



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, January 28, 2025**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. November 20, 2024 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

Development Plans

2. 22-DP-12 Carolina Springs Town Center

Other Business

3. Town Council Official Action Overview
4. Committee Reports
5. Development Services Report
6. Other Business

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.us 919-557-3900



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business

Title: November 20, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve November 20, 2024 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Nov_20_2024_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **November 20, 2024**. At 7:00 p.m. after determining quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Cheryl Caines, Senior Planner
Grayson Taylor, Planner III
Conor Ryan, Planner I
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Jay Osbourne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
Roger Bess, *ETJ*
Ernie Carpico
Van Crandall
Joseph Cuccurullo
Sara Kempin
Josh Prizer

Members Absent: Thomas Urquhart, *Vice-Chair*
Joanna Holder

The Board recited the pledge of Allegiance, and the meeting opened with an invocation by Mr. Carpico

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *September 24, 2024, Minutes*

Motion:

Motion to approve September 24, 2024, Minutes.

Motion by: Mr. Prizer

Second by: Mr. Carpico

Action: The Planning Board vote in favor of the motion (7-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- December 17th – Joe Cuccurullo

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

- January 21st – Josh Prizer

Public Comment Period

Supporters of Pine Springs Academy –

Shea “Shay” Maliszewski 117 Steep Bank Dr, Cary

Craig Lechene 480 Green Oaks Pkwy, Holly Springs
(President of RoviSys Building Technologies in the Business Park)

Agenda Item #9a: PUD Amendment

***Pine Springs Upper School -
Holly Springs Business Park PUD (01-PUD-03-A04) - Major Amendment***

Motion for Mr. Prizer to recuse himself, due to Conflict of Interest with the project being presented.

Motion by: Mr. Prizer

Second by: All in Favor

Action: The Planning Board vote in favor of the motion (6-0)

Mr. Taylor presents the Staff report to the Board.

Ms. Jacobs continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Owner/Developer:

Bruce Friend
Head of School
Pine Springs Preparatory Academy

Applicant/Speaker:

Andy Petty
Curry Engineering
205 S Fuquay Ave
Fuquay Varina, NC 27526

Applicant Legal Counsel

Paul Stamm
Stamm Law Firm
P.O. Box 1600
Apex, NC 27502

Mr. Friend presents to the Board and provides a history of the Pine Springs Preparatory Academy (PSPA) to the Board as well as the need for a PSPA Upper School in Holly Springs.

Mr. Petty presents the plan to the Board and discusses how the Upper School will fit with the Holly Springs Business Park vision, the Towns Land Use plan and the Traffic, particularly carpool.

Mr. Carpico asks about the 4600’ of stacking que carpool loop, particularly asking how many cars will fit into the carpool loop design?

Mr. Petty explains he is allotting about 20 to 25’ per car.

Mr. Carpico questions security for the students

Mr. Friend explains the security procedures at the current schools, the doors locked during school hours and a school resource officer will be on site. No fencing is expected to surround the school.

Mr. Bess asks about Traffic. Particularly if there will be an officer, a crossing guard etc to help with directing traffic? Or perhaps a traffic light, at a later time.

Mr. Petty confirms these precautions are not required at this time.

Mr. Bess asks what the estimated number of parking spaces for the expected 1000 students

Mr. Petty about 200

Town of Holly Springs
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Mr. Bess asks if there has been any concern about hazardous materials within the Business Park.
Mr. Petty confirmed there is no concern about hazardous materials in the Business Park.

Ms. Kempin asks about the schools' hours of operations
Mr. Friend does not have the hours of operations in place at this time, but they have agreed to stagger the hours of operation to help limit the traffic in the area to the business' as well as the students arrival and dismissal.

Mr. Madoni asks if there any concerns from Business Development (aka Economic Development), using a business parcel for a School?

Mr. Taylor confirmed the Towns recommendation includes that of the entire town as well as Economic Development. All information has been compiled and added to the content of the Staff Report.

Mr. Crandall quotes Staff Analysis, stating that Schools should be developed in a residential zoning district, not a business zoning.

Mr Taylor confirms the Town Comprehensive Plan recommends schools be developed in residential zoning, this is a true analysis and the reason is for Student Safety. Mainly allowing for Students to walk and/or bike to school. However, PSPA students will likely not live nearby and walking and biking to school will likely not occur.

Mr Cuccurullo asked Ms. Jacobs to expand on the traffic mitigation efforts that may have caused any Staff concern.

Ms. Jacobs explains at Development Plan the applicant will be required to meet with Fire, Police, Trash etc. Should the Traffic pattern need to be adjusted, they will need to do so at Development Plan.

The Board discusses the positives PSPA will make to Economic Development of the Town

Motion:

Motion to adopt the following Plan Consistency Statement

The requested Planned Unit Development Major Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed amendment continues to support the character area through its proposed uses and standards. The requested amendment is reasonable and in the public interest because it meets the intent of the Business Park, Town objectives, and the Vision Holly Springs Comprehensive Plan.

Motion by: Mr. Crandall

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (6-0).

Motion:

Motion that the Planning Board recommend the Town Council **approve** the Planned Unit Development Major Amendment 01-PUD-03-A04 for Holly Springs Business Park PUD.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (6-0).

Motion to allow Mr. Prizer to re-join the Board

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (6-0).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Agenda Item #9b: Major Subdivision

**Oakview Innovation Master Plan
Major Amendment (20-MAS-02-A02)**

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:

Will Altman

Timmons Group

5410 Trinity Rd

Raleigh, NC

The applicant presents to the Board, focusing on adding a 12.43-acre parcel into the original Master Plan area.

Ms. Kempin asks about the fees in-lieu of transportation and Greenway improvements. Why was it decided to and when will these improvements be put into place?

Mr. Ryan confirms the applicant chose to provide FIL for the Greenway Improvements rather than make the improvements now because the current Greenway starts and ends nowhere; the Town agreed to collect monies for a future Greenway extension after the development of the area.

Mr. Blonshine discusses the Traffic fees in-lieu. Ms. Jacobs explains how FIL is collected from previous parcels in the area

Mr. Carpico asks about the original site and the way the property lines are so unusual.

Mr. Altman confirms the land is oddly shaped. The original land did not include some of the lots of land, but as Development has occurred in the area, from neighboring Fujifilm, the 12+ acres became available and creating this oddly shaped parcel of land.

Motion:

Motion that the Planning Board recommend the Town Council **approve** the Major Amendment to the Oakview Innovation Master Plan 20-MAS-02-A02, with the conditions listed in the staff report.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #9c: Development Plan

**GeneSuites Oakview Innovation Park POD C
Development Plan (23-DP-13)**

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Town of Holly Springs
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Applicant / Speaker:

Will Altman
Timmons Group
5410 Trinity Rd
Raleigh, NC

The applicant presents to the Board.

Mr. Bess asks if there will be a footway connection to the existing Greenway from the Public Space displayed in the Development plan.

Mr Altman confirms due to the topography in this area, access to the Greenway path will have to be on Montesale Rd.

Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan 23-DP-13 for GeneSuites

POD C, with the conditions listed in the staff report.

Motion by: Ms. Kempin

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #10: Committee Reports

a. Committee Reports

LUAC (Roger Bess / Josh Prizer)

- Last meeting - October 1
Sunset Lake Commons (*Multi-Family*)

Mr. Bess confirms it is an interesting plan, Staff is working with them to help mitigate unusual proposal.

Tree Advisory Committee Representative Report (Joanna Holder / Joseph Cuccurullo)

- Last meeting October 9 – Cancelled
Next Meeting January 8
Per email from Mr. Sean Ryan to discuss upcoming 2025 planning (*ie Street Tree USA applications, Street Tree Grant Program and Holly Fest planning*)

b. Town Council Official Action Overviews

- *Symphonia – Applicant has withdrawn*

c. Development Services Report

none

d. Other Business

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
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Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Carpico

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 8:20pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: 22-DP-12 Carolina Springs Town Center

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community

Staff Resource: Brett Gosney, Development Services

Action(s):

- Recommend the Town Council approve/deny Development Plan 22-DP-12 for Carolina Springs Town Center with the conditions listed in the staff report and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- A Development Plan has been submitted to develop the Town Center portion of the Carolina Springs Planned Unit Development.
- The project is located on 23.64 acres at 3708 Old Holly Springs Apex Rd.
- The project includes a 50,000 sf grocery store with an additional 85,000 sf of commercial space.

Staff Recommendation: Approve

Background:

- The parcel was zoned PUD Planned Unit Development on May 7, 2019.
- The Carolina Springs PUD is a mixed-use development consisting of commercial/retail, office, multi-family and single-family housing located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Veridea Parkway and NC 540.
- The Carolina Springs Master Plan (19-MAS-03) was approved on February 18, 2020.
- Carolina Springs Phase 1 Subdivision (20-MAS-01) was approved October 6, 2020. Phase 2 Subdivision (21-MAS-06) was approved on April 19, 2022.
- 404 Residential Building permits have been issued and of those permits, 241 Certificate of Occupancies have been issued.
- An Infrastructure Reimbursement Agreement (IRA) was approved for the Carolina Springs development that outlines milestones the Developer must achieve for non-residential development. The milestones help ensure a mixed-use neighborhood is developed as envisioned by the PUD.
 - A maximum of 25% (425) of the allowed residential units may receive building permits prior to the approval of plans for at least 20,000 square feet of non-residential development. (Approval of this Development Plan (22-DP-12) will satisfy this first benchmark)
 - A maximum of 50% (850) of the allowed residential units may receive building permits once construction is complete for at least 20,000 square feet of non-

residential development in addition to having plans approved for the next phase of non-residential develop equal to at least 20,000 square feet of additional non-residential development.

- A maximum of 65% (1,015) of the allowed residential units may receive building permits once construction is complete for at least 40,000 square feet of non-residential development in addition to having plans approved for the next phase of non-residential development equal to at least 20,000 square feet of additional non-residential development.
- A maximum of 100% (1,700) of the allowed residential units may receive building permits once construction is complete for at least 60,000 square feet of non-residential development.

Funding Source(s):

N/A

Attachment(s):

1. 22DP12_CarolinaSpringsTownCenter_PBStaffReport
2. 22DP12_CarolinaSprings_Application
3. 22DP12_CarolinaSpringsTownCenter_Planset



Project Type: Development Plan

Concurrent Applications:

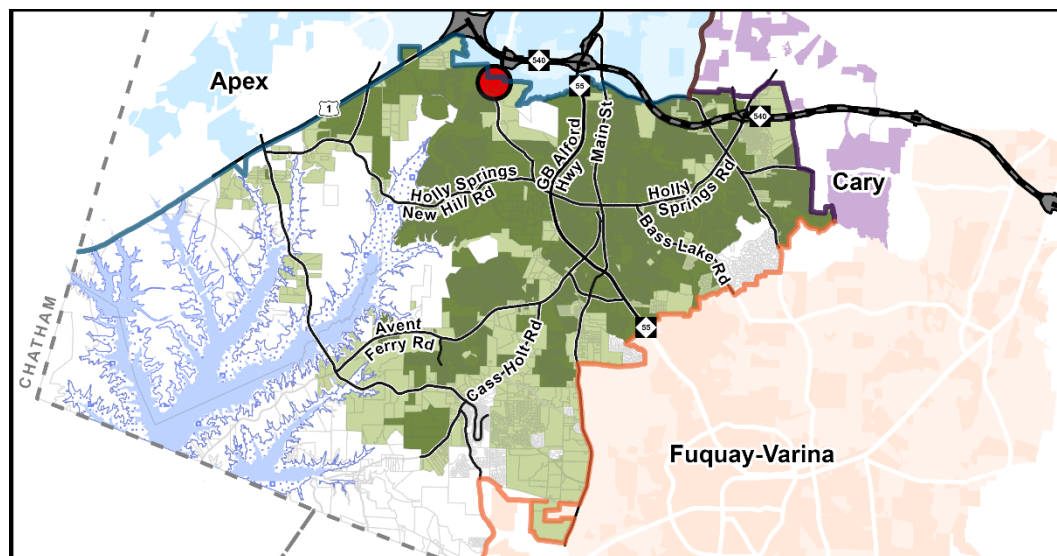
☐ Waiver / SUP / VAR / CPA

Applicant / Petitioner:

Andrew Gaittens – Shenandoah Homes, LLC.

Property Address: 3708 Old Holly Springs Apex Rd.

Property Area: 23.64 ac.



Located in: ☒ Holly Springs Corporate Limits ☐ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Development Plan for an integrated center featuring a 50,000-sf grocery store and 85,000-sf of commercial space at 3708 Old Holly Springs Apex Rd. The subject parcel is the Town Center portion of the Carolina Springs Planned Unit Development (PUD).

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Development Plan petition.

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Case Summary

Current Zoning:

PUD Planned Unit Development

☐ Conditional Zoning District**Current Major Subdivision Plan:**

Carolina Springs Detailed Master Plan



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Regional Center

Staff Analysis:

The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

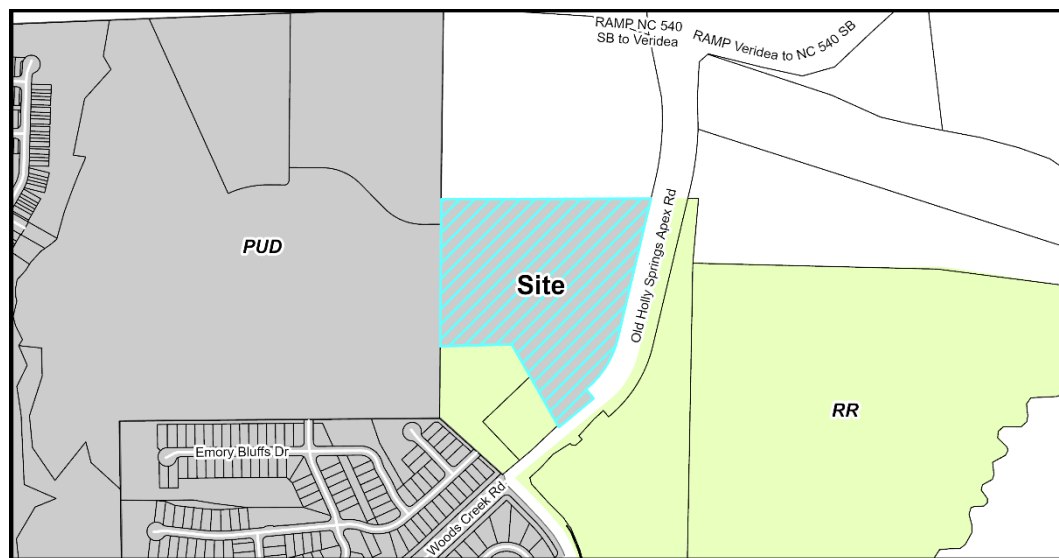
The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny



Current Zoning Information

Parcel #	Zoning	Area
0740032625	PUD Planned Unit Development	23.64 ac
Total Area		23.64 ac



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	PUD Planned Unit Development	Vacant
North	SD Sustainable Development (Town of Apex)	Apex Jurisdiction – Vacant (Future Veridea)
South	RR Rural Residential	Vacant / Single Family Home
East	RR Rural Residential	Vacant
West	PUD Planned Unit Development	Vacant (Future Phase of Carolina Springs)

Parcel Rezoning History

Rezoning Number: 18-PUD-01

Original Zoning: R-20

Approved Zoning: PUD Planned Unit Development

Approval Date: May 7, 2019



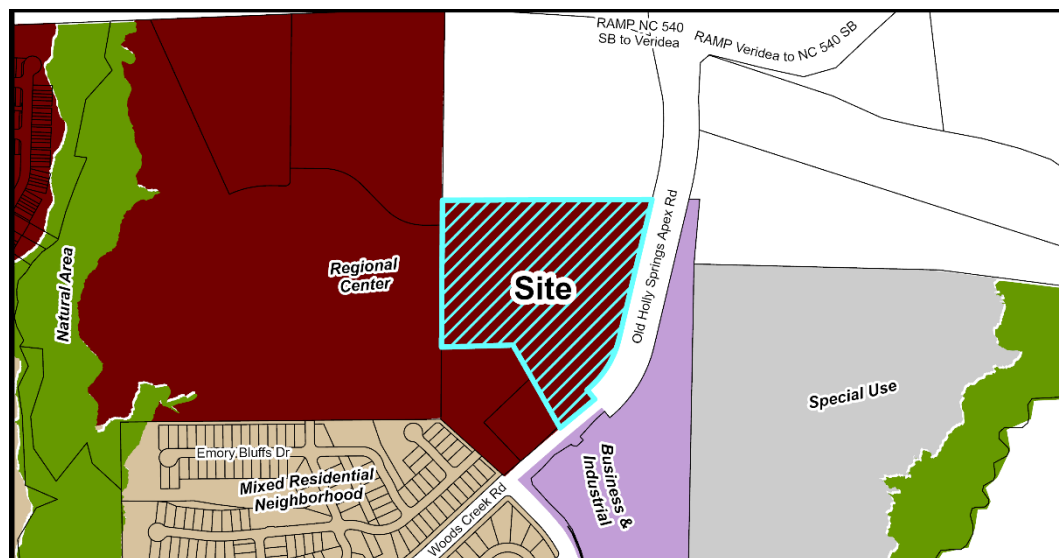
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Regional Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Summary
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☒ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☐ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Regional Center

A Regional Center is a hub for entertainment and employment, located immediately off the 540 interchange at Holly Springs Road and at Old Holly Springs Apex Road. These areas are envisioned as energized centers containing a mix of business, entertainment, civic, and cultural activities with a mix of housing types within and surrounding the center. As a magnet to surrounding towns and neighborhoods, a regional center becomes an iconic symbol and exciting focal point in southern Wake County. Buildings may stand two to ten stories tall in the immediate center of the development, and the public spaces between buildings should be designed for active living, community gathering, and interesting street life. Residential units or office space may be found above storefronts. Parking should be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

A Regional Center may be surrounded by one or more Residential Neighborhoods or Mixed Residential Neighborhoods. The design, scale, character, and intensity of development in the Regional Center should be compatible with, and transition to, adjacent land uses; and the character of existing adjacent neighborhood should be preserved.

Key Characteristics:

- Blocks are relatively small, and streets are in a grid network.
- There are typically no front setbacks, and minimal side and rear setbacks.
- Building types are primarily commercial on the ground floor with a storefront to activate the street, and may include residential or office uses on upper floors.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces for community gathering.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: N/A

Historic Structures: ☒ None



Land Use & Character Information (cont.)

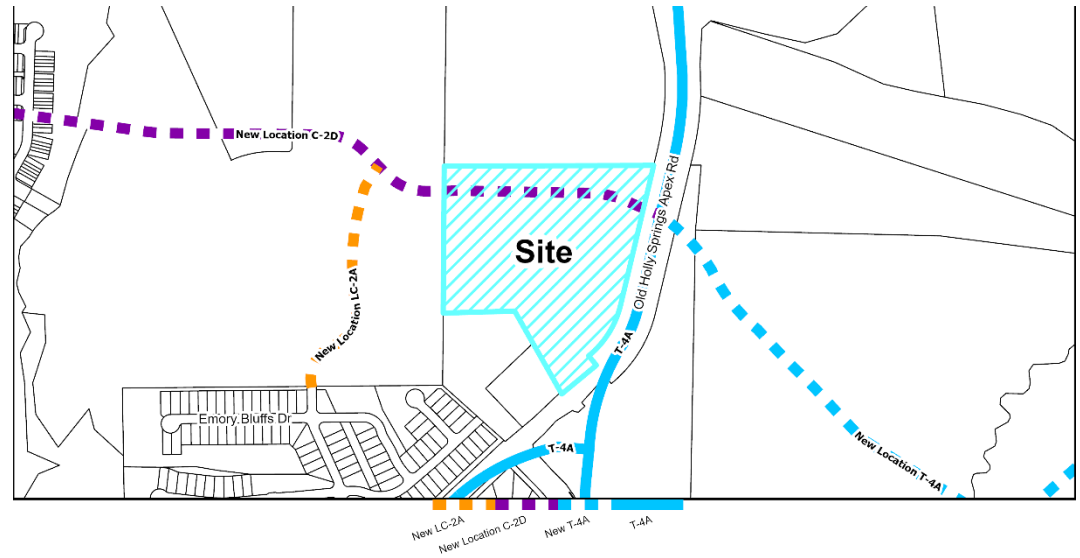
Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan

The proposed development is consistent with the Future Land Use Plan as construction of this development will bring a mix of commercial uses to serve neighborhood residents and those in the surrounding area. The proposed site design implements many of the key characteristics of Regional Centers such as ground floor commercial land uses, buildings along the street frontage, a variety of pocket park open spaces spread throughout the Town Center, and strong bike and pedestrian connections to surrounding areas.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

Road Widening along Project Frontage	☐ Required	☒ Not Required
New Location Roadways	☐ Required	☒ Not Required
Hotspot/Safety Study Location	☐ Yes	☒ No



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

The project has frontage along Carolina Springs Blvd and Old Holly Springs Apex Rd, which have already been constructed to their ultimate cross sections. Therefore, no additional roadway widening is required.

New Location Roadways:

There are no new roadways impacting the subject property shown on the Comprehensive Transportation Plan.

Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

- ☒ Traffic Study Required ☐ Tier 1
 ☐ Tier 2
 ☐ Tier 3
 ☐ Transportation Verification Memo

Traffic Study Summary

A Traffic Impact Analysis (TIA) was completed with the Carolina Springs PUD Rezoning. With this Development Plan a Transportation Verification Memo was provided by the applicant's traffic engineer. There have been no changes since the PUD Rezoning that would impact the results of the previously completed TIA.

Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The mitigation improvements identified in the previously completed TIA are consistent with the Comprehensive Plan as well as the Traffic Verification Memo associated with the Development Plan.



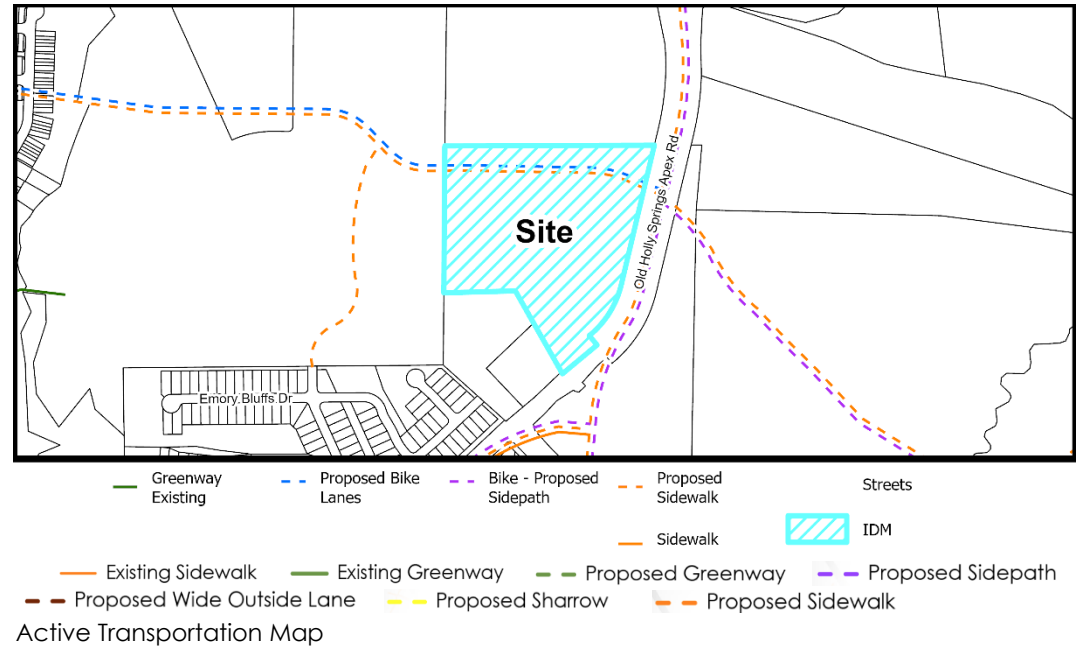
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

The Town's Comprehensive Transportation Plan proposes a Sidepath along the northern and eastern boundary of this project, ultimately connecting to Veridea Parkway and future connections in the Town of Apex.

Parks, Recreation, & Greenways Summary

The project is non-residential and not subject to any Parkland Dedication requirements. The proposed development meets all Greenway development standards of the Town's UDO.

Parks, Recreation, & Greenways Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The requested Development Plan is consistent with the Comprehensive Plan as it provides the sidepath shown on the Comprehensive Transportation Plan's Active Transportation Plan.



Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



No Facilities Identified

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) is not required for commercial development.

Fire-Rescue

A portion of the project site is designated by the Carolina Springs PUD as a future fire station. Upon evaluation of the property, the Town determined that a different property would be acquired to provide Fire-Rescue services to the northwest area of Town. Fire Station #3 is now located on Cinder Station Road, west of the project site.

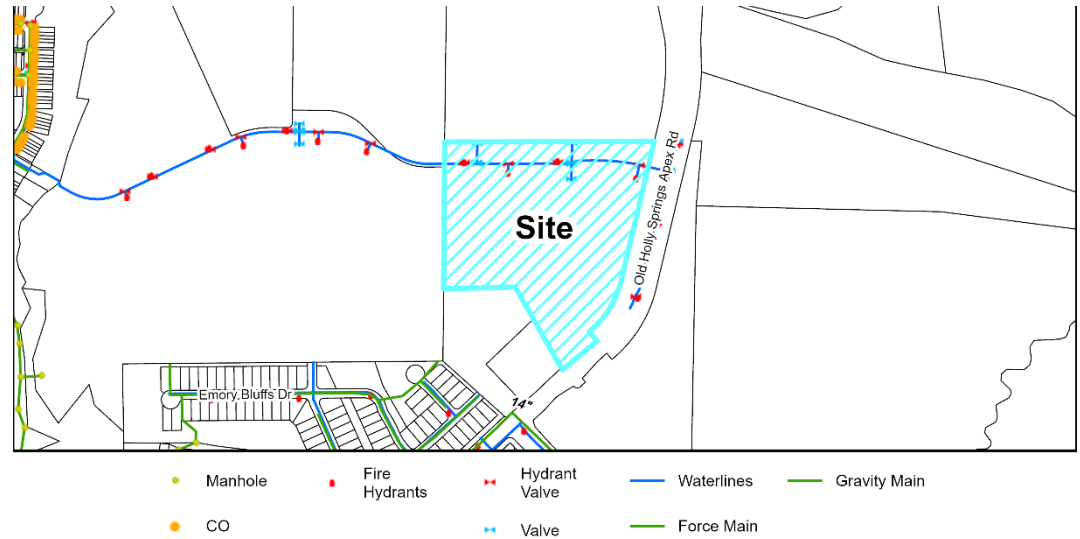
Community Facilities Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

Water	☒ Yes ☐ No ☒ Study Required
Sanitary Sewer	☒ Yes ☐ No ☒ Study Required
Reclaim	☒ Yes ☐ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary**Water:**

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain is proposed to be extended from Carolina Springs Blvd into the site. These waterlines will be installed by the developer in accordance with Towns Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of this project.

Sanitary Sewer:

This project is required to tie to and extend Town sewer facilities to serve the proposed development. Sewer is proposed to be extended to the lot and tie into the sewer outfall approved with Carolina Springs Phases 1 and 2.

Reclaim:

The project site is within the Reclaimed Service Area, and reclaimed watermain was installed in Carolina Springs Blvd along this project's frontage with the original Master Plan. While a reclaim main extension is not required, the development is proposing a service tap for reclaim use.



Infrastructure & Utility Information (cont.)

Water Resource Management Policy (WRMP)

- | | | | |
|---|---------------------------------|---------------------|---|
| ☐ WRMP Applicable | ☐ Tier 1 | Allocation Elements | ☐ Public Infrastructure Improvements |
| ☒ WRMP Not Applicable | ☐ Tier 2 | | ☐ Sustainable Design |
| | ☐ Tier 3 | | ☐ Work Force Housing |
| | | | ☐ Open Space/Tree Preservation |

Water Resource Management Policy Summary

The previously approved PUD predates July 1, 2023, and this project is therefore not subject to the WRMP.

Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies associated with the PUD Rezoning.

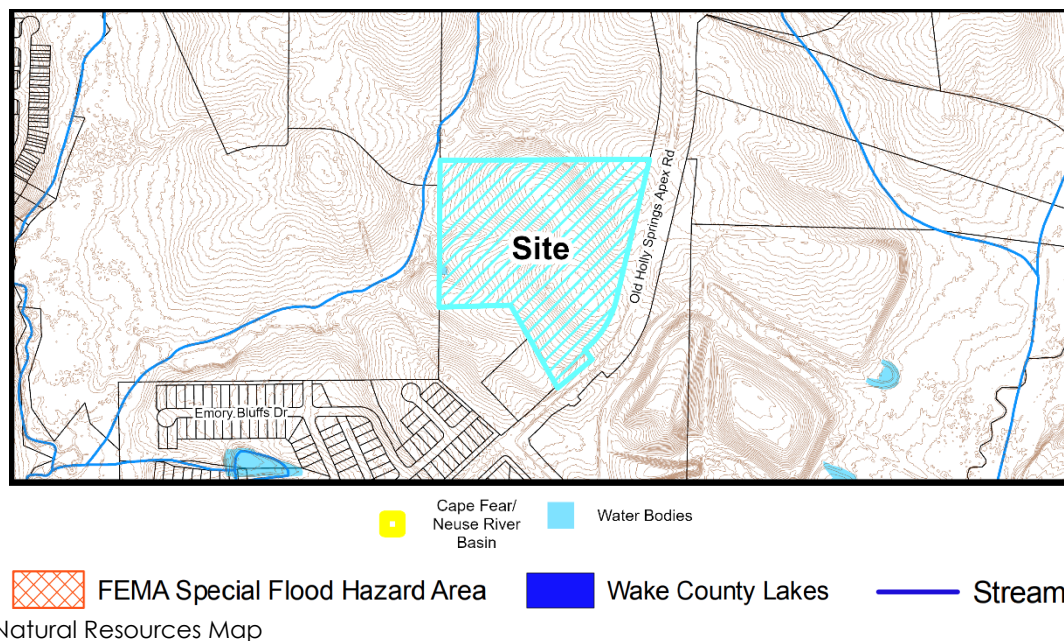


Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 1 acre of Pocket Parks

Tree Preservation Area	0%
Active Recreation Area	0%
Urban Civic Space	0%
Flexible Space	100% or 1.01 acres



Natural Resources & Open Space Summary

Open Space:

As a part of the Planned Unit Development, the Town Center District is required to provide 1 acre of pocket parks spread throughout the development. There are several of these pocket parks throughout this development including a large corner open space featuring a water element and several smaller seating areas dispersed throughout for a total of 1.01 acres of pocket parks.

Stormwater:

The project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with several Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams and riparian buffers.

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

This development plan is meeting the minimum requirement of 1 acre of pocket parks as required by the Planned Unit Development. All permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.



Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO), Carolina Springs Planned Unit Development (18-PUD-01), and Carolina Springs Detailed Master Plan (19-MAS-03).

Development Standards Summary

Development Standards (UDO Section 2 & PUD):

Building Placement	Standard	Proposed
Old Holly Springs Apex Rd. Setback	30 ft min	35 ft
Collector Street Setback	5 ft min – 20 ft max	20 ft
All Other Setbacks	0 ft min	0 ft

Building Height	Standard	Proposed
Minimum Building Height	24 ft min	24 ft
Maximum Building Height	60 ft max	32 ft

Landscaping (UDO Section 5, PUD and Master Plan):

	Standard	Proposed Standard
Perimeter Buffers		
Overall PUD Perimeter Buffer	30 ft min	30 ft
Adjacent PUD District Buffer	0 ft min	0 ft
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	64 landscaped islands with 1 tree and 4 shrubs per island
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Street trees to be provided along Carolina Springs Blvd and Old Holly Springs Apex Rd.

**Parking (UDO Section 6):**

	Standard	Proposed
Vehicle Parking Locations	Front yard restricted, side and rear yard only	Side and Rear Yard Only
Minimum Parking	271 spaces	536 spaces provided
Maximum Parking	542 spaces	
Bike Parking	39 spaces	45 spaces
EV Parking	5% EVSE: 27 15% EVSE Ready: 81	33 EVSE Spaces 96 EVSE-Ready Spaces

Building, Site and Subdivision Design (UDO Section 8 and Master Plan):

	Proposed
Building Design	
Building Materials	Brick, Stone, & Hybrid Wood
Horizontal Variation	2 horizontal variations shall occur for any façade representing a discernable Building base, middle, and top
Vertical Variation	Building > 25,000 sq. ft. – 30 ft Building between 25,000 – 75,000 sq. ft. – 50 ft Architectural detail along no less than 60% lineal façade (Columns and changes of plane no less than 12" in width).
Roof Expression	60 ft Parapets are finished to be harmonious with predominate wall color.
Site Design	
Off-street Loading	Provided in the rear of the Grocery Store and screened to not be visible from the public ROW
Pedestrian Access & Circulation	Circulation provided throughout the site connecting all building and adjacent offsite connections.
Public Realm	Public Art is being provided within the corner open space

Development Standards Staff Analysis

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The proposed Development Plan is consistent with the development standards of the Carolina Springs Planned Unit Development, Carolina Springs Major Subdivision Plan and the Unified Development Ordinance. The proposed integrated center is the Commercial portion of the Carolina Springs Planned United Development and has been designed in conformance with all these plans.



Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance Standards	☒ Consistent ☐ Inconsistent

Development Plan Staff Analysis

The applicant must demonstrate that the proposed Development Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Development Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 11/13/2023

Summary of Issues:

- No major issues or concerns from the neighbors.



Planning Board Consideration & Action

Per NCGS §160D-301(b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Development Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

Action: Development Plan Petition Motion

The Planning Board must make a recommend to the Town Council on the Development Plan.

Motion to recommend that the Town Council approve / deny Development Plan 22-DP-12 for Carolina Springs Town Center as submitted by Andrew Gaiffens - Shenandoah Homes, LLC, dated Revised 12/17/2024 [Click or tap to enter a date](#), with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Conditions of Approval:

1. All previous conditions of approval for Carolina Springs PUD and Carolina Springs Master 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. All staff review comments that are not addressed will become conditions of approval for the Construction Drawing review.
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 Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
5. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study 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.
6. FFA shall be finalized prior to being scheduled for Town Council.
7. Water meter locations will need to be revised as to be located closer to the nearest drive aisle. This must be addressed prior to the first Civil Construction Drawing submittal.
8. All other Special Studies must be finalized prior to being scheduled for Planning Board.



9. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
10. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
11. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
12. Reclaim water service line will need to be tapped onto the existing main and not shown as an extension. The tap should be prior to existing blow-off valve. This must be addressed prior to the first Civil Construction Drawing submittal.
13. Sight-distance triangles (10'x70') shown do not meet the minimum requirement as per the ED&CS. This must be addressed prior to the first Civil Construction Drawing submittal.
14. Crosswalk on the western site drive along Carolina Springs Blvd. This must be addressed prior to the first Civil Construction Drawing submittal.
15. The maximum distance between hydrants, measured along street centerline, shall be 300 feet. This must be addressed prior to the first Civil Construction Drawing submittal.
16. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
17. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
18. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
19. 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.
20. 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.
21. 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.
22. 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.



Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 2/18/2025

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

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

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

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

Name: [Andrew Gaittens](#) Company: [Shenandoah Homes, LLC](#)

Mailing Address: [4112 Blue Ridge Road, Suite 210](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: [615-779-1881](#) E-Mail: andrew@shenandoahhomes.us

Design Professional

Name: [Andrew Gaittens](#) Company: [Shenandoah Homes, LLC](#)

Mailing Address: [4112 Blue Ridge Road, Suite 210](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: [615-779-1881](#) E-Mail: andrew@shenandoahhomes.us

Developer

Name: [David Stallings](#) Company: [Shenandoah Homes, LLC](#)

Mailing Address: [4112 Blue Ridge Road, Suite 210](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: E-Mail: david@shenandoahhomes.us

Architect

Name: [Thomas Calabro](#) Company: [JDS Consulting](#)

Mailing Address: [543 Pylon Dr.](#)

City, State, Zip: [Raleigh, NC, 27606](#)

Telephone: [919-480-1075](#) E-Mail: tcalabro@jdsconsulting.net

Landscape Architect

Name: [Stephen Sales](#) Company: [Evergreen Design Group](#)

Mailing Address: [4509 Creedmoor Road, Suite 201](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: [800-680-6630](#) E-Mail: stephen@evergreendesigngroup.com

Financially Responsible Party (REQUIRED)

Name: [David Stallings](#) Company: [Shenandoah Homes, LLC.](#)

Mailing Address: [4112 Blue Ridge Road, Suite 210](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: E-Mail: david@shenandoahhomes.us

Property Owner (REQUIRED)

Name: [David Stallings](#) Company: [Phoenix Commercial Development, LLC.](#)

Mailing Address: [4112 Blue Ridge Road, Suite 210](#)

City, State, Zip: [Raleigh, NC, 27612](#)

Telephone: E-Mail: david@shenandoahhomes.us

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

The proposed project's land uses and development intensity align with the zoning district, ensuring consistency with the master plan and PUD. Special studies have shown that the project impacts are within the approved master plan design guidelines. The site design incorporates strategic buffers, landscaping, and screening measures to mitigate visual and acoustic impacts, ensuring the development integrates seamlessly with the surrounding land uses and promotes cohesion within the area.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The project design includes dedicated open spaces that enhance the area's natural appeal and meet zoning district standards for public space. We've preserved existing green areas where feasible and improved accessible park space for public use. Additionally, the project conforms to the guidelines set by the master plan and PUD for public park space.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

The site layout, including streets, lots, utilities, water metering, and public improvements is designed to follow the existing topography, optimizing grading efficiency and reducing environmental impact. This design allows for integration with public services and supports the development of surrounding properties.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The proposed building and site design prioritize the public realm, incorporating features that improve natural surveillance and visibility. Walkways and pedestrian access points are strategically positioned to encourage foot traffic and support connectivity, enhancing the Town's character. Architectural elements reflect the local aesthetic, contributing to a cohesive community appearance and fostering a safe, welcoming environment.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

The project design is aligned with the Comprehensive Plan's goals and policies by supporting sustainable growth, enhancing community connectivity, and improving the character of the area while maintaining the guidelines set in the PUD. The development incorporates commercial land uses, pedestrian-friendly pathways, and open spaces, which contribute to the creation of a cohesive, accessible community.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/13/2024
Meeting Time:	4 PM
Meeting Location:	VIRTUAL: meet.google.com/sed-rxxz-ujg
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i> 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 issues were brought up during the meeting. See attached for public comments.	
Changes made to the Petition as a result of the meeting: None were requested.	
Preparer's Signature: _____ Date: 12/13/2024	



Carolina Springs Town Center

Neighborhood Meeting Minutes

Meeting Date: 11/13/2024 (4-5pm)

Attendees Present: Applicant (Andrew Gaittens, Michael Jeska, Ella Rohlinger)

Neighbors (Bill Sowter)

1. Discussion

Topic 1: Project Overview

1. Address: 3708 Old Holly Springs Apex Road
2. Google Maps <https://maps.app.goo.gl/zNNQ9FUe2JBse8YPA>
3. Application type: Development Plan
4. Size: 23.64 ac
5. Zoning: PUD
 - a. Approved PUD 18-PUD-01-A01 (May 7, 2019)
6. District: Town Center District
7. Proposed Use: approximately 140,000 SF of commercial/retail and big box grocery including 6 buildings
 - a. Grocery store is approximately 50k SF
 - b. Retail/commercial buildings are divided into 7-14 tenants, each building is on average 18k sf
 - i. These are envisioned to include shopping, small business, and restaurants with designated outdoor seating areas and public pocket parks aligning with PUD requirements.
 - c. No tenants have been finalized at this time
8. Entrances: 2 entrances off Carolina Springs Boulevard and 1 entrance off of Old Holly Springs Apex Road
9. Connectivity: Sidewalks and crosswalks throughout the site. Connections to Old Holly Springs Apex Road and Carolina Springs Boulevard.
10. Approvals: Sanitary Sewer Outfall Master Plan approved by TOHS (PRCDC202300181) approved 5/19/2023
11. Process: Submittal in December, shooting for planning board review end of January and Town Council approval at 2/18 meeting
12. Timeline: aiming for development plan approval in February 2025, construction plans will be in development after that and under review, then we plan to tentatively complete construction of the project in 2027.

Topic 2: PUD/Master Plan Site Requirements

1. Show site location on PUD
2. 30' Perimeter Landscape screening
3. Proposed fire station is no longer desired by the Town of Holly Springs, so this area has been replaced with commercial development
4. Site access points have been revised
5. Old Holly Springs Apex Road to be widened
6. Pocket parks included within the site to meet the PUD requirement of 1 acre
7. Sewer master plan has been updated stubbing into the property on the western side of the site
8. Page 81 - Town Center District Standards
 - a. Page 82 - PUD Perimeter buffer of 30' applicable to surrounding developments

Topic 3: Public Comment

- 1) Bill Sowter:
 - a) Will Old Holly Springs Apex Road be renamed to Veridian parkway?
Response: We are not aware of any road name changes at this time.
 - b) Proposed tenants - when they will be finalized
Response: We are actively working on finalizing tenants. This should be finalized by the time we have construction plan approval.
 - c) Will the Town council meeting be open to public? (3rd Tuesday of each month- February 18th). Bill to attend maybe.
Response: Information was given to Bill as to where to find meeting location and virtual meeting link.
 - d) Will all sections of Carolina Springs be constructed together?
Response: We currently are projecting construction of the Town Center to be completed by the end of 2027. Other phases of development will be constructed at a later date.
 - e) Possible warehouse development across Old Holly Springs Apex road near 540: correlation to Carolina springs?
Response: This is not part of our development.

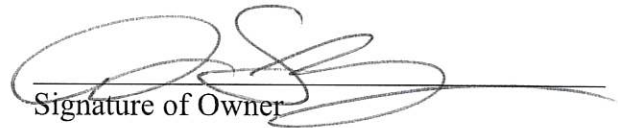


Affidavit of Owner's Consent

Before me personally appeared David Stallings who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0740032625	

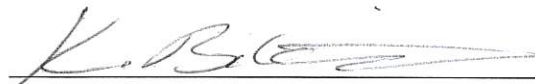
and does hereby authorize Andrew Gaittens to act
(name of representative/applicant)
on their behalf as their agent with regard to the processing of said Development Project.


Signature of Owner

David Stallings
Phoenix Commercial Development, LLC.
4112 Blue Ridge Road, Suite 210
Raleigh, NC, 27612

Sworn to or affirmed and subscribed before me this 17th day of
November, 2024.

NOTARY PUBLIC:


Official Signature of Notary

Konstantina Bakatsias, Notary Public
Print Name

My commission expires: 9/15/2025

(Official Seal)





1340 Environ Way
Chapel Hill, NC 27517
(800) 680-6630

Alternative Landscape Request

Project: Carolina Springs Town Center

Date: 12-11-2024

Project Number: PLDP202200327 (22-DP12)

Project Name & Address

Carolina Springs Town Center
Old Holly Springs Apex Rd
Town of Holly Springs

Landscape Architect:

Stephen Sales, PLA, ASLA
Evergreen Design Group

Due to the 50' Dixie Company Gas Easement, we are requesting a Alternative Landscape Request. No Trees or Plantings are allowed within the Gas Easement. For this reason, we are showing the required plantings (Trees and Shrubs) for the Perimeter Yard Buffer planting requirements along Old Holly Springs Apex Rd, along the Southern Building wall of Building 5 and Northern Building wall of Building 6. This will allow for proper screening of the corner and backside of the two buildings from Old Holly Springs Apex Rd. which would originally be accomplished if the required Trees and Shrubs could have been planted within the easement. This allows for the proper screening that is required from the Perimeter Yard Buffer per the criteria listed in 5.2.3 A-E

Please contact Stephen Sales at stephen@evergreendesigngroup.com if you have any questions.

Thank you,

Stephen Sales, ASLA, PLA #2273

Project Director



www.evergreendesigngroup.com | stephen@evergreendesigngroup.com



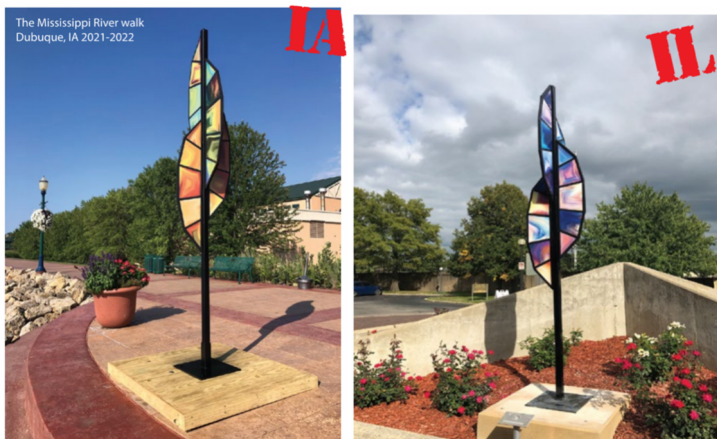
SHENANDOAH HOMES

December 13th, 2024

Re: Art Piece Options

Shown below are the proposed art pieces for the open space areas of Carolina Springs Town Center. See attached exhibit for locations of artwork.

OPEN SPACE ART PIECES: FEATHERS



This art piece is sculpted by Kirk Seese a local artist from Holly Springs, North Carolina. These “feathers” consisted of thick medium density overlay board that is primed, sanded, routed, and printed for display. Each feather spans 10’ high and takes up 16” x16” floor area. We are proposing 3 groups of feathers. One feather group will be located in front of building D, and 2 feather groups will be located at the entrance of Carolina Springs Town Center.

NORTH-EASTERN OPEN SPACE ART PIECE: TREE OF WISDOM FOUNTAIN



This art piece is provided by Malibu Fountains. The Tree of Wisdom is a copper tree fountain spanning over 16 feet high and a little less than 10 feet in width. This art piece will be located at the northeastern portion of the site and will be surrounded by a landscape bed.

