue Required	6 per Bank Teller Lane
Drive Through Queue Provided	6 cars waiting spaces per drive-thru / ATM lane
Bicycle Parking Required	5 Spaces (minimum)
Bicycle Parking Provided	3 Bike racks provided (6 Bikes)
Building Setback Requirements	
Building Setback - North	20'
Building Setback - East (G.B. Alford Hwy)	50'
Building Setback - South (Eagles Gas)	20'
Building Setback - West (Walmart)	10'



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7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for

FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

SITE DIMENSION
PLAN

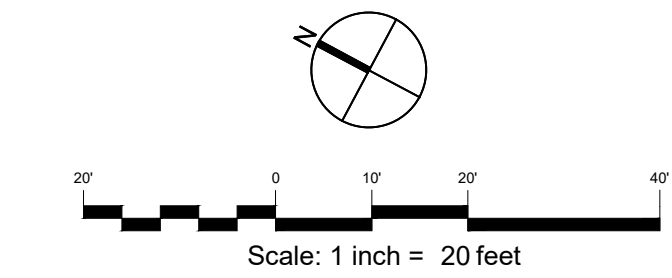
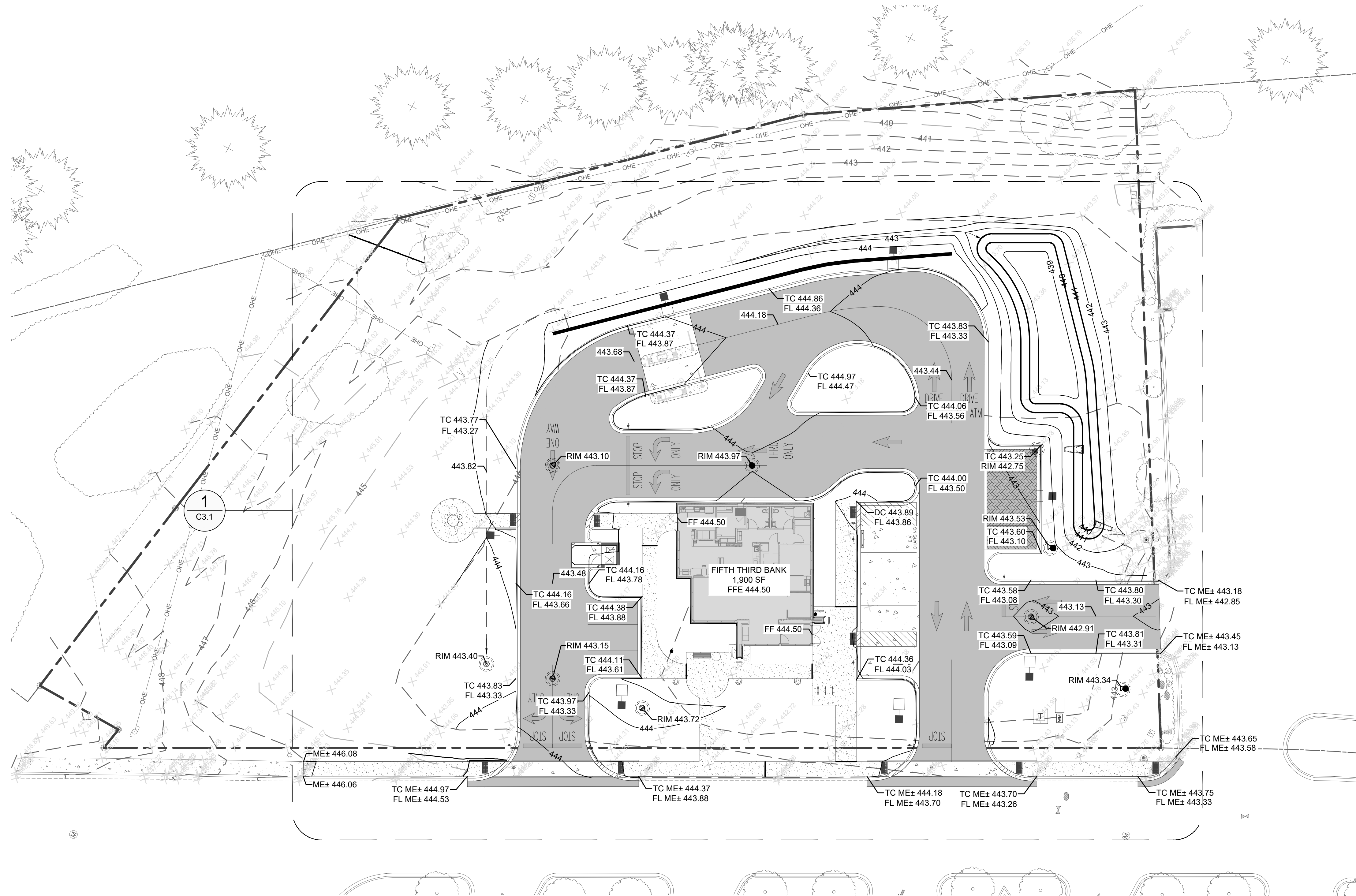
3/15/2024

DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 22071.03

C2.0

DRC Submission

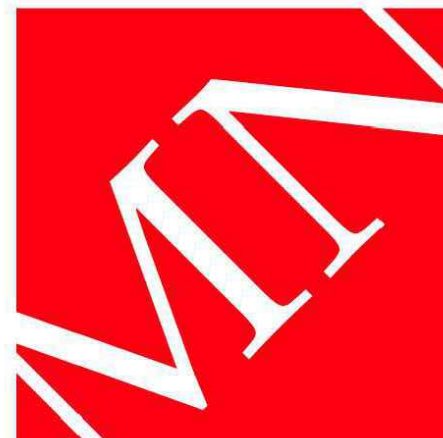


LEGEND:

- PROPERTY LINE
- TC XX.XX
FL XX.XX TOP OF CURB ELEVATION
FLOW LINE ELEVATION
- XX.XX SPOT ELEVATION
- ME± MATCH EXISTING
- DC DEPRESSED CURB
- FFE FINISHED FLOOR ELEVATION
- 440 MAJOR CONTOUR
- 441 MINOR CONTOUR
- SWALE CENTERLINE

STORMWATER SUMMARY:

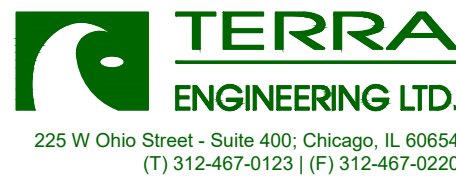
EXISTING PEAK DISCHARGE RATE (1-YR, 24-HR): 1.59 CFS
PROPOSED PEAK DISCHARGE RATE (1-YR, 24-HR): 1.37 CFS
DETENTION VOLUME REQUIRED (1-YR, 24-HR): 1,509 CF
DETENTION VOLUME PROVIDED (1-YR, 24-HR): 1,509 CF
FIRST FLUSH VOLUME REQUIRED: 1,767 CF
FIRST FLUSH VOLUME PROVIDED: 1,856 CF
(SEE STORMWATER MANAGEMENT REPORT FOR CALCULATIONS)



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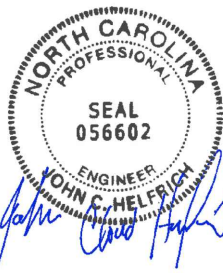
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7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



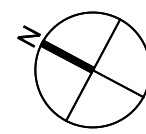
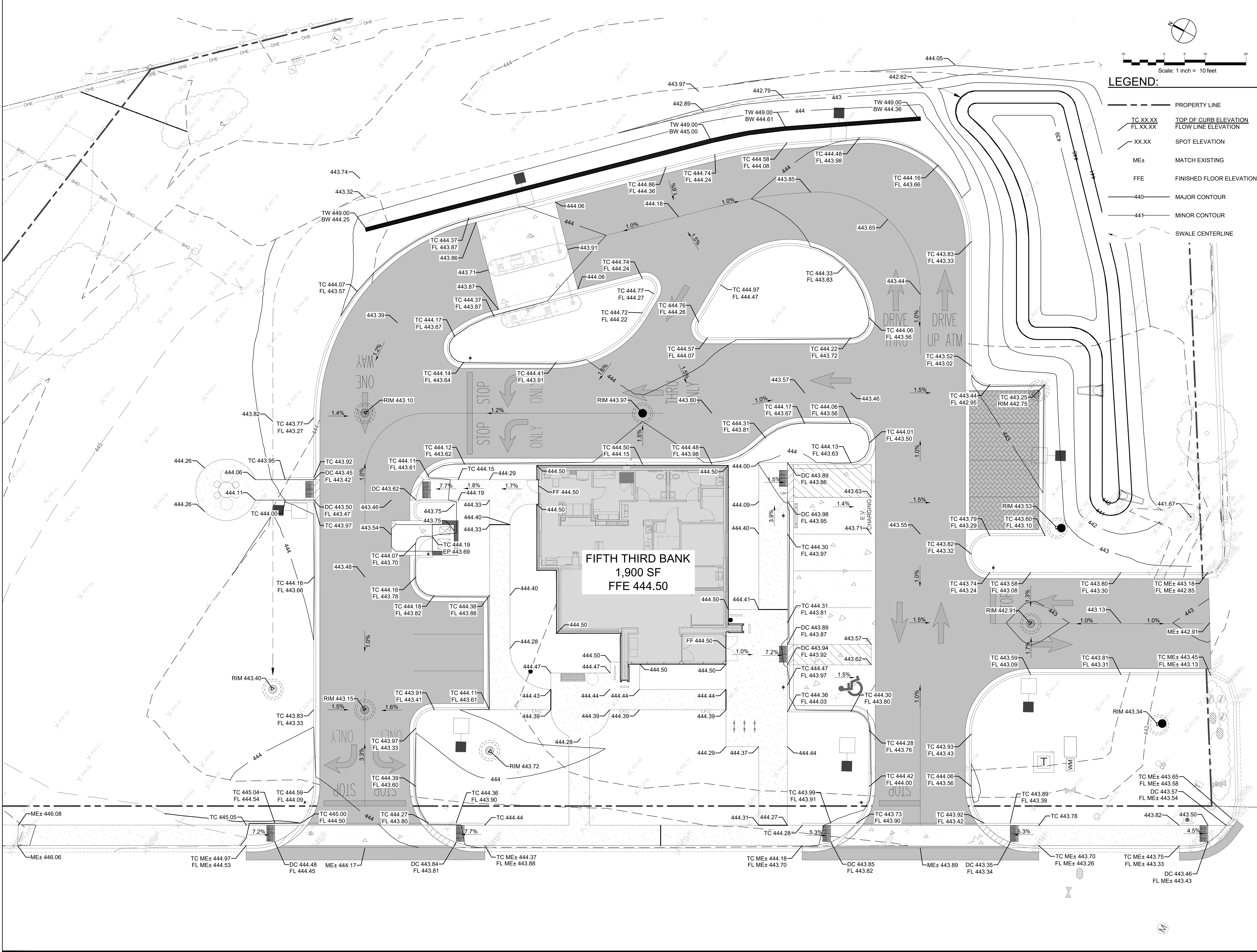
#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:
SITE GRADING PLAN

3/15/2024
DRAWN BY: MB, CM, KS
CHECKED BY: JH, CM, JD
MOODY NOLAN PROJECT #: 22071.03

C3.0

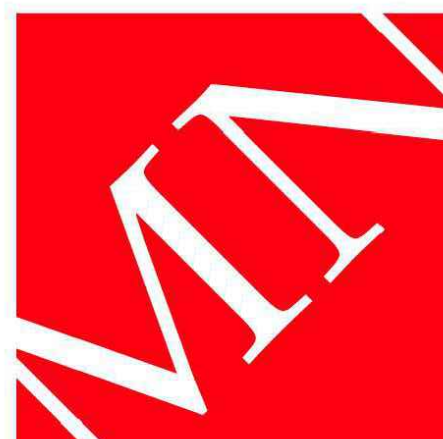
DRC Submission



Scale: 1 inch = 10 feet

LEGEND:

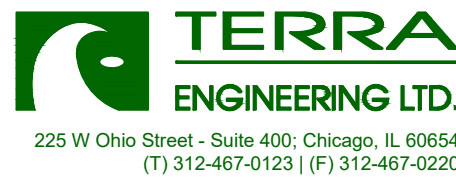
- PROPERTY LINE
- TC XX.XX
FL XX.XX TOP OF CURB ELEVATION
FLOW LINE ELEVATION
- XX.XX SPOT ELEVATION
- ME± MATCH EXISTING
- FFE FINISHED FLOOR ELEVATION
- 440 MAJOR CONTOUR
- 441 MINOR CONTOUR
- SWALE CENTERLINE



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7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

SITE GRADING
ENLARGEMENT

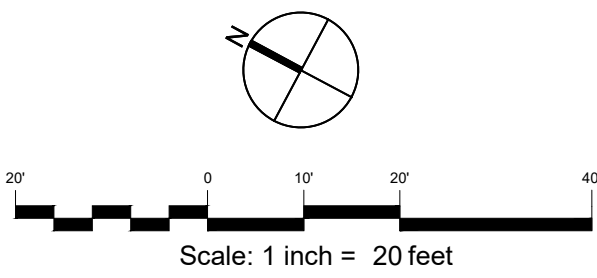
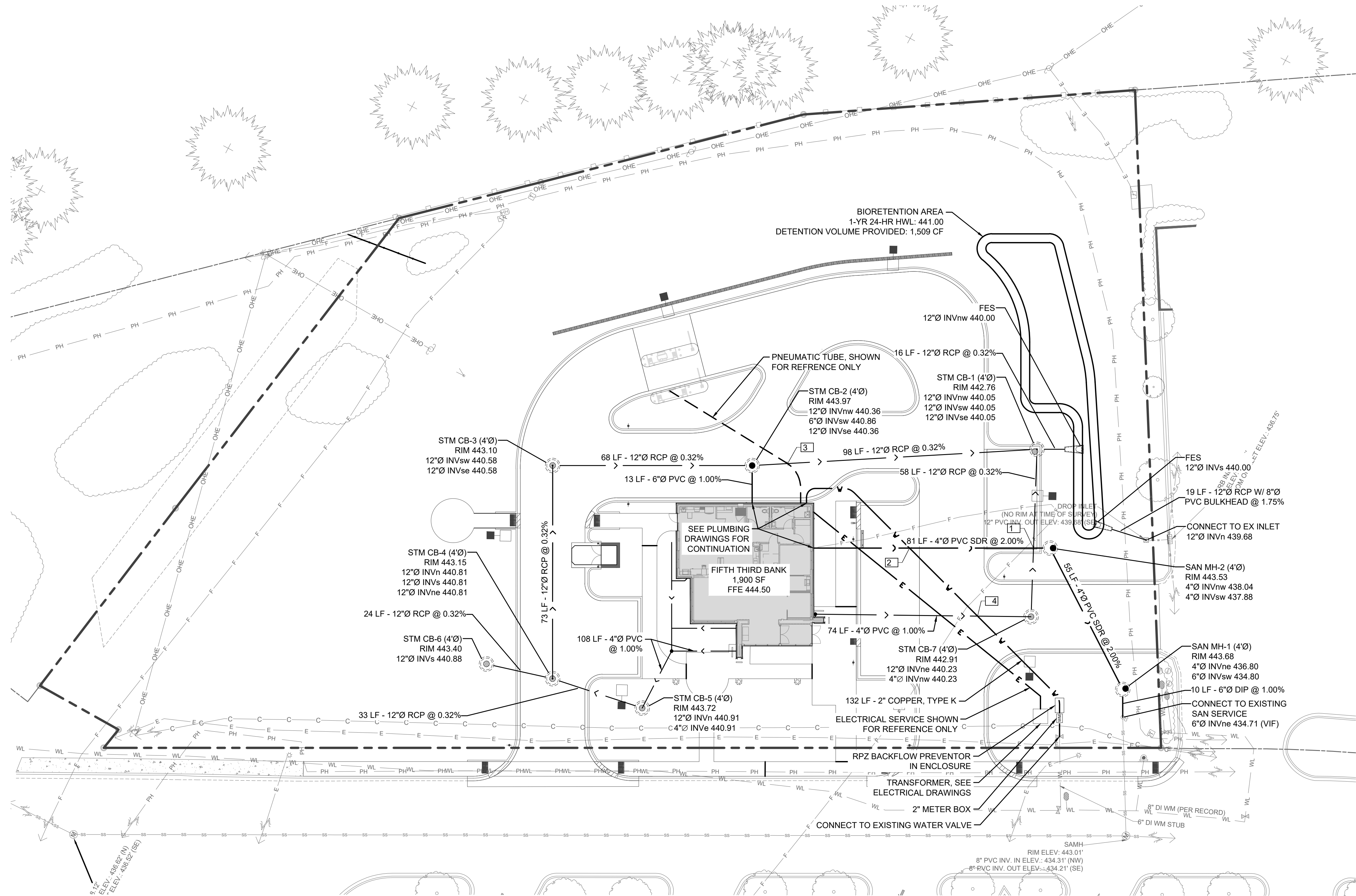
3/15/2024

DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 22071.03

C3.1

DRC Submission



LEGEND:

- PROPERTY LINE
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE

- 4"Ø CATCH BASIN (CB)
- 4"Ø MANHOLE (MH)

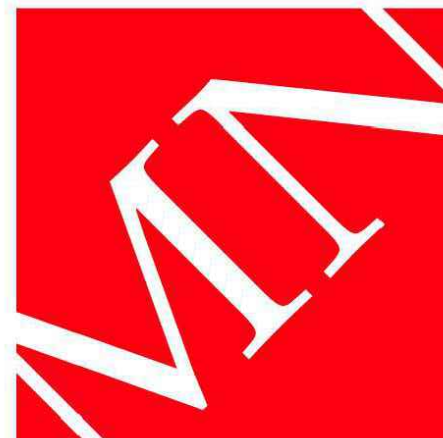
EASEMENTS

UTILITY CROSSINGS:

- B/STORM = 440.15
T/SAN = 438.65
- B/SAN = 439.00
T/WATER = 437.50 (18" MIN SEPARATION)
- B/STORM = 440.32
T/PNEUMATIC = 438.82
- B/STORM = 440.41
T/WATER = 438.91 (18" MIN SEPARATION)

NOTES:

WATER METER AND BACKFLOW PREVENTER
ARE LOCATED INSIDE BUILDING. SEE
PLUMBING DRAWINGS FOR DETAILS.



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



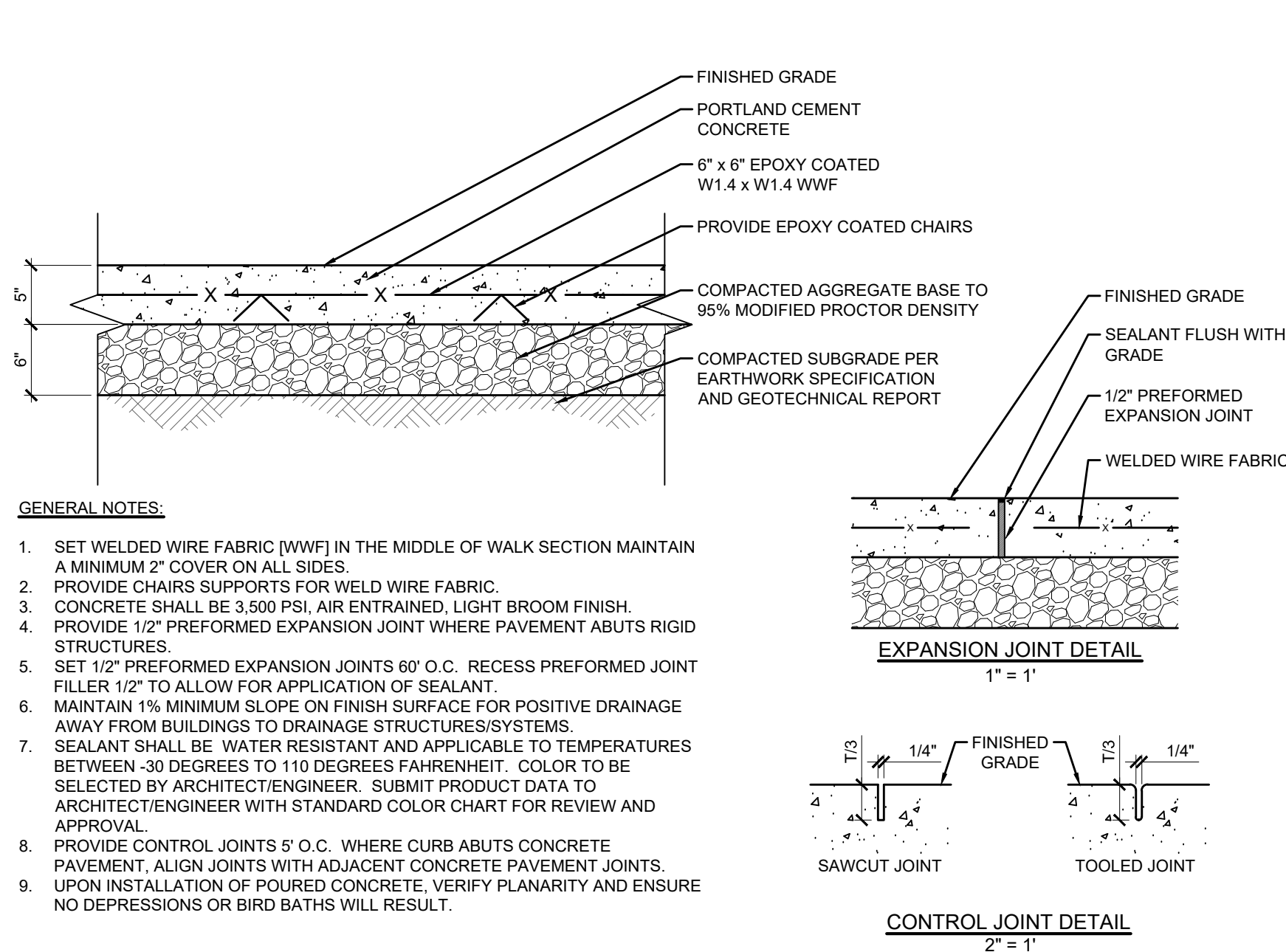
#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:
SITE UTILITY PLAN

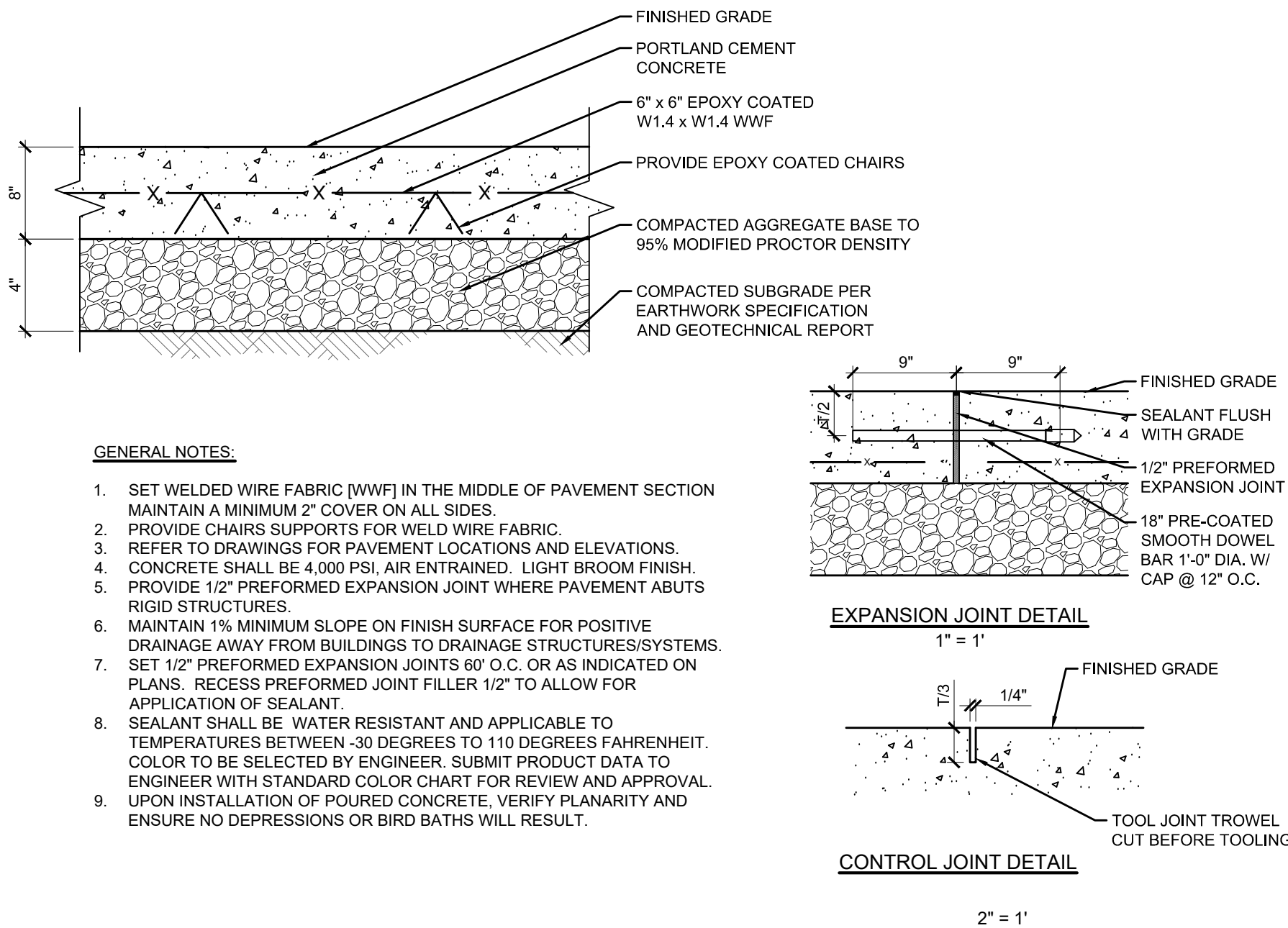
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DRAWN BY: MB, CM, KS
CHECKED BY: JH, CM, JD
MOODY NOLAN PROJECT #: 22071.03

C4.0

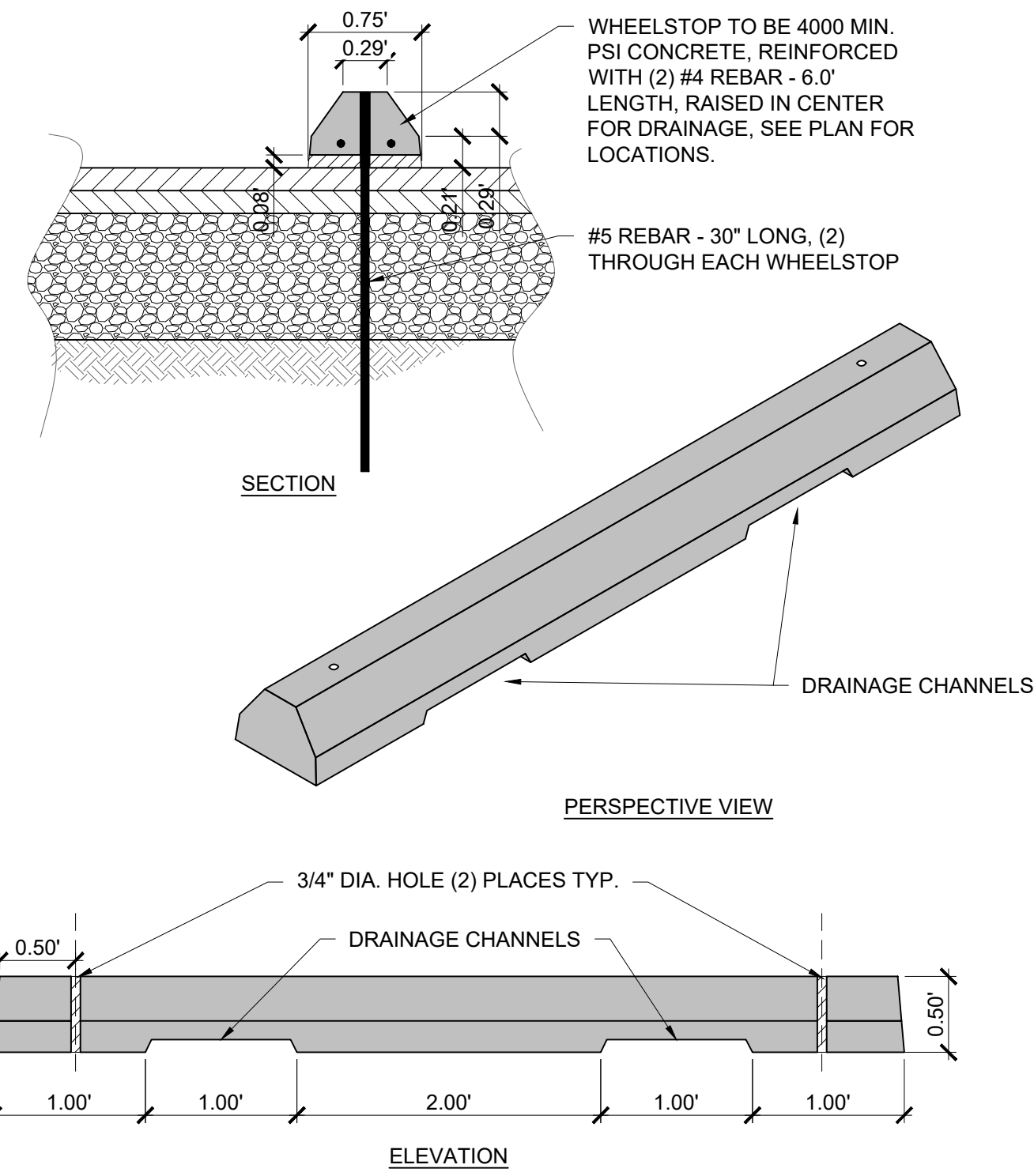
DRC Submission



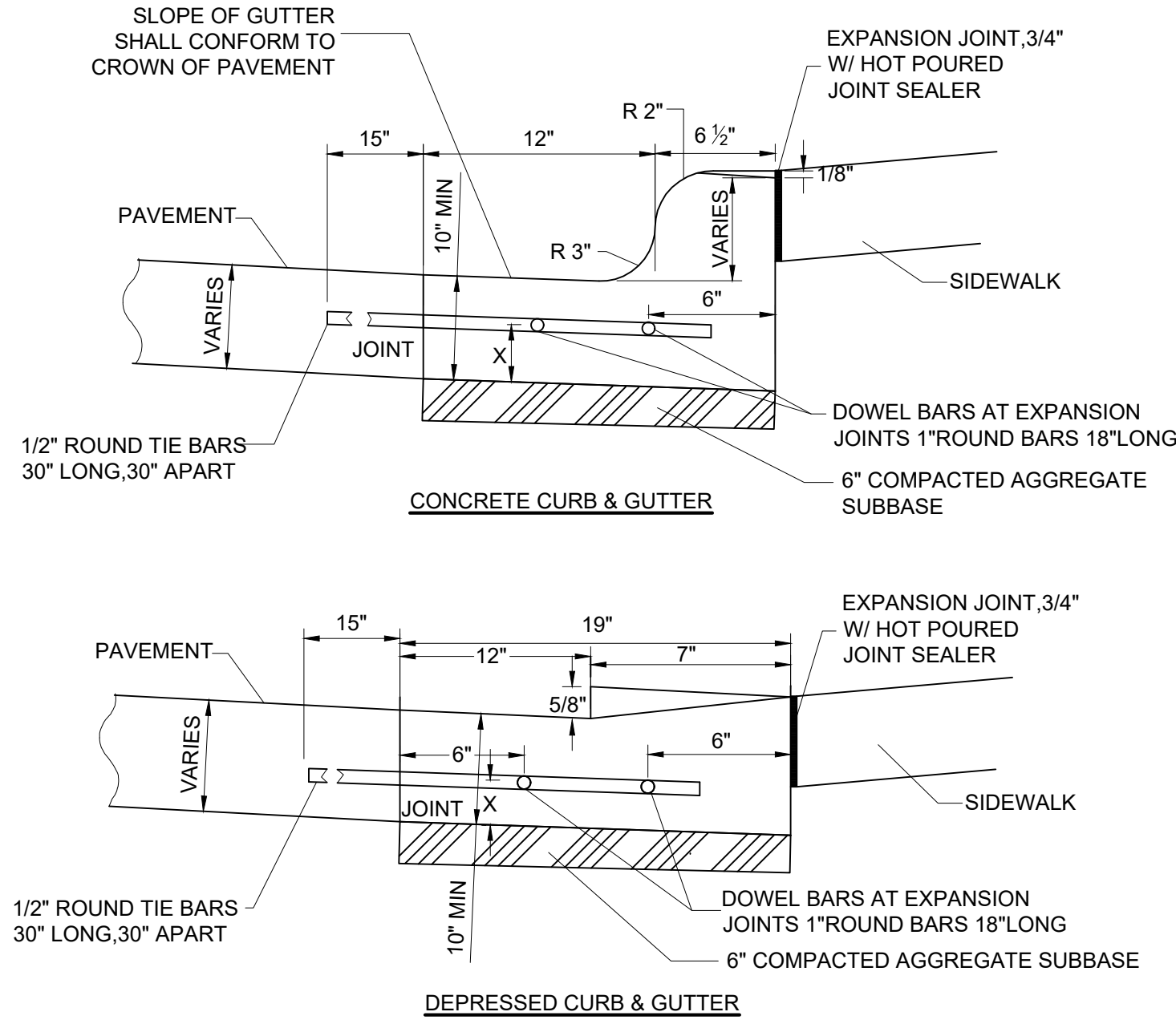
1 CONCRETE WALK AND BASE
SCALE: NTS



2 CONCRETE PAVEMENT AND BASE
SCALE: NTS



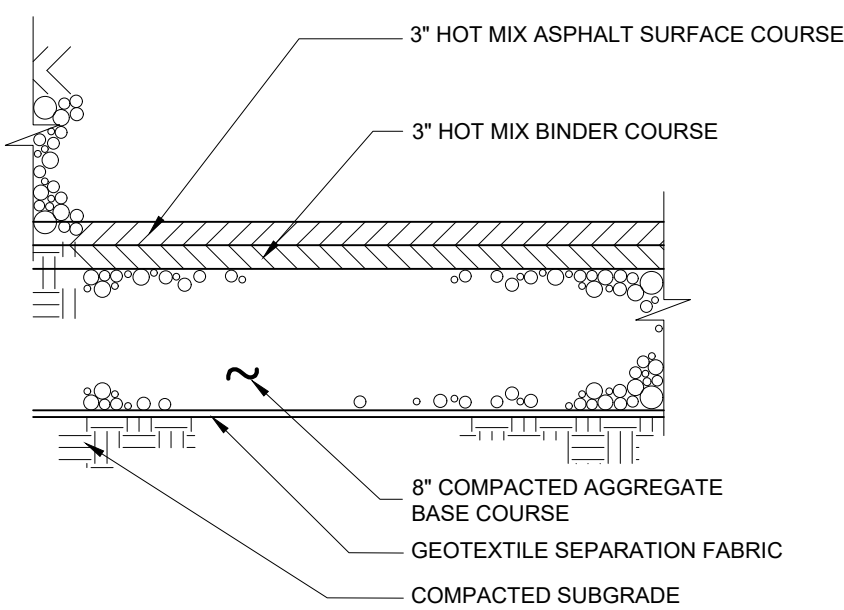
3 CONCRETE WHEELSTOP
SCALE: NTS



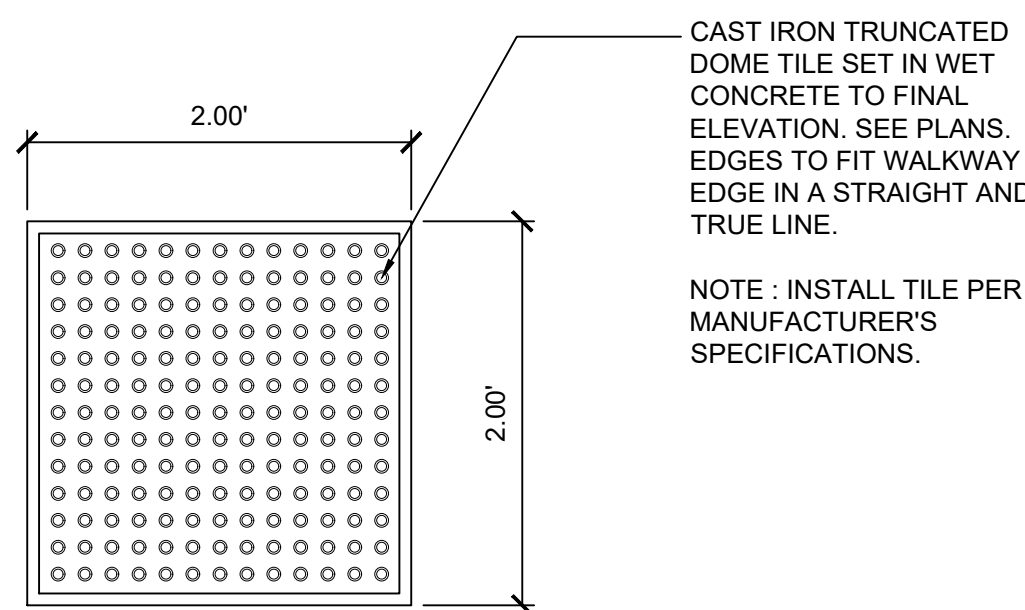
4 CONCRETE CURB AND GUTTER
SCALE: NTS

- NOTES:
- TRANSVERSE JOINTS OF A TYPE SIMILAR TO THAT USED IN THE ADJACENT PAVEMENT SHALL BE INSTALLED AND ALIGNED WITH THE JOINTS IN THE ADJACENT PAVEMENT.
 - 1" THICK EXPANSION JOINTS COMPOSED OF BITUMINOUS PREFORMED JOINT FILLER SHALL BE INSTALLED IN THE CURB AND/OR GUTTER AT POINTS OF CURVATURE AND AT CONSTRUCTION JOINTS.
 - WHEN CURB & GUTTER IS CONSTRUCTED ADJACENT TO A FLEXIBLE BASE, TRACTION JOINTS SHALL ALSO BE PLACED BETWEEN EXPANSION JOINTS AT DISTANCES NOT EXCEEDING 20 FEET.
 - ALL TIE BARS SHALL BE CORRUGATED AND ALL DOWEL BARS SHALL BE SMOOTH.
 - ALL TIE BARS AND DOWEL BARS SHALL BE EPOXY COATED.
 - ALL EXPANSION JOINTS IN CURBING SHALL BE SEALED WITH JOINT SEALER.

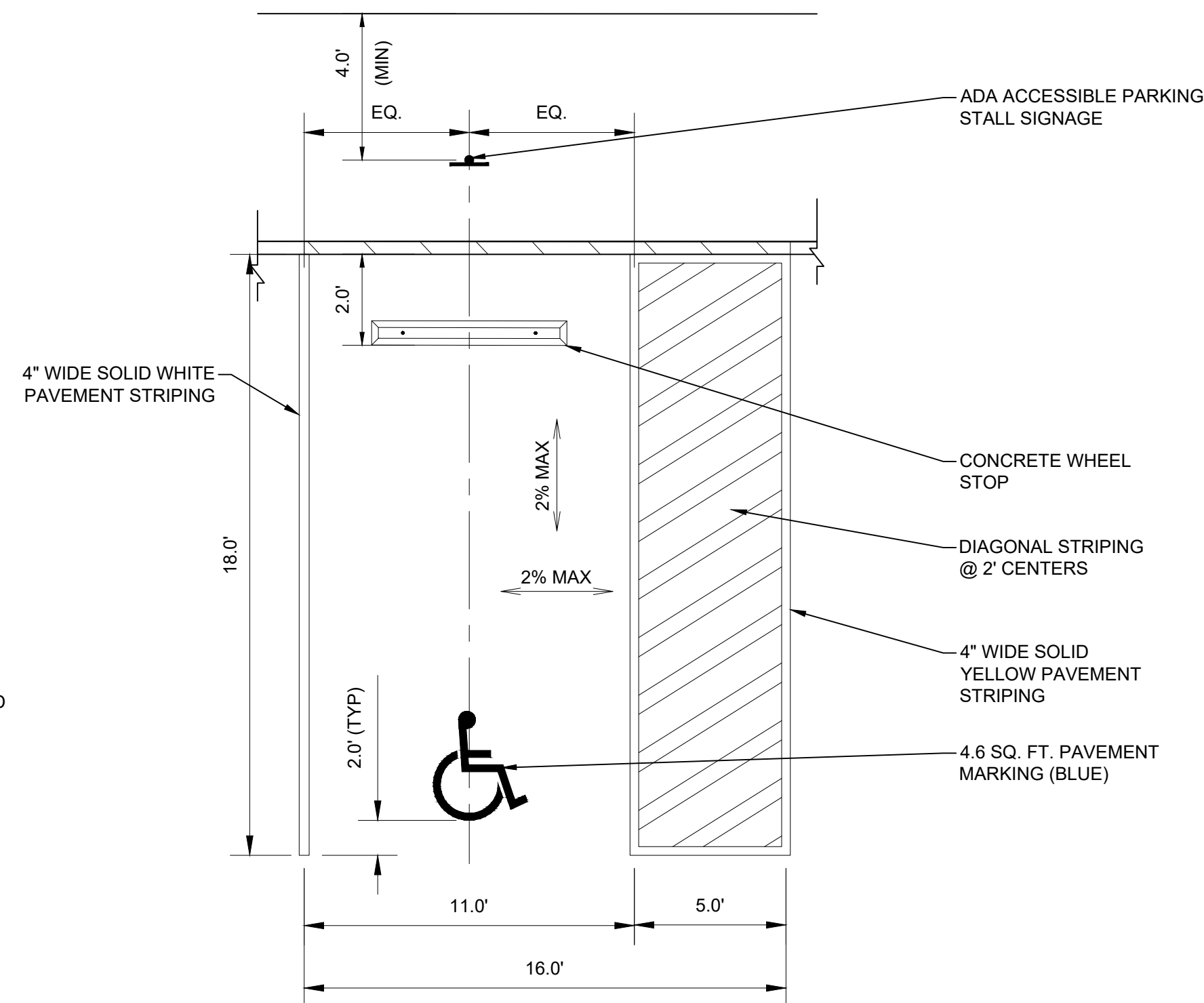
X = ONE HALF THE THICKNESS OF CONCRETE PAVEMENT



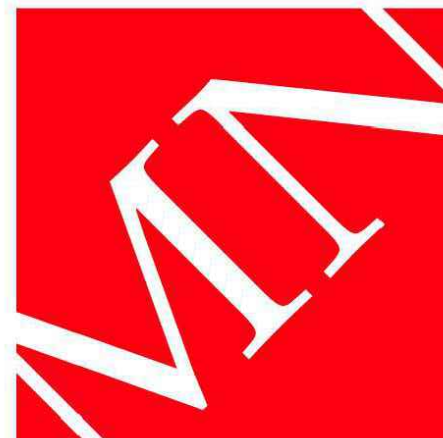
5 ASPHALT PAVEMENT
SCALE: NTS



6 DETECTABLE WARNING TILES
SCALE: NTS



7 ACCESSIBLE PARKING STALL
SCALE: NTS



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

SITE DETAILS

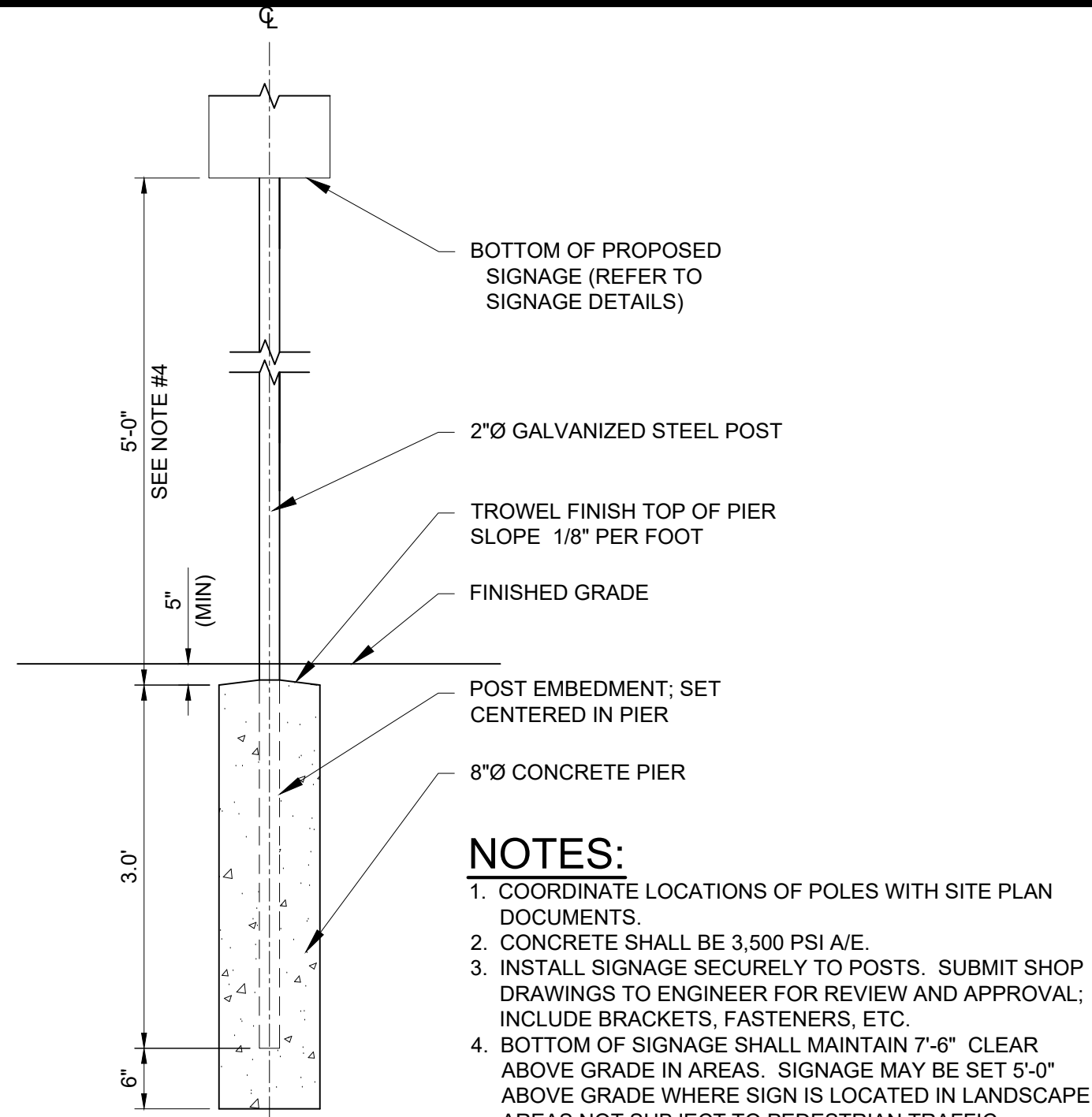
3/15/2024

DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 22071.03

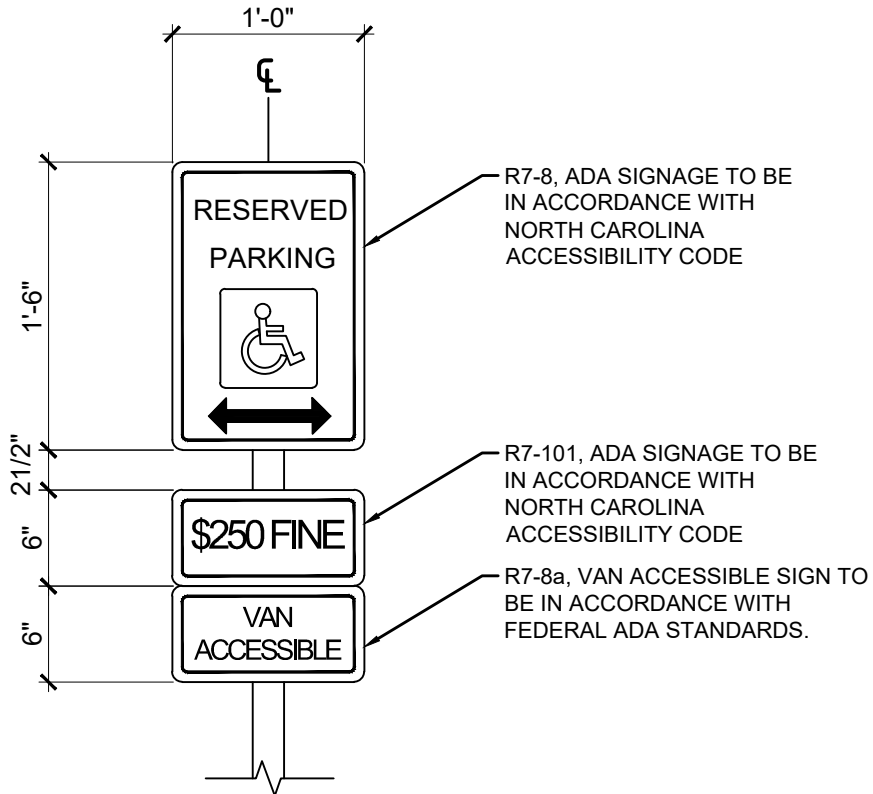
C5.0

DRC Submission



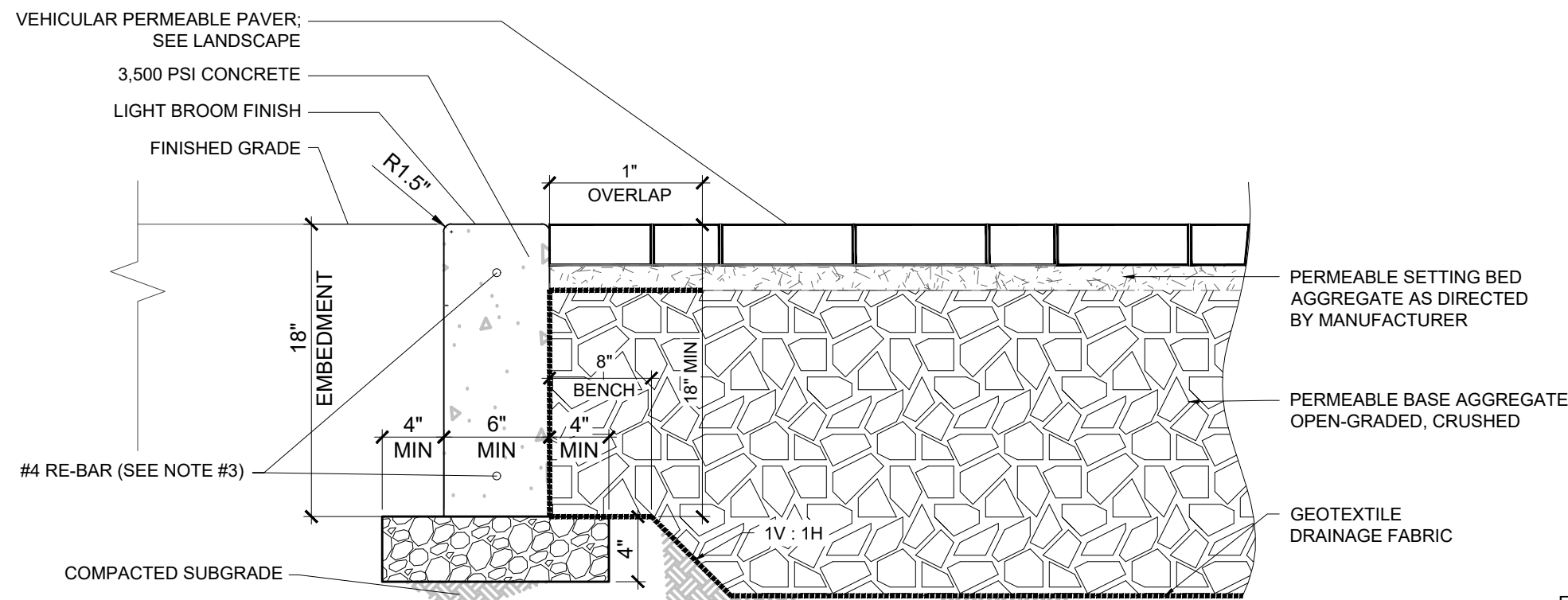
1 SIGNAGE POST
SCALE: NTS

- NOTES:
- COORDINATE LOCATIONS OF POLES WITH SITE PLAN DOCUMENTS
 - CONCRETE SHALL BE 3,500 PSI A/E
 - INSTALL SIGNAGE SECURELY TO POSTS. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL; INCLUDE BRACKETS, FASTENERS, ETC.
 - BOTTOM OF SIGNAGE SHALL MAINTAIN 7'-6" CLEAR ABOVE GRADE IN AREAS. SIGNAGE MAY BE SET 5'-0" ABOVE GRADE WHERE SIGN IS LOCATED IN LANDSCAPE AREAS NOT SUBJECT TO PEDESTRIAN TRAFFIC.



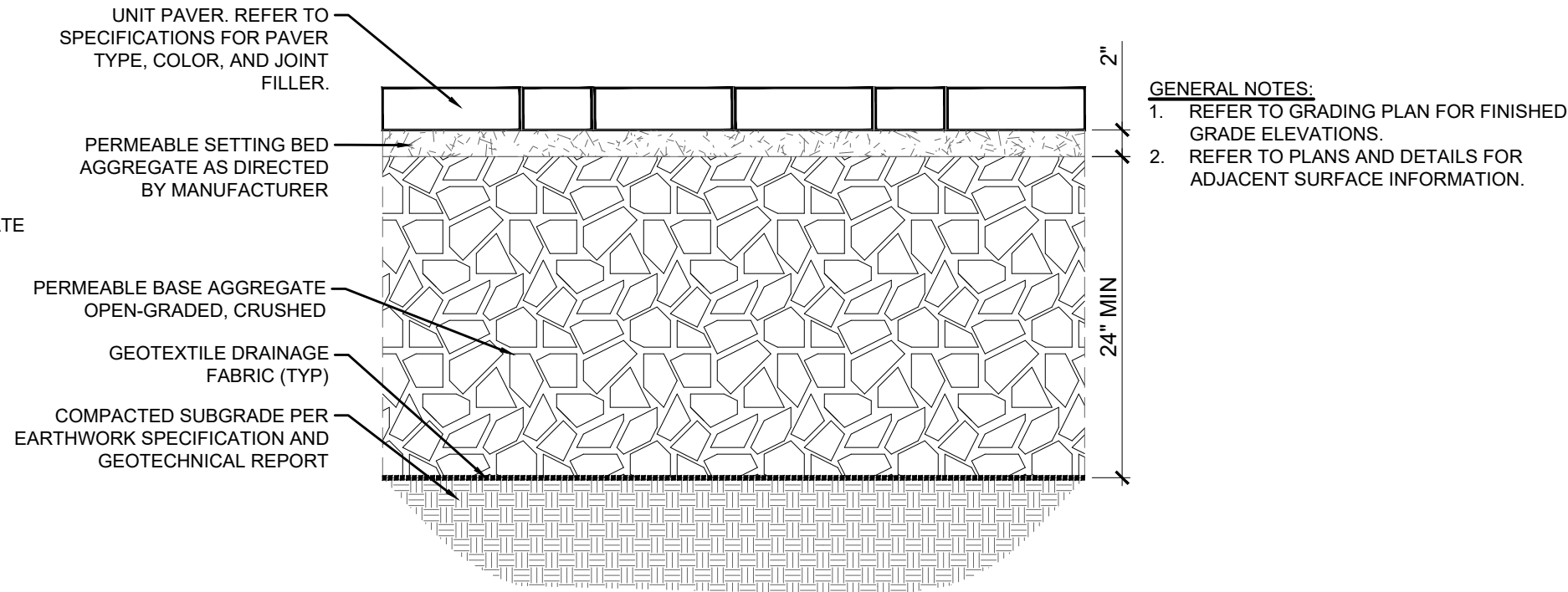
2 ACCESSIBLE PARKING SIGNAGE
SCALE: NTS

- NOTES:
- REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
 - REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.



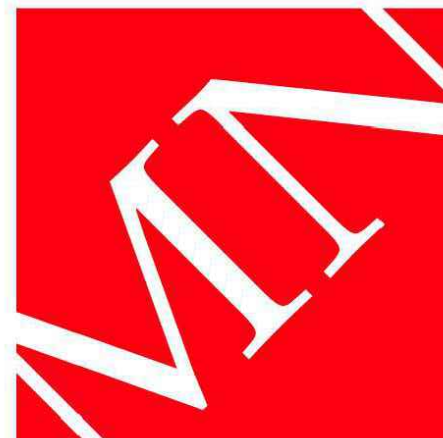
3 TYPICAL PAVER EDGE CONDITION
SCALE: NTS

- GENERAL NOTES:
- PROVIDE FLUSH TRANSITION BETWEEN TOP OF CURB AND ADJACENT WALKWAY SURFACES, UNLESS INDICATED OTHERWISE
 - SOILS/ENGINEERED FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D1557)
 - RE-BAR SHALL BE SET CENTERED AND 3" CLEAR FROM TOP AND BOTTOM OF CURB
 - INSTALL PREFORMED EXPANSION JOINT FULL DEPTH WHERE CURB ABUTS STRUCTURES, CONCRETE PAVEMENT, AND RIGID STRUCTURES. EXPANSION JOINTS SHALL BE SEALED PER IDOT REQUIREMENTS
 - VIBRATE POURED CONCRETE ADEQUATELY FOR PROPER CONSOLIDATION
 - CONTROL JOINTS ALONG CURB LINE SHALL BE AT 10' O.C. AND ALIGNED WITH ADJACENT PAVEMENT CONTROL JOINTS WHERE APPLICABLE
 - EXPANSION JOINTS SHALL BE 30' O.C. AND ALIGNED WITH ADJACENT PAVEMENT EXPANSION JOINTS WHERE APPLICABLE
 - REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION



4 PERMEABLE PAVER
SCALE: NTS

- GENERAL NOTES:
- REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
 - REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

SITE DETAILS

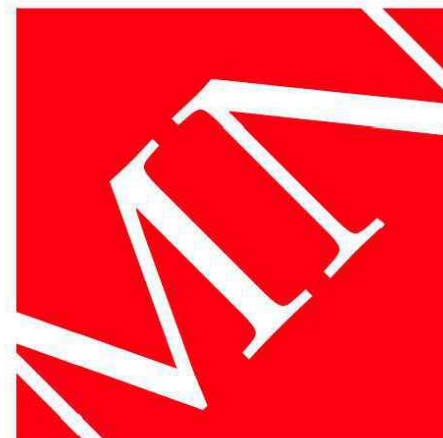
3/15/2024

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MOODY NOLAN PROJECT #: 22071.03

C5.1

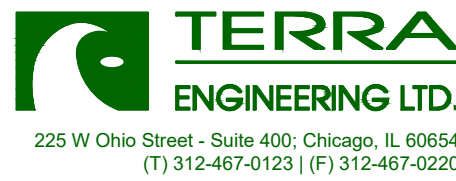
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FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE

SITE DETAILS

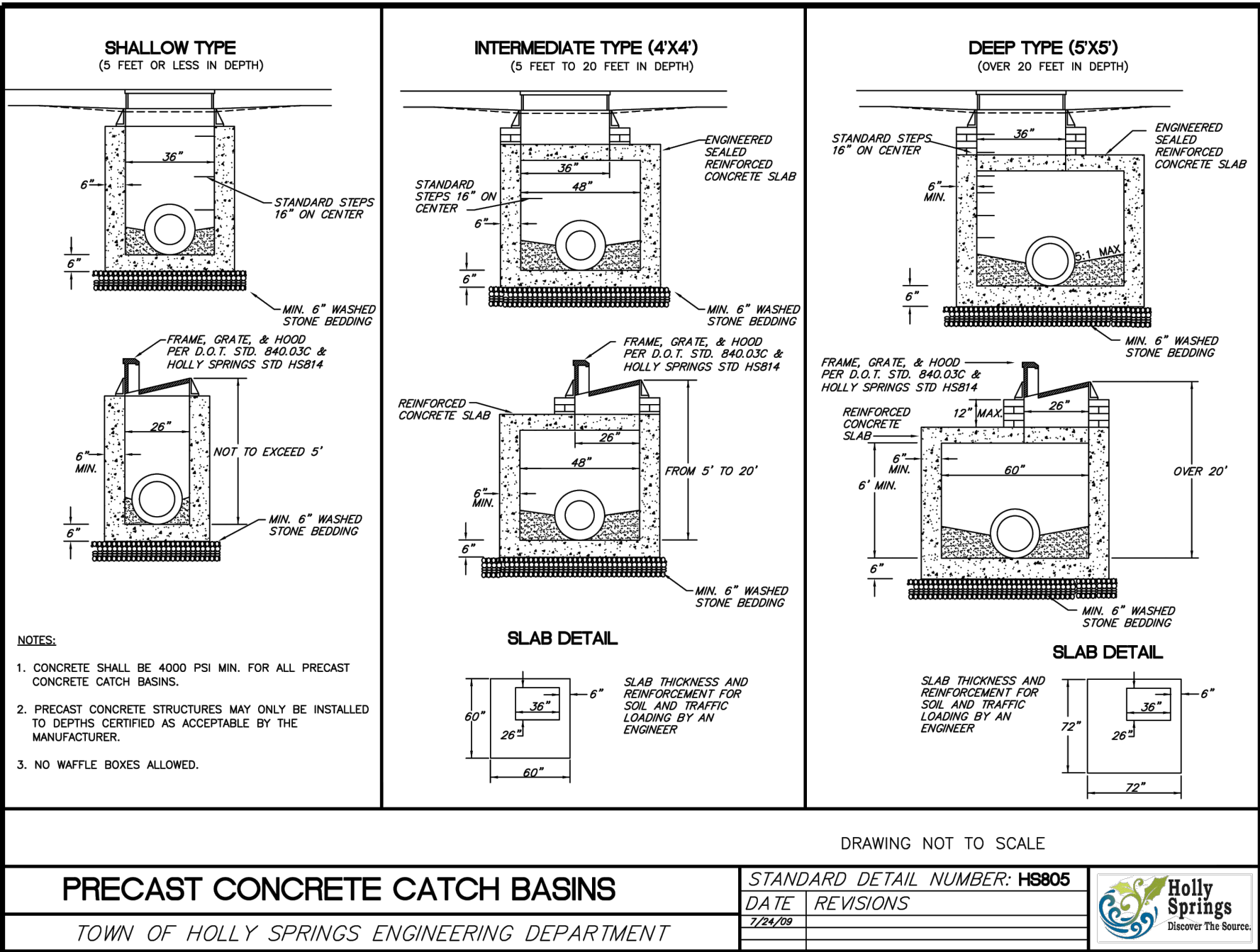
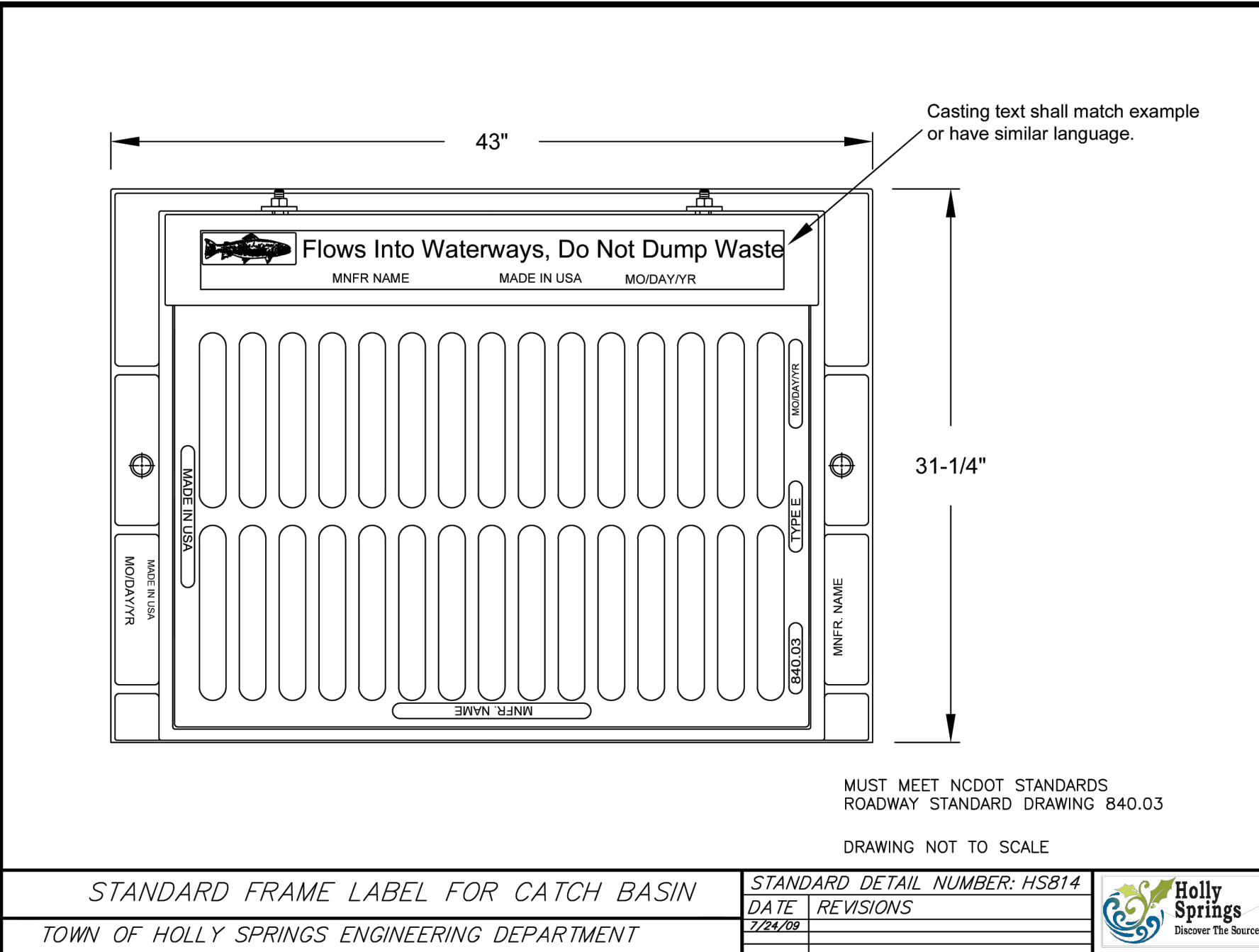
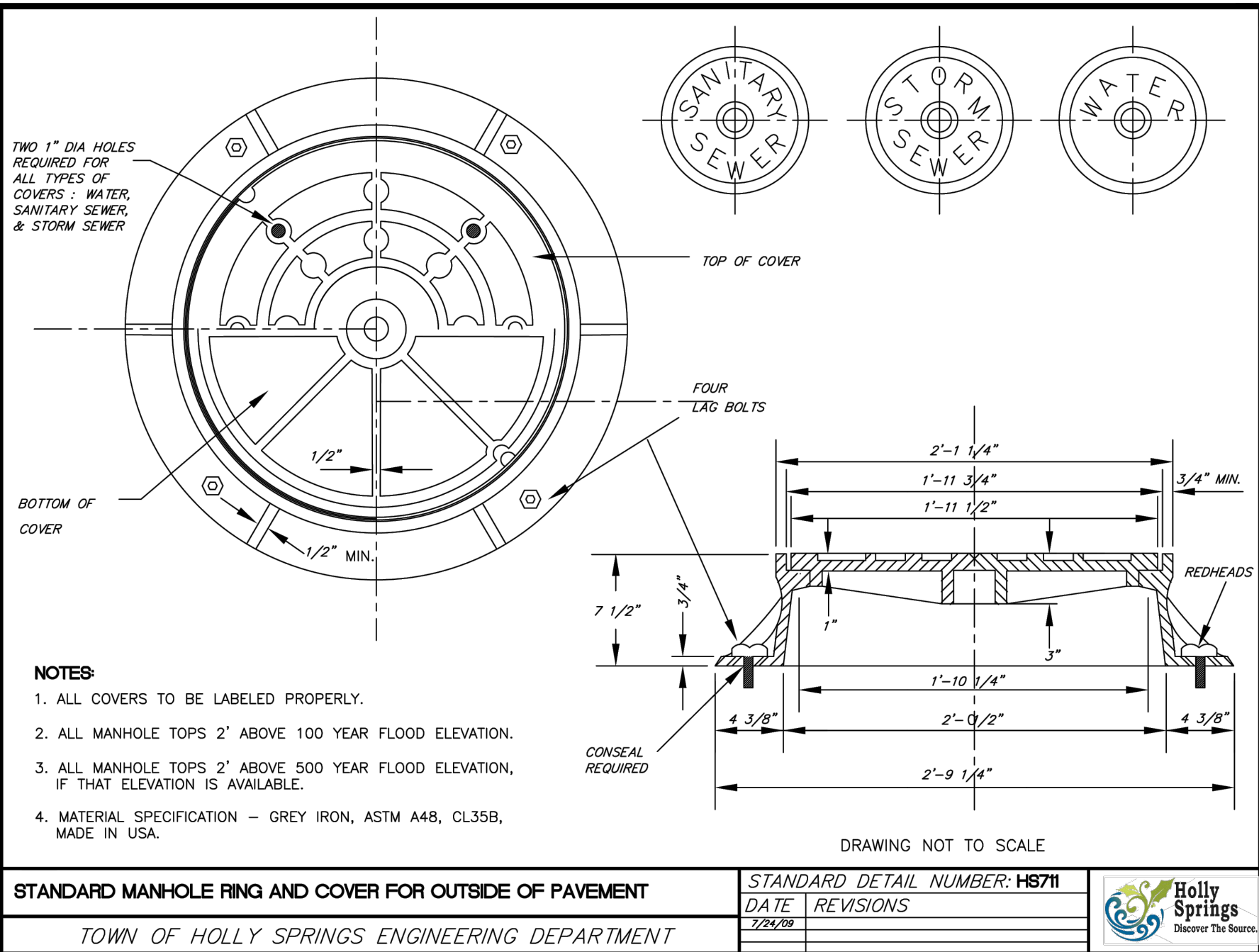
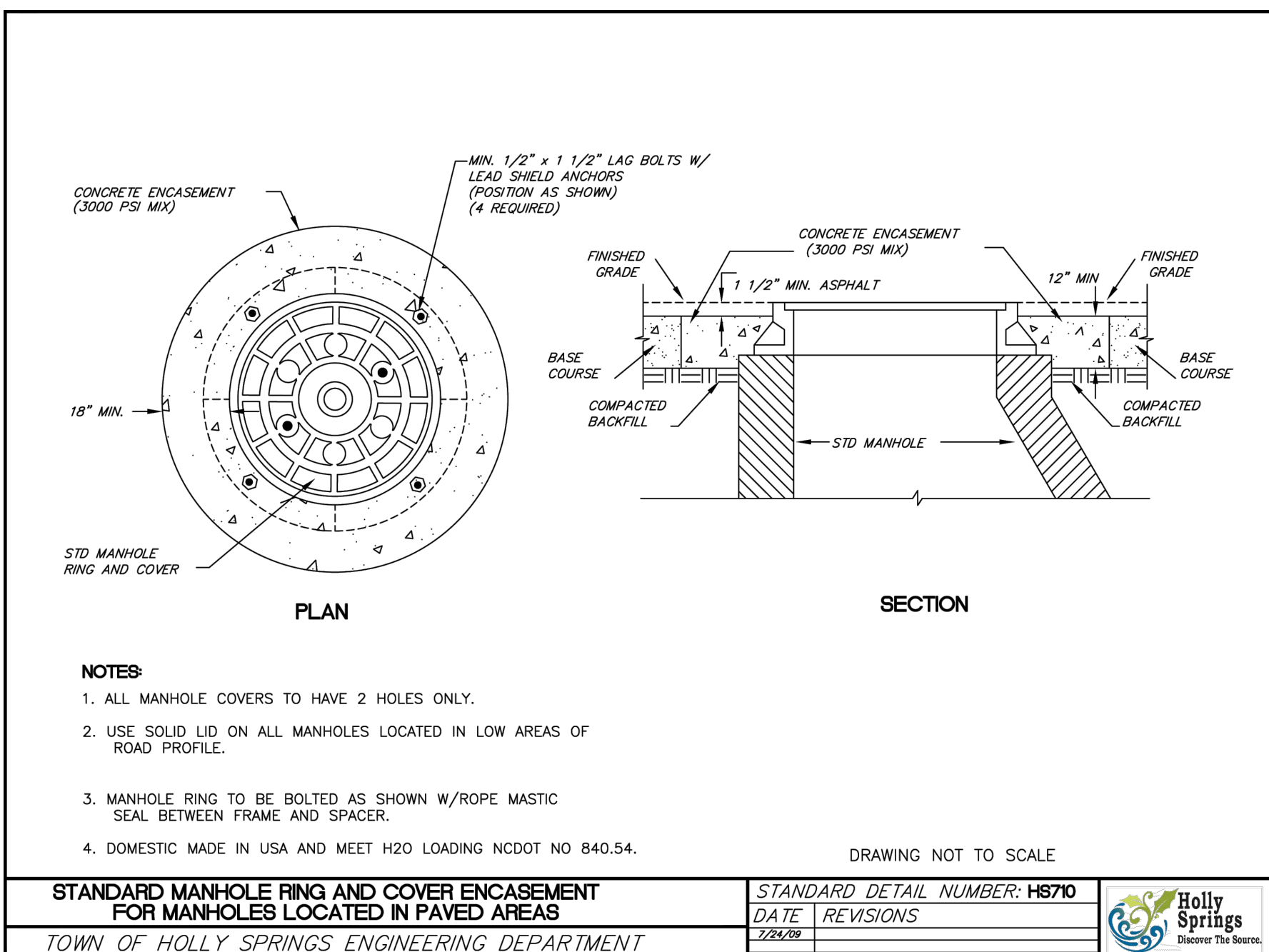
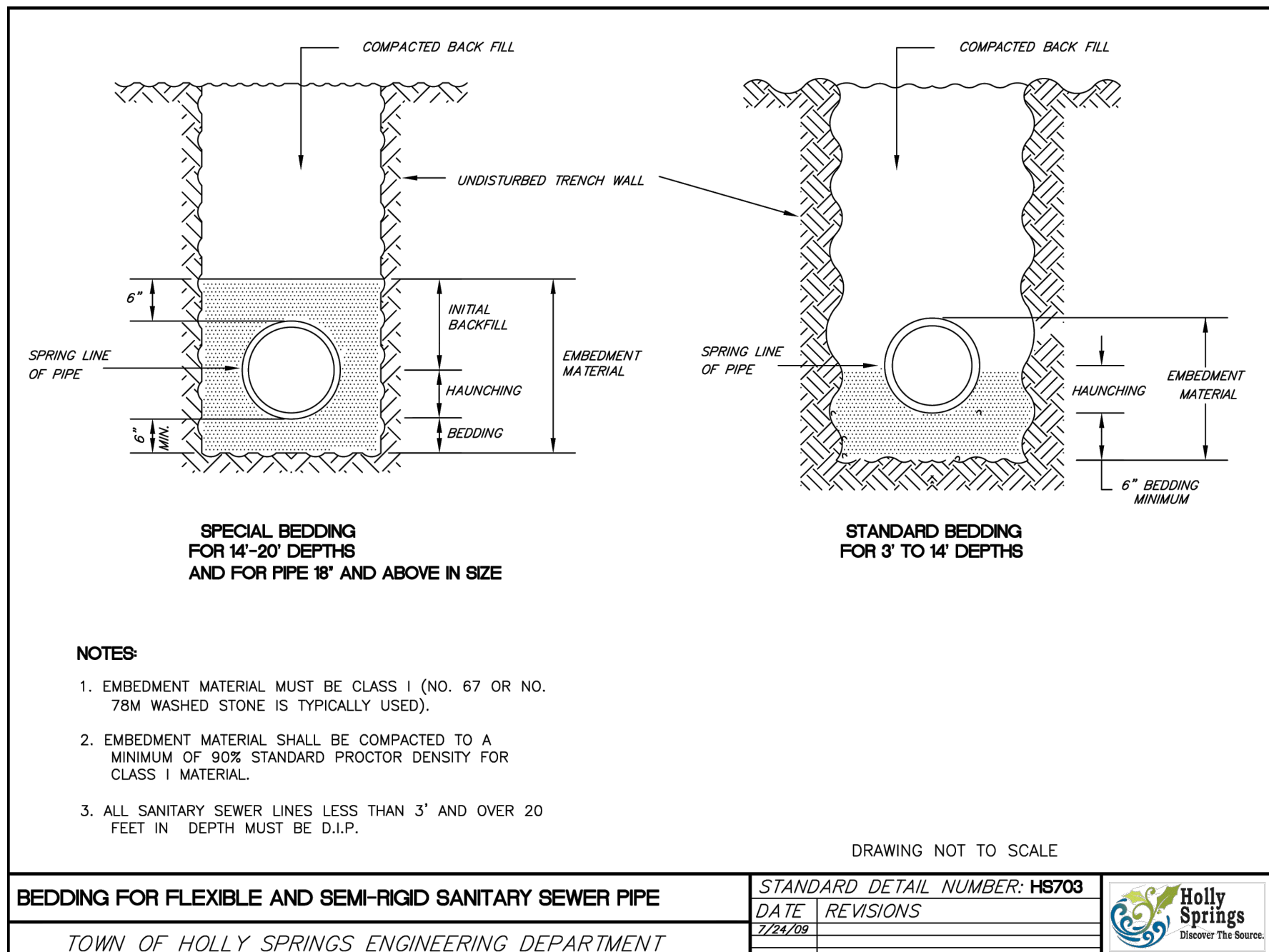
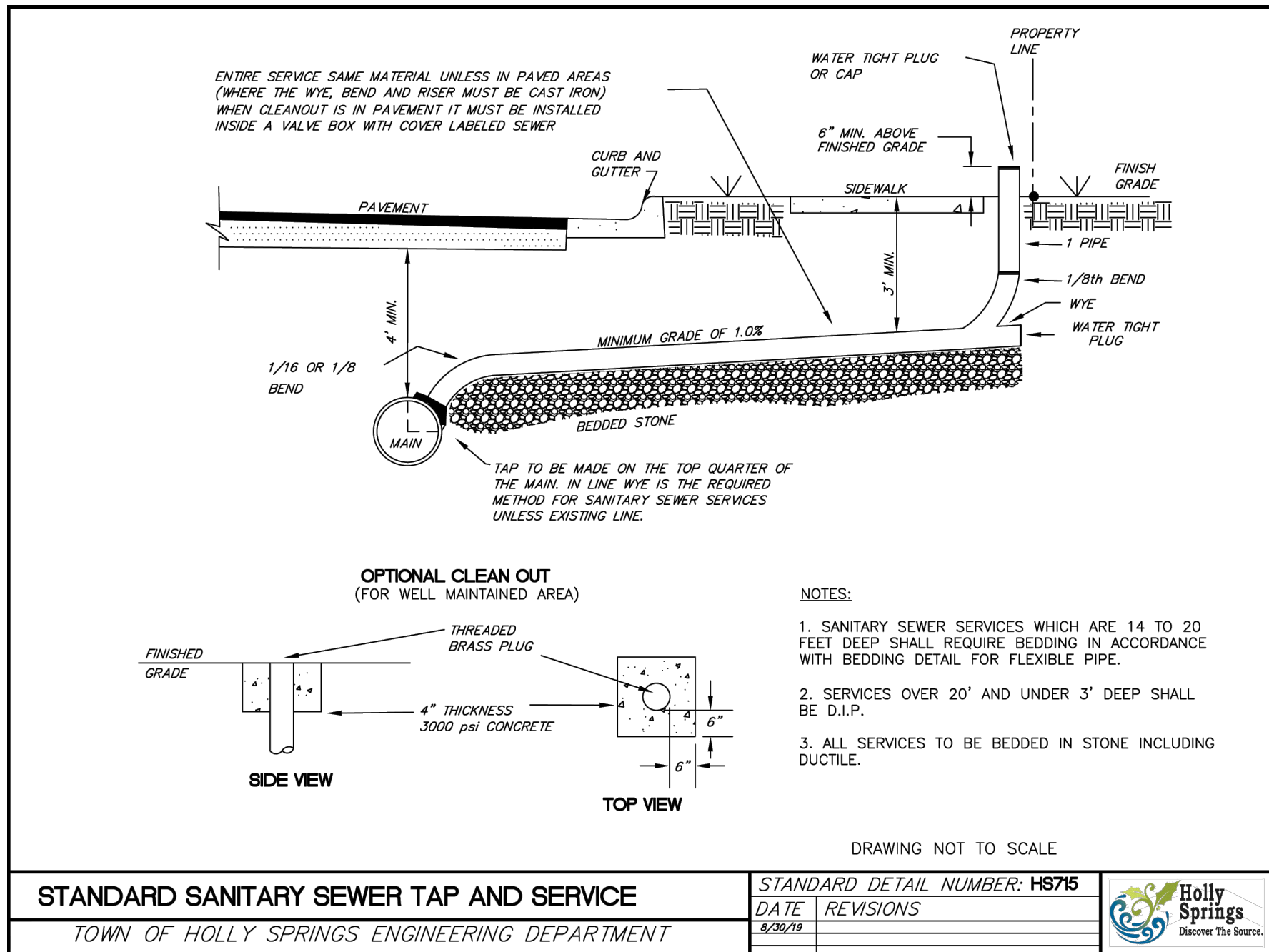
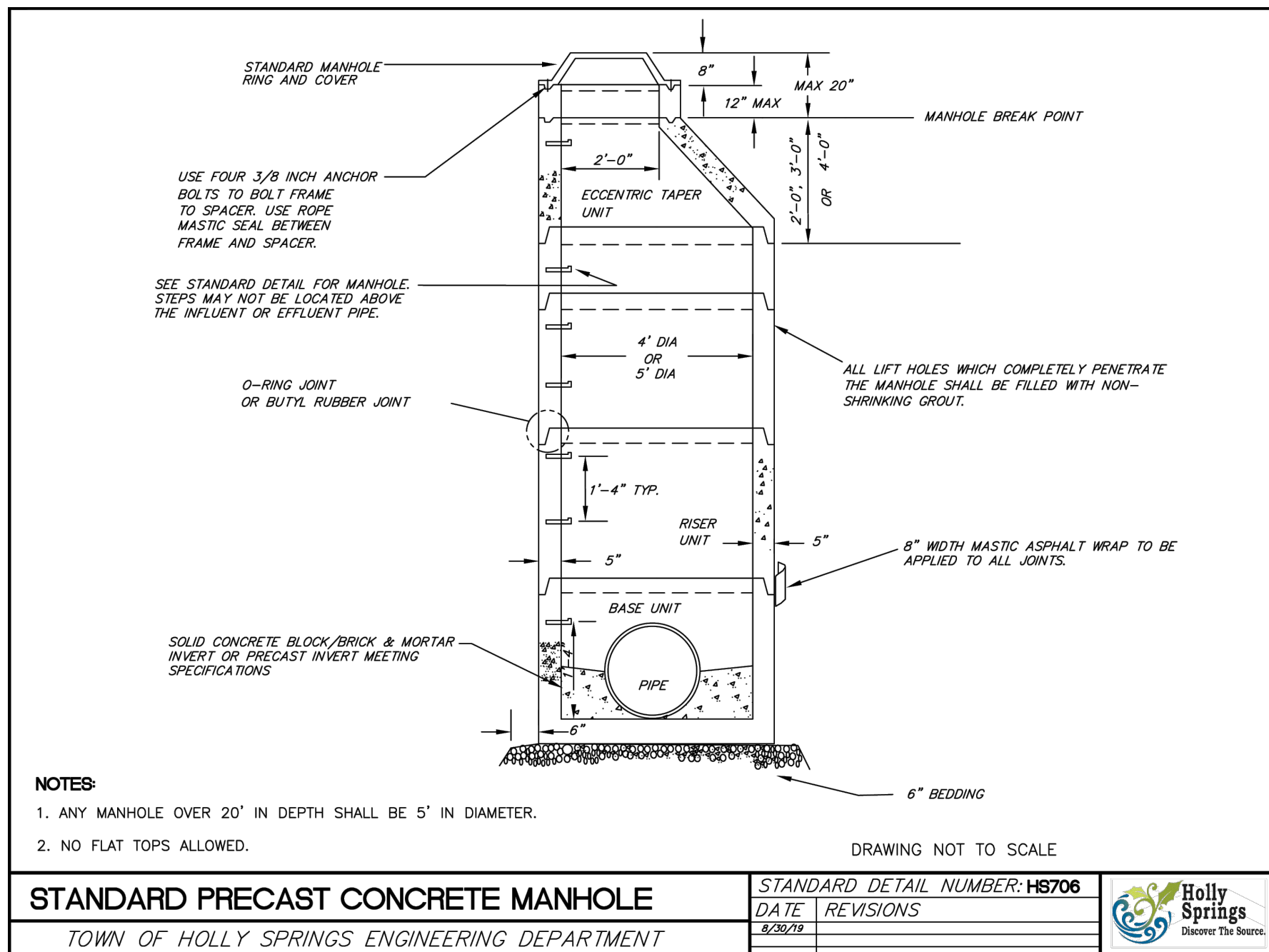
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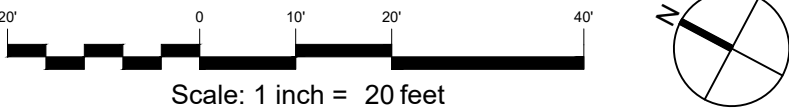
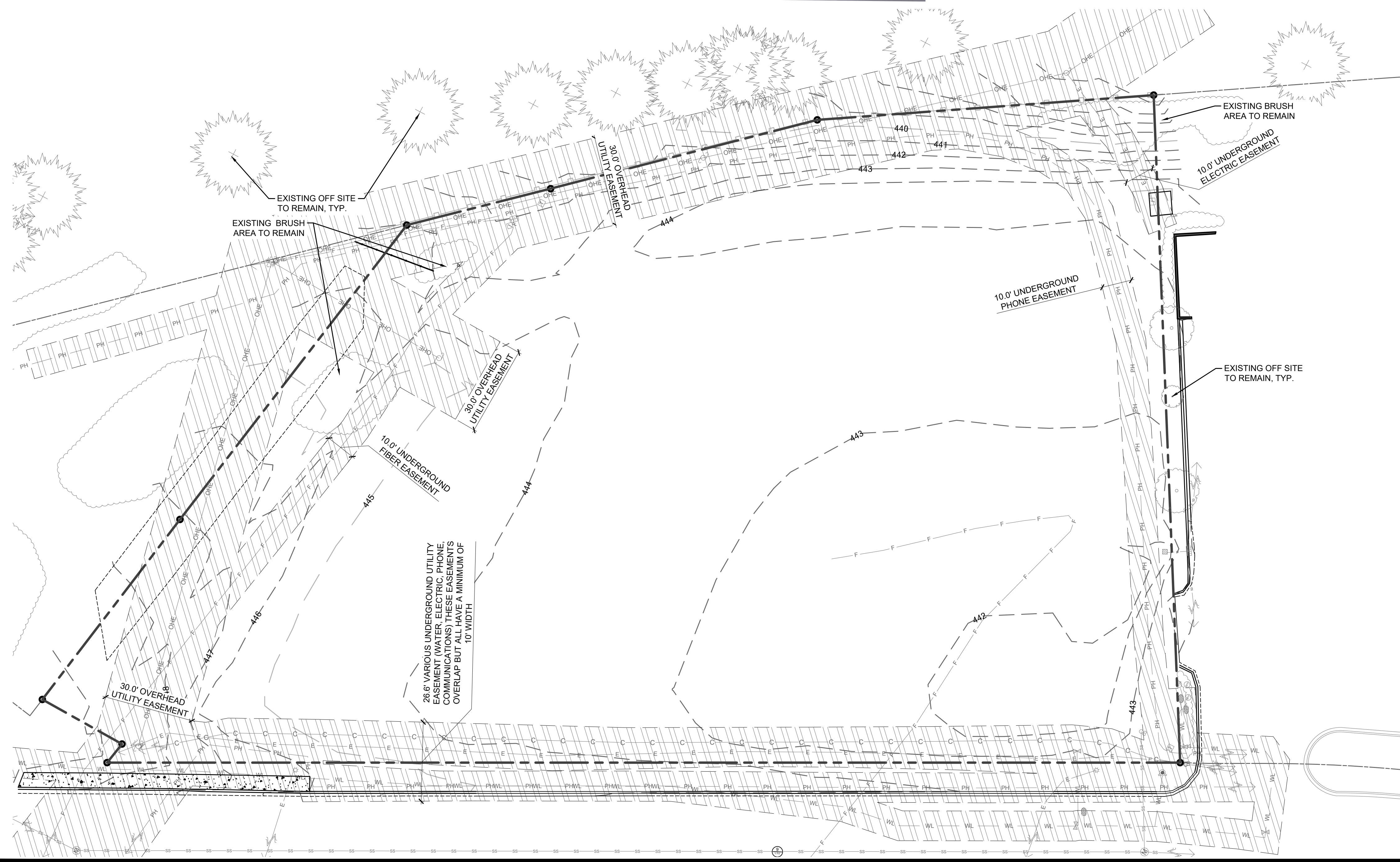
DRAWN BY: MB, CM, KS	CHECKED BY: JH, CM, J
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MOODY NOLAN PROJECT #: 22071.03

C5.2

DRC Submission





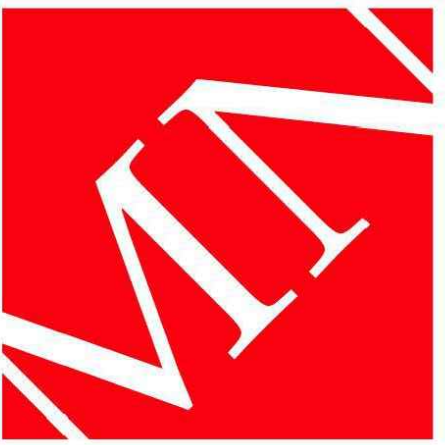
LEGEND:

- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- EASEMENTS

EASEMENT NOTE

PLEASE REFERENCE ALTA SURVEY FOR ADDITIONAL INFORMATION ON THE BLANKET EASEMENTS.

