

## MASTER SIGN PLAN

This Master Sign Development Plan ("Master Plan") is being submitted as Attachment 1 to Master Sign Plan Form [UDO Section 7.03]. This Master Plan is being submitted for a shopping center known as "Shoppes at Holly Springs" (the "Shopping Center") located at the corner of Ralph Stevens Road and the Highway 55 Bypass in the Town of Holly Springs, Wake County, North Carolina. The outer boundary of the Shopping Center is identified on Exhibit A-1 attached hereto and incorporated herein by reference. The Shopping Center is comprised of the "Wal-Mart Tract", the "Shops Tract", and the "Outparcels", each of which are also identified on Exhibit A-1 attached hereto and incorporated herein by reference. The Outparcels will be a part of the Shopping Center, but separately developed. Along with general advertising, the intent of signage discussed in this Master Plan is to provide the general public with information about, and directions to, the Shopping Center. In addition, the signage is designed to benefit the motoring public, allowing them to make timely, safe traffic decisions with regard to ingress and egress to the Shopping Center.

This Master Plan is intended to control the overall number and size of allowable signs that would normally be requested by users within the Shopping Center. This plan establishes a quantity and sign area limit of the freestanding signs and wall signs for the overall development. Additionally, by applying this Master Plan to the entire Shopping Center, there will be a sense of architectural continuity, creating an upscale look.

This Master Plan shall be incorporated as an amendment to the Development Agreement dated July 18, 2006, and recorded August 3, 2006, (the "Development Agreement") between the Town of Holly Springs, North Carolina (the "Town") and Holly Springs Retail Investment, L.L.C. (the "Developer"), and shall be binding on both parties upon execution.

### **BUILDING and WALL SIGNAGE:**

#### **Anchor Tenant Building Signage:**

a) Since there are multiple uses located within the same building for the Anchor Tenant (see Exhibit B-1 for Building Elevation), there shall be no limit to the number of wall signs per façade. Signs will be located on the front, and left side of Anchor Tenant Building. (See Exhibit B-2 for building signage). Front signs shall not exceed 5% of the total area of the front façade area. Signs for side facades shall not exceed 3% of the side façade areas. Any conflict between Exhibit B-2 and the Town Ordinance or the Shopping Center General Sign Requirements shall be resolved in favor of Exhibit B-2. The maximum letter size is limited at 60 inches in height.

Front Façade Average Area:  $(507\text{ft} \times 30\text{ft}) = 15,210 \text{ sq ft} \times 5\% = 760.50 \text{ sq ft}$   
Allowable Signage Area = 760.50 sq ft, Actual Signage Area = 459.31 sq ft  
Left Side Façade Area:  $(340\text{ft} \times 26) = 8,840 \text{ sq ft} \times 3\% = 265.20 \text{ sq ft}$   
Allowable Signage Area = 265.20 sq ft, Actual Signage Area = 115.87 sq ft

**RECEIVED**

**APR 11 2007**

**PLANNING & ZONING**



### **Shop Tenant Building Signage:**

- a) As to each Retail Space for small shop users, the occupant shall be permitted for and install one, and only one, wall sign on the front wall of the Retail Space. The wall sign shall be centered on the sign band vertically and horizontally. The square footage of the sign area shall be limited to 7% of the front-facing building wall (façade) square footage. The length of the wall sign shall be no more than 80% of the width of the shop façade. Maximum number of signs on the shops building is to be no more than the number of separate retail spaces plus two (2) - one for each side wall.
- b) Notwithstanding the forgoing, the occupant of a Retail Space which has a storefront on the side wall of a building may install a wall sign on such side wall.
- c) A wall sign shall consist of individual illuminated plastic-faced letters, or individual illuminated back-lighted letters, sign band type. Individual letters shall be mounted on a raceway flush with the wall of the building to which such sign is affixed. The raceway color must be the same color as the store front. See **Exhibit B-3** for the list of colors.
- d) The wording of the wall sign shall be limited to the name and/or identifier of the business conducted by tenant in the Retail Space, provided that the use of corporate crests, shields or insignia will be permitted. The wording and logos are subject to the Landlord's prior written approval of specifications and drawings
- e) The forward projection of the wall sign shall not be more than twelve inches (12") from the face of the building.
- f) All sign transformers and ballast boxes shall be concealed. Manufacturer's names, stamps and decals shall not be exposed.
- g) No exposed neon or incandescent bulbs or flashing, blinking, box, rooftop, rotating or moving signs or markers shall be permitted.
- h) No signs will be permitted at or on the rear of the Retail Space except that a small identification sign showing only the name of the Lessee shall be lettered on the exterior of the delivery door by Landlord.
- i) No signs or banners shall be painted on the exterior of the masonry, doors, windows or any other surfaces of the Premises, nor erected on the roof or parapet of the Premises without Landlord's consent.
- j) No sign shall be erected until written specifications and drawings of such sign are first approved in writing by Landlord.
- k) All wall signs erected by the occupant of a Retail Space shall be erected at occupants own risk and expense, and shall be in accordance with applicable law, codes and ordinances which shall control should there be a conflict with this Master Sign Plan.

## **GROUND/FREESTANDING SIGNS:**

### **Shopping Center Monument Signs:**

Developer shall be permitted to construct two principal identification signs on the Shopping Center, which will identify the Shopping Center and its tenants. These two signs will be the major identification of the Shopping Center.

