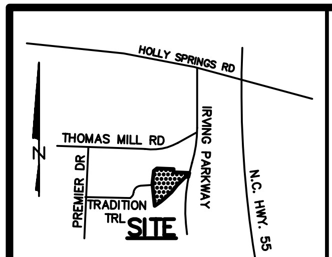
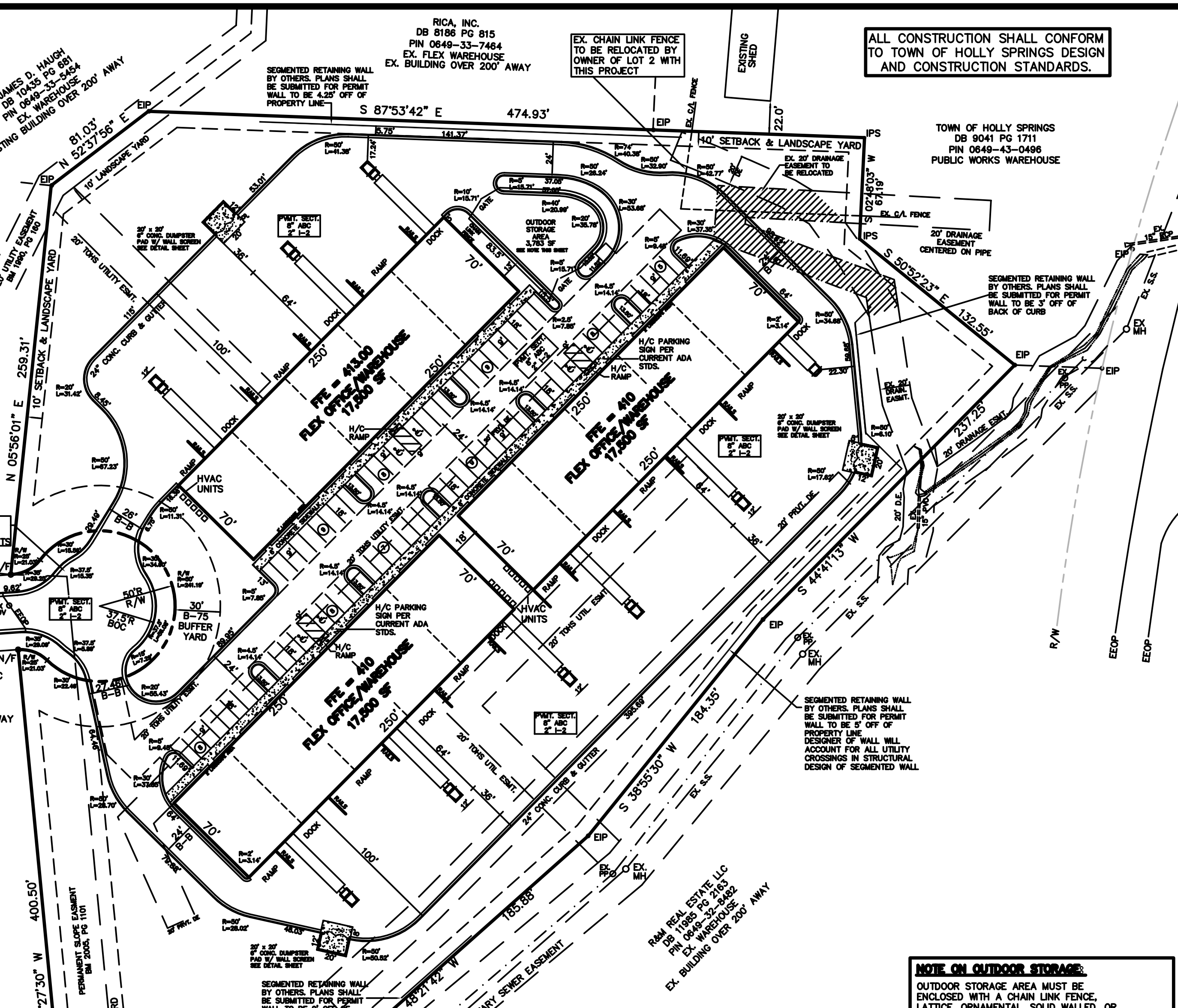