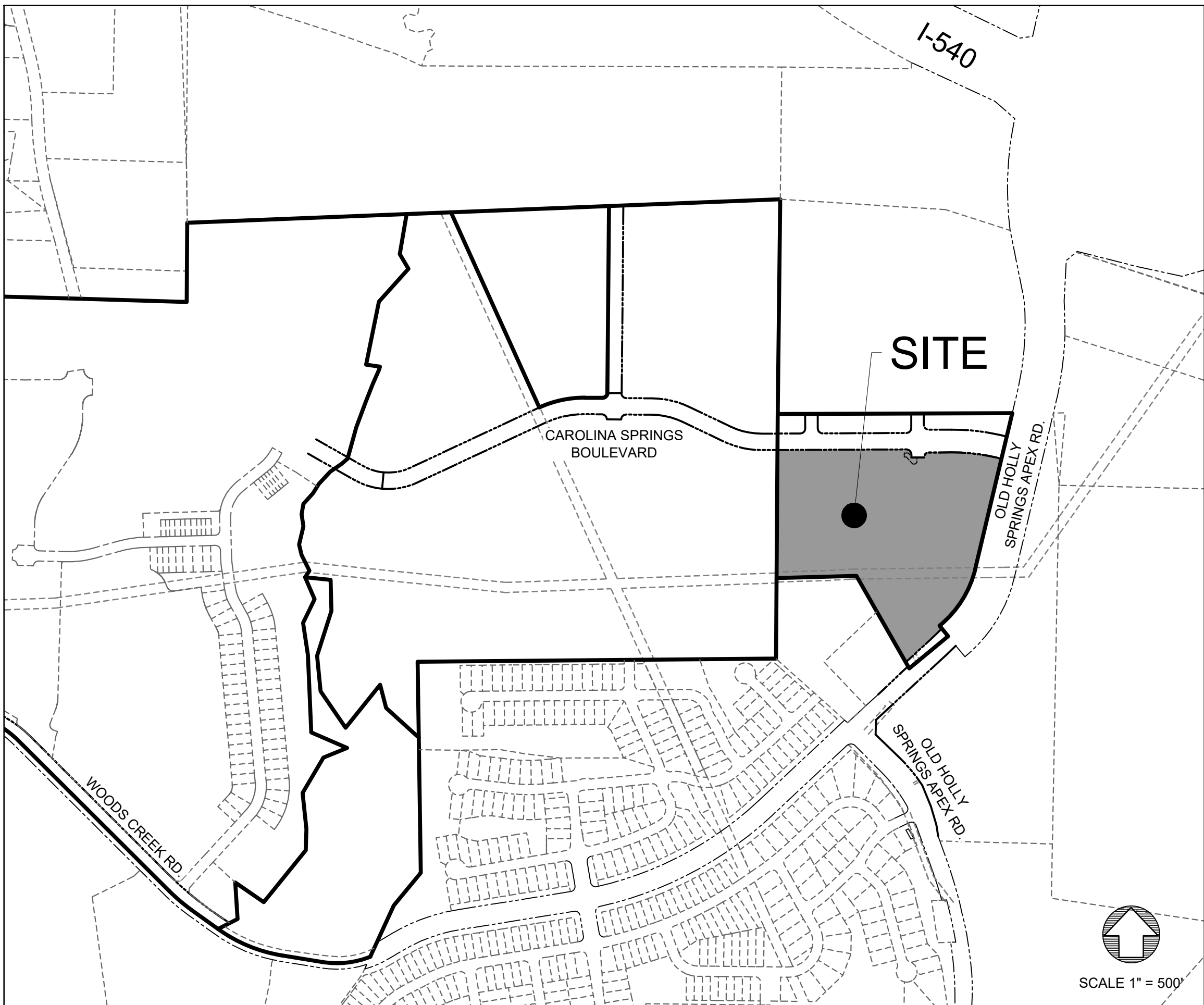
CAROLINA SPRINGS TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NC



SITE SUMMARY INFORMATION	
PROJECT NAME:	CAROLINA SPRINGS TOWN CENTER
LOCATION:	3708 OLD HOLLY SPRINGS APEX ROAD
APPROVED PUD:	(18-PUD-01-A01) MAY 7, 2019
APPROVED MASTER PLAN:	(19-MAS-03-A01) MAY 1, 2020
PIN:	0740032625
REID:	0124454
DEED BOOK: 17610	PAGE: 1795
PARCEL AREA:	23.55 AC
CAROLINA SPRINGS BOULEVARD RIGHT-OF-WAY AREA:	2.79 AC
OLD HOLLY SPRINGS APEX ROAD RIGHT-OF-WAY AREA:	0.24 AC
SITE AREA:	20.52 AC
PROPOSED USE:	MIXED USE
ZONING:	PLANNED UNIT DEVELOPMENT DISTRICT
DISTURBED AREA:	18.44 AC
TOTAL IMPERVIOUS AREA:	511,662 SF (11.8 AC)
TOTAL COMMERCIAL/RETAIL UNITS:	6 BUILDINGS
TOTAL SQUARE FOOTAGE:	135,393 SQ. FT.
PUD HEIGHT MINIMUM:	24 FT
POCKET PARK SEATING AREAS:	0.12 ACRES
OPEN SPACE:	1.01 ACRES
PARKING REQUIRED:	271 MINIMUM, 542 MAXIMUM
PARKING PROVIDED:	536 TOTAL SPACES
ADA PARKING REQUIRED:	11 (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED:	30 (10 VAN ACCESSIBLE)
EV PARKING REQUIRED:	27 EVSE & 81 EVSE-READY
EV PARKING PROVIDED:	33 EVSE & 96 EVSE-READY
BICYCLE PARKING REQUIRED:	39 SPACES
BICYCLE PARKING PROVIDED:	45 SPACES
TOTAL SITE GPD:	15,570 GPD, 38,925 PEAK GPD
PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS: ANDREW GAITTENS, PE SHENANDOAH HOMES 4112 BLUE RIDGE ROAD, SUITE 210, RALEIGH, NC 27612 EMAIL: andrew@shenandoahhomes.us TELEPHONE: 615-779-1881	

1ST SUBMITTAL: NOVEMBER 23RD, 2022
2ND SUBMITTAL: SEPTEMBER 22ND, 2023
3RD SUBMITTAL: JANUARY 11TH, 2024
4TH SUBMITTAL: NOVEMBER 8TH, 2024
5TH SUBMITTAL: DECEMBER 13TH, 2024



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C0.1	GENERAL NOTES
C0.2	GAS ENCROACHMENT NOTES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0 - C5.1	SITE DETAILS
C5.2	WATER DETAILS
C5.3	SEWER DETAILS
C5.4	STORM DETAILS
LP-0 - LP-16	LANDSCAPE PLANS
A-1 - A-39	BUILDING ELEVATIONS
WB-50	TOWN CENTER WB-50 TURN AROUND

NOTES:

- AN EXISTING REBAR WITH CAP IS SET AT THE LOCALIZATION POINT (N: 702,591.86' E: 2,035,789.27'). THIS MONUMENT WAS SURVEYED BY WITHERS & RAVENEL. NO HOLLY SPRINGS MONUMENTS LOCAL TO THE SITE.
- PLANS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- 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 BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PRELIMINARY SEWER FLOWS - Carolina Springs Town Center					
BUILDING	USAGE	SQ. FT.	AVERAGE DAILY FLOW (GPD)	PEAK FACTOR	PEAK FLOW (GPD)
A	COMMERCIAL/RETAIL	20,075	.115 GPD x SQ FT	2.309	2.5
B	COMMERCIAL/RETAIL	11,000	.115 GPD x SQ FT	1.265	2.5
C	COMMERCIAL/RETAIL	12,374	.115 GPD x SQ FT	1.423	2.5
D	COMMERCIAL/RETAIL	22,129	.115 GPD x SQ FT	2.545	2.5
E	COMMERCIAL/RETAIL	19,525	.115 GPD x SQ FT	2.245	2.5
16	GROCERY STORE	50,290	.115 GPD x SQ FT	5.783	2.5
TOTAL		135,393	TOTAL	15,570	TOTAL

Summary:

Per the State 2T Rules, WithersRavenel Sewer Study, and Carolina Springs Sewer Outfall Submittal (PRCDC202300181), a daily flow for design of 115 gal/1000 sq ft was used. This averages shopping centers and malls with food service (130 gal/1000 sq ft) and stores and shopping centers without food service (100 gal/1000 sq ft). The Carolina Springs Town Center will have a variety of businesses that both serve food and are only retail.

SEWER NOTE: PLEASE SEE CAROLINA SPRINGS SEWER OUTFALL (PRCDC202300181) FOR FLOW CALCULATIONS AND OUTFALL DESIGN.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT.



ALL CONSTRUCTION SHALL BE COMPLAINT WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS



CONTACTS	
OWNER:	
PHOENIX COMMERCIAL DEVELOPMENT, LLC 4112 BLUE RIDGE ROAD, SUITE 210 RALEIGH, NC 27612	
ENGINEER:	
SHENANDOAH HOMES, LLC. 4112 BLUE RIDGE ROAD, SUITE 210 RALEIGH, NC 27612 NCBELS FIRM LICENSE D-0428 919-230-2300	
SURVEYOR:	
BOHLER ENGINEERING, NC, PLLS 4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NC 27612 919-578-9000	
ENVIRONMENTAL:	
SOIL & ENVIRONMENTAL CONSULTANTS, PA 8412 FALLS OF NEUSE ROAD, SUITE 104 RALEIGH, NC 27615 919-846-5900	
LANDSCAPE ARCHITECT:	
STEPHEN W. SALES EVERGREEN DESIGN GROUP OF NORTH CAROLINA 4509 CREEDMOOR RD, SUITE 201 RALIEGH, NC 27612 800-680-6630	

PREPARED BY



4112 BLUE RIDGE RD | SUITE 210 | RALEIGH, NC 27612 | T: 919-230-8177 | LICENSE NO. D-0428

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. BOUNDARY AND SITE INFORMATION BASED ON A BOUNDARY SURVEY PROVIDED BY WITHERSRAVENEL INC. DATED JANUARY 29, 2021.
4. WETLAND, BUFFER, AND STREAM DETERMINATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA AND CONFIRMED BY USACE AND NCDWR ON 07/12/2017.
5. FEMA FLOODPLAIN FOUND ON SITE PER FEMA FIRM MAPS 3720073000J AND 3720074000J, EFFECTIVE DATE MAY 2, 2006.
6. ADJACENT PROPERTY LINES ARE BASED ON WAKE COUNTY GIS.
7. PROJECT ENTRANCE LOCATED AT: LATITUDE 35.684052 AND LONGITUDE -78.862543
8. THIS COMMERCIAL DEVELOPMENT IS IN THE TRIASSIC BASIN. ALL PRIVATE DRIVE AISLES THAT ARE DESIGNATED AS FIRE LANES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

1. A MINIMUM OF 6" ADDRESS OR SUITE NUMBERS ARE REQUIRED. NCFPC SECTION 505.1
2. A KNOX BOX IS REQUIRED TO BE MOUNTED AT THE RISER ROOM, IF NO RISER ROOM THEN AT THE FRONT ENTRANCE OF THE BUILDING. LOCATED AT 5' ABOVE FINISH GRADE ON THE LATCH SIDE OF THE DOOR. HSED&CS SECTION 6.07 G.
3. FIRE APPARATUS ACCESS ROADS (AISLES, PRIVATE ALLEYS, ETC.) SHALL BE A MINIMUM OF 20' UNOBSTRUCTED WITH AND A VERTICAL CLEARANCE OF NOT LESS THAN 13' 6". HSED&CS SECTION 6.08 A.
4. FIRE APPARATUS ACCESS ROADS AND DRIVE AISLES SHALL BE DESIGNED AND TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. HEAVY DUTY ASPHALT OR CONCRETE. HSED&CS SECTION 6.08 A.
5. NEED TO SUBMIT A WB50 TURNING TEMPLATE FOR ALL FIRE APPARATUS ACCESS ROADS AND AISLES. THIS INCLUDES ALL DRIVE AISLES. HSED&CS SECTION 3.02
6. INDICATE LOCATION OF SPRINKLER RISER ROOMS WITH EXTERIOR DOOR. HSED&CS SECTION 6.07 F. (DETAIL 626)
7. REMOTE FDC ARE REQUIRED ON MULTI STORY BUILDINGS TO BE LOCATED ON THE FRONT SIDE OF THE BUILDING, THE LOCATION SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WALL MOUNTED FDC ARE ALLOWED ON SINGLE STORY BUILDINGS ONLY. HSED&CS SECTION 6.07 E. (DETAIL H5625)
8. THE MINIMUM FIRE FLOW REQUIREMENTS SHALL BE IN ACCORDANCE WITH HSED&CS SECTION 6.02 TABLE E1 AND HYDRANT NUMBERS SHALL BE IN ACCORDANCE WITH TABLE A1 AND SPACING BETWEEN HYDRANTS MAXIMUM OF 300'. ALL HYDRANTS, PIV'S AND FDC'S SHALL HAVE A MINIMUM OF 5' CLEARANCE AROUND THE DEVICE.
9. ALL NEW AND UPGRADED TRAFFIC SIGNALS SHALL BE PROVIDED WITH A PRE-EMPTION SYSTEM (OPTICOM 764 PHASE SELECTION). HSED&CS SECTION 3.07

1. BOLLARDS, SIGNPOSTS, AND THE BACKS OF TRAFFIC CONTROL SIGNAGE SHALL BE BLACK.
2. ALL BIKE RACKS SHALL BE POWDER COATED BLACK.

1. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL STANDARDS AND PRACTICES PRESCRIBED BY THE LAND QUALITY SECTION OF NCDENR.
2. THIS PROJECT SHALL BE SUBJECT TO MONITORING REQUIREMENTS IN ACCORDANCE WITH SECTION II.B(3) OF THE MOST RECENT NCDENR-DEMLR GENERAL PERMIT NCG 01000.
3. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
4. CONTRACTOR SHALL NOTIFY "NC811" (811 OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLAN.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY HOLLY SPRINGS SEDIMENTATION AND EROSION CONTROL ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. LIMITS OF DISTURBANCE, SILT FENCE, AND TREE PROTECTION FENCE SHOWN OFFSET FOR READABILITY PURPOSES. ALL FENCING SHALL BE PLACED AT EDGE OF LIMITS OF DISTURBANCE.
10. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
11. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
12. ALL GROUND COVER IS TO BE APPLIED PER CONDITIONS OF THE NPDES, OR IN CRITICAL AREAS, AT THE END OF THE DAY. REFERENCE DETAIL SHEET C3.2 FOR NCG01 PERMIT REQUIREMENTS.
13. ALL E&S MEASURES MUST BE MAINTAINED UNTIL ALL UPGRADE DRAINAGE AREAS HAVE BEEN STABILIZED WITH THE ESTABLISHMENT OF PERMANENT VEGETATION.
14. SLOPES SHALL BE NO STEEPER THAN 2:1, PREFERABLY FLATTER FOR VEGETATIVE COVER.
15. THE CONTRACTOR SHALL FAITHFULLY MAINTAIN ALL SEDIMENTATION CONTROL DEVICES AND TAKE PRECAUTIONARY MEASURES TO ENSURE THAT SILT DOES NOT ENTER ANY NATURAL STREAM CHANNEL LOCATED WITHIN THE SITE.
16. THE CONTRACTOR SHALL NOT DISTURB ANY AREA LOCATED WITHIN WETLAND AREAS UNLESS SPECIFICALLY SHOWN ON THE PLAN.
17. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF LANDSCAPING SOD AND/OR GRASS ON ALL DISTURBED AREAS AND MEETING ALL NPDES FINAL STABILIZATION REQUIREMENTS.
19. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, 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 AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
20. CONTRACTOR SHALL INSPECT ALL SEDIMENT/ EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
21. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
22. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD.
23. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DOW.

1. SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY LAND-DISTURBING ACTIVITIES. THIS CONFERENCE SHOULD BE ATTENDED BY A REPRESENTATIVE OF THE FINANCIALLY RESPONSIBLE PARTY AND/OR THE GENERAL CONTRACTOR, EROSION CONTROL SUB-CONTRACTOR AND THE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES DEPARTMENT.
2. OBTAIN LAND DISTURBING PERMIT AND PLACARD, AND POST THE PLACARD ON SITE.
3. OBTAIN AN APPROVED (STAMPED) S&E CONTROL PLAN AND KEEP IT ON SITE, EITHER IN THE INSPECTION BOX, CONSTRUCTION OFFICE OR WITH THE CONTRACTOR.
4. ONCE APPROVED, INSTALL CONSTRUCTION ENTRANCE SILT FENCING AND SILT FENCE OUTLETS AS SHOWN ON APPROVED PLANS. GRADE ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL SILT FENCE OUTLETS AT LOW POINTS IN THE SILT FENCING AS NEEDED TO PREVENT BLOWOUTS.
5. NOTIFY THE TOWN OF HOLLY SPRINGS SITE INSPECTOR AFTER MEASURES HAVE BEEN INSTALLED AND PROJECT HAS STARTED.
6. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK.
7. MAINTAIN EROSION CONTROL DEVICES WEEKLY AND FOLLOWING EVERY RAIN EVENT AS NEEDED.
8. REMOVE ALL EROSION CONTROL MEASURES AFTER THE TOWN OF HOLLY SPRINGS EROSION & SEDIMENT CONTROL APPROVAL OF PERMANENT STABILIZATION.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. ALL CONSTRUCTION WITHIN THE NCDOT PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST NCDOT STANDARD SPECIFICATIONS.
3. ALL STORM DRAINAGE SHALL BE CLASS III RCP OR GREATER, 15" MINIMUM DIAMETER, AND HAVE A MINIMUM COVER OF 2' TO SUBGRADE. STORM DRAINAGE PIPES HAVE A MINIMUM SLOPE OF 0.50%.
4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE. WATERLINE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 3' AND MAXIMUM OF 6' MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED SUBGRADE OF THE ROADWAY.
5. WATER MAINS SHALL BE LAID AT LEAST 10 FEET Laterally FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT LATERAL SEPARATION, IN WHICH CASE: THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR, THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
6. WHEN WATER MAINS MUST CROSS SEWER MAINS, THE WATER MAINS SHALL CROSS AT AN APPROXIMATE 90° ANGLE UNLESS ADEQUATE VERTICAL SEPARATION IS PROVIDED.
7. WHERE A WATER MAIN AND A SANITARY SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 18 INCHES, OR WHERE THE WATER MAIN PASSES UNDER THE SANITARY SEWER, THE ENTIRE LEG OF THE SANITARY SEWER LINE SHALL BE DUCTILE IRON PIPE. TRANSITIONS OF PIPE MATERIAL SHALL NOT OCCUR BETWEEN MANHOLES ON SANITARY SEWER LINES, EXCEPT AT INSIDE DROP MANHOLES.
8. WATER MAINS AND STORM SEWER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" AT CROSSINGS AND 24 INCHES WHEN HORIZONTAL SEPARATION IS LESS THAN 5 FEET.
9. WATER LINES THAT CROSS AND RUN BENEATH STORM DRAINAGE PIPES THAT ARE GREATER THAN OR EQUAL TO 42" DIAMETER (SINGLE PIPE) OR 36" DIAMETER (MULTIPLE PIPES) AND/OR STREAMS OR CREEKS SHALL BE INSTALLED AS RESTRAINED JOINT PIPE AND ENCLOSED IN CASING PIPE. INSTALLATION MAY BE BY BORE AND JACK OR EXCAVATION AT DISCRETION OF EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES
10. SANITARY SEWER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 24 INCHES BETWEEN STORM SEWERS.
11. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
12. ALL NEW AND EXISTING OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE UTILITY COMPANY AND/OR THE TOWN, A FEE-IN-LIEU WILL BE REQUIRED. THE APPLICANT IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANY TO DETERMINE THE COST ESTIMATE FOR THE FEE-IN-LIEU OF RELOCATION. THE COST ESTIMATE SHOULD BE SUBMITTED TO TOWN STAFF FOR REVIEW AND APPROVAL. THE FEE IS DUE AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.

1. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS.
2. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
3. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. ALL FILL MATERIAL SHALL BE TESTED AND APPROVED BY PROJECT GEOTECHNICAL ENGINEER. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH PROJECT GEOTECHNICAL ENGINEER DIRECTION AND RECOMMENDATIONS. TESTING RESULTS SHALL BE PROVIDED TO OWNER TO VERIFY PROPER PLACEMENT.
4. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE FINAL GEOTECHNICAL REPORT RECOMMENDATIONS.
5. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY. ALL SOIL USED SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL ENGINEER REQUIREMENTS.
6. ALL DEMOLITION DEBRIS AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE.
7. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS (IF APPLICABLE) AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
8. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
10. CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
12. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
13. ALL RCP STORM SEWER SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
14. THE LOCATIONS OF EXISTING STORM SEWER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. WHERE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
15. CONTRACTOR SHALL REMOVE ALL TOPSOIL THAT IS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER TO BE UNSUITABLE.

[illegible]

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ANDREW S. GAITTENS" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, and "058185" below it. The seal is surrounded by a decorative border of small dots.

APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET
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NOTIFICATION AND CONSTRUCTION SAFETY REQUIREMENTS

- ## PLAN DESIGN AND REVIEW REQUIREMENTS

- ## WILLIAMS EASEMENT, PERMITS AND AGREEMENTS

GENERAL REQUIREMENTS

- ## EXCAVATION AND BLASTING

- ## DISTURBANCE, MAINTENANCE AND VEGETATION

- ## EQUIPMENT CROSSING

- ## FENCES

- ## LOGGING AND TIMBER OPERATIONS

- ## NON-OCCUPANCY STRUCTURE

OCCUPANY STRUCTURE

OVERHEAD CROSSING UTILITY

PARALLEL UTILITY

ROAD, RAIL, PAVED AND UNPAVED TRANSPORTATION

- ## SUBSURFACE CROSSING UTILITY

11. ALL PROPOSED TRENCHLESS CONSTRUCTION METHODS MAY INCLUDE THE INSTALLATION OF STEEL CASING FOR THE FULL WIDTH OF WILLIAMS RIGHT OF WAY.

- ## SURFACE WATER

- ## STATEMENT REGARDING RIGHTS

1. NOTHING CONTAINED HEREIN WILL BE CONSTRUED TO CONVEY, WAIVE, OR SUBORDINATE ANY OF WILLIAMS EXISTING RIGHTS WHATSOEVER.
2. WILLIAMS WILL BE FULLY AND COMPLETELY COMPENSATED FOR ANY DAMAGES TO ITS FACILITIES RESULTING FROM THE ACTS OF THIRD PARTIES WHO ARE WORKING IN THE VICINITY OF WILLIAMS FACILITIES WITH OR WITHOUT WILLIAMS CONSENT.
3. WILLIAMS WILL BE INDEMNIFIED FROM AND AGAINST ALL CLAIMS, LOSSES, DEMANDS, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITY OF EVERY TYPE AND CHARACTER, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THIRD PARTY WORK IN THE VICINITY OF WILLIAMS FACILITIES.

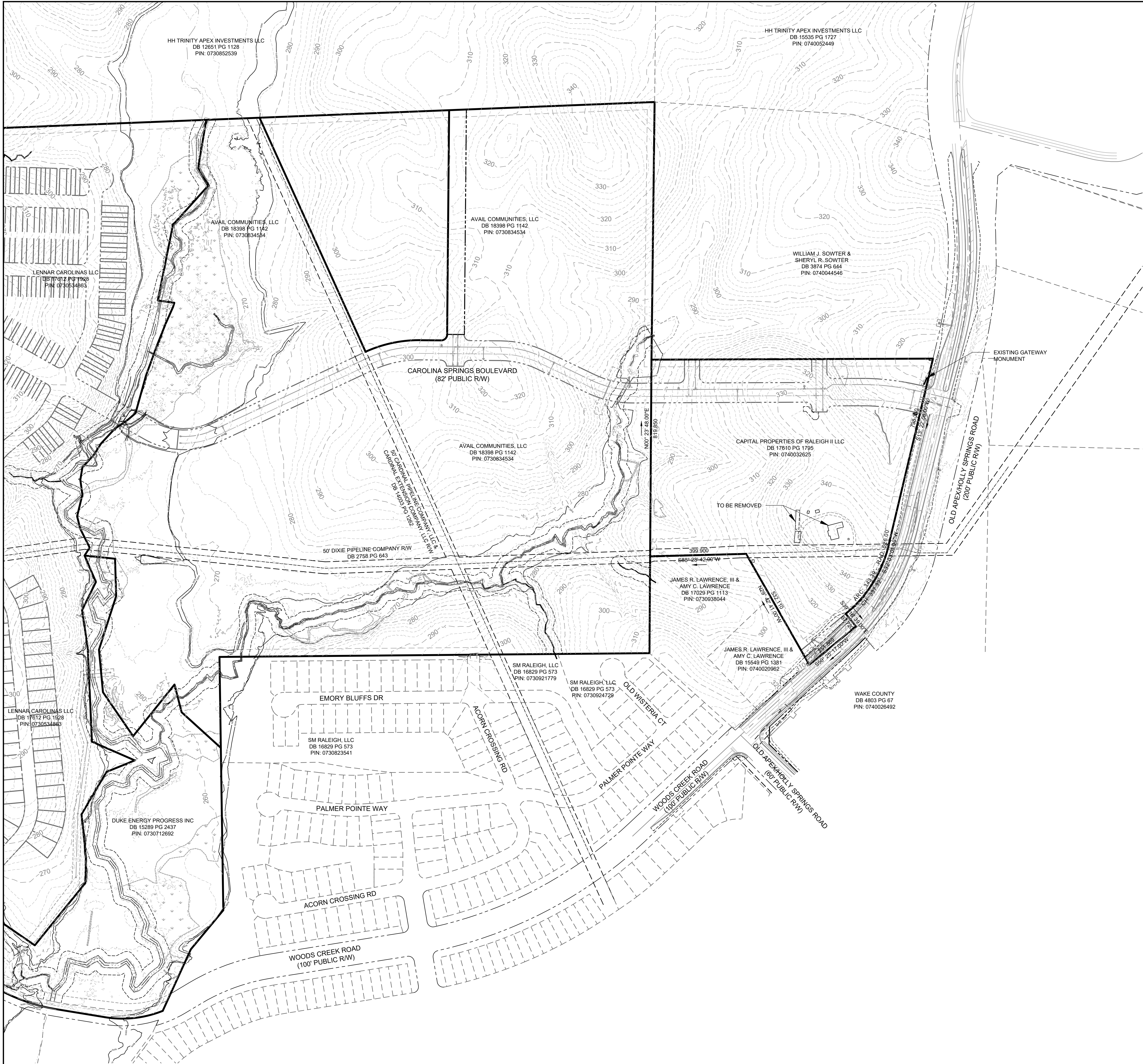
CAROLINA SPRINGS TOWN CENTER TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA	GAS ENCROACHMENT NOTES
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[illegible]

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ANDREW S. GAITTENS" at the bottom, separated by small dots. Inside this ring, the word "PROFESSIONAL" is at the top and "ENGINEER" is at the bottom, also separated by dots. In the center of the seal, the word "SEAL" is positioned above the license number "058185".

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s:\02 - engineering\department\03 projects\21-102-00 carolina springs\03-CAD\03-sheet setdown\sheet C1.0 - OVERALL EXISTING CONDITIONS.dwg Thursday, December 12, 2024 1:31:10 PM - ANDREW GATTENS



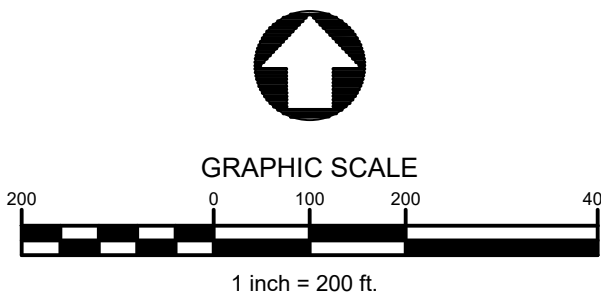
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	SEWER PIPE	
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	

CAROLINA SPRINGS BOULEVARD NOTE

TOWN CENTER CONNECTION TO CAROLINA SPRINGS BOULEVARD INFRASTRUCTURE AND UTILITIES WILL NOT BEGIN UNTIL BOULEVARD CONSTRUCTION IS COMPLETE.

SURVEY NOTES

1. BASIS OF BEARINGS NC STATE PLANE GRID COORDINATE, NAD83(2011).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS SHOWN HERON WERE COMPUTED USING THE COORDINATE METHOD. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. UNDATED BOUNDARY AND GAS LINE EASEMENT INFORMATION PROVIDED AND PERFORMED BY BATEMAN CIVIL SURVEY COMPANY. SHENANDOAH HOMES ASSUMES NO LIABILITY BASED ON THE INFORMATION PROVIDED.
- 6.



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 200'
DESIGNED: ECR	DATE: 12/13/2024

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CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

SITE PLAN

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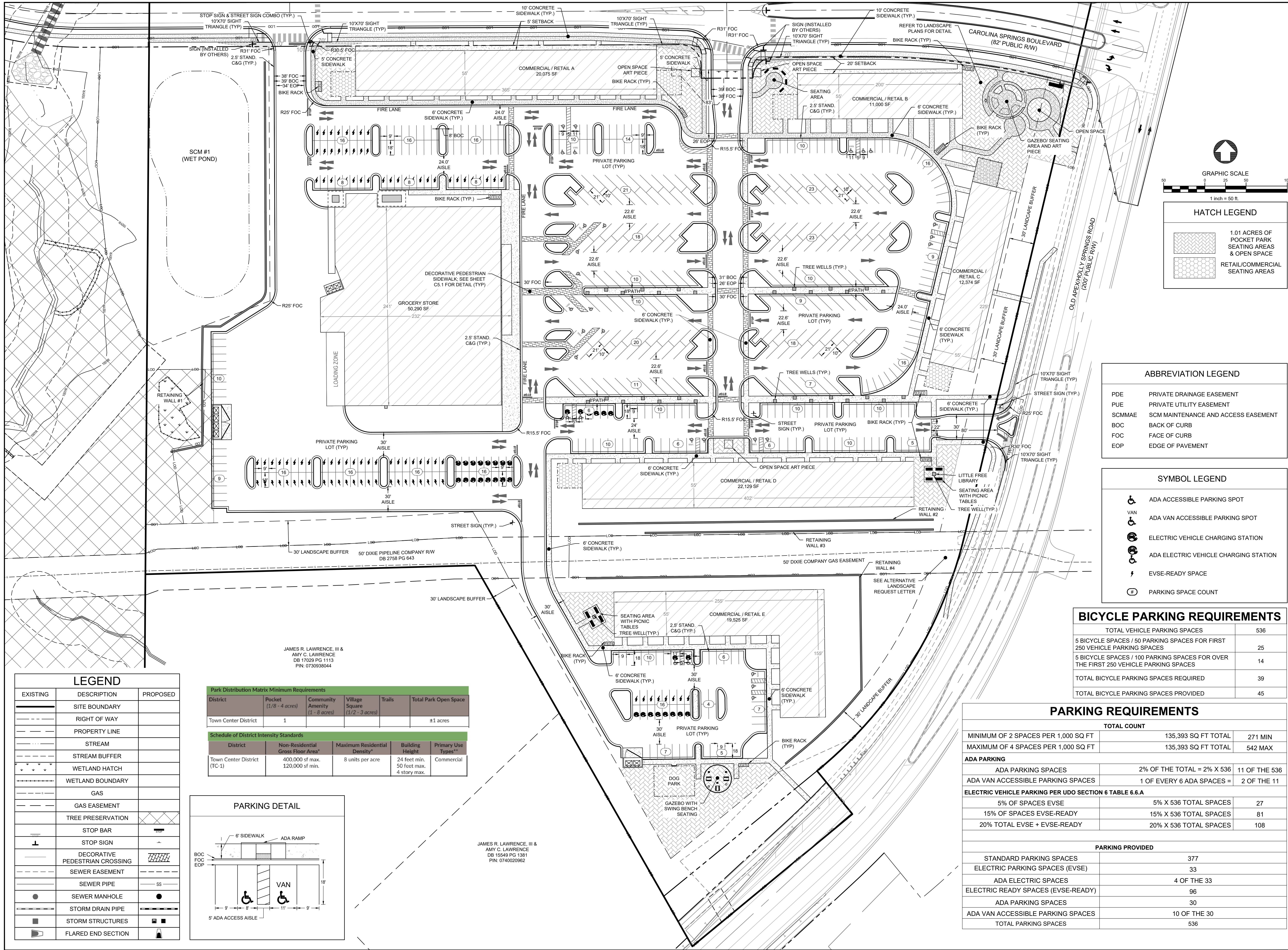
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



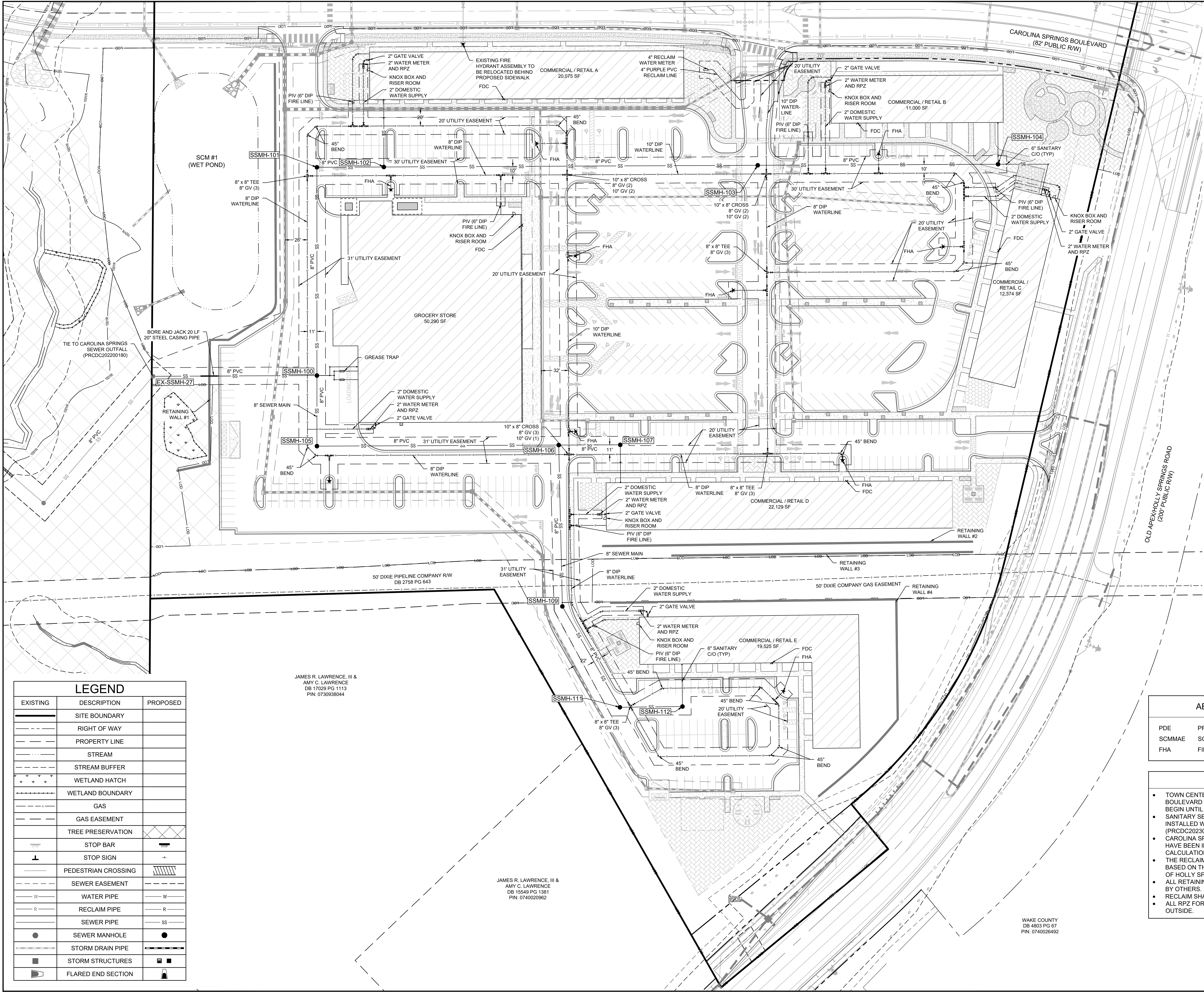
APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 50'
DESIGNED: ECR	DATE: 12/13/2024

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LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	WATER PIPE	
	RECLAIM PIPE	
	SEWER PIPE	
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	

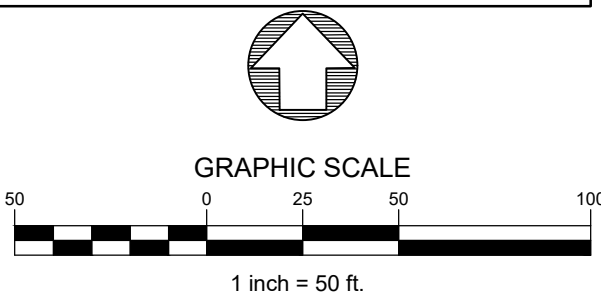
JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 17029 PG 1113
PIN: 0730938044

JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 15549 PG 1381
PIN: 0740020962

WAKE COUNTY
DB 4803 PG 67
PIN: 0740026492

ABBREVIATION LEGEND	
PDE	PRIVATE DRAINAGE EASEMENT
SCMAE	SCM MAINTENANCE AND ACCESS EASEMENT
FHA	FIRE HYDRANT ASSEMBLY

- NOTES
- TOWN CENTER CONNECTION TO CAROLINA SPRINGS BOULEVARD INFRASTRUCTURE AND UTILITIES WILL NOT BEGIN UNTIL BOULEVARD CONSTRUCTION IS COMPLETE.
 - SANITARY SEWER EX-SSMH-27 AND EX-SSMH-29 TO BE INSTALLED WITH CAROLINA SPRINGS SEWER OUTFALL (PRCDC202300181).
 - CAROLINA SPRINGS TOWN CENTER DAILY FLOW RATES HAVE BEEN INCLUDED IN SEWER OUTFALL CALCULATIONS.
 - THE RECLAIMED WATERLINE SHOWN MAY BE RELOCATED BASED ON THE FINAL DESIGN PREPARED BY THE TOWN OF HOLLY SPRINGS DESIGN CONSULTANT.
 - ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.
 - RECLAIM SHALL BE 4" PURPLE PVC PIPE.
 - ALL RPZ FOR NON-RESIDENTIAL BUILDINGS ARE LOCATED OUTSIDE.



Shenandoah Homes, LLC

Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

UTILITY PLAN

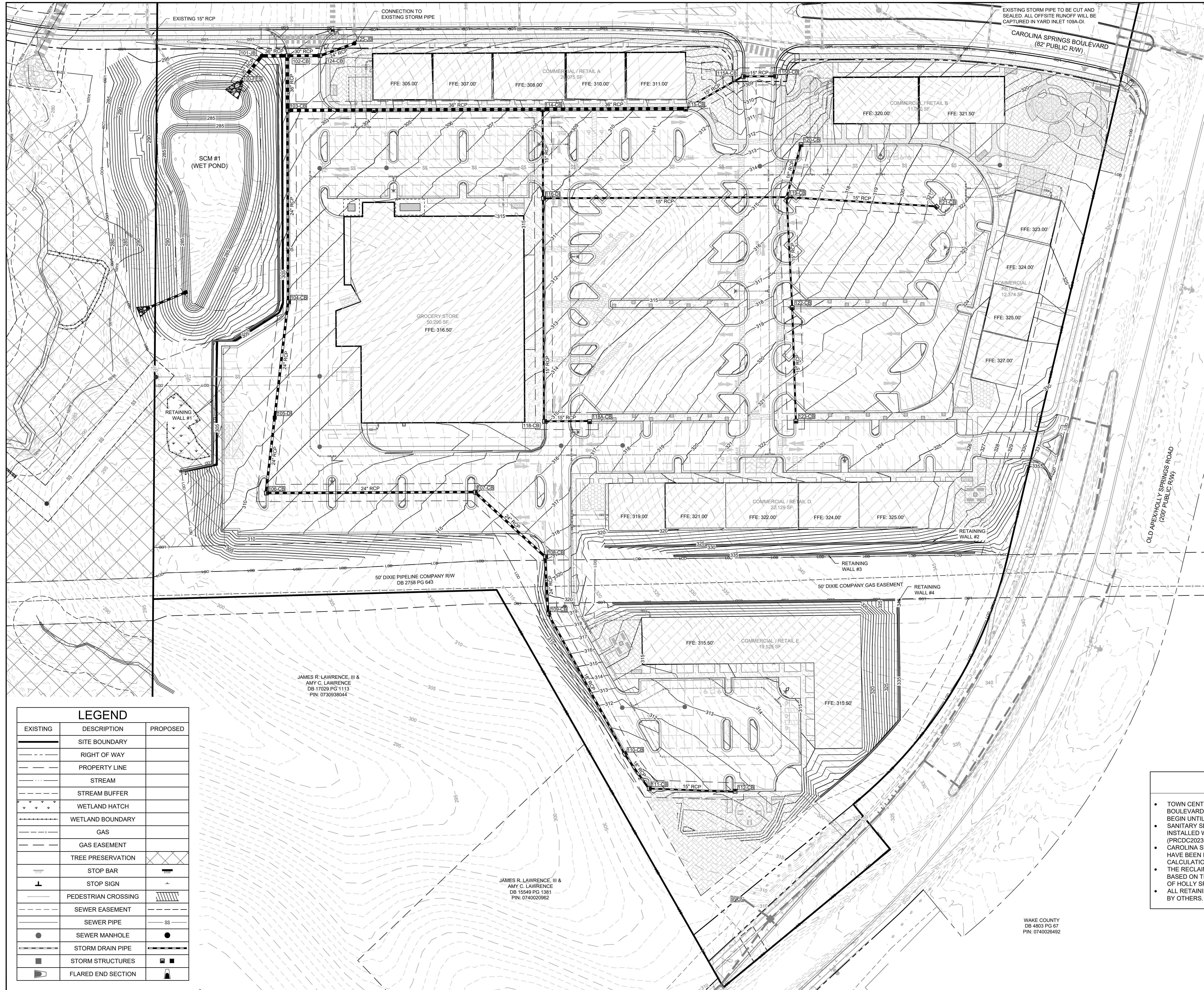
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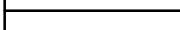
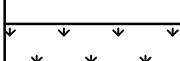
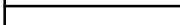
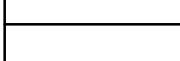
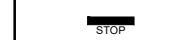
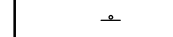
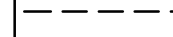
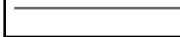
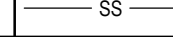
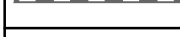
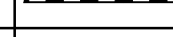
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

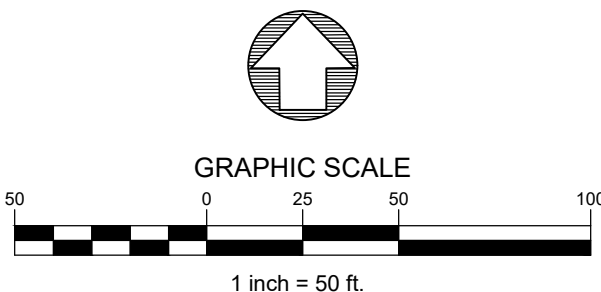


APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 50'
DESIGNED: ECR	DATE: 12/13/2024

SHEET
C3.0



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	SEWER PIPE	
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	



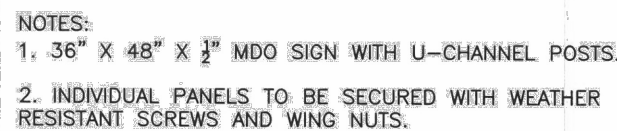
**CAROLINA SPRINGS
TOWN CENTER**

GRADING AND DRAINAGE PLAN

[illegible]

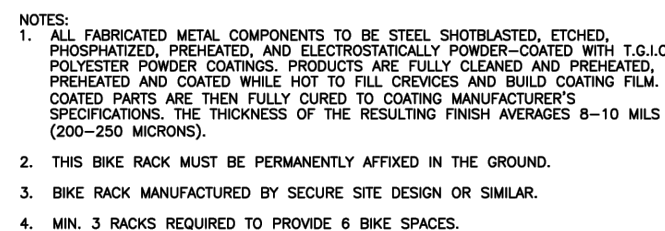
SHEET

C4.0



DRAWING NOT TO SCALE

STANDARD DETAIL NUMBER: HS005	
DATE	REVISIONS
09/17/20	



ALL BIKE RACKS SHALL BE POWDER COATED BLACK.

