



Town of Holly Springs
Development Review Committee
3:00 PM **Monday, May 5, 2025**

Regular Meeting
Holly Springs Town Hall
128 S. Main Street

Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. April 22, 2025 Regular Meeting Minutes

Requests and Communications

Consent Agenda

Other Business

2. 25-DP-03 - 451 Commons Drive Development Plan

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900



Development Review Committee Minutes: April 22, 2025

The Development Review Committee met virtually on Tuesday, April 22, 2025 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Approval of Minutes

Motion to approve minutes of:

1. January 14, 2025 Regular Meeting Minutes

as submitted.

Motion: Randy Harrington
Second: Paul Liquorie
Vote: Unanimous

Agenda Item 2: New Business

Planner Conor Ryan began presenting to the Committee.

TMTLA Associates has submitted a request for a Development Plan for approval for a 6,733 sq. ft. office/integrated center building located at 451 Commons Dr., a 1.33-acre parcel within the Arbor Creek Planned Unit Development between Commons Dr. and N. Main St.

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

1. The proposed use in the Development Application is for a 6,733-sf building.
2. The site is zoned Planned Unit Development (PUD).
3. The Development Application does not include Special Use Permits.
4. The Development Application meets the applicable standards under the Holly Springs UDO.



Development Review Committee Minutes: April 22, 2025

Motion/Action Requested

Motion that the DRC continue 25-DP-03 (PLDP202500035) for 451 Commons Drive Development Plan as submitted by TMTLA Associates, dated 3/21/2025, to the following Development Review Committee meeting.

Motion: Paul Liquorie

Second: Randy Harrington

Vote: Unanimous

Agenda Item 3: Adjournment

The meeting adjourned at 3:27 PM

Mackenzie Fretz
DRC Clerk



Holly Springs

Subject Title: 451 Commons Drive Development Plan
Meeting Date: May 5, 2025
Presenter: Conor Ryan, Elliot Blonshine, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

TMTLA Associates has submitted a request for a Development Plan for approval for a 6,733 sq. ft. office/integrated center building located at 451 Commons Dr., a 1.33-acre parcel within the Arbor Creek Planned Unit Development between Commons Dr. and N. Main St. Arbor Creek was originally approved in 1995 as a master planned development containing a mix of commercial and residential land uses.

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

1. The proposed use in the Development Application is for a 6,733-sf building.
2. The site is zoned Planned Unit Development (PUD).
3. The Development Application does not include Special Use Permits.
4. The Development Application meets the applicable standards under the Holly Springs UDO.

On April 22, 2025, the Development review Committee considered approval of this project, but the case was continued to gather additional information related to traffic flow within the Arbor Creek PUD and further assess access to the site.

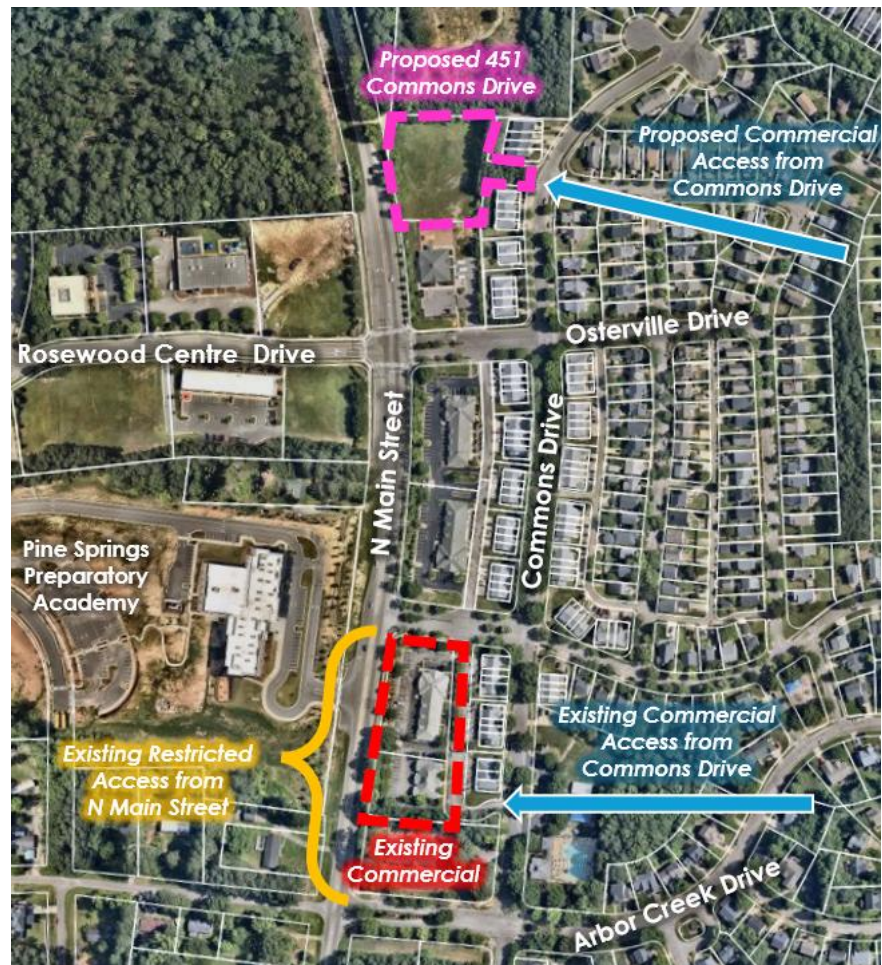
This parcel, which is already covered by PUD zoning that allows this small office building, is generally considered low intensity by staff and is consistent with the surrounding non-residential use building types. The office use is anticipated to generate 132 vehicle trips spread across each day, which is the equivalent of about 13 single family homes.

Development Services has reviewed a Development Plan for a 6,733 sq ft office building located on a vacant parcel in the Arbor Creek PUD. In April, The Development review Committee considered approval of this project, as it met the UDO threshold for administrative approval for non-residential buildings under 40,000 sq ft. This case was continued to gather additional information related to traffic flow within the Arbor Creek PUD and further assess access to the site. This parcel, which is already covered by PUD zoning that allows this small office building, is generally considered low intensity by staff and is consistent with the surrounding non-residential use building types. The office use is anticipated to generate 132 vehicle trips spread across each day, which is the equivalent of about 13 single family homes.

General concerns noted by the DRC included the following:

- Lack of cross access from the adjacent daycare.
- Lack of access from Main St. to limit the impact on existing residents in Arbor Creek.
- Arbor Creek HOA Feedback.

Following the DRC meeting, staff reached out to the Arbor Creek HOA asking for feedback on the project given the known traffic concerns, particularly during school hours. The HOA provided feedback with concerns regarding construction traffic accessing the site through Commons Drive and made a request for traffic calming measures along Commons Drive.



As a result, DRC has called a special meeting on May 5th to reconsider the 451 Commons Development Plan, which was continued from the April 22nd DRC meeting. It is expected that the DRC will conditionally approve the plan based upon the following information:

- The Town will continue to encourage some level of access from the adjacent daycare through the existing easement if no other easements can be granted and designed through the construction drawing process. Staff has consulted with the Town Attorney and confirmed that the town can not require the offsite connection.
- Access off N. Main. Street is not feasible. The Arbor Creek PUD established common access points along N. Main Street to reduce the number of driveways and facilitate safe vehicular and pedestrian access. Along Commons Drive in Arbor Creek, one other commercial parcel receives access from Commons Drive and has no direct access to N. Main Street.
- This site is generating relatively few daily vehicular trips and, as such, did not warrant a traffic study; however, due to the known concerns of this area, staff requested additional analysis to ensure minimal impact on the existing neighborhood and streets. As a result, the applicant proposes providing additional signage and striping to accommodate a pedestrian crossing at this intersection.

Development Standards

Total Site Area: 1.33 acres

Proposed Building Height: 20 Ft

Provided Building Setback:

North: 21.9 Ft

N. Main St.: 42.7 Ft

East: 78.6 Ft

South: 130.6 Ft

Minimum Landscape Buffers:

North: 10' Type B

N. Main St.: 30' Type A

East: 10' Type B

South: 5' Type A

Total Building Footprint Area:

Building Footprint: 6,733 Sf

Parking Requirements

Total Required Parking

Minimum Required Parking Spaces: 13 Parking Spaces

Maximum Required Parking Spaces: 27 Parking Spaces

Provided Parking Spaces: 27 Parking Spaces

Required Bicycle Parking

Required: 5 Bicycle Spaces

Provided: 6 Bicycle Spaces

Neighborhood Outreach

The project fulfilled the neighborhood meeting requirement pursuant to UDO Section 11.5. The mailing list for the neighborhood meeting is included in the project application packet. At the meeting, one resident attended and indicated no issues with the project design.

The project is not obligated to gain approval from the Arbor Creek Homeowners Association (HOA) by either the UDO or the PUD. Regardless, the HOA was contacted after the April 22nd DRC meeting in accordance with the motion to continue passed by the committee. Staff included a breakdown of where the project stands and its potential implications for the adjacent development.

Civil Improvements

Transportation

This project proposes one new driveway: a full-access drive on Commons Drive. The full access drive was proposed with the original PUD and was always intended to be constructed at this location. Town Staff and NCDOT are not supportive of an additional point of access on N Main Street for this project. The Town's Engineering Design and Construction Standards and the NCDOT recommend sites to be served by driveways off the more minor classifications of roadway to reduce potential conflicts on the

thoroughfare. Additionally, this project is not proposing an intensity that would necessitate a secondary access.

This project is relatively small, and did not warrant any level of traffic study, however, staff requested this project provide a Tier 1 traffic study (Trip Generation and Distribution Assessment) due to existing traffic concerns on Commons Drive provided by the Police Department at a previous DRC meeting. An image of the trip generation table from the study is provided below.

Table 1 - ITE Vehicular Trip Generation Summary (Proposed)										
LUC	Description	Density	Variable	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
710	General Office Building	2.5	1000 GFA	47	6	1	7	1	7	8
720	Medical-Dental Office Building	4.5	1000 GFA	85	12	3	15	5	10	15
Total Site Trips				132	18	4	22	7	17	23

The minimal vehicular trips generated from this site (fewer than 150 vehicles per day) would not normally warrant off-site mitigation measures, however, this project committed to the following improvements to enhance traffic calming measures at the Commons Drive and Hazelmere Drive intersection.

1. Construct Site Access with one inbound and one outbound lane with STOP control.
2. Provide signage and striping to accommodate pedestrian crossings.
3. Install a high-visibility crosswalk in compliance with ADA standards as a traffic calming and multimodal safety device.

This project will also provide a vehicular stub to the parcel to the south in the event a connection can be made in the future. The Town will continue to encourage some level of access from the adjacent daycare through the existing easement if no other easements can be granted and designed through the construction drawing process.

Utilities

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

The proposed building will connect to the existing sanitary sewer cleanout already located onsite. A Sewer Memo was provided, and a Sewer Study was not required with this development. This lot was previously allocated sewer, and the project is within the limits of the previous allocation. Therefore, this project does not need to request sewer allocation and is not subject to the Water Resource Management Policy.

DRC Decision:

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

Motion/Action Requested

Motion that the DRC approve Development Plan 25-DP-03 (PLDP202500035) for 451 Commons Drive Development Plan as submitted by TMTLA Associates, dated 3/21/2025, with the following conditions:

1. All previous conditions of approval for Arbor Creek Planned Unit Development apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Prior to being scheduled for DRC, the Development Agreement (if any) associated with this development plan must be finalized.
3. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
4. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for DRC.
5. Per the Traffic Study, this development is responsible for the design and installation of the identified pedestrian facilities at the intersection of Commons Drive and Hazelmere Drive.
6. All Special Studies must be finalized prior to being scheduled for DRC.
7. The cross-access design and cross section to the southern property line is subject to further collaboration with the Town and outcome will be required to be shown on the first Civil Construction Drawing submittal.
8. Approval of Erosion Control Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. 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.
11. Multi-tenant buildings require the Knox box to be centrally located at the entry doors. The Knox box location shall be revised accordingly with the first CCD submittal.

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: [Andy Porter, PLA](#)

Company: [TMTLA Associates](#)

Mailing Address: [5011 Southpark Drive, Ste 200](#)

City, State, Zip: [Durham, NC 27713](#)

Telephone: [919-484-8880](#)

E-Mail: Andy@TMTLA.com

Design Professional

Name: [Gary McCabe, PE](#)

Company: [Red Line Engineering](#)

Mailing Address: [123 Raleigh Street](#)

City, State, Zip: [Fuquay-Varina, North Carolina 27526](#)

Telephone: [\(919\) 779-6851](#)

E-Mail: gary.mccabe@rlenc.com

Developer

Name: [Prabha Gopalakrishnan](#)

Company: [CloudEX Solutions LLC](#)

Mailing Address: [113 Ainsdale PL](#)

City, State, Zip: [Holly Springs, NC-27540](#)

Telephone: [201.289.0596](#)

E-Mail: prabha.gopalakrishnan@cloudexllc.com

Architect

Name: [Michael Germano, AIA](#)

Company: [germano architecture+interiors](#)

Mailing Address: [PO Box 1067](#)

City, State, Zip: [Zebulon NC 27597](#)

Telephone: [919.823.1894](#)

E-Mail: michael@germanoai.com

Landscape Architect

Name: [Andy Porter, PLA](#)

Company: [TMTLA Associates](#)

Mailing Address: [5011 Southpark Drive, Ste 200](#)

City, State, Zip: [Durham, NC 27713](#)

Telephone: [919-484-8880](#)

E-Mail: Andy@TMTLA.com

Financially Responsible Party (REQUIRED)

Name: [Jonathan Williams](#)

Company: [Focus Design Builders, LLC](#)

Mailing Address: [881 Falcate Drive](#)

City, State, Zip: [Wake Forest, NC 27587](#)

Telephone: [\(919\) 453-0200](#)

E-Mail: jwilliams@focusdesignbuilders.com

Property Owner (REQUIRED)

Name: [Jae Shin Kim](#)

Company: [Holly Springs Shopping Center LLC](#)

Mailing Address: [401 Merlin Road](#)

City, State, Zip: [Newtown Square, PA 19073](#)

Telephone: [2153800625](#)

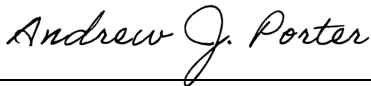
E-Mail: Jae.kim0105@gmail.com

Contact information provided for Town use
only and not to be shared with the public.

DEVELOPMENT PLAN PETITION

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

PROJECT INFORMATION	
Project Name	451 Commons Drive
PUD/Master Plan or Subdivision	Master Plan / Arbor Creek PUD (95-PUD-02-A01)
Shopping Center or Lot #	Lot# 176 - Arbor Creek Subdivision
Project Location Use street address. If none, use closest intersection	451 Commons Drive ☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0740928246
Real Estate ID	0272969
Project Acreage	1.33 AC (Survey) Partial Parcel? ☐ Yes ☒ No
Current Zoning	(PUD) Planned Unit Development (95-PUD-02)
Proposed Use	Integrated Center
Open Space	☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A
Waivers Requested	☒ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	Traffic scoping meeting not required per Julie Nicewinter email 9/17/2024. Water Resources Inventory meeting with Elliot Blonshine held on 8/29/2024.
Sketch Plan Review (pre-submittal) Meeting Date:	TBD ← 1/9/2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☒ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION	
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.	
Signature of Applicant:	 Date: 12/13/2024

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:	November 7, 2024
Meeting Time:	6:00 pm
Meeting Location:	Online Zoom Meeting
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: Please see attached neighborhood meeting #1 meeting minutes.	
Changes made to the Petition as a result of the meeting: None.	
Preparer's Signature: <i>Andy Porter</i>	
Date: 11/8/2024	



Affidavit of Owner's Consent

Before me personally appeared Jae Shin Kim 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:

PIN # 0740928246 / Address: 451 Commons Drive	

and does hereby authorize TMTLA Associates, Andy Porter, PLA to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Jae Shin Kim

Signature of Owner

Print Name JAE SHIN KIM/MANAGER
Entity HOLLY SPRINGS SHOPPING CENTER LLC
Address 401 MERLIN RD,
City, State, Zip NEWTOWN SQ., PA 19073

STATE: PENNSYLVANIA
COUNTY: DELAWARE

Sworn to or affirmed and subscribed before me this 6th day of

December, 2024.

NOTARY PUBLIC:

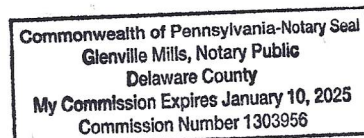
Glenville Mills

Official Signature of Notary

Glenville Mills, Notary Public
Print Name

My commission expires: January 10, 2025

(Official Seal)



DEVELOPMENT PLAN PETITION

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

NEIGHBORHOOD MEETING REPORT

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Summary of Issues: Please see attached neighborhood meeting #1 meeting minutes.	
Changes made to the Petition as a result of the meeting: None.	
Preparer's Signature: <i>Andy Porter</i>	
Date: 11/8/2024	



To: Resident(s) and Property Owner(s)

From: TMTLA Associates

Date: October 23, 2024

Re: Notice of meeting to discuss potential Administrative Development Plan located at 451 Commons Drive and having Wake County Parcel Identification Number 0740928246 (the "Property").

TMTLA Associates is preparing to submit an Administrative Development Plan application for the above referenced property. The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the Administrative Development Plan for the above-mentioned property. The property is highlighted in red on the context map included with this mailing. The other parcels highlighted on the context map indicate the property owners we are required to notify about this proposal.

The property is currently zoned (PUD) Planned Unit Development (95-PUD-02), part of the greater Arbor Creek PUD and located within Town of Holly Springs Corporate Limits. The developer is considering constructing approximately 7,000 SF new Office/Service building and associated site improvements on the property.

We will hold a virtual neighborhood meeting on Thursday, November 7, from 6:00 PM to 7:00 PM, Via Zoom. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

Instructions for registering for and joining the meeting are enclosed. Please note this meeting will be recorded.

Should you have questions please do not hesitate to contact TMTLA Associates, Andy Porter, by phone 919-484-8880 or email Andy@TMTLA.com. Also, for more information about Planning cases, you may want to visit <https://www.hollyspringsnc.gov/>, email developmentsservices@hollyspringsnc.gov, or contact the Holly Springs Development Services via phone at (919) 577-3111.

If the proposal should move forward and be submitted to the Holly Springs Development Services formally, you will be able to stay engaged in the project by using the [Interactive Development Map](https://www.hollyspringsnc.gov/2170/Development-Services) on the Development Services web page <https://www.hollyspringsnc.gov/2170/Development-Services>.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Notification Area / Context Map

451 Commons Drive, Project Parcel Highlighted in Red.





November 7, 2024

RE: Virtual Neighborhood Meeting – Instructions

Dear Neighboring Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on Thursday, November 7, and run from 6:00 PM to 7:00 PM. **Please note this meeting will be recorded.**

> To attend the meeting via computer, mobile device, or iPad, please follow the following directions.

NOTE: This meeting will require registration prior to attending if participating by video.

- Go to the following website to attend the meeting: <https://zoom.us/>
- Click on the “Join” a meeting link at the top of the website.
- Enter the following information where prompted:
 - Meeting ID: **897 2028 3078**
- Once you enter the Meeting ID and click “Join” you will be prompted to register for the meeting. Please fill out the required information. After you register for the meeting you will receive an email with a link to join the meeting.

> To attend the meeting via phone, you may dial in by:

- Dial the following number: **(929) 205-6099**
- Enter the following information when prompted:
 - Meeting ID: **897 2028 3078**
 - After you enter the Meeting ID please press # to enter the meeting. There is no passcode for this meeting.
- If you are participating by phone please note all graphics to be discussed during the meeting are included with this letter.

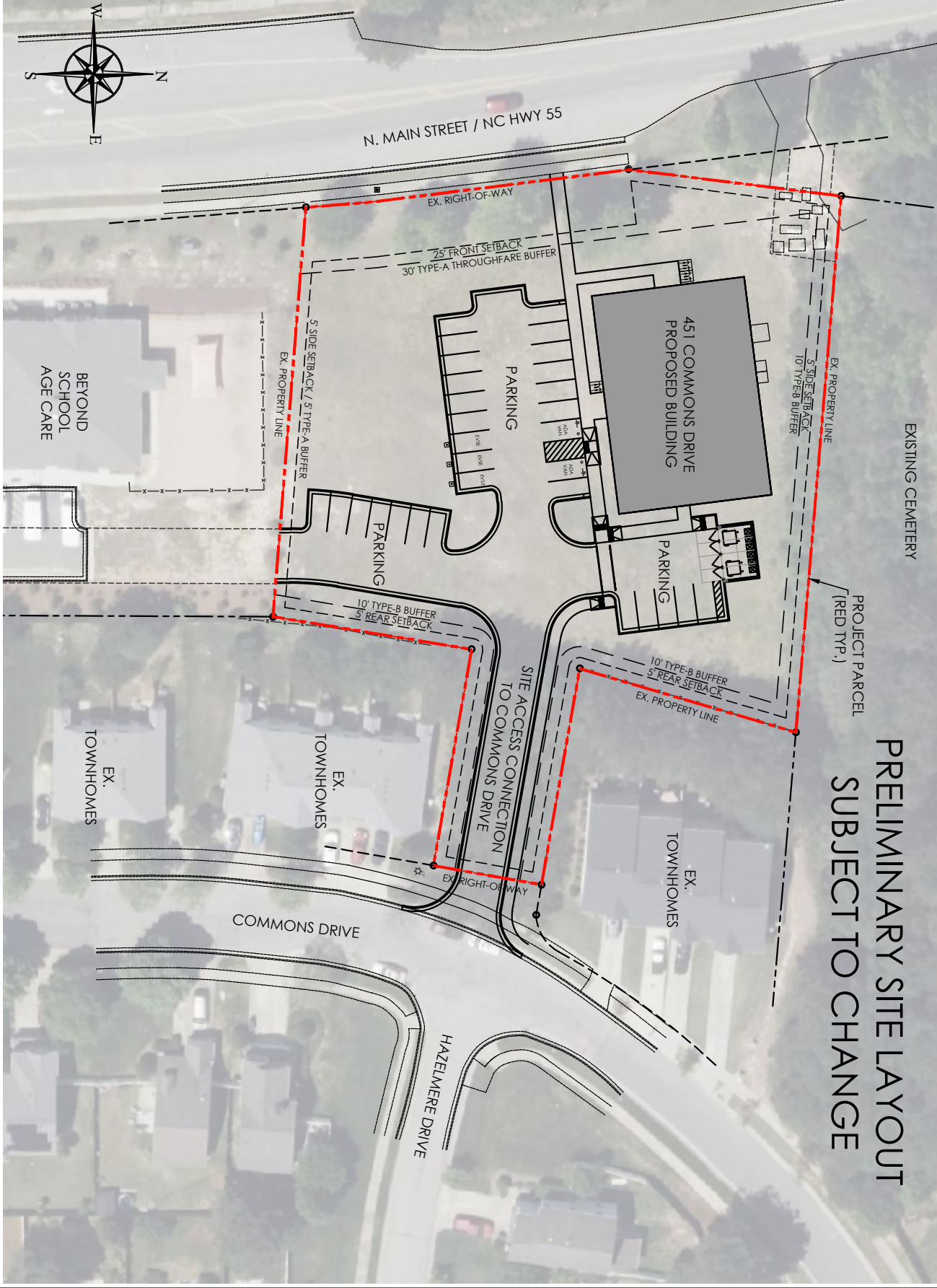
> For technical support before or during the meeting please contact Andy Porter at TMTLA Associates at 919-484-8880.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Porter'.

Andy Porter, PLA
TMTLA Associates

PRELIMINARY SITE LAYOUT SUBJECT TO CHANGE



1 PRELIMINARY SITE LAYOUT PLAN
SCALE: 1"=20'



REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION



TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

PRELIMINARY SITE LAYOUT PLAN
451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE: 1"=20'
AS NOTED
DRAWN BY: A.P.
PROJECT # 2410
DATE: 9/26/2024
SHEET L-2
OF XX



451 Commons Drive

November 7, 2024

Neighborhood Meeting #1 – Meeting Minutes

The following minutes have been prepared by TMTLA Associates –

- Zoom meeting start time 6:00pm.
- No neighbors in attendance at the start of the meeting.
- Project team discussion until about 6:08PM.
- First neighbor, Ulpa Patel joins the meeting at about 6:08pm.
- Good evening and thank you for joining our neighborhood meeting to discuss the potential Administrative Development Plan request for 451 Commons Drive.
- This call is for informational purposes and to gather feedback from neighbors.
- Please note this meeting is being recorded and will be shared with Town of Holly Springs staff when we submit the Administrative Development Plan request.
- My name is Andy Porter, and I am a landscape architect with TMTLA Associates.
- Additional members of the project team here tonight are...
- Prabha Gopalakrishnan, Contract Purchaser with CloudEX Solutions
- Gina Clapp, Realtor/Broker with Clapp Real Estate
- Jonathan Williams, Design Builder with Focus Design Builders
- Gary McCabe, Project Engineer with Red Line Engineering
- Michael Germano, Project Architect with Germano Architecture
- I will now provide a brief overview of our request and the Administrative Development Plan process, and then open the floor to questions. Unless you are speaking, please keep your microphone muted to eliminate potential background noise.
- The project is located at 451 Commons Drive and is approximately 1.3 acres in size.
- The site is located inside Town of Holly Springs Corporate Limits.
- The existing zoning on the lot is (PUD) Planned Unit Development (zoning case# 95-PUD-02) and part of The Arbor Creek Planned Unit Development master plan. The Arbor Creek PUD master plan was approved by the Town in 1995.
- The master plan document identifies the 451 Commons Drive parcel as a future Mixed-Use site.
- The contract/purchaser is considering constructing approximately 7,000 SF new Office/Service building and associated site improvements on the property.
- The proposed use will likely be “Integrated Center” per Town of Holly Springs UDO definition. This use will allow a mix of office, retail, and commercial.
- The contract/purchaser intends to occupy about a third of the building with their CloudEX Solutions, an IT Cloud based service and consulting business. A tenant has not yet been identified for the remaining building area but will fit within the office, retail, and commercial use type.
- The proposed use is consistent with the existing zoning and master plan document.



TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

- We have had two general inquiry meetings with Town of Holly Springs staff to date. The preliminary comments received have helped shape the preliminary site layout shared with you today.
- We are planning to make two new driveway connections, one to Commons Drive, and the other within an existing cross access easement to the Beyond School Age Care daycare facility adjacent to the project.
- Town of Holly Springs and NCDOT will not permit a new driveway connection to N. Main Street.
- A TIA is not anticipated to be required for this project. Off-site road improvements are also not anticipated to be required. Road improvements per the Arbor Creek PUD are complete per the master plan document requirements.
- The proposed building is required by the UDO to front on N. Main street and parking may not be located between the building and N. Main Street.
- Landscape buffers will be provided as shown around the project perimeter. 30' Type-A Thoroughfare Buffer along North Main Street, 5' Type-A buffer adjacent to the daycare facility, and 10' Type-A buffer adjacent to the townhome and cemetery neighbors.
- Now for some information on the anticipated approval process.
- No special approvals or modifications are being requested at this time. Town Council approval is not anticipated to be required.
- We understand the appropriate direction to proceed is with an Administrative Development Plan. Before we can submit the Administrative Development Plan we are required to hold this neighborhood meeting, the next step will be to submit for a Sketch Plan meeting with the Town. Following the Sketch Plan meeting the Development Plan will be formally submitted.
- Once the Administrative Development Plan is approved construction drawings and permits will be submitted.
- Construction may begin, fall 2025.
- We have received a couple outreach questions from neighbors so we want to be sure to cover those now as well.
- A neighbor asked about, noise and debris mitigation measures: What steps will be taken to minimize construction noise and prevent debris from entering adjacent properties?
- Holly Springs has an aggressive noise and nuisance ordinance. Construction activities will be restricted to within certain hours stated in town's ordinance. As far as debris, onsite waste disposal will be required for the project. No debris should leave the construction site. Temporary screened fencing, gates, construction waste containers, daily progress cleaning, erosion control maintenance will all be utilized as part of the project. However, the existing wood fence and trees at the rear of the adjacent residences should help.
- A neighbor asked about, resident privacy protection: How will the developer safeguard the privacy of Commons Drive residents?
- Preservation of the existing wood fence and trees along the rear of the residences will preserve privacy. The topography of the site, location and orientation of the proposed building and the fact that it is a one-story building will also preserve the privacy of the adjacent homes.
- A neighbor asked about, Commons Drive / Hezelmer Dr entrance plans: Will the entrance be opened for this property?

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

- A private driveway will be constructed across from Hezelmere Drive and connect to Commons Drive. The Town and NCDOT will not allow access on N. Main Street, as this lot is part of the overall Arbor Creek Planned Unit Development (PUD).
- A neighbor asked about, Impact on property values: How will commercial development affect local property prices, taxes and neighborhood character?
- The 451 Commons Drive parcel has been designated for commercial/mixed-use from the inception of the Arbor Creek PUD which was approved in 1995. The townhomes adjacent to this parcel are all a component of the PUD's mixed-use cluster for this area. The future commercial development should have been disclosed to you by your real estate agent when you purchased your property, thus been factored into the price you paid.
- The construction of this commercial building is not changing any of the current zoning or proposed future land use for this parcel, rather completing the planned mixed-use cluster for the approved Arbor Creek PUD.
- Generally speaking, in our experience, homes with a walkable community such as a PUD are more valuable on the real estate market because of the live, work, play opportunities that a PUD creates.
- At this time I will open the meeting up for questions. You may type your question in the chat or raise your hand. If you are calling in on the phone you may raise your hand by pressing *9 on your keypad and you may unmute yourself by pressing *6 on your keypad.
- Ulpa Patel, sounds like you already answered most of my questions, one area I was a little grey about, the question about the existing tree lines behind the existing town homes and the wooden fence will actually stay there and is not be coming down. How about the trees between the townhomes across from Hazelmere drive, will those trees remain or come down?
- Trees within the property flag / stub will be cleared to allow for construction and grading of the new access to Commons Drive. Offsite trees not on the property will remain. A 10-foot bufferyard will be provided along the new driveway connection to Commons Drive. Even if we do clear to the property line we will be placing back a new 10-foot buffer.
- Okay, in laymen's terms when you say 10-foot buffer what does that mean?
- Landscape buffer that will include shrubs and understory trees.
- Ulpa Patel, no additional questions and hopped off the call about 6:22 PM.
- No additional neighbors joined the call between about 6:22 Pm and 7:00 PM
- Meeting end time approximately 7:01 pm
- 7 attendees total, 6 development / design team participants, 1 online neighbor participant.

