

HOLLY SPRINGS
 CONDITIONAL NOTES | GASTON COUNTY
 03/03/2023 - REVISED

REZONING PETITION NO. REZ-23-08-02-00158

1. DWELLING/LOT STANDARDS (TWO TYPES OF DWELLINGS PROPOSED: SINGLE FAMILY RESIDENTIAL AND TOWNHOUSE)

- A. ALL LOTS**
 A.1 SIDE YARD SETBACK: 6 FEET MIN. **NOTE: THE 6' SIDE YARD SHALL NOT INCLUDE ANY PORTION OF THE BUILDING BUY MAY INCLUDE EAVES. FOR CORNER LOTS, SIDE YARDS SHALL BE MIN. 16 FEET ON THE STREET SIDE
 A.2 ALL STRUCTURES SHALL MEET WATERSHED AND BUFFERING REQUIREMENTS FOR JURISDICTIONAL WATERCOURSES, AS VERIFIED BY THE USACE UNITED STATES ARMY CORPS OF ENGINEERING)
 A.3 EACH LOT SHALL CONTAIN TWO PARKING SPACES. IN ADDITION TO PARKING ACCOMMODATED BY GARAGES, DRIVEWAY AREA MAY BE USED TO MEET THIS REQUIREMENT.

2. OPEN SPACE

- A. THE OPEN SPACE INDICATED ON THIS PLAN SHALL CONSIST OF APPROXIMATE AMENITIES TO BE PROVIDED AS PART OF THE OVERALL OPEN SPACE AND AMENITY STRATEGY. OTHERWISE, ALL OTHER OPEN SPACE AREAS SHALL REMAIN UNDISTURBED.
 B. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION, TO BE ESTABLISHED BY THE DEVELOPER.
 C. OPEN SPACES MAY BE MAINTAINED AS LAWNS WITH IMPROVEMENTS SUCH AS LANDSCAPING, PLAYGROUND EQUIPMENT, OR MAY REMAIN AS NATURAL OR VEGETATED STATE.
 D. POTENTIAL AMENITY LOCATIONS HAVE BEEN IDENTIFIED ON THE SCHEMATIC SITE PLAN. ONE AMENITY CENTER (CLUB, POOL, ETC.) SHALL BE REQUIRED TO SERVE THIS PROJECT. HOWEVER AN AMENITY SHALL BE PLACED IN ONE OR MORE OF THE LOCATIONS AS INDICATED ON THE SITE PLAN. THE LOCATION AND NUMBER OF AMENITIES TO SERVE THE RESIDENTIAL PROJECT SHALL BE REVIEWED AND APPROVED BY GASTON COUNTY PLANNING DEPARTMENT STAFF DURING CONSTRUCTION REVIEW.

3. ACCESS AND TRANSPORTATION

- A. THIS PROJECT SHALL BE SUBJECT TO REGULATION AND APPROVAL BY NCDOT AND WILL PROVIDE FOR NCDOT STANDARDS.
 B. MULTIPLE ACCESSES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 13.23 OF THE GASTON COUNTY UDO.
 C. SITE SHALL COMPLY WITH GCLMPO COMMUNITY TRANSPORTATION PLAN.
 D. ALL ROAD IMPROVEMENTS FOR EACH PHASE OF DEVELOPMENT (ON-SITE AND OFF-SITE) SHALL BE APPROVED AS PART OF THE CONSTRUCTION REVIEW FOR EACH PHASE OF DEVELOPMENT, AND MUST BEGIN AND RUN CONCURRENTLY WITH PHASE ONE PAVING AND DEVELOPMENT PROCESS. PRIOR TO FINAL PLAT APPROVAL FOR PHASE ONE, THE REQUIRED IMPROVEMENTS SHALL BE IN PLACE OR A BOND/LETTER OF CREDIT WILL BE POSTED FOR ANY IMPROVEMENTS REMAINING. ALL FUTURE PHASES TO BE CONSTRUCTED SHALL FOLLOW THE SAME PATTERN.
 E. PRIOR TO FINAL PLATTING FOR EACH PHASE OF DEVELOPMENT, WATER AND SEWER SHALL BE APPROVED AND INSTALLED TO SERVE THAT SPECIFIC PHASE.
 F. LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH SECTION 8.13 OF THE GASTON COUNTY UDO, HOWEVER LIGHT FIXTURES WILL BE CUT-OFF ONLY (LIGHTS THAT CAST LIGHT DOWNWARD), LIGHTING PLAN AND PHOTOMETRIC PLAN TO BE INCLUDED DURING FINAL SITE PLAN REVIEW (INCLUDING SPECIALTY LIGHTING).
 G. FINAL ROADWAY R/W WIDTHS AND STANDARDS ARE SUBJECT TO NCDOT AND SHALL BE PROVIDED WITH FINAL ENGINEERING AS TO BE SUBMITTED AND APPROVED STAFF DURING CONSTRUCTION REVIEW PHASE.
 H. MITIGATION PLAN SHALL BE BASED ON THE TRAFFIC IMPACT ANALYSIS (COMPLETED BY KIMLEY HORN & ASSOCIATES IN OCTOBER 2023) AFTER PETITIONER IS ABLE TO ACQUIRE ALL NECESSARY RIGHT-OF-WAY AND/or EASEMENTS NECESSARY FOR THE INSTALLATION OF SUCH IMPROVEMENTS.
 I. A SEPARATE SIGNAGE DESIGN AND/OR SIGNAGE PACKAGE MAY BE SUBMITTED FOR THE PROJECT WHICH WILL BE REVIEWED AND APPROVED BY STAFF. THE PETITIONER SHALL WORK WITH STAFF TO DETERMINE ANY MODIFICATIONS THAT CAN BE ADDRESSED AT AN ADMINISTRATIVE LEVEL, AS IT RELATES TO THE GASTON COUNTY UDO REQUIREMENTS. SIGNAGE TO SERVE THIS PROJECT MAY ALLOW UP TO 200 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 6' TALL PER PRIMARY SIGNAGE, ALLOW UP TO 150 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 6' TALL PER SECONDARY SIGNAGE.
 1.1 SIGNAGE DESIGN SHALL INCLUDE "NO PARKING" SIGNS ALONG BOTH SIDES OF STREETS WITH 40' RIGHT-OF-WAY, AND ALONG ONE SIDE OF STREETS WITH 50' RIGHT-OF-WAY TO ENSURE NO ON-STREET PARKING WILL BE ALLOWED IN THEIR RESPECTIVE AREAS.