DRAWING NOT TO SCALE

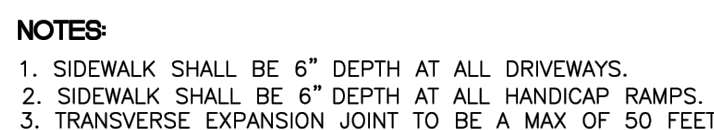
STANDARD DETAIL NUMBER: HS007	
DATE	REVISIONS
8/27/18	



1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD DETAIL NUMBER: HS321	
DATE	REVISIONS
2/8/10	



* VARIES - SEE APPROVED PROJECT PLANS

TYPICAL SECTION



DRAWING NOT TO SCALE

STANDARD DETAIL NUMBER: HS327	
DATE	REVISIONS
2/8/10	



- [illegible]

DRAWING NOT TO SCALE

STANDARD DETAIL NUMBER: HS33	
DATE	REVISIONS
2/8/10	



STANDARD DETAIL NUMBER: HS344	
DATE	REVISIONS
8/30/19	

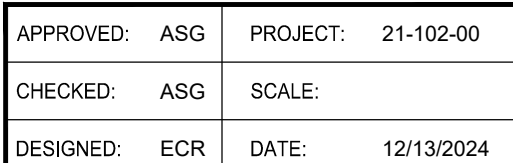


STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

THIS COMMERCIAL DEVELOPMENT IS IN THE TRIASSIC BASIN. A PRIVATE DRIVE AISLES THAT ARE DESIGNATED AS FIRE LANES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

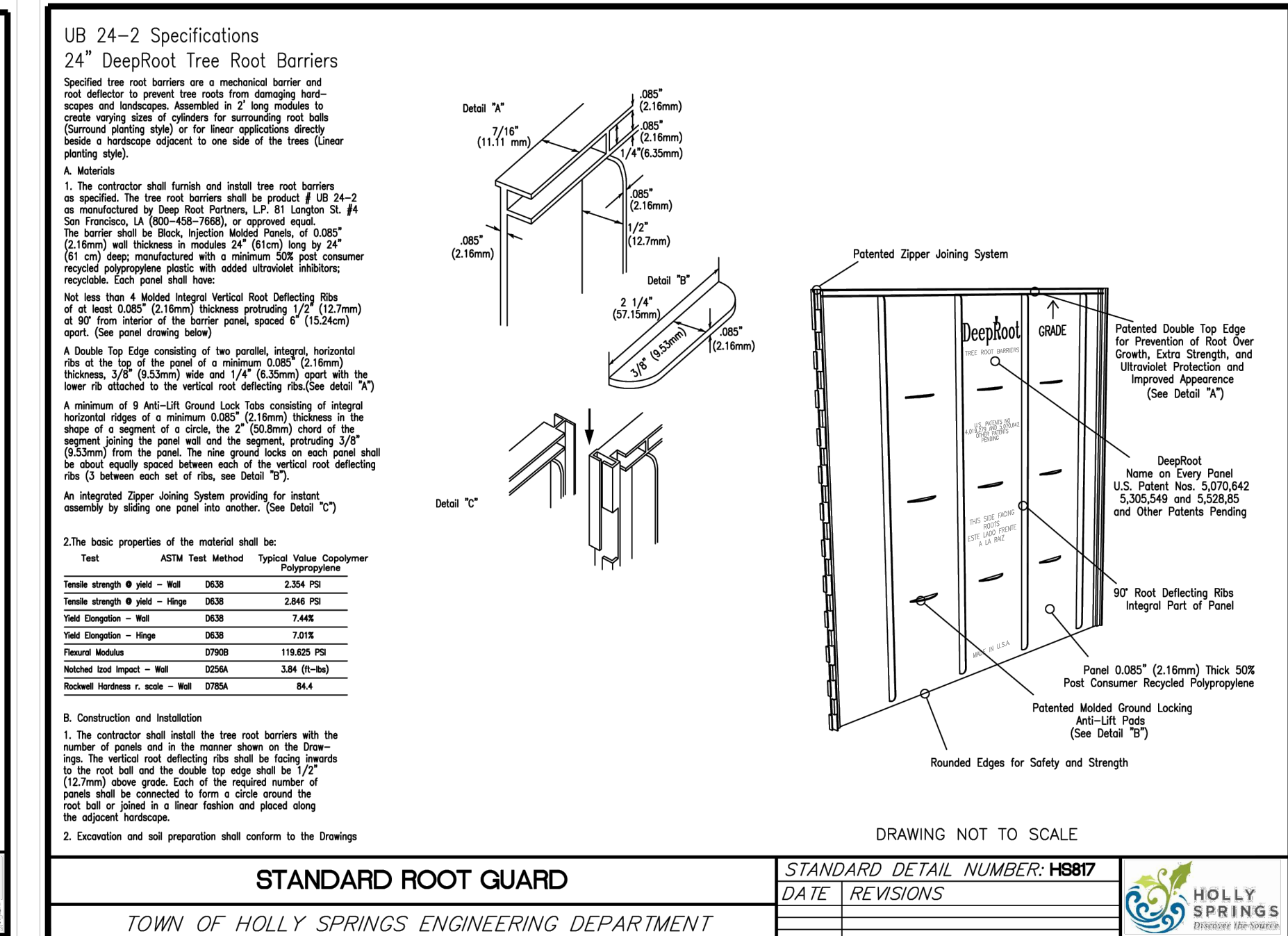
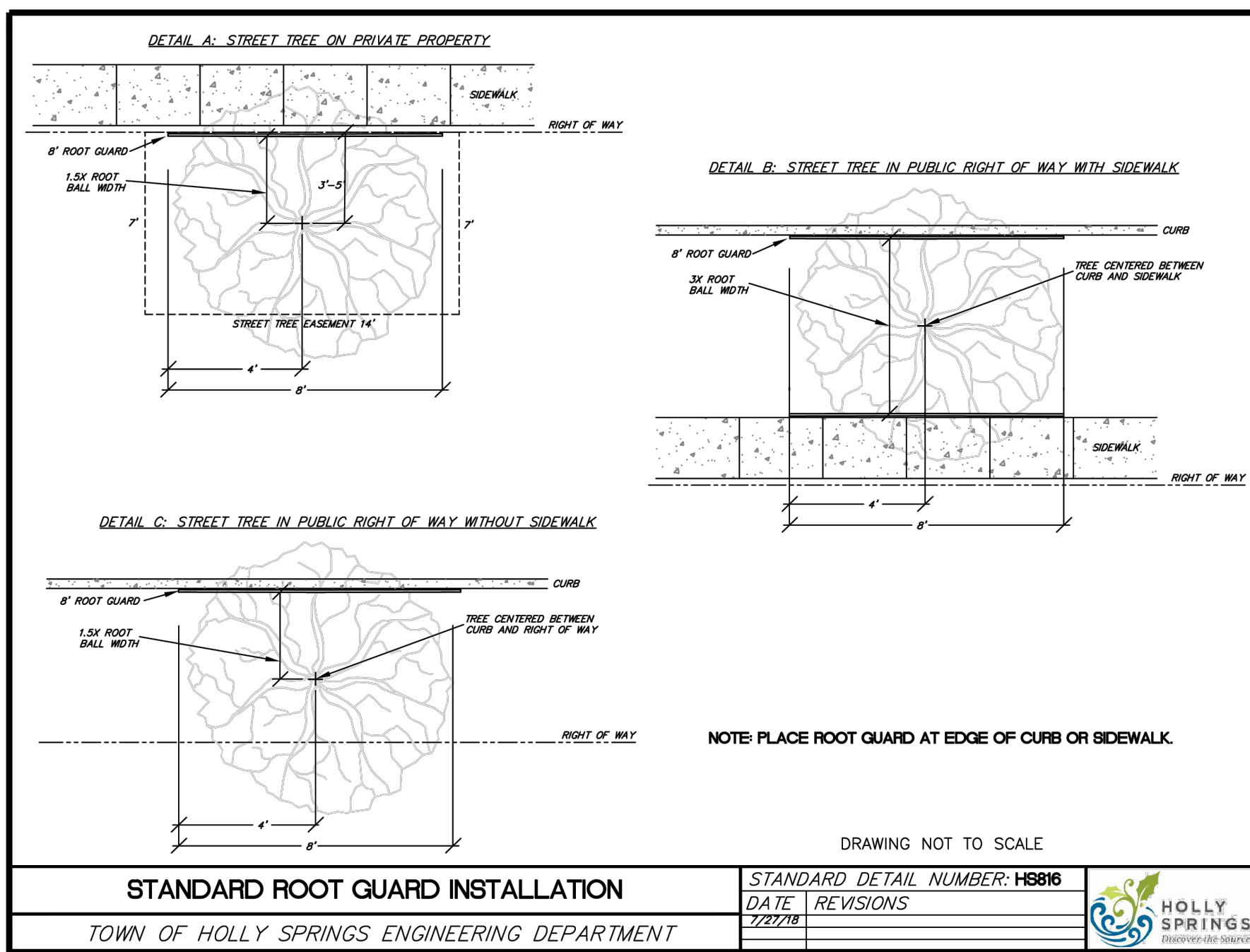
SITE DETAILS

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

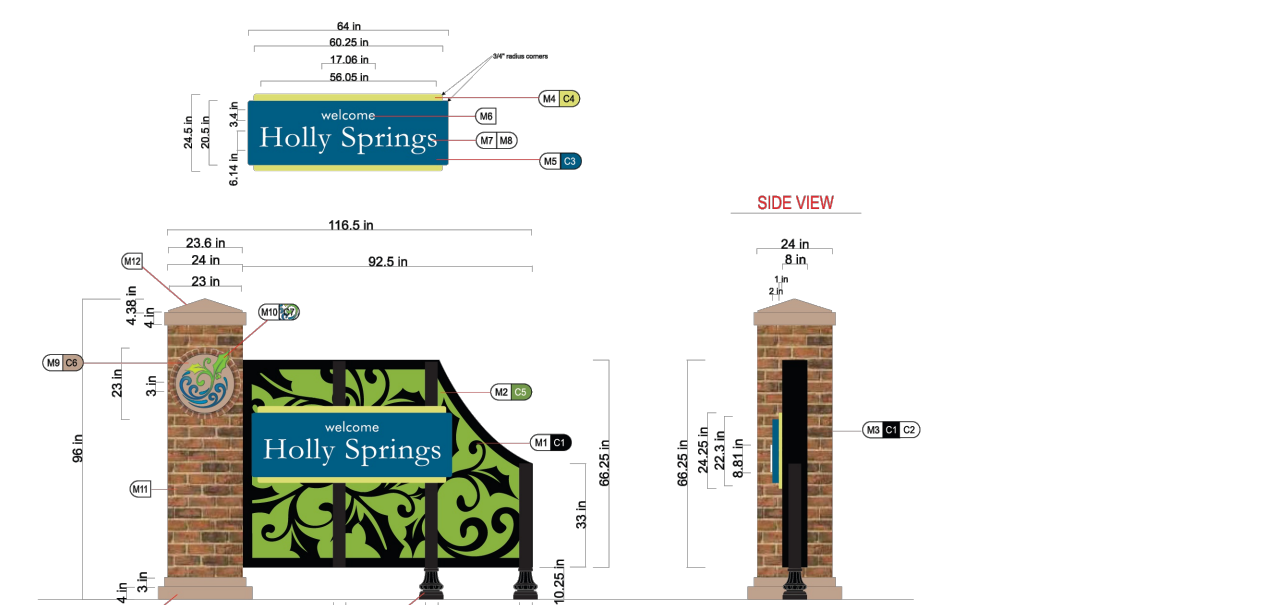


SHEET

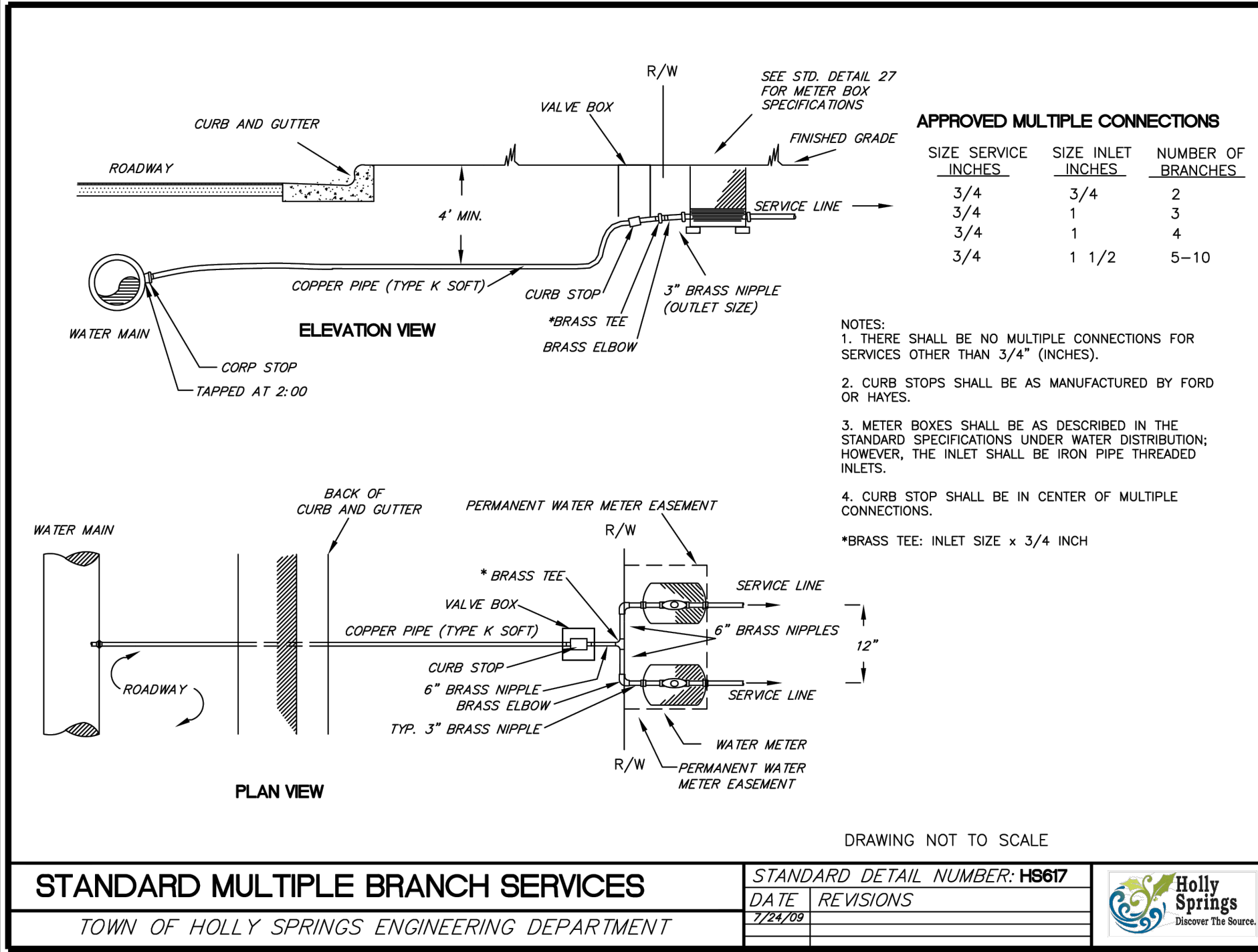
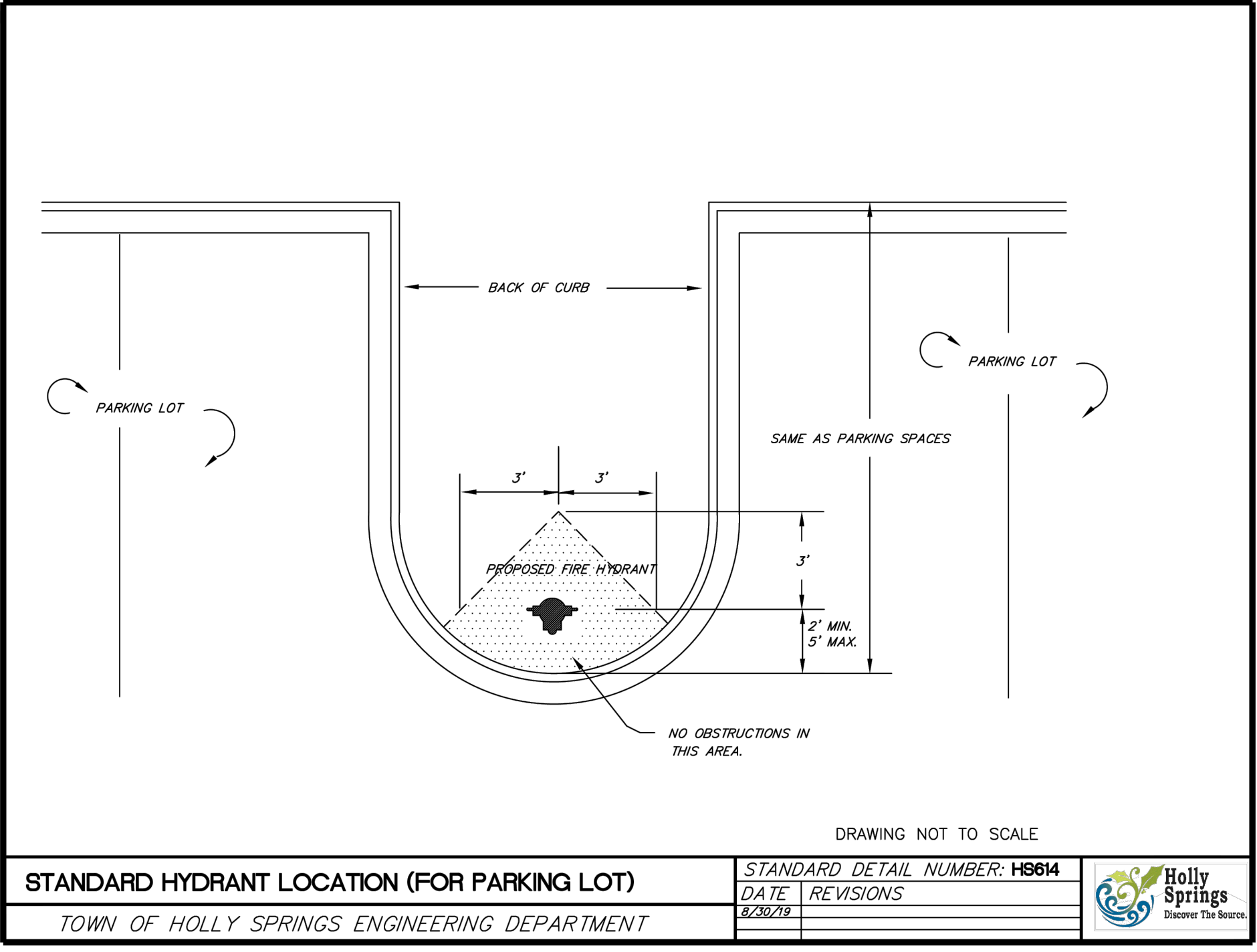
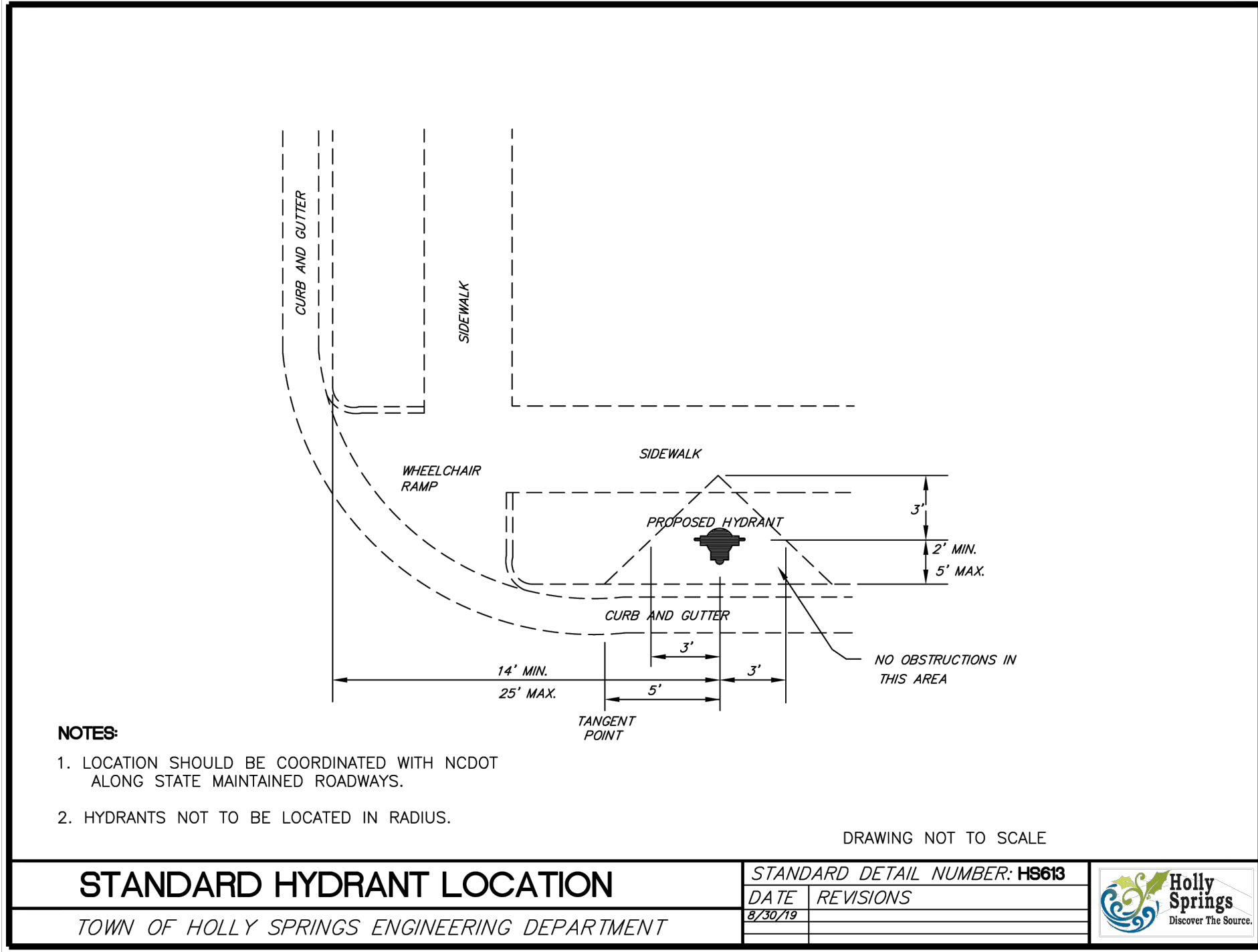
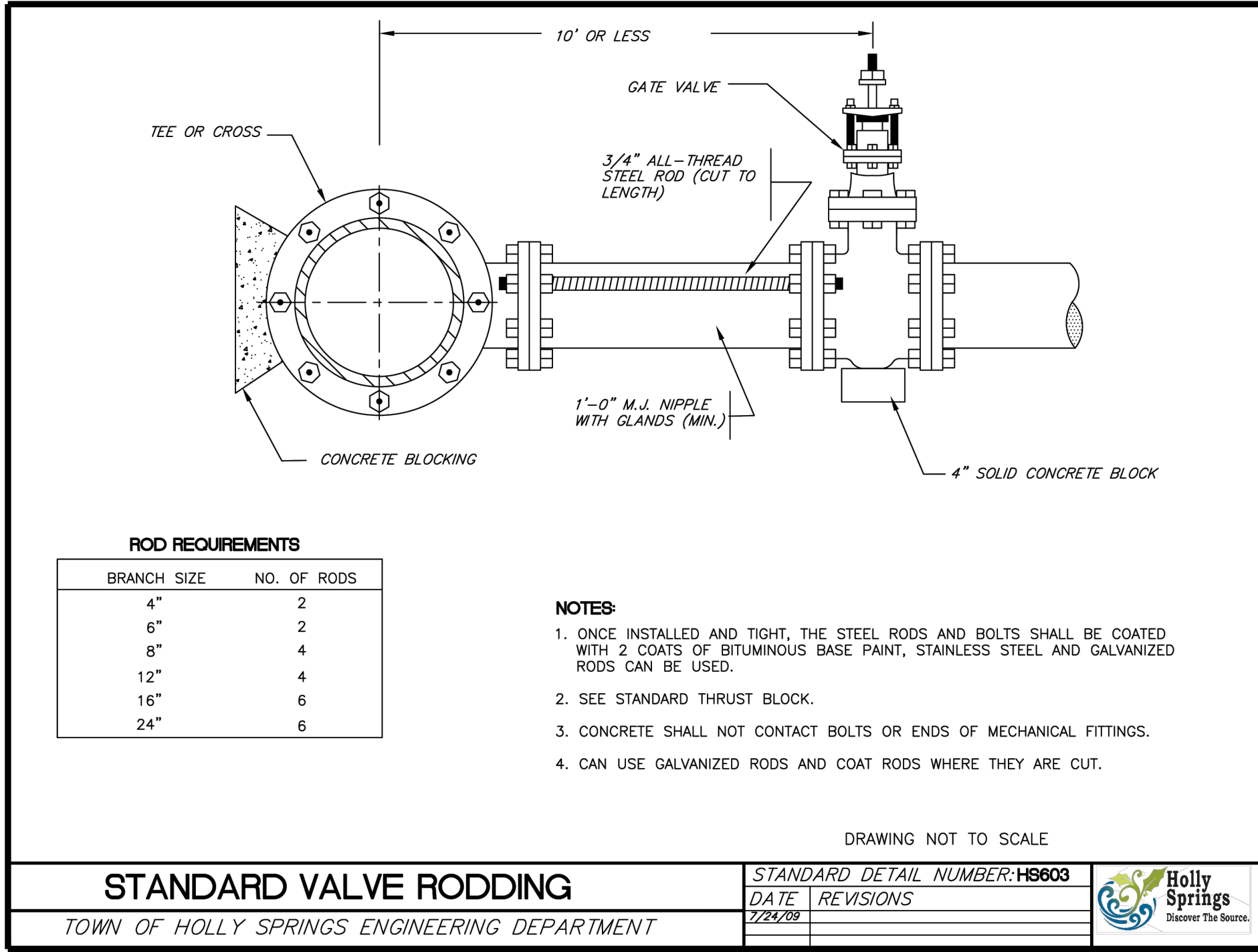
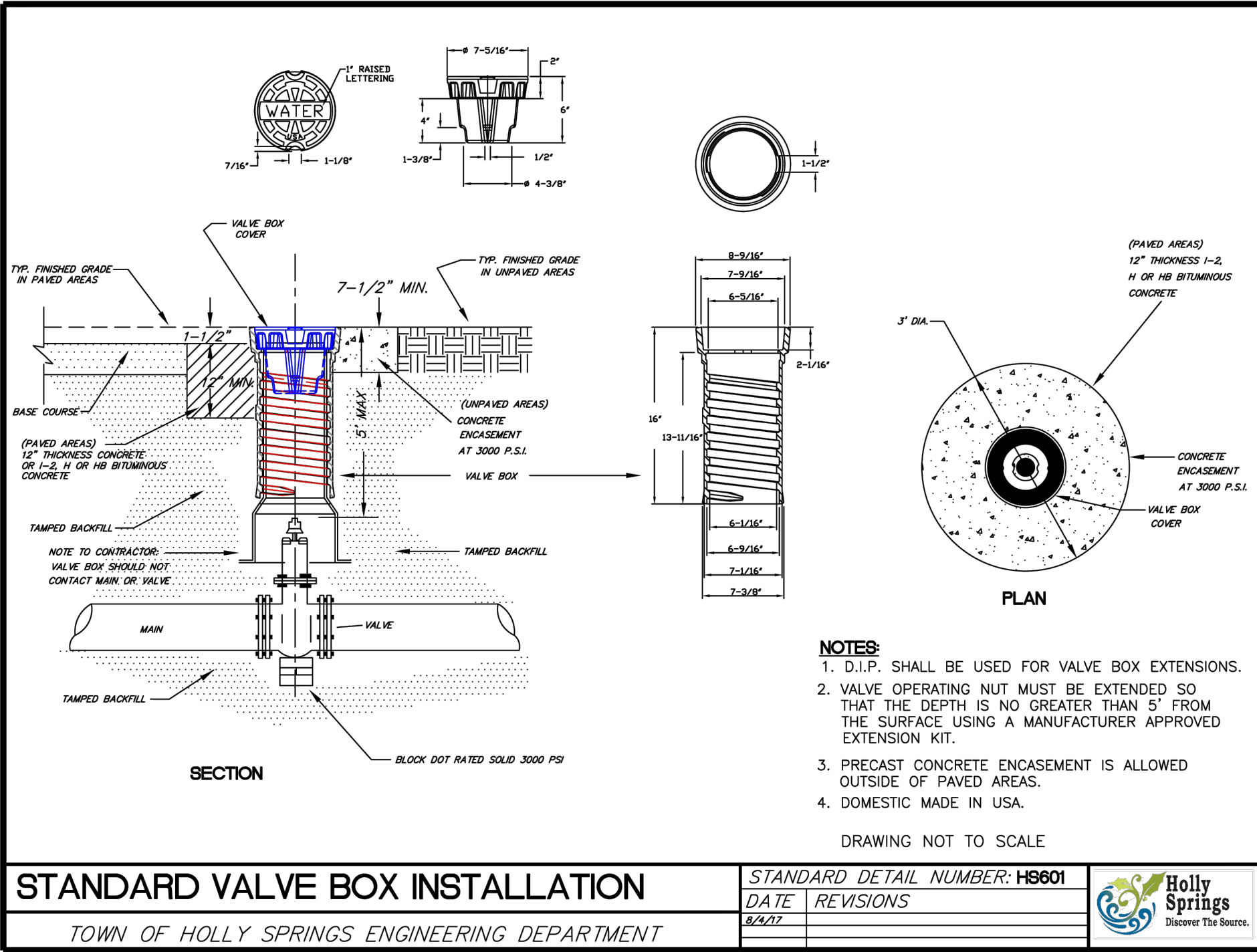
C5.0



Holly Springs
Discover The Source



s:\02 - engineering department\02 projects\21-102-00 carolina springs\05-CAD\03-sheet set\town center\C5.0-CEX_DETAILS.dwg Thursday, December 12, 2024 1:34:59 PM - ANDREW GAITTENS



CAROLINA SPRINGS
TOWN CENTER
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

WATER DETAILS

REV	DATE	DESCRIPTION	INIT

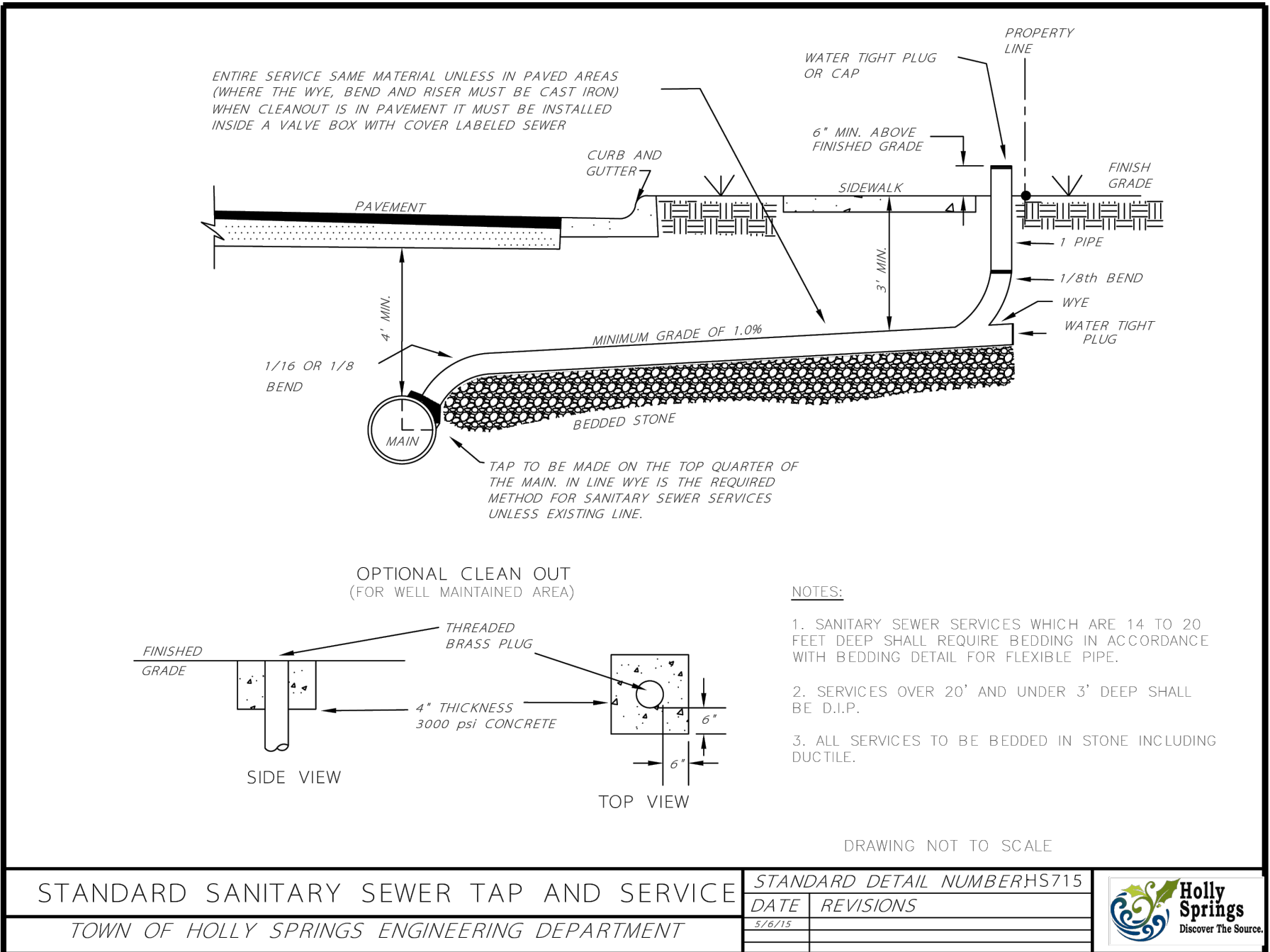
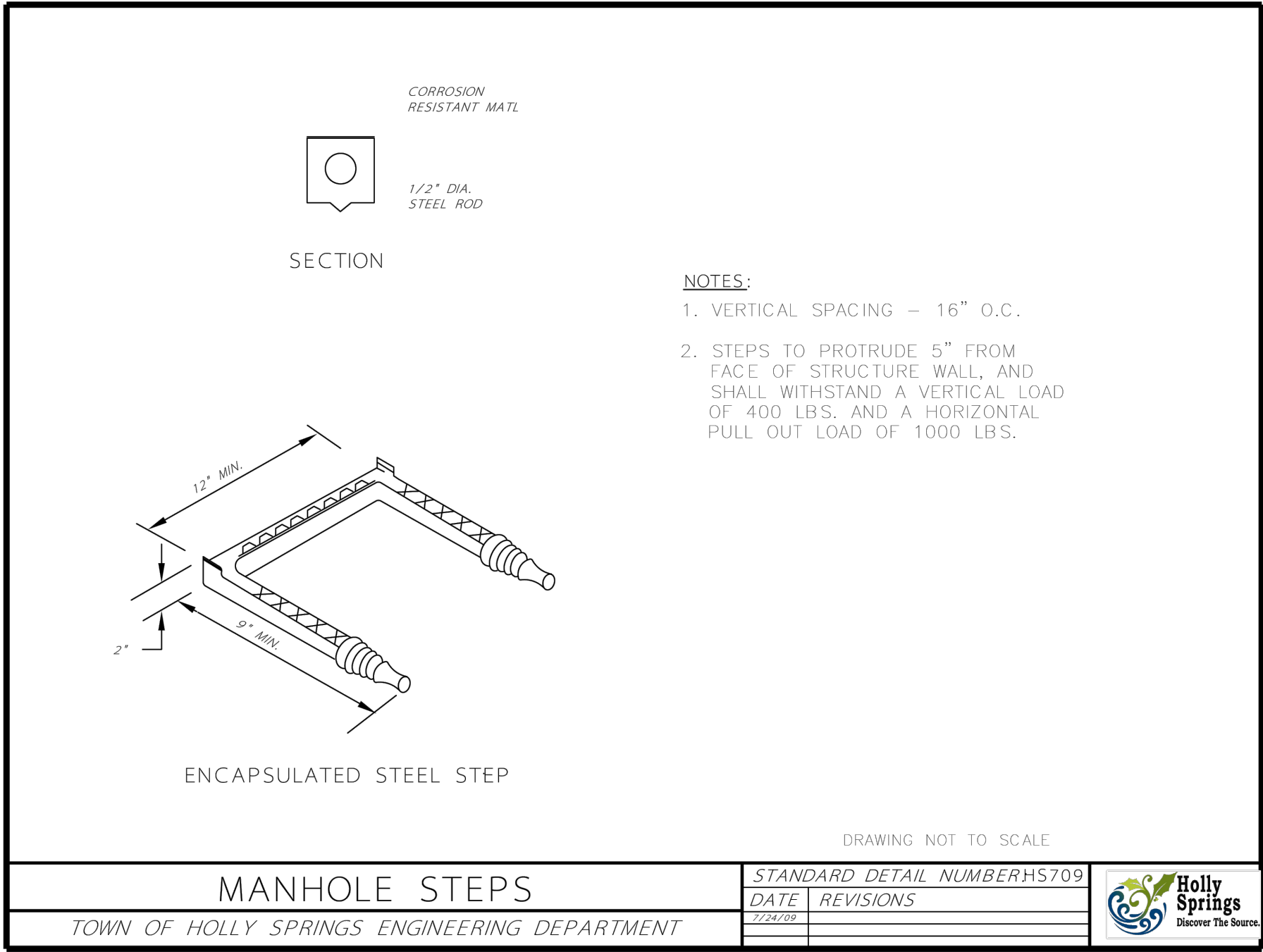
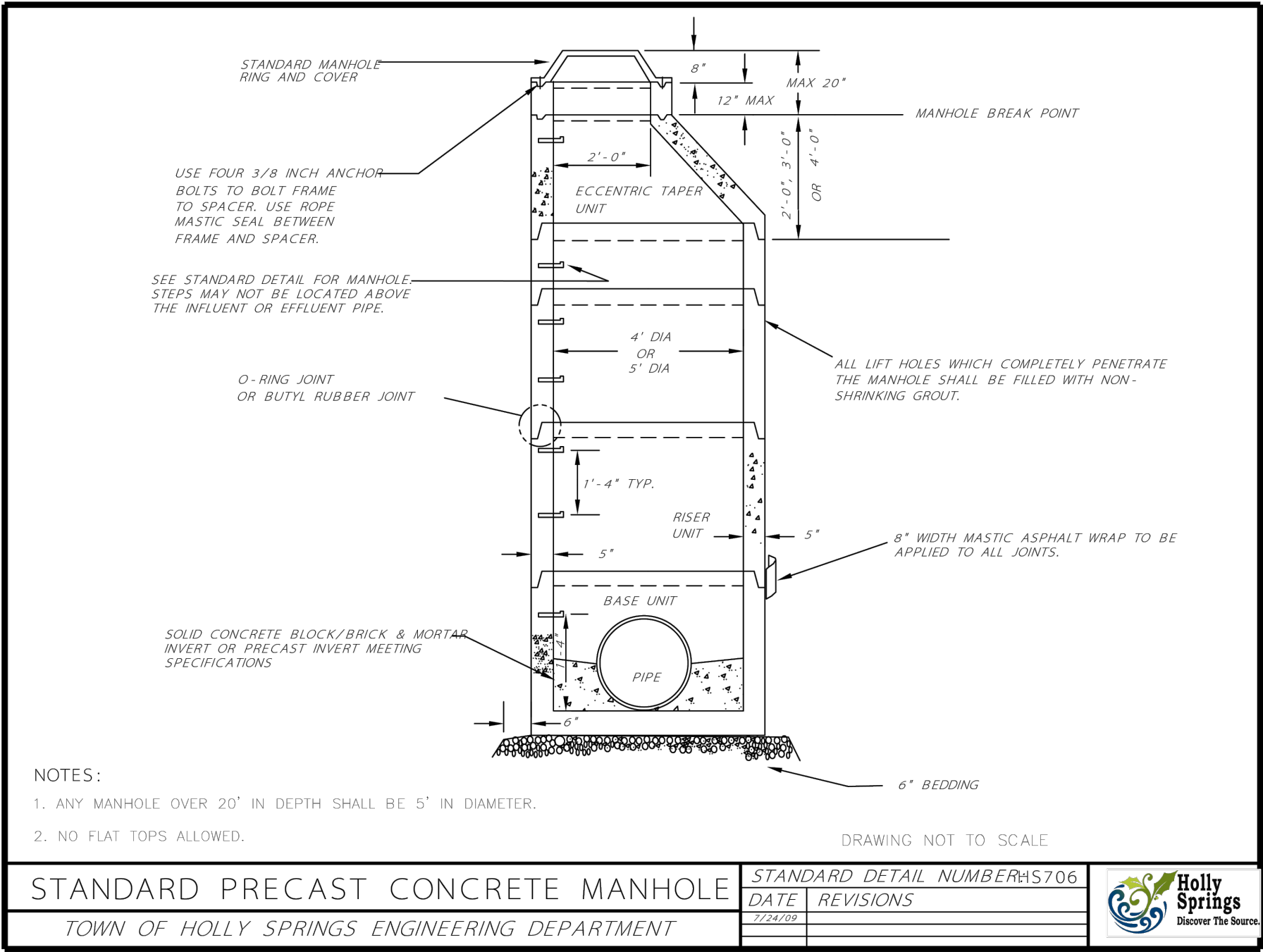
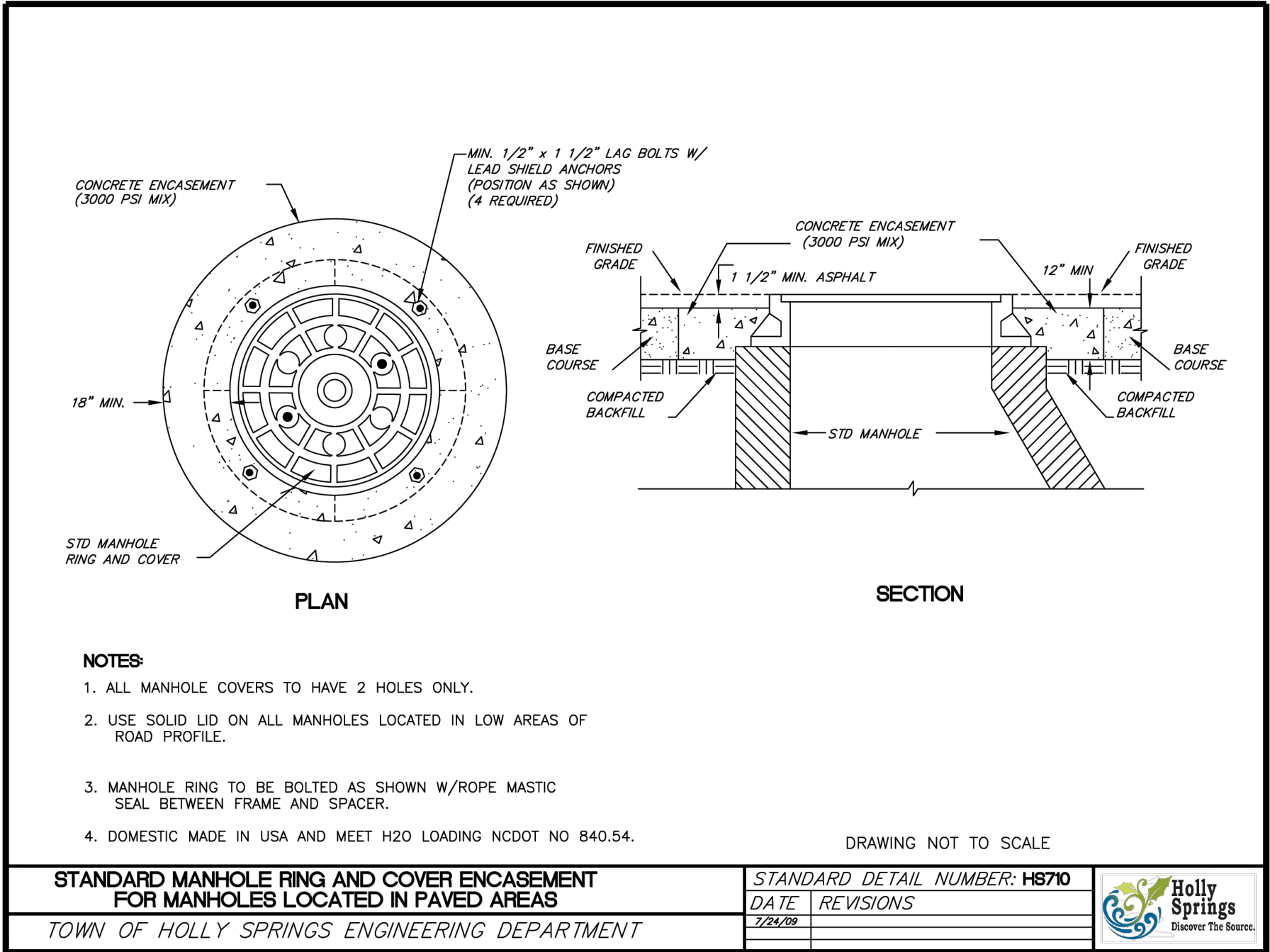
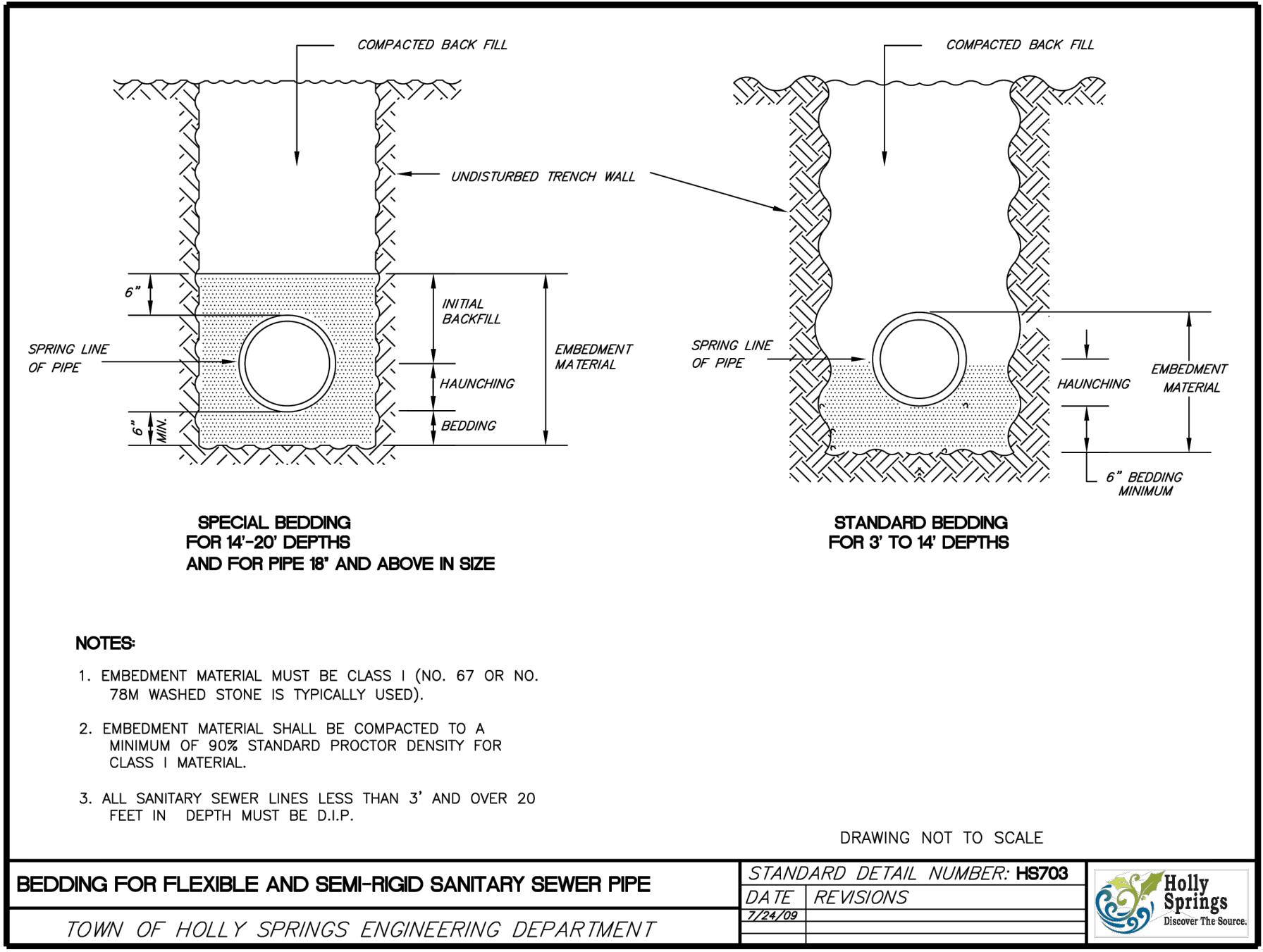
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET
C5.2

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SHENANDOAH HOMES

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

SEWER DETAILS

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET
C5.3

NOT A PART OF LANDSCAPE PLANS

LP-2

LP-3

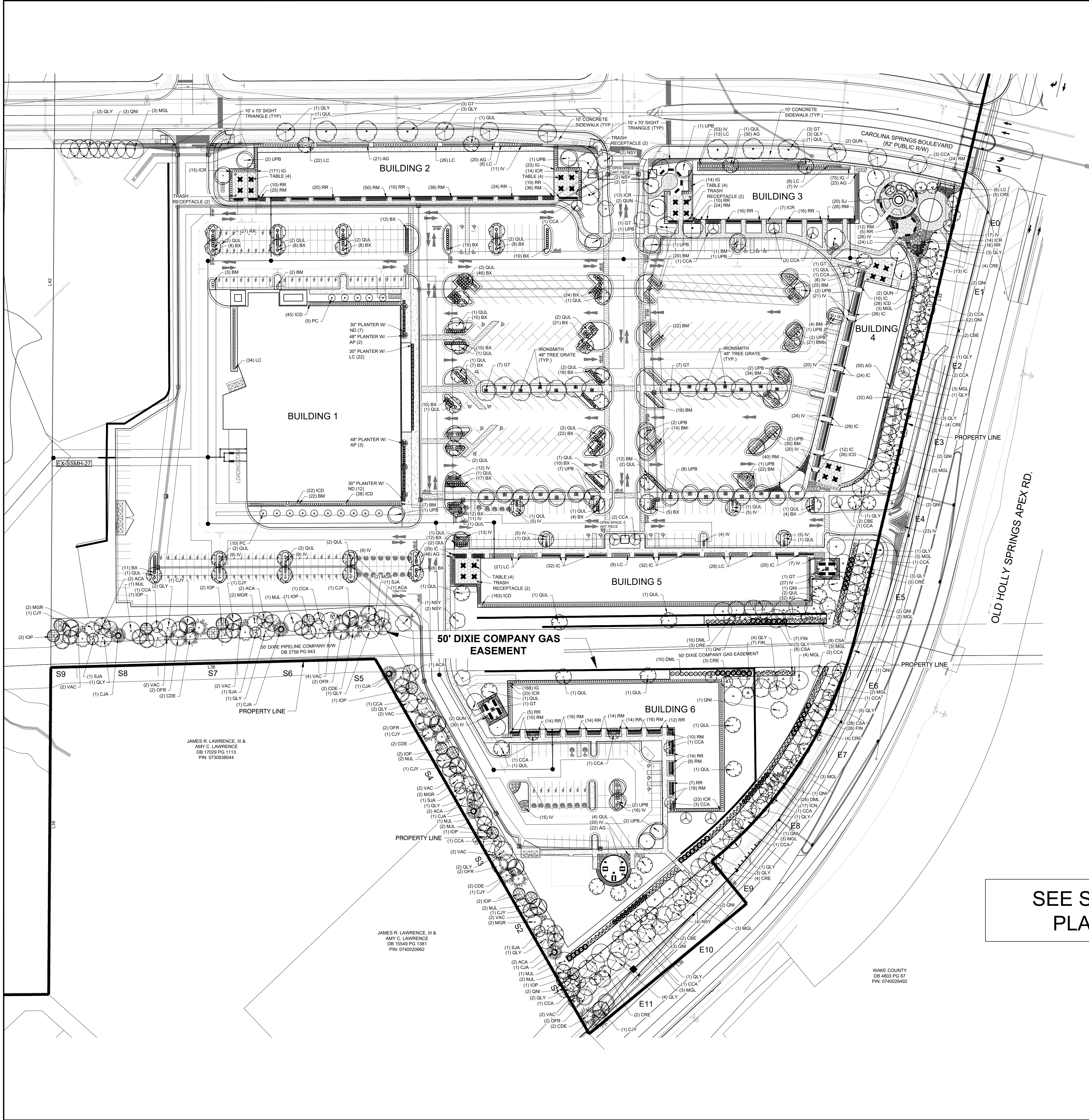
LP-4

LP-5

OLD HOLLY SPRINGS APEX RD.