451 Commons Drive - Neighborhood Meeting #1							
November 7, 2024							
Development / Design Team Participants							
Name	Email	Address	City	Zip Code	State	Phone	Comments
Andy Porter	Andy@TMTLA.com	5011 Southpark Drive	Durham	27713	NC	919-484-8880	Landscape Architect of Record
Jonathan Williams	jwilliams@focusdesignbuilders.com	881 Falcate Dr	Wake Forest	27587	NC	9198166395	Design Builder
Gina Clapp	gina@clapprealestate.com	407 N Judd Parkway NE	Fuquay-Varina	27526	NC	0108183916	Realtor/Broker
Gary McCabe	gary.mccabe@rlenc.com	123 Raleigh Street	Fuquay-Varina	27526	NC	9197796851	Engineer of Record
Prabha Gopalakrishnan	Prabha.gopalakrishnan@cloudexllc.com	113 Ainsdale pl	Holly springs	27540	NC	2012890596	Contract Purchaser
Michael Germano	michael@germanoai.com	106 N Arendell Ave	Zebulon	27597	NC	9194048085	Architect of Record
Online Neighbor Participants							
Ulpa Patel	Ulparink@gmail.com	505 Commons Dr	Holly Springs	27540	NC	9105148486	

Owner	Mailing Address 1	Mailing Address 2
MCCLAY CONSTRUCTION INC	8035 CHAPEL HILL RD	CARY NC 27513-4168
PIERCE, JENNIFER DARLEEN	205 FOUNTAIN SPRINGS RD	HOLLY SPRINGS NC 27540-7545
DESTA, WASSE M NEGUSI, SELAMAWIT T	109 HAZELMERE DR	HOLLY SPRINGS NC 27540-7515
AC KLOOSTER LLC	100 HYANNIS DR	HOLLY SPRINGS NC 27540-8327
FLOWERS, CYNTHIA C	105 HAZELMERE DR	HOLLY SPRINGS NC 27540-7515
GEBREYES, WINSHET	209 DANESWAY DR	HOLLY SPRINGS NC 27540-7541
HINGE, PRASHANT DINKAR	1060 LEATHERSTONE LN	FUQUAY VARINA NC 27526-3750
SHITOLE, GAURI		
CURRENT RESIDENT	221 DANESWAY DR	HOLLY SPRINGS NC 27540-8378
BEASTON, JOY E	328 COMMONS DR	HOLLY SPRINGS NC 27540-8378
PITTMAN, ROBERT ALEXANDER	717 STRAYWHITE AVE	APEX NC 27539-9027
PITTMAN, ROBIN TANAS		
CURRENT RESIDENT	335 COMMONS DR	HOLLY SPRINGS NC 27540-7510
KING, ANNE MARIE	409 COMMONS DR	HOLLY SPRINGS NC 27540-7510
LAWTON, PHILIP KIRBY	101 HAZELMERE DR	HOLLY SPRINGS NC 27540-7515
MCCRAY, BARBARA S	338 COMMONS DR	HOLLY SPRINGS NC 27540-8378
SWANGER, QUINN W	445 COMMONS DR	HOLLY SPRINGS NC 27540-7510
THOMAS, KEVIN G THOMAS, JESSICA H	101 STARGAZER CT	HOLLY SPRINGS NC 27540-8299
ALLISON, STEVEN B	339 COMMONS DR	HOLLY SPRINGS NC 27540-8379
ADDY, BONNIE	109 JASMINE ROSE CT	HOLLY SPRINGS NC 27540-7658
153 DANESWAY DRIVE LLC	815 VINE ST	DENVER CO 80206-3741
CURRENT RESIDENT	153 DANESWAY DR	HOLLY SPRINGS NC 27540-7658
VILLAGE AT ARBOR CREEK ASSOC	1183 W CHATHAM ST	CARY NC 27513-5257
C/O HRW/STONE MGMT		
JANKEL, MARLENE M	208 HAZELMERE DR	HOLLY SPRINGS NC 27540-7542
OSBORNE, DEBRA A	337 COMMONS DR	HOLLY SPRINGS NC 27540-8379
DANIELS, ANITA Y	100 STARGAZER CT	HOLLY SPRINGS NC 27540-8298
SALVAS, JOSEPH D JR SALVAS, MISAKO	504 COMMONS DR	HOLLY SPRINGS NC 27540-7512
HOLLY SPRINGS SHOPPING CENTER LLC	401 MERLIN RD	NEWTOWN SQUARE PA 19073-4428
CURRENT RESIDENT	451 COMMONS DR	HOLLY SPRINGS NC 27540-7658
BENNETT, CATHY	204 HAZELMERE DR	HOLLY SPRINGS NC 27540-7542
FULLER, KELLY R	217 DANESWAY DR	HOLLY SPRINGS NC 27540-7541
COTTON, ROSZETTA LABECK	213 DANESWAY DR	HOLLY SPRINGS NC 27540-7541
DELEON, MARIA OLIVIA S	1205 SUMMERFIELD LN E	CREEDMOOR NC 27522-7250
CURRENT RESIDENT	201 DANESWAY DR	HOLLY SPRINGS NC 27540-8326
GOMEZ, JOSEPH M GOMEZ, GIOVANA JULIETA TORREZ	149 DANESWAY DR	HOLLY SPRINGS NC 27540-8326
PARNELL, KATHLEEN E	334 COMMONS DR	HOLLY SPRINGS NC 27540-8378

OU MOUS, RACHID OULAHIANE, SAMIRA	408 COMMONS DR	HOLLY SPRINGS NC 27540-7513
GALICIA-GUADAMUZ, LOUIS E GALICIA-GUADAMUZ, DAISEY HERNANDEZ-GALICIA	216 DANESWAY DR	HOLLY SPRINGS NC 27540-7540
VOLPE, ROBERT W. VOLPE, TIFFIN L	524 DEMOCRACY PL	APEX NC 27523-5792
CURRENT RESIDENT	106 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7513
CCKN PROPERTIES, LLC	300 CARPATHIAN WAY	RALEIGH NC 27615-1615
CURRENT RESIDENT	100 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7513
CCKN PROPERTIES, LLC	300 CARPATHIAN WAY	RALEIGH NC 27615-1615
CURRENT RESIDENT	102 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7513
ELITE MGMT PROFESSIONALS, INC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
CURRENT RESIDENT	100 OSTERVILLE DR MC	HOLLY SPRINGS NC 27540-7513
PAVAPOTAGO, JIRAWAN	108 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7525
SUPREME INSURANCE SERVICES INC	6336 CARDINAUX LN	HOLLY SPRINGS NC 27540-6409
CURRENT RESIDENT	110 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7510
VOLPE, ROBERT W VOLPE, TIFFIN L	524 DEMOCRACY PL	APEX NC 27523-5792
CURRENT RESIDENT	104 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7510
VILLAGE AT ARBOR CREEK HOMEOWNERS ASSOCIATION	PO BOX 12347	RALEIGH NC 27605-2347
STEWART, YASUKO M STEWART, JOHN F	1515 WATERLAND DR	APEX NC 27502-6225
CURRENT RESIDENT	200 DANESWAY DR	HOLLY SPRINGS NC 27540-7510
CROTEAU, RUDOLPH E JR	61 OAKWOOD RD	NIANTIC CT 06357-2038
TRUSTEE CROTEAU, CAROL C TRUSTEE		
CURRENT RESIDENT	404 COMMONS DR	HOLLY SPRINGS NC 27540-7510
TRUONG, MY THI	400 COMMONS DR	HOLLY SPRINGS NC 27540-7513
TOBEY MURKOFISKY FAMILY LLC THE	12709 LITTLE CREEK DR	RALEIGH NC 27603-9758
PATEL, CHIRAG H	501 COMMONS DR	HOLLY SPRINGS NC 27540-7511
PATEL, DHARMESH M PATEL, ULPA H	205 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7054
CURRENT RESIDENT	505 COMMONS DR	HOLLY SPRINGS NC 27540-7510
BONTRAGER, MATTHEW W	205 DANESWAY DR	HOLLY SPRINGS NC 27540-7541
BONTRAGER, SANDY AGNIESZKA		
PEDRAYES, FRANK PEDRAYES, LISA	109 STARWOOD LN	HOLLY SPRINGS NC 27540-8345

REHMAN, UMAR REHMAN, MARIAM	8521 NEWBERRY GROVE DR	APEX NC 27539-7970
ARBOR CREEK KS LLC	209 OXFORD HILLS DR	CHAPEL HILL NC 27514-2131
CURRENT RESIDENT	517 COMMONS DR	HOLLY SPRINGS NC 27540-7510
CROW, JONATHAN A. CROW, ANA NELLI	513 COMMONS DR	HOLLY SPRINGS NC 27540-7511
OUERHANI, MAKREM OUERHANI, RAJA	412 COMMONS DR	HOLLY SPRINGS NC 27540-7513
GORDON, BRADLEY W	108 JASMINE ROSE CT	HOLLY SPRINGS NC 27540-7657
BRITT, SANDRA S	413 COMMONS DR	HOLLY SPRINGS NC 27540-7510
SONG, LIPING PENG, MACHUAN	100 SHERRINGHAM CT	CARY NC 27519-5517
CURRENT RESIDENT	217 HAZELMERE DR	HOLLY SPRINGS NC 27540-7510
WHEELER, SHERRILL L	437 COMMONS DR	HOLLY SPRINGS NC 27540-7510
GUERRERO, STACEY	329 COMMONS DR	HOLLY SPRINGS NC 27540-8379
BERNDT, DANIEL W BERNDT, LISA MEHELLE	104 STARGAZER CT	HOLLY SPRINGS NC 27540-8298
DONLAN, ALAN R DONLAN, EILEEN A	116 GREYMIST LN	CARY NC 27518-8966
CURRENT RESIDENT	425 COMMONS DR	HOLLY SPRINGS NC 27540-7510
STORE MASTER FUNDING IX LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE AZ 85255-5686
CMN 1970 LLC	101 ARBOR CREEK DR	HOLLY SPRINGS NC 27540-9360
CURRENT RESIDENT	101 OSTERVILLE DR	HOLLY SPRINGS NC 27540-7510
SIMONS, ROSALIE TRUSTEE	113 HAZELMERE DR	HOLLY SPRINGS NC 27540-7515
ROSALIE SIMONS FAMILY TRUST		
PARNELL, GERALD PARNELL, KATHLEEN C	333 COMMONS DR	HOLLY SPRINGS NC 27540-8379
STAGG, GEOFF SLICKER, JOHNA	340 COMMONS DR	HOLLY SPRINGS NC 27540-8378
CHANDRA, CHETAN VARMA, MANJU	15758 BABCOCK ST	SAN DIEGO CA 92127-3676
CURRENT RESIDENT	156 DANESWAY DR	HOLLY SPRINGS NC 27540-7510
PRAGATURU, PRASADA	1720 PANTEGO TRL	CARY NC 27519-2605
CURRENT RESIDENT	509 COMMONS DR	HOLLY SPRINGS NC 27540-7510
LEMAY, NORMAN P	220 DANESWAY DR	HOLLY SPRINGS NC 27540-7540
SARAVIA, LUIS ORLANDO	208 DANESWAY DR	HOLLY SPRINGS NC 27540-7540
BONILLA, MARIA NEYDI		
CONTRERAS, MICHAEL	205 HAZELMERE DR	HOLLY SPRINGS NC 27540-7543
CONTRERAS, JUDITH		
G-LAND 1 LLC	317 HYANNIS DR	HOLLY SPRINGS NC 27540-8334
CURRENT RESIDENT	331 COMMONS DR	HOLLY SPRINGS NC 27540-7510
MARTIN, CHANTELE MARIE	405 COMMONS DR	HOLLY SPRINGS NC 27540-7510

ADAMS, MICHAEL JOHN ADAMS, MAYA BAHAR	213 HAZELMERE DR	HOLLY SPRINGS NC 27540-7543
THORPE, CLAUDIE JR HEIRS C/O WILLIE THORPE	406 JUSTICE HEIGHTS ST	APEX NC 27502-2551
MANGUM, PHILLIP B TRUSTEE MANGUM, MELODY C TRUSTEE	401 COMMONS DR	HOLLY SPRINGS NC 27540-7510
ROSEWOOD PROFESSIONAL LLC	8916 BARKER RD	NEW HILL NC 27562-9786
CURRENT RESIDENT	141 ROSEWOOD CENTRE DR	HOLLY SPRINGS NC 27540-7510
JENNE, CHRISTOPHER JAMES	108 STARGAZER CT	HOLLY SPRINGS NC 27540-8298
SOPKO, EMILY SOPKO, SCOTT	332 COMMONS DR	HOLLY SPRINGS NC 27540-8378
BERZANE, DJAMEL AID, SARA	157 DANESWAY DR	HOLLY SPRINGS NC 27540-8326
ZHOU, HUCHEN	201 HAZELMERE DR	HOLLY SPRINGS NC 27540-7543
YIN, RONG	1991 FRISSELL AVE	APEX NC 27502-9066
CURRENT RESIDENT	327 COMMONS DR	HOLLY SPRINGS NC 27540-7510
TANGLEWOOD MOTEL	2208 W CHARLOTTE CT	RALEIGH NC 27607-3331
BROUILLARD, LESLIE L		
REID, BENJAMIN REID, TAYLOR	105 JASMINE ROSE CT	HOLLY SPRINGS NC 27540-7658
KARAZIN, ED KARAZIN, URSULA	1905 DEVERON CT	APEX NC 27523-4876
CURRENT RESIDENT	212 DANESWAY DR	HOLLY SPRINGS NC 27540-7510
KEIDEL, NINA ROUNTREE KEIDEL, STEVEN JAMES	105 STARGAZER CT	HOLLY SPRINGS NC 27540-8299
MCCOY, PATRICK MCCOY, TARYN	121 ASHLAND HILL DR	HOLLY SPRINGS NC 27540-6468
CURRENT RESIDENT	3501 CRITTENDEN LN	HOLLY SPRINGS NC 27540-7510
LE, TRI-TIN PHAM LE, YEN	PO BOX 684	HOLLY SPRINGS NC 27540-0684
CURRENT RESIDENT	330 COMMONS DR	HOLLY SPRINGS NC 27540-7510
TESFAYOHANNES, ABRAHAM GEBEYEHU, YERUSALEM	45 FUCHSIA	LAKE FOREST CA 92630-1431
CURRENT RESIDENT	336 COMMONS DR	HOLLY SPRINGS NC 27540-7510
SALTER, AMY K	204 DANESWAY DR	HOLLY SPRINGS NC 27540-7540
LANDWRIGHT CORPORATION	1408 CHRISTIAN AVE STE 5	DURHAM NC 27705-2909
ABDI, HASSAN	441 COMMONS DR	HOLLY SPRINGS NC 27540-7510
BRATCHER, STEPHEN A	209 HAZELMERE DR	HOLLY SPRINGS NC 27540-7543
BRATCHER, YOLANDA S		
PHAM, TRUNG	519 N MAIN ST	HOLLY SPRINGS NC 27540-9397
SHORES, MEGAN DORSEY	421 COMMONS DR	HOLLY SPRINGS NC 27540-7510
CAMBRA, TODD	209 FOUNTAIN SPRINGS RD	HOLLY SPRINGS NC 27540-7545
BRIGGS, MARY	201 FOUNTAIN SPRINGS RD	HOLLY SPRINGS NC 27540-7545
Town of Holly Springs Development Services C/O Conor Ryan	P.O. BOX 8	HOLLY SPRINGS NC 27540-7545

451 COMMONS DRIVE

451 COMMONS DRIVE HOLLY SPRINGS, NC 27540



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

contract to purchase:

Prabha Gopalakrishnan
113 Ainsdale Place
Holly Springs, NC 27540
(201) 289-0596
Contact: Prabha Gopalakrishnan

civil engineer:

Red Line Engineering
123 Raleigh Street
Fuquay-Varina, North Carolina 27526
(919) 779-6851
Contact: Gary McCabe, PE

design builder:

Focus Design Builders LLC
881 Falcate Drive
Wake Forest, NC 27587
(919) 453-0200
Contact: Jonathan Williams

architect:

Germano Architecture+Interiors
106 N. Arendell Ave.
Zebulon, North Carolina 27597
(919) 404-8085
Contact: Michael Germano, AIA

landscape architect:

TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Andy Porter, PLA

surveyor:

CMP Professional Land Surveyors, PC
106 333 S. White Street
Wake Forest, North Carolina 27587
(919) 556-3148
Contact: Jordan Parker, PLS

CONSTRUCTION DRAWING REVIEW NOTES

- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

STORMWATER EXEMPTION NOTE

- ARBOR CREEK PUD, 95-PUD-02, WAS ORIGINALLY APPROVED 1995. AS SUCH THE PROJECT HAS VESTED RIGHTS. NO STORMWATER TREATMENT WILL BE REQUIRED EVEN IF GREATER THAN 1-ACRE OF NEW DISTURBANCE.

OFFSITE ROADWAY IMPROVEMENTS NOTE

- NO OFFSITE ROADWAY OR SIDEWALK IMPROVEMENTS ARE REQUIRED AS PART OF THIS PROJECT.

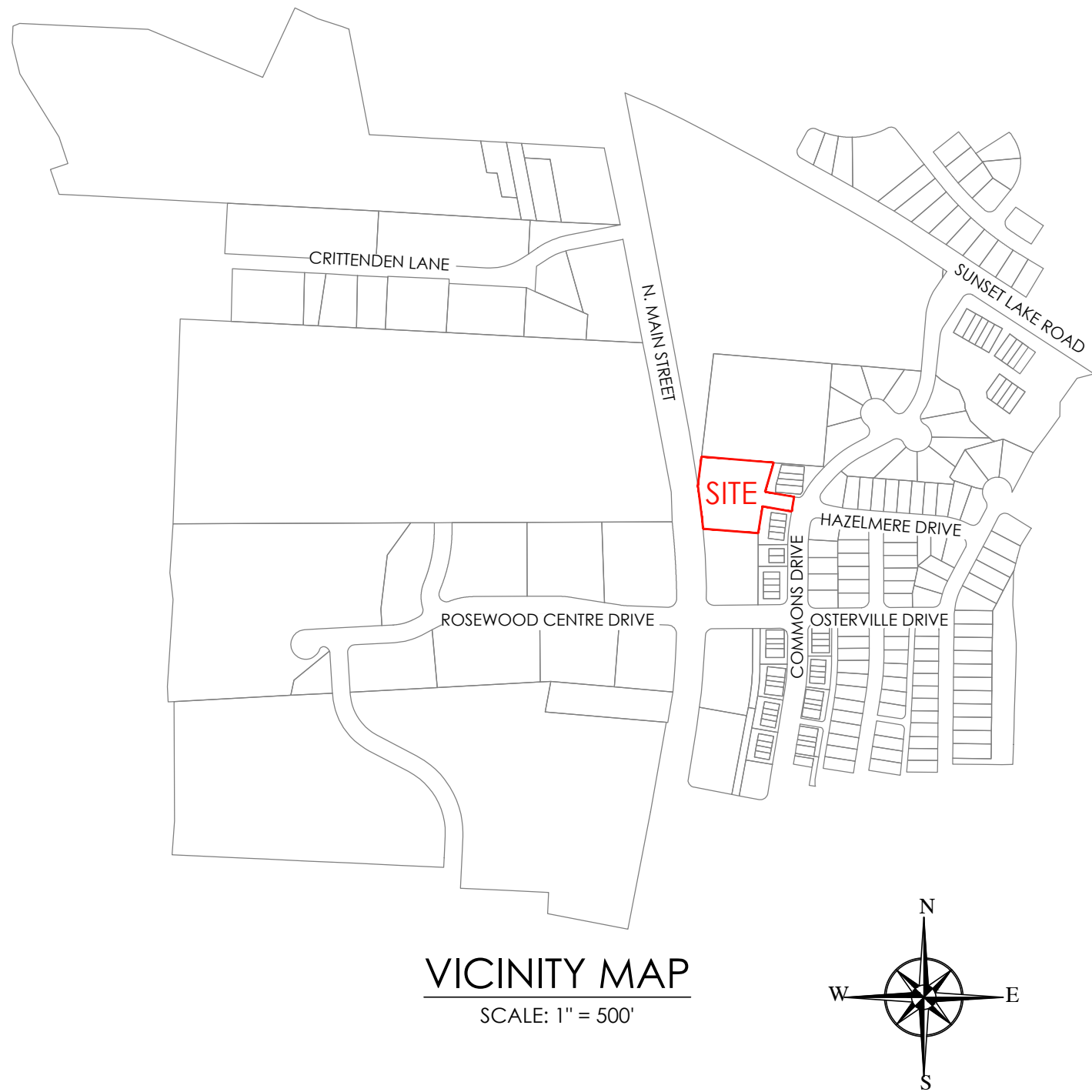
ESTIMATED SEWER FLOW CALCULATION

- ACCORDING TO TOWN OF HOLLY SPRINGS AND NCDEQ RECORDS, ON JANUARY 29, 2001, ARBOR CREEK COMMERCIAL LOTS 176 AND 177, WERE PERMITTED WITH A COMBINED SEWER FLOW OF 2,616 GPD, UNDER PERMIT NUMBER WQ0019408.
- SINCE THAT TIME, LOT 177 HAS BEEN DEVELOPED AS THE BEYOND SCHOOL AGE DAYCARE FACILITY (SEE TOWN OF HOLLY SPRINGS PROJECT NUMBER 18-DP-01). BEYOND SCHOOL AGE DAY CARE WAS PERMITTED WITH 1,575 GPD OF SEWER ALLOCATION.
- AS SUCH, 1,041 GPD OF SEWER ALLOCATION REMAINS FOR THE 451 COMMONS DRIVE PROPERTY.
- UTILIZING THE LATEST NCDEQ SEWER ALLOCATION TABLES IN THE 0.200T RULES, OUR ANTICIPATED SEWER FLOWS ARE AS FOLLOWS:
 - GENERAL BUSINESS 25 GPD/EMPLOYEE
 - MAX NUMBER OF EMPLOYEES 40 EMPLOYEES
 - TOTAL ANTICIPATED SEWER DEMAND 25 GPD X 40 EMPLOYEES = 1,000 GPD

SURVEY BENCHMARK NOTE

NCGS "GRUBB"
N(11) 702168.31'
E(11) 2049129.75'
ELEV: 392.95'
NAD 83/2011

DEVELOPMENT PLAN SUBMITTAL TOWN OF HOLLY SPRINGS PROJECT #25-DP-02 / PLDP202500035 MASTER PLAN / ARBOR CREEK PUD - 95-PUD-02-A01



VICINITY MAP
SCALE: 1" = 500'

SUBMITTAL DATES

SKETCH PLAN REVIEW ————— 12/13/2024
DEVELOPMENT PLAN 1ST REVIEW ————— 1/17/2025
DEVELOPMENT PLAN 2ND REVIEW ————— 2/21/2025
DEVELOPMENT PLAN 3RD REVIEW ————— 3/21/2025
DEVELOPMENT PLAN FINAL ACTION PLANS ————— 4/14/2025

SITE DATA

OWNER: HOLLY SPRINGS SHOPPING CENTER LLC
OWNER ADDRESS: 401 MERLIN ROAD
NEWTOWN SQUARE, PA 19073

PROPERTY ADDRESS: 451 COMMONS DRIVE
PIN: 0740928246
REID: 0272969
DEED: D88546/DP2338
PLAT: PB2000/PP307
AREA: 58,081 SF / 1.33 AC (SURVEY)

AREA OF DISTURBANCE 59,156 SF / 1.4 AC

EX. USE: VACANT
EX. FLUM: NORTH MAIN STREET DISTRICT
PROPOSED USE: INTEGRATED CENTER

EX. ZONING: (PUD) PLANNED UNIT DEVELOPMENT (95-PUD-02)
PART OF THE ARBOR CREEK PUD

WHERE THE PUD DOES NOT SPECIFY A STANDARD, IT WILL DEFAULT TO THE NMX NEIGHBORHOOD MIXED-USE STANDARDS IN THE UDO

JURISDICTION: INSIDE TOWN OF HOLLY SPRINGS CORPORATE LIMITS
TOWN OF HOLLY SPRINGS PLANNING

OVERLAYS: N/A

BUILDING AREA: 0 SF EXISTING
6,733 SF (GROSS) PROPOSED

FRONT SETBACK: 30' MIN. (PER ARBOR CREEK PUD)
SIDE SETBACK: 5' MIN. (PER UDO TABLE 2.2.2-A (NMX STANDARDS))
REAR SETBACK: 5' MIN. (PER UDO TABLE 2.2.2-A (NMX STANDARDS))

BUILDING HEIGHT: 20' MIN.
45' & 3-STORIES MAX.
REFERENCE BLDG. ELEVATIONS FOR PROPOSED BLDG. HEIGHT

RIVER BASIN: CAPE FEAR RIVER
WATERSHED: HARRIS LAKE
WATERSHED OVERLAY: N/A

OPEN SPACE: ON-SITE PRIVATE OPEN SPACE STANDARDS - REQUIREMENTS MET WITH THE EXISTING OPEN SPACE AREAS THROUGHOUT THE ARBOR CREEK PUD.

UDO SEC. 8.3 PUBLIC REALM STANDARDS - ALL DEVELOPMENT PLANS IN COMMERCIAL & MIXED-USE DISTRICTS SHALL PROVIDE 1 PUBLIC REALM OPTION.

OPTION #9 - INCREASE IN URBAN CIVIC SPACE BY 50%

TABLE 4.2-A. URBAN CIVIC SPACE, NMX DISTRICT, 200 SF/0.5% WHICH EVER IS GREATER
58,081 SF X 0.005 = 290.4 SF
290.4 SF X 1.5 = 435.6 (436 SF) URBAN CIVIC SPACE WITH 50% INCREASE

TABLE 4.3-A. TYPES OF PERMITTED OPEN SPACE CONFIGURATION
MINI-PARK - MINIMUM 2,000 SF WITH BENCHES AND LANDSCAPE PLANTERS
REQUIRED/PROVIDED

TREE COVERAGE: TREE COVERAGE REQUIREMENTS MET WITH THE EXISTING OPEN SPACE AREAS
THROUGHOUT THE ARBOR CREEK PUD

LANDSCAPE BUFFERS: NORTH (RR - CEMETERY) 10' TYPE-B BUFFER
EAST (PUD - MULTI-FAMILY) 10' TYPE-B BUFFER
SOUTH (PUD - BEYOND SCHOOL AGE CARE) 5' TYPE-A BUFFER
WEST (N. MAIN STREET) 30' TYPE-A THOROUGHFARE BUFFER

VEHICULAR PARKING: VEHICULAR PARKING MUST BE LOCATED TO THE SIDE AND REAR YARD ONLY. NO PARKING
PERMITTED IN THE FRONT YARD PER UDO TABLE 6.3-A.

INTEGRATED CENTER
MIN. PARKING RATIO 2/1000 SF, 6632 SF / 500 SF = 13.26 (13) MIN. SPACES
MAX. PARKING RATIO 4/1000 SF, 6632 SF / 250 SF = 26.52 (27) MAX. SPACES

27 PARKING SPACES PROVIDED INCLUDING 2 ADA VAN SPACES

BICYCLE PARKING: ALL SITES/BUILDINGS (MINIMUM) WITH LESS THAN 20 PARKING SPACES, 5 BICYCLE PARKING
SPACES REQUIRED

FOR THE FIRST 250 VEHICLE PARKING SPACES, 5 BICYCLE SPACES / 50 PARKING SPACES
REQUIRED

3 BIKE RACKS / 6 BIKE PARKING SPACES PROVIDED

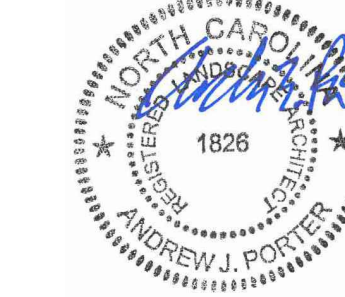
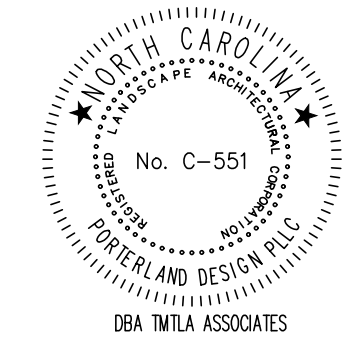
EV PARKING: 20-50 PROVIDED SPACES IN A SINGLE DEVELOPMENT, 10% SHALL BE EVSE-READY

27 SPACES X .1 = 2.7 (3) EVSE READY SPACES REQUIRED
4 EVSE READY SPACES PROVIDED / CONDUIT FOR 2 CHARGER LOCATIONS

SHEET INDEX

L-0.0 ————— COVER SHEET
L-1.0 ————— EXISTING CONDITIONS & DEMOLITION PLAN
L-2.0 ————— SITE LAYOUT PLAN
L-2.1 ————— EMERGENCY VEHICLE ACCESS EXHIBIT
C4.0 ————— PROPOSED PHASE I - EROSION CONTROL PLAN
C4.1 ————— PROPOSED PHASE II - EROSION CONTROL PLAN
C4.2 ————— NPDES STABILIZATION PLAN
C5.0 ————— PROPOSED GRADING PLAN
C6.0 ————— PROPOSED UTILITY PLAN
24-0490A ————— SITE LIGHTING ARRANGEMENT
L-4.0 ————— LANDSCAPE PLAN
L-5.0 ————— SITE DETAILS
L-5.1 ————— SITE DETAILS
C8.0 ————— EROSION CONTROL DETAILS (SHEET 1 OF 2)
C8.1 ————— EROSION CONTROL DETAILS (SHEET 2 OF 2)
C10.0 ————— WATER DETAILS
C11.0 ————— SANITARY SEWER DETAILS
A112 ————— FLOOR PLANS
A202 ————— BUILDING ELEVATIONS

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



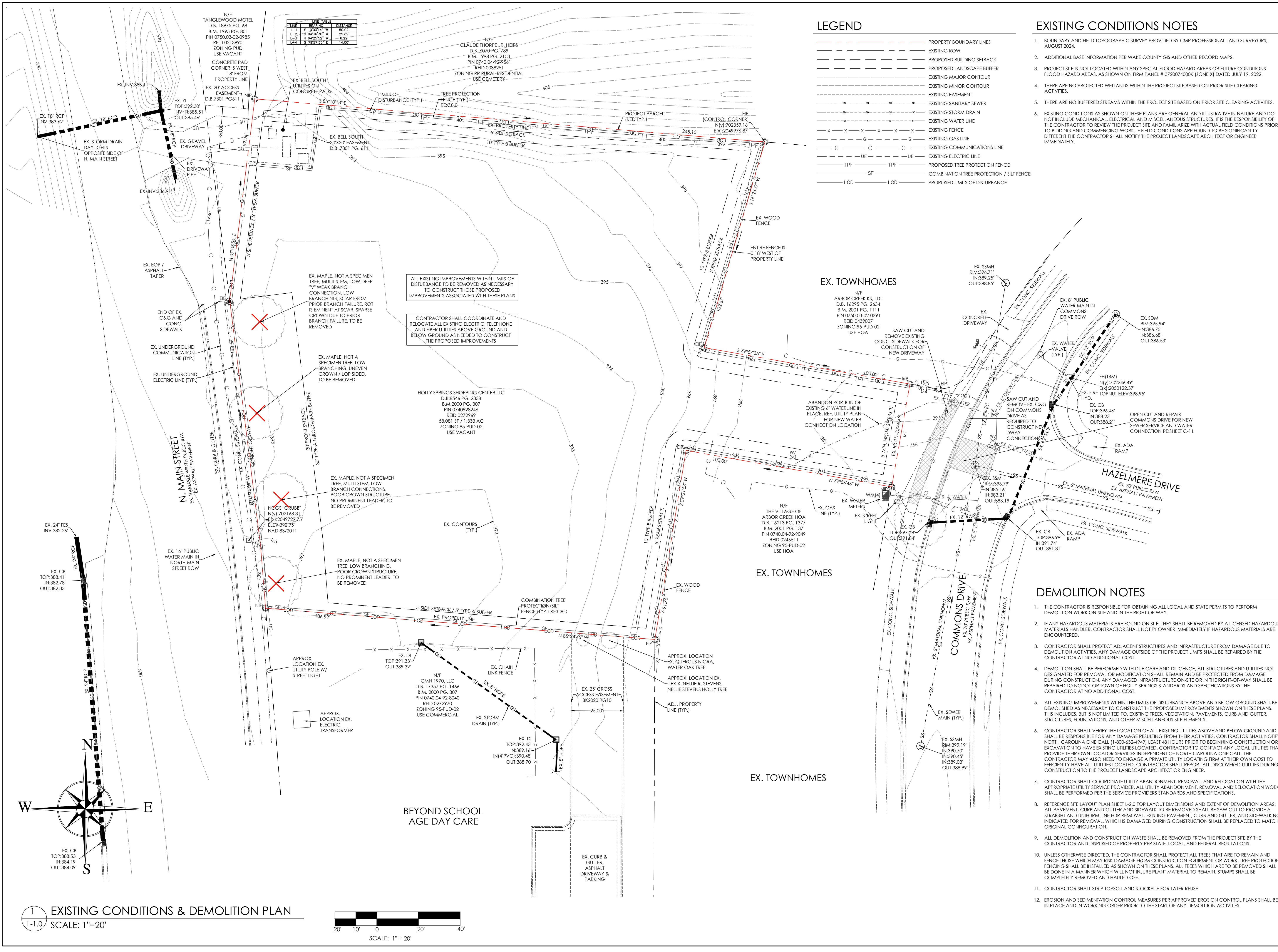
2025-04-14
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

- PER SKETCH PLAN REVIEW COMMENTS 2025-01-17
- DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
- DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
- DEVELOPMENT PLAN REVIEW COMMENTS 2025-04-14

COVER SHEET
451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE:
AS NOTED
DRAWN BY:
A.J.P., MA
PROJECT #
24110
DATE:
12-13-2024
SHEET
L-0.0
OF 19



LEGEND

- PROPERTY BOUNDARY LINES
- EXISTING ROW
- PROPOSED BUILDING SETBACK
- PROPOSED LANDSCAPE BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- PROPOSED TREE PROTECTION FENCE
- COMBINATION TREE PROTECTION / SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE

EXISTING CONDITIONS NOTES

- BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY CMP PROFESSIONAL LAND SURVEYORS, AUGUST 2024.
- ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS AND OTHER RECORD MAPS.
- PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720074000K (ZONE X) DATED JULY 19, 2022.
- THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE BASED ON PRIOR SITE CLEARING ACTIVITIES.
- THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE BASED ON PRIOR SITE CLEARING ACTIVITIES.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

EX. TOWNHOMES

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
- IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
- ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-452-4849) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
- REFERENCE SITE LAYOUT PLAN SHEET 1-2.0 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
- ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
- CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
- EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

TMTLA ASSOCIATES

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NORTH CAROLINA
No. C-551
LANDSCAPE ARCHITECT
DRA TMTLA ASSOCIATES

NORTH CAROLINA
1826
ANDREW J. PROSTER

2025-04-14
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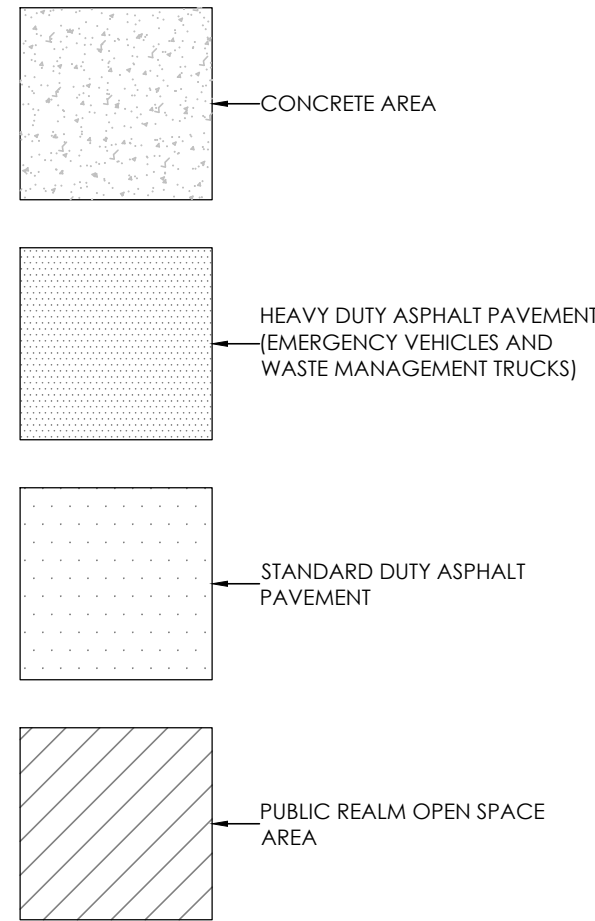
REVISIONS:

1.	PER SKETCH PLAN REVIEW COMMENTS 2025-01-17
2.	DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
3.	DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
4.	DEVELOPMENT PLAN REVIEW COMMENTS 2025-04-14

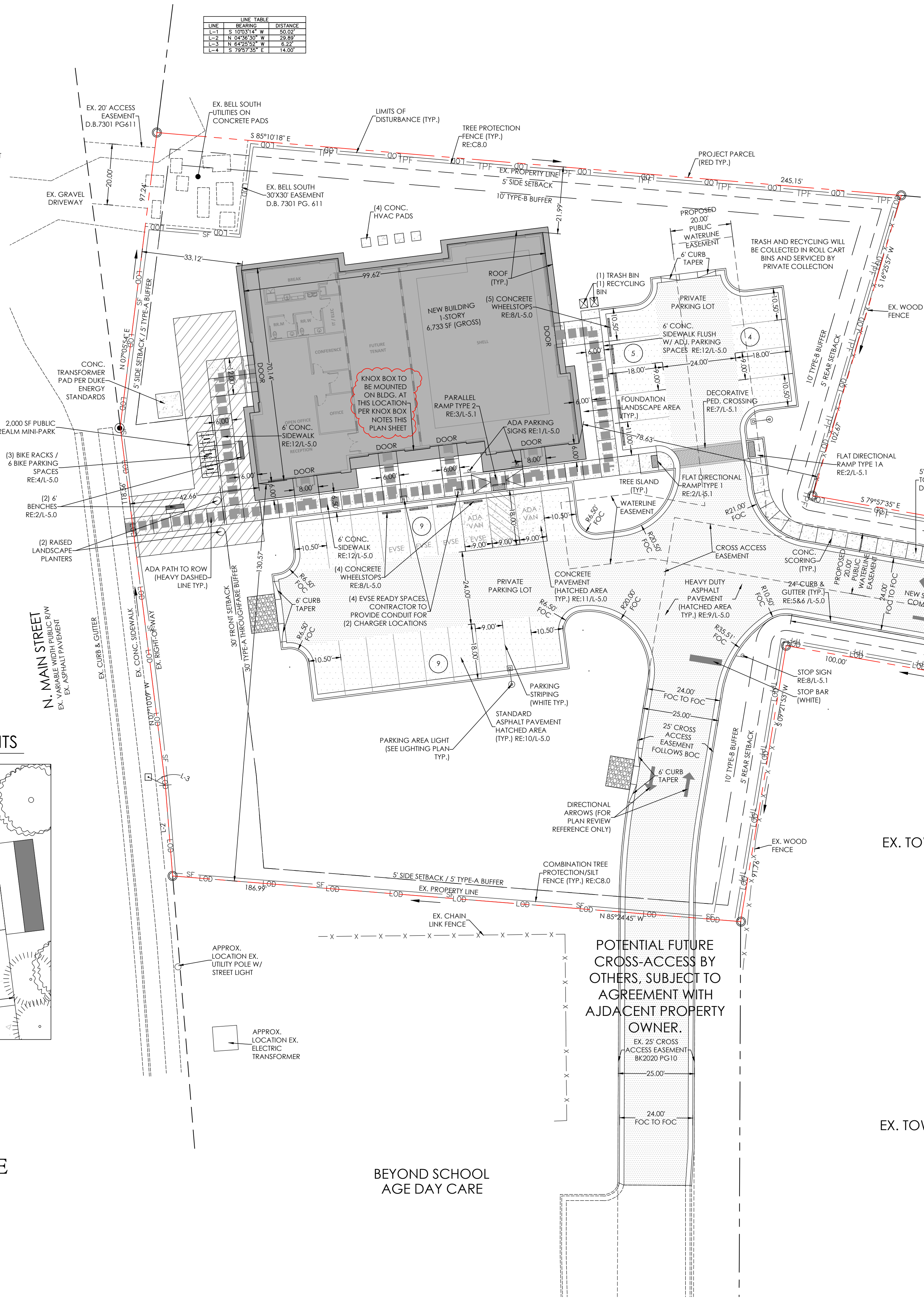
EXISTING CONDITIONS &
DEMOLITION PLAN
451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE:
AS NOTED
DRAWN BY:
A.J.P. MA
PROJECT #
24110
DATE:
12-13-2024
SHEET
L-1.0
OF 19