One of the principal identification signs will be a freestanding ground monument sign located at the main driveway entrance into the Shopping Center on Highway 55 By-Pass, such sign being referred to herein as the "Project Monument Sign." This Project Monument Sign will be constructed in the Front Sign Zone, and must be constructed of the same materials as the Anchor Tenant Building. The Project Monument Sign plan is shown on **Exhibit C-1** to Master Sign Plan.

A second principal directional and identification sign shall be a smaller Monument Sign constructed in the Front Sign Zone on Ralph Stephens Road. Sign dimensions are shown on **Exhibit C-2** to Master Sign Plan.

The Anchor Tenant may install sign panels in the locations designated "Anchor" on the Project Monument Sign and the Directional Monument Sign. The color and wording on said panels will be determined by the Anchor Tenant.

The locations of the Project Monument Sign and the Directional Monument Sign shall be as designated on the Site Plan. See **Exhibit A-1**.

A Shop Tenant may install sign panels within the areas designated "Tenant" on the Project and Directional Monument Signs. Wording on sign panels placed on any Monument Sign shall be limited to the name and/or identifier of the business conducted by the tenant for whom the panel is installed. The retail shops' tenant signs on either of the monument signs will have a consistent font and color. These internally illuminated signs will have the text or message portion of the sign face lighter or brighter than the background color of the sign face.

The color, size and location of sign panels placed on the Project Monument Sign and Directional Monument sign shall be approved by the Landlord.

### **Outparcel Signs**

Each Outparcel shall be restricted to one "Outparcel Monument Sign", located outside of the required sight triangle, within the front sign zone. See **Exhibit C-3**. Flagpoles that comply with the Town of Holly Springs UDO requirements will be allowed on the outparcels.

### **Lease Lot Signs:**

As to the Lease Lot, one Outparcel Monument Sign in an Interior Sign Zone shall be allowed. The Maximum Number of Signs in the Interior Sign Zone will be the maximum allowed by the Town of Holly Springs UDO. The Signs in the Incidental Sign Zone shall



The following provisions are hereby incorporated in the Master Sign Plan for the Shoppes at Holly Springs.

**1. Definitions:**

“Anchor Tenant” shall mean a tenant occupying more than 20,000 square feet of retail space.

“Directional Monument Sign” shall mean the ground sign located on Ralph Stevens Road at the location designated on the Site Plan. The appearance and dimensions of the Directional Monument Sign shall be as shown on **Exhibit C-2**.

“Drive-Through Sign Zone” shall mean the area bounded by:

- the back of curb/edge of pavement located on the driver’s side of an interior access drive serving a drive-through facility
- a line parallel to and not more than ten (10) feet from such back of curb/edge of pavement; and,
- located not less than one (1) nor more than five (5) car lengths from the first occurrence of a drive-through facility.

“Incidental Sign Zone” shall mean the area of an integrated center, or an out lot in an integrated center, located at each critical tuning point along an interior access drive when required to safely direct vehicular traffic (e.g. to direct vehicular traffic to a: drive through facility; a customer or employee parking area; or, a delivery or loading area), provided, however, such signs:

- Shall not be located less than two (2) feet back from the back of curb/edge of pavement from any interior access drives;
- Shall not be located further than ten (10) feet from the back of curb/ edge of pavement of an interior access drive; and
- Shall comply with the regulations regarding sight distance requirements of the UDO for the Town of Holly Springs.

“Interior Sign Zone” shall be that portion of an out lot which is located immediately abutting an interior access drive, private street, or internal public street located within an integrated center, business park or industrial park, and developed to provide access to one or more out lots within the development, provided, however, such signs:

- Shall not be located less than two (2) feet back from the back of curb/edge of pavement from any interior access drives;
- Shall not be located further than ten (10) feet from the back of curb/ edge of pavement of an interior access drive; and
- Shall comply with the regulations regarding sight distance requirements of the UDO for the Town of Holly Springs.

“Landlord” shall mean, as to any Retail Space, the owner of the fee simple interest in the real property upon which such Retail Space is located.

"Major Tenant" shall mean a tenant occupying more than 10,000, but not more than 20,000 square feet of retail space.

"Outparcel" shall mean any of the parcels designated "Outparcel" on the site plan.

"Outparcel Monument Sign" shall mean the ground sign, as shown on **Exhibit C-2**, located on any of the parcels designated "Outparcel" on the Site Plan.

"Outparcel User" shall mean the occupant of any of the parcels designated "Outparcel"

"Project" shall mean The Shoppes at Holly Springs shopping center.

"Project Monument Sign" shall mean the sign located at the entrance road to the Project from Highway 55 By Pass at the location shown on the Site Plan. The appearance and dimensions of the Project Monument Sign shall be as shown on **Exhibit C-1**.

"Retail Space" shall mean an enclosed space within the Project occupied by a single commercial user.

"Site Plan" shall mean the site plan approved for the development of the Project.

"Shop Tenant" shall mean a tenant occupying not more than 10,000 square feet of retail space.