PERIMETER YARD LANDSCAPING - EAST PROPERTY LINE - 1,306 LF					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
E1	3 SMALL EVERGREEN @ 6' 5 POINTS EACH	15		29%	TYPE A - 75
	8 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	64	79	81%	
E2 - E11 **	10 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	80	80	100%	TYPE A - 75
E12- 72 LF*	5 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	40		67%	TYPE A - 75
	4 SMALL EVERGREEN @ 6'	20	60	33%	
(*NOTE: PLANT UNIT VALUE PRO-RATED OVER REMAINING 50' INCREMENT) (** PLANTING REQUIRED WITHIN 50' DIXIE COMPANY GAS EASEMENT RELOCATED ALONG BUILDING 5 & BUILDING 6 WALLS. AS NOTED IN REQUEST FOR ALTERNATE LANDSCAPE PLAN)					

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
S1 - S8 **	15 SMALL EVERGREEN @ 6' 5 POINTS EACH	75	150	100%	TYPE C - 75
N9 - 32 LF* **	5 SMALL EVERGREEN @ 6 5 POINTS EACH	25	25	100%	TYPE C - 75
(*NOTE: PLANT UNIT VALUE PRO-RATED OVER REMAINING 50' INCREMENT) (** LESS 50' DIXIE COMPANY GAS EASEMENT)					



GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

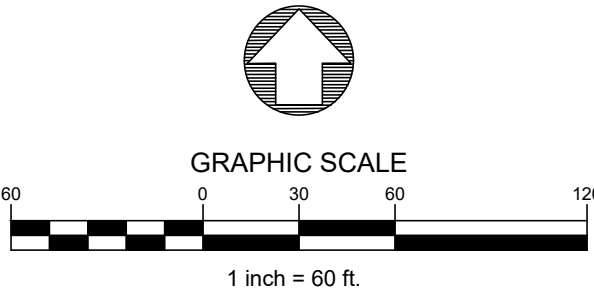
IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

TOWN OF HOLLY SPRINGS STANDARD NOTES

OWNER SHALL BE RESPONSIBLE FOR:
- THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOVED, 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.

SEE SHEET LP-16 FOR PLANT SCHEDULE





Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

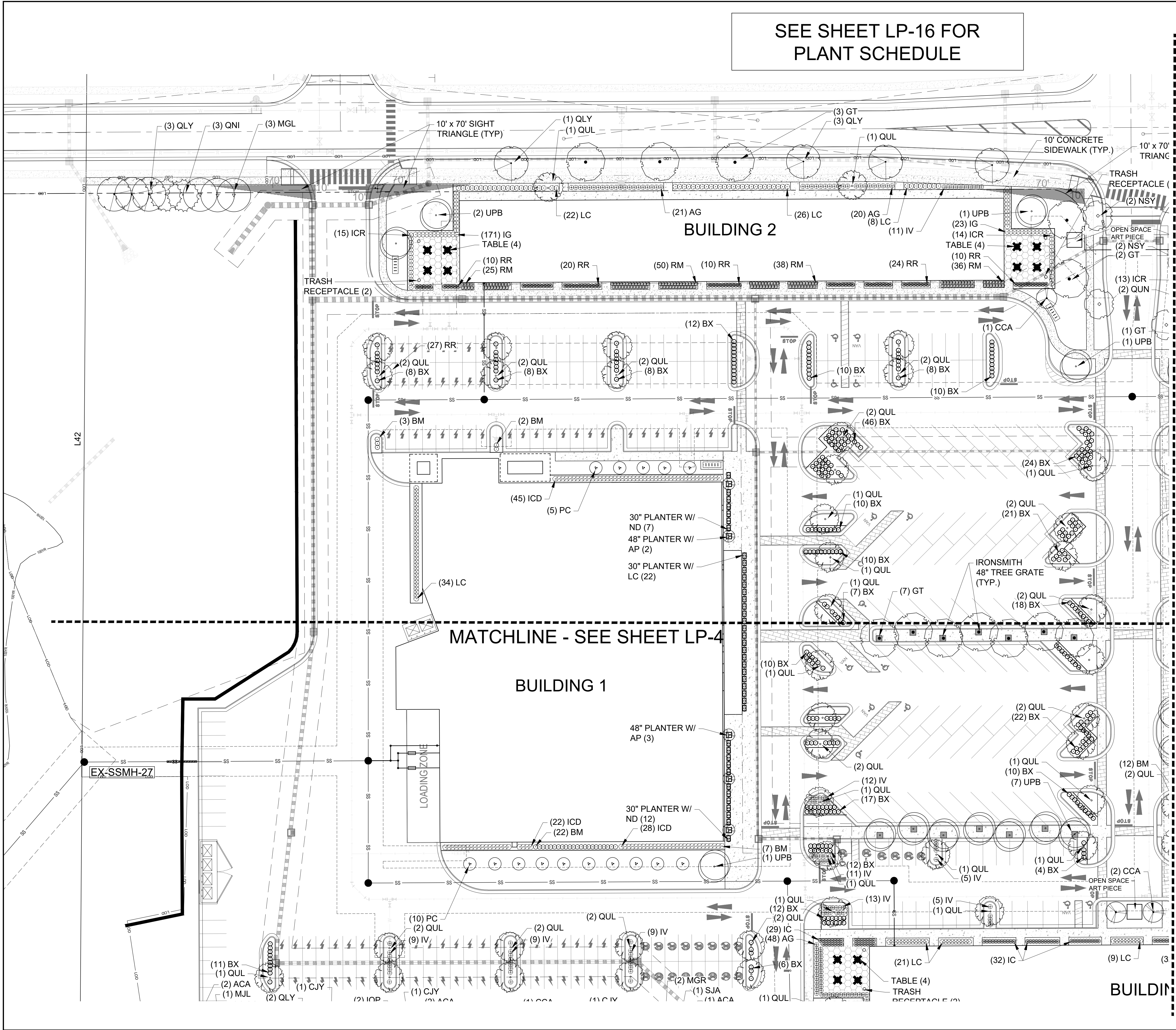
LANDSCAPE PLANTING

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

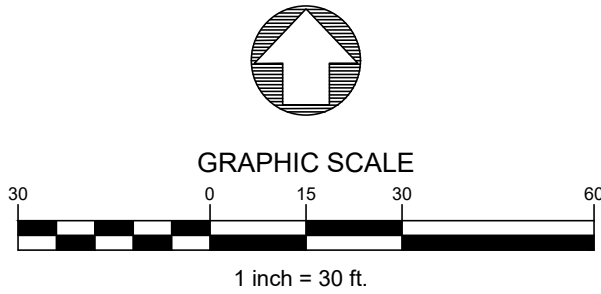
SHEET
LP-1



SEE SHEET LP-16 FOR
PLANT SCHEDULE

MATCHLINE - SEE SHEET LP-3

MATCHLINE - SEE SHEET LP-4



National Presence. Local Expertise.

EVERGREEN DESIGN GROUP
5101 6500 6530
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING, PRODUCTION DESIGN
FIRM CERTIFICATION
NO. C-561

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

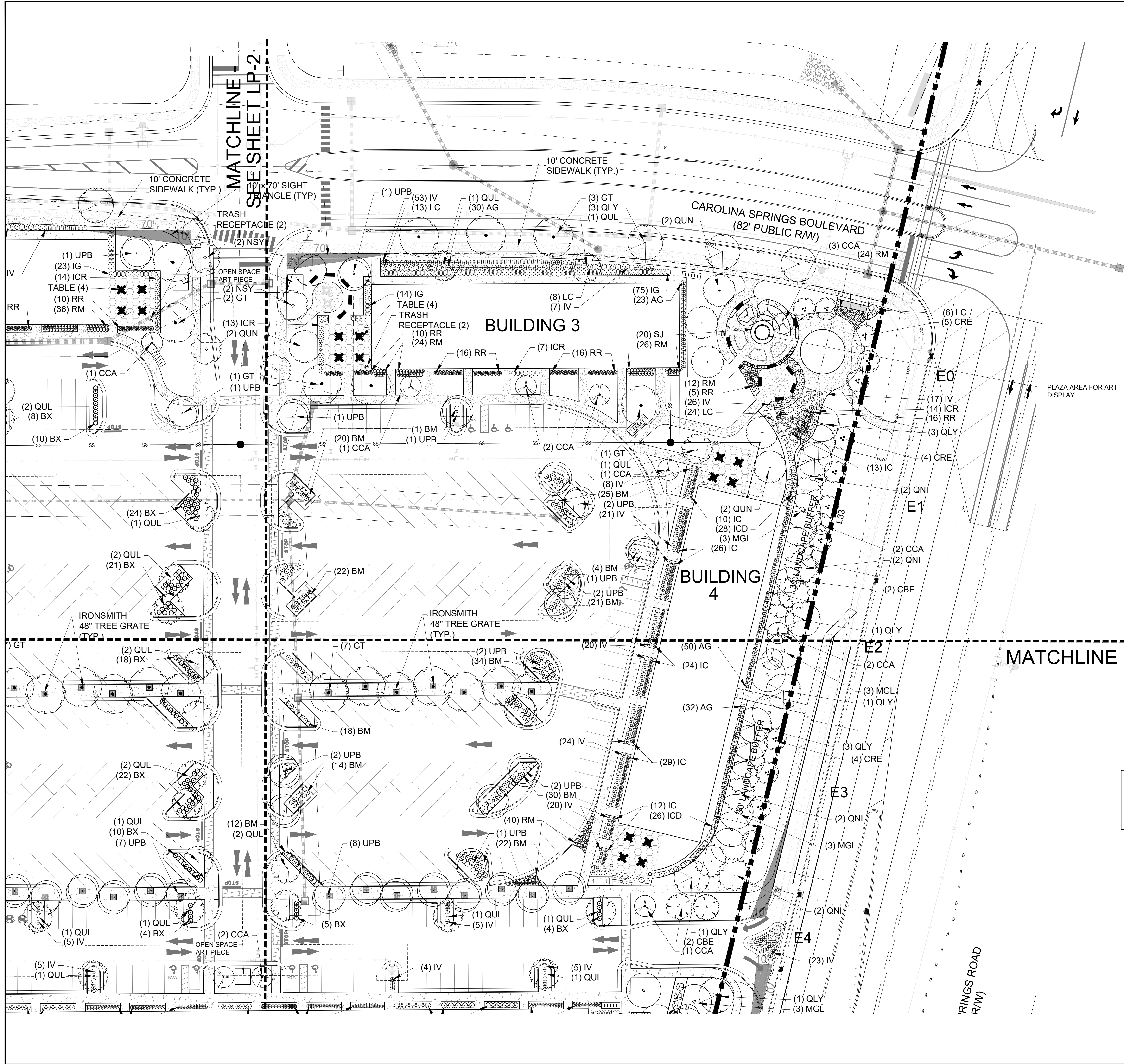
LANDSCAPE PLANTING

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-2



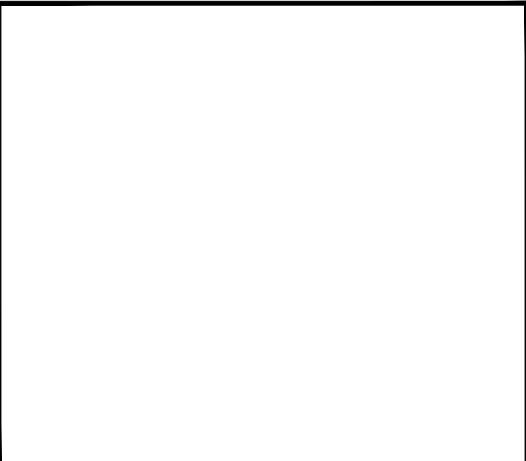
CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLANTING

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-3

SEE SHEET LP-16 FOR
PLANT SCHEDULE

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

2273

EVERGREEN DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING - IRRIGATION DESIGN
FIRM CERTIFICATION
NO. C-561

12/12/2024

**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

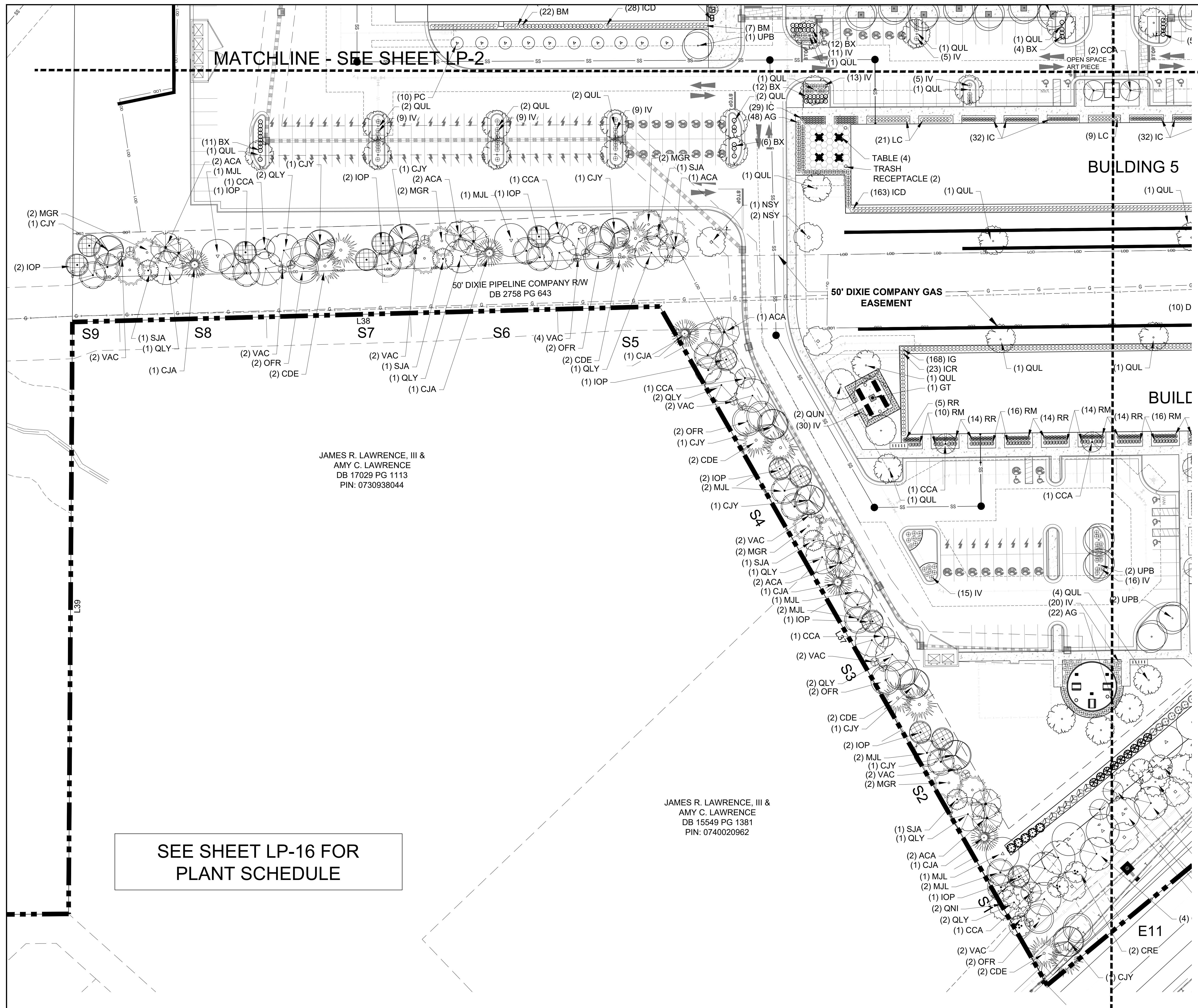
LANDSCAPE PLANTING

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

SHEET

LP-4

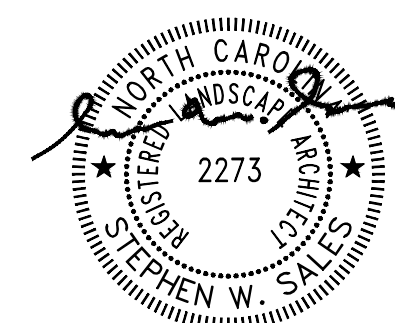


SEE SHEET LP-16 FOR
PLANT SCHEDULE

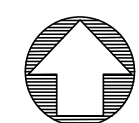
JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 17029 PG 1113
PIN: 0730938044

JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 15549 PG 1381
PIN: 0740020962

MATCHLINE - SEE SHEET LP-5



12/12/2024



GRAPHIC SCALE

1 inch = 30 ft.

National Presence. Local Expertise.



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www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE
LAND PLANNING - IRRIGATION DESIGN

FIRM CERTIFICATION

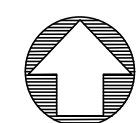
NO. C-561

**CAROLINA SPRINGS
TOWN CENTER**

LANDSCAPE PLANTING

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



GRAPHIC SCALE



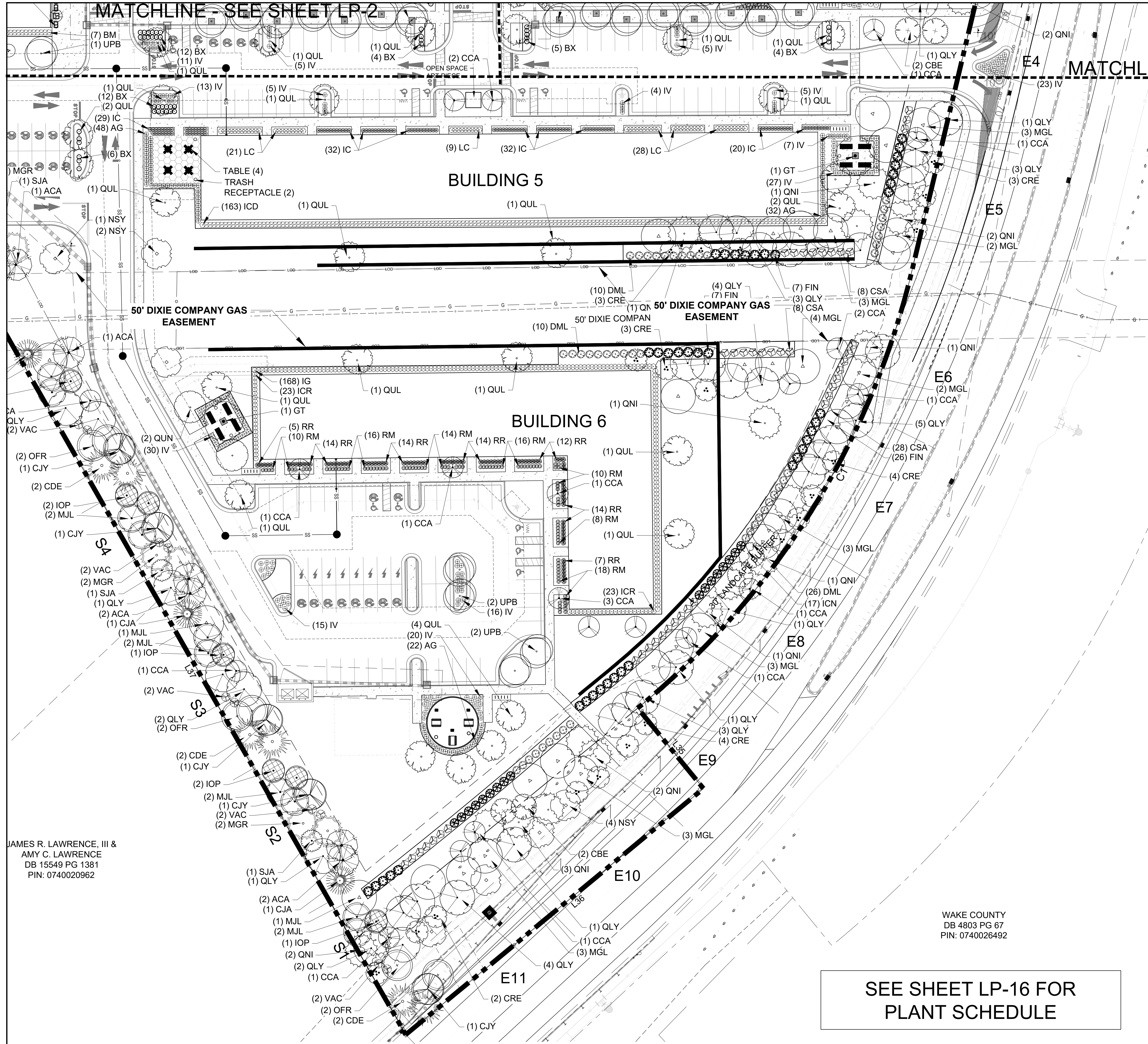
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FIRM CERTIFICATION
NO. C-561

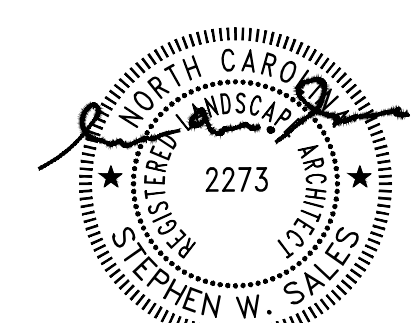
SHEET

LP-5



WAKE COUNTY
DB 4803 PG 67
PIN: 0740026492

SEE SHEET LP-16 FOR
PLANT SCHEDULE



12/12/2024



FIRM CERTIFICATION
NO. C-561



Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-554

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

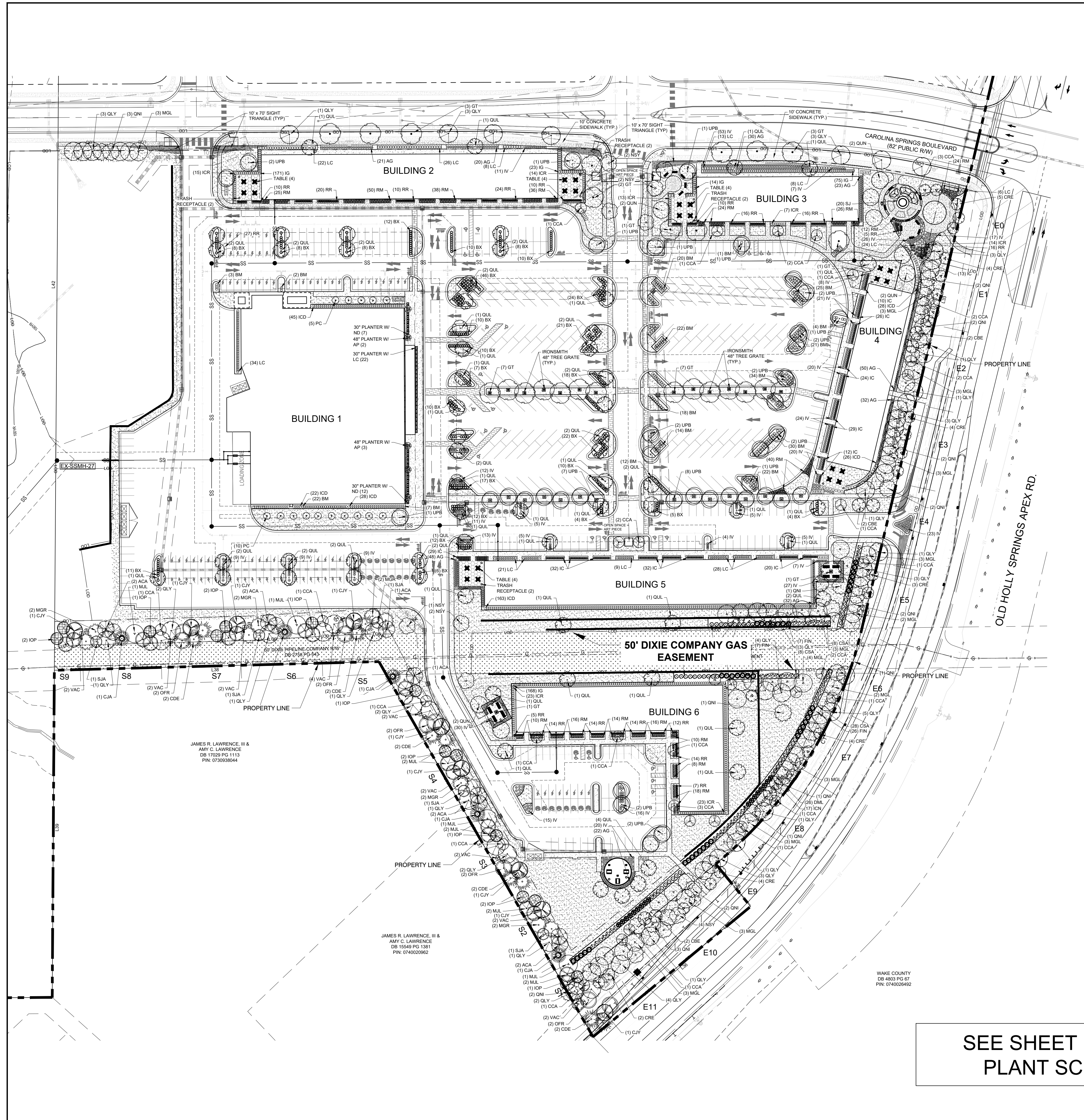
LANDSCAPE PLANTING
GROUND COVER COVERAGE

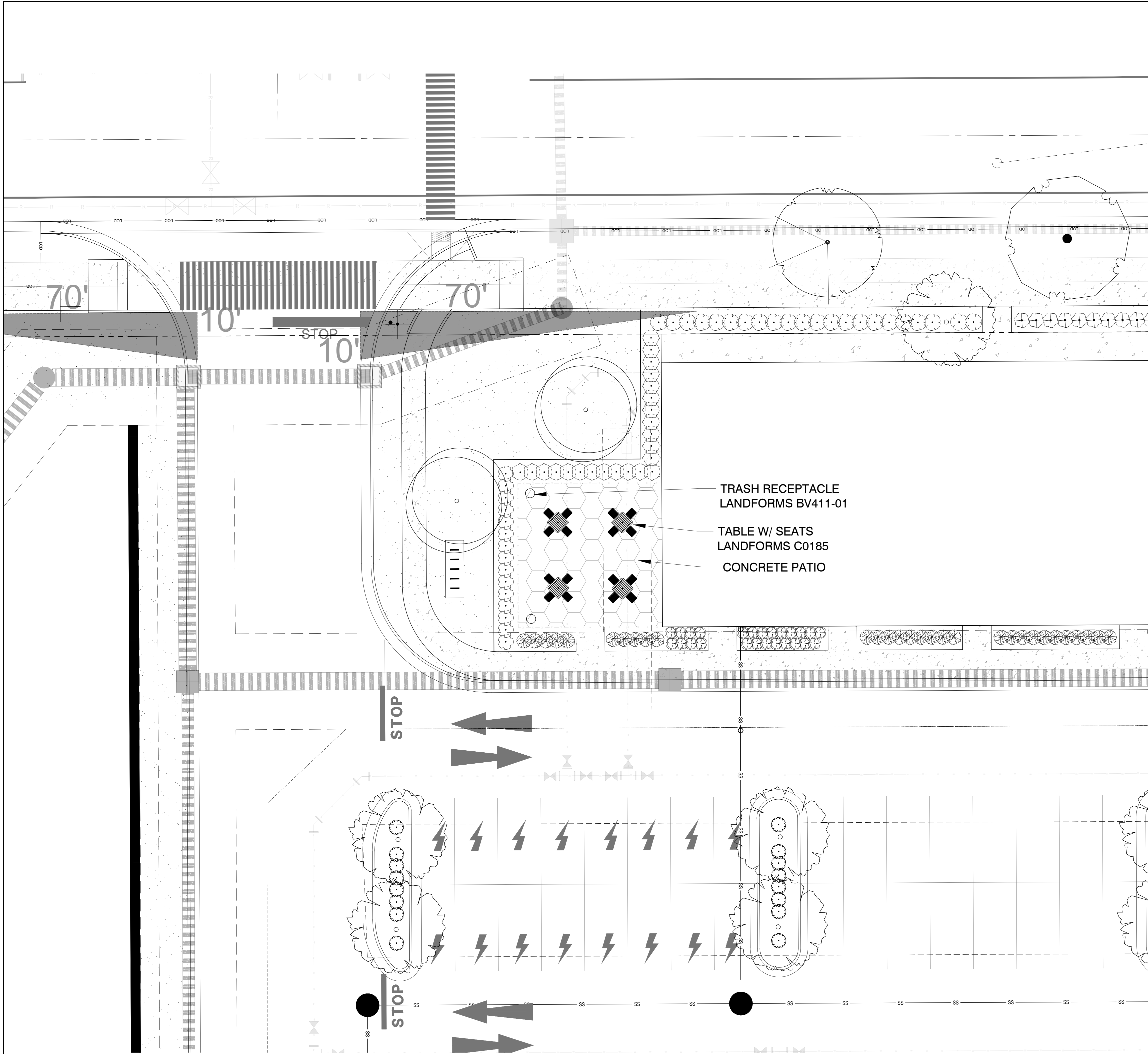
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OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

SHEET
LP-6

Page 58 of 112

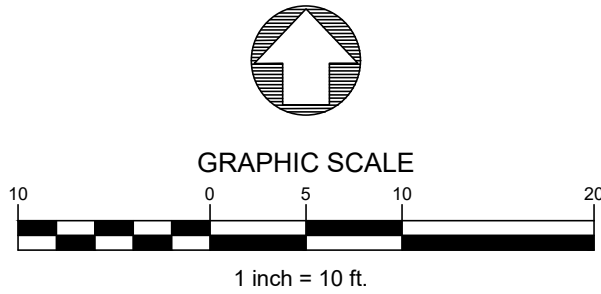




TRASH RECEPTACLE
LANDFORMS BV411-01

TABLE W/ SEATS
LANDFORMS C0185

CONCRETE PATIO



12/12/2024





SHENANDOAH
HOMES

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA
ENLARGEMENT

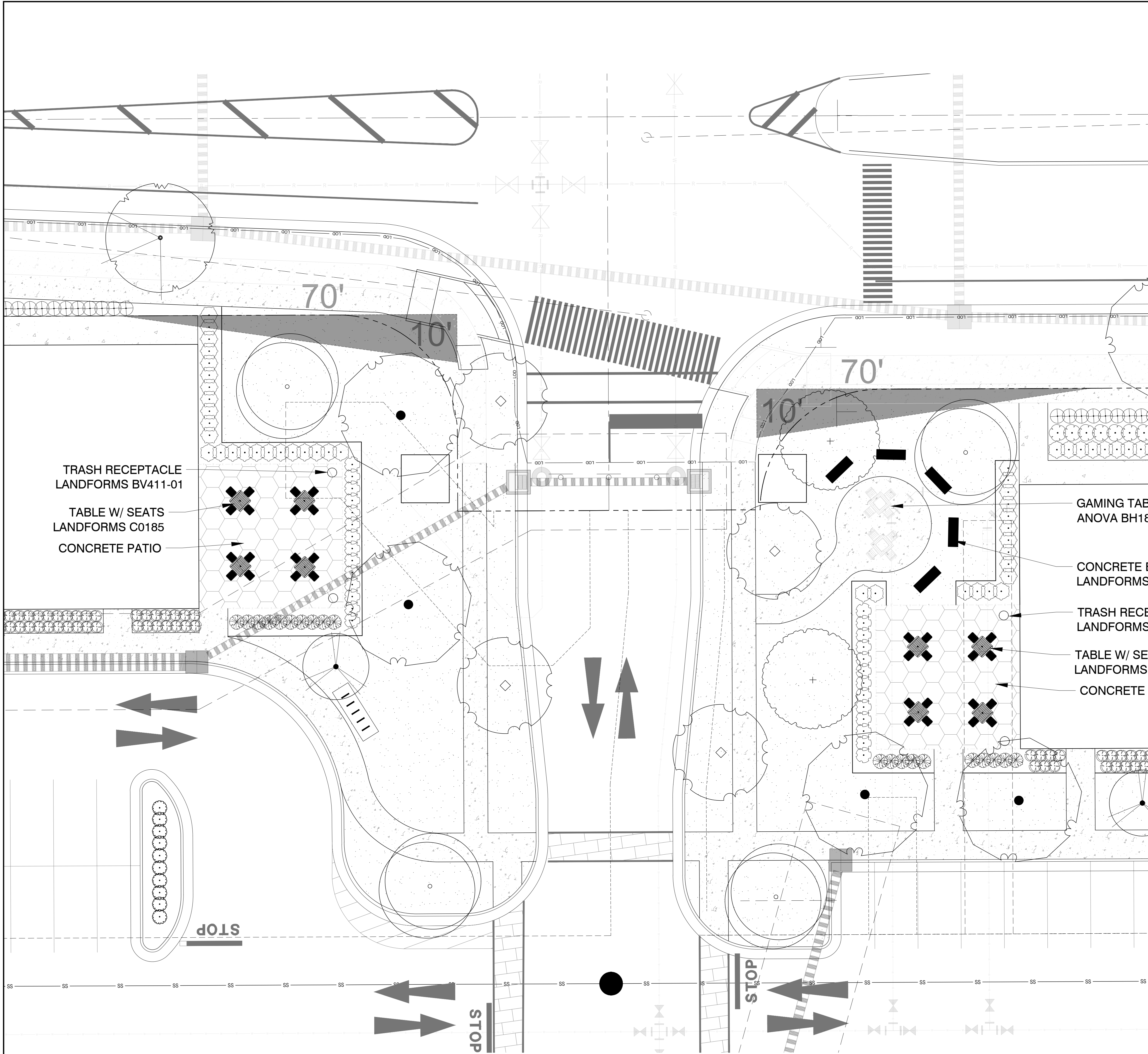
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OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-8



TRASH RECEPTACLE
LANDFORMS BV411-01

TABLE W/ SEATS
LANDFORMS C0185

CONCRETE PATIO

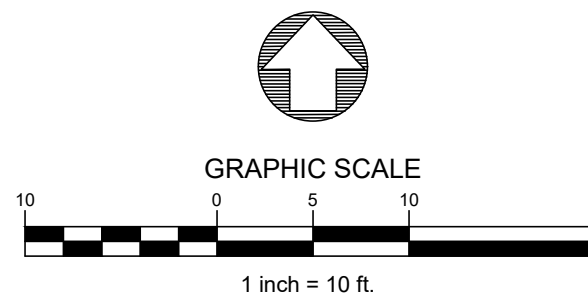
GAMING TABLES
ANOVA BH1800T-GT

CONCRETE BENCHES
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TRASH RECEPTACLE
LANDFORMS BV411-01

TABLE W/ SEATS
LANDFORMS C0185

CONCRETE PATIO



**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**OPEN SPACE AREA
ENLARGEMENT**

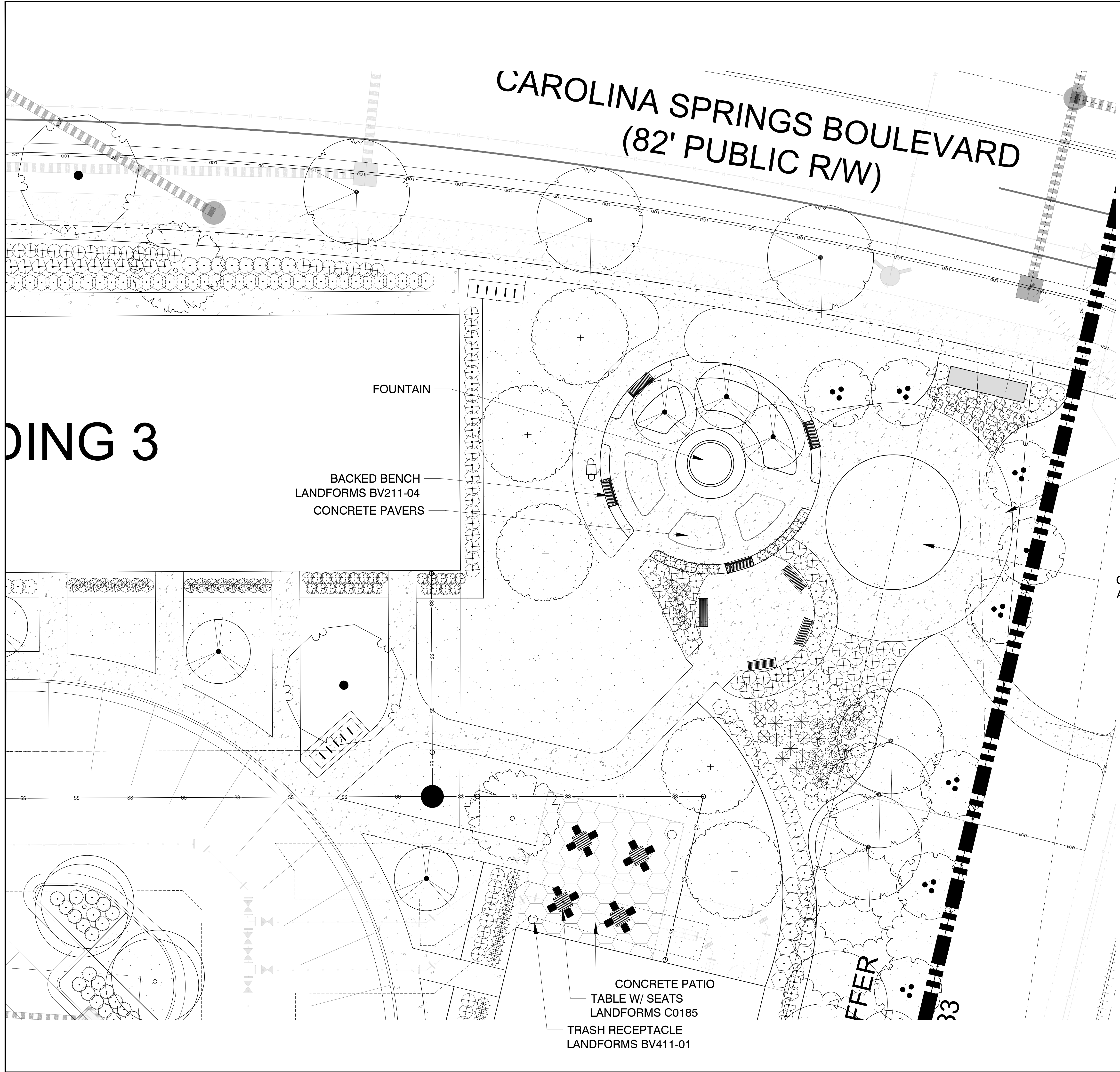
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OWNER:
SHENANDOAH HOMES, LLC
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CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-9



DING 3

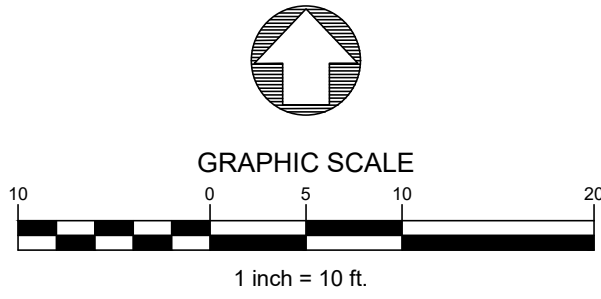
FOUNTAIN

BACKED BENCH
LANDFORMS BV211-04
CONCRETE PAVERS

MONUMENT SIGN
BY OTHERS

OPEN SPACE LAWN
AREA

CONCRETE PATIO
TABLE W/ SEATS
LANDFORMS C0185
TRASH RECEPTACLE
LANDFORMS BV411-01





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CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

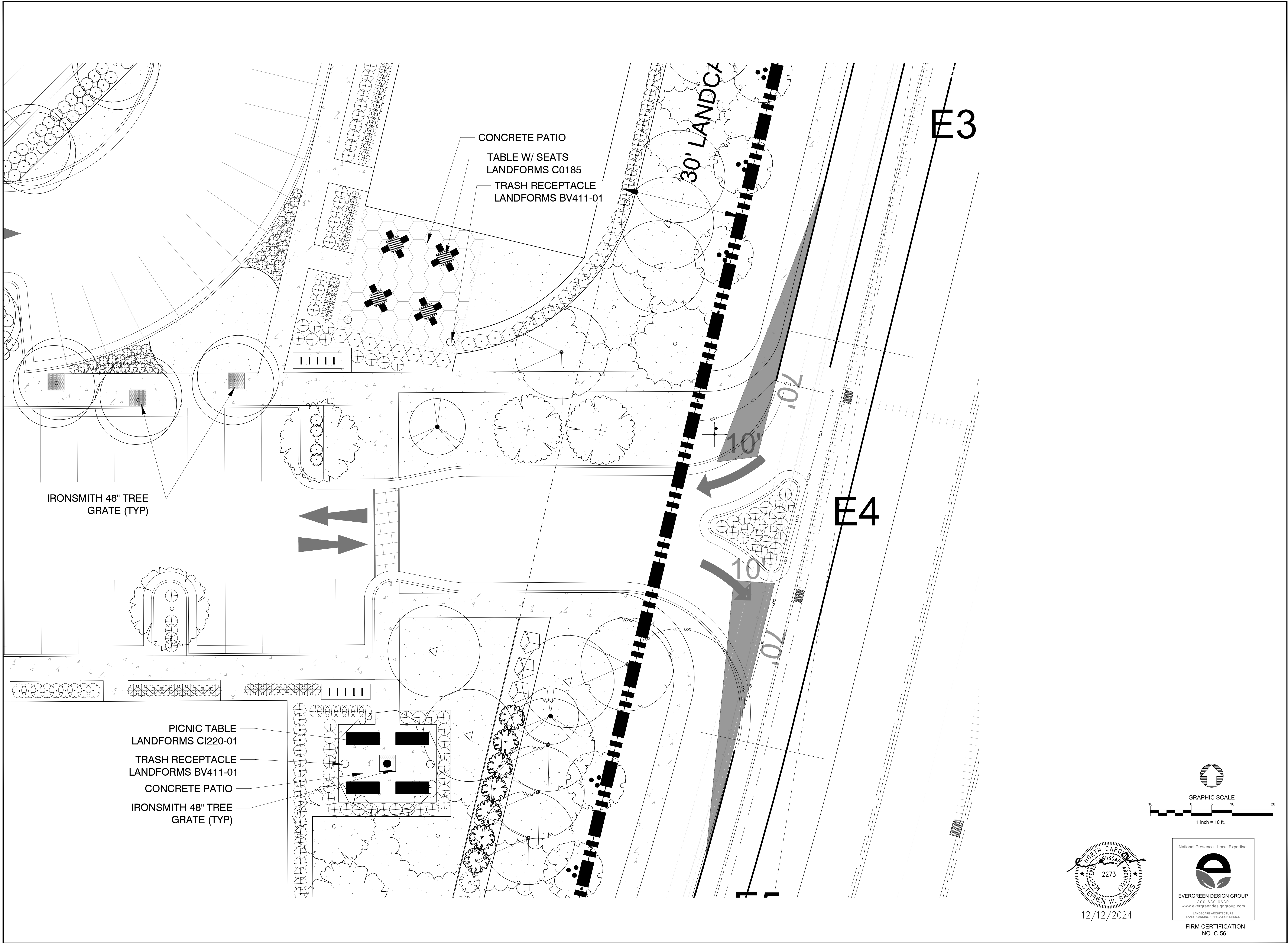
OPEN SPACE AREA
ENLARGEMENT

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

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DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-10



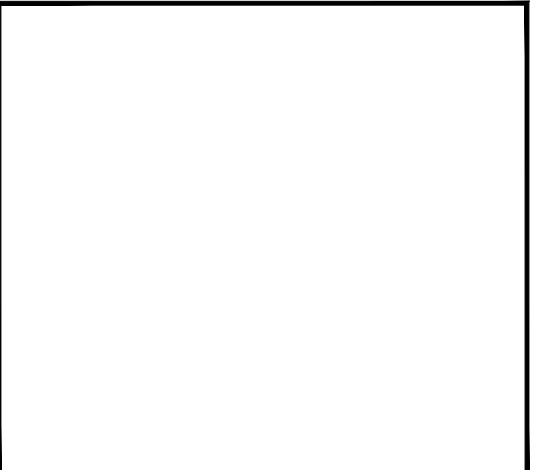
CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA
ENLARGEMENT

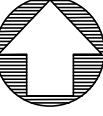
REV	DATE	DESCRIPTION	INIT

OWNER:
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3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022





GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

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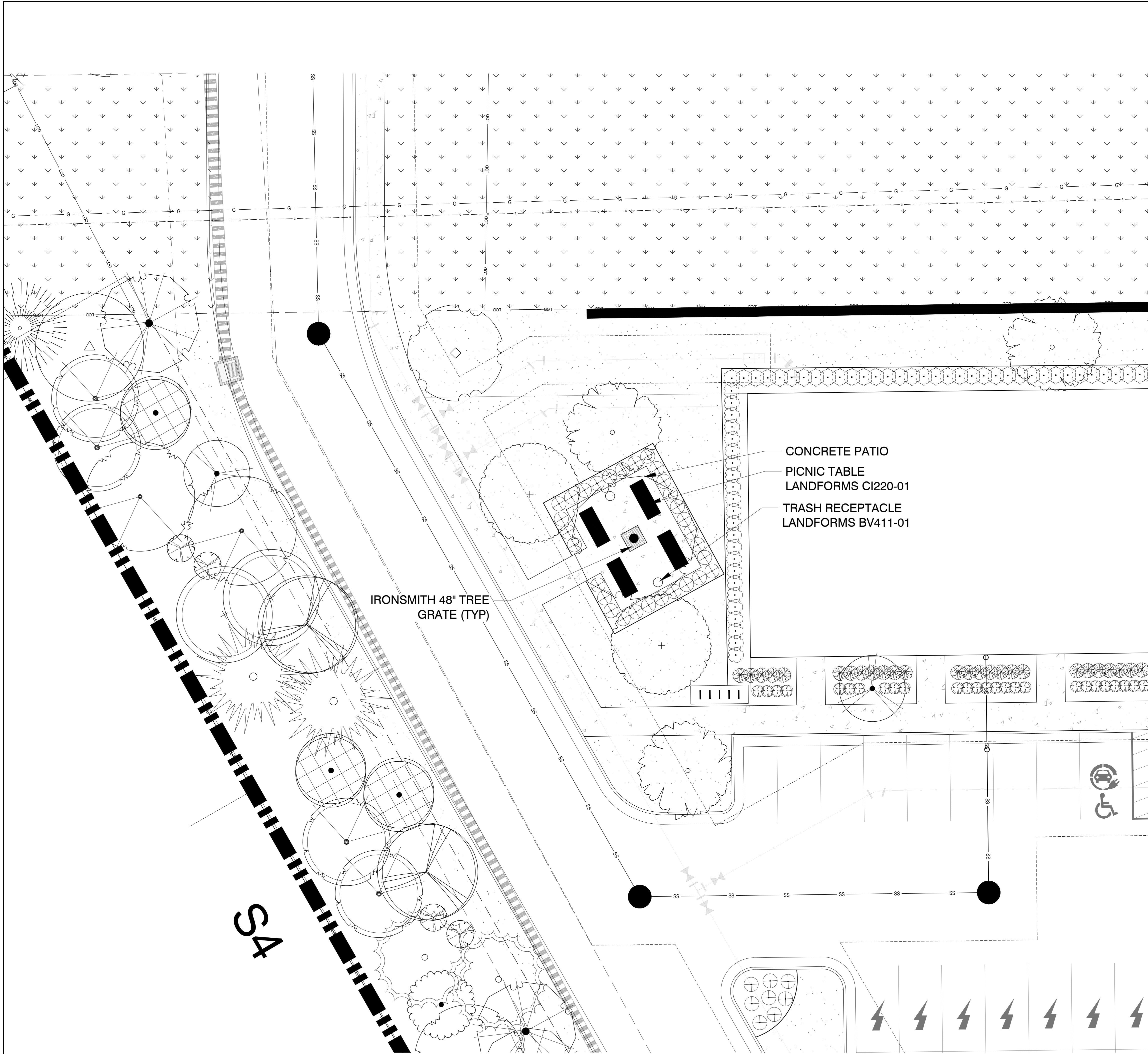
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LANDSCAPE ARCHITECTURE

LAND PLANNING • IRRIGATION DESIGN

FIRM CERTIFICATION

NO. C-561





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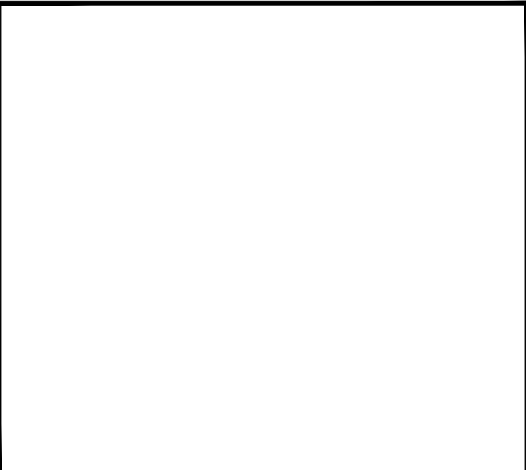
CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA
ENLARGEMENT

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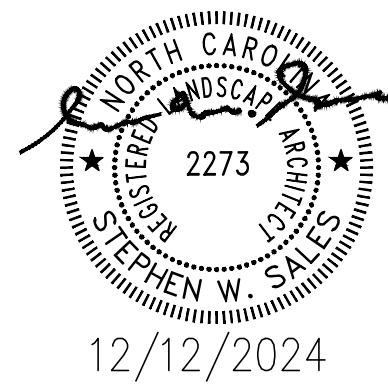
OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

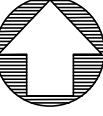


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CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET

LP-12

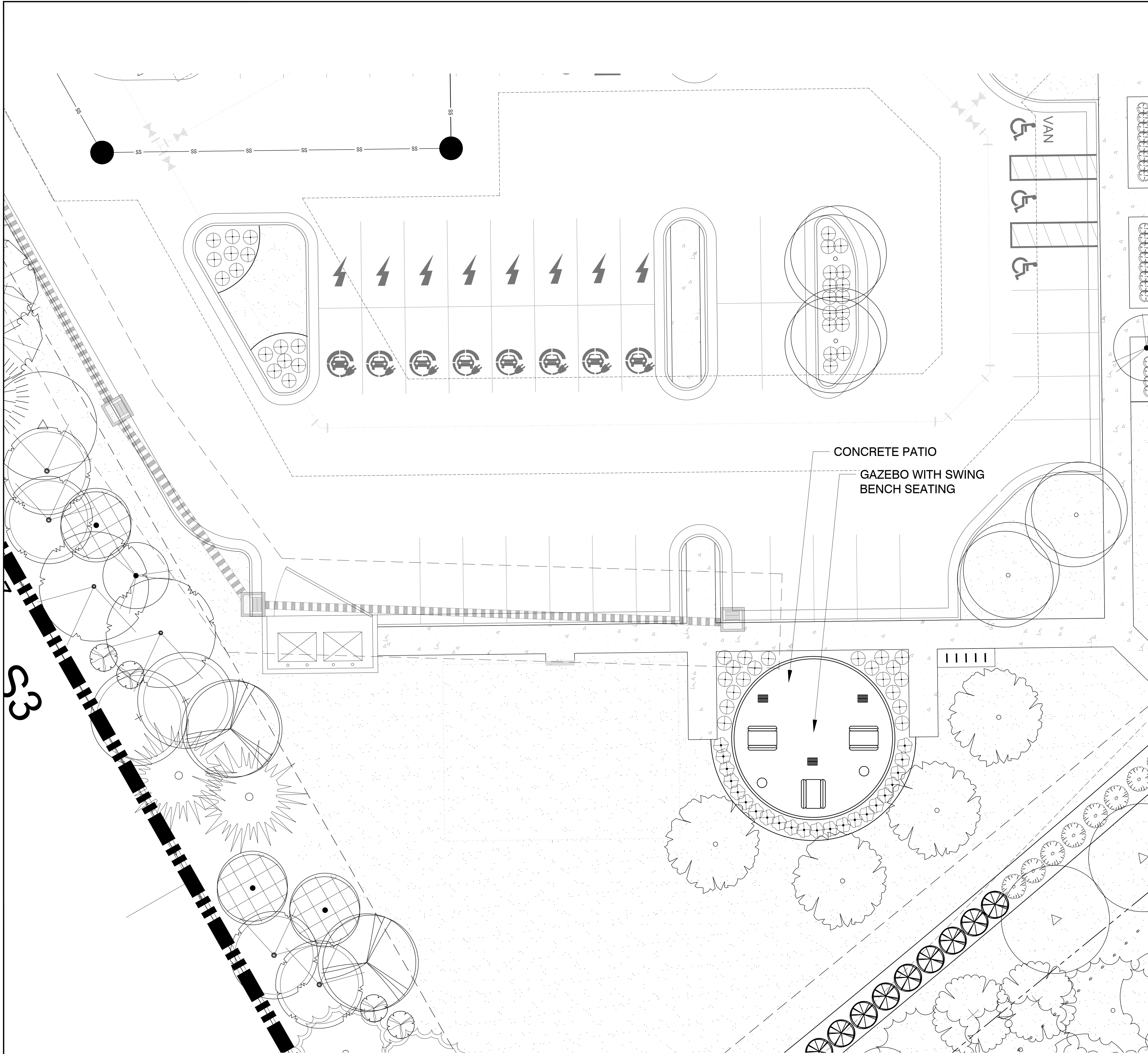




GRAPHIC SCALE
1 inch = 10 ft.