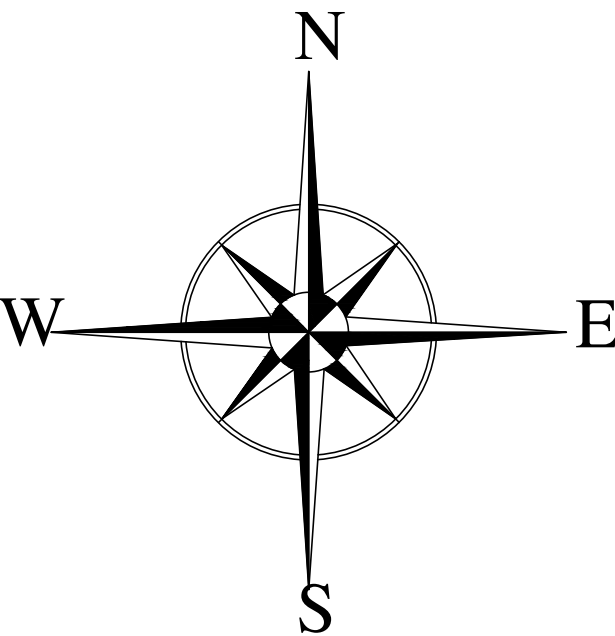
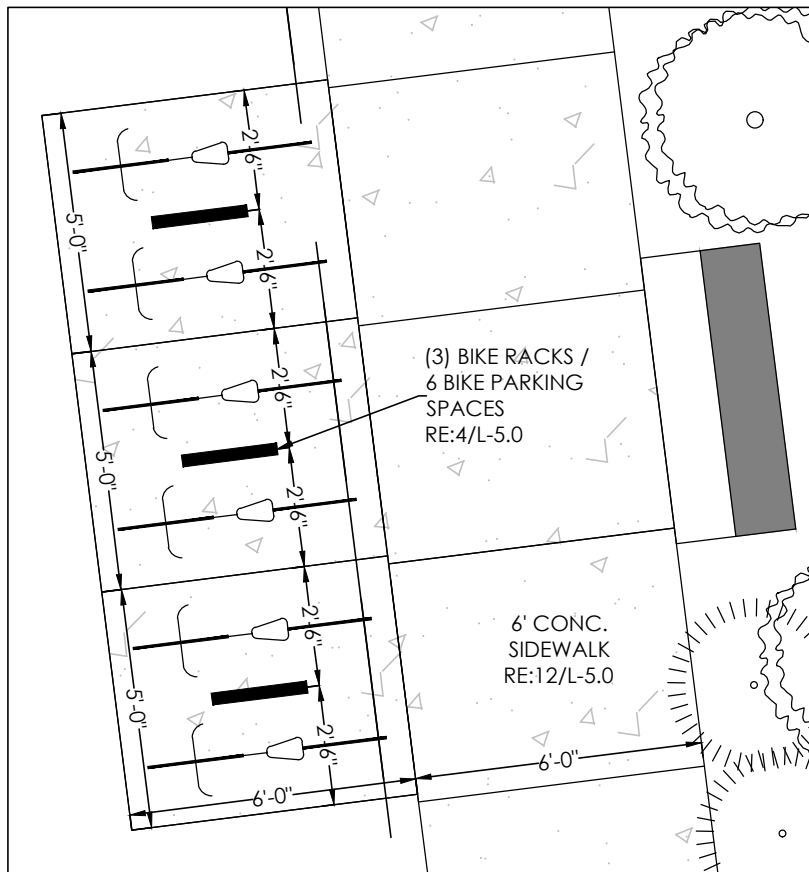
LEGEND



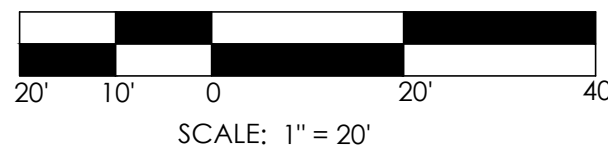
LINE	BEARING	DISTANCE
L-1	S 88°10'18" E	35.00'
L-2	N 04°38'50" W	29.89'
L-3	N 64°08'00" E	4.00'
L-4	S 79°57'35" E	14.00'



BIKE RACK SPACING - NTS

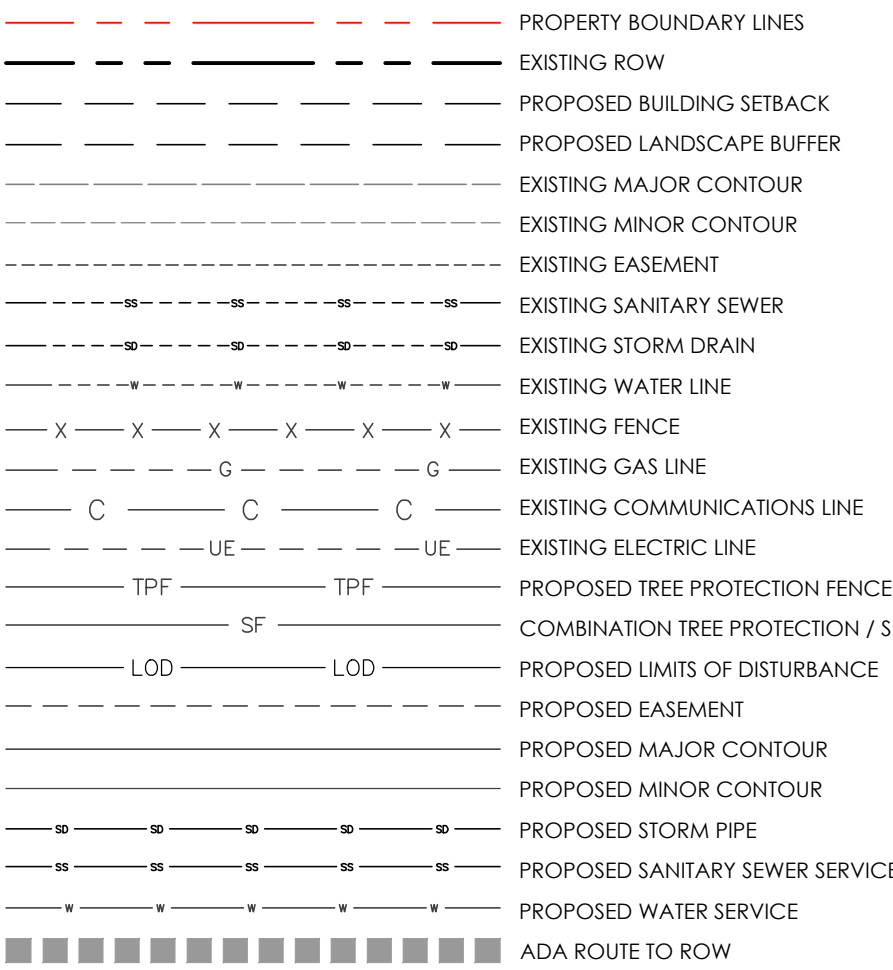


1 SITE LAYOUT PLAN
L-2.0 SCALE: 1"=20'



SCALE: 1" = 20'

LEGEND



EX. TOWNHOMES

EX. TOWNHOMES

EX. TOWNHOMES

SITE LAYOUT PLAN NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER. MINIMUM CURB RADI SHALL BE 3' UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCSQ) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
- CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.

SITE LIGHTING NOTES

- PROPOSED SITE LIGHTING SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS AND NCDOT AS APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK.
- LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF MOTOR VEHICLE DRIVES ON SUCH STREETS.
- CONTRACTOR TO COORDINATE ALL BUILDING MOUNTED LIGHTING WITH ELECTRICAL DESIGNER.
- CONTRACTOR SHALL COORDINATE LIGHT FIXTURE, AND LIGHT POLE INSTALLATION WITH DUKE ENERGY.
- CONTRACTOR TO PROVIDE 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATION.
- CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
- ALL ELECTRICAL CONDUIT, LIGHT POLES, AND FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
- ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
- ALL CONDUITS MORE THAN 20" IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
- ALL PVC JOINTS ARE TO BE SOLVENT WELDED.

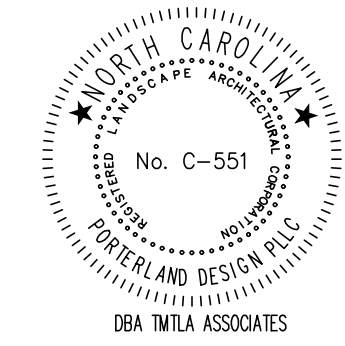
CROSS-ACCESS NOTE:

FUTURE CROSS-ACCESS SHOWN ON 101 OSTERVILLE DRIVE (PIN 0740-92-8040) SHALL BE PERFORMED BY OTHERS. DEVELOPER IS NEGOTIATING CROSS-ACCESS CONNECTION WITH ADJACENT PROPERTY OWNER BUT CANNOT GUARANTEE SUCH CONNECTION WILL BE MADE ON ADJACENT PARCEL. CROSS-ACCESS SHALL BE CONSTRUCTED TO THE PROPERTY LINE TO THE GREATEST EXTENT PRACTICABLE ON THE SUBJECT PARCEL, 451 COMMONS DRIVE.

KNOX BOX NOTE:

A KNOX BOX IS REQUIRED TO BE MOUNTED AT THE RISER ROOM. LOCATED AT 5' ABOVE FINISH GRADE ON THE LATCH SIDE OF THE DOOR. HSED&CS SECTION 6.07 G. THIS KNOX BOX SHALL BE MOUNTED ON THE EXTERIOR ENTRANCE TO THE DEDICATED RISER ROOM OR AT THE NORMAL FIRE DEPARTMENT ENTRANCE WHEN THERE IS NO DEDICATED RISER ROOM. MOUNT KNOX BOX ON WALL AT 5 FEET A.F.F. ON DOOR HANDLE SIDE OF DEDICATED RISER ROOM DOOR OR NORMAL FIRE DEPARTMENT ENTRANCE DOOR. THIS KNOX BOX SHALL BE ORDERED ONLINE AT WWW.KNOXBOX.COM AND SHALL BE IN PLACE BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. KEYS TO ACCESS THE FACILITY SHALL BE PROVIDED TO THE TOWN FIRE DEPARTMENT BY THE OWNER/MANAGER.

TMTLA ASSOCIATES



2025-04-14
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REVISIONS:

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- DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
- DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
- DEVELOPMENT PLAN REVIEW COMMENTS 2025-04-14

SITE LAYOUT PLAN
451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE:
AS NOTED
DRAWN BY:
A.J.P., MA
PROJECT #
24110
DATE:
12-13-2024
SHEET
L-2.0
OF 19

LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

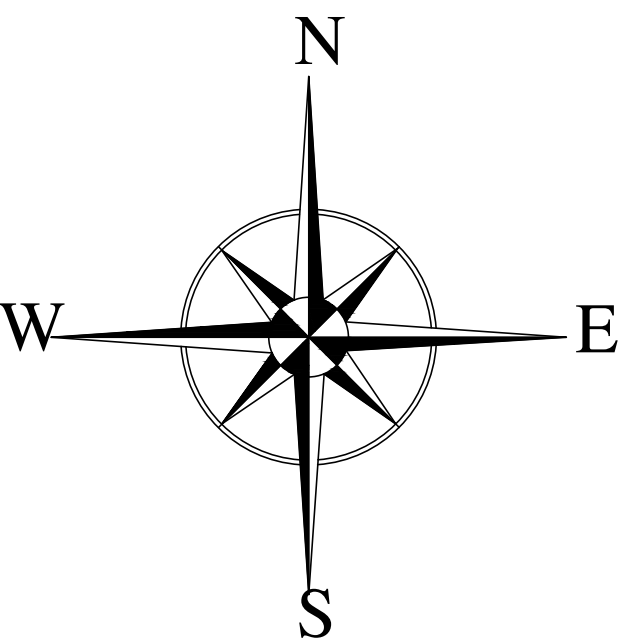
LEGEND

- CONCRETE AREA
- HEAVY DUTY ASPHALT PAVEMENT (EMERGENCY VEHICLES AND WASTE MANAGEMENT TRUCKS)
- STANDARD DUTY ASPHALT PAVEMENT
- PUBLIC REALM OPEN SPACE AREA

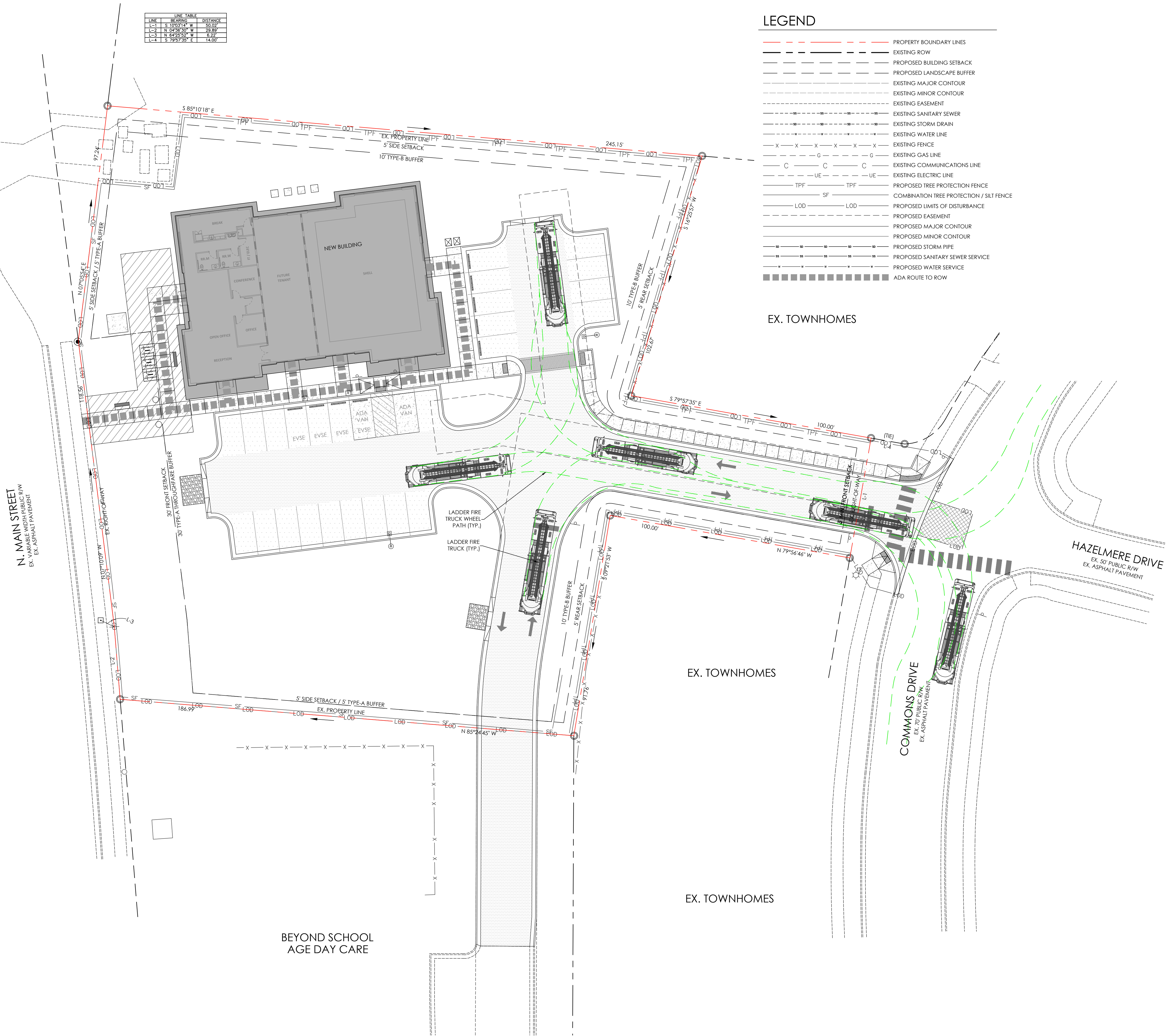
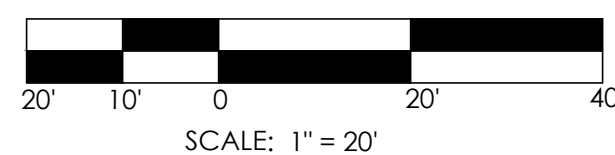
LINE	BEARING	DISTANCE
L-1	S 100°14'4" W	35.00'
L-2	N 02°38'50" W	29.89'
L-3	N 64°28'59" W	4.32'
L-4	S 79°57'35" E	14.00'

LEGEND

- PROPERTY BOUNDARY LINES
- EXISTING ROW
- PROPOSED BUILDING SETBACK
- PROPOSED LANDSCAPE BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- PROPOSED TREE PROTECTION FENCE
- COMBINATION TREE PROTECTION / SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- ADA ROUTE TO ROW

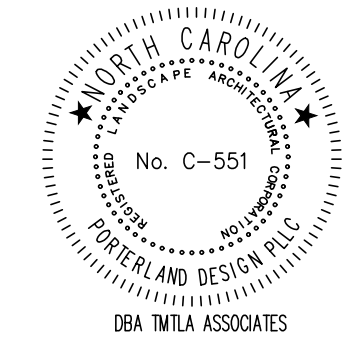


1 EMERGENCY VEHICLE ACCESS EXHIBIT
L-2.1 SCALE: 1"=20'



TMTLA ASSOCIATES

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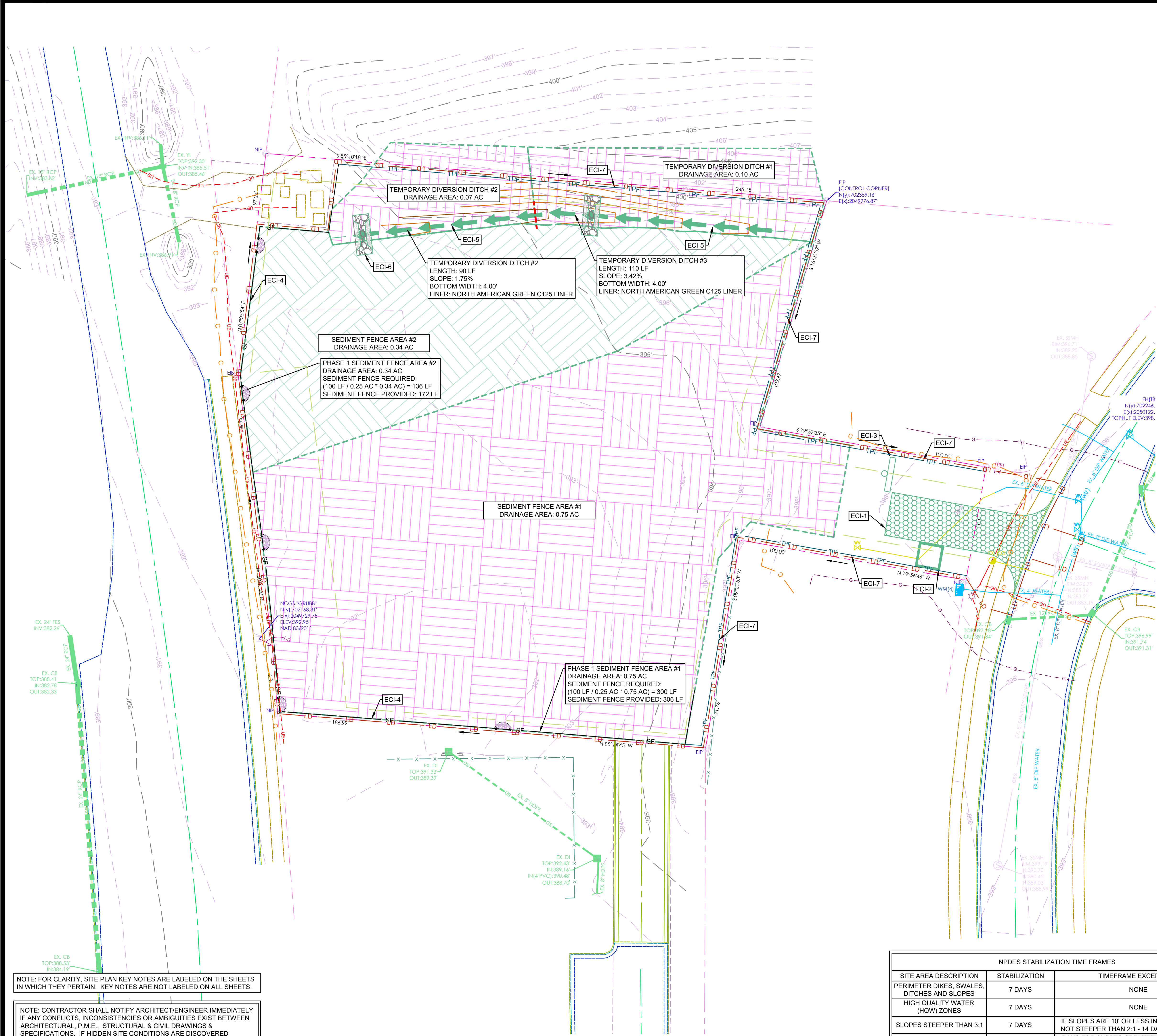


2025-04-14
PRELIMINARY
NOT FOR
CONSTRUCTION

- REVISIONS:
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 - 2. DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
 - 3. DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
 - 4. DEVELOPMENT PLAN REVIEW COMMENTS 2025-04-14

EMERGENCY VEHICLE
ACCESS EXHIBIT
451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE:
AS NOTED
DRAWN BY:
A.J.P., MA
PROJECT #
24110
DATE:
12-13-2024
SHEET
L-2.1
OF 19



SCALE: 1" = 20'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

Professional Engineer
J. M. C. A. B. E.
032614
04/14/2025

Professional Engineer
J. M. C. A. B. E.
032614
04/14/2025

FINAL DRAWING
FOR REVIEW
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36". OTHER DIMENSIONS
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RED LINE ENGINEERING, P.C.
RED LINE ENGINEERING, P.C. (C-3075)
10000 W. HARRIS AVE.
FLOUAY-VARINA, NORTH CAROLINA 27526
PHONE - (919) 779-8851
WWW.RLENC.COM

SITE GRADING & EROSION CONTROL NOTES:

- (1) SEE GENERAL NOTES, SHEET C1.0.
- (2) TOTAL DISTURBED/DENUDED AREA: 1.34 ACRES
- (3) TOTAL TRACT AREA: 1.33 ACRES
- (4) ALL DISTURBED AREAS SHALL BE SEEDED, MULCHED OR OTHERWISE STABILIZED WITHIN IN ACCORDANCE WITH THE NPDES TIME FRAMES LOCATED ON THIS SHEET.
- (5) ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- (6) CONTRACTOR TO SWEEP AND KEEP CLEAN OF SEDIMENT THE ROADWAY ADJACENT TO THE PROJECT SITE AT ALL TIMES OR WASH STATION WILL BE REQUIRED.
- (7) ALL DISTURBED AREAS SHALL BE SEEDED WITH NON-CLUMPING NATIVE GRASSES (i.e. BERMUDA, FESCUE, CENTIPEDE, ETC.)

EROSION CONTROL PHASE I KEYNOTES

ECI-1	INSTALL 19'X6'X12" TEMPORARY CONSTRUCTION ENTRANCE.
ECI-2	INSTALL CONCRETE WASHOUT PIT AT AT ENTRANCE.
ECI-3	APPROXIMATE LOCATION OF RAIN GAUGE AND PERMITS/RECORD BOX ON-SITE.
ECI-4	INSTALL APPROX. 464 LF COMBINATION TREE PROTECTION/SEDIMENT FENCING WITH SEDIMENT FENCE OUTLETS EVERY 100 LF MAX AS SHOWN.
ECI-5	INSTALL TEMPORARY DIVERSION DITCH WITH TEMPORARY EROSION CONTROL LINER AS SHOWN.
ECI-6	INSTALL TEMPORARY ROCK CHECK DAMS EVERY 100 FT MAX IN TEMPORARY DIVERSION DITCHES.
ECI-7	INSTALL APPROX 610 LF OF ORANGE TREE PROTECTION FENCE ALONG PROPERTY LINES TO IDENTIFY PROJECT BOUNDARY FOR CONTRACTORS.

EROSION CONTROL SUMMARY:

- (1) 1 CONSTRUCTION ENTRANCE
- (2) 610 LF TREE PROTECTION FENCE
- (3) 478 LF COMBINATION SEDIMENT/TREE FENCE
- (4) 6 SEDIMENT FENCE OUTLETS
- (5) 200 LF TEMPORARY DIVERSION DITCHES
- (6) 4 TEMPORARY ROCK CHECK DAMS

EROSION CONTROL LEGEND

	PROPOSED
LIMITS OF DISTURBANCE	LD
TREE PROTECTION FENCE ONLY	TPF
COMBINATION SEDIMENT & TREE FENCE	SF
TEMPORARY SEDIMENT FENCE OUTLET	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY DIVERSION DITCH	
EROSION CONTROL MATTING	

NPDES STABILIZATION TIME FRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1 - 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPER THAN 4:1
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	7 DAYS FOR PERIMETERS AND HOW ZONES

NOTE: FOR CLARITY, SITE PLAN KEY NOTES ARE LABELED ON THE SHEETS IN WHICH THEY PERTAIN. KEY NOTES ARE NOT LABELED ON ALL SHEETS.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NORTH CAROLINA 27540
PROPOSED PHASE I - EROSION CONTROL PLAN

REVISIONS:	DATE:
1 TOHS REVIEW #1	02/21/25
2 TOHS REVIEW #2	03/21/25
3 TOHS REVIEW #3	04/14/25

ISSUED FOR:	DATE:
REVIEW - TOHS	01/17/25

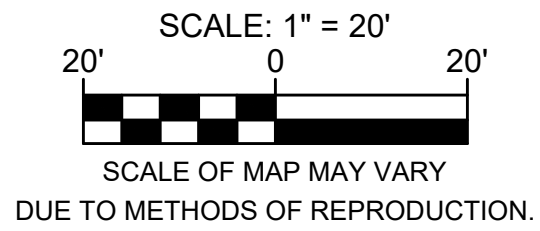
PROJECT NO.:	24-015
DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:

C4.0

OF 17 SHEETS

811
Know what's below.
Call before you dig.



Professional Engineer Seal for J. M. C. A. B. E. dated 04/14/2025.

Professional Engineer Seal for RED LINE ENGINEERING, P.C. dated 04/14/2025.

FINAL DRAWING FOR REVIEW PURPOSES ONLY

RED LINE ENGINEERING, P.C. logo and contact information: 451 COMMONS DRIVE, HOLLY SPRINGS, NORTH CAROLINA 27540. Phone: (919) 779-8851. Website: WWW.RLENC.COM

- SITE GRADING & EROSION CONTROL NOTES:**
- SEE GENERAL NOTES, SHEET C1.0.
 - TOTAL DISTURBED/DENUDED AREA: 1.34 ACRES**
 - TOTAL TRACT AREA: 1.33 ACRES
 - ALL DISTURBED AREAS SHALL BE SEEDED, MULCHED OR OTHERWISE STABILIZED WITHIN IN ACCORDANCE WITH THE NPDES TIME FRAMES LOCATED ON THIS SHEET.
 - ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
 - CONTRACTOR TO SWEEP AND KEEP CLEAN OF SEDIMENT THE ROADWAY ADJACENT TO THE PROJECT SITE AT ALL TIMES OR WASH STATION WILL BE REQUIRED.
 - ALL DISTURBED AREAS SHALL BE SEEDED WITH NON-CLUMPING NATIVE GRASSES (i.e. BERMUDA, FESCUE, CENTIPEDE, ETC.)

EROSION CONTROL PHASE II KEYNOTES	
ECII-1	LINE ALL PROPOSED SLOPES WITH NORTH AMERICAN GREEN C125 TEMPORARY MATTING OR EQUAL.
ECII-2	INSTALL TEMPORARY ROCK CHECK DAMS EVERY 100 FT MAX IN PERMANENT DIVERSION SWALE.

- EROSION CONTROL SUMMARY:**
- 1 CONSTRUCTION ENTRANCE
 - 610 LF TREE PROTECTION FENCE
 - 478 LF COMBINATION SEDIMENT/TREE FENCE
 - 6 SEDIMENT FENCE OUTLETS
 - 200 LF TEMPORARY DIVERSION DITCHES
 - 4 TEMPORARY ROCK CHECK DAMS

EROSION CONTROL LEGEND

	PROPOSED
LIMITS OF DISTURBANCE	LD
TREE PROTECTION FENCE ONLY	TPF
COMBINATION SEDIMENT & TREE FENCE	SF
TEMPORARY SEDIMENT FENCE OUTLET	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY DIVERSION DITCH	
EROSION CONTROL MATTING	

NPDES STABILIZATION TIME FRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1 - 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPER THAN 4:1
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	7 DAYS FOR PERIMETERS AND HOW ZONES

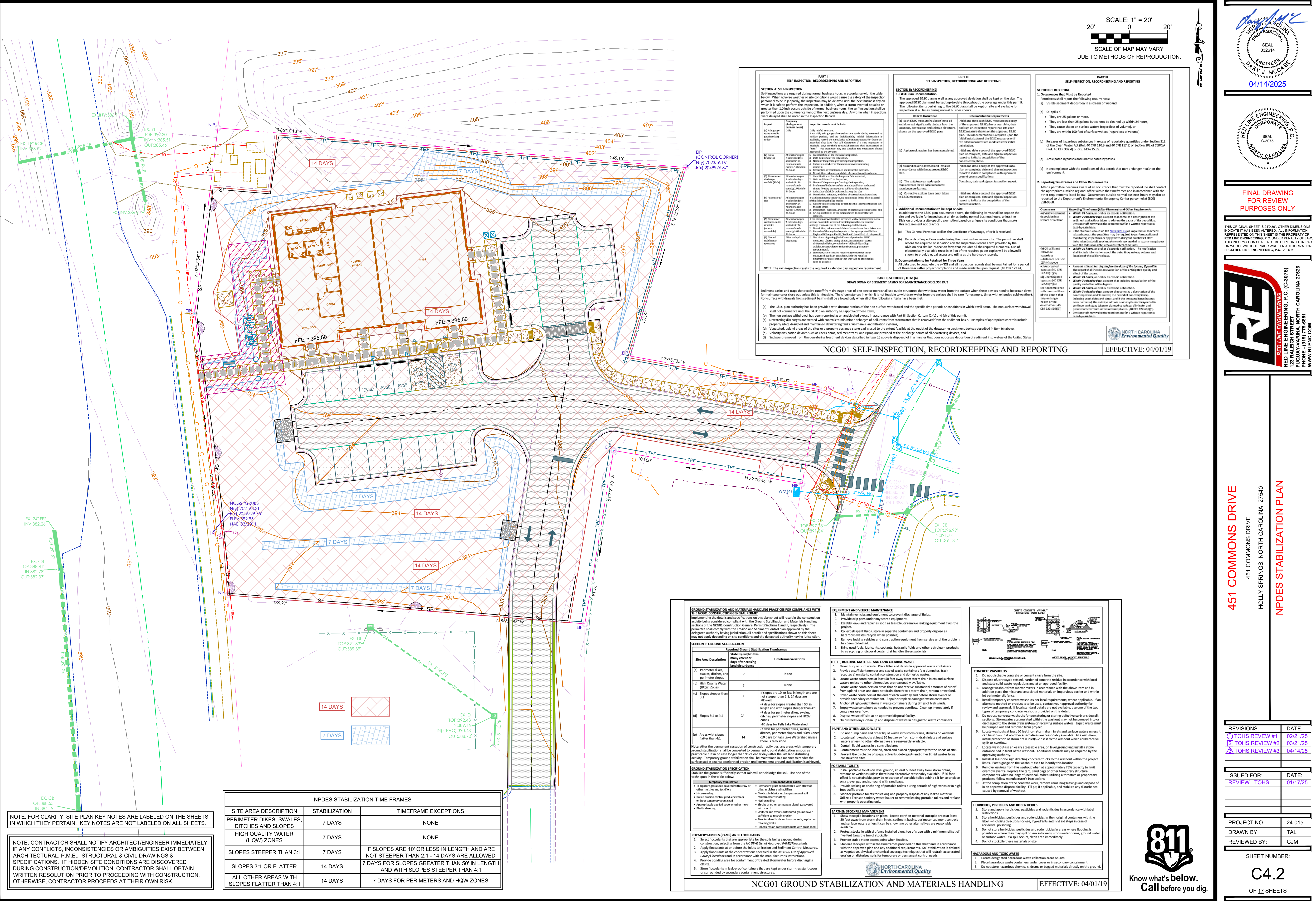
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451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NORTH CAROLINA 27540
PROPOSED PHASE II - EROSION CONTROL PLAN

REVISIONS:		DATE:
1	TOHS REVIEW #1	02/21/25
2	TOHS REVIEW #2	03/21/25
3	TOHS REVIEW #3	04/14/25
ISSUED FOR:		DATE:
REVIEW - TOHS		01/17/25
PROJECT NO.:		24-015
DRAWN BY:		TAL
REVIEWED BY:		GJM

811 logo with text: Know what's below. Call before you dig.



SCALE: 1" = 20'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

NOTARIAL SEAL
J. MCCABE
ENGINEER
04/14/2025

RED LINE ENGINEERING, P.C.
CORPORATE SEAL
C-3075
NORTH CAROLINA

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HOLLY SPRINGS, NORTH CAROLINA 27540
NPDES STABILIZATION PLAN

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or other conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection record.

SECTION B: RECORDEEKEEPING

1. **Basic Plan Documentation**

Initial and date when the EASC plan was completed, date and time when the EASC plan was approved, date and time when the EASC plan was revised, and date and time when the EASC plan was approved for the next inspection.

2. **Additional Documentation to be Kept on Site**

In addition to the EASC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-stored records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. **Documentation to be Retained for Three Years**

All data used to complete the EASC and all inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

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

PART III: SECTION G: ITEM (H)

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The EASC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the EASC plan authority has approved these items.

(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (D)(6) and (d) of this permit.

(c) Dewatering discharges are treated with controls to minimize discharge of pollutants that are removed from the sediment basin. Examples of appropriate controls include properly sized, designed and maintained dewatering tanks, water tanks, and filtration systems.

