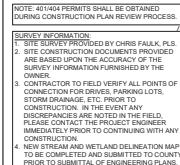
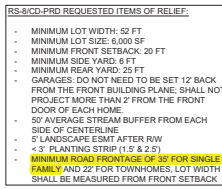


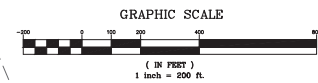
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Note: There will be no fill in the floodplain.



COMMON OPEN SPACE
REQUIRED: 20.00% OF TOTAL SITE AREA - 27.13 AC.
PROVIDED: 60.99% OF TOTAL SITE AREA - 85.36 AC. (COMBINATION OF ACTIVE/PASSIVE OPEN SPACE)



Project No.	Drawing No.
4710	
DWG File Name:	
4710 - Razoring Site Plan	RZ-1

RZ-1

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 SPACES INDICATED ON THIS PLAN SHALL CONSIST OF AGE APPROPRIATE 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 START 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 GLOPO 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 BONDLITTER 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 AND APPROVED START DURING CONSTRUCTION REVIEW PHASE.
H. MITIGATION 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 THE CITY. THE PETITIONER SHALL WORK WITH THAT DETERMINE ANY MODIFICATIONS THAT CAN BE ACCOMPLISHED AT AN ADJUTATIVE LEVEL, AS IT RELATED TO THE GASTON COUNTY UDO REQUIREMENTS. SIGNAGE TO SERVE THIS PROJECT MAY ALLOW UP TO 200 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 8' TALL PER PRIMARY SIGNAGE, ALLOW UP TO 150 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 8' TALL PER SECONDARY SIGNAGE.
J. 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

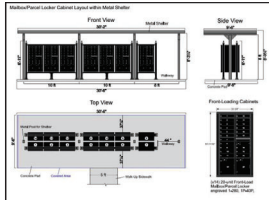
- A. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE RESIDENTIAL COMMUNITIES DEVELOPED WITHIN THE SITE. DEVELOPMENT STANDARDS, ANY RESTRICTIONS, AND HOA DECLARATIONS SHALL BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE IN ADDITION TO A SUBDIVISION PLAT.
B. DECLARATION OF THE HOA SHALL INCLUDE THE FOLLOWING:
B.1. MAINTENANCE OF OPEN SPACES/GREENWAYS (IMPROVED OR UNIMPROVED)
B.2. MAINTENANCE OF FICTURES WITHIN THE RIGHT-OF-WAY AREA, SUCH AS STREET TREES, SIGNS, LANDSCAPING, LIGHT FIXTURES, AND SIDEWALKS.
B.3. PLANS FOR WASTEGARAGE 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 CURRENTLY PROPOSED NUMBER) AND ARRANGEMENT OF BUILDINGS. IN NO EVENT, HOWEVER, SHALL BUFFER OR 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 PORTION 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/OF 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 MUST INCLUDE THE TYPICAL DETAIL OF THE GREENWAY TRAIL, IN ACCORDANCE WITH CLC.
D. UTILITIES: PUBLIC WATER AND SEWER UTILITIES SHALL BE PROVIDED BY WATER MANAGEMENT PROS 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 DIVIDED 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 NR 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 DRAIN/DOWN 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 SALT 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 EROSION CONTROL INSPECTOR.
F.9. HIGH HAZARD SALT 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 DENUDATED 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 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. IMPROVEMENTS FOR EACH PHASE, SIDEWALKS MAY BE INCLUDED IN AN IMPROVEMENT BOND, BUT WATER AND SEWER ARE NOT SUBJECT TO BONDING.
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 START DURING THE CONSTRUCTION PLAN 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, AND/OR 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 COMPLEMENTARY 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 MOC 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