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CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA
ENLARGEMENT

REV	DATE	DESCRIPTION	INIT

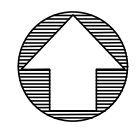
OWNER:
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RALEIGH, NC 27612



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DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-13





GRAPHIC SCALE

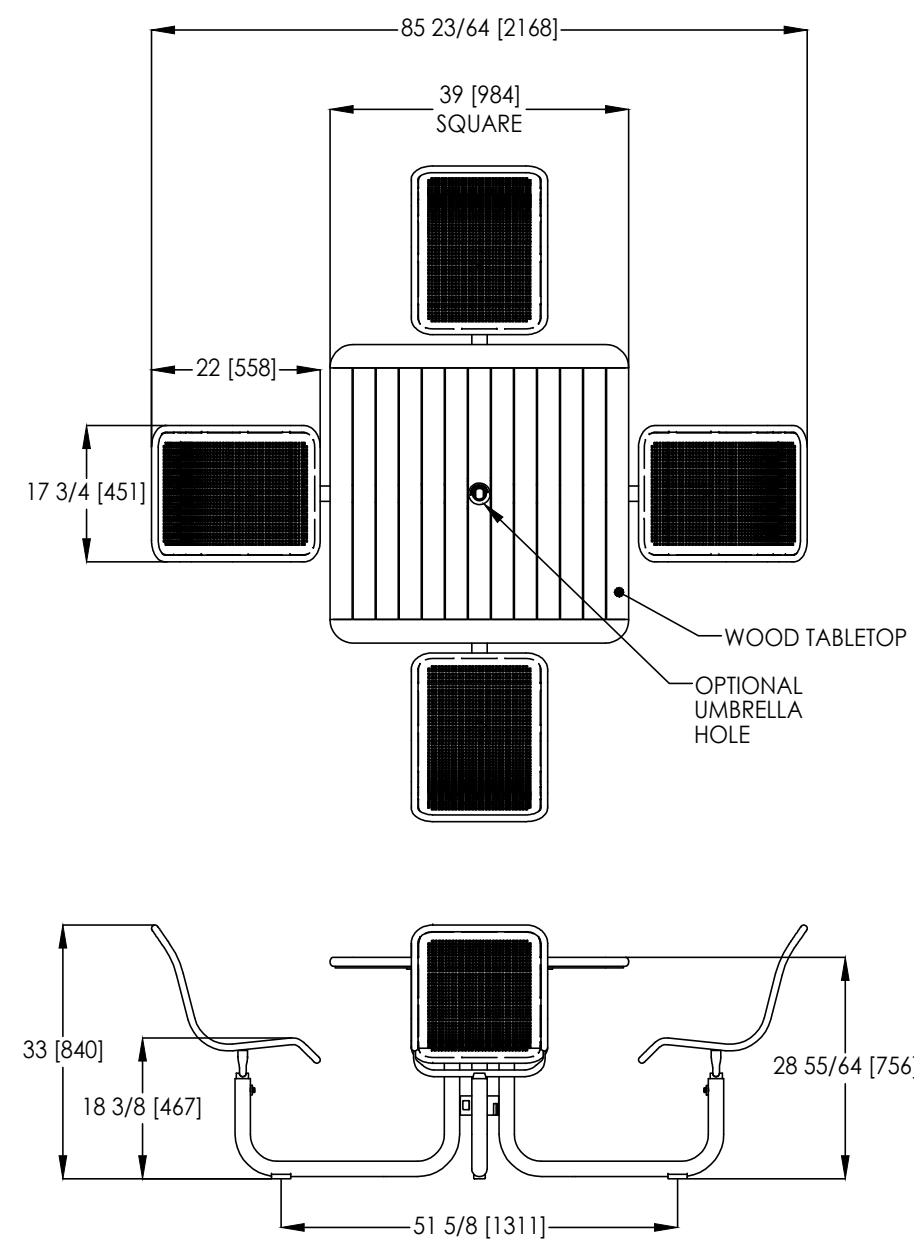
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1 inch = 10 ft.

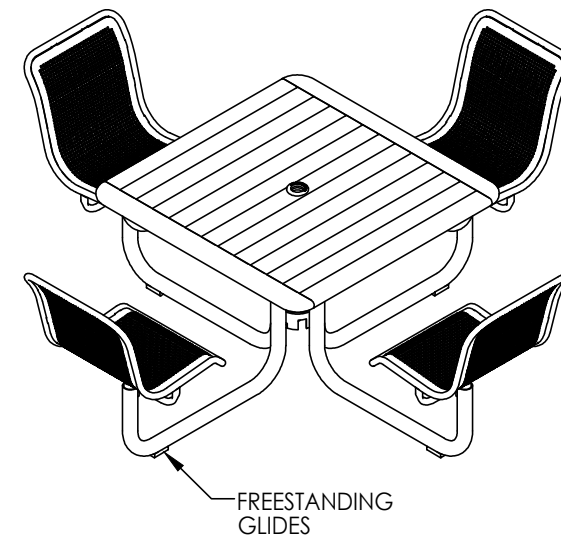
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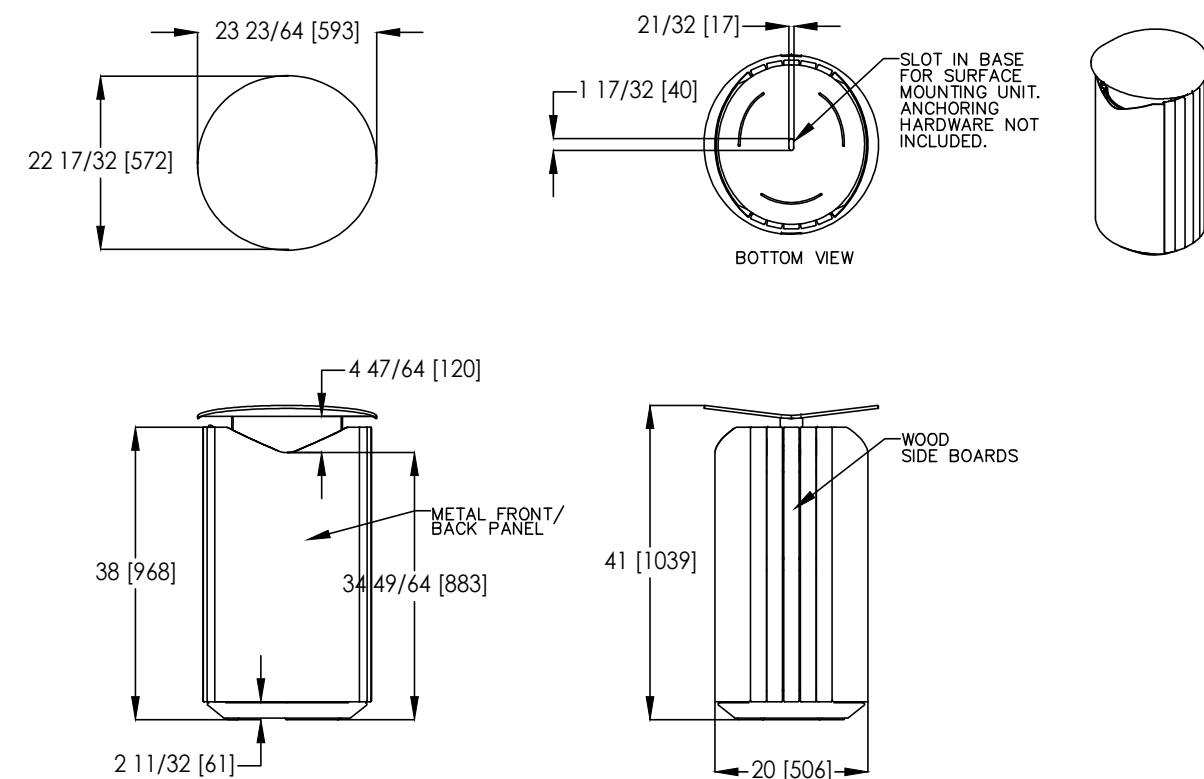
OPTIONAL SURFACE MOUNT TABS WITH Ø7/16" HOLES FOR ANCHORING. HARDWARE NOT INCLUDED.



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landscapeforms® Drawing: CR0185
Dimensions are in inches [mm]

Generation 50
Product Drawing litter, side opening www.landscapeforms.com Date: 1/24/2022
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landscapeforms® AVAILABLE WITH:
 -FREESTANDING GLIDES
 -SURFACE MOUNT, INCLUDES 1/2-13 THREADED CUSTOM BOLTS
 AND DROP-IN ANCHORS
 -EMBEDDED, INCLUDES 1/2-13 x 5" THREADED RODS

Drawing: BV411-U1
 Dimensions are in inches [mm]
 U.S. Patent No. D906,819

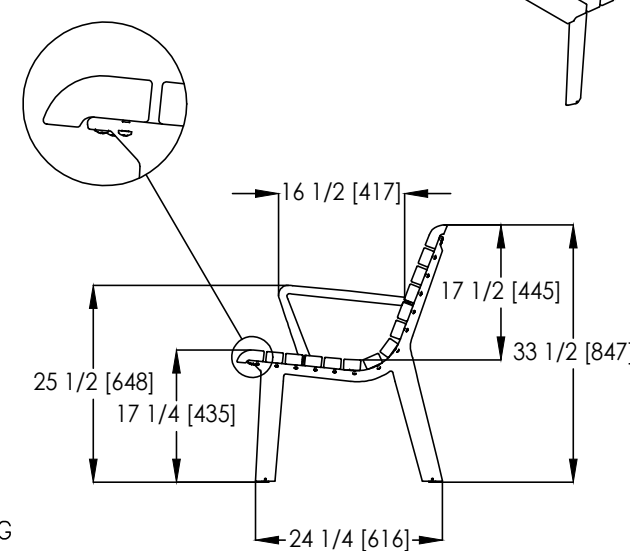
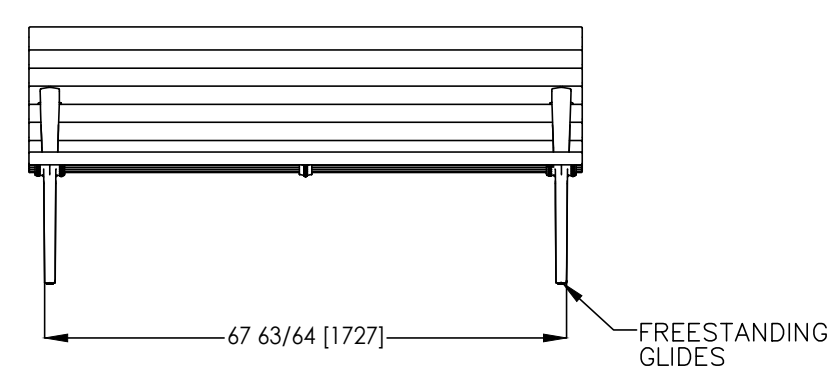
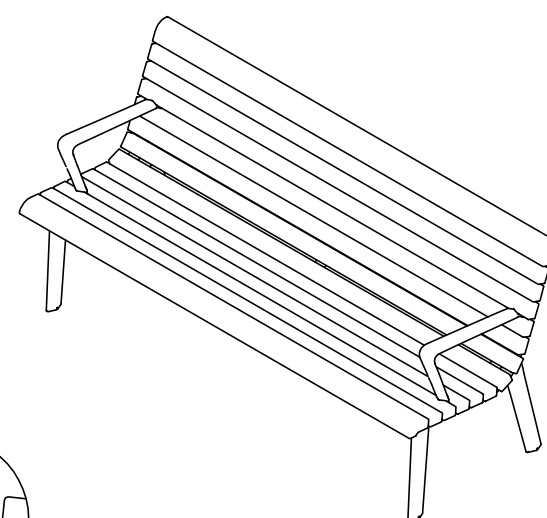
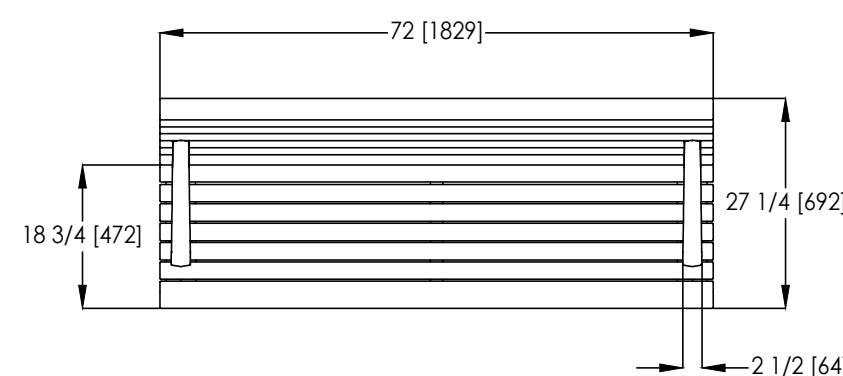
SITE FURNISHINGS LEGEND

<u>SYMBOL</u>	<u>SITE FURNISHING / SITE AMMENTY</u>		<u>QTY</u>
	BACKED BENCH	LANDFORMS BV211-04	8
	CONCRETE BENCH	LANDFORMS ESB01-01	5
	TABLE	LANDFORMS CR0185	24
	TRASH RECEPTACLE	LANDFORMS BV411-01	16
	GAMING TABLE	ANOVA BH1800T-GT	2
	PICNIC TABLE	LANDFORMS C1220-01	8
	45 x 45 PLANTER	LANDFORMS SR108-03	5
	45 x 30 PLANTER	LANDFORMS SR111-03	41

Generation 50

Product Drawing bench, backed, 72in length, curved cut face board, traditional support, angled end arm Date: 3/6/2019
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-SURFACE MOUNT, INCLUDES 1/2-13 THREADED CUSTOM BOLTS
AND DROP-IN ANCHORS
-EMBEDDED, INCLUDES 1/2-13 x 5" THREADED RODS

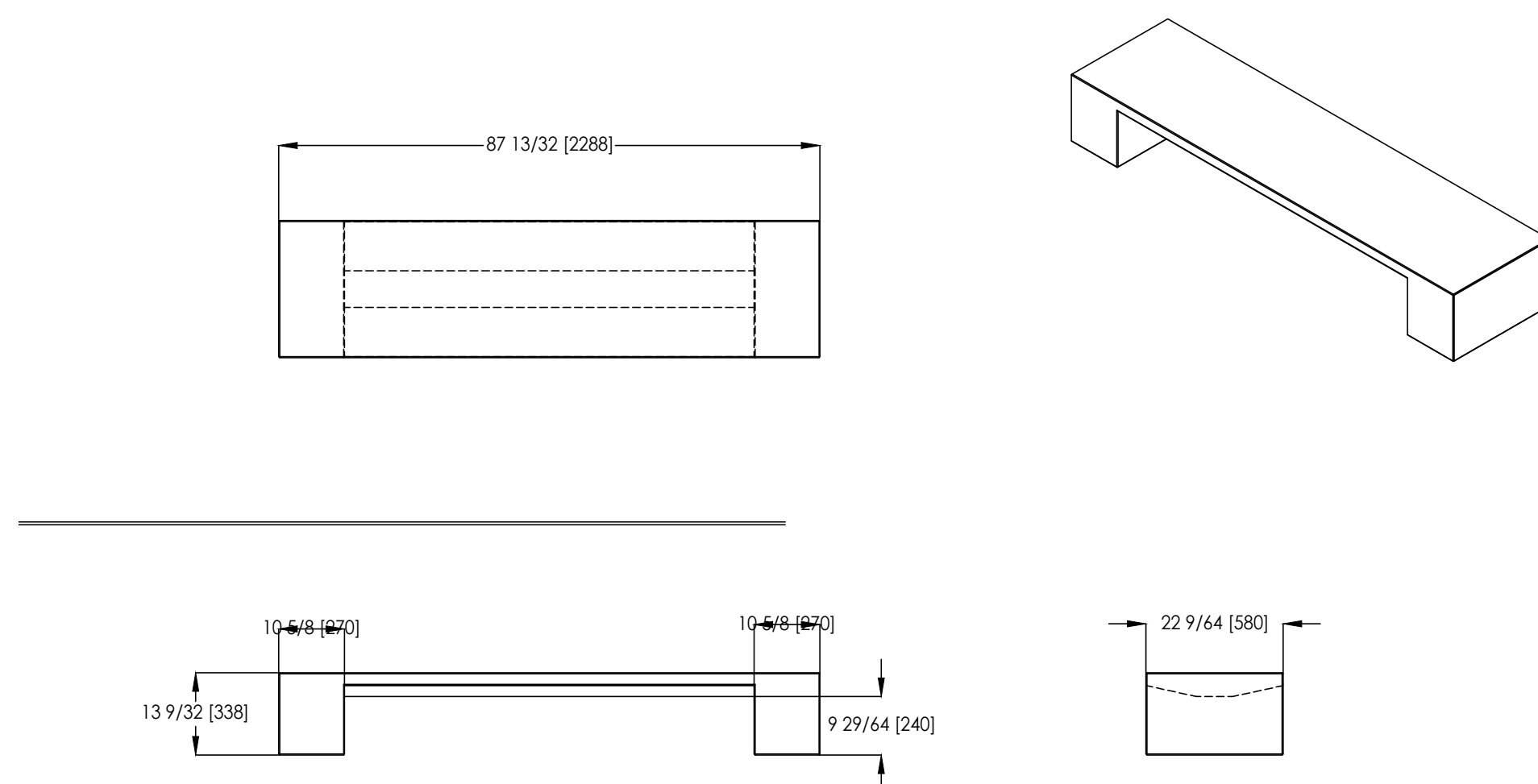


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landscapeforms' Drawing: BV211-04
Dimensions are in inches [mm]
Patent Pending

Escofet. Windmark Table, 31in x 96in Wood Top, Strap Base
Product Drawing

www.landscapeforms.com Date: 8/29/2012
Ph: 800.521.2546



landscapeforms® Drawing: ESB01-01
Dimensions are in inches [mm]

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ALL LANDFORMS SITE FURNISHINGS SHALL BE
POWDER-COATED BLACK IN COLOR WITH
THERMALLY MODIFIED ASH WOOD



Shenandoah Homes, LLC
Residential Developer / Land Development
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Raleigh, NC 27612 Phone: 984-200-5540

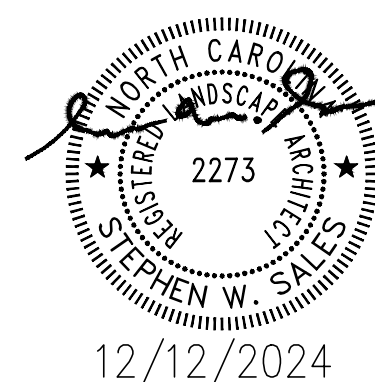
**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**LANDSCAPE SITE AMMENTIES
DETAILS & SPECIFICATIONS**

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



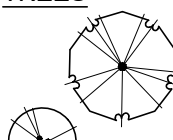
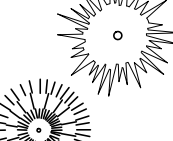
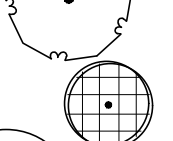
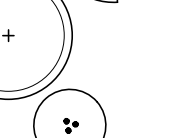
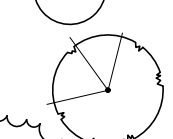
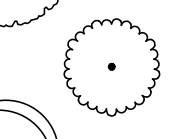
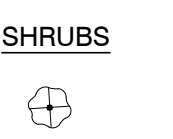
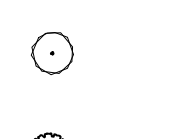
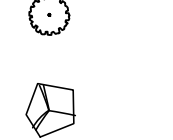
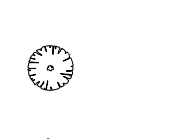
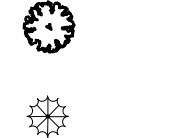
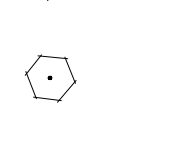
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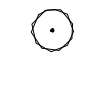
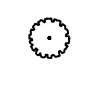
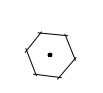
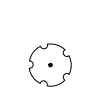
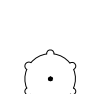
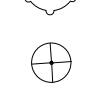
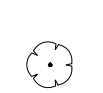
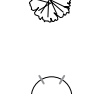
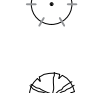


SHEET

LP-14

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY	%	SHADE VALUE	SHADE VALUE TOTAL
	ACA	Shadblow Serviceberry / Amelanchier canadensis Buffer Tree	CONT.	6' Tall	10	2.1%	275 SF EA.	2,750 SF
	AP	Crimson Queen Japanese Maple / Acer palmatum var. dissectum 'Crimson Queen'	CONT.	30 Gal.	5	1.1%	275 SF EA.	1,375 SF
	CBE	Common Hornbeam / Carpinus betulus Buffer Tree	CONT.	2.5" Cal	8	1.7%	550 SF EA.	4,400 SF
	CCA	Eastern Redbud / Cercis canadensis Buffer Tree / Street Tree	CONT.	1" Cal	35	7.4%	275 SF EA.	9,625 SF
	CDE	Deodar Cedar / Cedrus deodara Buffer Tree	CONT.	12' Tall	10	2.1%	550 SF EA.	5,500 SF
	CJA	Japanese Cedar / Cryptomeria japonica Buffer Tree	CONT.	12' Tall	5	1.1%	875 SF EA.	4,375 SF
	CJY	Japanese Cedar / Cryptomeria japonica 'Yoshino' Buffer Tree	CONT.	6' Tall	9	1.9%	875 SF EA.	7,875 SF
	CRE	Chinese Fringe Tree / Chionanthus retusus Buffer Tree	CONT.	1" Cal.	33	7.0%	275 SF EA.	9,075 SF
	GT	Shademaster Honeylocust / Gleditsia tricanthos inermis 'Shademaster' Street Tree	CONT.	2.5" Cal	27	5.7%	875 SF EA.	23,625 SF
	IOP	American Holly / Ilex opaca Buffer Tree	CONT.	12' Tall min	13	2.7%	275 SF EA.	3,575 SF
	MGL	Dawn Redbud / Metasequoia glyptostroboides Buffer Tree	CONT.	2.5" Cal	45	9.5%	875 SF EA.	39,375 SF
	MGR	Southern Magnolia / Magnolia grandiflora Buffer Tree	CONT.	2.5" Cal	10	2.1%	875 SF EA.	8,750 SF
	MVI	Sweetbay Magnolia / Magnolia virginiana Buffer Tree	CONT.	6' Tall	18	3.8%	275 SF EA.	4,950 SF
	NSY	Nyssa sylvatica / Black Gum Street Tree	CONT.	2.5" Cal	11	2.3%	875 SF EA.	9,625 SF
	OFR	Tea Olive / Osmanthus fragrans Buffer Tree	CONT.	6' Tall	10	2.1%	275 SF EA.	2,750 SF
	PC	Compact Cherry Laurel / Prunus caroliniana 'Compacta'	CONT.	30 Gal.	15	3.2%	275 SF EA.	4,125 SF
	QLY	Overcup Oak / Quercus lyrata Buffer Tree	CONT.	2.5" Cal.	61	12.9%	875 SF EA.	53,375 SF
	QNI	Water Oak / Quercus nigra Buffer Tree	CONT.	2.5" Cal	29	6.1%	875 SF EA.	25,375 SF
	QUL	Laurel Oak / Quercus laurifolia Street Tree	CONT.	2.5" Cal	64	13.7%	875 SF EA.	56,000 SF
	QUN	Nuttall Oak / Quercus nuttallii Parking Tree	CONT.	2.5" Cal	9	2%	875 SF EA.	7,875 SF
	SJA	Japanese Snowbell / Styra japonica Buffer Tree	CONT.	1" Cal	5	1.1%	275 SF EA.	1,375 SF
	UPB	Chinese Elm / Ulmus parviflora 'Bosque' Street Tree	CONT.	2.5 Cal	39	8.4%	875 SF EA.	34,125 SF
					TOTAL TREES: 471			
						TOTAL CANOPY:	319,875 SF	

SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	%
	AG	Kaleidoscope Abelia / Abelia grandiflora 'Kaleidoscope' 24" Tall Min., 30" o.c.	3 gal	279	11.4%
	BX	Baby Jade Boxwood / Buxus microphylla 'Grejade' 24" Tall Min., 30" o.c.	5 gal	250	7.4%
	BX	Emerald Knoll Boxwood / Buxus x 'RLH-BI' 24" Tall Min., 30" o.c.	5 gal	327	9.6%
	CSA	Camelia / Camelia sasanqua 24" Tall Min.	5 gal	44	1.2%
	DML	Distylium / Distylium 'Linebacker' 24" Tall Min.	5 gal	46	1.2%
	FIN	Forsthyia / Forsythia x intermedia 24" Tall Min.	5 gal	41	1.1%
	IC	Carissa Holly / Ilex cornuta 'Carissa' 24" Tall Min., 30" o.c.	5 gal	227	6.7%
	ICD	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 24" Tall Min., 30" o.c.	5 gal	312	9.3%
	ICN	Needlepoint Holly / Ilex cornuta 'Needlepoint' 24" Tall Min.	5 gal	17	0.4%
	ICR	Compact Japanese Holly/ Ilex crenata 'Compacta' 24" Tall Min., 30" o.c.	5 gal	109	3.2%
	IG	Shamrock Inkberry / Ilex glabra 'Shamrock' 24" Tall Min., 30" o.c.	5 gal	305	9.2%
	IV	Stokes Dwarf Yaupon / Ilex vomitoria 'Stokes Dwarf' 24" Tall Min., 30" o.c.	5 gal	424	12.7%
	LC	Fringe Flower / Loropetalum chinensis 'Purple Diamond' 24" Tall Min., 30" o.c.	5 gal	240	7.2%
	ND	Obsession Nandina / Nandina domestica 'Obsession' 18" Tall Min.	3 gal	38	1%
	RM	Drift Rose / Rosa 'Meidiflora' 18" Tall Min., 24" o.c.	3 gal	366	10.9%
	RR	Knockout Rose / Rosa 'Radtko' 24" Tall Min., 30" o.c.	5 gal	217	6.5%
	SJ	Candy Corn Spiraea / Spiraea japonica 'NCSX1' 18" Tall Min., 24" o.c.	3 gal	20	0.5%
	VAC	Chindo Viburnum / Viburnum awabuki 'Chindo' 24" Tall Min.	5 gal	20	0.5%
				TOTAL SHRUBS:	3,281

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CS	Bermuda Hydromulch	seed	
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	122,370 sf

GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKIGN IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.





SHENANDOAH
H O M E S

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PLANT SCHEDULE & PLANTING
NOTES

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET

LP-16

PLANS FOR:

CAROLINA SPRINGS RETAIL BUILDING A



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5511

[illegible]

NOTES	
1.	ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2.	DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3.	PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

ALL CONSTRUCTION, WORKMANSHIP,
AND MATERIAL QUALITY AND
SELECTION SHALL BE PER:

- 2018 NC Building Code (IBC)
- 2018 NC Existing Building Code (IEBC)
- 2018 NC Plumbing Code (IPC)
- 2018 NC Mechanical Code (IMC)
- 2018 NC Fuel Gas Code (IFGC)
- 2018 NC Energy Conservation Code (IECC)
- 2018 NC Fire Prevention Code (IFC)
- 2020 NC Electrical Code (NFPA 70) & 2020 NEC
- 2010 ADA Standards
- Fair Housing Act

ENGINEER OF RECORD
JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24901042

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC, 343 PLYMOUTH DRIVE, BALLETOWN, NJ 07606 919-480-1075
INTL@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

CLIENT:

SHENANDOAH HOMES

PRODUCT:

CAROLINA SPRINGS BUILDING A

LOCATION:

HOLLY SPRINGS, NORTH CAROLINA

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

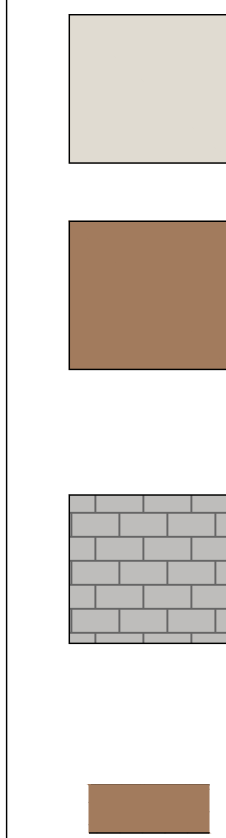
PROJECT NO.: 24901042	
DATE: 12/13/2024	DRAWN BY: AWC/TCC /LW
TITLE SHEET	
T	

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3650 SF
40% OF 3650 SF = 1460 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 2414 SF
2414 SF = 68% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 6359 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5385 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 974 SF
PROVIDED = 15%

MATERIALS LEGEND

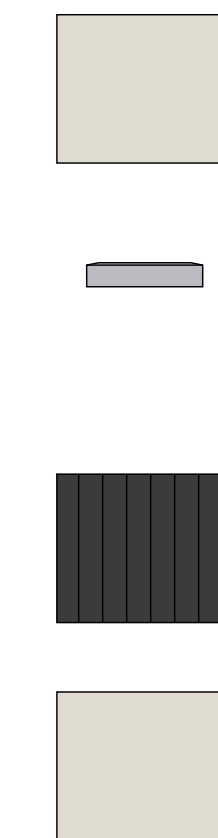


BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY

BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN

BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY

BRICK 02B- GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN



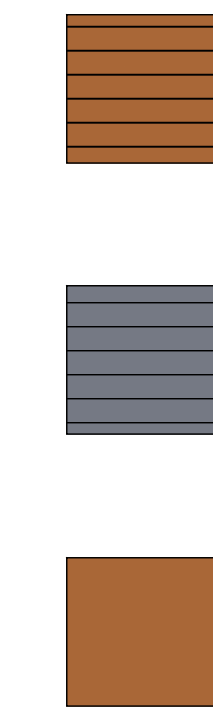
STONE 01 - STACKED STONE -
DARK GREY DRY STACKED

STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE

STANDING SEAM BLACK
METAL ROOF/AWNING

FINISH TO MATCH BRICK 01

NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM

GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1

WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

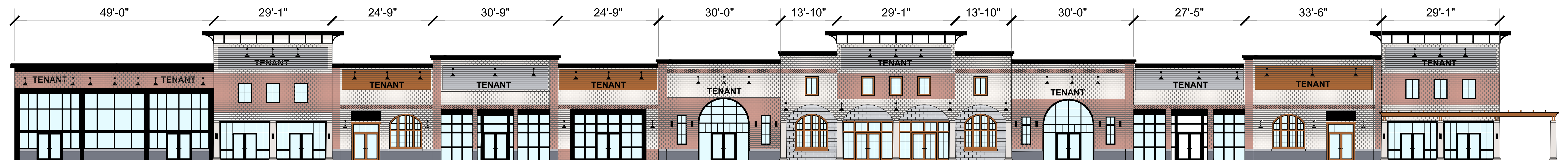
VERTICAL VARIATIONS - NO BAYS
(DEFINED BY COLUMNS AND
CHANGES OF PLANE NO LESS
THAN 12" IN WIDTH AND 4" IN
DEPTH) LESS THAN 30' IN WIDTH



HORIZONTAL
VARIATIONS -
MIDDLE OVER 50%
OF TOTAL HEIGHT

1A B1 RETAIL A 'FRONT'- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"



RETAIL A FRONT - KEY PLAN - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

NTS

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 3650 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 291 SF
291 SF = 53% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 3650 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 475 SF
475 SF = 86% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 6353 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5385 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 974 SF
PROVIDED = 15%



1A RETAIL A FRONT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
B2 SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

HORIZONTAL
VARIATIONS - MIDDLE
OVER 50% OF TOTAL
HEIGHT

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
105 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 105 SF
MIN REQUIRED = 60%
PROVIDED = 100%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1265 SF

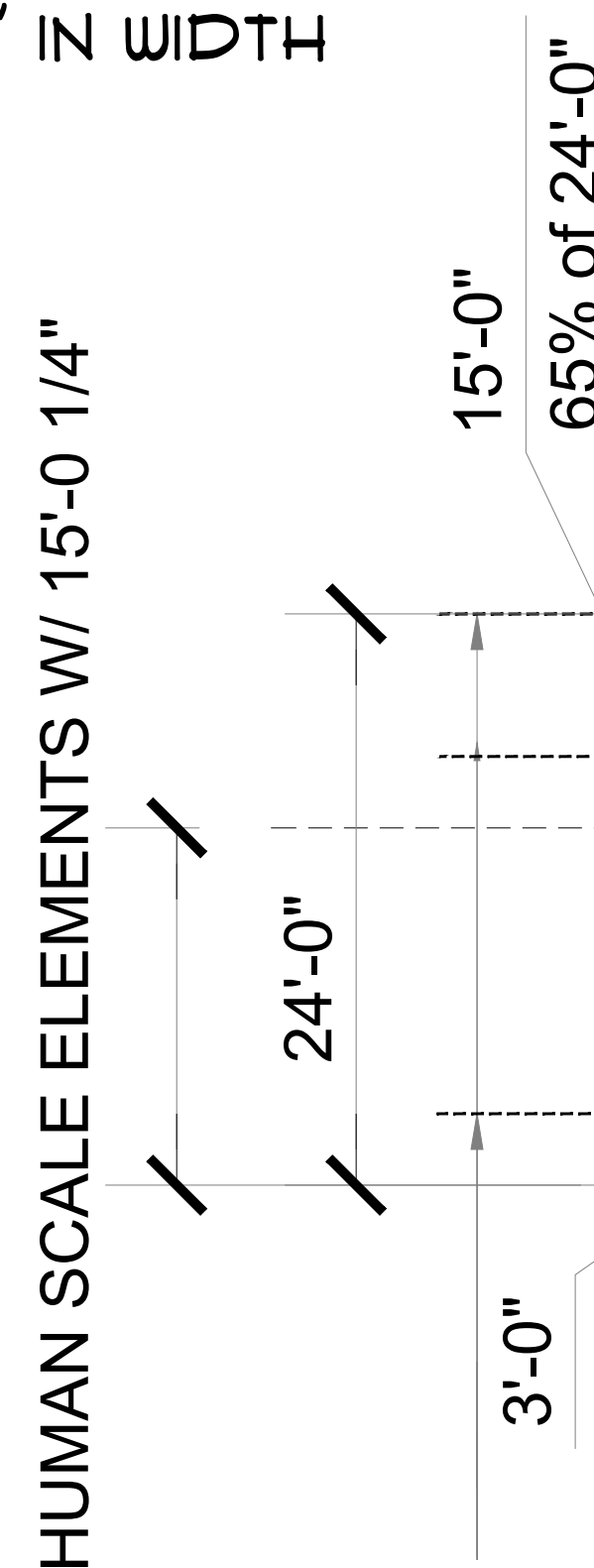
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 981 SF
MIN REQUIRED = 60%
PROVIDED = 18%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 22%

VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
30' IN WIDTH

VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS
AND CHANGES
OF PLANE NO
LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS
THAN 30' IN
WIDTH

HUMAN SCALE ELEMENTS W/ 15'-0 1/4"

HUMAN SCALE ELEMENTS W/ 15'-0 1/4"

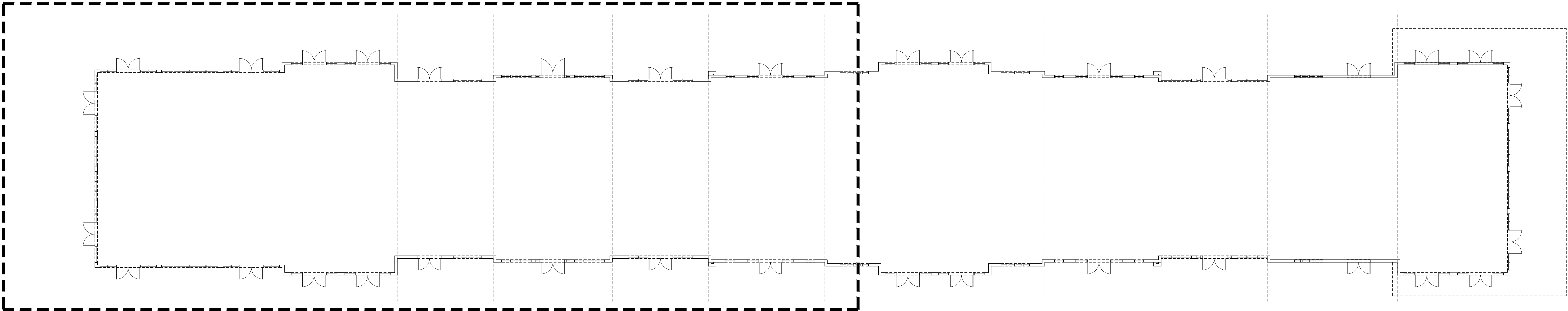


HORIZONTAL VARIATIONS - MIDDLE
OVER 50% OF TOTAL HEIGHT

HORIZONTAL VARIATIONS - MIDDLE
OVER 50% OF TOTAL HEIGHT

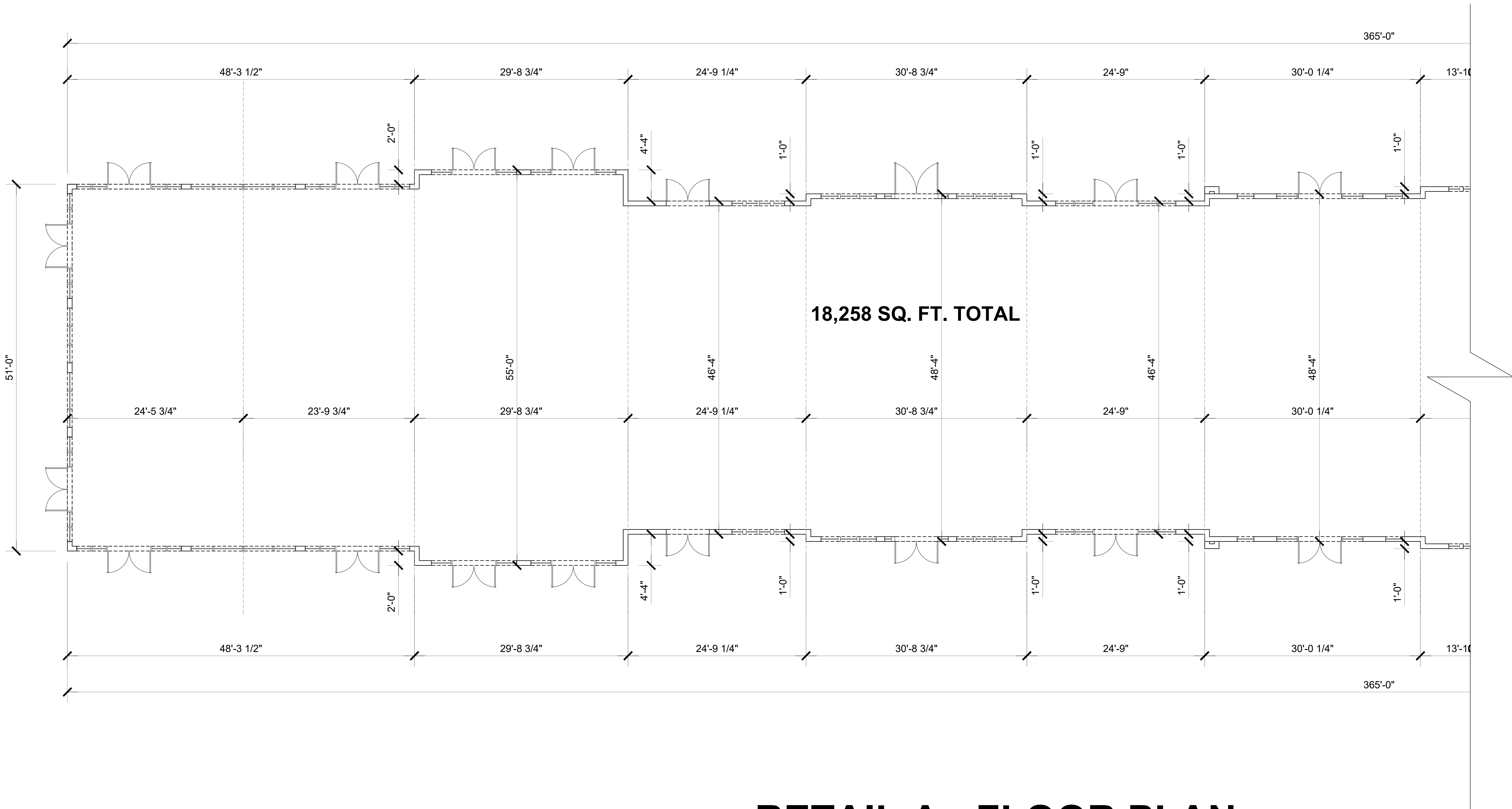
2A RETAIL A LEFT - PARKING LOT
B2 **INTERNAL DRIVE ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"

3A RETAIL A RIGHT - PARKING LOT INTERNAL
B2 **DRIVE ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"



