

SITE DATA SUMMARY

DEVELOPER: BERKSHIRE HUDSON CAPITAL VII LLC
 3735 BEAM ROAD SUITE B
 CHARLOTTE, NC 28217
 PHONE (704) 357-0018

P.I.N.#: 0649.16-93-0049 & 0649.16-92-2948
 WITHIN 100 YEAR FLOOD PLAIN = NO
 INSIDE CITY LIMITS = YES
 TOTAL AREA: 2.17 AC.

SITE 1 - PHARMACY

PROPOSED USE: PHARMACY
 BUILDING SIZE: 11,455 SqFt
 TOWNSHIP: HOLLY SPRINGS
 COUNTY: WAKE
 ZONING: VBD-SUD
 DENUDED AREA = 74,484 SqFt
 VEHICULAR SURFACE AREA = 44,020 SqFt
 IMPERVIOUS AREA: 60,507 SqFt
 TOTAL AREA: 1.80 AC

SITE 2 - OFFICE

PROPOSED USE: OFFICE
 BUILDING SIZE: 4,000 SqFt,
 2,000 SqFt GROUND FLOOR
 TOWNSHIP: HOLLY SPRINGS
 COUNTY: WAKE
 ZONING: VBD-SUD
 DENUDED AREA = 14,806 SqFt
 VEHICULAR SURFACE AREA = 6,679 SqFt
 IMPERVIOUS AREA: 10,231 SqFt
 TOTAL AREA: 0.37 AC

PARKING REQUIREMENTS

PARKING REQUIRED: SITE 1 - 1 PER 200 SF = 58 SPACES
 SITE 2 - 1 PER 300 SF = 13 SPACES

PARKING: 71 REQUIRED / 61 PROVIDED (INCLUDING 7 H/C)
 (25% REDUCTION ALLOWED PER VBD CODE) SECTION .9040 (E) PARKING & LOADING RATIOS, (I)(3)
 H/C PARKING: 3 REQUIRED / 7 PROVIDED

IMPERVIOUS SURFACE

(INCLUDES BUILDINGS, SIDEWALK, AND PARKING AREA)

SITE 1 BUILDING = 11,455 SqFt SIDEWALK = 5,032 SqFt PARKING = 44,020 SqFt TOTAL: 60,507 SqFt	SITE 2 BUILDING = 2,000 SF GROUND FL., TOTAL = 4,000.00 SF SIDEWALK = 1,551 SqFt PARKING = 6,680 SqFt TOTAL: 10,231 SqFt
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PAVEMENT DESIGN

MINIMUM OF 8" ABC 2" AND 1-2 REQUIRED FOR TRAVEL AISLES
 MINIMUM OF 6" ABC AND 2" 1-2 REQUIRED FOR PARKING STALLS

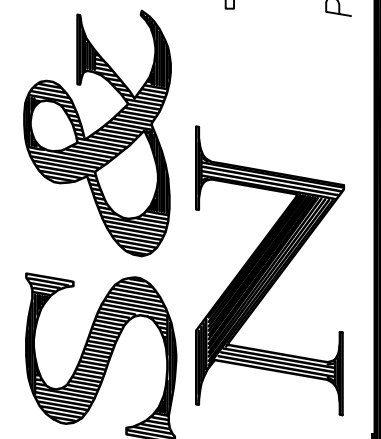
VBD REQUIRED ACCESSORY STRUCTURES

- A: BRICK SIDEWALKS ARE PROVIDED AROUND THE PERIMETER OF SITE.
- B: STREET TREES - EXISTING THREE (3) LIVE OAKS ALONG NC 55 WILL BE PRESERVED ALONG WITH EXISTING MATURE CREPE MYRTLES.
- C: FIELD STONE COLUMNS JOINED BY 3' TO 4' HEDGE PROVIDED TO SCREEN PARKING LOT AREAS. (PLACEMENT PER BOA VARIANCE)
- D: PERIMETER PLANTING AREAS PROVIDED TO PRESERVE AND ENHANCE EXISTING STREETScape. SEE LANDSCAPING PLAN FOR DETAILS.
- E: DUMPSTER IS SCREENED FROM OF NC 55 RIGHT-OF-WAY.
- F: ALL UTILITY AREAS ARE LOCATED ON ROOF OF BUILDING (IE. HVAC UNITS).
- G: STREET LIGHTS WILL BE INSTALLED PER TOWN STREET LIGHTING POLICY. DECORATIVE LAMPS WILL BE ADDED TO MATCH THOSE IN USE AT TOWN HALL.
- H: SIGNAGE PLAN WILL BE SUBMITTED UNDER SEPARATE COVER AND WILL CONFORM TO THE VBD STANDARDS.