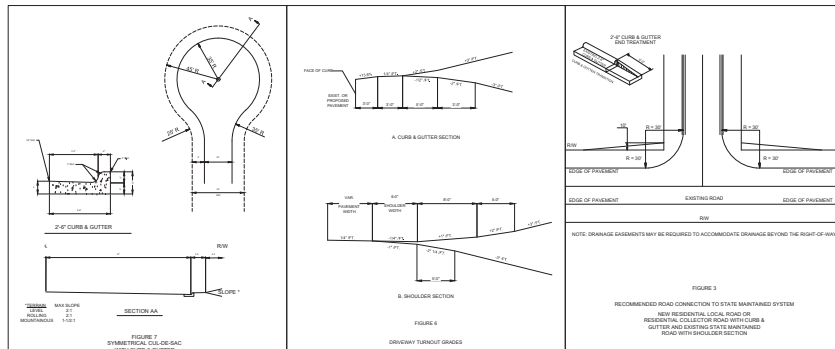
- TIA CONCLUSIONS:
1. W. CATAMBA AVENUE & RIDDLE STREET/ACCESS #1
SINGLE SOUTHBOUND LANE AND SINGLE NORTHBOUND LANE WITH STOP CONTROL ACCESS #1
2. W. CATAMBA AVENUE & RAININ AVENUE/ACCESS #2
CONSTRUCTION OF A SINGLE LANE ROUNDABOUT
SINGLE SOUTHBOUND LANE AND SINGLE NORTHBOUND LANE ALONG ACCESS #2
3. MAXIMIZE THE PIS ALONG ACCESS #2



52' LOT DETAIL (TYP.)
MINIMUM LOT WIDTH = 52 FT
MINIMUM LOT SIZE = 6,200 SF
SETBACK - FRONT = 20 FT
SIDE = 6 FT
CORNER = 16 FT
REAR = 25 FT

62' LOT DETAIL (TYP.)
MINIMUM LOT WIDTH = 62 FT
MINIMUM LOT SIZE = 7,200 SF
SETBACK - FRONT = 20 FT
SIDE = 6 FT
CORNER = 16 FT
REAR = 25 FT

20'X45' TH FRONT LOT DETAIL (TYP.)
MINIMUM LOT WIDTH = 20 FT
MINIMUM LOT SIZE = 1,800 SF
SETBACK - FRONT = 10 FT
REAR = 20 FT



- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH MDT/NC DOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
2. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH MDT/NC DOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
3. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH MDT/NC DOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
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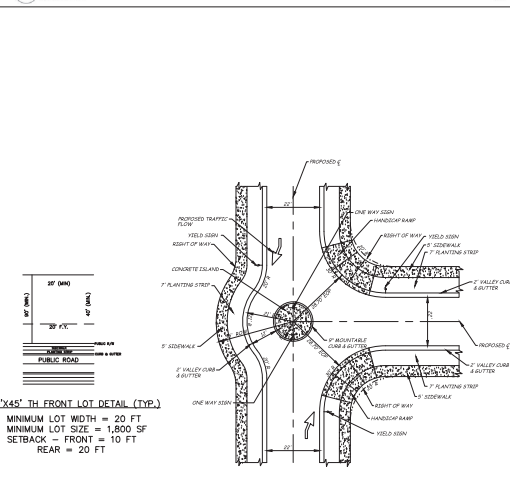
- PAVEMENT SCHEDULE:
① 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
② 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
③ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
④ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
⑤ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
⑥ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
⑦ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%
⑧ 12" BITUMINOUS CONCRETE SURFACE COURSE, 10%

TYPICAL ROAD SECTION - COLLECTOR STREET

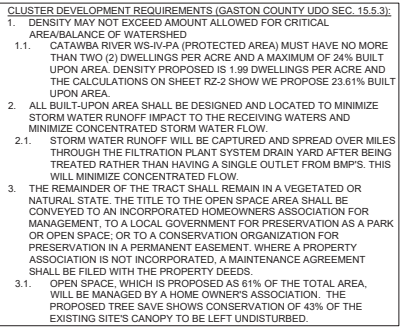
- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH MDT/NC DOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
2. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95% IN ACCORDANCE WITH MDT/NC DOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
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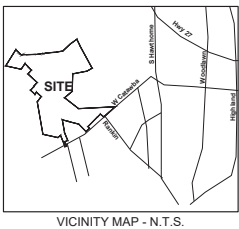
TYPICAL ROAD SECTION - RESIDENTIAL STREET

