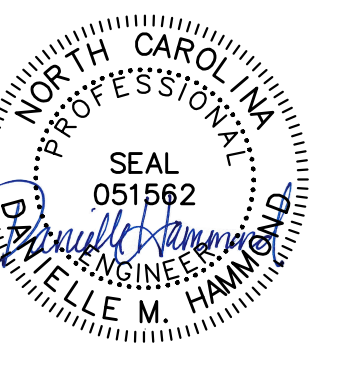




150 Fayetteville at site 1310 Raleigh, NC 27601  
 P: 919.275.5022  
 urbanpartners.com

nc firm no: P-2671 sc coa no: C-03044



11/08/2024

Creedmoor Holding Company

2845 US 1 Highway South  
 Franklin, NC 27525

# US 1 Development Construction Documents

## Overall Site Plan

Franklin County, NC

NO.	DATE	BY:	REVISIONS:
1	11/08/2024	J.M.H.	FRANKLIN COUNTY COMMENTS
2	11/08/2024	J.M.H.	NC DOT COMMENTS

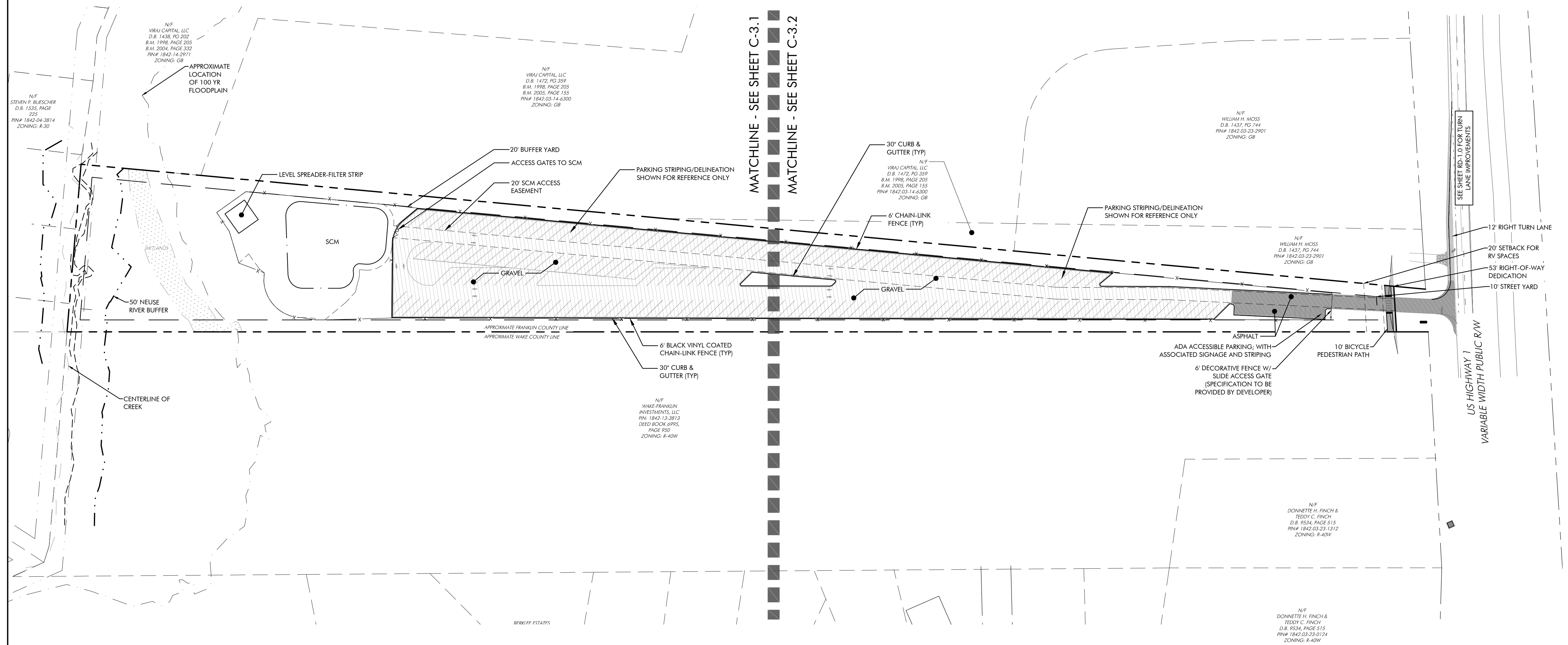
Project No: 24-RDU-007  
 Date: 08/16/2024  
 Sheet No:

# C-3.0

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
 C.M.P. PROFESSIONAL LAND SURVEYORS  
 333 S WHITE ST  
 WAKE FOREST, NC 27587  
 (919) 556-3148
  - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 5.0' AT FACE OF CURB UNLESS OTHERWISE NOTED.
  - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
  - ALL UTILITIES WILL BE UNDERGROUND.
  - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS AND SHOULD KEEP THEM IN A PROPER, NEAT, AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS. ALL DEAD OR UNHEALTHY PLANT MATERIAL SHOULD IMMEDIATELY BE REPLACED TO MAINTAIN THE QUALITY OF THE LANDSCAPING. (ARTICLE 6.5.3.A.4)

**SITE DATA:**

TAX PARCEL ID #:	1842-14-2105
TOTAL AREA:	9.19 AC
R/W DEDICATION:	0.09 AC
SITE AREA:	9.10 AC
EXISTING ZONING:	GENERAL BUSINESS (GB)
SETBACKS:	
FRONT:	50' (20' WITH 20' VEGETATED BUFFER ALONG ALL PROPERTY LINES)
SIDE:	0'
REAR:	0'
BUFFER:	
BUFFER YARD #1	20' MINIMUM VEGETATED BUFFER
TYPE B BUFFER	
BUFFER YARD #2	20' MINIMUM VEGETATED BUFFER
TYPE B BUFFER	
STREET YARD	10' MINIMUM STREET YARD BUFFER
ALONG US HWY 1	
MAX. BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
PROPOSED USE:	RV PARKING
BUILDING GFA:	N/A
VEHICULAR PARKING:	
PROPOSED:	201 SPACES
RV (12' x 30')	178 SPACES
SUB-STANDARD (TYPI)	18 SPACES
STANDARD (8.5' X 18')	5 SPACES

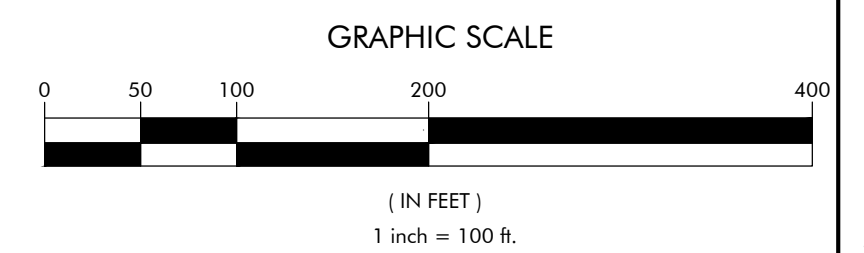
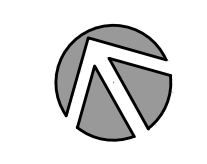


**LEGEND:**

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	SETBACK LINE
	100 YR FLOODPLAIN
	RIPARIAN BUFFER
	CENTERLINE OF CREEK
	ADJACENT PROPERTY LINE
	SCM MAINTENANCE & ACCESS EASEMENT
	SCM LIMITS
	PERIMETER/STREET BUFFER
	6' BLACK VINYL CHAIN LINK FENCE
	6' DECORATIVE FENCE (SPECIFICATION TO BE PROVIDED BY DEVELOPER)
	SLIDE ACCESS GATE
	HIGH VISIBILITY CROSSWALK
	WETLANDS
	ASPHALT BICYCLE PEDESTRIAN PATH
	SITE/DRIVEWAY ASPHALT
	GRAVEL
	ROADWAY WIDENING ASPHALT
	NEIGHBORING DRIVEWAY TO BE RECONSTRUCTED



**BEFORE YOU DIG!**  
 CALL 811 OR 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!





150 Fayetteville st ste 1310  
raleigh, nc 27601  
+ 919.275.5032  
urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044