4. HOMEOWNERS ASSOCIATION

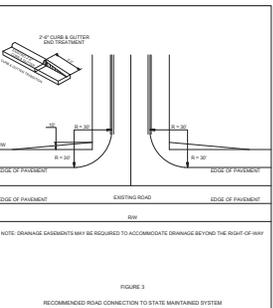
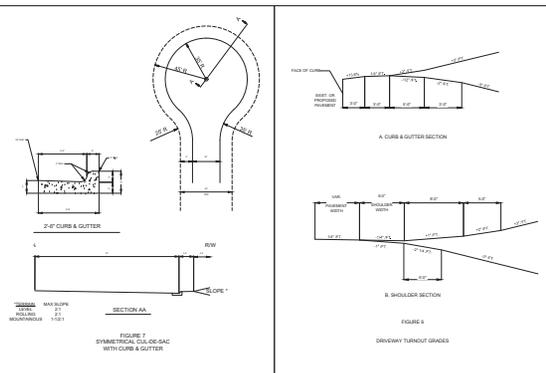
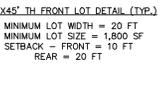
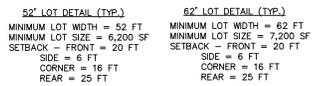
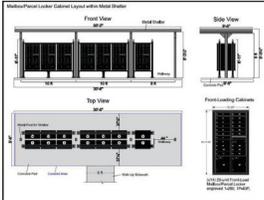
- A. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE RESIDENTIAL COMMUNITIES DEVELOPED WITHIN THE SITE. DEVELOPMENT STANDARDS, ANY RESTRICTIONS, AND HOA DECLARATIONS SHALL BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE IN ADDITION TO A SUBDIVISION PLAT.
 B. DECLARATION OF THE HOA SHALL INCLUDE THE FOLLOWING:
 B.1 MAINTENANCE OF OPEN SPACES/DRIVEWAYS (IMPROVED OR UNIMPROVED)
 B.2 MAINTENANCE OF FIXTURES WITHIN THE RIGHT-OF-WAY AREA, SUCH AS STREET TREES, SIGNS, LANDSCAPING, LIGHT FIXTURES, AND SIDEWALKS.
 B.3 PLANS FOR WASTE/GARAGE PICK UP.
 C. SUBDIVISION RESTRICTIONS AND COUNTY APPROVED CONDITIONS SET FORTH HEREIN
 D. THE FINAL RECORDED PLAT(S) SHALL DELINEATE AND INCLUDE THE FOLLOWING:
 D.1 OPEN SPACE AND COMMON AREAS
 D.2 ALL BUFFER YARDS STATING THE TYPE AND OPTION NUMBER
 D.3 ALL EASEMENTS AND RIGHT-OF-WAYS
 E. STREETS WILL BE SHOWN ON THE FINAL PLAT WHETHER PUBLIC OR PRIVATE. IF THEY ARE NOT ACCEPTED BY NCDOT, THE PLATS WILL BE RE-RECORDED CHANGING THEM TO PRIVATE ROADS.