# SHOPPPES AT HOLLY SPRINGS SITE DEVELOPMENT PLANS

C-195-SGR-OR PROTOTYPE

NC HIGHWAY 55 AT RALPH STEPHENS ROAD  
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

Revised  
Copy No. 1 of 7

Approval of these plans does not relieve the developer of their responsibility of construction in accordance with these plans, approvals, ordinances, policies, and regulations, and specifications and specifications.  
Date: 4/4/07  
By: [Signature]  
Approved for Construction  
as noted, with the following conditions:

Permit # 02-2006  
REVISED/REVISED  
Date: 4/4/07  
By: [Signature]  
Page: 1 of 1

NPDES Permit issued  
with original plan approval

## UTILITY AGENCIES:

**WATER AND SEWER**  
TOWN OF HOLLY SPRINGS  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
919-557-2908 (PHONE)  
CONTACT: ROONEY CAMPBELL

**ELECTRIC**  
PROGRESS ENERGY  
9920 FAYETTEVILLE ROAD  
RALEIGH, NC 27603  
919-557-2688 (PHONE)  
CONTACT: BEN BETTS

**GAS**  
PISC  
2451 SCHEFFELIN ROAD  
APEX, NC 27502  
919-367-2711 (PHONE)  
CONTACT: LESLIE GACOS

**PHONE**  
SPRINT  
PO BOX 96064  
CHARLOTTE, NC 28296  
1-800-786-6272 (PHONE)  
CONTACT: CUST. SERVICE

**GENERAL CONDITIONS:**  
BECAUSE THIS PROJECT WILL DISTURB ONE (1) ACRE OR MORE, YOU MUST COMPLY WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES' REGULATIONS CONCERNING THE STATE'S NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ON CONSTRUCTION SITES DISTURBING MORE THAN ONE (1) ACRE. PLEASE REFER TO THE ATTACHED NPDES GENERAL PERMIT NO. NC0500000.

## PROJECT ARCHITECTS

**LARGE RETAIL:**  
SCOTT & GOBLE ARCHITECTS  
1437 SOUTH BOULDER AVENUE  
SUITE 800  
TULSA, OKLAHOMA 74119  
918-587-8600 (PHONE)  
CONTACT: VIRGINIA HART

**RETAIL SHOPS:**  
NARRAMORE ASSOCIATES  
310 MILLS AVENUE  
GREENVILLE, SC 29605  
864-242-9881  
CONTACT: SHEA O'BRIEN

## GOVERNING AGENCIES:

**TOWN OF HOLLY SPRINGS**  
DEPARTMENT OF PLANNING AND ZONING  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
919-557-2908 (PHONE)  
CONTACT: JEFF JONES

**TOWN OF HOLLY SPRINGS**  
ENGINEERING DEPARTMENT -  
ENVIRONMENTAL DIVISION  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
919-557-2909 (PHONE)  
CONTACT: HEATHER KEEFER

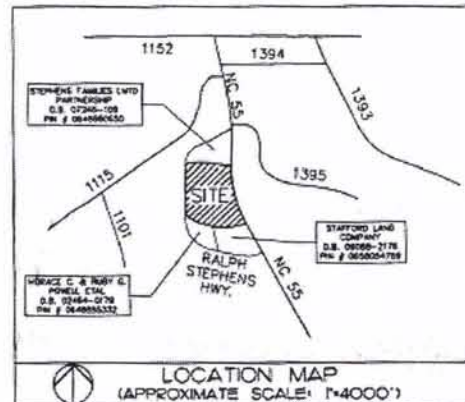
**NCDEMR**  
DIVISION OF PUBLIC WATER SUPPLY  
344 MAIL SERVICE CENTER  
RALEIGH, NC 27699  
919-75-3231 (PHONE)  
CONTACT: TONY CHEN

**NCDEMR**  
DIVISION OF WATER QUALITY  
167 MAIL SERVICE CENTER  
RALEIGH, NC 27699  
919-75-4200 (PHONE)  
CONTACT: ALAN KLIMEK

**NCDEMR**  
DIVISION OF WATER QUALITY  
167 MAIL SERVICE CENTER  
RALEIGH, NC 27699  
919-75-4200 (PHONE)  
CONTACT: ERIC KILLZ

HORIZONTAL DATA BASED ON NCDS  
MONUMENTS HOLLY SPRINGS & WILSON  
(NAD83)  
REFER TO SURVEY FOR LOCATION OF:  
NCDS MONUMENT HOLLY SPRINGS  
N6920527000  
E20497323800

I CERTIFY THAT THESE PLANS WERE PREPARED  
AND THAT THE PROJECT SHALL BE  
CONSTRUCTED IN ACCORDANCE WITH THE  
FOLLOWING PLANS, THE LATEST EDITION OF  
THE ENGINEERING DESIGN AND CONSTRUCTION  
STANDARDS OF THE TOWN OF HOLLY SPRINGS  
AND OTHER APPLICABLE TOWN ORDINANCES  
AND POLICES. THE ENGINEER WHOSE SEAL  
AND SIGNATURE APPEAR BELOW CERTIFIES  
THAT THE TOWN OF HOLLY SPRINGS  
ENGINEERING DESIGN AND CONSTRUCTION  
STANDARDS HAVE BEEN THOROUGHLY REVIEWED  
FOR APPLICABILITY TO THIS PARTICULAR  
PROJECT. ANY PROPOSED EXCEPTIONS OR  
DEVIATIONS FROM THE STANDARDS ARE LISTED  
SPECIFICALLY ON SHEET 1 OF THESE  
DRAWINGS. FURTHERMORE, ALL COMMENTS OF  
THESE PLANS ARE IN CONFORMANCE WITH THE  
APPROVED PRELIMINARY PLAN FOR THIS  
PROJECT APPROVED BY THE TOWN OF HOLLY  
SPRINGS.



## GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR IF WHICHEVER IS LESS, CONTACT FREELAND AND KAUFFMAN, INC. (864-233-5497) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND AND KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 1-800-632-4949.
5. ALL WORK SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS AND NCDEMR STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE TOWN OF HOLLY SPRINGS STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. A PERMIT FROM NCDDOT IS REQUIRED FOR ALL WORK WITHIN THE RIGHTS-OF-WAY OF NC HIGHWAY 55 AND RALPH STEPHENS ROAD. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PERMIT AND FAMILIARIZING HIMSELF WITH ITS CONDITIONS.
8. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND AND KAUFFMAN, INC. HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO FREELAND AND KAUFFMAN, INC. AS-BUILT WATER AND SEWER INFORMATION TO ENABLE FREELAND AND KAUFFMAN, INC. TO PREPARE THE REQUIRED AS-BUILT DRAWINGS TO OBTAIN THE PERMITS TO OPERATE. THE CONTRACTOR SHALL ALSO PROVIDE A SIGNED CERTIFICATION TO FREELAND AND KAUFFMAN STATING THAT ALL WATER AND WASTEWATER LINES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, NOTING SPECIFICALLY ANY DEVIATIONS FROM THE DESIGN. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE FREELAND AND KAUFFMAN COPIES OF THE WATER AND SEWER PRESSURE TESTS, BACTERIOLOGICAL TESTS FOR WATER, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC.
10. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE TOWN OF HOLLY SPRINGS AND NCDEMR CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
11. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE TOWN OF HOLLY SPRINGS AND NCDEMR.
13. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
14. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
15. ALL DRAINAGE STRUCTURES MUST MEET NCDDOT SPECIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A NORTH CAROLINA REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CURRENT WAL-MART SITE WORK SPECIFICATIONS.

## UTILITY SUMMARY

12" WATER PIPE	4750 LF
8" WATER PIPE	4502 LF
6" WATER PIPE	740 LF
6" DP SAN PIPE	5546 LF
6" DP SAN PIPE	1957 LF

EXISTING PARCEL IDENTIFICATION NUMBERS	ZONING CLASSIFICATIONS	PROPERTY ACRES
0648868655	R-20	133.908
0648975033	R-20	11.8
0648968739	R-20	10.86
0658060668	R-20	14.790
0658089775	R-20	10.392
0658050224	COMMUNITY BUSINESS	16.977
ADDITIONAL PROPERTY (RIGHT-OF-WAY) PURCHASED (7 LOTS)		12.028

NOTE: PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION. DRAWING APPROVAL PROCESS. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

NOTE: PLANS SHALL CONFORM TO TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.

SANITARY SEWER FLOW = 85,400 GPD (CALCULATED USING NCDEMR RED BOOK LOADING VALUES)

## ENGINEER:

**FREELAND and KAUFFMAN, INC.**  
Engineers - Landscape Architects

209 WEST STONE AVENUE  
GREENVILLE, S.C. 29609  
(864) 233-5497  
(864) 233-8915 FAX  
F & K JOB 04.059

## DRAWING LIST:

- 1 COVER SHEET
- 2.2A.2B TOPOGRAPHIC SURVEY
- 3.3A ALTA/ACSM SURVEY
- 4.4A.4B EROSION AND SEDIMENTATION CONTROL PLAN/SITE MAP (PHASE I)
- 5.5A.5B EROSION AND SEDIMENTATION CONTROL PLAN/SITE MAP (PHASE I)
- 6.6A.6B EROSION AND SEDIMENTATION CONTROL PLAN/SITE MAP (PHASE I)
- 7.8 EROSION & SEDIMENTATION CONTROL DETAILS
- 9.9A.9B DEMOLITION PLAN
- 10.10A.10B SITE PLAN
- 11.11A.11B DIMENSION PLAN
- 12.12 SITE DETAILS
- 14.14A.14B.14C UTILITY PLAN
- 15.15.17.18 WATERLINE PROFILES
- 19.20 SANITARY SEWER PROFILES
- 21.22.23 UTILITY DETAILS
- 24.24A.24B GRADING PLAN
- 25.26.27.28 STORM DRAIN PROFILES
- 29.30 STORM DRAIN DETAILS
- 31.31A POND SECTION & NOTES
- 32.32A.32B LANDSCAPE PLAN
- 33.34 LANDSCAPE DETAILS
- E1 SITE LIGHTING CONDUIT DESIGN
- P1 PAVEMENT SECTIONS SHEET
- R1 OFF-SITE ROAD IMPROVEMENT PLANS - OVERALL
- R2 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (DEMOLITION)
- R3 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (LAYOUT AND STRIPING)
- R4 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (GRADING AND DRAINAGE)
- R5 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (DEMOLITION)
- R6 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (LAYOUT AND STRIPING)
- R7 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (GRADING AND DRAINAGE)
- R8.29 ROAD DETAILS
- S1 SIGNAL DESIGN PLAN (NOT INCLUDED)

## REVISIONS:

- REVISED: 7/2/06 (REVISIONS PER REVISION COMMITTEE COMMENTS)  
REVISED: 9/10/06 (REVISIONS PER TOWN COMMENTS)  
REVISED: 10/18/06 (REVISIONS PER AGENCY COMMENTS)  
REVISED: 12/10/06 (REVISIONS PER AGENCY COMMENTS)

## OWNER/DEVELOPER:

**HOLLY SPRINGS RETAIL  
INVESTMENT, LLC**  
2361 CENTENNIAL AVENUE  
AIKEN, SC 29803  
TEL: 803-502-2279  
FAX: 803-642-5980