SITE HAS BLANKET EASEMENTS FOR THE SITE UTILITIES. THE HATCH AREA SHOWN ON THIS PLAN AND THE L1.0 LANDSCAPE PLAN REPRESENT THE PRESUMED EASEMENTS BASED ON INFORMATION PROVIDED BY THE SURVEYOR AND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING / CONFIRMING ALL UTILITY LOCATIONS ON SITE PRIOR TO CONSTRUCTION AND PROVIDING SUFFICIENT SETBACKS FROM THESE UTILITIES FOR ALL TREE PLANTING. OVERHEAD UTILITIES HAVE A 30' WIDE EASEMENT / CLEAR ZONE SHOWN FOR ALL PLANT MATERIALS. ALL BURIED UTILITIES (WATER, GAS, PHONE, ELECTRIC, AND COMMUNICATIONS) HAVE A 10' EASEMENT/CLEAR ZONE SHOWN FOR ALL TREE PLANTINGS. SHRUB AND PERENNIAL PLANTINGS WITHIN THESE EASEMENTS AREAS ARE ACCEPTABLE BUT SHALL BE HAND DUG AND ADJUSTED AS NECESSARY TO MINIMIZE ANY CONFLICTS.



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions
2	7.1.24	City Comment Revisions

DRAWING TITLE:
**TREE
PRESERVATION
PLAN**

3/15/2024

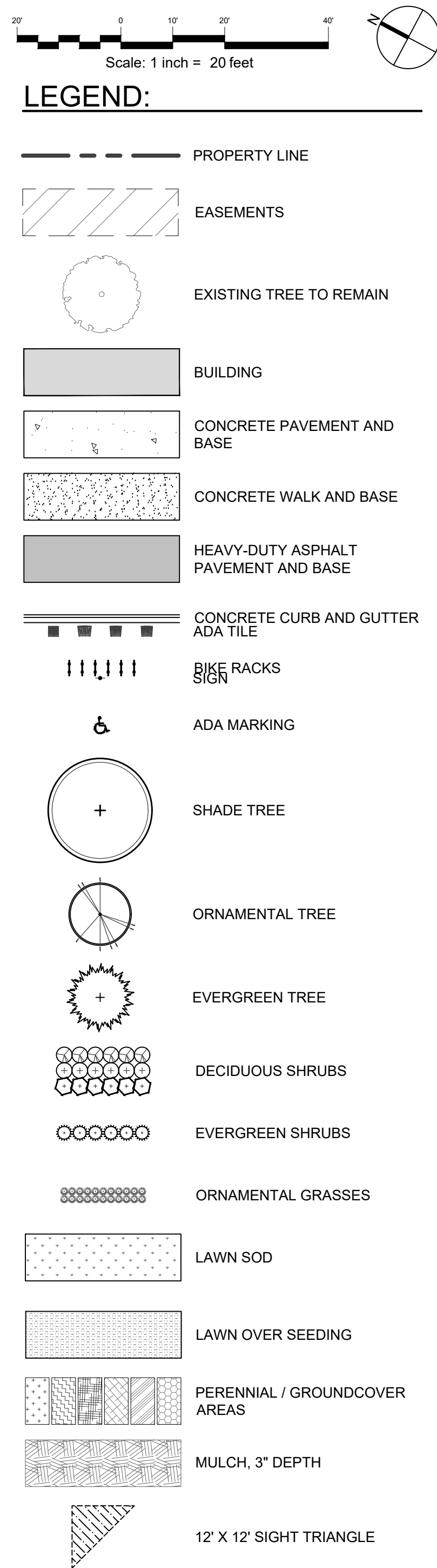
DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 22071.03

L0.0

DRC Submission

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.



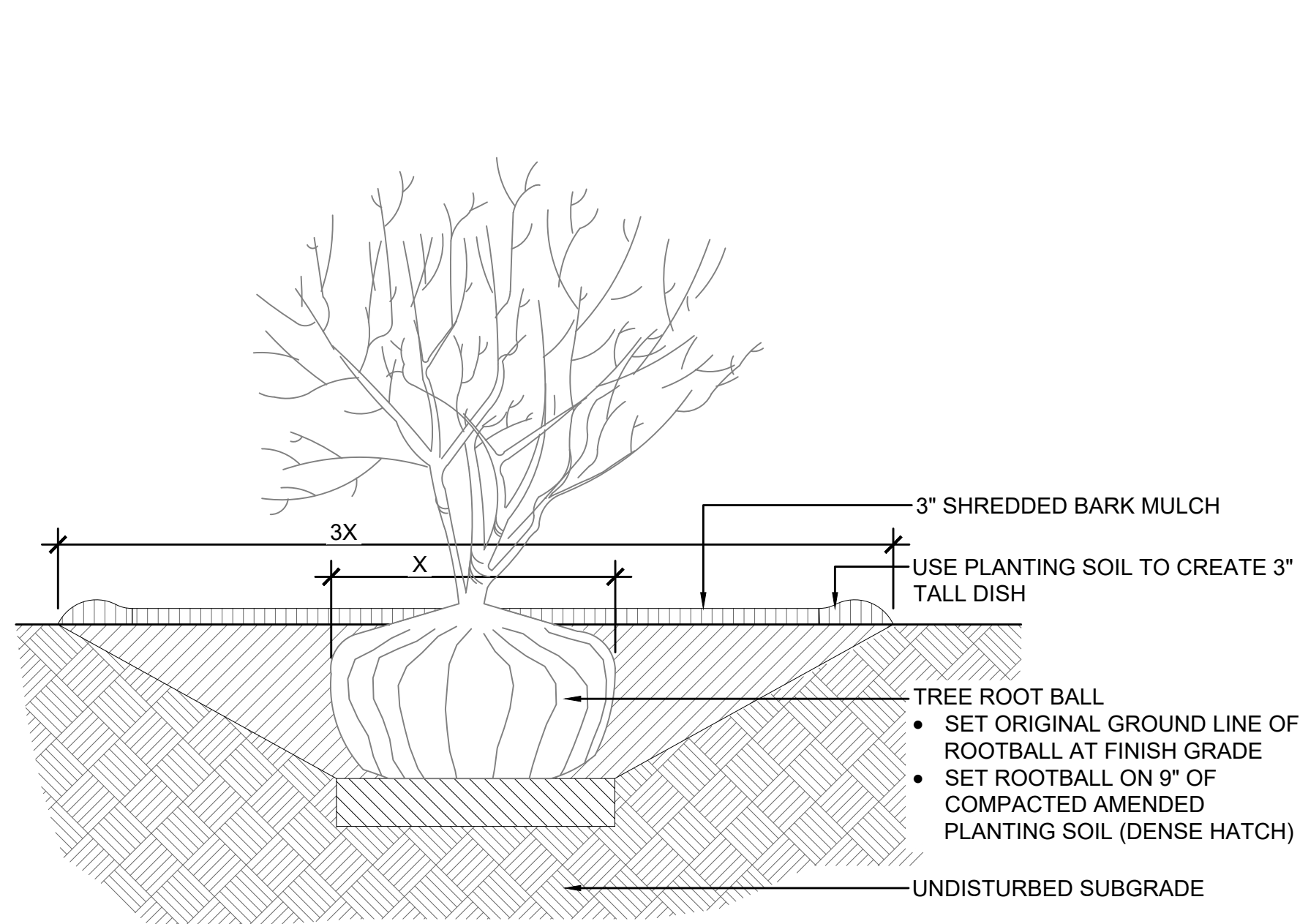
Plant Schedule						
Fifth Third Bank - Holly Springs, NC						
Qty.	%	Key	Botanical name	Common name	Size	Notes
TREES						
10	14%	ACF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5' B&B	Central leader, Min. 10' Ht.
8	11%	CED	Cedrus deodara	Deodar Cedar	10' B&B	Central leader, Min. 10' Ht.
7	10%	CRJ	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cryptomeria	12' B&B	Central leader, Min. 12' Ht.
5	7%	GIB	Ginkgo biloba	Ginkgo	2.5' B&B	Central leader
9	13%	MAL	Malus Sargentii 'Tina'	Tina Crabapple	1.5' B&B	Single Stem, Min. 5' Ht.
13	19%	PRI	Prunus x incam	Okame Cherry	1.5' B&B	Single Stem, Min. 8' Ht.
10	14%	QUN	Quercus nuttallii	Nuttall Oak	2.5' B&B	Central leader
8	11%	ZES	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2.5' B&B	Central leader
SHRUBS						
53	22%	ARM	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	30" B&B	4' o.c.
42	18%	BUM	Buxus microphylla 'Wintergreen'	Wintergreen boxwood	24" B&B	3' o.c.
13	5%	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' o.c.
15	6%	HYA	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	#5 Cont	4' o.c., Min. 24" Ht.
39	16%	ILG	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" B&B	3' o.c.
37	15%	ITV	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	24" B&B	4' o.c.
20	8%	JUS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30" B&B	4' o.c.
21	9%	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont	4' o.c.
5	2%	TAP	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	#7 Cont	4' o.c., Min. 4' Ht.
38	16%	VIJ	Viburnum x juddii	Judd Viburnum	30" B&B	5' o.c.
PERENNIALS AND ORNAMENTAL GRASSES						
118	17%	ECB	Echinacea 'Butterfly Kisses'	Butterfly Kisses Purple Coneflower	#1 Cont	18" o.c.
41	6%	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont	18" o.c.
153	23%	NEW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont	18" o.c.
143	21%	RUF	Rudbeckia hirta	Black-Eyed Susan	#1 Cont	18" o.c.
90	13%	SYN	Symphoricarum novae-angliae	New England Aster	#1 Cont	18" o.c.
66	10%	PAH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont	36" o.c.
66	10%	PAV	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1 Cont	36" o.c.

Note: The previously approved Shopes at Holly Springs Development Plan does not require perimeter plantings along the north or south property lines. These buffers follow to Type A Open buffer yard as required by UDO.	
Perimeter Buffer Landscaping General Requirement	Type A Open: 0% opacity, (2) deciduous trees per 100 LF, (5) shrubs per 100 LF, minimum 5' width
South-A Side Buffer Landscaping Requirement	24.1 LF / 100 LF = .241 2 x (.241) = 0.482 = 1 deciduous trees 5 x (.241) = 1.205 = 1 shrubs
South-A Side Buffer Landscaping Provided	(1) deciduous trees and (2) shrubs
South-B Side Buffer Landscaping Requirement	100 LF / 100 LF = 1 2 x (1) = 2 deciduous trees 5 x (1) = 5 shrubs
South-B Side Buffer Landscaping Provided	(2) deciduous trees and (5) shrubs
South-C Side Buffer Landscaping Requirement	100 LF / 100 LF = 1 2 x (1) = 2 deciduous trees 5 x (1) = 5 shrubs
South-C Side Buffer Landscaping Provided	(2) deciduous trees and (5) shrubs
Northwest-A Side Buffer Landscaping Requirement	(30.6 + 8 LF) = 38.7 LF / 100 LF = .387 2 x (.387) = 0.774 = 1 deciduous trees 5 x (.387) = 1.935 = 2 shrubs
Northwest-A Side Buffer Landscaping Provided	(1) deciduous trees and (2) shrubs
North-A Side Buffer Landscaping Requirement	100.6 LF / 100 LF = 1.006 2 x (1.006) = 2.012 = 2 deciduous trees 5 x (1.006) = 5.03 = 5 shrubs
North-A Side Buffer Landscaping Provided	(2) deciduous trees and (5) shrubs
North-B Side Buffer Landscaping Requirement	100 LF / 100 LF = 1 2 x (1) = 2 deciduous trees 5 x (1) = 5 shrubs
North-B Side Buffer Landscaping Provided	(2) deciduous trees and (5) shrubs
Vehicle Parking Area Screening Requirement:	No screening is required, parking areas not adjacent to residential use or in front yard.
Vehicle Parking Area Screening Proposed:	Shrub screening is provided at 3 locations as requested by the City (15 total).
Interior Vehicle Parking Requirement:	(1) deciduous tree island for every 10 parking spaces, minimum 8' width, 17' length; (1) 2.5' large or 1.5' small deciduous tree or 6' evergreen tree; (4) shrubs/hedge plants.
Interior Vehicle Parking Provided:	12 Parking Stalls provided, (1,2) interior landscape island required.
Foundation Landscaping Requirement (Building):	(2) islands provided with (2) 2.5' deciduous trees and (13) total shrubs provided. (1) 2.5" Canopy Tree OR (2) 1.5" Understory Trees per 75'; (1) 36" Large Shrub OR (1.5) 24" Medium Shrub OR (3) 18" Small Shrubs per 5 LF. Minimum width: 5' Total 130 LF = (2) 2.5" Canopy Tree OR (3) 1.5" Understory Tree; (26) 36" Large Shrub OR (39) 24" Medium Shrub OR (78) 18" Small Shrub
Foundation Landscaping Provided (Building):	(3) 1.5" Understory trees, (41) medium shrubs (36 deciduous + 5 evergreen), (10) ornamental grasses, and (90) perennials

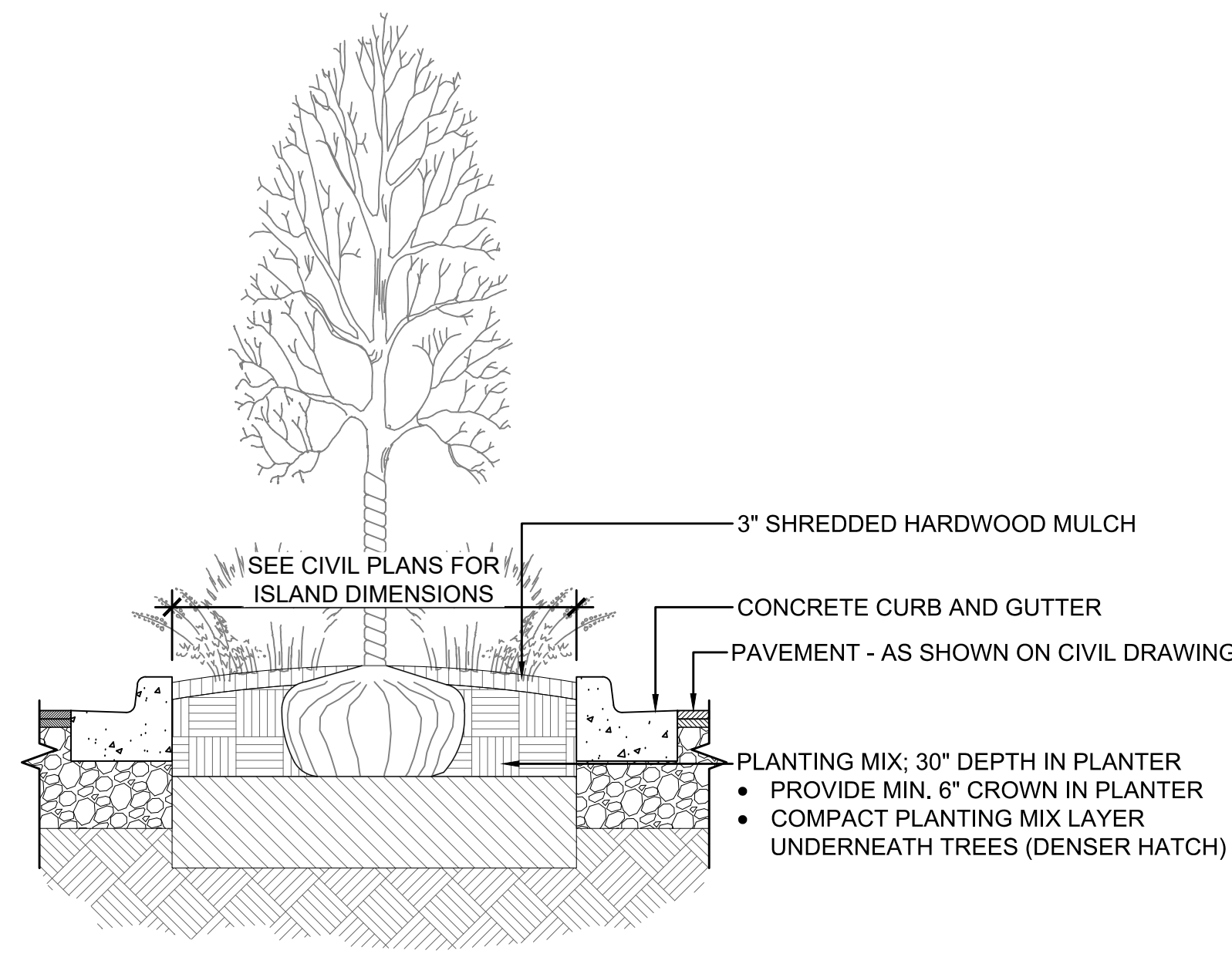
Foundation Landscaping Requirement (Trash Enclosure):	(1) 2 5" Canopy Tree OR (2) 1 5" Understory Trees per 75'; (1) 36" Large Shrub OR (1.5) 24" Medium Shrubs OR (3) 18" Small Shrubs per 5 LF. Minimum width: 5'
Foundation Landscaping Provided (Trash Enclosure):	Total 21 LF = (2) 2.5" Canopy Tree OR (1) 1.5" Understory Tree; (4) 36" Large Shrub OR (7) 24" Medium Shrub OR (13) 18" Small Shrub
Foundation Landscaping Requirement (Screen Wall):	(1) 1.5" Understory Trees, (6) medium shrubs, (3) small shrubs, (5) ornamental grasses, and (28) perennials
Foundation Landscaping Provided (Screen Wall):	(2) 2.5" Canopy Tree OR (2) 1.5" Understory Trees per 75'; (1) 36" Large Shrub OR (1.5) 24" Medium Shrubs OR (3) 18" Small Shrubs per 5 LF. Minimum width: 5'
Street Trees Requirement:	Total 140 LF = (2) 2.5" Canopy Tree OR (3.6) 1.5" Understory Tree; (28) 36" Large Shrub OR (42) 24" Medium Shrub OR (84) 18" Small Shrub
Street Trees Provided:	None.
Open Space Requirements	
On-Site Private Open Space Requires:	15% of total project area = (6,014 SF) = 9,752 SF
Active Recreation Area Required:	2% of total project area (1,300 SF)
Active Recreation Provided:	5,500 SF (8.5%) active recreation "green" space. This includes lawn area, picnic seating area and walk connection to employee entry, (2) trees for shade and shrub/perennial plantings.
Urban Civic Space Required:	0.5% of total project area = 325 SF total plaza with bench and planter bed area.
Urban Civic Space Provided:	2,762 SF urban civic space west side of building with small concrete plaza area, walks, (1) bench, (3) bike racks, (3) bollard lights, and landscape planting beds: $2,762 / 200 = 13.8 / 2 = 6.9\%$
On-Site Private Open Space Provided:	Active Rec Space - 5,500 SF (8.5%) and 2,762 SF Urban Civic space (6.9%) = 15.4% total



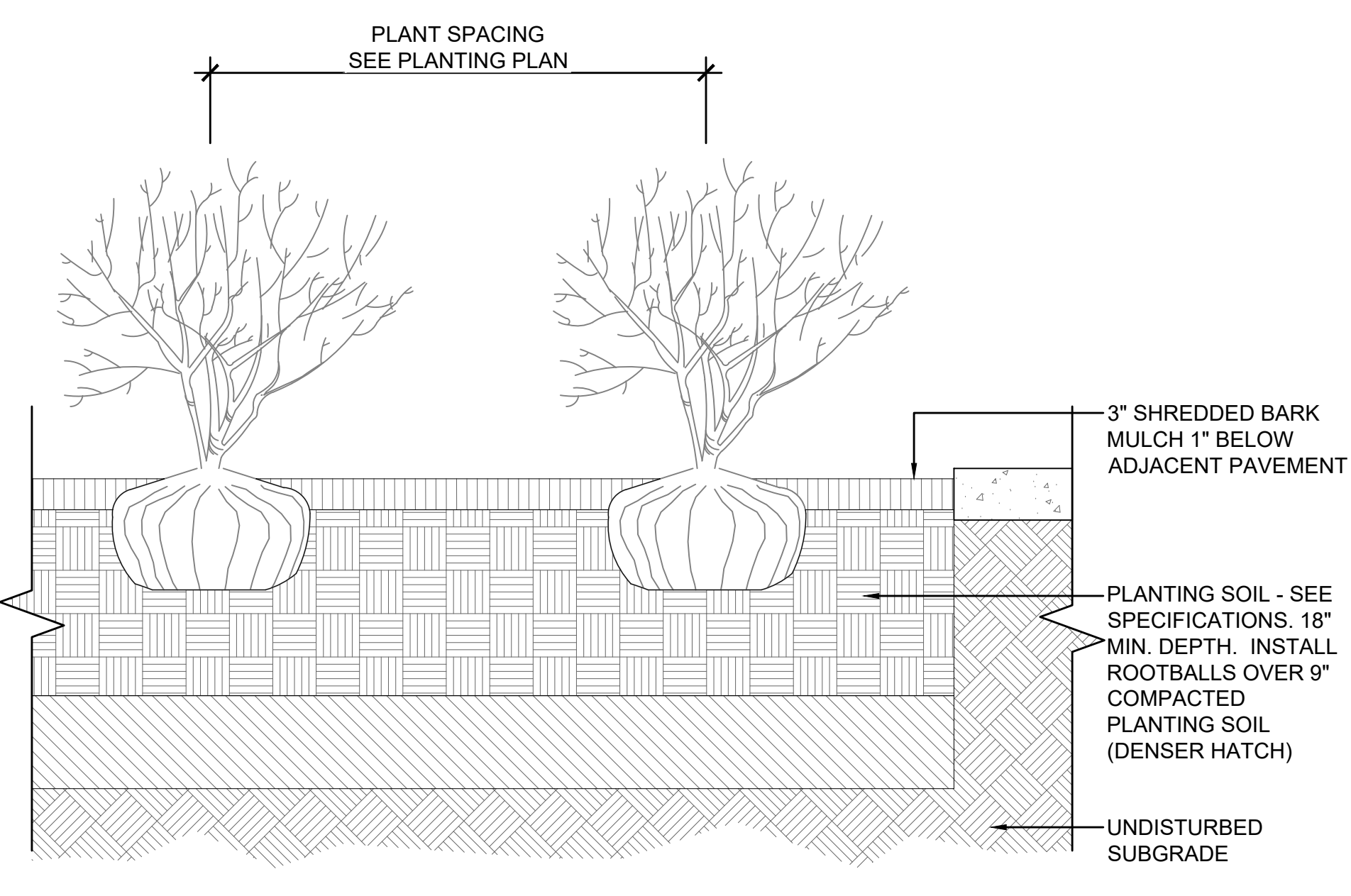
DRC Submission



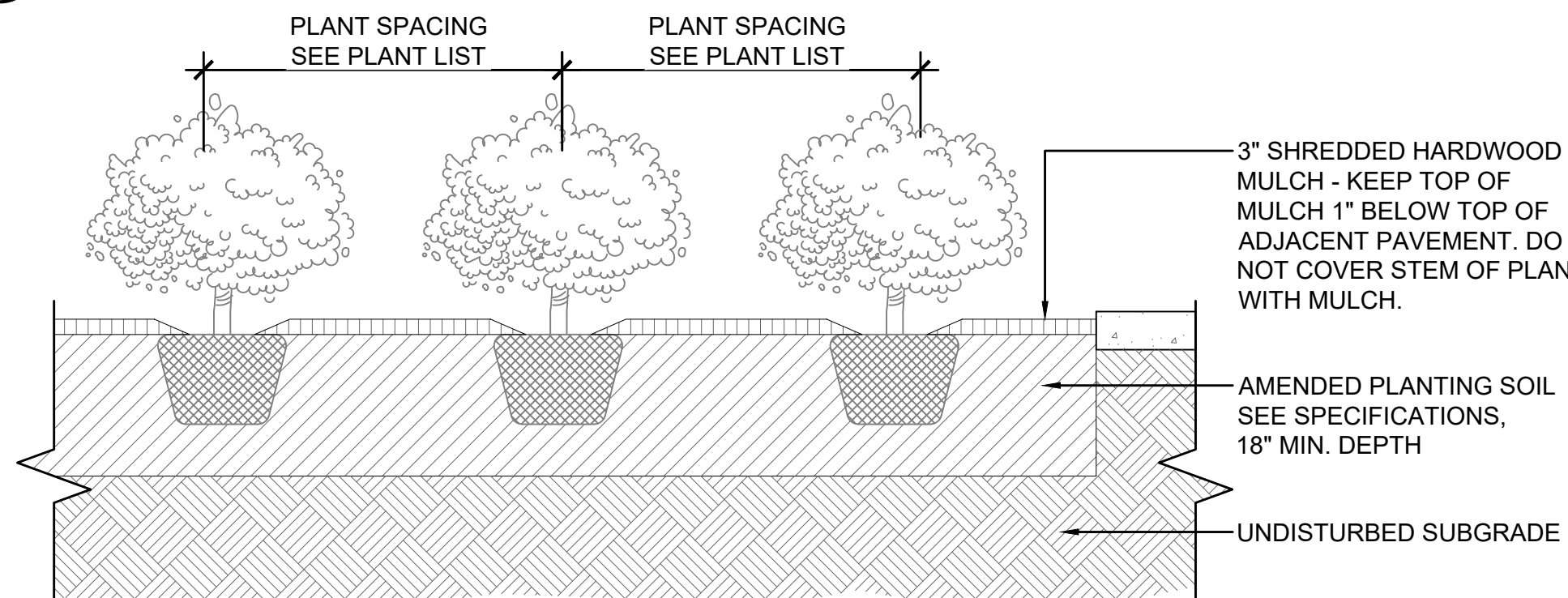
1 SHADE/ORNAMENTAL TREE PLANTING DETAIL



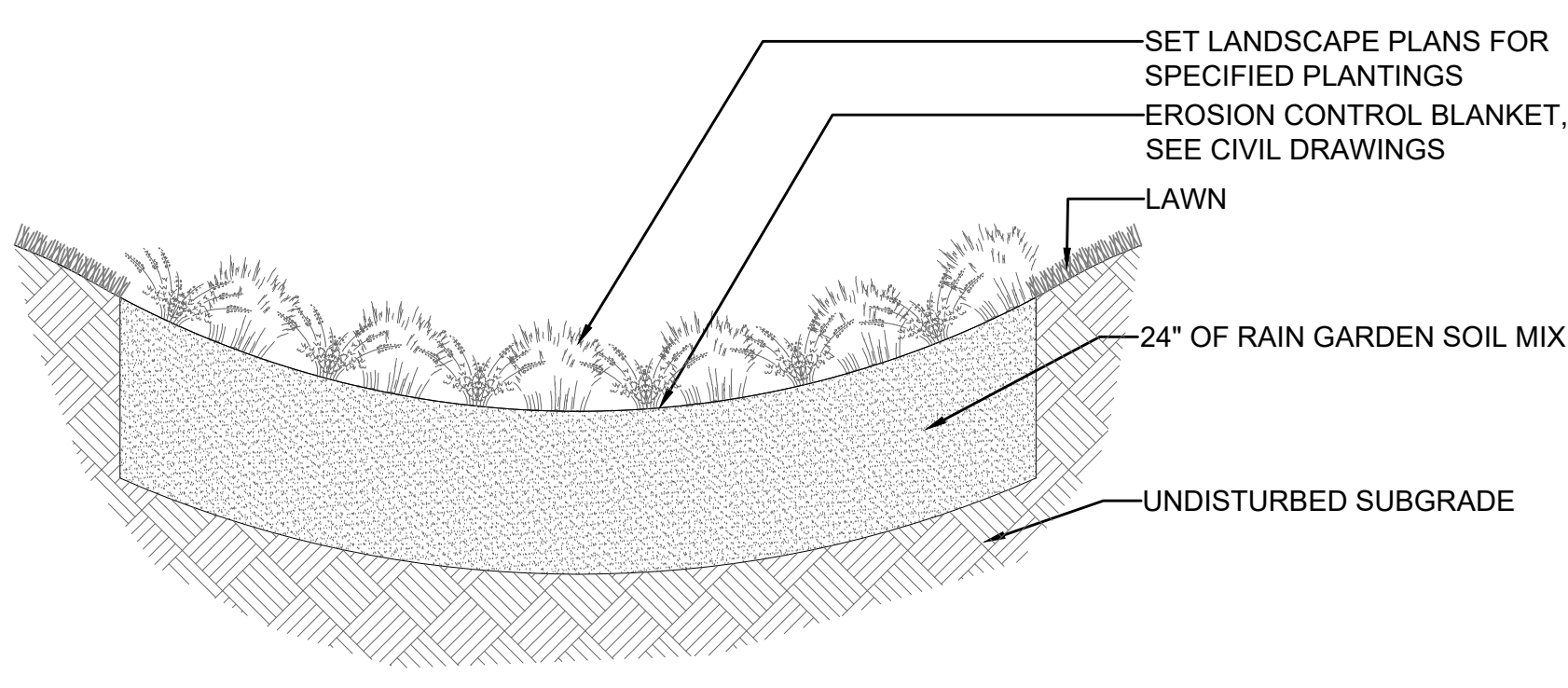
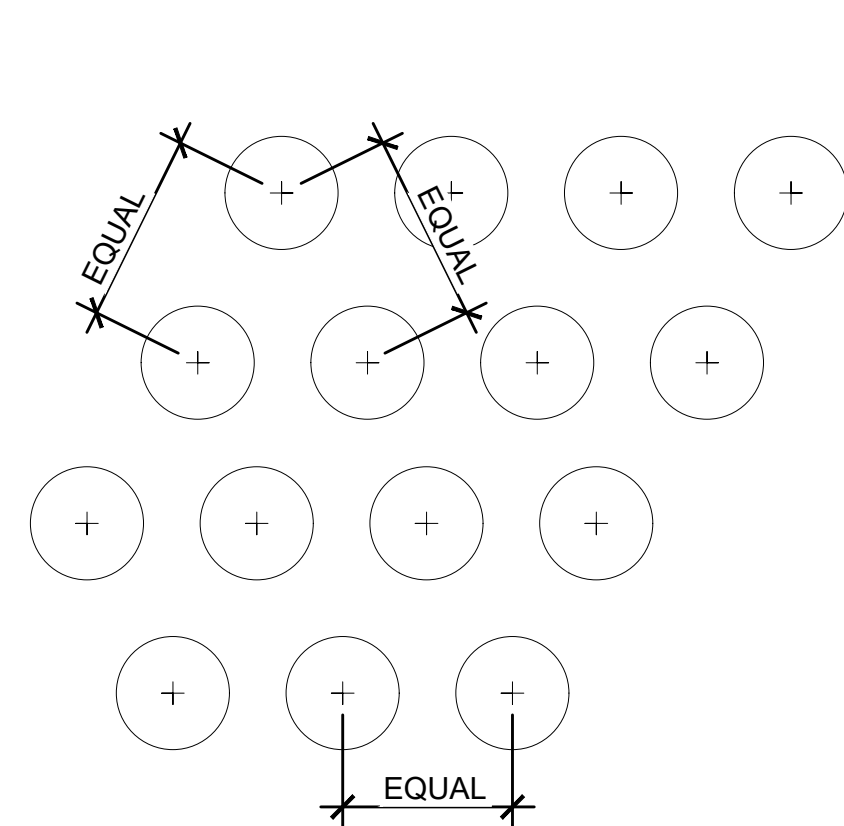
2 SHADE TREE PLANTING - PARKING LOT ISLAND



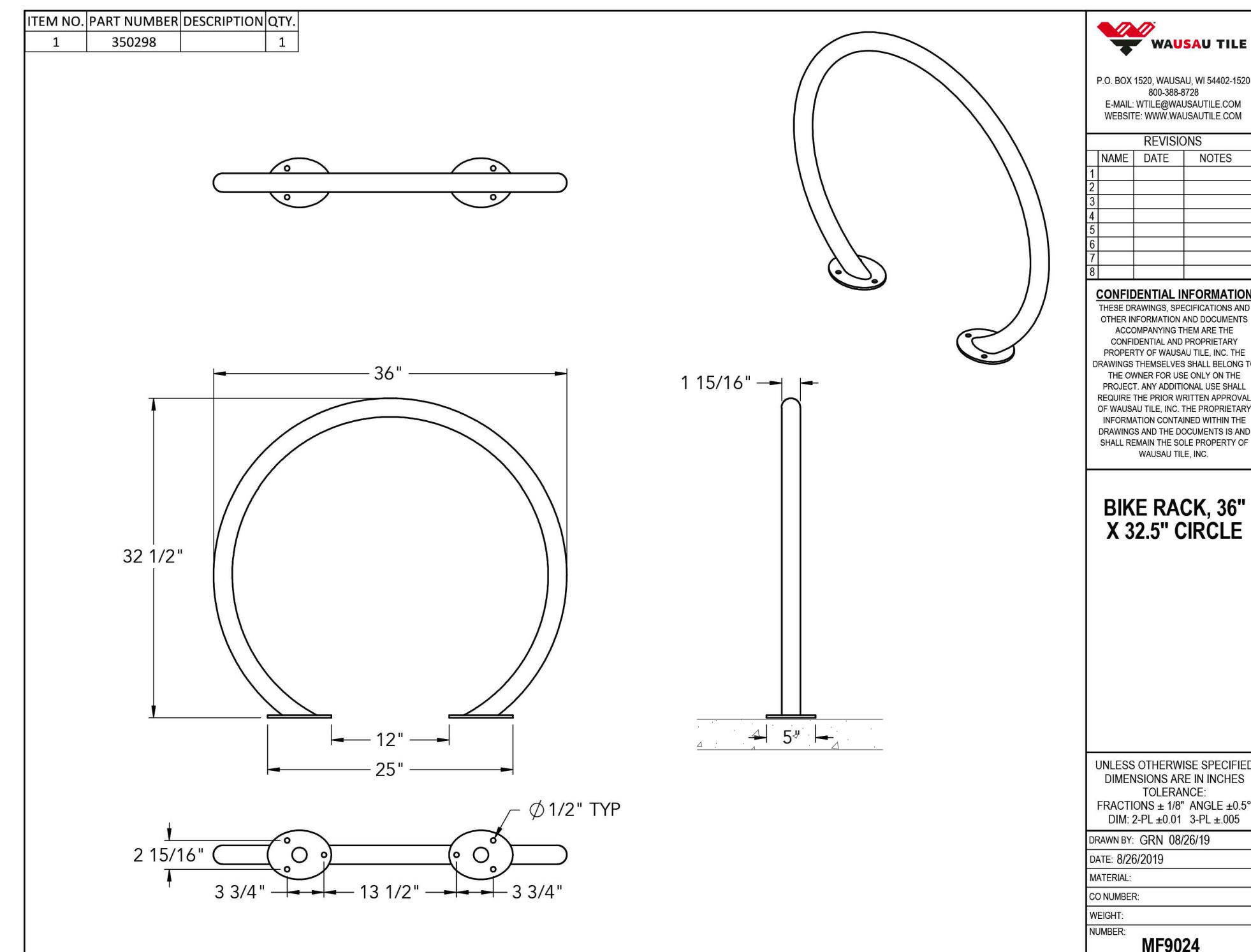
3 SHRUB PLANTING DETAIL



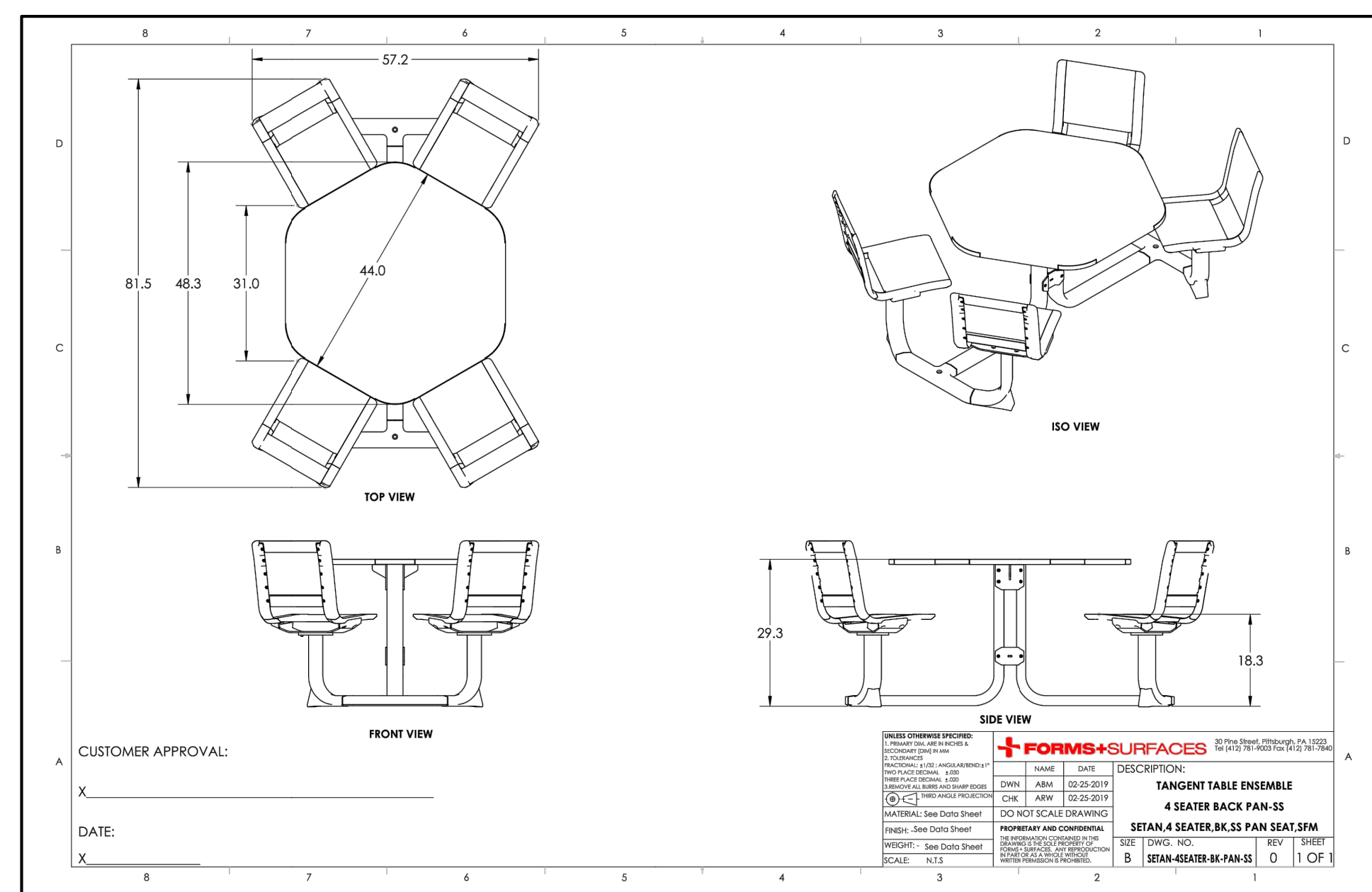
4 GROUNDCOVER / PERENNIAL PLANTING DETAIL



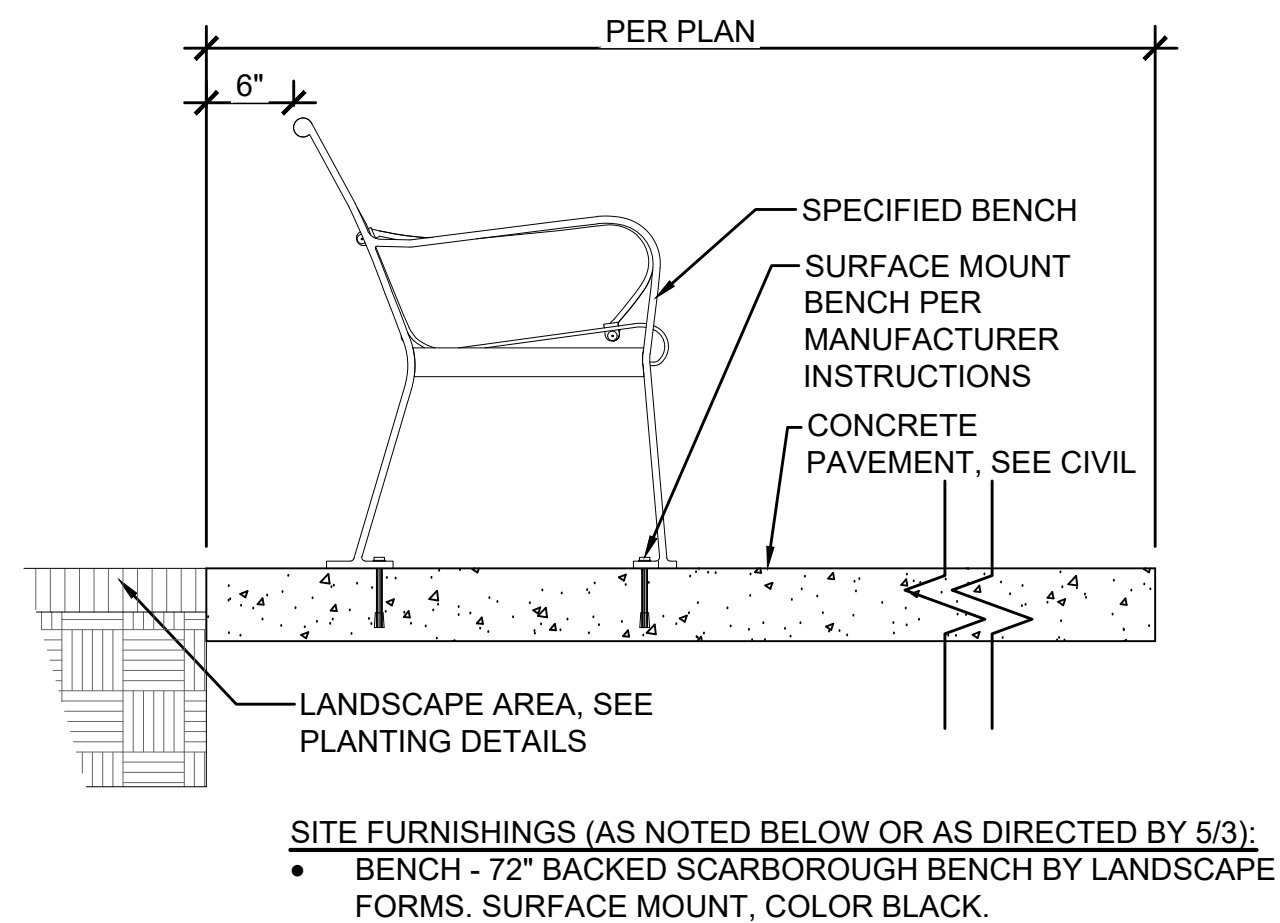
5 RAIN GARDEN SECTION
SCALE: NTS



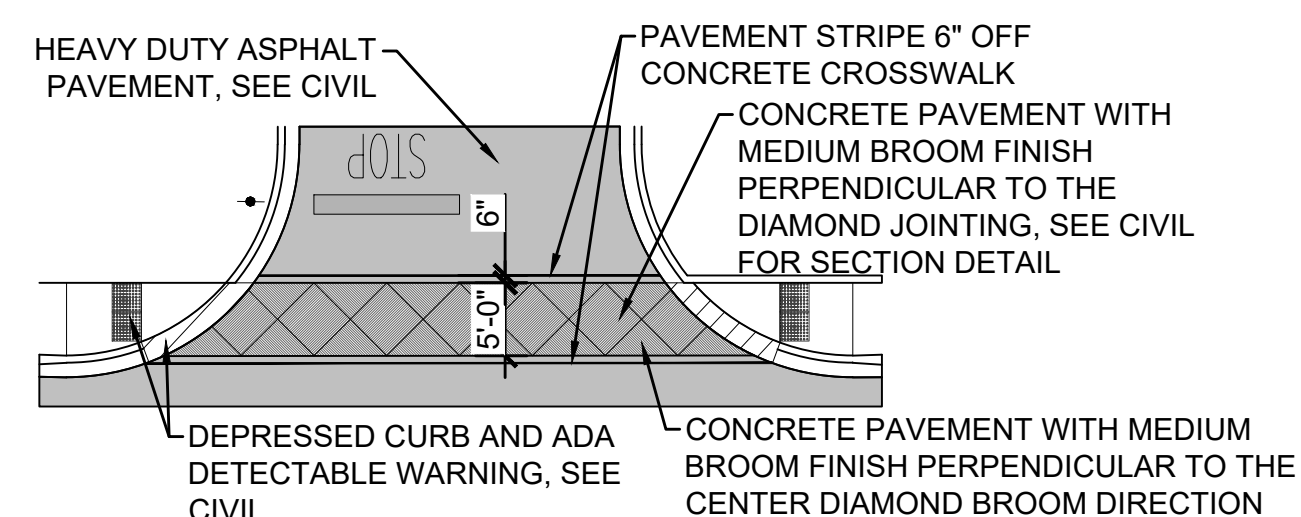
6 BIKE RACK DETAIL



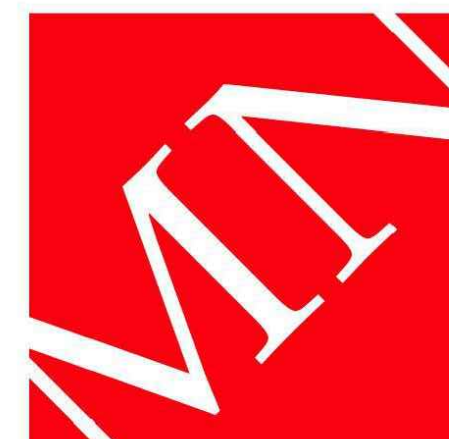
7 **TABLE DETAIL**
SCALE: NTS



8 BENCH MOUNTING PAD
SCALE: 1" = 1'-0"



9 CONCRETE CROSSWALK DETAIL



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for

FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions
2	7.1.24	City Comment Revisions

DRAWING TITLE:

LANDSCAPE DETAILS

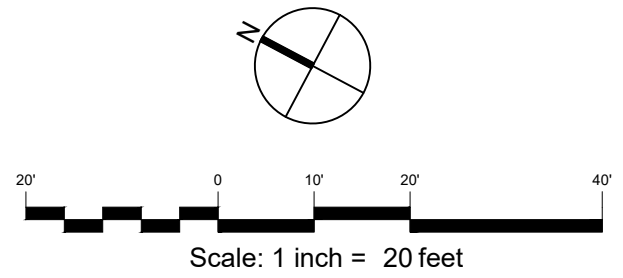
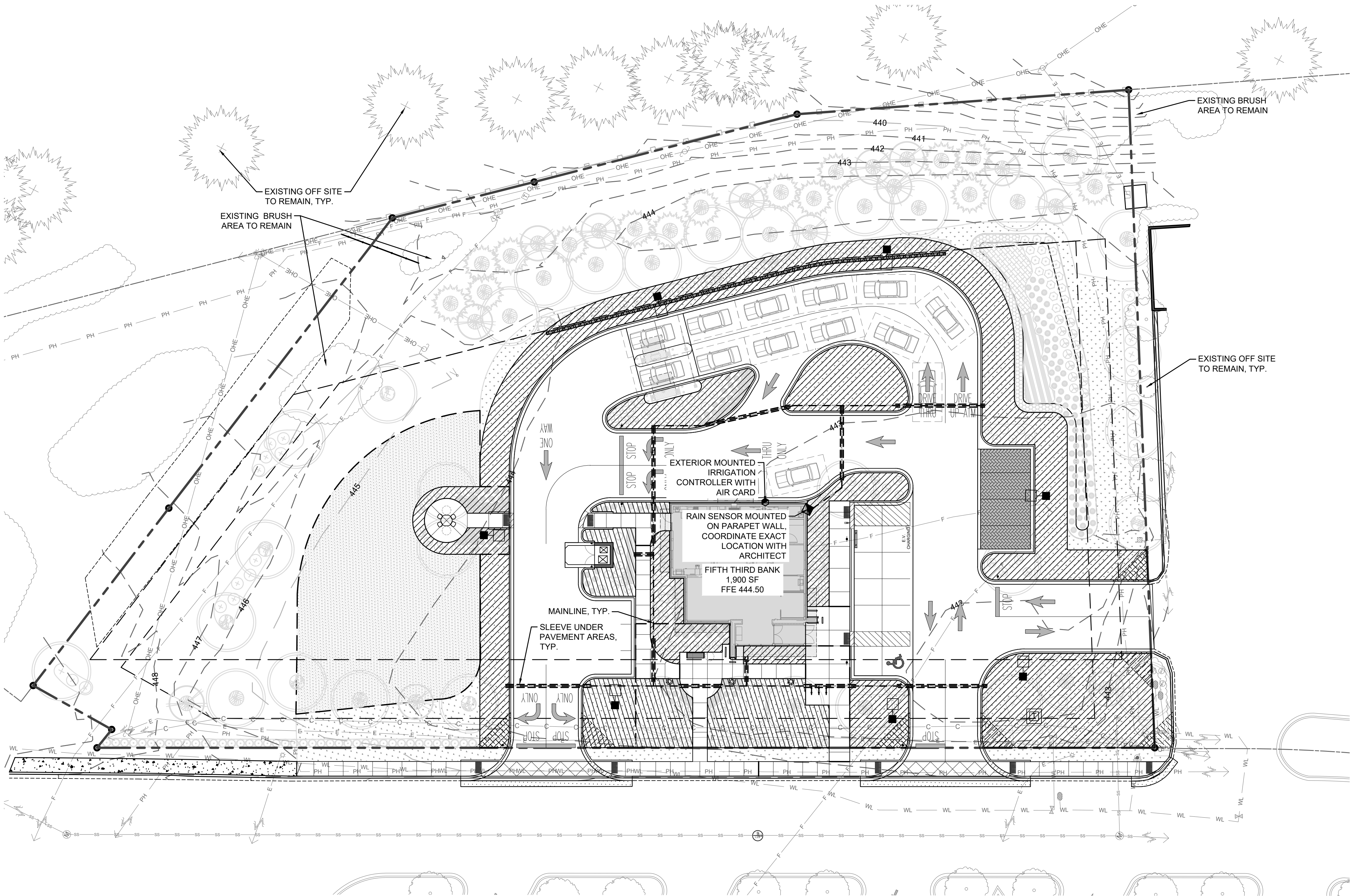
3/15/2024

DRAWN BY: MB, CM, KS	CHECKED BY: JH, CM, JD
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MOODY NOLAN PROJECT #: 22071.03

L2.0

DRC Submission

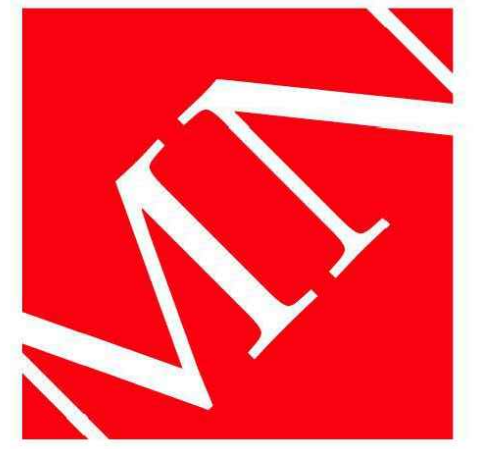


LEGEND:

- PROPERTY LINE
- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUND COVER AREAS
- LAWN OVER SEEDING
- EXTENTS OF SPRAY IRRIGATION
- IRRIGATION MAINLINE AND SLEEVE
- WEATHERMATIC SL1600 SMARTLINK CONTROLLER W/ SMARTLINK AIRCARD
- WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR (INSTALLED ON TOP OF PARAPET WALL, COORDINATE WITH ARCHITECT)

NOTE
SEE PLUMBING PLANS FOR
ADDITIONAL INFORMATION ON
WATER METERS AND
BACKFLOW PREVENTERS.

- DESIGN BUILD IRRIGATION NOTES
1. CONTROLLER SHALL BE THE WEATHERMATIC SL1600 SMARTLINK CONTROLLER. CONTROLLER TO BE MOUNTED ON THE EXTERIOR OF THE BUILDING IN A LOCKABLE ENCLOSURE (COORDINATE LOCATION WITH OWNER). ELECTRIC SHALL BE HARD WIRED TO THE CONTROLLER (SEE ELECTRICAL PLANS).
 2. WEATHERMATIC SMARTLINK AIR CARD SHALL BE MOUNTED NEAR THE CONTROLLER (COORDINATE LOCATION WITH OWNER).
 3. WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR SHALL BE INSTALLED IN AN AREA WITH UNOBSTRUCTED AIRFLOW AND DIRECT SUNLIGHT. LOCATION MUST HAVE OPEN ACCESS TO RAINFALL (NO ROOFS, CANOPY, TREES, ETC.). MOUNT SLW5 AS CLOSE TO THE CONTROLLER AS POSSIBLE.
 4. MAINLINE ROUTING SHOWN AS REFERENCE. EXACT ROUTING TO BE DETERMINED DURING THE DESIGN BUILD PROCESS.
 5. PLANTING BEDS AND TURF AREAS SHALL BE IN SEPARATE ZONES.
 6. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.



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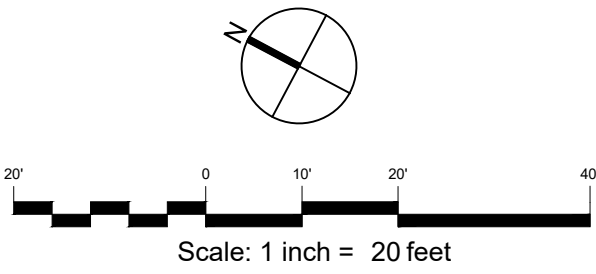
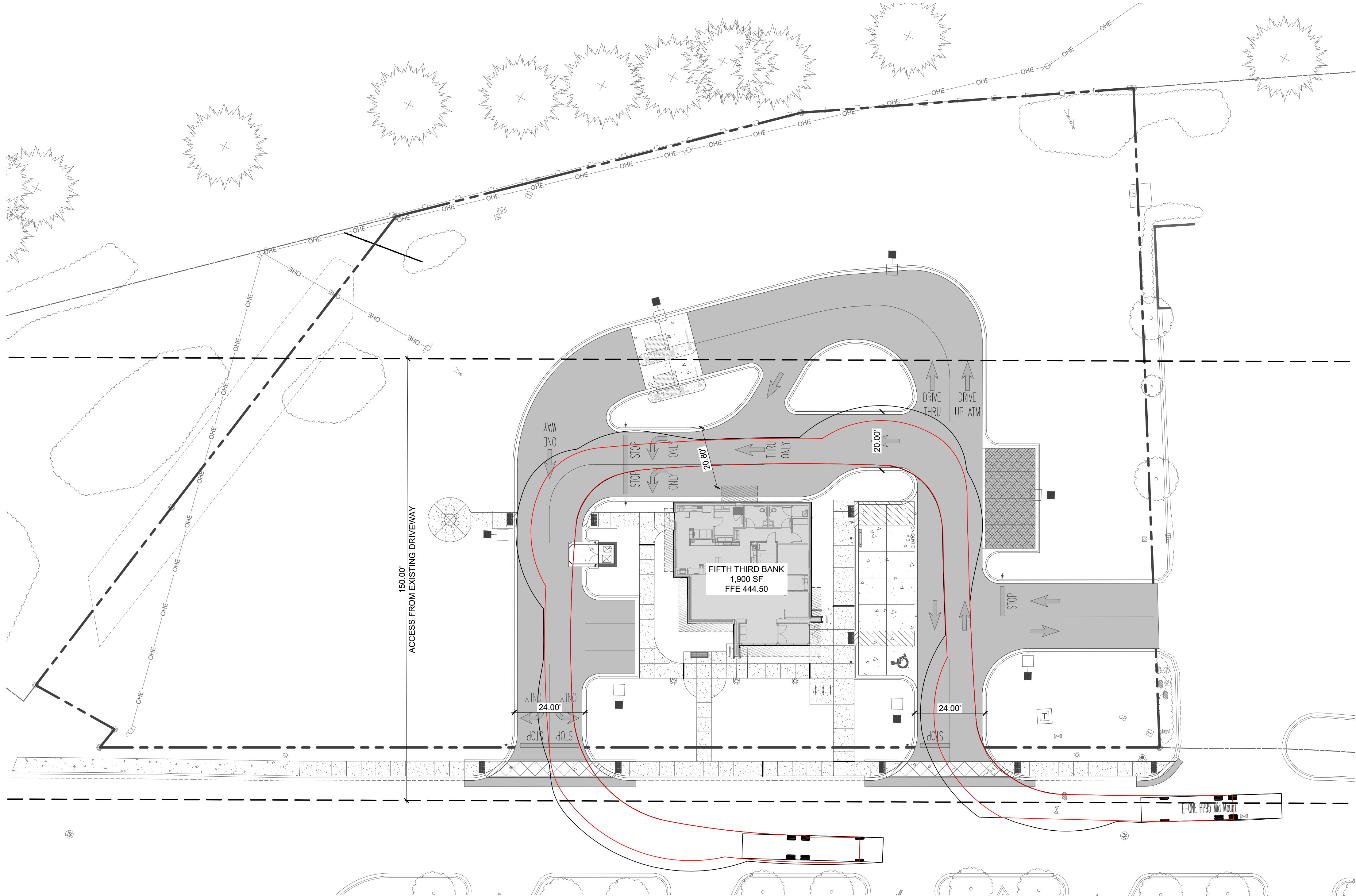


Fifth Third Holly Spring, NC Branch
7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540
for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions
2	7.1.24	City Comment Revisions

DRAWING TITLE: IRRIGATION LIMITS	
3/15/2024	
DRAWN BY: MB, CM, KS	CHECKED BY: JH, CM, JD
MOODY NOLAN PROJECT #: 22071.03	
L3.0	
DRC Submission	



LEGEND:

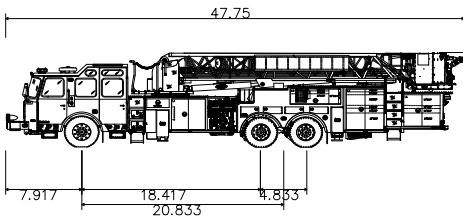
- PROPERTY LINE
- HEAVY-DUTY ASPHALT PAVEMENT AND BASE

Per the Holly Springs website under the Fire Apparatus section, the largest vehicle the fire department has in their fleet is a 2001 Spartan Aerialscope: 95-foot ladder as shown below. A 2001 Spartan mid mount 95 foot aerialscope has an overall length of 46'-7"; height of 11'-4".



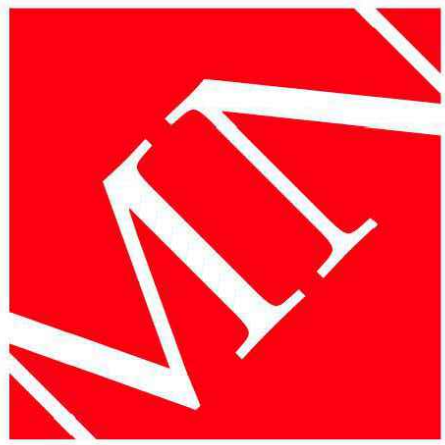
L-255 2001 SPARTAN/AERIALSCOPE:
95-FOOT LADDER

Based on this information this exhibit denotes the circulation path for an E-ONE HP95 mid-mount fire truck as shown below. This truck template has a greater overall length and wheelbase, which results in a more conservative turning analysis than the largest vehicle in Holly Springs Fire Department service.



E-ONE HP95 Mid Mount
Overall Length 47.75ft
Overall Width 8.33ft
Overall Body Height 11.00ft
Min Body Ground Clearance 1.39ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

Per Holly Springs 2015 ED & CS, Supp #10 June 2024, Section 6.08 Fire Department Access Fire Apparatus Access Road shall extend to within 150 feet of all portions of the facility or all portions of the exterior wall of the first story of the building. The road shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6". As shown on this exhibit, each of these requirements have been met on both the on-site highlighted red path, as well as the existing development driveway west of the site.



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Fifth Third Holly Spring, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
FIFTH THIRD BANK

#	DATE	CHANGE DESCRIPTION
1	4.23.24	North and South Buffer Yard Revisions

DRAWING TITLE:

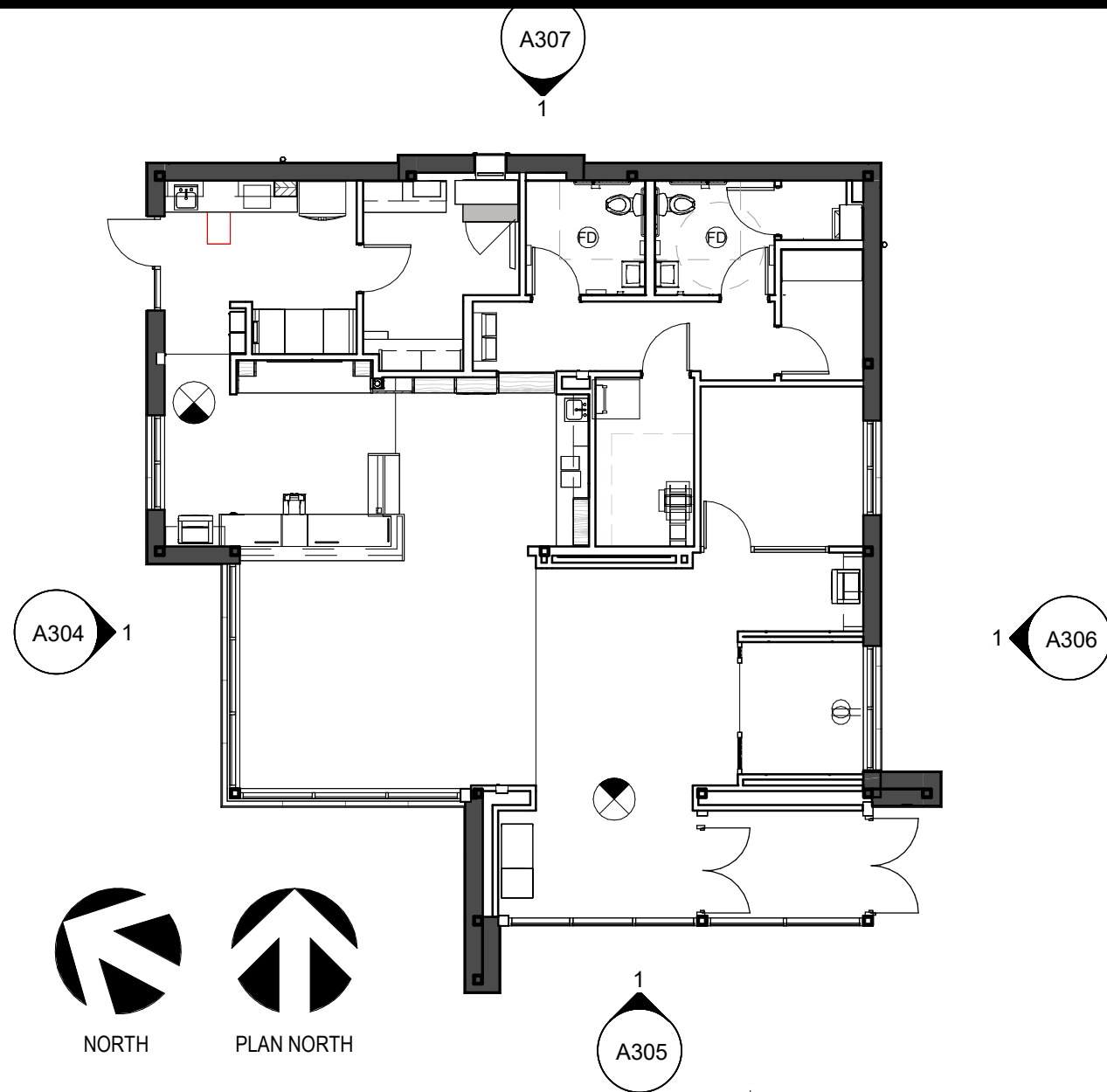
FIRE TRUCK
TURNING EXHIBIT

3/15/2024

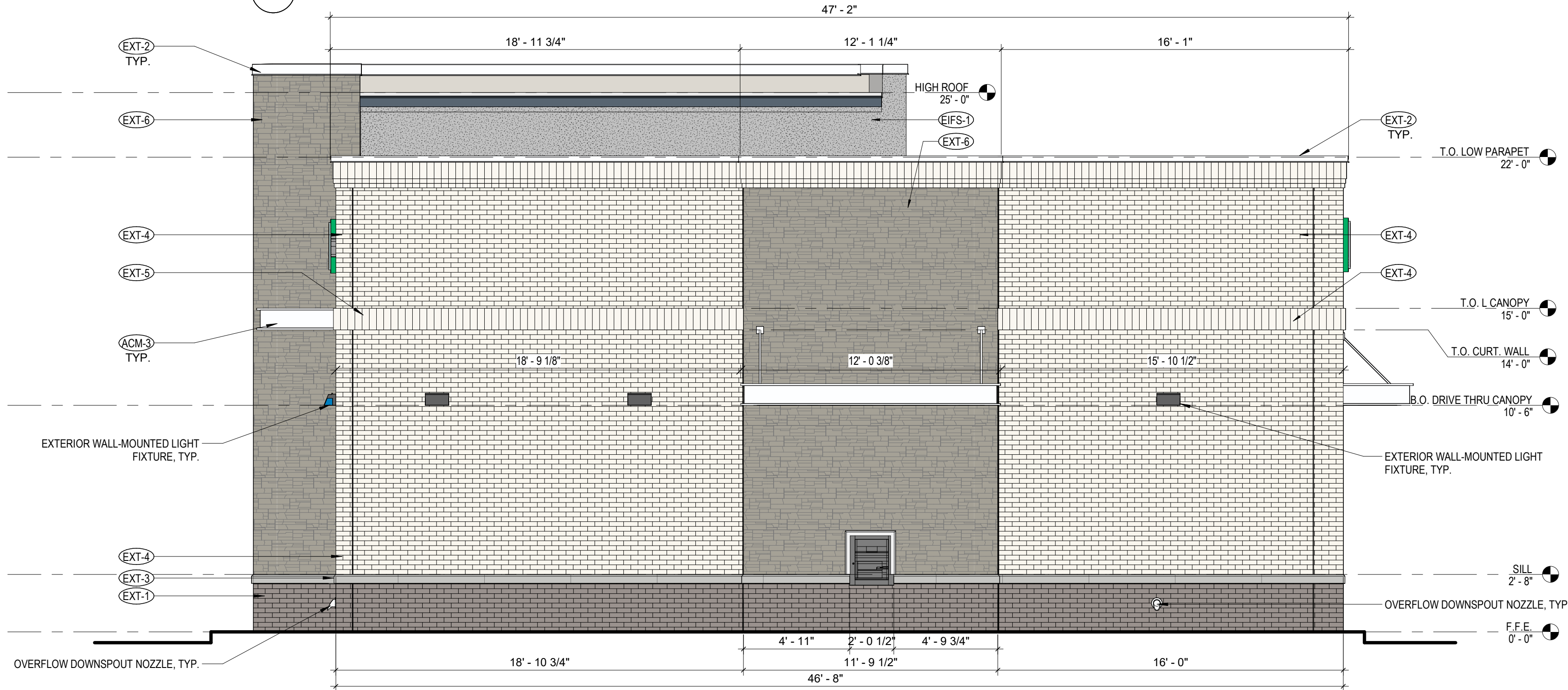
DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, JD

MOODY NOLAN PROJECT #: 22071.03

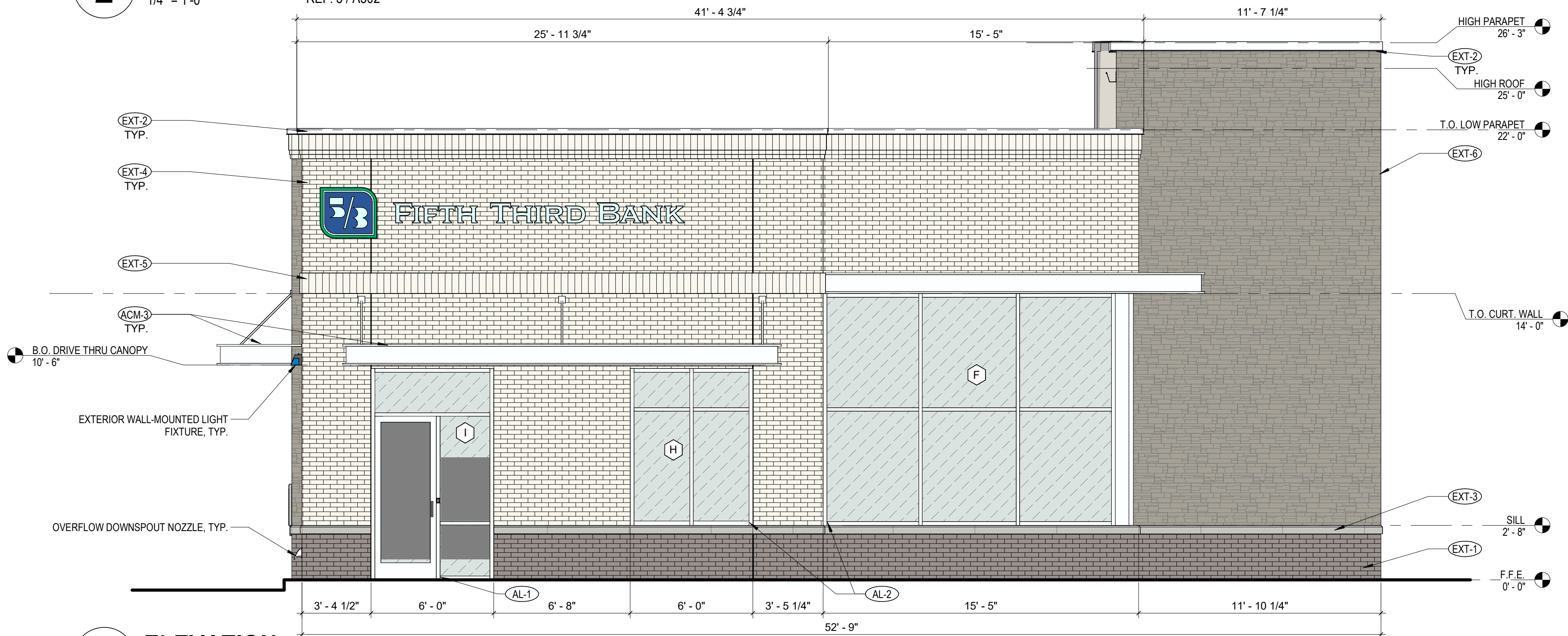
DRC Submission



ALL SIGNAGE SHOWN ON
ELEVATIONS ARE FOR
ILLUSTRATIVE PURPOSES AND
SUBJECT TO A SEPARATE SIGN
PERMIT.



2 ELEVATION NORTH
1/4" = 1'-0" REF: 3 / A302



1 ELEVATION WEST
1/4" = 1'-0" REF: 3 / A302

EXTERIOR FINISHES			
ITEM	SAMPLE FINISH	FINISH TYPE	COLOR
ACM-3		ALUMINUM COMPOSITE METAL PANEL	CLEAR ANODIZED METAL
EIFS-1		3" EIFS BARRIER SYSTEM	DOVER SKY 104
EIFS-2		2" EIFS BARRIER SYSTEM	
EXT-1		STANDARD MODULAR BRICK VENEER	SLATE GRAY
EXT-2		PRE-FINISHED METAL COPING	ANODIC CLEAR
EXT-3		CAST CONCRETE SILL	STARBUCK
EXT-4		STANDARD MODULAR BRICK VENEER	RIDGEMAR
EXT-5		BRICK SOLDIER COURSE	
EXT-6		STACKED STONE	DRYSTACK LEDGESTONE
AL-1		ALUMINUM CURTAIN WALL	CLEAR ANODIZED
AL-2		ALUMINUM STOREFRONT	
G-1		GLASS	CLEAR - TEMPERED

*PROTOTYPE TYPICALLY USES ACM METAL PANELS FOR ENTRY FINS

NORTHEAST ELEVATION ANALYSIS			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TYPE 1	60 %	1004 SF	100 %
TYPE 2	N/A	0 SF	0 %
TOTAL SURFACE AREA = 1004 SF (EXCLUDING WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIAS , OR SOFFITS)			

HUMAN SCALE DESIGN ELEMENTS			
- CHANGE IN BRICK COLOR - SOLDIER COURSE BELT - HORIZONTAL PRECAST SILL - WINDOW REVEALS			
PUBLIC REALM REQUIREMENT			
FACADE TRANSPARENCY WAS INCREASED TO 67% THIS BUILDING FACADE, EXCEEDING THE MINIMUM PERCENTAGE REQUIREMENT OF 60% AS ALLOWED BY UDO SECTION 8.3.B.6			

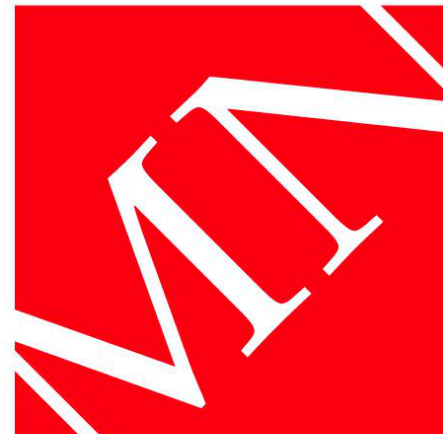
HORIZONTAL FACADE VARIATION			
VARIATION	REQUIRED %	HEIGHT	PROVIDED %
BASE	N/A	2'-8"	12 %
MIDDLE	50 %	11'-4"	52 %
TOP	N/A	7'-0"	36 %

NORTHWEST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TYPE 1	60 %	879 SF	100 %
TYPE 2	N/A	0 SF	0 %
TOTAL SURFACE AREA = 879 SF (EXCLUDING WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIAS , OR SOFFITS)			

HUMAN SCALE DESIGN ELEMENTS			
- CHANGE IN BRICK COLOR - SOLDIER COURSE BELT - HORIZONTAL PRECAST SILL - WINDOW REVEALS			
PUBLIC REALM REQUIREMENT			
FACADE TRANSPARENCY WAS INCREASED TO 67% THIS BUILDING FACADE, EXCEEDING THE MINIMUM PERCENTAGE REQUIREMENT OF 60% AS ALLOWED BY UDO SECTION 8.3.B.6			

NORTHWEST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TRANSPARENCY	40 %	198 SF	40 %
TOTAL SURFACE AREA = 501 SF (CALCULATED TO 10 FEET ABOVE STREET LEVEL)			

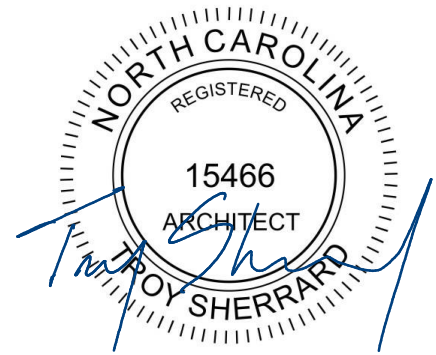
HORIZONTAL FACADE VARIATION			
VARIATION	REQUIRED %	HEIGHT	PROVIDED %
BASE	N/A	2'-8"	12 %
MIDDLE	50 %	11'-4"	52 %
TOP	N/A	7'-0"	36 %



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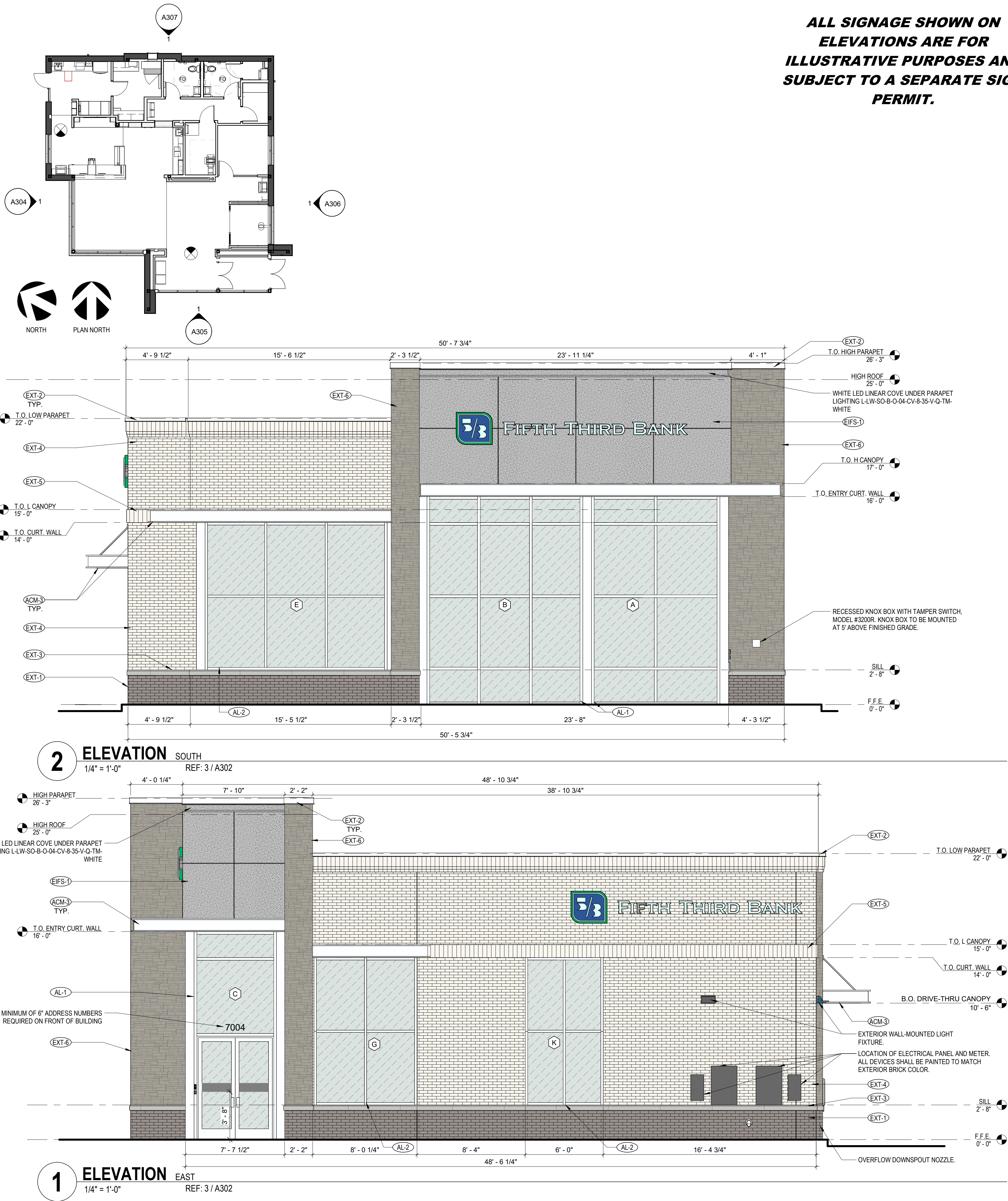
Fifth Third Holly Springs, NC Branch
7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540
for
Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
ELEVATIONS
ANALYSIS

03/15/2024
DRAWN BY: TH, MH CHECKED BY:
MOODY NOLAN PROJ# 22071.03
A302
DRC Submission



SOUTHWEST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TYPE 1	60 %	420 SF	67 %
TYPE 2	N/A	205 SF	33 %
TOTAL SURFACE AREA = 625 SF (EXCLUDING WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIAS, OR SOFFITS)			

NORTHWEST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TRANSPARENCY	40 %	321 SF	67 %
TOTAL SURFACE AREA = 478 SF (CALCULATED TO 10 FEET ABOVE STREET LEVEL)			

HORIZONTAL FACADE VARIATION			
VARIATION	REQUIRED %	HEIGHT	PROVIDED %
BASE	N/A	2'-8"	12 %
MIDDLE	50 %	11'-4"	52 %
TOP	N/A	7'-0"	36 %

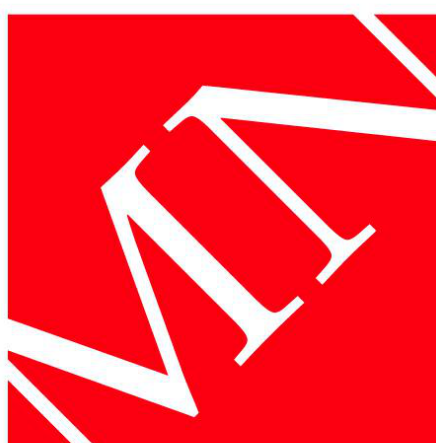
HUMAN SCALE DESIGN ELEMENTS	
- CHANGE IN BRICK COLOR - SOLDIER COURSE BELT - HORIZONTAL PRECAST SILL - WINDOW REVEALS	
PUBLIC REALM REQUIREMENT	
FACADE TRANSPARENCY WAS INCREASED TO 67% THIS BUILDING FACADE, EXCEEDING THE MINIMUM PERCENTAGE REQUIREMENT OF 60% AS ALLOWED BY UDO SECTION 8.3.B.6	

SOUTHEAST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TYPE 1	60 %	730 SF	92 %
TYPE 2	N/A	68 SF	8 %
TOTAL SURFACE AREA = 798 SF (EXCLUDING WINDOWS, DISPLAY WINDOWS, DOORS, ROOFING, FASCIAS, OR SOFFITS)			

NORTHWEST ELEVATION ANALYSIS - PRIMARY FACADE			
MATERIAL	REQUIRED %	PROVIDED SF	PROVIDED %
TRANSPARENCY	40 %	169 SF	37 %
TOTAL SURFACE AREA = 461 SF (CALCULATED TO 10 FEET ABOVE STREET LEVEL) *STOREFRONT EXTENDS ABOVE 10 FEET LINE.			

