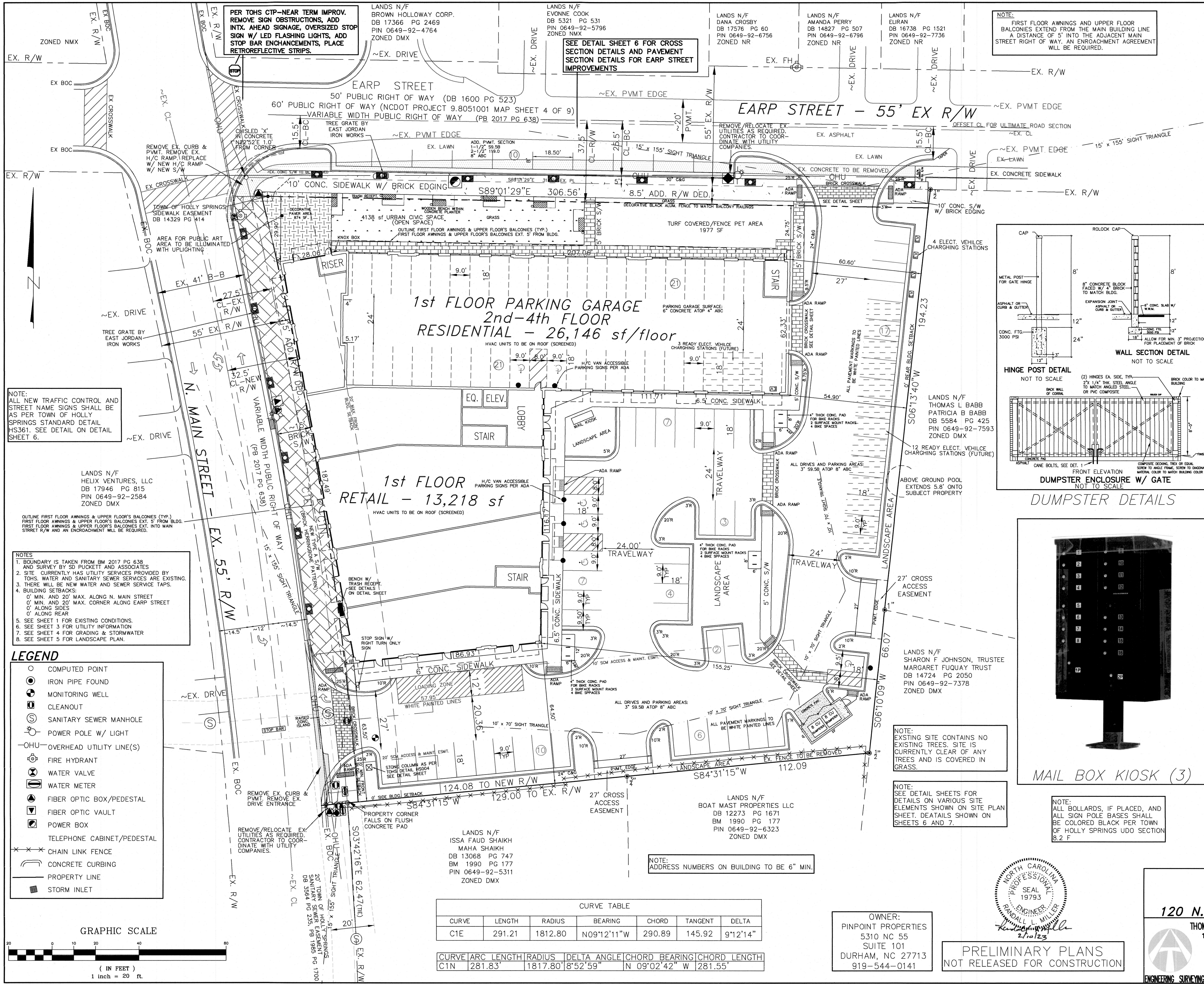




PRELIMINARY SITE DATA:
OWNER: PINPOINT PROPERTIES
5310 NC 55 SUITE 101
DURHAM, NC 27713
SITE ADDRESS: 120 NORTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 16880 PG 987 BM 2017 PG 638
TOTAL SITE ACREAGE: .162 AC.
PIN: 0649-92-5487
REID: 0002932
ZONING: DMX
EXISTING USE: VACANT LOT
PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)
COMMERCIAL @ 13,218 SF
RESIDENTIAL @ 42 UNITS

