

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: $(507\text{ft} \times 30\text{ft}) = 15,210 \text{ sq ft} * 5\% = 760.50 \text{ sq ft}$

Allowable Signage Area = 760.50 sq ft, Actual Signage Area = 459.31 sq ft

Left Side Facade Area: $(340\text{ft} \times 26) = 8,840 \text{ sq ft} * 3\% = 265.20 \text{ sq ft}$

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 shop's 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 occupant's 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.

SHOPPES AT HOLLY SPRINGS SITE DEVELOPMENT PLANS

Revised

Copy No. 1 of 7

Approval of these plans does not release development
from responsibility of contractors in accordance with
the local approvals, ordinances, policies, under
construction standards and specifications.

John G. Campbell 4/4/07
Date
Town Engineer

Approved for Construction
as noted, with the following conditions:

Permit # 22-2006
REVISED APPROVED
Date 4/4/07
By John G. Campbell
Page 1 of 1

NADES Permit issued
with original plan approval

C-195-SGR-OR PROTOTYPE NC HIGHWAY 55 AT RALPH STEPHENS ROAD HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

UTILITY AGENCIES:

WATER AND SEWER
TOWN OF HOLLY SPRINGS
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
99-557-2908 (PHONE)
CONTACT: ROONEY CAMPBELL

ELECTRIC
PROGRESS ENERGY
9920 FAYETTEVILLE ROAD
RALEIGH, NC 27603
99-557-2909 (PHONE)
CONTACT: BEN BETTS

GAS
PSNC
2451 SCHEFFELIN ROAD
APEX, NC 27502
99-367-271 (PHONE)
CONTACT: LESLIE GADDIS

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' REGULATION
CONCERNING THE STATE'S NADES GENERAL PERMIT FOR
STORMWATER DISCHARGES ON CONSTRUCTION SITES DISTURBING
MORE THAN ONE (1) ACRE. PLEASE REFER TO THE ATTACHED
NADES GENERAL PERMIT NO. NCGO10000.

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

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

GOVERNING AGENCIES:

TOWN OF HOLLY SPRINGS
DEPARTMENT OF PLANNING AND ZONING
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
99-557-3905 (PHONE)
CONTACT: JEFF JONES

TOWN OF HOLLY SPRINGS
ENGINEERING DEPARTMENT -
ENVIRONMENTAL DIVISION
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
99-557-2909 (PHONE)
CONTACT: HEATHER KEEPER

NCDENR
DIVISION OF PUBLIC WATER SUPPLY
1364 MAIL SERVICE CENTER
RALEIGH, NC 27699
99-715-3231 (PHONE)
CONTACT: TONY CHEN

NCDENR
DIVISION OF WATER QUALITY
167 MAIL SERVICE CENTER
RALEIGH, NC 27699
99-791-4200 (PHONE)
CONTACT: ALAN KLINEK

UTILITY SUMMARY	
12" WATER PIPE	4750 LF
8" WATER PIPE	4502 LF
6" WATER PIPE	740 LF
6" DIP SAN. PIPE	5546 LF
6" DIP SAN. PIPE	1957 LF

EXISTING PARCEL IDENTIFICATION NUMBERS	ZONING CLASSIFICATIONS	PROPERTY ACREAGES
0448848455	R-20	133.908
0449778033	R-20	4.168
0449784759	R-20	10.881
045801045	R-20	54.790
0658048779	R-20	0.362
0658040244	COMMUNITY BUSINESS	15.977
ADDITIONAL PROPERTY (RIGHT-OF-WAY) PURCHASED 17 LOTS		12.028

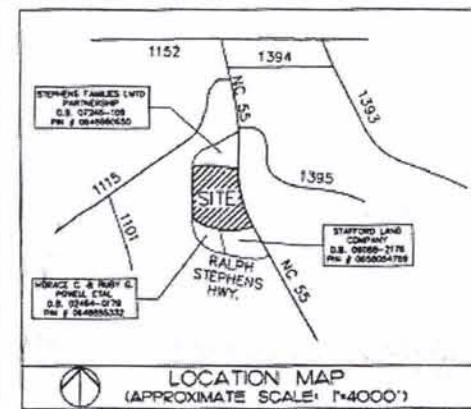
NOTE: PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION
DRAWING APPROVAL PROCESS. CONSTRUCTION DRAWING APPROVAL
IS REQUIRED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR
TO CONSTRUCTION DRAWING APPROVAL.

