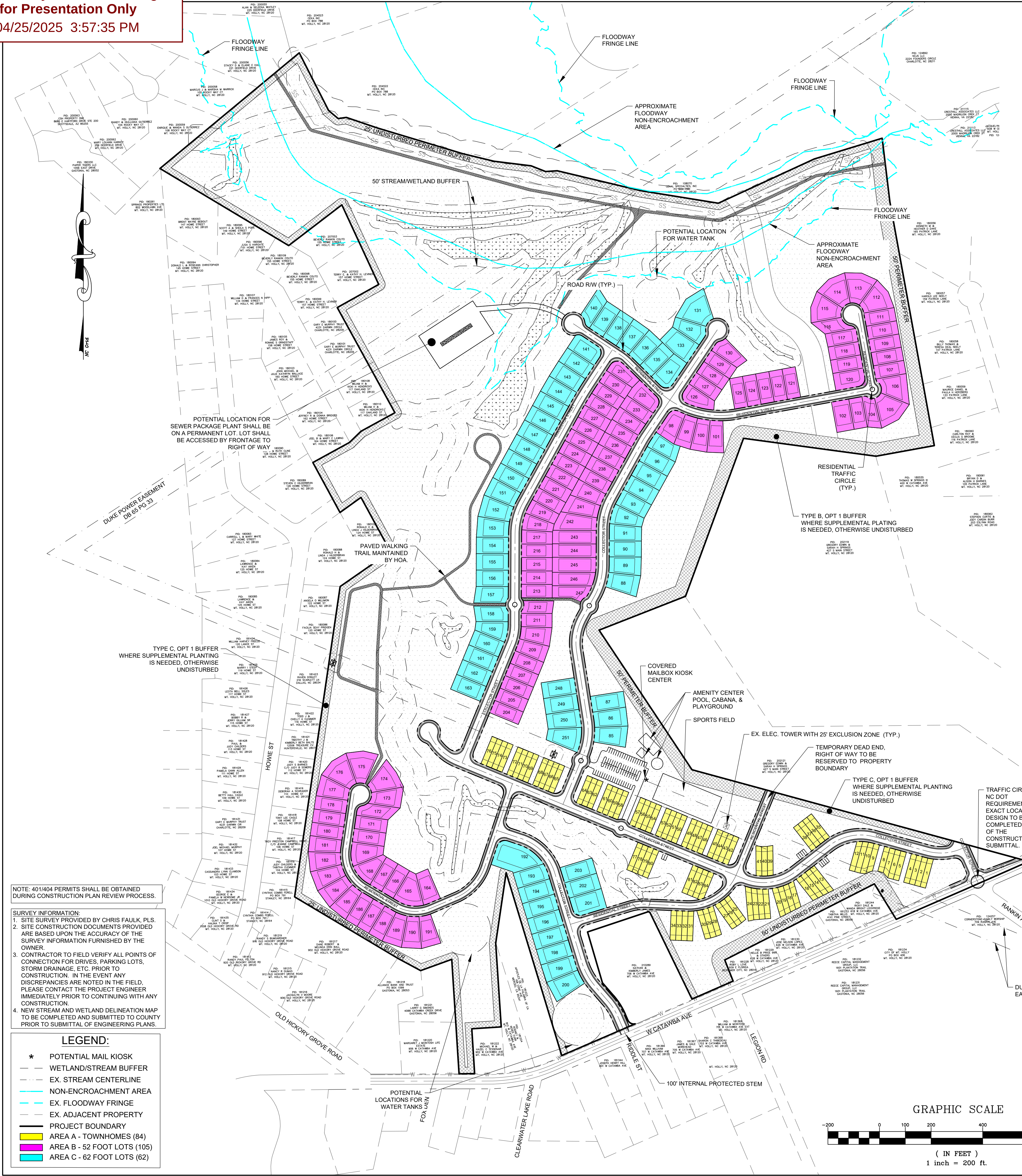




NOTE: 401/404 PERMITS SHALL BE OBTAINED DURING CONSTRUCTION PLAN REVIEW PROCESS.

SURVEY INFORMATION:

1. SITE SURVEY PROVIDED BY CHRIS FAULK, PLS.
2. SITE CONSTRUCTION DOCUMENTS PROVIDED ARE BASED UPON THE ACCURACY OF THE SURVEY INFORMATION FURNISHED BY THE OWNER.
3. CONTRACTOR TO FIELD VERIFY ALL POINTS OF CONNECTION FOR DRIVES, PARKING LOTS, STORM DRAINAGE, ETC. PRIOR TO CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES ARE NOTED IN THE FIELD, PLEASE CONTACT THE PROJECT ENGINEER IMMEDIATELY PRIOR TO CONTINUING WITH ANY CONSTRUCTION.
4. NEW STREAM AND WETLAND DELINEATION MAP TO BE COMPLETED AND SUBMITTED TO COUNTY PRIOR TO SUBMITTAL OF ENGINEERING PLANS.

LEGEND:

- * POTENTIAL MAIL KIOSK
- WETLAND/STREAM BUFFER
- EX. STREAM CENTERLINE
- NON-ENCROACHMENT AREA
- EX. FLOODWAY FRINGE
- EX. ADJACENT PROPERTY
- PROJECT BOUNDARY
- AREA A - TOWNHOMES (84)
- AREA B - 52 FOOT LOTS (105)
- AREA C - 62 FOOT LOTS (62)

Watershed Notes

Gaston County UDO Section 15.5.2

E. "Catawba River WS-IV-PA (Protected Area), referred to as: CRWSIV-PA; South Fork River WS-IV-PA (Protected Area), referred to as: SRWSIV-PA; Mountain Island Lake WS-IV-PA (Protected Area), referred to as: MLWSIV-PA. Only new development activities that require an erosion/sedimentation control plan under State law or approved local government program are required to meet the provisions of this chapter when located in a WS-IV watershed. In order to accommodate moderate to high land use intensity, single family residential uses shall develop at a maximum of two dwelling units per acre (2 du/ac). All other residential and non-residential development shall be allowed at a maximum of 24 percent built-upon area. A maximum of three dwelling units per acre (3 du/ac) or 36 percent built-upon area is allowed for projects without a curb and gutter street system.