HORIZONTAL FACADE VARIATIONS			
VARIATION	REQUIRED %	HEIGHT	PROVIDED %
BASE	N/A	2'-8"	12 %
MIDDLE	50 %	11'-4"	52 %
TOP	N/A	7'-0"	36 %

HUMAN SCALE DESIGN ELEMENTS	
- CHANGE IN BRICK COLOR - SOLDIER COURSE BELT - HORIZONTAL PRECAST SILL - WINDOW REVEALS	
PUBLIC REALM REQUIREMENT	
FACADE TRANSPARENCY WAS INCREASED TO 67% THIS BUILDING FACADE, EXCEEDING THE MINIMUM PERCENTAGE REQUIREMENT OF 60% AS ALLOWED BY UDO SECTION 8.3.B.6	



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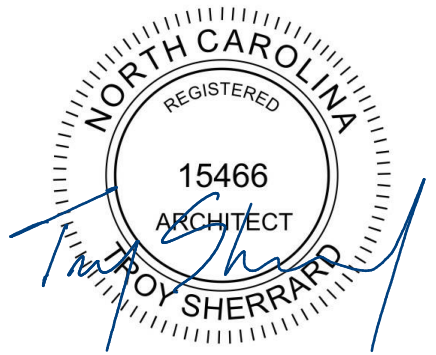
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Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
ELEVATIONS ANALYSIS

03/15/2024

DRAWN BY: TH, MH CHECKED BY: DB

MOODY NOLAN PROJ#: 22071.03

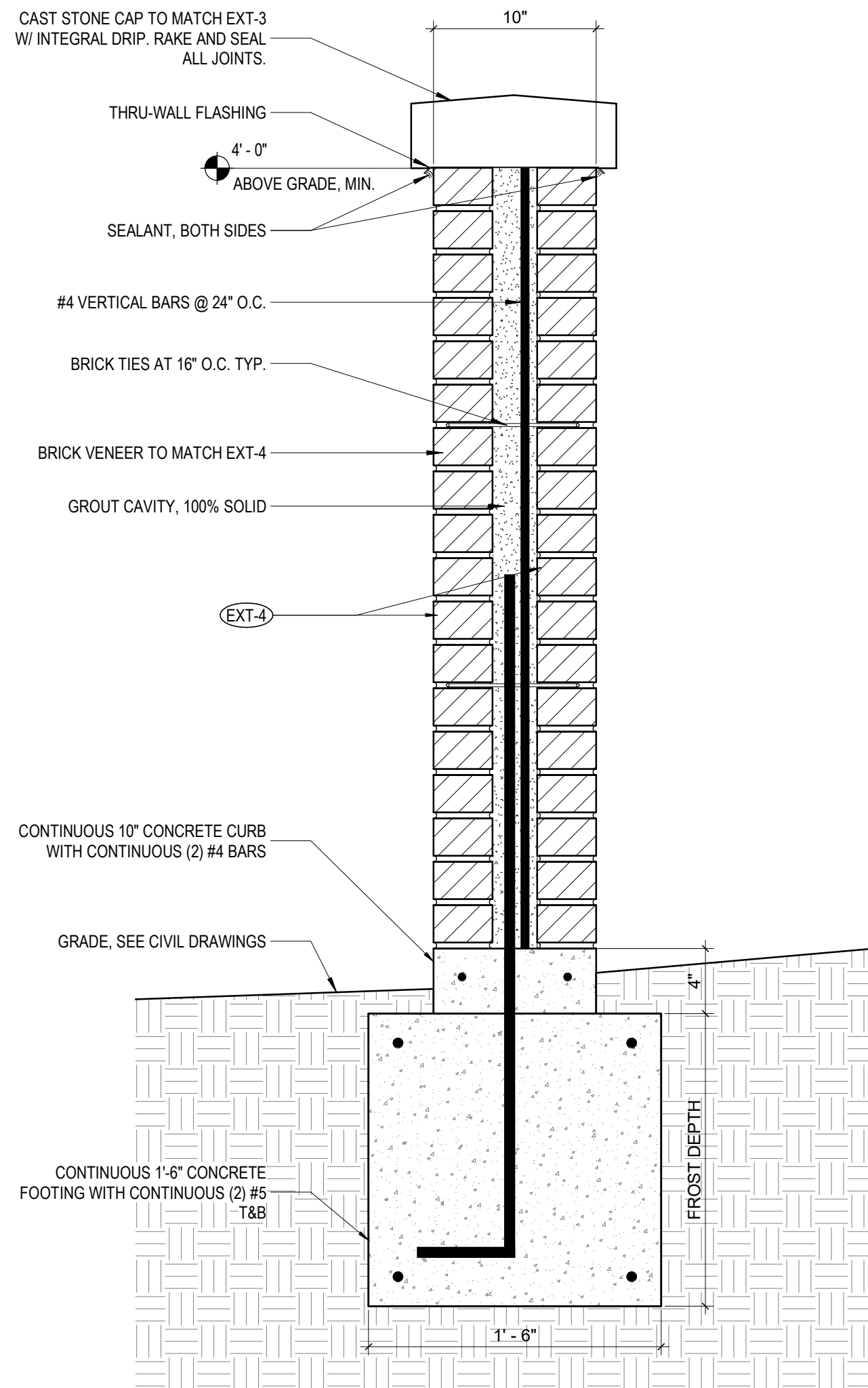
A303

DRC Submission

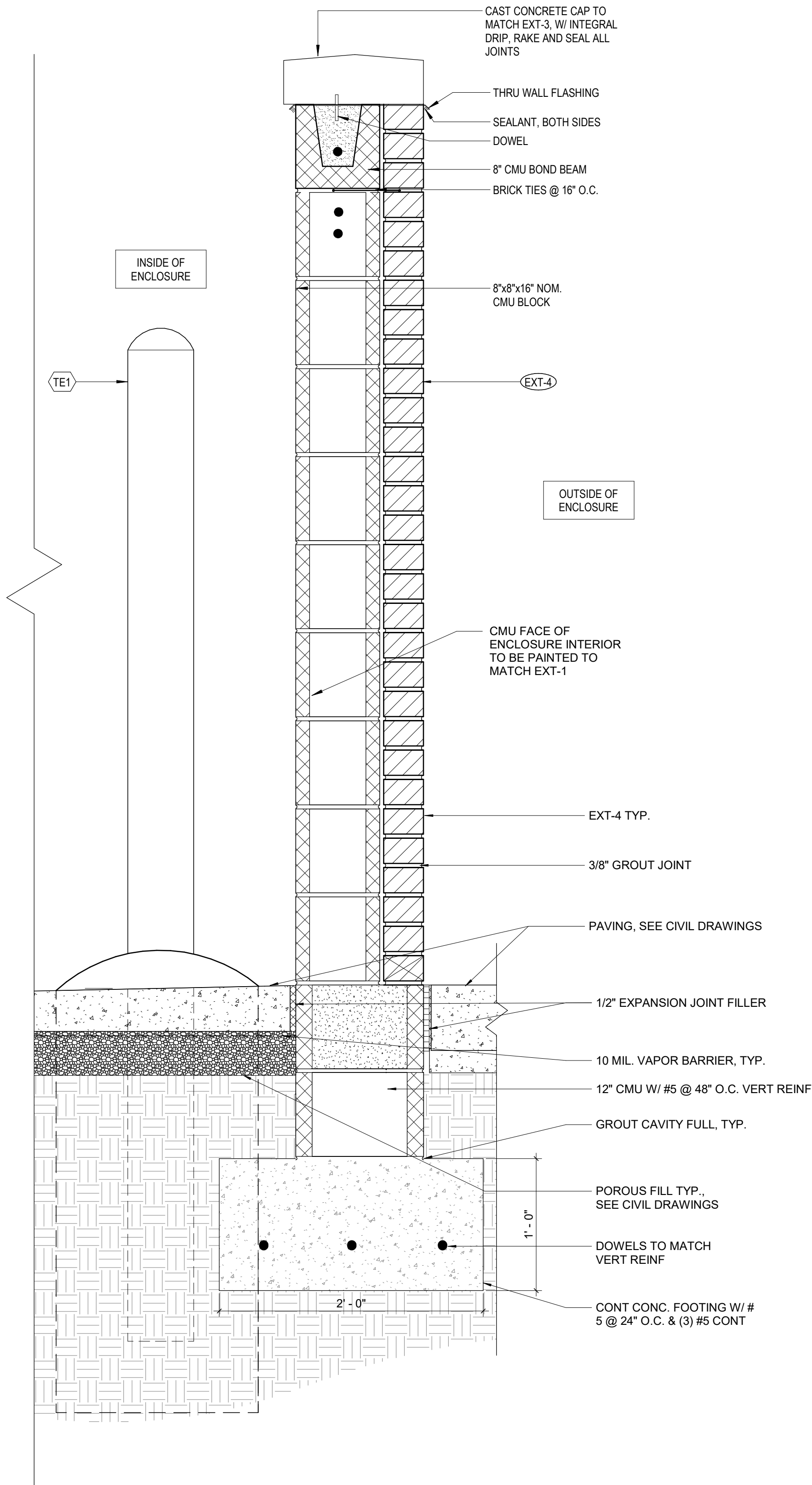
EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	BLUE ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	NOT INCLUDED IN THIS BRANCH
ACM-2	GREEN ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	NOT INCLUDED IN THIS BRANCH
ACM-3	SILVER ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAIN WALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK (VELOUR TEXTURE)	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	PREFINISHED METAL COPING	PAC-CLAD PETERSON	ANODIC CLEAR	
EXT-3	CAST CONCRETE SILL	READING ROCK	STARBUCK	BA-6495 PROFILE, UTILIZE MANUFACTURER'S RETURN UNITS AT CORNERS, DIFFERING PROFILE AT WINDOW SILLS TO MATCH FINISH AND FACE PROFILE OF EXT-3
EXT-4	STANDARD MODULAR BRICK VENEER	ACME BRICK (VELOUR TEXTURE)	RIDGEMAR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-5	UTILITY SIZE BRICK SOLDIER COURSE	ACME BRICK (VELOUR TEXTURE)	RIDGEMAR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-6	HORIZONTAL LAP SIDING	HARDIEPLANK - 6" EXPOSURE	RICH ESPRESSO	SMOOTH FINISH, REFER TO MANUFACTURER FOR TRIM REQUIREMENTS

KEY NOTES - TRASH ENCLOSURE

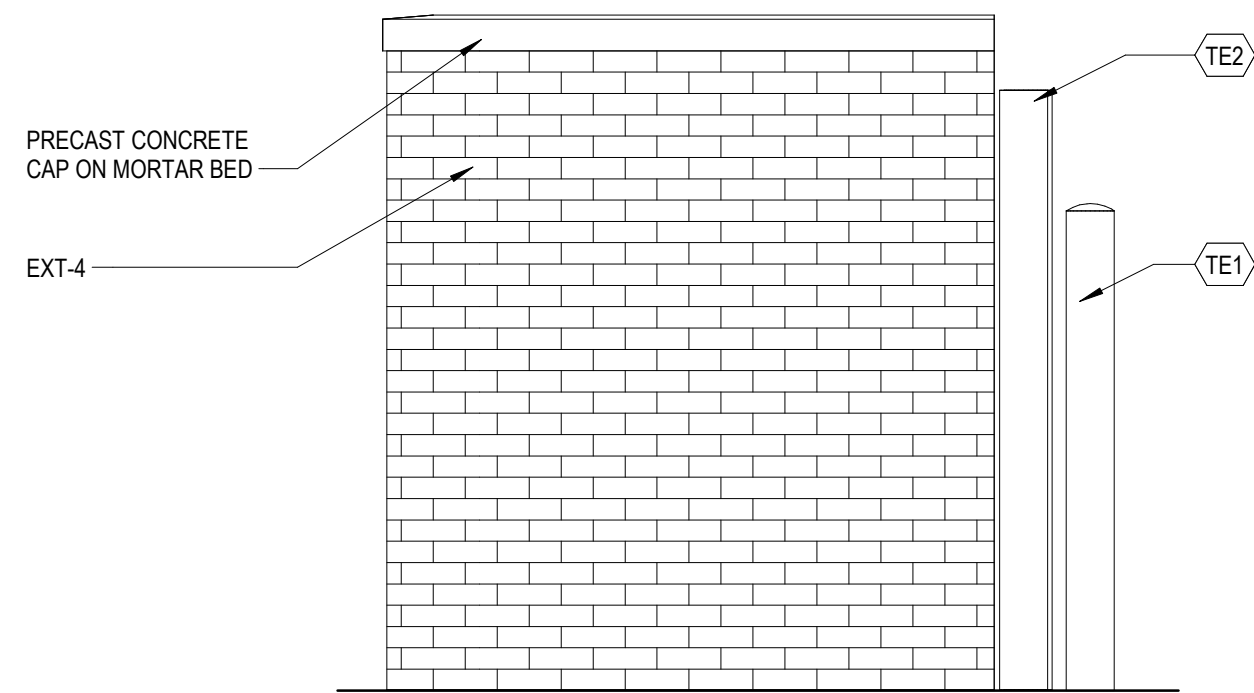
- | | |
|-------------|--|
| TEST | 6" DIA. CONCRETE-FILLED GALVANIZED STEEL BOLLARD (5/3RD STANDARD BOLLARD SLEEVE) |
| TEST | 6" DIA. SCH 40 STEEL PIPE WITH CAP PLATE. PAINT PIPE AND CAP TO MATCH GATE. |
| TEST | ENCLOSURE GATE BASIS OF DESIGN: CITYCAPES TOUGHCASTE FRAME WITH 2 1/2 VERTICAL RIB 24GA POWDER-COATED STEEL INFILL PANELS. GATE MOUNTED ON PIPES WITH POWDER-COATED STEEL ADJUSTABLE PIPE HINGES. PANELS, FRAMES AND HINGES TO BE FINISHED IN MATTHEWS PAINT 413425P "BRUSHED ALUMINUM." SEE MFR. INSTRUCTIONS FOR INSTALLATION. |
| TEST | POWDER-COATED STEEL DROP PIN. PAINT TO MATCH GATE. |
| TEST | NOT USED |
| TEST | 7" PAVING W/ 6X6 W2.9 X 12 W.W.F. - ALL CONCRETE SHALL DEVELOP MIN. COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE - BROOM FINISH ALL EXPOSED CONCRETE SURFACES |



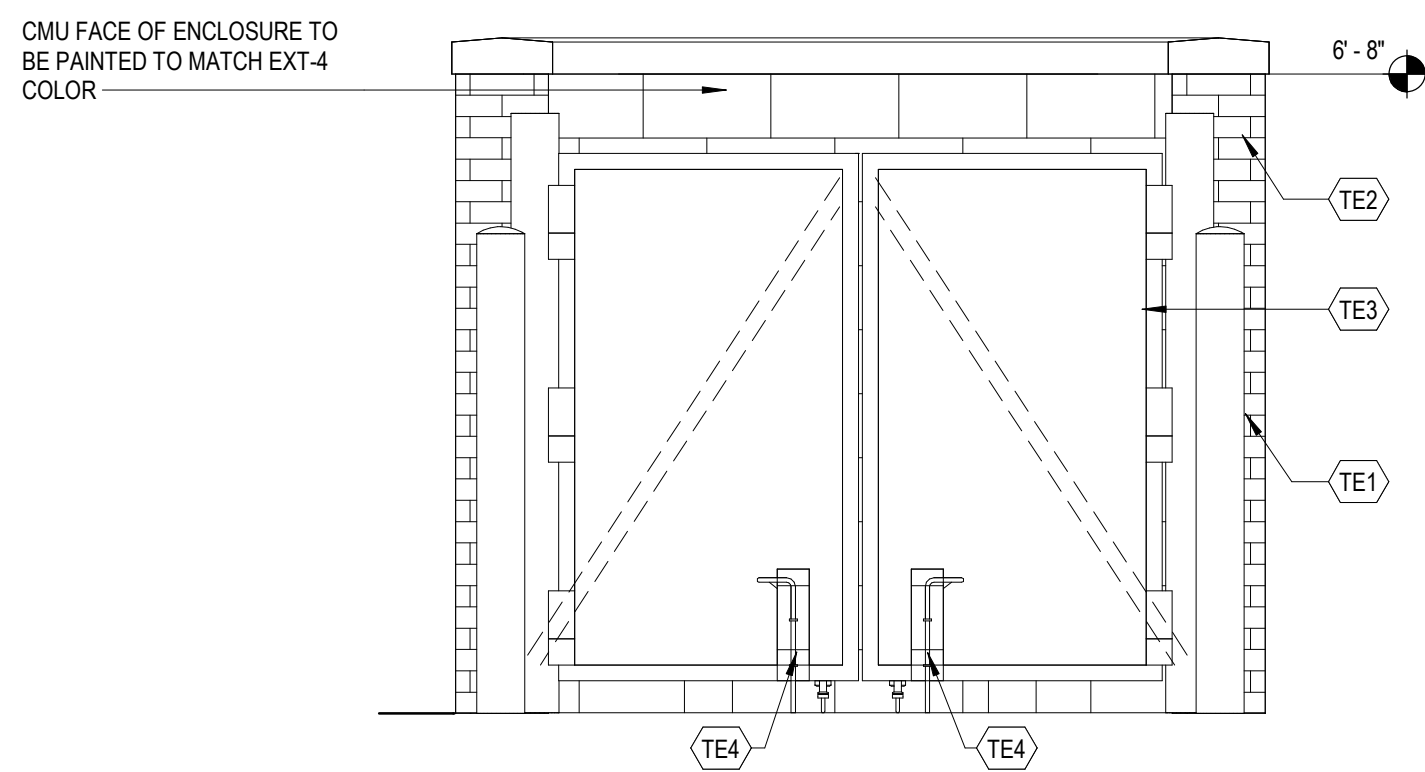
5 SECTION SITE WALL SECTION
1 1/2" = 1'-0" REF: 1 / A001



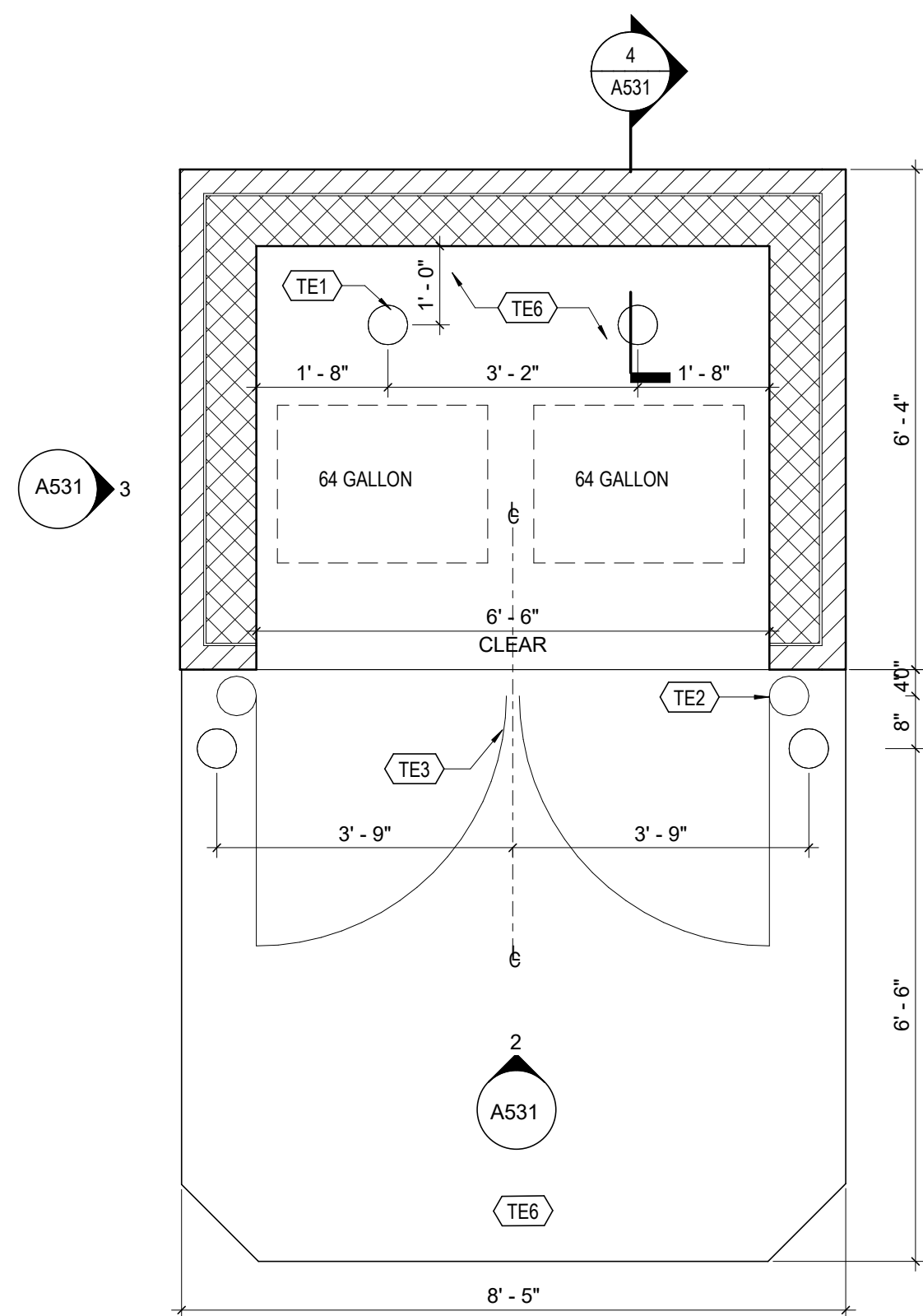
4 **SECTION** TRASH ENCLOSURE WALL SECTION
1 1/2" = 1'-0" REF: 1 / A531



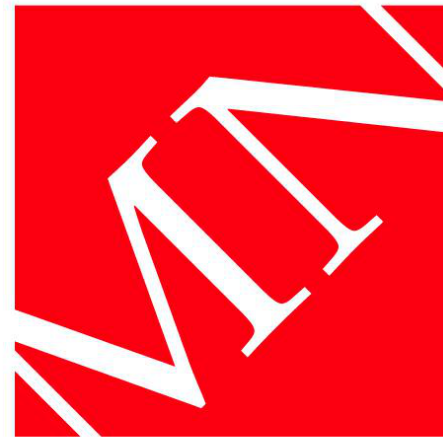
3 ELEVATION TRASH ENCLOSURE SIDE ELEVATION
1/2" = 1'-0" REF: 1 / A531



2 ELEVATION TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0" REF: 1 / A531



1 ENLARGED PLAN TRASH ENCLOSURE ENLARGED PLAN
1/2" = 1'-0" REF: 1 / A001



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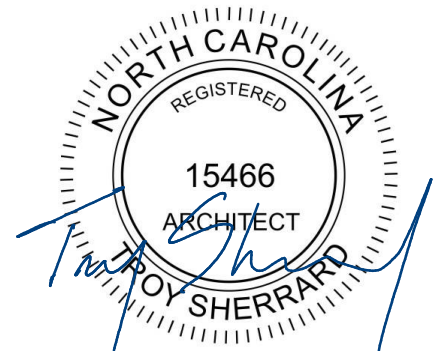


Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for

Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:

TRASH ENCLOSURE ENLARGED PLANS & DETAILS

03/15/2024

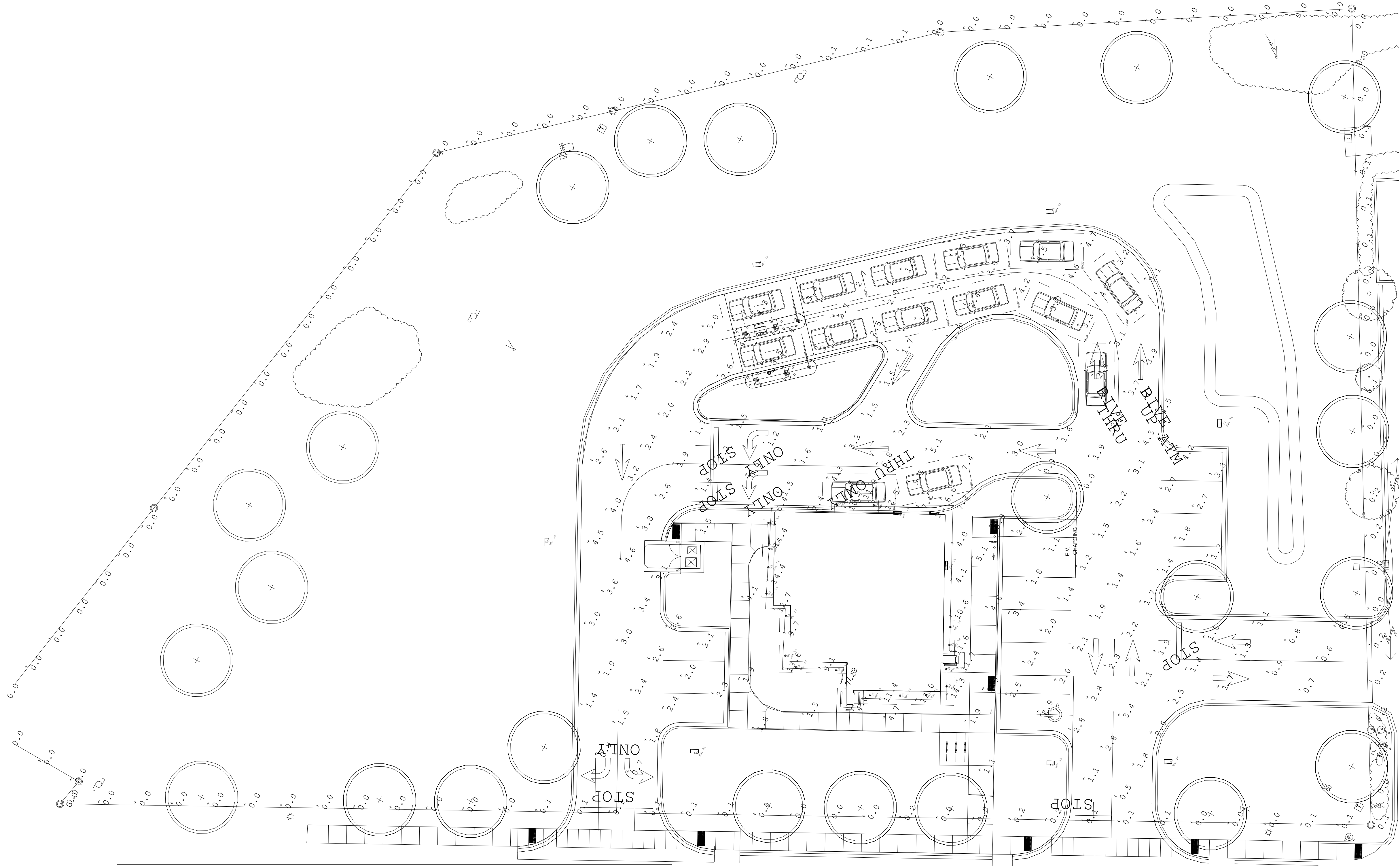
DRAWN BY: TH, MH | CHECKED BY:

MOODY NOLAN PROJ#: 22071.03

A531

DRC Submission

1 SITE PHOTOMETRICS PLAN
SCALE: 1/16" = 1'-0"



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	9.60	14.4	2.4	4.00	6.00
Drive Thru	Illuminance	Fc	3.29	11.9	0.0	N.A.	N.A.
Parking Lot North	Illuminance	Fc	2.49	4.6	0.7	3.56	6.57
Parking Lot South	Illuminance	Fc	1.93	4.2	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	2.87	5.1	1.1	2.61	4.64

Luminaire Schedule	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
17	17	ED3L-XXX-27-90-50-125	Single	ED3L-XXX-27-90-50-125	G3	0.900	1000	11.7	197.1
3	3	XHM-3-LED-241-40	Single	XHM-3-LED-241-40	W6	0.900	4547	30	90
3	3	EAL263_CAMP130	Single	EAL263_CAMP130	P2	0.900	4500	30	150
4	4	EAL263_FJAW730	Single	EAL263_FJAW730	P1	0.900	14700	116	464

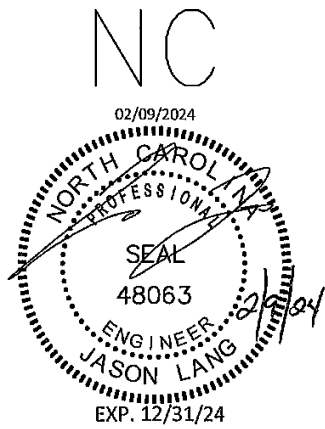
SECURITY LIGHTING NOTES:
1. SECURITY LIGHTING LEVELS DO NOT MEET FIFTH THIRD STANDARDS DUE TO HOLLY SPRINGS' UNIFIED DEVELOPMENT ORDINANCE.



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CINCINNATI, OH 45202
PHONE: (513) 914-5835



Fifth Third Holly Springs, NC Branch
7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540
for
Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
SITE PHOTOMETRICS

03/15/24
DRAWN BY: VHR
CHECKED BY: SR
MOODY NOLAN PROJECT #: J#22071.03

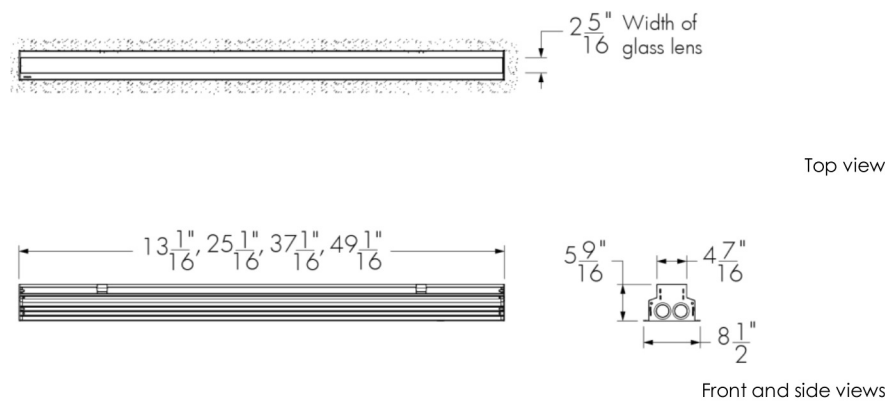
E-013

DRC Submission



Specification Sheet

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____

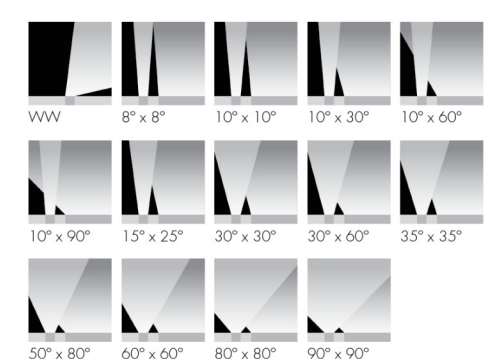


Photometric Summary

WW	Delivered output (lm)	Intensity (peak cd)
8"x8"	3634	10,795
10"x10"	4512	59,238
10"x30"	4410	33,872
10"x60"	4386	25,296
10"x90"	3876	12,062
15"x25"	4077	6927
15"x30"	4346	19,773
30"x30"	4730	16,886
30"x60"	4035	5317
35"x35"	4612	11,616
50"x60"	4656	3904
40"x60"	3868	3368
80"x80"	4548	2992
90"x90"	4070	2132

Based on 40K full output, 48 [1219mm], DMX/RDM configuration.
2.5° factory-set tilt setting for WWW optic, 0° tilt setting for all other optics.
Photometric performance is measured in compliance with IESNA LM-79/08.

Optics



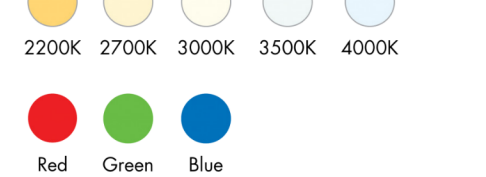
SLGa, SLGb

lumenfacade

Inground
LED
WHITE AND STATIC COLORS

Specification Sheet

Colors and Color Temperatures



Controls

ON/OFF 0-10V DALI

lumenpulse DMXrdm EcoSystem Enabled

Ratings

IP68 IK10

Certifications



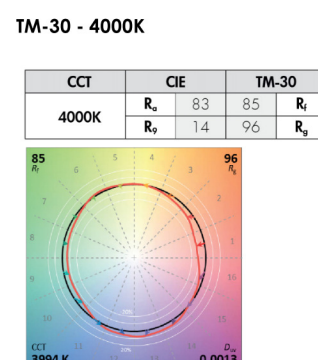
SLGa, SLGb

lumenfacade

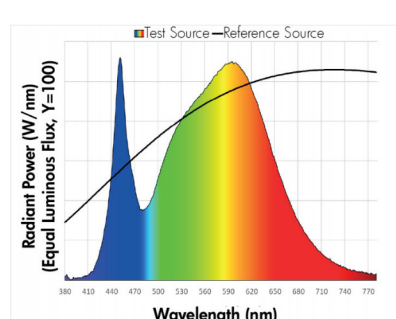
Inground
LED
WHITE AND STATIC COLORS

Specification Sheet

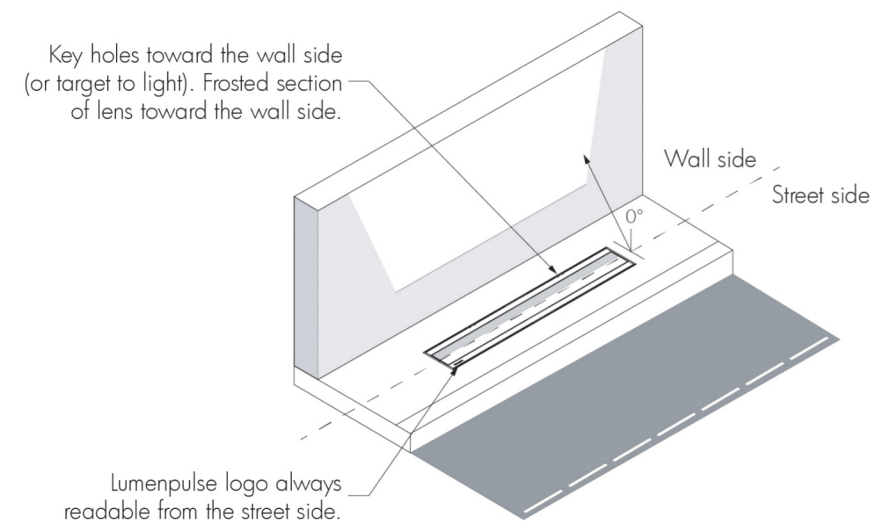
Chromaticity Data



Spectral Power Distribution

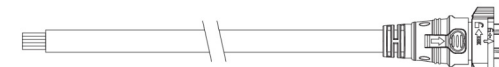


Optical chamber orientation



Cables (order separately)

LOLC - Leader cable for lumenfacade Inground



LOLC-CERTIFICATION-LENGTH

Please specify:
CERTIFICATION: UL or CE **LENGTH:** 10 ft, 25 ft or 50 ft
• Suitable for dimming/data and non-dimming applications.
• Consult Lumenfacade Inground leader cable specification sheet for details.

SLGa, SLGb

lumenpulse 1220 Marie-Victoria Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | F 514.937.4289

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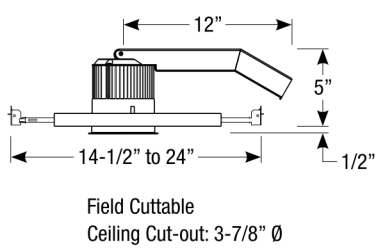
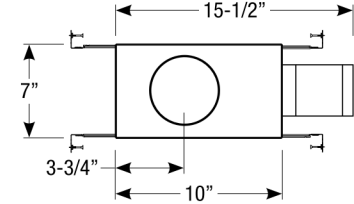
lumenpulse 1220 Marie-Victoria Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | F 514.937.4289

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3" Eco-Downlight
Non-IC New Construction Housing
Round or Square

Dimensions



LED Light Engine

- 13W LED with 2700K or 3000K @ 90 CRI
- 21W LED with 2700K, 3000K, 3500K or Warm Dim @ 90 CRI
- 2 SDCM dimming
- 50,000 hours at 70% lumen maintenance (L70)

Field Replaceable Dimming Driver

- 13W Low power density (LPD) housings include an universal ELV / Trac driver with 120-277V input
- 21W housings are available with remote Lutron Hi-Lume® or universal 0-10V / ELV / Trac driver

Optics

- 50° Flood optic included (10°, 30° and 80° optic are available, must specify)

Gasket for IC Air-Tight Installations

- 13W Low power density (LPD) housings can be converted to an IC Air-Tight housing with gasket, must specify EDL-AT-GSKT.

Housing

- Galvanized-steel plaster frame must be kept 3" from insulation
- Cold rolled steel junction box with black anodized finish, (2) 1/2" trade size knockouts

Mounting

- Includes (2) galvanized steel adjustable bar hangers
- Adjust vertically to accommodate ceiling thickness from 1/2" to 1"
- Requires a minimum ceiling depth of 7"

Trim

- Available in round or square aluminum trim, consult factory for custom finishes.
- Available in open reflector, baffle, shower or wall wash trims
- Flush mount adapter available

Accessories

- Accommodates (2) accessories, a media holder is required.

Emergency

- Remote inverter operates for 90 minutes with remote test switch available, requires above ceiling access.

Listing/Warranty

- Five (5) year limited warranty
- UL listed to US and Canadian standards for damp locations (wet location when used with shower trim)
- CEC (Title 24) Listed when used with reflector or baffle



Housing Order Matrix (Example: EDL-NC-27-S)

Installation Type	CCT / CRI	Rev	Wattage / Driver
EDL-NC (Non-IC)	☐ -27 (2700K / 90 CRI) ☐ -30 (3000K / 90 CRI) ☐ -35 (3500K / 90 CRI) ☐ -WD (1850K-3000K / 90 CRI)	-5	☐ [blank] (21W / ERP Universal Dim, Trac/ELV/0-10V 1% 120-277V) ☐ -LPD (13W / ERP Universal Dim, Trac/ELV 1% 120-277V)

1. Not available with 13W LPD driver
2. Available in 2700K and 3000K only
3. Forward and reverse phase dimming at 120V only
4. Warm Dim only available

Accessories (Note: Media holder required)

- ☐ EDL-MHLDR-4 (Media Holder - required)
- ☐ EDL-FT-4 (Frosted Lens)
- ☐ EDL-MP-4 (Globe Lens)
- ☐ EDL-CL-4 (Clear Lens)
- ☐ EDL-LN-4 (Linear Spread Lens)

Optics

- ☐ EDL-10-OPTIC-5 (10° Spot)
- ☐ EDL-30-OPTIC-4 (30° Narrow Flood)
- ☐ EDL-40-OPTIC-4 (40° Flood)
- ☐ EDL-80-OPTIC-4 (80° Wide Flood)

Emergency

- ☐ EM-1000 (25W LED Remote Inverter)
- ☐ EM-1002 (10W LED Remote Emergency Driver)
- ☐ EM-1003 (15W LED Remote Inverter)
- ☐ EM-1004 (15W LED Remote Inverter)

Gasket for IC Air-Tight ceilings

- ☐ EDL-AT-GSKT (Air-Tight IC Gasket for LPD housing only)

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3" Eco-Downlight Open Reflector
Non-IC New Construction Housing
Round or Square

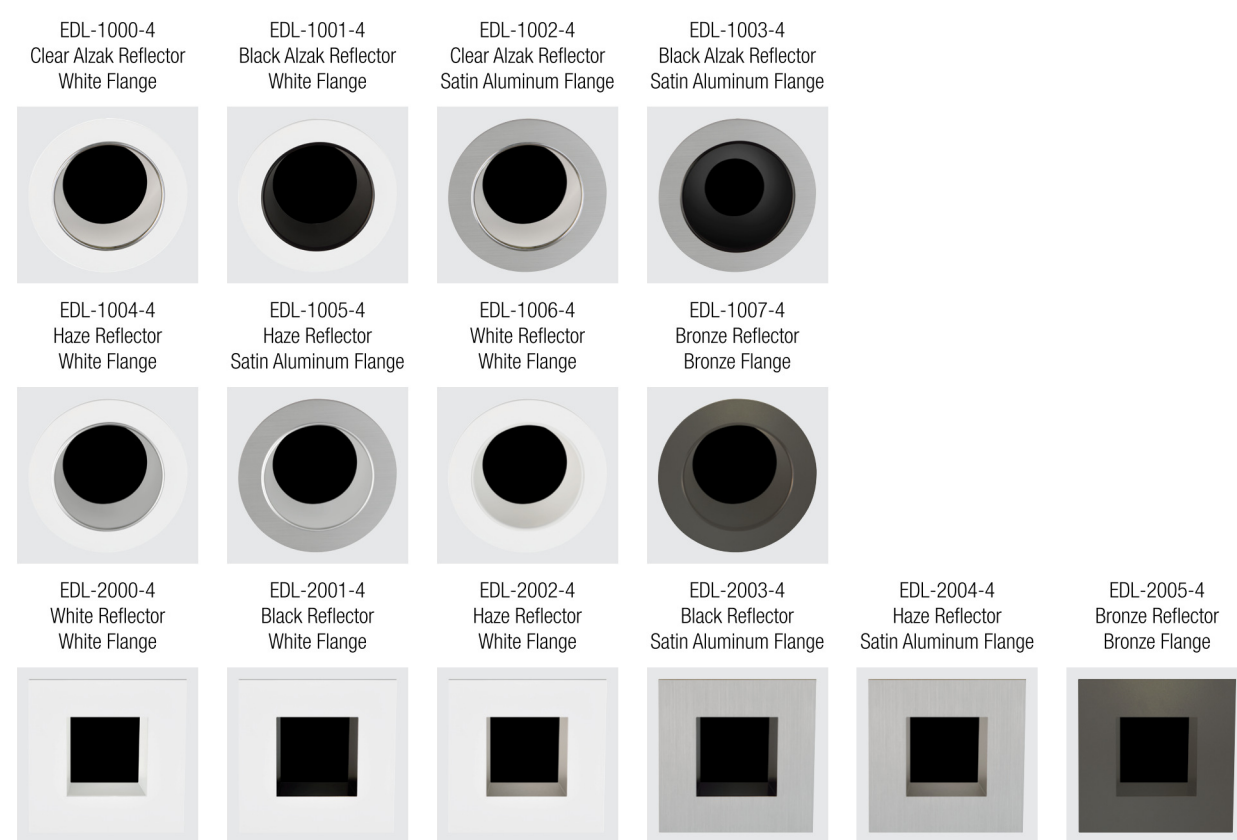
Open Reflector Trim Order Matrix (Example: EDL-1002-4)

Series	Aperture / Finish	Rev
EDL	☐ -1000 (Round / Clear Alzak Reflector / White Flange) ☐ -1001 (Round / Black Alzak Reflector / White Flange) ☐ -1002 (Round / Clear Alzak Reflector / Satin Aluminum Flange) ☐ -1003 (Round / Black Alzak Reflector / Satin Aluminum Flange) ☐ -1004 (Round / Haze Reflector / White Flange) ☐ -1005 (Round / Haze Reflector / Satin Aluminum Flange) ☐ -1006 (Round / White Reflector / White Flange) ☐ -1007 (Round / White Reflector / Satin Aluminum Flange) ☐ -1008 (Round / Bronze Reflector / Bronze Flange) ☐ -2000 (Square / White Reflector / White Flange) ☐ -2001 (Square / Black Reflector / White Flange) ☐ -2002 (Square / Haze Reflector / White Flange) ☐ -2003 (Square / Black Reflector / Satin Aluminum Flange) ☐ -2004 (Square / Haze Reflector / Satin Aluminum Flange) ☐ -2005 (Square / Bronze Reflector / Bronze Flange)	-4

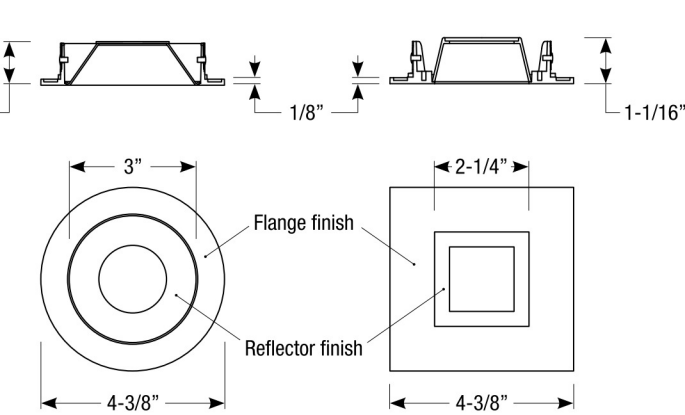
Flush Mount Adapter

- ☐ EDL-RD-FMA (Round Flush Mount Adapter)
- ☐ EDL-SQ-FMA (Square Flush Mount Adapter)

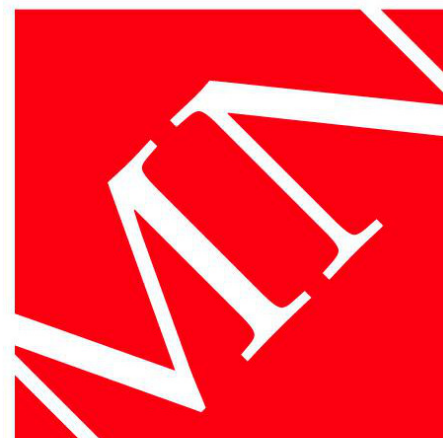
Trim Finishes



Dimensions



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40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



360 Central Avenue, Suite 1101 | St. Petersburg, FL 33701
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FL COA 27367

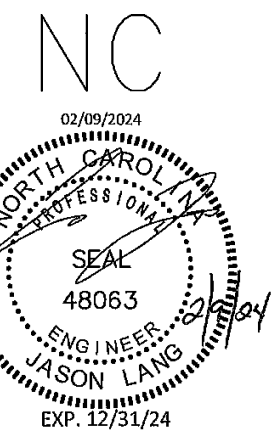


Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for

Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
**EXTERIOR LIGHTING
CUT SHEETS**

03/15/24

DRAWN BY: VHR CHECKED BY: SR

MOODY NOLAN PROJ.#: JH22071.03

E-702

DRC Submission



Catalog #:
Prepared By:
Project:
Date:
Type:

XSPS LED Soffit Light



OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 - 59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-U0-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77, -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-247VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHD.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings
 - Listed to UL 1598 and UL 8750
 - Suitable For Damp Locations
 - Meets Buy American Act requirements.
 - DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.
 - IDA compliant with 3000K or lower color temperature.

D1

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Page 3/4 Rev. 08/22/22
SPEC.2036.A.0320



XSPS LED Soffit Light

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens HO - 5,000 Lumens VHO - 6,000 Lumens	SW - 5000K 80 CRI HW - 4000K 80 CRI WW - 3000K 80 CRI	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	OWT - Gloss White	DFL - Diffused Acrylic Lens	CMT - Channel Bar Mounting Kit BB - Emergency Battery Pack¹

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS													
Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3866	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5857	122	B2-U0-G1	49
SHD	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*						
Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHD	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE					
Ambient Temp °C	Initial¹	25K hrs.¹	50K hrs.¹	75K hrs.²	100K hrs.²
25 °C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

D1

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XSPS LED Soffit Light

[Back to Quick Links](#)

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

For complete specifications and IES files, see website.

XSPS S LED HO NW DFL

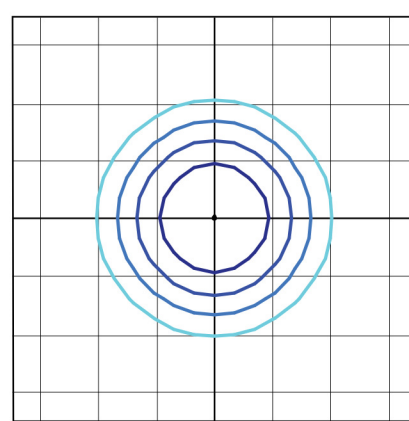
Luminaire Data

Type S Distribution	
Description	4000 Kakin, 70 CRI
Delivered Lumens	5,011
Watts	39.5
Efficacy	127
IES Type	Type VS - Very Short
BUG Rating	B2-U0-G1

Zonal Lumen Summary

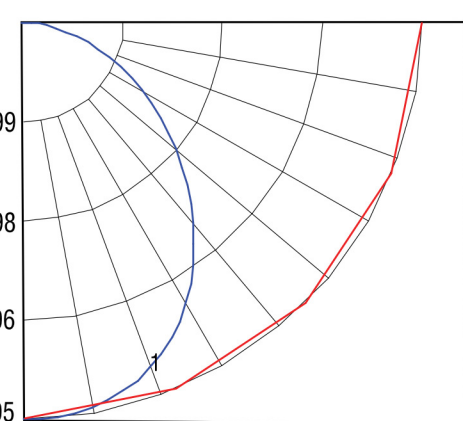
Zone	Lumens	%Luminaire
Low (0-30°)	1536	31%
Medium (30-60°)	2565	51%
High (60-90°)	826	16%
Very High (90-90°)	84	2%
Uplight (90-180°)	0	0%
Total Flux	5011	100%

ISO FOOTCANDLE PLOT



10' Mounting Height/10' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

POLAR CURVE



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Complete neon replacement system

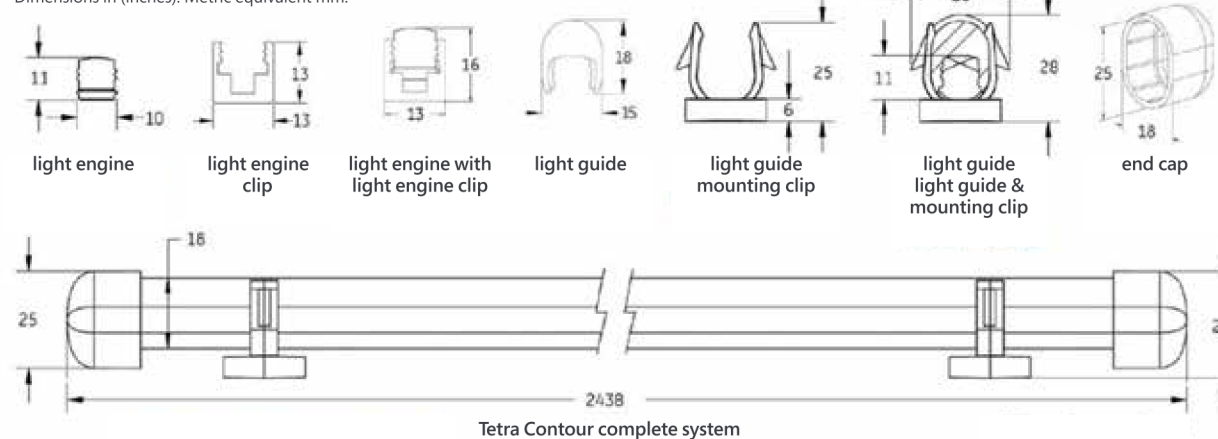
Tetra® Contour combines a flexible LED light engine with a rigid, optically diffuse extruded-plastic light guide that can be heated and formed to fit a wide variety of designs and applications. Tetra® Contour LS (linear series) is the unbendable companion product used for creating linear border lighting sections. Working together, these products comprise a complete LED system that provides the classic appearance of neon and complements the unique design of any building.

Designed with environmental responsibility in mind

This environmentally responsible LED lighting system complies with RoHS standards. Tetra® Contour contains no lead, mercury or glass, so handling and disposal are less of a concern.

Mechanical Outline

Dimensions in (inches, Metric equivalent mm).



Tetra® Contour & Contour LS

SKU	Description	Color	Quantity	Additional Information
GEXNBL-1	Tetra® Contour Blue LED Light Engine	Blue	12/Box	Unit Length: 8 ft (2.44m)
GEXNGL-1	Tetra® Contour Green LED Light Engine	Green	12/Box	Unit Length: 8 ft (2.44m)
GEXNYG-1	Tetra® Contour Amber LED Light Engine	Amber	12/Box	Unit Length: 8 ft (2.44m)
GEXNRC-1	Tetra® Contour Red-Orange LED Light Engine	Red-Orange	12/Box	Unit Length: 8 ft (2.44m)
GEXNRD-1	Tetra® Contour Red LED Light Engine	Red	12/Box	Unit Length: 8 ft (2.44m)
GEXNWS-1	Tetra® Contour White (6500K) LED Light Engine	White	12/Box	Unit Length: 8 ft (2.44m)
GEXN32-1	Tetra® Contour Warm White (3200K) LED Light Engine	Warm White	12/Box	Unit Length: 8 ft (2.44m)
GEXNBL-1	Tetra® Contour LS Blue Light Engine and Blue Light Guide	Blue	12/Box	Unit Length: 8 ft (2.44m)
GEXNGL-1	Tetra® Contour LS Green Light Engine and Green Light Guide	Green	12/Box	Unit Length: 8 ft (2.44m)
GEXNRD-1	Tetra® Contour LS Red Light Engine and Red Light Guide	Red	12/Box	Unit Length: 8 ft (2.44m)
GEXNLS-1	Tetra® Contour LS White Light Engine (6500K) and White Light Guide	White	12/Box	Unit Length: 8 ft (2.44m)
GEXNLS-1	Tetra® Contour LS Warm White (3200K) LED Light Engine	Warm White	12/Box	Unit Length: 8 ft (2.44m)

Vastly Superior Loading

Versus our previous products, Tetra® Contour features 103% greater loading, and Tetra® Contour LS delivers 137% greater loading—so more feet of product can be run off each power supply than ever before—providing significant savings on material and labor costs

Durable Robust System

Designed using Six Sigma quality standards, the Tetra® Contour LED lighting system has a long life that delivers up to five years of continuous 24/7 use. Impact resistant design helps eliminate excess shipping, installation and maintenance costs due to breakage. It withstands harsh weather conditions, vibration and stress, and is backed by our 5-year limited warranty.

Technical Specifications

Specification Item	Wavelength Color Temp	Typical Brightness lumens/ft (light engine)	LEDs per Module	Energy Consumption (lm/W)	Energy Consumption (System/W)	Power Supply Loading (lm/Watt)	Viewing Angle (light engine with light guide)
GEXNBL-1	467nm	30	42	1.52	1.79	59	115/330°
GEXNGL-1	532nm	120	42	1.52	1.79	59	115/330°
GEXNYG-1	589nm	60	42	2.27	2.67	40	115/330°
GEXNRC-1	618nm	85	42	2.27	2.67	40	115/330°
GEXNRD-1	625nm	55	42	1.52	1.79	59	115/330°
GEXN65-1	6500K	140	48	3.17	3.73	29	115/330°
GEXN32-1	3200K	130	48	3.17	3.73	29	115/330°
GEXNBL-1	467nm	30	21	1.73	2.03	52	115/330°
GEXNGL-1	532nm	120	21	1.73	2.03	52	115/330°
GEXNRD-1	625nm	55	21	1.30	1.53	69	115/330°
GEXNLS-1	6500K	140	24	3.17	3.73	29	115/330°
GEXNLS-1	3200K	130	24	3.17	3.73	29	115/330°

		18 AWG/0.82 mm2 Supply Wire	16 AWG/1.31 mm2 Supply Wire	14 AWG/2.08 mm2 Supply Wire	12 AWG/3.31 mm2 Supply Wire
Dimmable	Yes (with dimmable power supply)				
Cutting Resolution	On Contour ONLY cut on wire between every module or the location showing "CUT HERE ONLY" on module.				
Power Supply	GEPS24-25-NA Input: 100-305VAC; Output: 24VDC GEPS24D-80U Input: 90-305VAC; Output: 24VDC GEPS24-100U Input: 108-305VAC; Output: 24VDC GEPS24-180 Input: 90-305VAC; Output: 24VDC/180W GEPS24-200U Input: 90-305VAC; Output: 24VDC GEPS24-300U Input: 108-305VAC; Output: 24VDC				
Maximum Supply Wire Limits	20W Power Supply: 20 ft./6.1 m 80W Power Supply: 20 ft./6.1 m 100W Power Supply: 20 ft./6.1 m 200W Power Supply: 20 ft./6.1 m 300W Power Supply: 20 ft./6.1 m	20 ft./6.1 m 30 ft./9.1 m 20 ft./6.1 m 30 ft./9.1 m 30 ft./9.1 m	30 ft./9.1 m 50 ft./15.2 m 30 ft./9.1 m 50 ft./15.2 m 50 ft./15.2 m	50 ft./15.2 m 86 ft./26.1 m 50 ft./15.2 m 86 ft./26.1 m 86 ft./26.1 m	86 ft./26.1 m 142 ft./43.3 m 86 ft./26.1 m 142 ft./43.3 m 142 ft./43.3 m
Operating Environment	-40 °C to +60 °C (-40 °F to +140 °F) Light engine: 0.47" x 15.98" x 0.39" (12 mm x 406 mm x 10.1 mm) Light engine with light guide: 1.10" x .86" x 0.98" (28 mm x 244 mm x 25 mm)				
Warranty	Limited system warranty of up to five (5) years				
System Certifications	UL Recognized #E219167, UL Classified #E229508, CE, C-tick, RoHS. Light engine IP54-rated. Dry or damp location rated. Light engine and Light Guide IP66-rated. Dry, damp or wet location rated				

Tetra® Contour

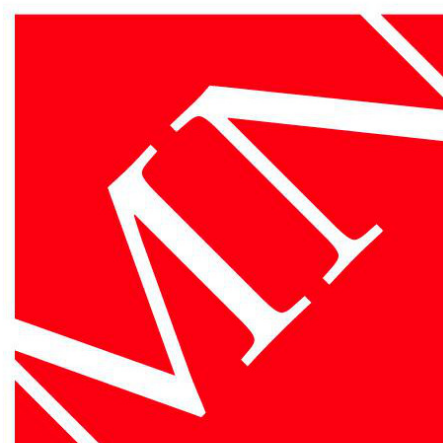
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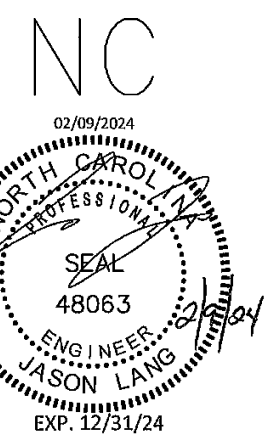


FIFTH THIRD
BANK

Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
Fifth Third Bank



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:

EXTERIOR LIGHTING CUT SHEETS

03/15/24

DRAWN BY: VHR CHECKED BY: SR

MOODY NOLAN PROJ.#: J#22071.03

E-703

DRC Submission



CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EALS Series
LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	27 lbs

Optical System

Lumens:	7000 - 30,300
Photometry:	Type II, III, IV & V
Efficacy:	126 - 160 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70
Upward Light Output Ratio (ULOR):	0 Horizontal Orientation

Electrical

Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PF):	> 90% at rated watts
Total Harmonic Distortion (THD):	< 20% at rated watts

Surge Protection

TYPICAL (120 STRIKES)		
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

*Per ANSI C136.2-2016

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C			
OPTICS		25,000 HR	50,000 HR
C2, C3, C4, C5, D2, D3, D4, D5		L96	L92
F5, H2, H3, H4, H5		L95	L93
F2, F3, F4, J3, J4, J5		L95	L93
K2, K3, K4, K5		L95	L93

Note: Projected Lux based on LM80 (+10,000 hour testing). Accepted industry tolerances apply to

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00		

Ratings

Operating Temperature:	-40° C to 40° C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

Warranty

☐ 5 Year (Standard)	☐ 10 Year (Optional)
--	---



EVS Series
LED Outdoor Area Light

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Ordering Information

EALS 03 7

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	GRI	CCT	DIMMING ¹	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E+ Evolve	03	0=120-277V	Cx=7500*	SM = Symmetric Medium	7 = 70 (mm)	30° = 3000K	N = Dimming thru PE receptacle	A = ANSI C136.41 7-Pin Receptacle (No Control)	CT = Integral Splitter, Standard	BLACK = Black	F+ Fusing
AL= Area Light		H = 347-480V	Dx = 10000 lm ²	SW = Symmetric Wide		40 = 4000K	D = External Dimming 100/231°C Cable	D = ANSI C136.41 7-Pin Receptacle with Shorting Cap	DT = Universal Mounting Arm Fitted for round or square pole mounting	DKBZ = Dark Bronze	H = Motion Sensor ^{1, 4, 5} (Sensor Switch)
S = Standard		E ² = 277-480V	Fx = 15000 lm	SH = Symmetric High Angle		50 = 5000K	X = Non dimming, no external dimming leads ⁶	E ² = ANSI C136.41 7-Pin with Non-Dimming PE Control	KT ^{1, 5} = Knuckle Splitter, For 1.8 in. - 2.5 in OD Tenon	GRAY = Gray	HI = LightGrid w/ WattStopper ^{1, 4}
			Hk = 20000 lm	AF = Asymmetric Forward				SH ^{1, 5} = Knuckle Splitter, For 2.3 in. - 3.0 in OD Tenon	WHTE = White		H2 = Daintree enabled motion sensor ^{1, 4, 5}
		1 = 120V	Jx = 25000 lm	AH = Asymmetric High Angle				VM ^{1, 5} = Knuckle Wall Mount			H4 = Motion Sensor (WattStopper) ^{1, 4}
		2 = 208V	Kx = 30000 lm	AW = Asymmetric Wide							J = cUL/cULC/Canada
		3 = 240V		AN = Asymmetric Narrow/Auto							L = Tool-Less Entry
		4 = 277V									R = Enhanced Surge Protection (100W/50A)
		5 = 480V									S ^{1, 5} = Rotated Left
											S ^{2, 5} = Rotated Right
											T = Extreme Surge Protection (200W/50A)
											U ¹ = DALI Programmable
											V = 3 Position Terminal Block
											Y = Coastal Finish
											XXX = Special Options

*Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code

¹Note: Standard Dimming is 0-10V

²Not available in 277-480V

³Supplied with 3ft leads

⁴Supplied with 100/231°C Cable

⁵Restricted Aiming Angle of 0-45°

⁶Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control

⁷Not available in 347V, 480V or 347-480V

⁸Only available with FJLK optics

⁹Recommended for installations within 750 feet from coast. Lead time varies, check with factory.

¹⁰Select 3000K CCT for IES approved fixtures.

¹¹For aimed left of right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions

¹²Not available with DALI

¹³DALI option not available with 347V, 480V, or 347-480V

¹⁴Not available with 200V/100A SPD

P1,P2

EVS Series
LED Outdoor Area Light

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE	BUG RATINGS	
			3000K	4000K & 5000K		3000K B-U-G	4000 & 5000K B-U-G
TYPE V	C5	Symmetric Medium (SM)	7300	7500	46	B3-U-G1	B3-U-G1
	D5	Symmetric Medium (SM)	9800	10000	64	B3-U-G1	B3-U-G1
	F5	Symmetric Medium (SM)	14700	15000	101	B4-U-G2	B4-U-G2
	H5	Symmetric Medium (SM)	19600	20000	140	B4-U-G2	B4-U-G2
	J5	Symmetric Medium (SM)	24500	25000	186	B4-U-G2	B4-U-G2
	K5	Symmetric Medium (SM)	29400	30000	239	B5-U-G3	B5-U-G3
	C5	Symmetric Wide (SW)	7300	7500	46	B2-U-G1	B2-U-G1
	D5	Symmetric Wide (SW)	9800	10000	64	B3-U-G1	B3-U-G1
	F5	Symmetric Wide (SW)	14700	15000	101	B3-U-G2	B3-U-G2
	H5	Symmetric Wide (SW)	19700	20200	140	B4-U-G2	B4-U-G2
	J5	Symmetric Wide (SW)	24600	25200	186	B4-U-G2	B4-U-G2
	K5	Symmetric Wide (SW)	29600	30300	239	B5-U-G2	B5-U-G2
	C5	Symmetric High Angle (SH)	7000	7200	46	B3-U-G1	B3-U-G1
	D5	Symmetric High Angle (SH)	9400	9600	64	B3-U-G2	B3-U-G2
	F5	Symmetric High Angle (SH)	14200	14500	101	B4-U-G2	B4-U-G2
TYPE IV	H5	Symmetric High Angle (SH)	18900	19300	140	B4-U-G2	B4-U-G2
	J5	Symmetric High Angle (SH)	23600	24100	186	B5-U-G3	B5-U-G3
	K5	Symmetric High Angle (SH)	28400	29000	239	B5-U-G3	B5-U-G3
	C4	Asymmetric Forward (AF)	7300	7500	50	B1-U-G2	B1-U-G2
	D4	Asymmetric Forward (AF)	9800	10000	70	B2-U-G2	B2-U-G2
	F4	Asymmetric Forward (AF)	14700	15000	116	B2-U-G2	B2-U-G2
	H4	Asymmetric Forward (AF)	19600	20000	140	B3-U-G3	B3-U-G3
	J4	Asymmetric Forward (AF)	24500	25000	186	B3-U-G3	B3-U-G3
	K4	Asymmetric Forward (AF)	29400	30000	239	B3-U-G4	B3-U-G4
	C4	Asymmetric High Angle (AH)	7000	7200	50	B2-U-G2	B2-U-G2
TYPE III	D4	Asymmetric High Angle (AH)	9400	9600	70	B2-U-G2	B2-U-G2
	F4	Asymmetric High Angle (AH)	14200	14500	116	B3-U-G3	B3-U-G3
	H4	Asymmetric High Angle (AH)	18900	19300	140	B3-U-G3	B3-U-G4
	J4	Asymmetric High Angle (AH)	23600	24100	186	B3-U-G4	B3-U-G4
	K4	Asymmetric High Angle (AH)	28400	29000	239	B3-U-G4	B3-U-G4
TYPE II	C3	Asymmetric Wide (AW)	7300	7500	50	B2-U-G1	B2-U-G1
	D3	Asymmetric Wide (AW)	9800	10000	70	B2-U-G2	B2-U-G2
	F3	Asymmetric Wide (AW)	14700	15000	116	B2-U-G2	B2-U-G2
	H3	Asymmetric Wide (AW)	19600	20200	140	B3-U-G2	B3-U-G3
	J3	Asymmetric Wide (AW)	24600	25200	186	B3-U-G3	B3-U-G3
TYPE I	K3	Asymmetric Wide (AW)	29600	30300	239	B3-U-G3	B3-U-G3
	C2	Asymmetric Narrow/Auto (AN)	7300	7500	50	B3-U-G2	B2-U-G2
	D2	Asymmetric Narrow/Auto (AN)	9800	10000	70	B2-U-G2	B2-U-G2
	F2	Asymmetric Narrow/Auto (AN)	14700	15000	116	B2-U-G2	B3-U-G3
	H2	Asymmetric Narrow/Auto (AN)	19700	20200	140	B3-U-G3	B3-U-G3
	J2	Asymmetric Narrow/Auto (AN)	24600	25200	186	B3-U-G3	B3-U-G3
	K2	Asymmetric Narrow/Auto (AN)	29600	30300	239	B3-U-G3	B3-U-G3

For additional information on EALS files, please click one of the following links:

[Non-Shielded](#) [Shielded](#)

Current

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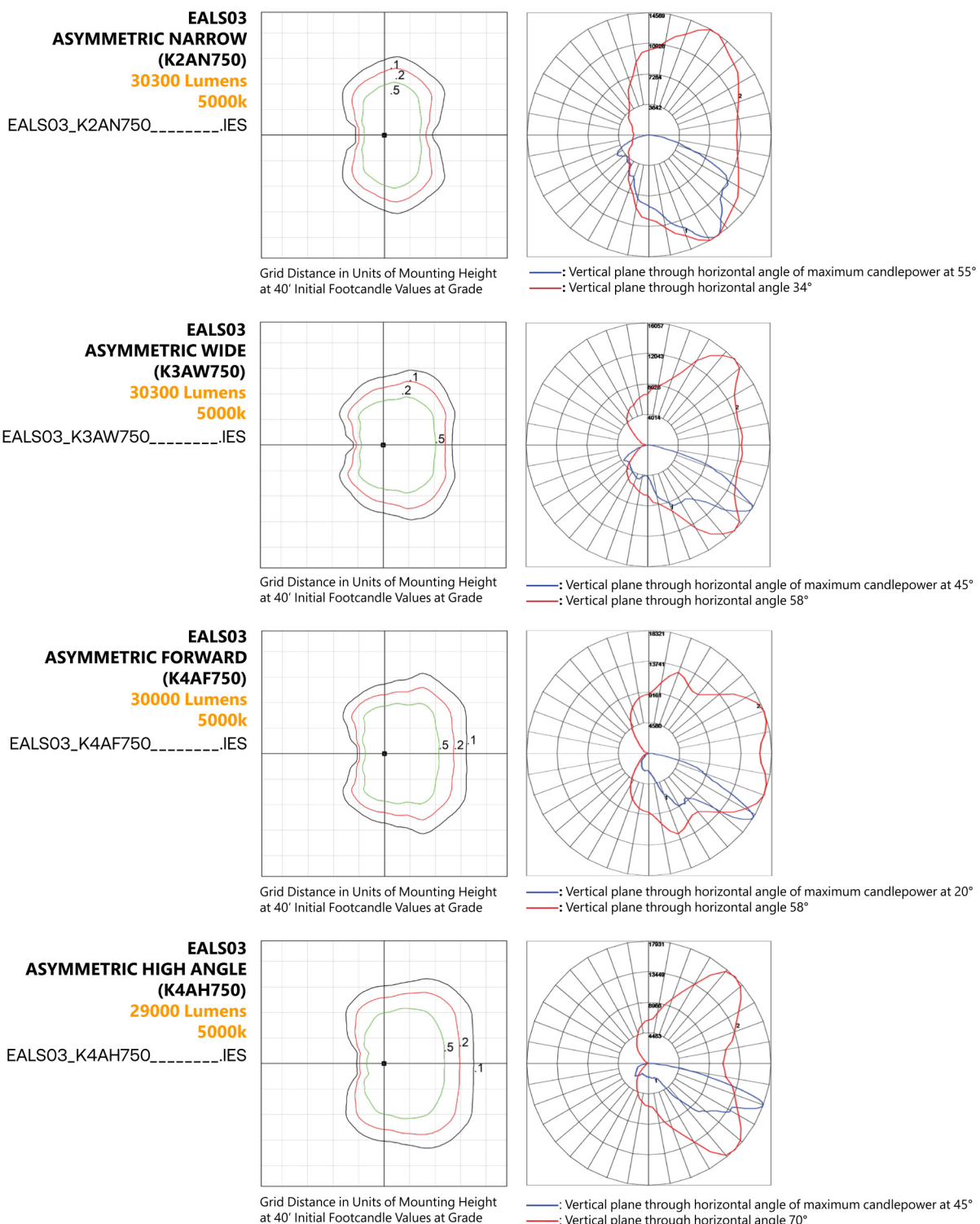
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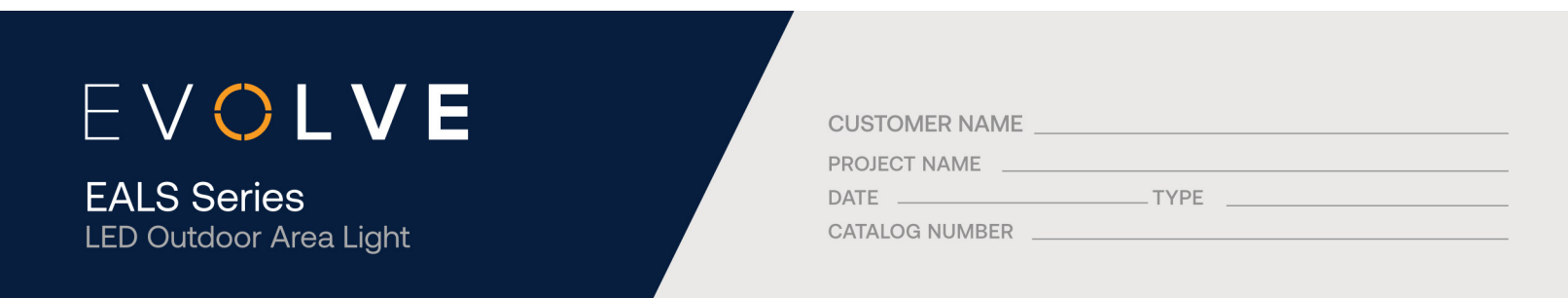
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PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____



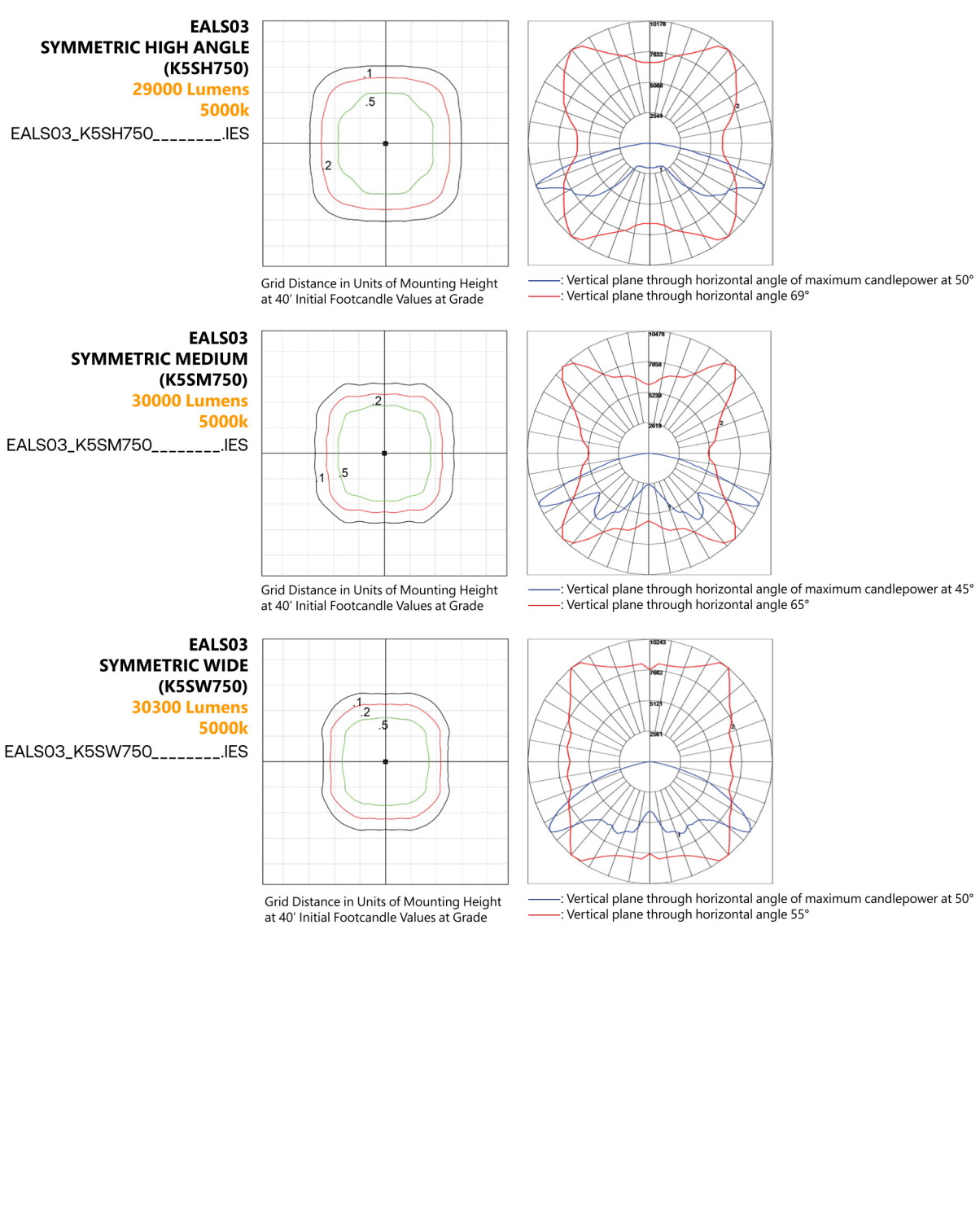
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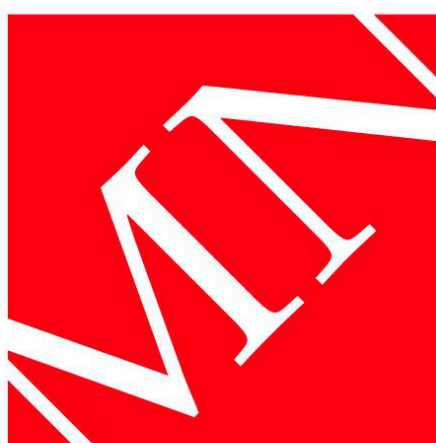
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PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____



P1,P2

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CINCINNATI, OH 45202

PHONE: (513) 914-5835



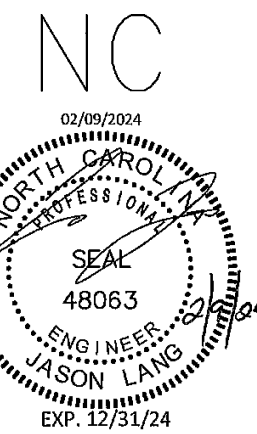
360 Central Avenue, Suite 1150 | St. Petersburg, FL 33701
www.osborn-eng.com
(727) 269-0436
FL COA 27367



Fifth Third Holly Springs, NC Branch

7004 GB ALFORD HWY.
HOLLY SPRINGS, NC 27540

for
Fifth Third Bank



DATE CHANGE DESCRIPTION

DRAWING TITLE:
EXTERIOR LIGHTING
CUT SHEETS

03/15/24

DRAWN BY: VHR CHECKED BY: SR

MOODY NOLAN PROJ# J#22071.03

E-704

DRC Submission



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 6.c.

Development Services

Title: Town of Apex Big Branch 2 Forcemain Civil Construction Drawings

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Catherine Jacobs, Development Services

Action(s):

- Approve Civil Construction Drawings for the Town of Apex's Big Branch 2 Forcemain.

Explanation:

- A Civil Construction Drawing has been submitted for the Town of Apex's Big Branch 2 Forcemain.
- The project consists of approximately one mile of parallel forcemains within the Holly Springs jurisdiction along the northern side of US 1.
- No above-ground structures or uses are proposed.

Background:

- This project qualifies for administrative approval in accordance with the adopted standards in the UDO.

Funding Source(s):

N/A

Attachment(s):

1. ApexBigBranchFM_DRCStaffReport_08132024
2. Apex_BigBranch2FM_CCD



THE TOWN OF

Holly Springs

Development Review Committee

Subject Title: Town of Apex Big Branch 2 Forcemain
Meeting Date: August 13, 2024
Presenter: Catherine Jacobs, Development Services
Attachments: Civil Construction Drawing

Project Overview/Summary

The Town of Apex has submitted a request for Civil Construction Drawing approval for the Big Branch 2 Forcemain. The Big Branch 2 Forcemain project includes two parallel forcemains connecting the Western Wake Regional Water Reclamation Facility and the new Big Branch 2 Pump Station. The entire route is roughly 5 miles total, with approximately 1 mile within both the Holly Springs' town limits and Extraterritorial Jurisdiction (ETJ). The section of forcemain proposed within Town limits follows the northern side of US 1 and the remainder passes through a section of ETJ.

Civil Construction Drawings are typically an administrative approval. However, in this case, the administrator has requested Development Review Committee approval because the project involves a utility from another jurisdiction.

1. The proposed use is an underground utility for the Town of Apex.
2. The Application has been reviewed by Staff and no impacts are expected to the subject areas or their ability to be served by Holly Springs utilities in the future.
3. The Application meets the applicable standards under the Holly Springs ED&CS.

DRC Decision:

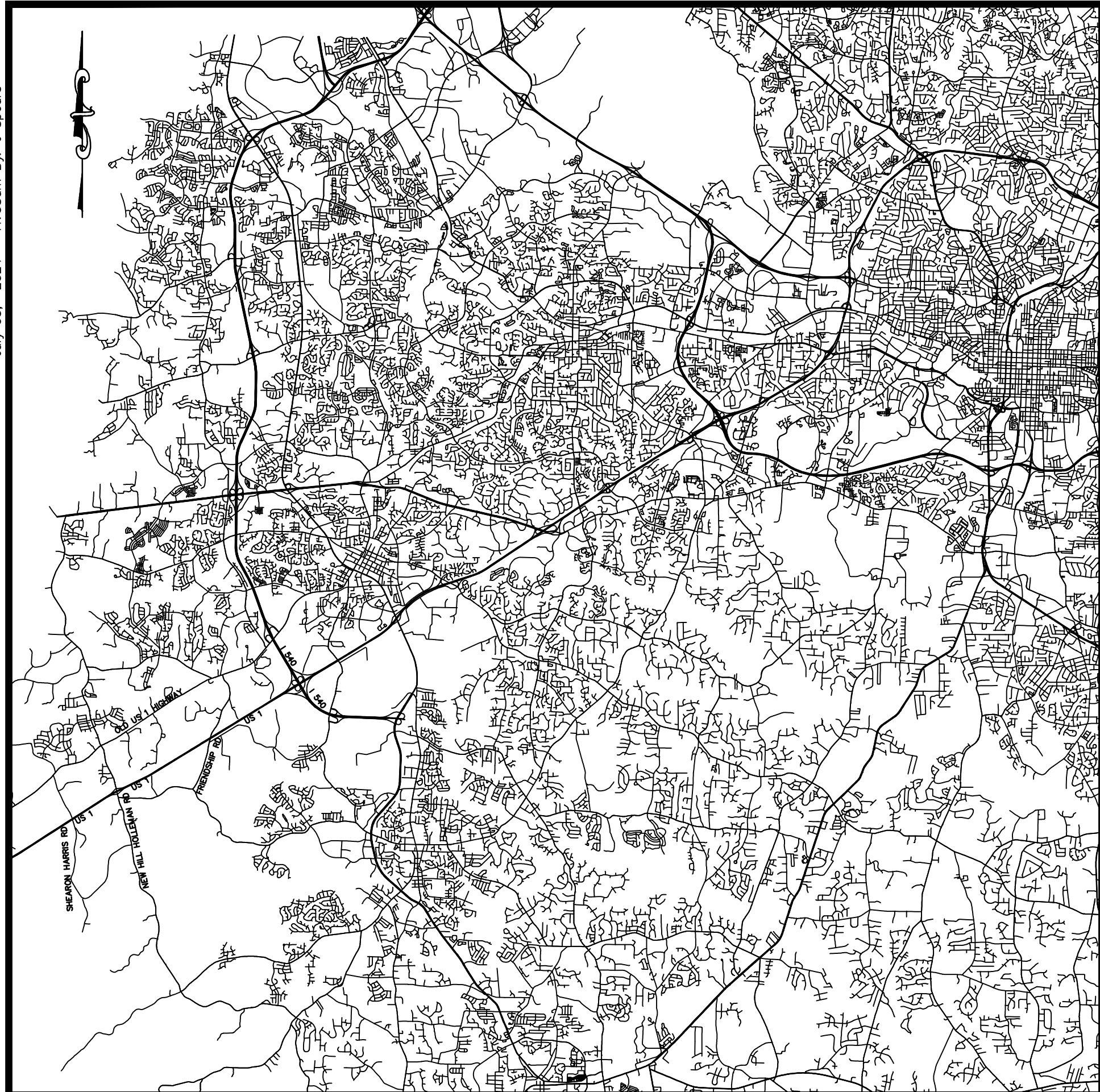
This Civil Construction Drawing has been reviewed by staff (Development Engineering, Planning, & Utilities & Infrastructure) and has been found to be in compliance with applicable development standards of the UDO and the Engineering Design and Construction Standards.