GENERAL NOTES

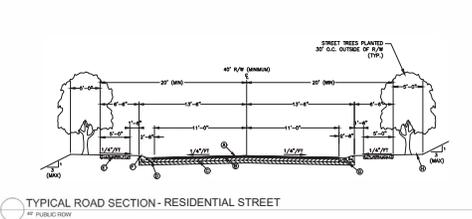
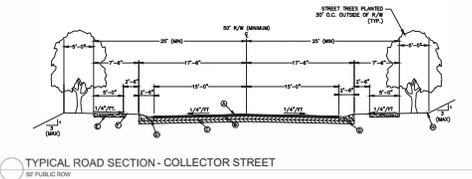
- A. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS DEFINED BY THESE SITE DEVELOPMENT NOTES. OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH WILL ALLOW ALTERNATIVES TO THE NUMBER (ALTERNATIVE NUMBER CAN ONLY DECREASE FROM NUMBER) AND ARRANGEMENT OF BUILDINGS. IN NO EVENT, HOWEVER, SHALL BUFFER OR SIDE YARD SETBACK DIMENSIONS BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT DENSITY FOR THE ENTIRE SITE BE INCREASED FROM THAT INDICATED ON THE SITE DEVELOPMENT SUMMARY.
 B. LAND USES SHALL BE LIMITED TO USES PERMITTED AS CONDITIONED WITH THIS REZONING PACKAGE.
 C. CAROLINA THREAD TRAIL TO BE BUILT BY THE CAROLINA LANDS CONSERVANCY (CLC). THE PETITIONER SHALL WORK WITH THE CATAMBA LANDS CONSERVANCY (CLC) ON THE DONATION OR A LEASED PORTION OF THE SITE TO ALLOW FOR THE CONSTRUCTION OF THE CAROLINA THREAD TRAIL. THE AREA TO BE LEASED TO THE CLC WILL BE DETERMINED DURING THE FINAL DESIGN AND MAJOR SUBDIVISION APPROVAL PROCESS FOR THE SITE. SUBJECT TO APPROVAL OF CLC THE CONSTRUCTION OF THE CAROLINA THREAD TRAIL PLAN WILL BE INCORPORATED INTO FINAL DESIGN OF THE SUBDIVISION, WITH THE FINAL LOCATION ON THE GROUND BEING DETERMINED BY THE CAROLINA THREAD TRAIL, CLC, AND PETITIONER. THE SITE PLAN PROVIDED INDICATED A POTENTIAL ALIGNMENT FOR THE TRAIL, BUT WILL BE SUBJECT TO FINAL PLANNING AND ENGINEERING. DOCUMENTATION OF ANY AGREEMENT OR PLAN WITH/ FOR THE CAROLINA THREAD TRAIL AND/OR CLC MUST BE PROVIDED PRIOR TO THE FINAL APPROVAL OF ANY SUBDIVISION PLATS. THE SITE PLAN PROVIDED FOR SUBDIVISION APPROVAL SHALL INCLUDE THE TYPICAL DETAIL OF THE GREENWAY TRAIL, IN ACCORDANCE WITH THE CAROLINA THREAD TRAIL PLAN.
 D. UTILITIES: PUBLIC WATER AND SEWER UTILITIES SHALL BE PROVIDED BY WATER MANAGEMENT GROUP OF THE CAROLINAS.
 D.1 WATER METERS, SANITARY SEWER CLEAN-OUTS, AND ANY OTHER DEVICES REQUIRING FREQUENT MAINTENANCE FOR ADEQUATE SERVICE WILL NOT BE INSTALLED IN A RESIDENTIAL DRIVEWAY AND SHALL BE EASILY ACCESSIBLE.
 D.2 WATER TANK AND SEWER PACKAGE PLANT LOCATIONS WILL BE A MINIMUM OF ONE HUNDRED (100) FEET FROM ANY RESIDENTIAL LOT LINE.
 E. SCHOOLS: PETITIONER WILL PROVIDE A PAYMENT AS FEE IN LIEU FOR A FUTURE SCHOOL SITE TO BE DETERMINED BY GASTON COUNTY SCHOOLS. THE FEE WILL BE CALCULATED AS FOLLOWS:
 E.1 THE PETITIONER WILL CONTRIBUTE TO GASTON COUNTY A MINIMUM OF \$1,000 FOR EACH DWELLING UNIT APPROVED FOR THE SITE AS PART OF THE MAJOR SUBDIVISION APPROVAL PROCESS.
 E.2 ONCE THE TOTAL AMOUNT OF THE FEE HAS BEEN CALCULATED AS DESCRIBED ABOVE, THE FEE SHALL BE PROVIDED BY THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED HOMES APPROVED AS PART OF THE MAJOR SUBDIVISION APPROVAL. THE COST OF THE FEE WILL BE SHARED BY ALL THE PROPOSED DETACHED HOMES.
 E.3 THE FEE SHALL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT FOR EACH OF THE PROPOSED DETACHED HOMES.
 F. WATERSHED/FLOODPLAIN DEVELOPMENT REQUIREMENTS TO BE REVIEWED BY GASTON COUNTY NRI AND TO BE COORDINATED/SHOWN DURING FINAL SITE PLAN REVIEW.
 F.1 THE PROJECT SHALL ADHERE TO GASTON COUNTY WATER SUPPLY WATERSHED REGULATIONS AS REQUIRED OF DEVELOPMENT WITHIN THE CATAMBA WATERSHED (PROTECTED IV) AND SHALL UTILIZE THE LOW DENSITY OPTION OF ORDINANCE TO ALLOW FOR THE FOLLOWING BUILT UPON AREA LIMITS:
 F.2 CATAMBA WATERSHED: 24% BUILT UPON AREA
 F.3 ENHANCED STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED WITH THE PROJECT DEVELOPMENT
 F.4 CONSTRUCTION EROSION CONTROL CONTROLS
 F.5 SURFACE WATER DRAINAGE DEVICES (SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS
 F.6 INCREASED CAPACITY SEDIMENT BASINS, PROVIDE VOLUME SUFFICIENT TO ROUTE 25-YEAR STORM EVEN THROUGH SKIMMER OUTLET
 F.7 SKIMMER OUTLET DEVICES SHALL DISCHARGE THROUGH SILT BAG OUTLET
 F.8 POLYACRYLAMIDES (PAM) MAY BE INCORPORATED INTO SEDIMENT BASIN DESIGN SPECIFICATIONS AND SEQUENCING FOR ENHANCED SETTLING EFFICIENCIES OF SEDIMENT BASINS IF NECESSARY. THIS ACTIVITY SHALL BE INSPECTED AND APPROVED BY GASTON COUNTY DESIGN INSPECTOR.
 F.9 HIGH HAZARD SILT FENCE SHALL BE DESIGNED TO BE INSTALLED ALONG ENVIRONMENTALLY SENSITIVE AREAS (STREAM BUFFERS, WETLANDS, FLOODPLAIN LIMITS) AS DETERMINED THROUGH THE REVIEW AND APPROVAL PROCESS PRIOR TO ISSUANCE OF GRADING PERMIT.
 F.10 STABILIZATION OF DENuded AREAS SHALL BE WITHIN FIVE DAYS AFTER AREAS ARE BROUGHT TO FINISHED GRADE OR WITHIN FIVE DAYS OF LAST LAND DISTURBING ACTIVITY.
 F.11 SLOPE DRAINS SHALL BE UTILIZED TO PROTECT SLOPES 10 FEET IN HEIGHT OR GREATER DURING EROSION CONTROL ACTIVITIES. SLOPES OF 10 FEET IN HEIGHT SHALL BE DESIGNED TO A 3:1 MAX. SLOPE OR SHALL BE TERRACED.
 G. PETITIONER SHALL PROVIDE AN ENVIRONMENTAL SITE ASSESSMENT, PHASE I. FURTHER, PETITIONER SHALL ADHERE TO ANY RECOMMENDATIONS, IF ANY, WITHIN THE ENVIRONMENTAL SITE ASSESSMENT, PHASE I.
 H. A DEVELOPMENT PHASING PLAN SHALL BE PROVIDED AND APPROVED AT CONSTRUCTION PLAN REVIEW.
 I. ALL SITE IMPROVEMENTS (UTILITIES, STREETS, SIDEWALKS, ETC.) SHALL BE COMPLETED FOR EACH PHASE PRIOR TO THE FINAL PLAT APPROVAL FOR EACH PHASE OR A BOND MAY BE ACCEPTED AND/OR APPROVED FOR THE SITE AND IMPROVEMENTS FOR EACH PHASE. SIDEWALKS MAY BE INCLUDED IN AN IMPROVEMENT BOND, BUT WATER AND SEWER BONDING IS REQUIRED.
 J. FINAL DEVELOPMENT PLAN SHALL ADHERE TO AND MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND GUIDELINES PRIOR TO THE ISSUANCE OF ANY PERMITS.
 K. PROPOSED ON-STREET PARKING TO BE REVIEWED AND APPROVED BY THE COUNTY STAFF DURING CONSTRUCTION REVIEW.
 L. MIXTURE OF MATERIALS: THE FRONT OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, STONE, STUCCO, ANODIZED HARDIE BOARD, ALUMINUM OR VINYL SIDING SHALL BE PROHIBITED EXCEPT AS TRIM, WINDOWS/DOORS OR OVERHANGS. THERE MAY BE A MIX OF MATERIALS. ENHANCED SIDE ELEVATION TREATMENTS, SUCH AS A MIXTURE OF MATERIALS, WINDOWS, AND ENHANCED TRIM SHALL BE PROVIDED FOR CORNER LOTS ALONG PUBLIC ROADS.
 M. VARIETY IN ELEVATION: THERE SHALL BE A MINIMUM OF SIX DIFFERENT BUILDING ELEVATION TYPES.
 N. GARAGE DOOR AESTHETICS: GARAGE DOORS SHALL PROVIDE WINDOWS, PANELING, CARRIAGE STYLE DESIGN, AND OTHER TREATMENTS, SUCH AS BEING PAINTED A COMPLIMENTARY COLOR TO EACH HOME.
 O. GARAGE OFFSETS: GARAGE DOORS SHALL NOT PROJECT MORE THAN TWO (2) FEET FROM THE FRONT DOOR OF EACH HOME.