ENGINEER  
REGISTERED  
FEB 16 2007  
06-03-01-04-01

SHEET 1 of 34  
DATE: MAY 09, 2006



TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED
LARGE RETAIL (GENERAL MERCHANDISE)	15,877 SF	4.00/1000	608	—	—	—	—
LARGE RETAIL (GROCERY)	5,942 SF	5.00/1000	260	—	—	—	—
LARGE RETAIL TOTAL	176,477 SF	4.25/1000	868	+972	5.51/1000	23	27
SHOPS	43,200 SF	4.00/1000	173	27	5.02/1000	6	6
TOTAL	29,677 SF	4.21/1000	1041	109	5.41/1000	24	33

TOTAL BUILDING AREA	REQUIRED 'COURTYARD' AREA (2% OF TOTAL BLDG SF)	PROVIDED 'COURTYARD' AREA
29,677 SF	14,940 SF	15,200 SF

CURRENT ZONING: R-20 AND COMMUNITY BUSINESS  
PROPOSED ZONING: COMMUNITY BUSINESS

ACREAGE SUMMARY	
LARGE RETAIL	136.58 AC
SHOPS	16.07 AC
OUTLOT #1	11.55 AC
OUTLOT #2	11.36 AC
OUTLOT #3	11.34 AC
OUTLOT #4	11.29 AC
OUTLOT #5	11.25 AC
TOTAL	151.44 AC

SETBACKS (COMMUNITY BUSINESS)	
NC HWY 55	50'
RALPH STEPHENS ROAD	50'
SIDE	10'
REAR	10'

TOWN OF HOLLY SPRINGS MEDIAN AGE = 30.7  
REQUIRED HANDICAP PARKING FOR LARGE RETAIL = 2% OF TOTAL = 2

**PAINT STRIPING LEGEND**  
 DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE  
 SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE  
 SYDL/4" - SINGLE YELLOW DASHED LINE / 4" WIDE  
 SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE  
 SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE  
 SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE

NOTE: SEE DIMENSION PLAN FOR ALL PROPERTY LINE BEARINGS AND DISTANCES.

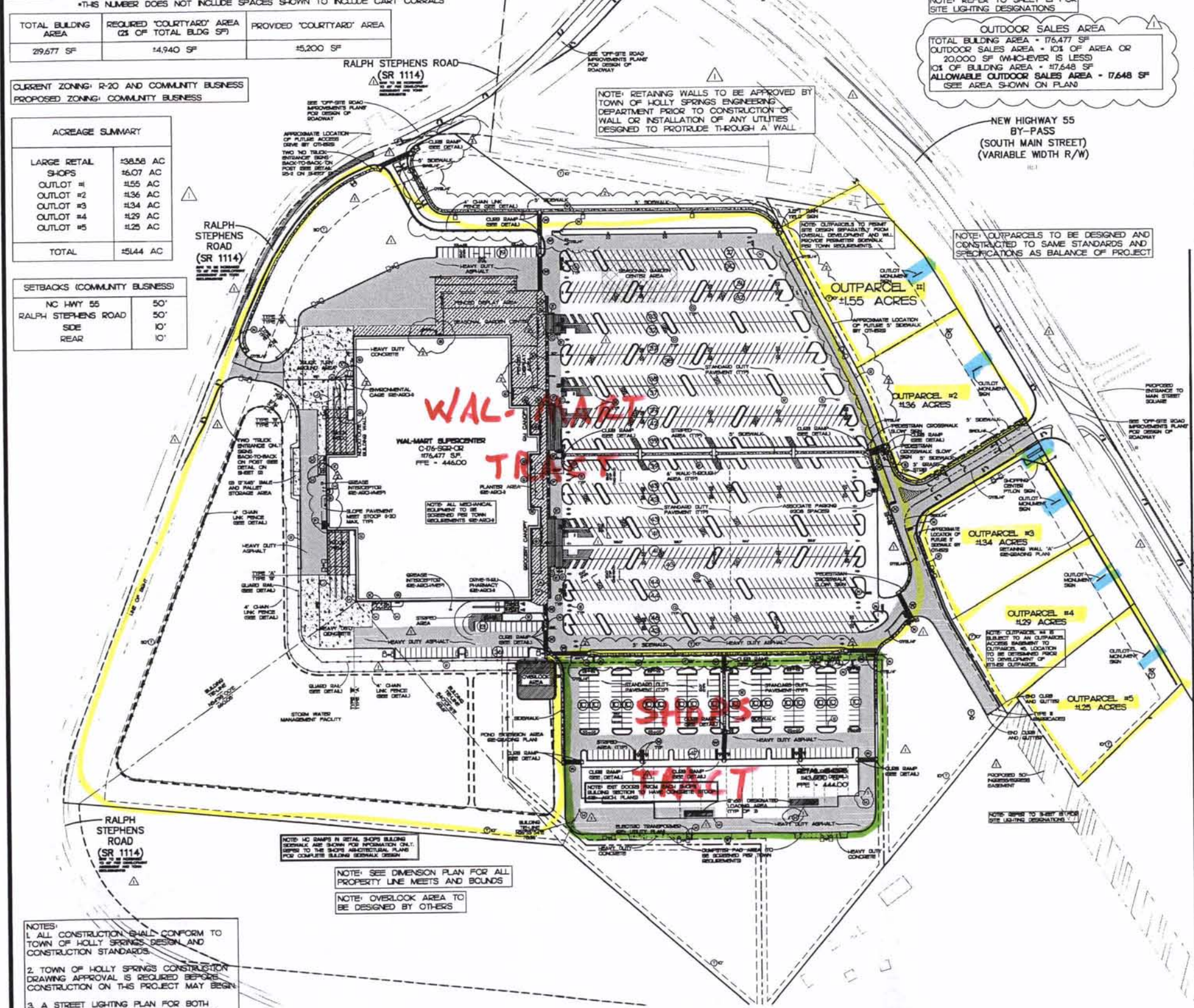
NOTE: REFER TO SHEET 10 FOR SITE LIGHTING DESIGNATIONS.