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

SANITARY SEWER FLOW = 388,400 GPD
(CALCULATED USING NCDENR RED BOOK
LOADING VALUES)

HORIZONTAL DATA BASED ON NCDS
MONUMENTS "HOLLY SPRINGS" & "HILLSIDE"
(NA083).
REFER TO SURVEY FOR LOCATION OF
NCDS MONUMENT "HOLLY SPRINGS"
1152 1394
115 1395
1101
Ralph Stephens Hwy.
STAFFORD LANE COMPANY
D.B. 0398-219
PIN # 0398001789

I CERTIFY THAT THESE PLANS WERE PREPARED
AND THAT THIS 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 POLICIES. 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 ____ 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.

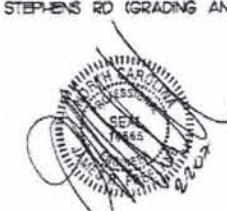


GENERAL NOTES:

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 12", 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 NCDENR 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 NCDENR 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 NCDENR 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 NCDENR.
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 NCDENR 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.

DRAWING LIST:

1. COVER SHEET
- 2.2A.2B TOPOGRAPHIC SURVEY
- 3.3A ALTA/ACSM SURVEY
- 4.4A.4B EROSION AND SEDIMENTATION CONTROL PLANSITE MAP (PHASE B)
- 5.5A.5B EROSION AND SEDIMENTATION CONTROL PLANSITE MAP (PHASE IA)
- 6.6A.6B EROSION AND SEDIMENTATION CONTROL PLANSITE MAP (PHASE B)
- 7.8 EROSION & SEDIMENTATION CONTROL DETAILS
- 9.9A.9B DEMOLITION PLAN
- 10.0A.0B SITE PLAN
- 11.1A.1B DIMENSION PLAN
- 12.3 SITE DETAILS
- 14.14A.14B.14C UTILITY PLAN
- 15.16.17.18 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
- 34.35 SITE LIGHTING CONDUIT DESIGN
- 36.37 PAVEMENT SECTIONS SHEET
- 38.39 OFF-SITE ROAD IMPROVEMENT PLANS - OVERALL
- 39.40 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (DEMOLITION)
- 40.41 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (LAYOUT AND STRIPING)
- 41.42 OFF-SITE ROAD IMPROVEMENT PLANS - NC HWY 55 BYPASS (GRADING AND DRAINAGE)
- 42.43 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (DEMOLITION)
- 43.44 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (LAYOUT AND STRIPING)
- 44.45 OFF-SITE ROAD IMPROVEMENT PLANS - RALPH STEPHENS RD (GRADING AND DRAINAGE)
- 45.46 ROAD DETAILS
- 46.47 SIGNAL DESIGN PLAN (NOT INCLUDED)



REVISIONS:

REVISED: 7/2/06 (REVISIONS PER REVISION COMMITTEE COMMENTS)

REVISED: 9/10/06 (REVISIONS PER TOWN COMMENTS)

10/8/06 (REVISIONS PER AGENCY COMMENTS)

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

Engineering
Received
FEB 06 2007
06-03-01-04-01
FBI - Greenville
FBI - Greenville

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	17,617 SF	4.26/1000	868	*972	5.5/1000	23	27
SHOPS	43,200 SF	4.00/1000	173	27	5.02/1000	6	6
TOTAL	29,677 SF	4.2/1000	1041	189	5.4/1000	24	33

*THIS NUMBER DOES NOT INCLUDE SPACES SHOWN TO INCLUDE CART CORRALS

TOTAL BUILDING AREA	REQUIRED 'COURTYARD' AREA (25% OF TOTAL BLDG SF)	PROVIDED 'COURTYARD' AREA
29,677 SF	7,419 SF	7,500 SF

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

ACREAGE SUMMARY	
LARGE RETAIL	138.58 AC
SHOPS	16.07 AC
CUTLOT #1	1.55 AC
CUTLOT #2	1.56 AC
CUTLOT #3	1.34 AC
CUTLOT #4	1.29 AC
CUTLOT #5	1.25 AC
TOTAL	151.44 AC

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

NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. TOWN OF HOLLY SPRINGS CONSTRUCTION APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN.
3. A STREET LIGHTING PLAN FOR BOTH INTERIOR AND ADJACENT PUBLIC STREETS WILL BE REQUIRED BY THE TOWN AT FIRST SUBMITTAL OF CONSTRUCTION DRAWINGS.