NOTE: THIS PROPOSED PLAN MEETS THE REQUIREMENTS OF NCEQ MDC LOW DENSITY STANDARDS FOR DESIGN (15A NCAC 2H. 1003)
 - NO MORE THAN 24% BUILT UPON AREA (MS4 STORMWATER)
 - PROJECT DESIGN SHALL MAXIMIZE DISPERSED FLOW
 - VEGETATIVE CONVEYANCES THROUGH TREATMENT FACILITIES
 - CURB & GUTTER DESIGNED FOR 10-YR STORM

- THE CONCLUSIONS:**
 1. W. CATAMBA AVENUE & RIDDLE STREET ACCESS #1
 SINGLE SOUTHWESTWARD SIDEWALK AND SIDEWALK WITH STOP CONTROL ALONG ACCESS #1
 100-FOOT INTERNAL PROTECTED STEM (IPS) ALONG ACCESS #1
 2. W. CATAMBA AVENUE & RAINBOW STREET ACCESS #2
 CONSTRUCTION OF A SINGLE LANE ROUNDABOUT
 SINGLE SOUTHWESTWARD SIDEWALK AND SINGLE WESTWARD LANE ALONG ACCESS #2
 MAXIMIZE THE IPS ALONG ACCESS #2



- NOTES**
 1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH SECTION 8.09 OF THE GASTON COUNTY UDO.
 2. FINISH GRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH SECTION 8.09 OF THE GASTON COUNTY UDO.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GASTON COUNTY UDO.
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 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GASTON COUNTY UDO.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GASTON COUNTY UDO.



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This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner. Owner's Agent or Contractor to the Authority having jurisdiction.