**OUTDOOR SALES AREA**  
 TOTAL BUILDING AREA = 176,477 SF  
 OUTDOOR SALES AREA = 10% OF AREA OR 20,000 SF (WHICHEVER IS LESS)  
 10% OF BUILDING AREA = 17,648 SF  
 ALLOWABLE OUTDOOR SALES AREA = 17,648 SF  
 (SEE AREA SHOWN ON PLAN)

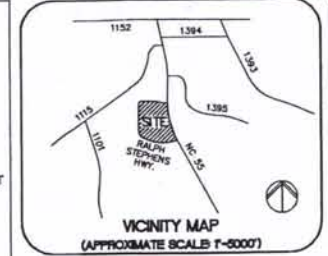
NEW HIGHWAY 55 BY-PASS (SOUTH MAIN STREET) (VARIABLE WIDTH R/W)

NOTE: RETAINING WALLS TO BE APPROVED BY TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION OF WALL OR INSTALLATION OF ANY UTILITIES DESIGNED TO PROTRUDE THROUGH A WALL.

NOTE: OUTPARCELS TO BE DESIGNED AND CONSTRUCTED TO SAME STANDARDS AND SPECIFICATIONS AS BALANCE OF PROJECT.



SYMBOL	DESCRIPTION
⑨	NUMBER OF SPACES
—	ASILE SIGN
—	CART CORRAL
—	SIGN
—	HANDICAP SYMBOL
—	CONCRETE PAVEMENT
—	CONCRETE PER ARCHITECT
—	PAVEMENT STRIPING
—	HEAVY DUTY PAVEMENT
—	DIRECTIONAL ARROW
—	PAINTED STOP LINE
—	SITE LIGHT



**SITE NOTES:**

1. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING.
2. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
3. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN, STALLS ADJACENT TO 8 FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
4. UNLESS NOTED, ALL CURB & GUTTER TO BE TYPE "A".
5. CART CORRALS SHOWN ARE PROVIDED BY WAL-MART. THE CONTRACTOR SHALL ASSEMBLE AND PLACE IN PARKING LOT. EXACT NUMBER AND LOCATION OF CART CORRALS TO BE COORDINATED WITH STORE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, PORCHES, RAMPS, TRUCK WELLS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE POINTS.
7. STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION AND MUTCD STANDARDS.
8. PLACE ONE AISLE SIGN AND POST ON THE END OF EACH PARKING BAY ISLAND AS INDICATED. SEE DETAIL SHEET FOR TYPE, SIZE, ETC.
9. ASSOCIATE PARKING SHALL BE STRIPED WHITE TO DISTINGUISH IT FROM PATRON PARKING.
10. ALL PARKING SPACES ARE TO BE 10.0' WIDE AND 60' TYPICAL UNLESS NOTED OTHERWISE.
11. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
13. WETLANDS DISTURBANCE PERMITS MUST BE OBTAINED PRIOR TO START OF CONSTRUCTION.
14. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE MOST CURRENT WAL-MART STANDARD SITE WORK SPECIFICATIONS.

NOTE: REFER TO PAVEMENT SECTIONS SHEET AS PREPARED BY SOME, INC. FOR ALL PAVEMENT DESIGN REQUIREMENTS.

\*\*\*CAUTION\*\*\*

N.C. ONE CALL: UTILITY LOCATOR SERVICE  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 1-800-632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

**SITE PLAN (OVERALL)**



REVISIONS	BY
10-18-06 REVISION #1	ML
12-01-06 REVISION #2	ML

**FREELAND and KAUFFMAN, INC.**  
 Engineers • Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 864-233-5497  
 fax 864-233-8915

**SHOPPES AT HOLLY SPRINGS**  
**HOLLY SPRINGS, N.C.**  
 HOLLY SPRINGS RETAIL INVESTMENT, LLC  
 2361 CENTENNIAL AVE.  
 Aiken, SC 29803

DRAWN	MGL
CHECKED	SKS
DATE	5/09/06
SCALE	1" = 100'
JOB NO.	—
DRAWING	—











## SIGNAGE SCHEDULE

A022-SIGN  
092404

FRONT SIGNAGE	QTY	COLOR	INDIVIDUAL AREA		TOTAL AREA	
WAL*MART	1	WHITE	190.00	SF	190.00	SF
SUPERCENTER	1	WHITE	39.00	SF	39.00	SF
Food Center	1	WHITE	50.42	SF	50.42	SF
Low Prices	1	WHITE	44.38	SF	44.38	SF
Garden Center	1	WHITE	59.92	SF	59.92	SF
Produce	1	WHITE	11.88	SF	11.88	SF
Meat	1	WHITE	6.84	SF	6.84	SF
Deli	1	WHITE	5.30	SF	5.30	SF
Bakery	1	WHITE	10.25	SF	10.25	SF
Optical	1	WHITE	10.26	SF	10.26	SF
Pharmacy	1	WHITE	14.56	SF	14.56	SF
1-Hour Photo	1	WHITE	16.50	SF	16.50	SF
TOTAL FRONT SIGNAGE					459.31	SF
PHARMACY DRIVE-THRU SIGNAGE						
WAL*MART	1	RED	48.20	SF	48.20	SF
Pharmacy Drive-Thru	2	RED	31.00	SF	62.00	SF
Exit	1	RED	2.42	SF	2.42	SF
Enter	1	RED	3.25	SF	3.25	SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE					115.87	SF
TOTAL BUILDING SIGNAGE					575.18	SF