Motion/Action Requested

Motion that the DRC approve Civil Construction Drawings for the Town of Apex's Big Branch 2 Forcemain as submitted by CJS Conveyance, dated 07/08/2024.

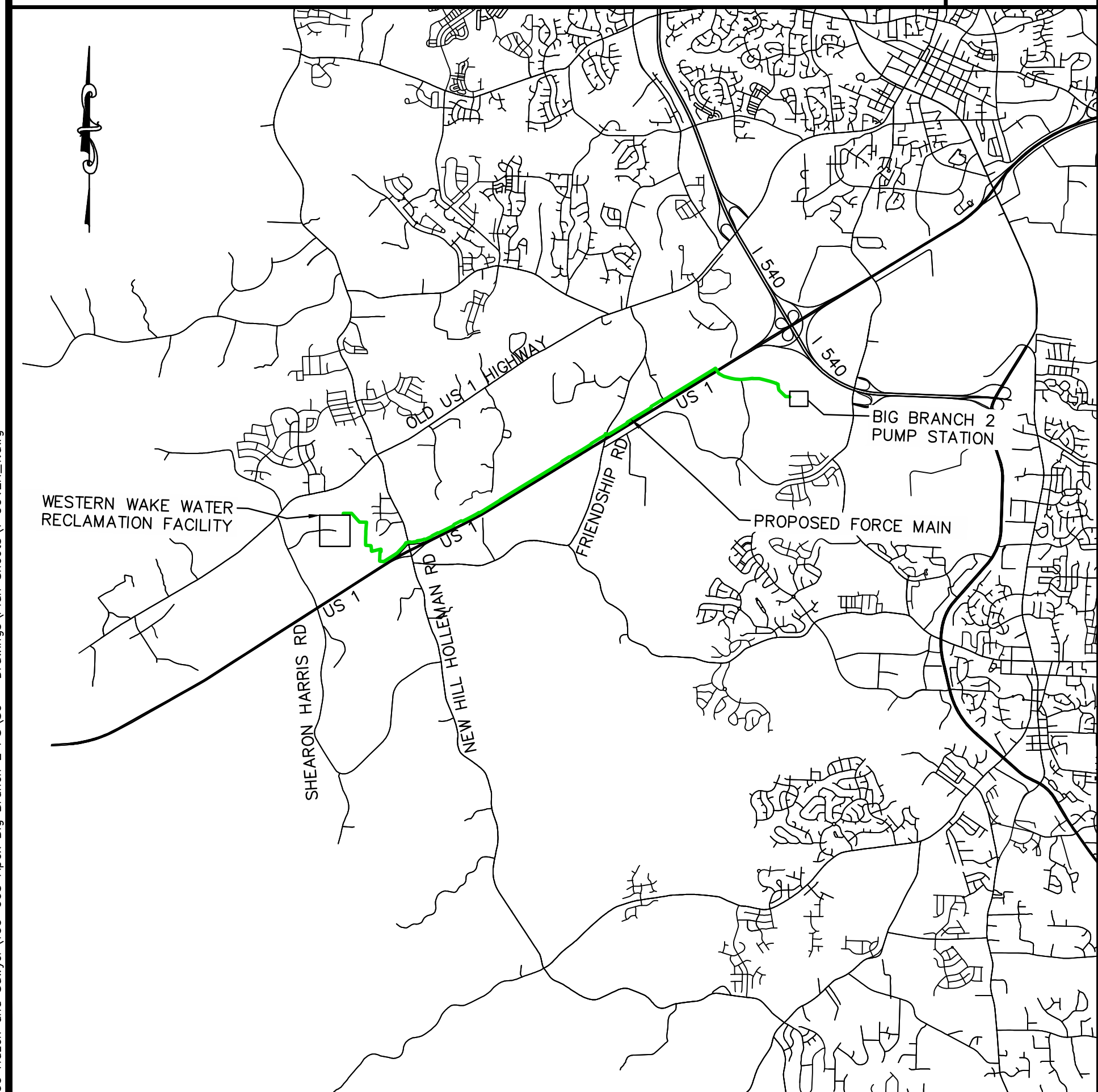
Agenda Item Contact Information				
Agenda item prepared by:		Catherine Jacobs		
Agenda Item Department Head Approval for Review and DRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Catherine Jacobs	X		CJJ	

July 03, 2024 - 11:38am By: J. Spears



PROJECT LOCATION

NOT TO SCALE



PROJECT SITE

NOT TO SCALE

TOWN OF APEX WATER RESOURCES DEPARTMENT APEX, NC

BIG BRANCH 2 PUMP STATION - FORCE MAIN

PERMIT SUBMITTAL

JULY 2024

APPROVED EXCEPTIONS

The following items have been approved as exceptions for this drawing by the Town of Apex Department Director(s), and to the best of my knowledge and belief, this drawing conforms to the requirements established by the Director(s) allowing deviation from the Standard Specifications and Standard details of the Town of Apex. The signature below represents that the requesting Engineer has been granted a variance ONLY for the items listed. The developer/engineer/contractor is solely responsible for meeting all applicable requirements.

(List items below add number as needed)

APPROVED EXCEPTION	DIRECTOR GRANTING EXCEPTION
SECTION 807 A.7 - 90° BENDS	
DETAIL 800.02 - AIR RELEASE VALVES	
DETAIL 800.11 - PLUG VALVES	
SECTION 807 A.2 - STANDARD EASEMENT WIDTH	
SECTION 807 A.2 - INSTALLATION WITHIN NCDOT R/W	

By: _____ Date: _____
Requesting Engineer

BUILDING INSPECTIONS & PERMITS TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Building Inspections & Permits Department, and to the best of my knowledge and belief, conforms to the requirements established within the Town's Code of Ordinances and the North Carolina State Building Codes. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

ELECTRIC TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Electric Department, and to the best of my knowledge and belief, conforms to the requirements established in the Standard Specifications and Construction Details and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

FIRE DEPARTMENT TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Fire Department, and to the best of my knowledge and belief, conforms to the requirements established within the Town's Standard Specifications, Fire Protection Ordinances, and the North Carolina International Fire Code. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

PARKS, RECREATION, AND CULTURAL RESOURCES TOWN OF APEX CERTIFICATION

These plans have been reviewed by the Town of Apex, and to the best of my knowledge and belief, conform to representations made by the developer to myself and the Parks, Recreation, and Cultural Resource Advisory Commission consistent with the projects requirements for public Parks and Recreation, either in total or in part, as outlined in the Town of Apex Unified Development Ordinance and Town of Apex Code of Ordinances. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

STANDARD SPECIFICATIONS & STANDARD DETAILS VERSION: APRIL 9, 2024

TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT TRANSPORTATION ENGINEERING - TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Transportation & Infrastructure Development Department, and to the best of my knowledge and belief, provides an acceptable transportation system with consideration for the elements contained within the Transportation Plan conforming to the requirements established in the Standard Specifications & Standard Details and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

PLANNING/ZONING TOWN OF APEX CERTIFICATION

This construction drawing has been reviewed by the Town of Apex Planning Department, and to the best of my knowledge and belief, conforms to the Subdivision or Site Plan that was approved by the Town of Apex Town Council or Technical Review Committee, as appropriate, and meets the standards of the Town of Apex Unified Development Ordinance. This signature does not constitute a variance from any requirements of the originally approved Subdivision or Site Plan cited above, or any federal, state, or local code, law, specification, rule, guideline, or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____

WATER RESOURCES STORMWATER ENGINEERING TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Water Resources Stormwater Engineering Division and to the best of my knowledge and belief, conforms to the requirements established in the Soil Erosion and Sedimentation Control Ordinance, Standard Specifications and Standard Details, and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements. This signature serves as the stormwater permit for this project. This signature does not constitute soil erosion and sedimentation control plan approval, only plan requirements. A separate letter of soil erosion and sedimentation control plan approval will be mailed to the financially responsible person at a later date according to the construction sequence.

By: _____

WATER RESOURCES UTILITY ENGINEERING TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Water Resources Department, and to the best of my knowledge and belief, conforms to the requirements established in the Standard Specifications and Standard Details of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: _____



105-B UPCHURCH STREET
APEX, NC 27502

PHONE: (919) 372-7475
FAX: (919) 387-7055

CLIENT PROJECT NO. WS-9856

PREPARED IN THE OFFICE OF:



320 S. ACADEMY STREET
CARY, NC 27511

NC LICENSE #P-1611 WWW.CJSCONVEYANCE.COM
PHONE: (919) 890-3876
CJS PROJECT NO. 100-005

S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 Pump Station - Drawing\Plan Sheets\1 COVER_1.dwg

PERMIT SUBMITTAL

CJS JOB NO. 100-005

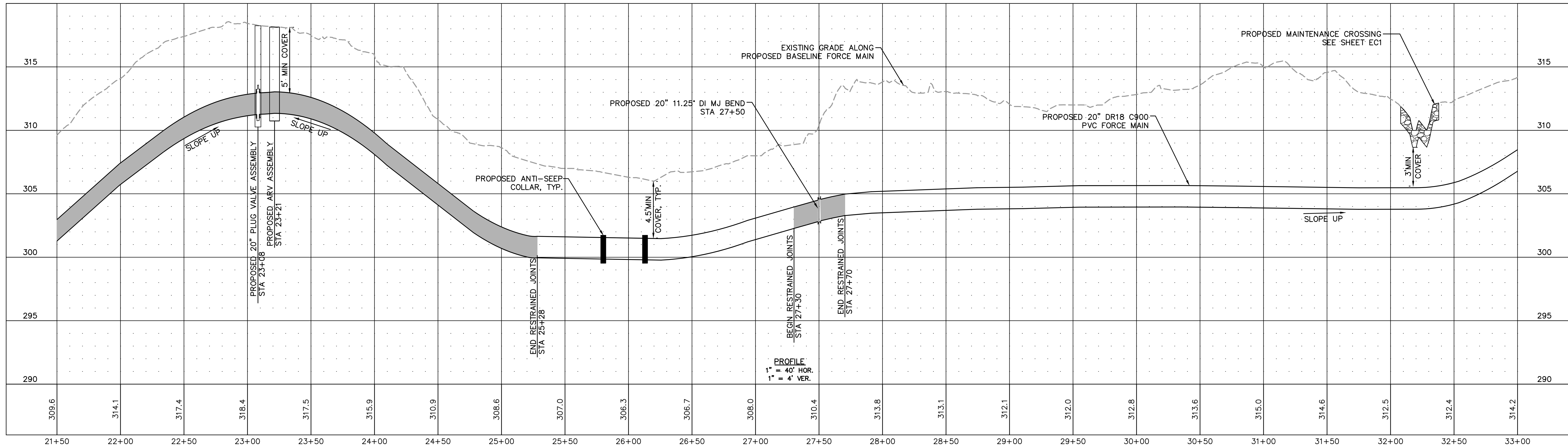
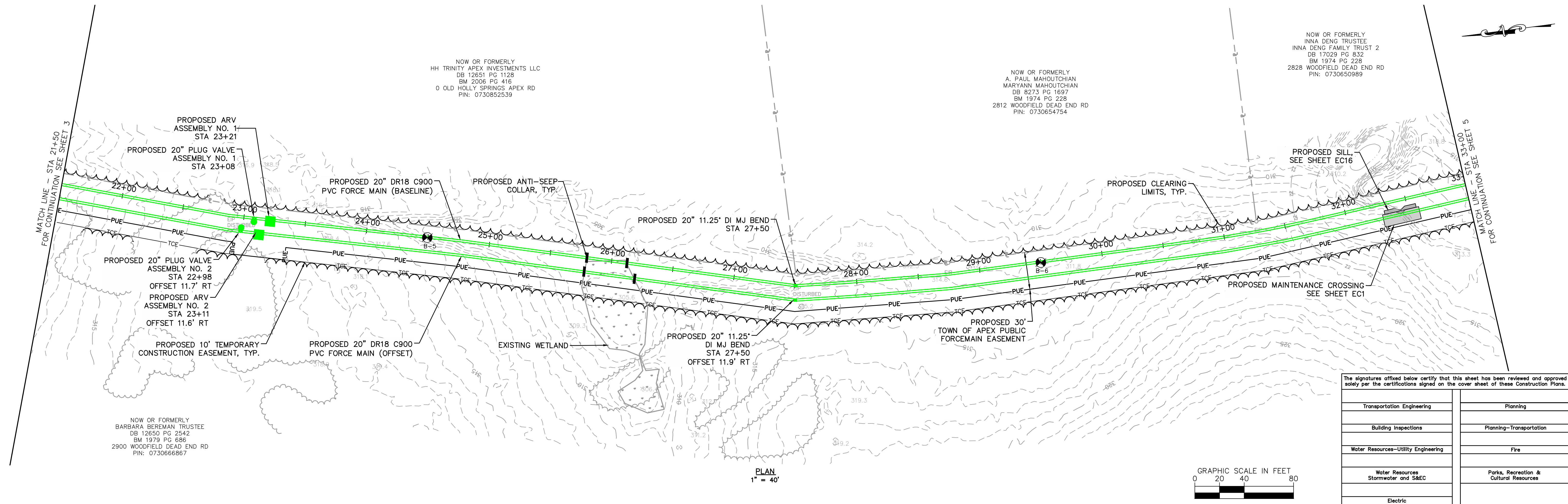
CLIENT: WATER RESOURCES DEPARTMENT TOWN OF APEX

CLIENT: FORCE MAIN

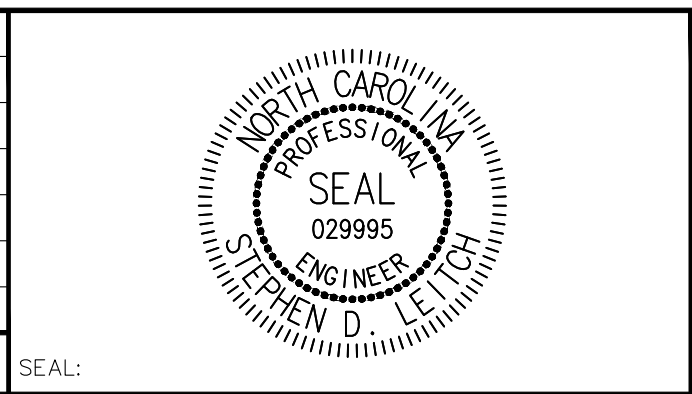
PROJECT: BIG BRANCH 2 PUMP STATION

[illegible]

Plotted By: J. Speers Layout: 4 PLAN AND PROFILE July 03, 2024 11:20:01am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BG BRANCH-1.dwg



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



CJS
Conveyance, PLLC

320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE: #P-1611
WWW.CJSCONVEYANCE.COM

WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 21+50 TO STA 33+00

CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

C2

SHEET NUMBER
4 OF 60

Plotted By: J. Speers Layout: 5 PLAN AND PROFILE July 03, 2024 11:20:21am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BG BRANCH-1.dwg

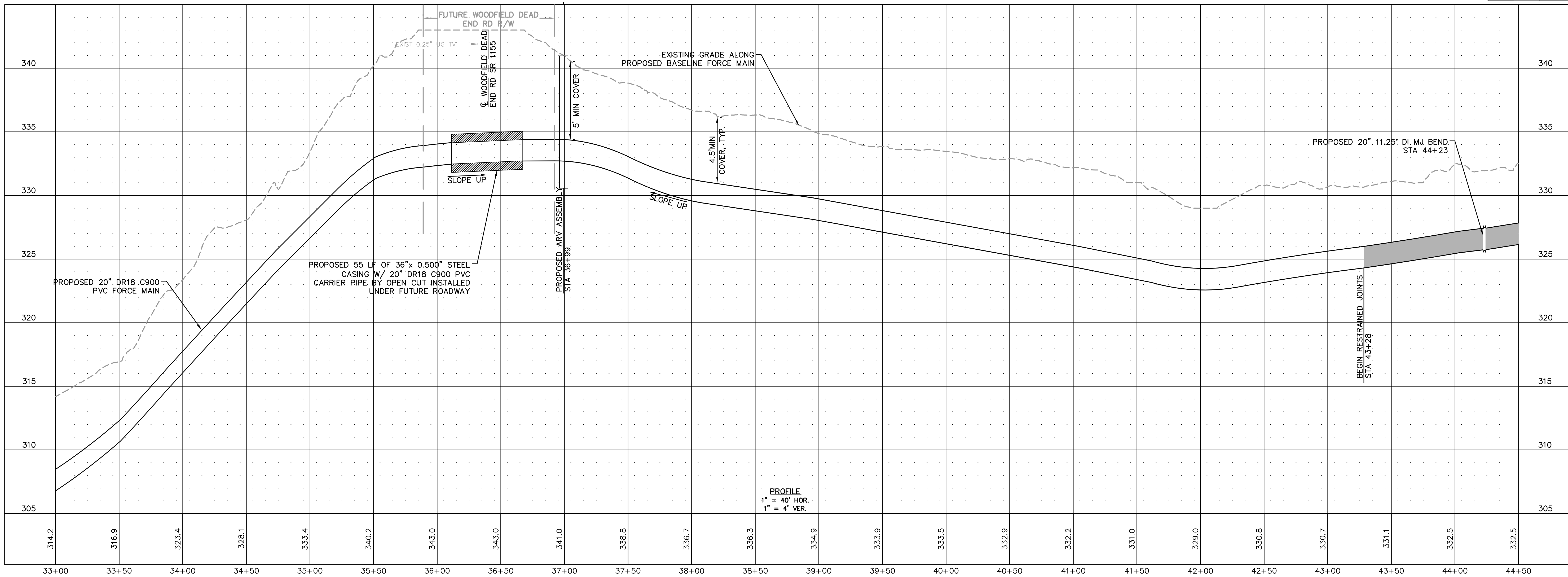
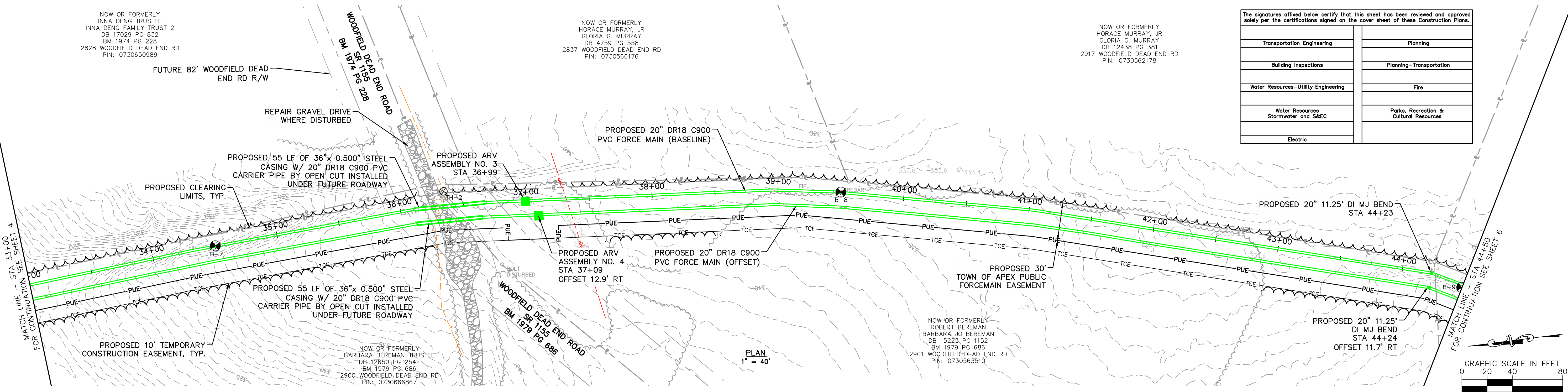
NOW OR FORMERLY
INNA DENG TRUSTEE
DB 17029 PG 832
BM 1974 PG 228
2828 WOODFIELD DEAD END RD
PIN: 0730650989

NOW OR FORMERLY
HORACE MURRAY, JR
GLORIA G. MURRAY
DB 4759 PG 558
2837 WOODFIELD DEAD END RD
PIN: 0730566176

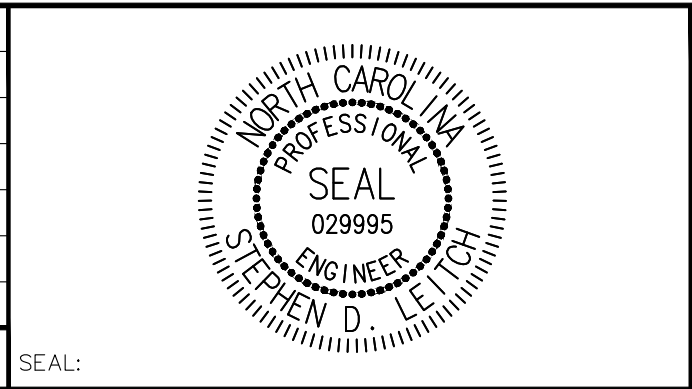
NOW OR FORMERLY
HORACE MURRAY, JR
GLORIA G. MURRAY
DB 12438 PG 381
2917 WOODFIELD DEAD END RD
PIN: 0730562178

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.

Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SD
1	PERMIT SUBMITTAL	7/5/2024	SDL	



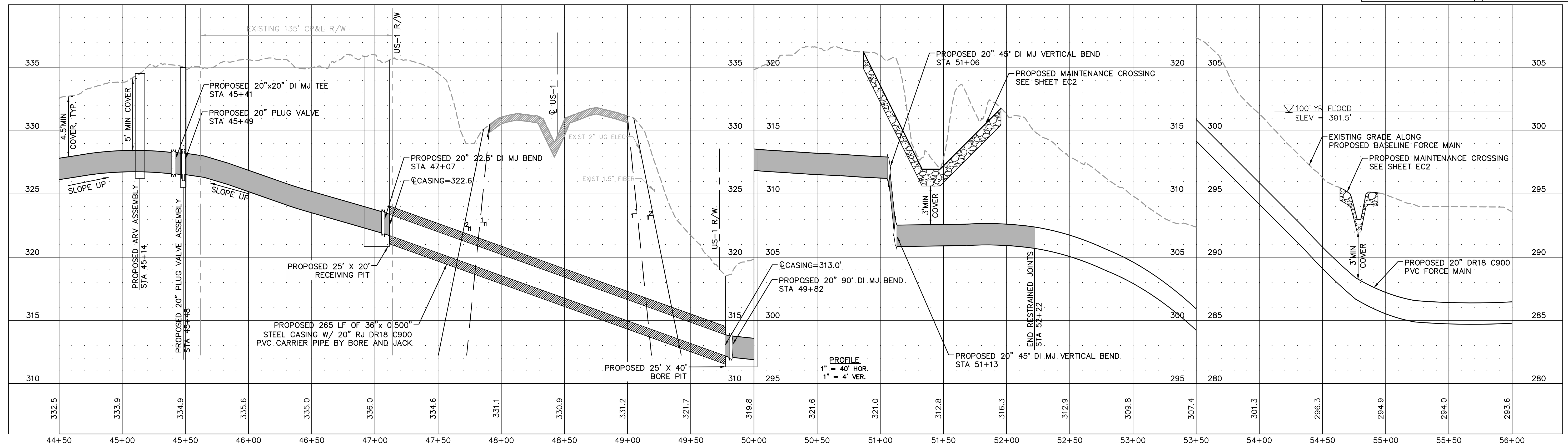
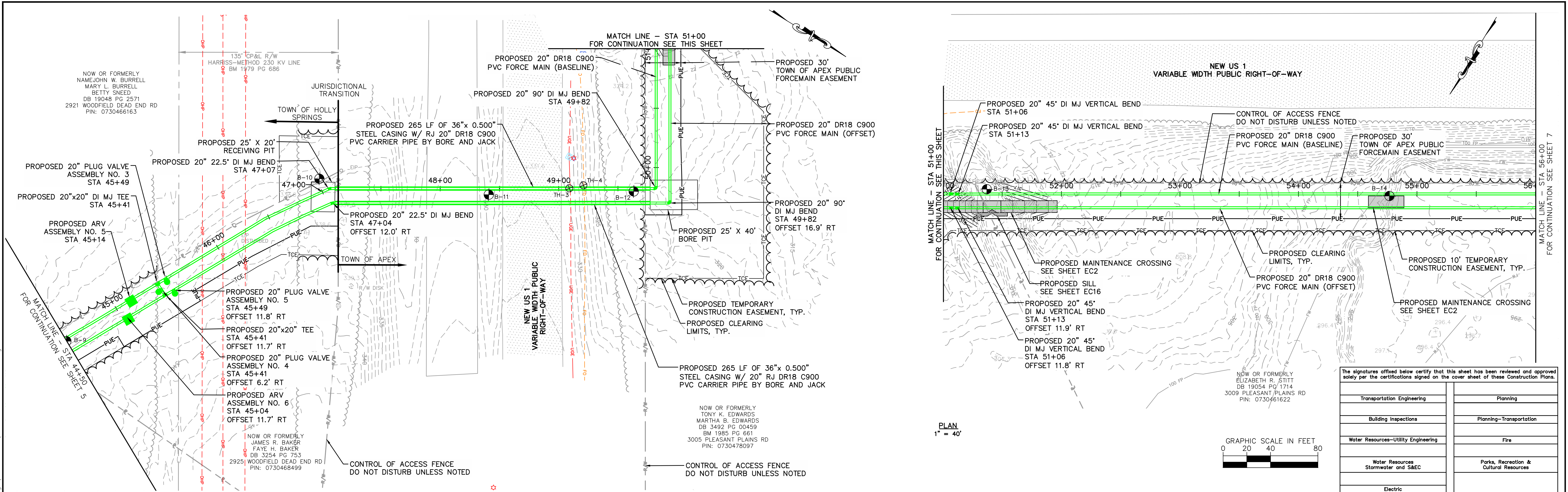
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 33+00 TO STA 44+50

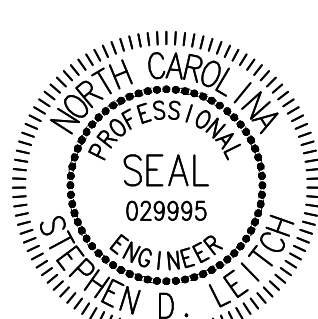
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DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL
SHEET NUMBER	5 OF 60

C3

Plotted By: J. Speers Layout: 6 PLAN AND PROFILE July 03, 2024 11:20:38am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS SHT-6 - BIG BRANCH-1.dwg



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

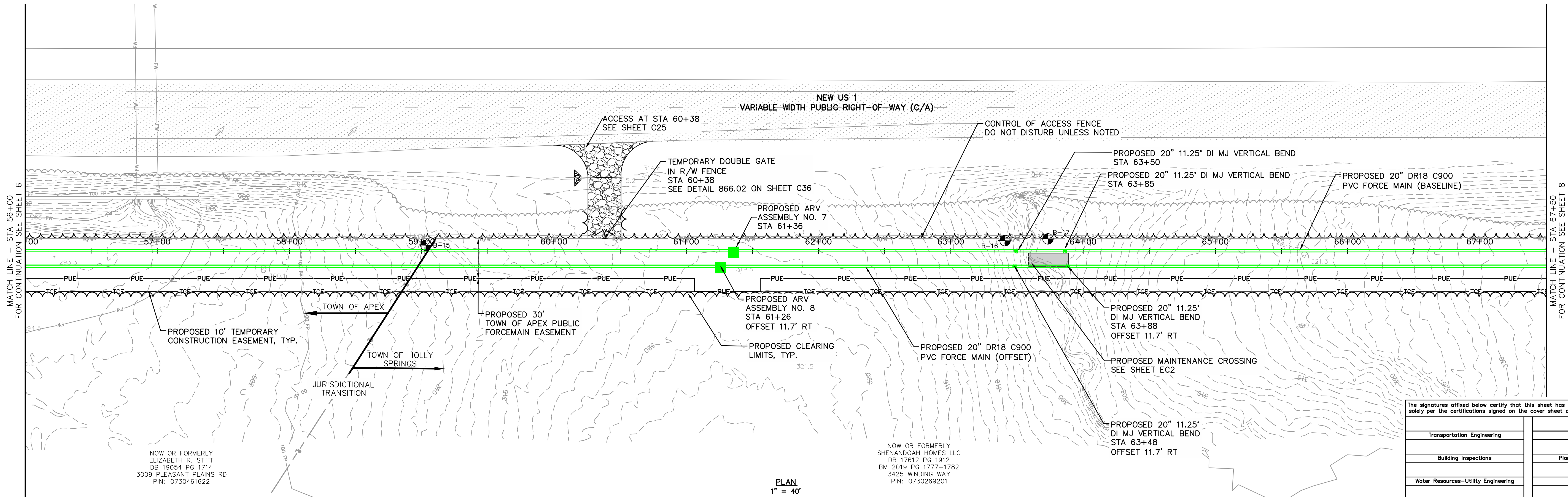
FORCE MAIN PLAN AND PROFILE
STA 44+50 TO STA 56+00

CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

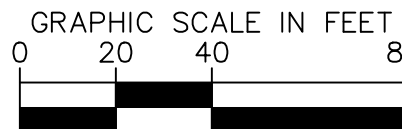
C4

SHEET NUMBER
6 OF 60

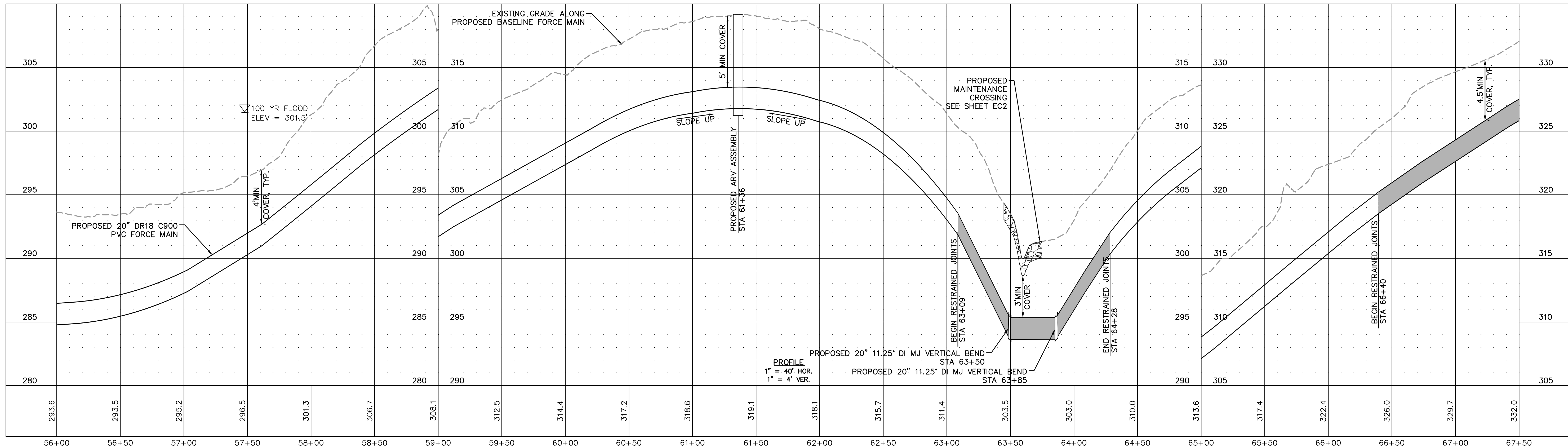
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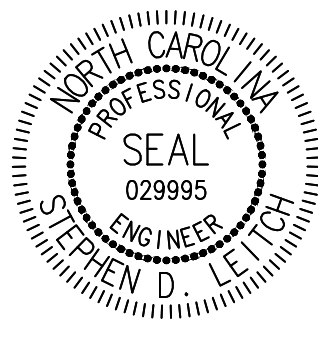
PLAN
1" = 40'



The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

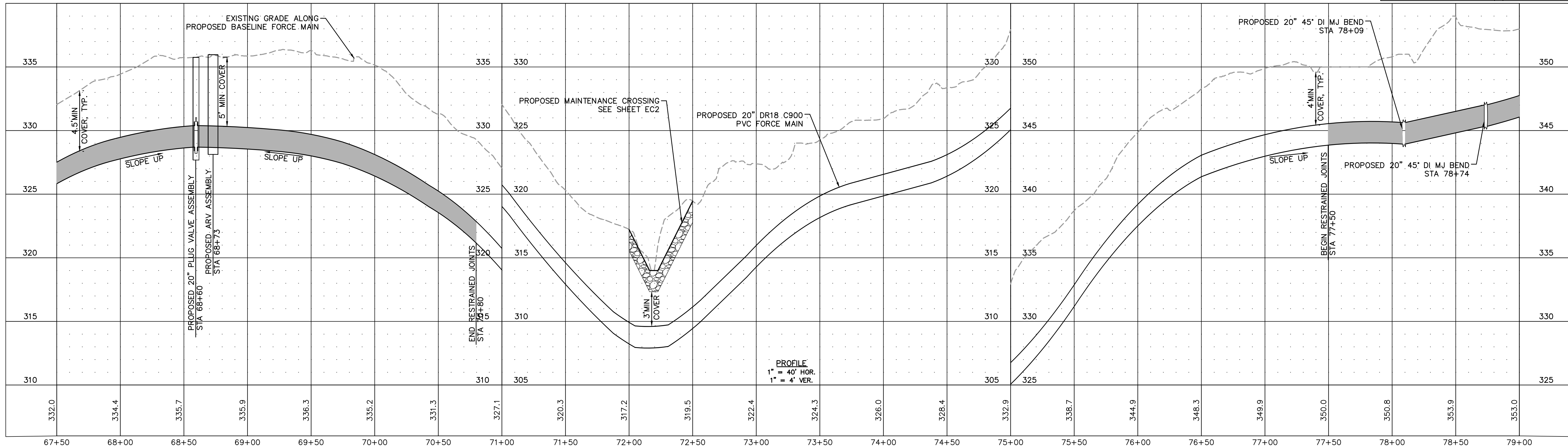
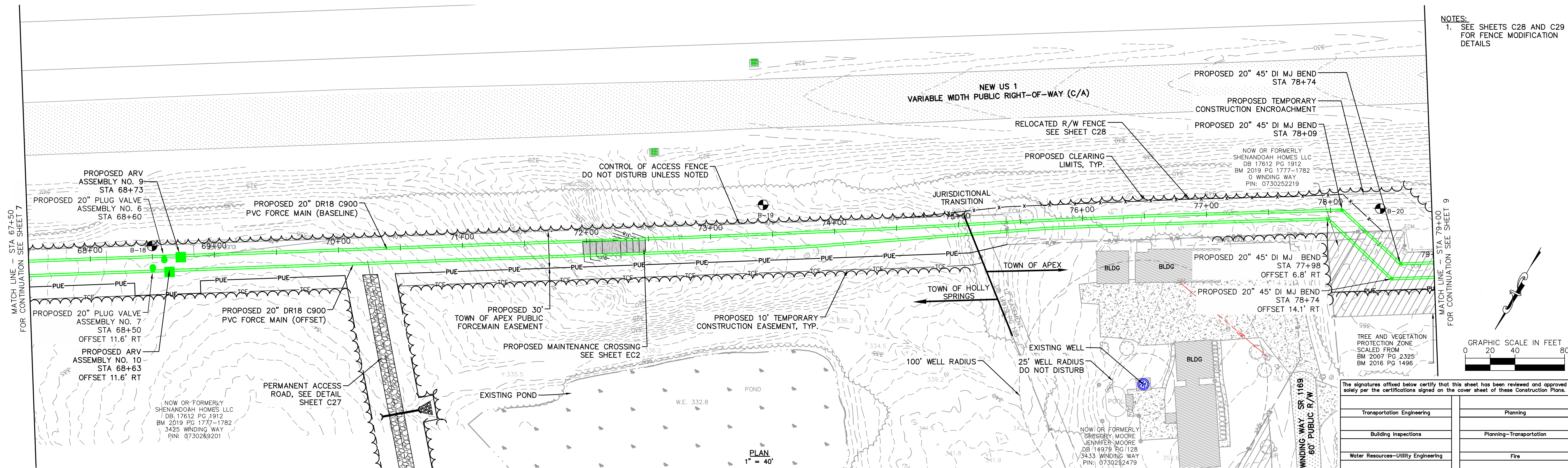
FORCE MAIN PLAN AND PROFILE
STA 56+00 TO STA 67+50

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

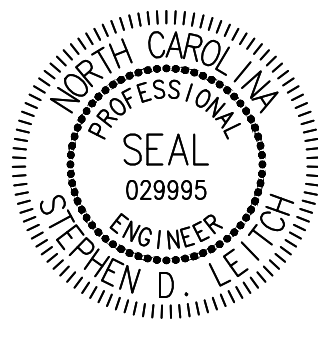
C5

SHEET NUMBER
7 OF 60

Plotted By: J. Speers Layout: B. Plan AND PROFILE July 03, 2024 11:21:46am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BG BRANCH-2.dwg



No.	REVISIONS	DATE	BY	SD
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

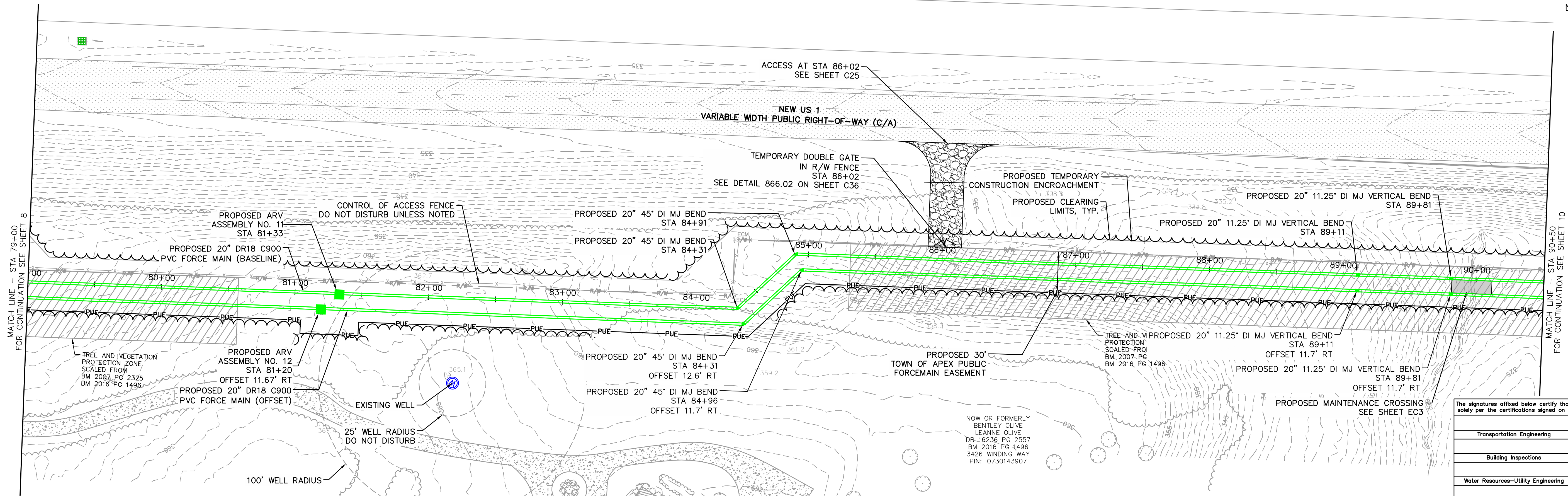
FORCE MAIN PLAN AND PROFILE
STA 67+50 TO STA 79+00

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
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DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C6

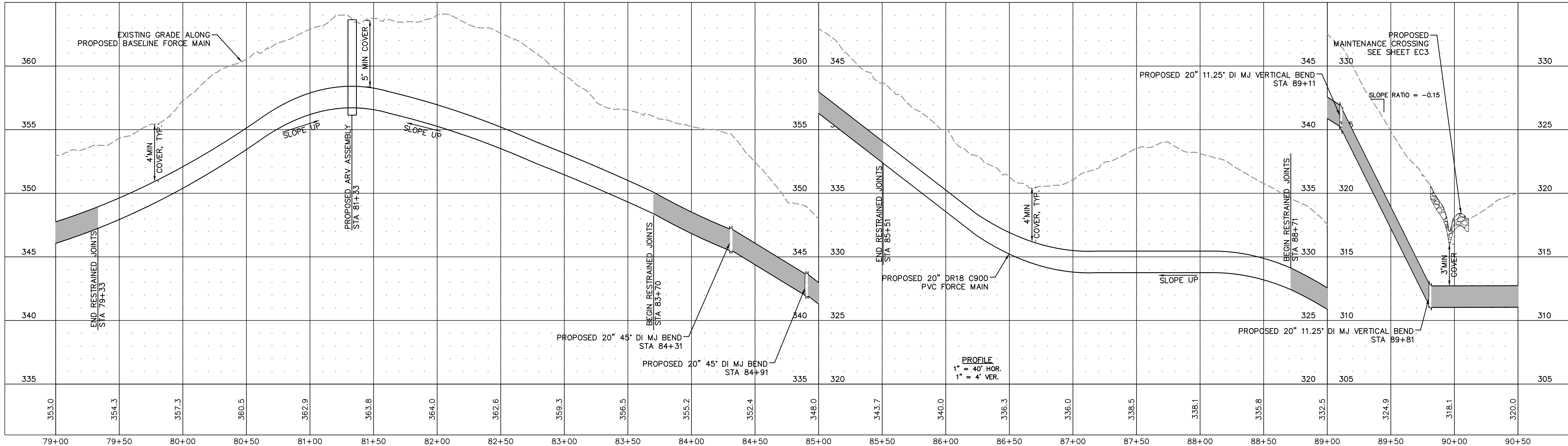
SHEET NUMBER
8 OF 60

Plotted By: J. Speers Layout: 9 PLAN AND PROFILE July 03, 2024 11:22:04am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS 80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-2.dwg

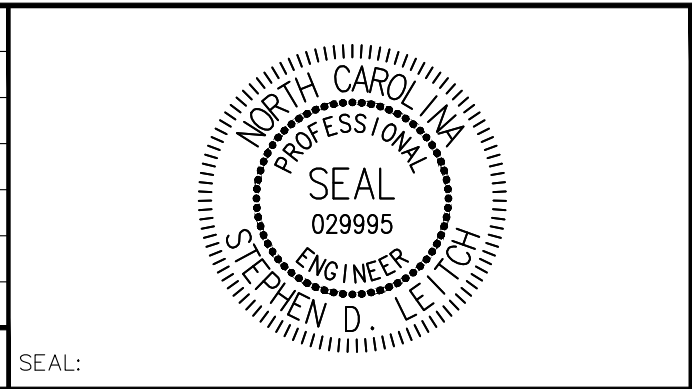


NOTES:
1. SEE SHEETS C29 AND C30 FOR FENCE MODIFICATION DETAILS.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SD
1	PERMIT SUBMITTAL	7/5/2024	SDL	



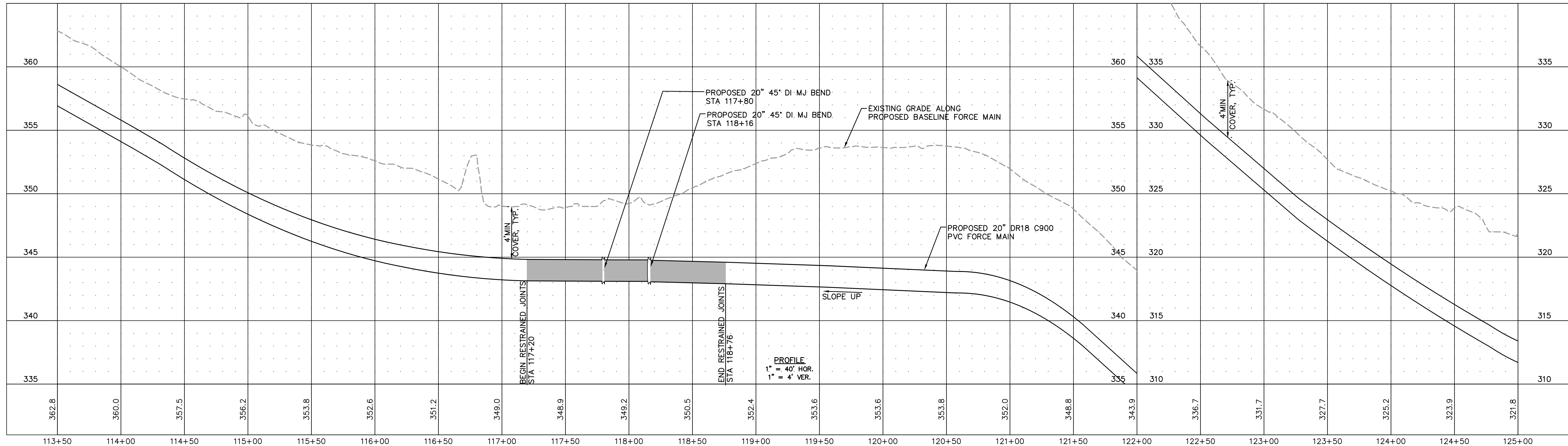
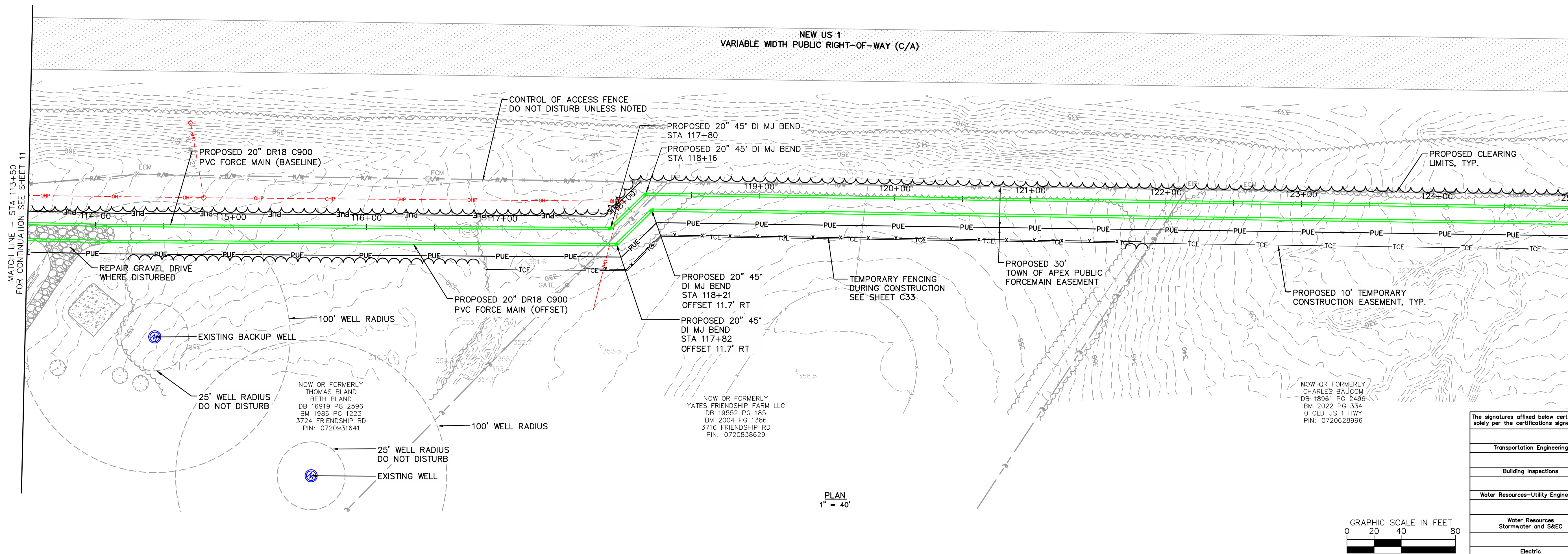
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 79+00 TO STA 90+50

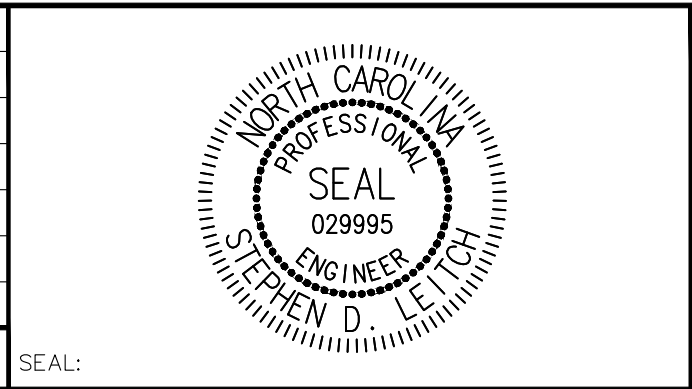
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PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C7
SHEET NUMBER
9 OF 60

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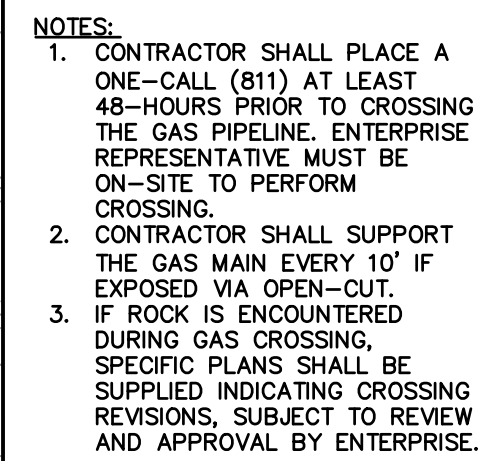
1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



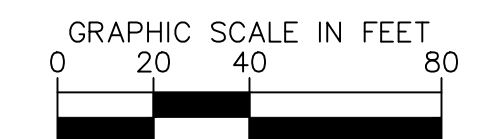
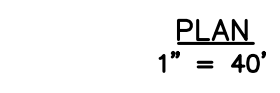
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 113+50 TO STA 125+00

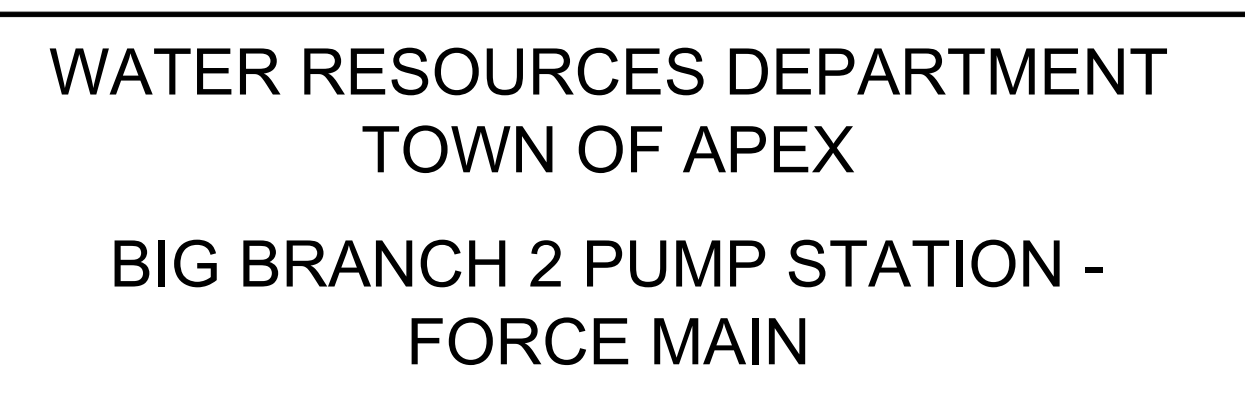
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SCALE:	1" = 40'	
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	SHEET NUMBER 12 OF 60
CHECKED BY:	SDL	



The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources--Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



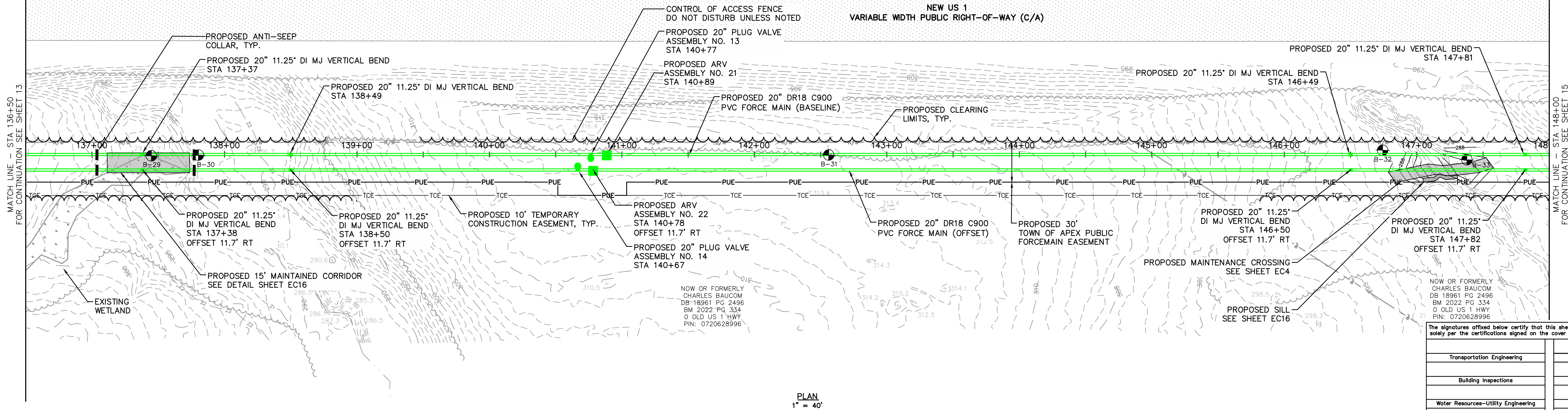
A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "STEPHEN D. LEITCH" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, "029995" below "SEAL", and "ENGINEER" at the bottom.



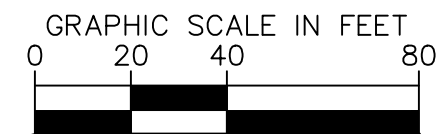
CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

SHEET NUMBER
13 OF 60

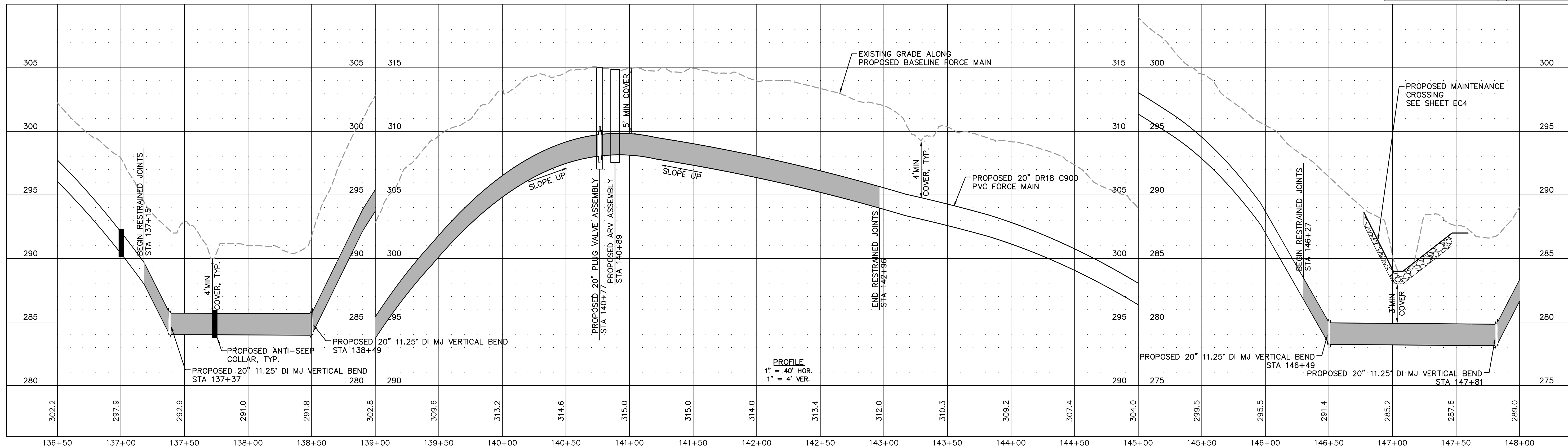
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PLAN
1" = 40'



The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



PROFILE
1" = 40' HOR.
1" = 4' VER.

No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	

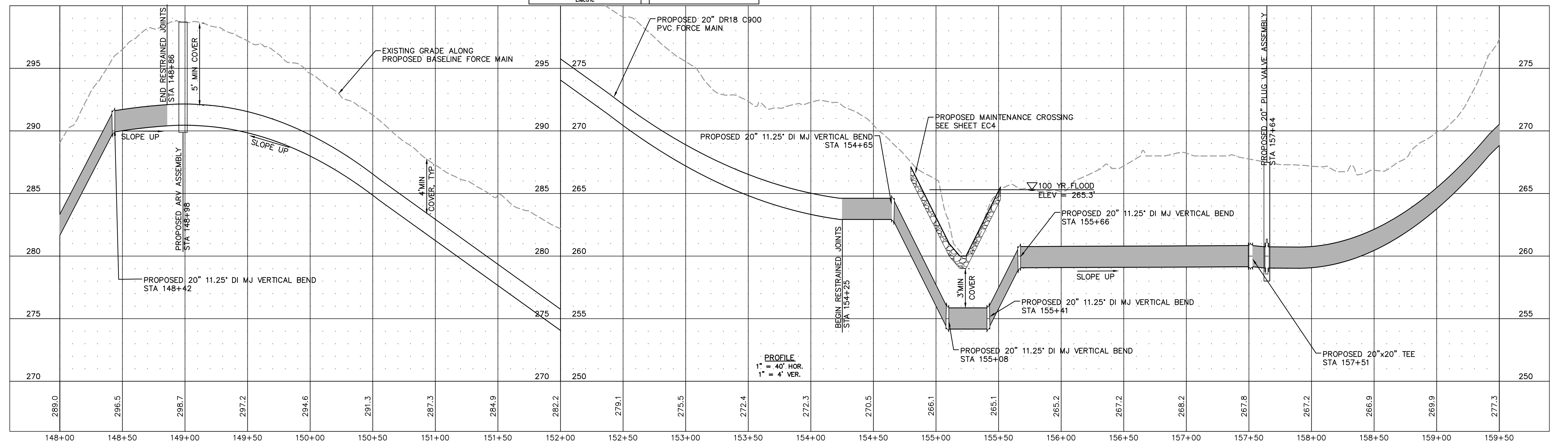
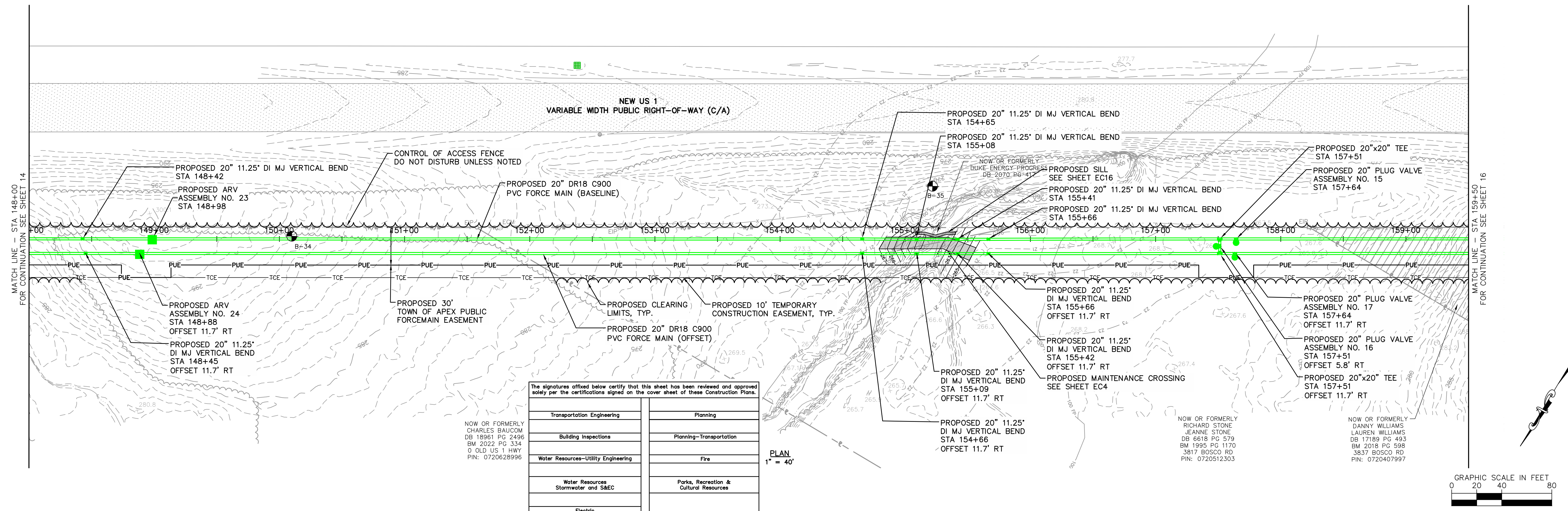


WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 136+50 TO STA 148+00

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C12
SHEET NUMBER
14 OF 60



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



WATER RESOURCES DEPARTMENT
TOWN OF APEX

BIG BRANCH 2 PUMP STATION -
FORCE MAIN

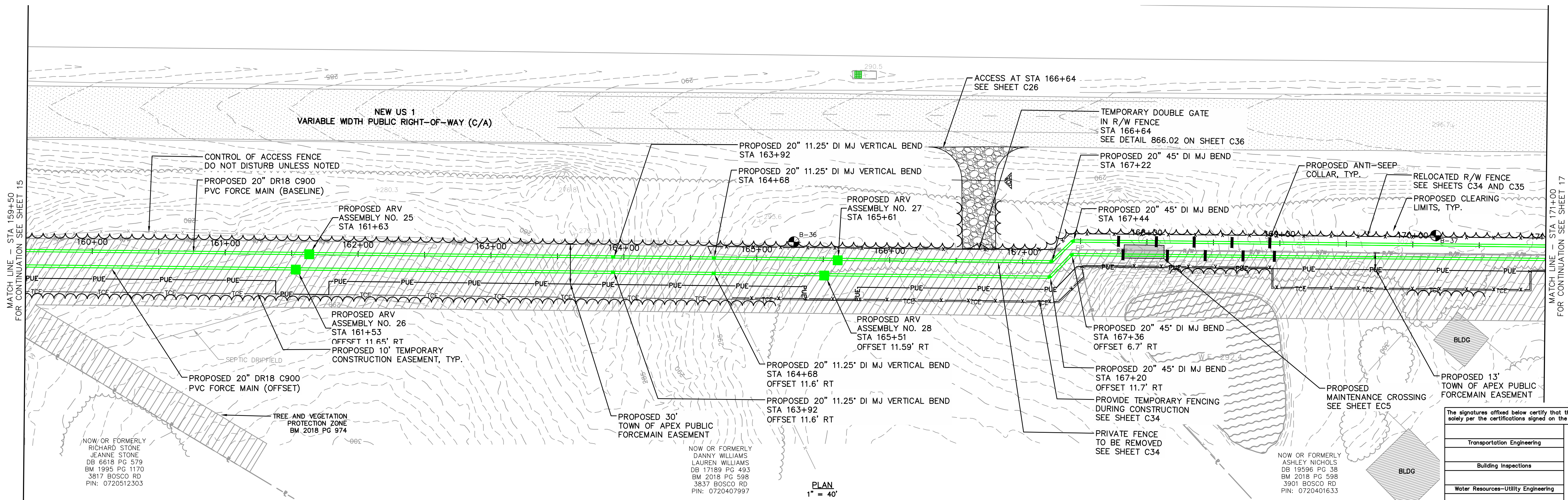
FORCE MAIN PLAN AND PROFILE
STA 148+00 TO STA 159+50

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 20'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

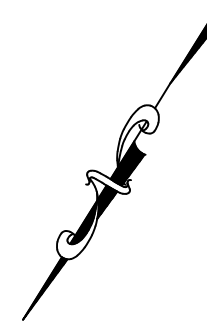
C13

SHEET NUMBER
15 OF 60

Plotted By: J. Speers Layout: 16 PLAN AND PROFILE July 03, 2024 11:24:31am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-3.dwg

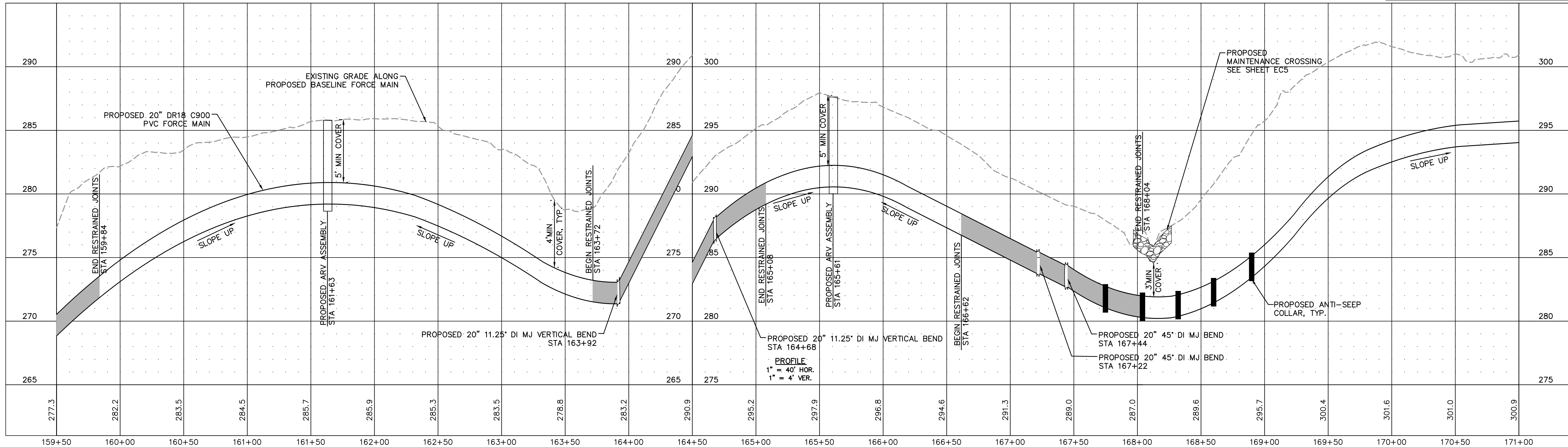


NOTES:
1. SEE SHEETS C34 AND C35
FOR FENCE MODIFICATION
DETAILS.



The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.

Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

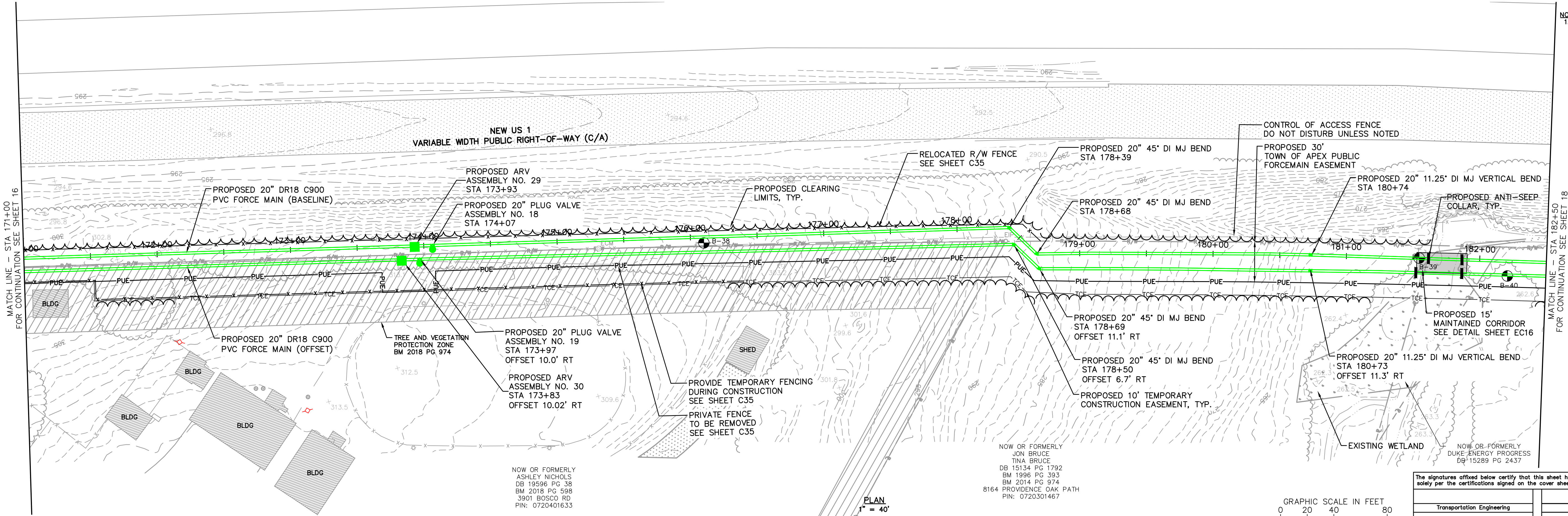
FORCE MAIN PLAN AND PROFILE
STA 159+50 TO STA 171+00

CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

C14

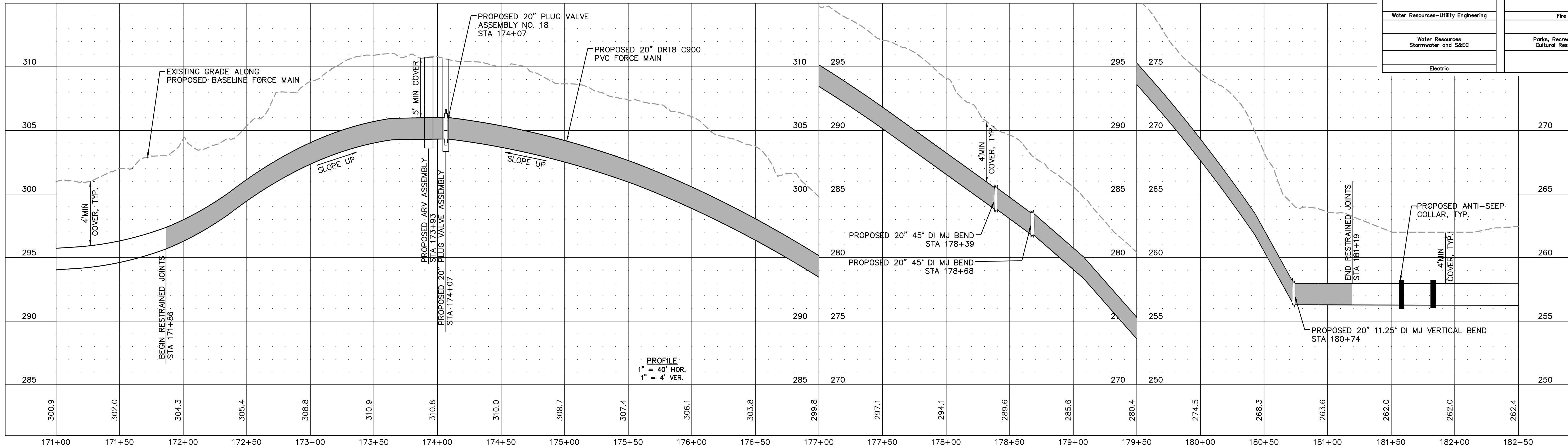
SHEET NUMBER
16 OF 60

Plotted By: J. Speers Layout: T. Plan and Profile July 03, 2024 11:24:49am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-3.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



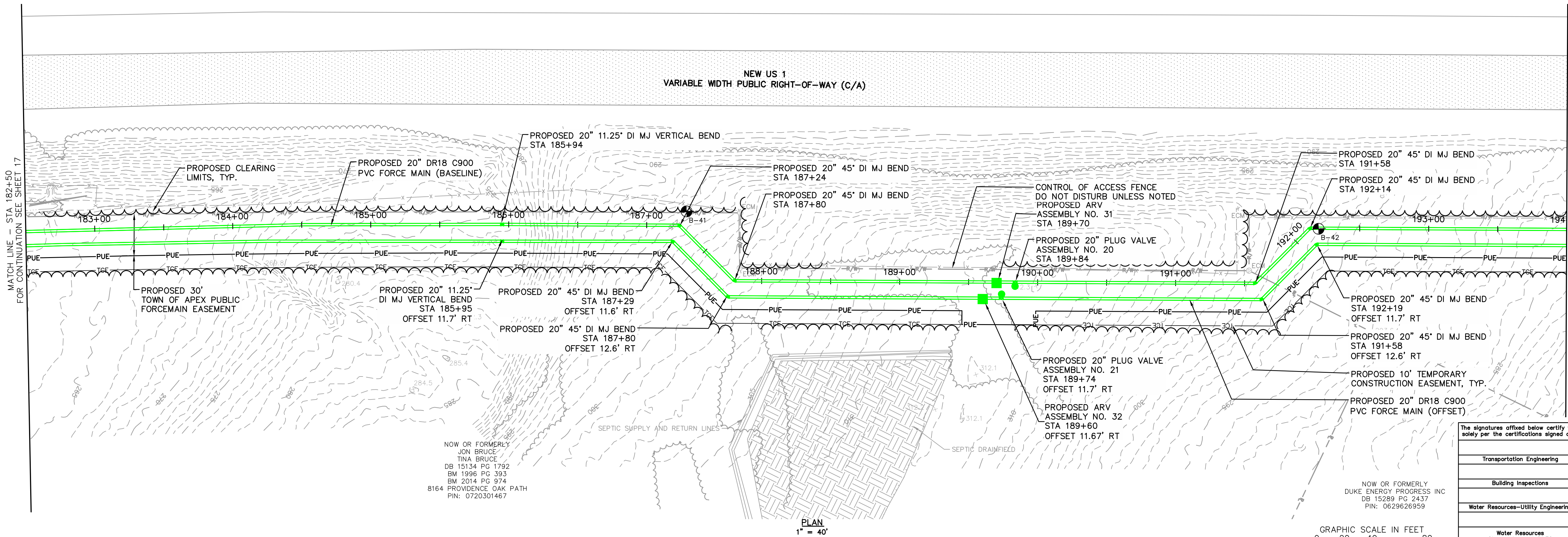
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 171+00 TO STA 182+50

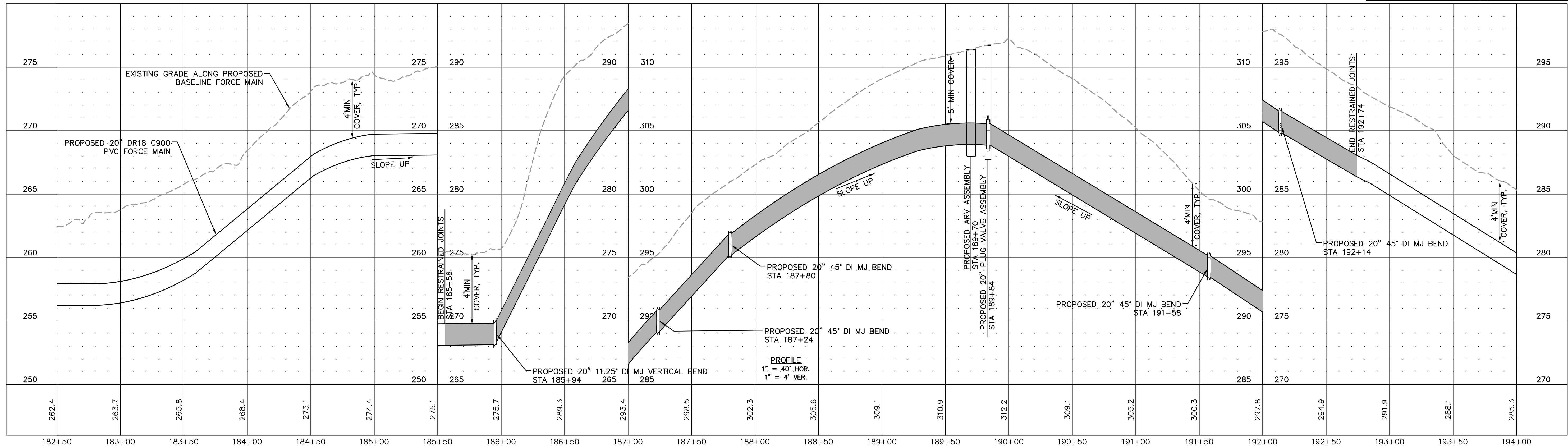
CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

C15
SHEET NUMBER
17 OF 60

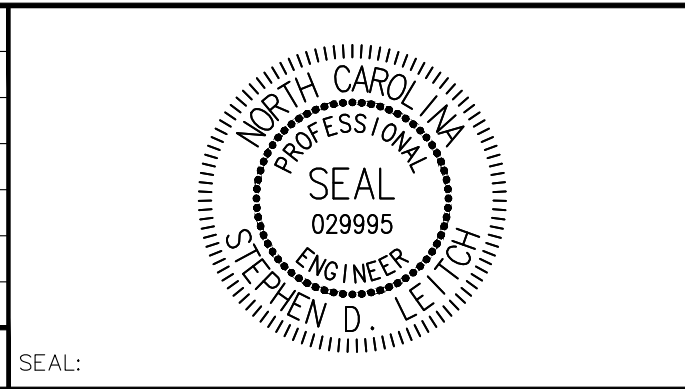
Plotted By: J. Speers Layout: 18 FORCE MAIN PLAN AND PROFILE STA 182+50 TO STA 194+00 July 03, 2024 11:25:28am S:\100 Hazen and Sawyer\100-005 Apex Big Branch C-SHT-BIG BRANCH-4.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



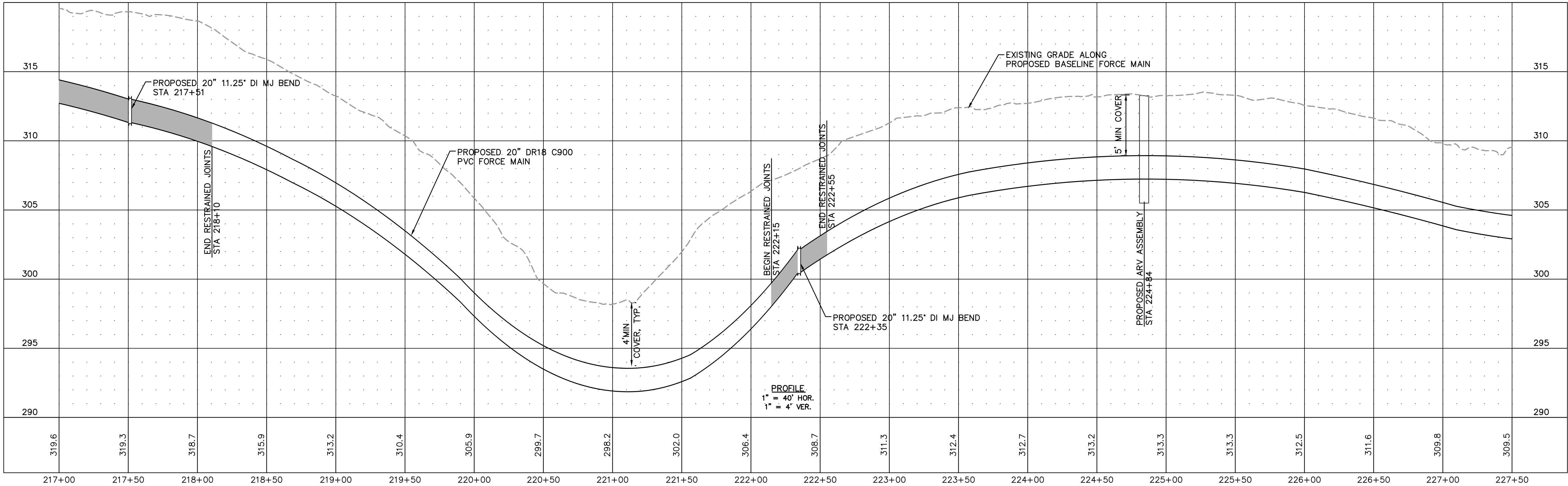
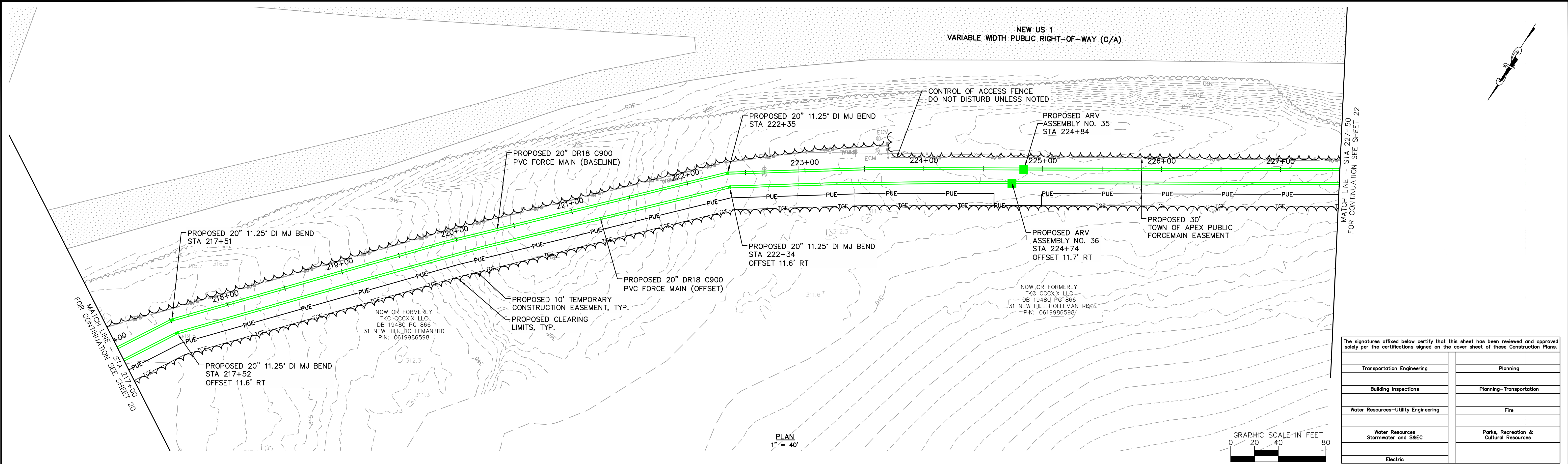
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 182+50 TO STA 194+00

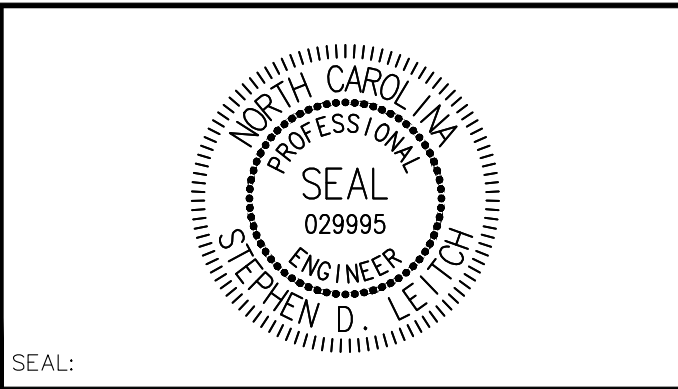
CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

C16
SHEET NUMBER
18 OF 60

Plotted By: J. Speers Layout: 21 PLAN AND PROFILE STA July 03, 2024 11:26:00am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS S&EC - S&EC - BIG BRANCH 2.dwg