REZONING ONLY NOT FOR CONSTRUCTION

Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
	C. Bridges

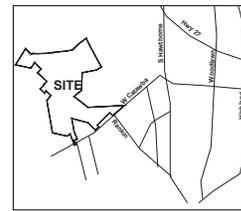
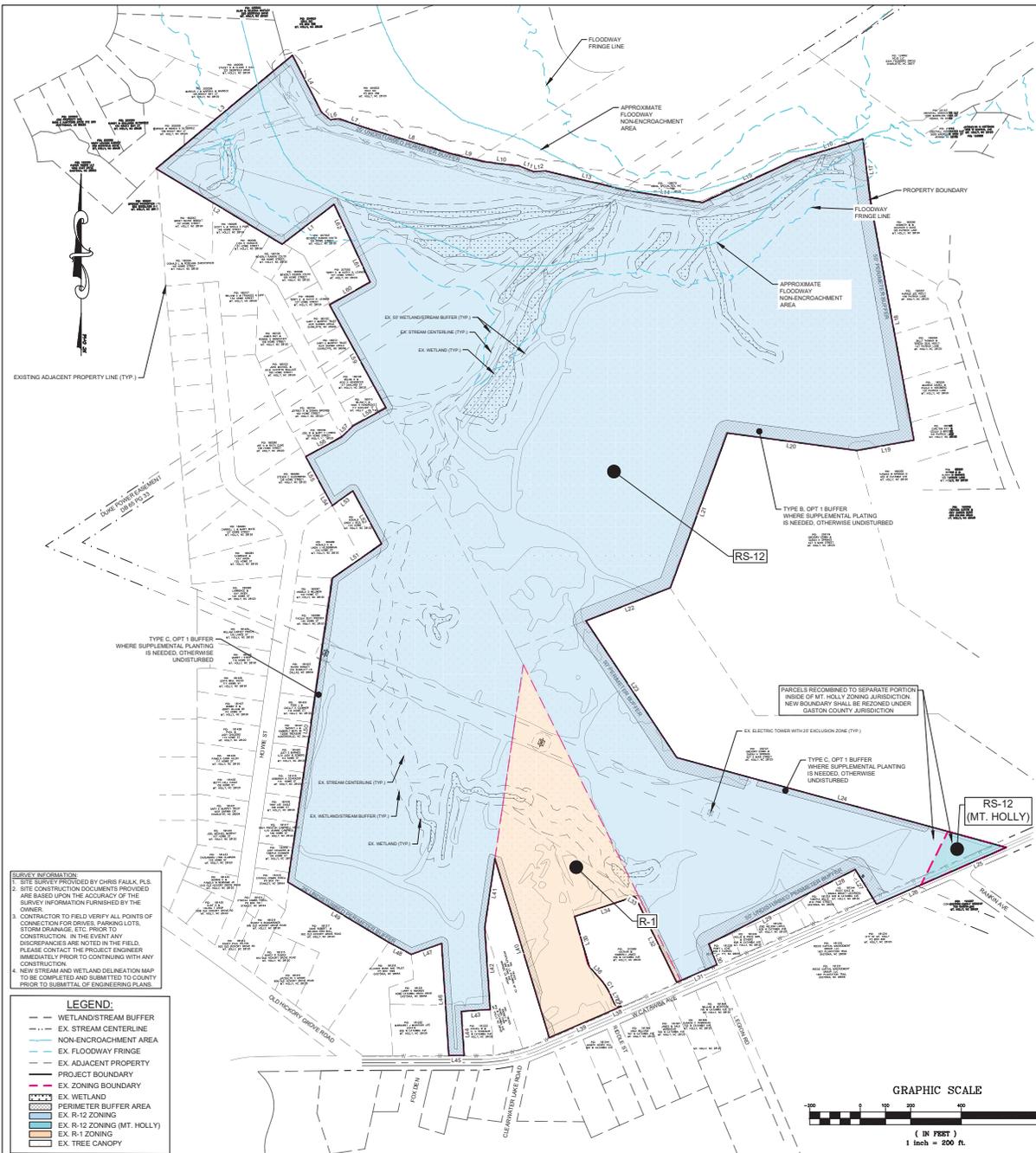
Project/Date	April 15, 2025
Asbuilt/Drawn	-
Asbuilt/Date	-
Client	-

Tom Springs
 400 W. CATAMBA AVE
 MT. HOLLY, NORTH CAROLINA 28120
 P: (704) 827-7791

Project:
 Holly Springs

Drawing Title:
 Rezoning Notes

Project No.	4710	Drawing No.	RZ-2
DWG File Name:	4710 - Rezoning Site Plan		



VICINITY MAP - N.T.S.

CLUSTER DEVELOPMENT REQUIREMENTS (GASTON COUNTY UDO SEC. 15.5.3):

- DENSITY MAY NOT EXCEED AMOUNT ALLOWED FOR CRITICAL AREABALANCE OF WATERSHED
 - CATAWBA RIVER WS-IV-PA (PROTECTED AREA) MUST HAVE NO MORE THAN TWO (2) DWELLINGS PER ACRE AND A MAXIMUM OF 24% BUILT UPON AREA. DENSITY PROPOSED IS 1.99 DWELLINGS PER ACRE AND THE CALCULATIONS ON SHEET RZ-2 SHOW WE PROPOSE 23.61% BUILT UPON AREA.
- ALL BUILT-UPON AREA SHALL BE DESIGNED AND LOCATED TO MINIMIZE STORM WATER RUNOFF IMPACT TO THE RECEIVING WATERS AND MINIMIZE CONCENTRATED STORM WATER FLOW.
 - STORM WATER RUNOFF WILL BE CAPTURED AND SPREAD OVER MILES THROUGH THE FILTRATION PLANT SYSTEM DRAIN YARD AFTER BEING TREATED RATHER THAN HAVING A SINGLE OUTLET FROM BMP'S. THIS WILL MINIMIZE CONCENTRATED FLOW.
- THE REMAINDER OF THE TRACT SHALL REMAIN IN A VEGETATED OR NATURAL STATE. THE TITLE TO THE OPEN SPACE AREA SHALL BE CONVEYED TO AN INCORPORATED HOMEOWNERS ASSOCIATION FOR MANAGEMENT, TO A LOCAL GOVERNMENT FOR PRESERVATION AS A PARK OR OPEN SPACE; OR TO A CONSERVATION ORGANIZATION FOR PRESERVATION IN A PERMANENT EASEMENT. WHERE A PROPERTY ASSOCIATION IS NOT INCORPORATED, A MAINTENANCE AGREEMENT SHALL BE FILED WITH THE PROPERTY DEEDS.
 - OPEN SPACE, WHICH IS PROPOSED AS 61% OF THE TOTAL AREA, WILL BE MANAGED BY A HOME OWNERS ASSOCIATION. THE PROPOSED TREE SAVE SHOWS CONSERVATION OF 43% OF THE EXISTING SITE'S CANOPY TO BE LEFT UNDISTURBED.