(d) Vegetated, upland areas of the site or a properly designed storm pond is used to receive the water from the outlet of the dewatering treatment devices described in item (c) above.

(e) Velocity dispersion devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices.

(f) Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HOW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed. 7 days for slopes greater than 10' in length and with slopes steeper than 4:1. 7 days for perimeter dikes, swales, ditches, perimeter slopes and HOW Zones.
(d) Slopes 3:1 to 4:1	14	7 days for Full Lake Woodshed 7 days for perimeter dikes, swales, ditches, perimeter slopes and HOW Zones (10 days for Full Lake Woodshed unless there is zero slope)
(e) Areas with slopes flatter than 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HOW Zones (10 days for Full Lake Woodshed unless there is zero slope)

NOTE: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers	• Permanent grass seed covered with straw or other mulches and tackifiers
• Hydroseeding	• Geotextile fabric such as permanent soil reinforcement matting
• Rolled erosion control products with or without temporary grass seed	• Hydroseeding
• Appropriately applied straw or other mulch	• Strips or other permanent plantings covered with straw
• Flexible sheeting	• Uniform and evenly distributed ground cover sufficient to resist erosion
	• Structural methods such as concrete, asphalt or retaining walls
	• Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC 20M List of Approved PAMS/Flocculants.

2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.

3. Apply flocculants at the concentrations specified in the NC 20M List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.

4. Provide ponding area for containment of treated Stormwater before discharging offsite.

5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpiles at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonable.

2. Protect stockpile with silt fence installed along top of slope with a minimum offset of five feet from the top of stockpile.

3. Provide stable stone access point when feasible.

4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical stabilization that will restrict or prevent accelerated erosion on disturbed soils for temporary or permanent control needs.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.

2. Provide drip pans under any stored equipment.

3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.

4. Collect all spent fluids, pour in separate containers and properly dispose as hazardous waste (whenever possible).

5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.

6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury oil born waste. Place litter and debris in approved waste containers.

2. Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacles) on site to contain construction and domestic wastes.

3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.

4. Locate waste containers in areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.

5. Cover waste containers in areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.

6. Anchor all lightweight items in waste containers during times of high winds.

7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.

8. Do not use waste containers as an approved disposal facility.

9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.

2. Locate paint wastebins at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.

3. Contain liquid wastes in a controlled area.

4. Containment must be labeled, sized and placed appropriately for the needs of site.

5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless it is an alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.

2. Provide standing or anchoring of portable toilets during periods of high winds or in high foot traffic areas.

3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating units.

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.

2. Dispose of, or recycle washed, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.

3. Manage washout from mortar mixes in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.

4. Install temporary concrete washout per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.

5. Do not use concrete washouts for dewatering or storing defective curbs or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.

6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlets) closest to the washout which could receive spills or overflow.

7. Locate washouts in an easily accessible area, on level ground and install a stone apron pad in front of the washout. Additional controls may be required by the approving authority.

8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.

9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.

10. At the completion of the concrete work, remove remaining washout and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.

2. Label herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.

3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.

4. Do not discharge these materials onto.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection area on-site.

2. Place hazardous waste containers under cover in a secondary containment.

3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NPDES STABILIZATION TIME FRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1 - 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPER THAN 4:1
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	7 DAYS FOR PERIMETERS AND HOW ZONES

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NORTH CAROLINA
Environmental Quality

811
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2	TOHS REVIEW #2	03/21/25
3	TOHS REVIEW #3	04/14/25
ISSUED FOR:		DATE:
REVIEW - TOHS		01/17/25
PROJECT NO.:		24-015
DRAWN BY:		TAL
REVIEWED BY:		GJM

SHEET NUMBER:
C4.2
OF 17 SHEETS



SCALE: 1" = 20'
20' 0 20'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

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CAROLINA, N.C.
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451 COMMONS DRIVE
451 COMMONS DRIVE
HOLLY SPRINGS, NORTH CAROLINA 27540
PROPOSED GRADING PLAN

REVISIONS:	DATE:
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② TOHS REVIEW #2	03/21/25
③ TOHS REVIEW #3	04/14/25

ISSUED FOR:	DATE:
REVIEW - TOHS	01/17/25

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DRAWN BY:	TAL
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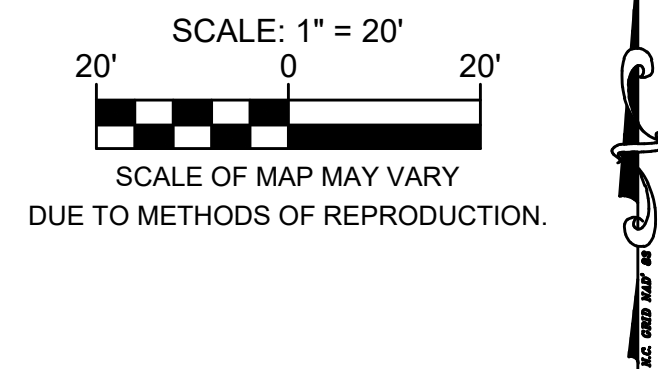
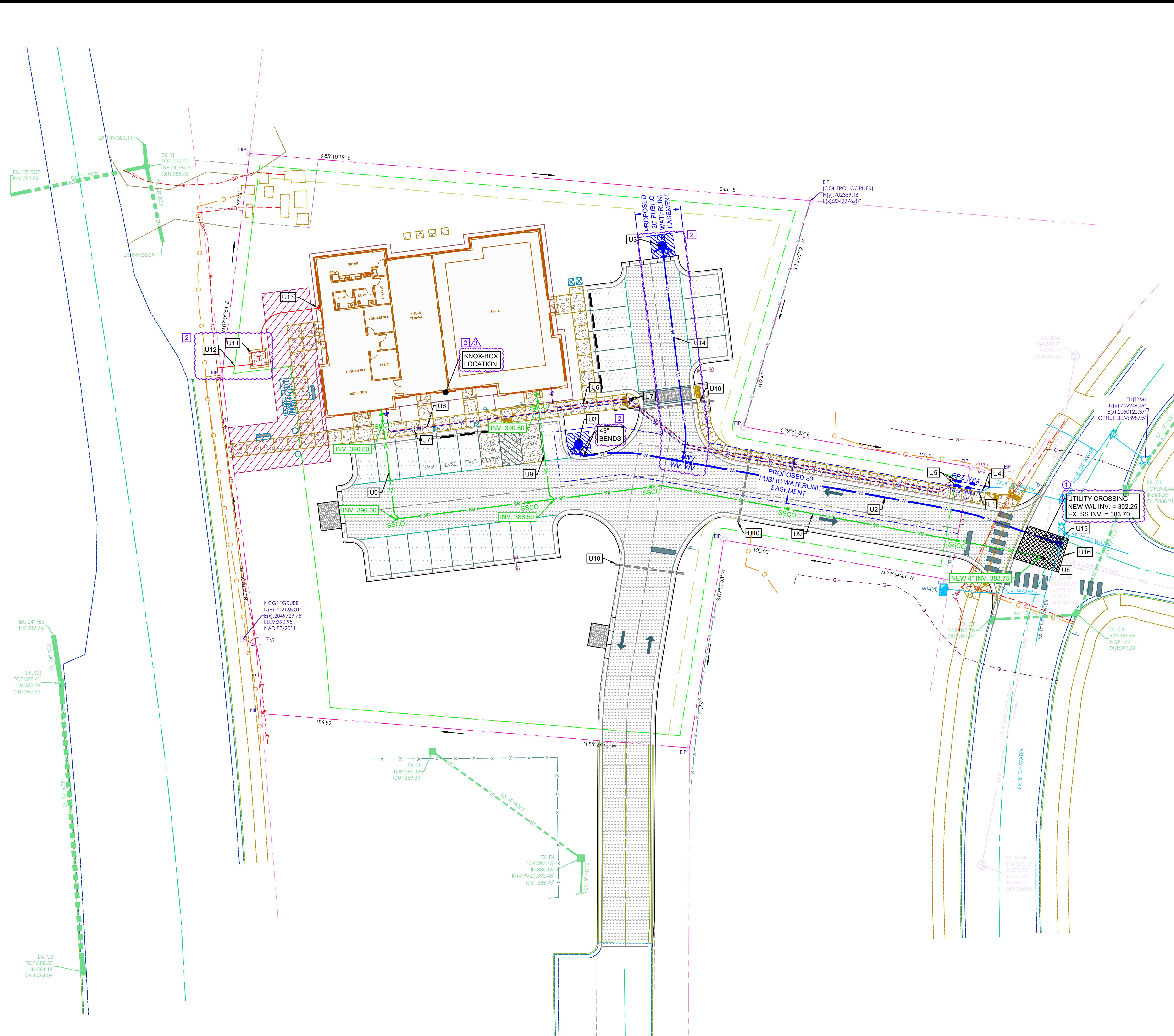
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OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.



UTILITY PLAN KEYNOTES	
U1	FIELD LOCATE AND POTHOLE EXISTING 6" WATER LINE ONSITE. CONNECT NEW 3/4" WATER SERVICE TAPS TO EXISTING WATERLINE. CUT AND CAP EXISTING 6" WATERLINE 24" BEYOND WATER TAPS. INSTALL RODDED RESTRAINTS AND THRUST BLOCKING TO TOWN OF HOLLY SPRINGS STANDARDS.
U2	INSTALL APPROX. 218 LF OF 8" DIP (CL 350) FIRE LINE FROM EXISTING 8" WATERLINE TO PROPOSED FIRE HYDRANT ASSEMBLY#1.
U3	INSTALL PROPOSED FIRE HYDRANT & VALVE ASSEMBLY (SEE SHEET C10.0 FOR DETAILS)
U4	INSTALL TWO - 3/4" COMMERCIAL WATER METERS AND SERVICES FROM EXISTING 6" WATER LINE TO METER BOX & SETTER AND TO RPZ. SERVICE, TAP, CORPORATION STOPS SHALL BE INSTALLED PER TOHS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
U5	INSTALL TOWN OF HOLLY SPRINGS APPROVED 3/4" RPZ BACKFLOW DEVICE IN HEATED ENCLOSURE. (SEE DETAILS ON SHEET C10.0) HEATED ENCLOSURE REQUIRES ELECTRICAL SERVICE. (SEE ELECTRICAL PLANS FOR DETAILS)
U6	INSTALL 1" PVC (SCH 40) CONDUIT FROM BUILDING TO RPZ ENCLOSURE FOR ELECTRICAL SERVICE TO OUTLET AND HEAT STRIPS.
U7	INSTALL 1 1/2" PVC (SCH 80) WATERLINE FROM RPZ TO WITHIN 5 FT OF THE BUILDING. PLUMBER SHALL CONNECT AT THIS LOCATION. (SEE PLUMBING SHEETS FOR PLUMBING DETAILS AND CONNECTIONS)
U8	CONNECT PROPOSED 4" SANITARY SEWER SERVICE INTO EXISTING SANITARY SEWER MANHOLE VIA CORE-DRILL WITH ELASTOMERIC BOOT, PER TOWN OF HOLLY SPRINGS STANDARDS, DETAILS AND SPECIFICATIONS. OPEN-CUT ROAD AND PROVIDE TRAFFIC CONTROL AS NEEDED TO MAKE CONNECTION. (SEE SHEET C11.0 FOR DETAILS)
U9	INSTALL APPROX 365 LF OF 4" PVC (SCH40) SANITARY SEWER LATERAL AT 1/4" PER FOOT MINIMUM SLOPE FROM BUILDING TO PROPOSED SANITARY SEWER MANHOLE AT COMMONS DRIVE. SEE SHEET C11.0 FOR DETAILS. TOWN OF HOLLY SPRINGS SHALL INSPECT ALL SANITARY SEWER MAINS, MANHOLES, SERVICE LATERALS, CLEANOUTS AND CONNECTIONS TO MANHOLES. INSTALL CLEANOUTS AT EVERY BEND AND EVERY 100 FT MAX. ALL CLEANOUTS IN PAVED AREAS MUST BE INSTALLED WITH TRAFFIC-RATED CONCRETE COLLARS, FLUSH WITH PAVEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRESSURE, VACUUM AND MANDEREL TESTING REQUIRED BY THE TOWN OF HOLLY SPRINGS, AS WELL AS CATV INSPECTION OF ALL SEWER LINES PRIOR TO CLOSE OUT.
U10	INSTALL TWO - 4" PVC CONDUITS ACROSS EACH DRIVE AISLE AS SHOWN. PULL BOXES OR PVC MARKERS WITH METAL CAPS SHALL BE INSTALLED AT BOTH ENDS OF ALL CONDUITS. ALL CONDUITS SHALL BE INSTALLED WITH PULL STRINGS.
U11	PROPOSED LOCATION OF DUKE ENERGY TRANSFORMER (IF NEEDED). TRANSFORMER SHALL BE INSTALLED ON GROUND MOUNTED CONCRETE PAD TO DUKE ENERGY STANDARDS, DETAILS AND SPECIFICATIONS.
U12	UNDERGROUND ELECTRICAL SERVICE TO TRANSFORMER SHALL BE PROVIDED BY DUKE ENERGY AND IS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS, ELECTRICAL DEMAND AND DUKE POLICIES & PROCEDURES.
U13	PROPOSED LOCATION OF ELECTRICAL METER BOX. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A METER BASE AND FURNISHING ALL SELF-CONTAINED METER BASES AND CONDUITS.
U14	INSTALL APPROX. 95 LF OF 6" DIP (CL 350) FIRE LINE FROM PROPOSED 8" DIP FIRE LINE TO PROPOSED FIRE HYDRANT ASSEMBLY#2.
U15	CONNECT PROPOSED 8" DIP FIRELINE TO EXISTING 8" WATERMAIN WITH 8"x8" SS FULL-BODY TAPPING SLEEVE AND VALVE ASSEMBLY (MUELLER 304SS OR APPROVED EQUAL).
U16	OPEN-CUT EXISTING ASPHALT ON COMMONS DRIVE FOR UTILITY CONNECTIONS. REPAIR EXISTING ASPHALT PER TOHS STANDARDS, DETAILS AND SPECIFICATIONS WITH 1.5" MILLED LAP JOINT ON PERIMETER OF ALL TRENCHES

EXISTING UTILITIES NOTE: CONTRACTOR SHALL LOCATE, POTHOLE AND FIELD VERIFY DEPTH, SIZE AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE PROJECT WORK AREA PRIOR TO COMMENCING CONSTRUCTION. EXISTING UTILITIES ARE SHOWN BY A COMBINATION OF FIELD SURVEY AND AS-BUILT RECORD DRAWINGS PROVIDED BY OTHERS. ENGINEER SHALL NOT REMAIN LIABLE FOR INFORMATION PROVIDED BY OTHERS.

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HOLLY SPRINGS, NORTH CAROLINA 27540

PROPOSED UTILITY PLAN

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3 TOHS REVIEW #3	04/14/25

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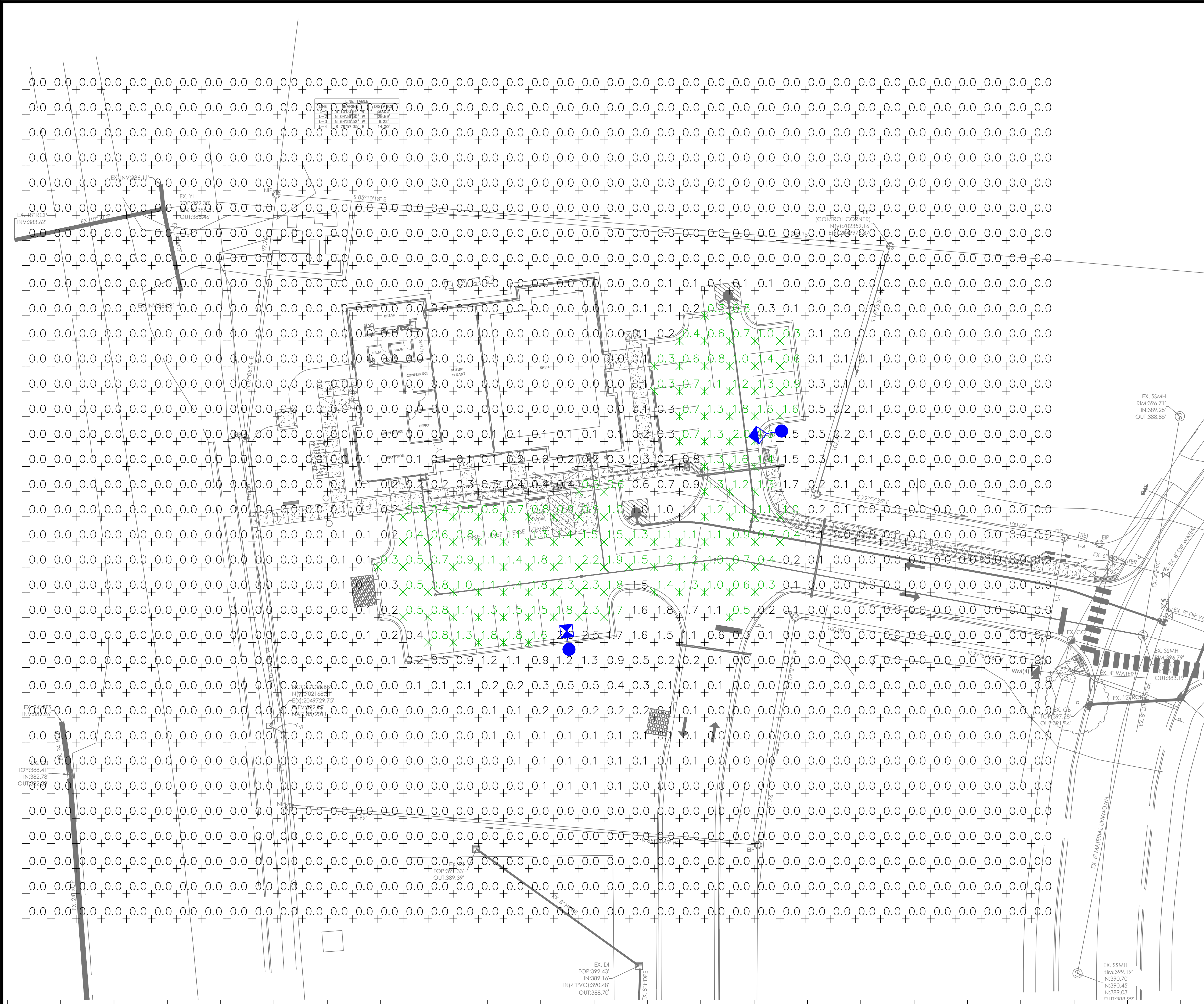
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OF 17 SHEETS



Outdoor Lighting



PEDESTRIAN SHOEBOX LED
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Wattage: 50 watts

Mounting height: 12" - 17"

Color: Black

Pole: Aluminum
Fiberglass
Concrete
Decorative aluminum

Applications: Neighborhoods
Parkways
Shopping centers

Light source: LED (white)

Wattage: 50 watts

Lumens: 6,105 | 6,458

Light pattern:IESNA Type IV

IESNA cutoff classification: Full-cutoff

BUG rating: Type IV = B1U0G3

Color temperature: 3,000K | 4,000K

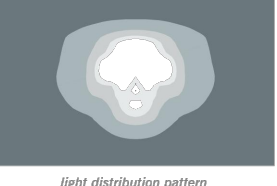
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fiberglass	15'	Black
Decorative Aluminum	12', 16'	Black

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at OOL.Centralus@duke-energy.com.

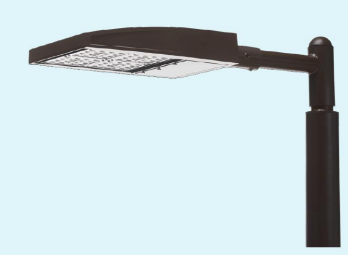
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DUKE ENERGY PROGRESS
BUILDING A SMOOTHER ENERGY FUTURE™



light distribution pattern

Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Wattage: 150 | 220 | 420 | 530 watts

Mounting height: 25', 30', 35'

Color: Black | Bronze | Gray | White

Pole: Fiberglass (1 or 2 fixtures per pole)
Decorative tapered metal
Decorative square metal

Applications: Neighborhoods
Parkways
Shopping centers

Light source: LED (white)

Wattage: 150 | 220 | 420 | 530 watts

Light pattern:IES Type V | Type IV (forward throw) | Type III

IESNA cutoff classification: Full-cutoff

BUG rating: 150W Type III = B2U0G3 / Type IV = B3U0G4 / Type V = B5U0G3
220W Type III = B2U0G4 / Type IV = B3U0G4 / Type V = B4U0G3
420W Type IV = B3U0G5 / Type V = B5U0G5
530W Type IV = B3U0G5 / Type V = B5U0G5

Color temperature: 4,000K

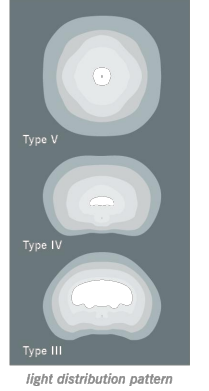
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

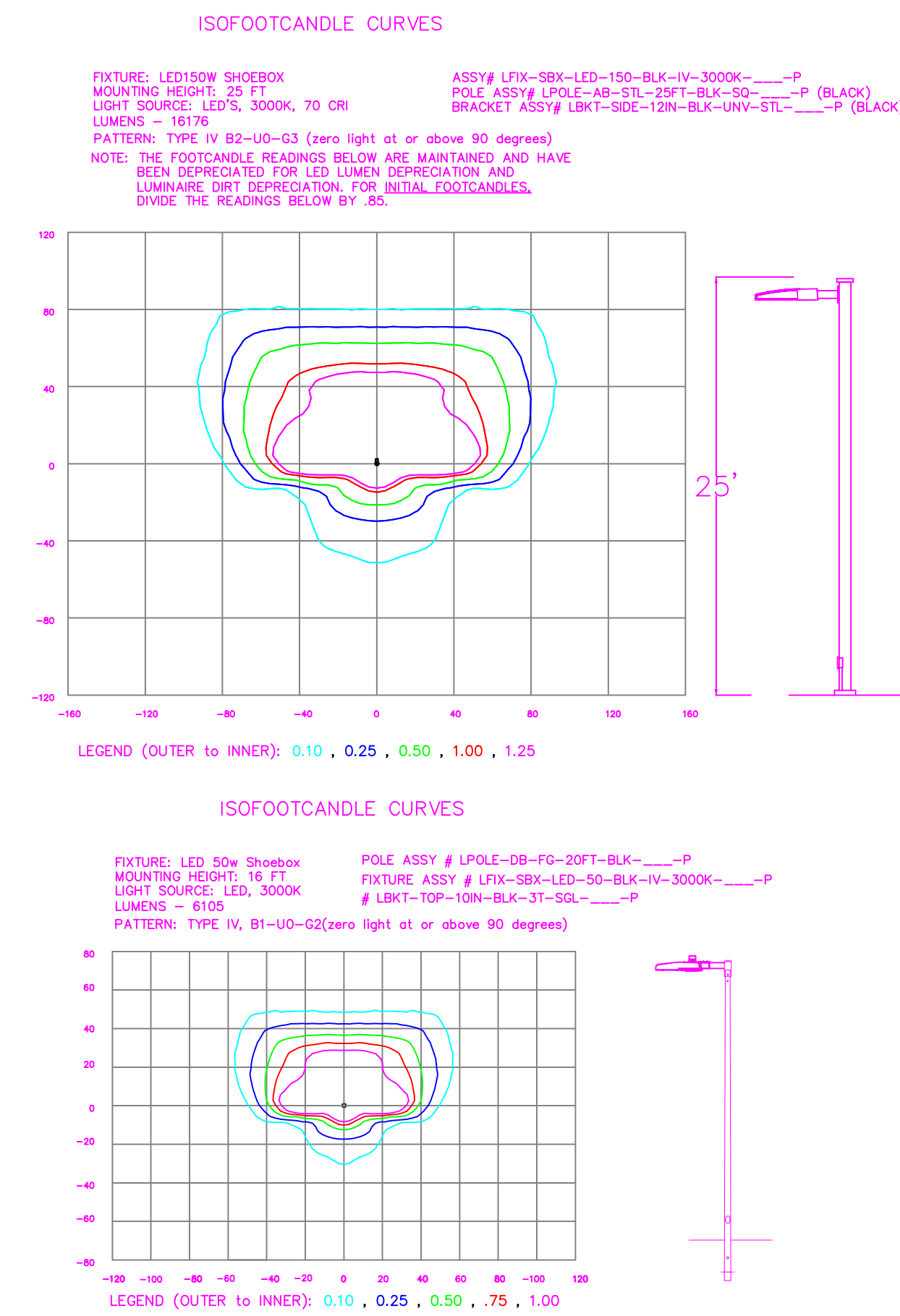
For additional information, email us at OOL.Centralus@duke-energy.com.

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DUKE ENERGY PROGRESS
BUILDING A SMOOTHER ENERGY FUTURE™



light distribution pattern



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1

Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
✕	A	1	LED 150w Shoebox - Type IV - 3000K	48	337	0.85
●	B	1	LED 50w Shoebox - Type IV - 3000K	16	382	0.85

REV B	04/01/25	UPDATED SITE PLAN. TOWN COMMENTS		NJ
NO.	DATE	REVISION		BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



PROPRIETARY & CONFIDENTIAL

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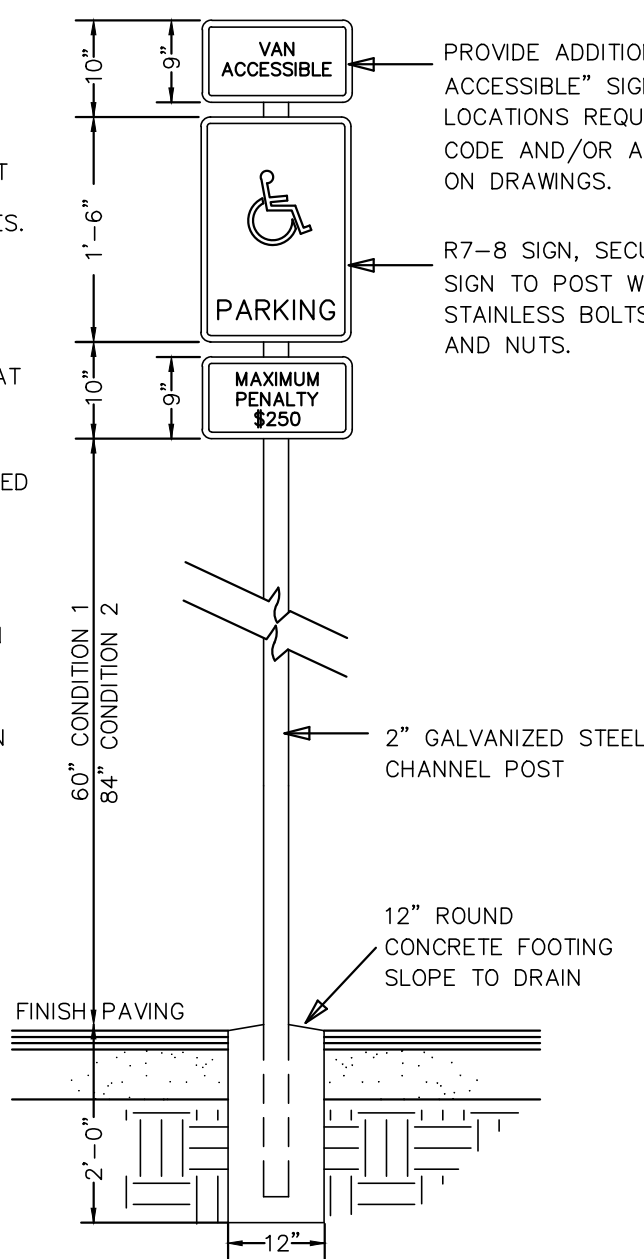
451 COMMONS DRIVE	
HOLLY SPRINGS, NC	
SITE LIGHTING ARRANGEMENT	
Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by N. Johnson	Scale 1" = 20'
Date 04/01/2025	Size Drawing size "D"
Description LED SHOEBOX	
Drawing No. 24-0490B	Sht. 1 OF 1

NOTES:

1. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS.
2. ALL SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. NEW SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

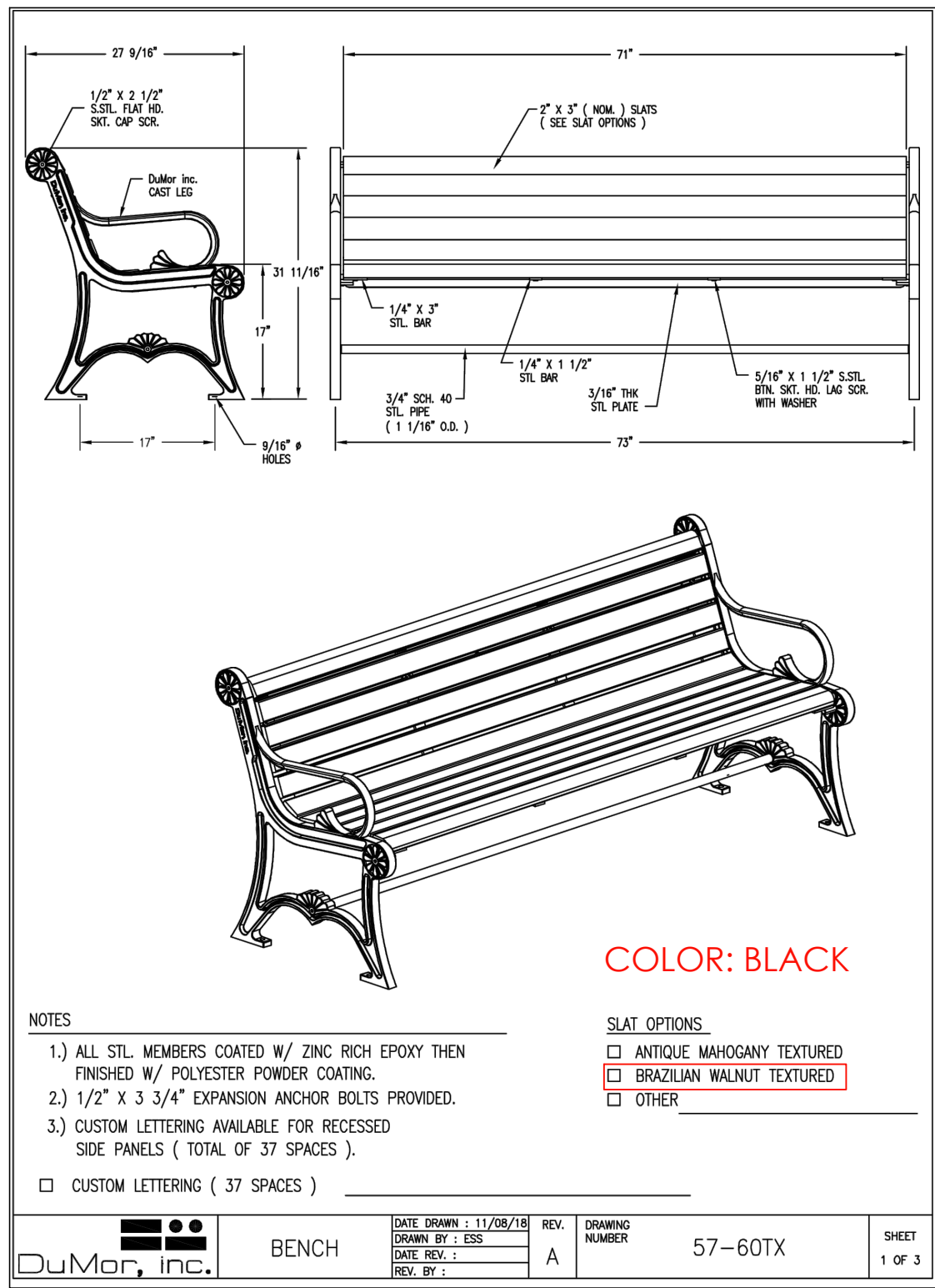
CONDITION 1- PEDESTRIAN PATH DOES NOT PASS UNDER OR AROUND SIGN.

CONDITION 2- PEDESTRIAN PATH GOES BY, UNDER, OR AROUND SIGN.



PROVIDE ADDITIONAL "VAN ACCESSIBLE" SIGNAGE AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS.

R7-8 SIGN, SECURELY BOLT SIGN TO POST W/ 3/8" STAINLESS BOLTS, WASHERS AND NUTS.

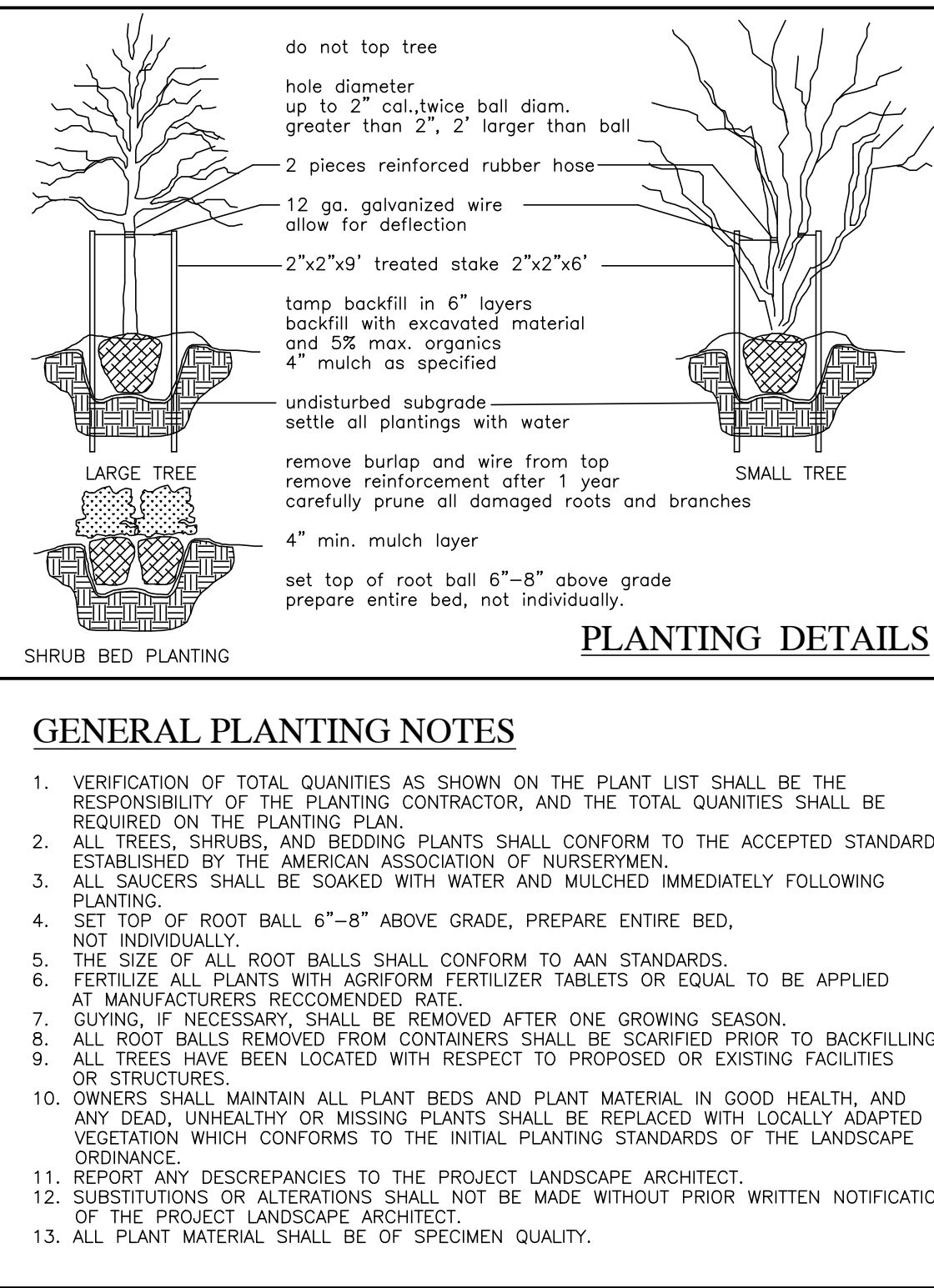


NOTES:

- 1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES).