11/08/2024

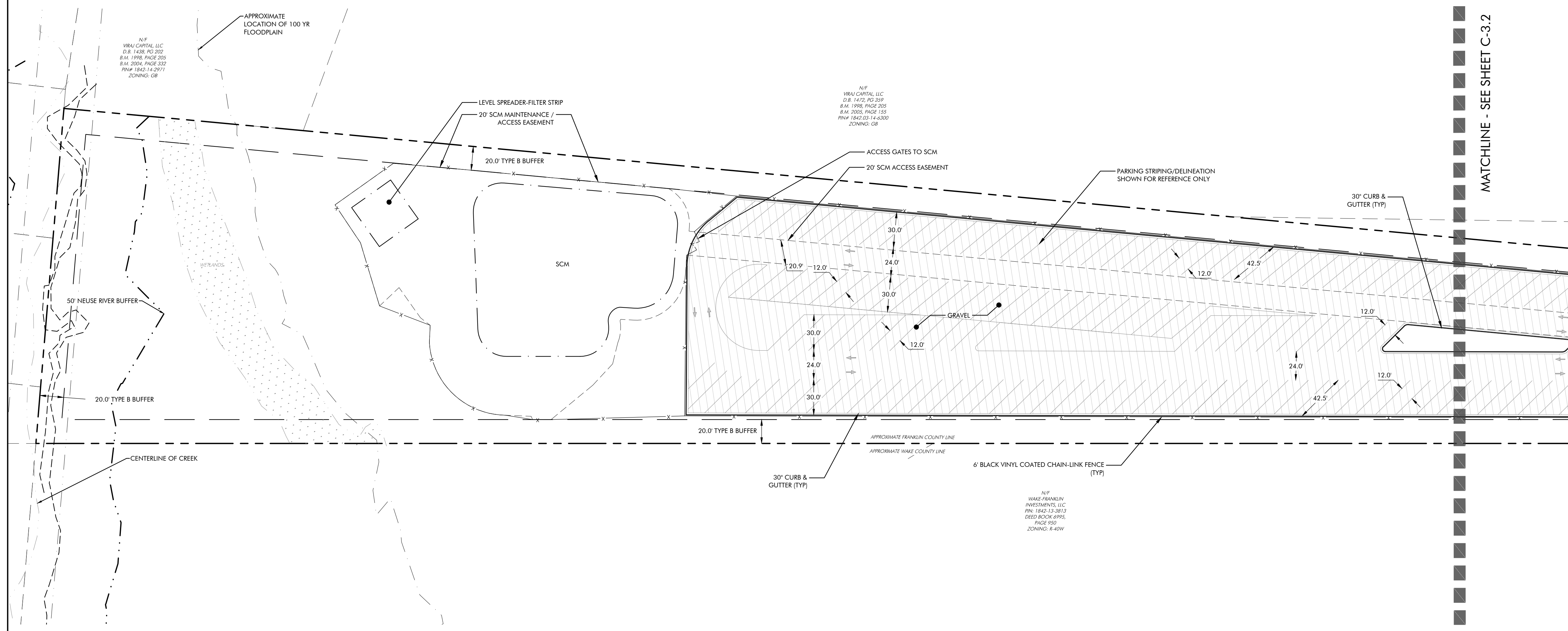
Creedmoor Holding  
Company

2845 US 1 Highway South  
Franklin, NC 27525

# US 1 Development Construction Documents

## Site Plan - Sheet 1 of 2

Franklin County, NC

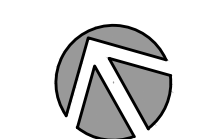


**LEGEND:**

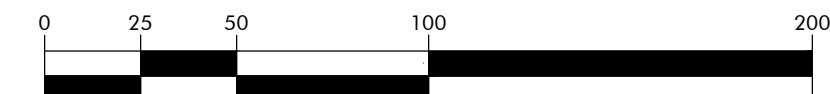
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- SETBACK LINE
- 100 YR FLOODPLAIN
- RIPARIAN BUFFER
- CENTERLINE OF CREEK
- ADJACENT PROPERTY LINE
- SCM MAINTENANCE & ACCESS EASEMENT
- SCM LIMITS
- PERIMETER/STREET BUFFER
- 6' BLACK VINYL CHAIN LINK FENCE
- 6' DECORATIVE FENCE (SPECIFICATION TO BE PROVIDED BY DEVELOPER)
- SLIDE ACCESS GATE
- HIGH VISIBILITY CROSSWALK
- WETLANDS
- ASPHALT BICYCLE PEDESTRIAN PATH
- SITE/DRIVEWAY ASPHALT
- GRAVEL
- ROADWAY WIDENING ASPHALT
- NEIGHBORING DRIVEWAY TO BE RECONSTRUCTED



**BEFORE YOU DIG!  
CALL 811 OR 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!**



GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.