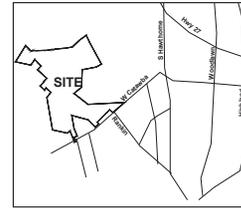
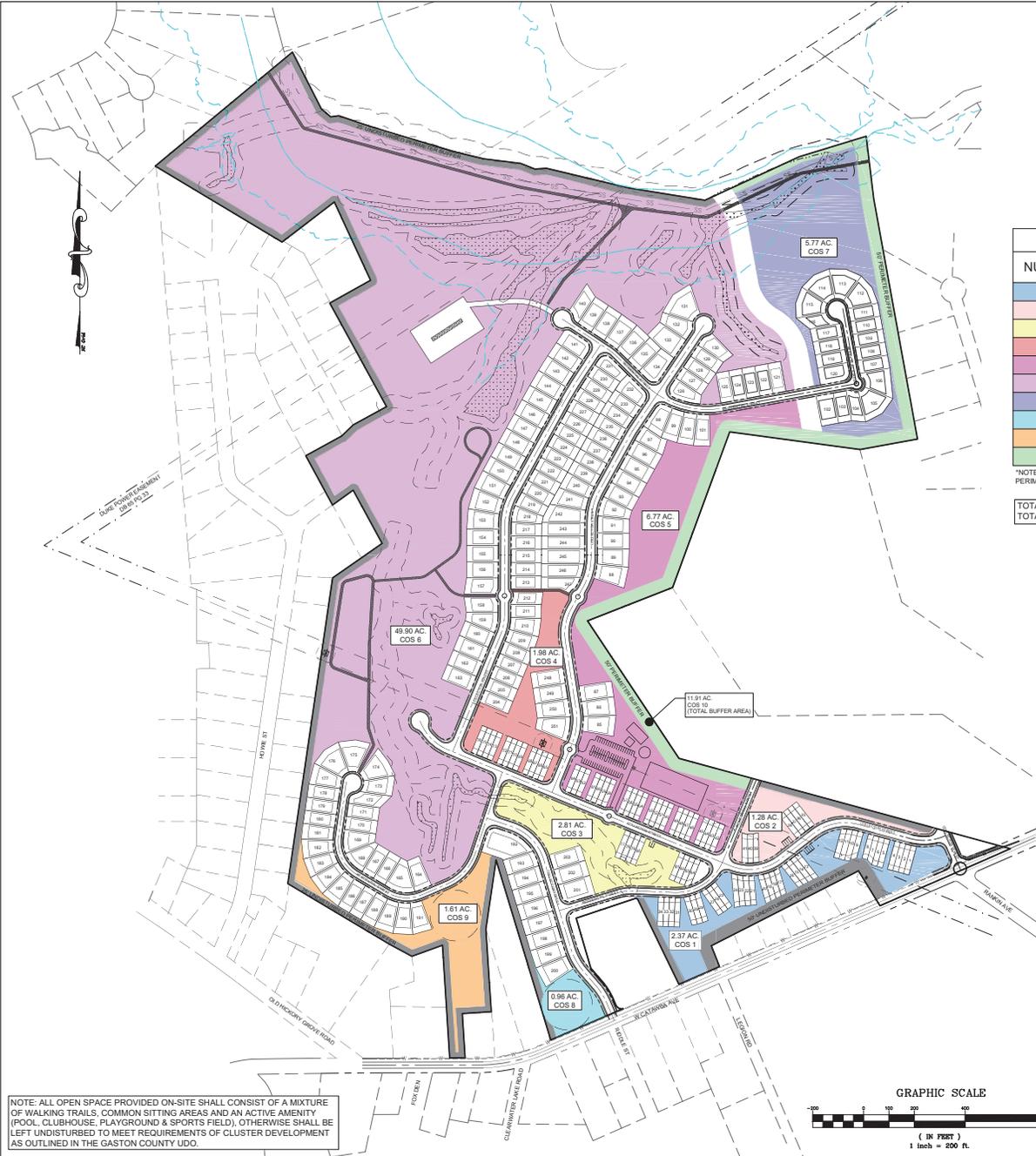
Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	85.29	17.45	280.00
C2	34.78	79.53	25.05
L777	24.29	S23° 26' 15.48"E	
L1	259.55	S25° 35' 12.39"W	
L2	581.36	N69° 04' 44.30"W	
L3	701.69	N50° 16' 58.70"E	
L4	251.21	S27° 00' 15.30"E	
L5	48.25	S50° 03' 58.30"E	
L6	31.77	N82° 02' 22.70"E	
L7	125.76	S71° 12' 07.30"E	
L8	347.06	S73° 13' 53.00"E	
L9	124.68	S76° 23' 05.30"E	
L10	144.91	S83° 01' 01.30"E	
L11	60.19	S68° 26' 34.30"E	
L12	45.41	N86° 22' 38.70"E	
L13	333.25	S79° 34' 47.30"E	
L14	303.98	S80° 49' 55.03"E	
L15	409.41	N65° 13' 56.70"E	
L16	275.40	N72° 59' 38.70"E	
L17	248.05	S8° 54' 12.30"E	
L18	961.02	S10° 19' 28.30"E	
L19	229.65	S79° 40' 31.70"W	
L20	518.17	N82° 18' 38.30"W	
L21	652.26	S20° 09' 57.70"W	
L22	359.94	S68° 38' 05.70"W	
L23	650.00	S33° 38' 44.30"E	
L24	1352.66	S74° 45' 03.30"E	
L25	254.86	S66° 16' 15.70"W	
L26	305.37	S66° 30' 39.70"W	
L27	161.42	N61° 37' 44.30"W	
L28	150.00	S63° 03' 13.70"W	
L29	500.68	S63° 03' 13.70"W	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L30	88.37	S21° 38' 29.51"E	
L31	174.01	S66° 25' 58.96"W	
L32	372.17	N25° 52' 59.44"W	
L33	7.43	N56° 48' 02.30"W	
L34	248.96	S71° 33' 41.34"W	
L35	205.26	S16° 20' 00.65"E	
L36	86.37	S40° 53' 28.70"E	
L38	46.73	S66° 25' 57.82"W	
L39	263.00	S66° 42' 32.71"W	
L40	740.89	N16° 54' 55.20"W	
L41	276.78	S8° 24' 03.26"W	
L42	324.78	S3° 47' 58.74"E	
L43	114.47	S86° 19' 03.26"W	
L44	174.21	S3° 39' 56.74"E	
L45	60.33	S89° 17' 45.68"W	
L46	444.72	N3° 39' 56.74"W	
L47	128.40	S70° 05' 03.27"W	
L48	100.37	N61° 35' 56.74"W	
L49	465.68	N59° 12' 56.74"W	
L50	1215.78	N8° 20' 39.47"E	
L51	237.55	N55° 11' 05.28"E	
L52	239.09	N28° 31' 35.30"W	
L53	100.20	S54° 17' 24.70"W	
L54	60.50	N28° 31' 35.30"W	
L55	159.80	N28° 31' 35.30"W	
L56	161.93	N61° 14' 06.75"E	
L57	62.08	N45° 50' 22.70"E	
L58	150.00	N61° 15' 24.70"E	
L59	464.79	N28° 44' 35.30"W	
L60	184.01	N60° 50' 02.99"E	
L61	182.00	N24° 51' 01.01"W	
L62	157.94	N24° 50' 58.61"W	