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
SLSL/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

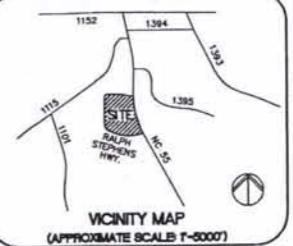
NOTE: SEE DIMENSION PLAN FOR ALL PROPERTY LINE BEARINGS AND DISTANCES.

NOTE: REFER TO SHEET E 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

LEGEND	
SIMBOL	DESCRIPTION
9	NUMBER OF SPACES
H	AIL SIGN
25	CART CORRAL
6	SIGN
2	HANDICAP SYMBOL
CONCRETE PAVEMENT	CONCRETE PER ARCHITECT
CONCRETE PER ARCHITECT	PAVEMENT STRIPING
HEAVY DUTY PAVEMENT	
2	DIRECTIONAL ARROW
1	PAINTED STOP LINE
B-68BV	SITE LIGHT



REVISIONS BY	
10-18-06	ML
12-01-06	ML

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

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

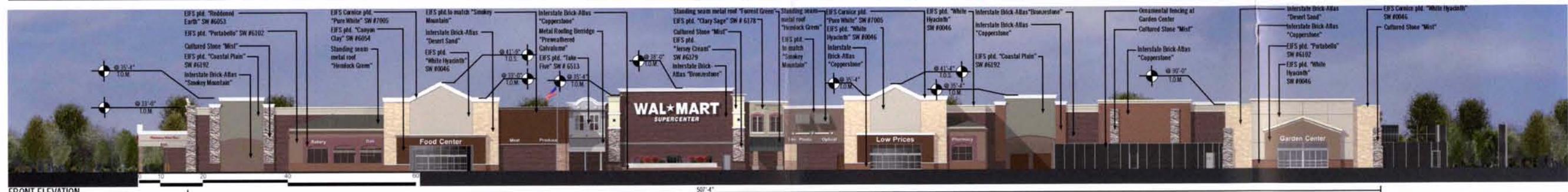
SITE PLAN (OVERALL)

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.

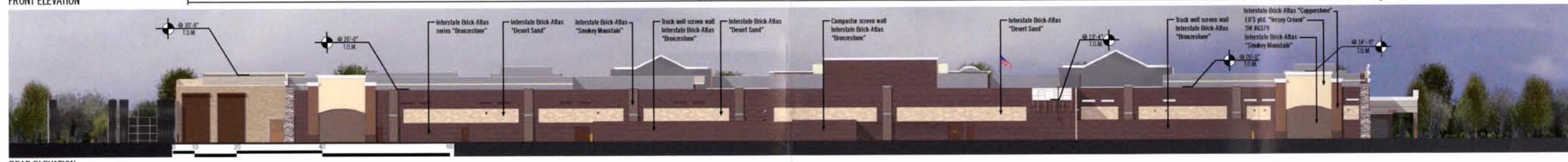
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED
AND MARKED FOR YOUR CONSTRUCTION ACTIVITY.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES SHOWN ARE EXACTLY WHERE THEY ARE LOCATED.
THE SURVEYOR PARTNER DOES
NOT GUARANTEE THAT THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT
THE EXACT LOCATION AS INDICATED ON THIS PLAN IS WHERE THE UNDERGROUND UTILITIES
ARE LOCATED. THE SURVEYOR PARTNER DOES NOT GUARANTEE THAT THE
UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN PHYSICALLY LOCATED AND
ARE LOCATED WHERE THEY ARE SHOWN ON THIS PLAN.