1. Allowed Uses:

a. Agriculture, subject to the provisions of the Food Security Act of 1985 and the Food, Agriculture, Conservation and Trade Act of 1990.

b. Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.6101— .0209).

c. Residential development.

d. Nonresidential development.

2. Density and Built-Up Limits:

a. Single Family Residential—Development shall not exceed two dwelling units per acre (2 du/ac), as defined on a project by project basis. No residential lot shall be less than one-half acre (or 20,000 square feet excluding roadway right or way), or one-third acre for projects without a curb and gutter street system, except within an approved cluster development.

b. All other Residential and Non-Residential—Development shall not exceed 24 percent built-upon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed 36 percent built-upon area on a project by project basis. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed."

Gaston County UDO Section 15.5.2

Cluster development is allowed in all Watershed Areas [except WS-I] under the following conditions:

A. Minimum lot sizes are not applicable to single family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single family detached developments in Section 15.5.2. Density or built-upon area for the project shall not exceed that allowed for the critical area or balance of watershed, whichever applies.

B. 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.

C. 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.

Note: Requirements of allowed use and built-upon area limits have been met by proposed development criteria. DUA is 1.85 (251 lots/135.67 ac = 1.81 lots/ac).

Flood Notes

Fill may be allowed in the floodplain and NOT in the floodway or non-encroachment areas, for the purposes of transportation, communications, utilities, dredging, marine, riverine, and other functionally dependent activities - providing the following conditions are met: Use is necessary and serves the needs of the community and the fill is minor and will not cause an unwarranted rise in the BFE. Mitigation of fill may be required. No feasible location exists for the use outside the SFHA (Special Flood Hazard Area). The reference level of any roadway or structure elevated to or floodproofed to at least the regulatory protection elevation. The use complies with all other applicable Federal, State, and local laws and that a CLOM-F (Conditional Letter of Map Revision based on Fill) or other letters of map amendments, as needed be obtained. The following would be required: Flood Development Application, Detailed Survey showing location of proposed fill, current elevation grade and proposed, along with relation of area to floodplain and non-encroachment areas; along with the information from option 1 or 2. Option 1: Fill can be placed in the Floodplain with a Certification from the engineer - stating the placement of the fill is in the Floodplain and not in the Floodway or Non-encroachment; this placement will not cause an adverse impact on neighboring properties. Option 2: Fill is in the Non-encroachment area or Floodway and will require a no-rise certification from the engineer with supporting narrative, modeling, and related documents to be reviewed for concurrence. After either option above is approved and completed, the applicant will apply for a CLOM-F (Conditional Letter of Map Revision based on Fill) through FEMA.

Note: There will be no fill in the floodplain.

ZONING LOT RESTRICTIONS				
ZONING	R-1	RS-12	RS-8	
TYPE	PER UDO	PER UDO	PER UDO	RELIEF/PROPOSED THROUGH CD PROCESS
MIN. LOT SIZE	12,000 SF	12,000 SF	8,000 SF	6,000 SF
MIN. LOT WIDTH (MEASURED FROM FRONT SETBACK)	80 FT	65 FT	60 FT	SINGLE FAMILY: 52 FT, TOWNHOME: 22 FT
MIN. FRONT SETBACK	30 FT	30 FT	30 FT	20 FT
MIN SIDE YARD	12 FT	8 FT	7 FT	6 FT
MIN. REAR YARD	25 FT	20 FT	20 FT	25 FT

SITE DATA

TAX PARCEL NO.: 181214, 180092, 202690, **181227, 202122**, 225889, 199264, 181225, 210290, 312830

TOTAL SITE AREA: ±135.67 AC.

ADDRESS: W. CATAWBA AVENUE, MT. HOLLY, NC

EX. ZONING: R-1, R-12 (COUNTY) WITH URBAN STANDARDS OVERLAY

PROPOSED ZONING: CONDITIONAL DISTRICT (RS-8)

DEVELOPMENT DATA:

FLOOD ZONE: AE FROM TAYLORS CREEK

WATERSHED DISTRICT: CATAWBA WATERSHED (PROTECTED IV)

NCDEQ MDC LOW DENSITY

MAX. ALLOWED BUILD AREA: 24% (±32.56 AC., ±1,418,348 SF)

PAVEMENT: = 321,275 SF

CURB AND GUTTER: = 55,412 SF

SIDEWALK: = 109,223 SF

WALKING TRAILS: = 58,080 SF

PACKAGE PLANT: = 25,000 SF

AMENITY: = 26,523 SF

TOWNHOME LOTS (84): 1,738 SF (AVG.) x 84 LOTS = 145,992 SF

52' WIDE SF LOTS (105): 3,170 SF (AVG.) x 105 LOTS = 332,850 SF

62' WIDE SF LOTS (62): 3,770 SF (AVG.) x 62 LOTS = 233,740 SF

TOTAL = 1,308,095 SF (22.13%)

DENSITY

ALLOWED: 2.00 LOTS/AC. (MAX.)