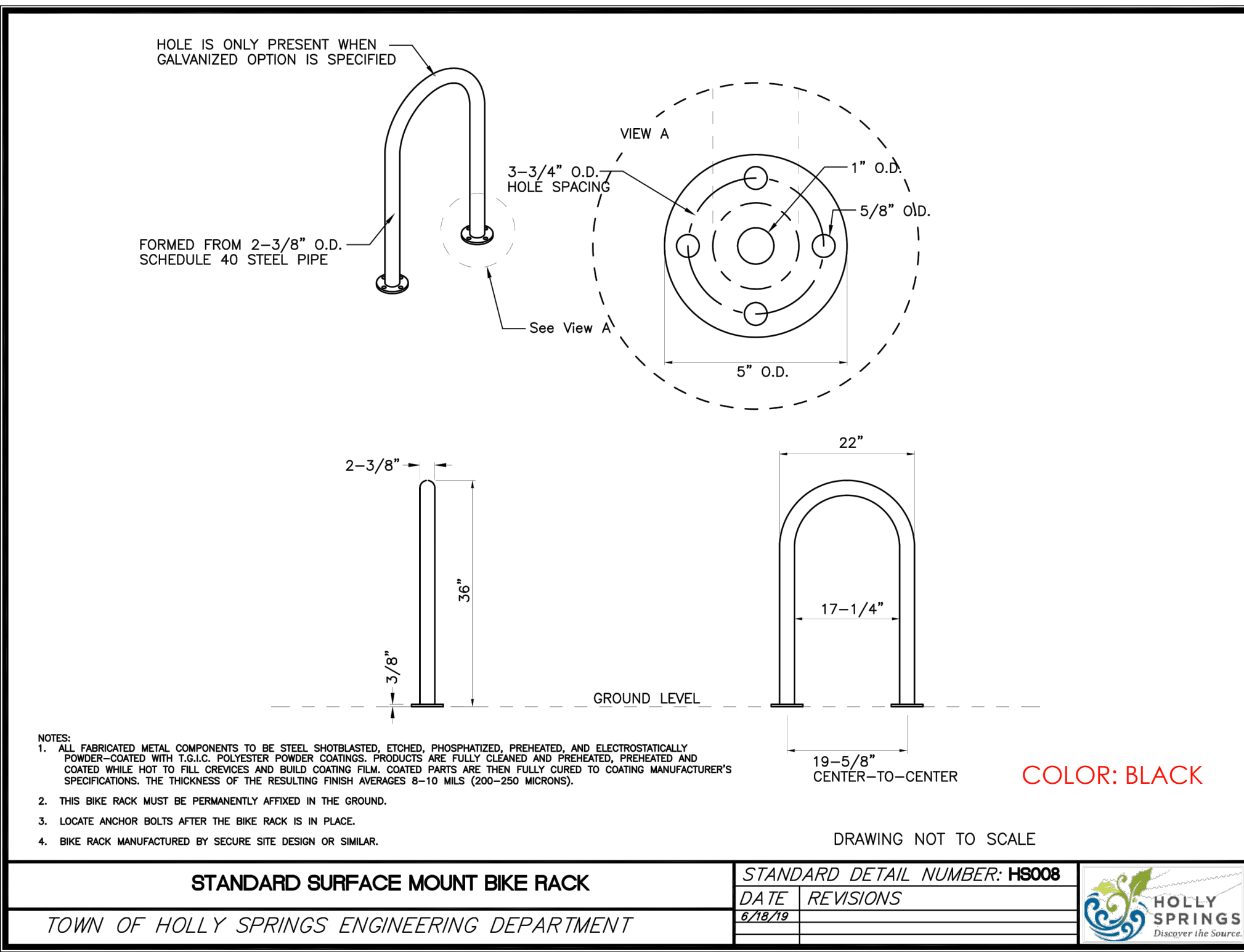
☐ CUSTOM LETTERING (37 SPACES)

DuMor, Inc.	BENCH	DATE DRAWN: 11/08/18 DRAWN BY: EBS DATE REV: 11/08/18 REV. BY: EBS	REV. A	DRAWING NUMBER 57-60TX	SHEET 1 OF 3
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GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF ROOT BALL 6"-8" ABOVE GRADE, PREPARE ENTIRE BED, NOT INDIVIDUALLY.
5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
7. GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
10. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.L.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CRACKS AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE PLACE.
3. LOCATE ANCHOR BOLTS AFTER THE BIKE RACK IS IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.

DRAWING NOT TO SCALE

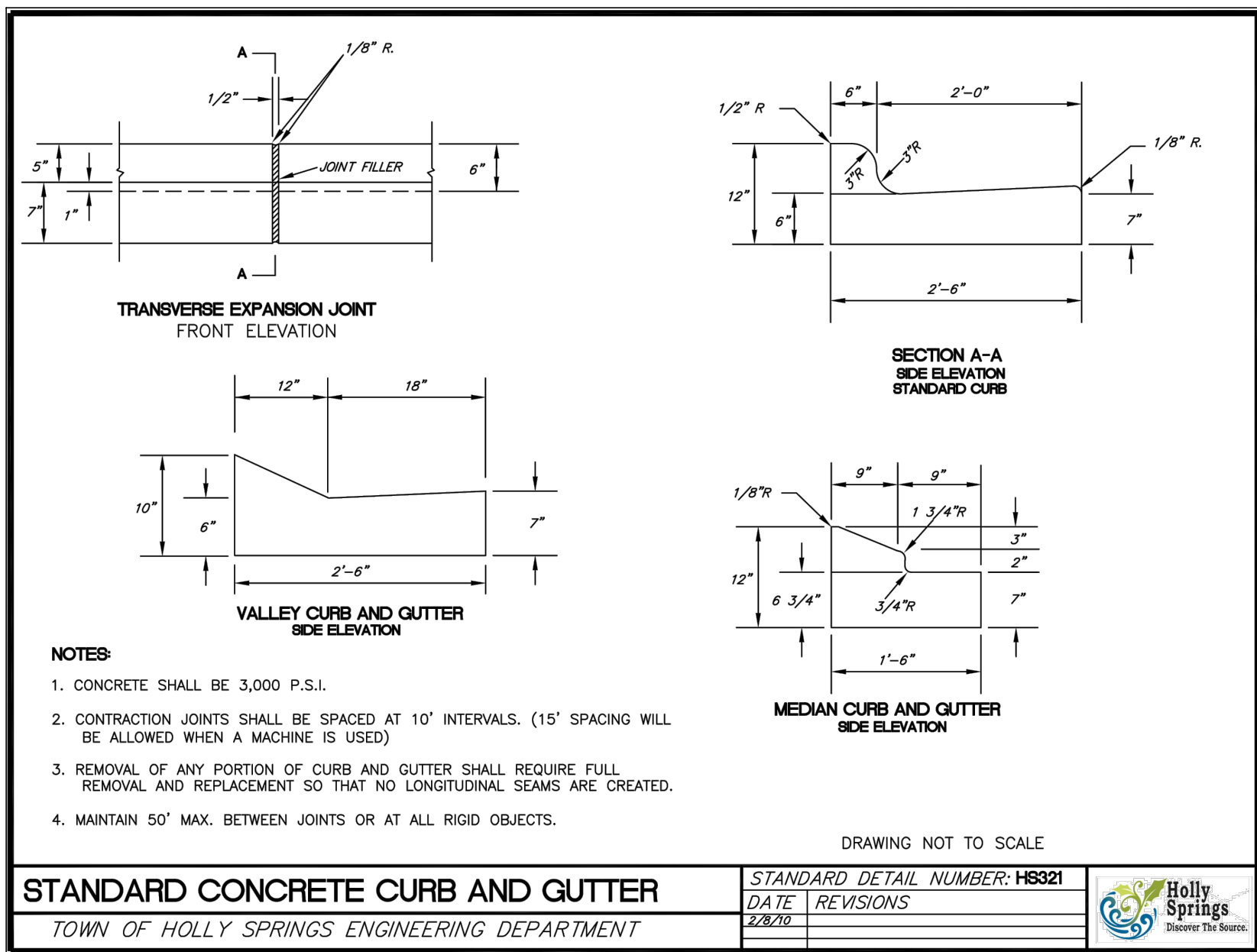
STANDARD SURFACE MOUNT BIKE RACK	STANDARD DETAIL NUMBER: H8008	
DATE: 8/28/20	REVISIONS:	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		

1 ADA PARKING SIGN
L-5.0 NTS

2 6' PARK BENCH
L-5.0 NTS

3 TREE & SHRUB PLANTING DETAIL
L-5.0 NTS

4 SURFACE MOUNT BIKE RACK
L-5.0 NTS

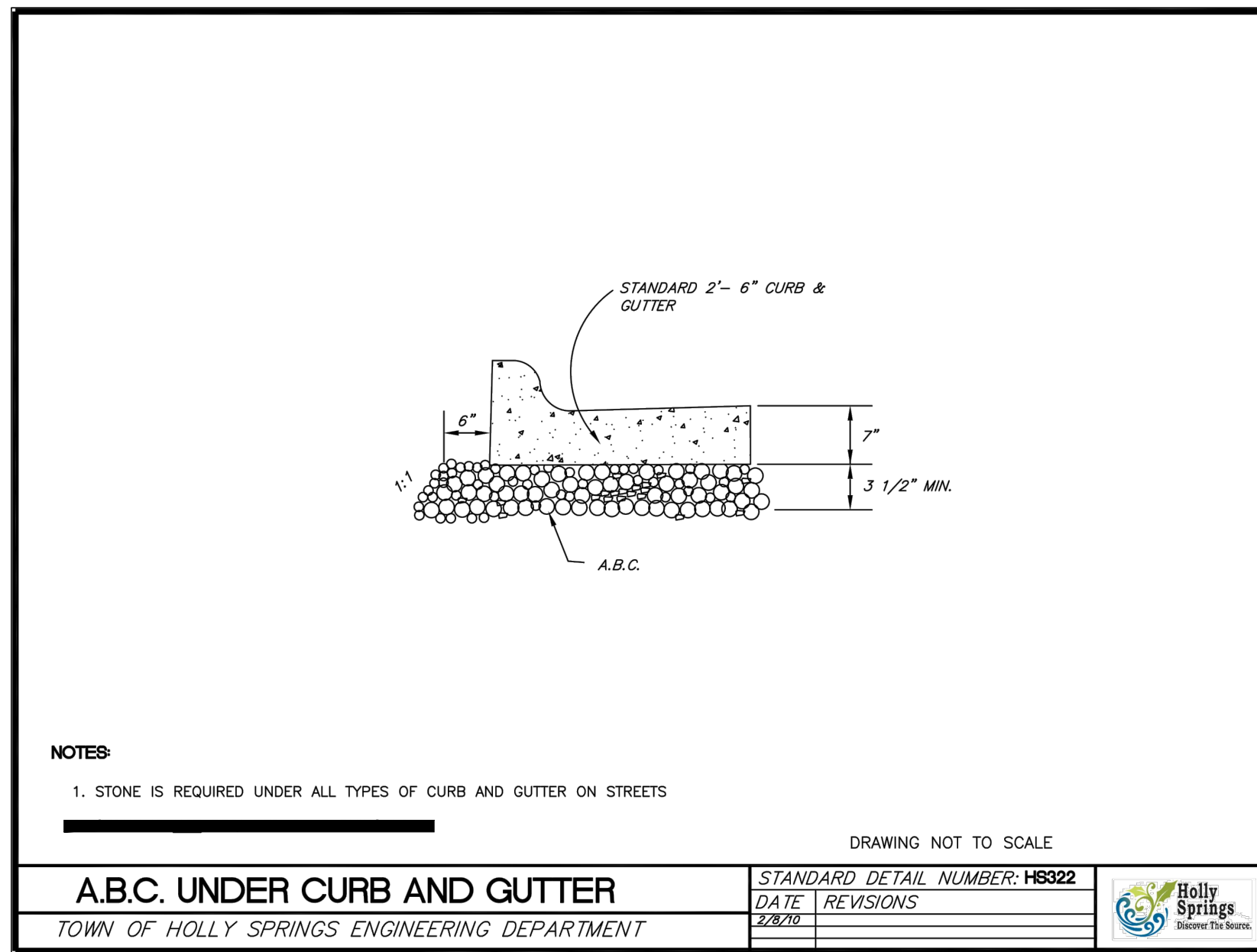


NOTES:

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 CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: H8321	
DATE: 2/28/20	REVISIONS:	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		



NOTES:

1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS

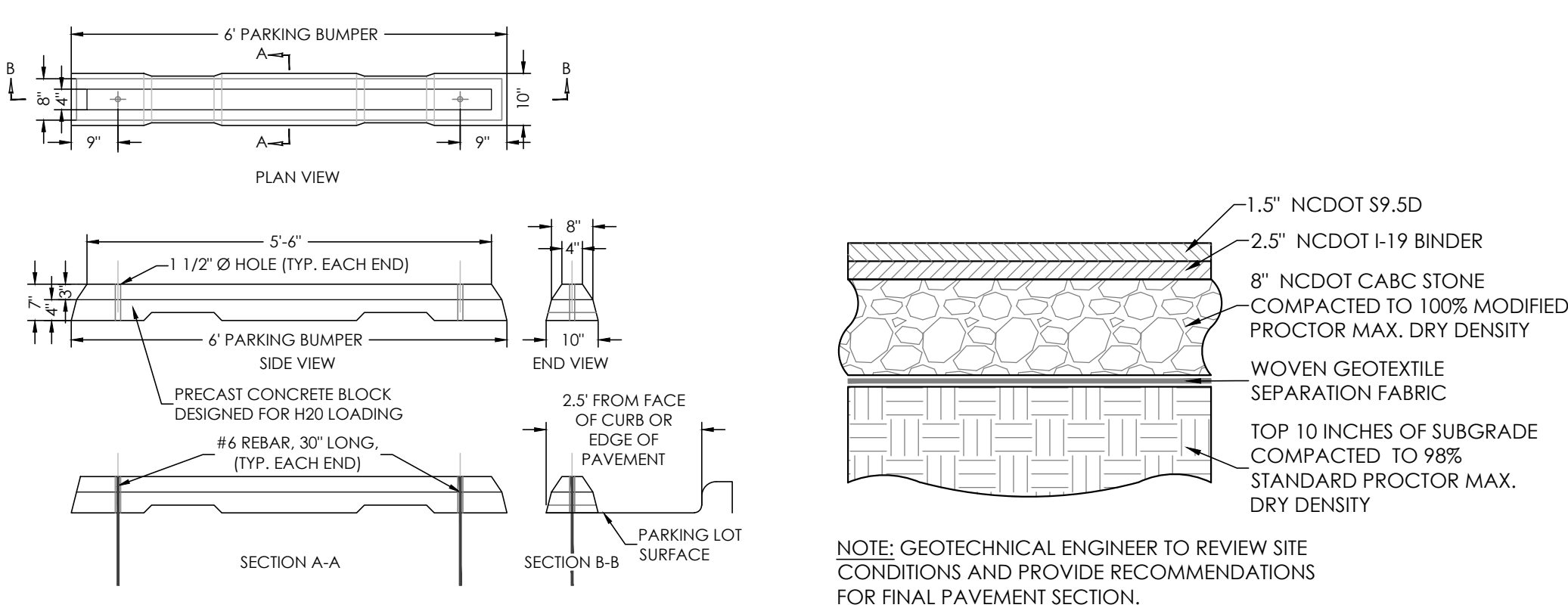
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER	STANDARD DETAIL NUMBER: H8322	
DATE: 2/28/20	REVISIONS:	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		

5 24" CURB & GUTTER
L-5.0 NTS

6 ABC UNDER CURB & GUTTER
L-5.0 NTS

7 NOT USED
L-5.0 NTS



8 6' CONCRETE WHEEL STOP
L-5.0 NTS

9 HEAVY DUTY ASPHALT PAVEMENT
L-5.0 NTS

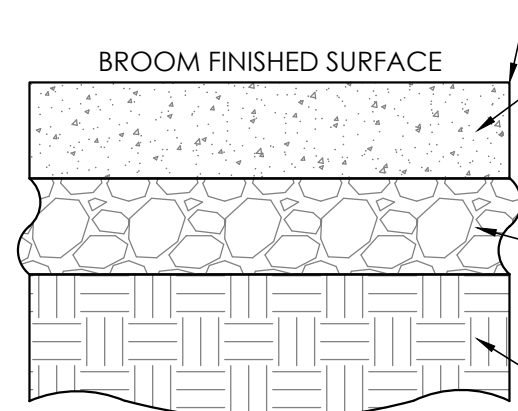
10 STANDARD ASPHALT PAVEMENT
L-5.0 NTS

11 STANDARD CONCRETE PAVEMENT
L-5.0 NTS

12 CONCRETE SIDEWALK
L-5.0 NTS

NOTES:

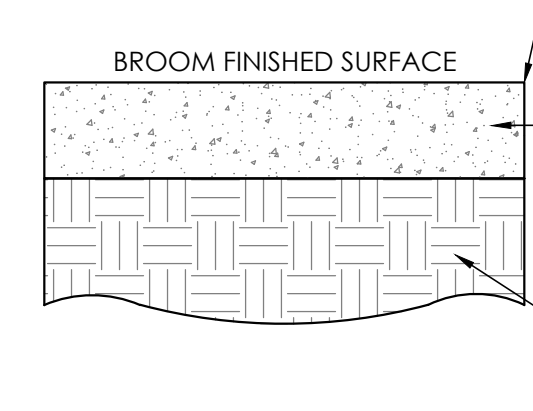
1. PROVIDE 3/4" DEEP TOOLED SCORE /CONTROL JOINT AT 10' O.C.
2. EXPANSION JOINTS & JOINT SEALER TO BE PLACED 30' O.C. LONGITUDINALLY, ADJACENT TO CURBS, AND WHEN ABUTTING STRUCTURES OR PAVEMENTS.



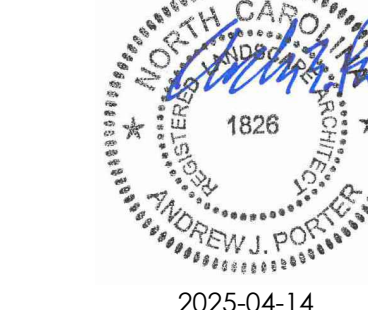
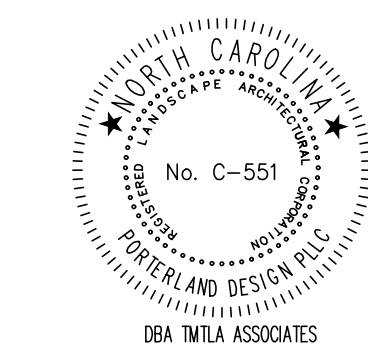
NOTE: GEOTECHNICAL ENGINEER TO REVIEW SITE CONDITIONS AND PROVIDE RECOMMENDATIONS FOR FINAL PAVEMENT SECTION.

NOTES:

1. PROVIDE 3/4" DEEP TOOLED SCORE /CONTROL JOINT AT 5' O.C.
2. EXPANSION JOINTS & JOINT SEALER TO BE PLACED 30' O.C. LONGITUDINALLY, ADJACENT TO CURBS, AND WHEN ABUTTING STRUCTURES OR PAVEMENTS.



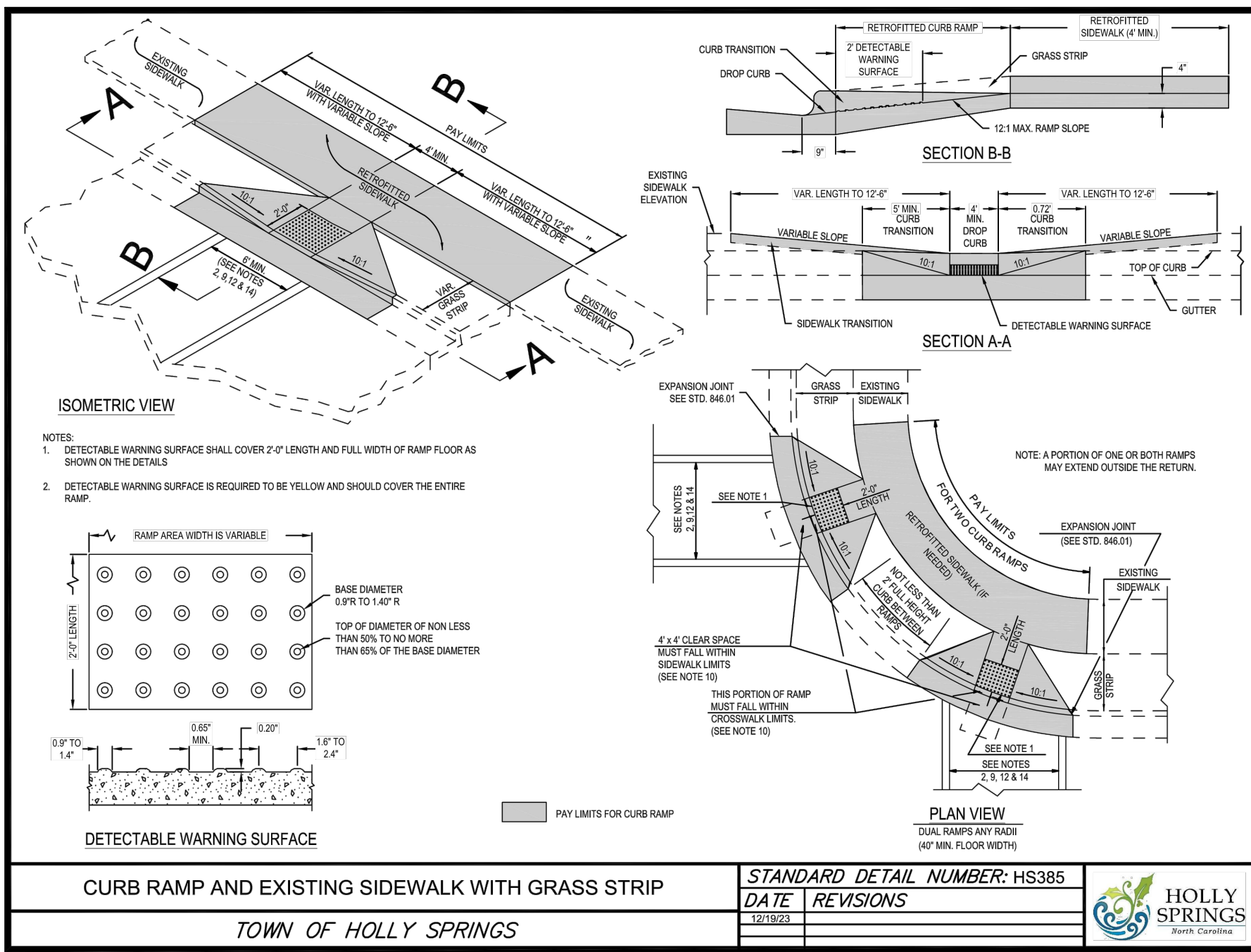
NOTE: GEOTECHNICAL ENGINEER TO REVIEW SITE CONDITIONS AND PROVIDE RECOMMENDATIONS FOR FINAL PAVEMENT SECTION.



2025-04-14
PRELIMINARY
NOT FOR
CONSTRUCTION

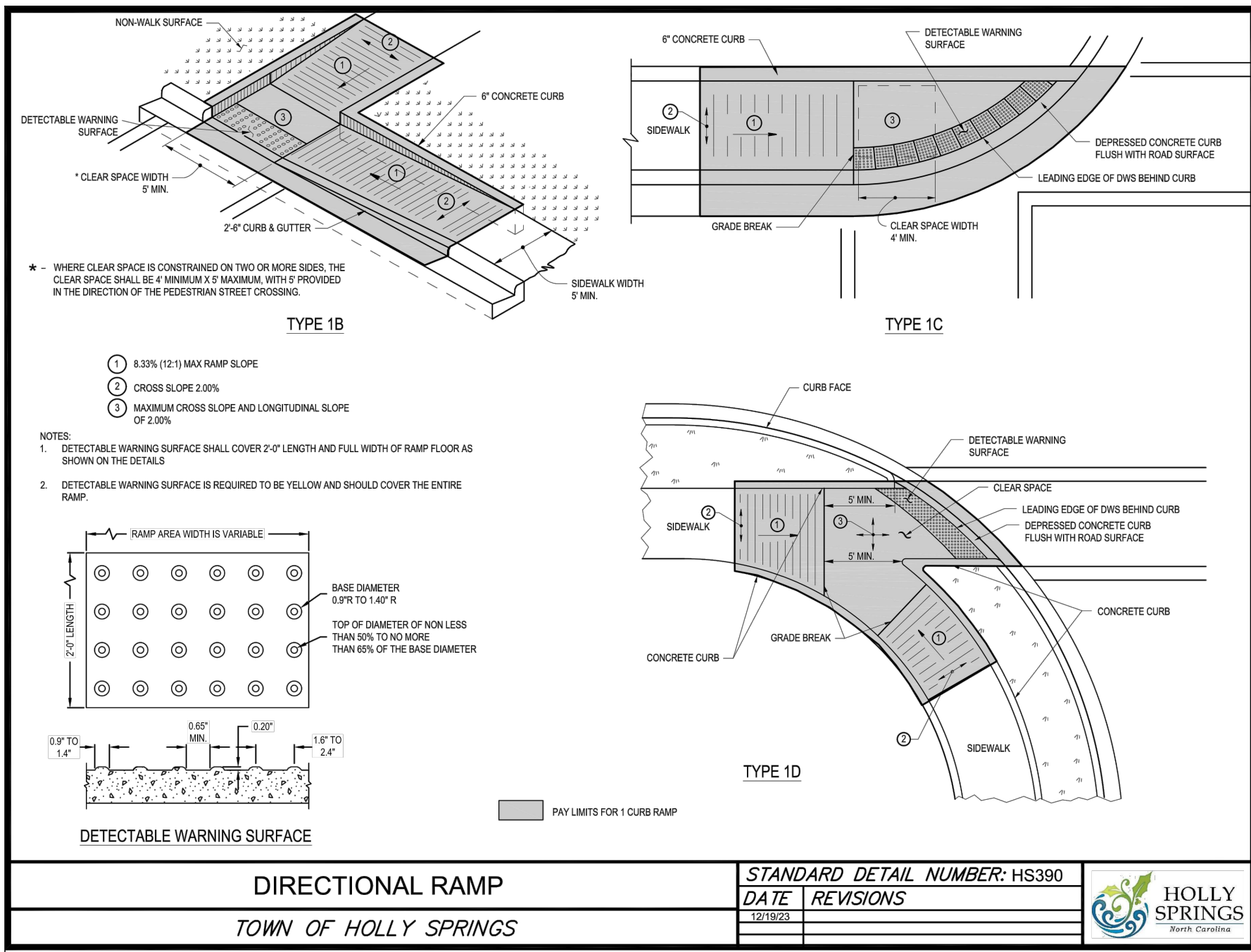
REVISIONS:

1. PER SKETCH PLAN REVIEW COMMENTS 2025-01-17
2. DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
3. DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
4. DEVELOPMENT PLAN REVIEW COMMENTS 2025-04-14