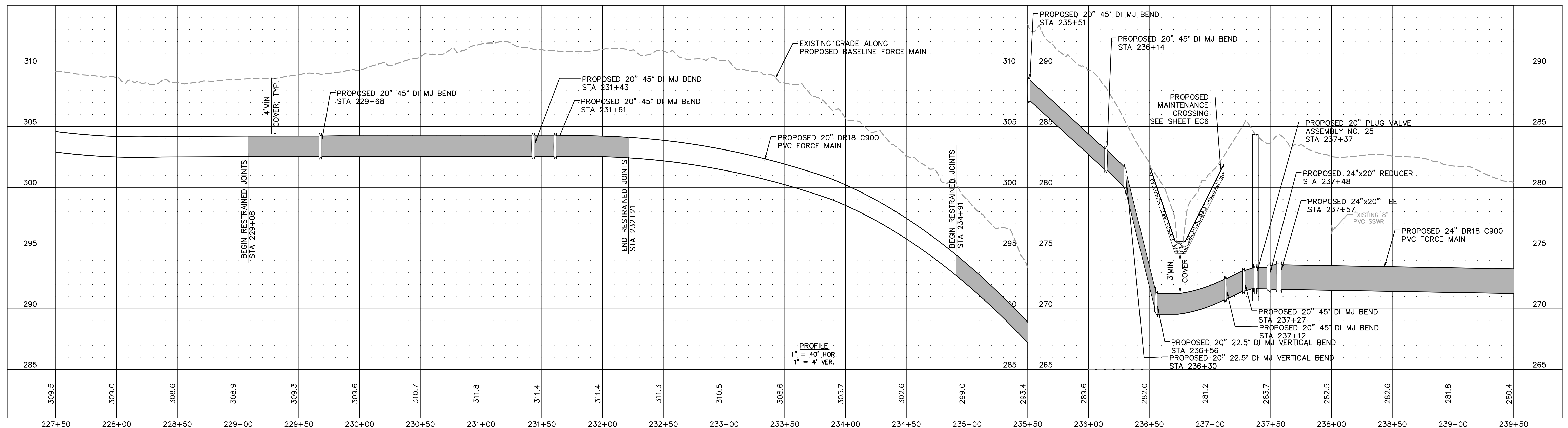
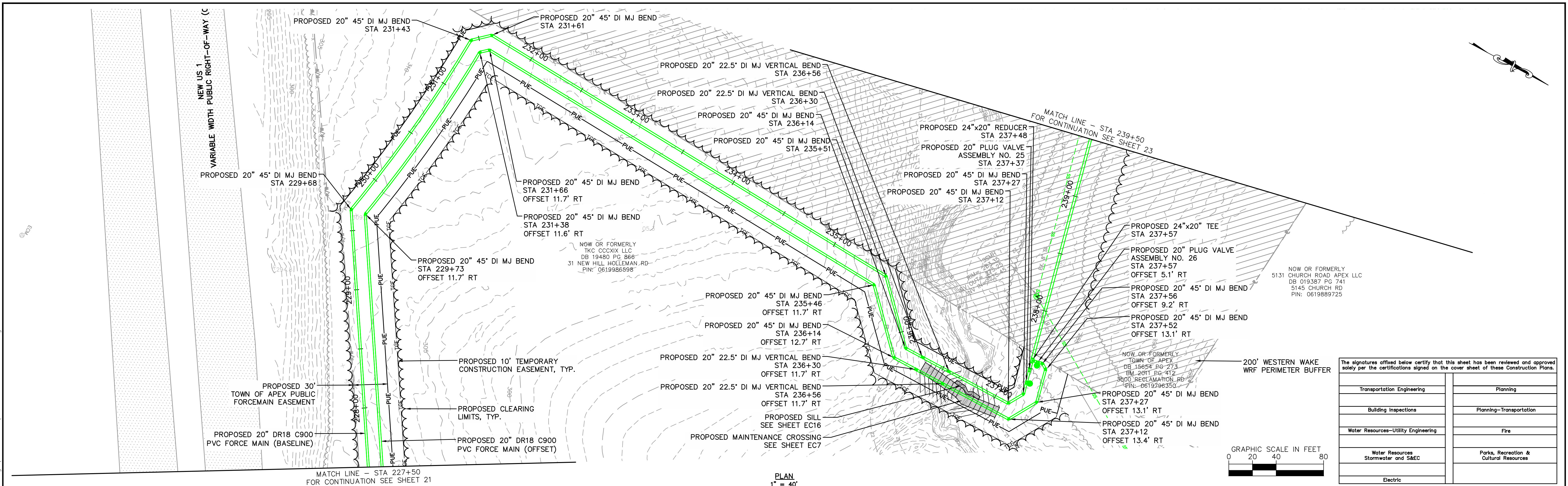
1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



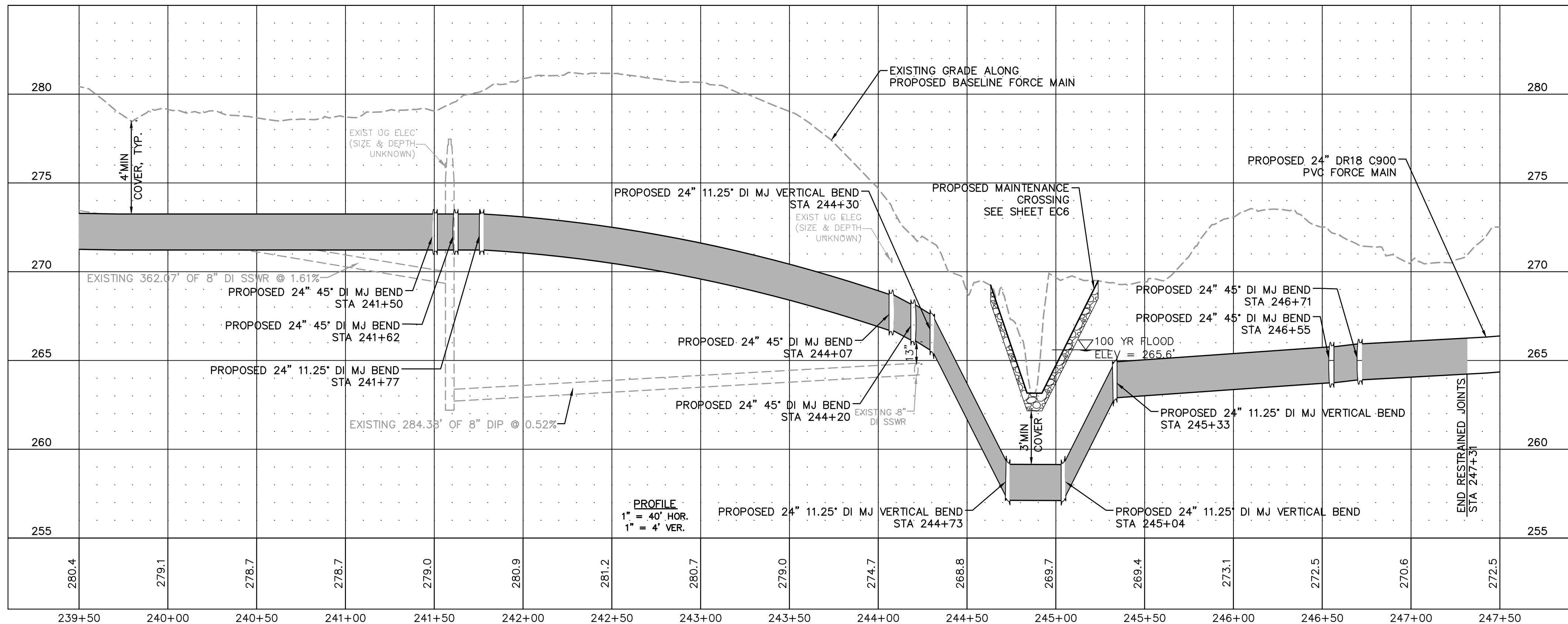
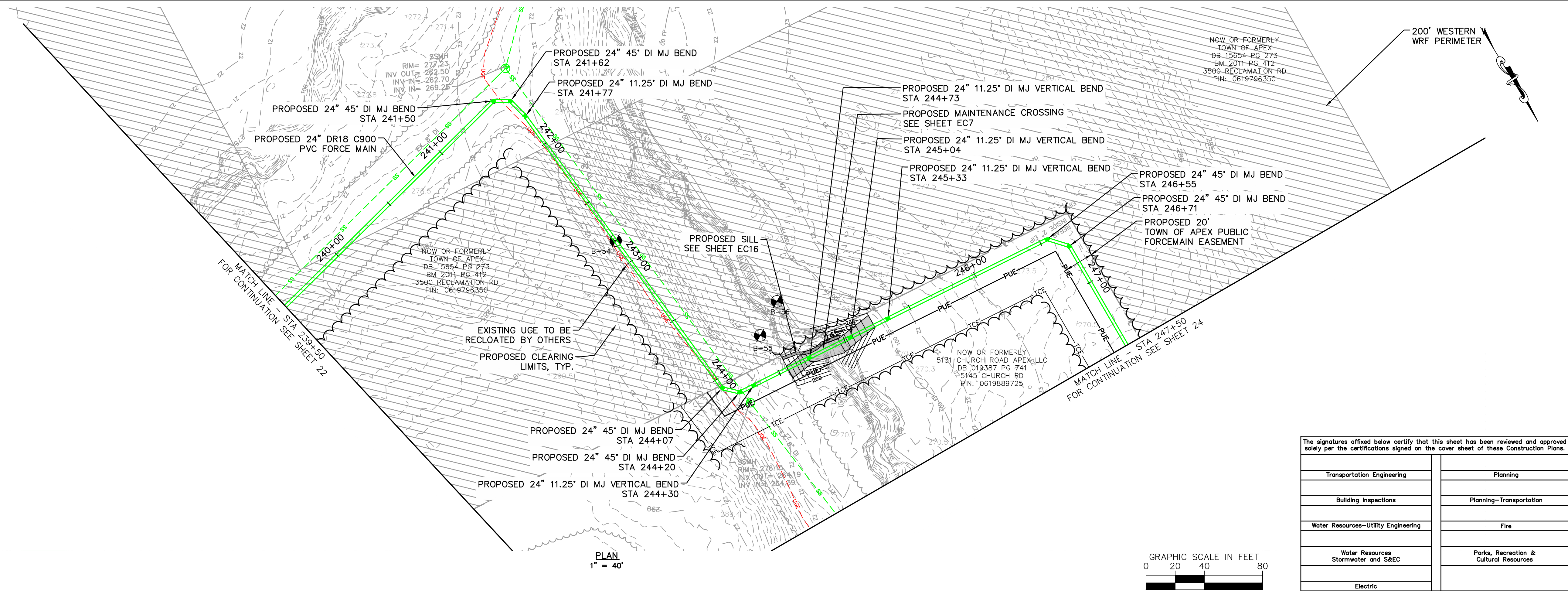
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 217+00 TO STA 227+50

CJS PROJ. #:	100-005	C19
DATE:	07-05-2024	
SCALE:	1" = 40'	
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	SHEET NUMBER 21 OF 60
CHECKED BY:	SDL	



Plotted By: J. Speers Layout: 23 PLAN AND PROFILE STA July 03, 2024 11:26:22am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS 80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-4.dwg



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



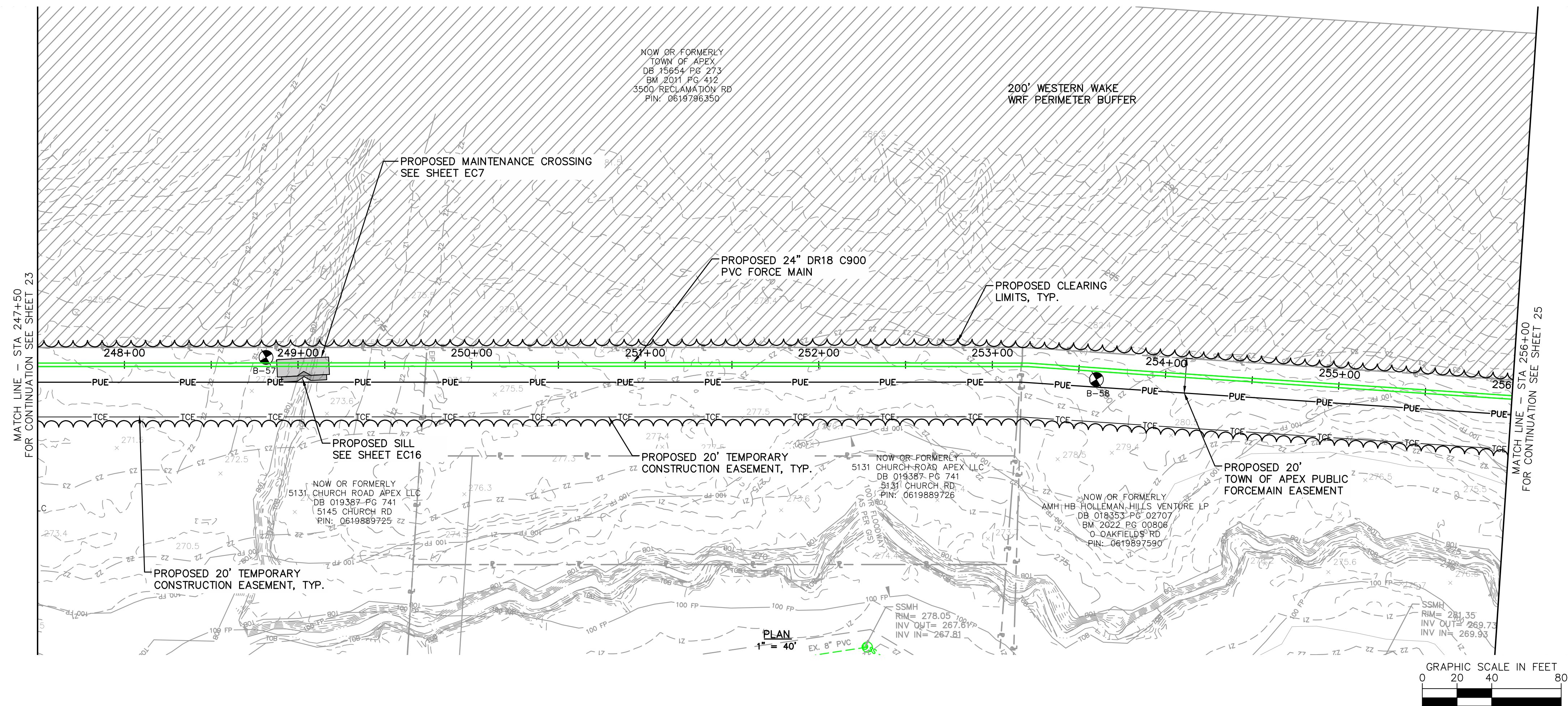
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 239+50 TO STA 247+50

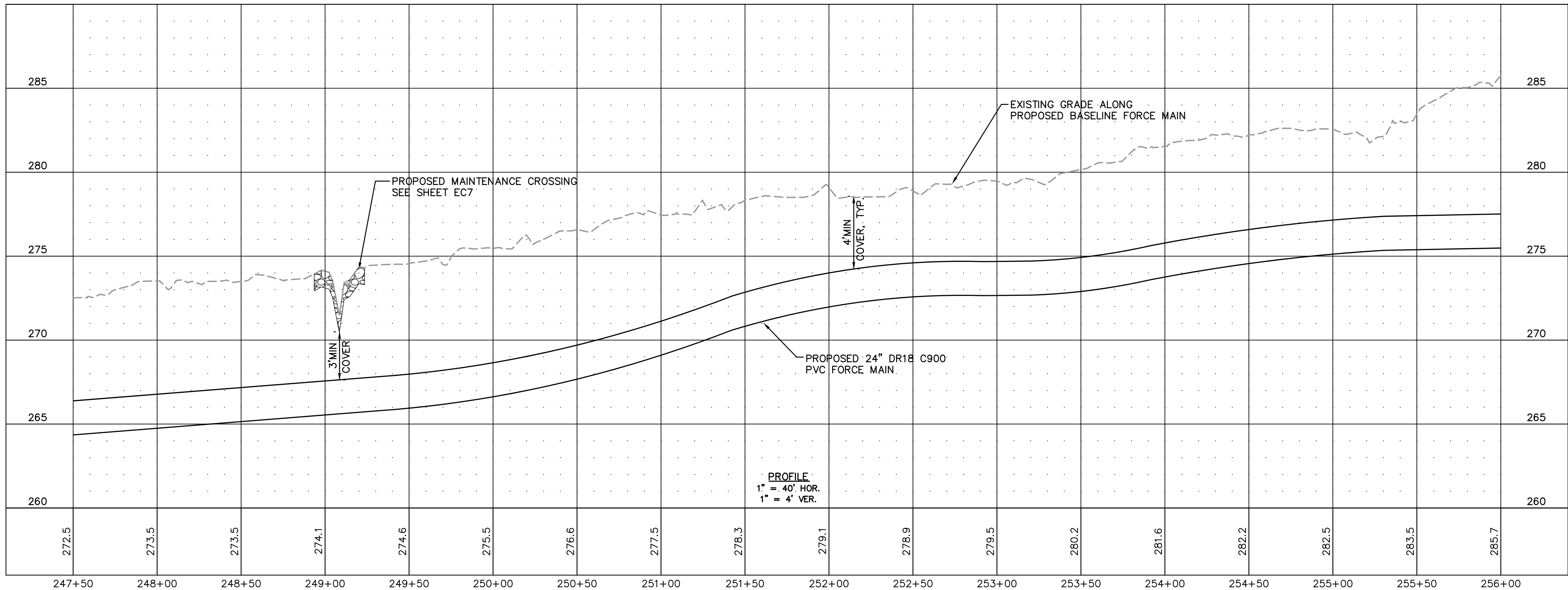
CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C21
SHEET NUMBER
23 OF 60

Plotted By: J. Speers Layout: 24 FORCE MAIN PLAN AND PROFILE STA 247+50 TO STA 256+00 July 03, 2024 11:26:28am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-4.dwg



The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

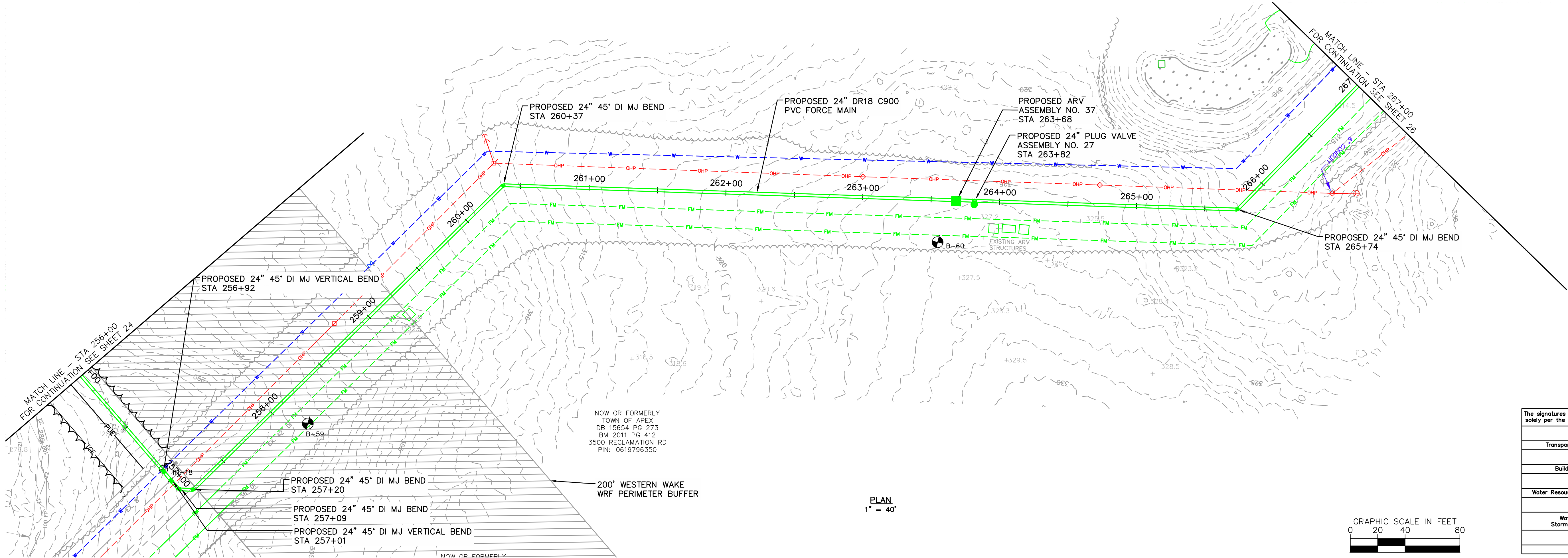
FORCE MAIN PLAN AND PROFILE
STA 247+50 TO STA 256+00

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

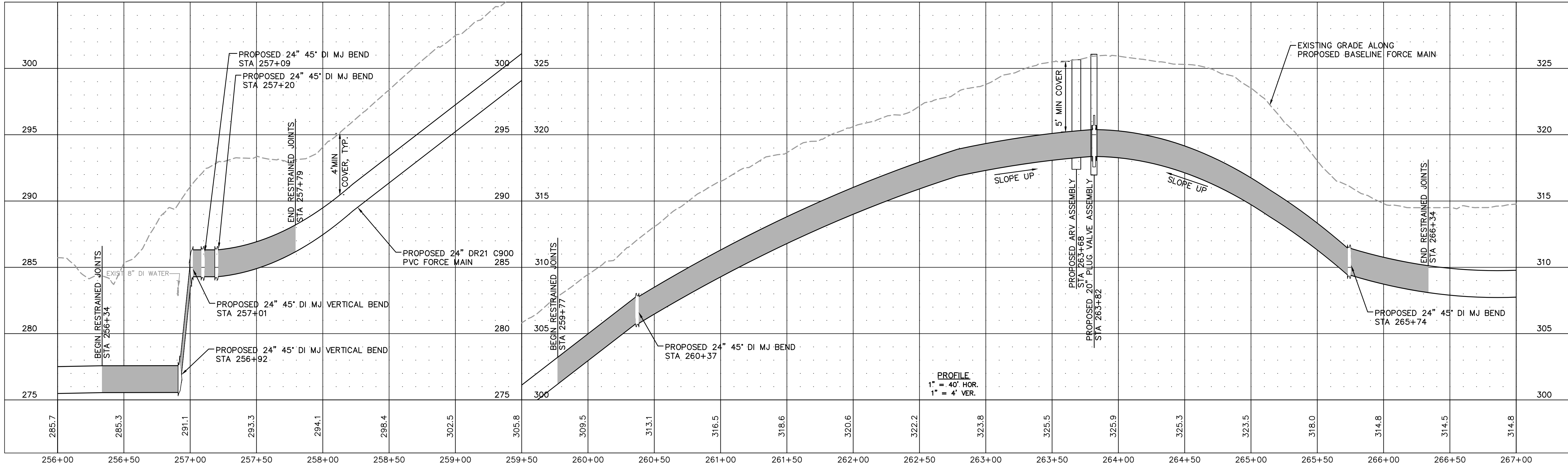
C22

SHEET NUMBER
24 OF 60

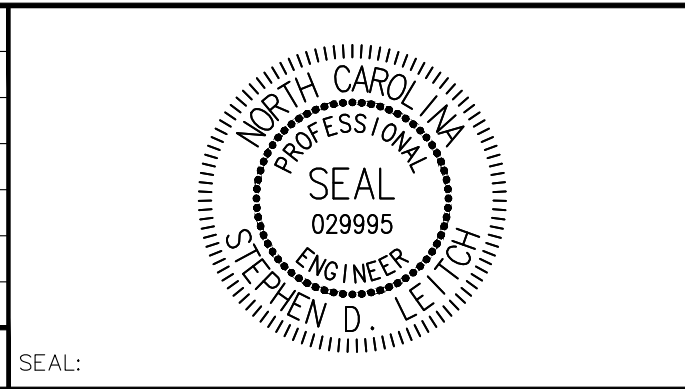
Plotted By: J. Speers Layout: 25 FORCE MAIN PLAN AND PROFILE STA 256+00 TO STA 267+00 TO July 03, 2024 11:26:41am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-4.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	REVISIONS	DATE	BY	SD
1	PERMIT SUBMITTAL	7/5/2024	SDL	

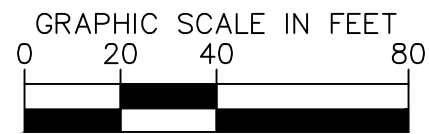
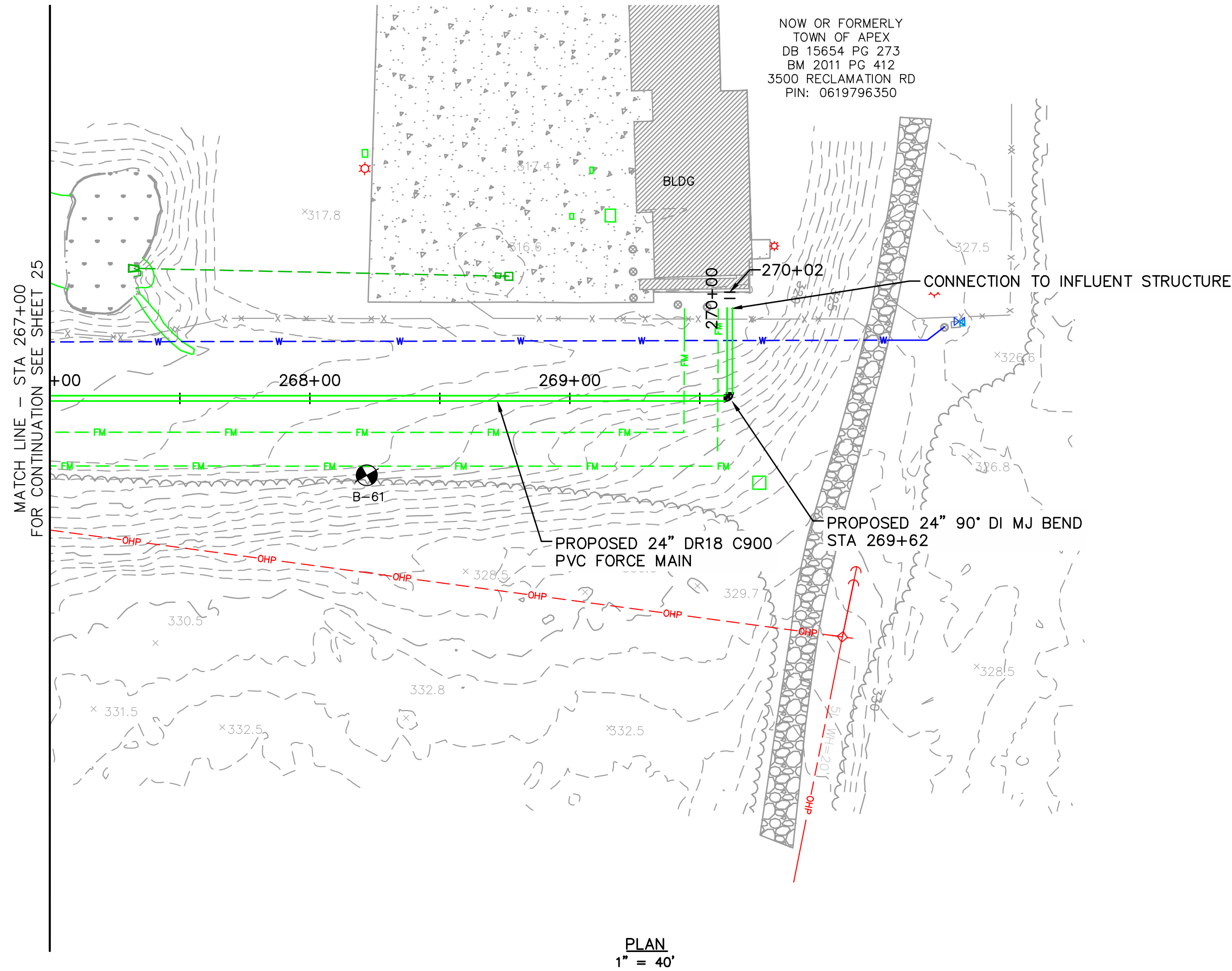


WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

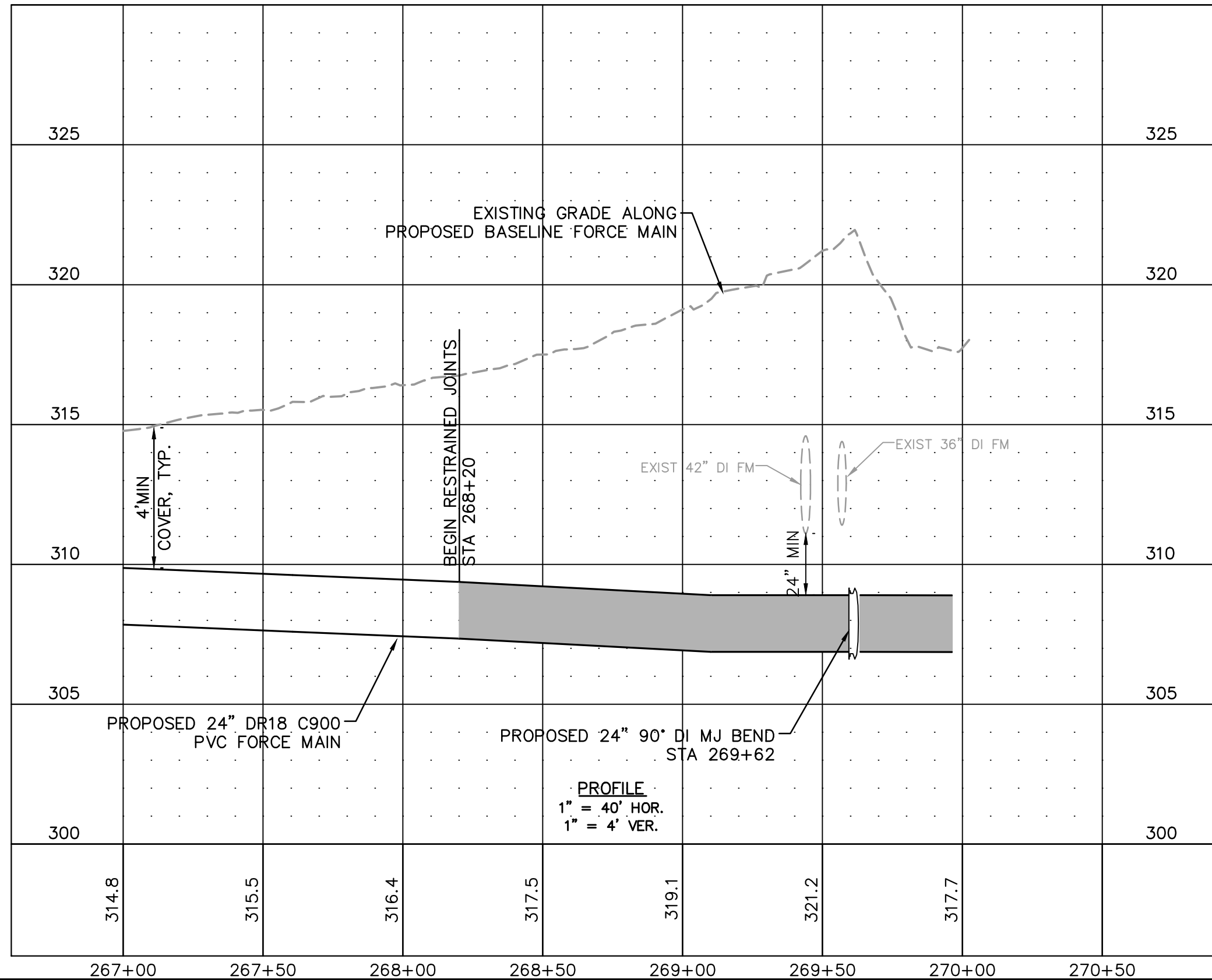
FORCE MAIN PLAN AND PROFILE
STA 256+00 TO STA 267+00

CJS PROJ. #:	100-005	C23
DATE:	07-05-2024	
SCALE:	1" = 20'	SHEET NUMBER 25 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

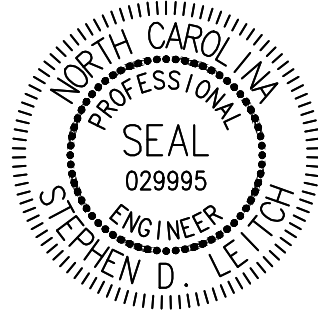
Plotted By: J. Speers Layout: 26 PLAN AND PROFILE STA TO END July 03, 2024 02:23:17pm S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH-4.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



No.	1	PERMIT SUBMITTAL	7/5/2024	SDL
No.		REVISIONS	DATE	BY



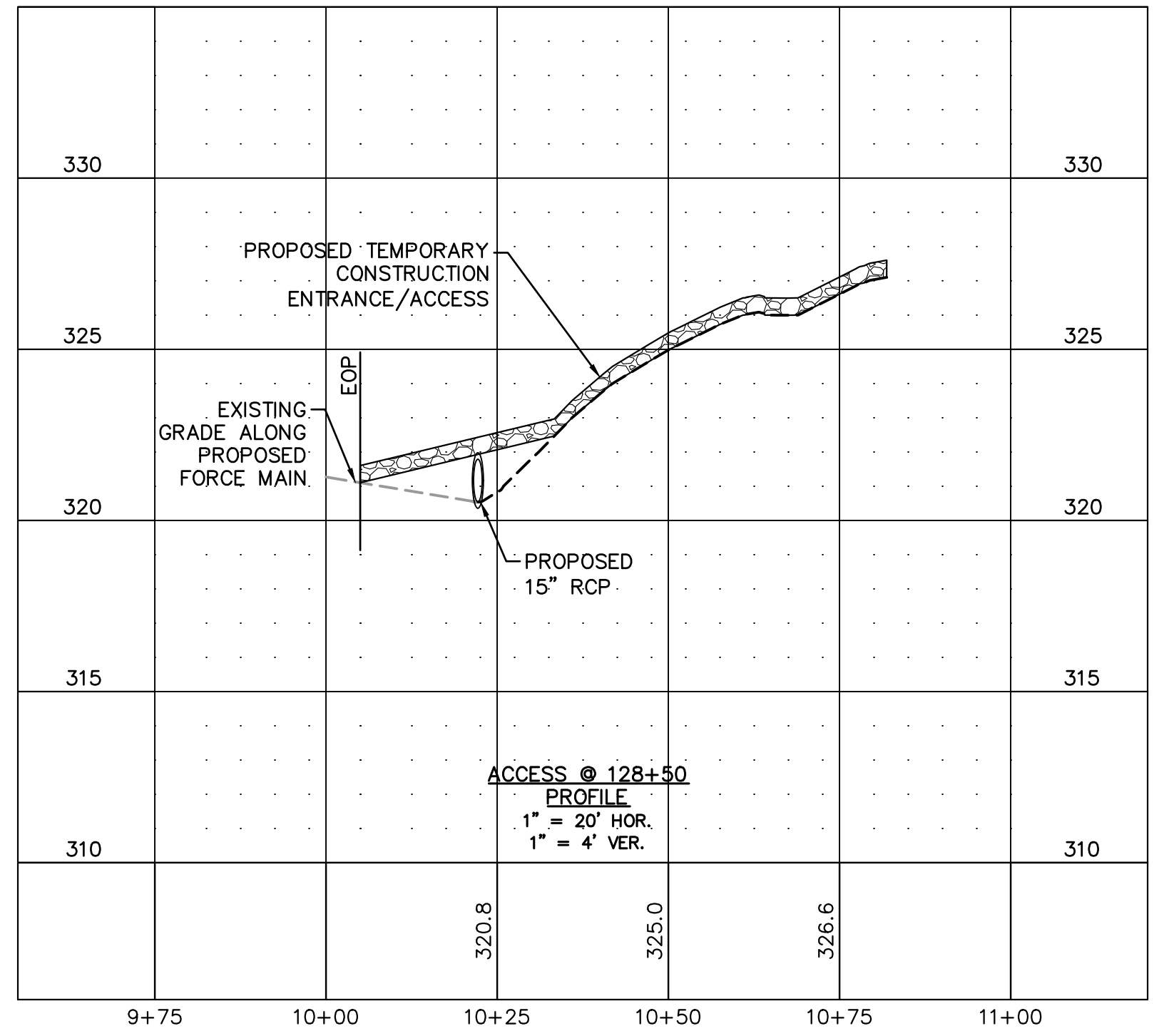
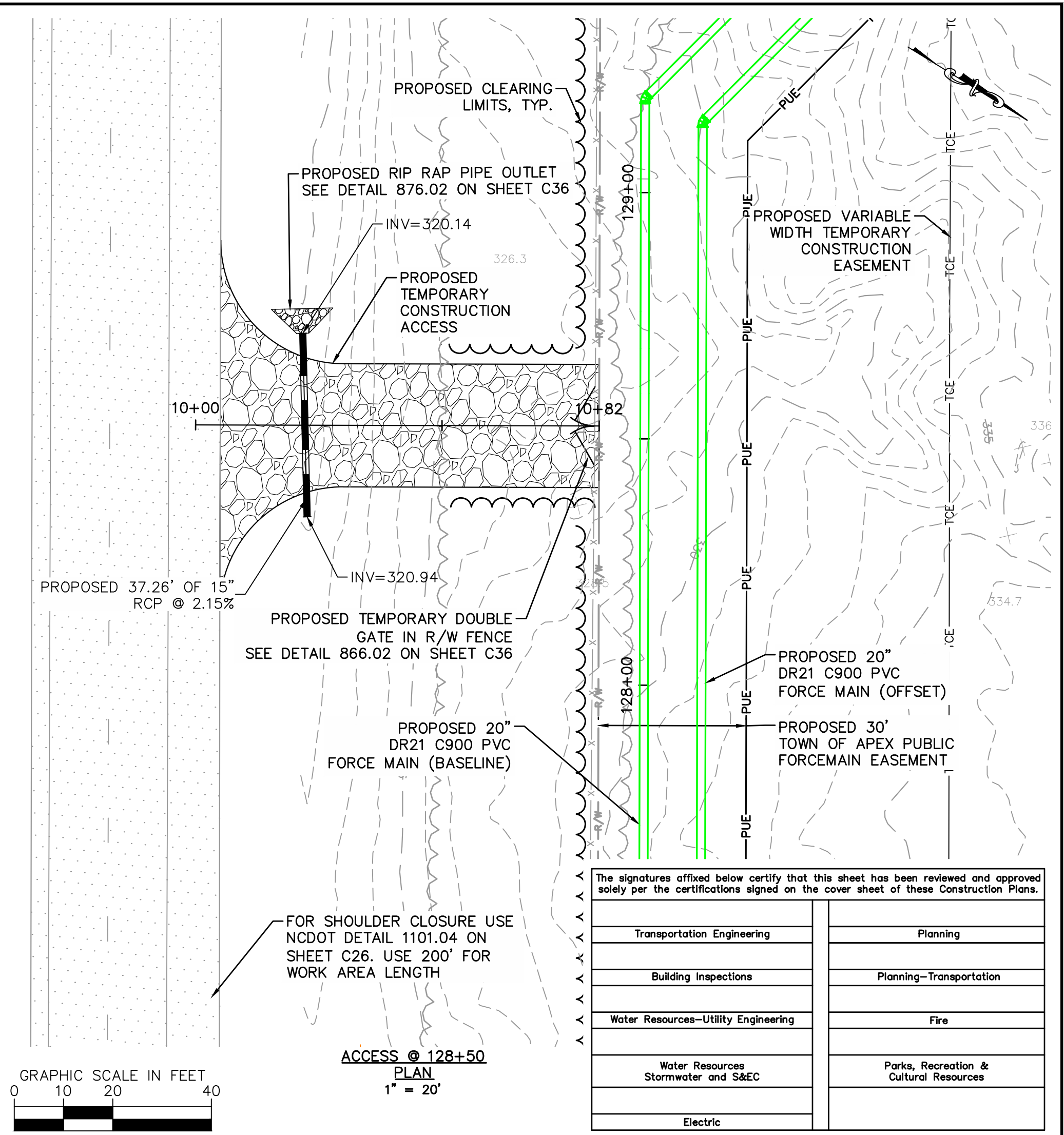
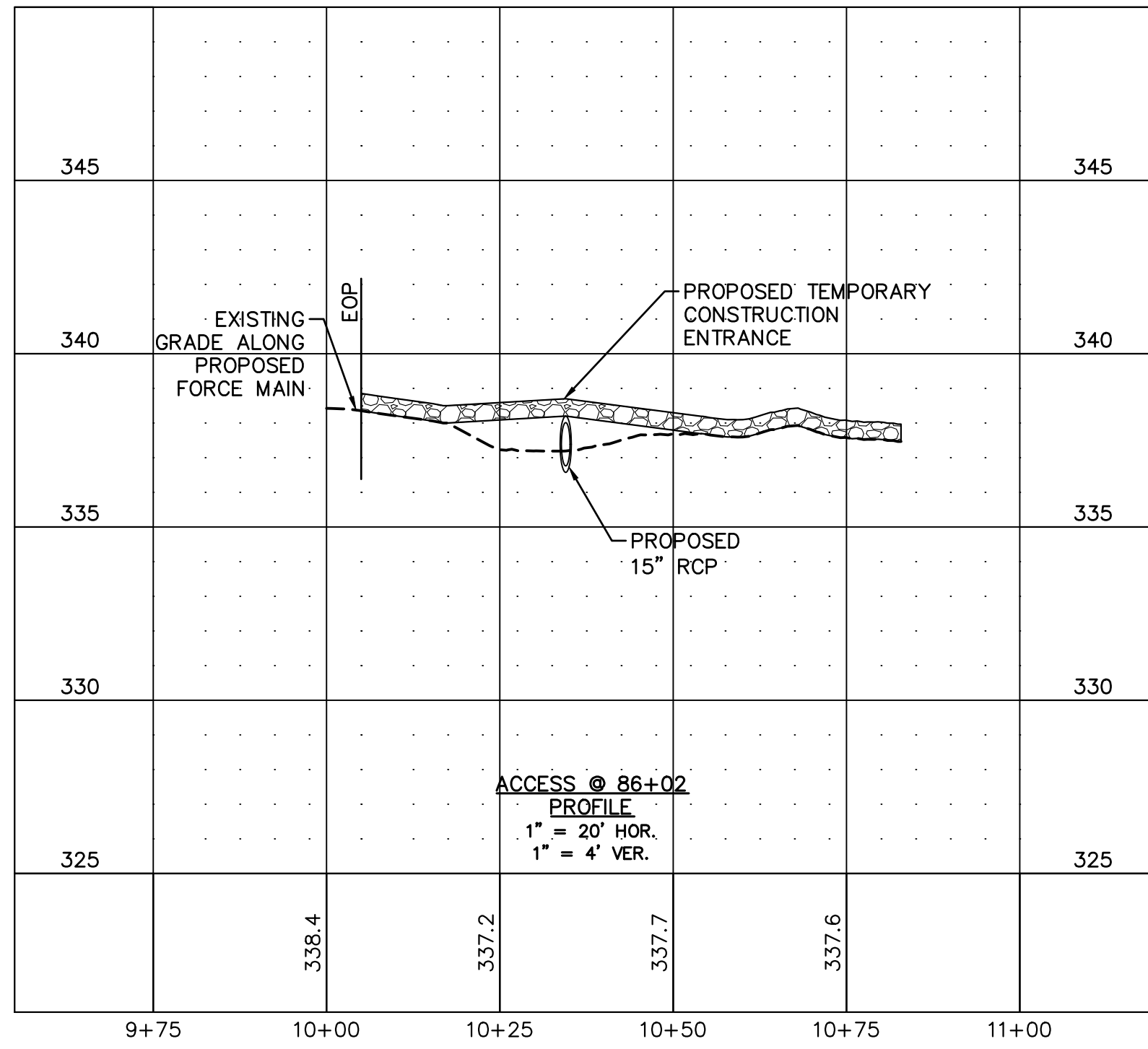
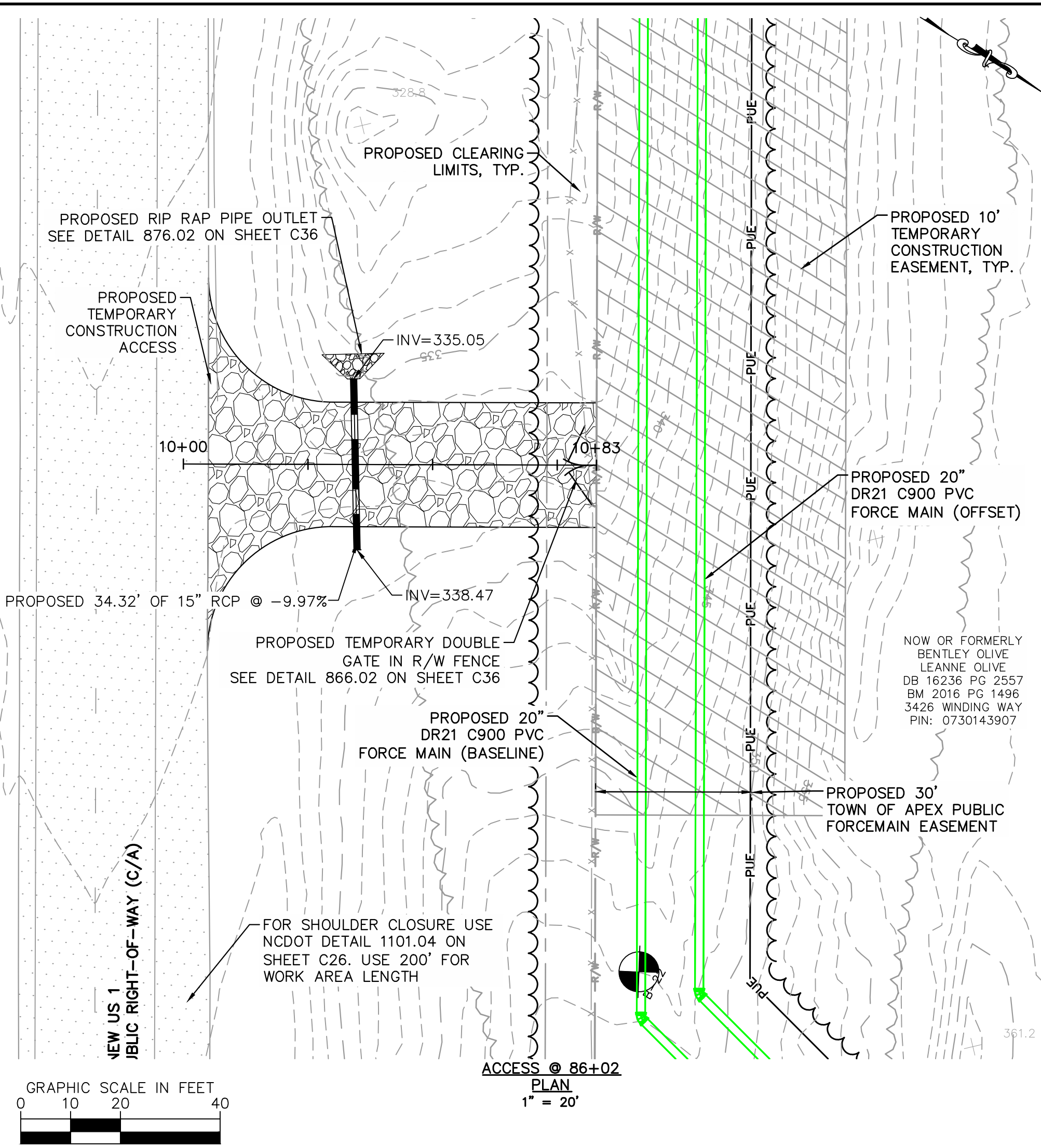
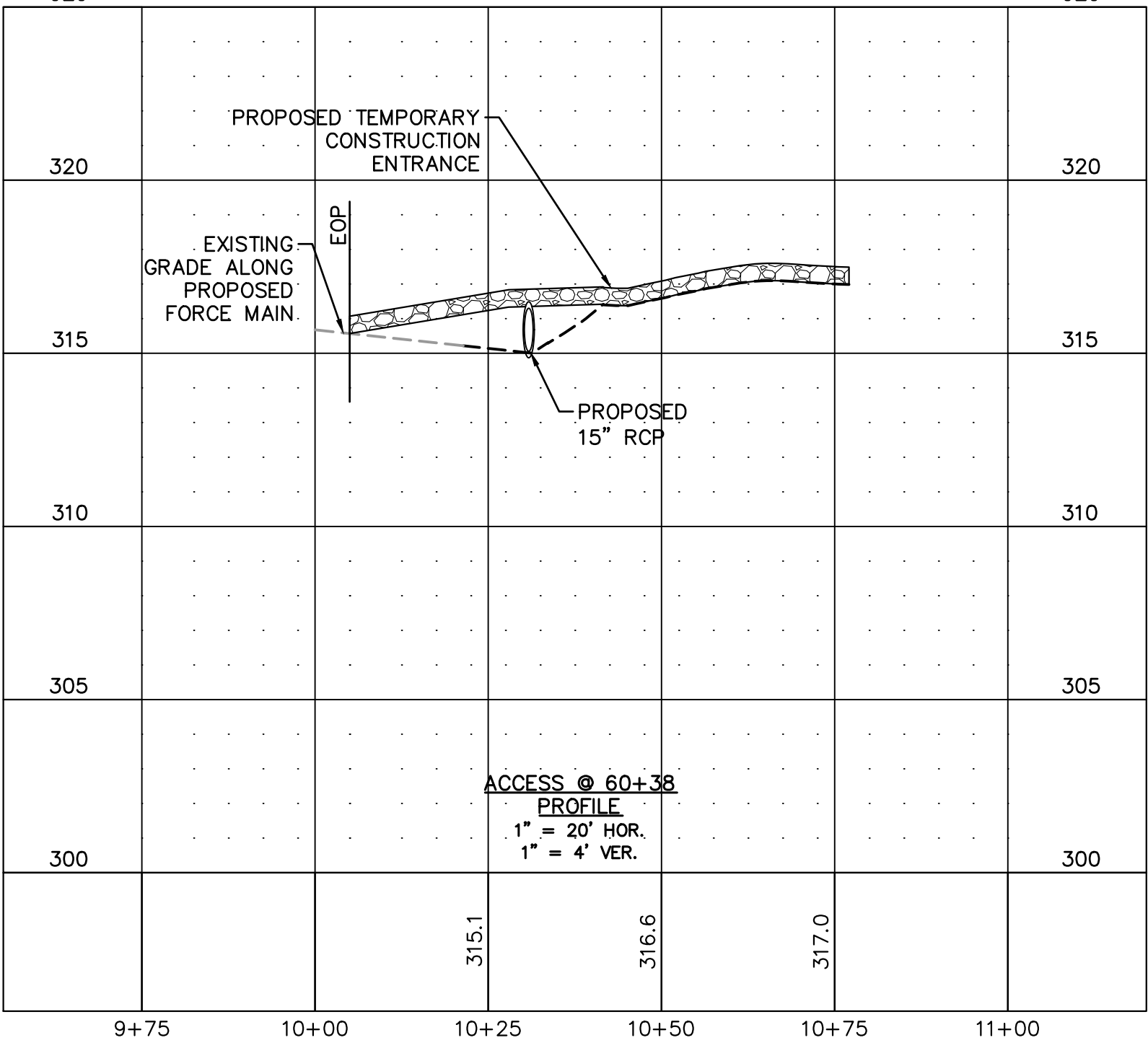
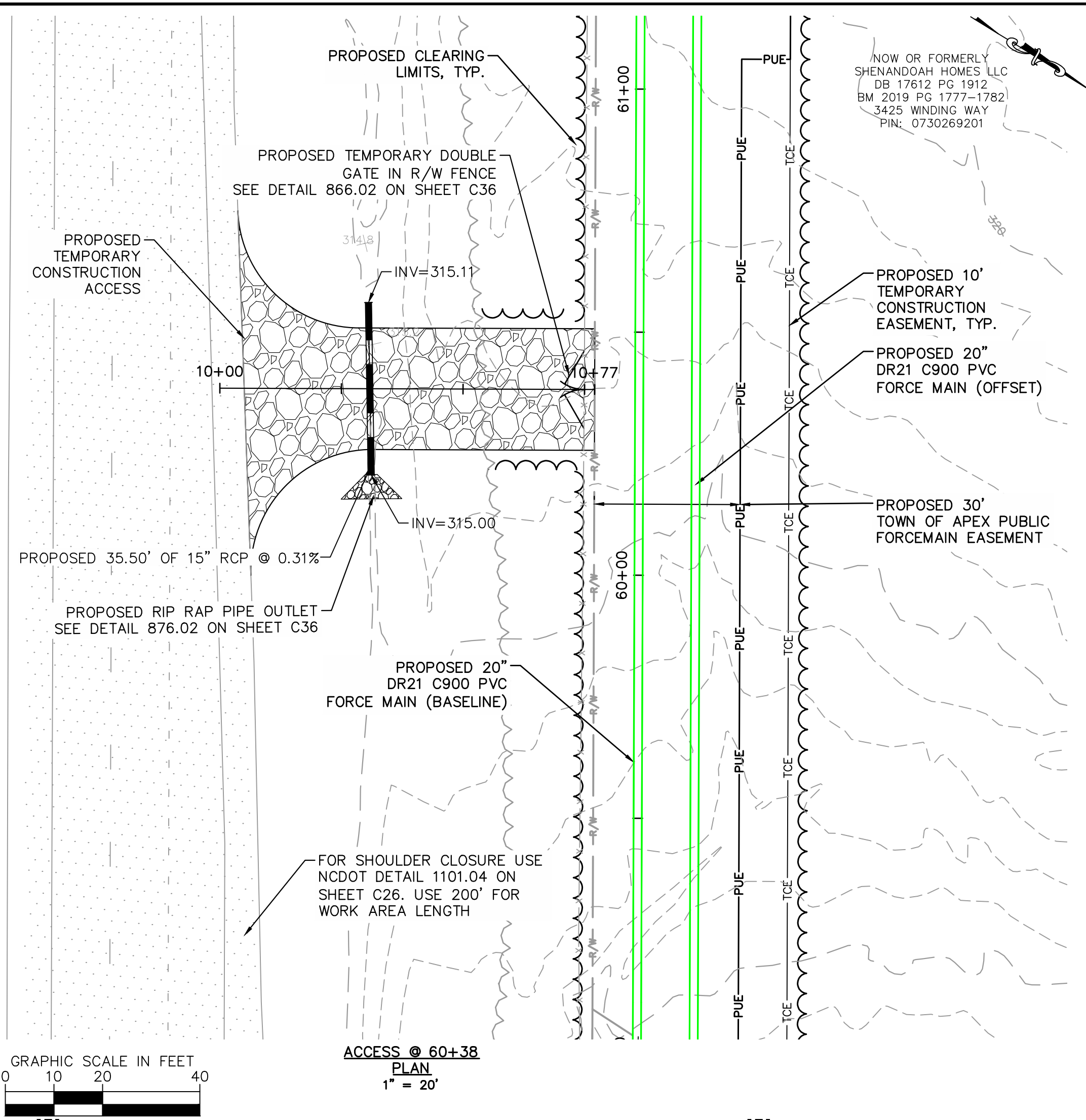
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FORCE MAIN PLAN AND PROFILE
STA 267+00 TO END

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

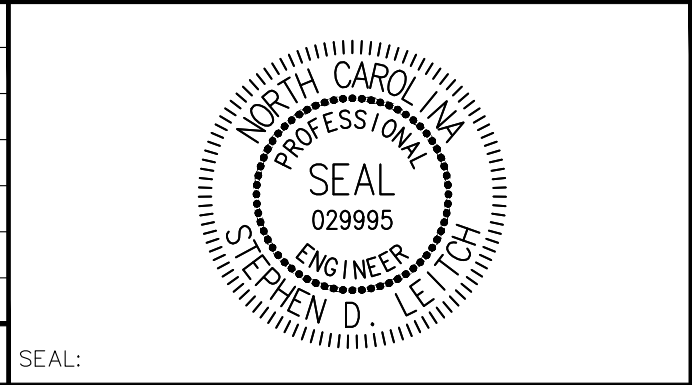
C24
SHEET NUMBER
26 OF 60

Plotted By: J. Speers Layout: 26 ACCESS ENTRANCE July 03, 2024 11:28:03am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 P's&S - Drawings\Plan Sheets\C-SHT-ACCESS.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

No.	REVISIONS	DATE	BY	SD
1	PERMIT SUBMITTAL	7/5/2024	SD	

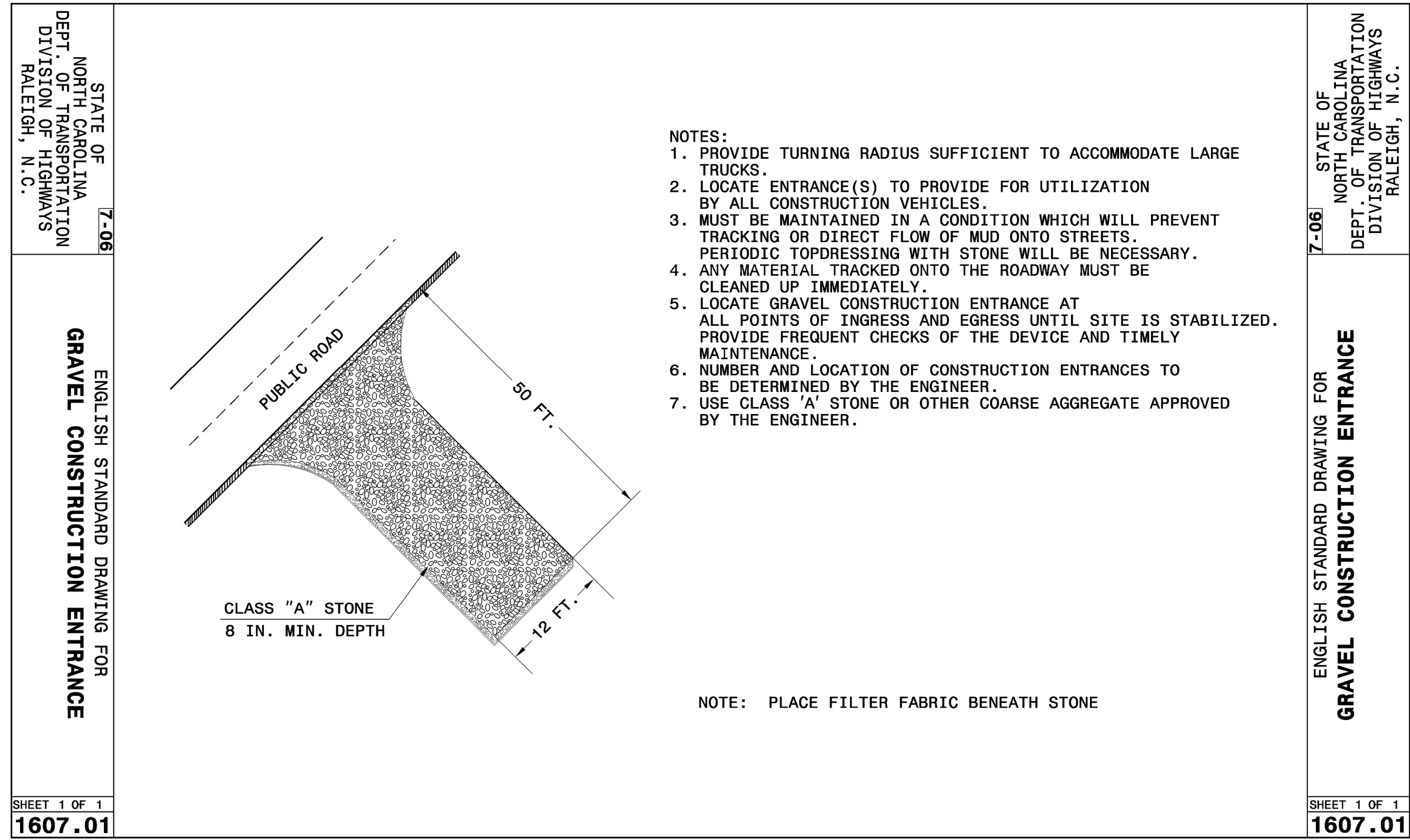
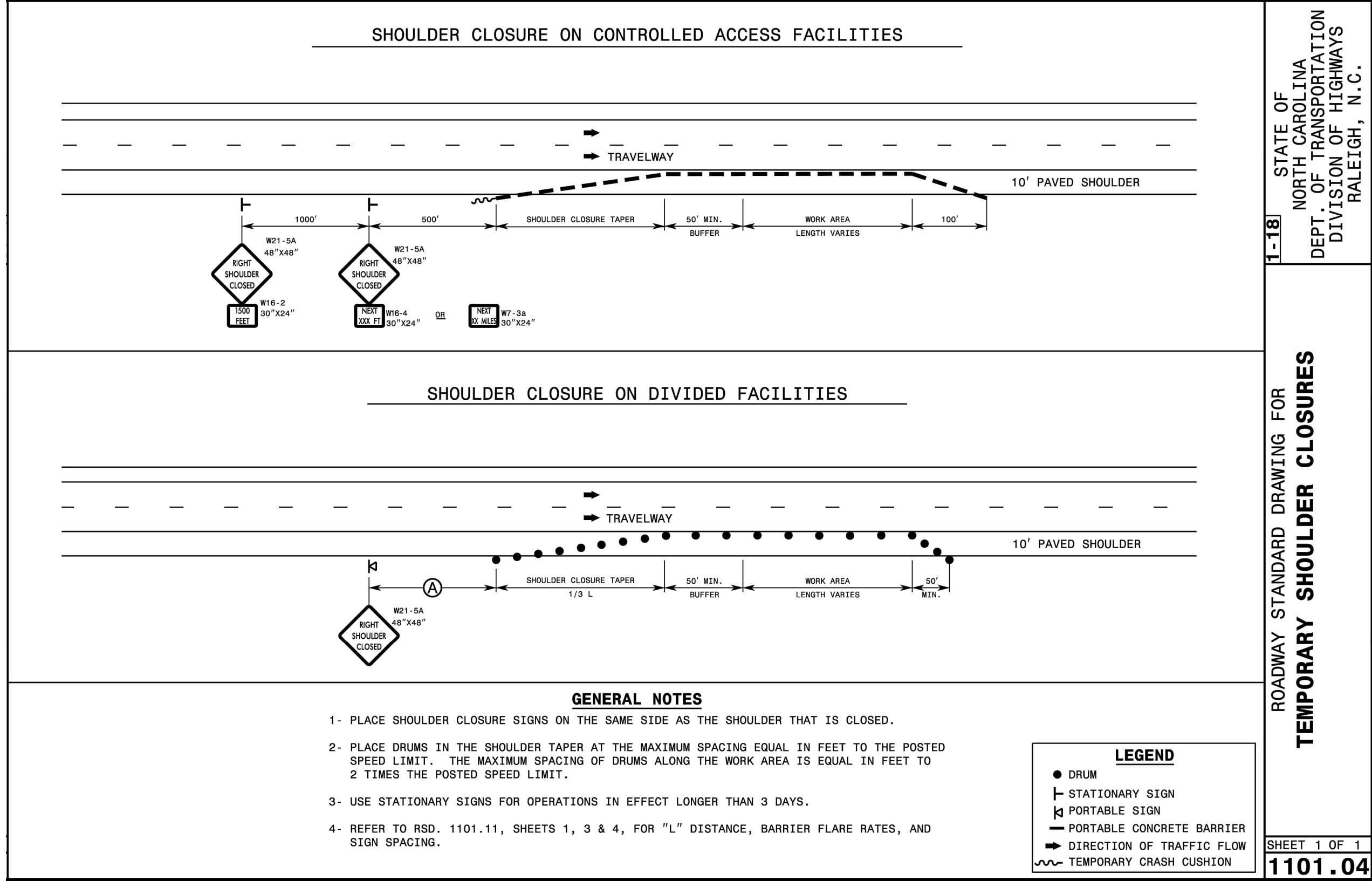
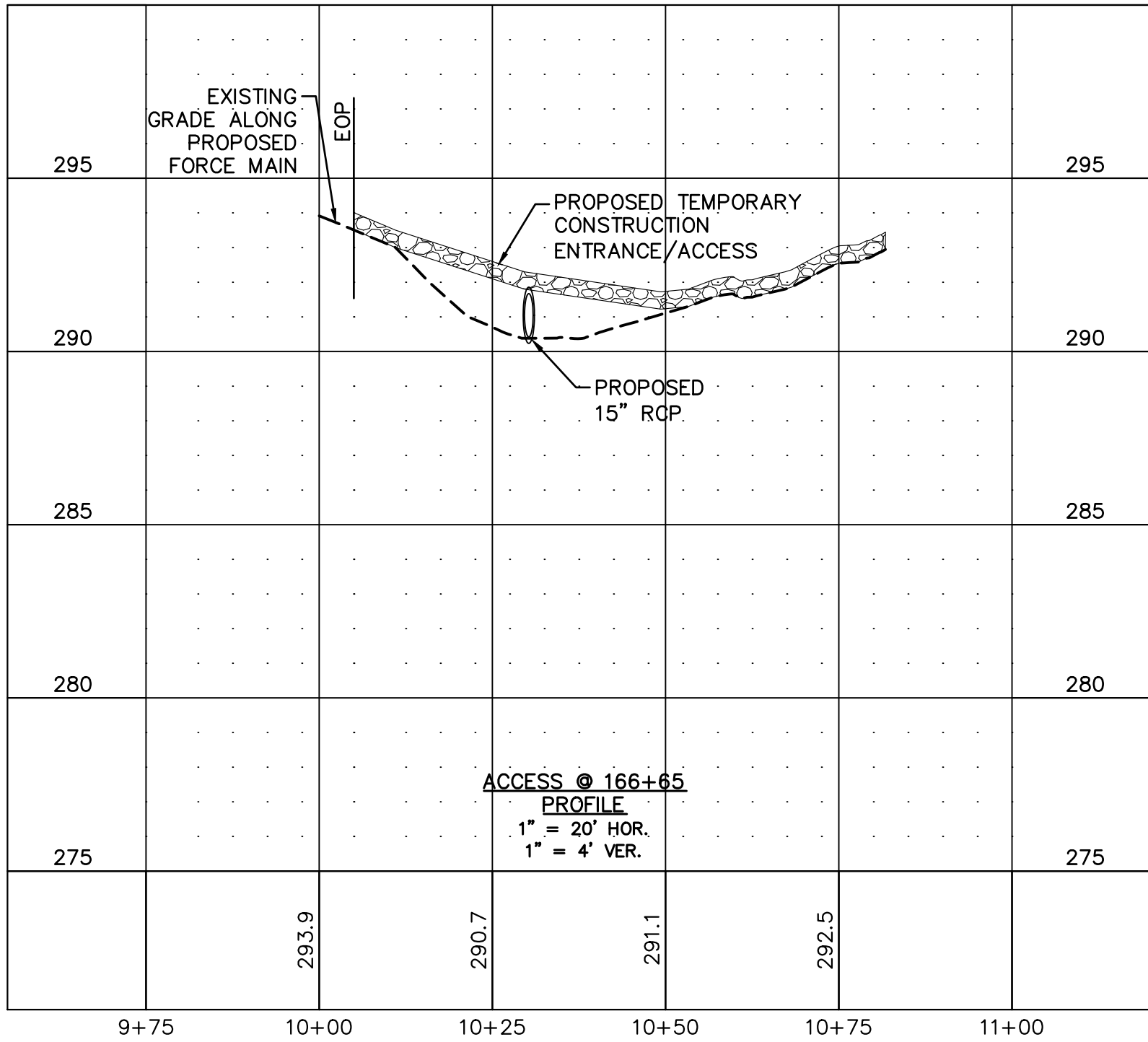
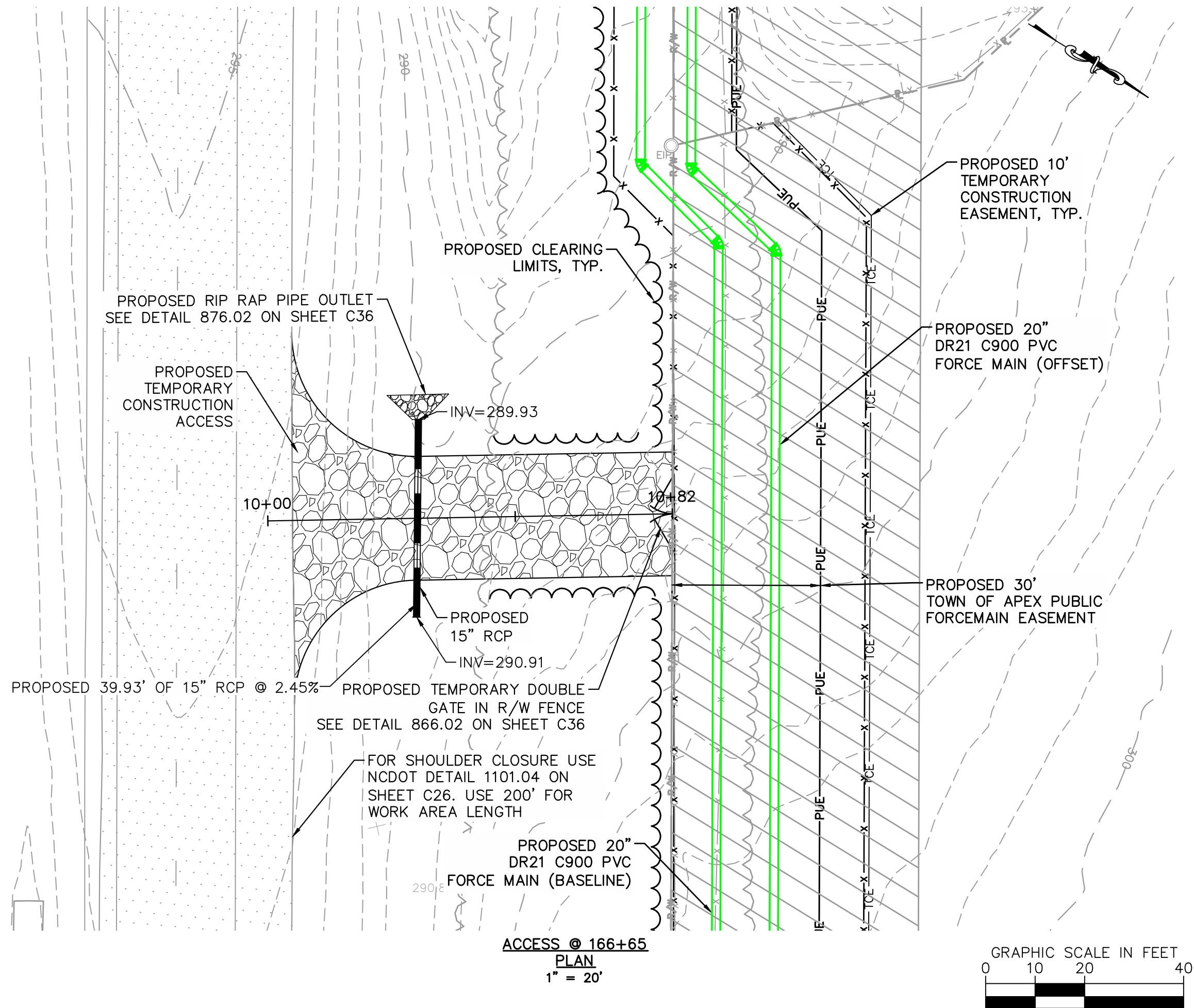


WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

US 1 TEMPORARY ACCESS
ENTRANCE

CJS PROJ. #:	100-005	C25
DATE:	07-05-2024	
SCALE:	1" = 20'	SHEET NUMBER 27 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

Plotted By: J. Speers Layout: 27 ACCESS ENTRANCE July 03, 2024 11:28:14am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS 80 - Drawings\Plan Sheets\100-SHT-ACCESS.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	

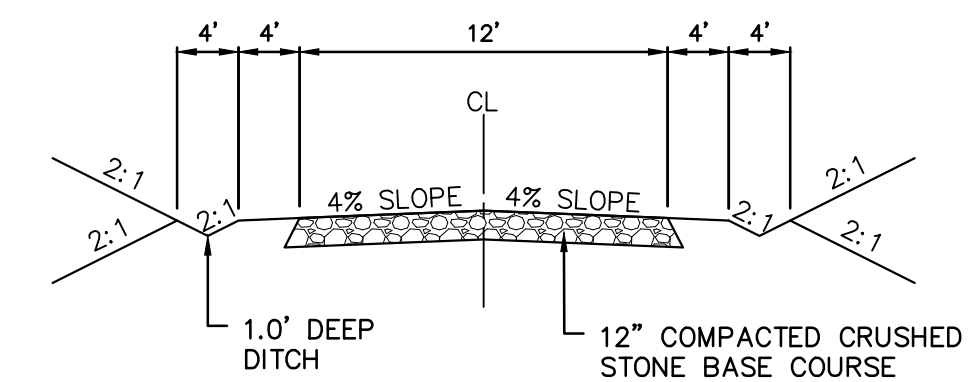
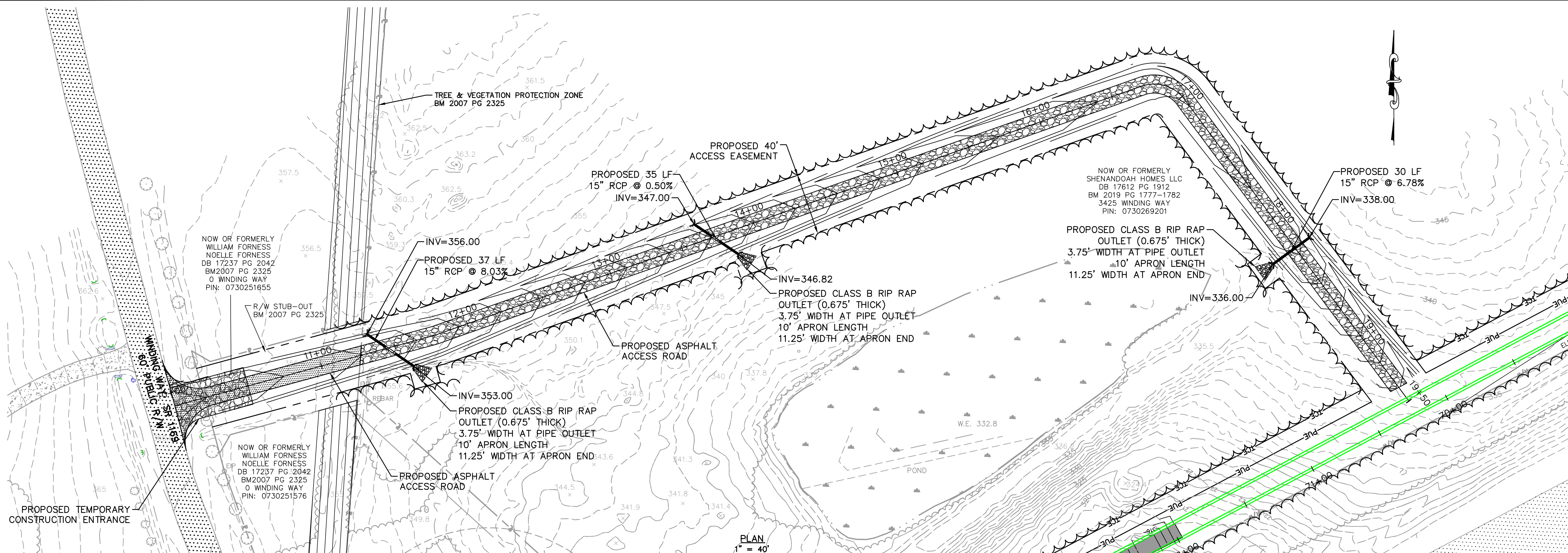


WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

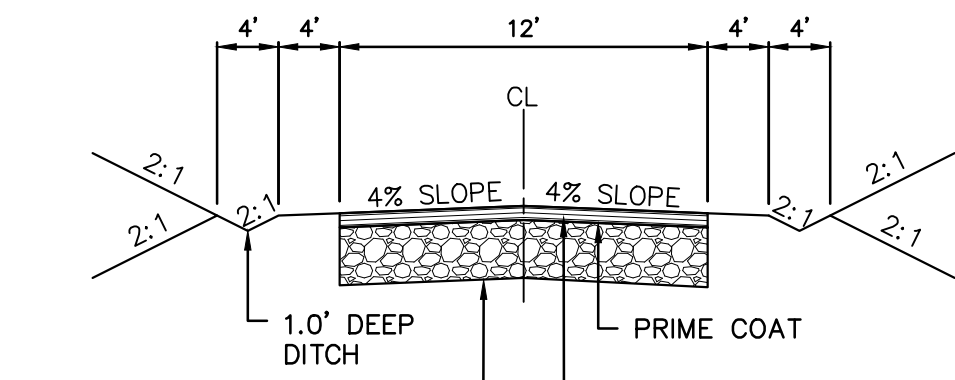
US 1 TEMPORARY ACCESS
ENTRANCE

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 20'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

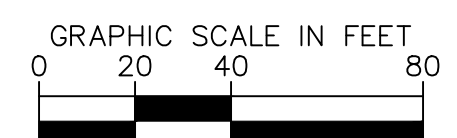
C26
SHEET NUMBER
28 OF 60



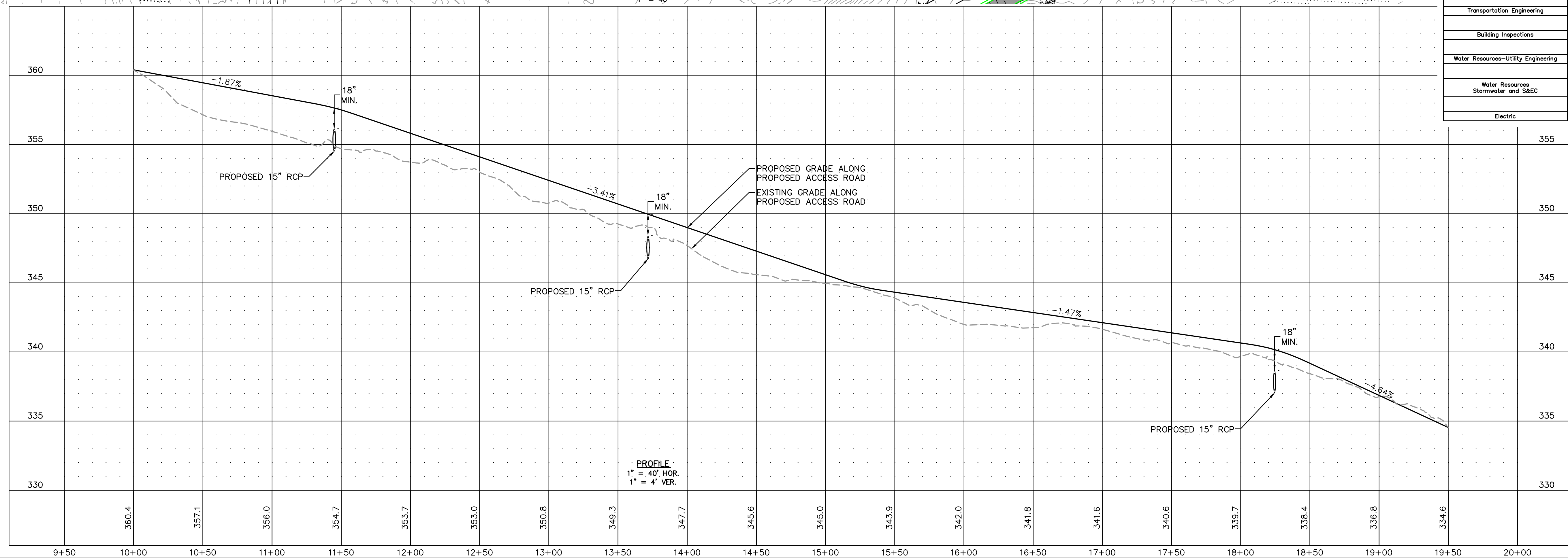
TYPICAL CROSS SECTION
12' GRAVEL ACCESS ROAD



TYPICAL CROSS SECTION
12' ASPHALT ACCESS ROAD



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



WATER RESOURCES DEPARTMENT
TOWN OF APEX

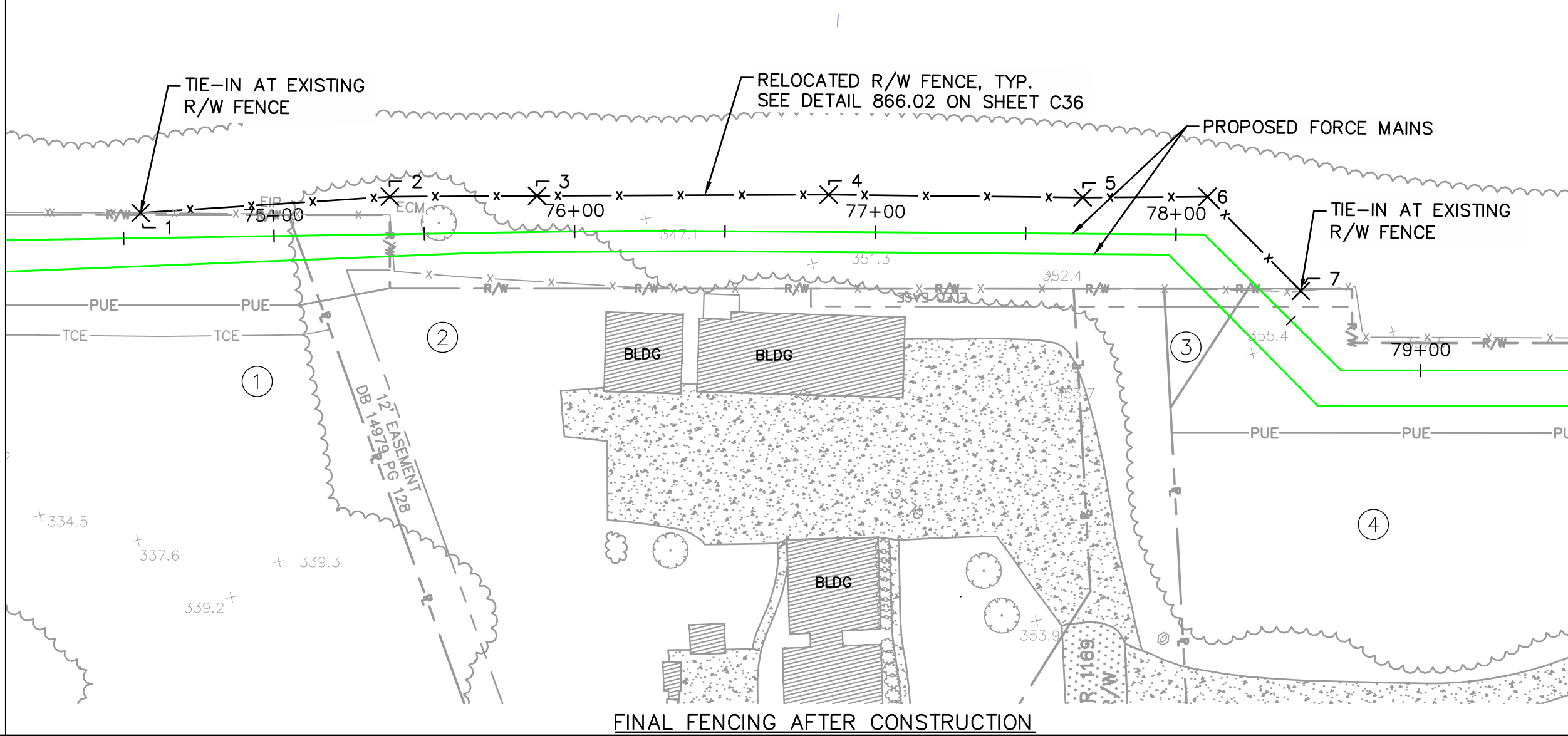
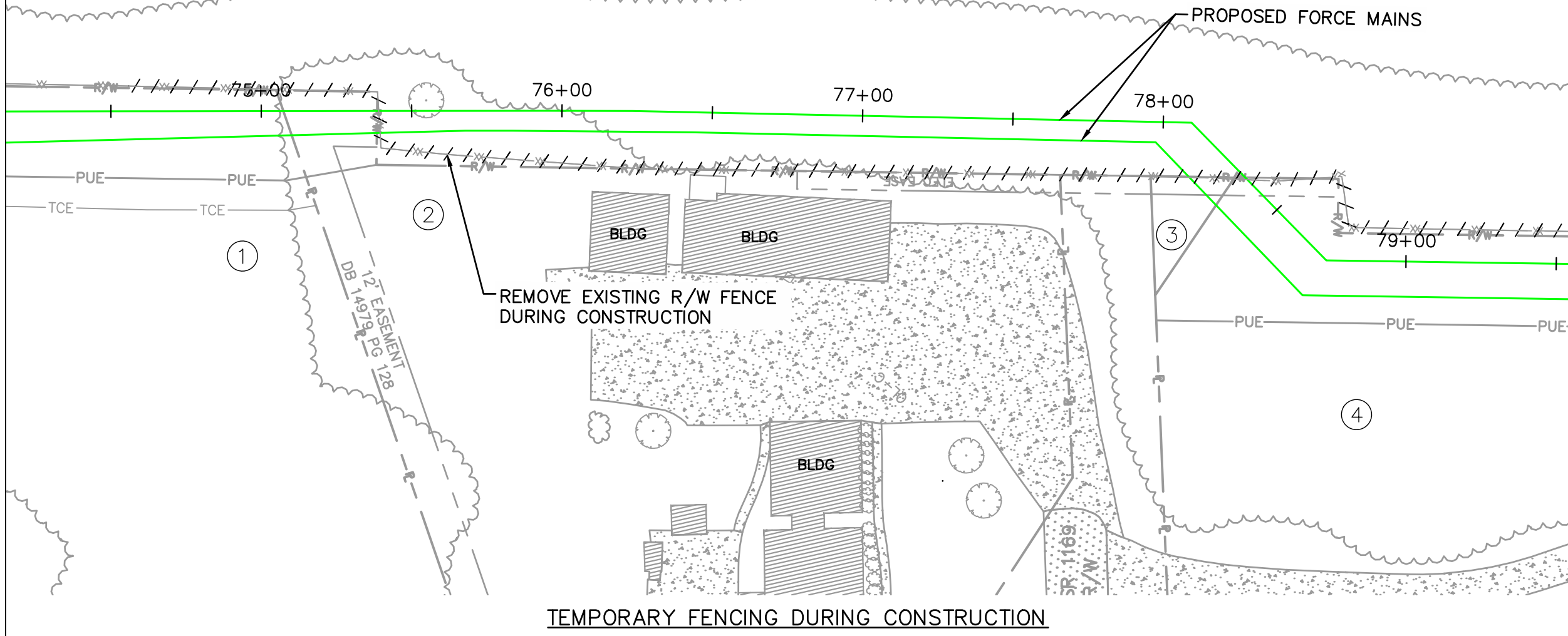
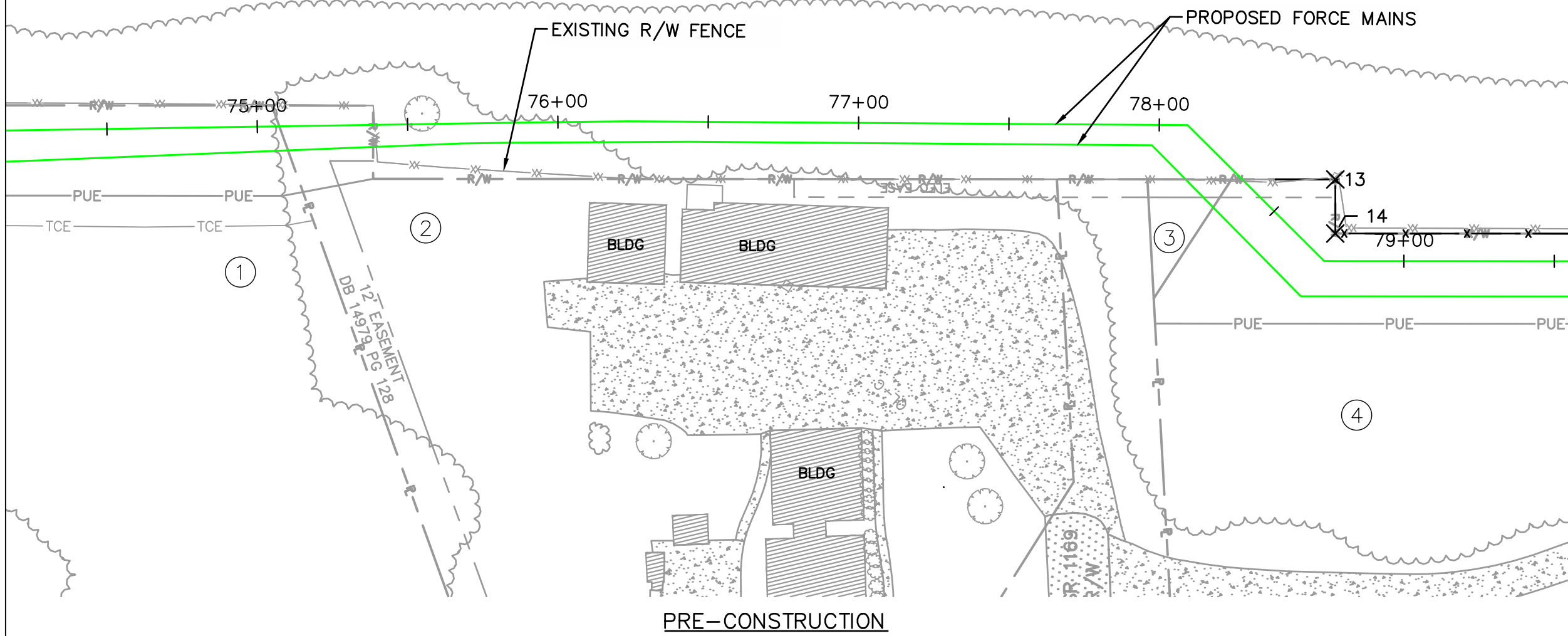
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

ACCESS ROAD

CJS PROJ. #:	100-005	C27
DATE:	07-05-2024	
SCALE:	1" = 40'	
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	SHEET NUMBER 29 OF 60

Plotted By: J. Speers Layout: FENCE DETAIL- MOORE July 03, 2024 11:29:52am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT--FENCE.dwg

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY NUMBER	PROPERTY NUMBER	PROPERTY NUMBER
1	SHENANDOAH HOMES LLC	3425 WINDING WAY	730269201
2	GREGORY MOORE	3433 WINDING WAY	730252479
3	SHENANDOAH HOMES LLC	0 WINDING WAY	730252219
4	BENTLEY OLIVE	3426 WINDING WAY	730143907

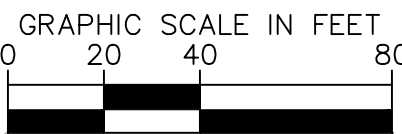


- NOTES:
1. R/W FENCE SHALL BE INSTALLED PER NCDOT DETAIL 866.02 ON SHEET C36.
 2. TEMPORARY FENCES SHALL BE INSTALLED PER DETAIL ON SHEET C36.
 3. ALL FENCING OTHER THAN R/W AND TEMPORARY FENCING SHALL MATCH EXISTING FENCING FOR EACH PARTICULAR PROPERTY.