PROPOSED: 1.85 LOTS/AC. (135.67 AC./251 LOTS)

LOT SIZING

52' WIDE LOT (MEASURED AT FRONT SETBACK)

62' WIDE LOT (MEASURED AT FRONT SETBACK)

TOWNHOME LOT -- 22' WIDE (MEASURED AT FRONT SETBACK)

SETBACKS

SINGLE FAMILY LOT

-FRONT: 20'

-CORNER: 16'

-SIDE: 6'

-REAR: 25'

-MAX. BUILDING HEIGHT: 45'

TOWNHOME LOT

-FRONT: 20'

-CORNER: 16'

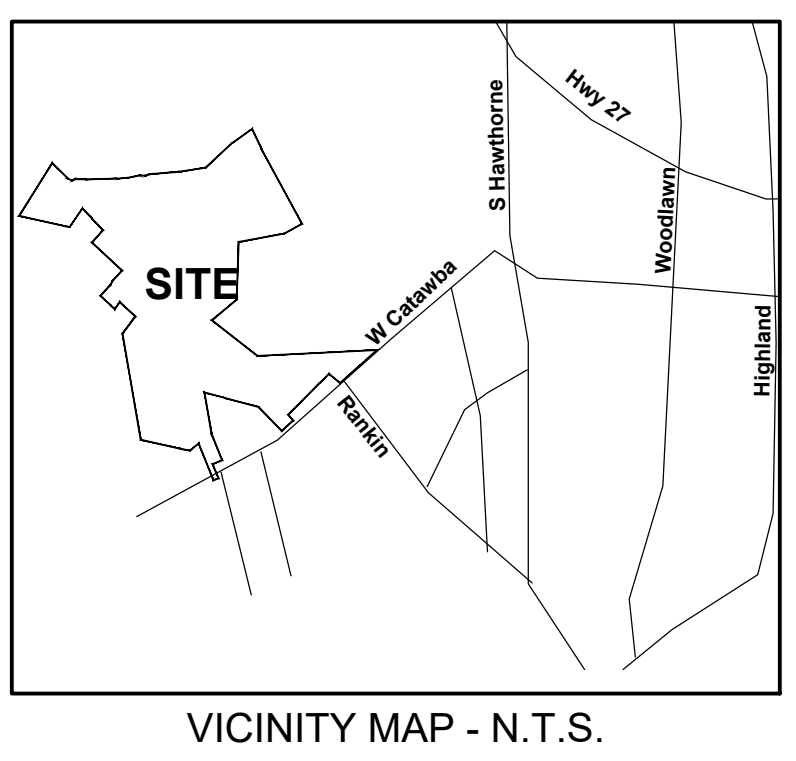
-REAR: 20'

-MAX. BUILDING HEIGHT: 45'

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)



- RS-8/CD-PRD REQUESTED ITEMS OF RELIEF:**
- MINIMUM LOT WIDTH: 52 FT
 - MINIMUM LOT SIZE: 6,000 SF
 - MINIMUM FRONT SETBACK: 20 FT
 - MINIMUM SIDE YARD: 6 FT
 - MINIMUM REAR YARD: 25 FT
 - GARAGES: DO NOT NEED TO BE SET 12' BACK FROM THE FRONT BUILDING PLANE; SHALL NOT PROJECT MORE THAN 2' FROM THE FRONT DOOR OF EACH HOME.
 - 50' AVERAGE STREAM BUFFER FROM EACH SIDE OF CENTERLINE
 - 5' LANDSCAPE ESMT AFTER R/W
 - < 3' PLANTING STRIP (1.5' & 2.5')
 - **MINIMUM ROAD FRONTAGE OF 35' FOR SINGLE FAMILY AND 22' FOR TOWNHOMES. LOT WIDTH SHALL BE MEASURED FROM FRONT SETBACK**

DATE	ISSUED FOR	REV

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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	Asbuilt Date
April 15, 2025	-
Client	
Tom Springs	
400 W. CATAWBA AVE	
MT. HOLLY, NORTH CAROLINA 28120	
P: (704) 827-7791	
Project:	
Holly Springs	
Drawing Title:	
Rezoning Site Plan	
Project No.	Drawing No.
4710	
DWG File Name:	
4710 - Rezoning Site Plan	

RZ-1

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 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 ACCESSSES 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 9.13 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 TO BE SUBMITTED AND APPROVED STAFF 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 STAFF. THE PETITIONER SHALL WORK WITH STAFF TO DETERMINE ANY MODIFICATIONS THAT CAN BE ADDRESSED AT AN ADMINISTRATIVE 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 6' TALL PER PRIMARY SIGNAGE, ALLOW UP TO 150 SQUARE FEET, LANDSCAPE LIGHTINGS, AND HEIGHT UP TO 6' TALL PER SECONDARY SIGNAGE.
- I.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 CLERK OF DEEDS OFFICE IN ADDITION TO A SUBDIVISION PLAT.
- B. DECLARATION OF THE HOA SHALL INCLUDE THE FOLLOWING:
- B.1 MAINTENANCE OF OPEN SPACE/GREENWAYS (IMPROVED OR UNIMPROVED)
- B.2 MAINTENANCE OF PICTURES WITHIN THE RIGHT-OF-WAY AREA, SUCH AS STREET TREES, SIGNS, LANDSCAPING, LIGHT FIXTURES, AND SIDEWALKS.
- B.3 PLANS FOR WASTE/GARBAGE 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 CATAWBA 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 THE FINAL APPROVAL OF THE PORTION OF THE CAROLINA THREAD TRAIL PLAN WILL BE INCORPORATED INTO THE FINAL SUBDIVISION PLAT. THE LOCATION OF 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 MUST INCLUDE 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 CATAWBA WATERSHED (PROTECTED IV) AND SHALL UTILIZE THE LOW DENSITY OPTION OF ORDINANCE TO ALLOW FOR THE FOLLOWING BUILT UPON AREA LIMITS:
- F.2 CATAWBA 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 DRAWDOWN 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 DISCHARGE 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 EROSION CONTROL 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 DENUDEED 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 IMPROVEMENTS FOR EACH PHASE. SIDEWALKS MAY BE INCLUDED IN AN IMPROVEMENT BOND, BUT WATER AND SEWER AND 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 STAFF AT 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 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 NCDCE 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

TIA CONCLUSIONS:

1. W CATAWBA AVENUE & RIDDLE STREET/ACCESS #1

- SINGLE SOUTHBOUND EGRESS AND SINGLE INGRESS LANE WITH STOP CONTROL ALONG ACCESS #1

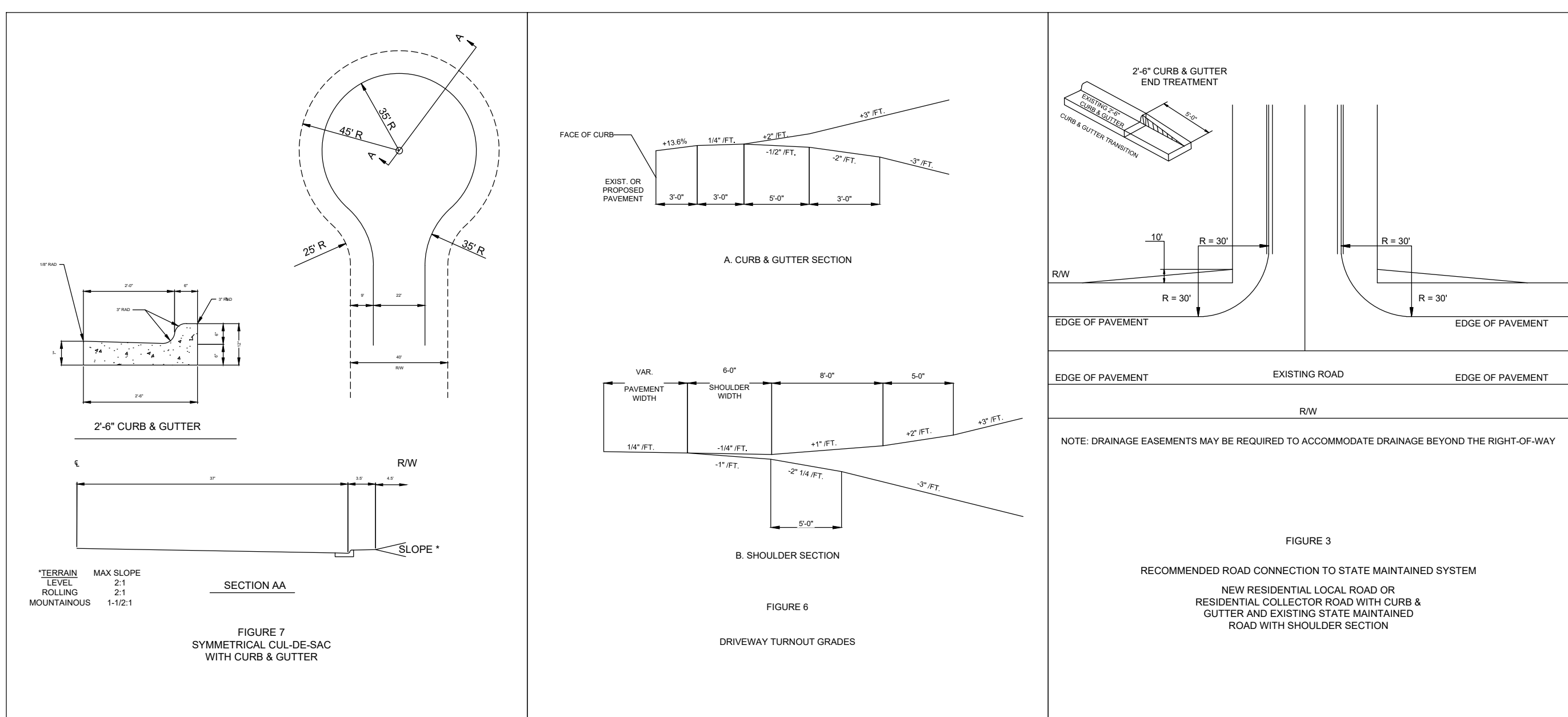
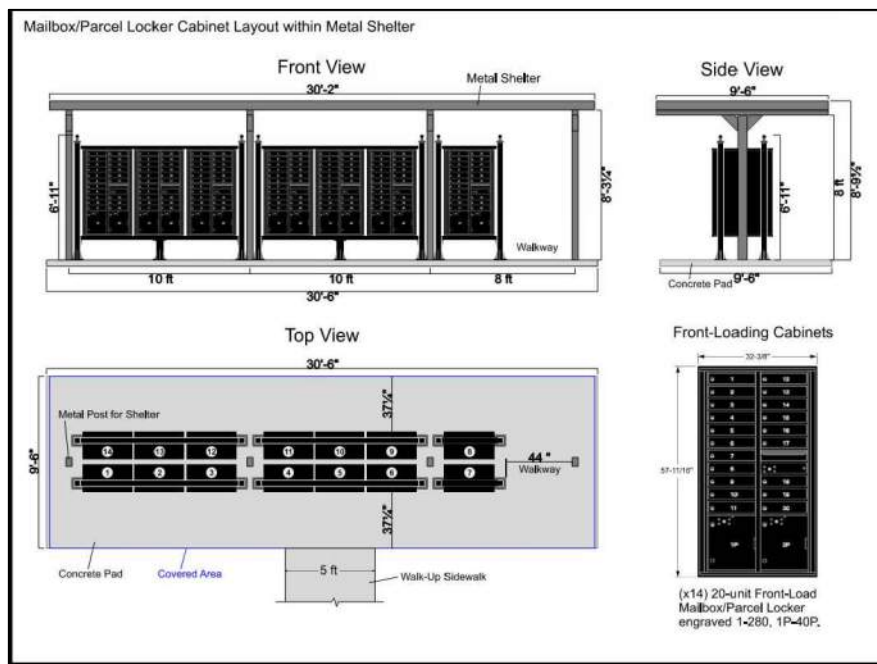
- 100-FOOT INTERNAL PROTECTED STEM (IPS) ALONG ACCESS #1