NO.	DATE	BY	REVISIONS:
1	11/08/2024	J.M.H.	FRANKLIN COUNTY COMMENTS
2	11/08/2024	J.M.H.	NC DOT COMMENTS

Project No: 24-RDU-007

Date: 08/16/2024

Sheet No:

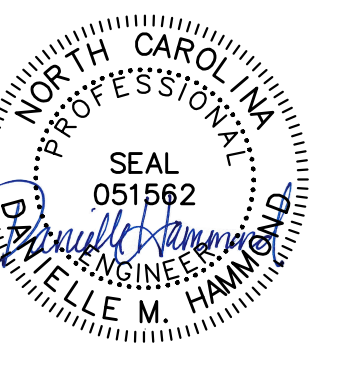
# C-3.1





150 Fayetteville St Ste 1310  
Raleigh, NC 27601  
+ 919.275.5002  
urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044



11/08/2024

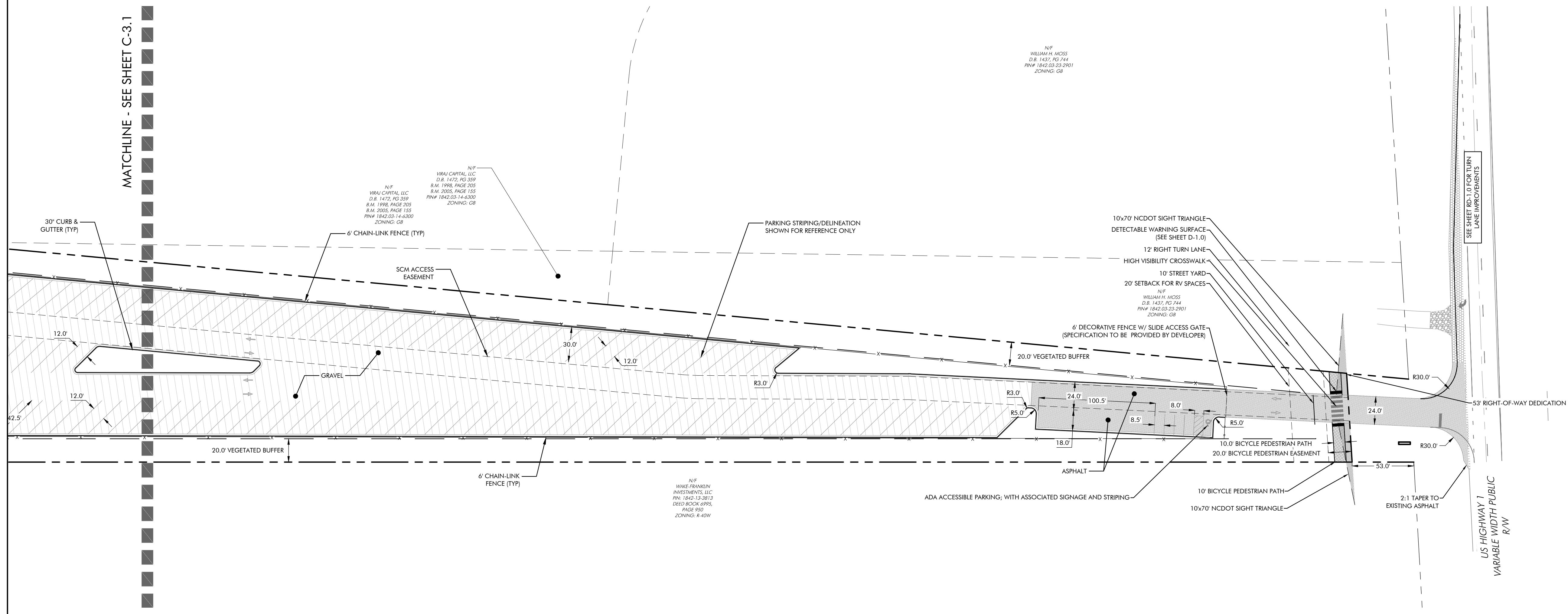
Creedmoor Holding  
Company

2845 US 1 Highway South  
Franklin, NC 27525

# US 1 Development Construction Documents

## Site Plan - Sheet 2 of 2

Franklin County, NC

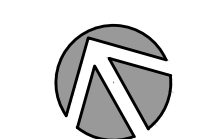


**LEGEND:**

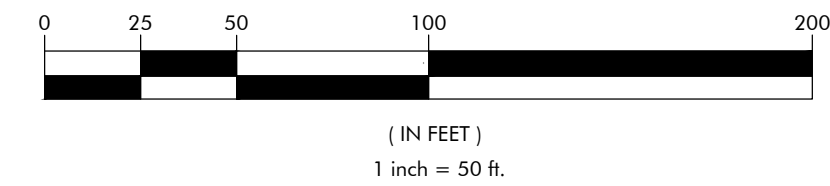
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- SETBACK LINE
- 100 YR FLOODPLAIN
- RIPARIAN BUFFER
- CENTERLINE OF CREEK
- ADJACENT PROPERTY LINE
- SCM MAINTENANCE & ACCESS EASEMENT
- SCM LIMITS
- PERIMETER/STREET BUFFER
- 6" BLACK VINYL CHAIN LINK FENCE
- 6" DECORATIVE FENCE (SPECIFICATION TO BE PROVIDED BY DEVELOPER)
- SLIDE ACCESS GATE
- HIGH VISIBILITY CROSSWALK
- WETLANDS
- ASPHALT BICYCLE PEDESTRIAN PATH
- SITE/DRIVEWAY ASPHALT
- GRAVEL
- ROADWAY WIDENING ASPHALT
- NEIGHBORING DRIVEWAY TO BE RECONSTRUCTED



**BEFORE YOU DIG!  
CALL 811 OR 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!**



GRAPHIC SCALE



NO.	DATE	BY	REVISIONS:
1	11/08/2024	J.M.H.	FRANKLIN COUNTY COMMENTS