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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
1	705448.42	2032537.72	TIE-IN AT R/W FENCE
2	705400.61	2032469.83	RELOCATED R/W FENCE
3	705374.81	2032428.20	RELOCATED R/W FENCE
4	705323.88	2032345.67	RELOCATED R/W FENCE
5	705280.65	2032273.14	RELOCATED R/W FENCE
6	705258.76	2032237.85	RELOCATED R/W FENCE
7	705269.30	2032195.02	TIE-IN AT R/W FENCE

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE	—x—x—x—	—x—x—x—
TEMPORARY WOVEN WIRE NO-CLIMB FENCE	—○—	—○—
PERMANENT WOVEN WIRE NO-CLIMB FENCE	—□—	—□—
WIRE FENCE	—■—	—■—
PVC 3-RAIL FENCE	—x—x—x—	—x—x—x—
WOOD 3-RAIL FENCE	—◇—◇—◇—	—◇—◇—◇—
WOOD PRIVACY FENCE	—□—□—□—	—□—□—□—



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



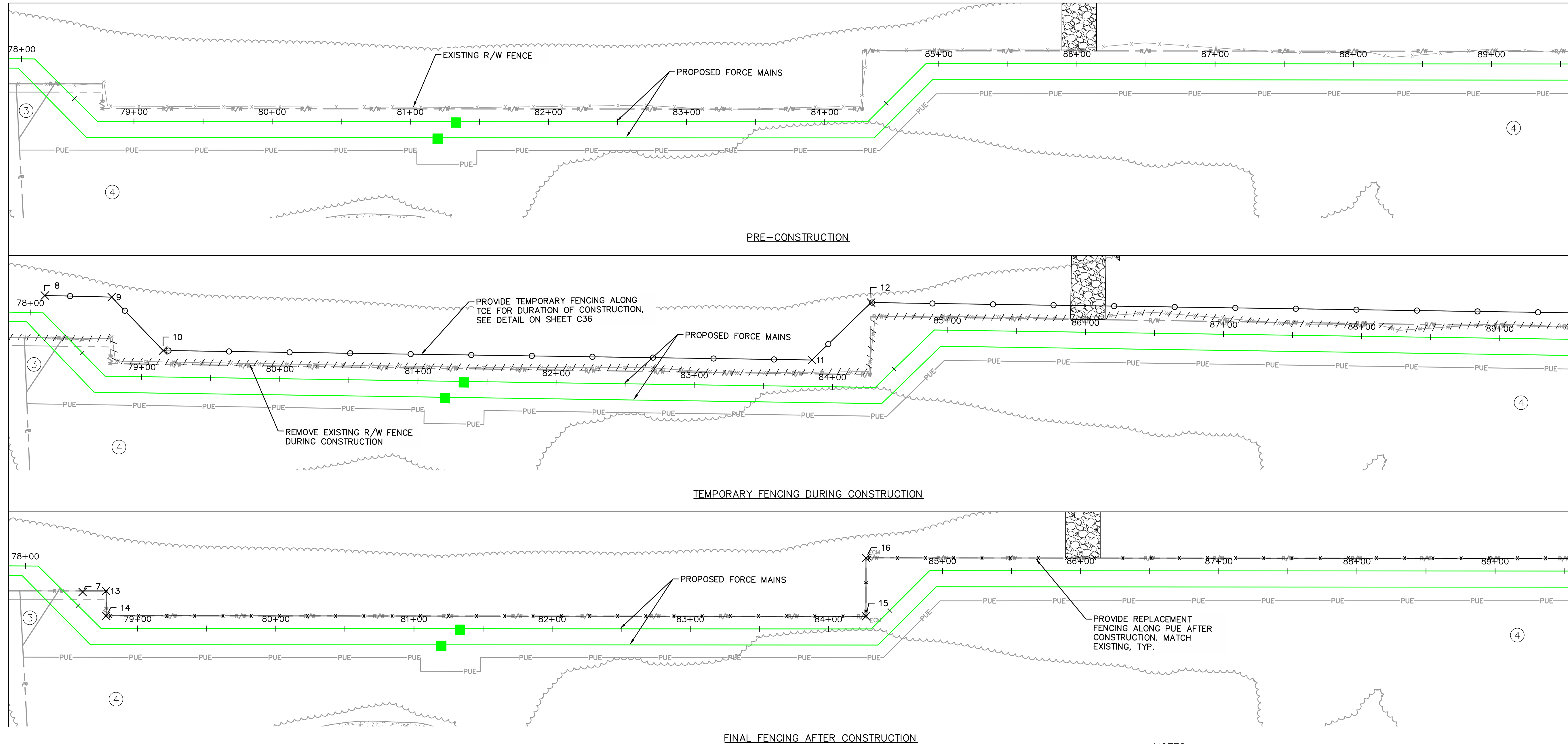
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- MOORE

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C28
SHEET NUMBER
30 OF 60

Plotted By: J. Speers Layout/FENCE DETAIL- OLIVE 1 July 03, 2024 11:30:13am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg



TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
8	705258.76	2032237.85	BEGIN TEMPORARY FENCE
9	705233.91	2032196.35	TEMPORARY FENCE
10	705246.75	2032144.20	TEMPORARY FENCE
11	705001.91	2031743.37	TEMPORARY FENCE
12	704943.93	2031729.37	TEMPORARY FENCE

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
7	705269.30	2032195.02	TIE-IN AT R/W FENCE
13	705259.77	2032180.87	R/W FENCE
14	705275.13	2032171.48	R/W FENCE
15	704988.43	2031702.12	R/W FENCE
16	704952.38	2031724.14	R/W FENCE

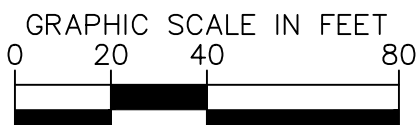
PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
3	SHENANDOAH HOMES LLC	0 WINDING WAY	730252219
4	BENTLEY OLIVE	3426 WINDING WAY	730143907

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

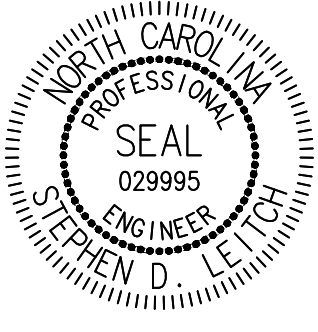
NOTES:

- R/W FENCE SHALL BE INSTALLED PER NCDOT DETAIL 866.02 ON SHEET C36.
- TEMPORARY FENCES SHALL BE INSTALLED PER DETAIL ON SHEET C36.
- ALL FENCING OTHER THAN R/W AND TEMPORARY FENCING SHALL MATCH EXISTING FENCING FOR EACH PARTICULAR PROPERTY.

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE		
TEMPORARY WOVEN WIRE NO-CLIMB FENCE		
PERMANENT WOVEN WIRE NO-CLIMB FENCE		
WIRE FENCE		
PVC 3-RAIL FENCE		
WOOD 3-RAIL FENCE		
WOOD PRIVACY FENCE		



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- OLIVE 1

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

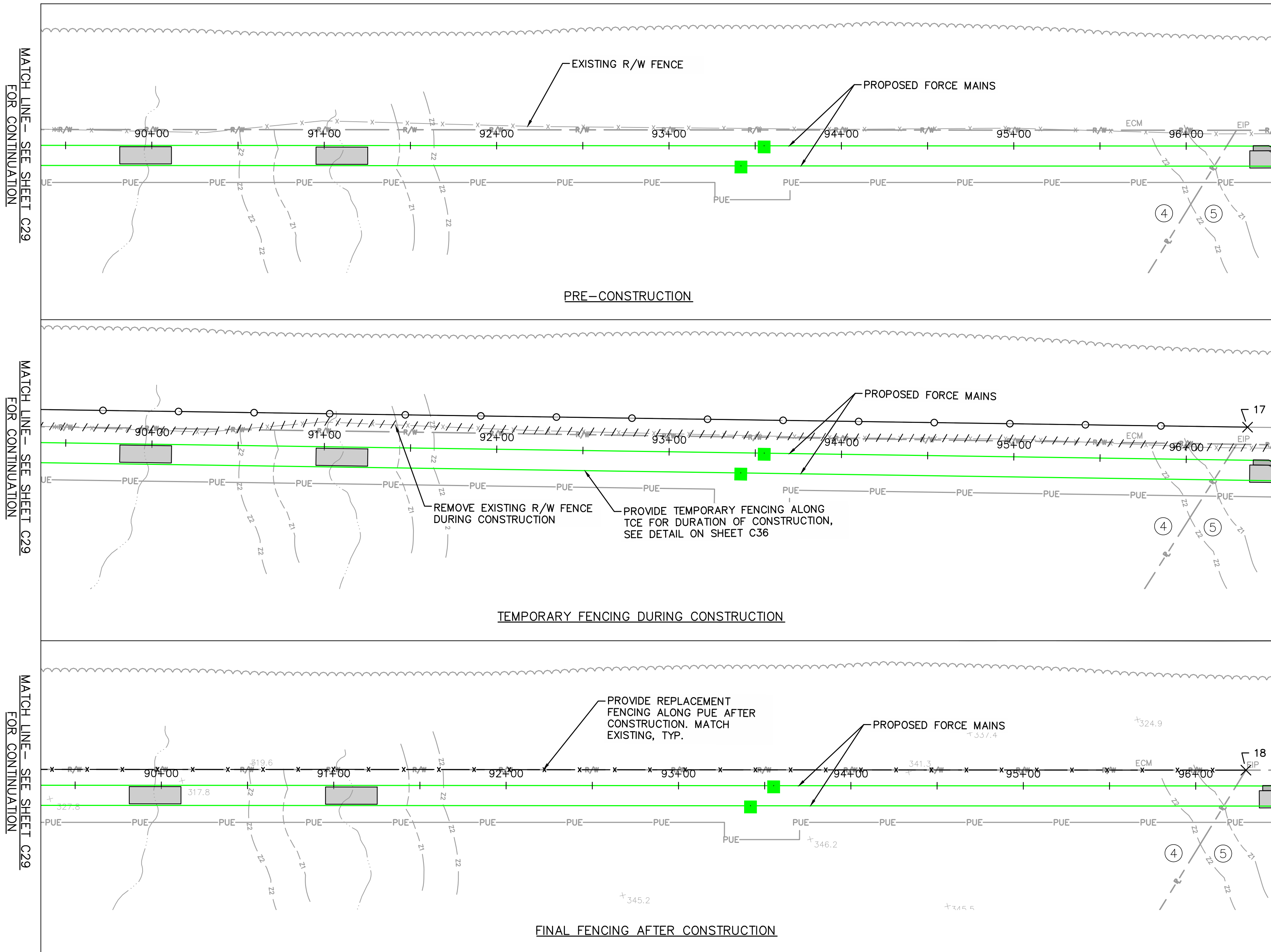
C29

SHEET NUMBER
31 OF 60

Plotted By: J. Speers Layout/FENCE DETAIL- OLIVE 2 July 03, 2024 11:30:35am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PUE\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg

TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
17	704323.28	2030713.21	END TEMPORARY FENCE

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
18	704335.03	2030713.26	TIE-IN R/W FENCE TO NEW R/W FENCE

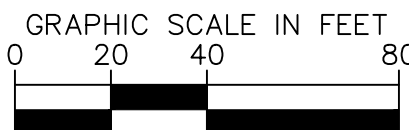


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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

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 - ALL FENCING OTHER THAN R/W AND TEMPORARY FENCING SHALL MATCH EXISTING FENCING FOR EACH PARTICULAR PROPERTY.

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
4	BENTLEY OLIVE	3426 WINDING WAY	730143907
5	JEFFREY HASTINGS	3601 FRIENDSHIP RD	730043464

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE		
TEMPORARY WOVEN WIRE NO-CLIMB FENCE		
PERMANENT WOVEN WIRE NO-CLIMB FENCE		
WIRE FENCE		
PVC 3-RAIL FENCE		
WOOD 3-RAIL FENCE		
WOOD PRIVACY FENCE		



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

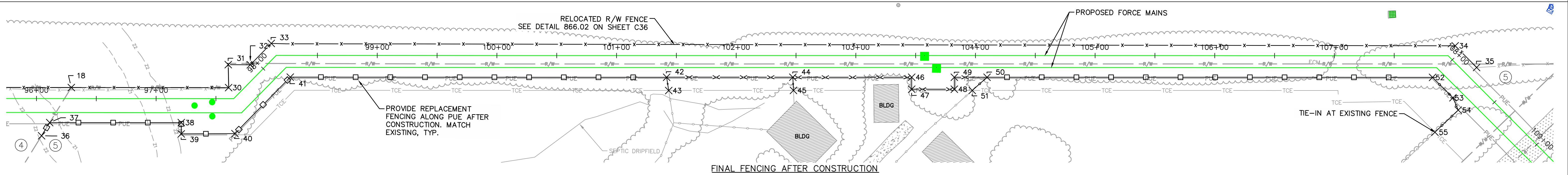
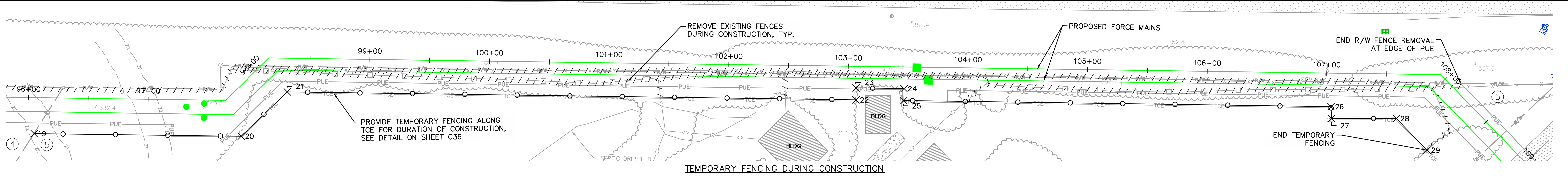
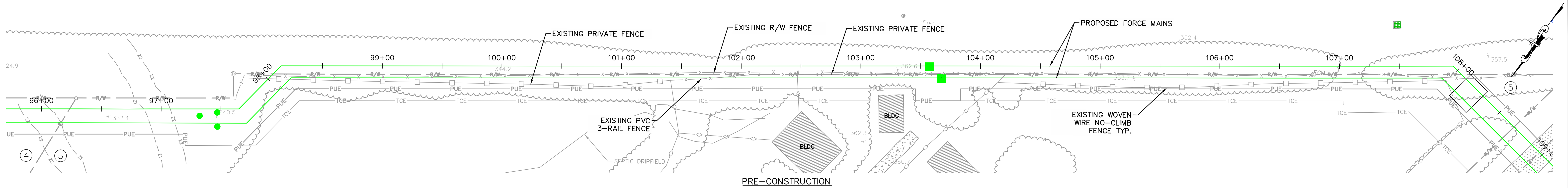
FENCE DETAIL- OLIVE 2

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C30

SHEET NUMBER
32 OF 60

Plotted By: J. Speers Layout/FENCE DETAIL- HASTINGS July 03, 2024 11:31:02am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg



TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
19	704380.94	2030713.20	BEGIN TEMPORARY FENCE
20	704290.51	2030565.80	TEMPORARY FENCE
21	704238.62	2030552.86	TEMPORARY FENCE
22	703990.58	2030147.36	TEMPORARY FENCE
23	703982.07	2030152.63	TEMPORARY FENCE
24	703961.20	2030118.50	TEMPORARY FENCE
25	703969.73	2030113.28	TEMPORARY FENCE
26	703783.41	2029808.47	TEMPORARY FENCE
27	703791.60	2029802.76	TEMPORARY FENCE
28	703762.64	2029757.01	TEMPORARY FENCE
29	703771.26	2029721.17	END TEMPORARY FENCE

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
18	704335.03	2030713.26	TIE-IN R/W FENCE TO NEW R/W FENCE
30	704266.49	2030601.08	TIE-IN AT EXISTING R/W FENCE
31	704250.28	2030611.33	RELOCATED R/W FENCE
32	704240.76	2030595.54	RELOCATED R/W FENCE
33	704216.38	2030589.91	RELOCATED R/W FENCE
34	703701.77	2029744.67	RELOCATED R/W FENCE
35	703707.90	2029719.97	TIE-IN TO EXISTING R/W FENCE

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
36	704382.38	2030713.45	BEGIN WOVEN WIRE NO-CLIMB FENCE
37	704369.45	2030713.39	WOVEN WIRE NO-CLIMB FENCE
38	704312.07	2030619.57	WOVEN WIRE NO-CLIMB FENCE
39	704320.13	2030614.65	WOVEN WIRE NO-CLIMB FENCE
40	704296.54	2030576.48	WOVEN WIRE NO-CLIMB FENCE
41	704232.12	2030561.68	WOVEN WIRE NO-CLIMB FENCE
42	704068.10	2030293.24	END WOVEN WIRE NO-CLIMB FENCE, BEGIN PVC 3-RAIL AND WOOD 3-RAIL FENCES
43	704076.66	2030285.96	TIE-IN WOOD 3- RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
44	704013.03	2030203.27	TIE-IN TO EXISTING WOOD 3-RAIL FENCE
45	704022.17	2030197.08	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
46	703961.20	2030118.50	PVC 3-RAIL FENCE

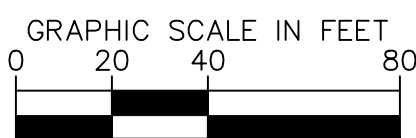
FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
47	703969.73	2030113.28	PVC 3-RAIL FENCE
48	703951.14	2030082.89	PVC 3-RAIL FENCE
49	703942.61	2030088.11	PVC 3-RAIL FENCE
50	703928.34	2030064.77	END PVC 3-RAIL FENCE, BEGIN WOVEN WIRE NO-CLIMB FENCE, TIE-IN TO WOOD 3-RAIL FENCE
51	703944.16	2030069.56	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
52	703734.15	2029747.03	END WOVEN WIRE NO-CLIMB FENCE, BEGIN WOOD 3-RAIL FENCE
53	703739.79	2029723.62	WOOD 3-RAIL FENCE
54	703746.29	2029714.47	WOOD 3-RAIL FENCE
55	703772.23	2029721.43	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE

- NOTES:
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 - TEMPORARY FENCES SHALL BE INSTALLED PER DETAIL ON SHEET C36.
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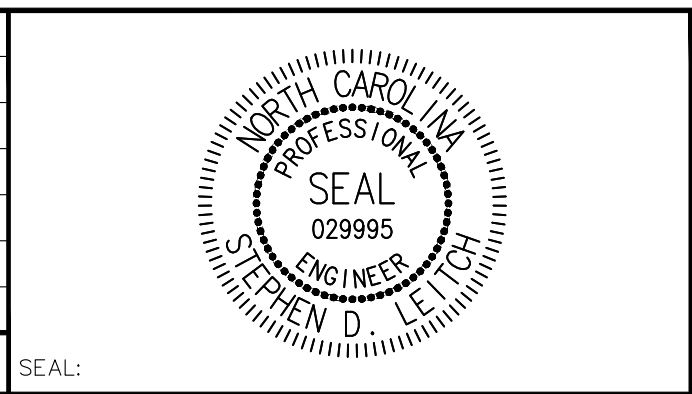
The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.			
Transportation Engineering	Planning		
Building Inspections	Planning-Transportation		
Water Resources-Utility Engineering	Fire		
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources		
Electric			

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
4	BENTLEY OLIVE	3426 WINDING WAY	730143907
5	JEFFREY HASTINGS	3601 FRIENDSHIP RD	730043464

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE	— x — x — x —	— x — x — x —
TEMPORARY WOVEN WIRE NO-CLIMB FENCE	— o —	— o —
PERMANENT WOVEN WIRE NO-CLIMB FENCE	— □ —	— □ —
WIRE FENCE	— ■ —	— ■ —
PVC 3-RAIL FENCE	— x x x x —	— x x x x —
WOOD 3-RAIL FENCE	— o o o o —	— o o o o —
WOOD PRIVACY FENCE	— □ □ □ —	— □ □ □ —



No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- HASTINGS

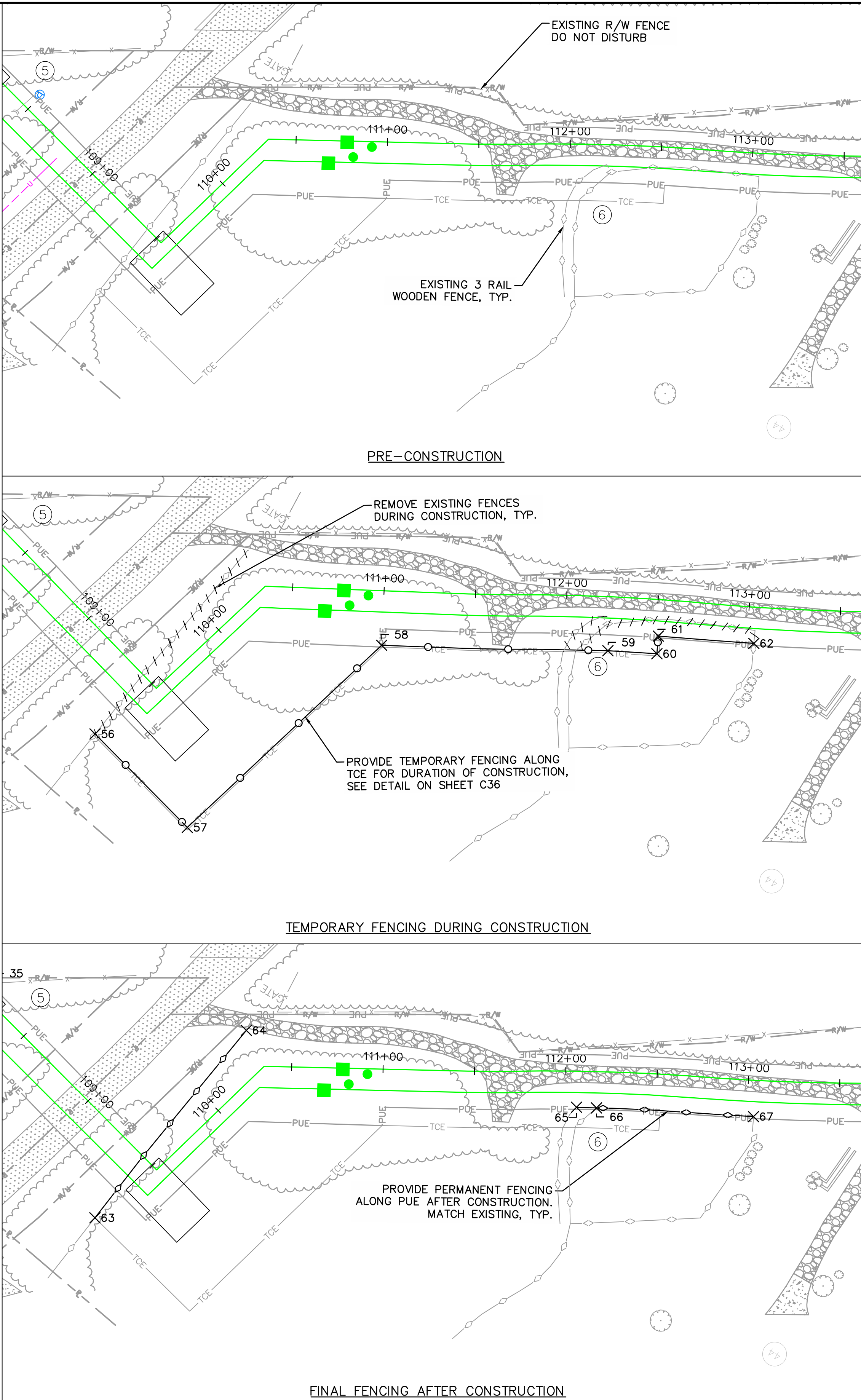
CJS PROJ. #:	100-005	C31
DATE:	07-05-2024	
SCALE:	1" = 40'	SHEET NUMBER 33 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

Plotted By: J. Speers Layout/FENCE DETAIL- Bland July 03, 2024 11:31:29am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
5	JEFFREY HASTINGS	3601 FRIENDSHIP RD	730043464
6	THOMAS BLAND	3724 FRIENDSHIP RD	720931641

TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
56	703788.35	2029606.80	BEGIN TEMPORARY FENCE
57	703804.67	2029536.80	TEMPORARY FENCE
58	703663.64	2029500.11	TEMPORARY FENCE
59	703600.10	2029393.84	TEMPORARY FENCE
60	703587.21	2029370.32	TEMPORARY FENCE
61	703578.62	2029374.78	TEMPORARY FENCE
62	703554.14	2029328.47	END TEMPORARY FENCE

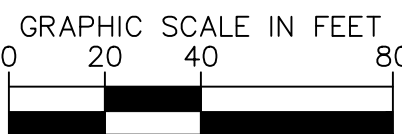
FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
63	703789.35	2029606.91	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
64	703658.63	2029589.76	END WOOD 3-RAIL FENCE
65	703600.31	2029413.74	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
66	703594.90	2029404.22	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE
67	703554.14	2029328.48	TIE-IN WOOD 3-RAIL FENCE TO EXISTING WOOD 3-RAIL FENCE



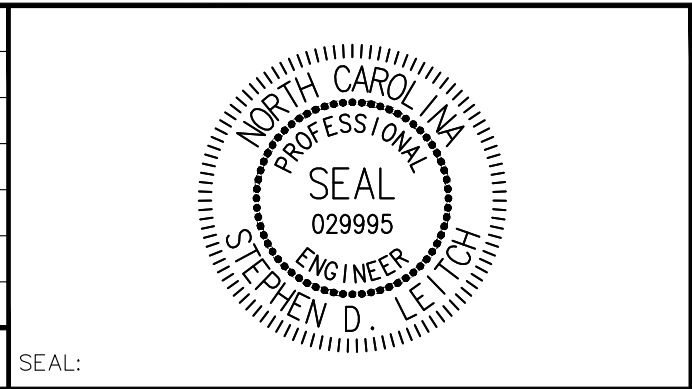
- NOTES:
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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE	-x-x-x-	-x-x-x-
TEMPORARY WOVEN WIRE NO-CLIMB FENCE	-o-	-o-
PERMANENT WOVEN WIRE NO-CLIMB FENCE	-□-	-□-
WIRE FENCE	-■-	-■-
PVC 3-RAIL FENCE	-x-x-x-	-x-x-x-
WOOD 3-RAIL FENCE	-◇-◇-◇-	-◇-◇-◇-
WOOD PRIVACY FENCE	-□-□-□-	-□-□-□-



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



CJS
Conveyance, PLLC
320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE: #P-1611
WWW.CJSCONVEYANCE.COM

WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- BLAND

CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

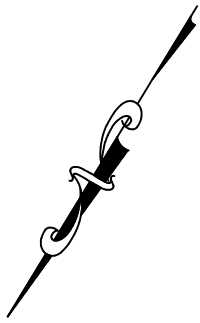
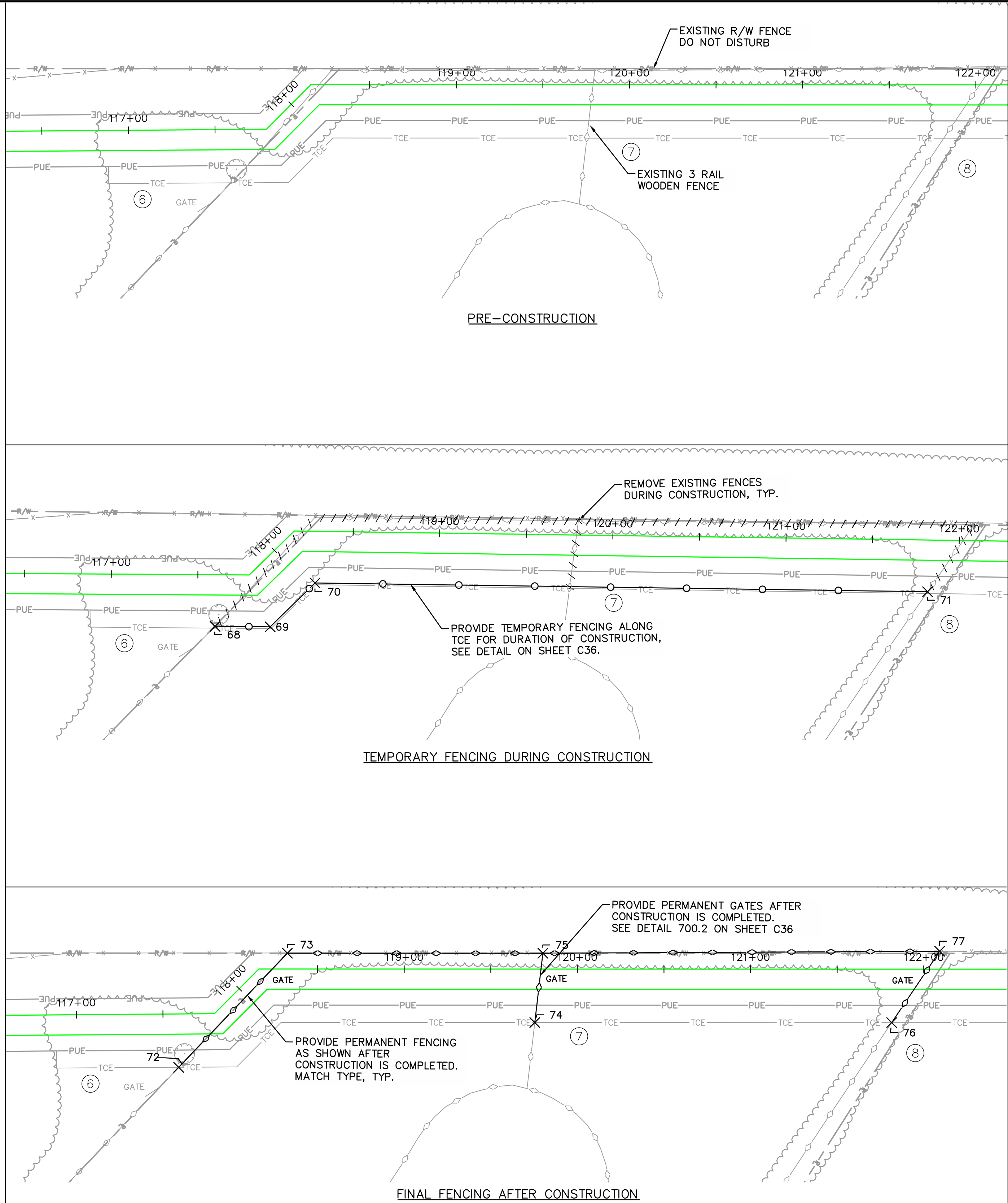
C32
SHEET NUMBER
34 OF 60

Plotted By: J. Speers Layout/FENCE DETAIL- YATES FRIENDSHIP FARM LLC July 03, 2024 11:31:53am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
6	THOMAS BLAND	3724 FRIENDSHIP RD	720931641
7	YATES FRIENDSHIP FARM LLC	3716 FRIENDSHIP RD	720838629
8	CHARLES BAUCOM	0 OLD US 1 HIGHWAY	720628996

TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
68	703323.39	2028933.32	BEGIN TEMPORARY FENCING
69	703306.62	2028906.27	TEMPORARY FENCE
70	703271.39	2028897.86	TEMPORARY FENCE
71	703086.89	2028596.03	END TEMPORARY FENCING

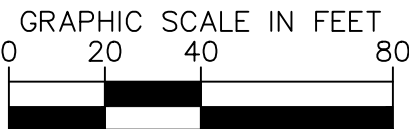
FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
72	703324.91	2028933.87	TIE-IN WOOD 3-PANEL FENCE TO EXISTING WOOD 3-PANEL FENCE
73	703235.97	2028914.69	TIE-IN WOOD 3-PANEL FENCE TO WOOD 3-PANEL FENCE
74	703195.59	2028771.93	TIE-IN WOOD 3-PANEL FENCE TO EXISTING WOOD 3-PANEL FENCE
75	703159.02	2028788.81	TIE-IN WOOD 3-PANEL FENCE TO WOOD 3-PANEL FENCE
76	703088.10	2028596.08	TIE-IN WOOD 3-PANEL FENCE TO EXISTING WOOD 3-PANEL FENCE
77	703038.49	2028593.93	TIE-IN WOOD 3-PANEL FENCE TO WOOD 3-PANEL FENCE



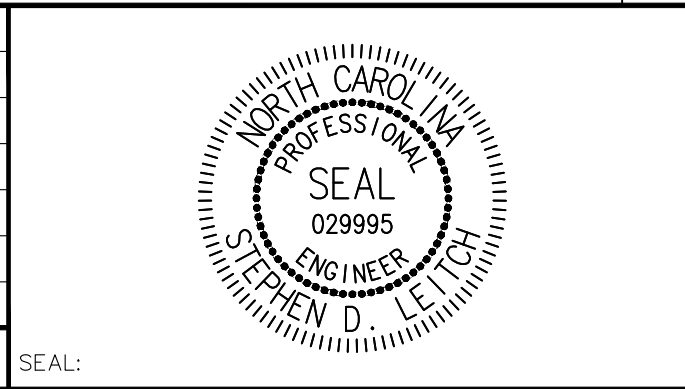
- NOTES:
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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE		
TEMPORARY WOVEN WIRE NO-CLIMB FENCE		
PERMANENT WOVEN WIRE NO-CLIMB FENCE		
WIRE FENCE		
PVC 3-RAIL FENCE		
WOOD 3-RAIL FENCE		
WOOD PRIVACY FENCE		



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



CJS
Conveyance, PLLC

320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE #P-1611 WWW.CJSCONVEYANCE.COM

WATER RESOURCES DEPARTMENT
TOWN OF APEX

BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- YATES FRIENDSHIP
FARM LLC

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 40'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

C33

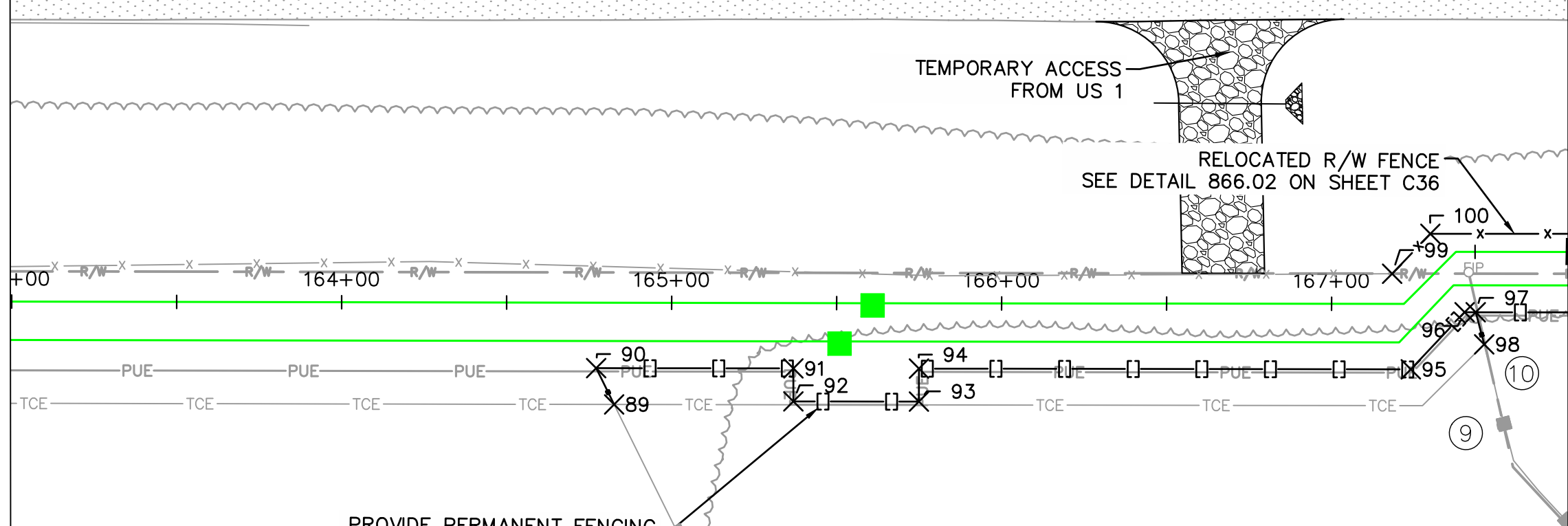
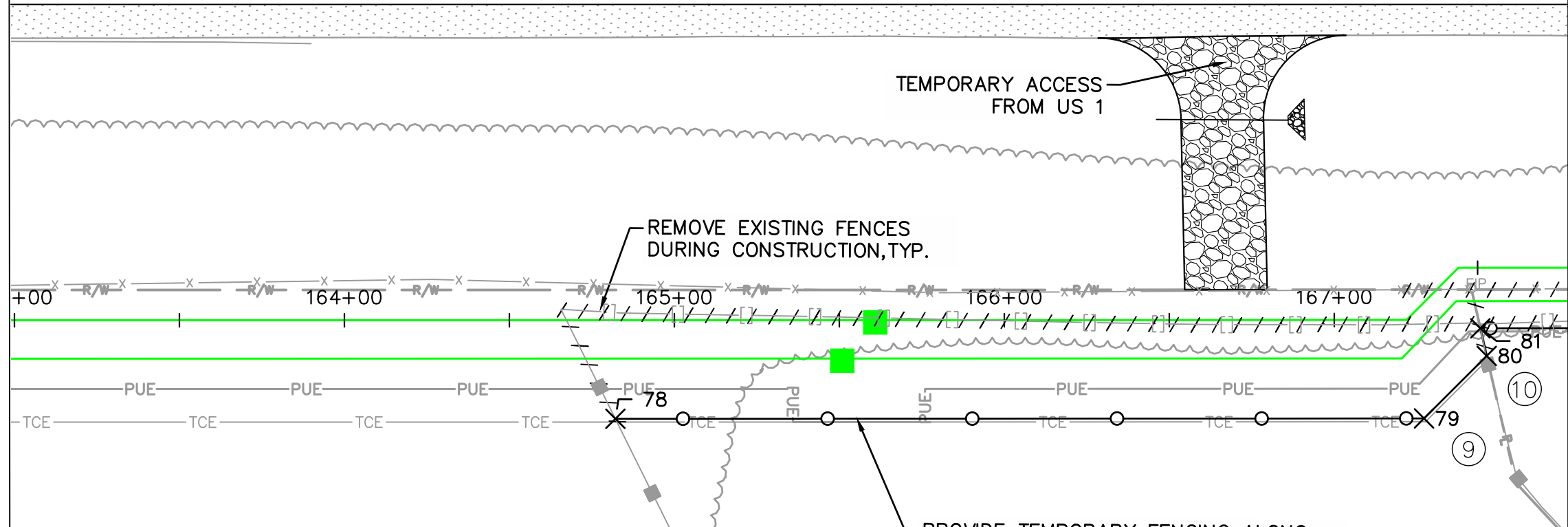
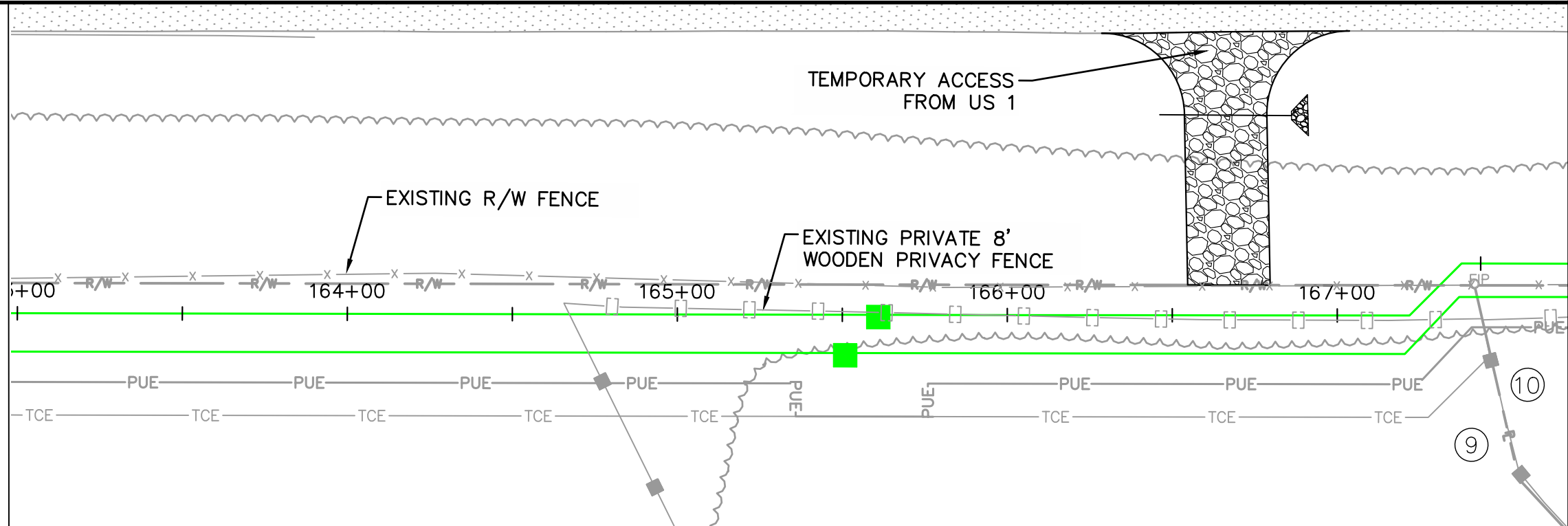
SHEET NUMBER
35 OF 60

Plotted By: J. Speers Layout: FENCE DETAIL- WILLIAMS July 03, 2024 11:32:20am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS\80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
9	DANNY RAY WILLIAMS	3837 BOSCO RD	720407997
10	ASHLEY NICHOLS	3901 BOSCO RD	720401633

TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
78	700859.06	2024947.83	BEGIN TEMPORARY FENCE
79	700731.51	2024738.56	TEMPORARY FENCE
80	700705.44	2024732.18	TEMPORARY FENCE
81	700699.32	2024738.17	TEMPORARY FENCE

FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
89	700859.66	2024946.88	TIE-IN WIRE FENCE TO EXISTING WIRE FENCE
90	700853.11	2024957.27	END WIRE FENCE, BEGIN 8' WOOD PRIVACY FENCE
91	700821.99	2024906.23	8' WOOD PRIVACY FENCE
92	700830.53	2024901.02	8' WOOD PRIVACY FENCE
93	700810.73	2024868.54	8' WOOD PRIVACY FENCE
94	700802.19	2024873.74	8' WOOD PRIVACY FENCE
95	700724.61	2024746.46	8' WOOD PRIVACY FENCE
96	700701.35	2024741.57	8' WOOD PRIVACY FENCE
97	700699.59	2024738.69	TIE-IN CHICKEN WIRE FENCE TO 8' WOOD PRIVACY FENCE
98	700706.56	2024731.43	TIE-IN WIRE FENCE TO EXISTING WIRE FENCE
99	700702.85	2024766.39	TIE-IN AT EXISTING R/W FENCE
100	700686.49	2024762.82	RELOCATED R/W FENCE



MATCH LINE- SEE SHEET C35
FOR CONTINUATION

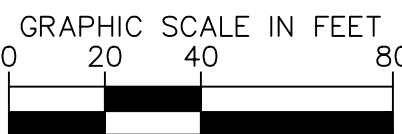
MATCH LINE- SEE SHEET C35
FOR CONTINUATION

MATCH LINE- SEE SHEET C35
FOR CONTINUATION

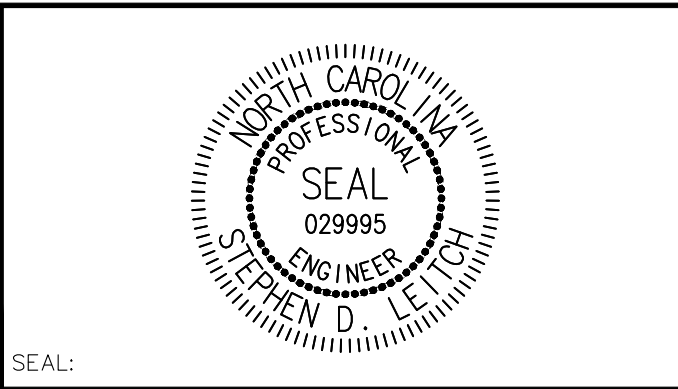
- NOTES:
- R/W FENCE SHALL BE INSTALLED PER NCDOT DETAIL 866.02 ON SHEET C36.
 - TEMPORARY FENCES SHALL BE INSTALLED PER DETAIL ON SHEET C36.
 - ALL FENCING OTHER THAN R/W AND TEMPORARY FENCING SHALL MATCH EXISTING FENCING FOR EACH PARTICULAR PROPERTY.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE		
TEMPORARY WOVEN WIRE NO-CLIMB FENCE		
PERMANENT WOVEN WIRE NO-CLIMB FENCE		
WIRE FENCE		
PVC 3-RAIL FENCE		
WOOD 3-RAIL FENCE		
WOOD PRIVACY FENCE		



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



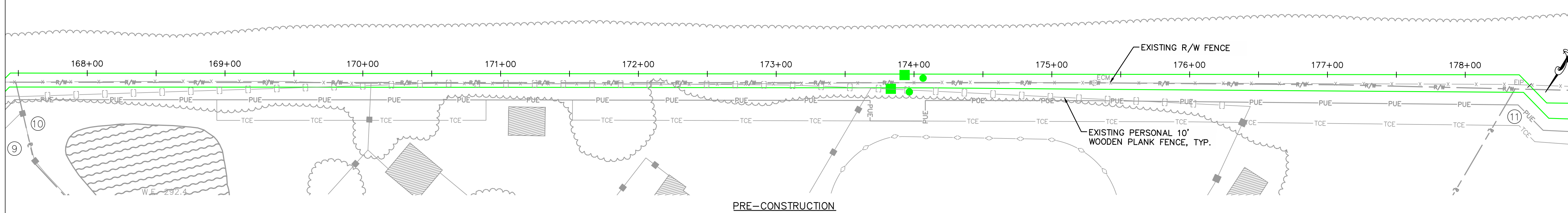
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- WILLIAMS

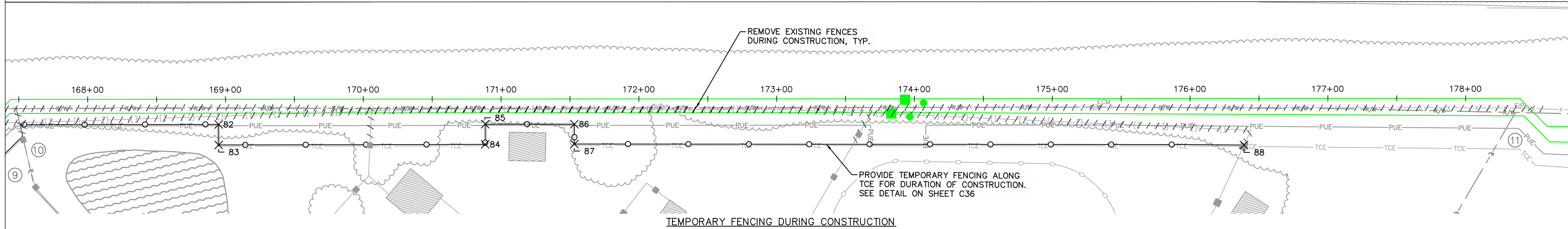
CJS PROJ. #:	100-005	C34
DATE:	07-05-2024	
SCALE:	1" = 40'	SHEET NUMBER 36 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

Plotted By: J. Speers Layout/FENCE DETAIL- NICHOLS July 03, 2024 11:32:42am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 P.S.80 - Drawings\Plan Sheets\C-SHT-FENCE.dwg

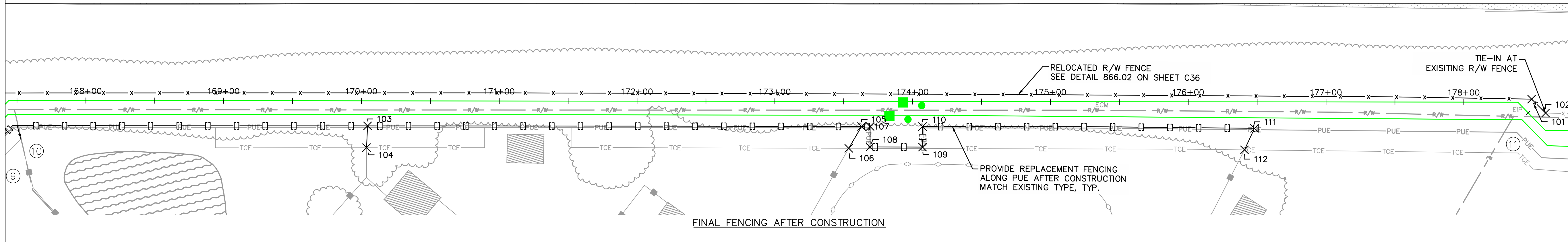
MATCH LINE - SEE SHEET C34
FOR CONTINUATION



MATCH LINE - SEE SHEET C34
FOR CONTINUATION



MATCH LINE - SEE SHEET C34
FOR CONTINUATION



- NOTES:
1. R/W FENCE SHALL BE INSTALLED PER NCDOT DETAIL 866.02 ON SHEET C36.
 2. TEMPORARY FENCES SHALL BE INSTALLED PER DETAIL ON SHEET C36.
 3. ALL FENCING OTHER THAN R/W AND TEMPORARY FENCING SHALL MATCH EXISTING FENCING FOR EACH PARTICULAR PROPERTY.

TEMPORARY FENCING POINT TABLE			
Point #	Northing	Easting	Description
82	700624.16	2024615.09	TEMPORARY FENCE
83	700636.89	2024607.30	TEMPORARY FENCE
84	700535.95	2024442.35	TEMPORARY FENCE
85	700523.42	2024450.02	TEMPORARY FENCE
86	700489.72	2024394.74	TEMPORARY FENCE
87	700502.05	2024387.20	TEMPORARY FENCE
88	700249.98	2023971.80	END TEMPORARY FENCE

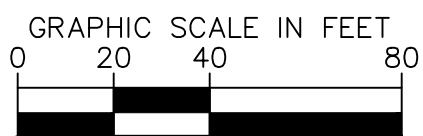
FINAL FENCING POINT TABLE			
Point #	Northing	Easting	Description
101	700109.75	2023811.22	RELOCATED R/W FENCE
102	700113.08	2023797.30	TIE-IN TO EXISTING R/W FENCE
103	700567.09	2024521.74	TIE-IN WIRE FENCE TO 10' PRIVACY FENCE
104	700580.98	2024514.11	TIE-IN WIRE FENCE TO EXISTING WIRE FENCE
105	700380.42	2024215.69	TIE-IN WIRE FENCE TO 10' PRIVACY FENCE
106	700398.79	2024215.36	TIE-IN WIRE FENCE TO EXISTING WIRE FENCE
107	700377.19	2024210.38	10' WOOD PRIVACY FENCE
108	700389.90	2024202.65	10' WOOD PRIVACY FENCE
109	700370.12	2024170.12	10' WOOD PRIVACY FENCE
110	700357.37	2024177.88	10' WOOD PRIVACY FENCE
111	700232.78	2023971.72	END 10' WOOD PRIVACY FENCE, TIE-IN WIRE FENCE
112	700249.91	2023969.74	TIE-IN WIRE FENCE TO EXISTING WIRE FENCE

PROPERTY TABLE			
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	PIN NUMBER
9	DANNY RAY WILLIAMS	3837 BOSCO RD	720407997
10	ASHLEY NICHOLS	3901 BOSCO RD	720401633
11	JON BRUCE	8164 PROVIDENCE OAK PATH	720301467

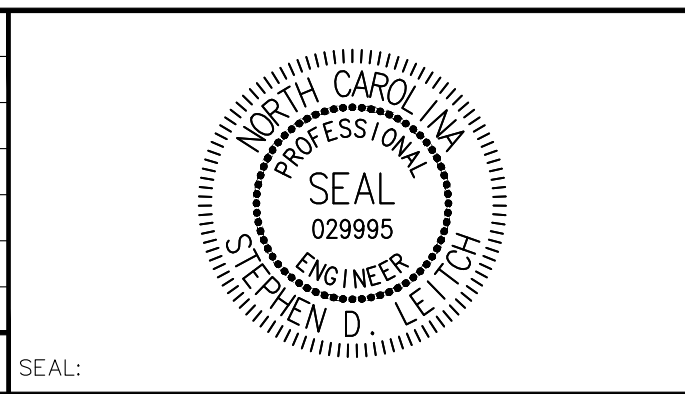
The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.

Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

LEGEND	EXISTING	PROPOSED
NCDOT R/W FENCE		
TEMPORARY WOVEN WIRE NO-CLIMB FENCE		
PERMANENT WOVEN WIRE NO-CLIMB FENCE		
WIRE FENCE		
PVC 3-RAIL FENCE		
WOOD 3-RAIL FENCE		
WOOD PRIVACY FENCE		



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY

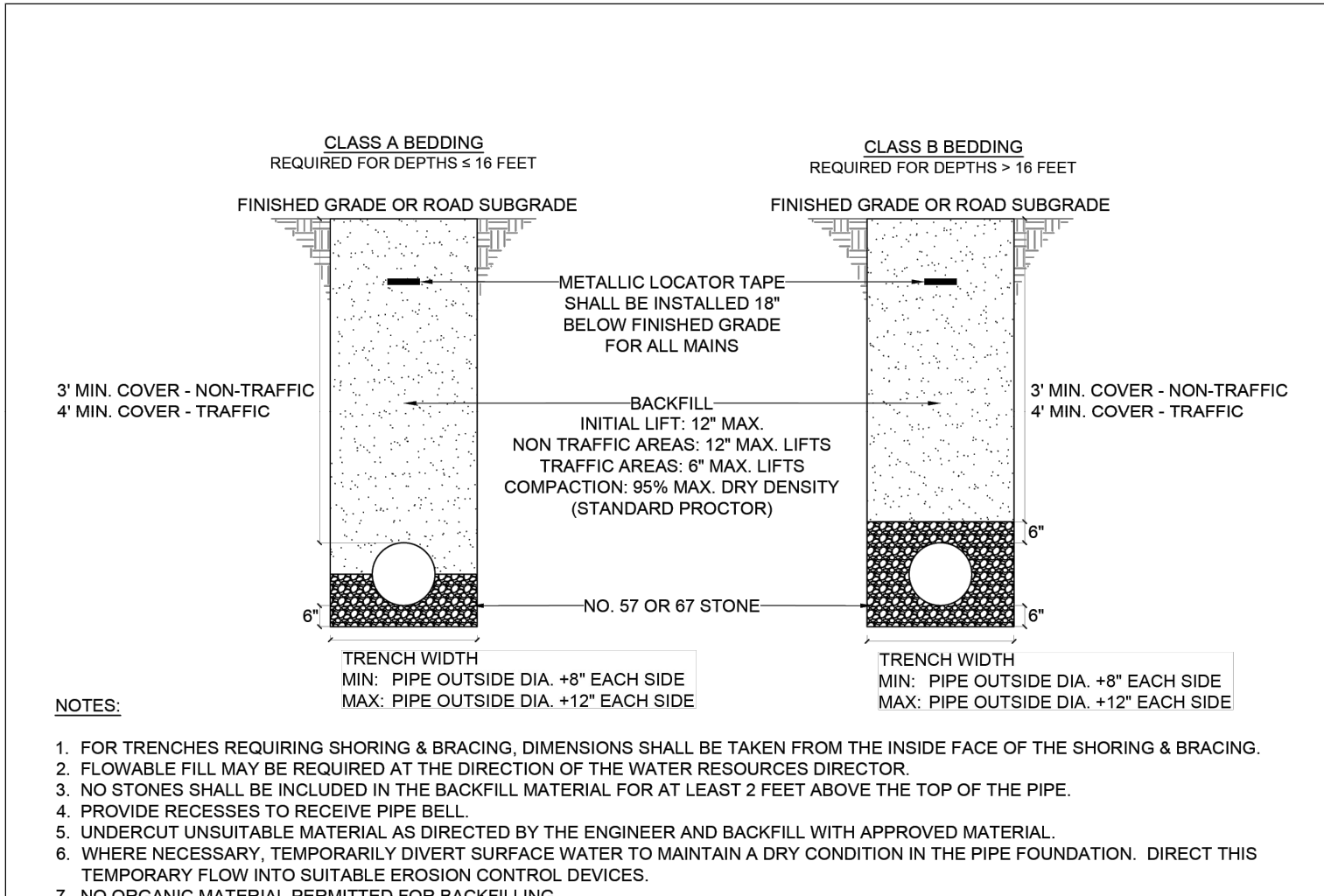


WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

FENCE DETAIL- NICHOLS

CJS PROJ. #:	100-005	C35
DATE:	07-05-2024	
SCALE:	1" = 40'	SHEET NUMBER 37 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-DETAILS-TOWN OF APEX.dwg
Plotted By: J. Speers Layout: 28 TOWN OF APEX STANDARD DETAILS July 03, 2024 11:35:07am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-DETAILS-TOWN OF APEX.dwg



CLASS A BEDDING
REQUIRED FOR DEPTHS ≤ 16 FEET
FINISHED GRADE OR ROAD SUBGRADE
3' MIN. COVER - NON-TRAFFIC
4' MIN. COVER - TRAFFIC

CLASS B BEDDING
REQUIRED FOR DEPTHS > 16 FEET
FINISHED GRADE OR ROAD SUBGRADE
3' MIN. COVER - NON-TRAFFIC
4' MIN. COVER - TRAFFIC

INITIAL LIFT: 12" MAX.
NON TRAFFIC AREAS: 12" MAX. LIFTS
TRAFFIC AREAS: 8" MAX. LIFTS
COMPACTION: 95% MAX. DRY DENSITY (STANDARD PROCTOR)

TRENCH WIDTH
MIN: PIPE OUTSIDE DIA. +8" EACH SIDE
MAX: PIPE OUTSIDE DIA. +12" EACH SIDE

NO. 57 OR 67 STONE

NOTES:

- FOR TRENCHES REQUIRING SHORING & BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING & BRACING.
- FLOWABLE FILL MAY BE REQUIRED AT THE DIRECTION OF THE WATER RESOURCES DIRECTOR.
- NO STONES SHALL BE INCLUDED IN THE BACKFILL MATERIAL FOR AT LEAST 2 FEET ABOVE THE TOP OF THE PIPE.
- PROVIDE RECESSES TO RECEIVE PIPE BELL.
- UNDERCUT UNSUITABLE MATERIAL AS DIRECTED BY THE ENGINEER AND BACKFILL WITH APPROVED MATERIAL.
- WHERE NECESSARY, TEMPORARILY DIVERT SURFACE WATER TO MAINTAIN A DRY CONDITION IN THE PIPE FOUNDATION. DIRECT THIS TEMPORARY FLOW INTO SUITABLE EROSION CONTROL DEVICES.
- NO ORGANIC MATERIAL PERMITTED FOR BACKFILLING.

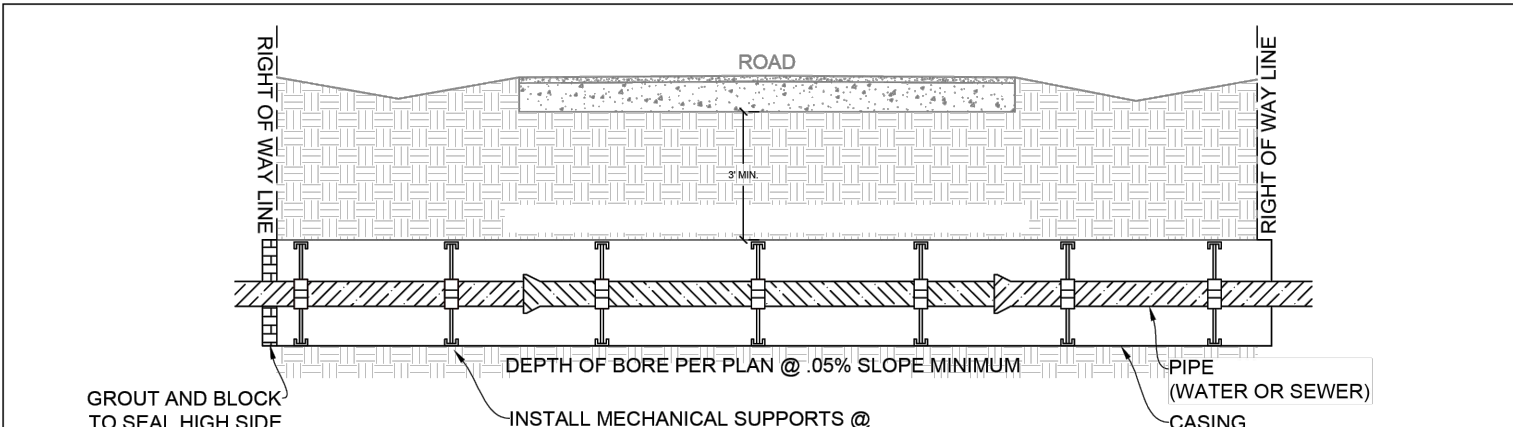
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

SANITARY SEWER PIPE BEDDING & BACKFILLING

STD. NO.
450.02

SHEET 1 OF 1



ROAD
RIGHT OF WAY LINE
DEPTH OF BORE PER PLAN @ .05% SLOPE MINIMUM
INSTALL MECHANICAL SUPPORTS @ PIPE CENTER LINE & WITHIN 3' OF ANY JOINT
PIPE (WATER OR SEWER) CASING

NOTES:

- CASING SHALL BE UNCOATED SPIRAL WELDED STEEL MEETING ASTM A-139, GRADE B WITH A YIELD STRENGTH OF 30,000 PSI.
- CROSSINGS ON NC DOT MAINTAINED ROADS TO BE IN ACCORDANCE WITH CURRENT NC DOT STANDARDS AND APPROVED ENCROACHMENT AGREEMENT.
- RESTRAINED JOINT PIPE ONLY. MEGE-LUGS ARE NOT PERMITTED.
- SUPPORTS SHALL BE MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS, INC., PIPELINE SEAL AND INSULATOR LTD. OR BWM COMPANY.
- THREE SUPPORTS SHALL BE INSTALLED ON EACH PIPE SEGMENT.
- LARGER ENCASEMENT SIZES MAY BE UTILIZED AT THE DISCRETION OF THE DESIGN ENGINEER AND/OR CONTRACTOR FOR CASE OF INSTALLATION AS LONG AS ALL OTHER DESIGN CRITERIA IS MET.
- ALL PIPES 36" AND LARGER SHALL REQUIRE 4 SUPPORTS.

Carrier Pipe Nominal Diameter (inches)	Casing Minimum Inside Diameter (inches)	Casing Nominal Wall Thickness (inches)
6	14	0.375
8	16	0.375
10	18	0.375
12	20	0.375
14	24	0.375
16	30	0.500
18	30	0.500
20	36	0.500
24	36	0.625
30	42	0.625
36	48	0.750
42	54	0.875

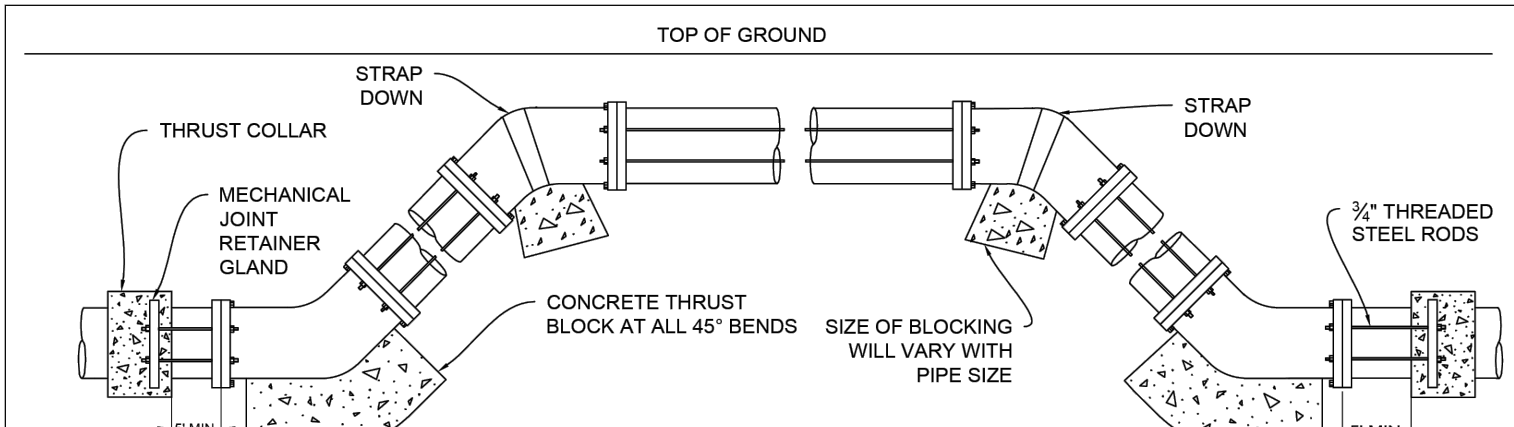
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

BORE & JACK

STD. NO.
450.06

SHEET 1 OF 1



TOP OF GROUND
THRUST COLLAR
MECHANICAL JOINT RETAINER GLAND
CONCRETE THRUST BLOCK AT ALL 45° BENDS
SIZE OF BLOCKING WILL VARY WITH PIPE SIZE
STRAP DOWN
3/4" THREADED STEEL RODS
2" MIN.

ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"	4,328	2
8"	7,684	4
10"	12,503	4
12"	17,312	4
14"	24,046	6
16"	30,779	8
18"	50,016	8
24"	69,252	8

NOTES:

- STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
- CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
- RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
- MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
- 3" MINIMUM COVER MUST BE MAINTAINED ON ALL MAINS.
- ADD MECHANICAL JOINT RETAINER GLANDS THROUGHOUT ASSEMBLY.

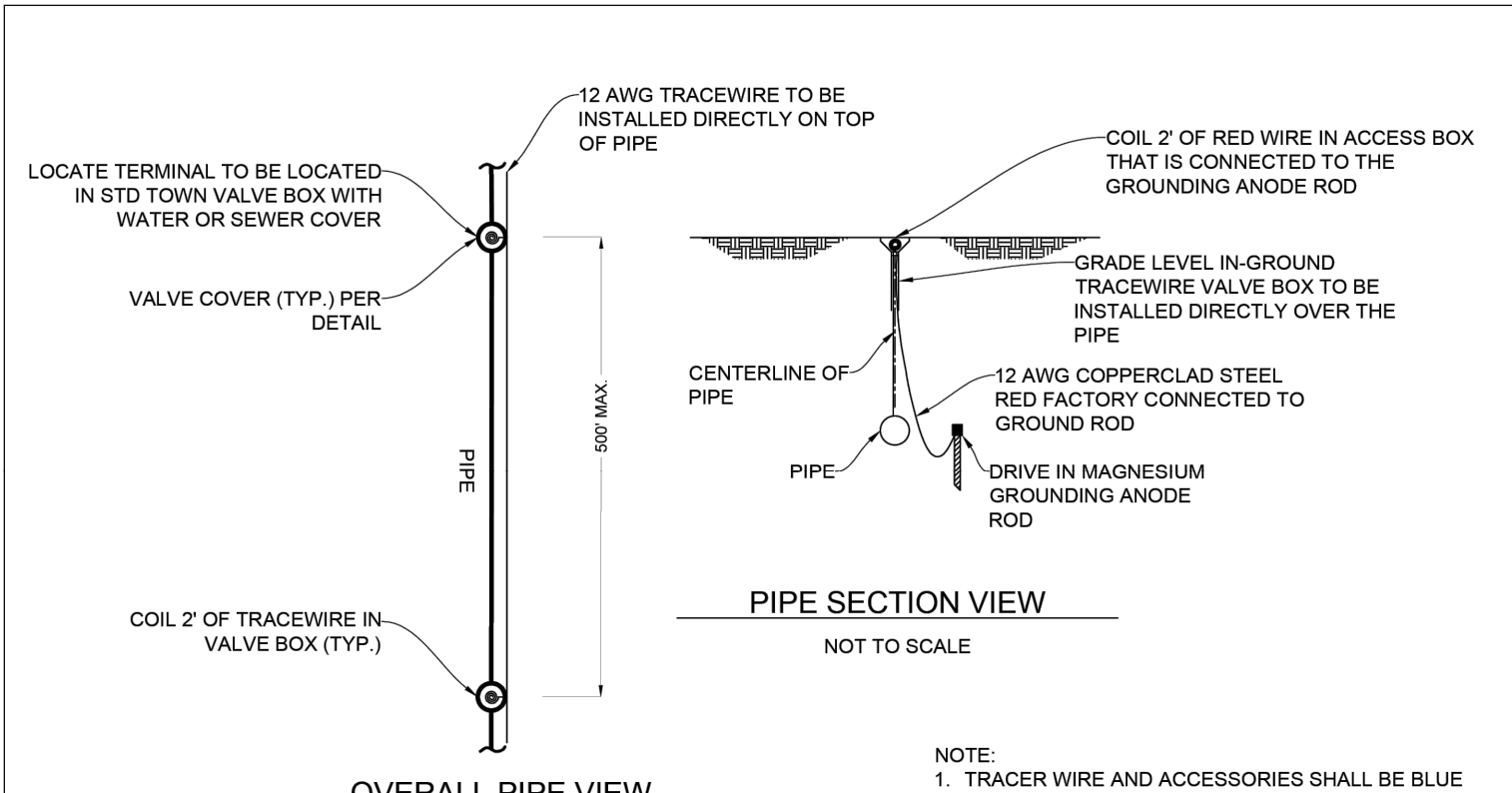
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

VERTICAL BEND

STD. NO.
450.08

SHEET 1 OF 1



12 AWG TRACEWIRE TO BE INSTALLED DIRECTLY ON TOP OF PIPE
COIL 2' OF RED WIRE IN ACCESS BOX THAT IS CONNECTED TO THE GROUNDING ANODE ROD
GRADE LEVEL IN-GROUND TRACEWIRE VALVE BOX TO BE INSTALLED DIRECTLY OVER THE PIPE
12 AWG COPPER/CLAD STEEL RED FACTORY CONNECTED TO GROUND ROD
DRIVE IN MAGNESIUM GROUNDING ANODE ROD
VALVE COVER (TYP.) PER DETAIL
LOCATE TERMINAL TO BE LOCATED IN STD TOWN VALVE BOX WITH WATER OR SEWER COVER
CENTERLINE OF PIPE
PIPE
PIPE SECTION VIEW
NOT TO SCALE
OVERALL PIPE VIEW
NOT TO SCALE
COIL 2' OF TRACEWIRE IN VALVE BOX (TYP.)

NOTES:

- TRACER WIRE AND ACCESSORIES SHALL BE BLUE FOR WATER INSTALLATIONS AND GREEN FOR WASTEWATER INSTALLATIONS.
- TEST STATIONS SHALL BE 2.5" DIAMETER WITH 2 TERMINALS, GREEN OR BLUE TOP AND BE EQUIVALENT TO BINGHAM AND TAYLOR MODEL P-225SR OR COPPERHEAD MODEL LD12TP AND SHALL BE INSTALLED IN A TOWN STANDARD VALVE BOX PER STANDARD DETAIL.

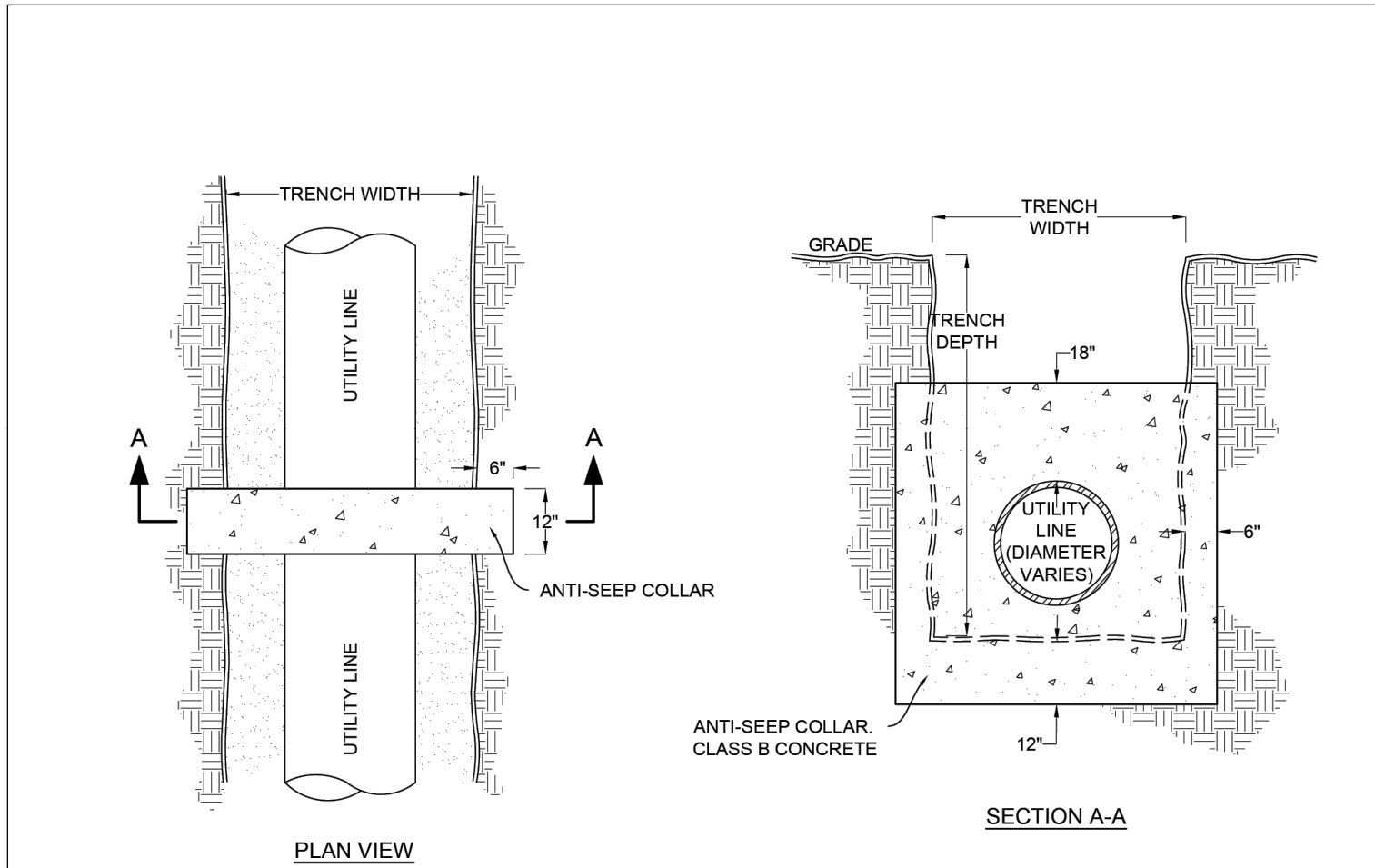
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

TRACER WIRE

STD. NO.
450.13

SHEET 1 OF 1



TRENCH WIDTH
UTILITY LINE
ANTI-SEEP COLLAR
TRENCH DEPTH
18"
UTILITY LINE (DIAMETER VARIES)
6"
12"
ANTI-SEEP COLLAR, CLASS B CONCRETE

PLAN VIEW

SECTION A-A

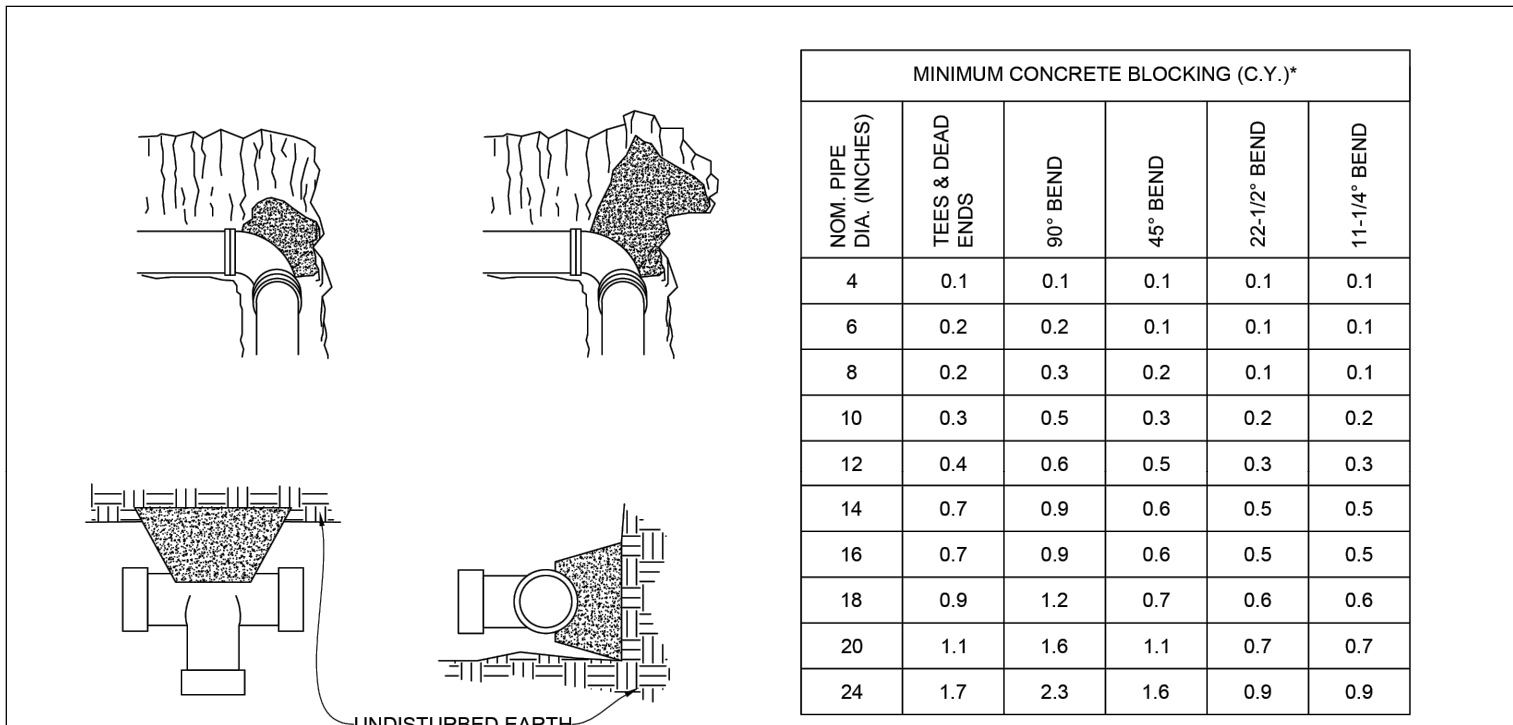
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

ANTI-SEEP COLLAR

STD. NO.
450.10

SHEET 1 OF 1



MINIMUM CONCRETE BLOCKING (C.Y.)

NON PIPE DIA. (INCHES)	TEES & DEAD ENDS	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	0.1	0.1	0.1	0.1	0.1
6	0.2	0.2	0.1	0.1	0.1
8	0.2	0.3	0.2	0.1	0.1
10	0.3	0.5	0.3	0.2	0.2
12	0.4	0.6	0.5	0.3	0.3
14	0.7	0.9	0.6	0.5	0.5
16	0.7	0.9	0.6	0.5	0.5
18	0.9	1.2	0.7	0.6	0.6
20	1.1	1.6	1.1	0.7	0.7
24	1.7	2.3	1.6	0.9	0.9

* CONCRETE SHALL BE 3000 PSI

NOTES:

- WRAP FITTINGS IN 6 MIL PLASTIC BEFORE POURING CONCRETE. (NO CONCRETE SHALL COVER BOLTS OR GLANDS).
- ALL BLOCKING SHALL BE PLACED SO THAT THE PIPE END FITTING JOINTS WILL BE ACCESSIBLE FOR REPAIRS.
- REACTION BLOCKING SHALL BE TO SUFFICIENT SIZE TO PREVENT THE FITTING FROM BLOWING OFF THE MAIN A MAXIMUM TEST PRESSURE.
- FITTINGS SHALL BE BLOCKED TO SOLID, UNDISTURBED EARTH WITH CONCRETE.