UTILITY/SIDEWALK QU

REVISION	DATE
1 First Submittal	7-12-20
2 Second Submittal	8-01-20
3 Third Submittal	8-11-20
4 Fourth Submittal	9-1-20
5 Per BOA Comments	
6 Per City Comments	

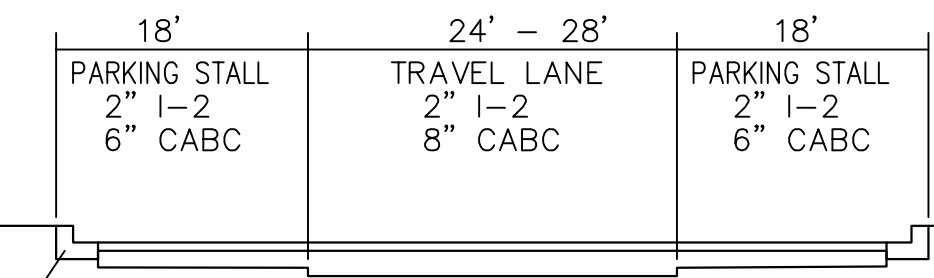
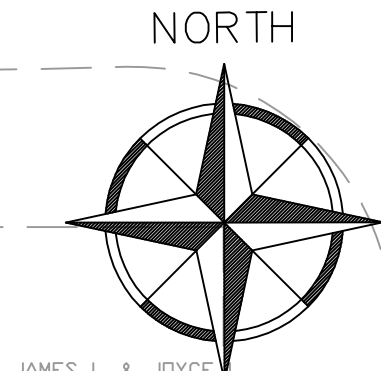
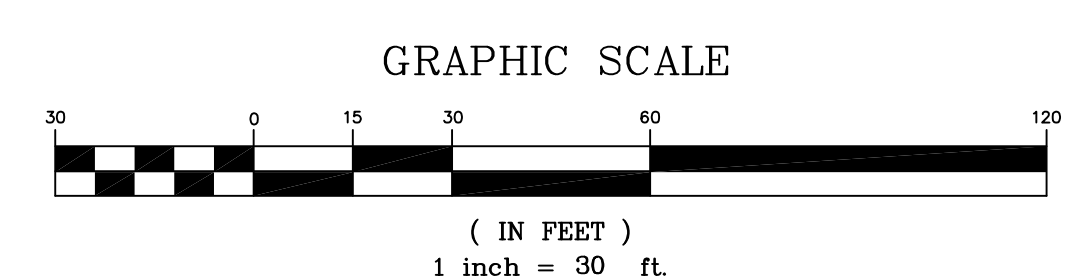
SPAULDING & NORRIS, PA
 Design Consultants
 972 Trinity Road
 Cary, North Carolina 27607
 Phone (919) 854-7990 Fax (919) 854-7925