VICINITY MAP
NO SCALE

GENERAL PROJECT NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL OBTAIN COPY.
CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

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



AREA IN PUBLIC R/W – 0.19 AC (CUL-DE-SAC)	
LINEAR FT. PUBLIC STREET – 55.9 LF (CUL-DE-SAC)	
LINEAR FT. WATER MAIN – 476 LF 8" DIP	
LINEAR FT. WATER MAIN – 222 LF 6" DIP	
LINEAR FT. 8" PVC SAN. SEWER MAINS – 555 LF	
LINEAR FT. 4" SAN. SEWER SERVICES – 529 LF	
LINEAR FT. PUBLIC 5' SIDEWALK – N/A	
THERE IS NO IRRIGATION SYSTEM	
SANITARY SEWER FLOW = 5,066.25 GPD	

BOM 2005 PG 1101

NOTE:
SITE LIGHTING PLAN TO BE SUBMITTED TO TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY PROGRESS ENERGY & CONFORM TO TOHS STANARDS

PRELIMINARY SITE DATA:

SITE ADDRESS: 171 TRADITION TRAIL EXTENSION
PIN: 0649-33-8038
SIZE OF TRACT – 6.727 ACRES
SITE IS ZONED I-1 AND PART OF HOLLAND INDUSTRIAL PARK
SITE IS CURRENTLY VACANT
PROPOSED USE OF SITE – FLEX WAREHOUSE SPACE
PROPOSED BLDG. AREA = 52,500 SF (1.21 AC)
AREA OF NEW PROPOSED PAVEMENT = 121,750 SF (2.795 AC)
TOTAL AREA OF PROPOSED IMPERVIOUS SURFACE = 174,250 SF (59.46%)
TOTAL AREA OF PROPOSED LANDSCAPED – 2.727 AC.
REQUIRED PARKING CALCULATIONS:
35% OFFICE SPACE (18,375 SF) @ 3.5 SPACES/1000 SF
18,375/1000 x 3.5 = 64 SPACES
65% WAREHOUSE SPACE (34,125 SF) @ 1 SPACES/5000 SF
34,125/5000 x 1 = 7 SPACES
REQUIRED PARKING – 71 SPACES
PROPOSED PARKING – 70 SPACES (INCLUDES 6 H/C)
HANDICAPPED PARKING SPACE TO BE 9' x 18' (VAN ACCESSIBLE) (EXISTING)
PARKING SPACES TO BE 9' x 18'
PARKING LOT TO BE PRIVATE.
PAVEMENT SECTION FOR EMERGENCY VEHICLES TO BE 8" ABC & 2" I-2
PAVEMENT SECTION FOR PARKING TO BE 8" ABC & 2" I-2
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
24" CURB & GUTTER TO BE USED ON SITE.
SANITARY SEWER FLOW CALCULATIONS:
35% OFFICE SPACE (18,375 SF) @ 0.09 GPD/SF
18,375 x 0.09 = 1,653.75 GPD
65% WAREHOUSE SPACE (34,125 SF) @ 0.10 GPD/SF
34,125 x 0.10 = 3,412.50 GPD
TOTAL SANITARY SEWER FLOW = 5,066.25 GPD
BUILDINGS WILL NOT BE SPRINKLED
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY WETLAND AREAS (PENDING USACOE INVESTIGATION)
SITE DOES NOT CONTAIN ANY NEUSE RIVER BUFFER AREAS
SITE DOES NOT CONTAIN ANY CAPE FEAR RIVER BUFFER AREAS (PENDING DWQ)
BOUNDARY INFORMATION FROM RECORD PLATS AND WAKE COUNTY GIS.
TOPO INFORMATION PER A FEILD SURVEY BY THIS OFFICE.

ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY
CONTRTACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NOTES

1. BOUNDARY IS TAKEN FROM WAKE COUNTY GIS AND MAPS.
2. TOPOGRAPHY IS FROM A SURVEY BY THIS OFFICE.
3. SITE IS CURRENTLY SERVED BY TOWN OF HOLLY SPRINGS WATER AND SANITARY SEWER.
4. BUILDING SETBACKS
   30' FRONT ALONG TRADITION TRIAL
   10' ALONG SIDES
   10' ALONG REAR
5. SEE SHEET 2 FOR UTILIITES.
6. SEE SHEET 3 FOR DRAINAGE AND GRADING.
7. SEE SHEET 4 FOR LANDSCAPING DETAILS.
8. SEE SHEET 5 FOR DRAINAGE MAP.

REFERENCES
DB 11407 PG 2357
BOM 2005 PG 1101

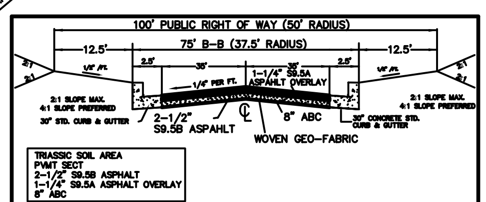
NOTES
AREA BY COORDINATE METHOD.
ALL DISTANCES ARE HORIZONTAL GROUND LENGTHS.
VERTICAL DATUM IS NAVD 88 AS ESTABLISHED FROM HOLLY SPRINGS MONUMENT "MIZELLE" (NO. 34) ELEV. 417.94 FT.

NOTE ON OUTDOOR STORAGE:

OUTDOOR STORAGE AREA MUST BE ENCLOSED WITH A CHAIN LINK FENCE, LATTICE, ORNAMENTAL, SOLID WALLED, OR SIMILAR TYPE FENCED AREA, INCLUDING ENTRY/EXIT GATES MADE OF MATERIALS COMPATIBLE WITH THE FENCE. THE HEIGHT ABOVE GRADE OF SAID FENCE SHALL BE AT LEAST 6' AND SHALL NOT EXCEED 10'. MATERIALS OR PRODUCTS STORED WITHIN THE FENCED STORAGE AREA SHALL NOT EXCEED THE HEIGHT OF THE FENCE. THE FENCED STORAGE AREA SHALL BE SURROUNDED BY LANDSCAPING INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF A TYPE C LANDSCAPE SCREENING WITH A PLANT UNIT VALUE OF AT LEAST 75. THE TOTAL AREA DEVOTED TO OUTDOOR STORAGE SHALL NOT EXCEED 30% OF THE TOTAL LOT AREA.

GENERAL UTILITY NOTES:

ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE AUTHORITIES.
CONTRACTOR SHALL INFORM THE TOWN OF HOLLY SPRINGS AND THE ENGINEER OF ANY CONFLICTING UTILITIES.
ELECTRIC SERVICE TO THE PUMP HOUSE SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVICING AUTHORITY.
SITE WILL BE SEVERED WITH TOWN OF HOLLY SPRINGS WATER AND SANITARY SEWER.
ALL NEW ELECTRICAL & TELEPHONE SERVICE TO BE UNDERGROUND



CUL-DE-SAC STREET (50' PUBLIC R/W)
TYPICAL CROSS SECTION WITH CURB AND GUTTER
NTS

SCALE 1" = 40'

NOTE:
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

OWNER:
ABCZ PROPERTIES, LLC
161 TRADITION TRAIL
HOLLY SPRINGS, NC 27540
(919) 303 – 6389

SHEET 1

THOMPSON & ASSOCIATES, PA
153 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540
(919) 577-0808
FAX (919) 577-0609
ENGINEERING SURVEYING LAND PLANNING

PRELIMINARY SITE LAYOUT
LOT 2 HOLLAND INDUSTRIAL PARK
FLEX WAREHOUSE

TOWN OF HOLLY SPRINGS	OWNER: ABCZ PROPERTIES,LLC	
WAKE COUNTY	NORTH CAROLINA	ZONED: I-1
DATE: 4/16/09	DRAWN: RLM	JOB NO.
SCALE 1" = 40'	SURVEYED: T&A	DWG: FLEXLOTSITE4-16-0
REVISIONS 5-11-09 5-21-09	PIN 0649-33-8038	