



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. June 25th, 2024 Regular Meeting Minutes
- b. August 13th, 2024 Regular Meeting Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. Chase Bank Development Plan 24-DP-03

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.

Development Services

Title: June 25th, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve June 25, 2024 minutes

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#: 3.b.

Development Services

Title: August 13th, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve August 13, 2024 Minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. DRC_Minutes_20241308



Development Review Committee Minutes: August 13, 2024

The Development Review Committee met virtually on Tuesday, August 13, 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 25, 2024 Regular Meeting Minutes

There was no motion to approve the June 25th, 2024 minutes. These minutes will reappear before the Development Review Committee at the next regular scheduled meeting.

Agenda Item 4: Requests and Communications

Agenda Item 5: Consent Agenda

Agenda Item 6: Other Business

a. OG Prime Development Plan 24-DP-02

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

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 Linkland Dr. The 1.48-acre parcel is located in the Sunset Ridge North Planned Unit Development (PUD).

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.

Motion: Daniel Weeks
Second: Leroy Smith
Vote: Unanimous

b. Fifth Third Bank Development Plan 24-DP-04

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

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.

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.



Development Review Committee Minutes: August 13, 2024

12. Applicant shall satisfy the UDO requirement of having only underground utility lines on site by ensuring that all utility service lines are buried to the structure(s) and by paying a fee in lieu calculated at a linear footage amount to be determined at construction drawing approval to satisfy the requirement of underground utilities for any remaining overhead utilities remaining on the Applicant's property.

Motion: J. Scott Chase
Second: Randy Harrington
Vote: Unanimous

c. Town of Apex Big Branch 2 Forcemain Civil Construction Drawings

Catherine Jacobs presented the Committee with an overview of the project.

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.

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.

Motion: Randy Harrington
Second: J. Scott Chase
Vote: Unanimous

Agenda Item 7: Adjournment

The meeting adjourned at 4:13 PM

Mackenzie Fretz
DRC Clerk



Holly Springs Development Review Committee

Development Review Committee Agenda Cover Sheet

Agenda Item#: 6.a.

Development Services

Title: Chase Bank Development Plan 24-DP-03

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Approve Development Plan for Chase Bank 24-DP-03 with the conditions listed in the DRC staff report.

Explanation:

- Chase Bank is a proposed 3,319sf bank building located at 351 Grand Hill Pl.
- This site is ~2.09 acres fronting GB Alford Hwy and is located within the Holly Springs Towne Center Master Plan.

Background:

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

Funding Source(s):

N/A

Attachment(s):

1. 24DP03_ChaseBank_DRCStaffReport
2. 24DP03_ChaseBank_Application_2
3. 24DP03_ChaseBank_Planset



THE TOWN OF

Holly Springs

Development Review Committee

Subject Title: Chase Bank (351 Grand Hill Pl.)
Meeting Date: September 10, 2024
Presenter: Brett Gosney, Elliot Blonshine, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

Verges Rome has submitted a request for a Development Plan for approval of Chase Bank at 351 Grand Hill Place. Chase Bank is a 2.09± acre development located along the west side of GB Alford Hwy within Holly Springs Towne Center. The site will contain a 3,300 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.

Development Standards

Total Site Area: 2.09 ±

Proposed Building Height: 25' 2"

Provided Building Setback:

North: 155'
East (GB Alford Hwy): 114'
South: 86'
West: 159'

Minimum Landscape Buffers:

North: A-75 Buffer
East (GB Alford Hwy): A-75 Buffer

*This site is within an integrated center and the buffers were provided with the original development.

Total Building Footprint Area:

Building Footprint: 3,300 sf.

Parking Requirements

Total Required Parking

Required Parking Spaces: 8 spaces

Provided Parking Spaces: 14 new spaces*

*63 existing spaces were provided with the original development of the integrated center.

Required Bicycle Parking

Required: 10 Bike Spaces

Provided: 10 Bike Spaces

Civil Improvements

Transportation

This project is proposing to utilize existing drive aisles and parking spaces within the Holly Springs Towne Center. As such, 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 2 traffic study, the Site Specific Traffic Assessment. 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 Holly Springs Towne Center development.

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-03 (PLDP202400049) for Chase Bank as submitted by Verges Rome, dated 08/09/2024, with the following conditions:

1. All previous conditions of approval for Holly Springs Towne Center 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. The Public Realm Standard of LEED Certification, or equivalent, will be met prior to the Construction Drawing Approval.
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. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
5. All Special Studies must be finalized prior to being scheduled for DRC.

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					

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: Chase Bank at Holly Springs Towne Center

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: 351 Grande Hill Place, Holly Springs, NC

Use street address. If none, use the closest intersection

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

PIN: 0649679928 Real Estate ID: _____

Project Acreage (rounded to nearest tenth): 2.09 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: CB - Mixed Used Corridor Proposed Use (see UDO Table 3.2.A): Business Services

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: 01/11/2024

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 Michael Roussel Company VergesRome Architects

Mailing Address 320 N. Carrollton Avenue, Suite 100

City New Orleans State LA Zip 70121

Telephone # (504) 488-7739 E-Mail michael@vergesrome.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 _____ 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

Architect

Name Stephanie Calamari Company VergesRome Architects
Mailing Address 320 N. Carrollton Avenue, Suite 100
City New Orleans State LA Zip 70121
Telephone # (504) 488-7739 E-Mail steph@vergesrome.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 Camille LaFoy Company J.C. LaFoy & Associates
Mailing Address 101 C.N. Greenville Ave., Suite 242
City Allen State TX Zip 75002
Telephone # (214) 502-4036 E-Mail clafoy@lafoysservices.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 Gabbie Collins Company Westwood PS
Mailing Address 801 Corporate Center Dr., Suite 310
City Raleigh State NC Zip 27607
Telephone # (972) 235-3031 Alternate Telephone # (_____)
Fax # (_____) E-Mail gabbie.collins@westwoodps.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 _____ Company KRG New Hill Place LLC
Mailing Address 30 S. Meridian St., Suite 1100
City Indianapolis State Indiana Zip 46204
Telephone # (919) 831-8268 E-Mail Matt Larson
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, Michael Roussel, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 02.23.2024

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: 12.05.2023
Time: 6:00 PM Eastern
Location: Virtual via Microsoft Teams

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: 11/16/2023

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:

There was no attendance from the neighborhood

Attach Additional Sheets as needed

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

None required

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 02.23.2024

05 December 2023

Chase Holly Springs Neighborhood Meeting

Agenda

1. Cover Page: Introductions:

- a. Michael Roussel, VergesRome Architects, architectural project manager for this project
 - b. Gabbie Collins, Westwood Professional Services, civil engineer
 - c. Camille LaFoy, LaFoy Services, landscape architect
2. Please sign-in in the CHAT or send me an email to indicate your attendance. We will provide a list of attendees to the Town of Holly Springs following the meeting.
3. This will be a very brief presentation of the proposed project. For everyone's benefit, we ask that you remain muted during the presentation. We will field your comments and questions following the presentation. You can also type your comments and questions into the chat, or you can email them to me at the email address in the letter you received.

4. Overall Holly Springs Towne Center site plan (from DRC PDF). / East Side

- a. The proposed project is a Chase Retail Bank on an outparcel of the Holly Springs Towne Center.
- b. The proposed site is the undeveloped 2.09 acre outparcel that has been used by Jingle Mountain Christmas Trees in past years.
- c. There are no new driveways onto Bennet Knoll Parkway or NC Hwy 55 Bypass proposed as part of this development. All vehicular access to the bank site will be via the existing entrances to the Holly Springs Towne Center development.
- d. The current Traffic Impact Analysis for the Holly Springs Towne Center was prepared in 2010 and had planned a convenience store / gas station with 12 vehicle fueling positions for this outparcel. The VergesRome team will complete a site-specific Traffic Impact Analysis in mid-December, and we will submit the TIA to the Town of Holly Springs upon its completion.

5. Site plan (from DRC PDF)

- a. The proposed one-story, 3320 SF branch bank will have a secured 24-hour vestibule with an ATM and one drive-up ATM lane with stacking for six vehicles.
- b. We propose to add 18 parking spaces to the existing parking area including 2 handicapped parking spaces.

6. Rendered Exterior Elevations.

- a. The proposed exterior materials match or are compatible with the Holly Springs Towne Center Materials Palette.
- b. We are working with the landlord to approve the exterior elevations and materials.

7. HPTC Materials Board with selected materials highlighted.

8. Comments and Questions

9. Conclusion

- a. We appreciate your time and input for this project.
- b. Please mail or email me any additional comments and questions.
- c. We would ask that you get all additional comments and questions to us by December 12th so that we can remain on schedule for the Town of Holly Springs review process.
- d. Thank you and good evening.



320 N. Carrollton Avenue, Suite 100, New Orleans, Louisiana 70119
VergesRome.com t. 504.488.7739 f. 504.488.7743

16 November 2023

Re: Neighborhood Meeting for Chase Bank at Holly Springs Towne Center
VRA Project No. 23037

Dear Neighboring Property Owner:

In accordance with the Unified Development Ordinance of the Town of Holly Springs, a Virtual Neighborhood Meeting is planned for **Tuesday, December 5, 2023 from 6:00 pm – 7:00 pm EST** via a Zoom online meeting for the development of a retail bank at the Holly Springs Towne Center, 351 Grand Hill Place, on an outparcel overlooking the intersection of GB Alford Hwy and Bennet Knoll Pkwy. A brief presentation outlining a Development Plan for the parcel will be held, explaining the application, location, size, proposed land use and density, and our requested action from the Town. Following the presentation will be a question-and-answer period.

Any final decision will require approval from the Town of Holly Springs.

Join Zoom Meeting

<https://us06web.zoom.us/j/83431358108?pwd=OFS3gNUbXbTySZgs5FOblgpgYMWRkS.1>

Meeting ID: 834 3135 8108

Passcode: 629026

Alternatively, attendance-by-phone option is available. If you prefer that method, the call-in number is +1 646 931 3860. Note that attendance will be taken, and the call may be recorded.

If you have any specific questions regarding this process, please contact our office directly at 504.488.7739, or email at michael@vergesrome.com.

Sincerely,

VergesRome Architects, APAC

A handwritten signature in blue ink, appearing to read "M. Roussel", written over a horizontal line.

Michael J. Roussel, A.I.A.

MJR/mjr

cc: Office File

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3	Deed Book
0 LINDEN RIDGE DR	OAKHALL COMMUNITY ASSN INC	150 TOWERVIEW CT	CARY NC 27513-3595		12947
228 MUSES MILL CT	FULLER, JERMAINE LAMONT FOYE-FULLER, PATERA ANITRA	228 MUSES MILL CT	HOLLY SPRINGS NC 27540-7947		13013
101 SPORTSMANSHIP WAY	HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008	15368
233 MUSES MILL CT	ROJAS, JESUS ROJAS, DIANA	233 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		15608
241 MUSES MILL CT	CARLQUIST, KENNETH G JR CARLQUIST, LINDA GAY COOPE	241 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		15575
225 MUSES MILL CT	TYSON, TAE TYSON, MAI	225 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		12985
237 MUSES MILL CT	MOORE, MARIA P MOORE, BRANDON M	237 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		13619
236 MUSES MILL CT	KEENE, KIPLEY A KEENE, CATHERINE	236 MUSES MILL CT	HOLLY SPRINGS NC 27540-7947		12945
229 MUSES MILL CT	NARDUCCI, ANN	229 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		15785
0 SUDANO CT	OAKHALL COMMUNITY ASSN INC	PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837	13107
0 GB ALFORD HWY	WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550	5418
221 MUSES MILL CT	CHOPRA, SANJEEV CHOPRA, VANDANA	1045 MONTVALE RIDGE DR	CARY NC 27519-1000		16317
0 BENNET KNOLL PKWY	HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008	14801
0 BENNET KNOLL PKWY	HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008	14801
232 MUSES MILL CT	DAPKIEWICZ, DANIEL DAPKIEWICZ, SARAH	232 MUSES MILL CT	HOLLY SPRINGS NC 27540-7947		16686
217 MUSES MILL CT	SENTENO, DOMINIC A SENTENO, ALLISON D	217 MUSES MILL CT	HOLLY SPRINGS NC 27540-7948		17570
300 GRAND HILL PL	KRG NEW HILL PLACE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565		13163
351 GRAND HILL PL	KRG NEW HILL PLACE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565		13163

Oakhall Community: 2 Address - Highlight above

101 Sportsmanship Way - Identified as a TING PARK,
therefore mailed to P.O. Box 8 Holly Springs.

KRG New Hill Place:
Additional research found on NC Town Address of:
160 Mine Lake Ct. Suite 200
Raleigh, NC 27615



Welcome to Oak Hall

Welcome to **PPM Engage**: the official communication tool of Professional Properties Management (PPM) and **Oak Hall Community Association**.

Oak Hall consists of 495 homes located in the heart of Holly Springs, NC. Holly Springs was voted as one of the Top 100 Places to Live by Money Magazine and is convenient to Cary, Apex, Fuquay Varina, Raleigh, Durham, and Research Triangle Park (RTP).

Amenities at Oak Hall include a community pool, picnic shelter, playground, and basketball courts.



Manager Contact Info:
Heather Carithers
hcarithers@ppmral.com
919-848-4911

Administrative Contact:
Tracey Bowen
tbowen@ppmral.com

Billing Inquiries:
Claudia Mellette
cmellette@ppmral.com

Make a Payment

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ACCESS**

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Company name or number

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KRG New Hill Place, LLC [branch](#)

Company Number

1046752

Status

[Please log in to see this data](#)

Incorporation Date

[Please log in to see this data](#)

Company Type

Limited Liability Company - Foreign

Jurisdiction

[North Carolina \(US\)](#)

Branch

Branch of [KRG NEW HILL PLACE, LLC](#) (Indiana (US))

Registered Address

- 160 Mine Lake Ct Ste 200
- Raleigh
- 27615
- NC
- United States

Agent Name

CT Corporation System

Agent Address

160 Mine Lake Ct Ste 200, Raleigh, NC, 27615, United States

Directors / Officers

[2 officers available, please log in to see this data](#)

Registry Page

[Please log in for link to primary source](#)



[Recent filings for KRG New Hill Place, LLC](#)

14 Feb 2023

[Filing dated 14 February 2023](#)

2023-02-11 - 2023-02-17

[Addition of officer Kite Realty Group, L.P, member](#)

2023-02-18 - 2023-03-10

[Removal of officer Kite Realty Group, member](#)

[See all events](#)

Corporate Grouping [User Contributed](#)

None known. [Add one now?](#)

[See all corporate groupings](#)

[Similarly named companies](#)

-  [KRG NEW HILL PLACE, LLC](#) (Indiana (US))
-  [KRG NEW HILL PLACE II, LLC](#) (Indiana (US))
-  [KRG NEW HILL PLACE I, LLC](#) (Indiana (US))
-  branch [KRG New Hill Place I, LLC](#) (North Carolina (US))

Home company

 [KRG NEW HILL PLACE, LLC](#) (Indiana (US)) [details](#)

 [KRG NEW HILL PLACE, LLC](#) (Indiana (US)) [details](#)

 [KRG NEW HILL PLACE, LLC](#) (Indiana (US)) [details](#)

* While we strive to keep this information correct and up-to-date, it is not the primary source, and the company registry ([see source](#), above) should always be referred to for definitive information
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Company name or number

☒ Companies ☐ Officers

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KRG NEW HILL PLACE, LLC

Company Number

2008052300143

Status

[Please log in to see this data](#)

Incorporation Date

[Please log in to see this data](#)

Company Type

Domestic Limited Liability Company

Jurisdiction

[Indiana \(US\)](#)

Controlling Company

[KITE REALTY GROUP TRUST](#)

Registered Address

- **30 S MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, IN 46204**
- United States

Agent Name

C T CORPORATION SYSTEM

Agent Address

334 North Senate Avenue, Indianapolis, IN, 46204

Directors / Officers

[2 officers available, please log in to see this data](#)

Registry Page

[Please log in for link to primary source](#)



[Recent filings for KRG NEW HILL PLACE, LLC](#)

9 May 2022

[Business Entity Report](#)

14 Dec 2021

[Change of Registered Office/Agent](#)

 branch [KRG New Hill Place, LLC](#) (North Carolina (US)) [details](#)

 branch [KRG New Hill Place, LLC](#) (North Carolina (US)) [details](#)

Parent companies

 [KITE REALTY GROUP TRUST](#) (Maryland (US)) [details](#)

 [KITE REALTY GROUP TRUST](#) (Maryland (US)) [details](#)

 [KITE REALTY GROUP TRUST](#) (Maryland (US)) [details](#)

 [KITE REALTY GROUP TRUST](#) (Maryland (US)) [details](#)

 [KITE REALTY GROUP TRUST](#) (Maryland (US)) [details](#)

[See all \(13 records\)](#)

* While we strive to keep this information correct and up-to-date, it is not the primary source, and the company registry ([see source](#), above) should always be referred to for definitive information
Data on this page last changed May 22 2023

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- [Public records privacy policy](#)

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- [Glossary](#)

VergesRome Architects
a professional architectural corporation



320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Oakhall Community Assc. Inc.
150 Towerview Ct.
Cary, NC 27513-3595**

VergesRome Architects
a professional architectural corporation



320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Oakhall Community Association
11010 Raven Ridge Road
Raleigh, North Carolina 27614-8837**

VergesRome Architects
a professional architectural corporation



320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Jermaine Fuller
228 Muses Mill Ct.
Holly Springs, NC 27540**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Town Attorney
P.O. BOX 8
Holly Springs, NC 27540-0008**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

Jesus and Diana Rojas
233 Muses Mill Ct.
Holly Springs, NC 27540-7948

VergesRome Architects
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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

Kenneth Carlquist
241 Muses Mill Ct.
Holly Springs, NC 27540-7948

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Taekyong Tyson or Current Resident
225 Muses Mill Ct.
Holly Springs, NC 27540-7948**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Brandon and Maria Moore
237 Muses Mill Ct.
Holly Springs, NC 27540-7948**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Catherine & Kipley Keene
or Current Resident
236 Muses Mill Ct.
Holly Springs, NC 27540-7948**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Ann Narducci or Current Resident
229 Muses Mill Ct.
Holly Springs, NC 27540-7948**