# EXTERIOR FINISH SCHEDULE

SHOP TENANT BUILDING SIGNAGE

## CMU SCHEME

SHERWIN-WILLIAMS COLORS:

SIDE & REAR WALL CMU:

#SW0045 "PORTABELLO" - 4'-0" to 11'-8"

#SW6054 "CANYON CLAY" - TO 4'-0"

#SW7005 "PURE WHITE" - 11'-8" & UP

## BRICK SCHEME:

FIELD BRICK -INTERSTATE BRICK

ATLAS SERIES "BRONZESTONE"

ACCENT BRICK -INTERSTATE BRICK

ATLAS SERIES "COPPERSTONE"

## MORTAR SCHEME

ALL MORTAR SHALL BE "DESERT BUFF"  
BY HOLCIM OR EQUAL

## STOREFRONT SYSTEM:

ALL GLASS SHALL BE 1/4" CLEAR PLATE  
GLASS W/ BRONZE ANODIZED ALUMINUM  
FRAMING MEMBERS.

## ARCHITECTURAL SHINGLES:

ELK PRESTIQUE II - "CHARCOAL"

## E.I.F.S:

SHERWIN-WILLIAMS COLORS-SAND BLAST FINISH:

FIELD EIFS: #SW0045 "PORTABELLO"-SIGN BANDS

ACCENT EIFS: #SW7005 "PURE WHITE"-ALL  
ACCENT BANDS & CORNICING

ACCENT EIFS 2: #SW0064 "WHITE HYACINTH"  
ONLY WHERE INDICATED ON ELEVATIONS

## METAL ROOFING AND COPING:

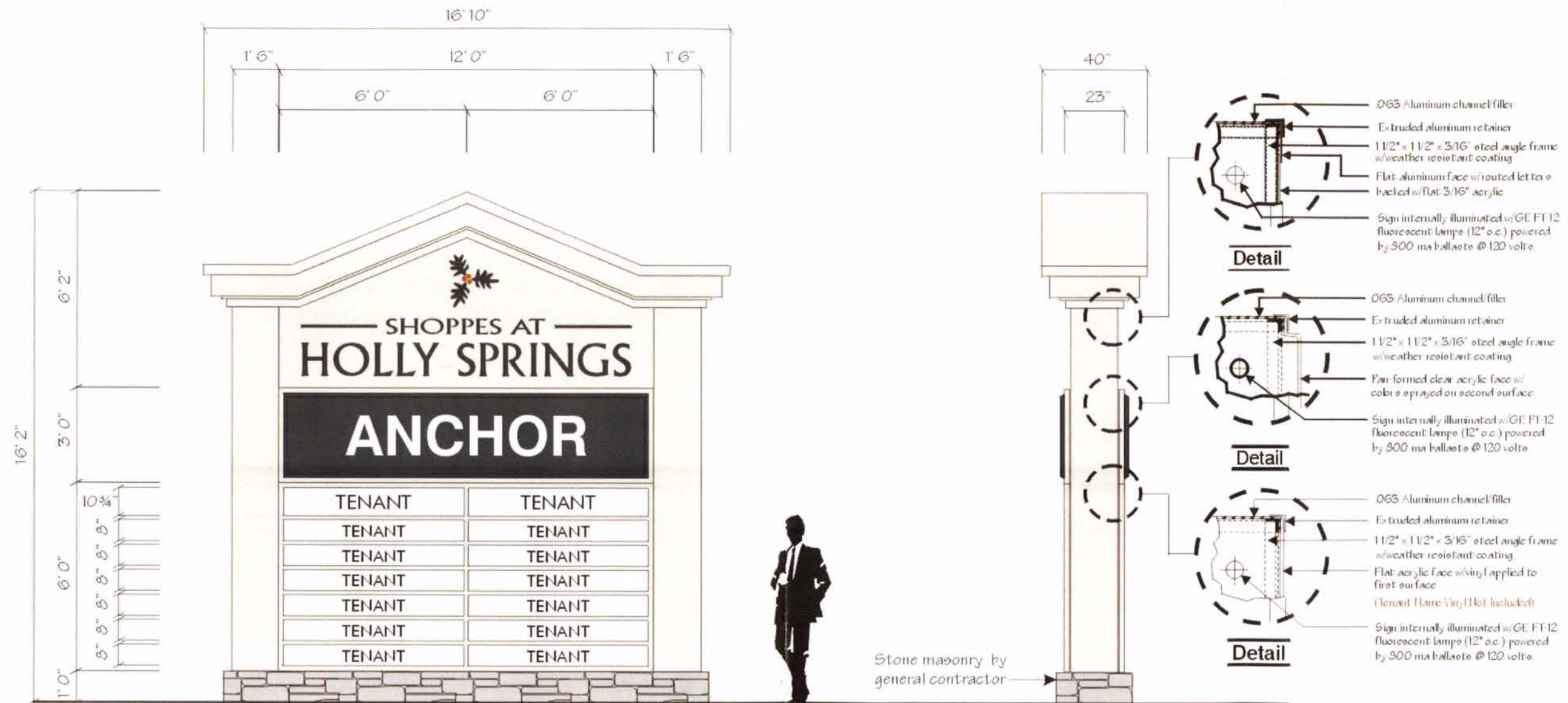
PAC-CLAD COLOR SYSTEM:

"BLACK" AT ALL COPING.