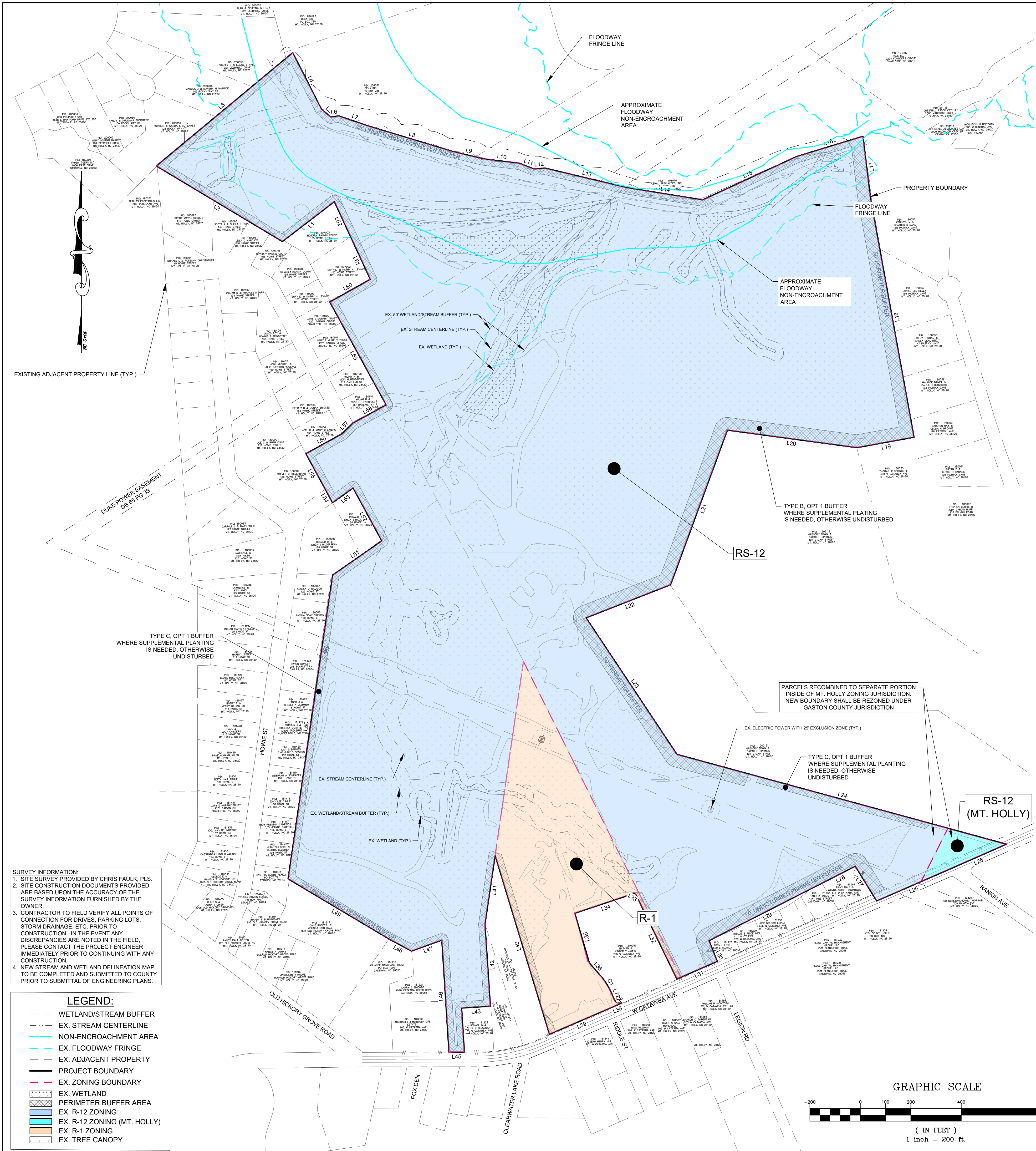
2. W CATAWBA AVENUE & RANKIN AVENUE/ACCESS #2

- CONSTRUCTION OF A SINGLE LANE ROUNDABOUT

- SINGLE SOUTHBOUND EGRESS AND SINGLE INGRESS LANE ALONG ACCESS #2

- MAXIMIZE THE IPS ALONG ACCESS #2

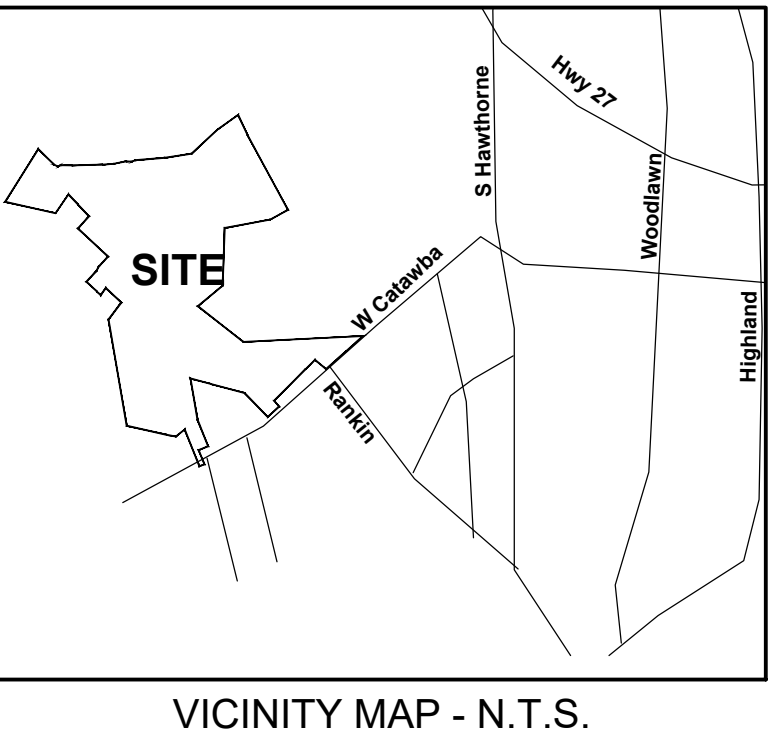
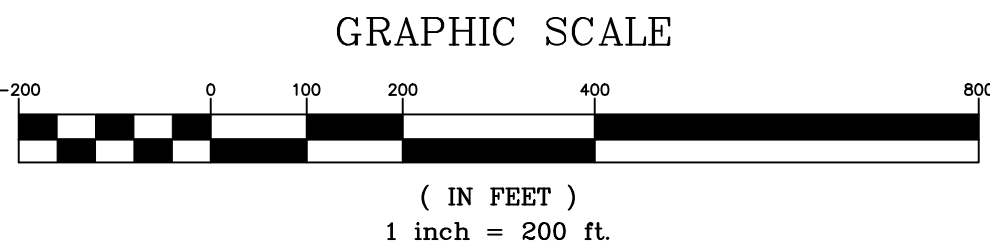