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VergesRome

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Wake County Attorney's Office
P.O. BOX 550
Raleigh, NC 27602-0550**

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VergesRome

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**SanJeev Chopra or Current Resident
221 Muses Mill Ct.
Holly Springs, NC 27540-7948**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Daniel Dapkiewicz or Current Resident
232 Muses Mill Ct.
Holly Springs, NC 27540**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**Dominic Senteno or Current Resident
217 Muses Mill Ct.
Holly Springs, NC 27540-0008**

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320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**KRG New Hill Place LLC
30 S Meridian St. Suite 1100
Indianapolis, IN 46204-3565**

VergesRome Architects
a professional architectural corporation



320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119

RE: Neighborhood Meeting

**KRG New Hill Place LLC
160 Mine Lake Ct. Suite 200
Raleigh, NC 27615**

DEVELOPMENT PLAN PLDP202400049 / 24-DP-03

THIS PROJECT IS THE DEVELOPMENT OF A PREVIOUSLY UNDEVELOPED OUTPARCEL OF THE HOLLY SPRINGS TOWNE CENTER

CHASE BANK
HOLLY SPRINGS TOWNE CENTER, LOT 16
NEW CONSTRUCTION

351 GRAND HILL PLACE, HOLLY SPRINGS, NORTH CAROLINA, WAKE COUNTY

GEOTECHNICAL ENGINEER

TERRACON
2401 BRENTWOOD RD. SUITE 107
RALEIGH, NC 27604
919-873-2211

STRUCTURAL ENGINEER

MORPHY MAKOFSKY INC.
336 N. NORMAN C. FRANCIS PKWY.
NEW ORLEANS, LA 70119
504-488-1317

MECHANICAL ENGINEERING

AST ENGINEERING
8417 KELWOOD AVE.
BATON ROUGE, LA 70806
225-926-5600

IRRIGATION DESIGNER

IRRI.TECH LLC
12650 SCHROEDER RD.
DALLAS, TX 75243
972-437-4379

SURVEYOR

COLLIERS ENGINEERING & DESIGN
5275 PARKWAY PLAZA BOULEVARD, SUITE 100
CHARLOTTE, NORTH CAROLINA 28217
980-890-3046

CIVIL ENGINEERING

WESTWOOD P.S.
801 CORPORATE CENTER DRIVE, SUITE 310
RALEIGH, NC 27607
972-235-3031

ELECTRICAL ENGINEER

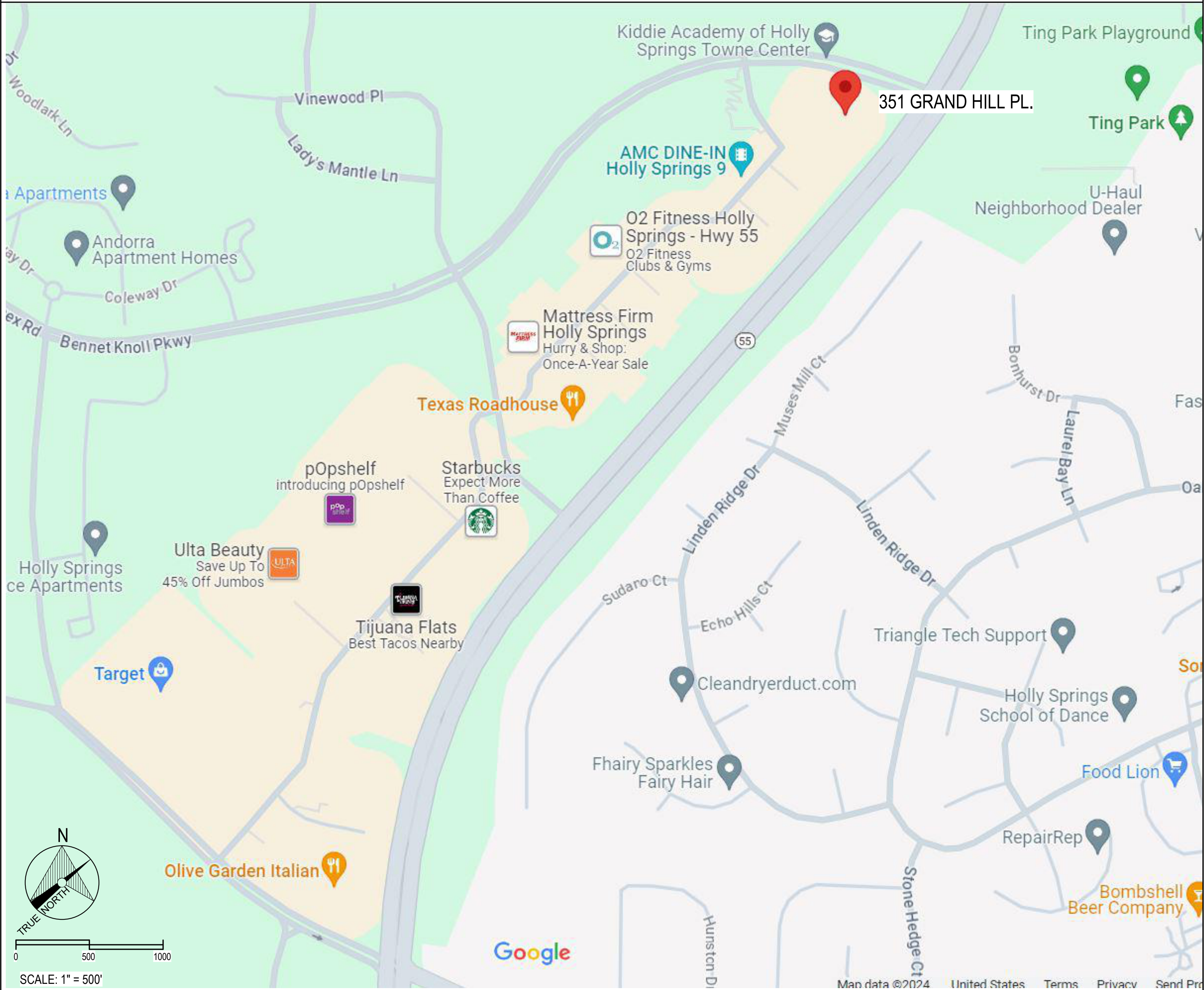
DRAKE ENGINEERING
2783 LAPALCO BOULEVARD
HARVEY, LA 70058
504-368-1575

LANDSCAPE ARCHITECT

J.C. LAFOY & ASSOCIATES, LLC
101 C.N. GREENVILLE AVENUE, SUITE 242
ALLEN, TEXAS 75002
214-502-4036

ARCHITECT

VERGES ROME ARCHITECTS
320 N. CARROLLTON AVENUE, SUITE 100
NEW ORLEANS, LA 70119
504-488-7739



DRAWING INDEX:

GENERAL:

A0.0 COVER SHEET
A0.5 DEVELOPMENT PLAN DETAILS

CIVIL:

C0.1 SURVEY
C1.0 OVERALL SITE PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 PROPOSED DRAINAGE AREA MAP
C4.1 STORM SEWER PLAN
C5.0 UTILITY PLAN
C5.1 DRY UTILITY PLAN

LANDSCAPE:

L1.01 LANDSCAPE PLAN

ARCHITECTURAL:

A1.00 PROPOSED EXTERIOR ELEVATIONS
A1.10 EXTERIOR MATERIALS SAMPLE BOARD

DATA TABLE:

PHYSICAL ADDRESS: 351 GRAND HILL PLACE, HOLLY SPRINGS, NC 27540
WAKE COUNTY PARCEL NUMBER: 0649679929
WAKE COUNTY REAL ESTATE ID NUMBER: 0434730
TOTAL LOT ACREAGE: 2.09 ACRES
TOTAL DEEDED ACREAGE (NOT INCLUDING BUILDING AREA): 2.09 ACRES
ZONING DISTRICT: CB - COMMUNITY BUSINESS
OVERLAY ZONING DISTRICTS: NONE

ADDITIONAL INFORMATION:

DEED BOOK, PAGE
2,215 ACRES
96,468 SQUARE FEET

BENCHMARK: GPS #1
N: 697968.36
E: 2046887.82
ELEV: 355.00

BENCHMARK: GPS #2
N: 698052.00
E: 2047015.16
ELEV: 353.07

VEHICLE PARKING:

MINIMUM: 3,319 SF x 2 SPACES / 1000 SF - 8 SPACES MAX.
MAXIMUM: 3,319 SF x 4 SPACES / 1000 SF - 16 SPACES MAX.
PARKING SPACES PROVIDED: 77 TOTAL (63 EXISTING SPACES, 14 NEW)

PARKING COUNT STATEMENT:

a. THIS PARCEL HAS 66 EXISTING PARKING SPACES AT THE PERIMETER.
b. IN THE INTEREST OF PEDESTRIAN SAFETY, CHASE BANK LIMITS THE NUMBER OF PARKING SPACES ACROSS DRIVE LANES AS MUCH AS POSSIBLE.

BIKE PARKING CALCULATION:

MINIMUM: 5 SPACES / 50 SPACES (FOR FIRST 250 SPACES)
73 PARKING SPACES REQUIRES 10 BIKE SPACES
BIKE SPACES PROVIDED: 10 BIKE SPACES

EVSE READY PARKING SPACES:

MINIMUM: 20-50 SPACES, 10% SHALL BE EVSE-READY
50 OR MORE SPACES, 5% SHALL BE EVSE AND 15% SHALL BE EVSE-READY

BUILDING HEIGHT:

MINIMUM: 25', MAXIMUM: 60'
PROPOSED: 25'

SETBACK REQUIREMENTS: FRONT: MINIMUM = 30', MAXIMUM = N/A PROVIDED = 140.7'
SIDE - CORNER: MINIMUM = 30, PROVIDED = 114.2'
ALL OTHER (SIDE & REAR): MINIMUM = 5', PROVIDED = 86.1'
TO ADJACENT R/R/S/R DISTRICTS: MIN. = 50', PROVIDED = 114.2'

HOLLY SPRINGS TOWNE CENTER PHASE 2

13 - DP - 08 - A08	APPROVED	10/08/2019
13 - DP - 08 - A07	APPROVED	06/09/2017
13 - DP - 08 - A06	APPROVED	01/10/2017
13 - DP - 08 - A05	APPROVED	10/04/2016
13 - DP - 08 - A04	APPROVED	09/09/2015
13 - DP - 08 - A03	APPROVED	02/03/2015
13 - DP - 08 - A02	APPROVED	12/09/2014
13 - DP - 08 - A01	APPROVED	06/04/2014

PROPERTY OWNER/ DEVELOPER

KRG NEW HILL PLACE LLC.
30 S MERIDIAN ST., STE 1100
INDIANAPOLIS, IN 46204

PROPOSED SEWER FLOW

SANITARY SEWER FLOW:
250 GPD
10 EMPLOYEES PER SHIFT X 25 GAL/EMPLOYEE PER
ISANCAC 027.0114 MASTERRATE DESIGN FLOW RATES.

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

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

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

PLDP202400049 / 24-DP-03

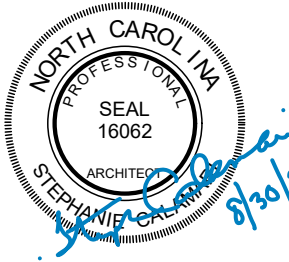
Verges Rome

Architects

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743

www.VergesRome.com

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CHASE
HOLLY SPRINGS TOWNE CENTER, LOT 16
NEW CONSTRUCTION
351 GRAND HILL PLACE
HOLLY SPRINGS, NC

DATE ISSUED: 30 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: SHN, MJR

CHECKED BY: MJR

PHASE:

DEVELOPMENT
PETITION

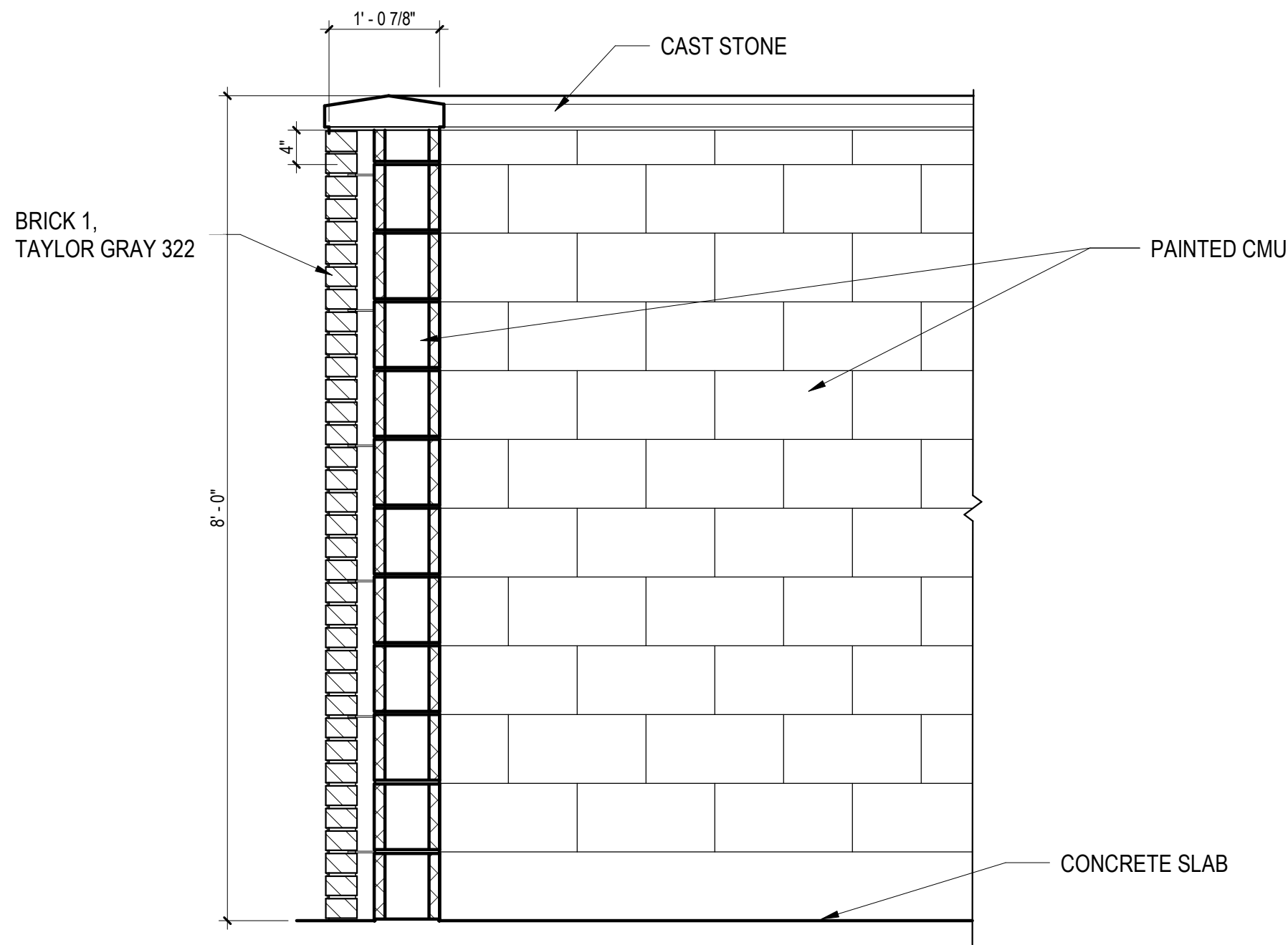
23037

TITLE:

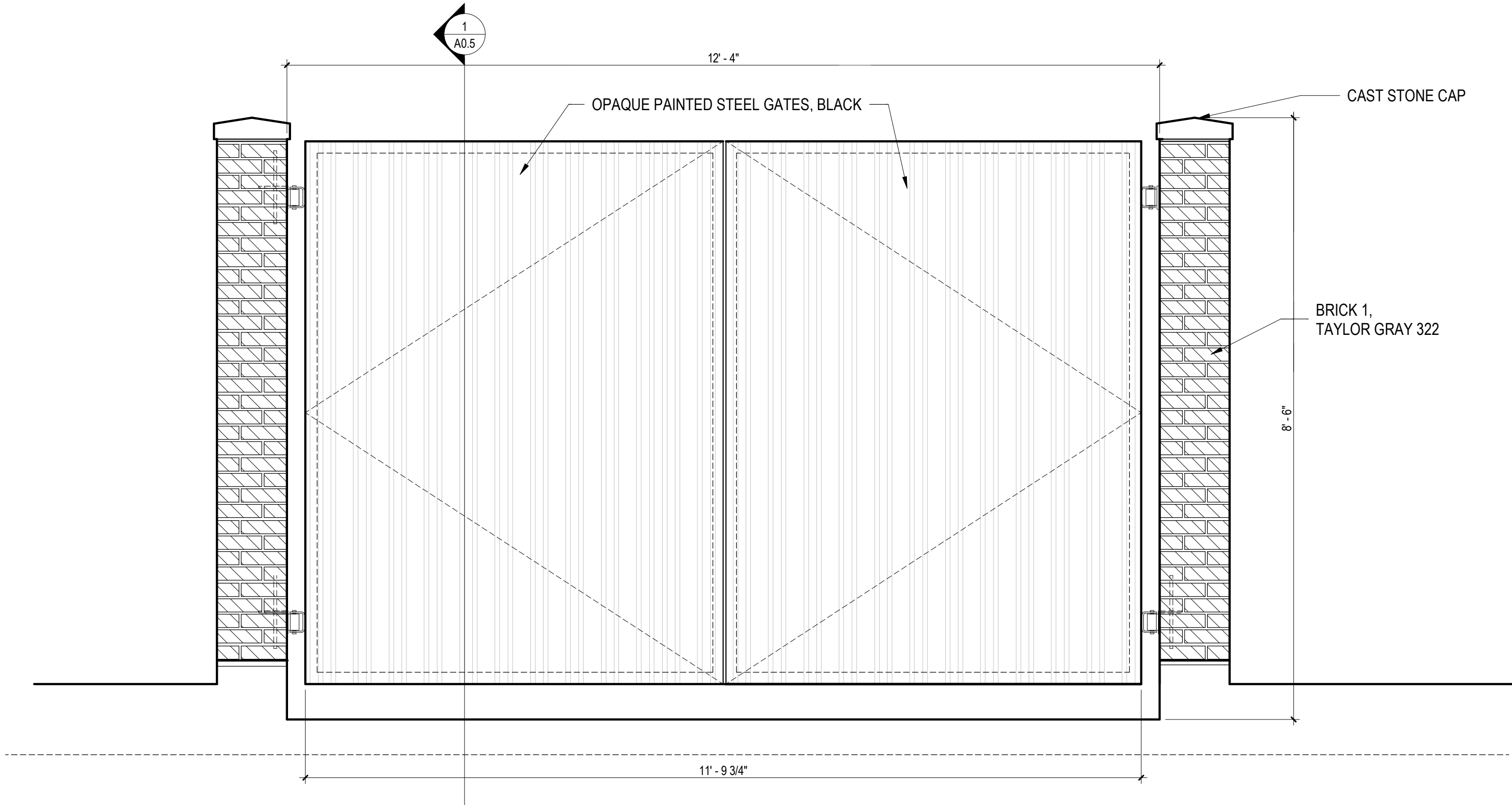
DEVELOPMENT PLAN
COVER SHEET

SHEET:

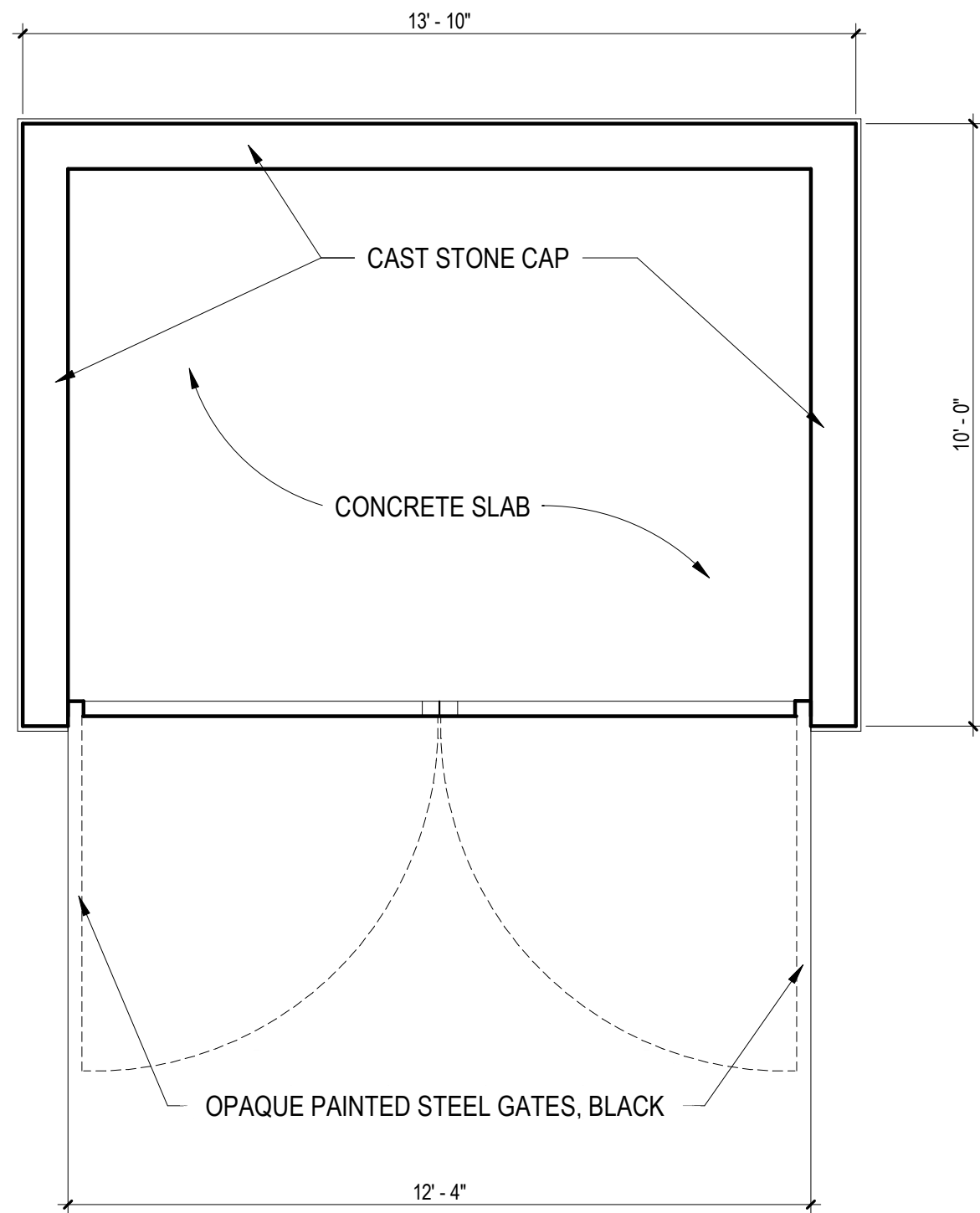
A0.0



1 TRASH ENCLOSURE SECTION DETAIL
3/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION - FRONT
3/4" = 1'-0"



3 TRASH ENCLOSURE PLAN
3/8" = 1'-0"

PLDP202400049 / 24-DP-03

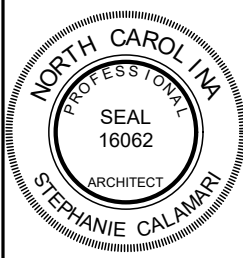
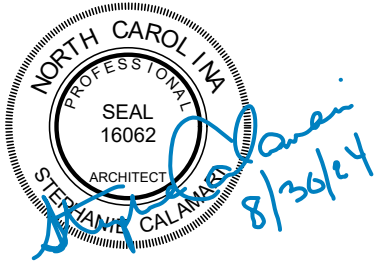
VergesRome

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New Orleans, Louisiana 70119
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CHASE
HOLLY SPRINGS TOWNE CENTER, LOT 16
NEW CONSTRUCTION

HOLLY SPRINGS, NC

351 GRAND HILL PLACE

DATE ISSUED: 30 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: SHN

CHECKED BY: MJR

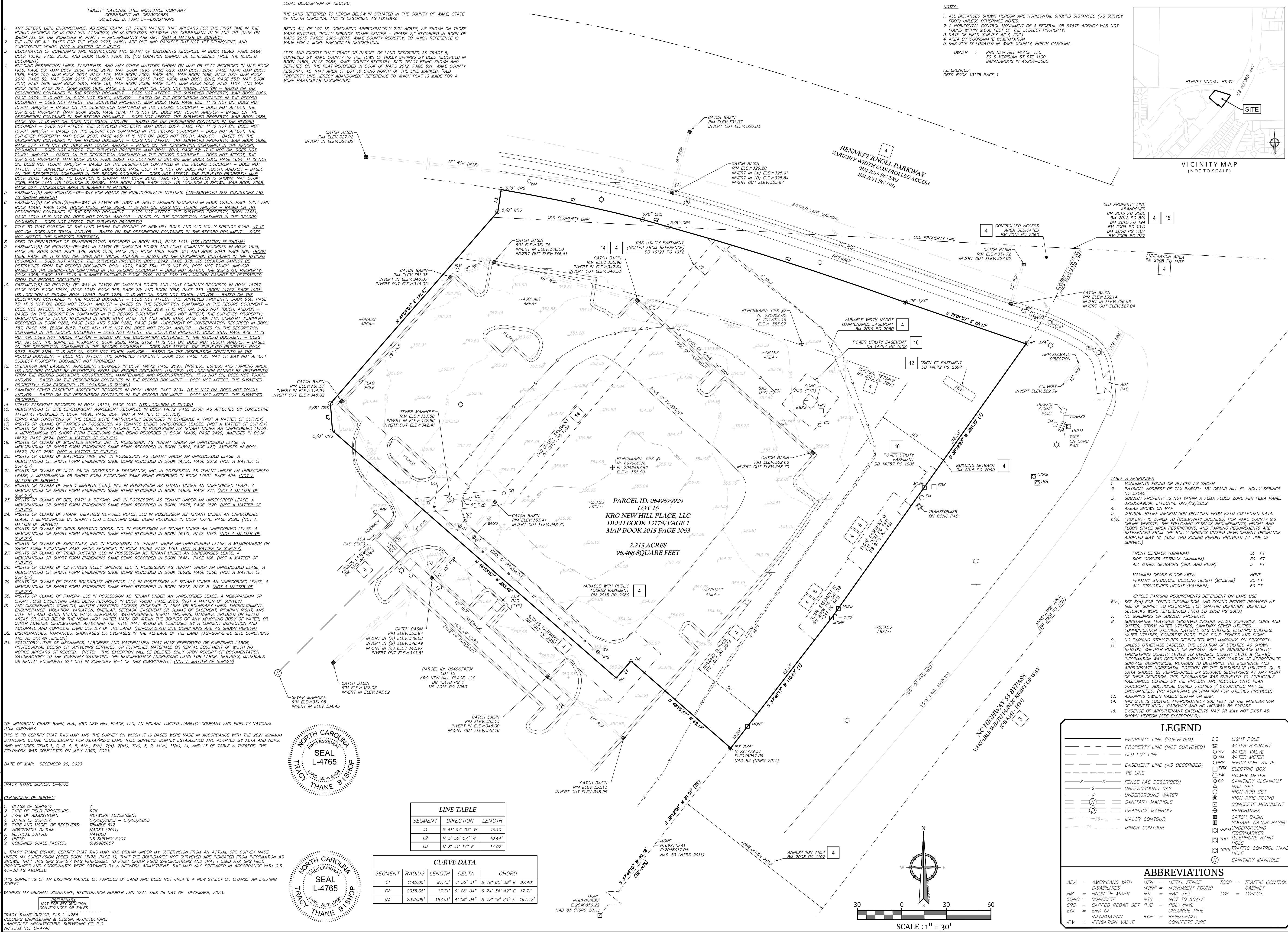
PHASE: DEVELOPMENT
PETITION

23037

TITLE: DEVELOPMENT PLAN
DETAILS

SHEET:

A0.5



Colliers

ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE
ARCHITECTURE, SURVEYING

CT, P.C.

www.colliersengineering.com

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PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

FOR
VergesRome
ARCHITECTS, APAC

CURRENT OWNER:
KRG NEW HILL PLACE, LLC
DEED BOOK 13178, PAGE 1
OF THE WAKE COUNTY
PUBLIC REGISTRY
PID: 0649679929

CITY OF HOLLY SPRING
WAKE COUNTY
NORTH CAROLINA

CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161
Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying
Architect, CT, P.C.

CT, P.C.

SCALE: AS SHOWN
DATE: 12/26/23
DRAWN BY: CEL
CHECKED BY: TTB

PROJECT NUMBER: 23009015A
DRAWING NAME: 23009015A-V-ALTA-V2

SHEET TITLE:
ALTA/NSPS LAND TITLE AND
TOPOGRAPHIC SURVEY

SHEET NUMBER:
1 of 1

ANSAMUELSON
8/2/2024 10:37 AM
N:\0046239\00\06 CAD\DWG\SITE DESIGN C3D\0046239.00_DIMS.DWG

LANDSCAPE ARCHITECT:
J.C. LAFOY & ASSOCIATES, LLC
101 C.N. GREENVILLE AVE., SUITE 242
ALLEN, TEXAS 75002
214-502-4036

SURVEYOR:
COLLIERS ENGINEERING & DESIGN
5275 PARKWAY PLAZA BOULEVARD SUITE 100
CHARLOTTE, NORTH CAROLINA 28217
980-890-3046

ARCHITECT:
VERGESROME ARCHITECTS, APAC
320 N. CARROLLTON AVENUE, SUITE 100
NEW ORLEANS, LOUISIANA 70119
504-488-7739

ENGINEER:
WESTWOOD INFRASTRUCTURE, INC.
801 CORPORATE CENTER DR., SUITE 310
RALEIGH, NC 27607
PROJECT MANAGER: HECTOR LEON, P.E.
214-473-4640

BENCHMARK: GPS #1
N: 697968.36
E: 2046887.82
ELEV: 355.00

BENCHMARK: GPS #2
N: 698052.00
E: 2047015.16
ELEV: 353.07

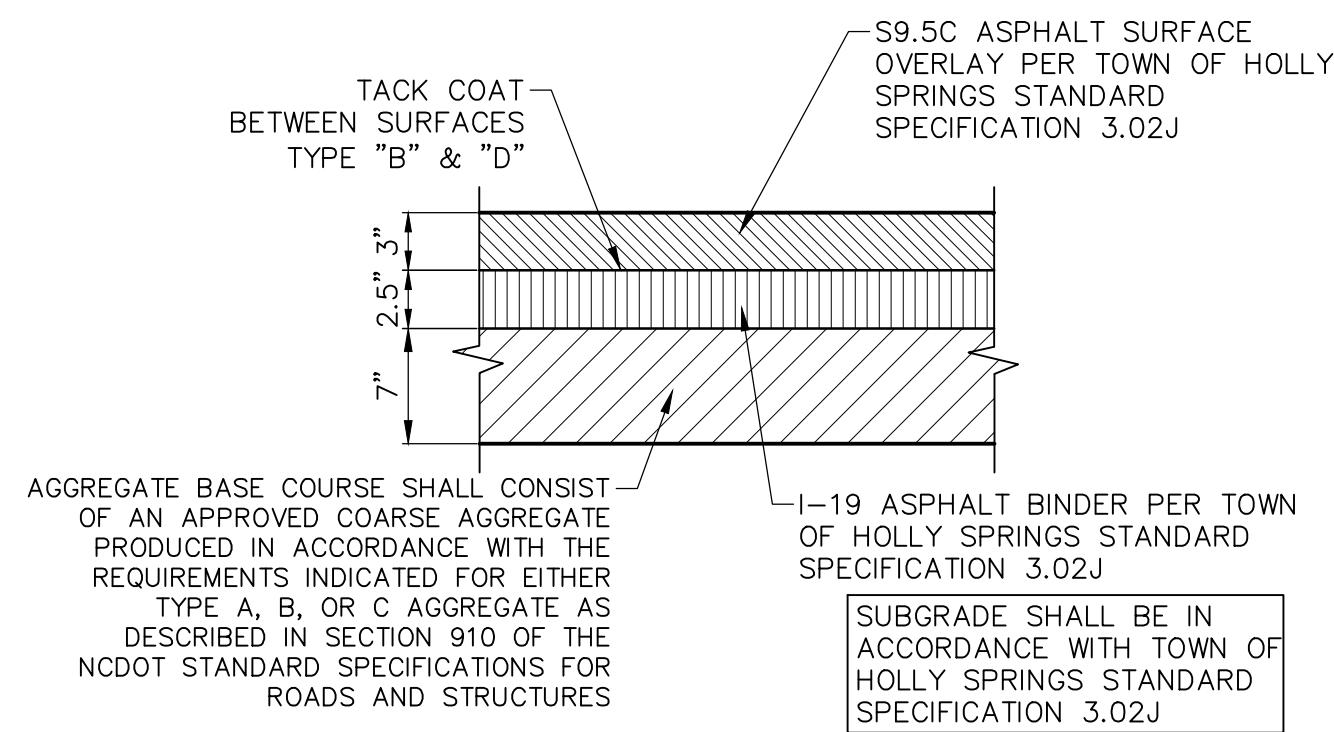
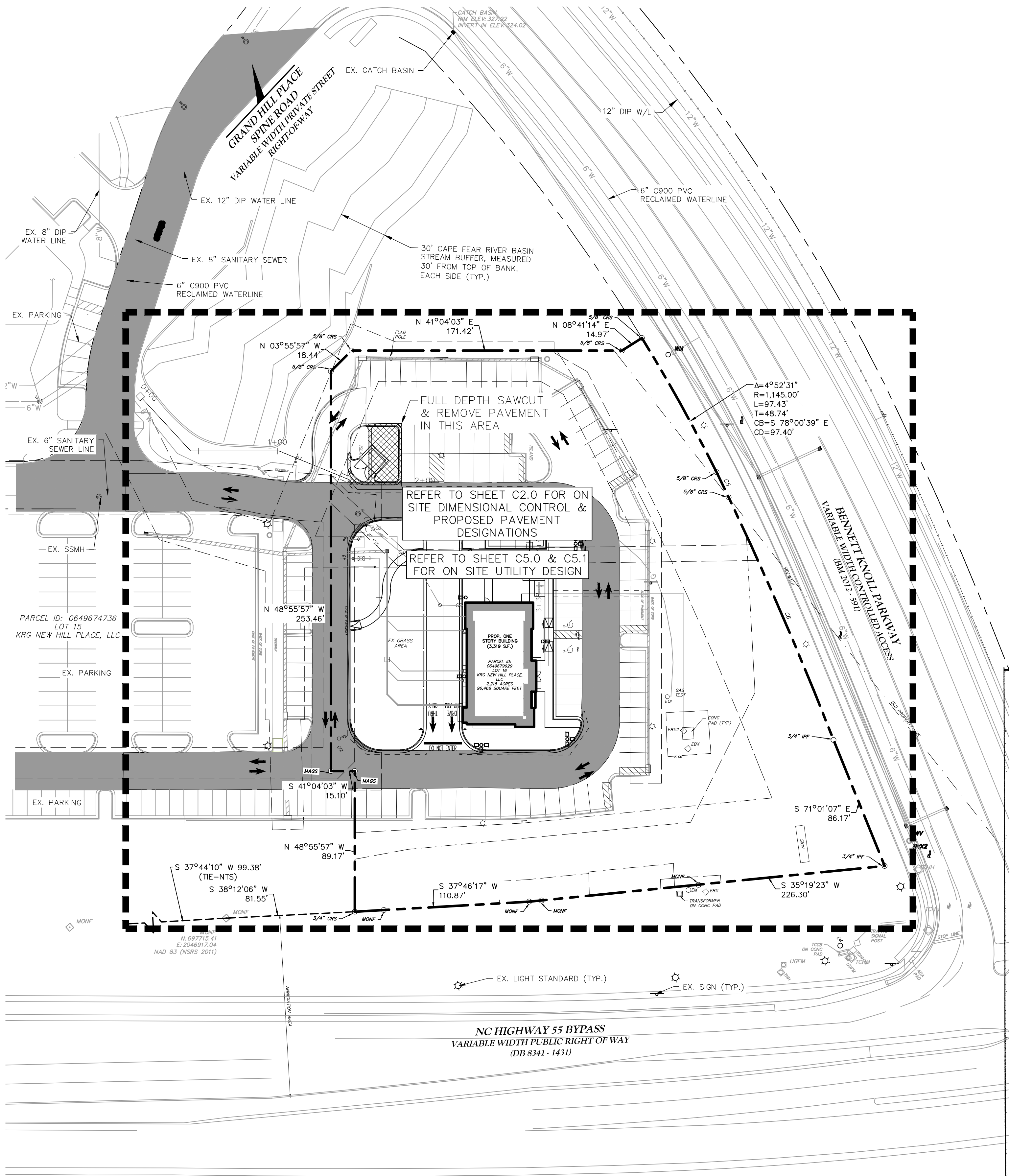
PLAN IS SUBJECT TO REVISIONS DURING
CONSTRUCTION DRAWING APPROVAL
PROCESS