ALL SUSPENDED METAL AWNINGS - "BLACK".

ALL STANDING SEAM AWNINGS- "BLACK"  
(PAINT GALVANIZED METAL ACCORDINGLY)





**Rainbow Signs, Inc.**  
GREENWOOD, SC 864-223-8423

CUSTOMER NAME: WRS, INC. (SHOPPES AT HOLLY SPRINGS - #C1)

ADDRESS: Holly Springs, NC

SIGN TYPE: D/F Pylon

COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.

ACC. EXEC: K. McManus

DESIGNER: T. Powell

SCALE: 1/4" = 1' 0"

JOB NO. 05-455-3

DATE: 12/11/06

APPROVED BY CUSTOMER:

DATE:   
FILE: Shoppes at Holly Springs - 3

Electrical current to sign location and final connection not by Rainbow Sign Co., Inc.





**Rainbow Signs, Inc.**  
**GREENWOOD, SC 864-223-8423**

CUSTOMER NAME: WRS, INC. (SHOPPES AT HOLLY SPRINGS - #C2)

ADDRESS: Holly Springs, NC

SIGN TYPE: D/F Outparcel Monument - Internally Illuminated

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ACC. EXEC. K. McManus

DESIGNER: T. Powell

SCALE: 1/2" = 1' 0"

JOB NO. **06-20-3**

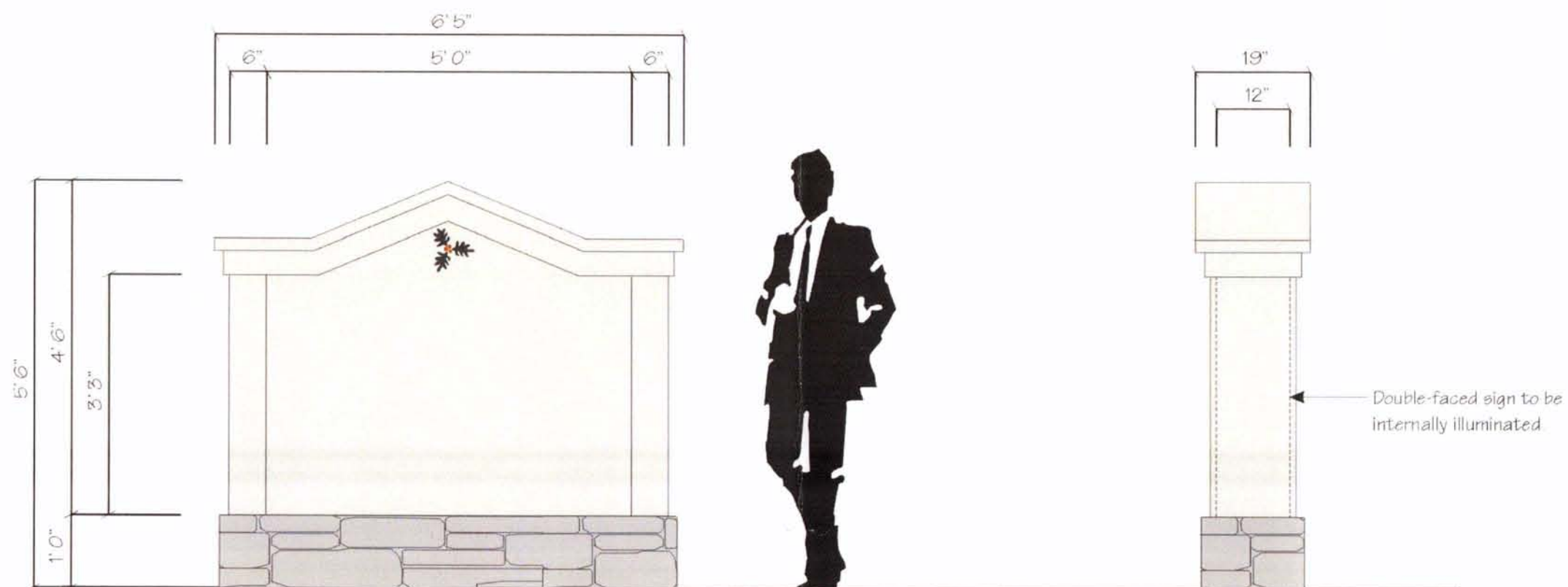
DATE: 3/6/07

APPROVED BY CUSTOMER:

DATE: 3/6/07  
 FILE: Shoppes at Holly Springs - outparcel - 3

Electrical current to sign location and final connection not by Rainbow Sign Co., Inc.





**Rainbow Signs, Inc.**  
**GREENWOOD, SC 864-223-8423**

CUSTOMER NAME: WRS, INC. (SHOPPES AT HOLLY SPRINGS - #C3)

ADDRESS: Holly Springs, NC

SIGN TYPE D/F Outparcel Monument - Internally Illuminated

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ACC. EXEC. K. McManus

DESIGNER: T. Powell

SCALE: 1/2" = 1' 0"

JOB NO. **06-20-4**

DATE: 4/9/07

APPROVED BY CUSTOMER:

DATE: / /

FILE: Shoppes at Holly Springs - outparcel - 4

Electrical current to sign location and final connection not by Rainbow Sign Co., Inc.