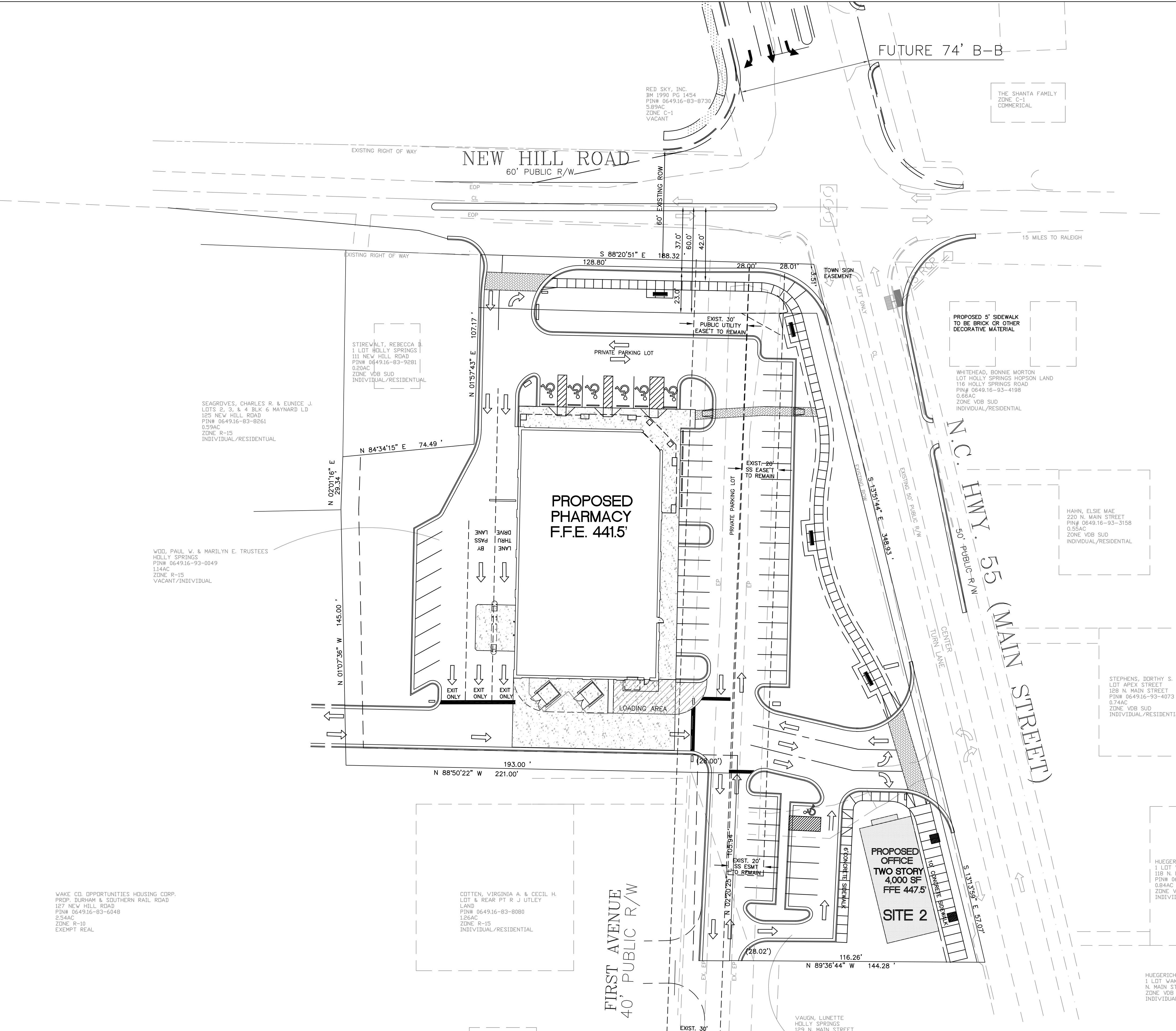
DATE: 09-18-20	DESIGNED BY:
JOB NO.: 218-00	DRAWN BY:
PREPARED FOR: CENTERFIND DEV. GR.	APPROVED BY:

ECKERDS
 HOLLY SPRINGS, NORTH CAROLINA
LAYOUT

FOR REVIEW ONLY



TYPICAL PARKING SECTION



WAKE CO. OPPORTUNITIES HOUSING CORP.
 PROP. DURHAM & SOUTHERN RAIL ROAD
 127 NEW HILL ROAD
 PIN# 064916-83-6048
 0.56AC
 ZONE R-10
 EXEMPT REAL

SEAGROVES, CHARLES R. & EUNICE J.
 LOTS 2, 3, & 4 BLK 6 MAYNARD LD
 125 NEW HILL ROAD
 PIN# 064916-83-8261
 0.59AC
 ZONE R-15
 INDIVIDUAL/RESIDENTIAL

WOOD, PAUL W. & MARILYN E. TRUSTEES
 HOLLY SPRINGS
 PIN# 064916-93-0049
 1.14AC
 ZONE R-15
 VACANT/INDIVIDUAL

COTTEN, VIRGINIA A. & CECIL H.
 LOT & REAR PT R J UTLEY
 LAND
 PIN# 064916-83-8080
 1.25AC
 ZONE R-15
 INDIVIDUAL/RESIDENTIAL

WILLIAMS, NATHAN T. & CARDLYN
 1 LOT W E MK L.D.
 PIN# 064916-92-0738
 0.73AC
 ZONE R-15
 INDIVIDUAL/RESIDENTIAL

VAUGHN, LUNETTE
 HOLLY SPRINGS
 129 N. MAIN STREET
 PIN# 064916-92-2948
 0.57AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

BRADLEY, ILENE WILSON
 103 N. MAIN STREET
 PIN# 064916-92-2759
 0.56AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

HAHN, ELSIE MAE
 220 N. MAIN STREET
 PIN# 064916-93-3158
 0.55AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

STEPHENS, DOROTHY S.
 LOT APEX STREET
 128 N. MAIN STREET
 PIN# 064916-93-4073
 0.74AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

HUEGERICH, KATHLEEN P. & GEORGE W.
 1 LOT WAKE CO. LAND & SMALL STRIP
 118 N. MAIN STREET
 PIN# 064916-92-5901
 0.84AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

HUEGERICH, KATHLEEN P. & GEORGE W.
 1 LOT WAKE CO. LAND & SMALL STRIP
 N. MAIN STREET
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL

WILLIS, JAMES L. & JOYCE
 CRT PART LOT APEX ST.
 100 N. MAIN STREET
 PIN# 064916-92-4755
 0.56AC
 ZONE VDB SUD
 INDIVIDUAL/RESIDENTIAL