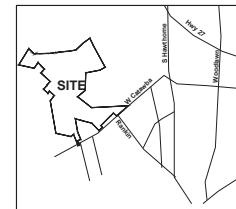
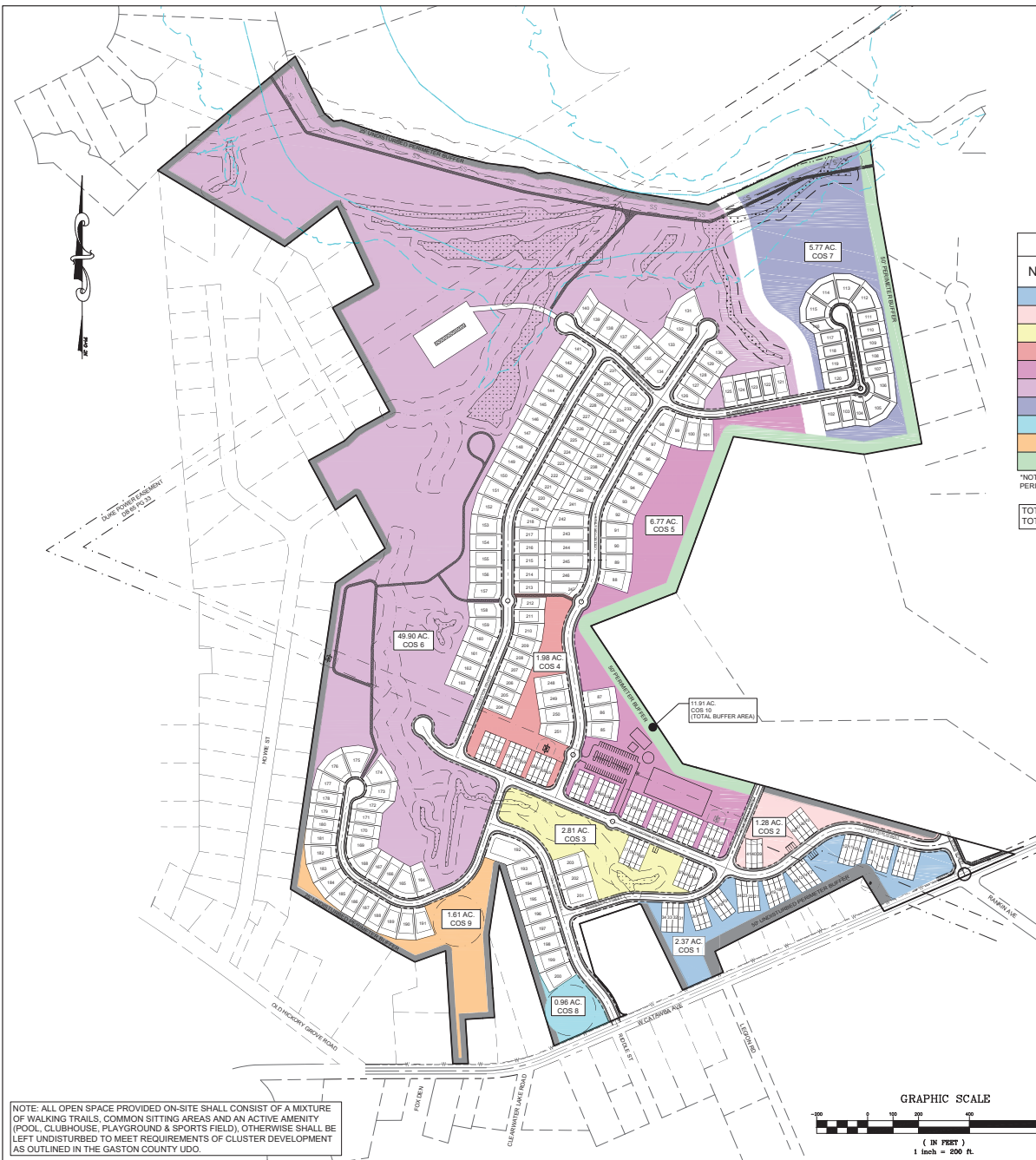