ZONING: CB COMMUNITY BUSINESS
SITE PREVIOUSLY DEVELOPED AS PART
OF HOLLY SPRINGS CENTER MASTER
PLAN

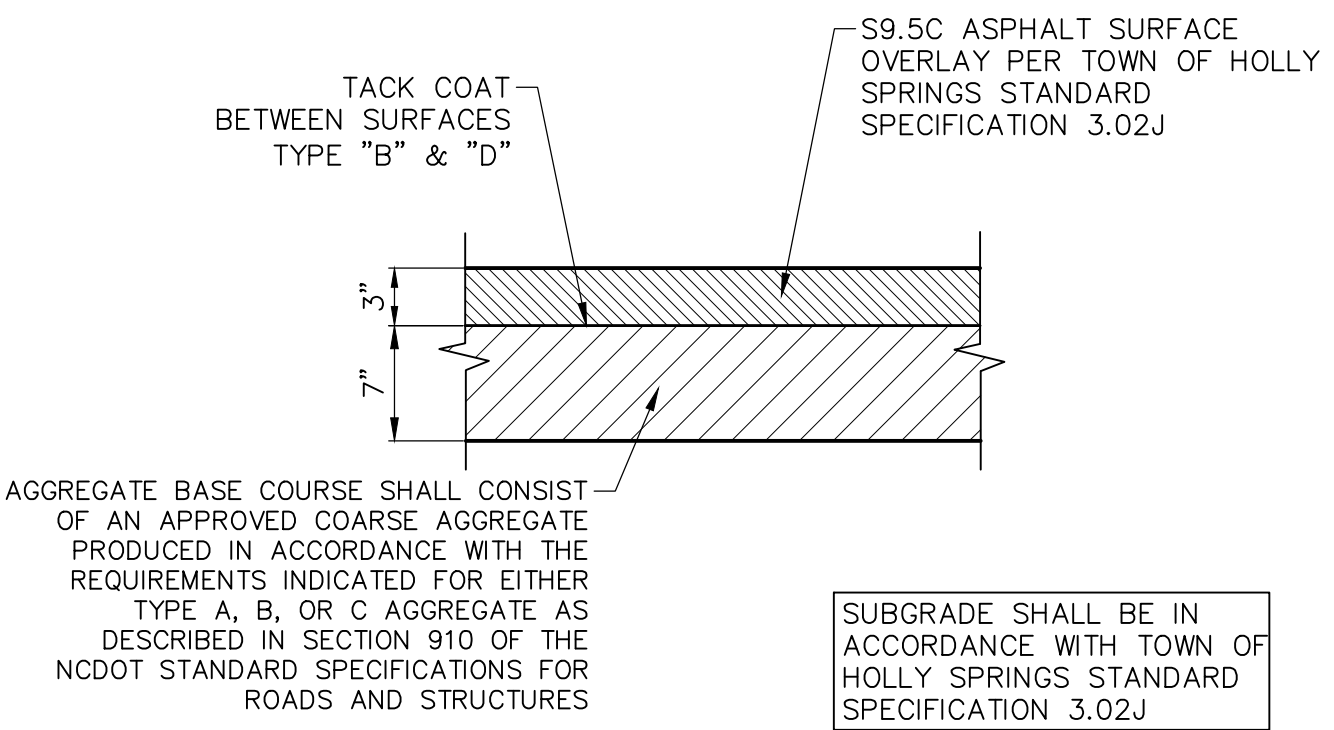
Westwood
Westwood Infrastructure, Inc.

801 CORPORATE CENTER DR., ST. 310
RALEIGH, NC 27607
952-937-5150 westwoodps.com

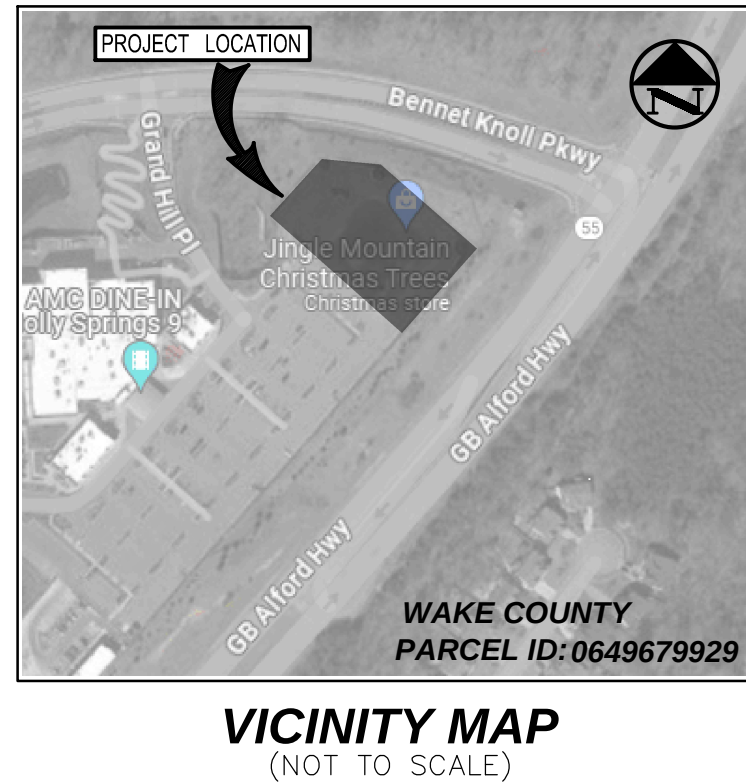
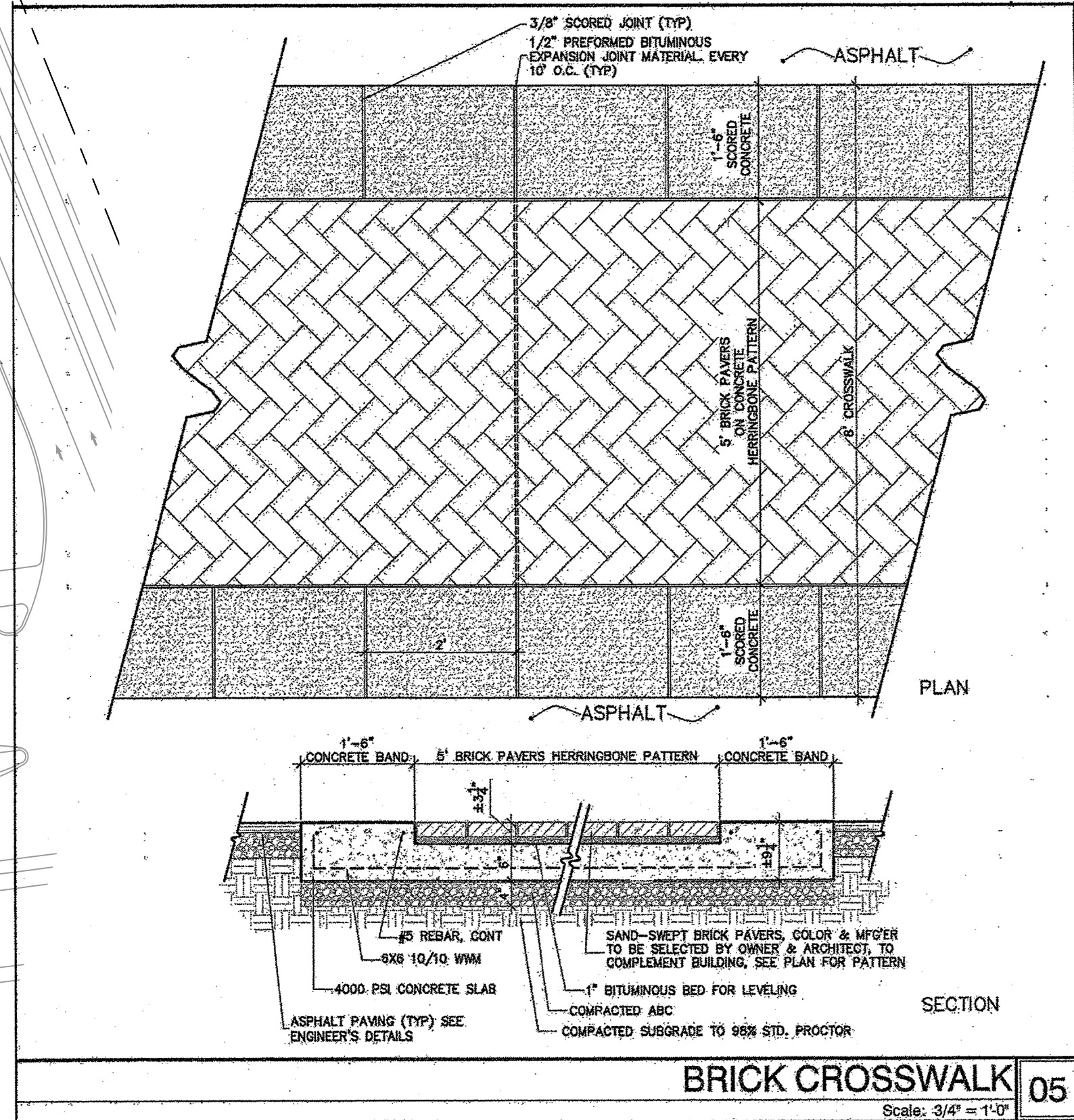
NC REG. ENGINEERING FIRM F-1463



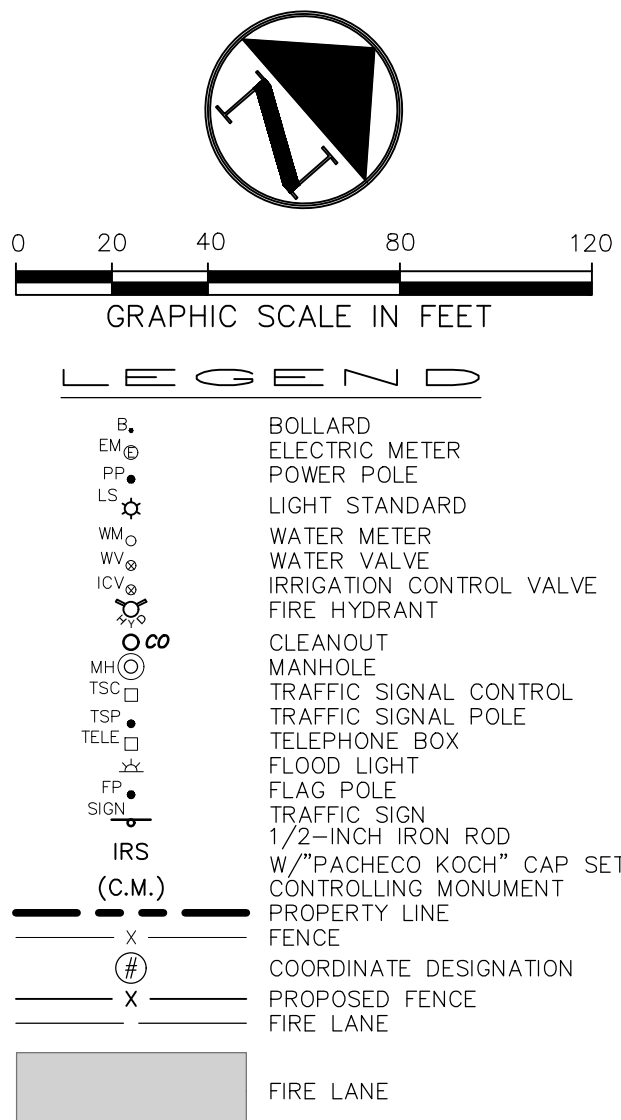
1 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



2 PARKING AND DRIVE THROUGH ASPHALT PAVEMENT SECTION
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

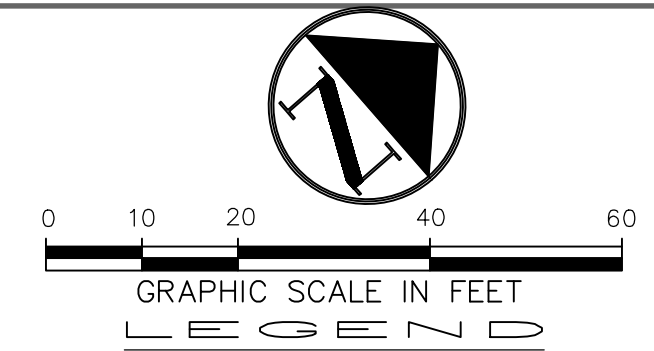
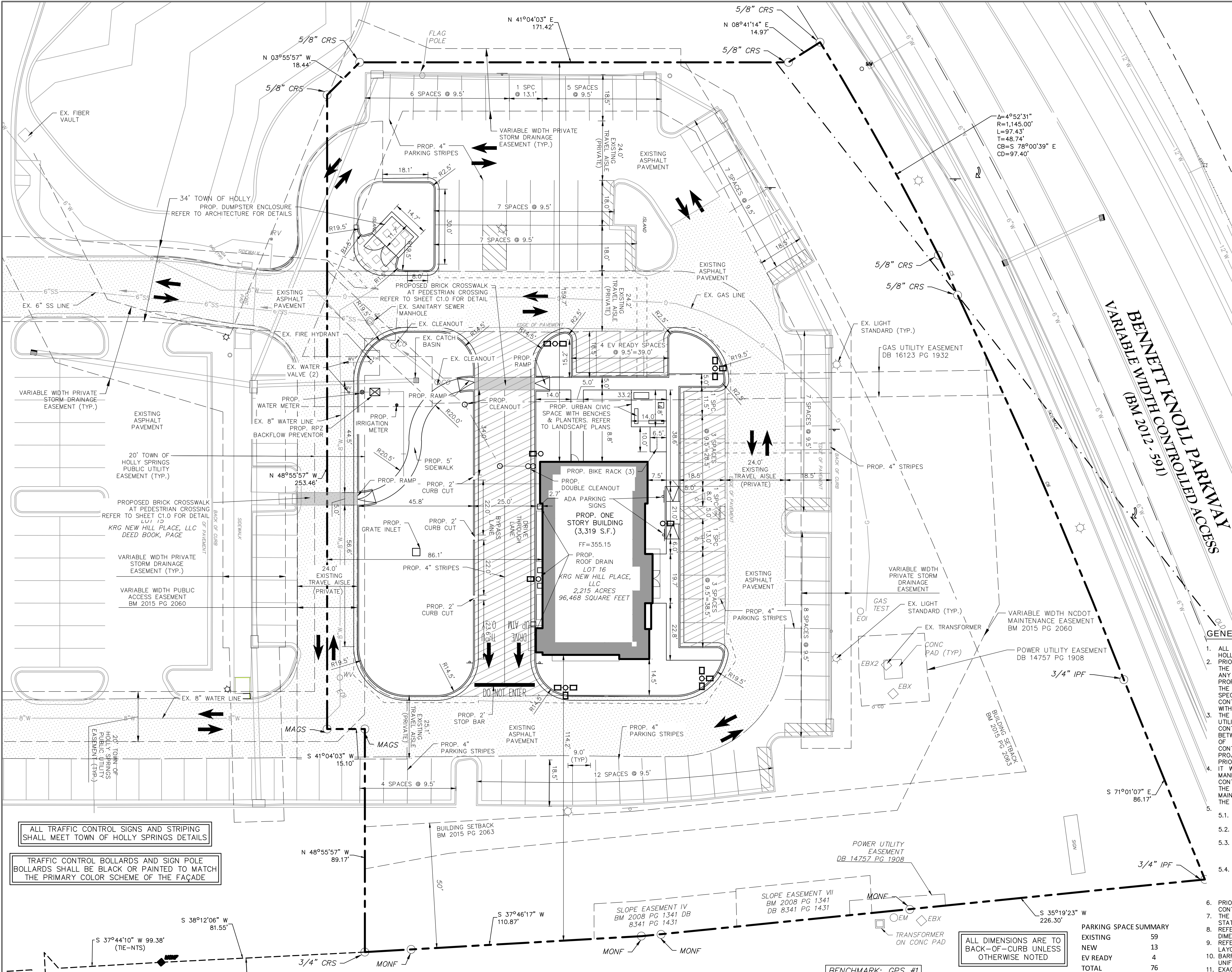


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Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com
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CHASE
HOLLY SPRINGS TOWNE CENTER LOT 16
NEW CONSTRUCTION
351 GRAND HILL PLACE
HOLLY SPRINGS, NC

DATE ISSUED: 30 AUGUST 2024
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: DM
CHECKED BY: GC
PHASE: DEVELOPMENT PETITION
23037
TITLE: OVERALL SITE PLAN
SHEET: C1.0



- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TELEPHONE BOX
 - FLAG POLE
 - TRAFFIC SIGN
 - CATCH BASIN
 - SQUARE CATCH BASIN
 - DRAIN INLET
 - GAS METER
 - GAS VALVE
 - ELECTRIC BOX
 - 1/2-INCH IRON ROD
 - W/PACHECO KOCH" CAP SET
 - CONTROLLING MONUMENT
 - PROPERTY LINE
 - FENCE
 - COORDINATE DESIGNATION
 - PROPOSED FENCE
 - TRAFFIC DIRECTIONAL ARROWS (FOR ILLUSTRATIVE PURPOSES ONLY, NOT STRIPING)
 - DIMENSION TO FACE OF CURB
 - PEDESTRIAN CROSSING
 - EXISTING HEAVY DUTY PAVEMENT (SEE DETAIL 1, SHEET C1.0)
 - PROPOSED PARKING AND DRIVE PAVEMENT (SEE DETAIL 2, SHEET C1.0)
 - PROPOSED HEAVY DUTY PAVEMENT (SEE DETAIL 1, SHEET C1.0)



- GENERAL NOTES**
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS STANDARD CONSTRUCTION SPECIFICATIONS.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE TOWN STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC.. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
 - PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION; PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS; MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES; MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE, ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE TOWN AS REQUIRED.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
 - BARRICADING AND PROJECT SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
 - EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE TOWN PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

PARKING SPACE SUMMARY

EXISTING	59
NEW	13
EV READY	4
TOTAL	76

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

BENCHMARK: GPS #1
N: 697968.36
E: 2046887.82
ELEV: 355.00

BENCHMARK: GPS #2
N: 698052.00
E: 2047015.16
ELEV: 353.07

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ZONING: CB COMMUNITY BUSINESS
SITE PREVIOUSLY DEVELOPED AS PART OF HOLLY SPRINGS CENTER MASTER PLAN

Westwood
Westwood Infrastructure, Inc.
801 CORPORATE CENTER DR., ST. 310
RALEIGH, NC 27607
952-937-5150
westwoodps.com
NC REG. ENGINEERING FIRM F-1463

ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL MEET TOWN OF HOLLY SPRINGS DETAILS

TRAFFIC CONTROL BOLLARDS AND SIGN POLE BOLLARDS SHALL BE BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE FAÇADE

LANDSCAPE ARCHITECT:
J.C. LAFOY & ASSOCIATES, LLC
101 C.N. GREENVILLE AVE., SUITE 242
ALLEN, TEXAS 75002
214-502-4036

SURVEYOR:
COLLIERS ENGINEERING & DESIGN
5275 PARKWAY PLAZA BOULEVARD SUITE 100
CHARLOTTE, NORTH CAROLINA 28217
980-890-3046

ARCHITECT:
VERGESROME ARCHITECTS, APAC
320 N. CARROLLTON AVENUE, SUITE 100
NEW ORLEANS, LOUISIANA 70119
504-488-7739

ENGINEER:
WESTWOOD INFRASTRUCTURE, INC.
801 CORPORATE CENTER DR., SUITE 310
RALEIGH, NC 27607
PROJECT MANAGER: HECTOR LEON, P.E.
214-473-4640

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Architects

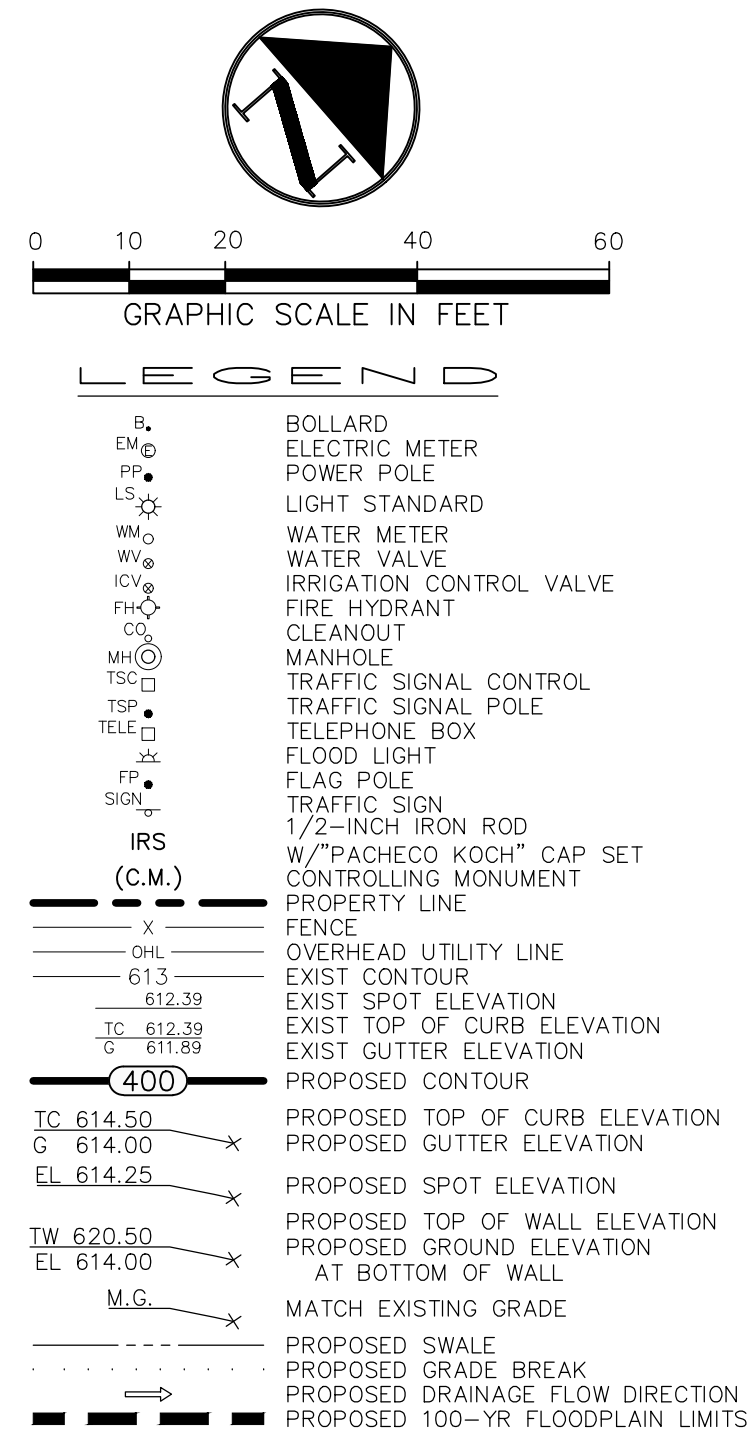
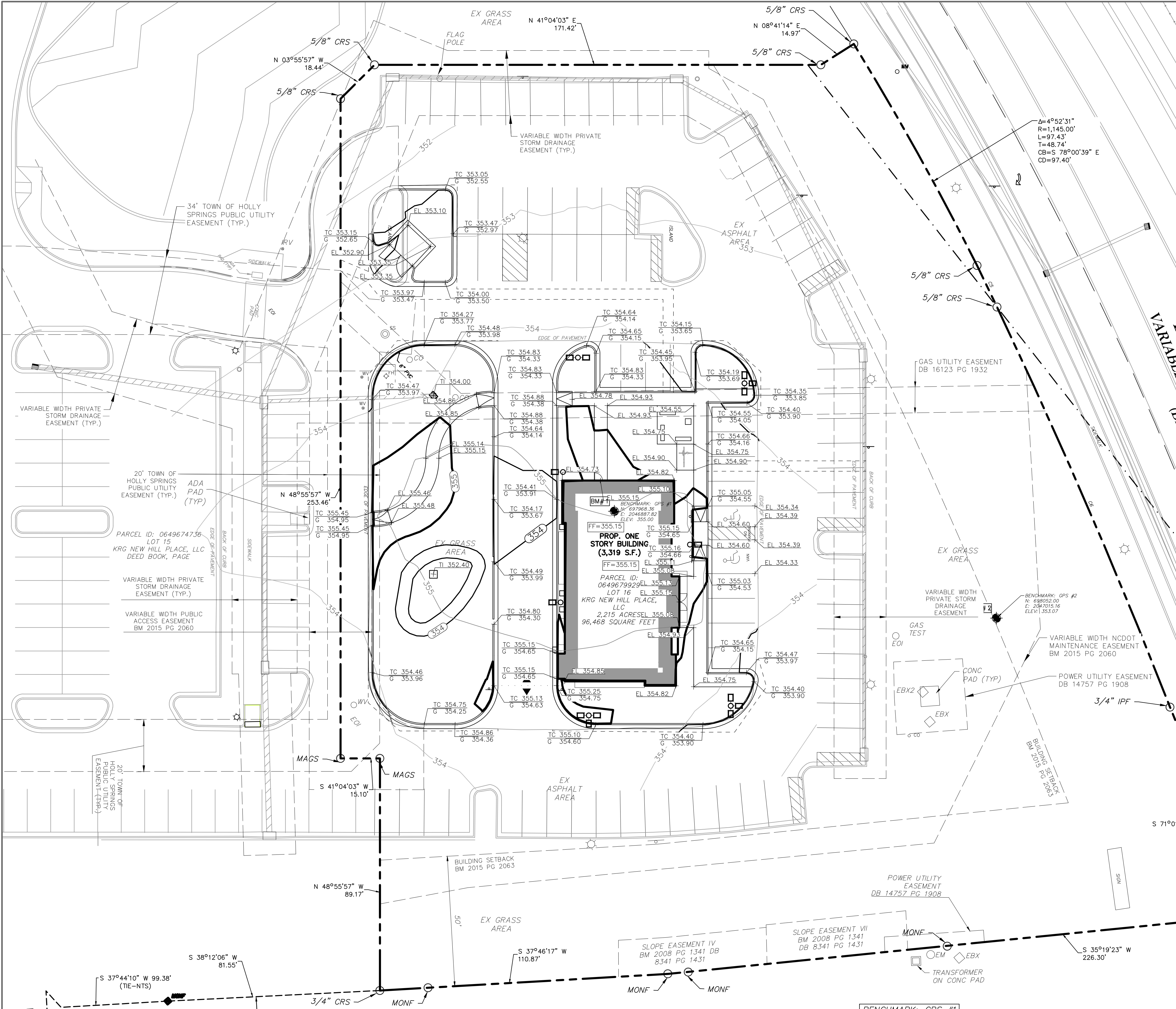
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New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
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CHASE
HOLLY SPRINGS TOWNE CENTER LOT 16
NEW CONSTRUCTION
351 GRAND HILL PLACE

DATE ISSUED: 30 AUGUST 2024
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: DM
CHECKED BY: GC
PHASE: DEVELOPMENT PETITION
TITLE: 23037
SITE PLAN
SHEET: C2.0

6/27/2024 10:38 AM
N:\0046239\00\06 CAD\DWG\SITE DESIGN C3D\0046239.DWG GRAD.DWG



GRADING & DRAINAGE GENERAL NOTES

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, FOR ALL AREAS UNDER A PROPOSED ROADWAY, THE TOP 12 INCHES OF SUB BASE, AND THE ENTIRE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100% MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD T99. FOR THAT PORTION OF FILL UNDER ROADWAYS AND EXTENDING AT A SLOPE OF 1 TO 1 BEYOND THE BACK OF CURB, COMPACT TO A DENSITY OF NO LESS THAN 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD T99. FILL MATERIAL SHALL BE PLACED IN LIFTS OF 8 INCHES OR LESS OF UNCOMPACTED SOIL. OTHER FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 90% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS DETERMINED BY AASHTO METHOD T99. BACKFILL MATERIAL SHALL BE PLACED IN LIFTS OF 12 INCHES OR LESS OF UNCOMPACTED SOIL.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - 6.A. RCP C-76, CLASS III
 - 6.B. ADS N-12
 - 6.C. HANCOCK HI-0
 - 6.D. CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS SPECIFICATION SECTION 5.00: PIPE TRENCHES, UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD TOWN SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF HOLLY SPRINGS SPECIFICATION SECTION 5.00: PIPE TRENCHES, UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD TOWN SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING TOWN SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO TOWN OF HOLLY SPRINGS SPECIFICATION SECTION 5.00: PIPE TRENCHES, UNLESS OTHERWISE SHOWN ON THESE PLANS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES, THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

LANDSCAPE ARCHITECT:
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801 CORPORATE CENTER DR., SUITE 310
RALEIGH, NC 27607
PROJECT MANAGER: HECTOR LEON, P.E.
214-473-4640

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ELEV: 355.00

BENCHMARK: GPS #2
N: 698052.00
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PROCESS

ZONING: CB COMMUNITY BUSINESS
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OF HOLLY SPRINGS CENTER MASTER
PLAN

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952-937-5150 westwoodps.com

NC REG. ENGINEERING FIRM F-1463

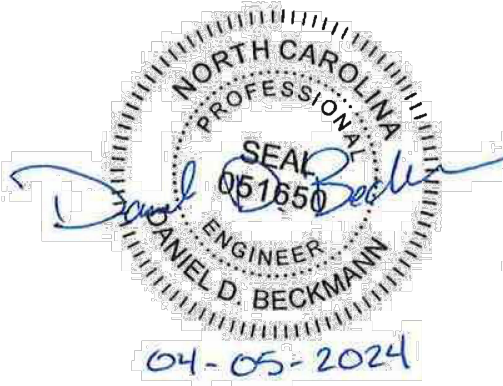
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CHASE

HOLLY SPRINGS TOWNE CENTER LOT 16 NEW CONSTRUCTION

351 GRAND HILL PLACE

DATE ISSUED: 30 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

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CHASE
HOLLY SPRINGS TOWNE CENTER LOT 16
NEW CONSTRUCTION

351 GRAND HILL PLACE

C4.0

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
☆	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
WV	IRRIGATION CONTROL VALVE
WV	FIRE HYDRANT
CC	CLEANOUT
SS	SANITARY SEWER MANHOLE
TS	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	TRAFFIC SIGN
■	CATCH BASIN
■	SQUARE CATCH BASIN
■	DRAIN INLET
GM	GAS METER
GV	GAS VALVE
EB	ELECTRIC BOX
IRS	1/2-INCH IRON ROD
(C.M.)	WACHECO KOCH* CAP SET
—	CONTROLLING MONUMENT
—	PROPERTY LINE
x	FENCE
613	EXISTING CONTOUR
450	PROPOSED CONTOUR
→	DRAINAGE FLOW DIRECTION
■	100-Y FLOODPLAIN LIMITS
■	DRAINAGE DIVIDE
U 8	ULTIMATE DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SEC

DRAINAGE AREA TABLE						
DRAINAGE AREA ID	AREA (acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
DA 1	0.17	0.80	28	8.07	1.10	DRAINS TO PROP. GRATE INLET
DA 2	0.01	0.90	10	8.40	0.08	DRAINS TO EX. CURB INLET
DA 3	0.05	0.90	10	8.40	0.38	DRAINS TO EX. GRATE INLET
DA 4	0.20	0.90	10	8.40	1.51	DRAINS TO EX. CURB INLET
DA 5	0.12	0.90	10	8.40	0.91	DRAINS TO EX. CURB INLET
DA 6	0.20	0.80	28	8.07	1.29	DRAINS EX. CURB INLET
DA 7	0.08	0.90	10	8.40	0.60	DRAINS TO PROP. ROOF DRAINS
DA 8	0.11	0.80	28	8.07	0.71	DRAINS EX. CURB INLET
DA 9	0.02	0.90	10	8.40	0.15	DRAINS TO EXISTING CURB INLET
DA 10	0.28	0.80	28	8.07	1.81	DRAINS EX. CURB INLET
DA 11	0.94	0.90	10	8.40	7.11	DRAINS OFFSITE
DA 12	0.05	0.90	10	8.40	0.38	DRAINS TO EXISTING CURB INLET
TOTAL:	2.23				16.03	

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RALEIGH, NC 27607
952-937-5150 www.westwoodins.com

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PROJ. ONE STORY BUILDING (3,319 S.F.)