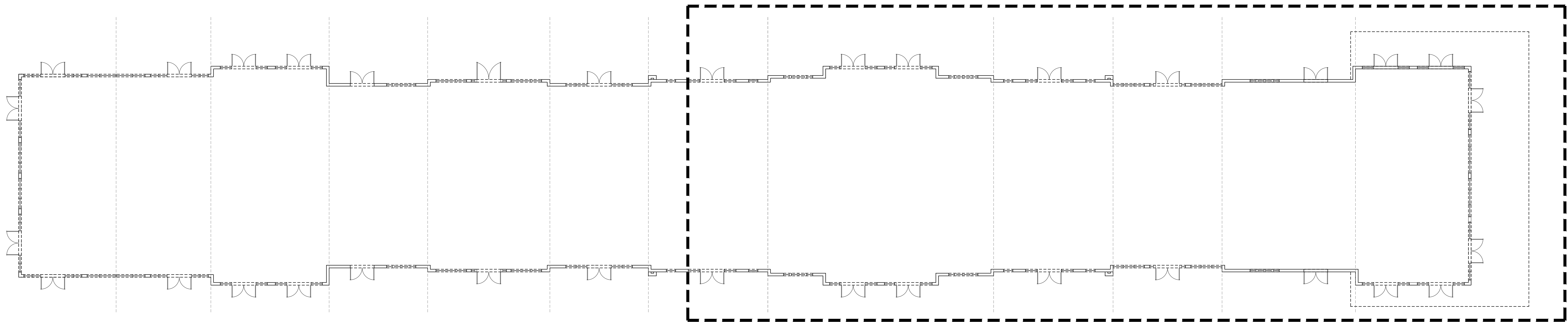
RETAIL A - KEY FLOOR PLAN

SCALE: NTS



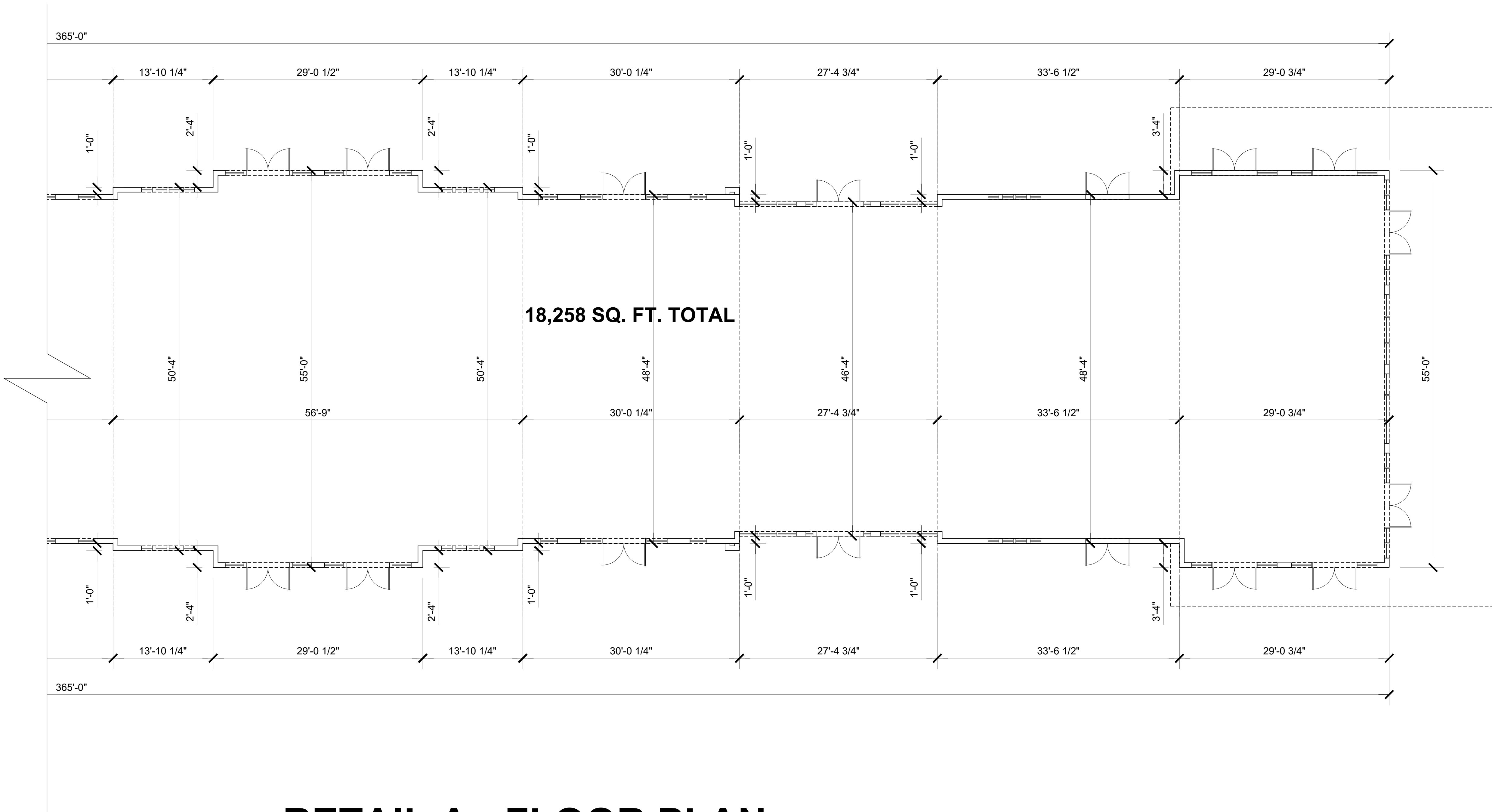
RETAIL A - FLOOR PLAN

SCALE: 1/8" - 1'-0"



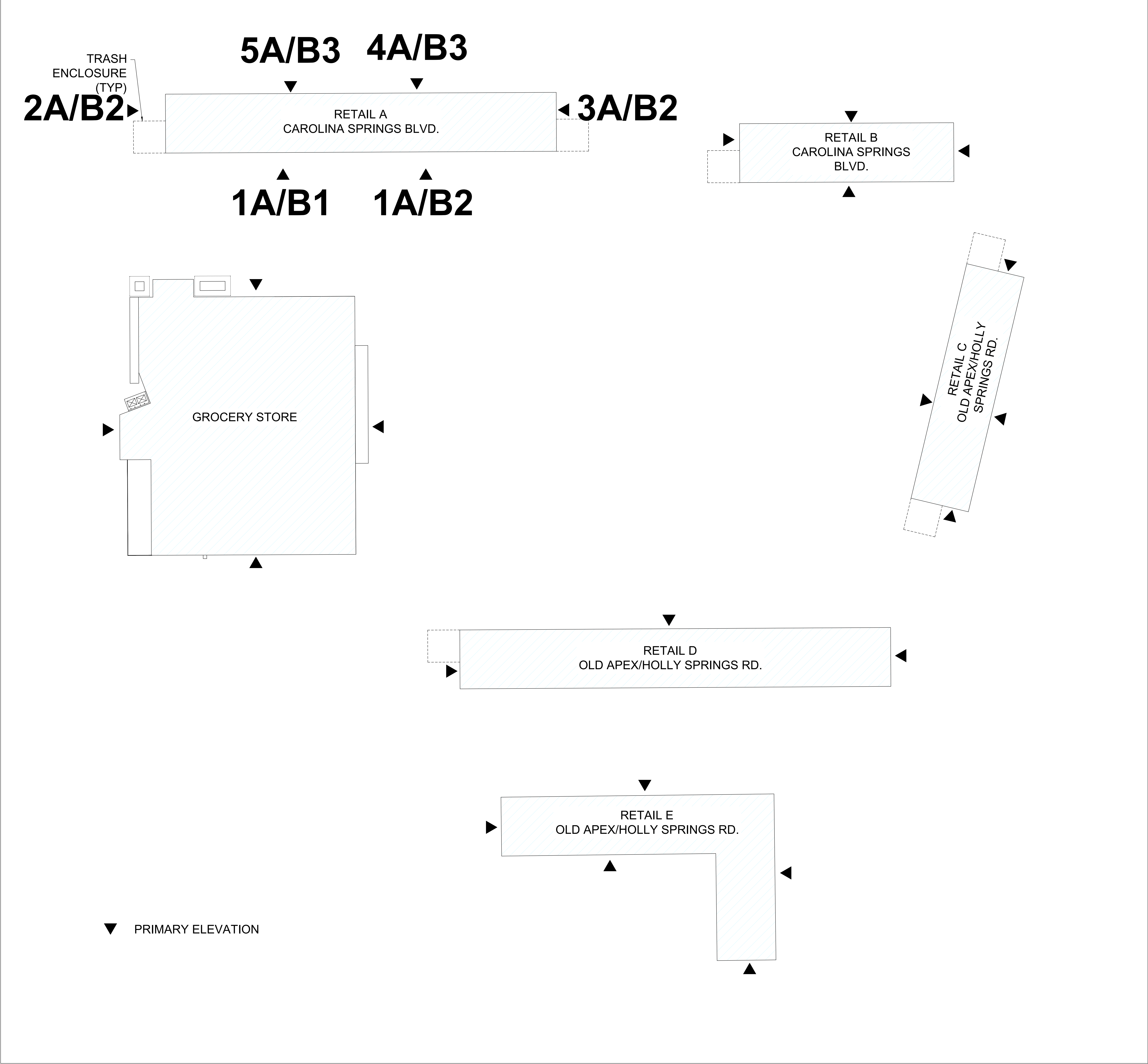
RETAIL A - KEY FLOOR PLAN

SCALE: NTS



RETAIL A - FLOOR PLAN

SCALE: 1/8" - 1'-0"



KEY PLAN
NTS



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540



JDS Consulting
ENGINEERING • DESIGN • ENERGY

JDS Consulting, PLLC 543 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD
THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **SHENANDOAH HOMES**

PROJECT: **CAROLINA SPRINGS BUILDING A**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

PROJECT NO.: **24901042**

DATE: **12/13/2024** DRAWN BY: **AWC/TCC**
/LW

KEY PLAN

B6.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

Page 75 of 112

PLANS FOR:

CAROLINA SPRINGS RETAIL BUILDING B



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5511

[illegible]

NOTES	
1.	ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
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3.	PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

ALL CONSTRUCTION, WORKMANSHIP,
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- 2018 NC Building Code (IBC)
- 2018 NC Existing Building Code (IEBC)
- 2018 NC Plumbing Code (IPC)
- 2018 NC Mechanical Code (IMC)
- 2018 NC Fuel Gas Code (IFGC)
- 2018 NC Energy Conservation Code (IECC)
- 2018 NC Fire Prevention Code (IFC)
- 2020 NC Electrical Code (NFPA 70) & 2020 NEC
- 2010 ADA Standards
- Fair Housing Act

ENGINEER OF RECORD
JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24901042

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC, 343 PLYMOUTH DRIVE, BALLETI, NJ 07606 914-480-1075
INTL@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

CLIENT: **SHENANDOAH HOMES**

PROJECT: **CAROLINA SPRINGS BUILDING B**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

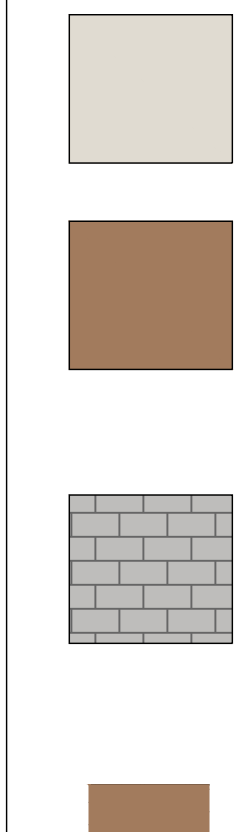
PROJECT NO.: 24901042	
DATE: 12/13/2024	DRAWN BY: AWC/TCC /LW
TITLE SHEET	
T	

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1991 SF
40% OF 1991 SF = 799 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1399 SF
1399 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3419 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 2904 SF
MIN REQUIRED = 60% PROVIDED = 83%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 592 SF
PROVIDED = 17%

MATERIALS LEGEND

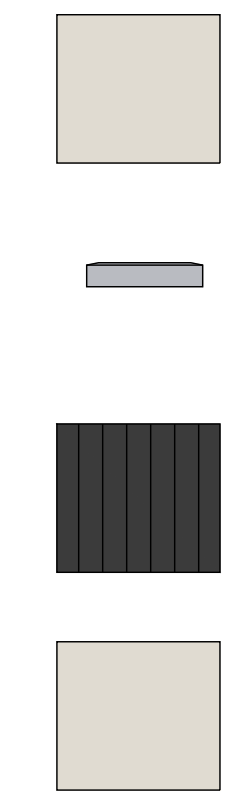


BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY

BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN

BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY

BRICK 02B- GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN



STONE 01 - STACKED STONE -
DARK GREY DRY STACKED

STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE

STANDING SEAM BLACK
METAL ROOF/AWNING

FINISH TO MATCH BRICK 01

NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM

GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1

WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS -
NO BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE NO
LESS THAN 12" IN WIDTH
AND 4" IN DEPTH) LESS
THAN 30' IN WIDTH

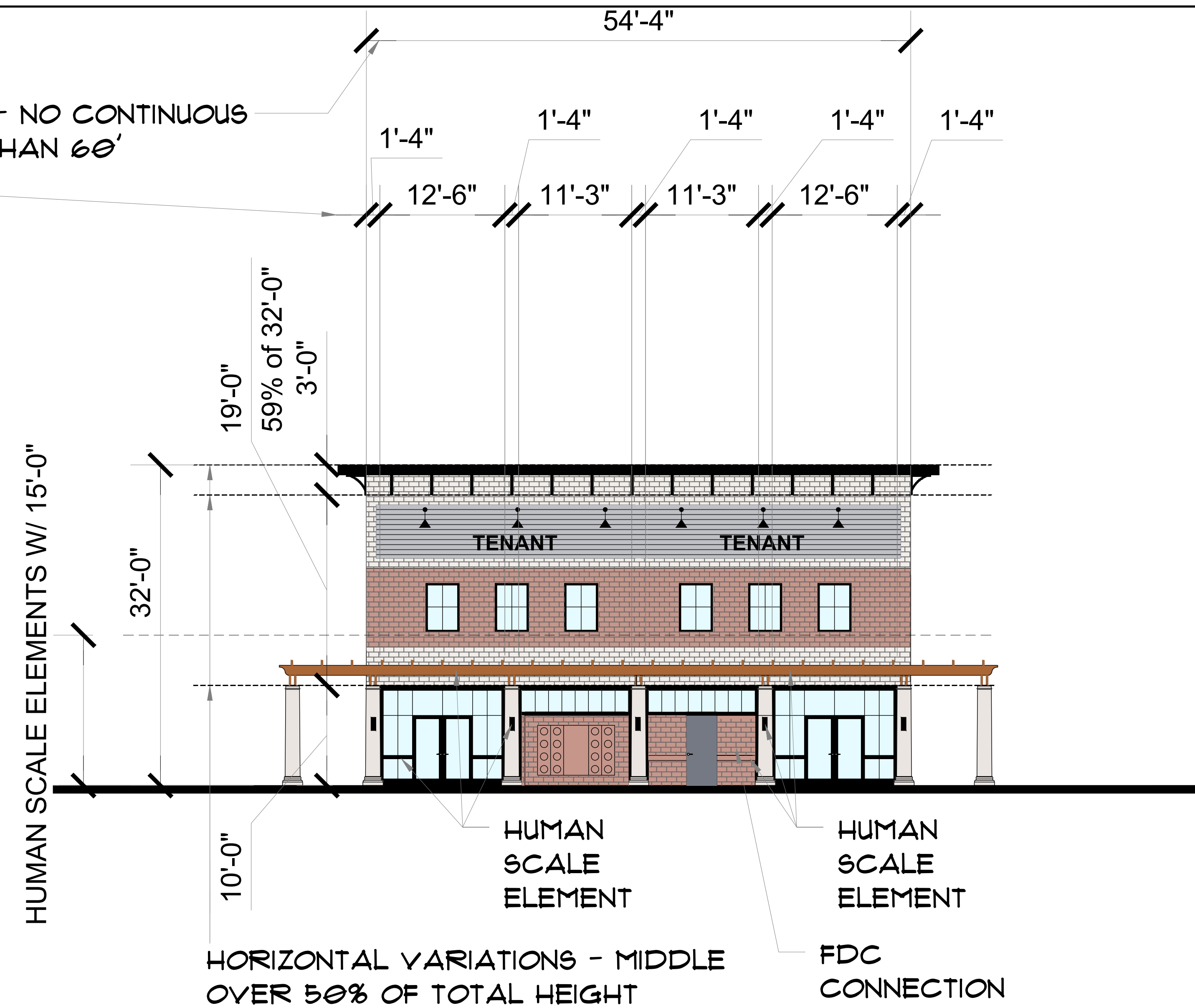


1B B1 RETAIL B FRONT- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
SCALE: 1/8" = 1'-0"

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 543 SF
40% OF 543 SF = 217 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 323 SF
323 SF = 59% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 550 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 384 SF
384 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'
VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
30' IN WIDTH



2B RETAIL B LEFT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

B2 SCALE: 1/8" - 1'-0"

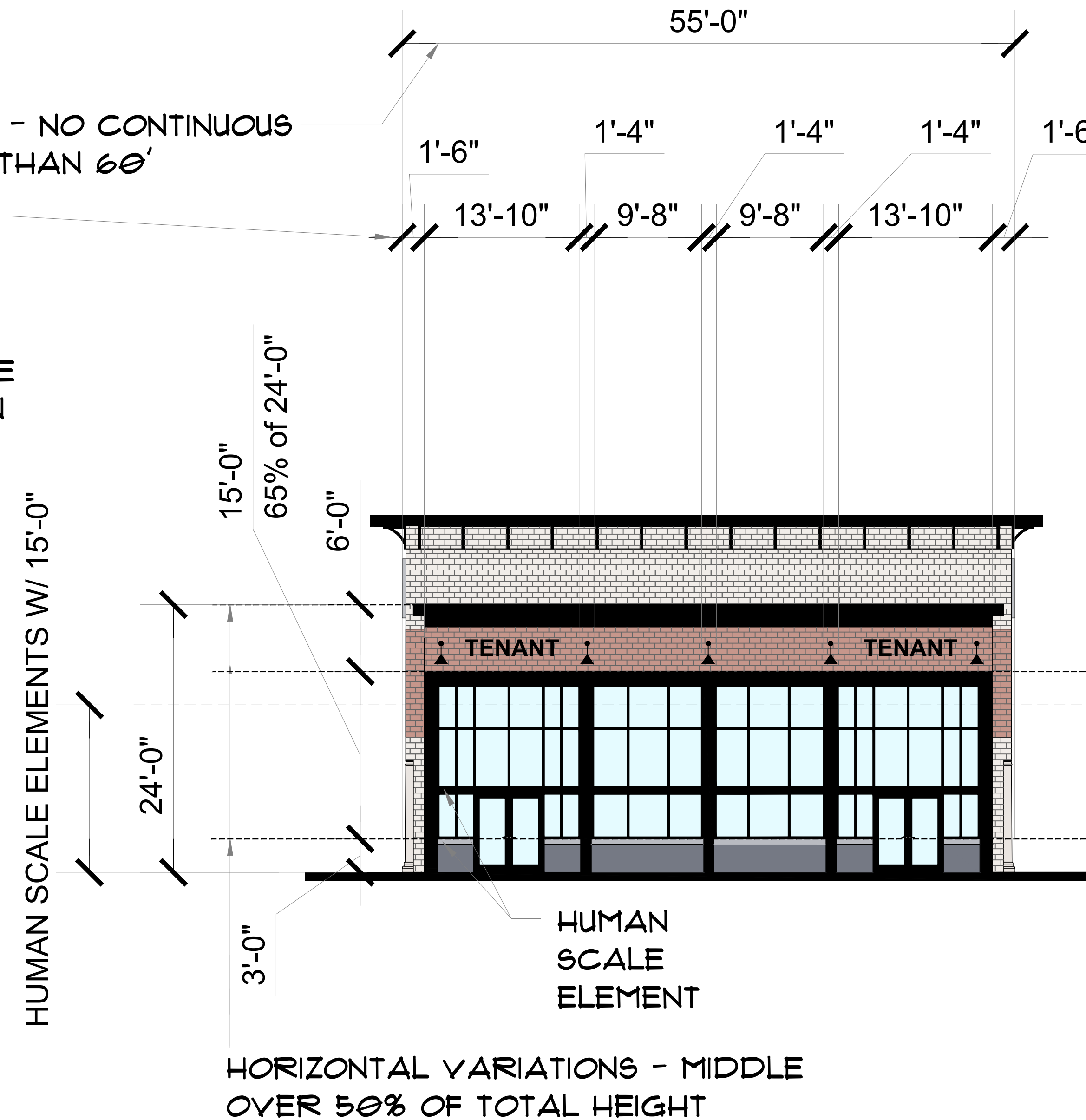
LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1318 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1040 SF
MIN REQUIRED = 60%
PROVIDED = 79%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 21%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
605 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 605 SF
MIN REQUIRED = 60%
PROVIDE = 100%

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'
VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
30' IN WIDTH



3B RETAIL B RIGHT - APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY

B2 SCALE: 1/8" - 1'-0"

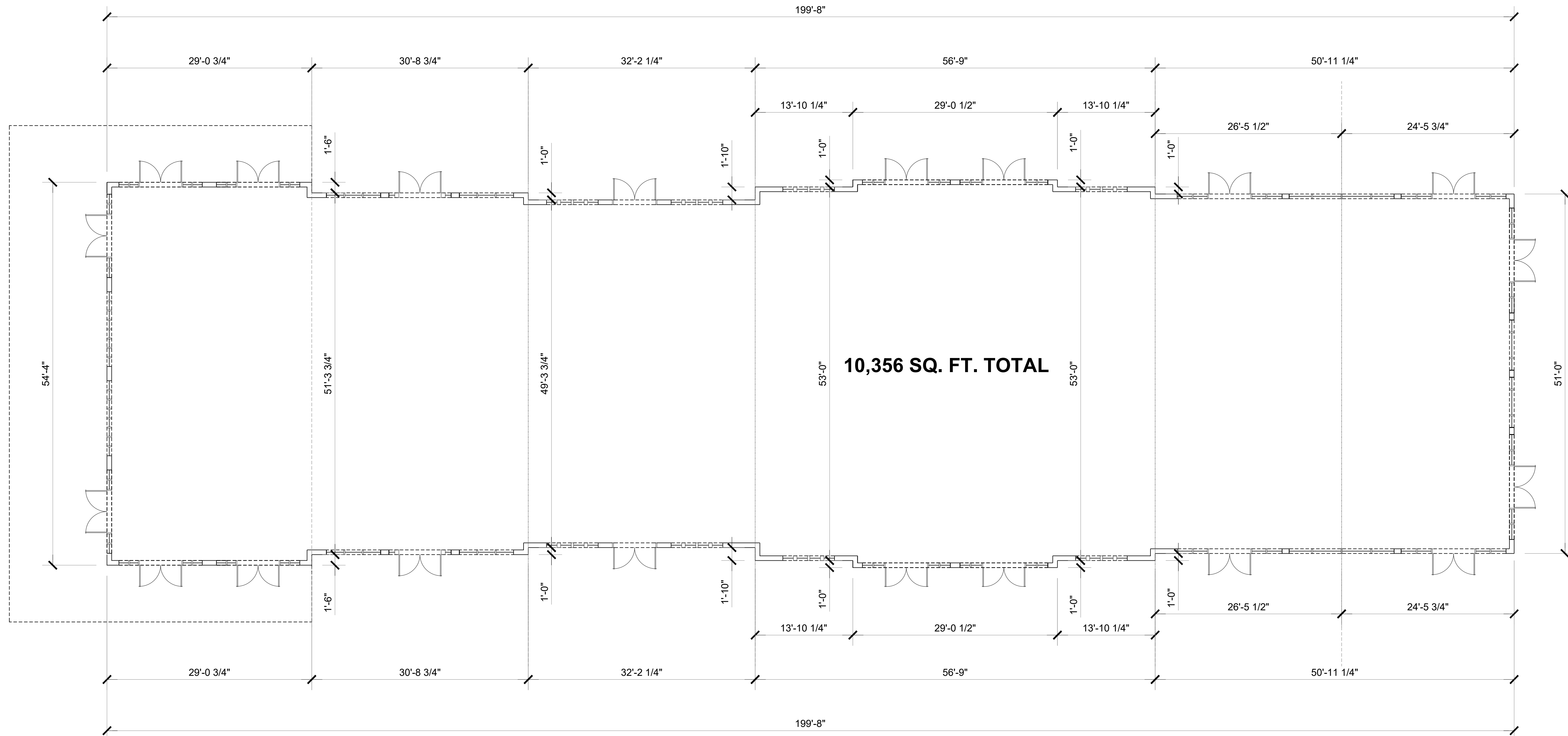
REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1991 SF
40% OF 1991 SF = 799 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1399 SF
1399 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3479 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 2904 SF
MIN REQUIRED = 60% PROVIDED = 83%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 592 SF
PROVIDED = 17%



4B B3 RETAIL B REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY
SCALE: 1/8" = 1'-0"



RETAIL B - FLOOR PLAN
SCALE: 1/8" - 1'-0"

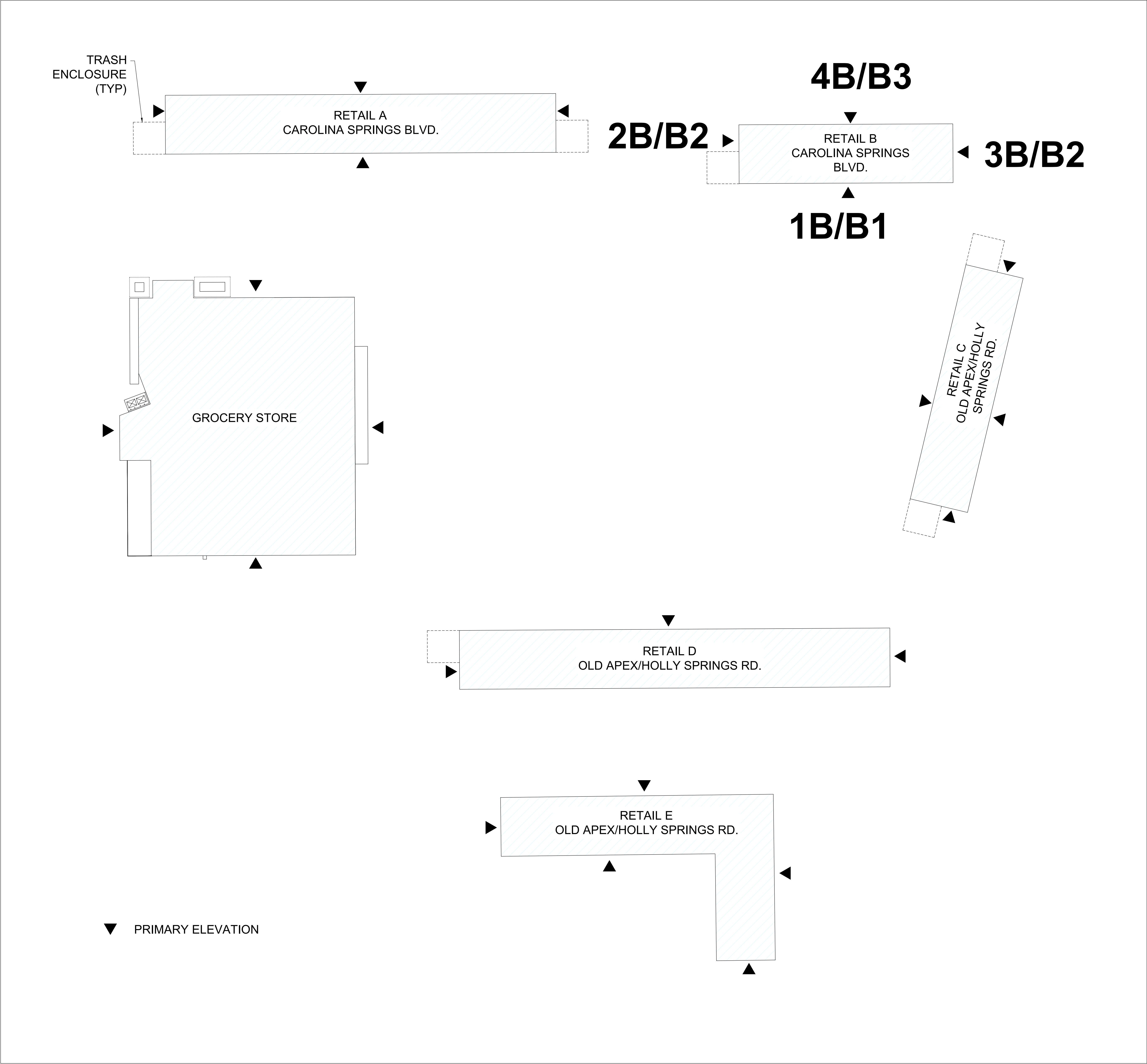
CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING B
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.:	24901042
--------------	----------

DATE:	12/13/2024
DRAWN BY:	AWC/TCC /LW

BUILDING B FIRST FLOOR PLAN

B4.0



KEY PLAN
NTS



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540



JDS Consulting
ENGINEERING • DESIGN • ENERGY

JDS Consulting, PLLC 543 PYLEON DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net, www.jdsconsulting.net

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD. THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **SHENANDOAH HOMES**

PROJECT: **CAROLINA SPRINGS BUILDING B**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

PROJECT NO.: **24901042**

DATE: **12/13/2024** DRAWN BY: **AWC/TCC**
/LW

KEY PLAN

B5.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

Page 81 of 112

PLANS FOR:

CAROLINA SPRINGS RETAIL BUILDING C



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5511

[illegible]

NOTES	
1.	ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2.	DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3.	PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

ALL CONSTRUCTION, WORKMANSHIP,
AND MATERIAL QUALITY AND
SELECTION SHALL BE PER:

- 2018 NC Building Code (IBC)
- 2018 NC Existing Building Code (IEBC)
- 2018 NC Plumbing Code (IPC)
- 2018 NC Mechanical Code (IMC)
- 2018 NC Fuel Gas Code (IFGC)
- 2018 NC Energy Conservation Code (IECC)
- 2018 NC Fire Prevention Code (IFC)
- 2020 NC Electrical Code (NFPA 70) & 2020 NEC
- 2010 ADA Standards
- Fair Housing Act

ENGINEER OF RECORD
JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24901042

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC, 343 PLYMOUTH DRIVE, BALLETI, NJ 07606 919-480-1075
INTL@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

CLIENT: **SHENANDOAH HOMES**

PRODUCT: **CAROLINA SPRINGS BUILDING C**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

PROJECT NO.: 24901042	
DATE: 12/13/2024	DRAWN BY: AWC/TCC /LW
TITLE SHEET	
T	

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3369 SF
40% OF 1991 SF = 1348 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1896 SF
1896 SF = 56% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3835 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3215 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 560 SF
PROVIDED = 15%

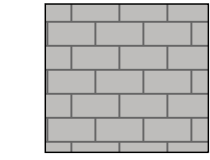
MATERIALS LEGEND



BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY



BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN



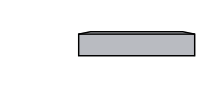
BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY



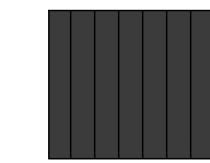
BRICK 02B - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN



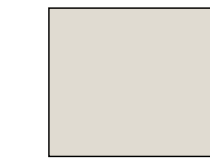
STONE 01 - STACKED STONE -
DARK GREY DRY STACKED



STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE



STANDING SEAM BLACK
METAL ROOF/AWNING



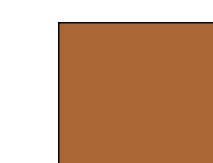
FINISH TO MATCH BRICK 01



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1

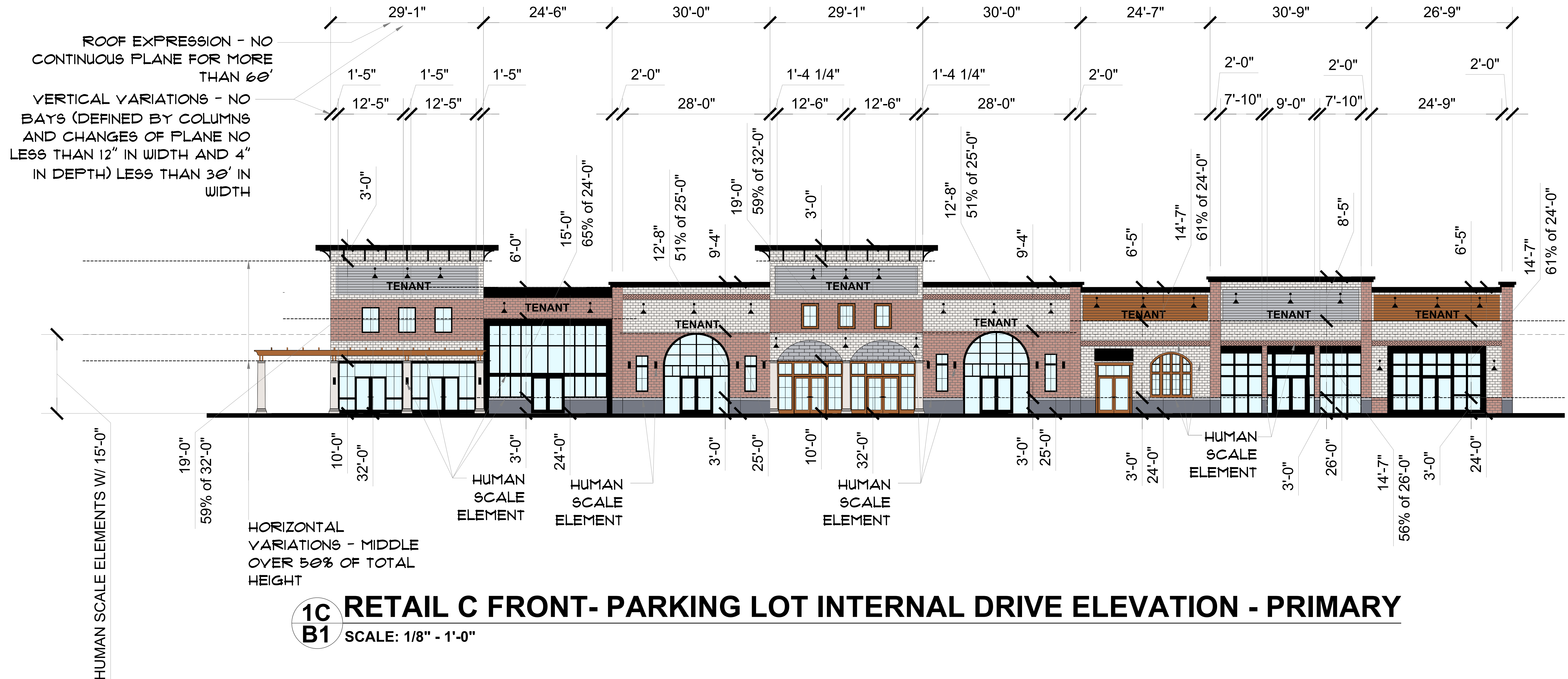


WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT

NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.



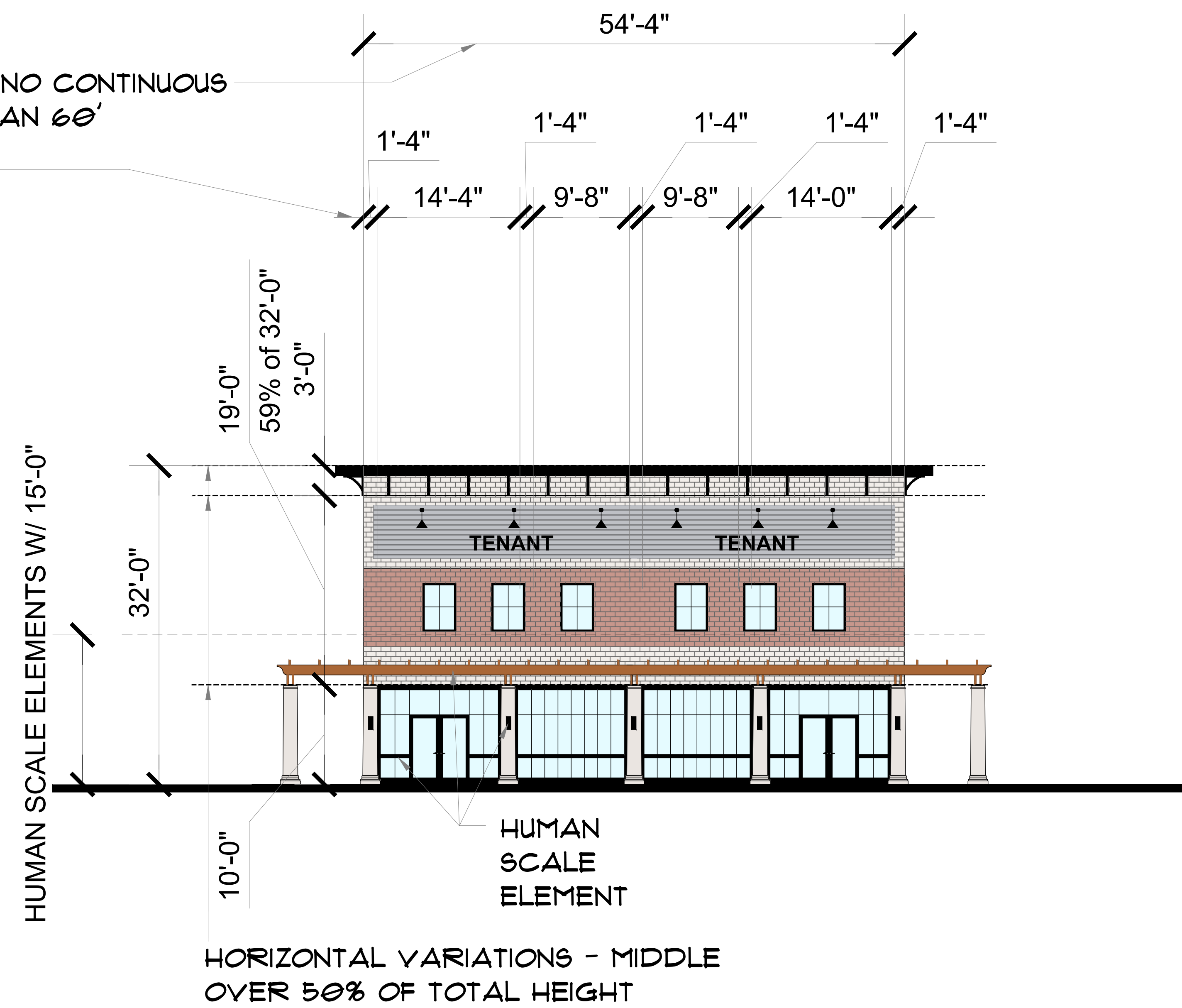
1C RETAIL C FRONT- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
B1 SCALE: 1/8" - 1'-0"

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 815 SF
40% OF 1168 SF = 326 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 474 SF
474 SF = 58% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 821 SF
40% OF 550 SF = 330 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 351 SF
351 SF = 42% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL
VARIATIONS - NO
BAYS (DEFINED
BY COLUMNS
AND CHANGES
OF PLANE NO
LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS
THAN 30' IN
WIDTH



2C B2 RETAIL C LEFT - CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY

SCALE: 1/8" = 1'-0"

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1168 SF

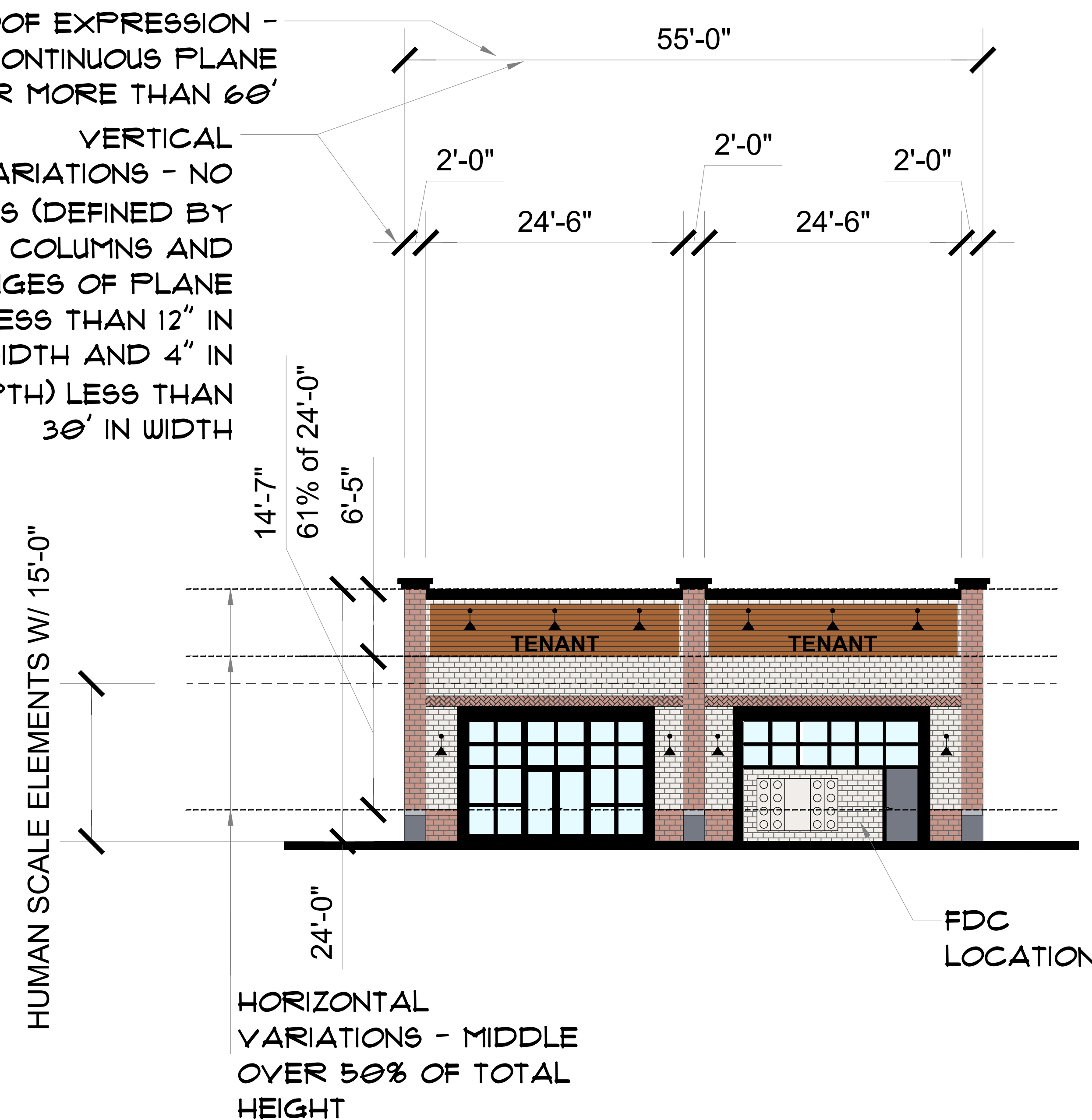
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 890 SF
MIN REQUIRED = 60%
PROVIDED = 16%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 24%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1061 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 826 SF
MIN REQUIRED = 60%
PROVIDE = 18%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 235 SF
PROVIDED = 22%

ROOF EXPRESSION -
NO CONTINUOUS PLANE
FOR MORE THAN 60'

VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
30' IN WIDTH



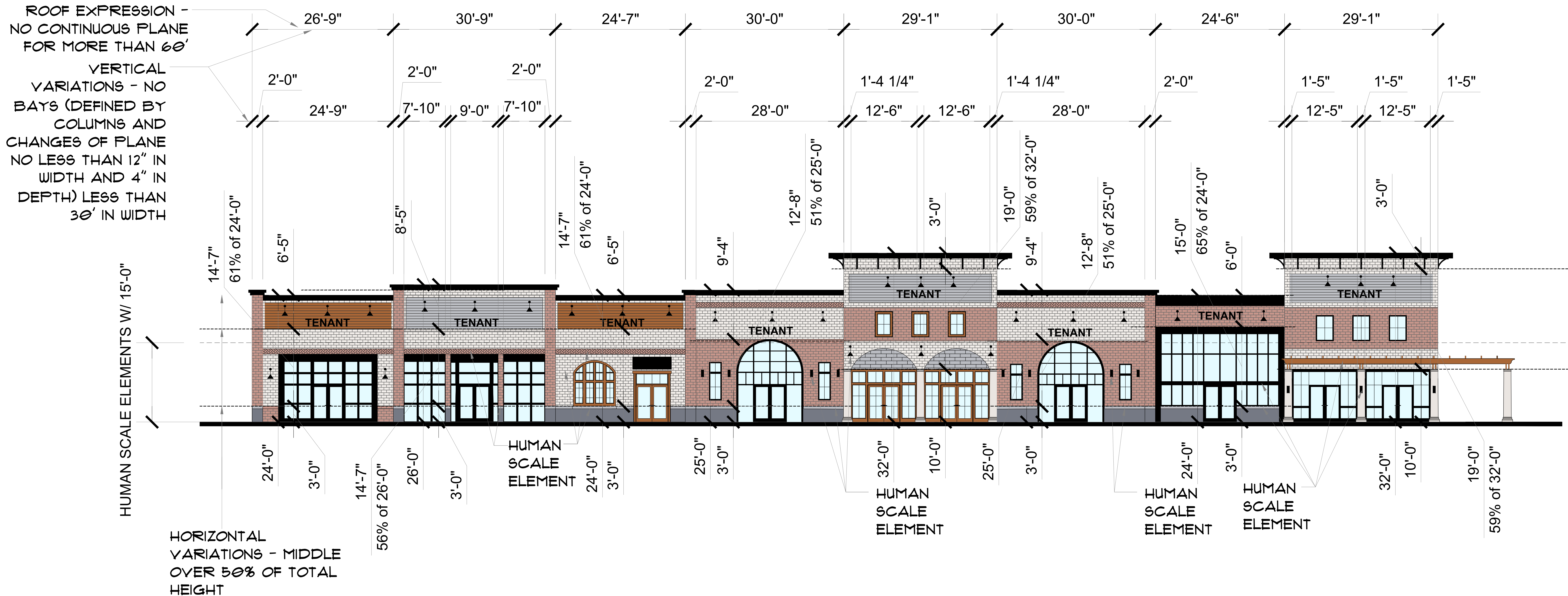
3C B2 RETAIL C RIGHT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" = 1'-0"

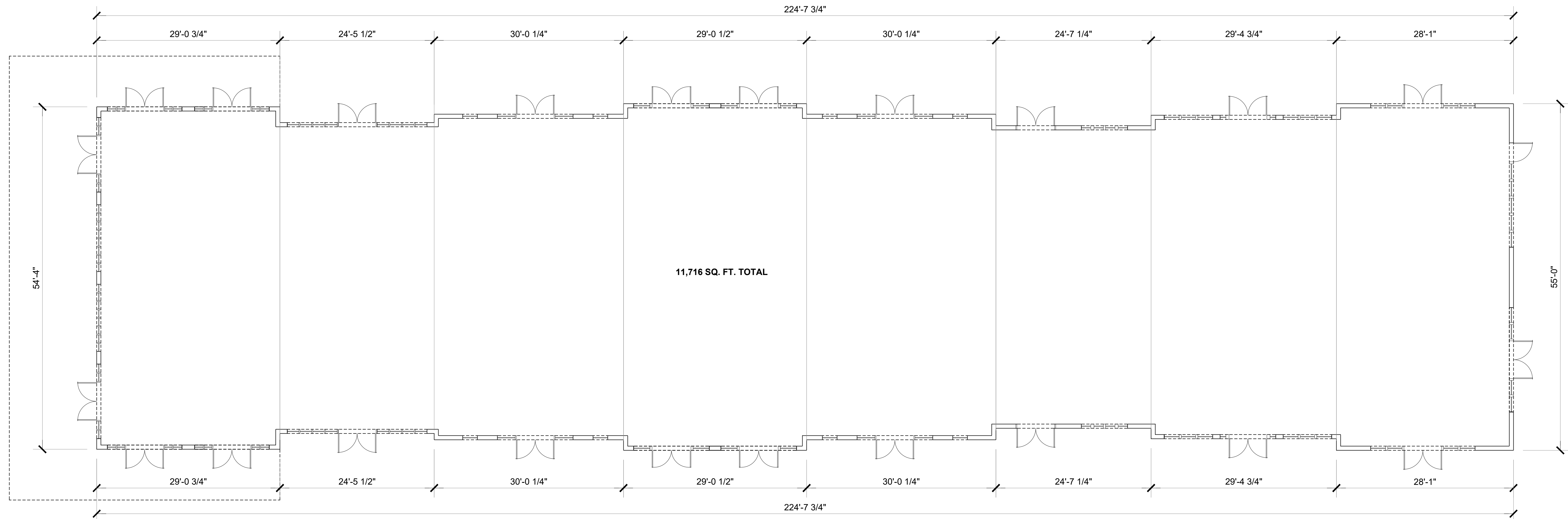
REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3369 SF
40% OF 1997 SF = 1348 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1896 SF
1896 SF = 56% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3835 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3215 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 560 SF
PROVIDED = 15%