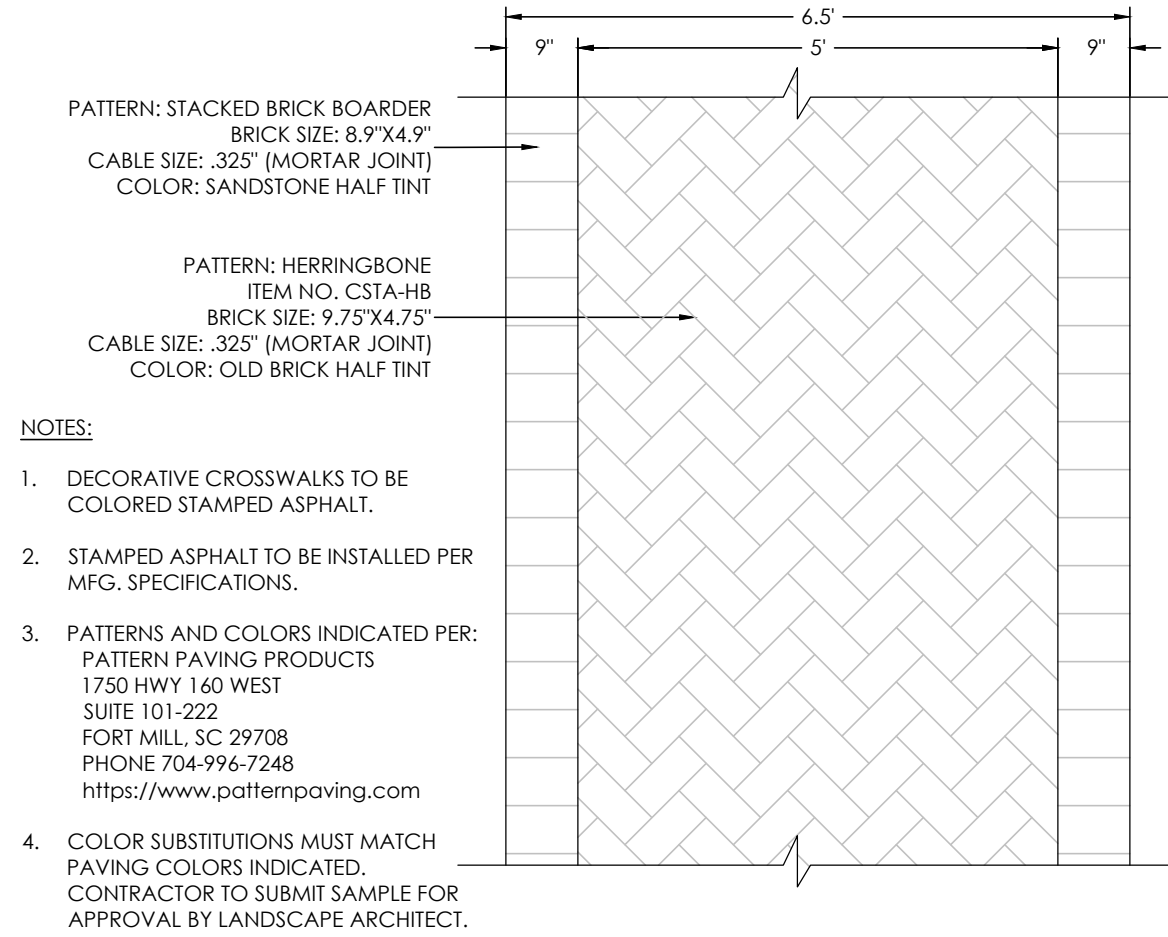
1 CURB RAMP W/ EX. SIDEWALK

L-5.1 NTS



4 DIRECTIONAL RAMP

L-5.1 NTS



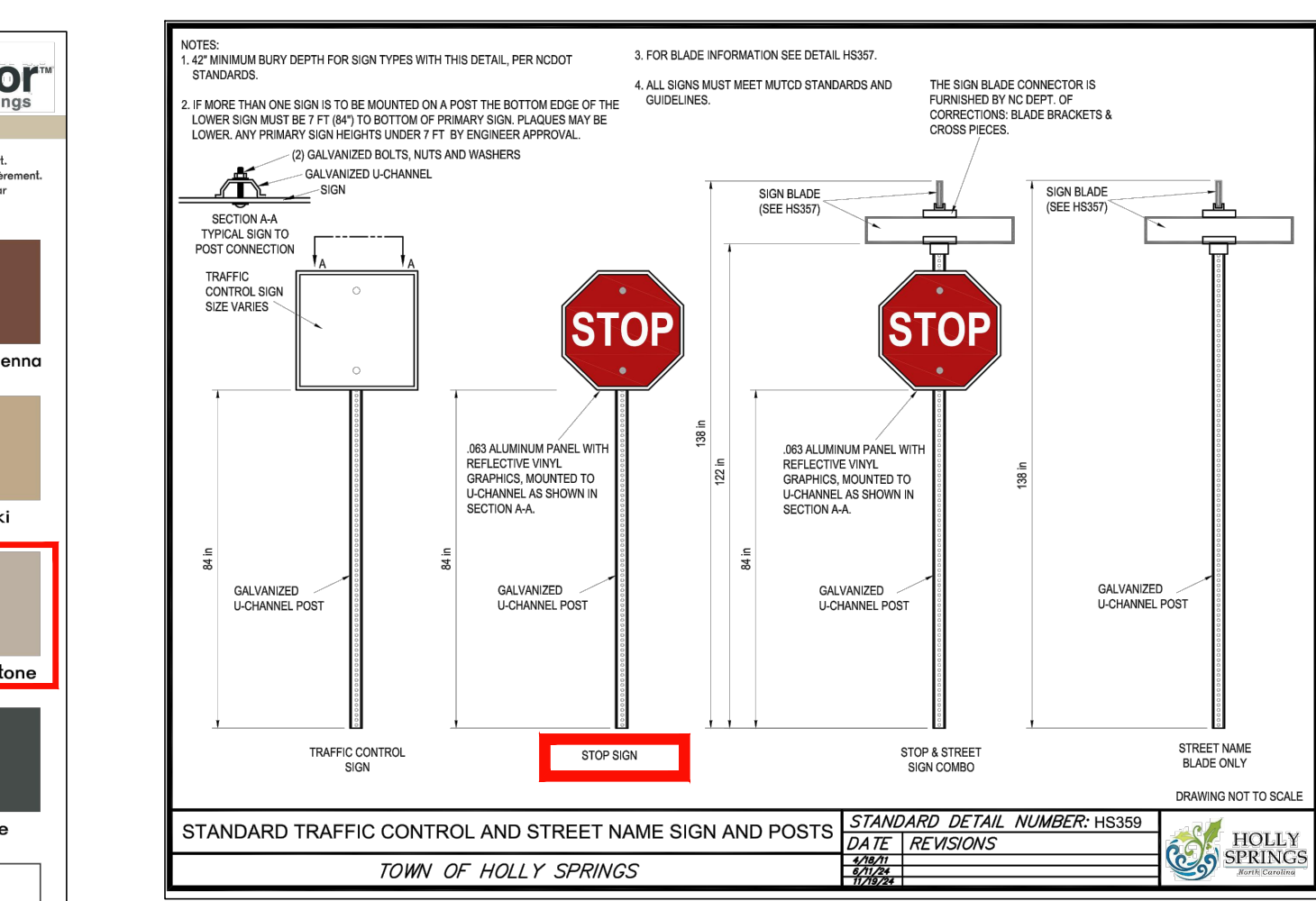
7 DECORATIVE PED. CROSSING

L-5.1 NTS



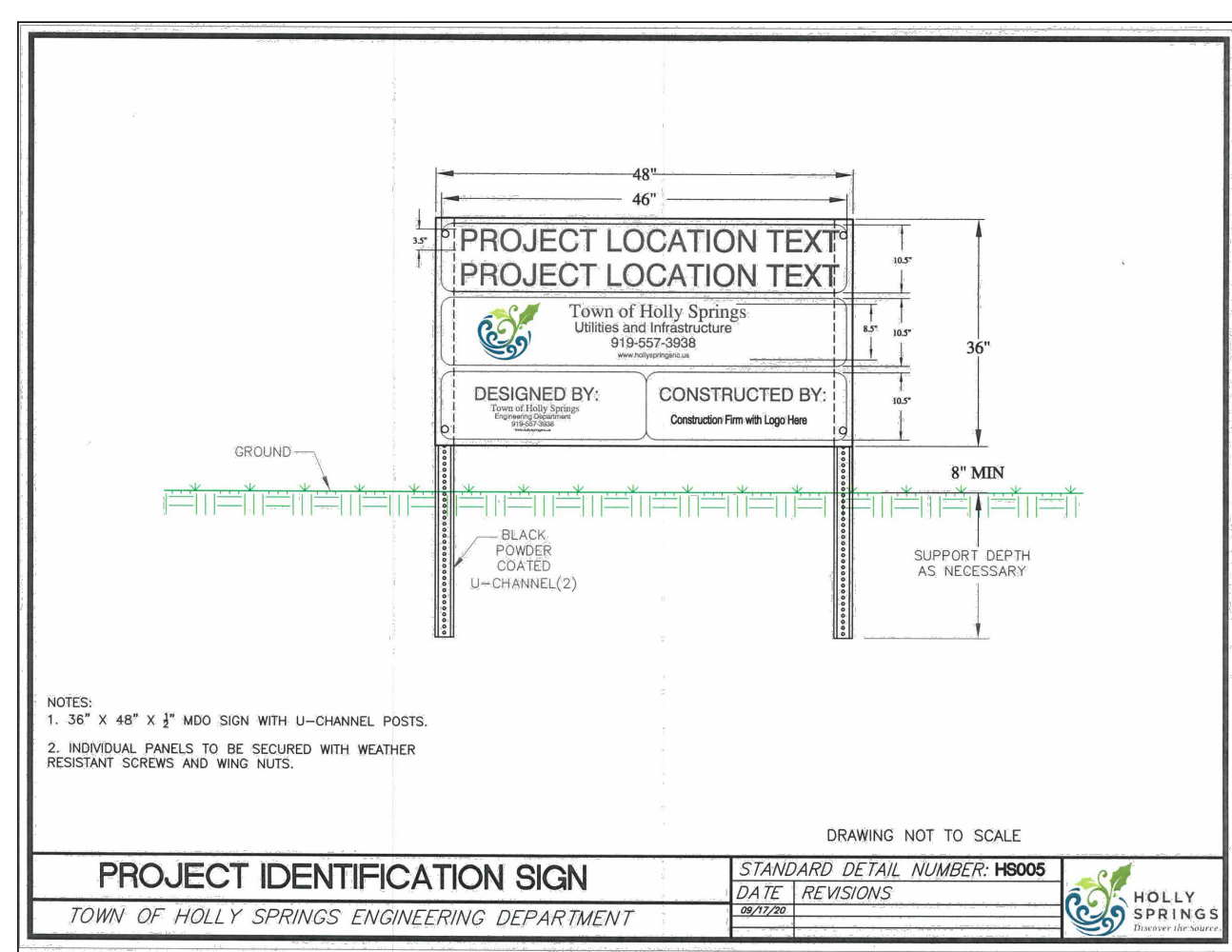
5 CURB RAMP NOTES

L-5.1 NTS



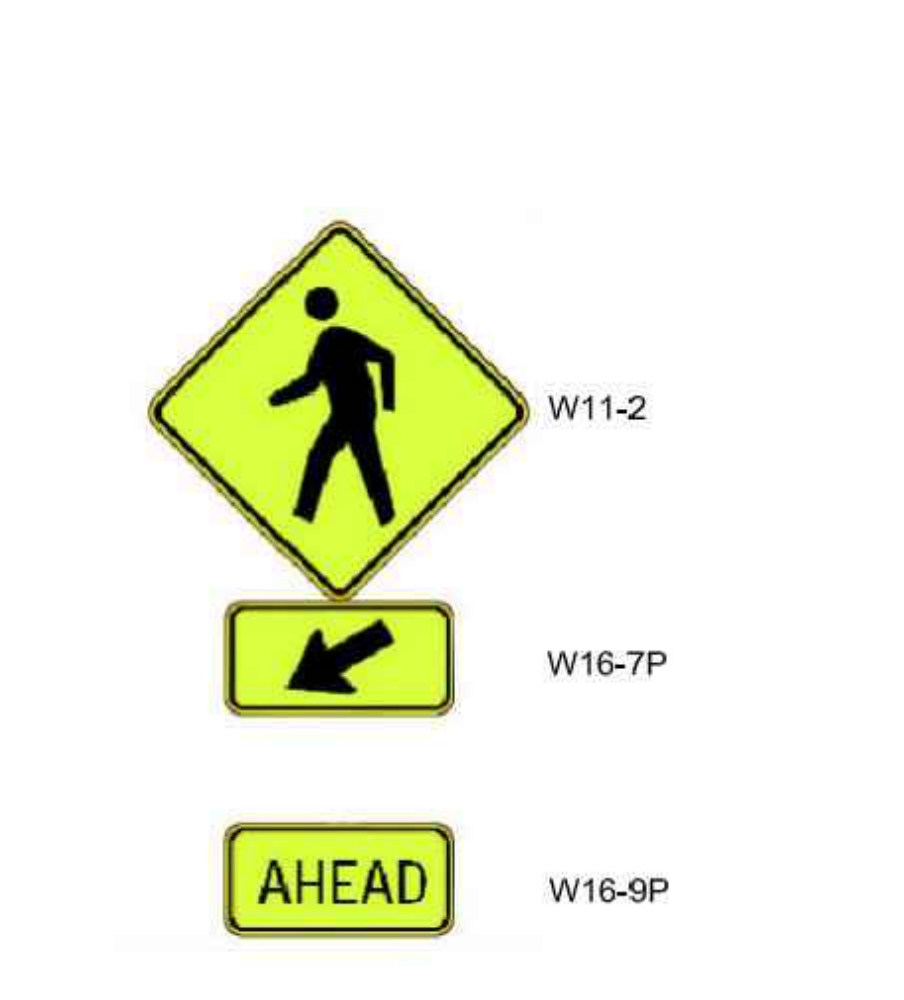
8 ToHS STOP SIGN DETAIL

L-5.1 NTS



9 ToHS PROJECT IDENTIFICATION SIGN

L-5.1 NTS

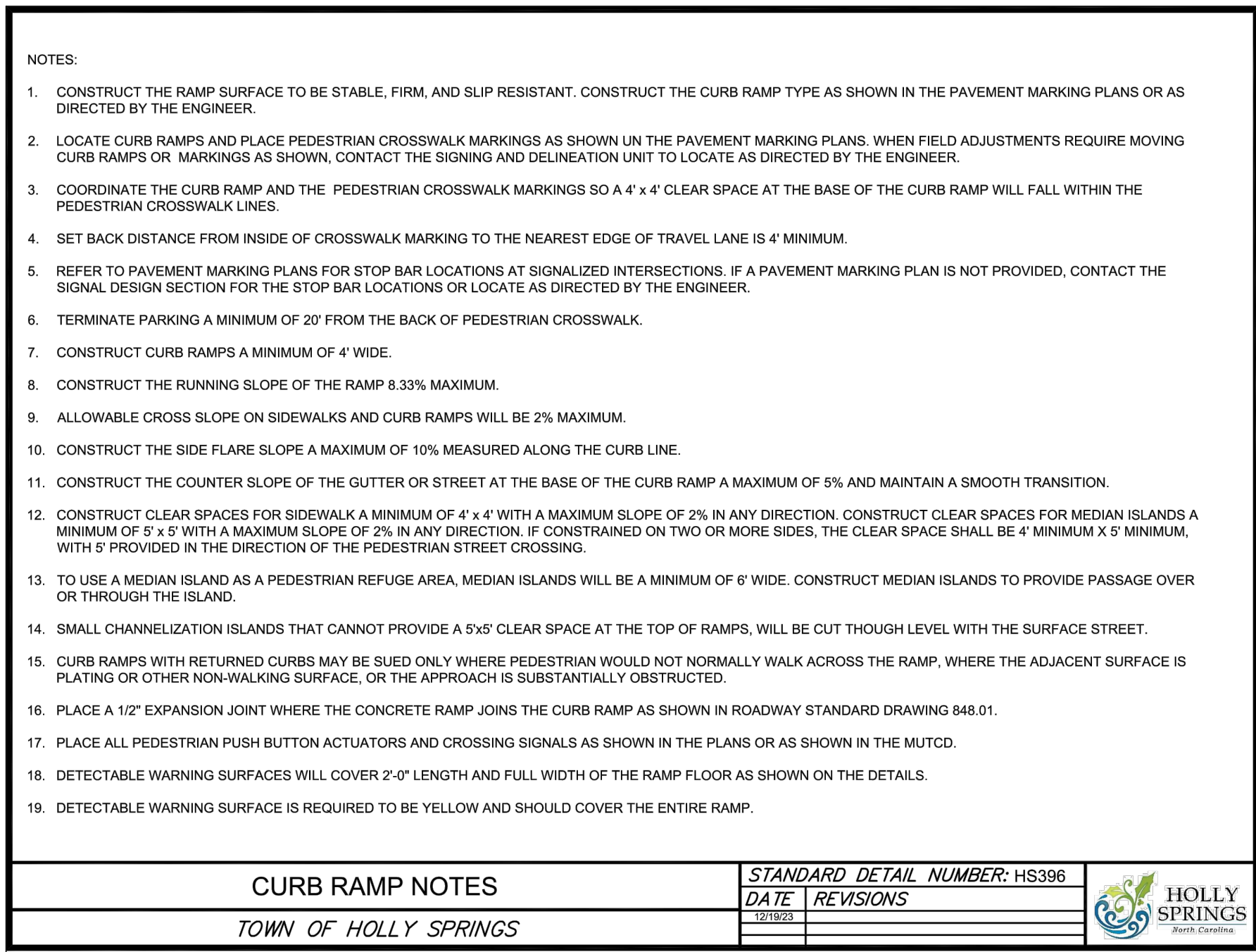


10 PEDESTRIAN CROSSING SIGNS

L-5.1 NTS

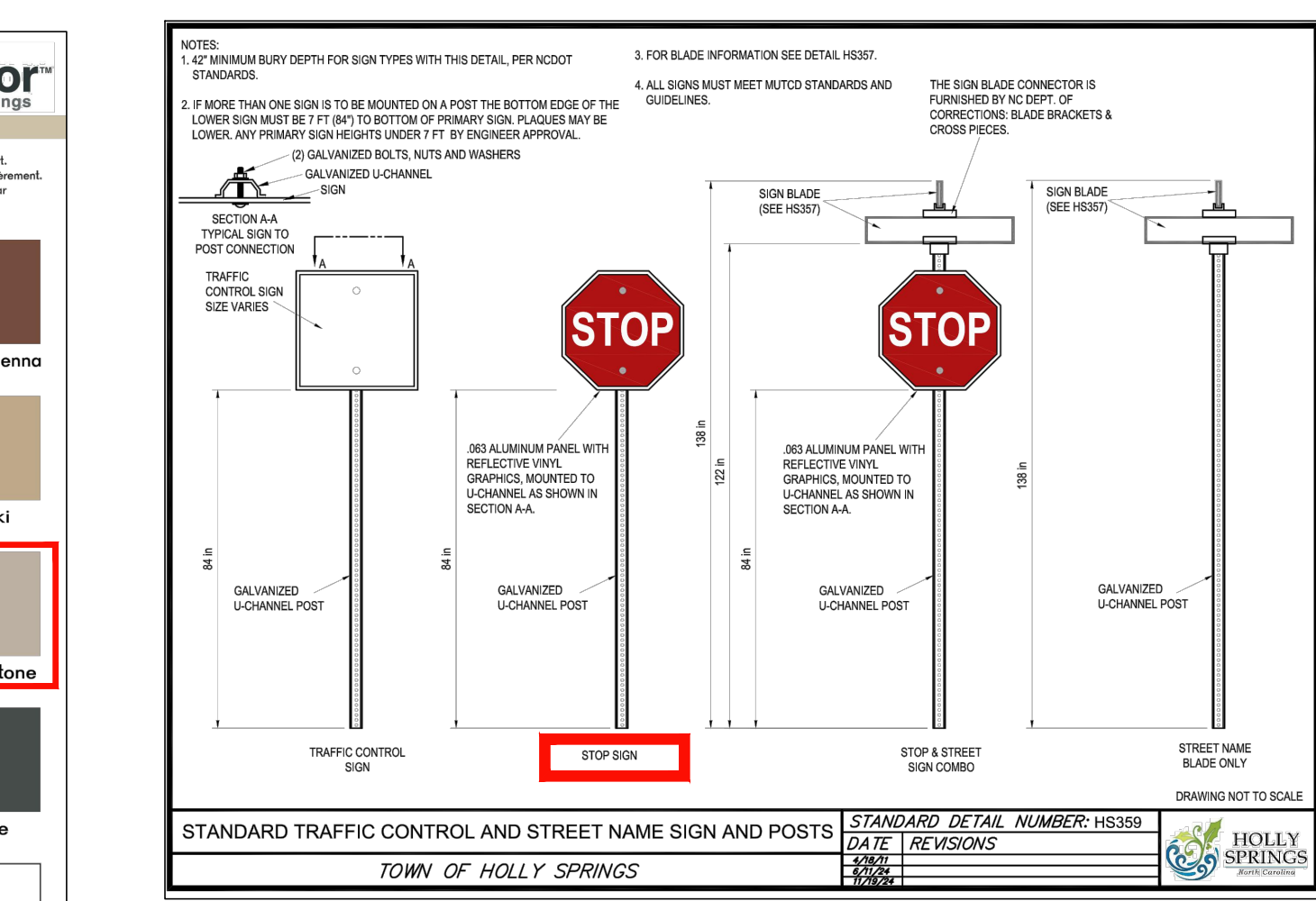
2 DIRECTIONAL RAMP

L-5.1 NTS



6 HI-VISIBILITY CROSSWALKS

L-5.1 NTS

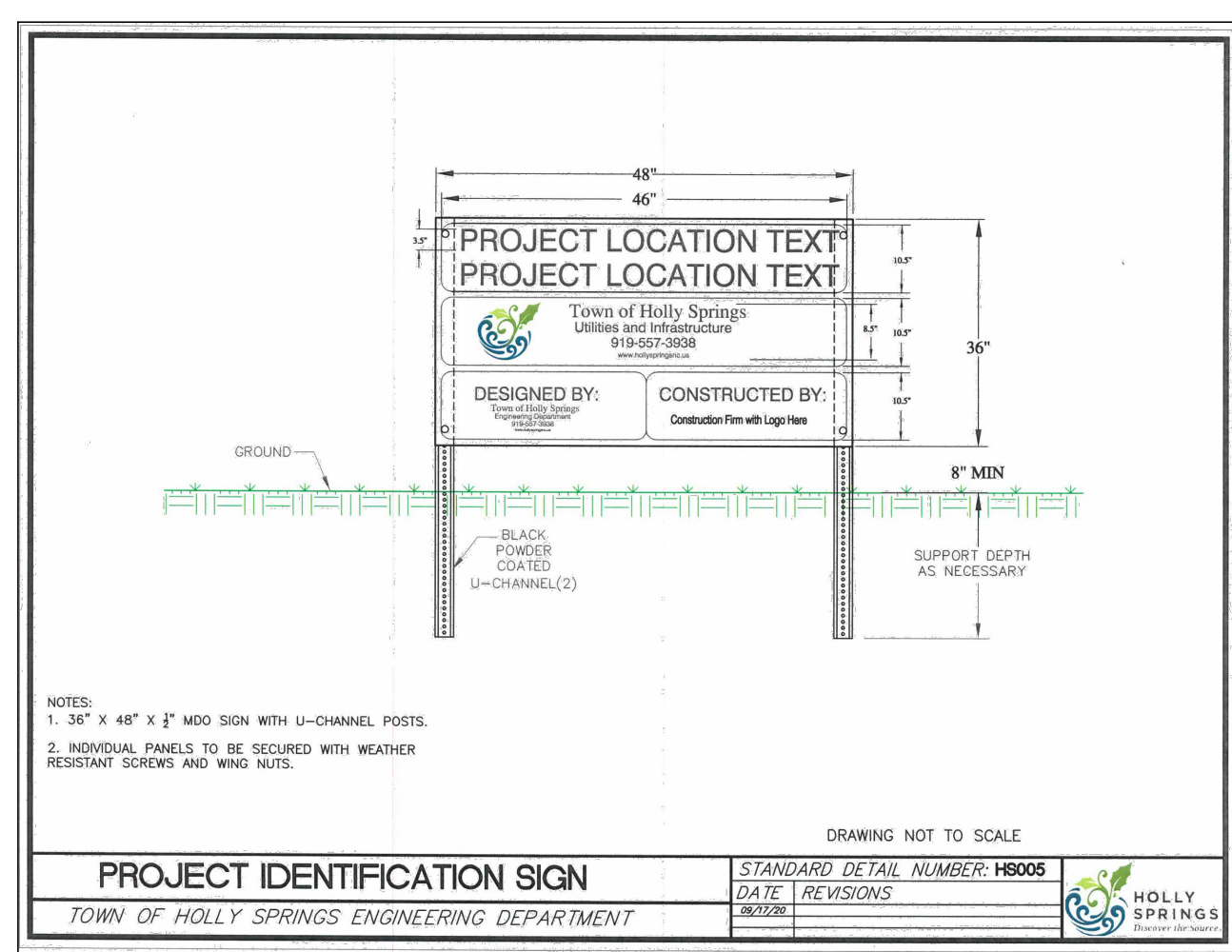


8 ToHS STOP SIGN DETAIL

L-5.1 NTS

6 HI-VISIBILITY CROSSWALKS

L-5.1 NTS

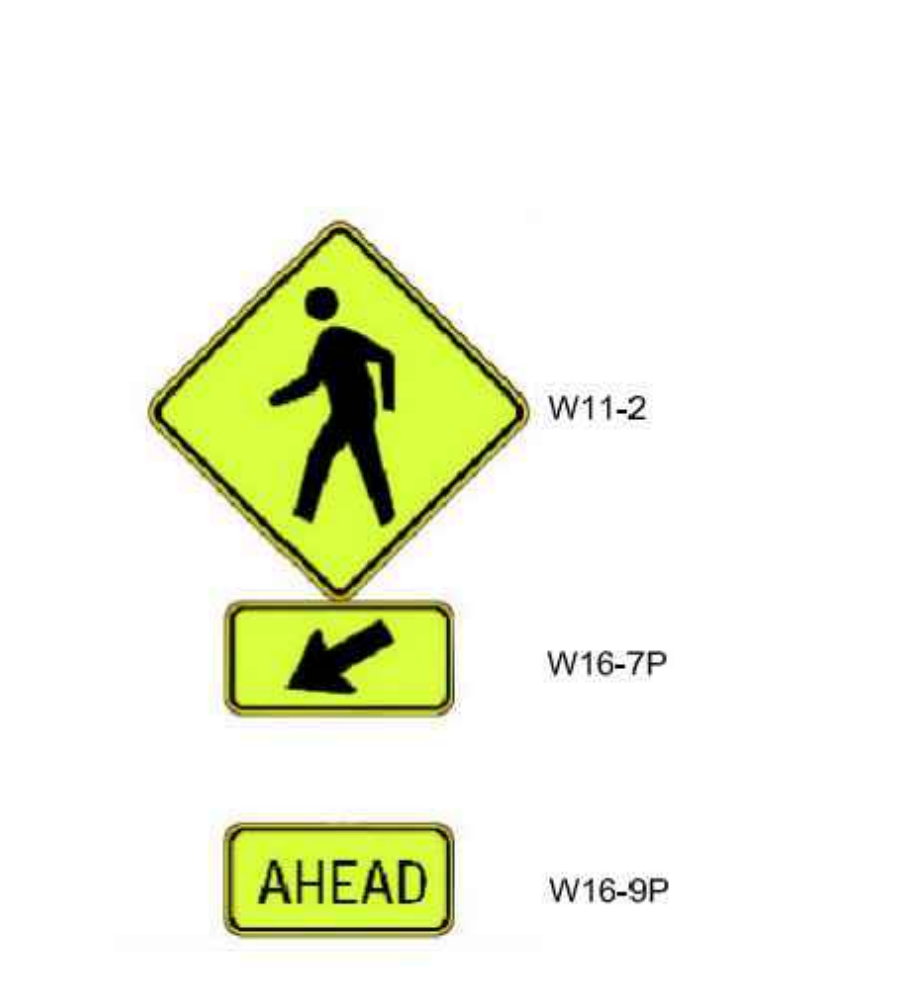


9 ToHS PROJECT IDENTIFICATION SIGN

L-5.1 NTS

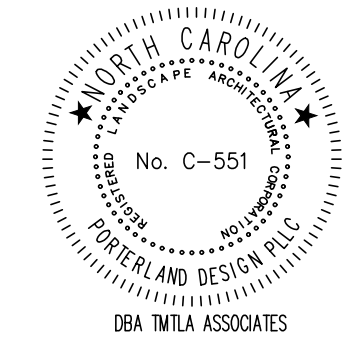
6 HI-VISIBILITY CROSSWALKS

L-5.1 NTS



10 PEDESTRIAN CROSSING SIGNS

L-5.1 NTS



2025-04-14
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

1. PER SKETCH PLAN REVIEW COMMENTS 2025-01-17
2. DEVELOPMENT PLAN REVIEW COMMENTS 2025-02-21
3. DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21
4. DEVELOPMENT PLAN REVIEW COMMENTS 2025-03-21

SITE DETAILS

451 COMMONS DRIVE

451 COMMONS DRIVE
HOLLY SPRINGS, NC 27540

SCALE:

AS NOTED

DRAWN BY:

A.J.P. MA

PROJECT #

24110

DATE:

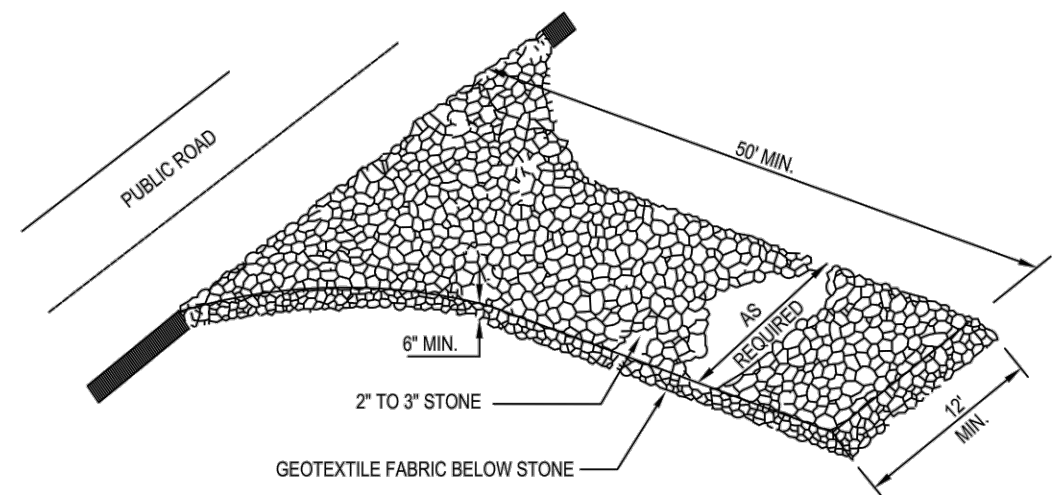
12-13-2024

SHEET

L-5.1

OF

19



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

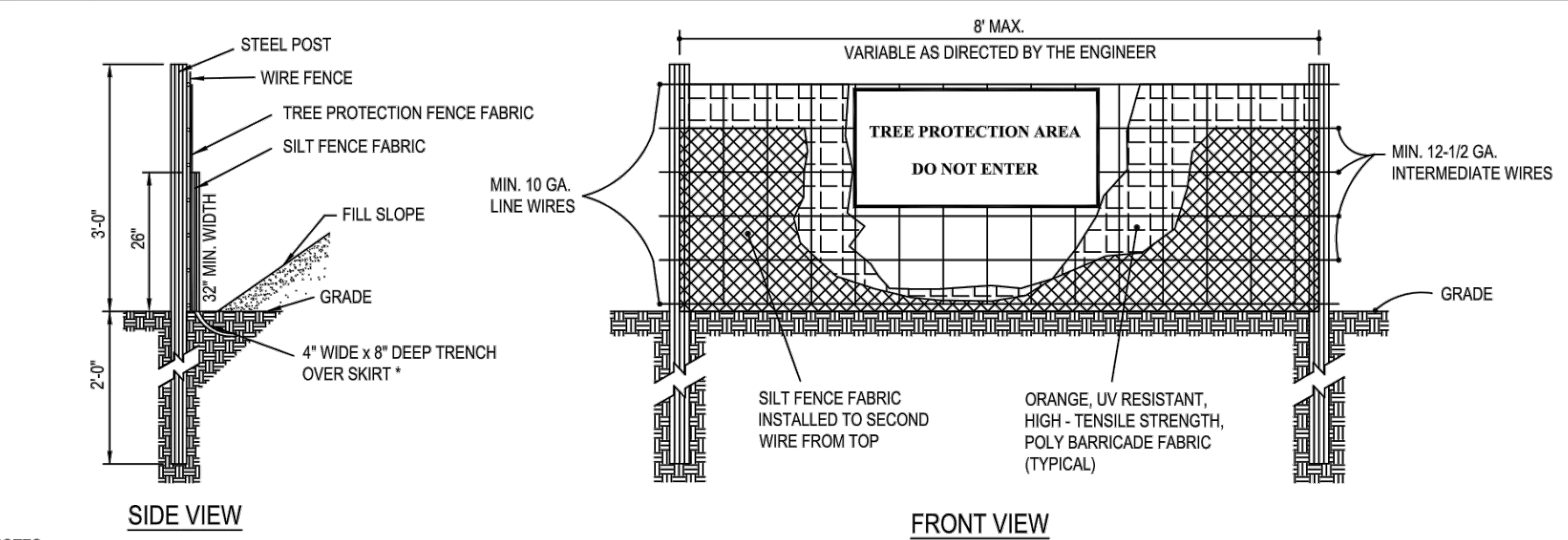
- NOTES:
- TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
 - ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
 - MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS. PERIODIC TOP DRESSING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

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE

TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



- NOTES:
- NO ORANGE SILT FENCE PERMITTED.
 - USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
 - TREE PROTECTION FENCE MUST BE ORANGE, UV RESISTANT, HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
 - END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
 - WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
 - LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
 - PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

DRAWING NOT TO SCALE

COMBINATION SILT / TREE PROTECTION FENCE

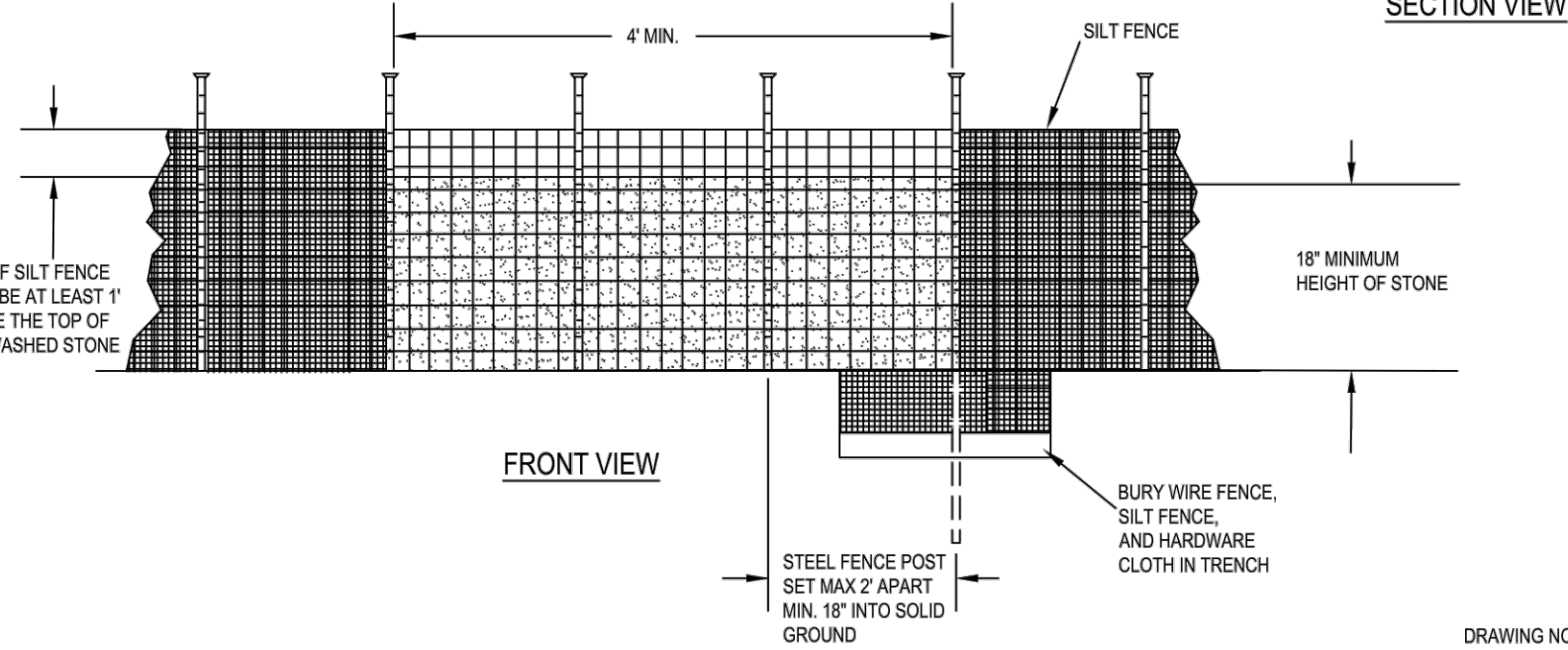
TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



- NOTES:
- MINIMUM 6" OVERLAP OF HARDWARE CLOTH AND SILT FENCE.
 - HARDWARE CLOTH TO BE INSTALLED ON UPSLOPE SIDE OF SILT FENCE.

MAINTENANCE:
INSPECT SILT FENCE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
SHOULD THE STONE BECOME INUNDATED WITH SEDIMENT OR OTHER DEBRIS, OR HARDWARE CLOTH AND STONE DAMAGED OR WASHED OUT, REPLACE IMMEDIATELY WITH CLEAN WASH STONE AND NEW HARDWARE CLOTH. REPAIR OR REPLACE T-POSTS IF NEEDED.
REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE PROPER FLOW THROUGH THE STONE. TAKE CARE TO AVOID DAMAGING THE HARDWARE CLOTH DURING CLEANOUT.



DRAWING NOT TO SCALE

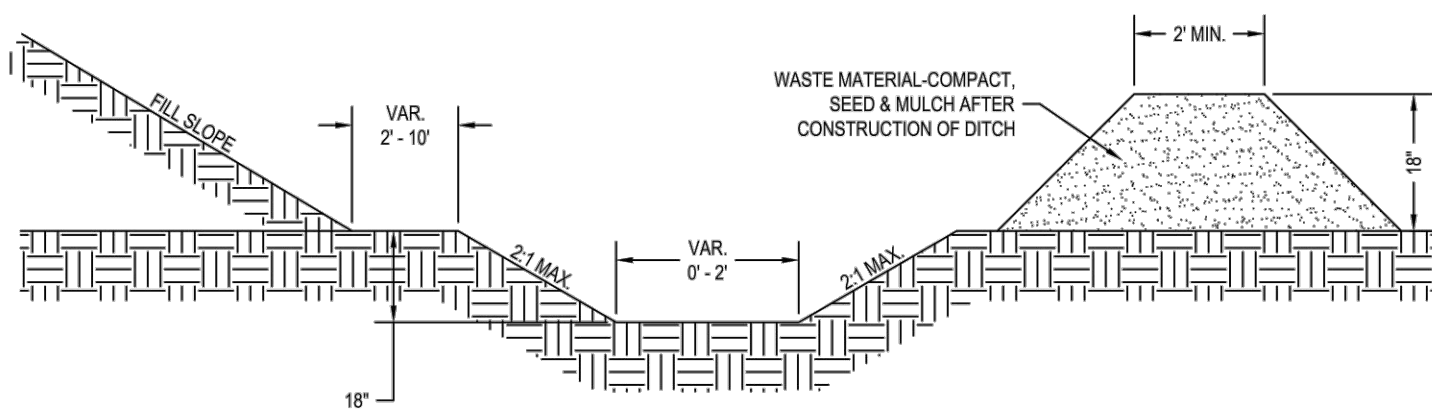
SILT FENCE OUTLET

TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



- NOTES:
- TEMPORARY DIVERSION TO BE USED WHERE TOE OF FILL SLOPES EXCEEDS 3 FEET IN VERTICAL HEIGHT AND ALONG STREAMS TO INTERCEPT FLOW AND/OR DIVERT TO A CONTROLLED OUTLET.
 - SILT SHALL BE REMOVED WHEN SILT TEMPORARY DIVERSION IS ONE-HALF FULL.
 - TEMPORARY DIVERSION SHALL BE RECONSTRUCTED WHEN DAMAGED BY EQUIPMENT OR COVERED BY FILL.
 - ALL TEMPORARY AND PERMANENT DIVERSIONS ARE REQUIRED TO BE LINED WITH AN EROSION CONTROL MATTING THAT MEETS DESIGN CRITERIA.