PARCEL ID: 0649522929

DA 1 PLACE, 2.21 ACRES, 96,468 SQUARE FEET

BENCHMARK GPS #1
N: 897063.39
E: 2046887.82
ELEV: 355.00

BENCHMARK GPS #2
N: 898055.00
E: 2047015.18
ELEV: 353.07

BENNETT KNOLL PARKWAY
VARIABLE WIDTH CONTROLLED ACCESS
(BM 2012-5591)

Utility Features:
- EX. CURB INLET
- EX. GRATE INLET
- EX. CURB
- MAGS
- MONF
- TRANSFORMER ON CONC PAD
- CONC PAD (TYP)
- GAS TEST
- EBX2
- EBX

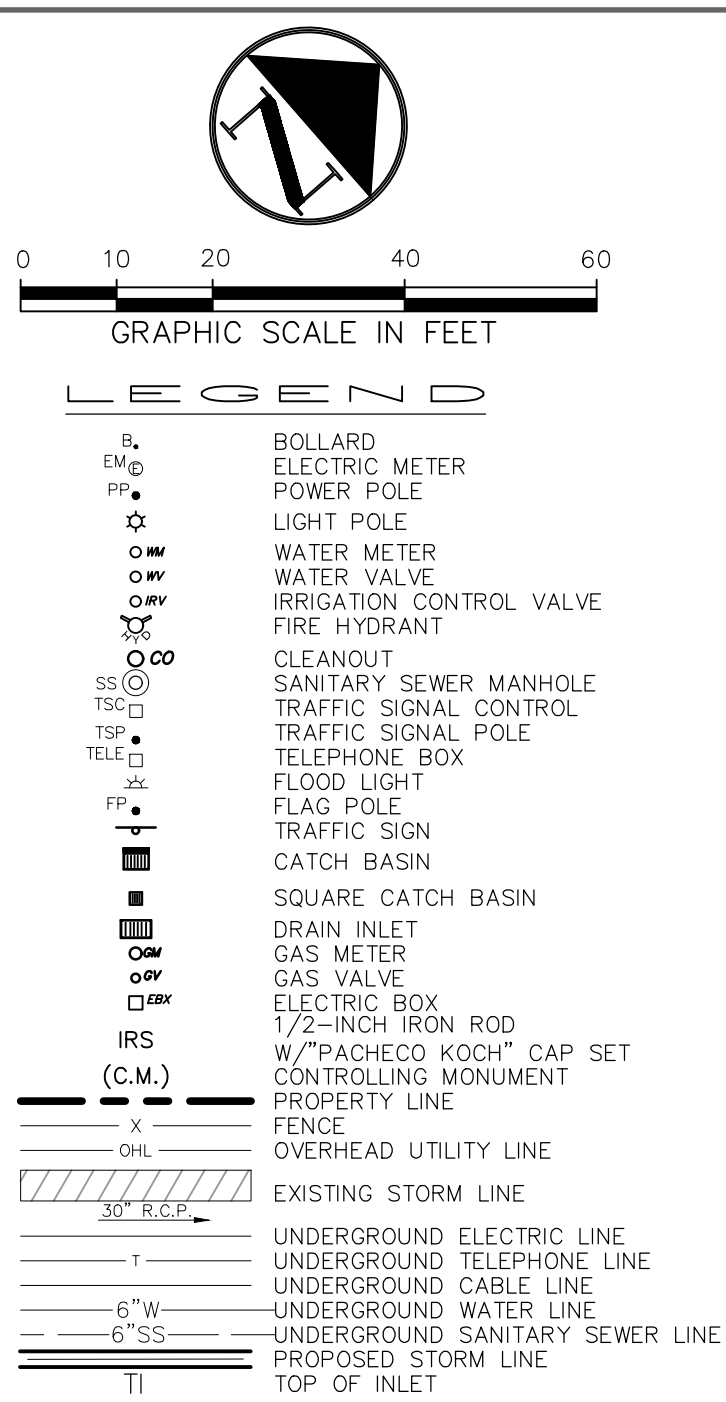
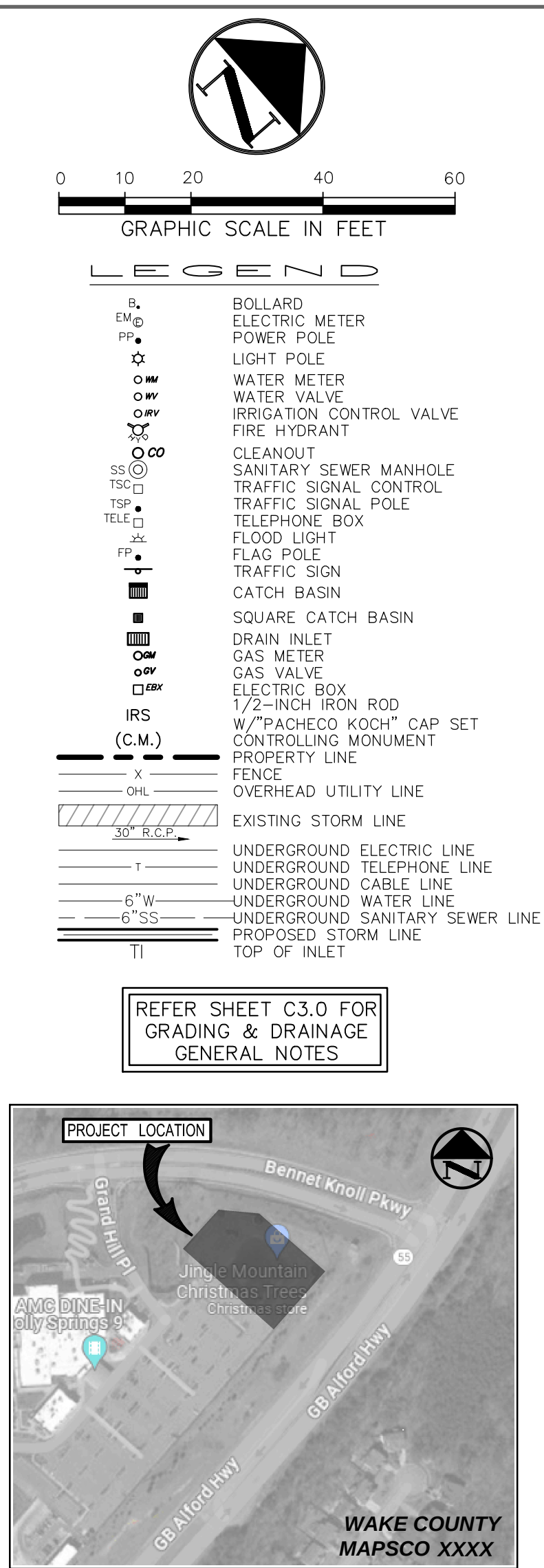
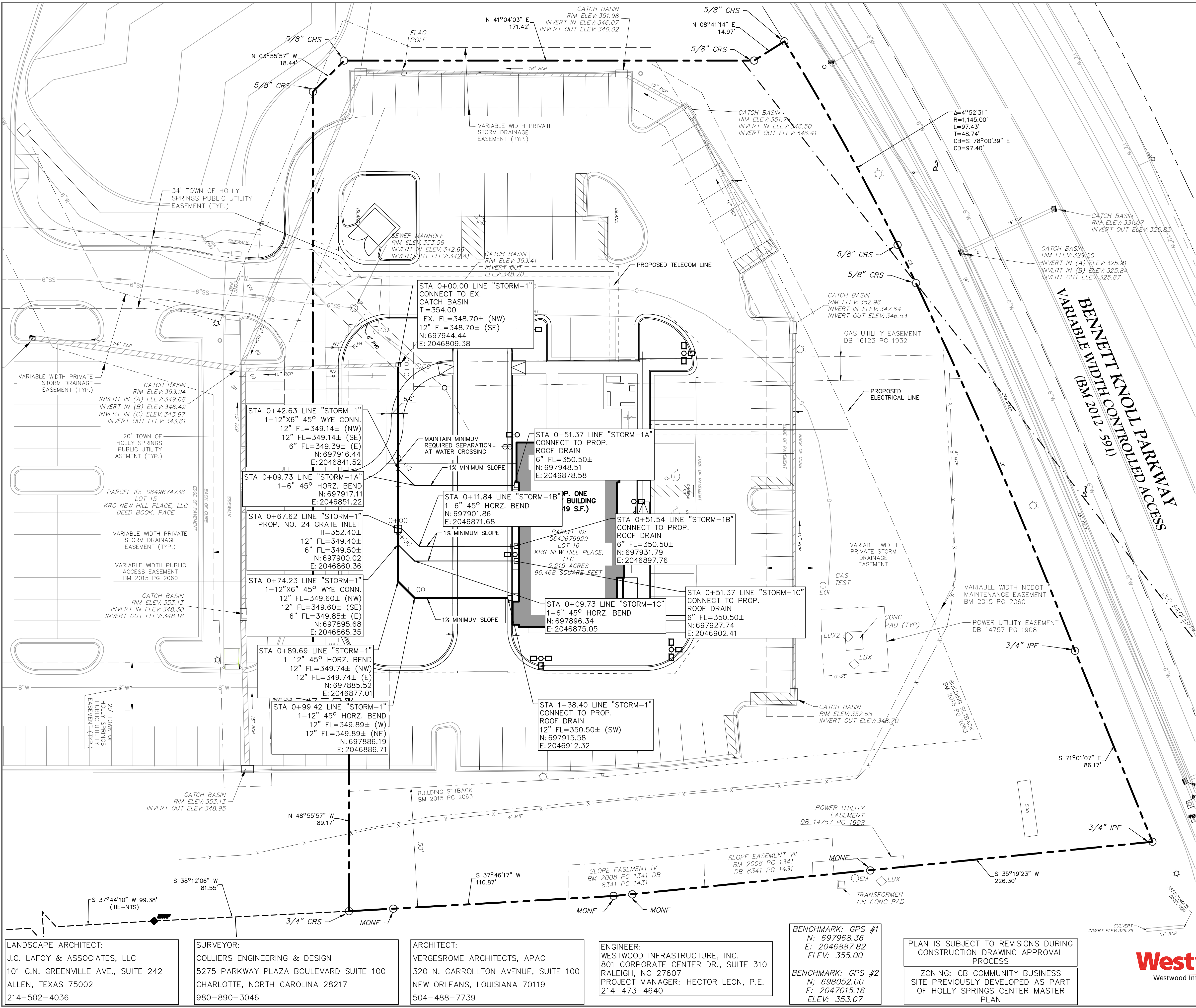
Survey Data:
- N 41°04'03" E 171.42'
- N 08°41'14" E 14.97'
- N 03°55'57" W 18.44'
- N 48°55'57" W 253.46'
- S 41°04'03" W 15.10'
- N 48°55'57" W 89.17'
- S 38°12'06" W 81.55'
- S 37°46'17" W 110.87'
- S 35°19'23" W 226.30'
- S 71°01'07" E 86.17'
- 5/8" CRS
- 3/4" IPF
- 3/4" CRS
- 4" MTF

Curve Data:
- Δ=4°52'31"
- R=1,145.00'
- L=97.43'
- T=48.74'
- CB=S 78°00'39" E
- CD=97.40'

Other Labels:
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ZONING: CB COMMUNITY BUSINESS
SITE PREVIOUSLY DEVELOPED AS PART
OF HOLLY SPRINGS CENTER MASTER
PLAN

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VergesRome

Architects

320 N. Carrollton Avenue, Suite 100
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NORTH CAROLINA

PROFESSIONAL

SEAL

061850

ENGINEER

DANIEL D. BECKMANN

04-05-2024

CHASE

HOLLY SPRINGS TOWNE CENTER LOT 16

NEW CONSTRUCTION

351 GRAND HILL PLACE

HOLLY SPRINGS, NC

DATE ISSUED: 30 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: DM

CHECKED BY: GC

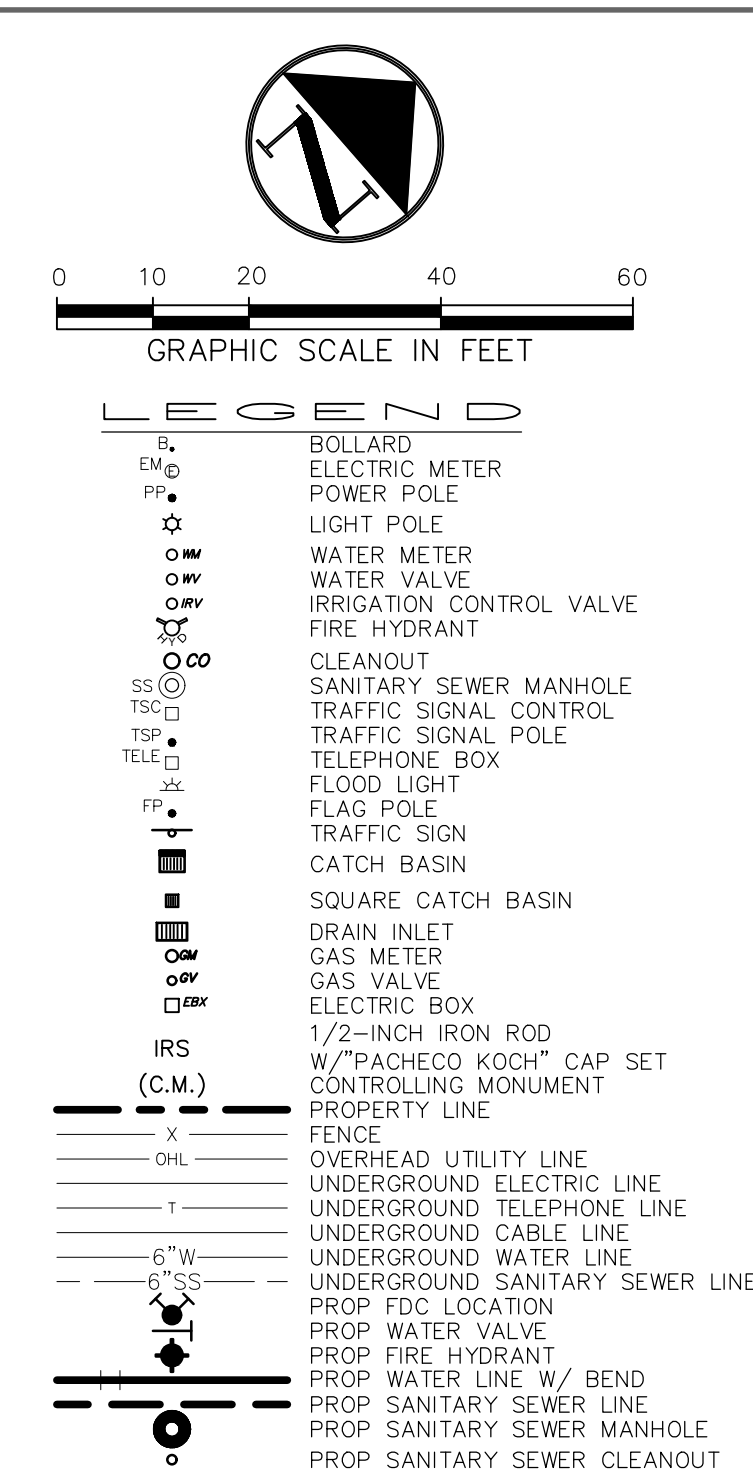
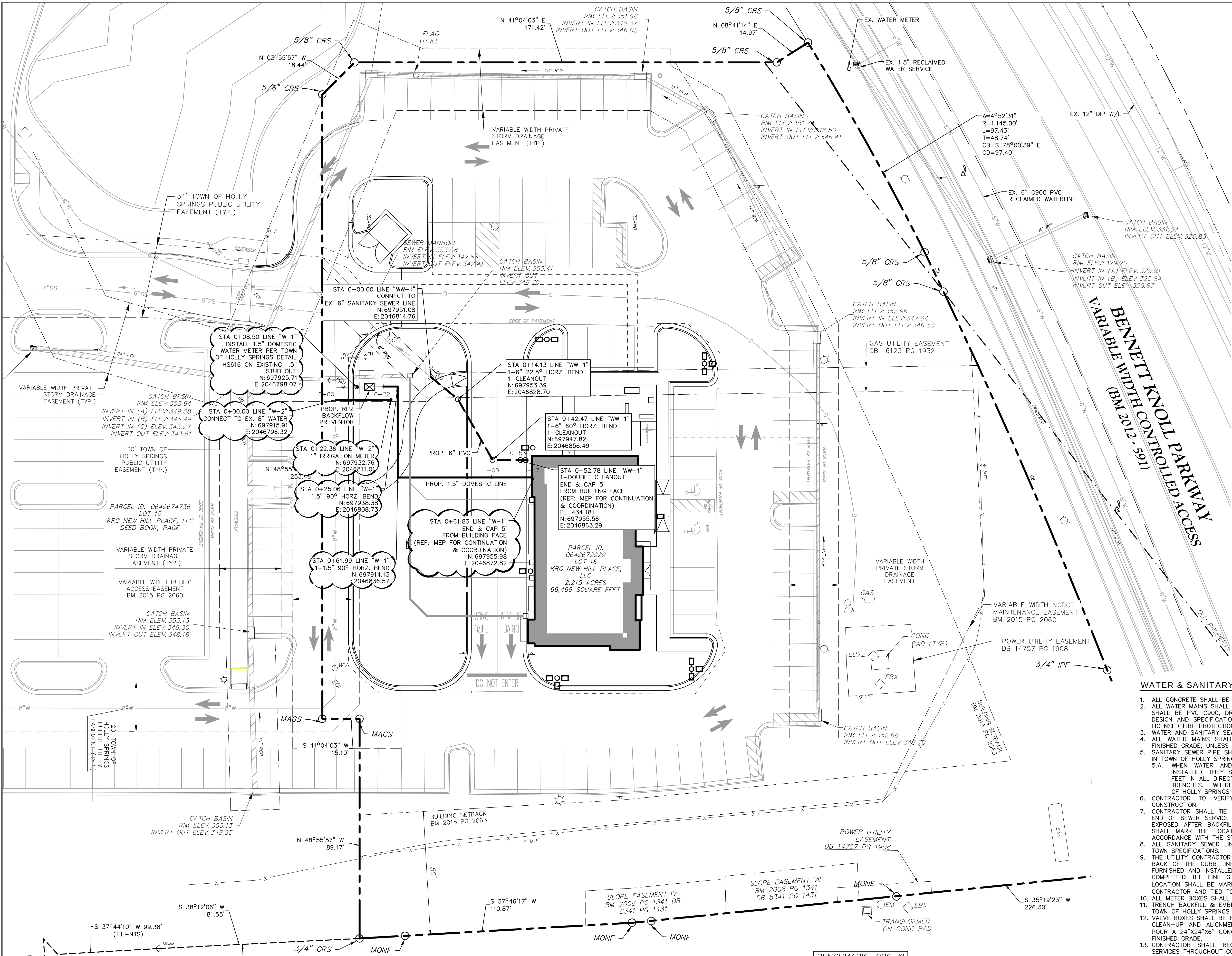
PHASE: DEVELOPMENT PETITION

23037

TITLE: STORM SEWER PLAN

SHEET: C4.1

ANSI/AIA 11:2010
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WATER & SANITARY SEWER GENERAL NOTES

- ALL CONCRETE SHALL BE 3000 PSI, UNLESS OTHERWISE NOTED.
- ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
- WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
- SANITARY SEWER PIPE SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED IN PLANS OR IN TOWN OF HOLLY SPRINGS SPECIFICATIONS.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN TEN FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE TEN FOOT DISTANCE CANNOT BE ACHIEVED, SEE TOWN OF HOLLY SPRINGS SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
- ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD TOWN SPECIFICATIONS.
- THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
- ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
- TRENCH BACKFILL & EMBEDEDMENT MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF HOLLY SPRINGS SPECIFICATION SECTION 5; PIPE TRENCHING.
- VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
- CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

Westwood
Westwood Infrastructure, Inc.