4C **B3** **RETAIL C REAR- OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"



RETAIL C - FLOOR PLAN
SCALE: 1/8" - 1'-0"

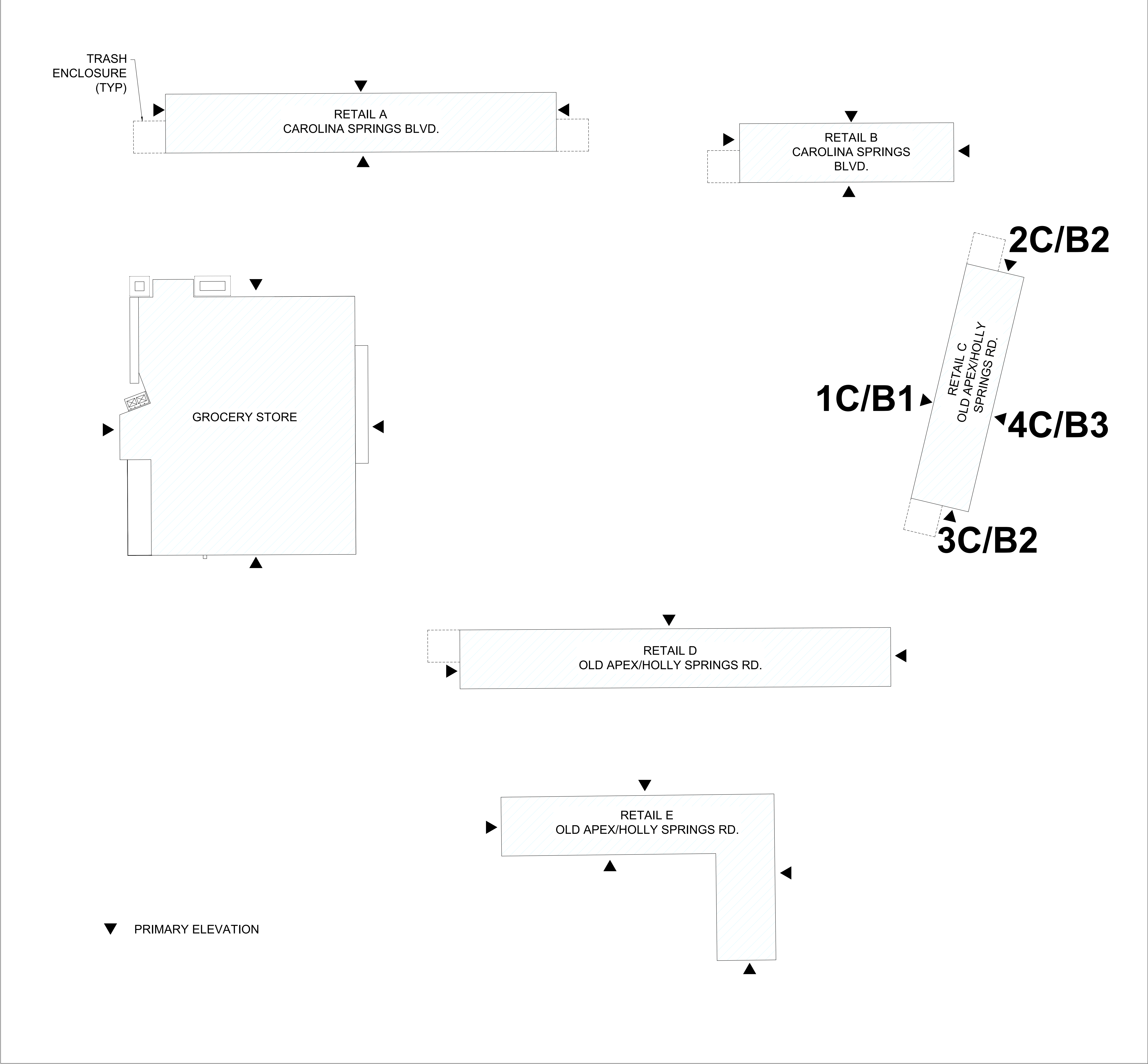
CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING C
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.:	24901042
--------------	----------

DATE:	12/13/2024
DRAWN BY:	AWC/TCC /LW

BUILDING C FIRST FLOOR PLAN

B4.0



KEY PLAN

NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
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CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING C
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA
PROJECT NO.: 24901042	
DATE:	12/13/2024
DRAWN BY:	AWC/TCC /LW
KEY PLAN	
B5.0	

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

PLANS FOR:

CAROLINA SPRINGS RETAIL BUILDING D

[illegible]

NOTES	CODE	ENGINEER OF RECORD
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Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

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JDS Consulting LLC, 345 PLYMOUTH DRIVE, RALEIGH, NC 27606, 919-484-1075
INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

CLIENT: **SHENANDOAH HOMES**

PROJECT: **CAROLINA SPRINGS BUILDING D**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

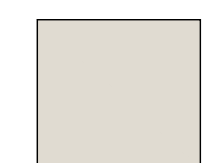
SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3994 SF
40% OF 6021 SF = 1591 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 2562 SF
2474 SF = 64% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

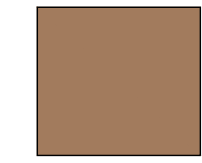
FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 7131 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 6001 SF
MIN REQUIRED = 60% PROVIDED = 84%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 1124 SF
PROVIDED = 16%

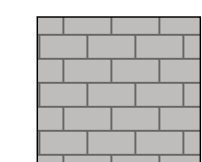
MATERIALS LEGEND



BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY



BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN



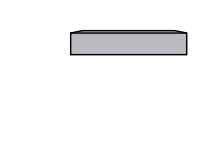
BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY



BRICK 02B- GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN



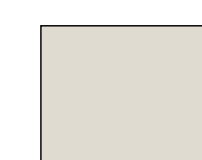
STONE 01 - STACKED STONE -
DARK GREY DRY STACKED



STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE



STANDING SEAM BLACK
METAL ROOF/AWNING



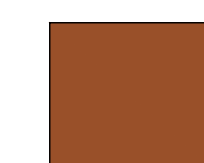
FINISH TO MATCH BRICK 01



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1



WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

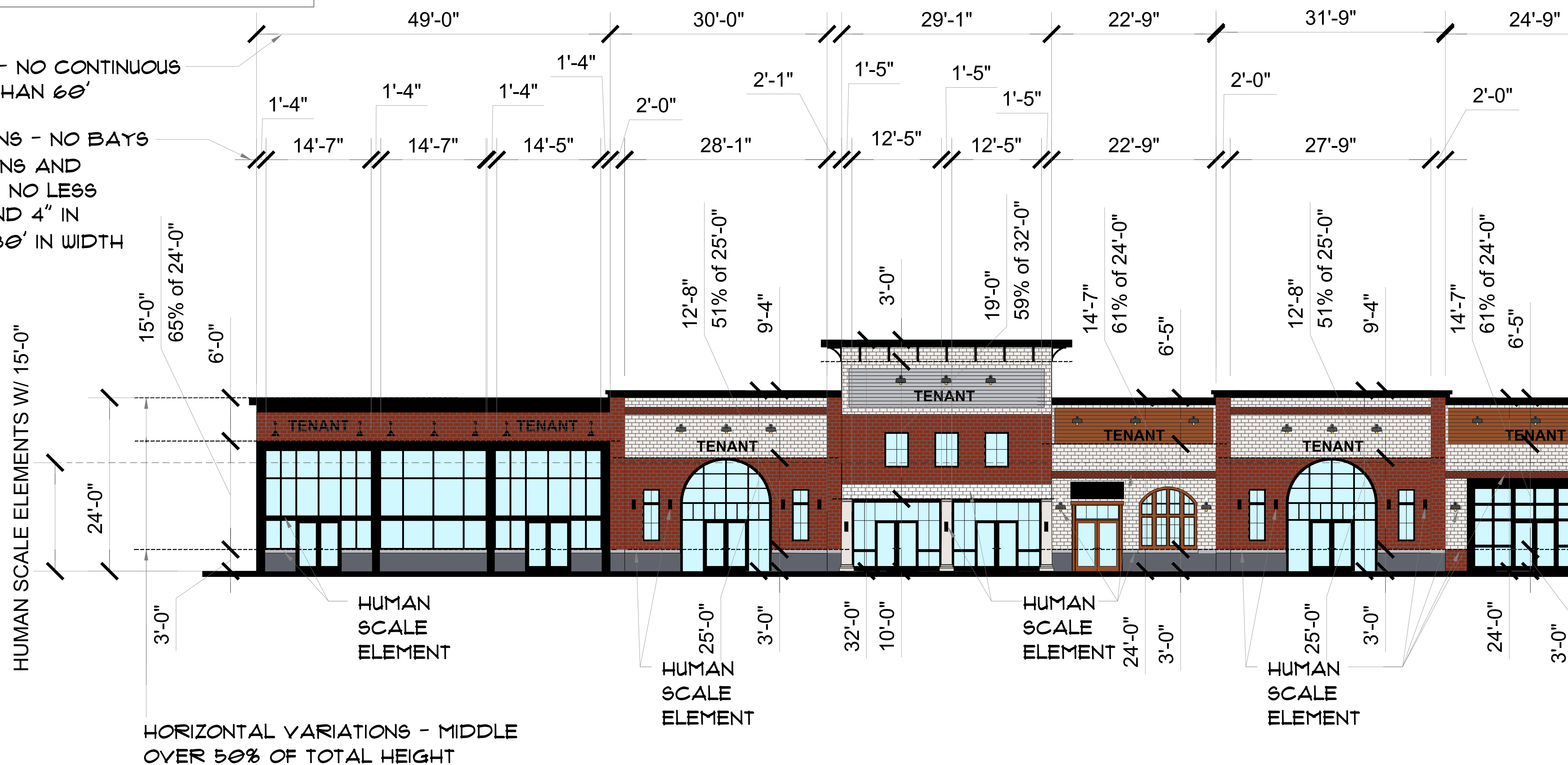
NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT

NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.

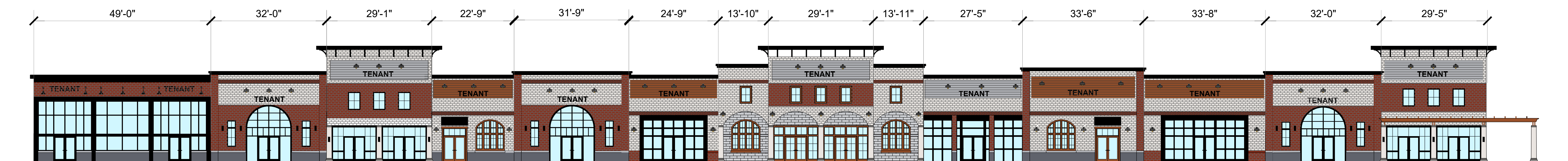
ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS - NO BAYS
(DEFINED BY COLUMNS AND
CHANGES OF PLANE NO LESS
THAN 12" IN WIDTH AND 4" IN
DEPTH) LESS THAN 30' IN WIDTH



1D B1 RETAIL D FRONT- PARKING LOT/INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" = 1'-0"



RETAIL D FRONT - KEY PLAN - PARKING LOT/INTERNAL DRIVE ELEVATION - PRIMARY

NTS

CLIENT: SHENANDOAH HOMES

PROJECT: CAROLINA SPRINGS BUILDING D

LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

DATE: 12/13/2024
DRAWN BY: AWC/TCC
/LW

BUILDING D
EXTERIOR ELEVATIONS

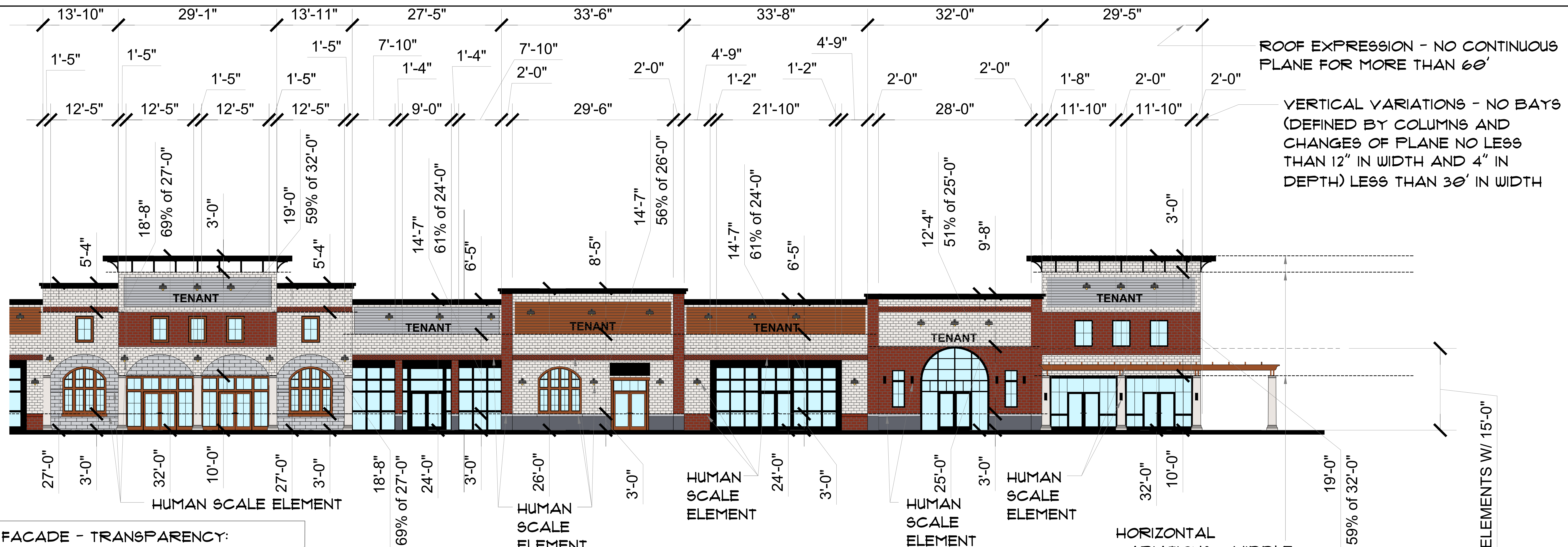
B1.0

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-2428
Raleigh, NC 27612 Phone: 984-200-9540

JDS Consulting
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JDS@JDSCONSULTING.NET WWW.JDSCONSULTING.NET
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD
THIS DOCUMENT IS THE PROPERTY OF JDS CONSULTING, PLLC. IT IS TO BE USED
ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

SCALE: 1/4" = 1'-0" FOR 36x42 PAPER

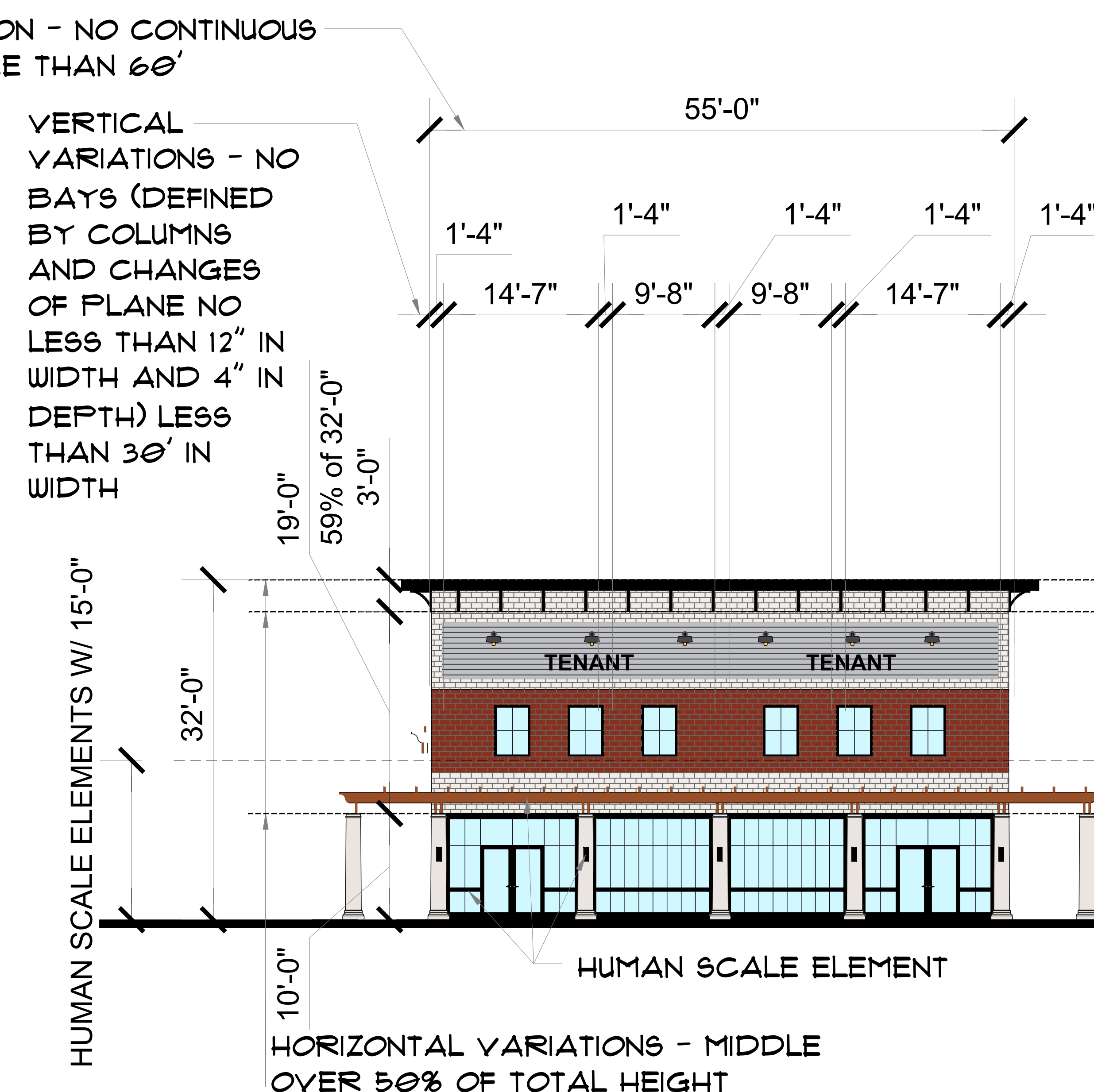
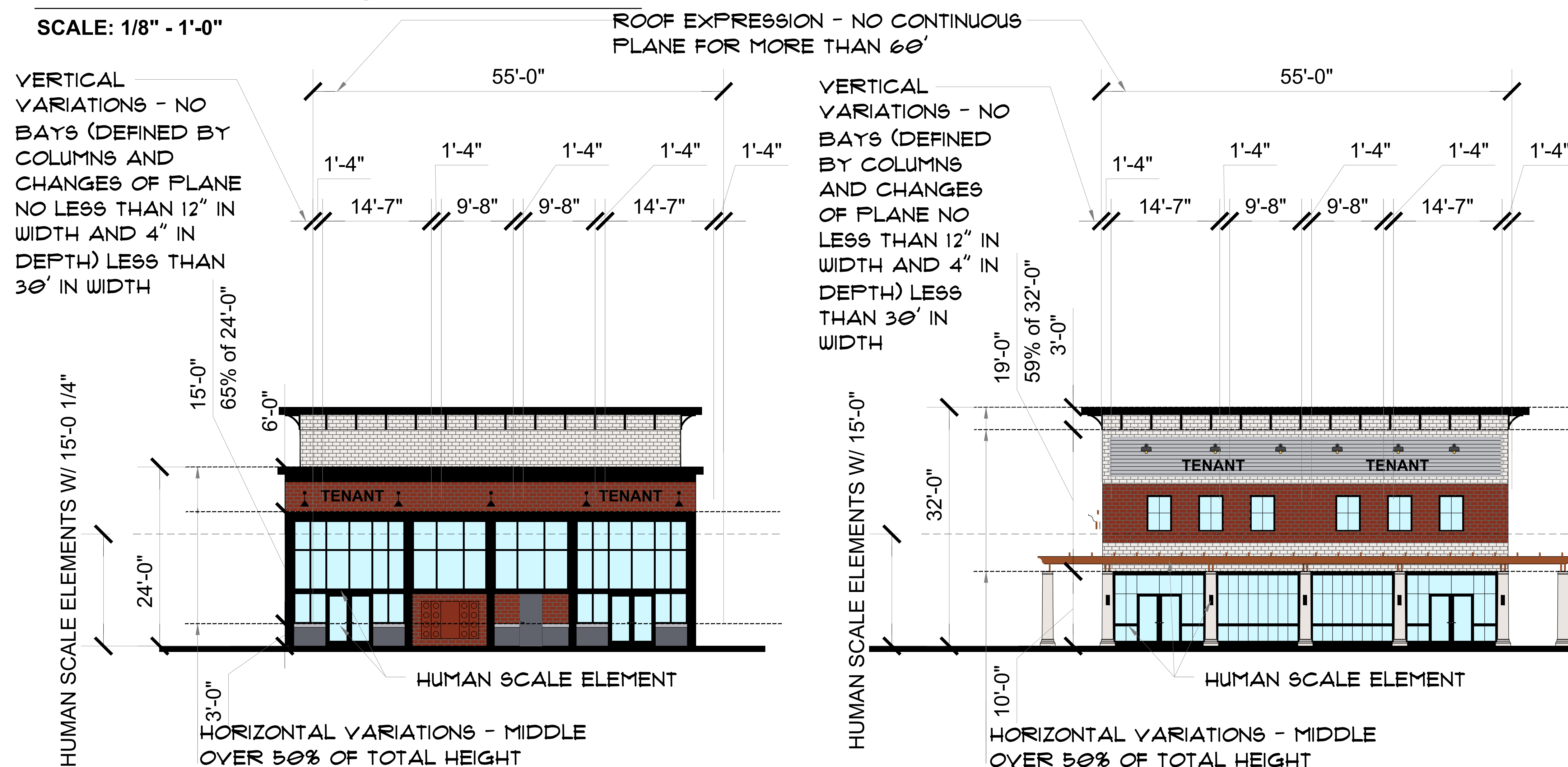


LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 551 SF
40% OF 551 SF = 221 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 291 SF
291 SF = 53% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 547 SF
40% OF 547 SF = 219 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 485 SF
485 SF = 88% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY)
= 689 SF
PRIMARY FACADE MATERIALS:
TOTAL TYPE I (BRICK, STONE,
CONCRETE) = 689 SF
MIN REQUIRED = 60%
PROVIDED = 100%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY)
= 1201 SF
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 923 SF
MIN REQUIRED = 60%
PROVIDED = 11%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 23%



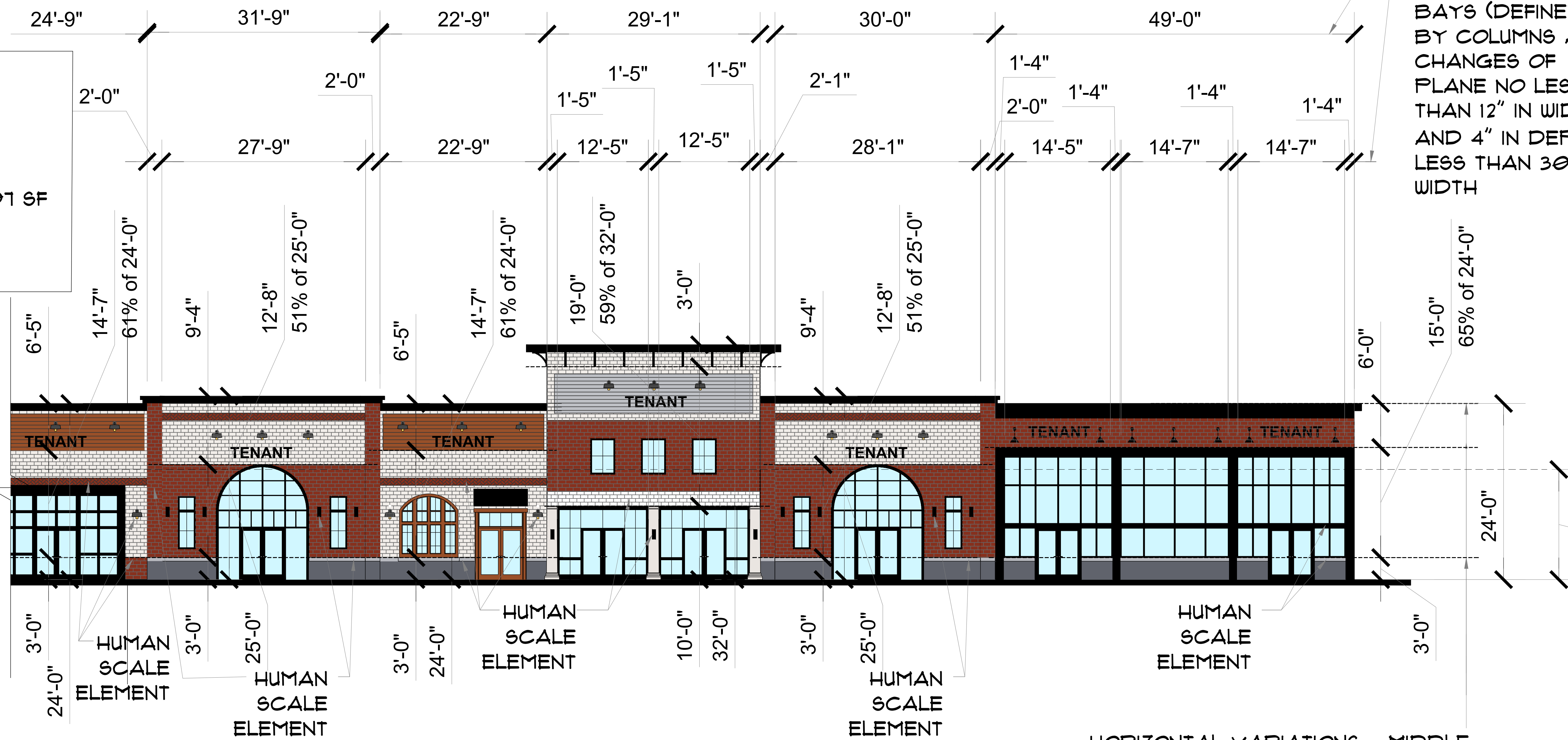


4D B3 RETAIL D REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL (NOT INCLUDING TRANSPARENCY) = 7131 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 6007 SF
MIN REQUIRED = 60% PROVIDED = 84%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 1124 SF
PROVIDED = 16%



5D B3 RETAIL D REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"

REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10' FROM GROUND LEVEL = 3994 SF
40% OF 6027 SF = 1591 SF
TRANSPARENCY PROVIDED ON FACADE WITH 10' FROM GROUND LEVEL = 2562 SF
2474 SF = 64% TRANSPARENCY (40% MIN TRANSPARENCY REQ'D.)

HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBCL's Firm License #D-4268
Raleigh, NC 27612 Phone: 984-200-9540

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info@jdsconsulting.net www.jdsconsulting.net

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CLIENT: SHENANDOAH HOMES
PROJECT: CAROLINA SPRINGS BUILDING D
LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

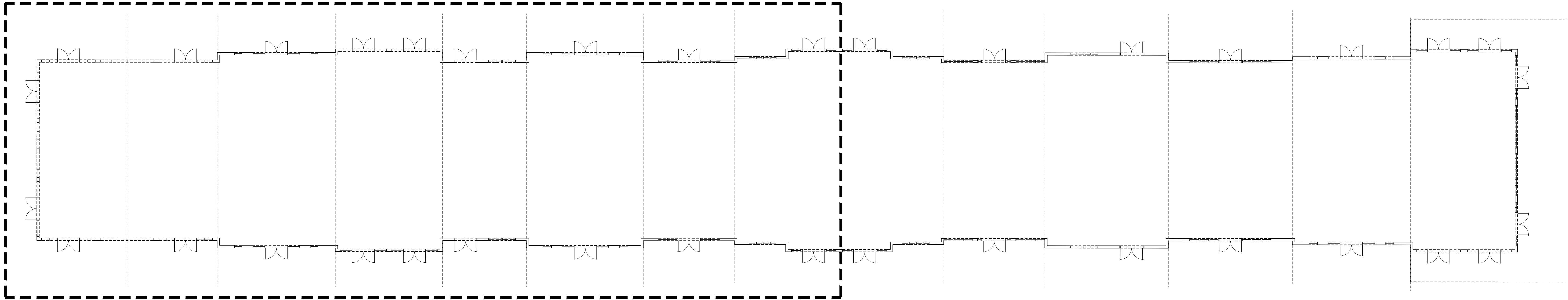
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BUILDING D
EXTERIOR ELEVATIONS

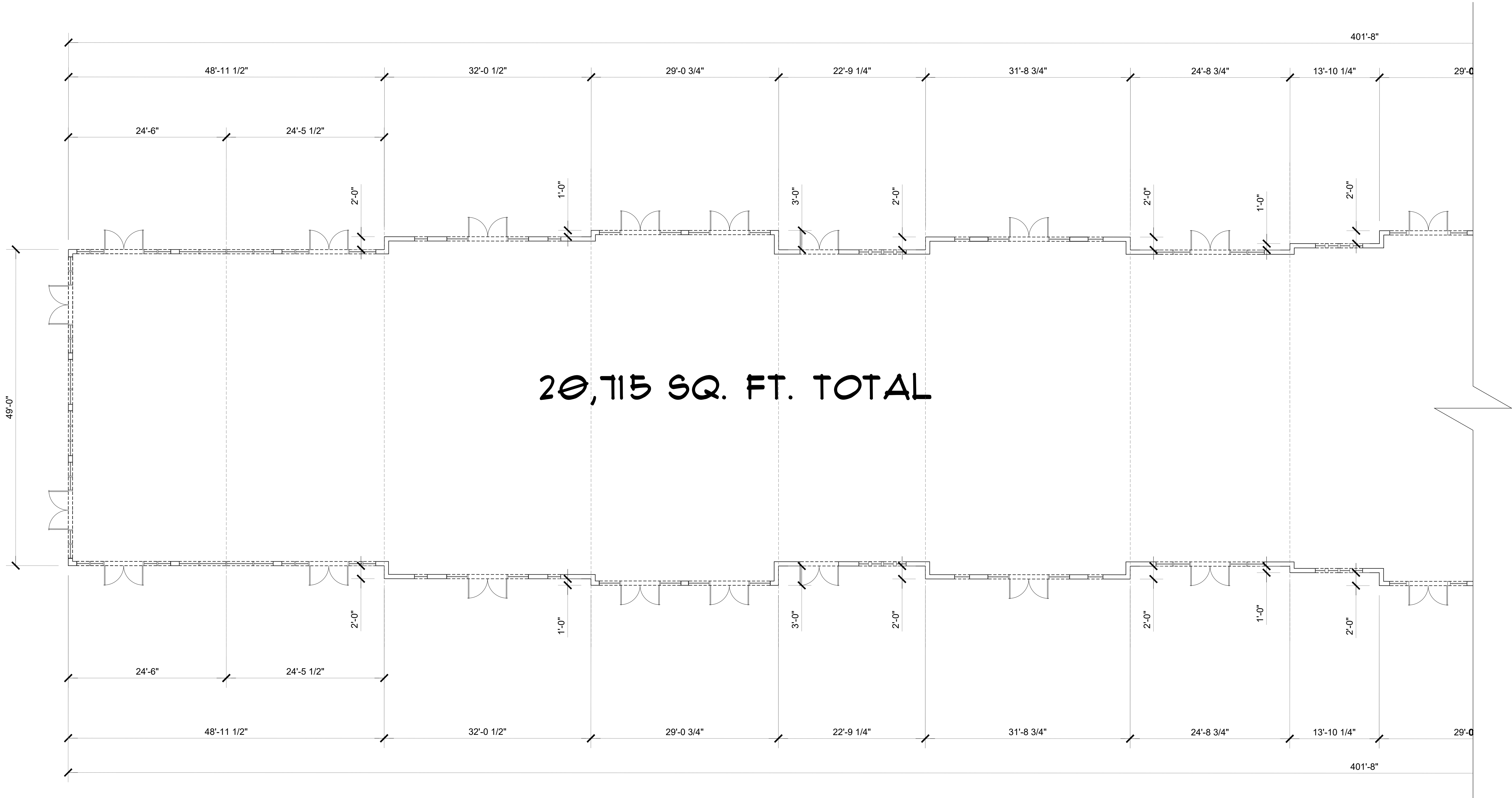
B3.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

Page 91 of 112



RETAIL D - KEY FLOOR PLAN
SCALE: NTS



RETAIL D - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING D
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

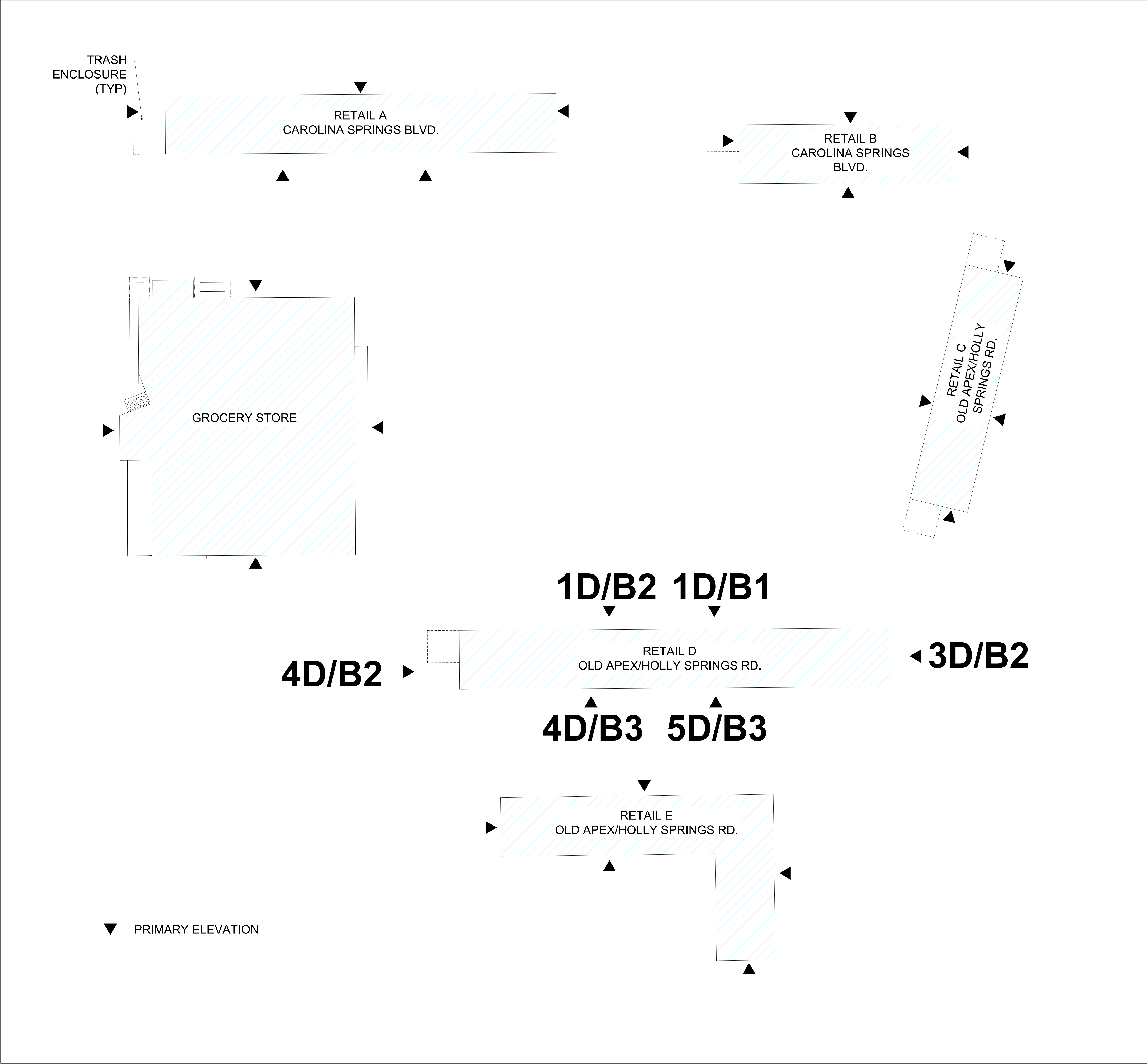
DATE: 12/13/2024
DRAWN BY: AWC/TCC /LW

BUILDING D
FIRST FLOOR PLAN

B4.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER





KEY PLAN
NTS

CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING D
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.:	24901042
--------------	----------

DATE:	12/13/2024
DRAWN BY:	AWC/TCC /LW

KEY PLAN

B6.0

PLANS FOR:

CAROLINA SPRINGS RETAIL BUILDING E

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

[illegible]

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
 - B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

**ALL CONSTRUCTION, WORKMANSHIP,
AND MATERIAL QUALITY AND
SELECTION SHALL BE PER:**

- 2018 NC Building Code (IBC)**
- 2018 NC Existing Building Code (IEBC)**
- 2018 NC Plumbing Code (IPC)**
- 2018 NC Mechanical Code (IMC)**
- 2018 NC Fuel Gas Code (IFGC)**
- 2018 NC Energy Conservation Code (IECC)**
- 2018 NC Fire Prevention Code (IFC)**
- 2020 NC Electrical Code (NFPA 70) & 2020 NEC**
- 2010 ADA Standards**
- Fair Housing Act**

ENGINEER OF RECORD

JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24901042

CLIENT: **SHENANDOAH HOMES**

PROJECT: **CAROLINA SPRINGS BUILDING E**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



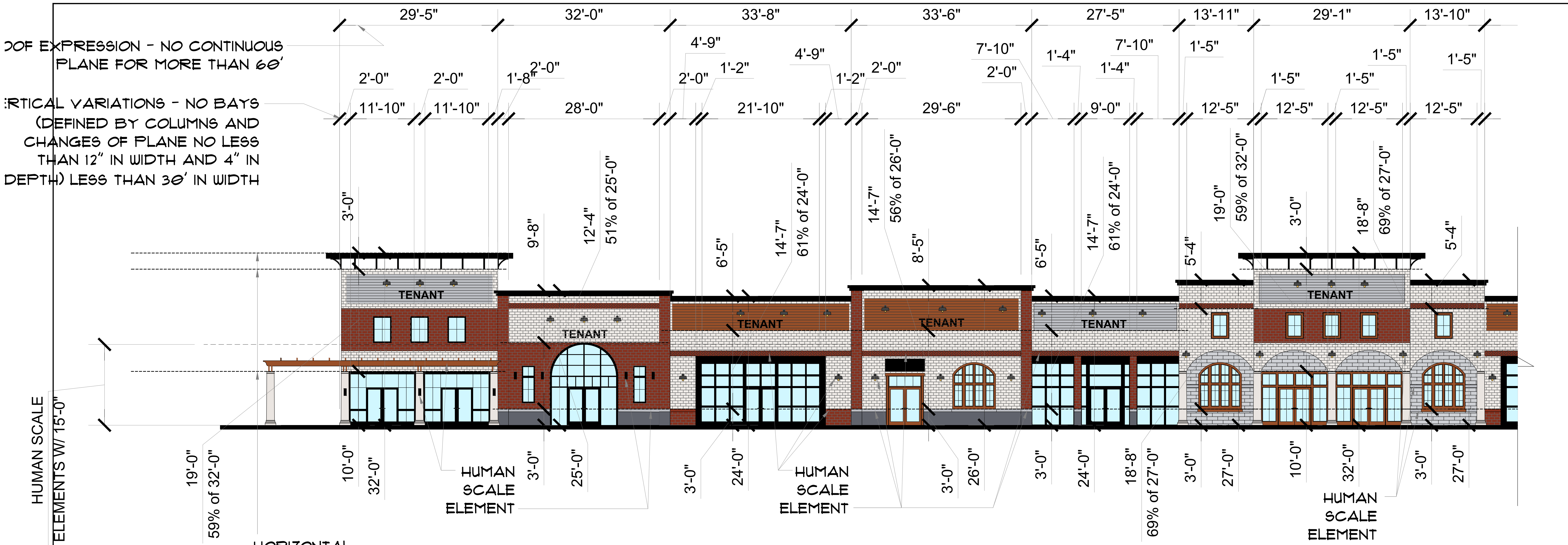
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JDS Consulting PLLC, 343 PYLON DRIVE, RALEIGH, NC 27666, 919.481.1075
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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TITLE SHEET

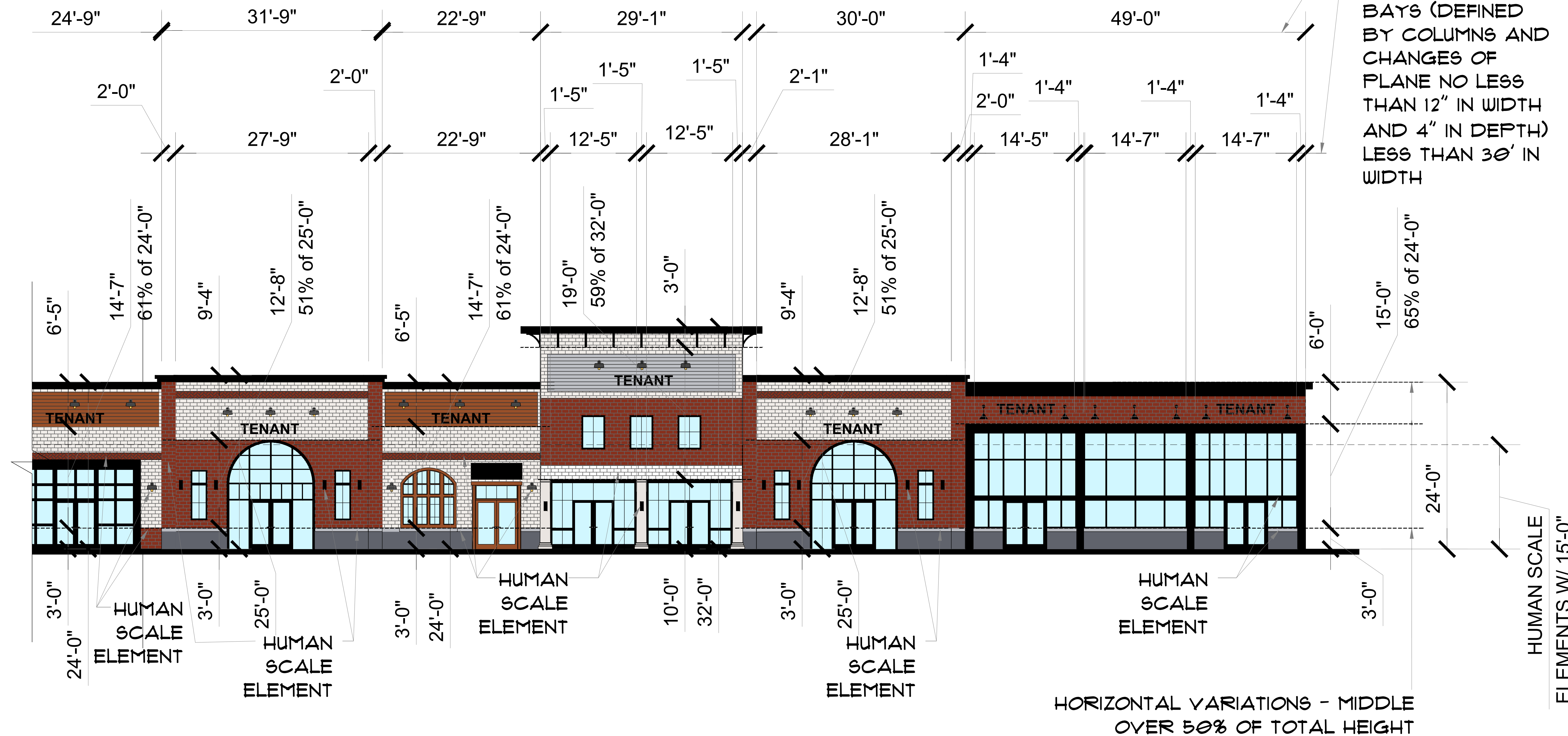
T



HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH



HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

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info@jdsconsulting.net www.jdsconsulting.net
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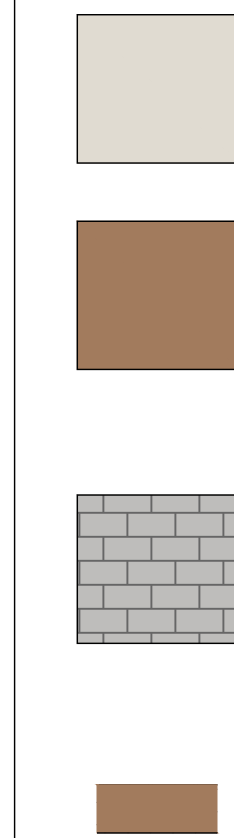
CLIENT:	SHEANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING E
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA
PROJECT NO.:	24901042
DATE:	12/13/2024
DRAWN BY:	AWC/TCC /LW

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 2445 SF
40% OF 1991 SF = 978 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1508 SF
1508 SF = 62% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 4084 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3616 SF
MIN REQUIRED = 60% PROVIDED = 90%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 408 SF
PROVIDED = 10%

MATERIALS LEGEND

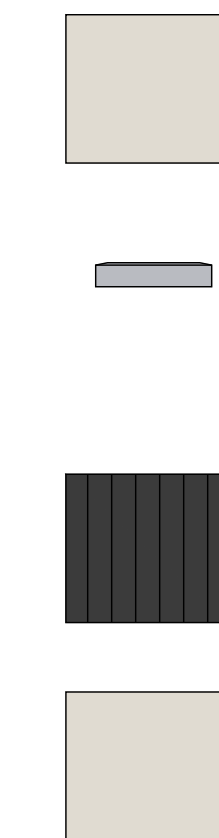


BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY

BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN

BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY

BRICK 02B- GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN



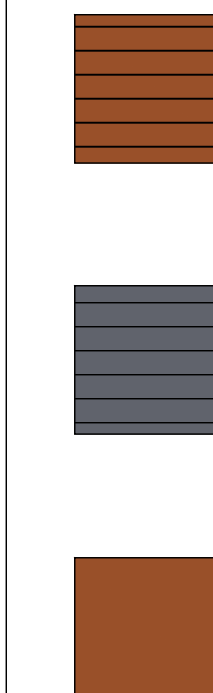
STONE 01 - STACKED STONE -
DARK GREY DRY STACKED

STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE

STANDING SEAM BLACK
METAL ROOF/AWNING

FINISH TO MATCH BRICK 01

NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM

GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1

WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

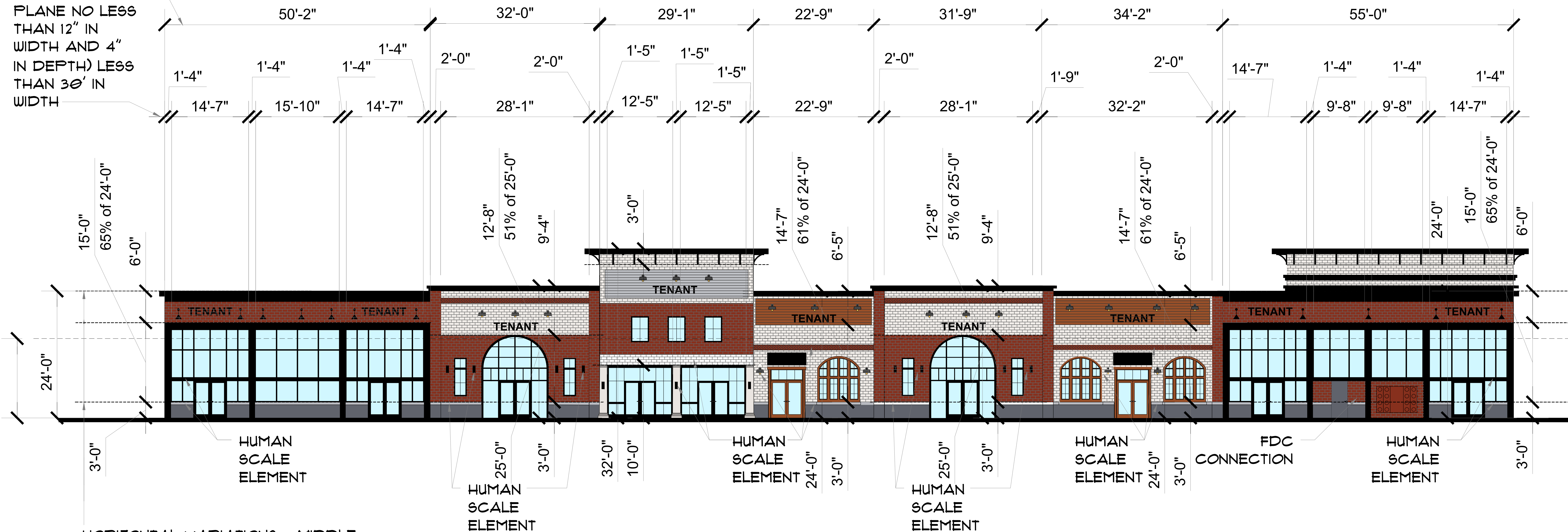
NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.