DATE	ISSUED FOR	REV
Engineer:		
R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management		
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This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.		
REZONING ONLY NOT FOR CONSTRUCTION		
Project Manager	Drawn	
C. Bridges	R. Young	
Department Manager	Checked	
	C. Bridges	
Final/Plot Date	Asbuilt Date	
April 15, 2025	-	
Asbuilt Drawn	Asbuilt Date	
-	-	
Client:		
Tom Springs 400 W. CATAWBA AVE MT. HOLLY, NORTH CAROLINA 28120 P. (704) 827-7791		
Project:		
Holly Springs		
Drawing Title:		
Existing Conditions And Zoning		
Project No.	Drawing No.	
4710		
DWG File Name: 4710 - Rezoning Existing Condition		
		RZ-3

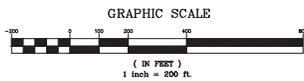


VICINITY MAP - N.T.S.

OPEN SPACE		
NUMBER/COLOR	AREA (AC.)	ADDITIONAL FEATURES
1	2.37	OFF-STREET PARKING
2	1.28	OFF-STREET PARKING
3	2.81	OFF-STREET PARKING
4	1.98	WALKING TRAIL CONNECTION
5	6.77	AMENITY CENTER
6	49.9	WALKING TRAIL CONNECTION
7	5.77	NONE/UNDISTURBED
8	0.96	POTENTIAL WELL LOCATION/UNDISTURBED
9	1.61	POTENTIAL WELL LOCATION/UNDISTURBED
10*	11.91	PERIMETER BUFFER

*NOTE: COS 10 ACCOUNTS FOR THE TOTAL ACREAGE OF PERIMETER BUFFERS SHOWN

TOTAL OPEN SPACE REQUIRED: 27.13 AC. (20% OF TOTAL SITE AREA)
 TOTAL OPEN SPACE PROVIDED: 85.36 AC. (62.9% OF TOTAL SITE AREA)



DATE	ISSUED FOR	REV

Engineer:

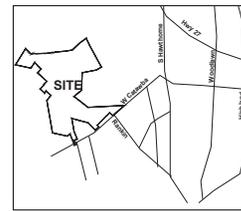
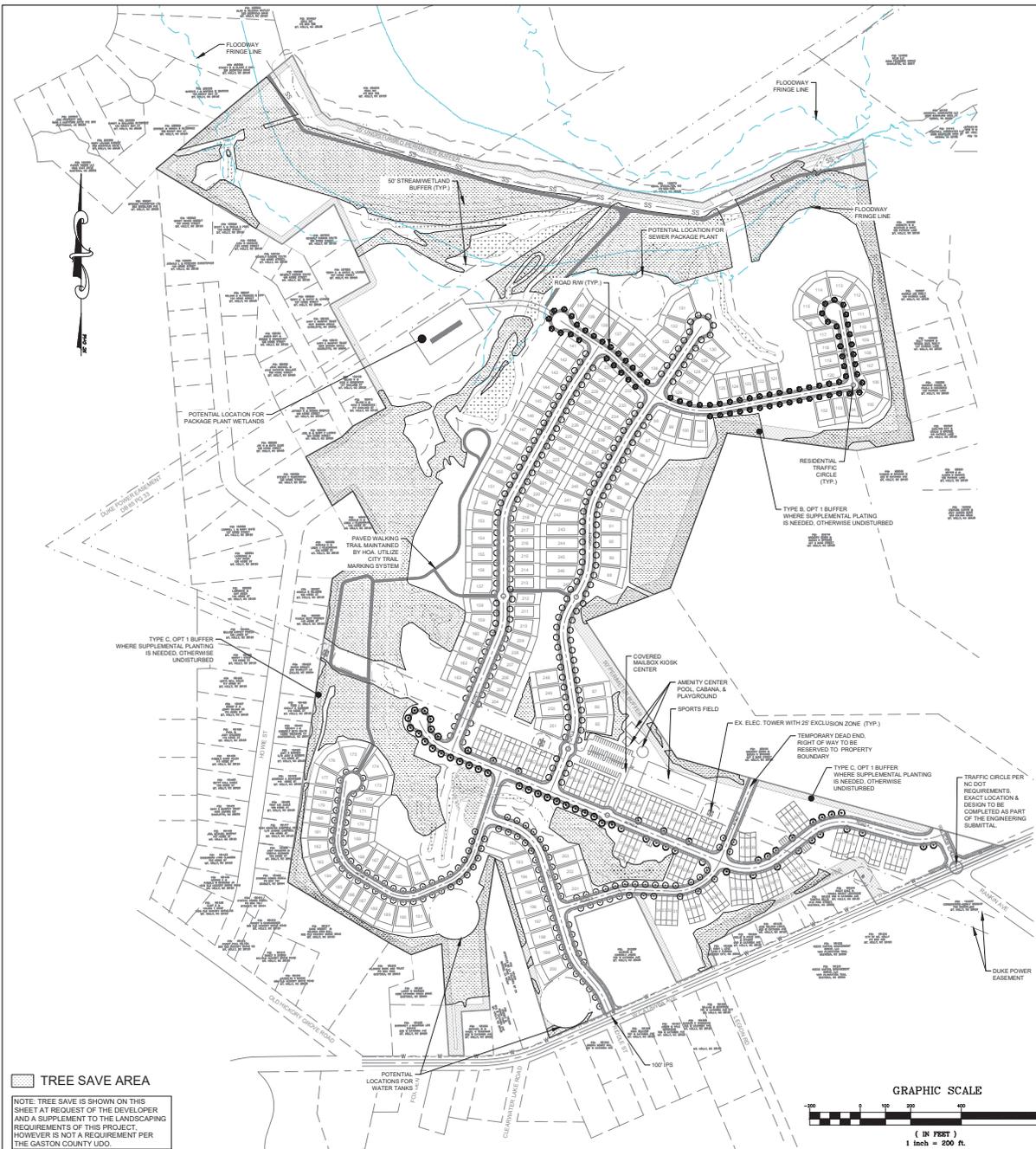
R. Joe Harris & Associates, Inc.
 Engineering • Land Surveying • Planning Management
 400 Mountain Blvd., Topo, NC 28135 P. 704.882.0000 F. 704.882.0001