- CLUSTER DEVELOPMENT REQUIREMENTS (GASTON COUNTY UDO SEC. 15.5.3):
- DENSITY MAY NOT EXCEED AMOUNT ALLOWED FOR CRITICAL AREA/BALANCE OF WATERSHED
 - CATAWBA RIVER WS-IV-PA (PROTECTED AREA) MUST HAVE NO MORE THAN TWO (2) DWELLINGS PER ACRE AND A MAXIMUM OF 24% BUILT UPON AREA. DENSITY PROPOSED IS 1.99 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 OWNER'S 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
L???	24.29	S23° 26' 15.48"E	
L1	259.55	S52° 35' 12.39"W	
L2	581.36	N59° 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' 53.30"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	S76° 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	S6° 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° 36' 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	N31° 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	66.37	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	



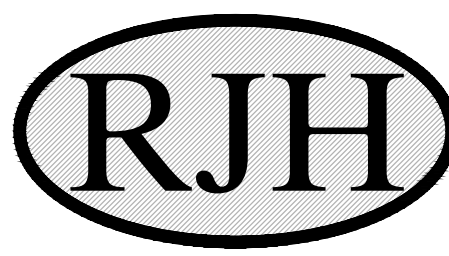
DATE

ISSUED FOR

REV



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Somcrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

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CONSTRUCTION

Project Manager
C. Bridges

Department Manager
-

Print/Plot Date
April 15, 2025

Asbuilt Drawn
-

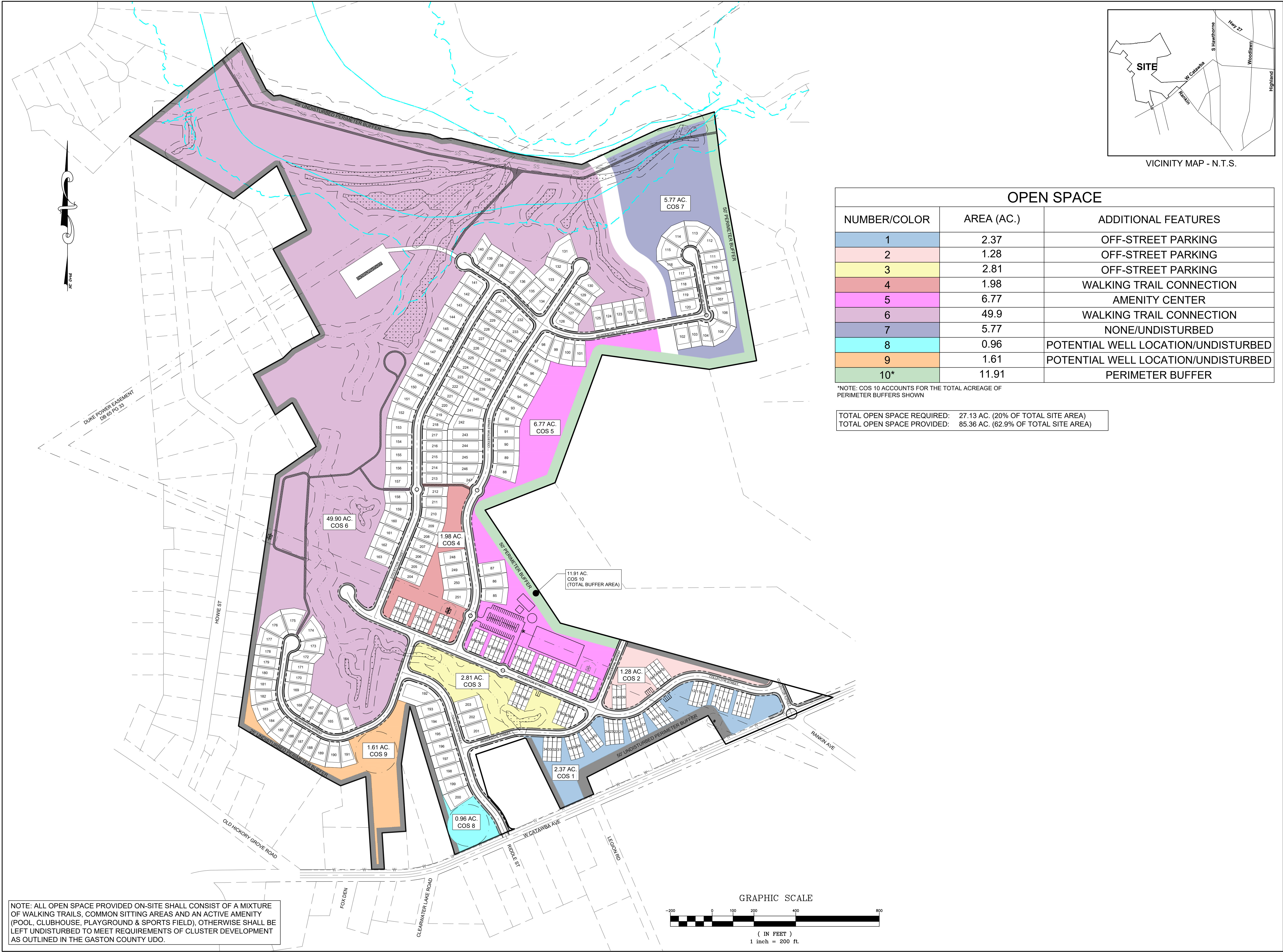
Client
Tom Springs
400 W. CATAWBA AVE
MT. HOLLY, NORTH CAROLINA 28120
P: (704) 827-7791