EXISTING BUILDING: 0 SF
EXISTING IMPERVIOUS AREA: 0 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 0%
NEW BUILDING ROOF AREA: 26,146 SF
NEW SIDEWALK ON-SITE: 3,029 SF
NEW PARKING LOT/VEHICULAR ACCESS: 27,425 SF
PROPOSED TOTAL SITE IMPERVIOUS AREA: 56,600 SF
PROPOSED SITE IMPERVIOUS AREA PERCENTAGE: 75.98%
PROPOSED DISTURBED/DENuded AREA = 71,874 SF (1.65 AC.)
PARKING REQUIREMENT - NO MINIMUM PARKING REQUIREMENT FOR DMX
PROPOSED NUMBER OF NEW PARKING SPACES: 109 INCL. (6) H/C
HANDICAPPED PARKING SPACES: REQUIRED 5 / PROPOSED 6
REQUIRED BIKE SPACES @ 5/50 SPACES = 10 SPACES
PROVIDED BIKE SPACES - 10
REQUIRED EV SPACES @ 5% = 5 ; PROVIDED EV SPACES - 5
REQUIRED EV READY SPACES @ 15% = 16 ; PROVIDED EV READY - 16
PARKING SPACES TO BE 9' x 18'
PARKING LOT TO BE PRIVATE
SETBACKS FOR DMX:
FRONT ALONG MAIN STREET - 0' MIN. AND 20' MAX.
CORNER ALONG EARP STREET - 0'
SIDE AND REAR - 0'
MAXIMUM BUILDING HEIGHT DMX - 60'
PROPOSED BUILDING HEIGHT DMX - 59'-8"

PROPOSED BUILDING AREAS:
1ST FLOOR RETAIL - 13,218 SF
1ST FLOOR PARKING GARAGE - 12,928 SF
2ND FLOOR RESIDENTIAL - 26,146 SF
3RD FLOOR RESIDENTIAL - 26,146 SF
4TH FLOOR RESIDENTIAL - 26,146 SF
TOTAL PROPOSED BUILDING - 104,584 SF
MIN. REQUIRED OPEN SPACE - 706 SF (1% FOR DMX)
PROVIDED OPEN SPACE - 4,138 SF (5.86%) CIVIC URBAN SPACE
SANITARY SEWER FLOW FOR PROJECT: 11,761.8 GPD (TOTAL)
RETAIL: 100 GPD/1000 SF x 13,218 SF = 1,321.8 GPD
RESIDENTIAL APT. (2 BR): 240 GPD x 39 UNITS = 9,360 GPD
RESIDENTIAL APT. (3 BR): 360 GPD x 3 UNITS = 1,080 GPD

SITE CURRENTLY HAS AN EXISTING SEWER SERVICE
SITE CURRENTLY HAS AN EXISTING WATER SERVICE
PROPOSED NEW WATER AND SEWER TAPS
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.
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
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

ACCORDING TO FEMA MAP #3720064900J DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME.
IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY DUKE ENERGY & CONFORM TO TOHS STANDARDS.
LIGHT FIXTURES SHALL CONFORM TO TOHS STANDARD HS370. SEE DETAIL SHEET 6.

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

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

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.

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.

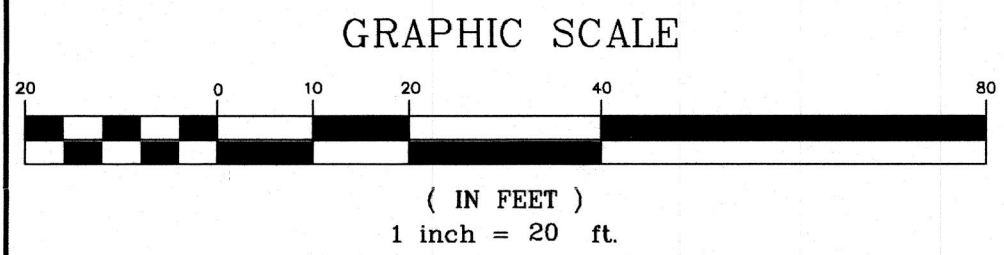


PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1E	291.21	1812.80	N09°12'11"W	290.89	145.92	9°12'14"
CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH						
C1N	281.83'	1817.80'	8°52'59"	N 09°02'42" W	281.55'	

- LEGEND**
- COMPUTED POINT
 - IRON PIPE FOUND
 - ⊙ MONITORING WELL
 - ⊙ CLEANOUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ POWER POLE W/ LIGHT
 - OHU— OVERHEAD UTILITY LINE(S)
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ FIBER OPTIC BOX/PEDESTAL
 - ⊙ FIBER OPTIC VAULT
 - ⊙ POWER BOX
 - ⊙ TELEPHONE CABINET/PEDESTAL
 - X—X— CHAIN LINK FENCE
 - CONCRETE CURBING
 - PROPERTY LINE
 - ⊙ STORM INLET



PRELIMINARY SITE PLAN
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC # C-0343

HOLLY SPRINGS TOWNSHIP	TOWN OF HOLLY SPRINGS
WAKE COUNTY	NORTH CAROLINA
DATE: 8-18-22	DRAWN: RLM
SCALE: 1" = 20'	SURVEYED: NONE
REVISIONS: 2/10/23	PIN: 649-92-5487

WONK: DMX
JOB NO.
DWG: 120 N MAIN-SITE