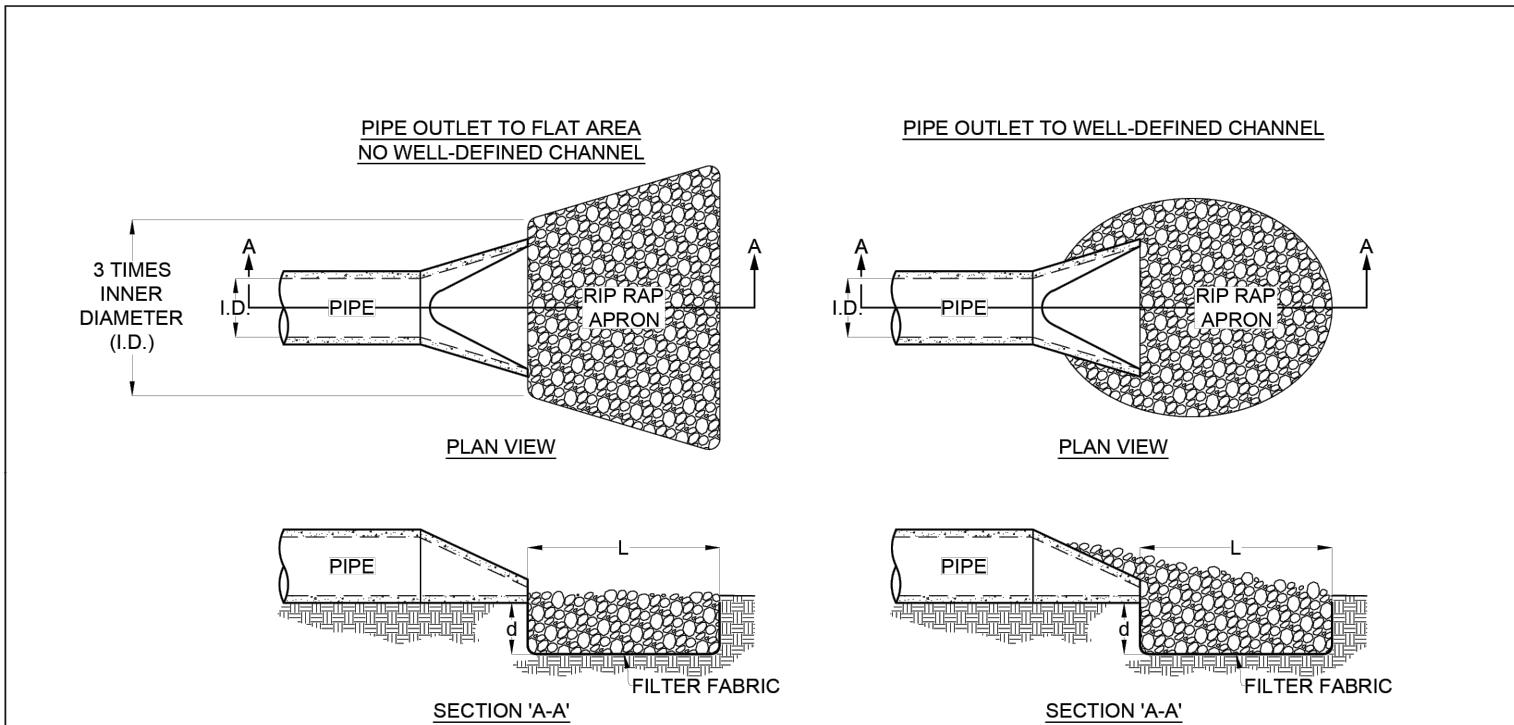
TOWN OF APEX
STANDARDS

EFFECTIVE: MARCH 23, 2021

REACTION BLOCKING

STD. NO.
600.13

SHEET 1 OF 1



PIPE OUTLET TO FLAT AREA
NO WELL-DEFINED CHANNEL
3 TIMES INNER DIAMETER (I.D.)
PIPE
RIP RAP APRON
PLAN VIEW

PIPE OUTLET TO WELL-DEFINED CHANNEL
PIPE
RIP RAP APRON
PLAN VIEW

SECTION 'A-A'
PIPE
FILTER FABRIC

GENERAL NOTES:

- L = THE LENGTH OF THE RIPRAP APRON
- d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 12 INCHES
- A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
- IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO 6 INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.

MAINTENANCE NOTES:

- INSPECT OUTLET WEEKLY AND AFTER RUNOFF-PRODUCING EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS OCCURRED, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

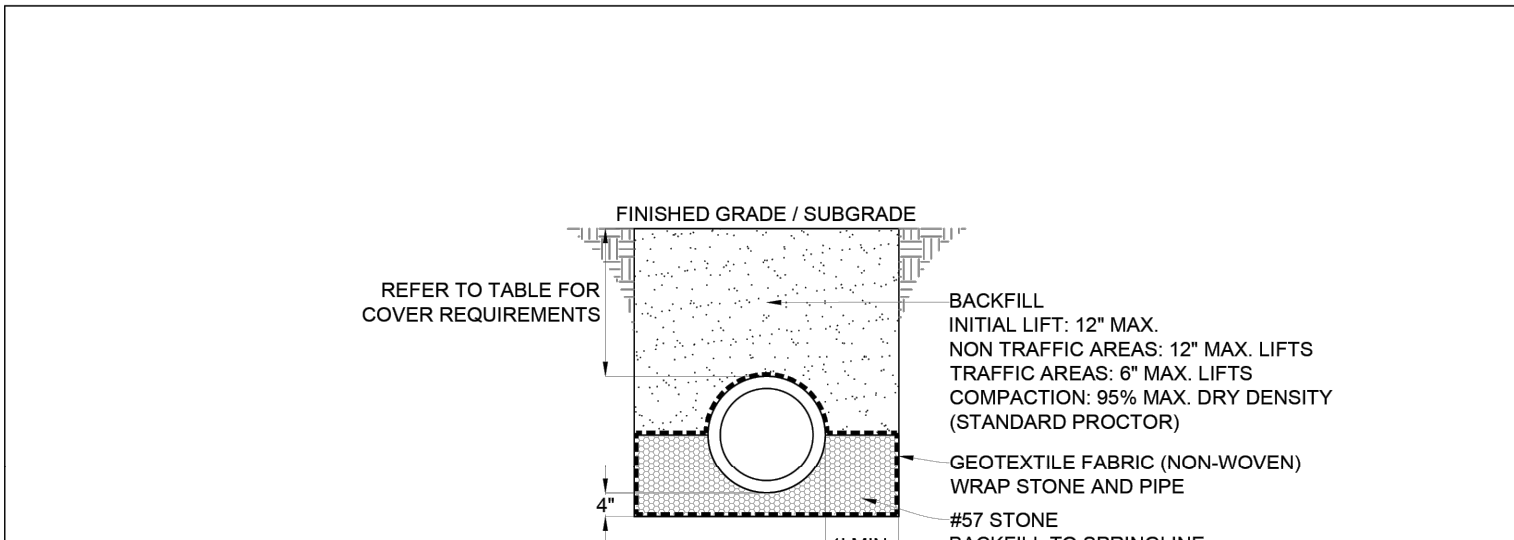
TOWN OF APEX
STANDARDS

EFFECTIVE: JUNE 11, 2024

PIPE OUTLET

STD. NO.
400.18

SHEET 1 OF 1



FINISHED GRADE / SUBGRADE
REFER TO TABLE FOR COVER REQUIREMENTS
BACKFILL
INITIAL LIFT: 12" MAX.
NON TRAFFIC AREAS: 12" MAX. LIFTS
TRAFFIC AREAS: 8" MAX. LIFTS
COMPACTION: 95% MAX. DRY DENSITY (STANDARD PROCTOR)
GEOTEXTILE FABRIC (NON-WOVEN) WRAP STONE AND PIPE
4#5 STONE
1" MIN.
BACKFILL TO SPRINGLINE

NOTES:

- EXCAVATE TO 4 INCHES BELOW THE PROPOSED PIPE ELEVATION.
- PROVIDE 4 INCHES STONE BEDDING AND STONE BACKFILL TO SPRINGLINE.
- WHERE BELL AND SPIGOT PIPE IS USED, PROVIDE RECESSES TO RECEIVE PIPE BELL.
- UNDERCUT UNSUITABLE MATERIAL AS DIRECTED BY THE ENGINEER AND BACKFILL WITH STONE OR OTHER APPROVED MATERIAL.
- BACKFILL MATERIAL SHALL BE APPROVED SUITABLE MATERIAL.
- WHERE NECESSARY, TEMPORARILY DIVERT SURFACE WATER TO MAINTAIN A DRY CONDITION IN THE PIPE FOUNDATION. DIRECT THIS TEMPORARY FLOW INTO SUITABLE EROSION CONTROL DEVICES.

Pipe Diameter (in)	PP		CSP		CAAP	
	MIN (in)	MAX (ft)	MIN (in)	MAX (ft)	MIN (in)	MAX (ft)
15	12	28	12	158	12	98
18	12	28	12	131	12	81
21			12	113	12	68
24	12	26	12	98	12	60
30	12	26	12	79	12	57
36	12	20	12	65	12	47
42	12	20	12	55	12	40
48	12	20	12	48	12	35
54			12	56	15	31
60	24	20	12	50	15	28

TOWN OF APEX
STANDARDS

EFFECTIVE: JUNE 11, 2024

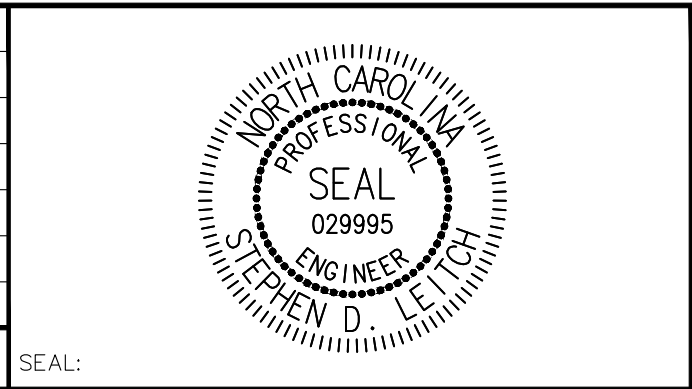
STORM DRAIN PIPE BEDDING & BACKFILLING

STD. NO.
500.09

SHEET 1 OF 1

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY





CJS
Conveyance, PLLC
320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE #P-1611
WWW.CJSCONVEYANCE.COM

TOWN OF APEX
WATER RESOURCES DEPARTMENT
BIG BRANCH 2 PUMP STATION - FORCE MAIN

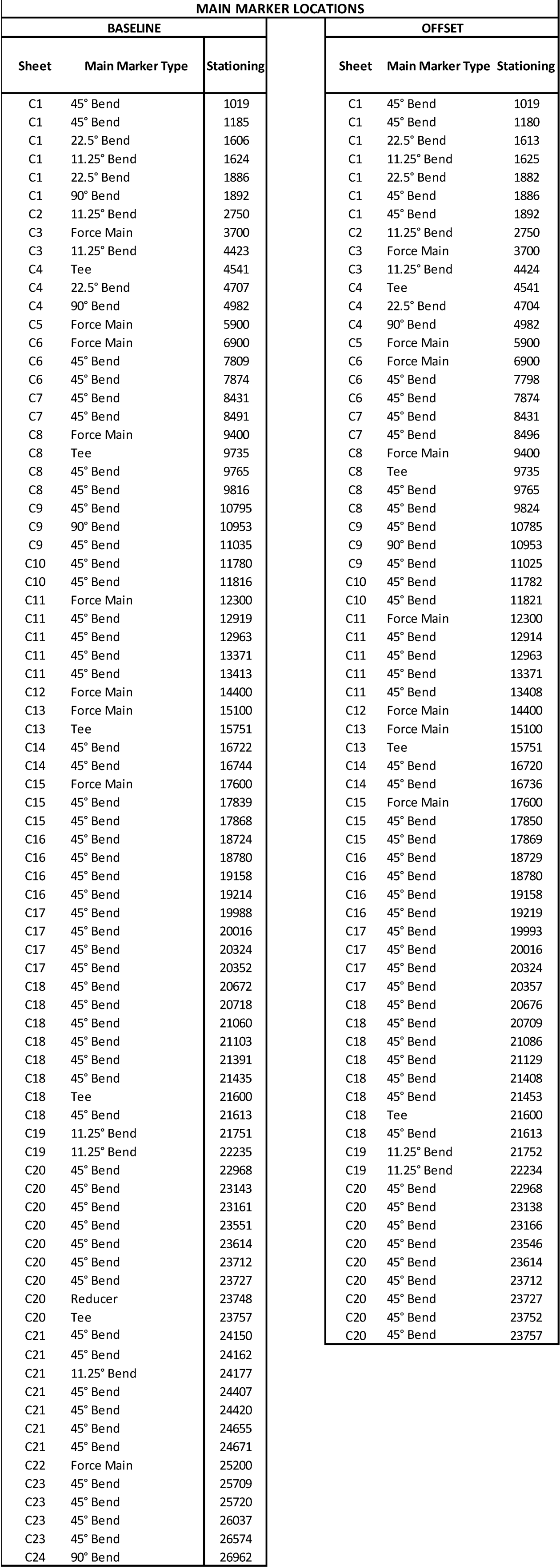
TOWN OF APEX STANDARD DETAILS

CJS PROJ. #:
DATE:
SCALE:
PROJECT ENGINEER:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

100-005
07-05-2024
N/A
SDL
JJS
JJS
SDL

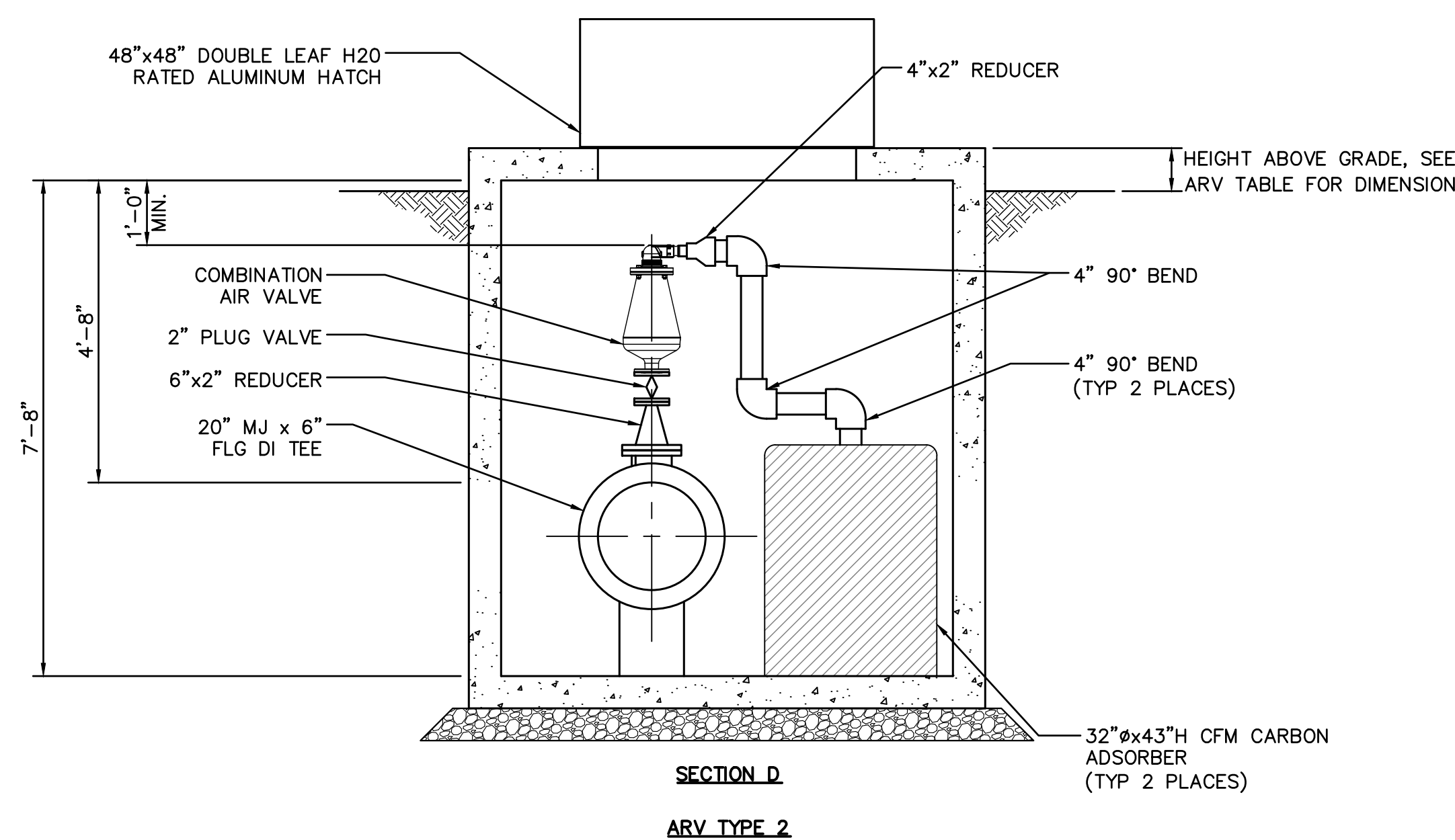
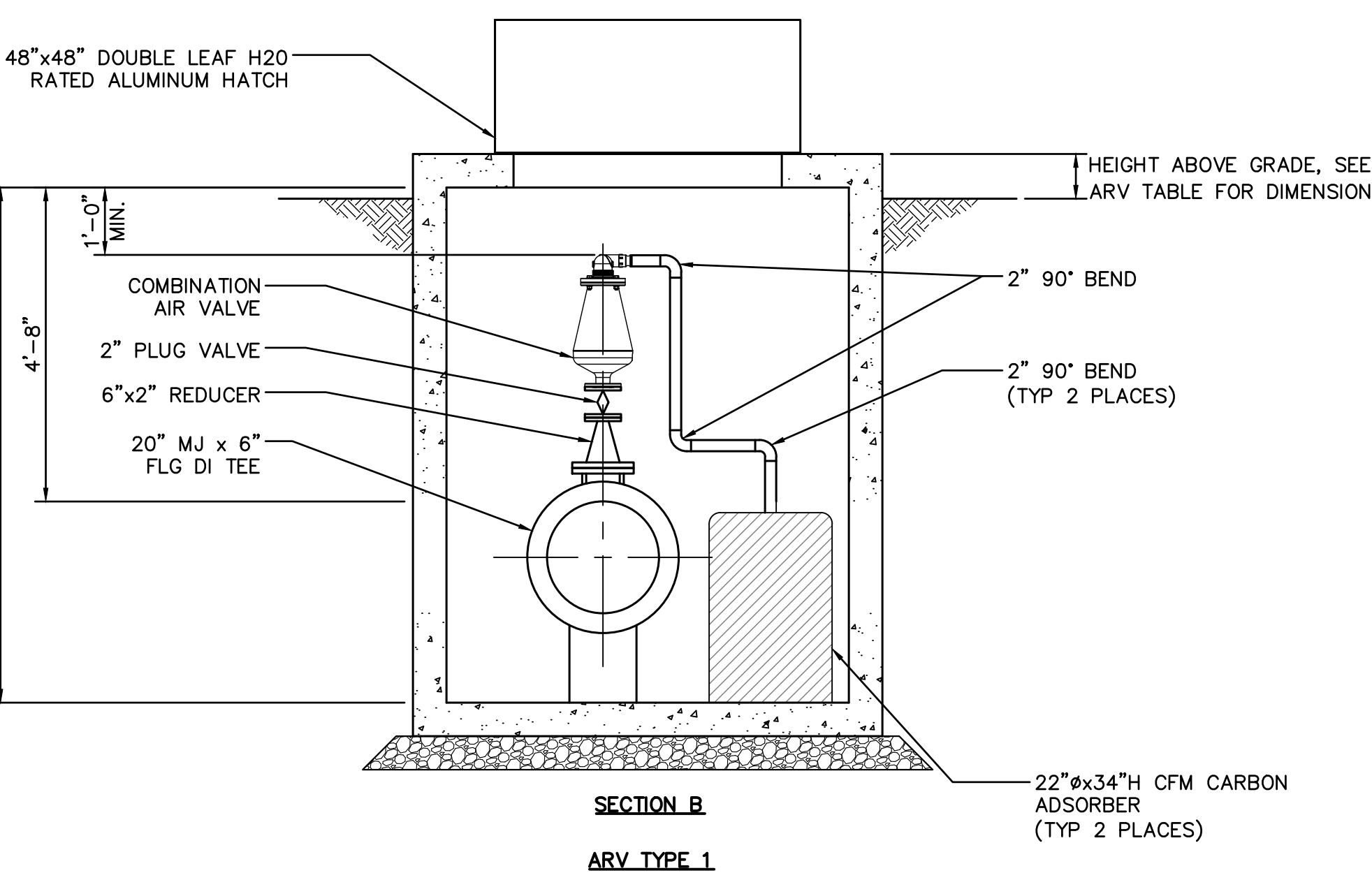
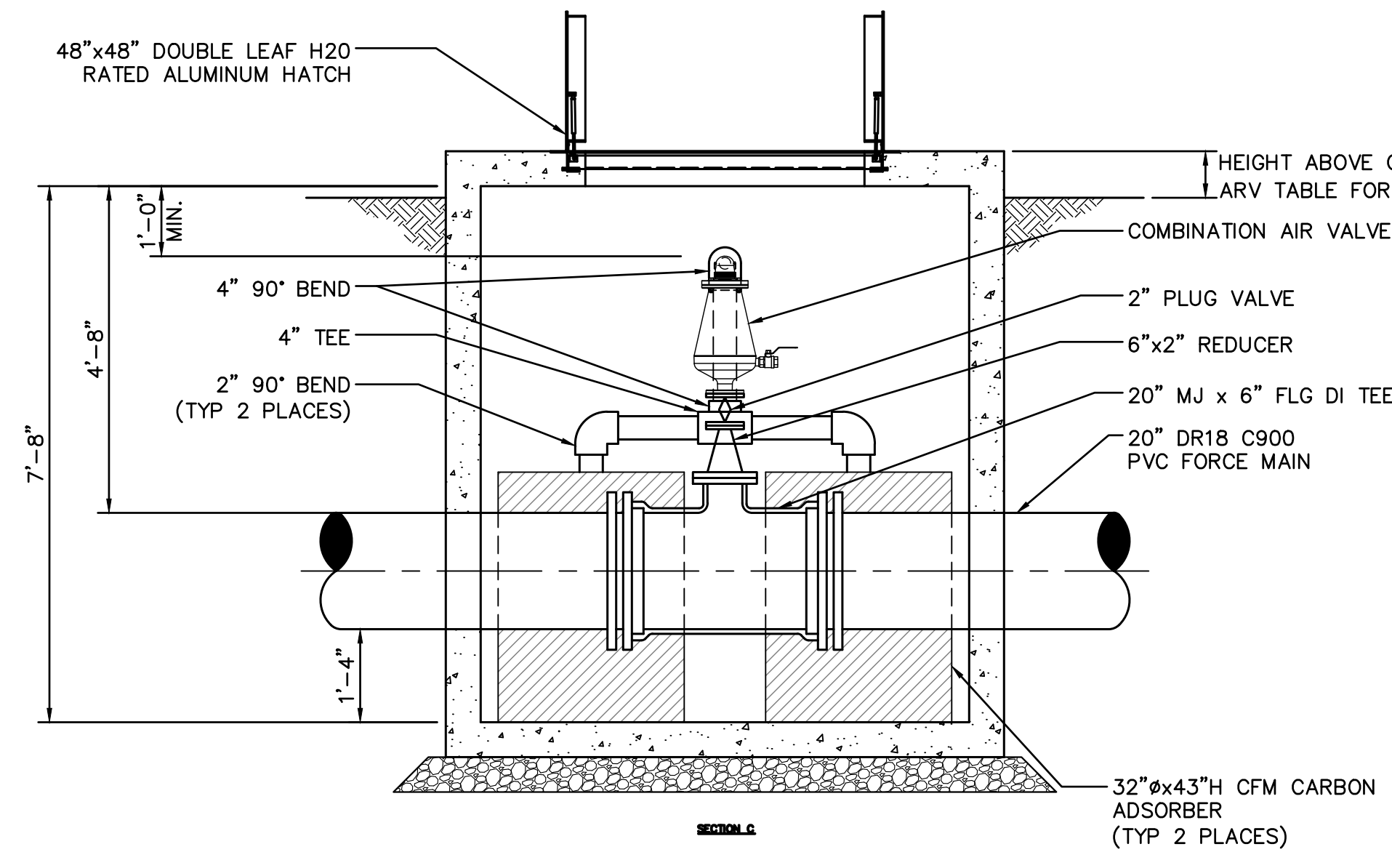
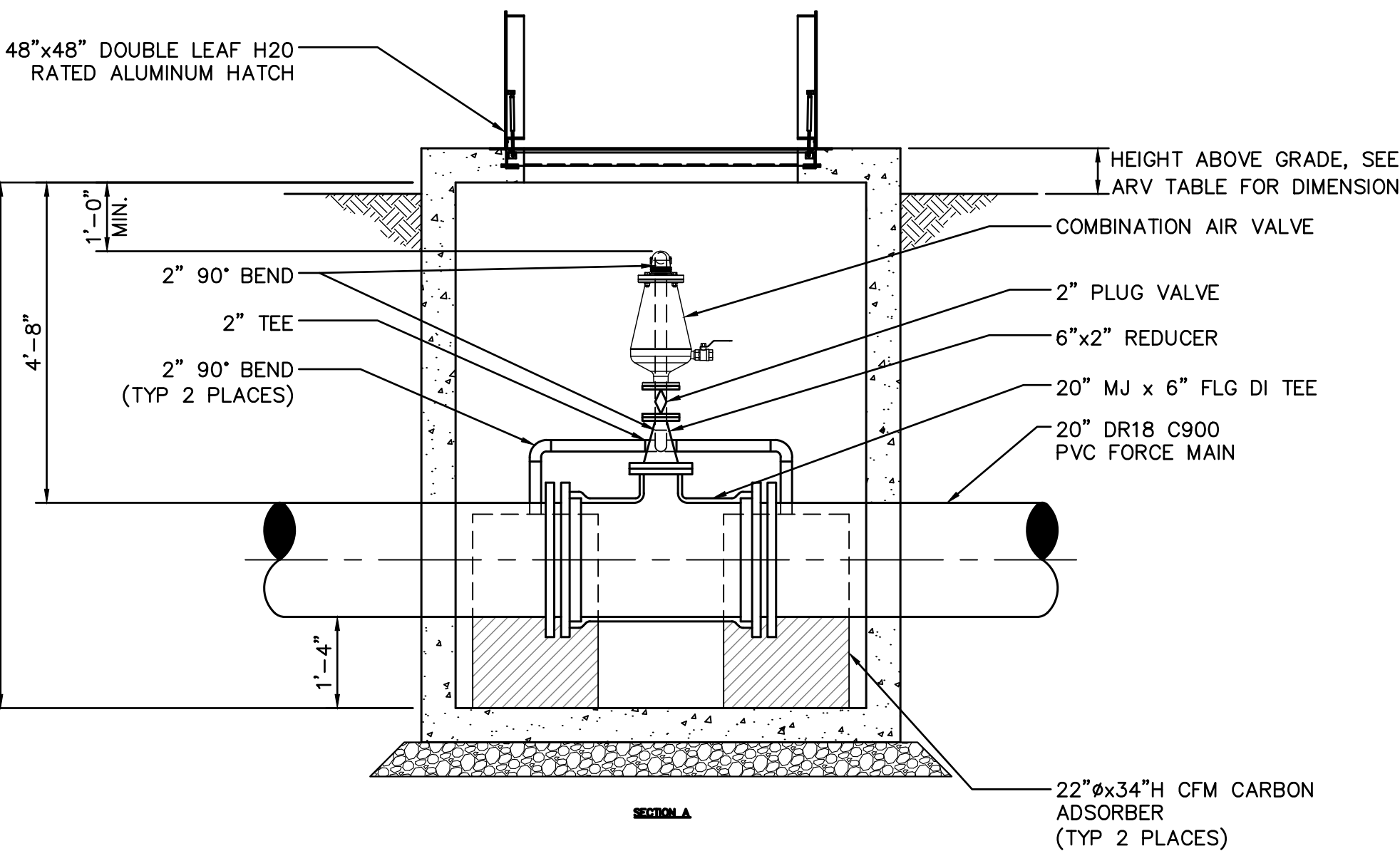
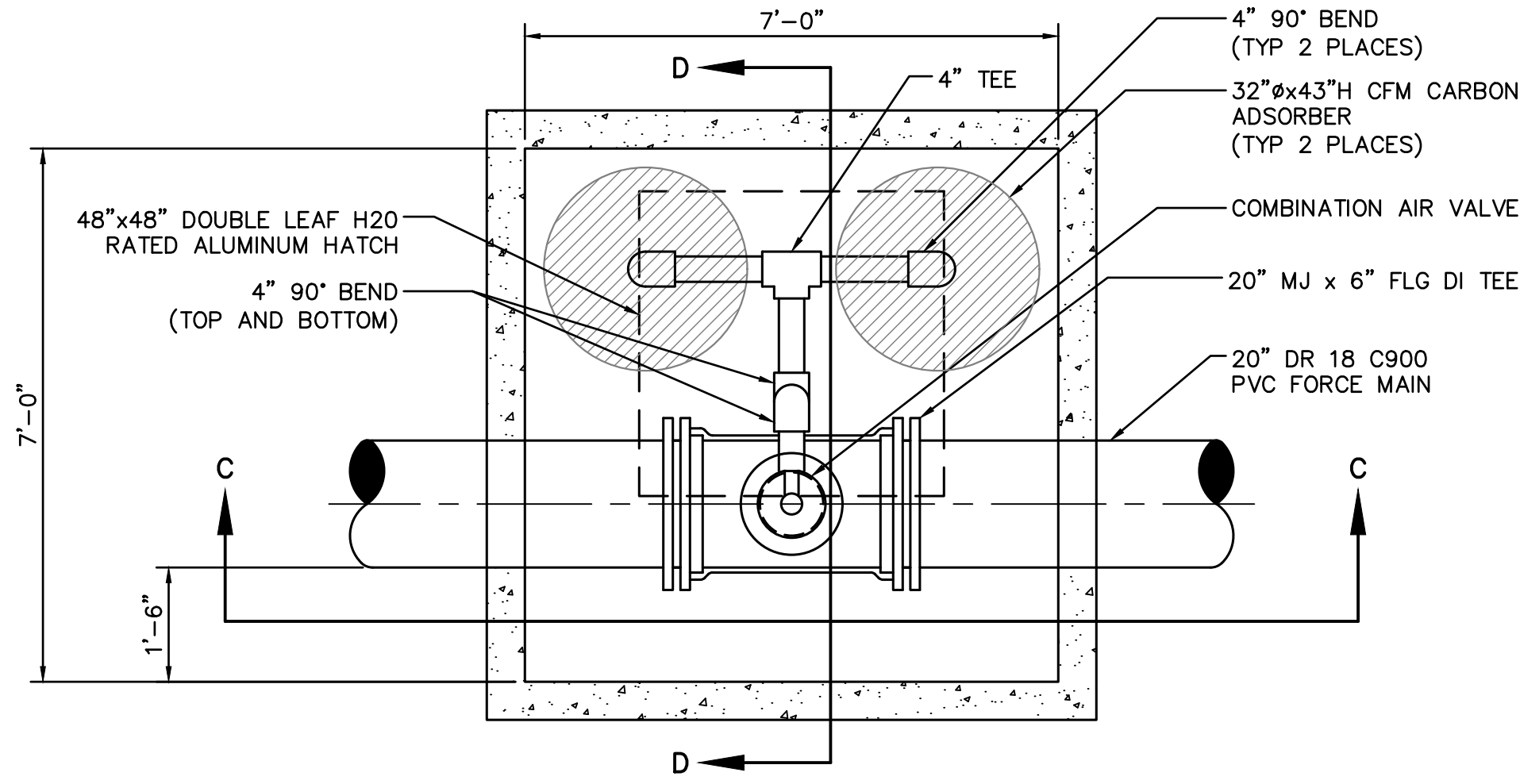
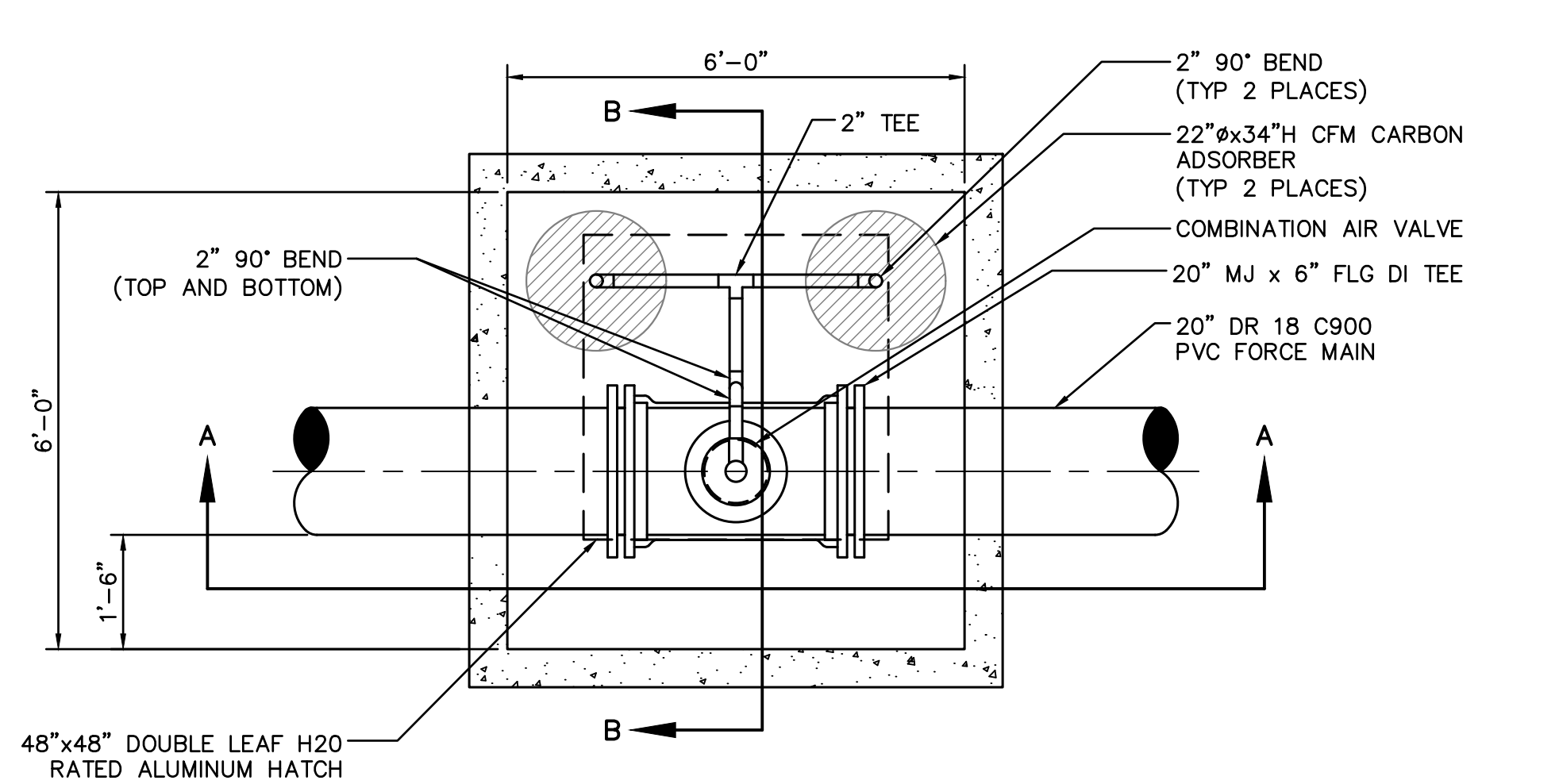
D1

SHEET NUMBER
39 OF 60



BIG BRANCH 2 PS - FORCE MAIN THRUST RESTRAINT TABLE		
SIZE (IN)	FITTING/ APPURTENANCE	THRUST RESTRAINT DISTANCE (LF)
20	11.25°	12
20	11.25° VERT	22
20	22.5°	24
20	22.5° VERT	45
20	45°	49
20	45° VERT	92
20	90°	118
20	PLUG VALVE	222
24x20	REDUCER	78
24	11.25°	14
24	11.25° VERT	26
24	22.5°	27
24	22.5° VERT	52
24	45°	57
24	45° VERT	107
24	90°	136
24	PLUG VALVE	258

Plotted By: J. Speers Layout: 37 ARV DETAIL July 03, 2024 11:33:24am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-DETAILS-TOWN OF APEX.dwg



ARV TABLE						
ARV NO.	STA	BASLINE/OFFSET	FORCE MAIN SIZE (IN)	DETAIL TYPE	ORIENTATION LOOKING DOWNSTREAM	HEIGHT ABOVE GRADE
1	23+21	BASELINE	20	2	LEFT	3'-0"
2	23+11	OFFSET	20	2	LEFT	3'-0"
3	36+99	BASELINE	20	1	LEFT	3'-0"
4	37+09	OFFSET	20	1	LEFT	3'-0"
5	45+14	BASELINE	20	2	LEFT	3'-0"
6	45+04	OFFSET	20	2	LEFT	3'-0"
7	61+36	BASELINE	20	2	LEFT	3'-0"
8	61+26	OFFSET	20	2	LEFT	3'-0"
9	68+73	BASELINE	20	2	LEFT	3'-0"
10	68+63	OFFSET	20	2	LEFT	3'-0"
11	81+33	BASELINE	20	1	LEFT	3'-0"
12	81+20	OFFSET	20	1	LEFT	3'-0"
13	93+55	BASELINE	20	1	LEFT	3'-0"
14	93+42	OFFSET	20	1	LEFT	3'-0"
15	103+57	BASELINE	20	1	LEFT	AT GRADE
16	103+67	OFFSET	20	1	LEFT	3'-0"
17	110+78	BASELINE	20	1	LEFT	AT GRADE
18	110+68	OFFSET	20	1	LEFT	AT GRADE
19	130+45	BASELINE	20	1	LEFT	3'-0"
20	130+35	OFFSET	20	1	LEFT	3'-0"
21	140+89	BASELINE	20	1	LEFT	3'-0"
22	140+78	OFFSET	20	1	LEFT	3'-0"
23	148+98	BASELINE	20	1	LEFT	3'-0"
24	148+88	OFFSET	20	1	LEFT	3'-0"
25	161+63	BASELINE	20	1	LEFT	3'-0"
26	161+53	OFFSET	20	1	LEFT	3'-0"
27	165+61	BASELINE	20	1	LEFT	3'-0"
28	165+51	OFFSET	20	1	LEFT	3'-0"
29	173+93	BASELINE	20	1	LEFT	AT GRADE
30	173+83	OFFSET	20	1	LEFT	3'-0"
31	189+70	BASELINE	20	1	LEFT	3'-0"
32	189+60	OFFSET	20	1	LEFT	3'-0"
33	209+62	BASELINE	20	1	LEFT	3'-0"
34	209+52	OFFSET	20	1	LEFT	3'-0"
35	224+84	BASELINE	20	1	LEFT	3'-0"
36	224+74	OFFSET	20	1	LEFT	3'-0"
37	263+68	BASELINE	24	1	LEFT	3'-0"

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



TOWN OF APEX
WATER RESOURCES DEPARTMENT
BIG BRANCH 2 PUMP STATION - FORCE MAIN

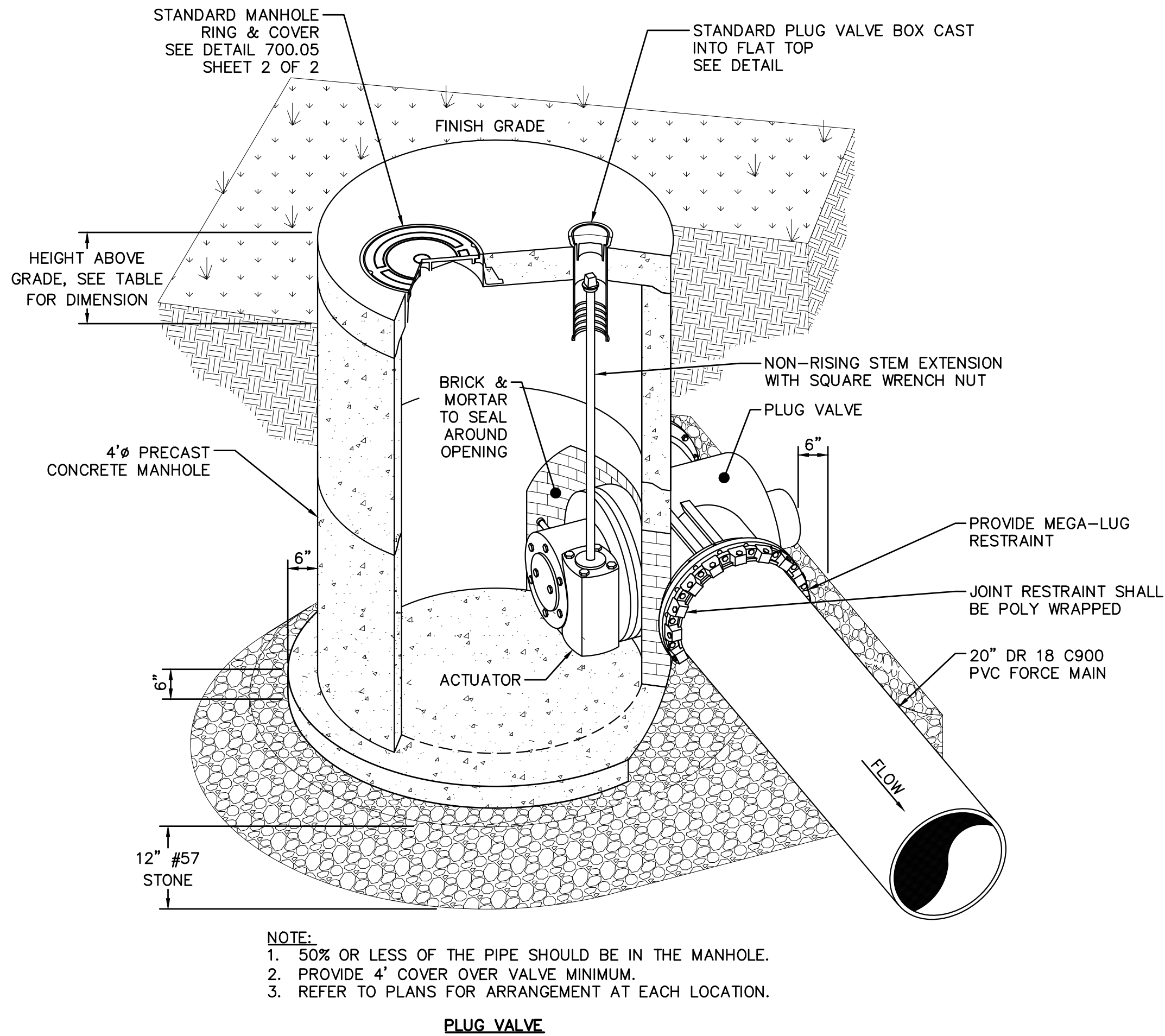
ARV DETAIL

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	N/A
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

D3

SHEET NUMBER
41 OF 60

Plotted By: J. Speers Layout: 38 PLUG VALVE DETAIL July 03, 2024 11:33:29am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-DETAILS-TOWN OF APEX.dwg



PLUG VALVE TABLE					
NO.	STA	BASELINE/OFFSET	VALVE SIZE (in)	ORIENTATION LOOKING DOWNSTREAM	HEIGHT ABOVE GRADE
1	23+08	BASELINE	20	RIGHT	3'-0"
2	22+98	OFFSET	20	LEFT	3'-0"
3	45+49	BASELINE	20	RIGHT	3'-0"
4	45+41	OFFSET	20	LEFT	3'-0"
5	45+49	OFFSET	20	LEFT	3'-0"
6	68+60	BASELINE	20	RIGHT	3'-0"
7	68+50	OFFSET	20	LEFT	3'-0"
8	97+47	BASELINE	20	RIGHT	3'-0"
9	97+35	OFFSET	20	LEFT	3'-0"
10	97+47	OFFSET	20	LEFT	3'-0"
11	110+92	BASELINE	20	RIGHT	AT GRADE
12	110+81	OFFSET	20	LEFT	AT GRADE
13	140+77	BASELINE	20	RIGHT	3'-0"
14	140+67	OFFSET	20	LEFT	3'-0"
15	157+64	BASELINE	20	RIGHT	3'-0"
16	157+51	OFFSET	20	LEFT	3'-0"
17	157+64	OFFSET	20	LEFT	3'-0"
18	174+07	BASELINE	20	RIGHT	AT GRADE
19	173+97	OFFSET	20	LEFT	3'-0"
20	189+84	BASELINE	20	RIGHT	3'-0"
21	189+74	OFFSET	20	LEFT	3'-0"
22	215+90	BASELINE	20	RIGHT	3'-0"
23	216+00	OFFSET	20	LEFT	3'-0"
24	215+90	OFFSET	20	LEFT	3'-0"
25	237+37	BASELINE	20	RIGHT	3'-0"
26	237+57	OFFSET	20	LEFT	3'-0"
27	263+82	BASELINE	24	RIGHT	3'-0"

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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL	
No.	REVISIONS	DATE	BY	SEAL



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TOWN OF APEX
WATER RESOURCES DEPARTMENT
BIG BRANCH 2 PUMP STATION - FORCE MAIN

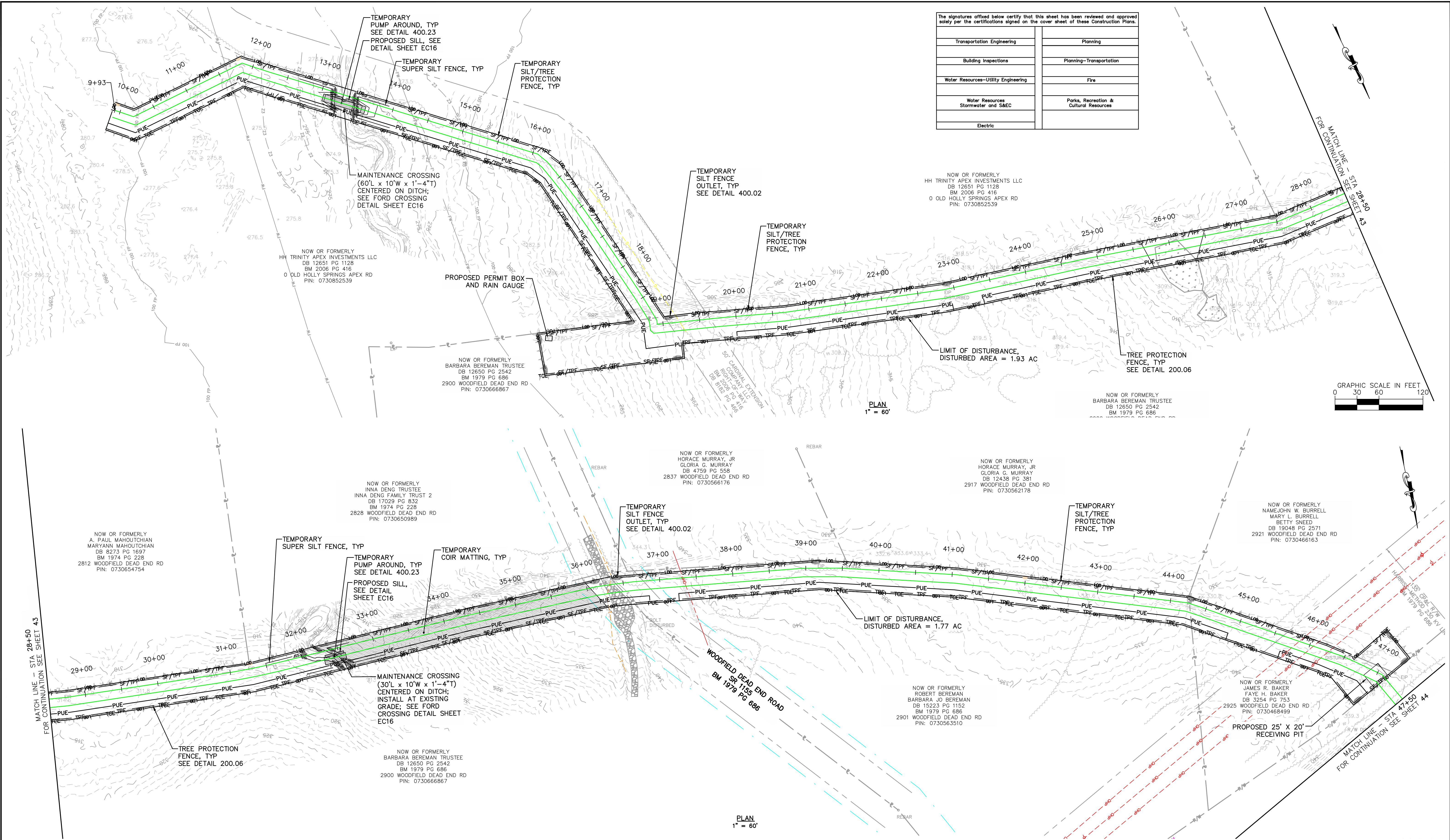
PLUG VALVE DETAIL

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	N/A
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

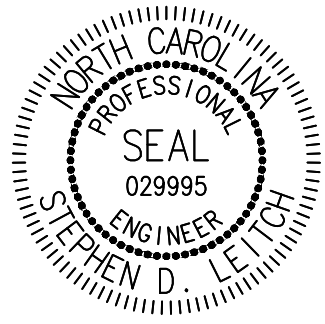
D4

SHEET NUMBER
42 OF 60

Plotted By: J. Speers Layout: ECI July 03, 2024 11:33:55am S:\100 Hazen and Sawyer\100-003 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



1 PERMIT SUBMITTAL		7/5/2024	SDL
No.	REVISIONS	DATE	BY



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WATER RESOURCES DEPARTMENT
TOWN OF APEX

BIG BRANCH 2 PUMP STATION -
FORCE MAIN

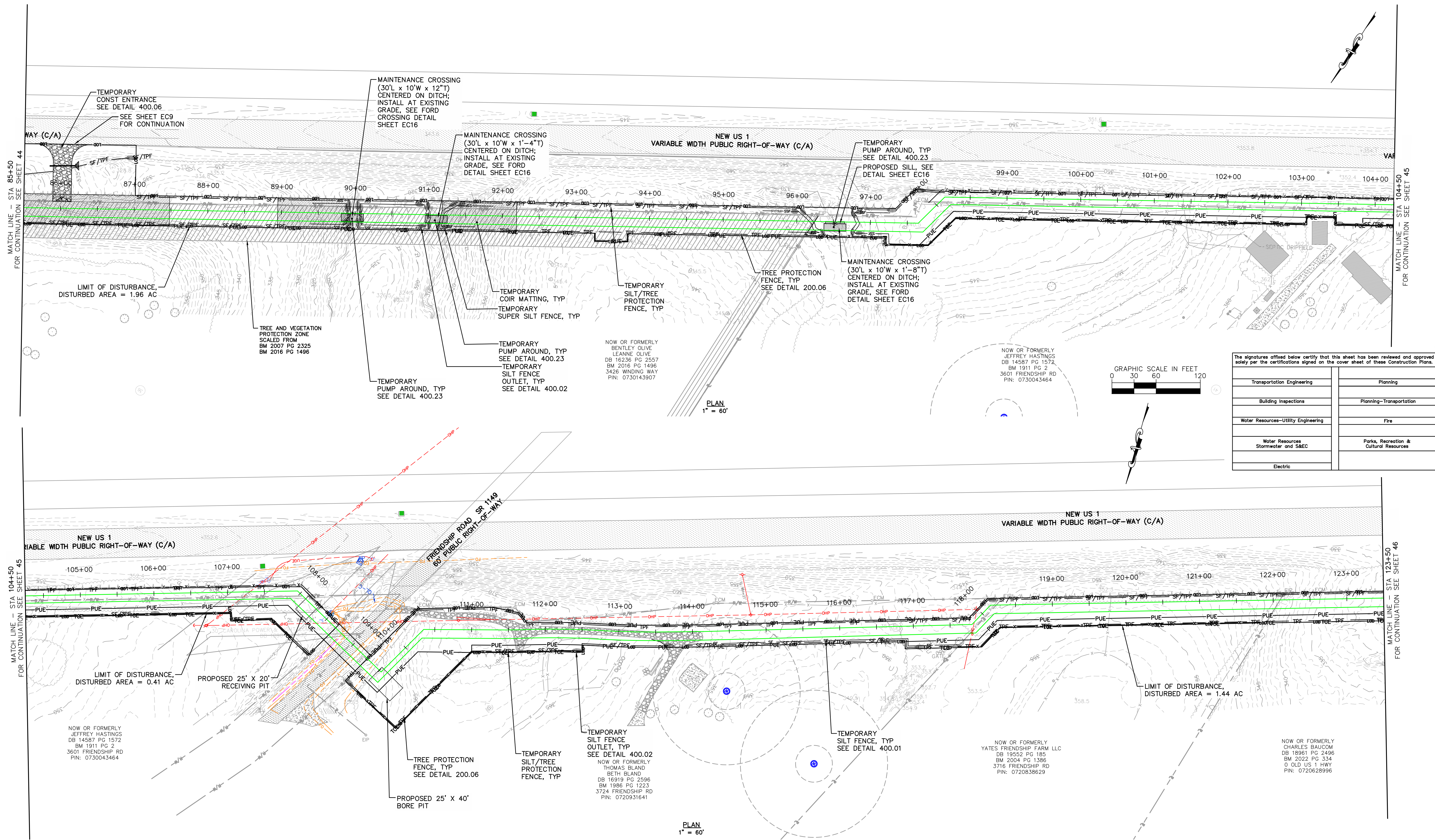
EROSION CONTROL STA 10+00
TO STA 47+50

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 60'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC1

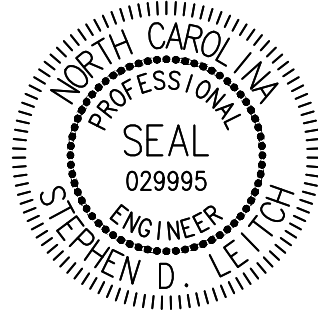
SHEET NUMBER
43 OF 60

Plotted By: J. Speers Layout: EC3 July 03, 2024 11:34:16am S:\100 Hazen and Sawyer\100-003 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

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No.	REVISIONS	DATE	BY



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WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

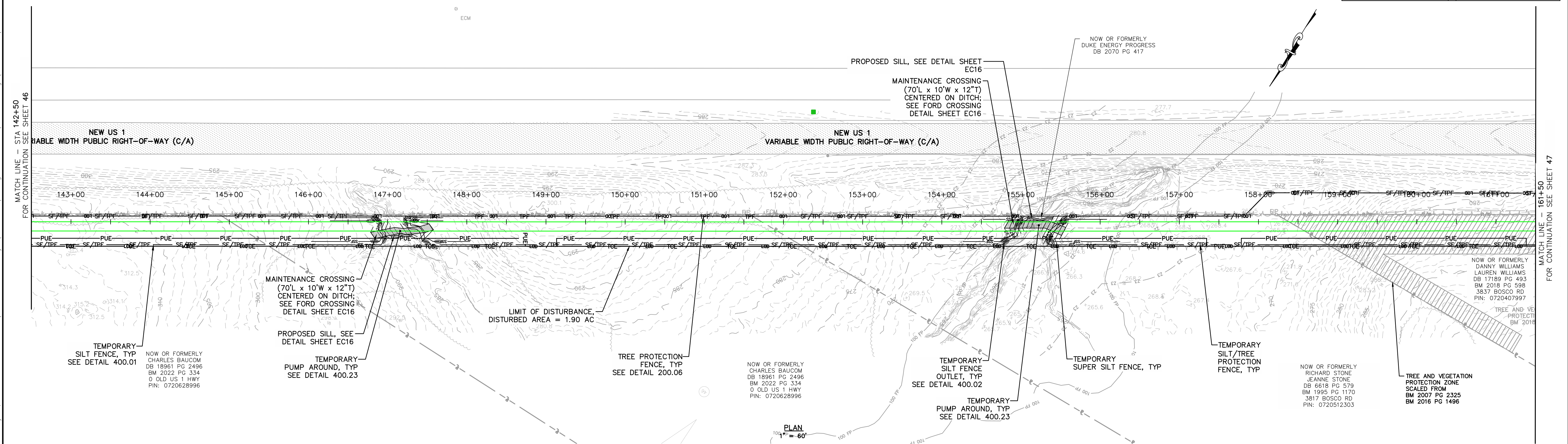
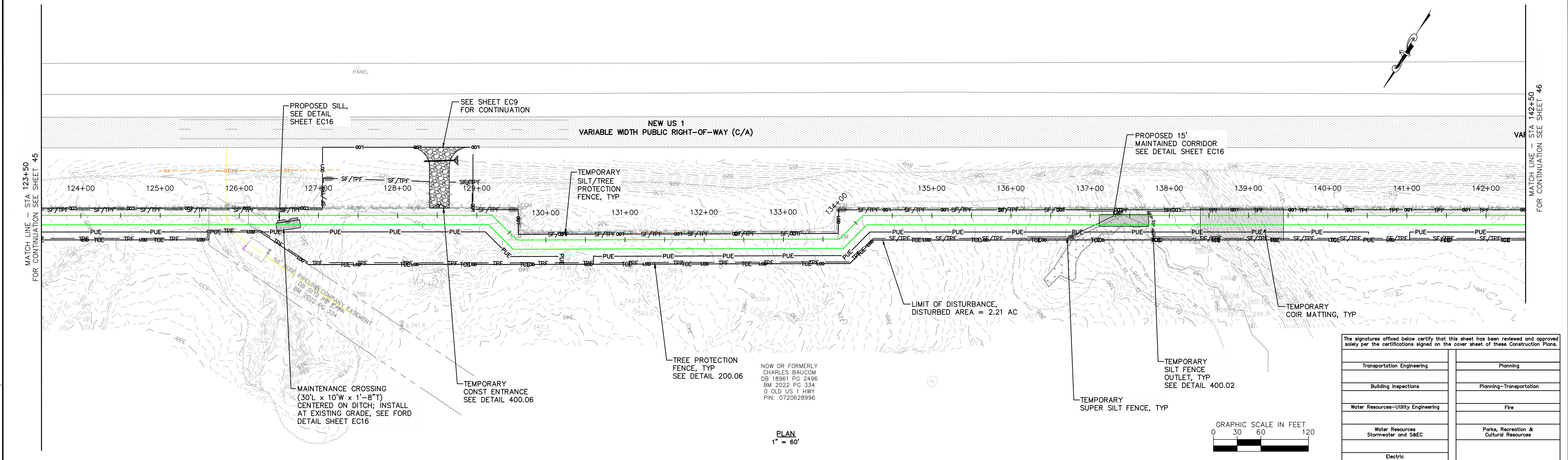
EROSION CONTROL STA 85+50
TO STA 123+50

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 60'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC3

SHEET NUMBER
45 OF 60

Plotted By: J. Speers Layout: EC4 July 03, 2024 11:34:25am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY

	 320 S. ACADEMY ST CARY, NC 27511 NC LICENSE #P-1611 WWW.CJSCONVEYANCE.COM	WATER RESOURCES DEPARTMENT TOWN OF APEX BIG BRANCH 2 PUMP STATION - FORCE MAIN	EROSION CONTROL STA 123+50 TO STA 161+50	CJS PROJ. #: 100-005 DATE: 07-05-2024 SCALE: 1" = 60' PROJECT ENGINEER: SDL DESIGNED BY: JJS DRAWN BY: JJS CHECKED BY: SDL	EC4 SHEET NUMBER 46 OF 60
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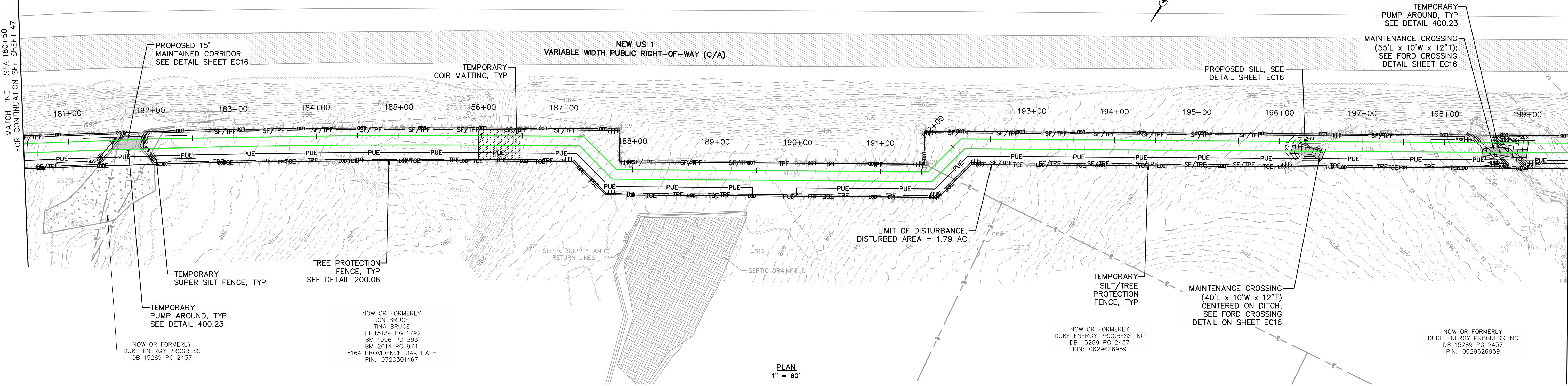
Plotted By: J. Speers Layout: EC5 July 03, 2024 11:34:35am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg

MATCH LINE - STA 180+50
FOR CONTINUATION SEE SHEET 47

MATCH LINE - STA 161+50
FOR CONTINUATION SEE SHEET 46

MATCH LINE STA 199+50
FOR CONTINUATION SEE SHEET 48

MATCH LINE - STA 180+50
FOR CONTINUATION SEE SHEET 47



MATCH LINE - STA 180+50
FOR CONTINUATION SEE SHEET 47

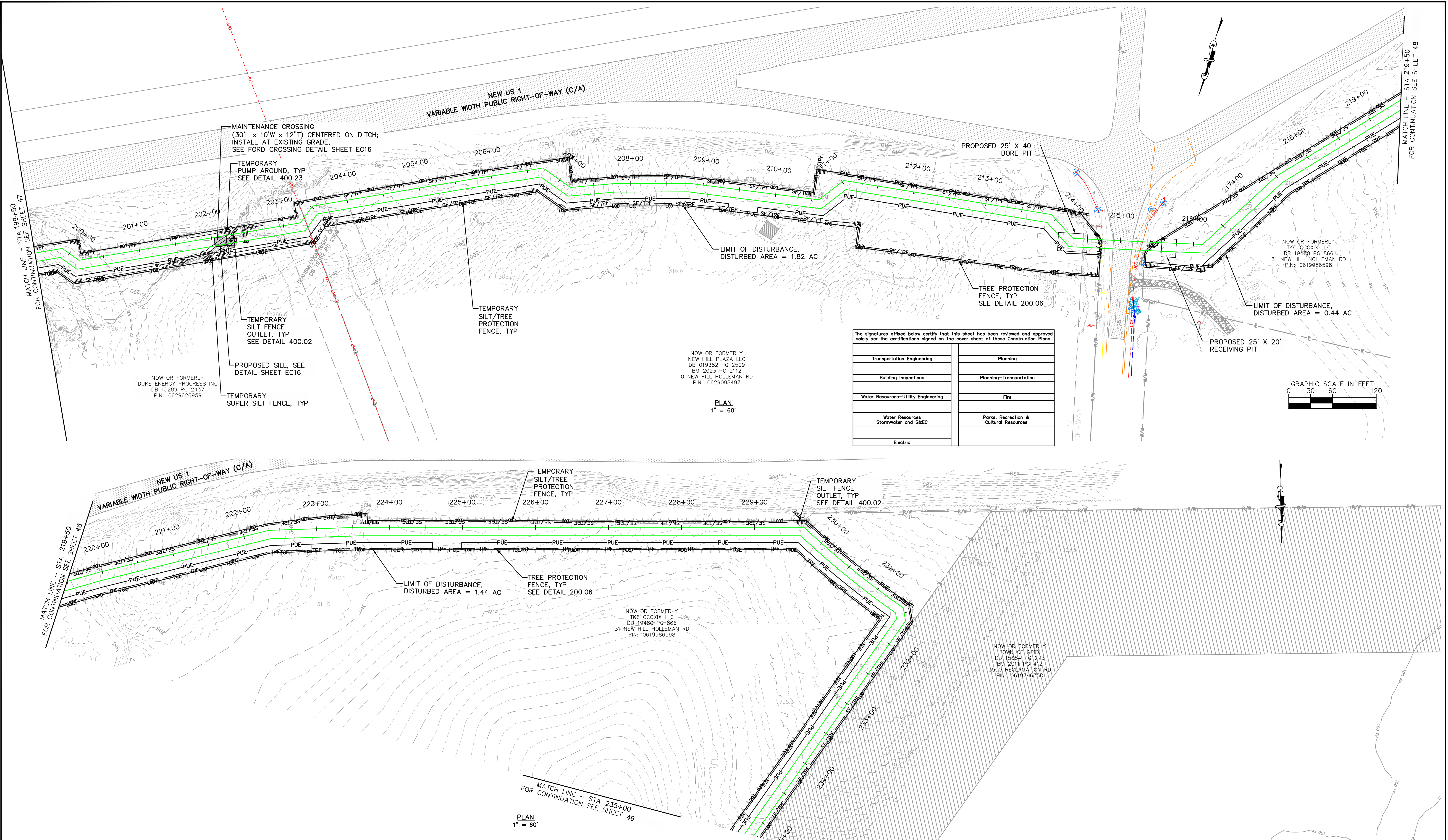
MATCH LINE - STA 161+50
FOR CONTINUATION SEE SHEET 46

MATCH LINE STA 199+50
FOR CONTINUATION SEE SHEET 48

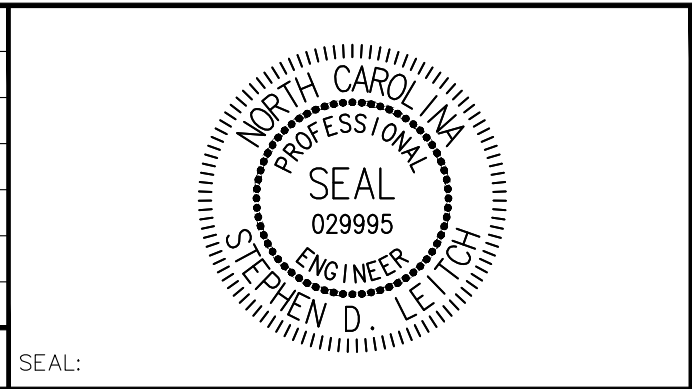
MATCH LINE - STA 180+50
FOR CONTINUATION SEE SHEET 47

				WATER RESOURCES DEPARTMENT TOWN OF APEX BIG BRANCH 2 PUMP STATION - FORCE MAIN		EROSION CONTROL STA 161+50 TO STA 199+50		<table><tr><td>CJS PROJ. #:</td><td>100-005</td></tr><tr><td>DATE:</td><td>07-05-2024</td></tr><tr><td>SCALE:</td><td>1" = 60'</td></tr><tr><td>PROJECT ENGINEER:</td><td>SDL</td></tr><tr><td>DESIGNED BY:</td><td>JJS</td></tr><tr><td>DRAWN BY:</td><td>JJS</td></tr><tr><td>CHECKED BY:</td><td>SDL</td></tr></table>		CJS PROJ. #:	100-005	DATE:	07-05-2024	SCALE:	1" = 60'	PROJECT ENGINEER:	SDL	DESIGNED BY:	JJS	DRAWN BY:	JJS	CHECKED BY:	SDL	EC5	
CJS PROJ. #:	100-005																								
DATE:	07-05-2024																								
SCALE:	1" = 60'																								
PROJECT ENGINEER:	SDL																								
DESIGNED BY:	JJS																								
DRAWN BY:	JJS																								
CHECKED BY:	SDL																								
<table><tr><td>1</td><td>PERMIT SUBMITTAL</td><td>7/5/2024</td><td>SDL</td></tr><tr><td>No.</td><td>REVISIONS</td><td>DATE</td><td>BY</td></tr></table>								1	PERMIT SUBMITTAL	7/5/2024	SDL	No.	REVISIONS	DATE	BY	SHEET NUMBER 47 OF 60									
1	PERMIT SUBMITTAL	7/5/2024	SDL																						
No.	REVISIONS	DATE	BY																						

Plotted By: J. Speers Layout: EC6 July 03, 2024 11:34:47am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



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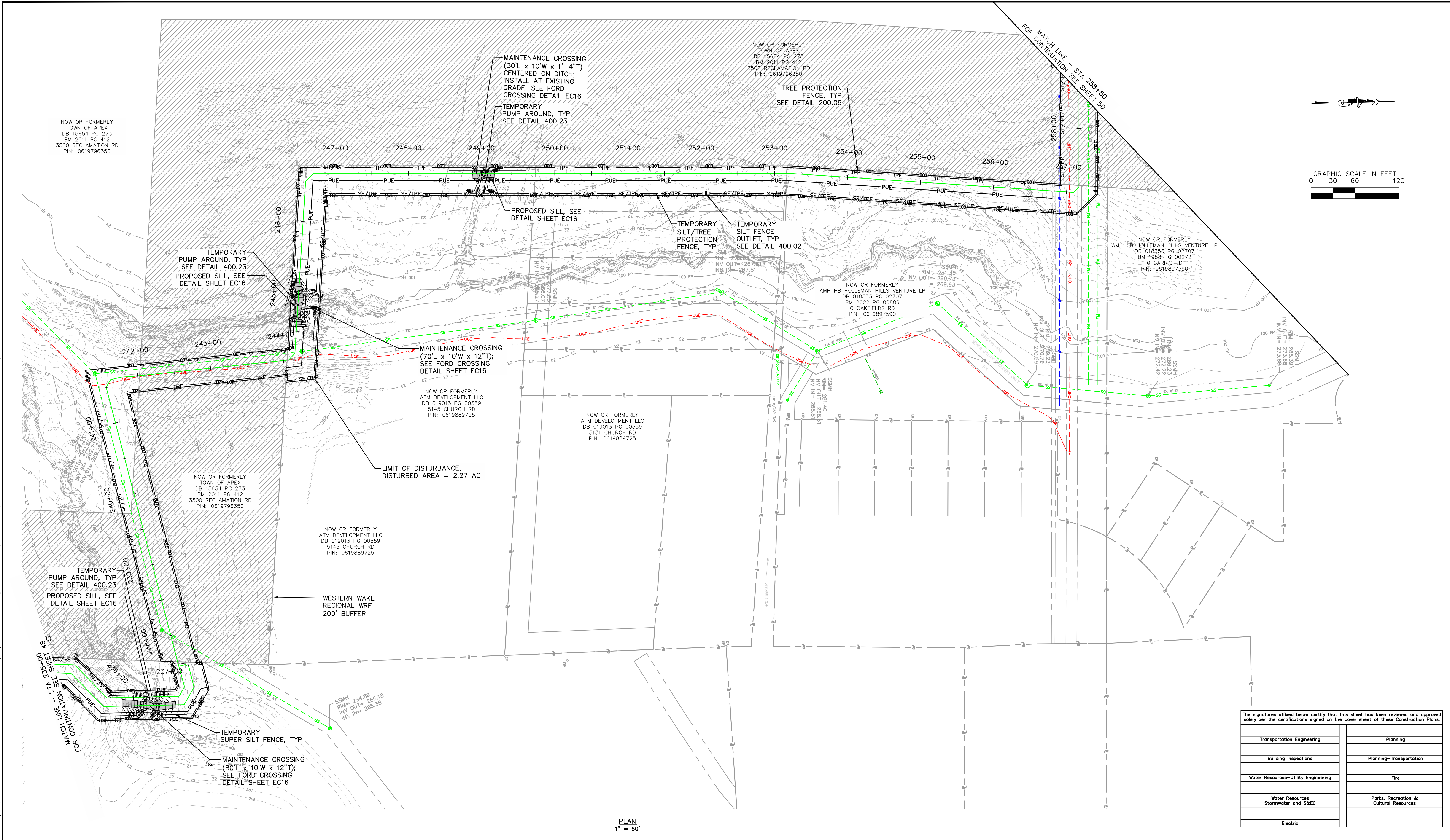
320 S. ACADEMY ST
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WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL STA 199+50
TO STA 235+00

CJS PROJ. #:	100-005	EC6
DATE:	07-05-2024	
SCALE:	1" = 60'	
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	SHEET NUMBER 48 OF 60
CHECKED BY:	SDL	

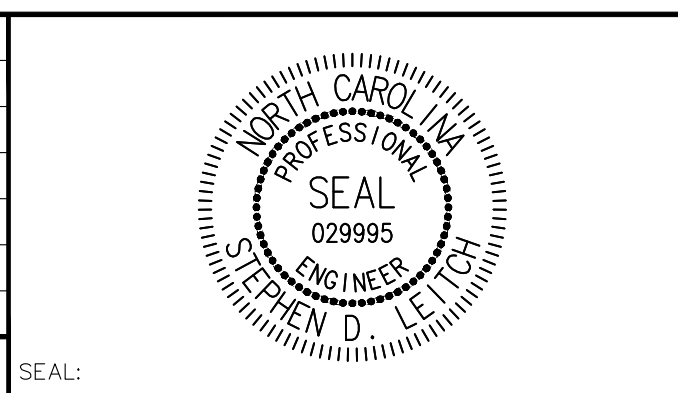
Plotted By: J. Speers Layout: EC7 July 03, 2024 11:34:52am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



PLAN
1" = 60'

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



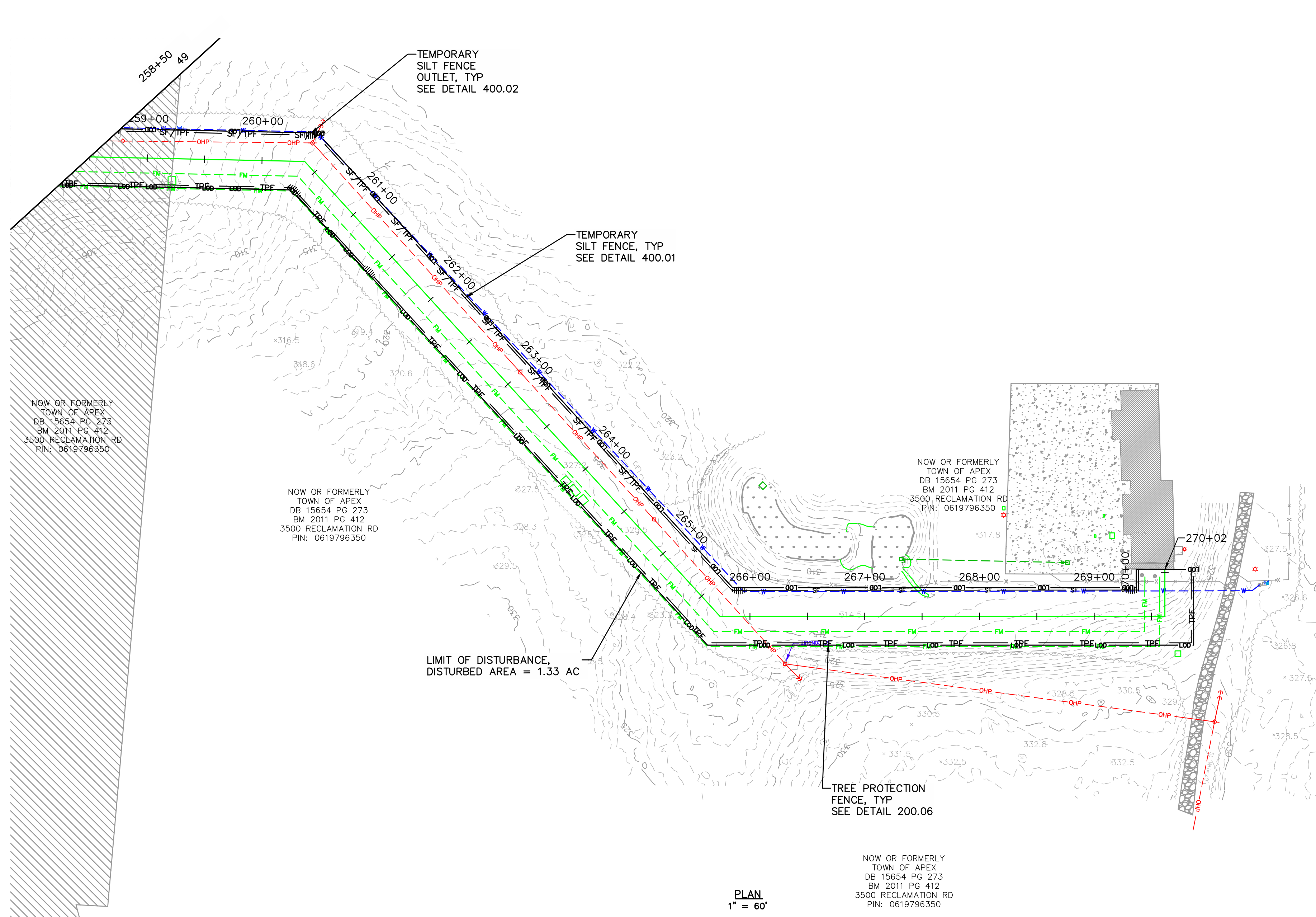
CJS
Conveyance, PLLC
320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE #P-1611 WWW.CJSCONVEYANCE.COM

WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL STA
235+00 TO STA 258+50

CJS PROJ. #:	100-005	EC7
DATE:	07-05-2024	
SCALE:	1" = 60'	SHEET NUMBER 49 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

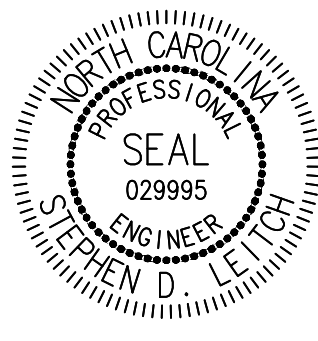
Plotted By: J. Speers Layout: EC8 July 03, 2024 11:34:57am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



PLAN
1" = 60'

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



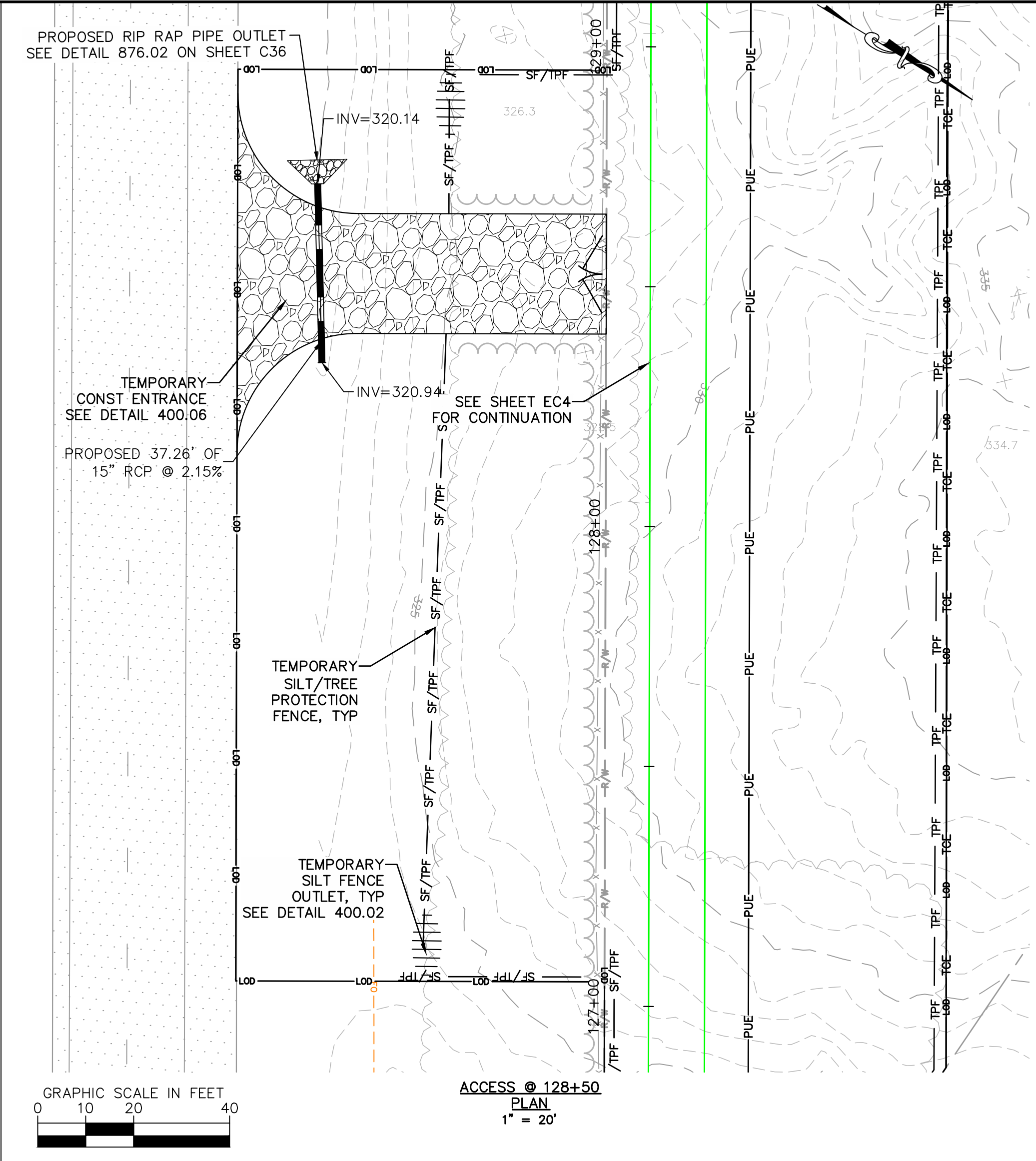
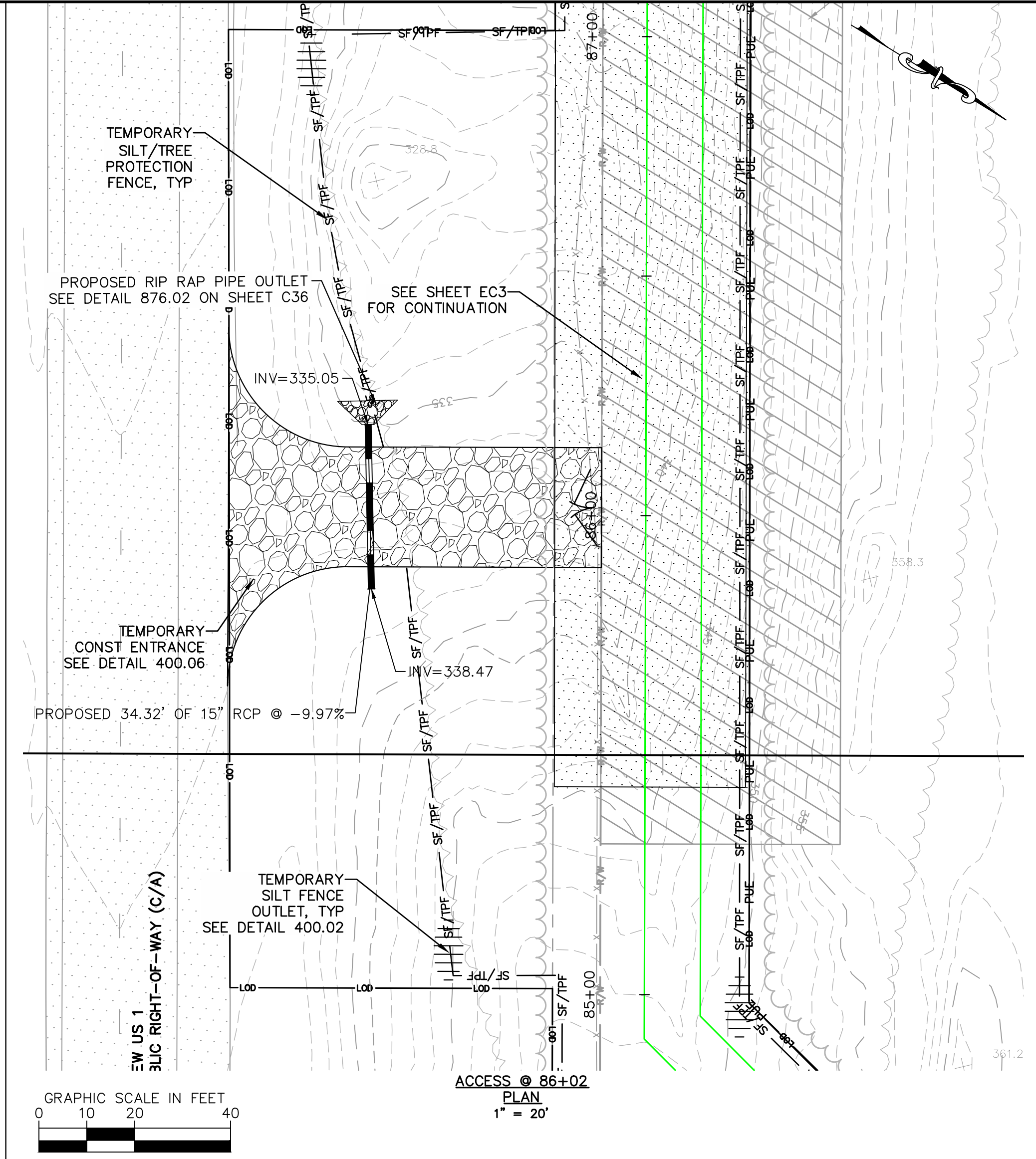
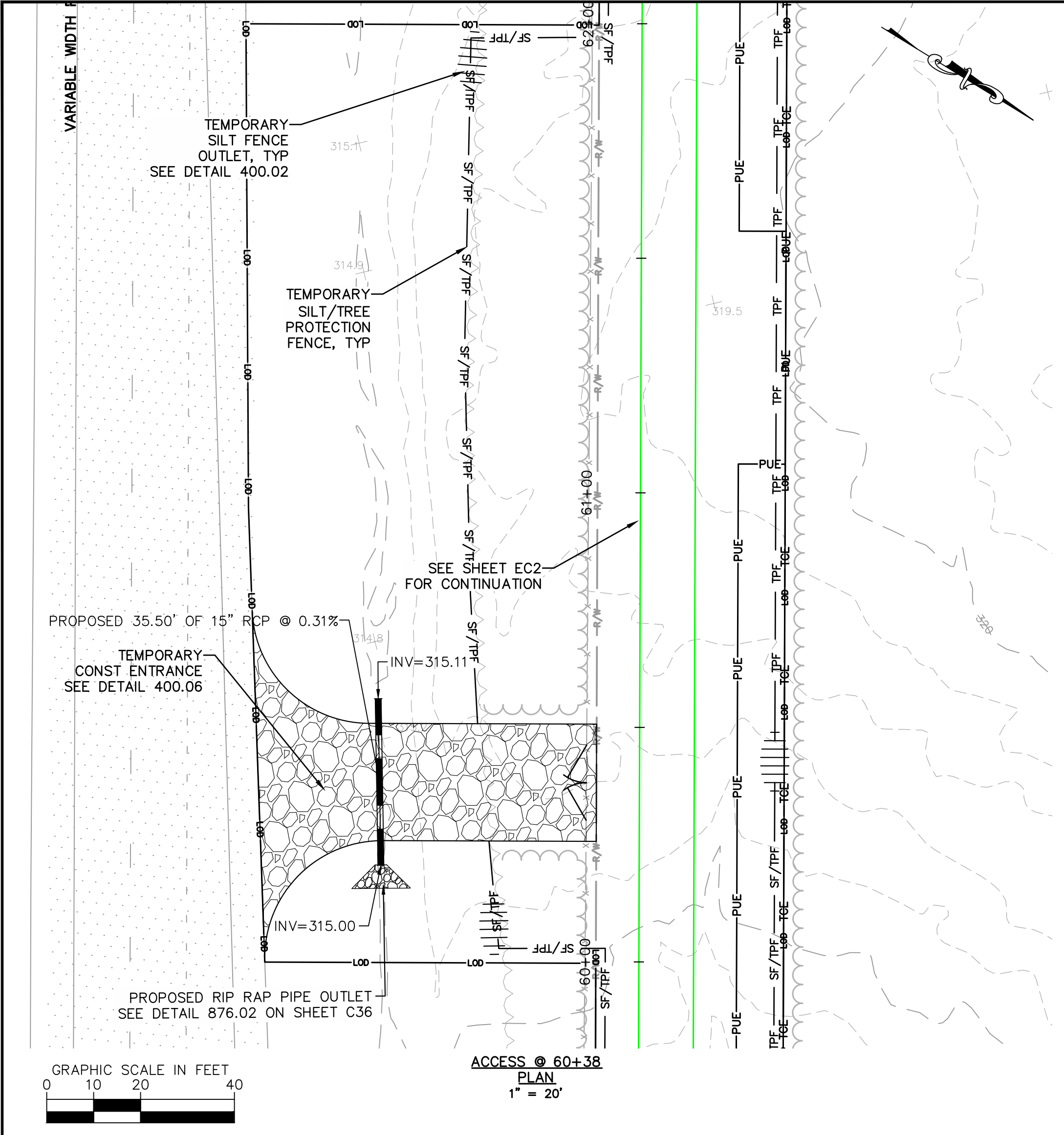
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL
STA 258+50 TO END