Project:
Holly Springs

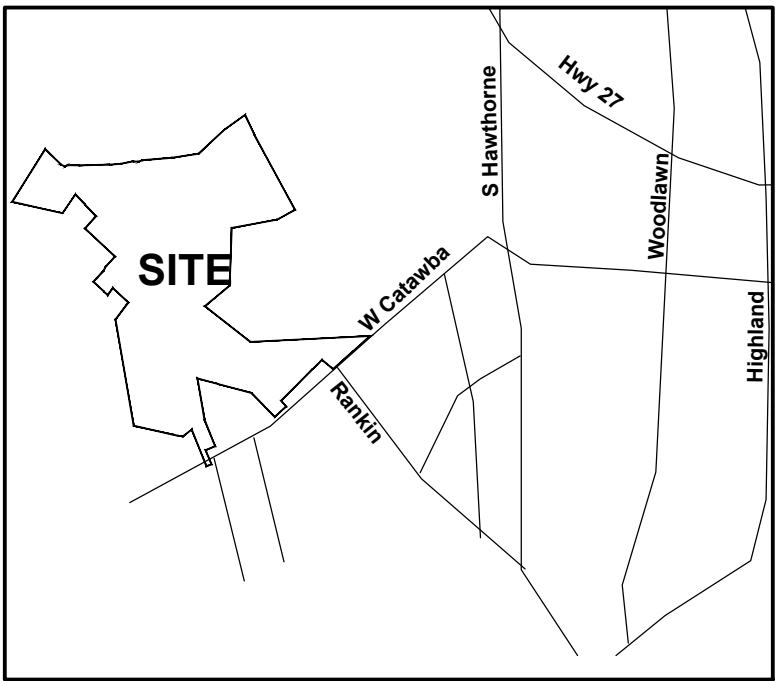
Drawing Title:
Existing Conditions And Zoning

Project No.
4710
DWG File Name:
4710 - Rezoning Existing
Conditions

Drawing No.
RZ-3



NOTE: ALL OPEN SPACE PROVIDED ON-SITE SHALL CONSIST OF A MIXTURE OF WALKING TRAILS, COMMON SITTING AREAS AND AN ACTIVE AMENITY (POOL, CLUBHOUSE, PLAYGROUND & SPORTS FIELD), OTHERWISE SHALL BE LEFT UNDISTURBED TO MEET REQUIREMENTS OF CLUSTER DEVELOPMENT AS OUTLINED IN THE GASTON COUNTY UDO.

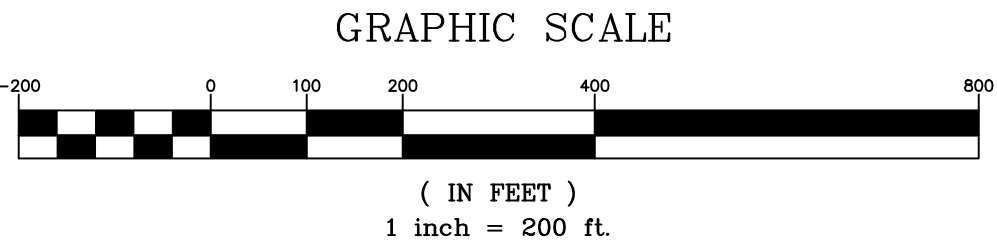


VICINITY MAP - N.T.S.