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

**REZONING ONLY
 NOT FOR
 CONSTRUCTION**

Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
-	C. Bridges
Print/Plot Date	
April 15, 2025	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Tom Springs	
400 W. CATAWBA AVE	
MT. HOLLY, NORTH CAROLINA 28120	
P. (704) 827-7791	
Project:	
Holly Springs	
Drawing Title:	
Open Space	
Project No.	Drawing No.
4710	
DWG File Name:	
4710 - Rezoning Open Space	RZ-4



VICINITY MAP - N.T.S.

LANDSCAPE NOTES:

1. TREES SHALL BE PLANTED AT 30' ON CENTER OR FOR EACH 40 LINEAR FEET OF ROAD FRONTAGE ALONG STREETS WITH SINGLE FAMILY RESIDENCE.
2. TREES SHALL BE PLANTED AT 30' ON CENTER OR FOR EACH 40 LINEAR FEET OF ROAD FRONTAGE ALONG STREETS WITH TOWNHOMES WHERE DRIVEWAYS WILL NOT BE IMPACTED BY PLANTINGS.
3. EXISTING TREES IN TREE SAVE MAY BE UTILIZED TO SATISFY STANDARDS OF LANDSCAPE REQUIREMENTS. EXISTING TREES OF DBH 10" OR GREATER MAY COUNT AS TWO TREES.
4. THE CANOPY & UNDERSTORY TREES IN THE TABLES BELOW MAY ALSO BE USED IN ANY COMBINATION OF ONE EVERY 35 LINEAR FEET OF ROAD FRONTAGE FOR INTERIOR ROADS.

ROAD	FRONTAGE (LF)	MIN. TREES REQUIRED	TREES SHOWN
1	991	25	38
2	1053	27	29
3	1289	33	56
4	2278	57	61
5	1740	44	81
6	2006	51	94
7	1584	40	76
TOTAL		277	435

Small maturing trees (up to 25-foot height)

- Akebono (Daybreak) Yoshino Cherry
- Autumn Brilliance Serviceberry
- Crape Myrtle
- Eastern Redbud
- Flame Amur Maple
- Flowering Dogwood
- Foster Holly
- Greenleaf Holly
- Japanese Maple
- Kousa Dogwood
- Little Gem Magnolia
- Little Girl Hybrid Magnolia
- Magnolia
- Okame Cherry
- Purpleblow Maple
- Ruler's Hybrid Dogwood
- Saucer Magnolia
- Snowgose Japanese Flowering Cherry

Large maturing trees (50+foot height)

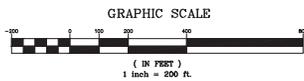
- Allele Elm
- Armstrong Red Maple
- Athena Elm
- Autumn Blaze Freeman Maple
- Baldypress
- Bonfire Sugar Maple
- Bowhall Red Maple
- Commemoration Sugar Maple
- Dawn Redwood
- Drake Elm
- Fairmont Ginkgo
- Green Mountain Sugar Maple
- Green Vase Japanese Zelkova
- Magyar Ginkgo
- Nuttall Oak
- Overcup Oak
- Princeton Sentry Ginkgo
- Rotundiloba Fruitless Sweetgum
- Sawtooth Oak
- Shumard Oak
- Southern Magnolia
- Southern Red Oak
- Village Green Japanese Zelkova
- White Oak
- Willow Oak

Medium maturing trees (25- to 50-foot height)

- American Hornbeam
- Autumn Gold Ginkgo
- Black Gum
- Carolina Cherry Laurel
- Crape Myrtle
- Dura-Heat River Birch
- East Palatka Holly
- European Hornbeam
- Galaxy Magnolia
- Japanese Flowering Cherry
- Legacy Sugar Maple
- October Glory Red Maple
- Paperbark Maple
- Red Sunset Red Maple
- Savannah Holly
- Southern Magnolia
- Trident Maple
- Yoshino Cherry

TREE SAVE AREA

NOTE: TREE SAVE IS SHOWN ON THIS SHEET AT REQUEST OF THE DEVELOPER AND A SUPPLEMENT TO THE LANDSCAPING REQUIREMENTS OF THIS PROJECT. HOWEVER IS NOT A REQUIREMENT PER THE GASTON COUNTY UDD.



DATE	ISSUED FOR	REV

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

www.rjeharris.com

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REZONING ONLY NOT FOR CONSTRUCTION

Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
	C. Bridges

Final/Plot Date: April 15, 2025

As-built Drawn	As-built Date
-	-

Client: Tom Springs
400 W. CATAWBA AVE
MT. HOLLY, NORTH CAROLINA 28120
P. (704) 827-7791

Project: Holly Springs

Drawing Title: Landscape

Project No.	Drawing No.
4710	RZ-5

DWG File Name: 4710 - Rezoning Landscape