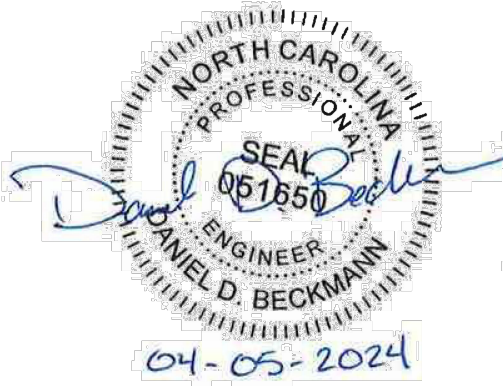
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CHASE

HOLLY SPRINGS TOWNE CENTER LOT 16 NEW CONSTRUCTION

351 GRAND HILL PLACE

HOLLY SPRINGS, NC

DATE ISSUED: 30 AUGUST 2024

REVISED:
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PHASE:
DEVELOPMENT
PETITION

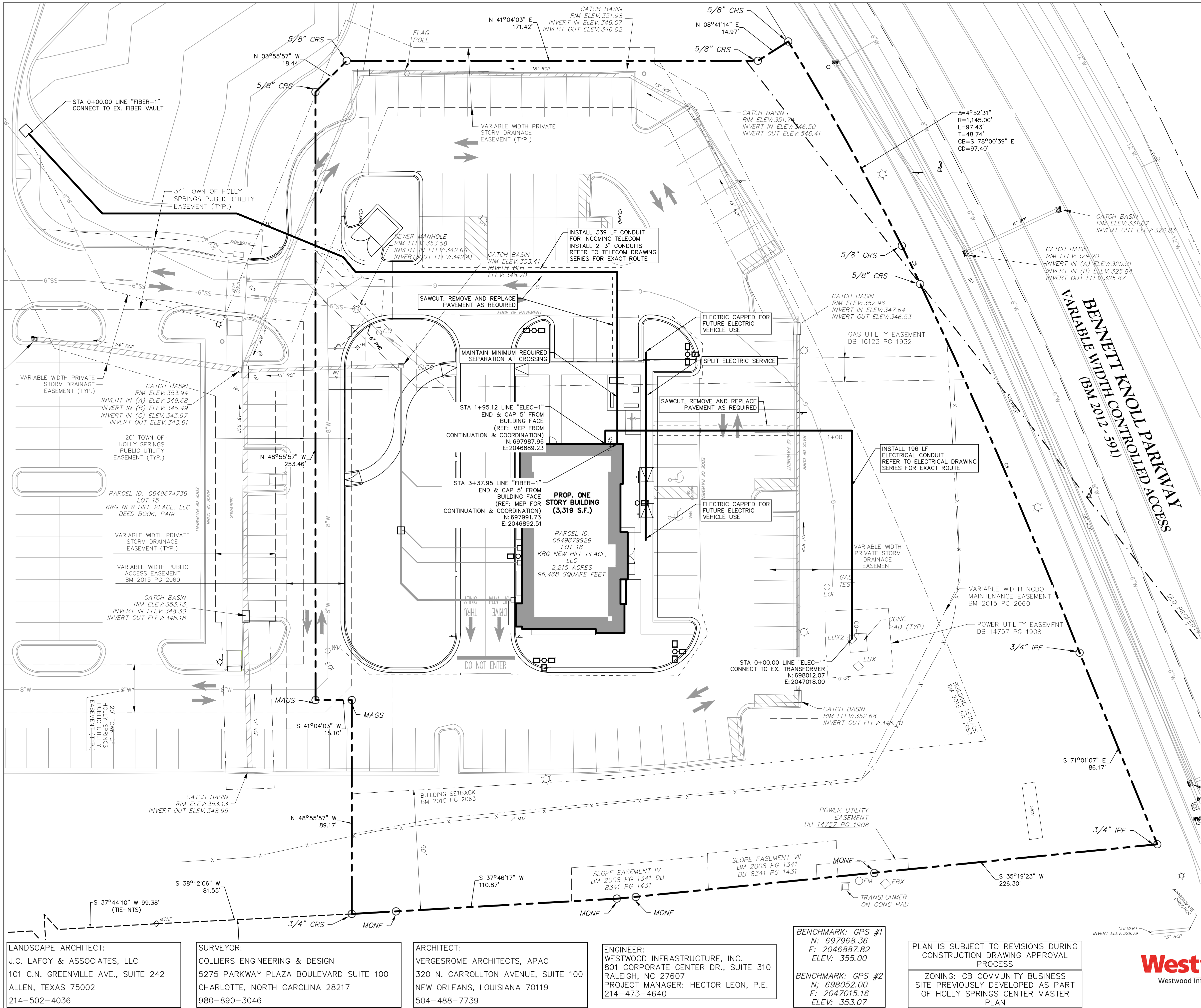
23037

TITLE:

UTILITY PLAN

SHEET:

C5.0



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GRAPHIC SCALE IN FEET

LEGEND

ENCL	BOLLARD
PP	ELECTRIC METER
W	POWER POLE
W	LIGHT POLE
W	WATER METER
W	WATER VALVE
W	IRRIGATION CONTROL VALVE
W	FIRE HYDRANT
W	CLEANOUT
W	SANITARY SEWER MANHOLE
W	TRAFFIC SIGNAL CONTROL
W	TRAFFIC SIGNAL POLE
W	TELEPHONE BOX
W	FLOOD LIGHT
W	TRAFFIC SIGN
W	CATCH BASIN
W	SQUARE CATCH BASIN
W	DRAIN INLET
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W	W/PACHECO KOCH" CAP SET
W	CONTROLLING MONUMENT
W	PROPERTY LINE
W	FENCE
W	OVERHEAD UTILITY LINE
W	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND CABLE LINE
W	UNDERGROUND WATER LINE
W	UNDERGROUND SANITARY SEWER LINE
W	PROP FDC LOCATION
W	PROP WATER VALVE
W	PROP FIRE HYDRANT
W	PROP WATER LINE W/ BEND
W	PROP SANITARY SEWER LINE
W	PROP SANITARY SEWER MANHOLE
W	PROP SANITARY SEWER CLEANOUT

THIS PLAN IS TO SHOW THE HORIZONTAL LAYOUT OF DRY UTILITIES ONLY, REFER TO ELECTRICAL AND TELECOM PLANS FOR ADDITIONAL DESIGN DETAILS

PROJECT LOCATION

VICINITY MAP (NOT TO SCALE)

WAKE COUNTY MAPSCO XXXX

LANDSCAPE ARCHITECT:

J.C. LAFOY & ASSOCIATES, LLC

101 C.N. GREENVILLE AVE., SUITE 242

ALLEN, TEXAS 75002

214-502-4036

SURVEYOR:

COLLIERS ENGINEERING & DESIGN

5275 PARKWAY PLAZA BOULEVARD SUITE 100

CHARLOTTE, NORTH CAROLINA 28217

980-890-3046

ARCHITECT:

VERGESROME ARCHITECTS, APAC

320 N. CARROLLTON AVENUE, SUITE 100

NEW ORLEANS, LOUISIANA 70119

504-488-7739

ENGINEER:

WESTWOOD INFRASTRUCTURE, INC.

801 CORPORATE CENTER DR., SUITE 310

RALEIGH, NC 27607

PROJECT MANAGER: HECTOR LEON, P.E.

214-473-4640

BENCHMARK: GPS #1

N: 697968.36

E: 2046887.82

ELEV: 355.00

BENCHMARK: GPS #2

N: 698052.00

E: 2047015.16

ELEV: 353.07

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ZONING: CB COMMUNITY BUSINESS

SITE PREVIOUSLY DEVELOPED AS PART OF HOLLY SPRINGS CENTER MASTER PLAN

Westwood

Westwood Infrastructure, Inc.

801 CORPORATE CENTER DR., ST. 310

RALEIGH, NC 27607

952-937-5150

westwoodps.com

NC REG. ENGINEERING FIRM F-1463

VergesRome

Architects

320 N. Carrollton Avenue, Suite 100

New Orleans, Louisiana 70119

t. 504.488.7739 f. 504.488.7743

www.VergesRome.com

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NORTH CAROLINA PROFESSIONAL SEAL

SEAL 061650

ENGINEER

DANIEL D. BECKMANN

04-05-2024

CHASE

HOLLY SPRINGS TOWNE CENTER LOT 16

NEW CONSTRUCTION

351 GRAND HILL PLACE

DATE ISSUED: 30 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: DM

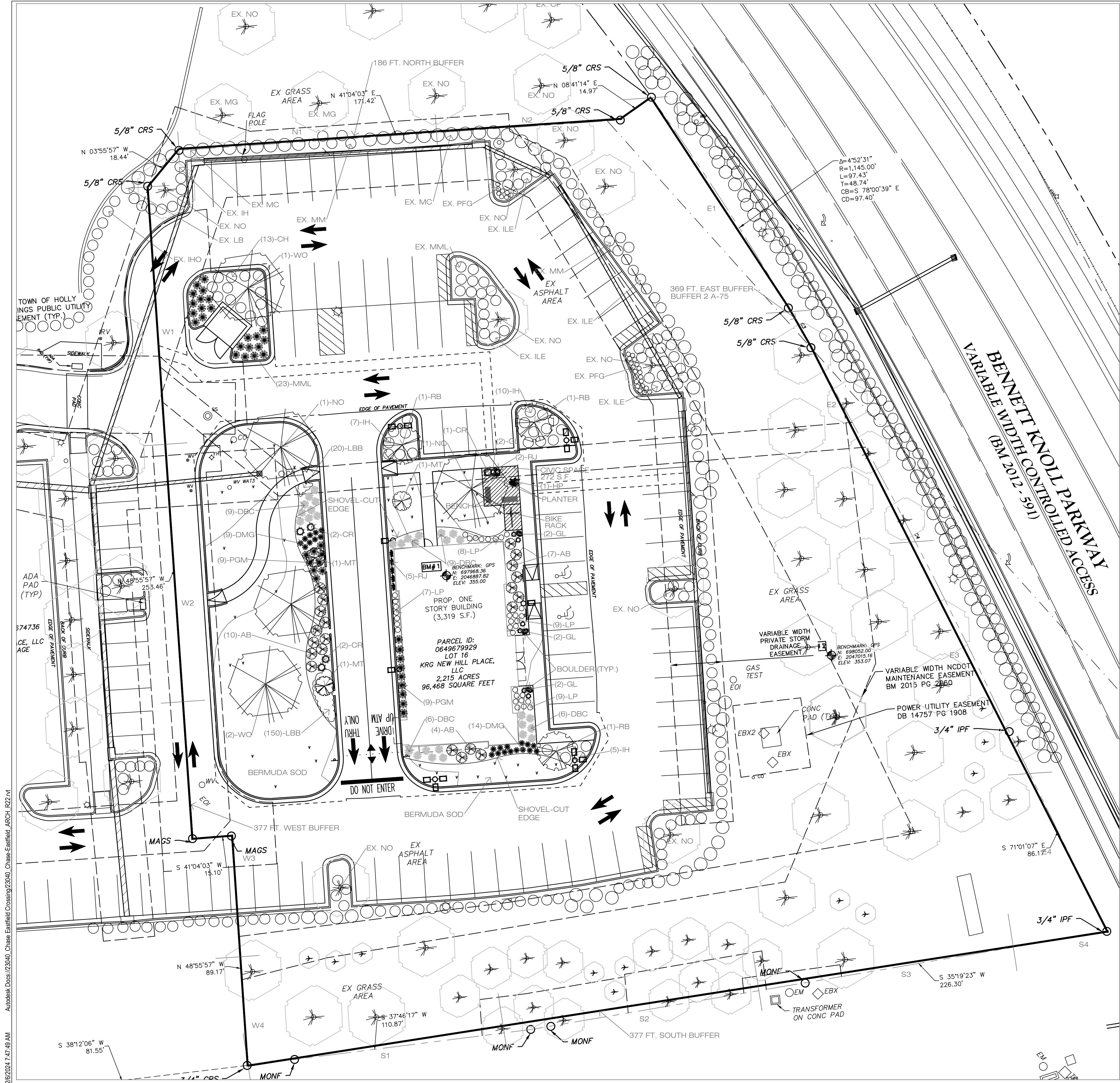
CHECKED BY: GC

PHASE: DEVELOPMENT PETITION

23037

TITLE: DRY UTILITY PLAN

SHEET: C5.1



PLANT MATERIAL LIST

KEY	QUANTITY	CANOPY TREES DESCRIPTION	SIZE	PERCENT OF PLANT MATERIAL
NO	2	QUERCUS NUTTALLII NUTTALL OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	27
WO	3	QUERCUS PHELLOS WILLOW OAK	3" CAL., MIN. 4' SPD, MIN. 10 FT. HT.	18
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE	
MT	3	MAGNOLIA X 'JANE' JANE MAGNOLIA TREE	3" CAL., 6' HT., 3" SPREAD	27
RB	3	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., 8' HT., 3" SPREAD	27
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE	
AB	21	ABELIA X 'KALEIDOSCOPE' DWARF ABELIA	5 GAL. MIN. 24" HT.,	15
LP	33	LOROPETALUM CHINENSE 'JAZZ HANDS' JAZZ HANDS LOROPETALUM	3 GAL. MIN. 24" HT., A.S.	24
HP	1	HYDRANGEA PANICULATA LIMELIGHT HYDRANGEA	5 GAL. MIN. 24" HT.,	1
RJ	7	JUNIPERUS HORIZONTALIS RUG JUNIPER	1 GAL. MIN. 12' HT., 12" SPD.	5
DBC	30	DISTYLUM 'BLUE CASCADE' BLUE CASCADE DISTYLUM	5 GAL. MIN. 24" HT.	21
GL	8	LIRIOPE MUSCARI 'EVERGREEN GIANT' GIANT LIRIOPE	1 GAL. MIN. 8" HT.	6
IH	22	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	5 GAL. MIN. 24" HT.	16
CR	5	RHODODENDRON CATAWBIENSE CATAWBA RHODODENDRON	5 GAL. MIN. 24" HT.	4
CH	13	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL. MIN. 24" HT.	9
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE	
DMG	23	MISCANTHUS 'YAKUSHIMA DWARF' DWARF MAIDEN GRASS	1 GAL. 10" HT., 10" SPD.	36
PGM	18	MUHLENBERGIA CAPILLARIS PINK GULF MUHLY GRASS	1 GAL. 10" HT., 10" SPD.	28
MML	23	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT SILVER GRASS	1 GAL. 10" HT., 10" SPD.	36
KEY	QUANTITY	GROUNDCOVER DESCRIPTION	SIZE	
LBB	170	LIRIOPE MUSCARI 'BIG BLUE' LIRIOPE 'BIG BLUE'	4" POT, FULL	N/A

SHEET NOTES:

Owner shall be responsible for:
"The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials;
"The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."
Any plant material associated with the overall development will be replaced by the Landlord.

LANDSCAPE REQUIREMENTS

Zoning: CB - Mixed-Use Corridor
Site: 2.09 acres
MINIMUM LANDSCAPE REQUIREMENTS:
Site requirements have been met by developer during original installation.

TREE PRESERVATION:
Trees exist on site and will remain.

BUILDING FOUNDATION:
2 x Foundation LF @ 2 x 246 l.f. = 492 s.f. required
1,138 s.f. provided

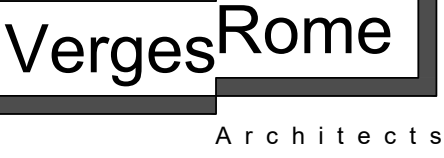
CIVIC SPACE:
91,041 s.f. @ .5% of the site = 191 s.f. required.
272 s.f. provided with a bench, bike rack, and planter

WATERING METHOD:
Underground sprinkler system with an automated timer and rain/freeze sensor

BIKE RACK:
2 bike racks are required 50 ft. from building entrance

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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New Orleans, Louisiana 70119
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08/30/24

CHASE
HOLLY SPRINGS TOWNE CENTER
NEW CONSTRUCTION

HOLLY SPRINGS, NC

351 GRAND HILL PLACE

DATE ISSUED: 08 AUGUST 2024

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: JCL

CHECKED BY: JCL

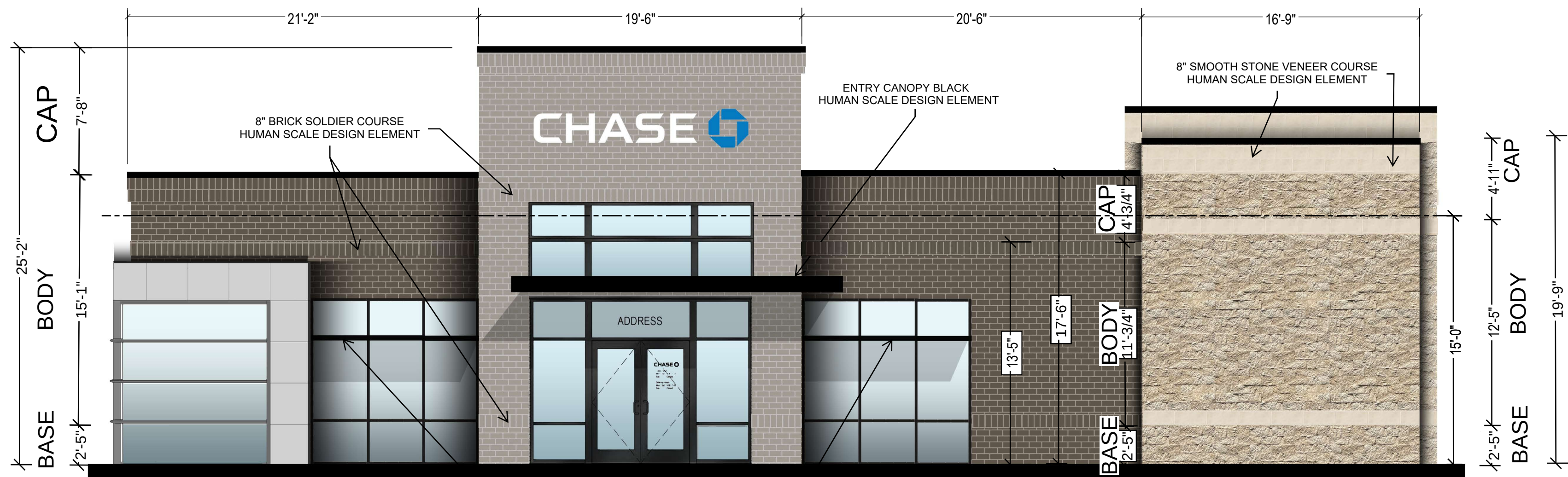
PHASE:

DEVELOPMENT
PETITION

23037

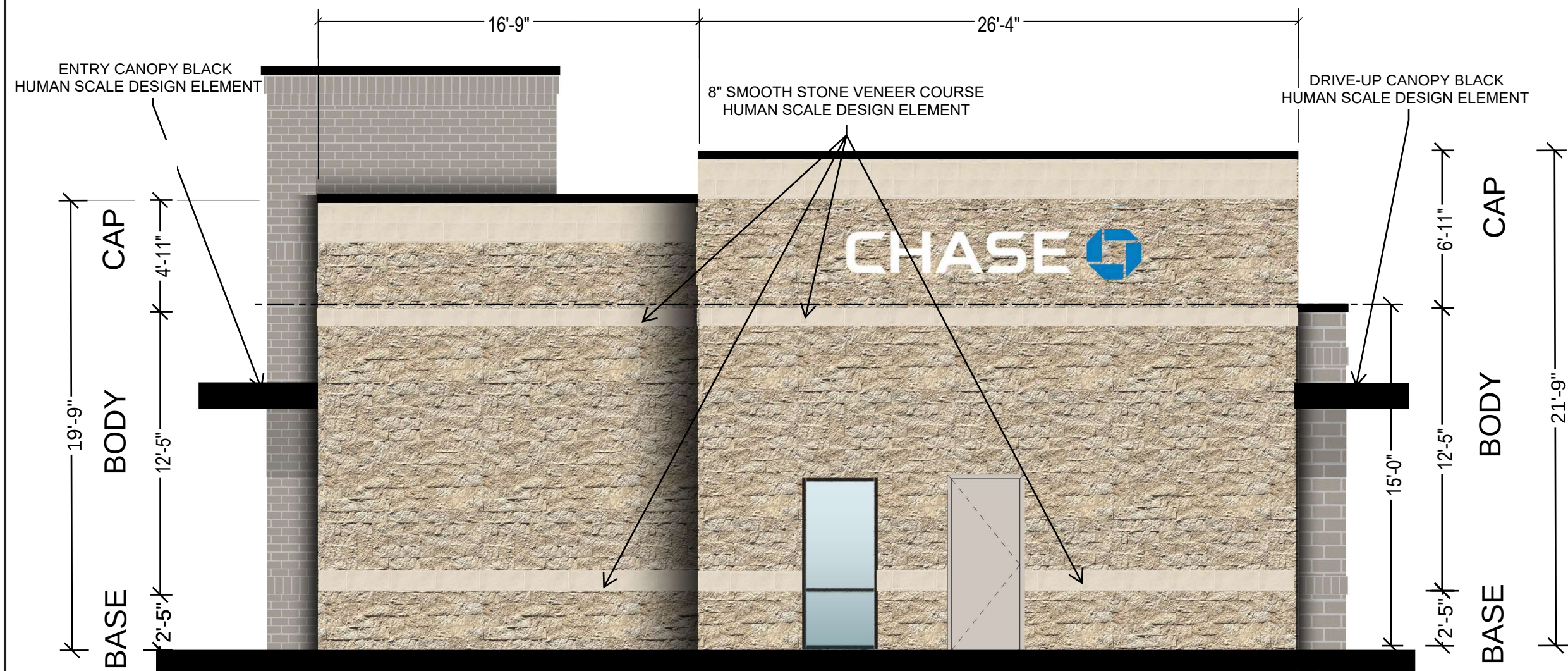
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LANDSCAPE PLAN

SHEET:
L1.01

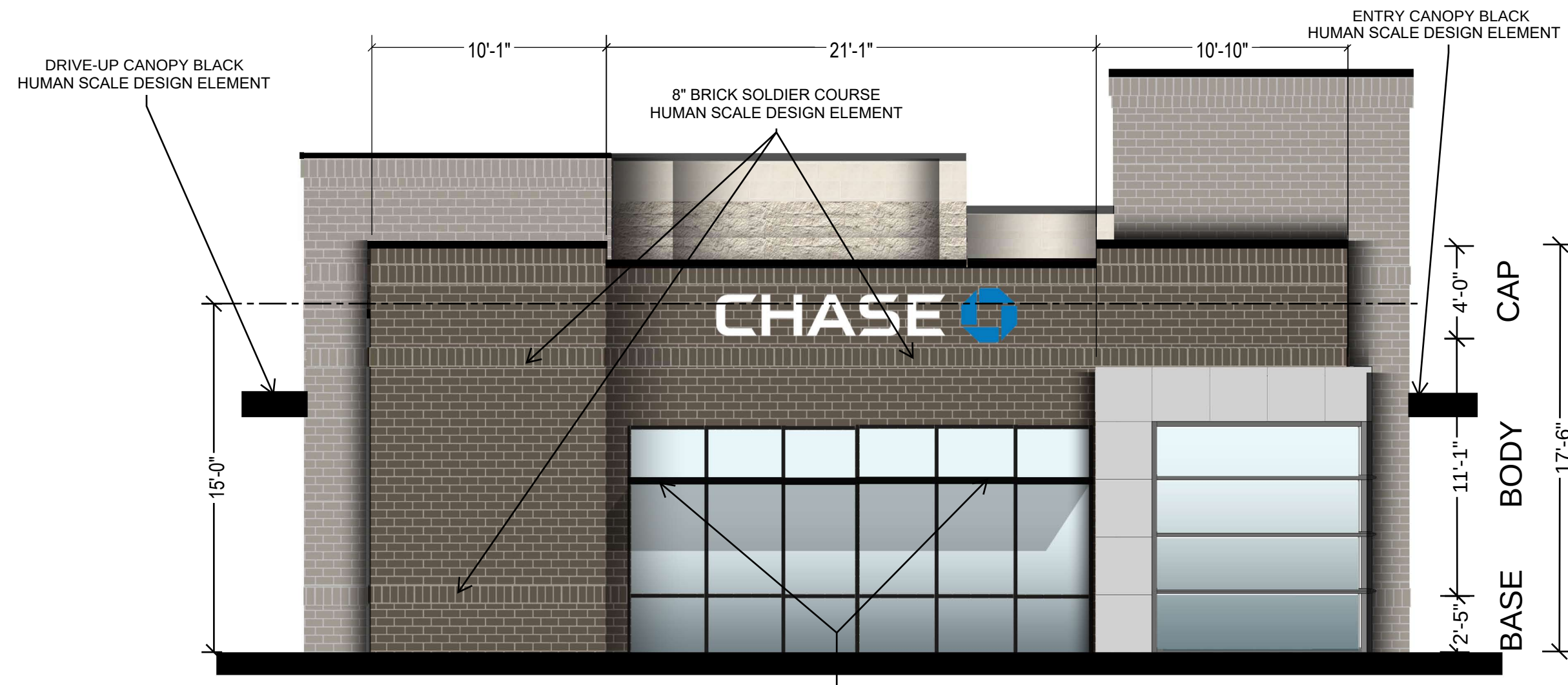


SIGNAGE NOTE:
ALL SIGNS ARE SHOWN FOR
ILLUSTRATIVE PURPOSES AND ARE
SUBJECT TO SEPARATE SIGN PERMIT.

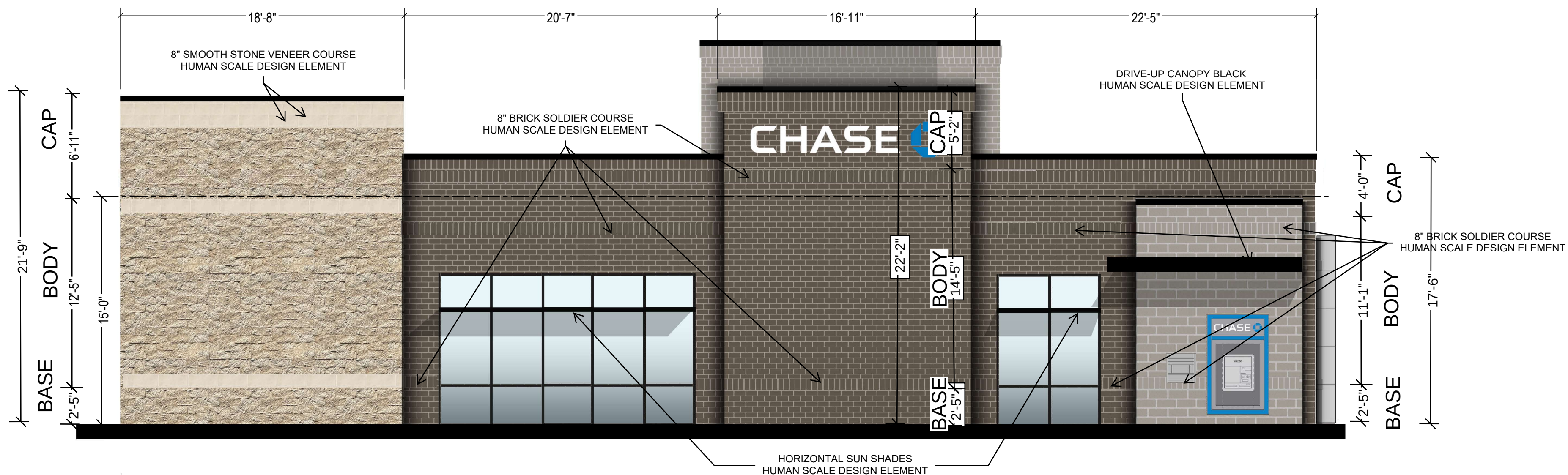
1 MAIN ENTRY ELEVATION
A1.00 3/16" = 1'-0"



2 NORTH ELEVATION
A1.00 3/16" = 1'-0"



3 SOUTH ELEVATION
A1.00 3/16" = 1'-0"



4 REAR ELEVATION
A1.00 3/16" = 1'-0"

LEGEND:

- TAYLOR GRAY 322 BRICK
- TAYLOR GRAY 320 BRICK
- BORAL CULTURED STONE FOUNDATION- HEWN STONE
- CORONADO - SMOOTH LIMESTONE CREAM
- ACM SILVER SMITH
- BLACK ANODIZED STOREFRONT / COPING / CANOPIES
- CLEAR GLAZING



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CHASE
HOLLY SPRINGS TOWNE CENTER, LOT 16
NEW CONSTRUCTION
351 GRAND HILL PLACE
HOLLY SPRINGS, NC

DATE ISSUED: 30 AUGUST 2024

REVISED:
REVISED:
REVISED:
REVISED:

DRAWN BY: TSC
CHECKED BY: MUR

PHASE:
DEVELOPMENT
PETITION

23037

TITLE:
EXTERIOR
ELEVATIONS

SHEET:

A1.00

EXTERIOR MATERIALS SAMPLE BOARD



TAYLOR GRAY 322 BRICK



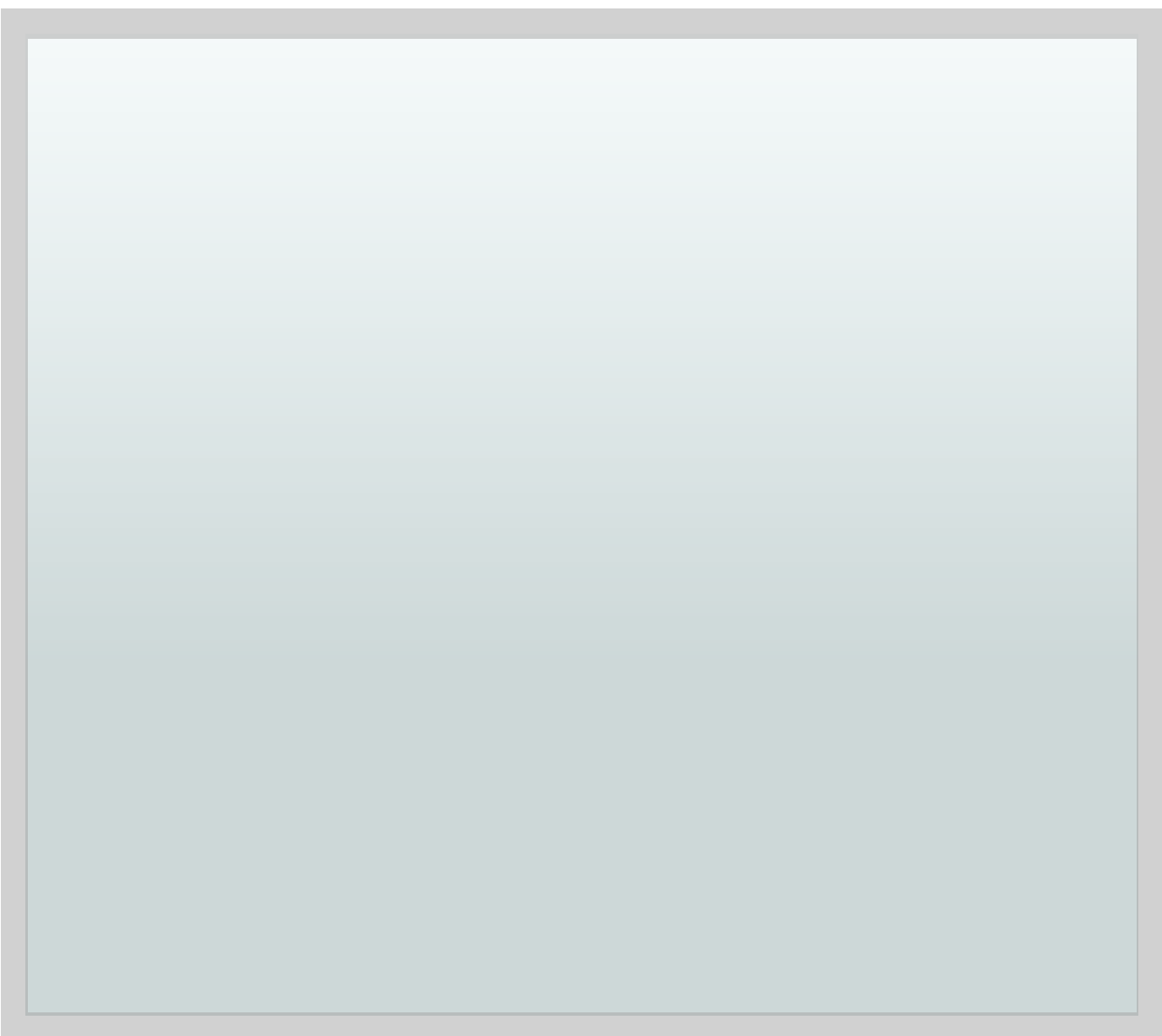
TAYLOR GRAY 320 BRICK



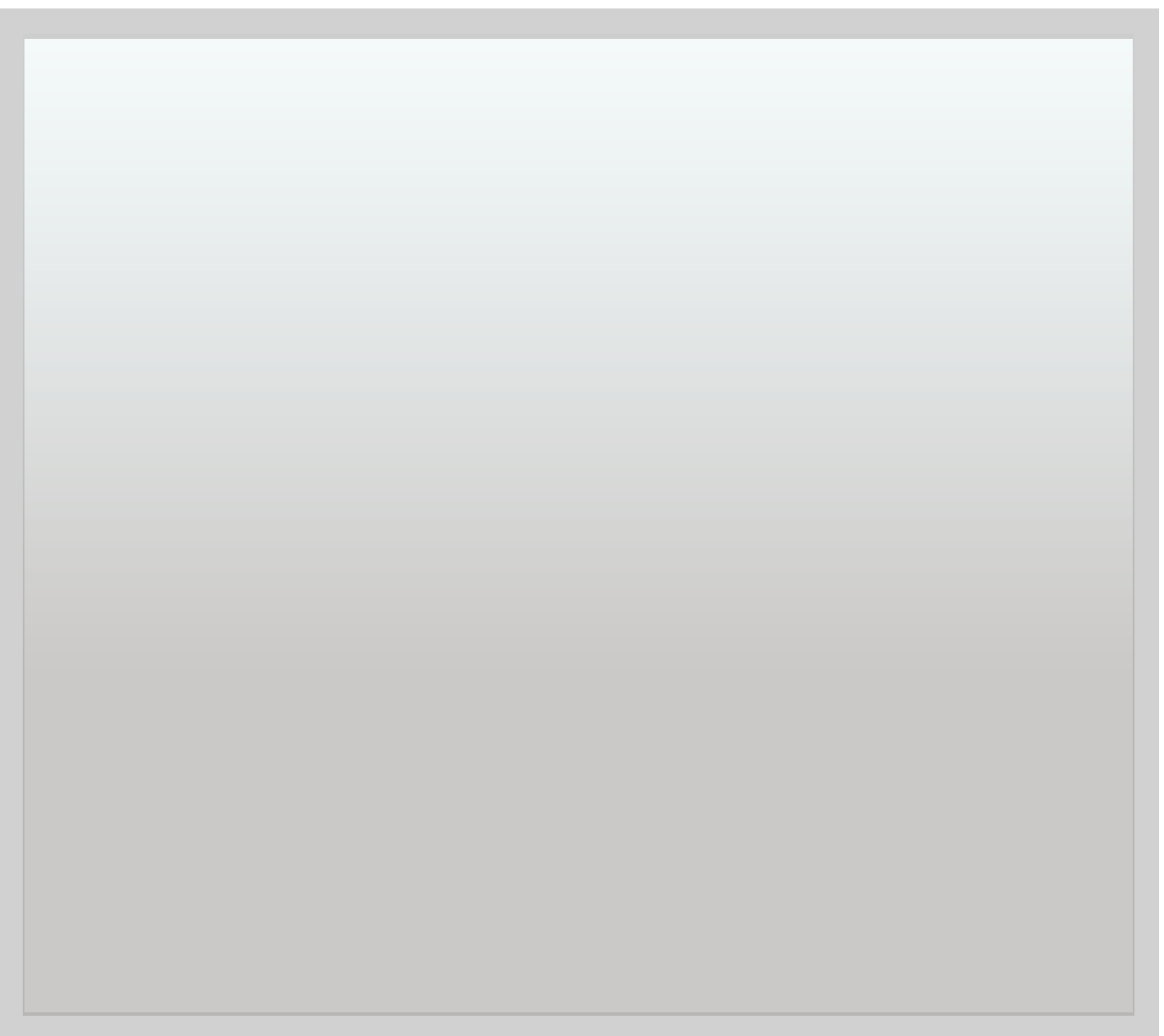
WESTLAKE HEWN STONE
FOUNDATION



STOREFRONT /
COPING / CANOPIES
COLOR: BLACK ANODIZED



STOREFRONT
COLOR: CLEAR GLAZING



ALUMINIUM COMPOSITE MATERIAL (ACM)
APPLICATION: CANOPY
COLOR: CHASE SILVER