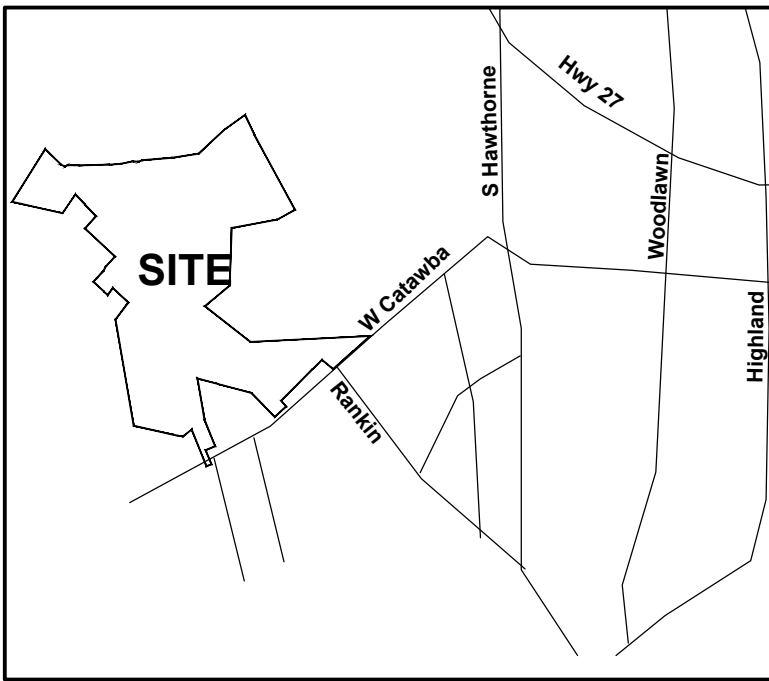
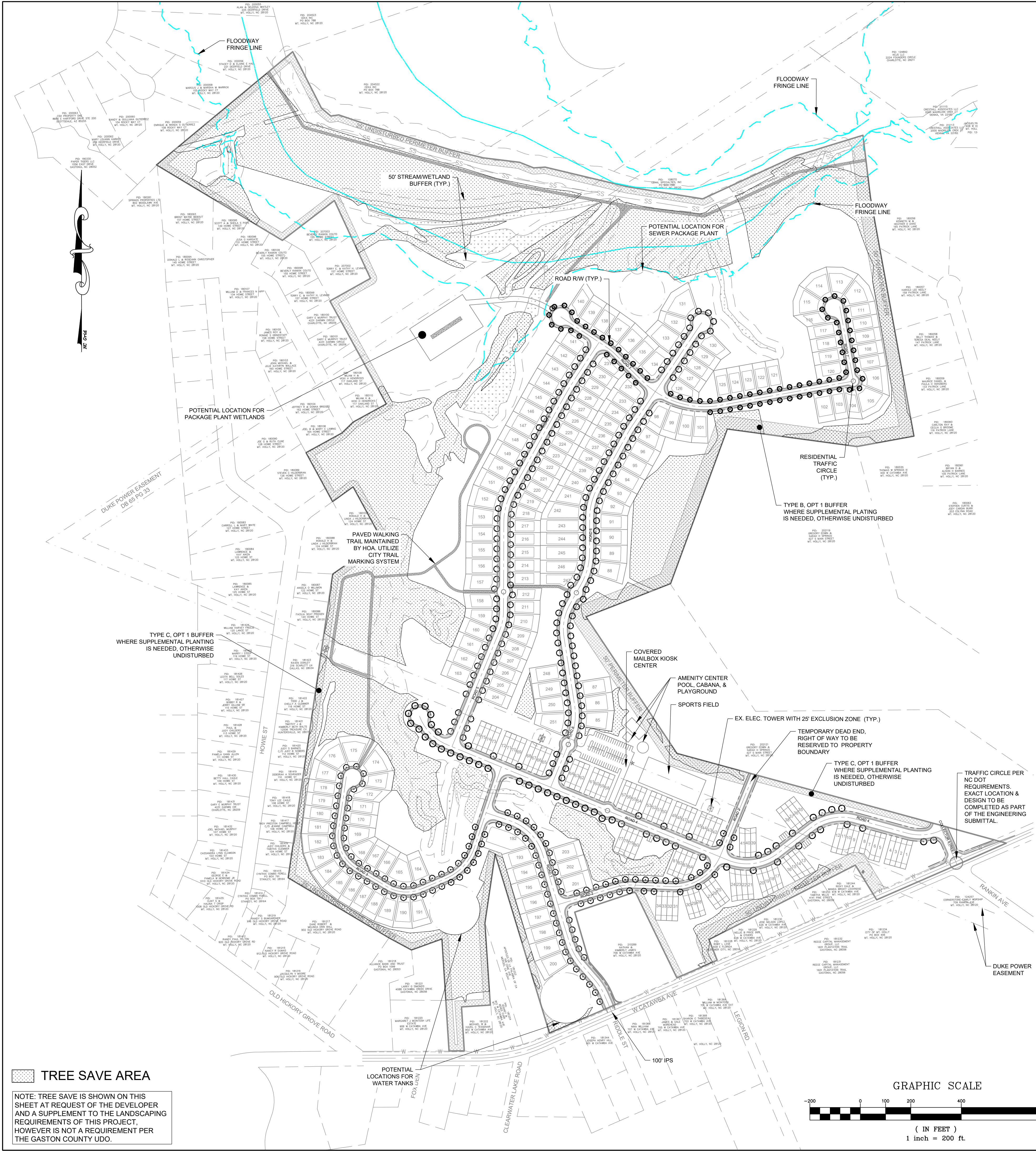
OPEN SPACE		
NUMBER/COLOR	AREA (AC.)	ADDITIONAL FEATURES
1	2.37	OFF-STREET PARKING
2	1.28	OFF-STREET PARKING
3	2.81	OFF-STREET PARKING
4	1.98	WALKING TRAIL CONNECTION
5	6.77	AMENITY CENTER
6	49.9	WALKING TRAIL CONNECTION
7	5.77	NONE/UNDISTURBED
8	0.96	POTENTIAL WELL LOCATION/UNDISTURBED
9	1.61	POTENTIAL 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 1186 Suncrest Blvd., Topo Cay, S.C. 29708 P: (803) 802-1799		
www.rjoe Harris.com		
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REZONING ONLY NOT FOR CONSTRUCTION		
Project Manager C. Bridges	Drawn 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. 4710 DWG File Name: 4710 - Rezoning Open Space	Drawing No. 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

Large maturing trees (50+-foot height)

- Allee Elm
- Armstrong Red Maple
- Athena Elm
- Autumn Blaze Freeman Maple
- Baldcypress
- 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
- 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
- Rutger'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 Cherrylaurel
- 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

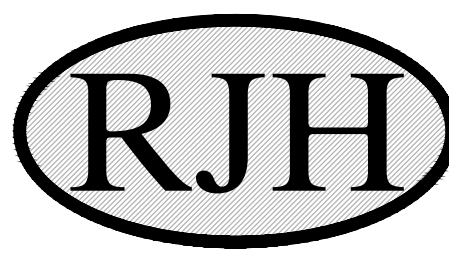
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MT. HOLLY, NORTH CAROLINA 28120
P: (704) 827-7791

Drawn
R. Young
Checked
C. Bridges

Project:
Holly Springs

Drawing Title:
Landscape

Project No.
4710
DWG File Name:
4710 - Rezoning Landscape

Drawing No.

RZ-5