VERTICAL
VARIATIONS -
NO BAYS
(DEFINED BY
COLUMNS AND
CHANGES OF
PLANE NO LESS
THAN 12" IN
WIDTH AND 4"
IN DEPTH) LESS
THAN 30' IN
WIDTH

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

HUMAN SCALE ELEMENTS W/ 15'-0"



HORIZONTAL VARIATIONS - MIDDLE
OVER 50% OF TOTAL HEIGHT

1E B1 RETAIL E FRONT- PARKING LOT ELEVATION - PRIMARY

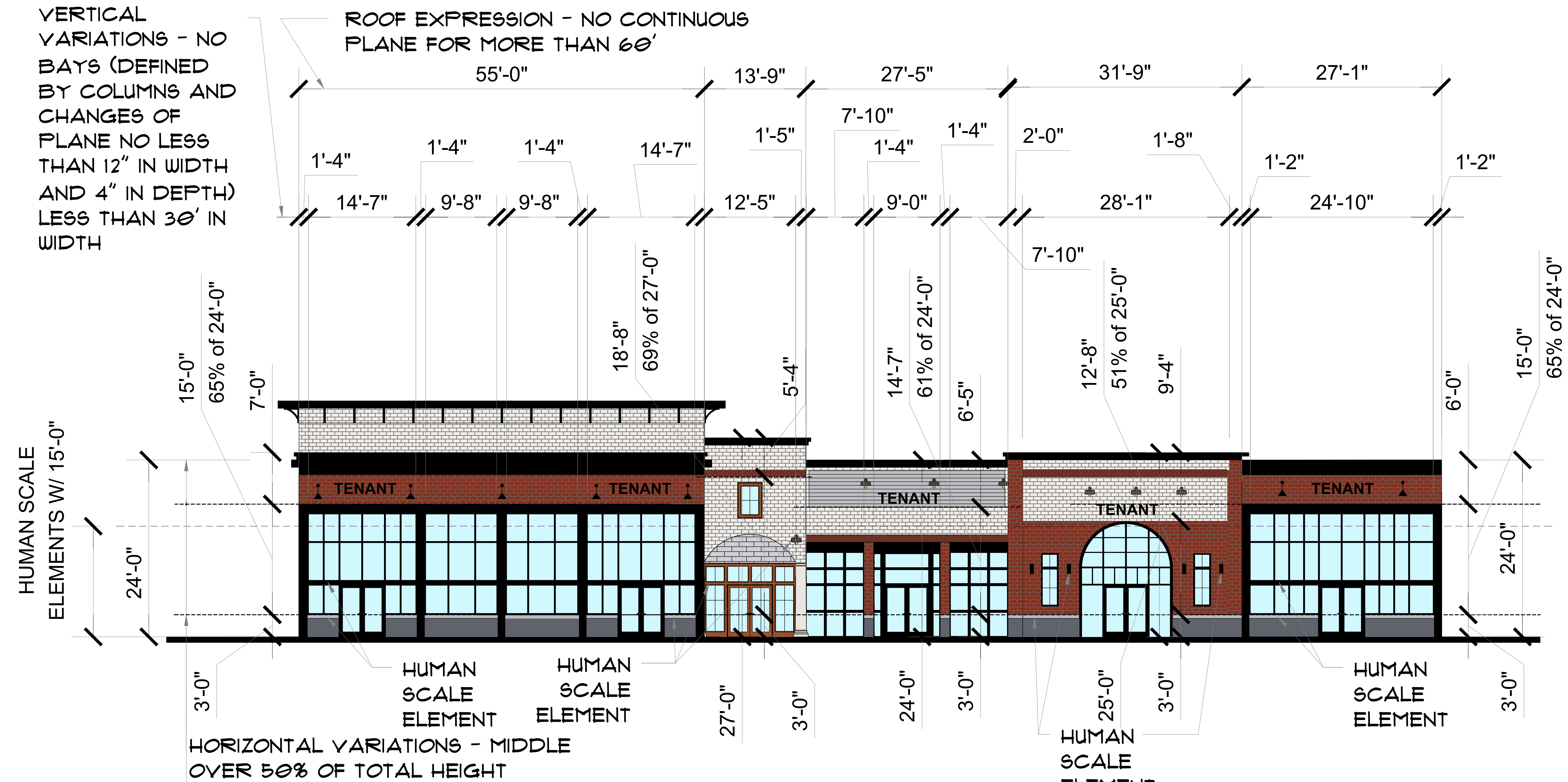
SCALE: 1/8" = 1'-0"

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1560 SF
40% OF 1560 SF = 624 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1091 SF
1091 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1560 SF
40% OF 550 SF = 624 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1091 SF
1091 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

VERTICAL
VARIATIONS - NO
BAYS (DEFINED
BY COLUMNS AND
CHANGES OF
PLANE NO LESS
THAN 12" IN WIDTH
AND 4" IN DEPTH)
LESS THAN 30' IN
WIDTH

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'



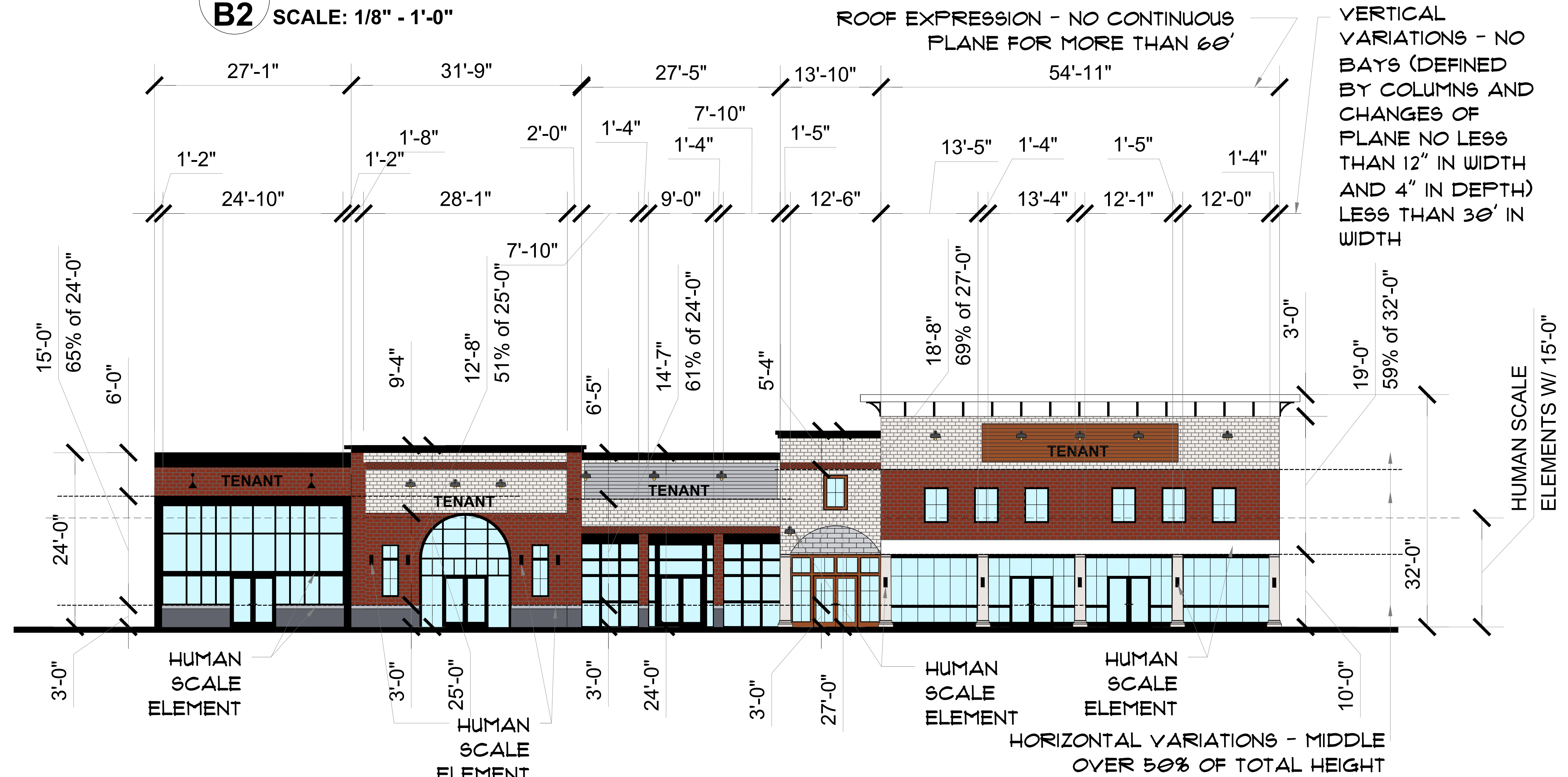
2E RETAIL E LEFT - PARKING LOT ELEVATION - PRIMARY
B2 SCALE: 1/8" - 1'-0"

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
2031 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1906 SF
MIN REQUIRED = 60%
PROVIDED = 94%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 131 SF
PROVIDED = 6%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
2030 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1755 SF
MIN REQUIRED = 60%
PROVIDED = 86%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 275 SF
PROVIDED = 14%

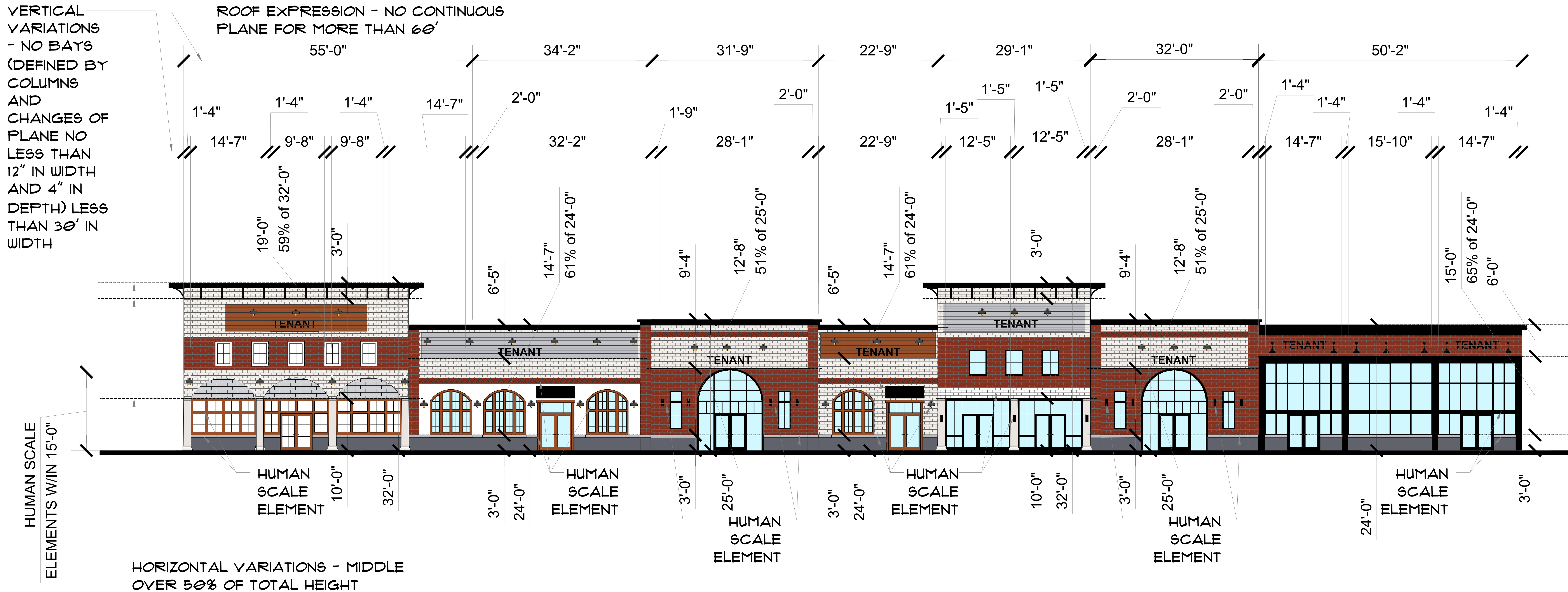


3E RETAIL E RIGHT - OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY
B2 SCALE: 1/8" - 1'-0"

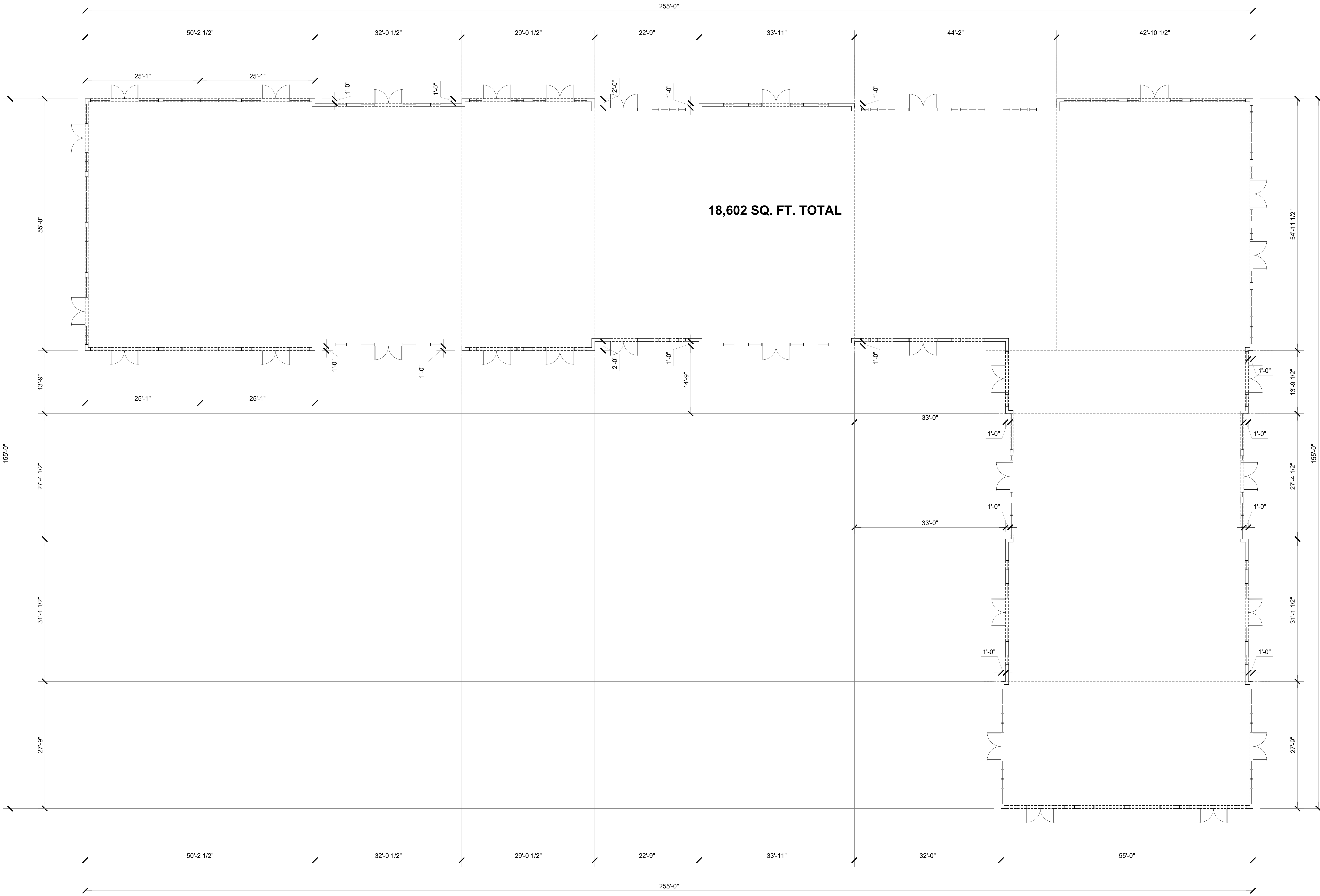
FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 2445 SF
40% OF 1997 SF = 978 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1508 SF
1508 SF = 62% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 4084 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3676 SF
MIN REQUIRED = 60% PROVIDED = 90%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 408 SF
PROVIDED = 10%



4E B3 RETAIL E REAR- OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"



RETAIL E - FLOOR PLAN
SCALE: 1/8" - 1'-0"

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-1428
Raleigh, NC 27612 Phone: 984-200-9540

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SHEET. DIMENSIONS COVER OVER DIMENSIONS ON DRAWINGS.

CLIENT: **SHENANDOAH HOMES**
PROJECT: **CAROLINA SPRINGS BUILDING E**
LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

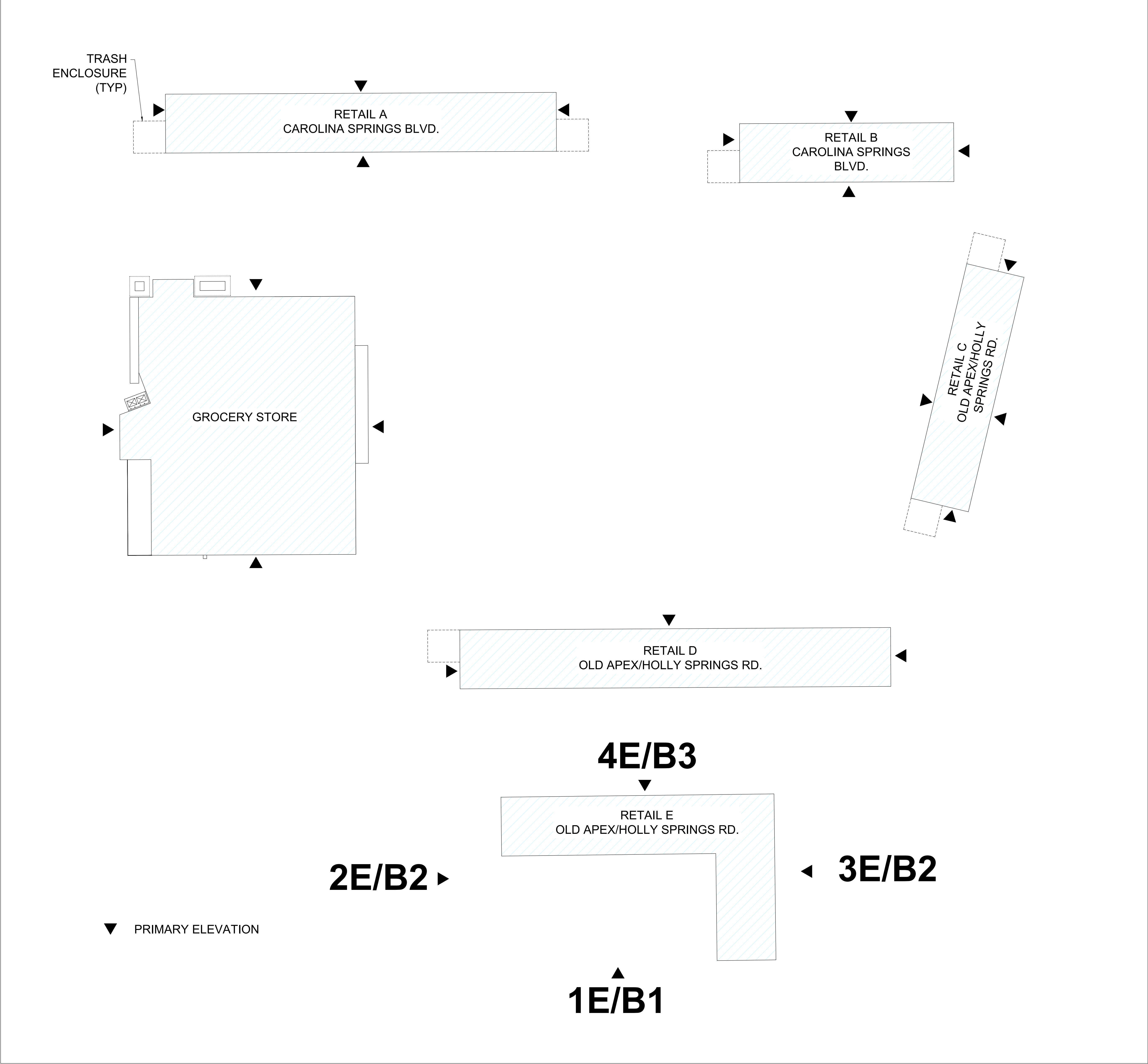
PROJECT NO.: **24901042**

DATE: **12/13/2024** DRAWN BY: **AWC/TCC**
/LW

BUILDING E
FIRST FLOOR PLAN

B4.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



KEY PLAN
NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540

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THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHEANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING E
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

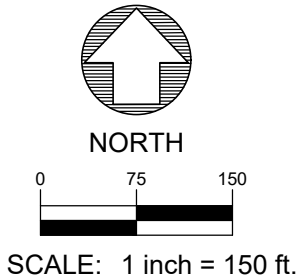
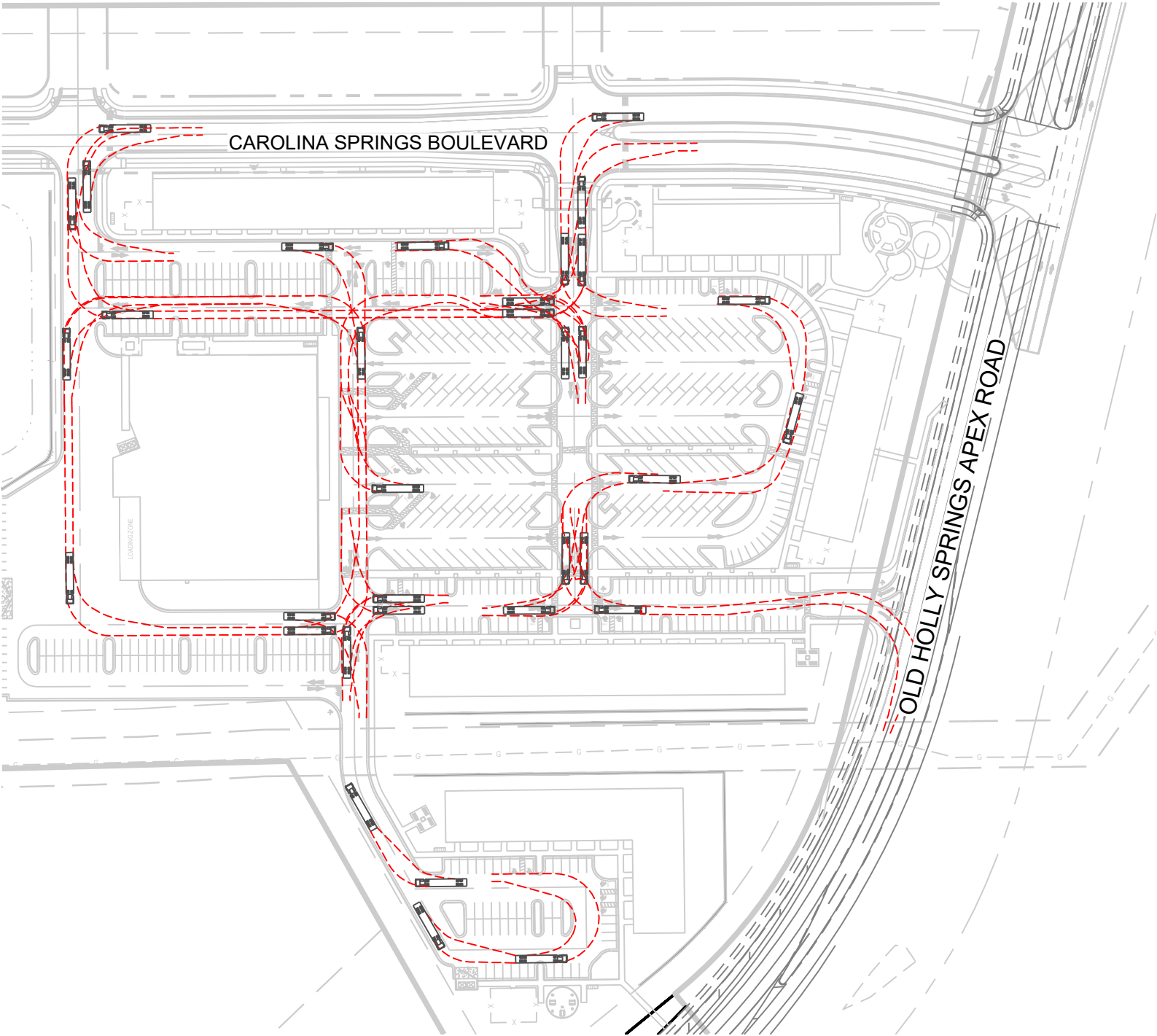
PROJECT NO:
24901042

DATE: 12/13/2024	DRAWN BY: AWC/TCC /LW
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KEY PLAN

B5.0

S:\02 - Engineering Department\02-Projects\21-102-00 Carolina Springs\05-CAD\04-Exhibits\2023-11-10_TownCenter_WB-50 Turn Around.dwg - Friday, December 6, 2024 3:28:00 PM - ELLA ROHLINGER



NOTES:
1. VEHICLE TRACKING IS DESIGNED TO HAVE WHEEL PATH WITHIN FACE OF CURB.

SHEET WB-50	APPROVED: ASG	PROJECT: 21-102-00	CAROLINA SPRINGS TOWN CENTER WB-50 TURN AROUND TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA	Shenandoah Homes, LLC Residential Developer / Land Development NCBELS Firm License #D-0428 Raleigh, NC 27612 Phone: 984-200-5540	 SHENANDOAH HOMES
	CHECKED: ASG	SCALE: 1" = 150'			
	DESIGNED: ECR	DATE: 12/13/2024			

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3650 SF
40% OF 3650 SF = 1460 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 2414 SF
2414 SF = 66% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 6359 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5385 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 914 SF
PROVIDED = 15%

MATERIALS LEGEND

- BRICK 01 - OFF WHITE
MORTAR - MEDIUM GREY
- BRICK 02A - GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN
- BRICK 03 - MEDIUM GREY
MORTAR - MEDIUM-DARK
GREY
- BRICK 02B- GREY BROWN
MORTAR - MEDIUM-DARK
GREY BROWN - HERRINGBONE
PATTERN

- STONE 01 - STACKED STONE -
DARK GREY DRY STACKED
- STONE 02 - STONE SILL -
MEDIUM-LIGHT GREY STONE
- STANDING SEAM BLACK
METAL ROOF/AWNING
- FINISH TO MATCH BRICK 01

- GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM
- GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 1
- WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH

NOTE: ALL SIGNS ARE FOR
ILLUSTRATIVE PURPOSES AND SUBJECT
TO A SEPARATE SIGN PERMIT

NOTE: NO VINYL SIDING, METAL SIDING,
OR PLASTIC ARE USED

ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK.

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

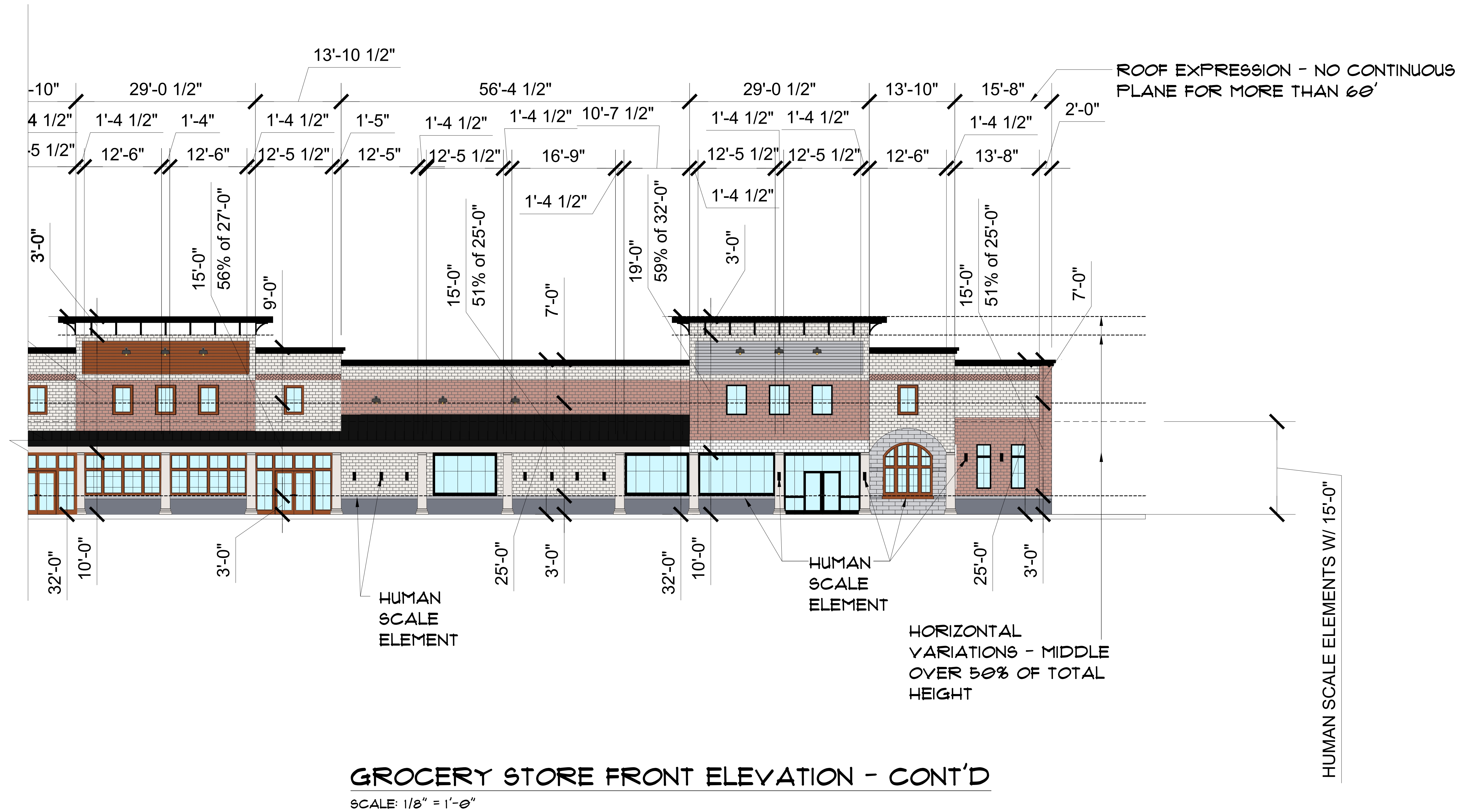
VERTICAL
VARIATIONS
- NO BAYS
(DEFINED BY
COLUMNS
AND
CHANGES OF
PLANE NO
LESS THAN
12" IN WIDTH
AND 4" IN
DEPTH) LESS
THAN 50' IN
WIDTH

HUMAN SCALE ELEMENTS W/ 15'-0"

HORIZONTAL VARIATIONS - MIDDLE
OVER 50% OF TOTAL HEIGHT

GROCERY STORE FRONT ELEVATION

SCALE: 1/8" = 1'-0"





P-0961
DEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

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INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

SCALE: 1/4" = 1'-0" FOR 30X42 PAPER

SHEINANDOAH HOMES

PROJECT CAROLINA SPRINGS RETAIL BUILDING F

HOLLY SPRINGS, NORTH CAROLINA

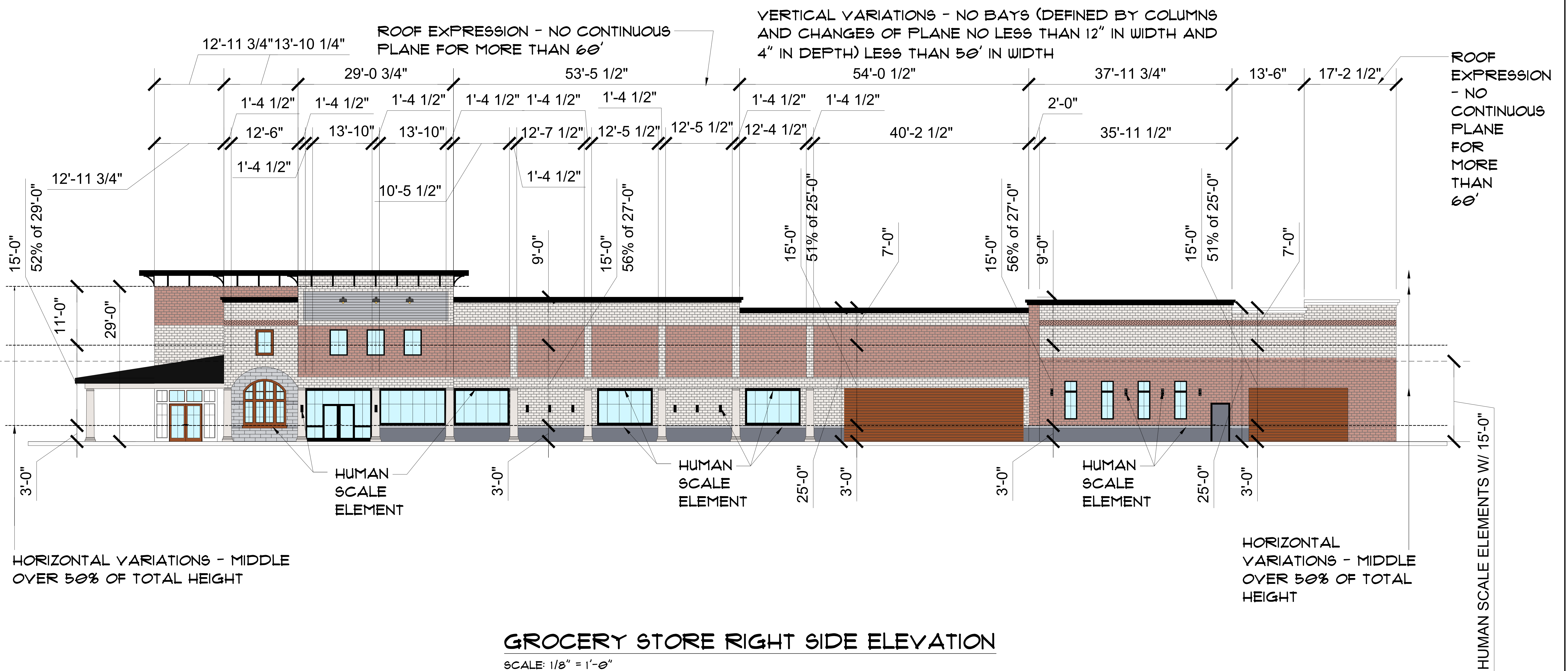
ECT NO.: **2490**

13/2024

OWN BY:
VC/TCC
/LW

GROCERY STORE
EXTERIOR ELEVATION S

B2.0

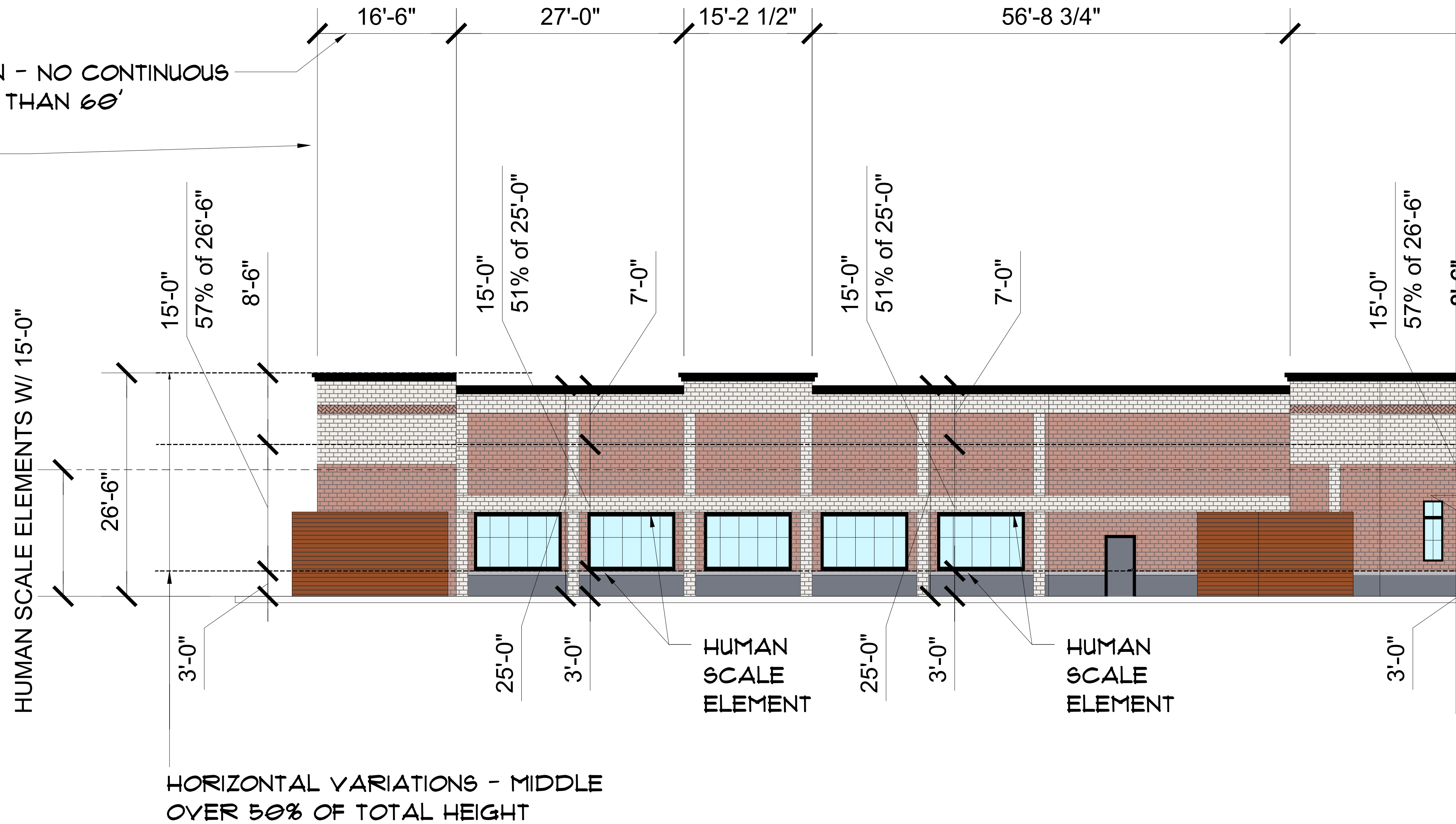


GROCERY STORE RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

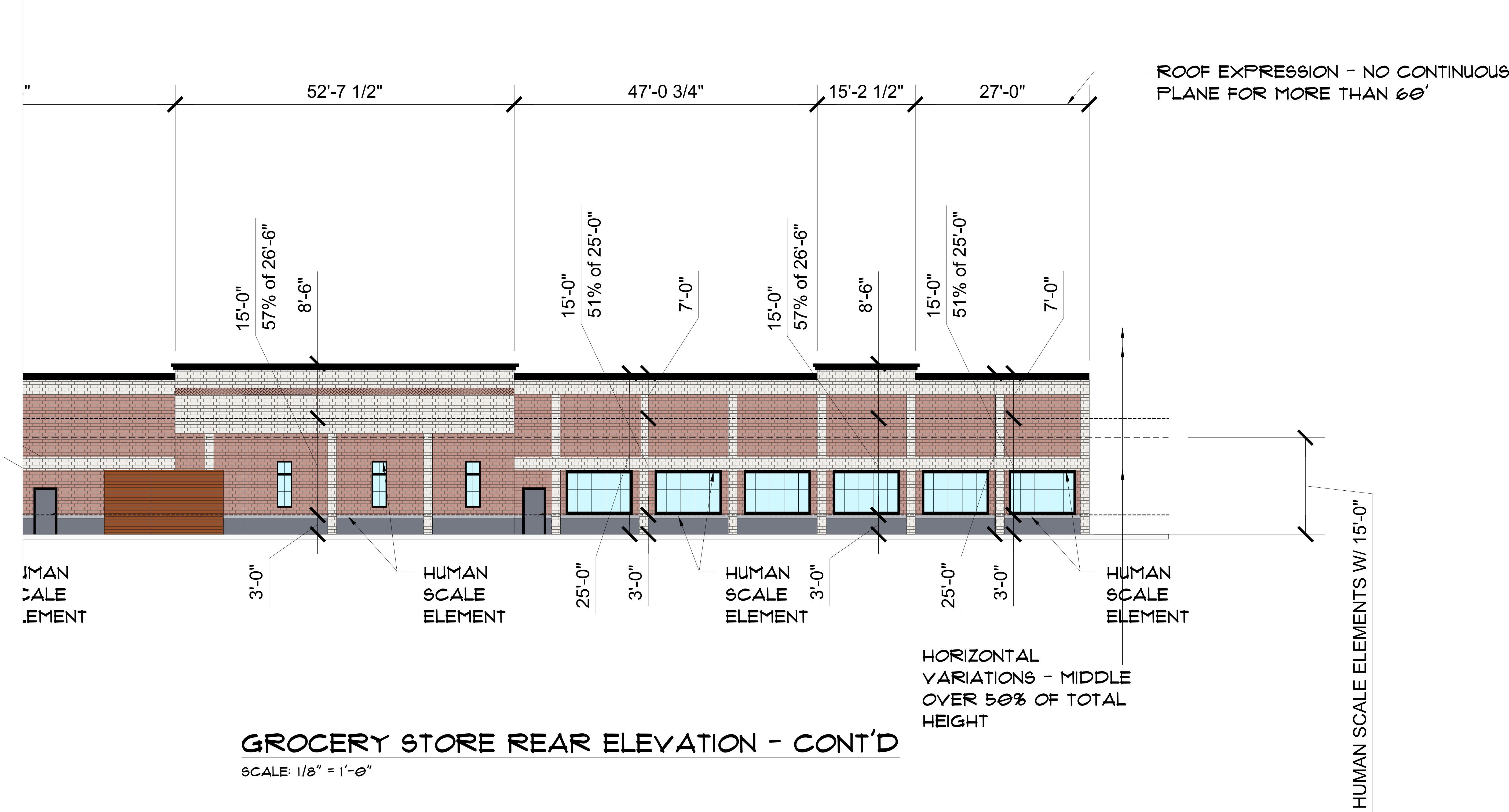
ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL
VARIATIONS
- NO BAYS
(DEFINED BY
COLUMNS
AND
CHANGES OF
PLANE NO
LESS THAN
12" IN WIDTH
AND 4" IN
DEPTH) LESS
THAN 50' IN
WIDTH



GROCERY STORE REAR ELEVATION

SCALE: 1/8" = 1'-0"



GROCERY STORE REAR ELEVATION - CONT'D
SCALE: 1/8" = 1'-0"



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540



WILLIAM M. CRUTCH
051518
P.E.
NORTH CAROLINA
SEAL

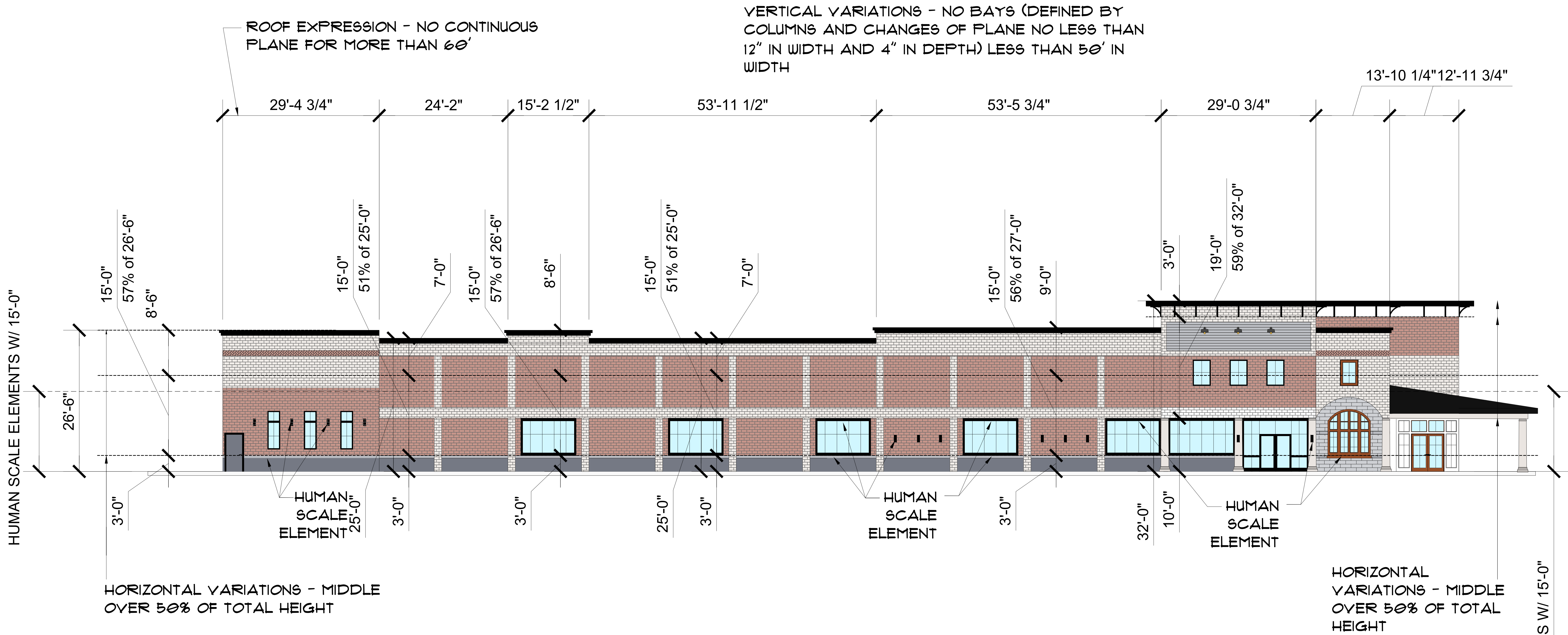
P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY



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JDS Consulting, PLLC 443 PLYM DRIVE, RALEIGH, NC 27606 919-488-0075
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SHEET. DIMENSIONS COVERED OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES		
PROJECT:	CAROLINA SPRINGS RETAIL BUILDING F		
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA		
PROJECT NO.:	24901042		
DATE:	12/13/2024	DRAWN BY:	AWC/TCC /LW
GROCERY STORE EXTERIOR ELEVATIONS			
B3.1			

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



GROCERY STORE LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.

Explanation:

- Town Council approved Holly Springs Business Park PUD amendment for Pine Springs Preparatory Academy.
- Town Council made appointments to Planning Board with terms beginning in March.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)
 - Wake Transit Plan Stakeholders

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None