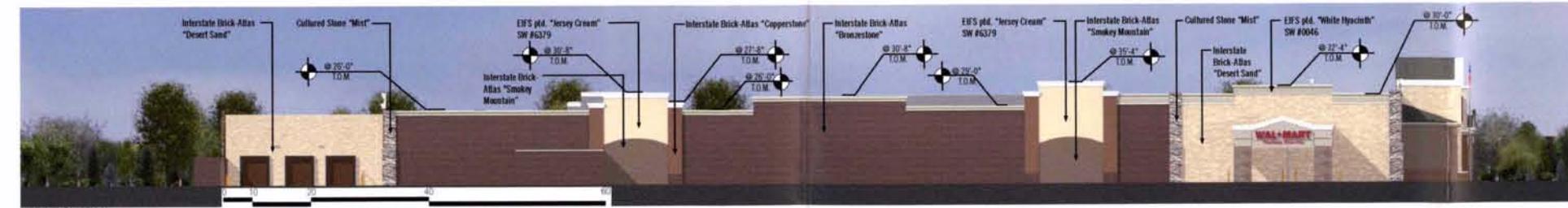
DRAWN MSL
CHECKED SCS
DATE 5/09/06
SCALE 1" = 100'
JOB NO. —
DRAWING 10
OF 34 SHEETS



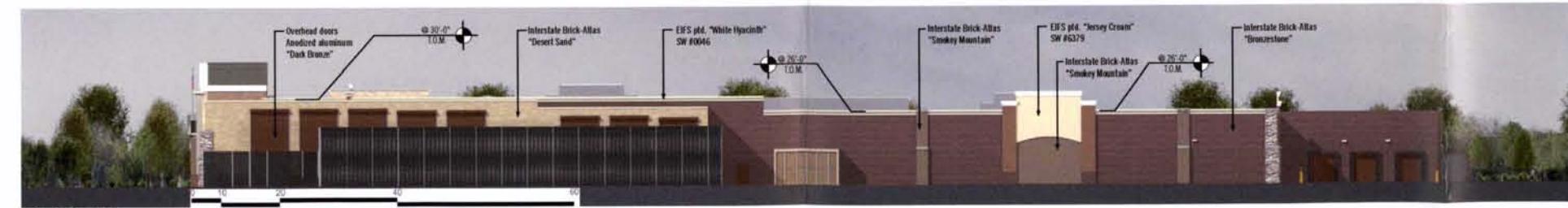
FRONT ELEVATION



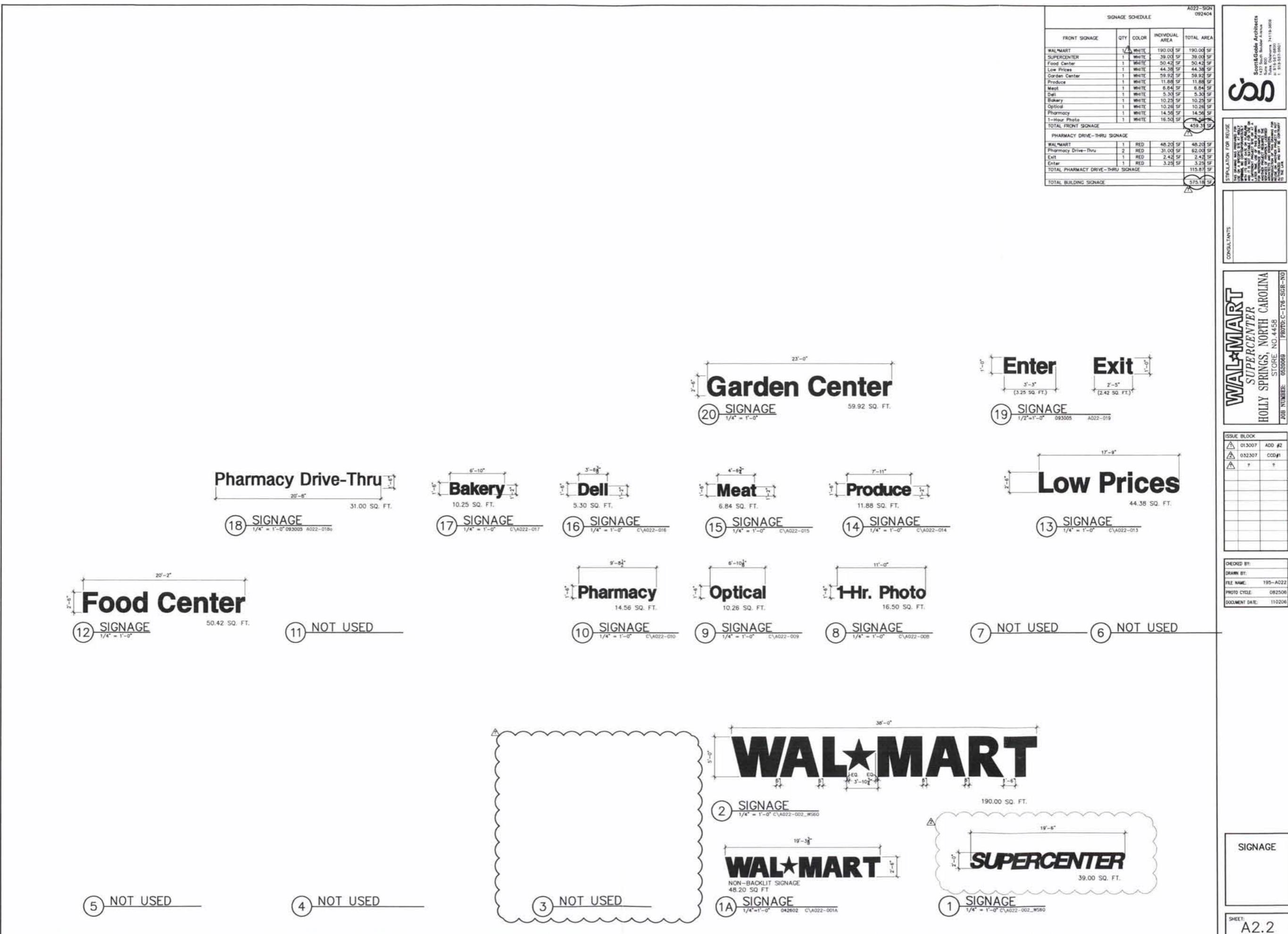
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