DATE	ISSUED FOR	REV
Engineer:		
R. Joe Harris & Associates, Inc.		
Engineering • Land Surveying • Planning Management		
400 W. CATAMBA AVE., Suite 100, Holly Springs, NC 28120		
www.rjeharris.com		
This drawing shall not be used for construction purposes until the seal and signature of the responsible 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	
Final/Plot Date	Asbuilt 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.	Drawing No.	
4710		
DWG File Name:		
4710 - Rezoning Site Plan		
		RZ-2



Line #/Curve #	Length	Bearing/Deflection	Radius
L30	88.37	S21° 13' 28.25"E	
L31	174.01	S66° 25' 58.96"W	
L32	372.17	N25° 52' 59.44"W	
L33	7.43	N50° 48' 02.30"W	
L34	248.98	S71° 33' 41.34"W	
L35	205.28	S16° 20' 00.65"E	
L36	66.37	S40° 53' 28.70"W	
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"W	
L43	114.47	S86° 19' 03.26"W	
L44	174.21	S3° 39' 56.74"W	
L45	60.33	S89° 17' 45.68"W	
L46	444.72	N37° 39' 56.74"W	
L47	128.40	S70° 05' 03.27"W	
L48	100.37	N61° 39' 56.74"W	
L49	465.58	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	100.24	S54° 12' 24.70"W	
L54	60.50	N28° 31' 35.30"W	
L55	159.80	N28° 31' 35.30"W	
L56	161.93	N61° 14' 06.76"E	
L57	52.98	N45° 59' 02.72"W	
L58	150.00	N61° 15' 24.70"E	
L59	484.79	N28° 44' 00.39"W	
L60	164.01	N60° 50' 02.96"E	
L61	182.00	N24° 51' 01.01"W	
L62	157.94	N24° 50' 58.61"W	

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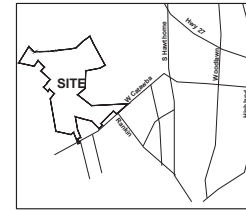
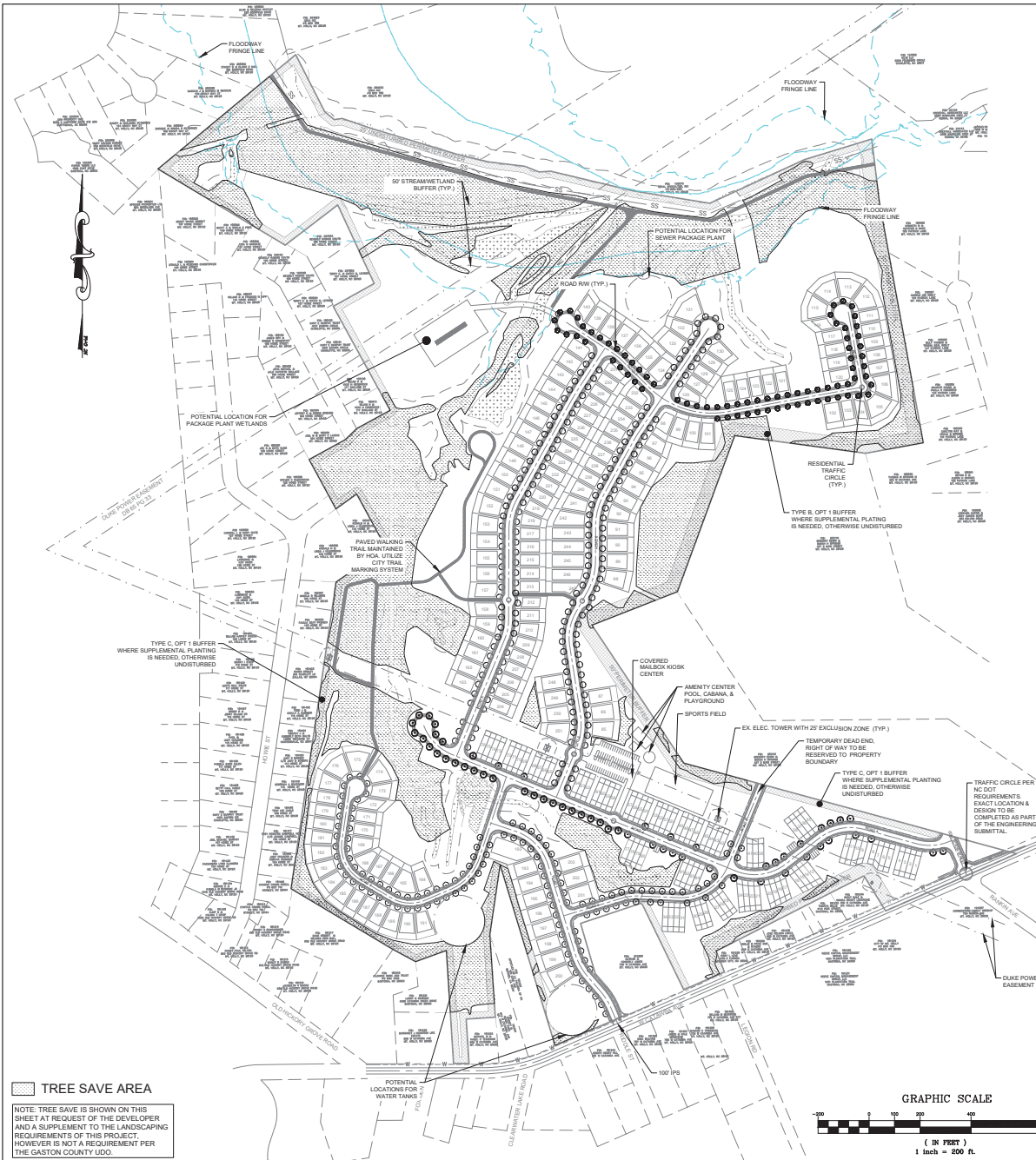
VICINITY MAP - N.T.S.