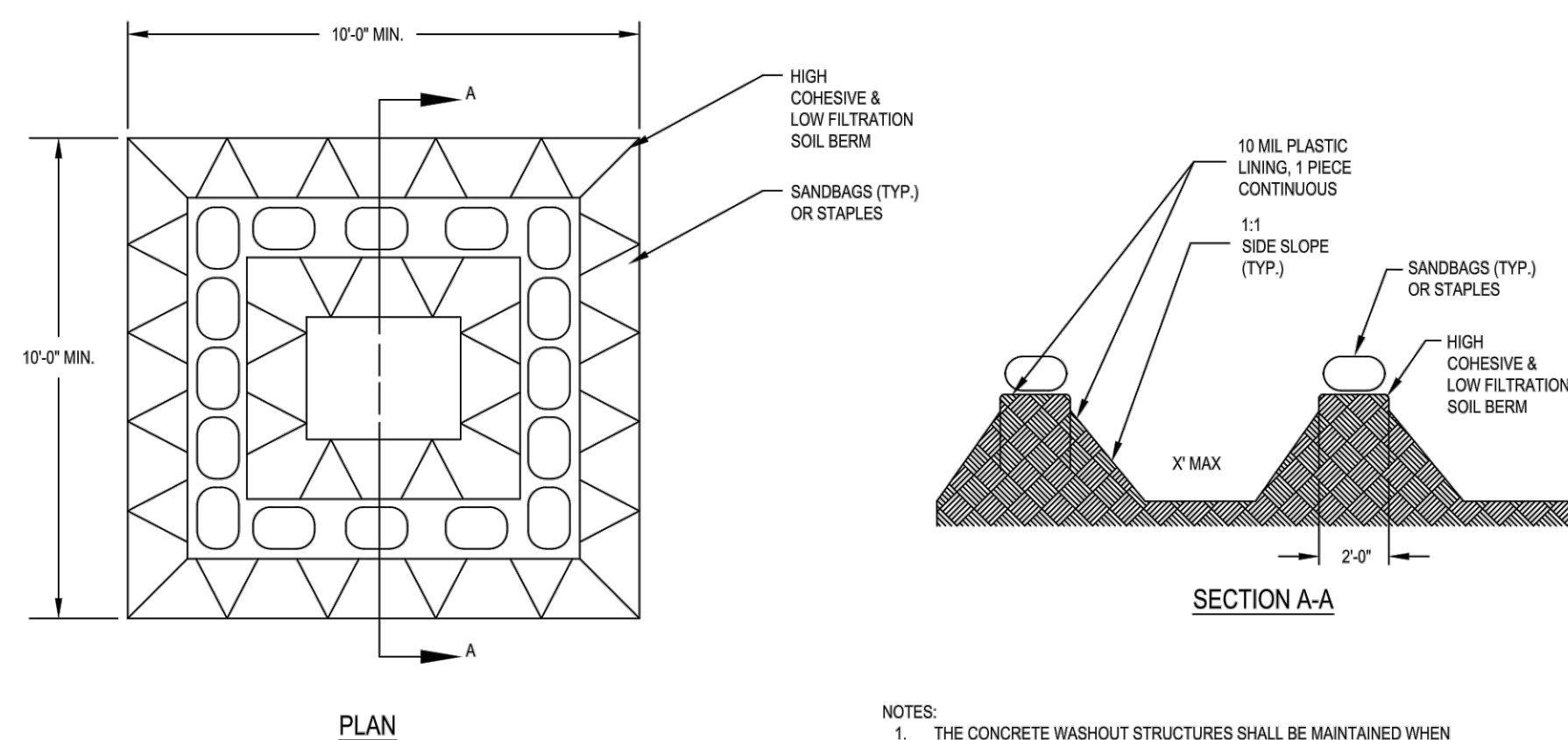
CROSS SECTIONAL VIEW

DRAWING NOT TO SCALE

TEMPORARY DIVERSION

TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



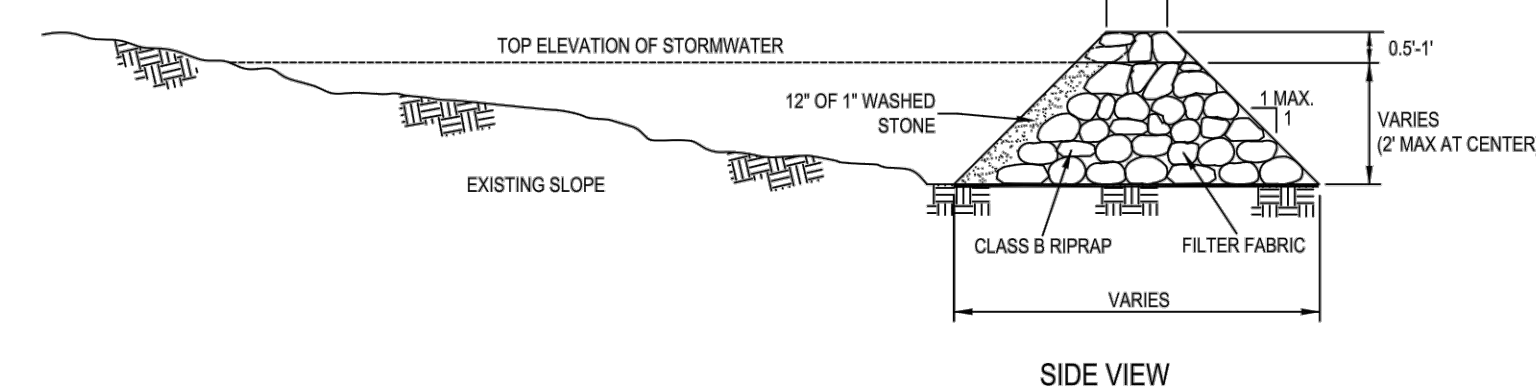
- NOTES:
- THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
 - CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.
 - SELECT LOCATION SO CONCRETE EFFLUENT DOES NOT FLOW INTO ROADS.
 - MODIFIED CONSTRUCTION ENTRANCE MUST BE INSTALLED BETWEEN ROAD AND WASHOUT.

DRAWING NOT TO SCALE

ABOVE GRADE CONCRETE WASHOUT STRUCTURE

TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



STEP SEQUENCE

- NOTES:
- HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.
 - KEY RIPRAP INTO THE DAM FOR STABILIZATION.
 - TOP OF DOWNHILL CHECK DAM IS TO BE SAME ELEVATION OF BOTTOM OF UPHILL CHECK DAM.

MAINTENANCE:
INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL AND STONE AS NEEDED.
INSPECT FOR EROSION AROUND EDGES OF CHECK DAM AND UNDERMINING. CORRECT ALL DAMAGE IMMEDIATELY. REPLACE STONE AS NEEDED.

DRAWING NOT TO SCALE

CHECK DAM

TOWN OF HOLLY SPRINGS

DATE	REVISIONS
12/2/24	1



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

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

*Temporary - Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.
**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEED WITH NATIVE GRASS MIX/ VEGETATION

SEEDING EROSION CONTROL SCHEDULE - TABLE 4.1
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DATE	REVISIONS
9/20/26	1



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

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

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

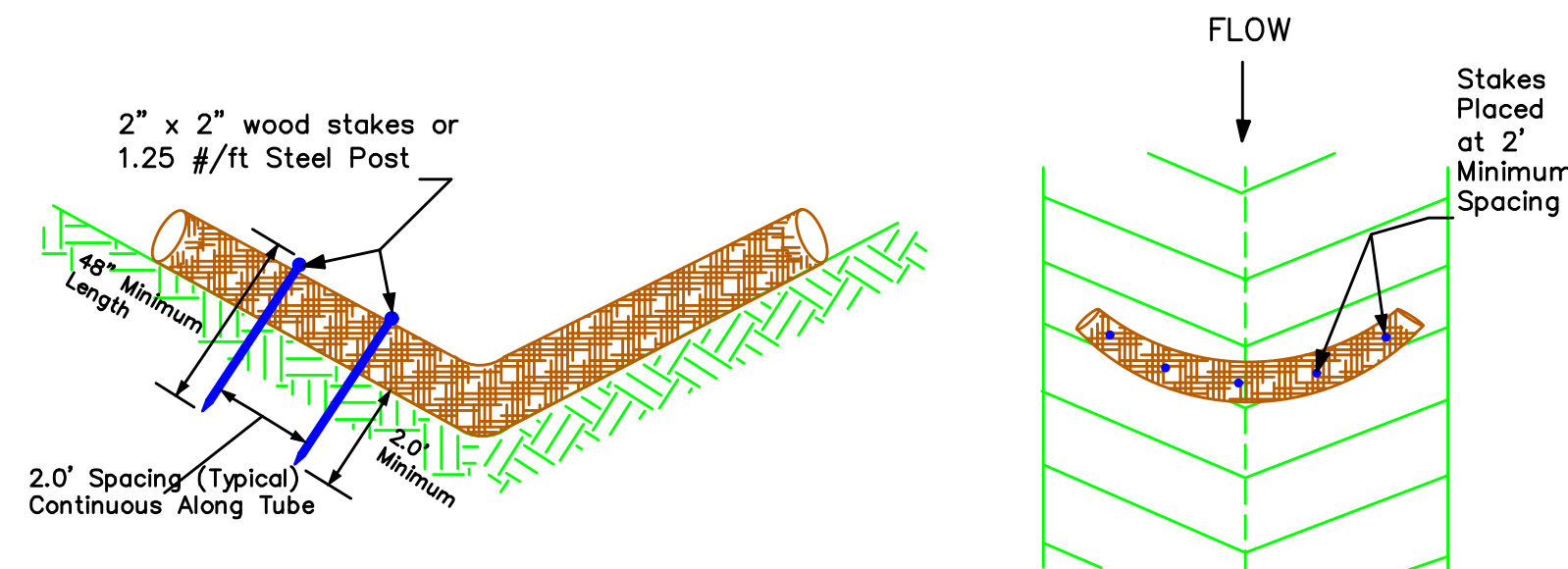
DRAWING NOT TO SCALE

SEEDING EROSION CONTROL SCHEDULE - TABLE 4.2
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DATE	REVISIONS
9/20/26	1



SEDIMENT TUBE INSTALLATION

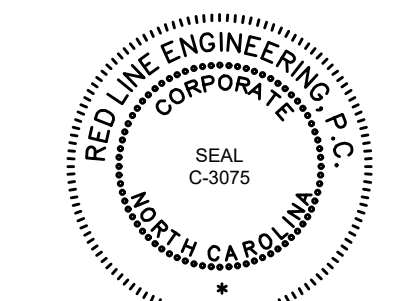
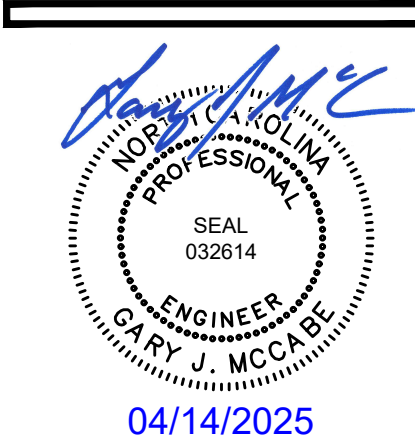


SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150- FEET
2%	100- FEET
3%	75- FEET
4%	50- FEET
5%	40- FEET
6%	30- FEET
GREATER THAN 6%	25- FEET

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2
NOT TO SCALE
FEBRUARY 2011
DATE



FINAL DRAWING
FOR REVIEW
PURPOSES ONLY

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451 COMMONS DRIVE
HOLLY SPRINGS, NORTH CAROLINA 27540
EROSION CONTROL DETAILS (SHEET 1 OF 2)

REVISIONS:	DATE:
① TOHS REVIEW #1	02/21/25
② TOHS REVIEW #2	03/21/25
③ TOHS REVIEW #3	04/14/25

ISSUED FOR:	DATE:
REVIEW - TOHS	01/17/25

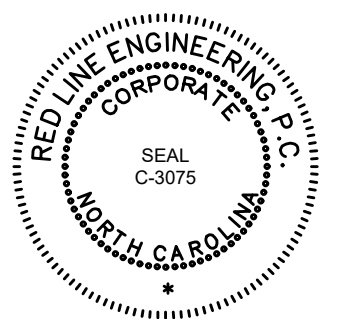
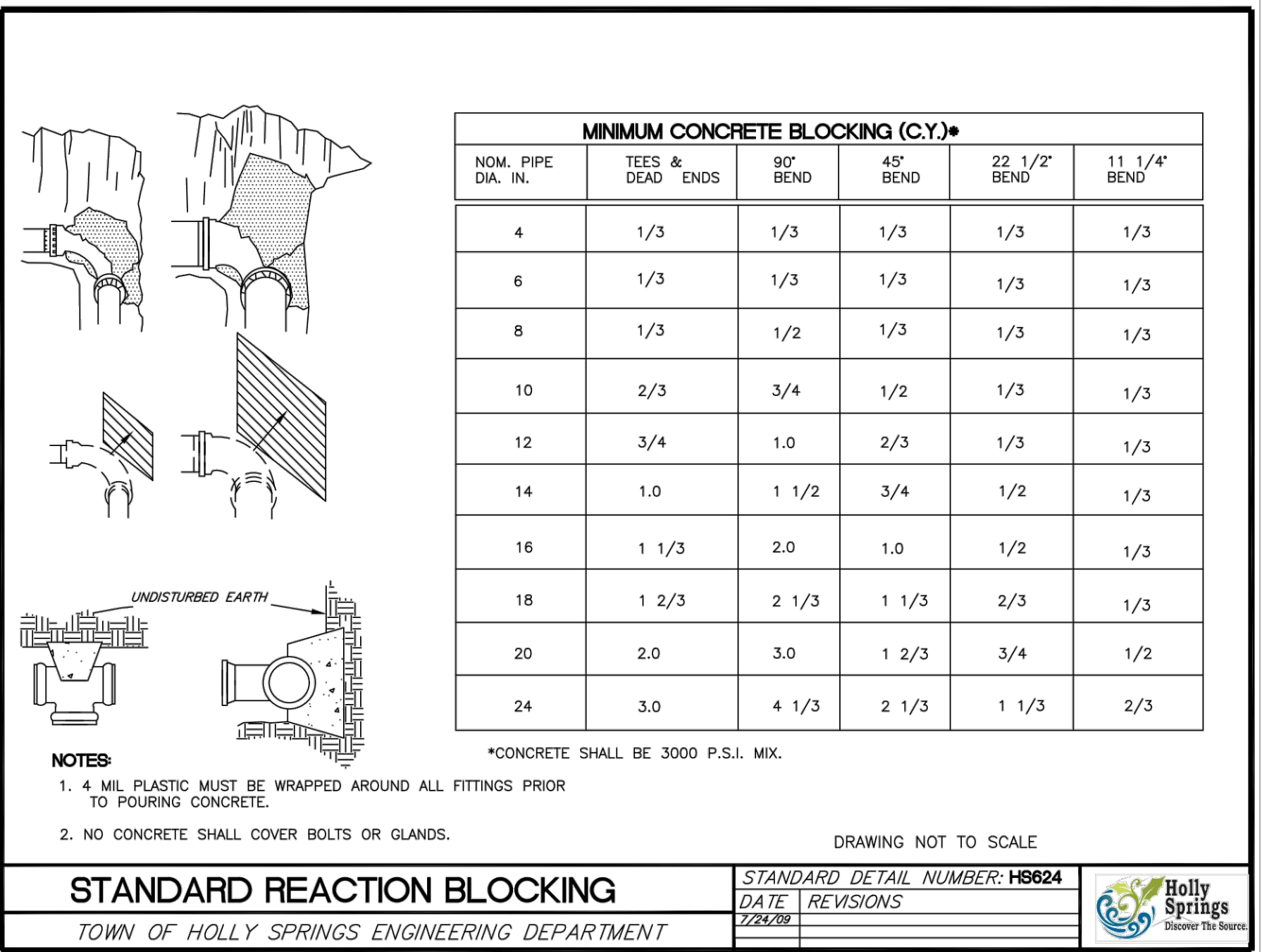
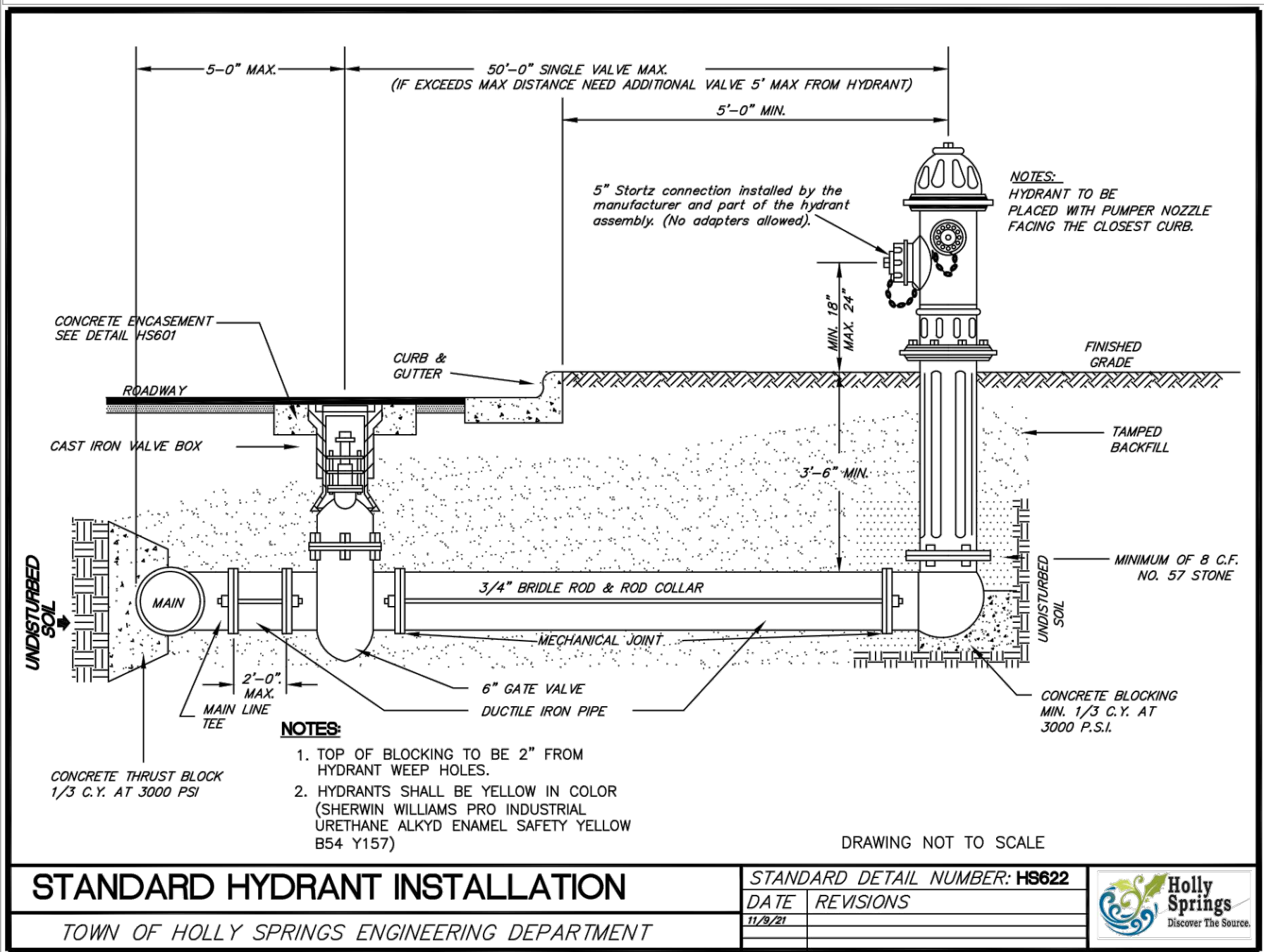
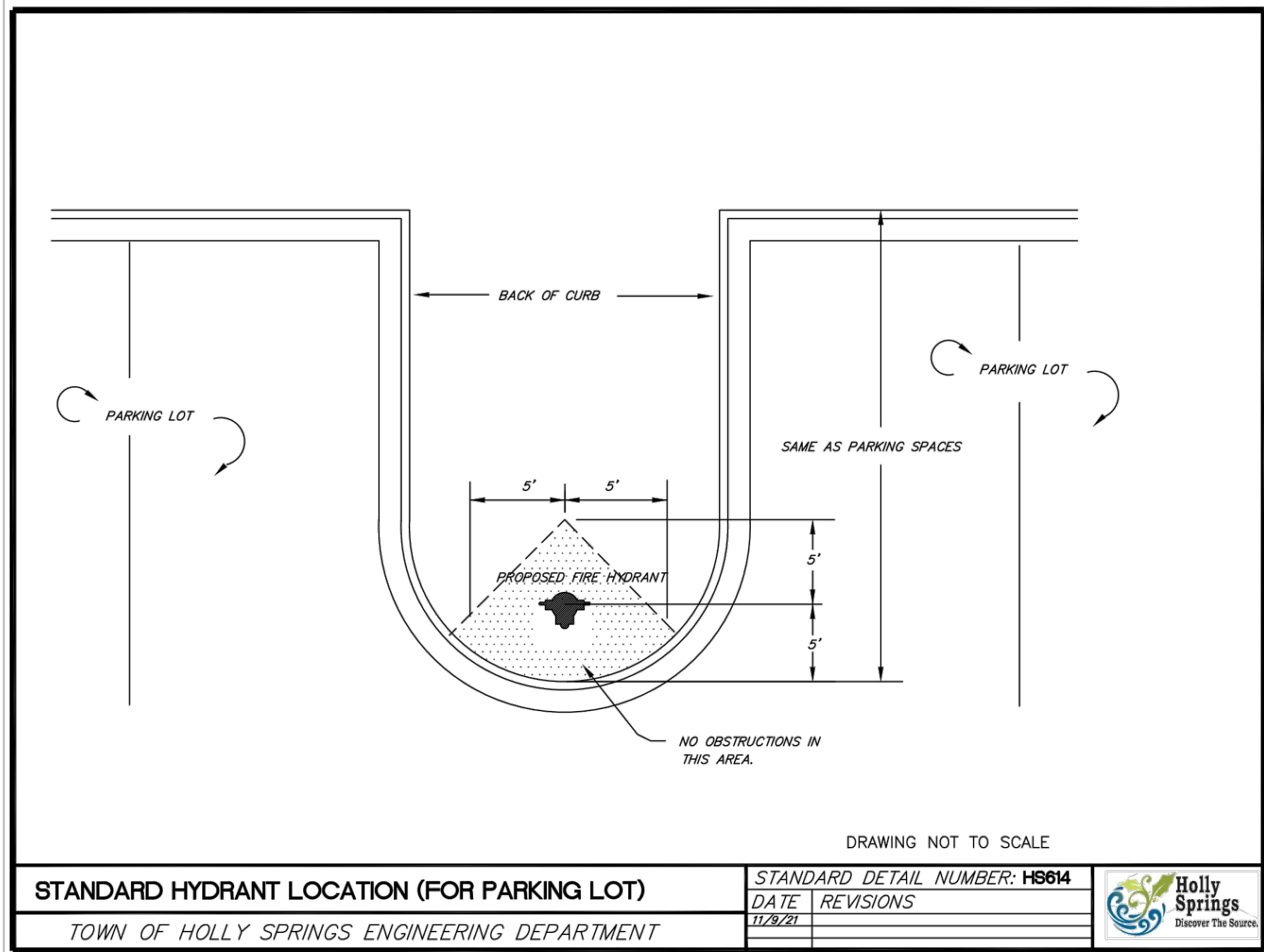
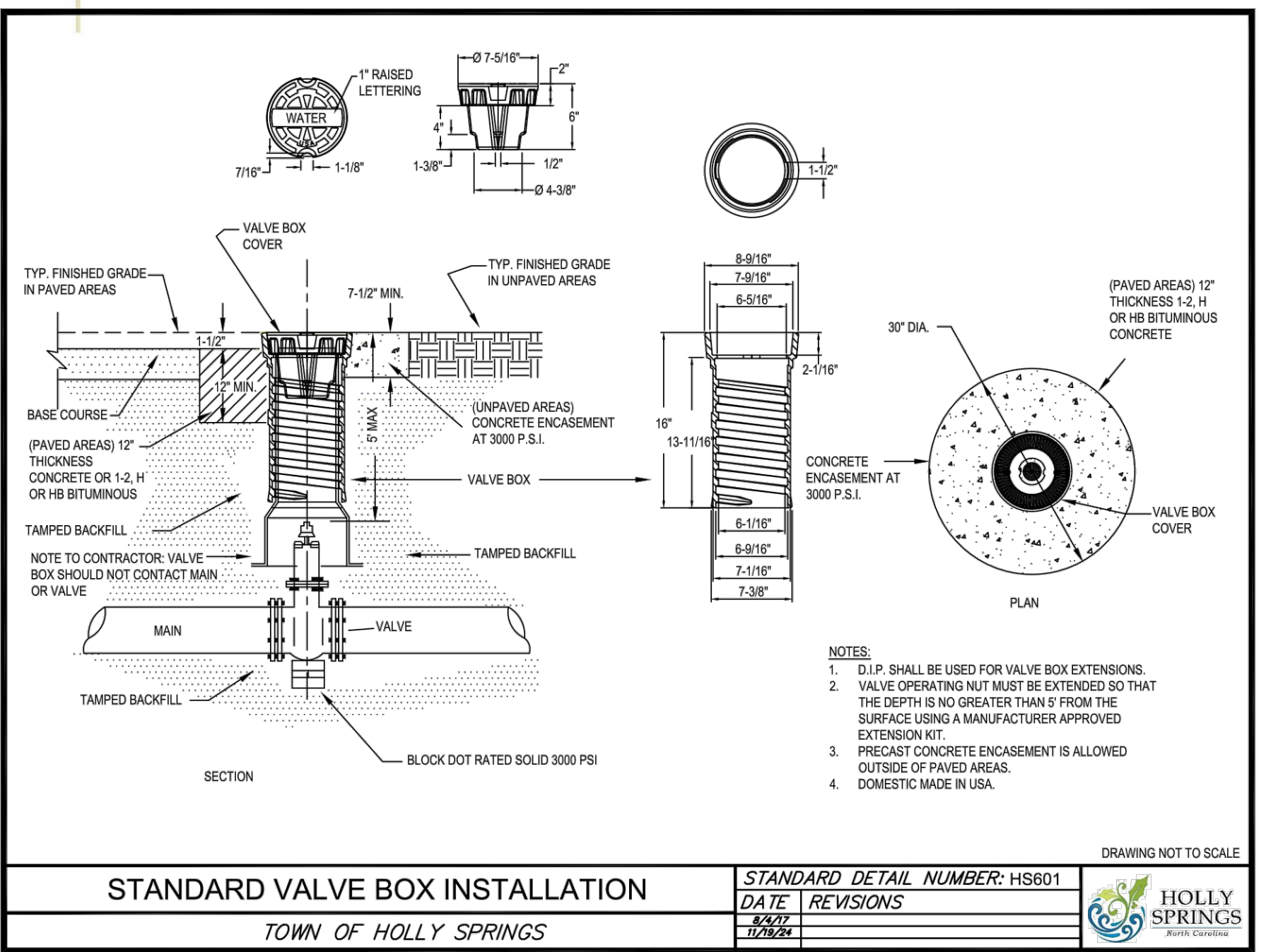
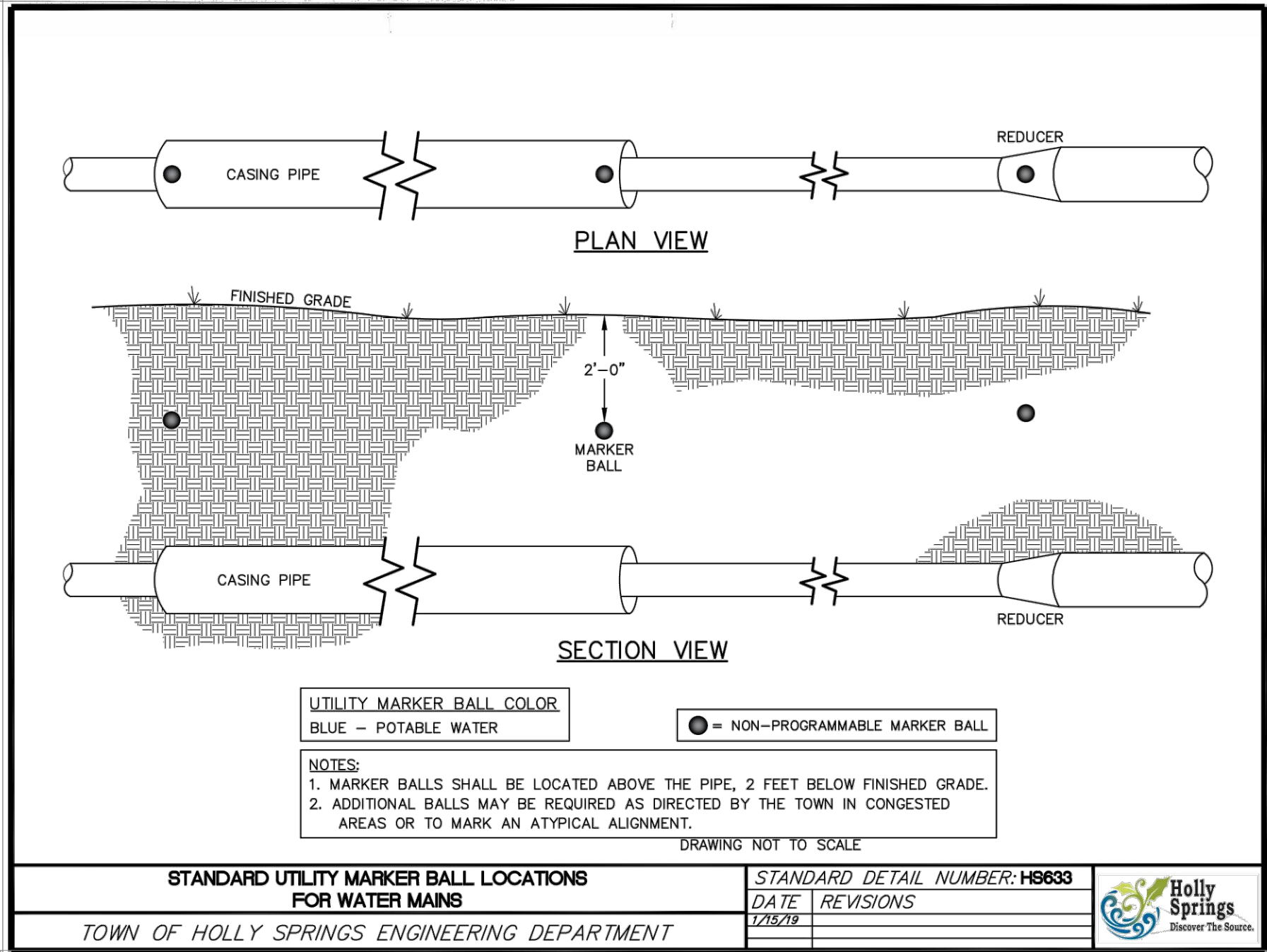
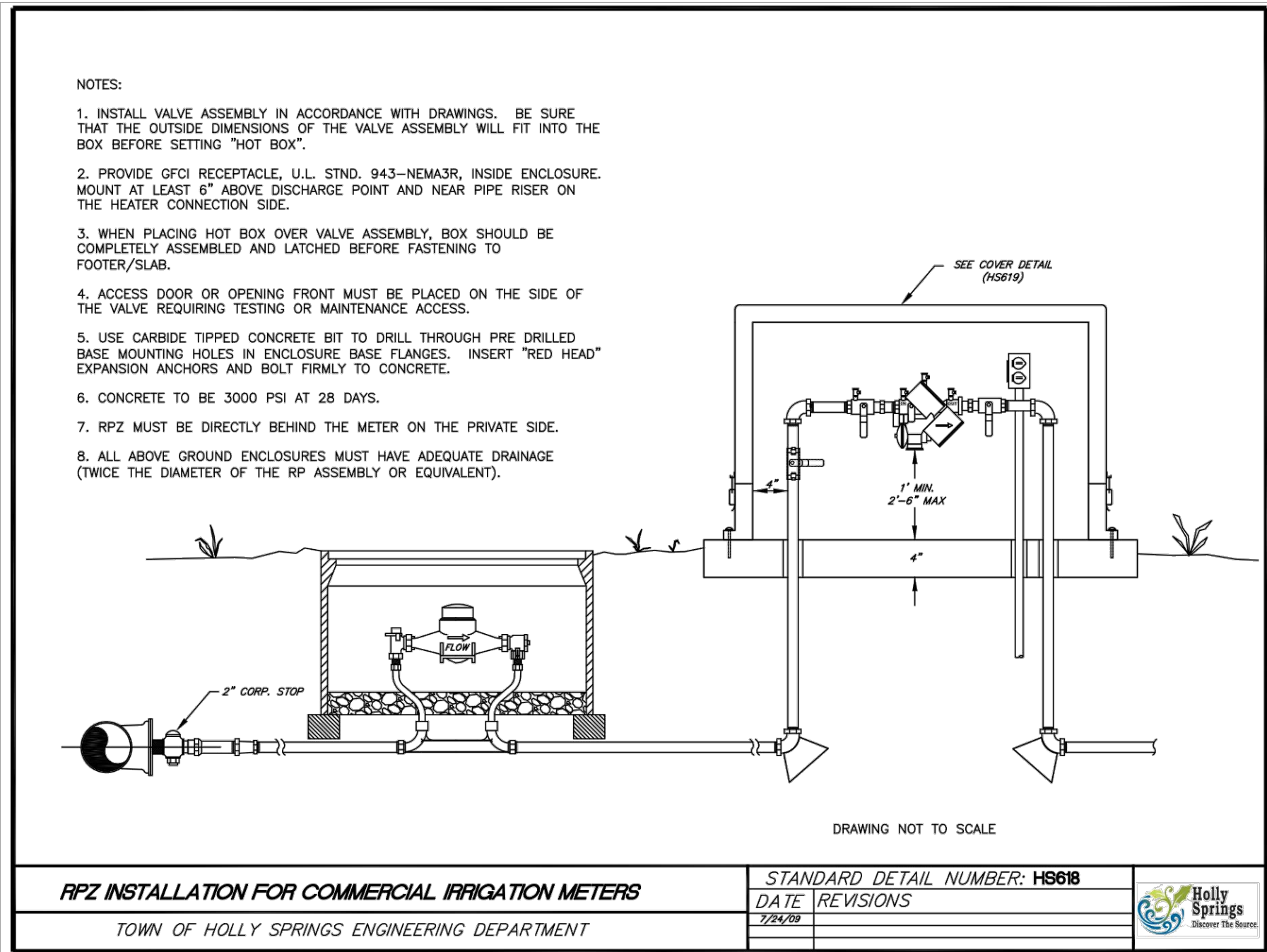
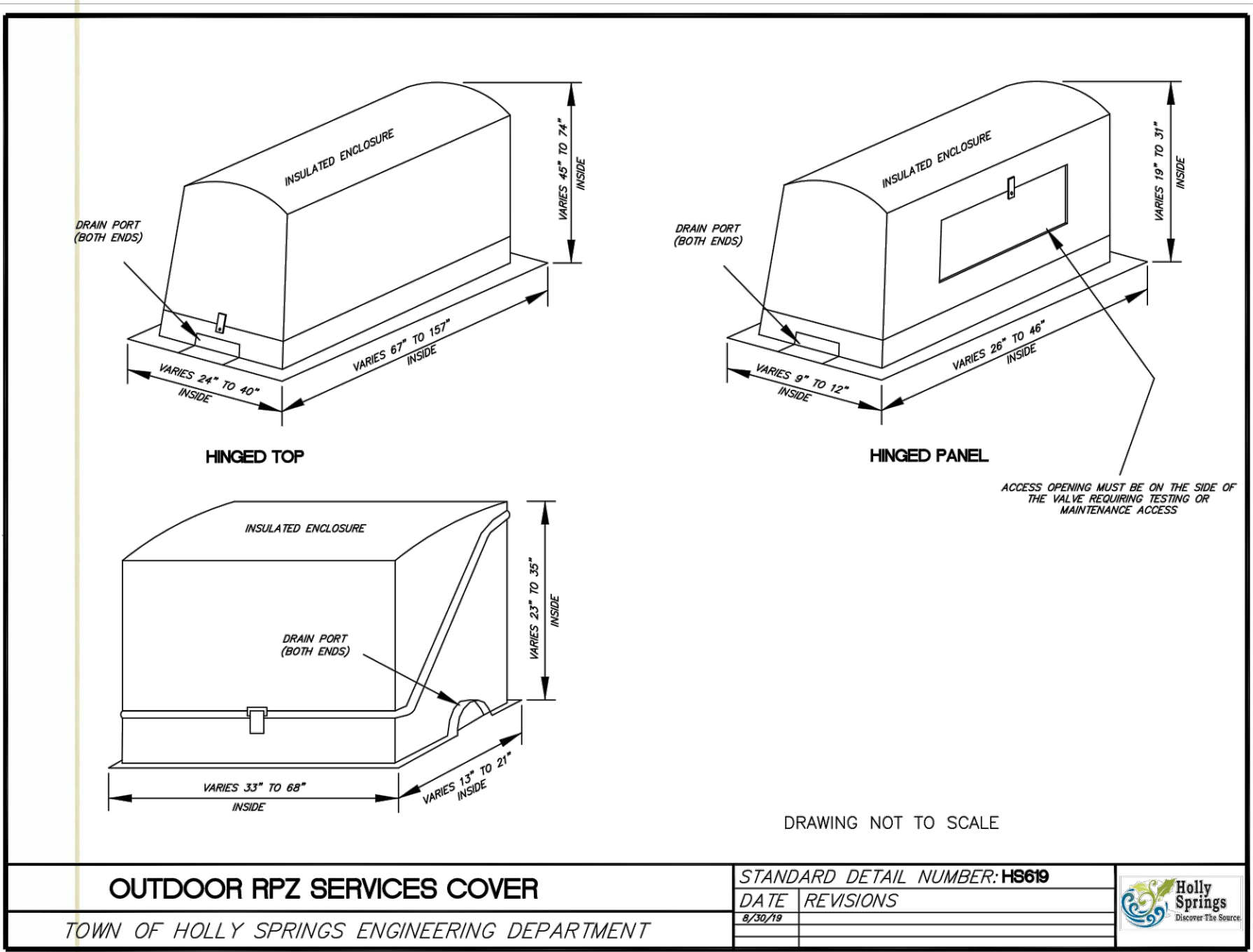
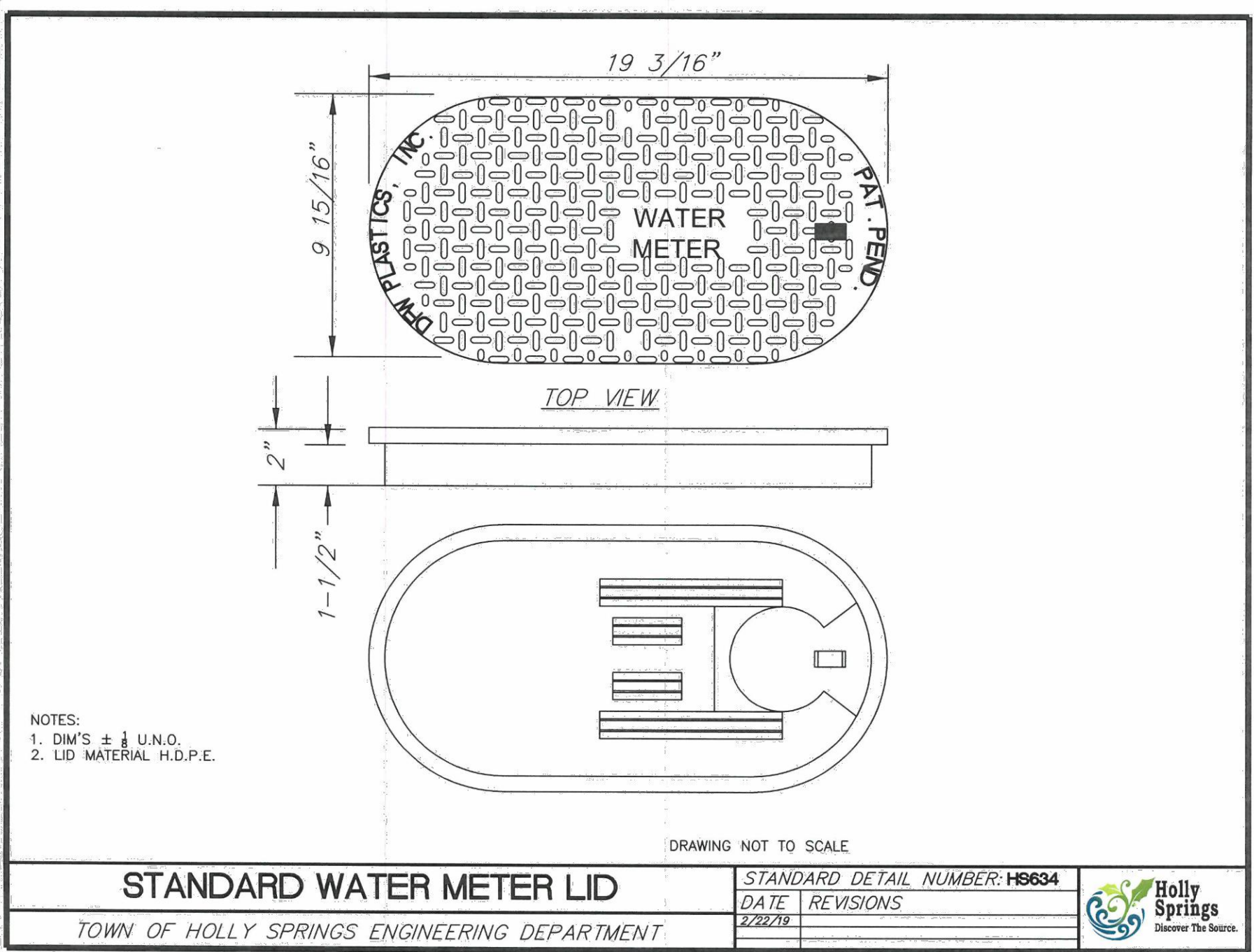
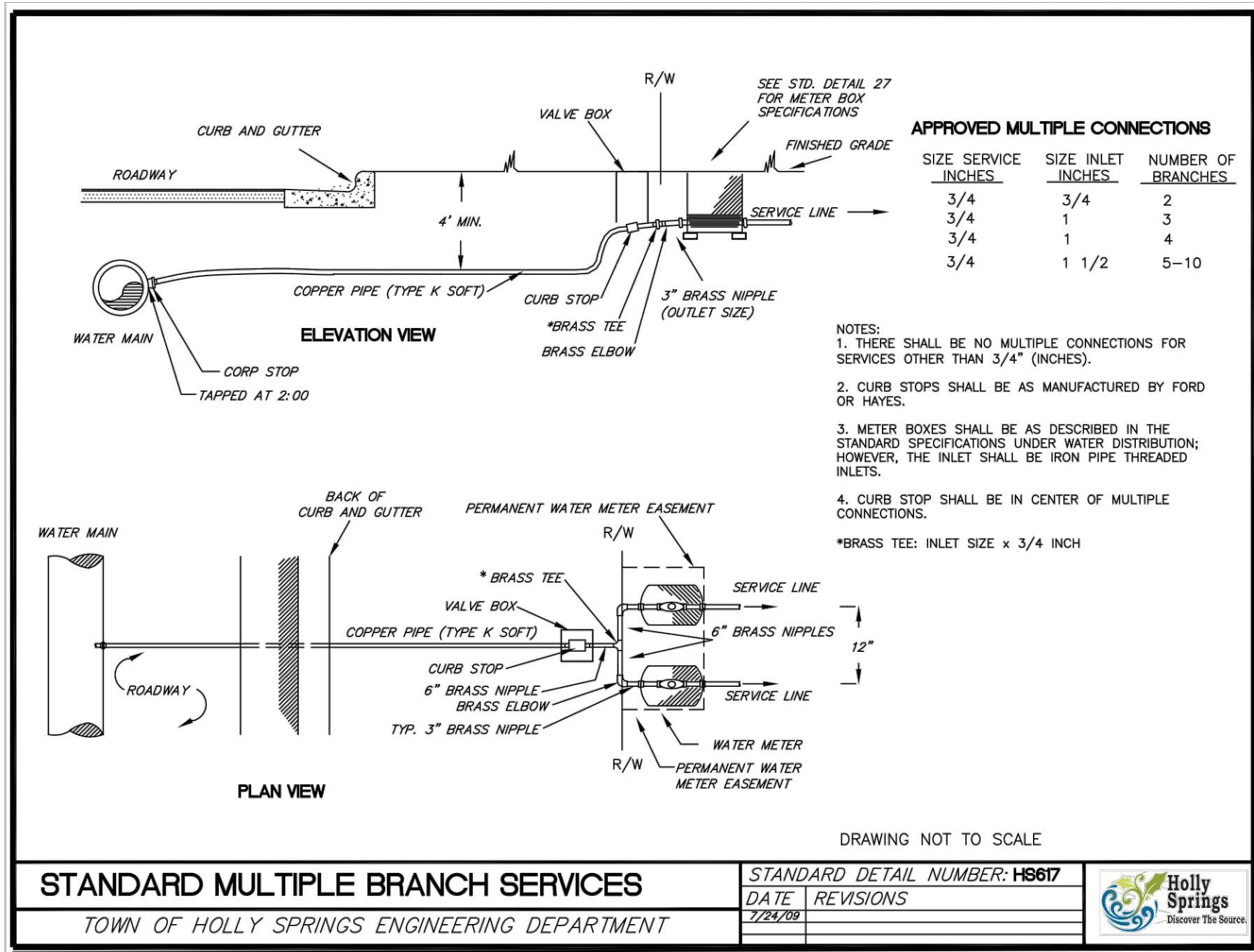
PROJECT NO.:	24-015
DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:

C8.0

OF 17 SHEETS

Page 39 of 41



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HOLLY SPRINGS, NORTH CAROLINA 27540

WATER DETAILS

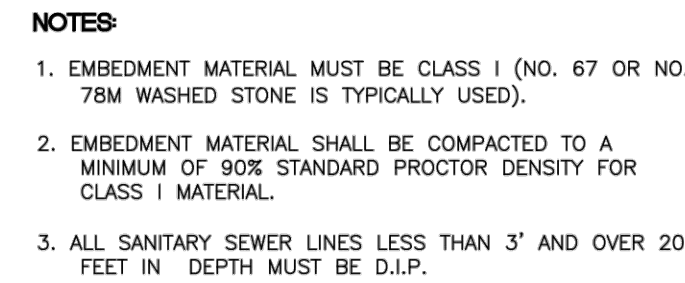
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① TOHS REVIEW #1	02/21/25
② TOHS REVIEW #2	03/21/25
③ TOHS REVIEW #3	04/14/25
ISSUED FOR:	DATE:
REVIEW - TOHS	01/17/25

PROJECT NO.:	24-015
DRAWN BY:	TAL
REVIEWED BY:	GJM

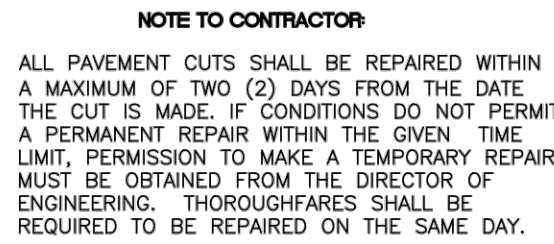
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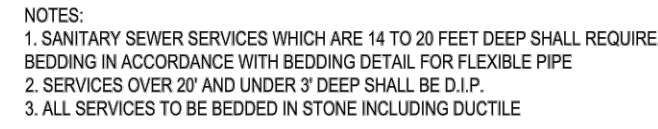
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OF 17 SHEETS



BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE	STANDARD DETAIL NUMBER: HS703		 Holly Springs Discover The Source.
	DATE	REVISIONS	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	7/24/08		



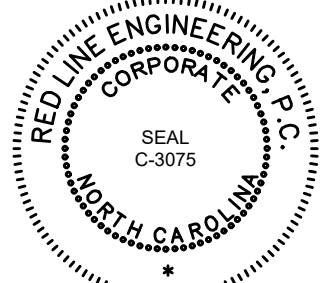
STANDARD TRENCH AND PAVEMENT REPAIR SECTION	STANDARD DETAIL NUMBER: HS326		 Holly Springs Discover The Source.
	DATE	REVISIONS	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	2/8/10		



STANDARD SANITARY SEWER TAP AND SERVICE	STANDARD DETAIL NUMBER: HS715		
	DATE	REVISIONS	
TOWN OF HOLLY SPRINGS	8/20/19		
	11/26/24		



SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA		STANDARD DETAIL NUMBER: PS/23	 Holly Springs Discover The Source
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		DATE REVISIONS	
		7/24/29	



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SANITARY SEWER DETAILS

REVISIONS:	DATE:
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③ TOHS REVIEW #3	04/14/25

ISSUED FOR:	DATE:
REVIEW - TOHS	01/17/25

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DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:

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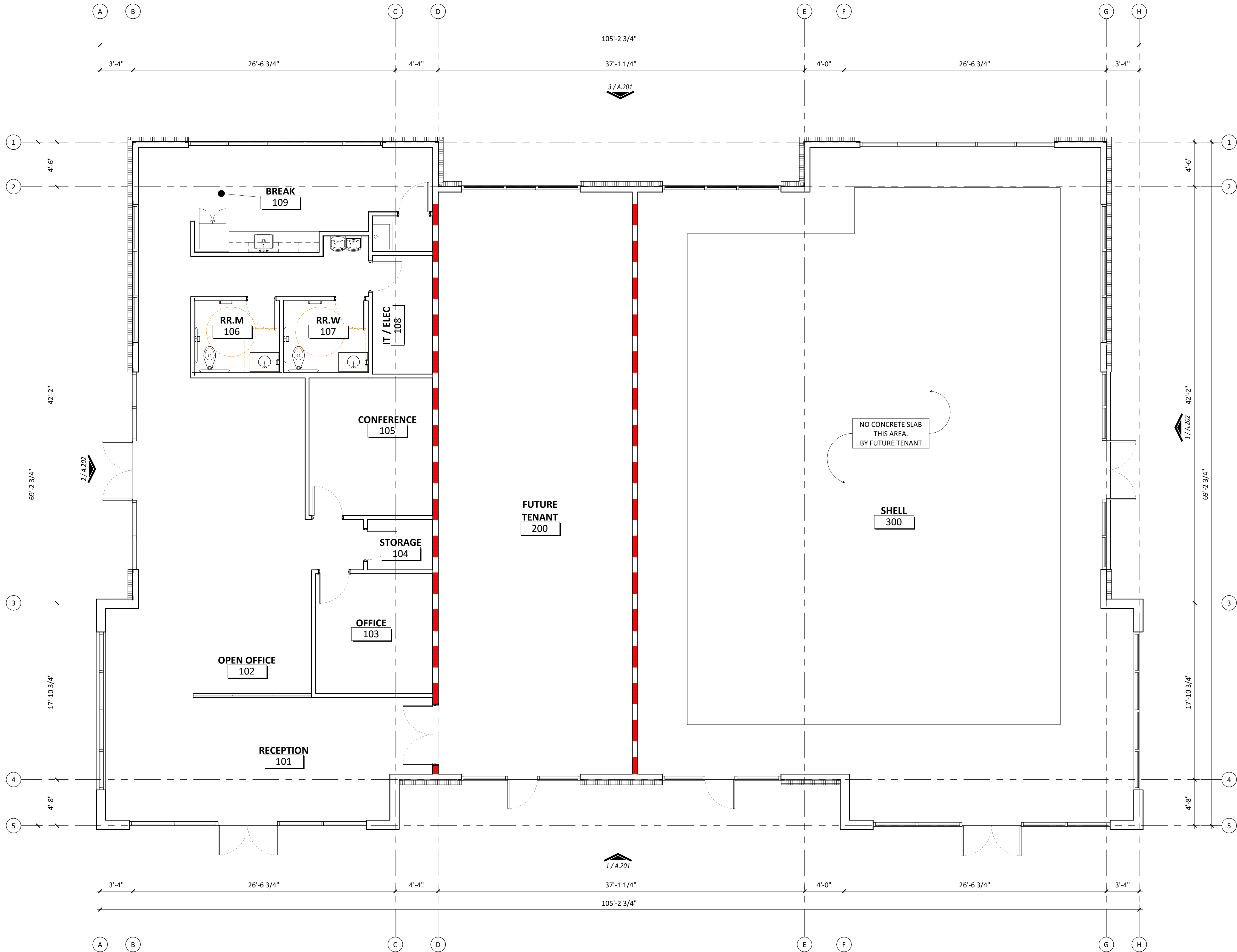
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Know what's **below**.
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1 | FLOOR PLAN
3/16" = 1'-0"

Germano

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MICHAEL A. GERMANO

4422

PRELIMINARY NOT FOR CONSTRUCTION

GERMANO ARCHITECTURE+INTERIORS, PLLC

ARCHITECT

25568

NORTH CAROLINA

CONSULTANT

PROJECT
No. 24044

Arbor Creek Office Building

451 Commons Drive, Holly Springs NC 27540

SHEET INFORMATION		
#	DATE	DESCRIPTION
21	12.13.2024	SITE SKETCH PLAN
22	01.30.2025	SITE SKETCH PLAN
24	03.21.2025	DEVELOPMENT COMMENTS

CHECKED BY: MAG
FLOOR PLAN

A112

SHEET SHALL MEASURE 24"x36" IF NOT, ADJUST SCALE ACCORDINGLY
CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL TRADES
Page 43 of 44

3/20/2025 7:47:55 PM Germano Architecture + Interiors, p.l.l.c. 2409 Crabtree Blvd., Suite 107, Raleigh NC 27604 phone: 919.404.8085 fax: 919.808.5850 germanoai.com

MATERIAL FINISH LEGEND	
MASONRY	
B1:	MODULAR BRICK, RUNNING BOND
B2:	MODULAR BRICK, STACKED BOND
B3:	MODULAR BRICK, 8" SOLDIER COURSE
B4:	BRICK ROWLOCK
FINISH	
01:	PALMETTO BRICK, MEDIUM RED WIRECUT
02:	PALMETTO BRICK, 2.0 BUFFSTONE WIRECUT
FENESTRATION	
AL1:	ALUMINUM STOREFRONT SYSTEM
GU1:	GLAZING UNIT
FINISH	
01:	WHITE
02:	OPTIGRAY
FIBER CEMENT	
FC1:	FIBER CEMENT LAP SIDING
FC2:	FIBER CEMENT FLAT PANEL
FC3:	FIBER CEMENT 1x4 TRIM
FC4:	FIBER CEMENT SOFFIT PANEL
F1:	FIBER CEMENT FACIA
FINISH	
01:	PAINTED WHITE
02:	< NOT USED >
ROOFING	
AS1:	ASPHALT SHINGLE
MR1:	METAL ROOF PANEL
FINISH	
01:	GAF ROYAL SOVEREIGN, CHARCOAL
02:	MBCI BATTENLOK HS, SLATE GRAY

*ALL FINISHES SUBJECT TO FINAL DESIGN SELECTION OF EQUAL QUALITY.

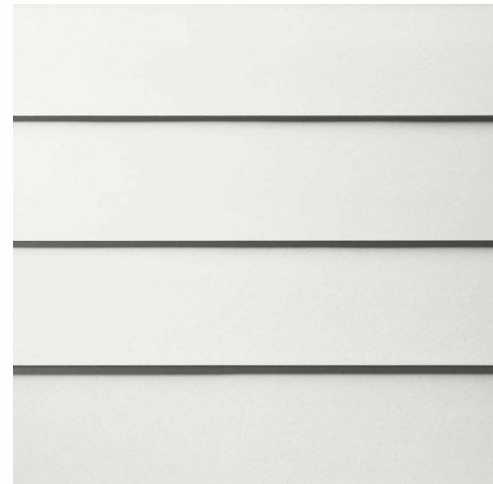
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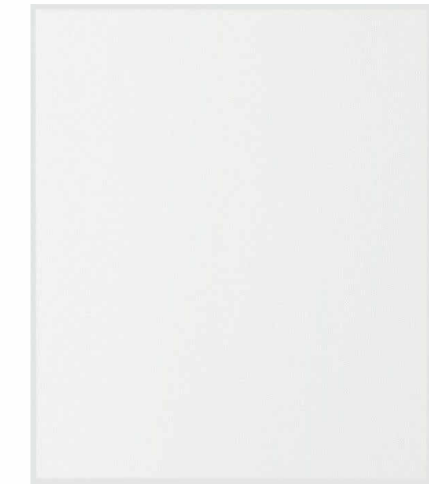
B2:02



FC1:01



FC2:01



ENTRY LIGHTING



AS1:01



MR1:02



MATERIAL % PER FACADE

MATERIAL	AREA	PERCENTAGE
EAST		
FENESTRATION	306 SF	30%
FIBER CEMENT PANEL	146 SF	14%
FIBER CEMENT SIDING	74 SF	7%
MASONRY / BRICK	505 SF	49%
NORTH		
FENESTRATION	1,291 SF	68%
FIBER CEMENT PANEL	275 SF	14%
FIBER CEMENT SIDING	222 SF	12%
MASONRY / BRICK	119 SF	6%
SOUTH		
FENESTRATION	632 SF	30%
FIBER CEMENT PANEL	166 SF	8%
FIBER CEMENT SIDING	117 SF	5%
MASONRY / BRICK	1,225 SF	57%
WEST		
FENESTRATION	306 SF	29%
FIBER CEMENT PANEL	139 SF	13%
FIBER CEMENT SIDING	74 SF	7%
MASONRY / BRICK	538 SF	51%

ELEVATION NOTES

- EXTERIOR PAINT TO INCLUDE M1 ADDITIVE TO PREVENT MILDEW AND FUNGUS GROWTH.
- PAINT SHALL BE SHERWIN WILLIAMS 25 YR SUPER PAINT OR APPROVED EQ.
- ALL METAL PAINT TO BE ENAMEL BASE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES PRIOR TO PURCHASE AND INSTALLATION FOR APPROVAL BY ARCHITECT AND OWNER.
- CONTRACTOR TO PAINT ALL EXPOSED PIPES, CONDUCTS, DISCONNECTS & JUNCTION BOXES TO MATCH ADJACENT SURFACE.
- ELEVATION HEIGHTS ARE FOR REFERENCE ONLY TO THE ARCHITECTURAL DRAWINGS.
- NO SIGNAGE IS INCLUDED IN THIS PACKAGE. SIGNAGE IS SHOWN FOR REFERENCE ONLY. ALL SIGNS MUST BE PERMITTED SEPARATELY.
- COLOR SAMPLES TO BE APPROVED BY THE OWNER & ARCHITECT BEFORE APPLICATION.
- WHERE COLOR IS SHOWN AS BEING SPECIFIC TO ONE MANUFACTURER, AN EQUIVALENT COLOR BY ANOTHER MANUFACTURER MAY BE SUBMITTED FOR APPROVAL. MANUFACTURERS AND MATERIALS SPECIFIED ARE NOT INTENDED TO LIMIT THE SELECTION OF EQUAL COLORS AND PERFORMANCE FROM OTHER.
- DO NOT TRANSITION PAINT COLORS ON AN EXTERIOR CORNER. ALL COLOR CHANGES SHOULD BE AT INTERIOR CORNERS, UNO. CONTACT THE ARCHITECT IF A CONFLICT OCCURS.
- EVERY TENANT'S ADDRESS SHALL BE DISPLAYED ON THE BUILDING WITH 6" NUMBERS AND CONTRASTING COLORS VISIBLE FROM THE ROAD DAY OR NIGHT AS REQUIRED BY NCFPC 505.1.

KEYNOTES

- | | |
|------|---|
| Z.02 | 8.2.G.2.e.i(b) - CHANGE IN BRICK PATTERN/COURSE |
| Z.03 | 8.2.G.2.e.i(c) - DECORATIVE LIGHT FIXTURE |
| Z.04 | 8.2.G.2.e.i(d) - TRIM OR MOLDING |
| Z.06 | 8.2.G.2.e.i(f) - SIGN FRIEZE |
| Z.07 | 8.2.G.2.e.i(g) - VERTICAL RECESS |
| Z.13 | 8.2.G.2.e.i(m) - PUNCHED OPENING |

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REGISTERED ARCHITECT
4422
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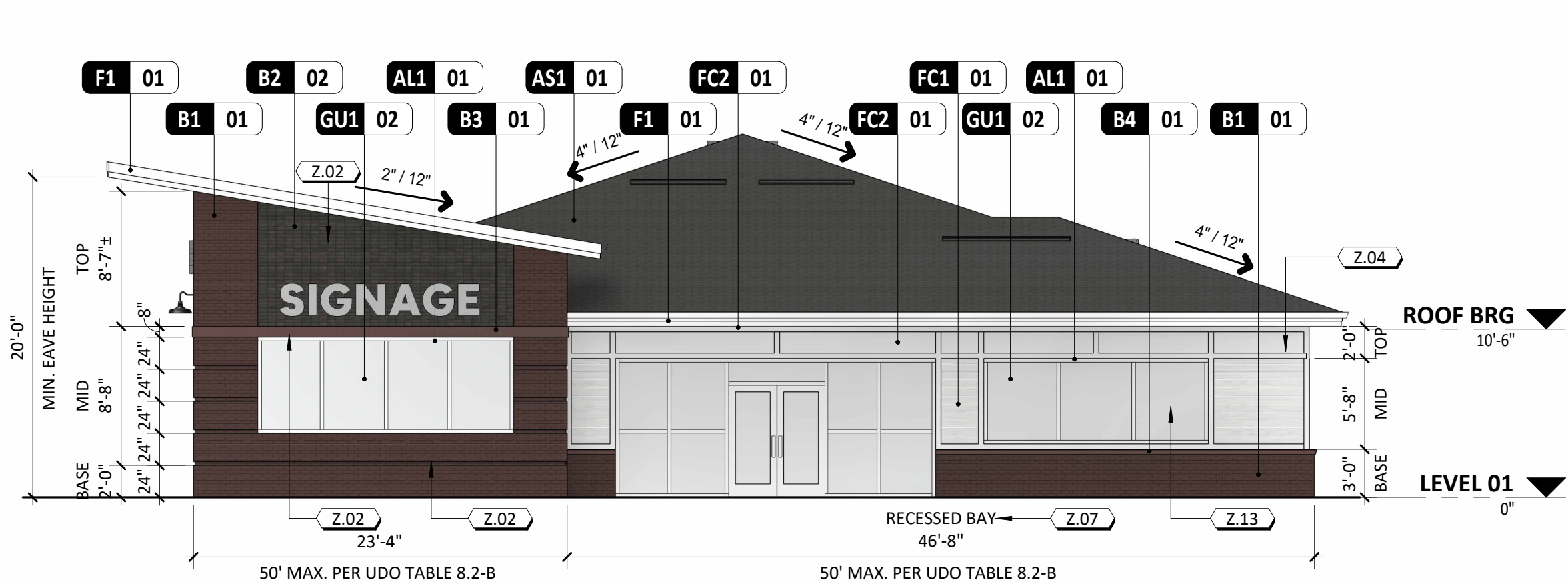
SHEET INFORMATION

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21	12.13.2024	SITE SKETCH PLAN
22	01.30.2025	SITE SKETCH PLAN
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24	03.21.2025	DEVELOPMENT COMMENTS

CHECKED BY: MAG
BUILDING ELEVATIONS

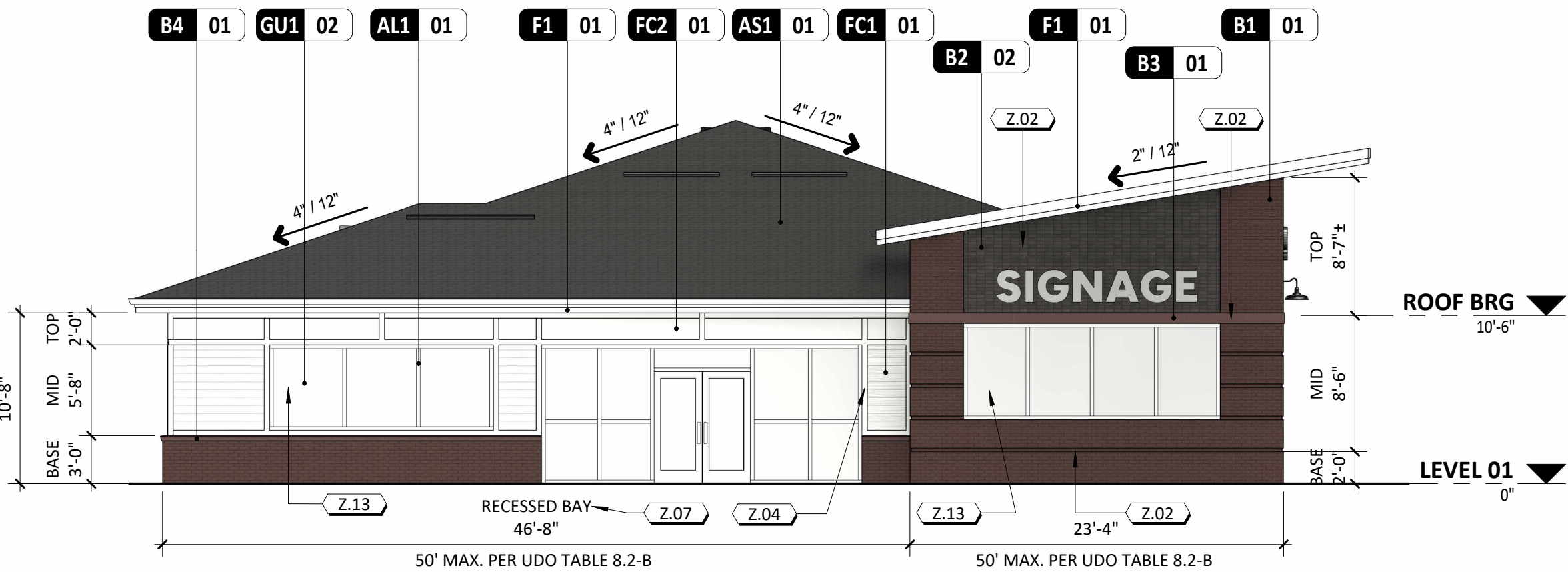
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CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL TRADES.
Page 44 of 44



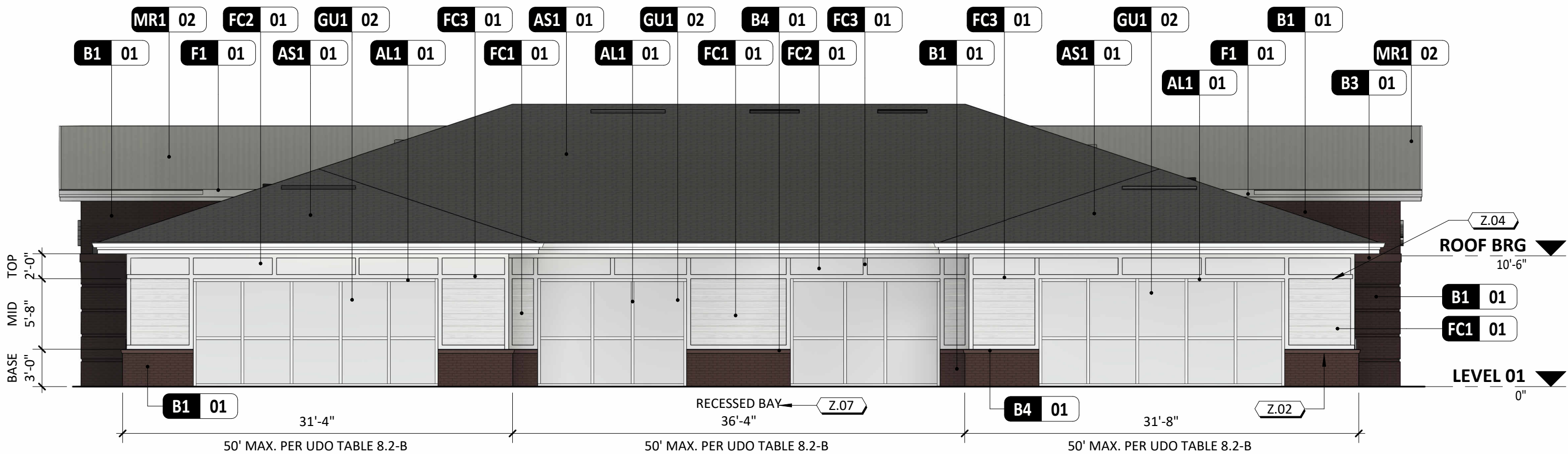
4 | EAST ELEVATION

1/8" = 1'-0"



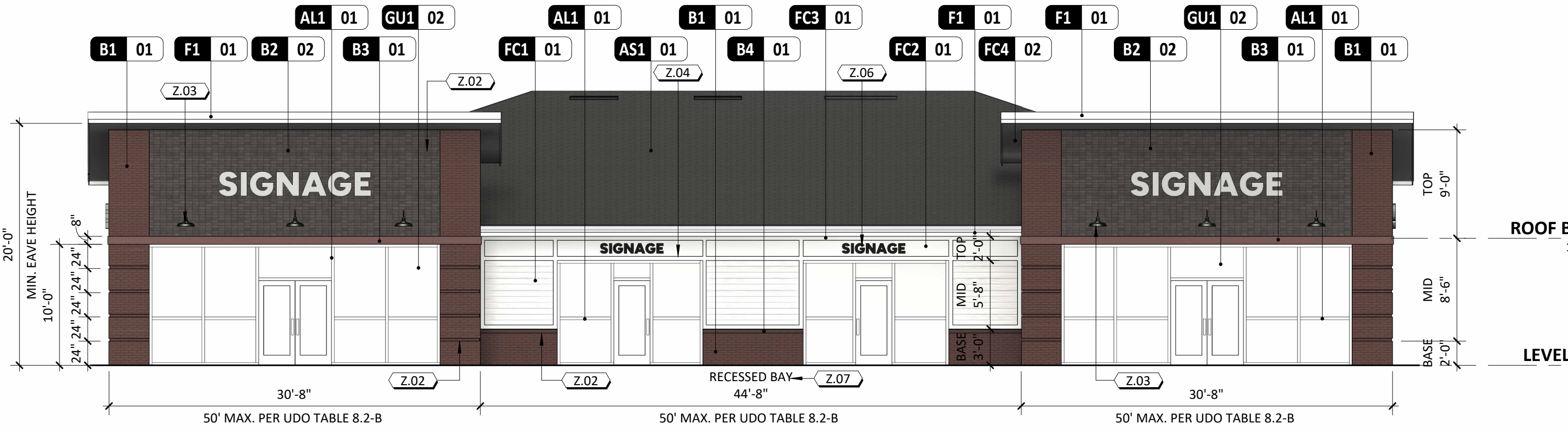
2 | WEST ELEVATION

1/8" = 1'-0"



3 | NORTH ELEVATION

1/8" = 1'-0"



1 | SOUTH ELEVATION

1/8" = 1'-0"