A022-SIGN

092404

SIGNAGE SCHEDULE

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 SIGN

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:

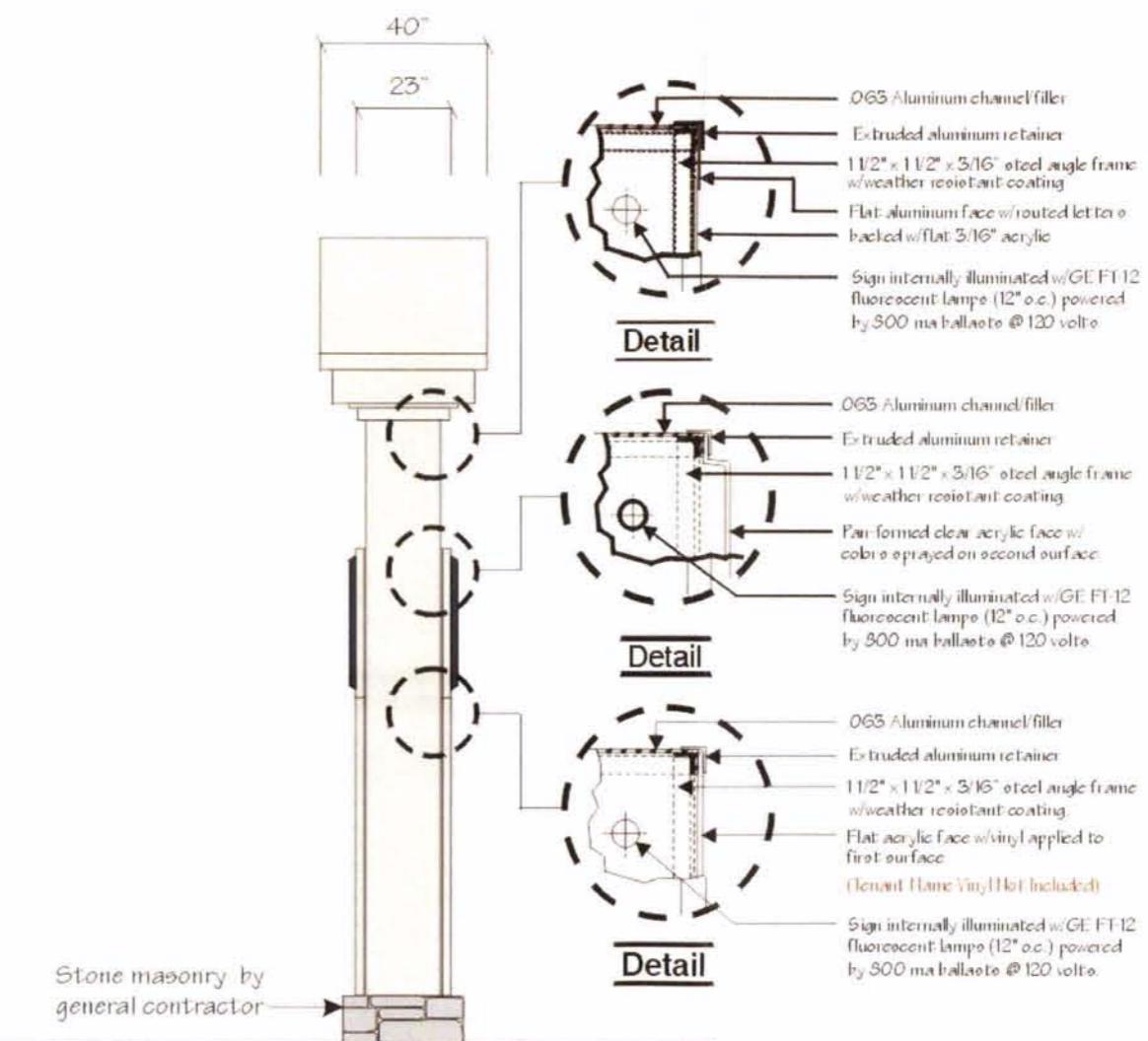
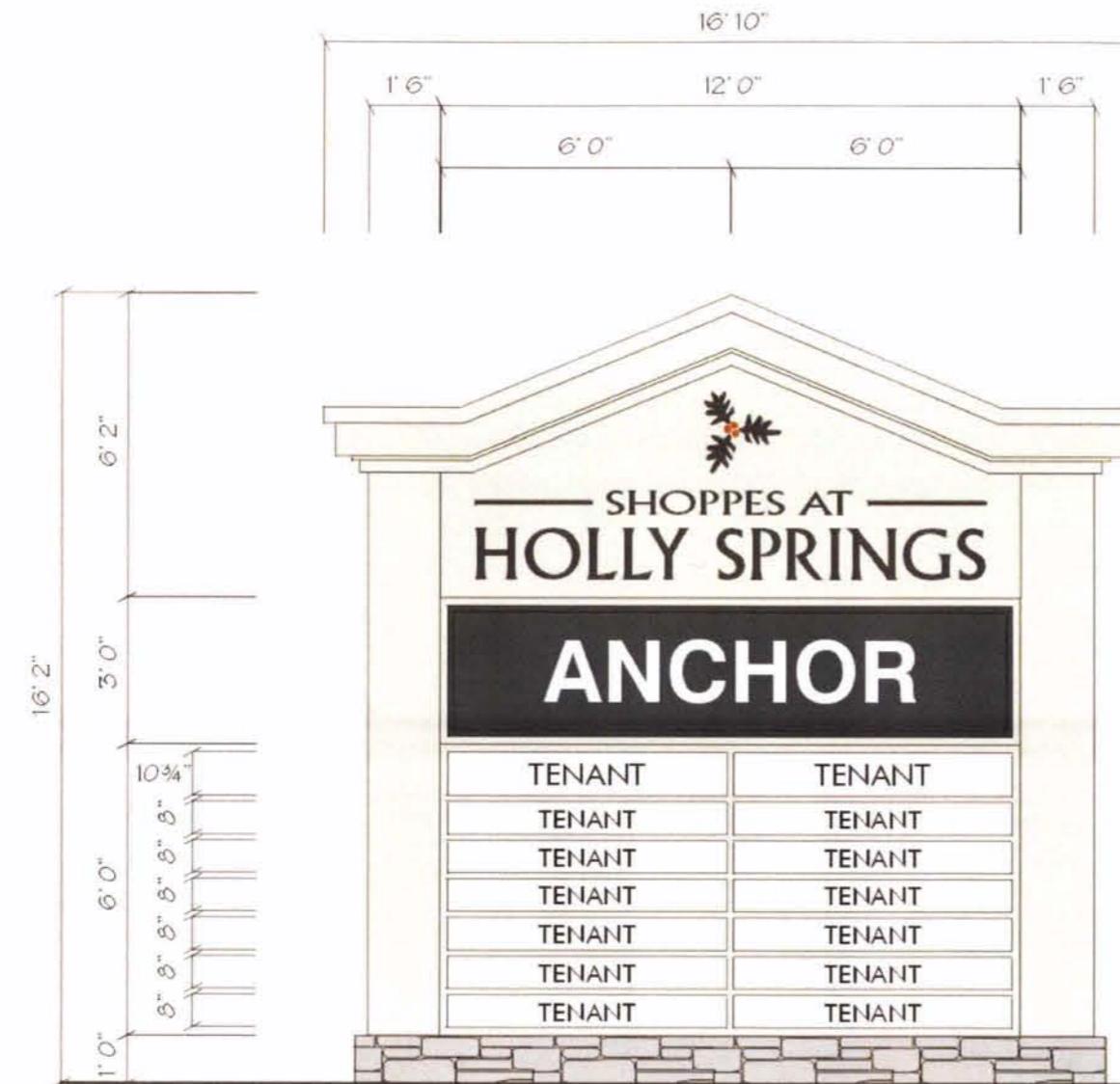
PAC-CLAD COLOR SYSTEM:

"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

ACC. EXEC: K. McManus

JOB NO.

05-455-3

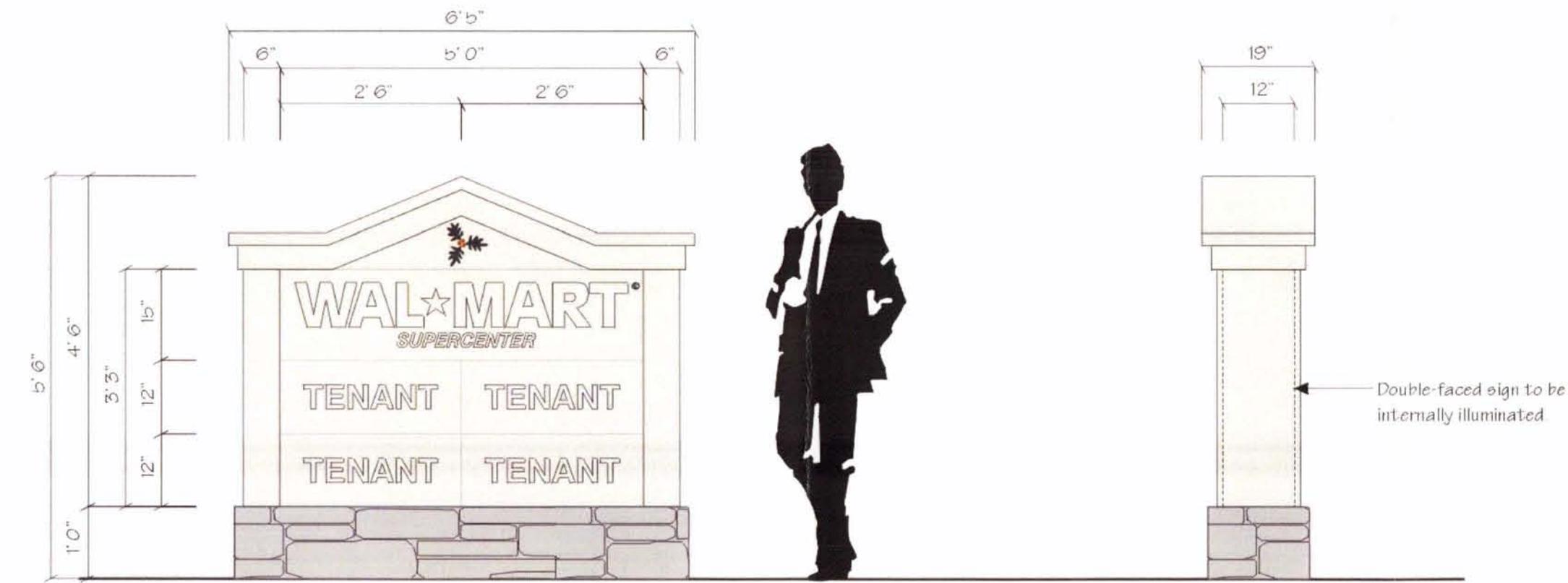
APPROVED BY CUSTOMER:

DATE: _____

FILE: Shoppes at Holly Springs - 3

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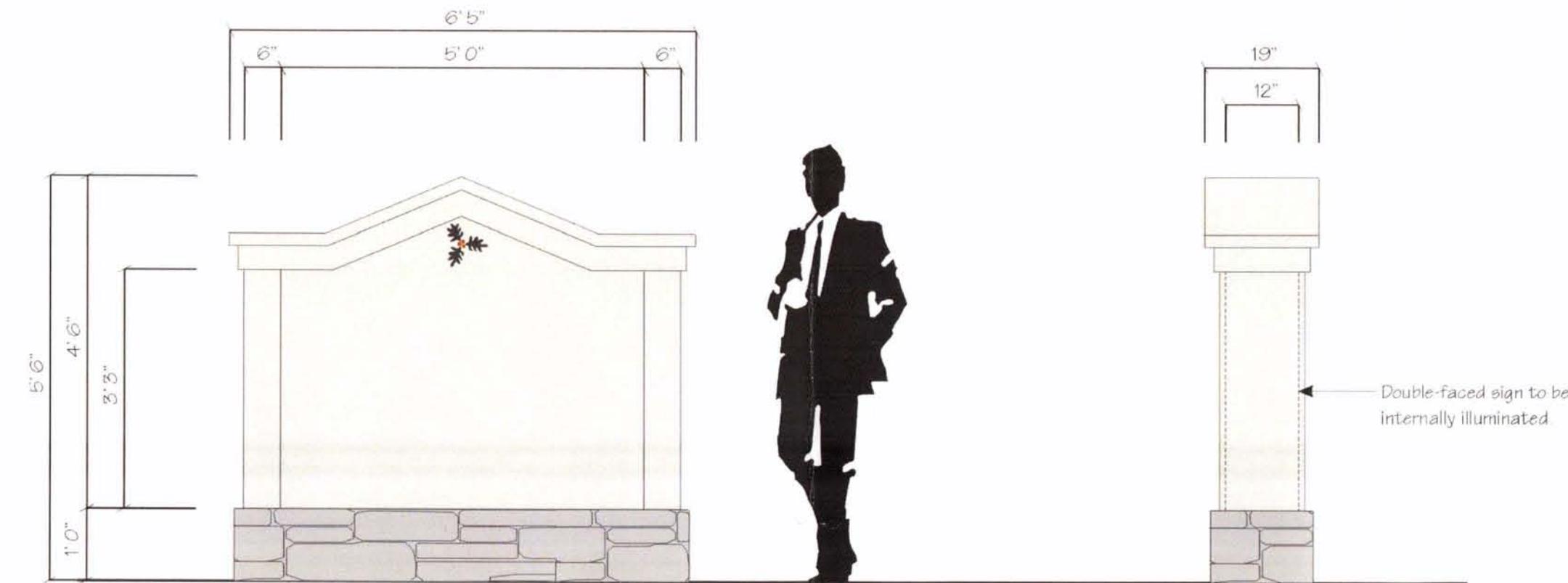
Electrical current to sign location and final connection not by Rainbow Sign Co., Inc.



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

CUSTOMER NAME: WRS, INC. (SHOPPES AT HOLLY SPRINGS - #C2)		ACC. EXEC: K. McManus	JOB NO. 06-20-3	APPROVED BY CUSTOMER:
ADDRESS: Holly Springs, NC	DESIGNER: T. Powell	DATE: 3/6/07		DATE: _____
SIGN TYPE: D/F Outparcel Monument - Internally Illuminated	SCALE: 1/2" = 1' 0"			FILE: Shoppes at Holly Springs - outparcel - 3
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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

JOB NO. 06-20-4

APPROVED BY CUSTOMER:

DATE: / /

FILE: Shoppes at Holly Springs - outparcel - 4

DESIGNER: T. Powell

DATE: 4/9/07

SCALE: 1/2" = 1' 0"

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