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								
<div> </div>										
<p>Engineer:</p> <div> </div> <p>R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management</p> <p>www.rjoe-harris.com</p>										
<p>REZONING ONLY NOT FOR CONSTRUCTION</p>										
<table border="1"> <tr> <td>Project Manager</td> <td>Drawn</td> </tr> <tr> <td>C. Bridges</td> <td>R. Young</td> </tr> <tr> <td>Department Manager</td> <td>Checked</td> </tr> <tr> <td>-</td> <td>C. Bridges</td> </tr> </table>			Project Manager	Drawn	C. Bridges	R. Young	Department Manager	Checked	-	C. Bridges
Project Manager	Drawn									
C. Bridges	R. Young									
Department Manager	Checked									
-	C. Bridges									
<p>Print/Plot Date: April 15, 2025</p>										
<table border="1"> <tr> <td>As-built Drawn</td> <td>As-built Date</td> </tr> <tr> <td>-</td> <td>-</td> </tr> </table>			As-built Drawn	As-built Date	-	-				
As-built Drawn	As-built Date									
-	-									
<p>Client:</p> <p>Tom Springs 400 W. CATAWBA AVE MT. HOLLY, NORTH CAROLINA 28120 P. (704) 827-7791</p>										
<p>Project:</p> <p>Holly Springs</p>										
<p>Drawing Title:</p> <p>Open Space</p>										
<p>Project No. 4710</p>		<p>Drawing No. RZ-4</p>								
<p>DWG File Name: 4710 - Rezoning Open Space</p>										



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

Large maturing trees (50+ foot height)

Allee 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
Nutall Oak
Overcup Oak
Princeton Sentry Ginkgo
Rotundilobo Fruitless Sweetgum
Sawtooth Oak
Shumard Oak
Southern Magnolia
Southern Red Oak
Village Green Japanese Zelkova
White Oak
Willow Oak

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
Rugler's Hybrid Dogwood
Saucer Magnolia
Snowgoose Japanese Flowering Cherry

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

DATE	ISSUED FOR	REV
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Engineer:



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

4400 Newwood Blvd., Suite 100, Charlotte, NC 28211-4400

www.rjeharris.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

Printed Date

April 15, 2025

As-built Drawn

-

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	