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 60'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

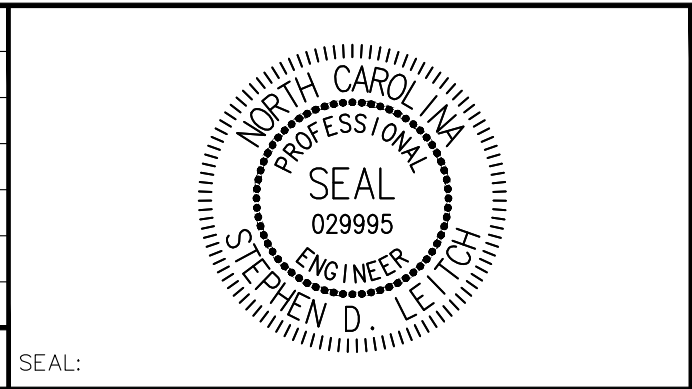
EC8
SHEET NUMBER
50 OF 60

Plotted By: J. Speers Layout: EC9 July 03, 2024 11:35:10am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY





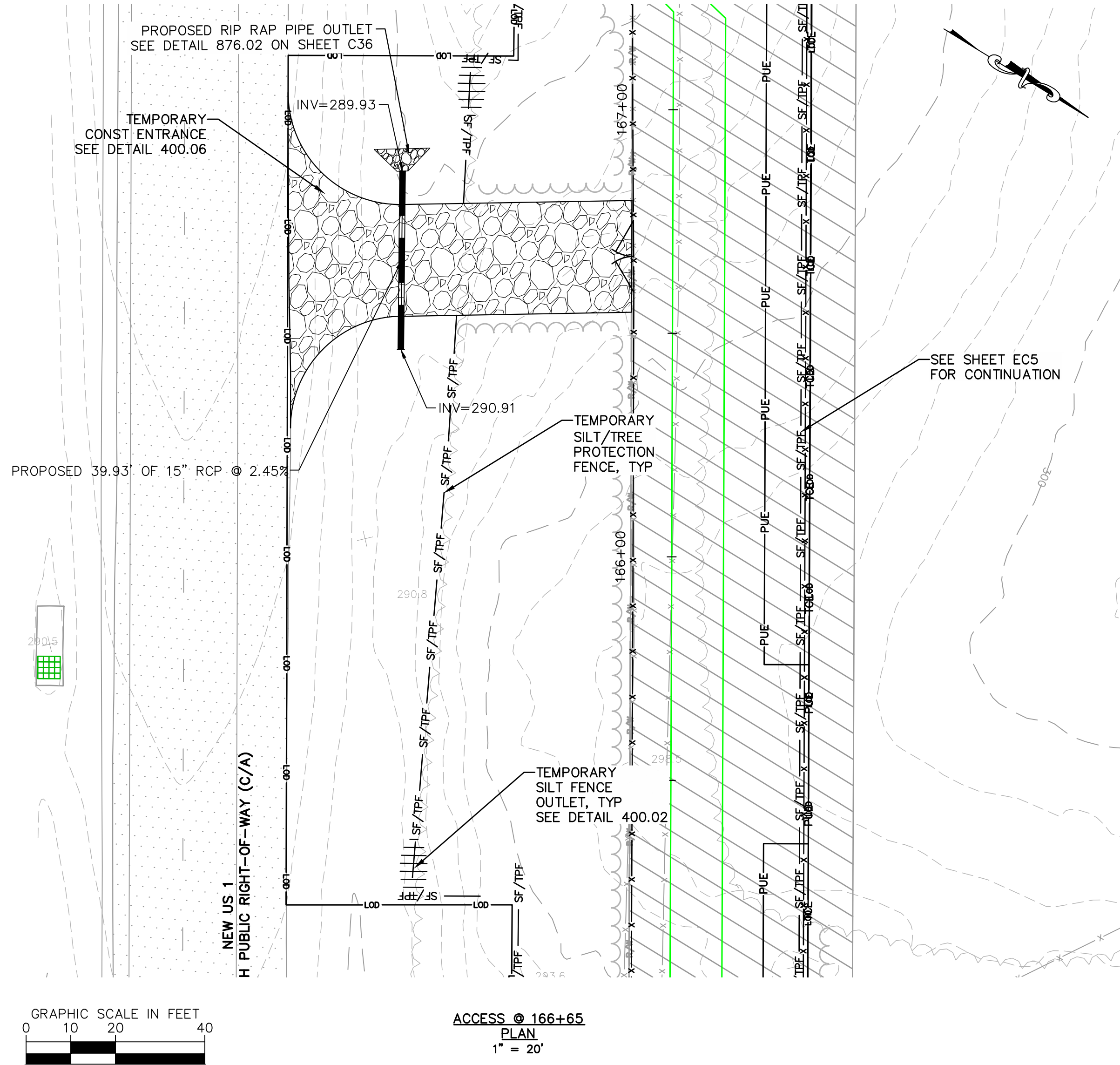
320 S. ACADEMY ST
CARY, NC 27511
NC LICENSE: #P-1611 WWW.CJSCONVEYANCE.COM

WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL US1
TEMPORARY ACCESS ENTRANCE

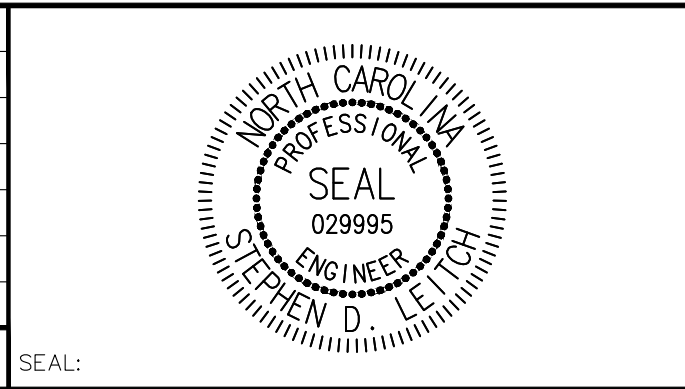
CJS PROJ. #:	100-005	EC9
DATE:	07-05-2024	
SCALE:	1" = 20'	SHEET NUMBER 51 OF 60
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JJS	
DRAWN BY:	JJS	
CHECKED BY:	SDL	

Plotted By: J. Speers Layout: EC10 July 03, 2024 11:35:22am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\EC-SHT-BIG BRANCH EROS-1.dwg



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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



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WATER RESOURCES DEPARTMENT
TOWN OF APEX

BIG BRANCH 2 PUMP STATION -
FORCE MAIN

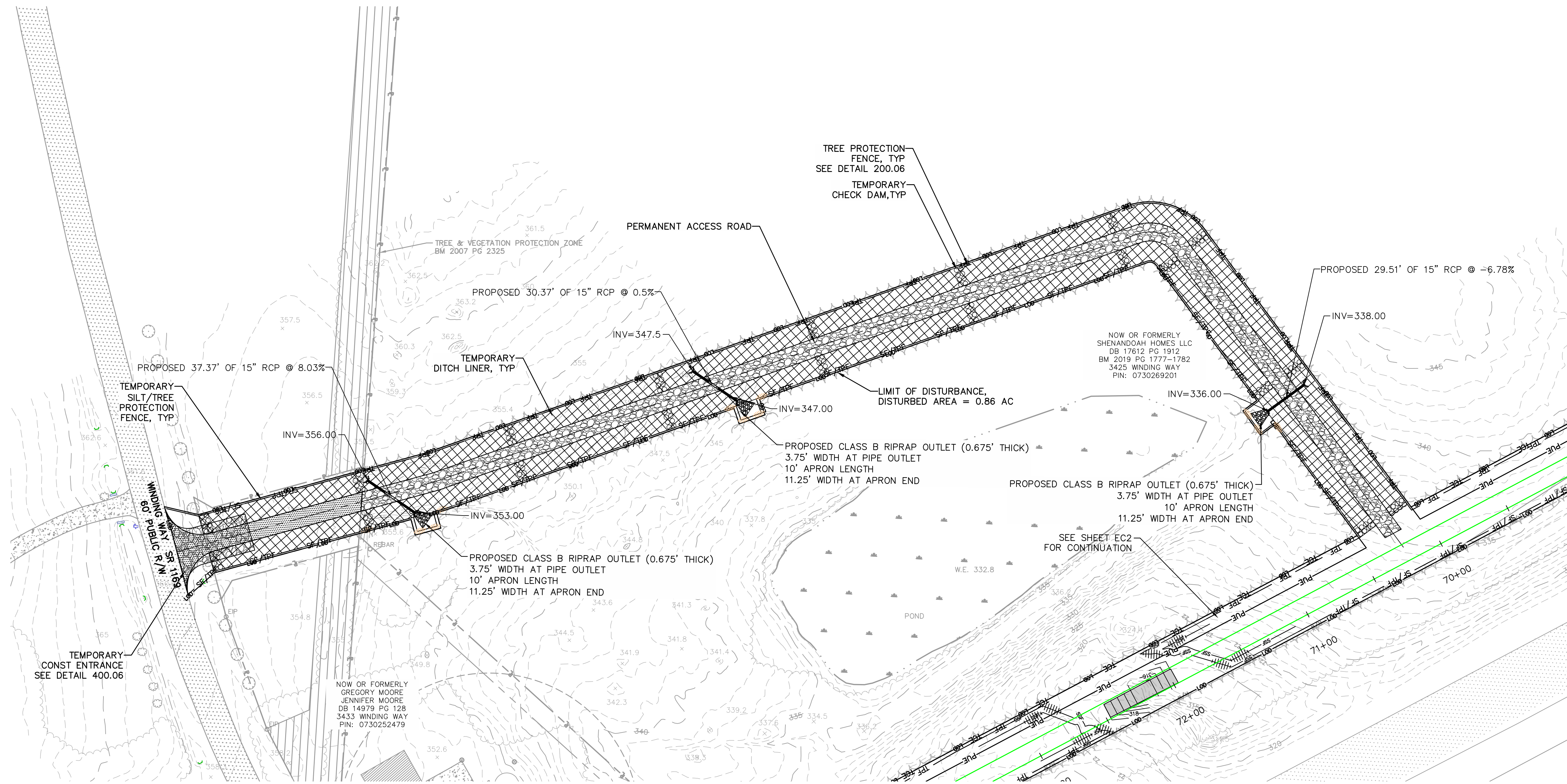
EROSION CONTROL US1
TEMPORARY ACCESS
ENTRANCE

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1"=20'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC10

SHEET NUMBER
52 OF 60

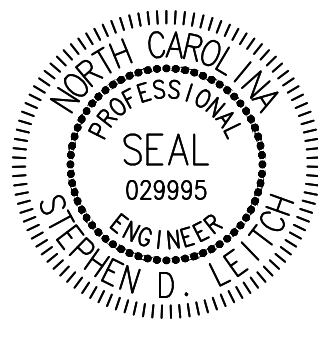
Plotted By: J. Speers Layout: EC11 July 03, 2024 11:35:31am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH EROS-1.dwg



PLAN
1" = 40'

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

No.	REVISIONS	DATE	BY	SEAL
1	PERMIT SUBMITTAL	7/5/2024	SDL	



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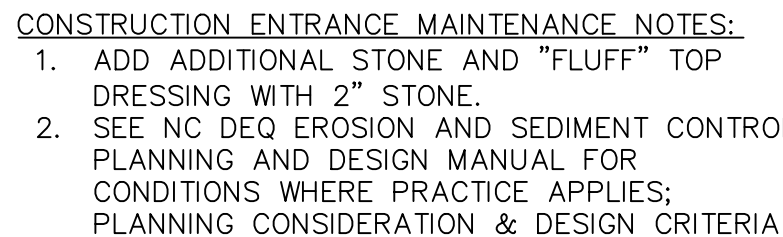
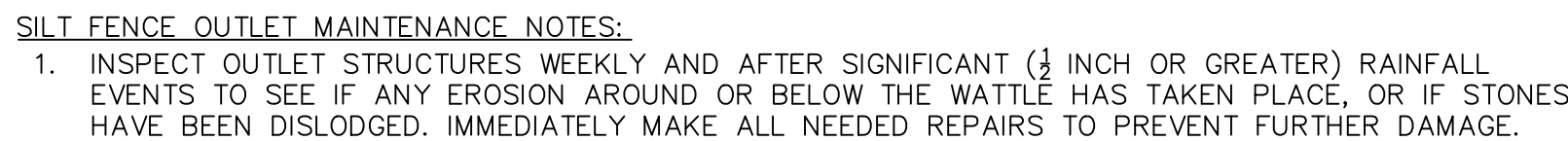
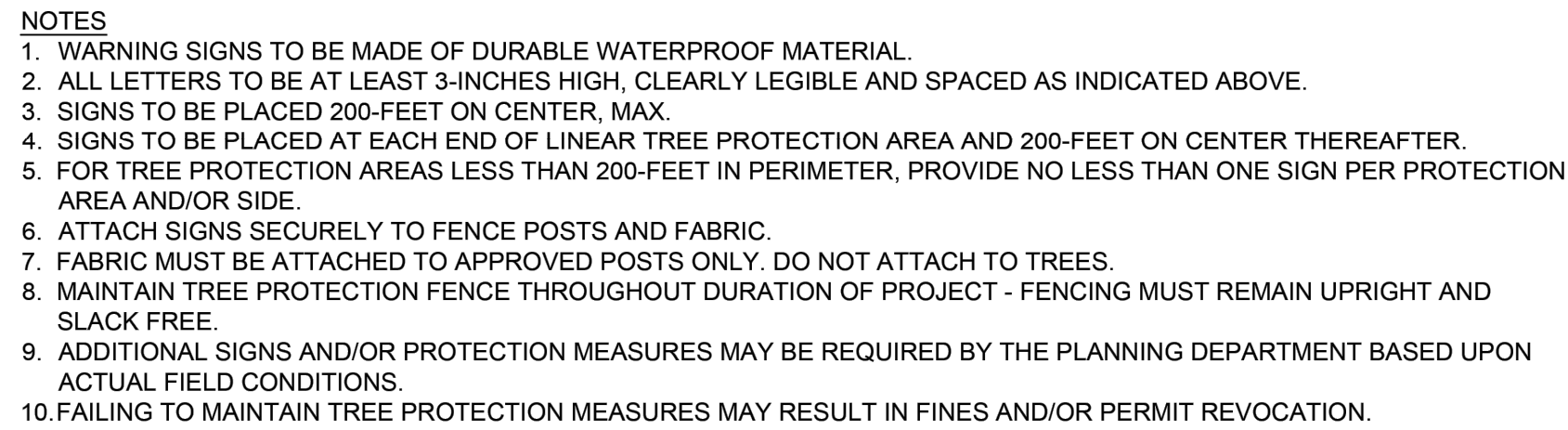
WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL
ACCESS ROAD

CJS PROJ. #: 100-005
DATE: 07-05-2024
SCALE: 1"=40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

EC11

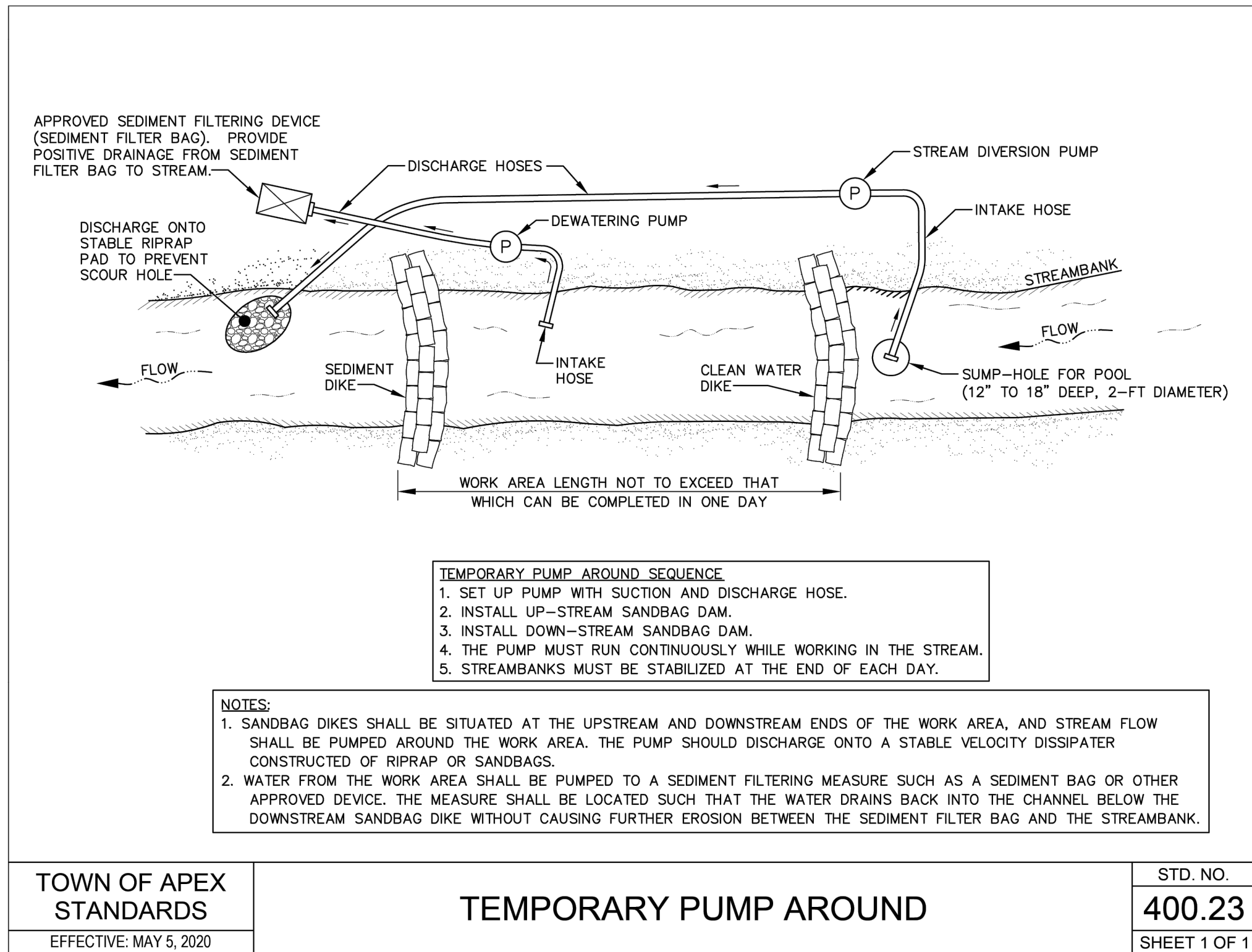
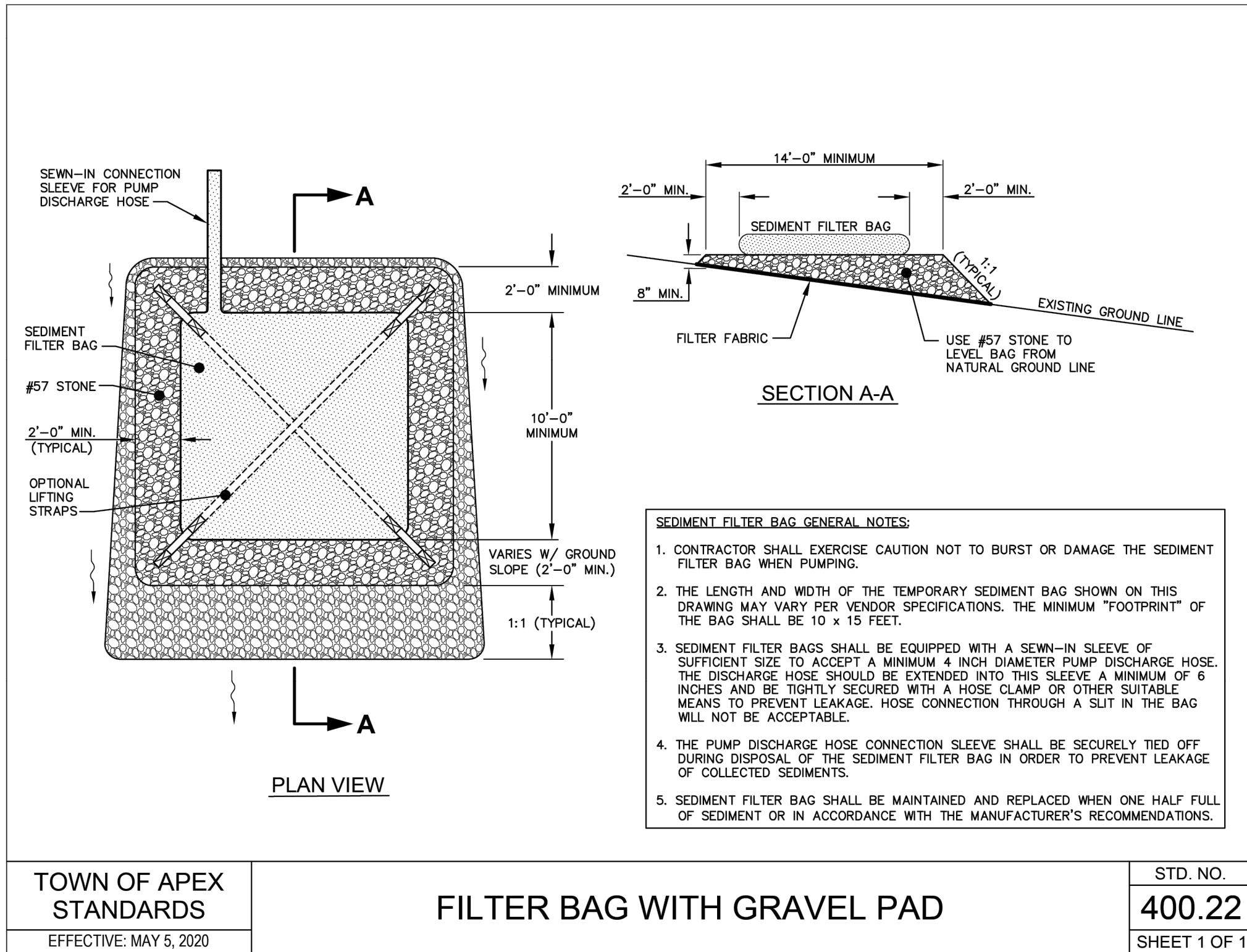
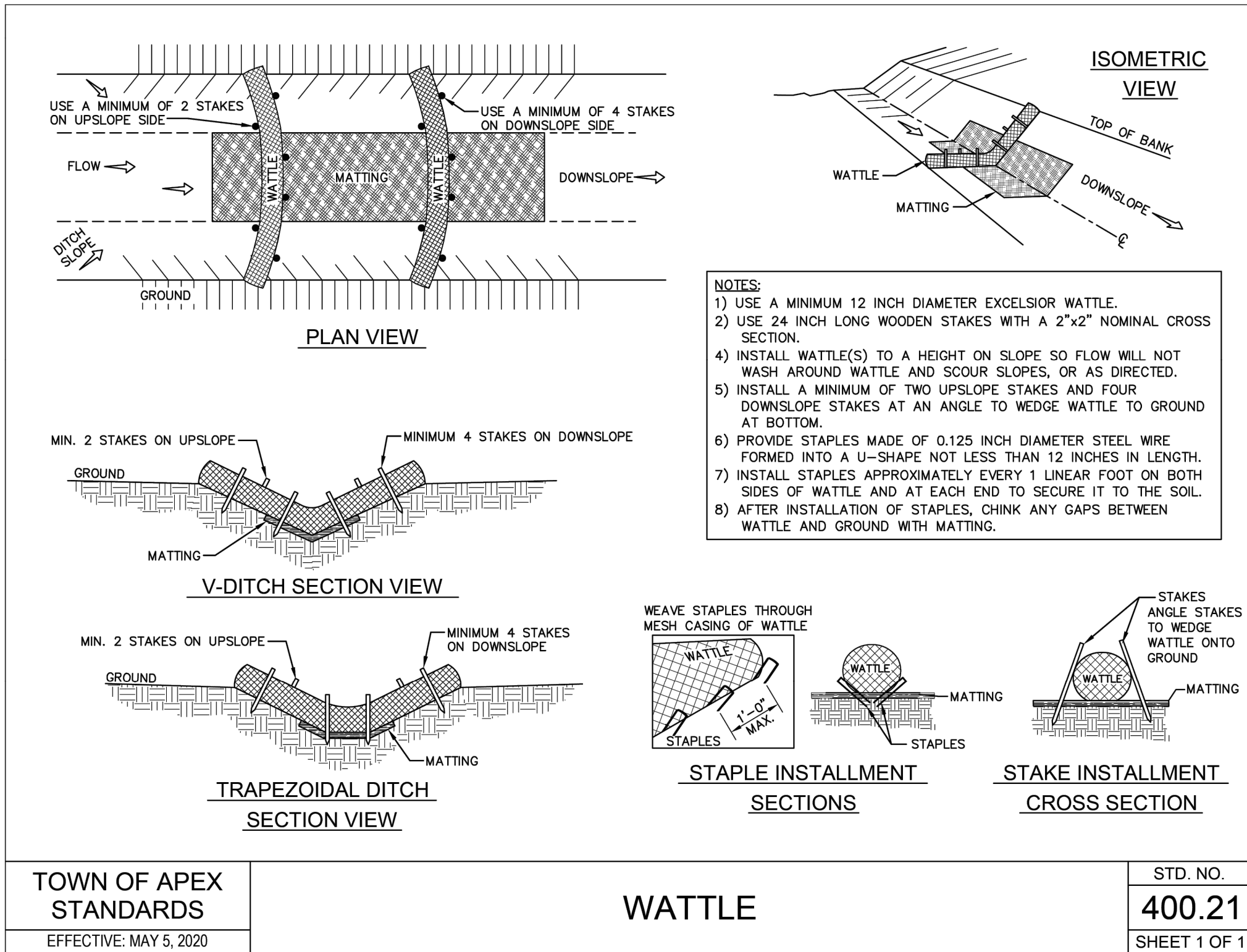
SHEET NUMBER
53 OF 60



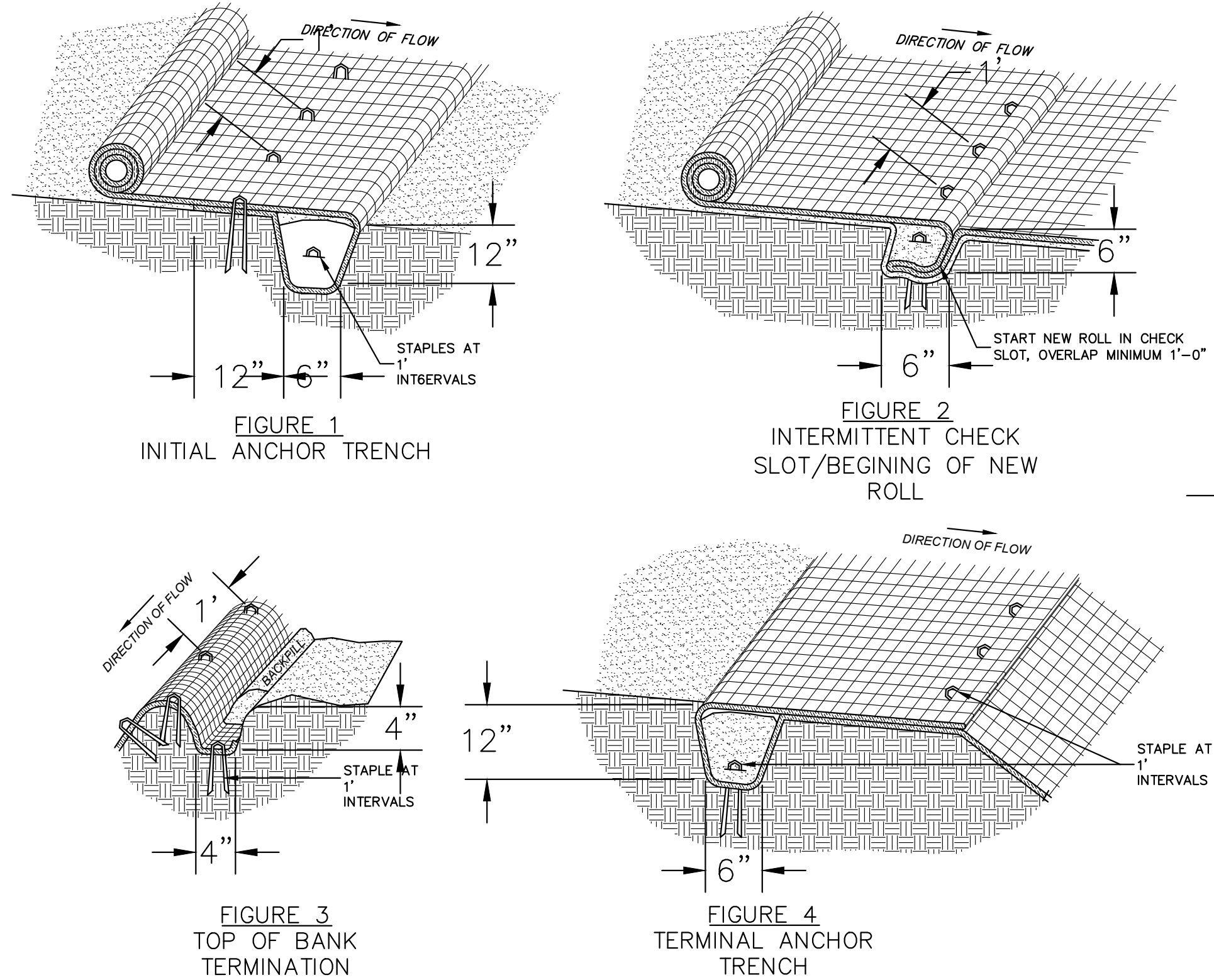
CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	NTS
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

SHEET NUMBER
55 OF 60

Plotted By: J. Speers Layout: 51 EROSION CONTROL DETAILS July 03, 2024 11:36:28am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS 80 - Drawings\Plan Sheets\0-SHT-BIG BRANCH APEX EC DETAILS.dwg

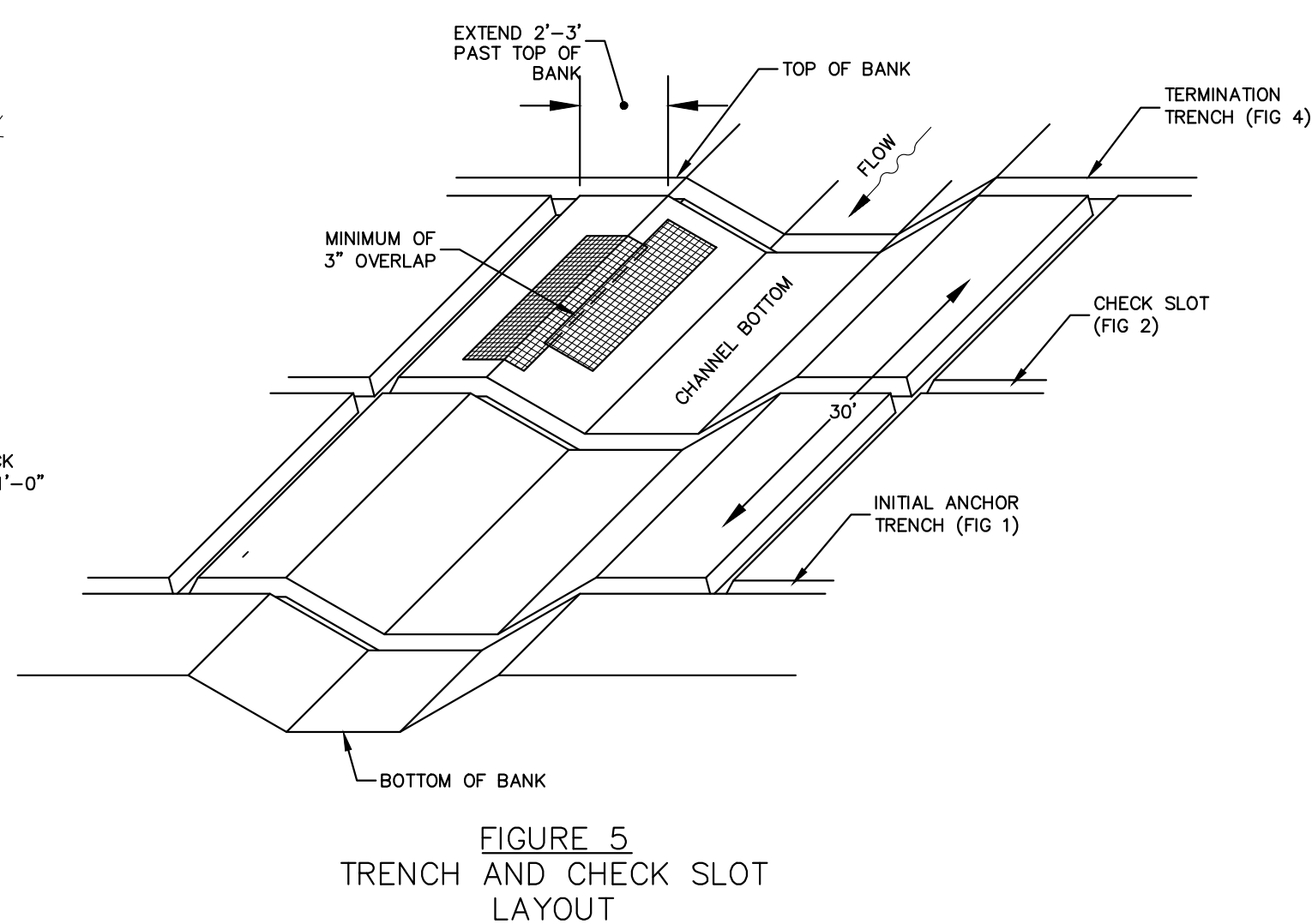


- WATTLE MAINTENANCE NOTES:**
1. INSPECT WATTLE BARRIERS WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT ($\frac{1}{2}$ INCH OR GREATER). REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS.
 2. THE WATTLE BARRIER MUST BE REPLACED IF CLOGGED OR TORN. IF PONDING BECOMES EXCESSIVE, THE WATTLE BARRIER MAY NEED TO BE REPLACED WITH A LARGER DIAMETER OR A DIFFERENT MEASURE. THE WATTLE BARRIER NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLODGED.
 3. THE WATTLE BARRIER SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.
- FILTER BAG WITH GRAVEL PAD NOTES:**
1. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT ($\frac{1}{2}$ INCH OR GREATER). REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS. REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.
 2. THE FILTER BAG MUST BE REPLACED IF CLOGGED OR TORN. IF PONDING BECOMES EXCESSIVE, THE WATTLE BARRIER MAY NEED TO BE REPLACED WITH A LARGER DIAMETER OR A DIFFERENT MEASURE. THE WATTLE BARRIER NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLODGED.
 3. THE FILTER BAG SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.
 4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. PAD TOPDRESSING WITH 2-INCH STONE PERIODICALLY.



EROSION CONTROL BLANKET RECOMMENDED INSTALLATION

NOT TO SCALE



PERMANENT LINER INSTALLATION NOTES:

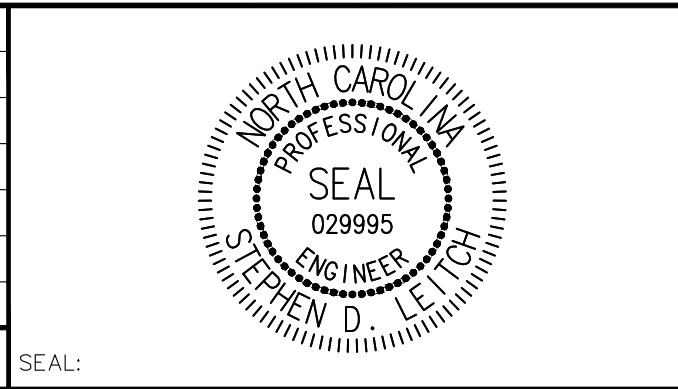
- SITE PREPARATION**
- GRADE AND COMPACT AREA.
- REMOVE ALL ROCKS, CLODS, VEGETATION, AND OBSTRUCTIONS SO THAT MATTING WILL HAVE DIRECT CONTACT WITH THE SOIL.
- PREPARE SEEDBED BY LOOSENING 3 TO 4 INCHES OF TOPSOIL ABOVE FINAL GRADE.
- APPLY ANY TREATMENT SUCH AS LIME OR FERTILIZERS TO THE SOIL IF NEEDED.
- SEEDING**
- SEE SEEDING SCHEDULE FOR SEEDING REQUIREMENTS.
- APPLY SEED TO SOIL BEFORE PLACING MATTING.
- WHEN USING PERMANENT LINER, APPLY ADDITIONAL SEED AFTER INSTALLATION AND FILL MAT WITH SOIL.
- INSTALLATION ON BANKS**
- EXTEND MAT 2 TO 3 FEET OVER CREST OF SLOPE AND EXCAVATE A 12" x 6" TERMINAL ANCHOR TRENCH. SEE FIGURE 4.
- ANCHOR MAT IN TRENCH ON 1 FOOT SPACINGS, BACKFILL AND COMPACT SOIL.
- OVERLAP ADJACENT MATS 3" AND ANCHOR EVERY 18" ACROSS THE OVERLAP. THE HIGHER ELEVATION MAT SHOULD BE PLACED OVER THE LOWER ELEVATION MAT.
- EDGES SHOULD BE SHINGLED AWAY FROM THE FLOW OF WATER.
- LAY MAT LOOSE TO ALLOW CONTACT WITH SOIL. DO NOT STRETCH TIGHT.
- ANCHOR MAT USING U-SHAPED WIRE STAPLES OR GEOTEXTILE PINS.

INSTALLATION IN STORM WATER CHANNELS

- EXCAVATE INITIAL ANCHOR TRENCH 12"x6" ACROSS THE CHANNEL AT THE LOWER END OF THE PROJECT. SEE FIGURE 1.
- PLACE 6" x 6" CHECK SLOTS AT 30' INTERVALS ALONG THE CHANNEL. SEE FIGURE 2.
- CUT 4" x 4" TRENCH ALONG TOP OF BANK FOR MAT TERMINATION. EXTEND MAT 2 TO 3 FEET ABOVE CREST IF POSSIBLE. SEE FIGURE 3.
- BEGINNING AT THE CENTER OF CHANNEL AT THE DOWNSTREAM END OF THE AREA TO BE LINED, PLACE THE END OF THE ROLL IN ANCHOR TRENCH AND SECURE WITH U-SHAPED WIRE STAPLES OR GEOTEXTILE PINS. SEE FIGURE 1.
- PLACE ADJACENT ROLLS IN THE ANCHOR TRENCH WITH A MINIMUM OF 3" OVERLAP. SECURE WITH STAPLES OR GEOTEXTILE PINS, BACKFILL ANCHOR TRENCH, AND COMPACT SOIL.
- UNROLL MAT OVER COMPACTED ANCHOR TRENCH, STOP AT NEXT CHECK SLOT OR TERMINAL ANCHOR.
- UNROLL ADJACENT ROLLS IN SAME MANNER, WITH A MINIMUM OF 3" OF OVERLAP.
- STAPLE AT 18" INTERVALS ALONG OVERLAP.
- FOLD AND SECURE MAT ROLLS TIGHTLY INTO CHECK SLOTS. LAY MAT IN CHECK SLOT, FOLD BACK AGAINST ITSELF. ANCHOR THROUGH BOTH LAYERS, BACKFILL AND COMPACT SOIL, CONTINUE ROLLING MAP UPSTREAM. SEE FIGURE 2.
- BEGIN NEW ROLLS IN CHECK SLOT, AND OVERLAP ENDS MINIMUM OF 1'.
- SEE FIGURE 4 FOR TERMINATION AT UPSTREAM END.
- SEE FIGURE 5 FOR TRENCH AND CHECK SLOT LAYOUT.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.	
Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

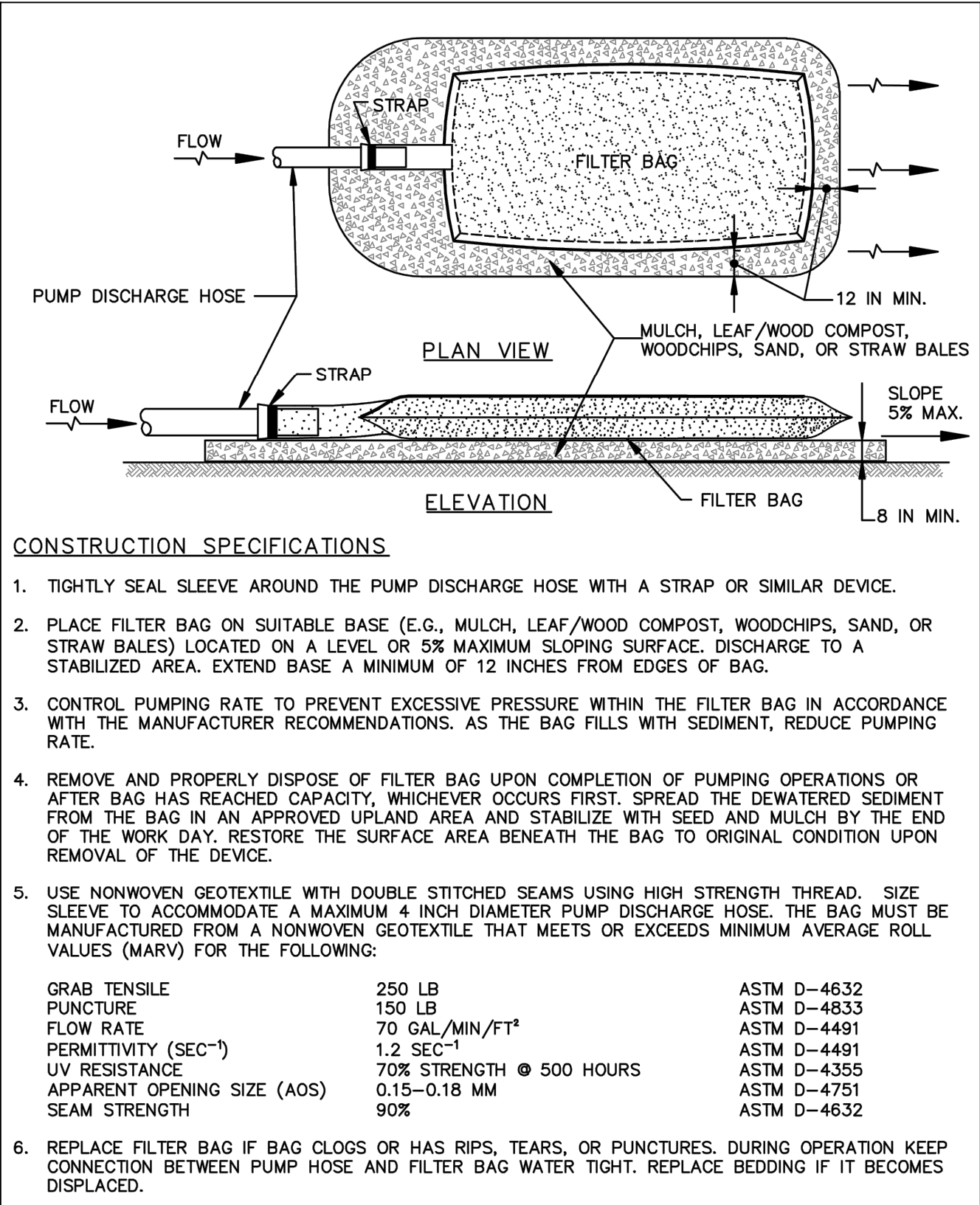
EROSION CONTROL DETAILS

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	NTS
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC14

SHEET NUMBER
56 OF 60

Plotted By: J. Speers Layout: 52 EROSION CONTROL DETAILS July 03, 2024 11:36:35am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PWS 80 - Drawings\Plan Sheets\0-Silt-Big Branch APEX EC DETAILS.dwg

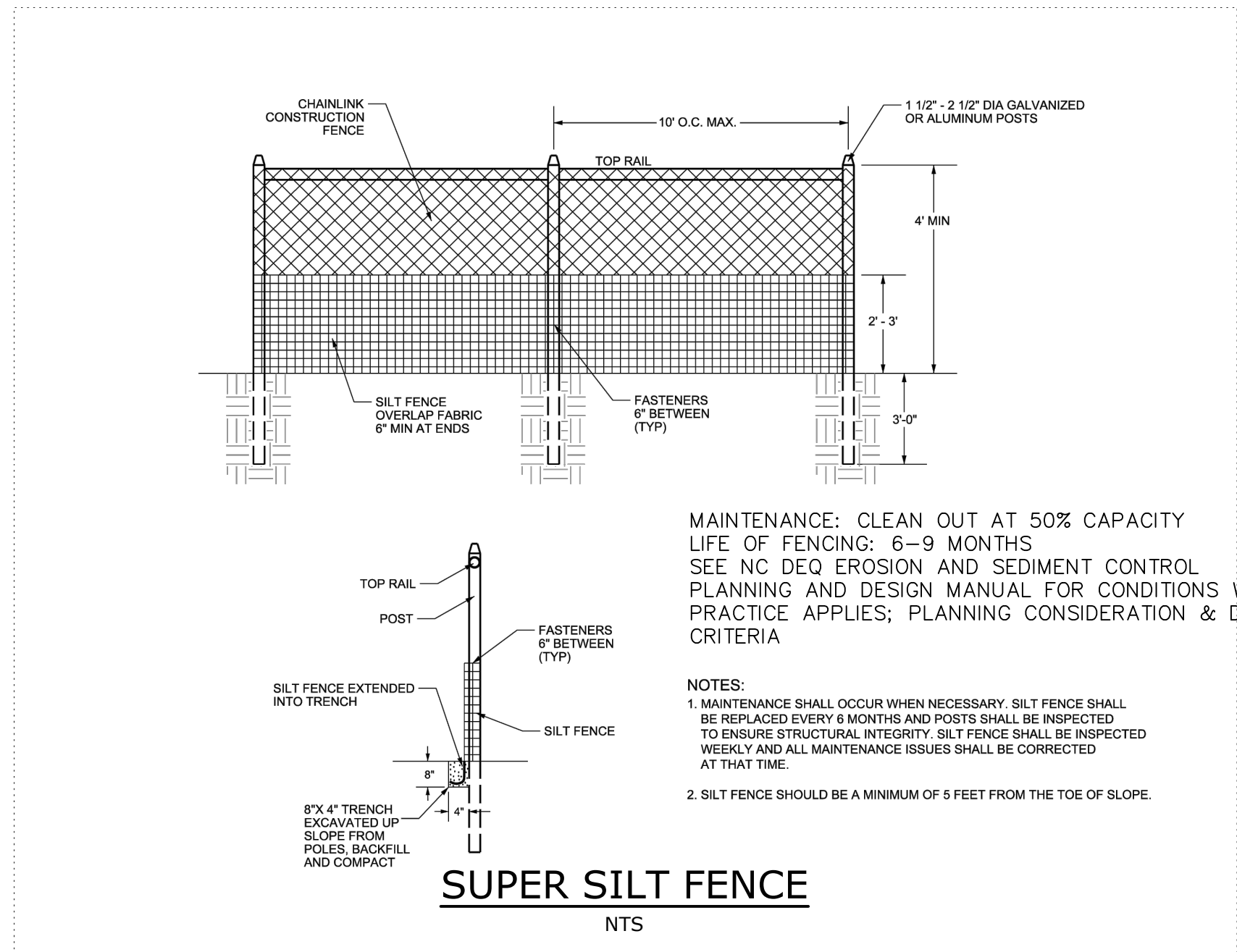


FILTER BAG

NTS

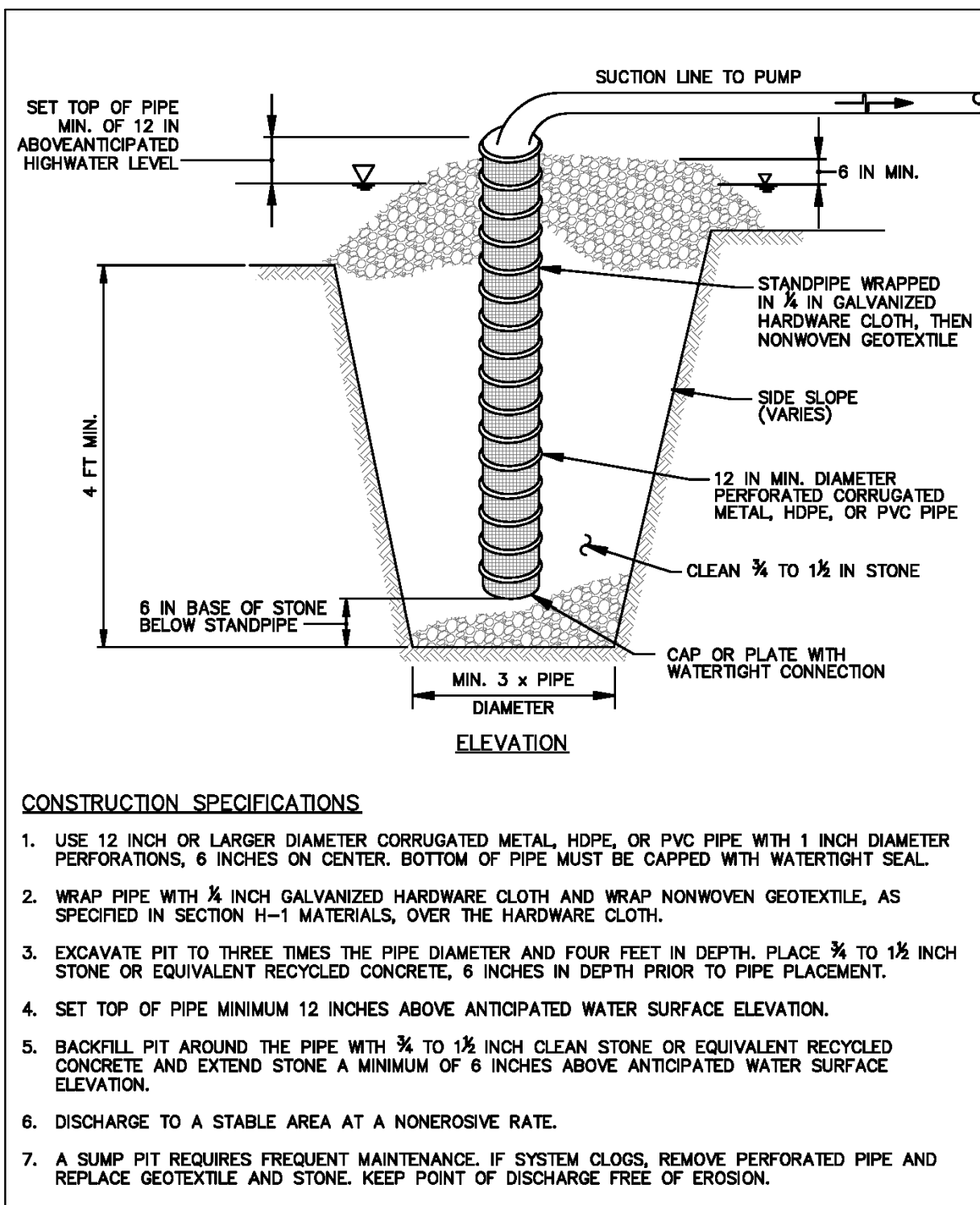
FILTER BAG MAINTENANCE NOTES:

- INSPECT INLET PIPE AND BAG FOR DAMAGE AND BLOCKAGE.
- REPLACE BAG WHEN $\frac{3}{4}$ FULL OF SEDIMENT



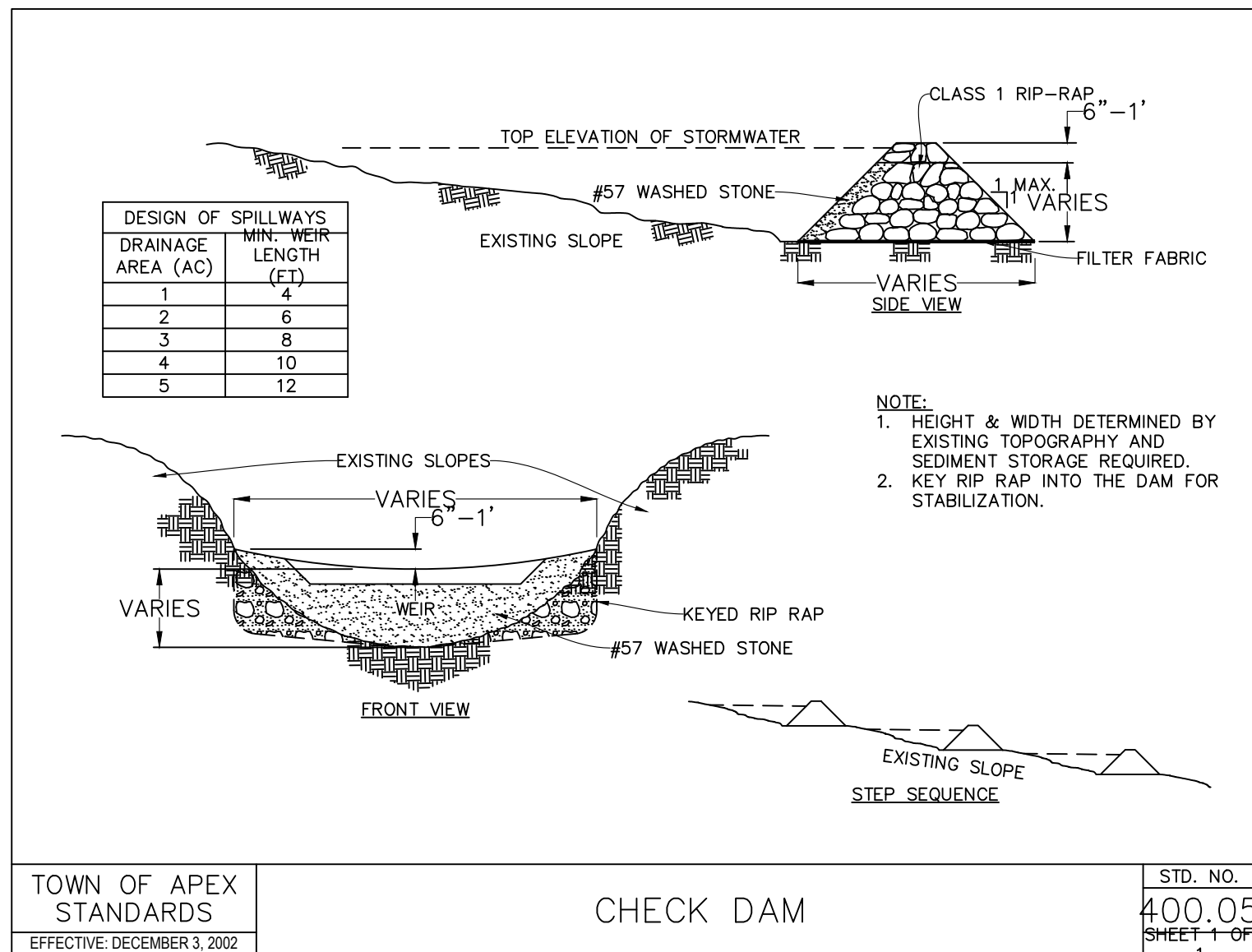
SUPER SILT FENCE

NTS



SUMP PIT

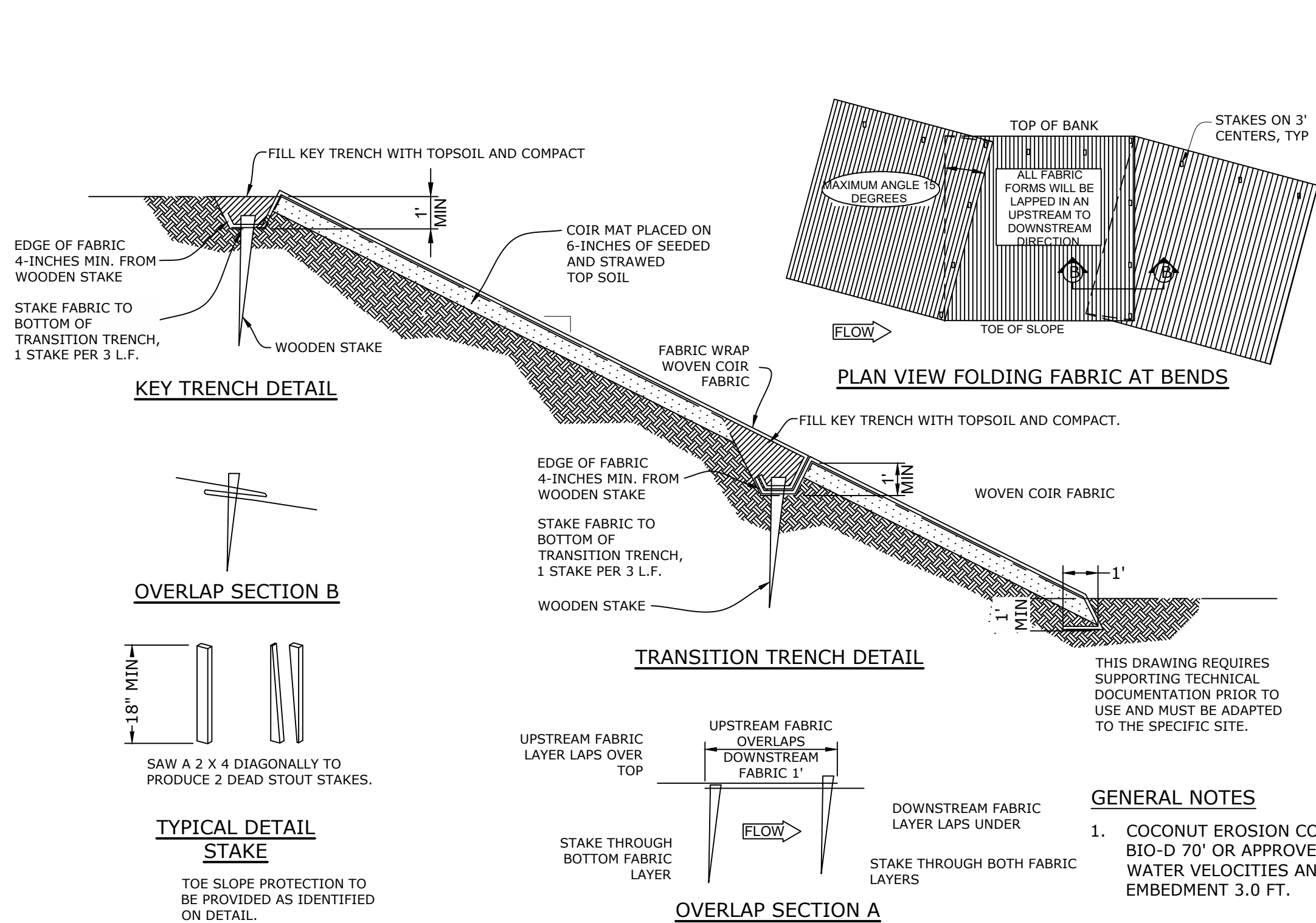
NTS



CHECK DAM MAINTENANCE NOTES:

- INSPECT CHECK DAMS WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT ($\frac{1}{2}$ INCH OR GREATER). REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS.
- THE CHECK DAM SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.

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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	



COIR FIBER MATTING OVER TOPSOIL

NTS

WATER RESOURCES DEPARTMENT TOWN OF APEX BIG BRANCH 2 PUMP STATION - FORCE MAIN

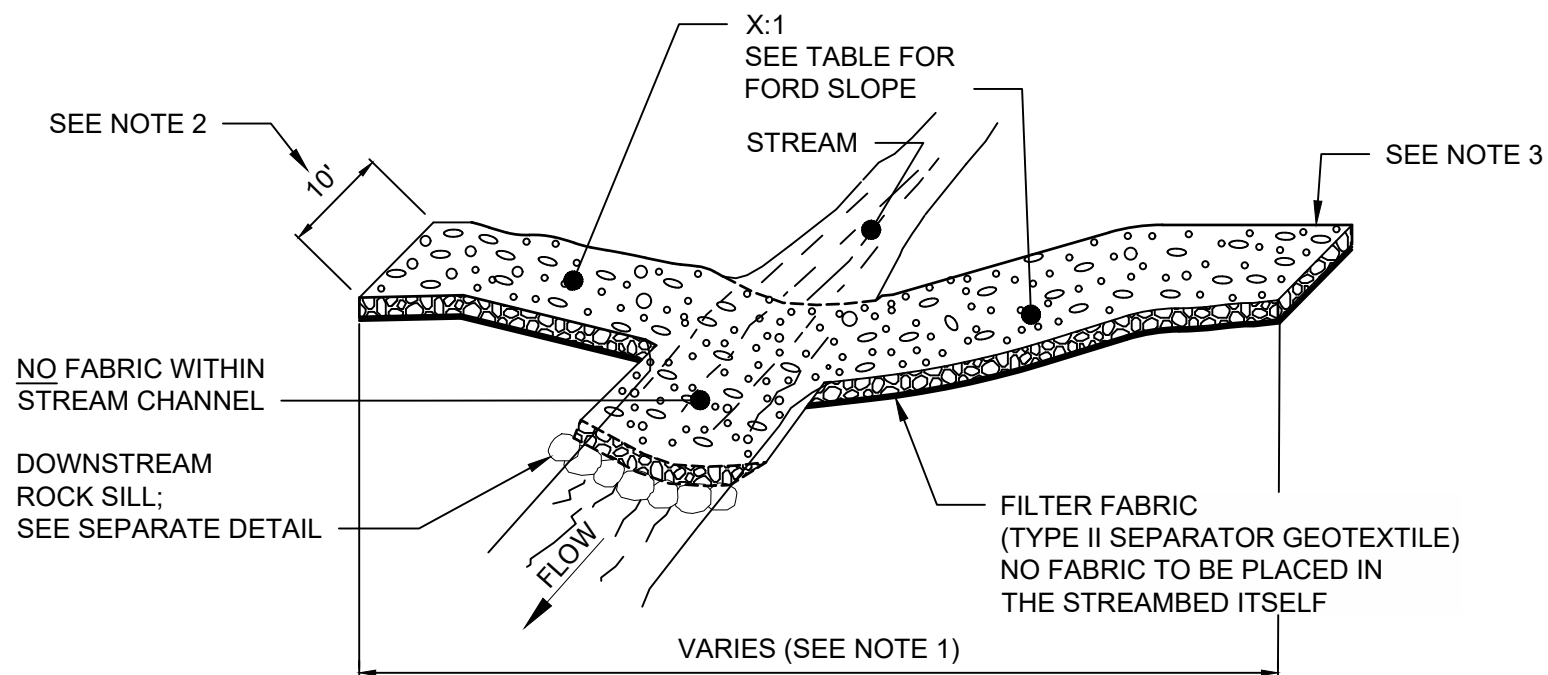
EROSION CONTROL DETAILS

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 20'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC15

SHEET NUMBER
57 OF 60

Plotted By: J. Speers Layout: 53 MAINTENANCE CROSSING DETAILS July 03, 2024 11:36:40am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\C-SHT-BIG BRANCH APEX EC DETAILS.dwg



NOTES:

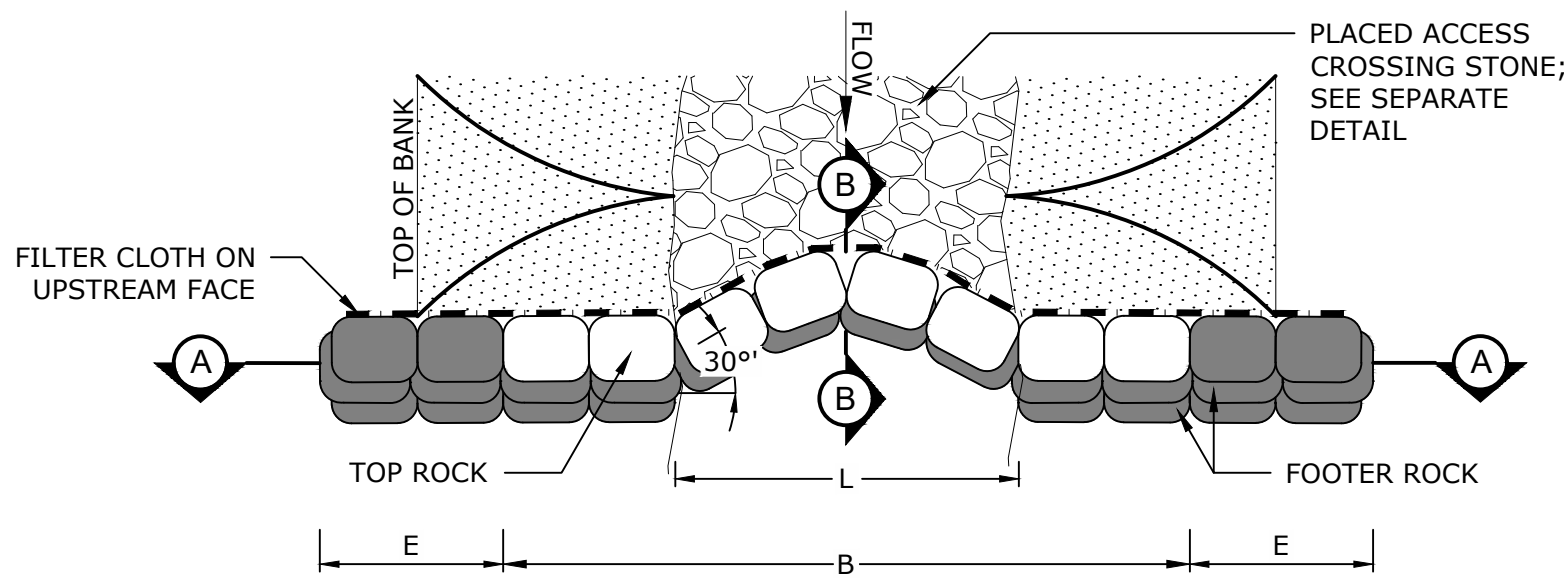
1. LENGTHS OF CROSSINGS WILL GENERALLY FOLLOW THE LENGTHS PRESCRIBED IN THE TABLE AND MAY BE VARIED IN THE FIELD TO NOT EXCEED MAXIMUM ALLOWABLE SLOPE.
2. STREAM CROSSING SHALL BE NO GREATER THAN 10 FEET WIDE BUT NO LESS THAN 8 FEET.
3. WHEN STREAM CROSSINGS ARE INSTALLED FOR THE CONSTRUCTION OF THE PIPELINE, TEMPORARY CONSTRUCTION ENTRANCES SHALL BE REQUIRED AT BOTH ENDS OF THE CROSSING. SEE SEPARATE DETAIL TEMPORARY CONSTRUCTION ENTRANCE DETAIL.
4. PERMANENT STREAM CROSSINGS TO REMAIN IN PLACE FROM TOP OF BANK TO TOP OF BANK UNLESS OTHERWISE NOTED ON THE DRAWINGS. PERMANENT WETLANDS CROSSING TO REMAIN IN PLACE THROUGH THE WETLANDS FROM BOUNDARY TO BOUNDARY UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAXIMUM WIDTH SHALL BE 10 FT BUT NO LESS THAN 8 FEET.
5. FOR MIX MATERIAL TO BE PLACED AND THICKNESS SEE STONE MIXES TABLE.
6. ALL STONE MIXES ARE TO BE CHINKED WITH #2 STONE.

MAINTENANCE REQUIREMENTS:

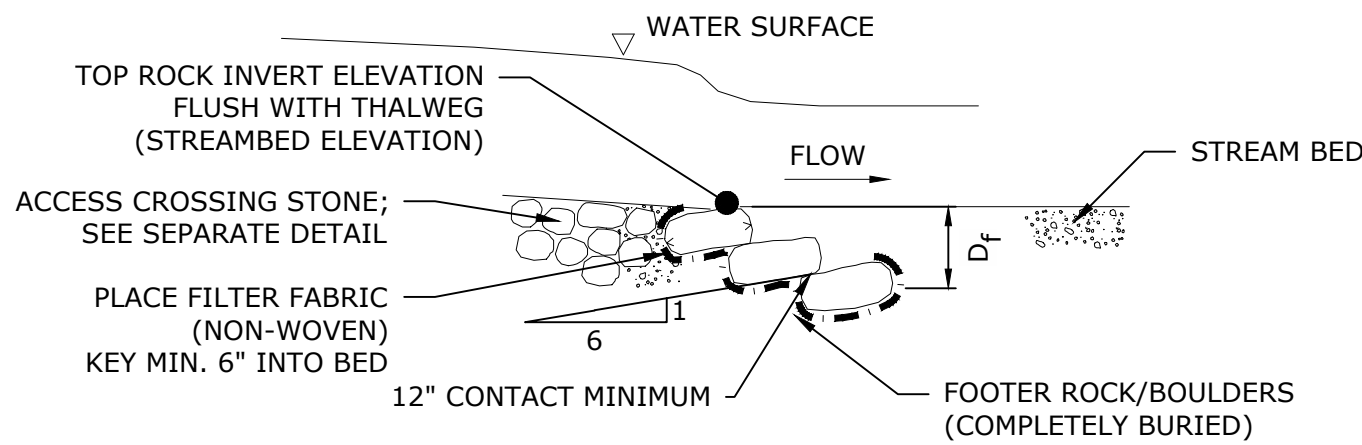
1. INSPECT WEEKLY AND AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCH OR MORE OF RAIN.
2. CHECK FOR CHANNEL BLOCKAGE, EROSION OF ABUTMENTS, CHANNEL DEGRADATION, RIRRAP DISPLACEMENT, SLOPE FAILURE, AND PIPING.
3. MAKE ALL NEEDED REPAIRS IMMEDIATELY.

PERMANENT STREAM/WETLAND CROSSING
NTS

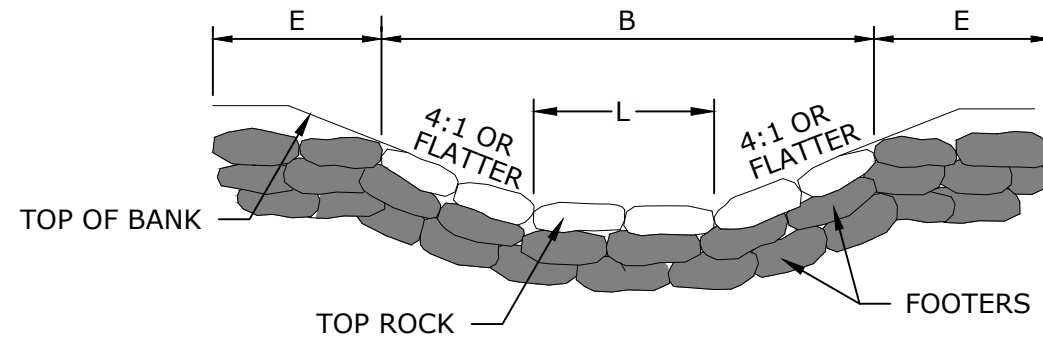
STREAM CROSSING SCHEDULE				
STATION	LENGTH	ACCESS FORD SLOPE	MIX	PLAN SHEET
13+34	60	10 TO 1	50/50 Blend of NCDOT Class A and NCDOT Class B	C-1
32+44	30	PER EX GRADE	50/50 Blend of NCDOT Class A and NCDOT Class B	C-2
51+40	110	5 TO 1 (EAST); 10 TO 1 (WEST)	50/50 Blend of NCDOT Class A and NCDOT Class B	C-4
54+74	30	PER EX GRADE	NCDOT Class A	C-4
63+74	30	PER EX GRADE	50/50 Blend of NCDOT Class A and NCDOT Class B	C-5
72+22	50	5 TO 1	NCDOT Class B	C-6
89+96	30	PER EX GRADE	NCDOT Class A	C-7
91+10	30	PER EX GRADE	50/50 Blend of NCDOT Class A and NCDOT Class B	C-8
96+52	30	PER EX GRADE	NCDOT Class B	C-8
126+61	30	PER EX GRADE	NCDOT Class B	C-11
147+14	70	5 TO 1 (EAST); PER GRADING PLAN (WEST)	NCDOT Class A	C-12
155+24	70	5 TO 1	NCDOT Class A	C-13
167+98	30	PER EX GRADE	50/50 Blend of NCDOT Class A and NCDOT Class B	C-14
196+36	40	5 TO 1	NCDOT Class A	C-17
198+71	55	5 TO 1	NCDOT Class A	C-17
202+19	30	PER EX GRADE	NCDOT Class A	C-17
236+76	80	5 TO 1 (EAST); 6 TO 1 (WEST)	NCDOT Class A	C-20
244+90	70	3.33 TO 1 (EAST); 5 TO 1 (WEST)	NCDOT Class A	C-21
249+03	30	PER EX GRADE	50/50 Blend of NCDOT Class A and NCDOT Class B	C-22



PLAN VIEW



SECTION B-B



SECTION A-A

NOTES:

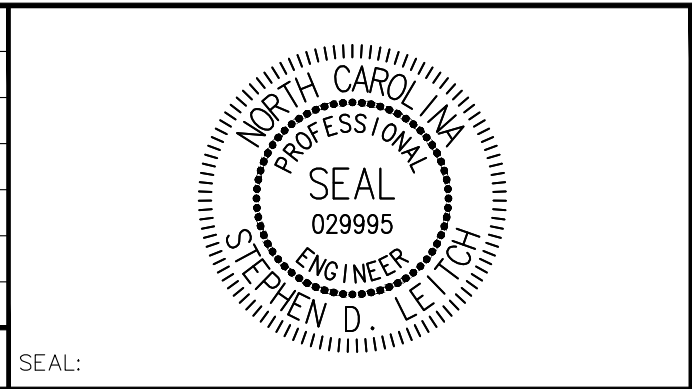
1. SILL SHALL BE CONSTRUCTED BY EXCAVATING A TRENCH SLIGHTLY LARGER THAN THE SILL DIMENSIONS.
2. SILL SHALL BE PLACED ON FILTER CLOTH WHICH SHALL ALSO COMPLETELY COVER THE UPSTREAM FACE OF THE SILL.
3. TOP ROCKS SHALL BE SUPPORTED BY FOOTER ROCKS; ROCKS SHALL BEAR ON EACH OTHER (TOUCH) A MINIMUM OF 12 INCHES. ALL ROCKS TO BE SHINGLED UPSTREAM AND INTO STREAM BANK.
4. ROCKS ARE TO BE PLACED AT 6:1 WITH RESPECT TO HORIZONTAL.
5. ALL ROCKS SHALL BE INTERLOCKED MINIMIZING OR ELIMINATING GAPS WITH NO VOID/GAPS LARGER THAN 3 INCHES.
6. SILL ROCK BOULDERS SHALL BE FLUSH WITH FINISHED GRADE AND CUTOFF ROCKS SHALL EXTEND "E" FEET INTO BANKS.

ROCK SILL (RS) DETAIL
NTS

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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

SILL STRUCTURE SCHEDULE						
LOCATION	B	L	E	Df	MIN BOULDER DIMENSION	NOTES
	FT	FT	FT	FT	IN	
13+34	18	10	4	6	24	BOULDERS, FLAT AND STACKABLE
32+44	20	12	4	6	24	BOULDERS, FLAT AND STACKABLE
51+40	24	16	4	6	24	BOULDERS, FLAT AND STACKABLE
96+52	18	10	4	6	24	BOULDERS, FLAT AND STACKABLE
126+61	24	16	6	6	24	BOULDERS, FLAT AND STACKABLE
147+14	16	8	4	6	24	BOULDERS, FLAT AND STACKABLE
155+24	24	16	4	6	24	BOULDERS, FLAT AND STACKABLE
196+36	18	10	4	6	24	BOULDERS, FLAT AND STACKABLE
202+19	10	2	4	6	24	BOULDERS, FLAT AND STACKABLE
236+76	10	2	4	6	24	BOULDERS, FLAT AND STACKABLE
244+90	34	26	4	6	24	BOULDERS, FLAT AND STACKABLE
249+03	10	2	4	6	24	BOULDERS, FLAT AND STACKABLE

1	PERMIT SUBMITTAL	7/5/2024	SDL
No.	REVISIONS	DATE	BY



WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN

MAINTENANCE CROSSING DETAILS

CJS PROJ. #:	100-005
DATE:	07-05-2024
SCALE:	1" = 20'
PROJECT ENGINEER:	SDL
DESIGNED BY:	JJS
DRAWN BY:	JJS
CHECKED BY:	SDL

EC16

SHEET NUMBER
58 OF 60

Plotted By: J. Speers Layout: 58 EROSION CONTROL: GROUND STABILIZATION July 03, 2024 11:36:45am S:\100 Hazen and Sawyer\100-005 Apex Big Branch 2 PS\80 - Drawings\Plan Sheets\EC-SHT-BIG BRANCH APEX EC DETAILS.dwg

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

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- 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

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- 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.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

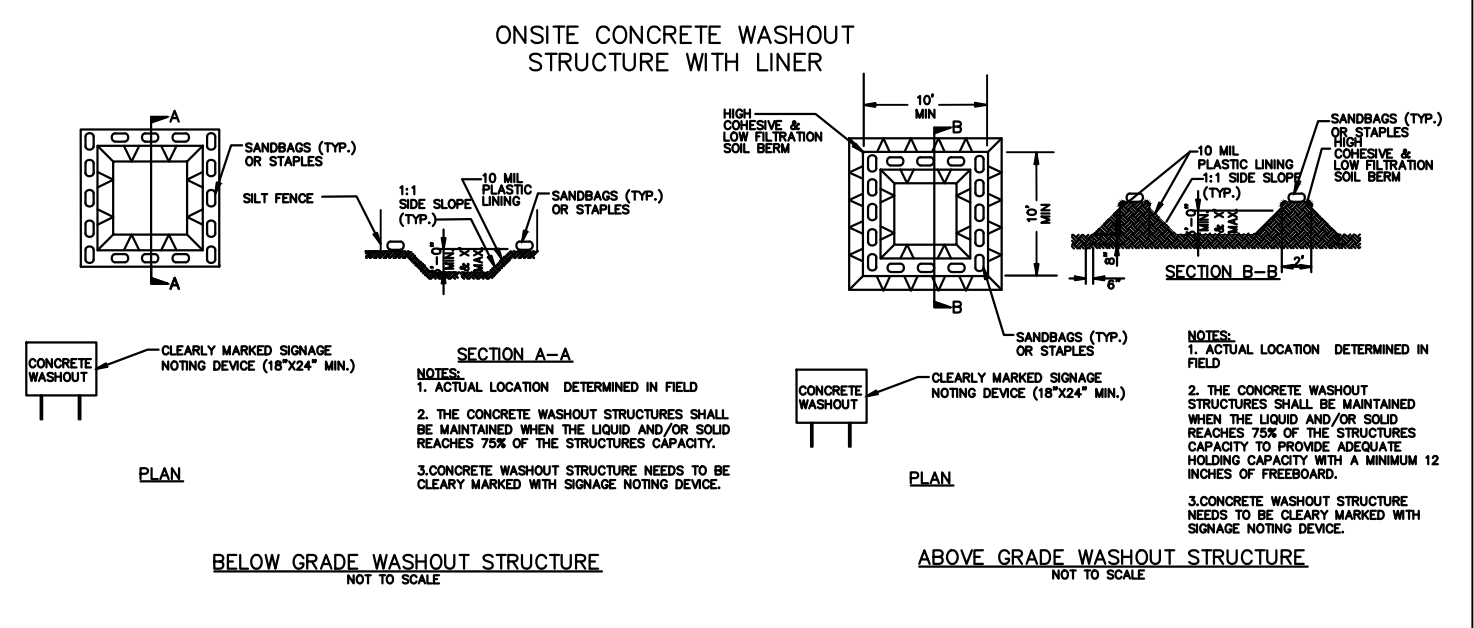
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- 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.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- 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

- 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.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- 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

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- 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.
- 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.
- 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.
- 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.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- 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.
- 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.
- 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

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- 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.
- 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.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

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Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19



**WATER RESOURCES DEPARTMENT
TOWN OF APEX
BIG BRANCH 2 PUMP STATION -
FORCE MAIN**

**EROSION CONTROL
GROUND STABILIZATION**

CJS PROJ. #: 07-05-2024
DATE: 07-05-2024
SCALE: 1" = 40'
PROJECT ENGINEER: SDL
DESIGNED BY: JJS
DRAWN BY: JJS
CHECKED BY: SDL

EC17
SHEET NUMBER
59 OF 60

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.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

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.

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.

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.

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]

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.

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.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these Construction Plans.

Transportation Engineering	Planning
Building Inspections	Planning-Transportation
Water Resources-Utility Engineering	Fire
Water Resources Stormwater and S&EC	Parks, Recreation & Cultural Resources
Electric	

EFFECTIVE: 04/01/19

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "STEPHEN D. LETTICH" at the bottom, separated by tick marks. Inside the ring, the words "PROFESSIONAL" and "ENGINEER" are stacked vertically on either side of the word "SEAL". In the center of the seal, the number "029995" is printed.



WATER RESOURCES DEPARTMENT
TOWN OF APEX

BIG BRANCH 2 PUMP STATION -
FORCE MAIN

EROSION CONTROL SELF INSPECTION

CJS PROJ. #:		EC18
DATE:	07-05-2024	
SCALE:	NTS	
PROJECT ENGINEER:	SDL	
DESIGNED BY:	JUS	
DRAWN BY:	JUS	
CHECKED BY:	SDL	SHEET NUMBER 60 OF 60