2	11/08/2024	J.M.H.	NCDOT COMMENTS

Project No: 24-RDU-007

Date: 08/16/2024

Sheet No:

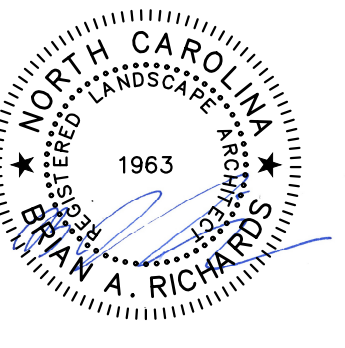
# C-3.2





150 Fayetteville st ste 1310  
raleigh, nc 27601  
+ 919 275 5022  
urbandesignpartners.com

nc firm no: P.2671 sc cca no: C.03044



11/08/2024

Creedmoor Holding  
Company

2845 US 1 Highway South  
Franklin, NC 27525

**US 1 Development  
Construction Documents**  
**Overall Landscape Plan**  
Franklin County, NC

NO.	DATE	BY:	REVISIONS:
1	11/08/2024	J.M.H.	FRANKLIN COUNTY COMMENTS
2	11/08/2024	J.M.H.	NC DOT COMMENTS

Project No: 24-RDU-007  
Date: 08/16/2024

Sheet No:

**LS-1.0**

- NOTES:**
- EXISTING TREES ENCOURAGED TO BE PRESERVED IN ALL BUFFER AREAS WHEREVER FEASIBLE IN ACCORDANCE WITH FRANKLIN COUNTY LUDO SEC. 6.5.6. WHERE SUFFICIENT PLANT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER STANDARDS.
  - ANY REQUIRED SCREENING AREAS THAT OVERLAP WITH SIGHT DISTANCE TRIANGLES WILL WAIVE PLANTING REQUIREMENTS AND USE GROUND COVER PLANTINGS.
  - IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
  - TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 6" DIAMETER MULCH RING.
  - LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
  - LANDSCAPE SPECIES, LOCATION, AND QUANTITY IS SUBJECT TO CHANGE AT TIME OF CONSTRUCTION DOCUMENTS.

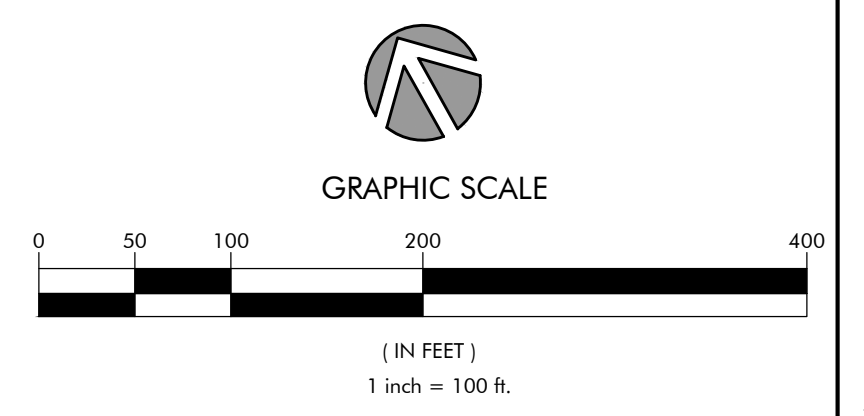
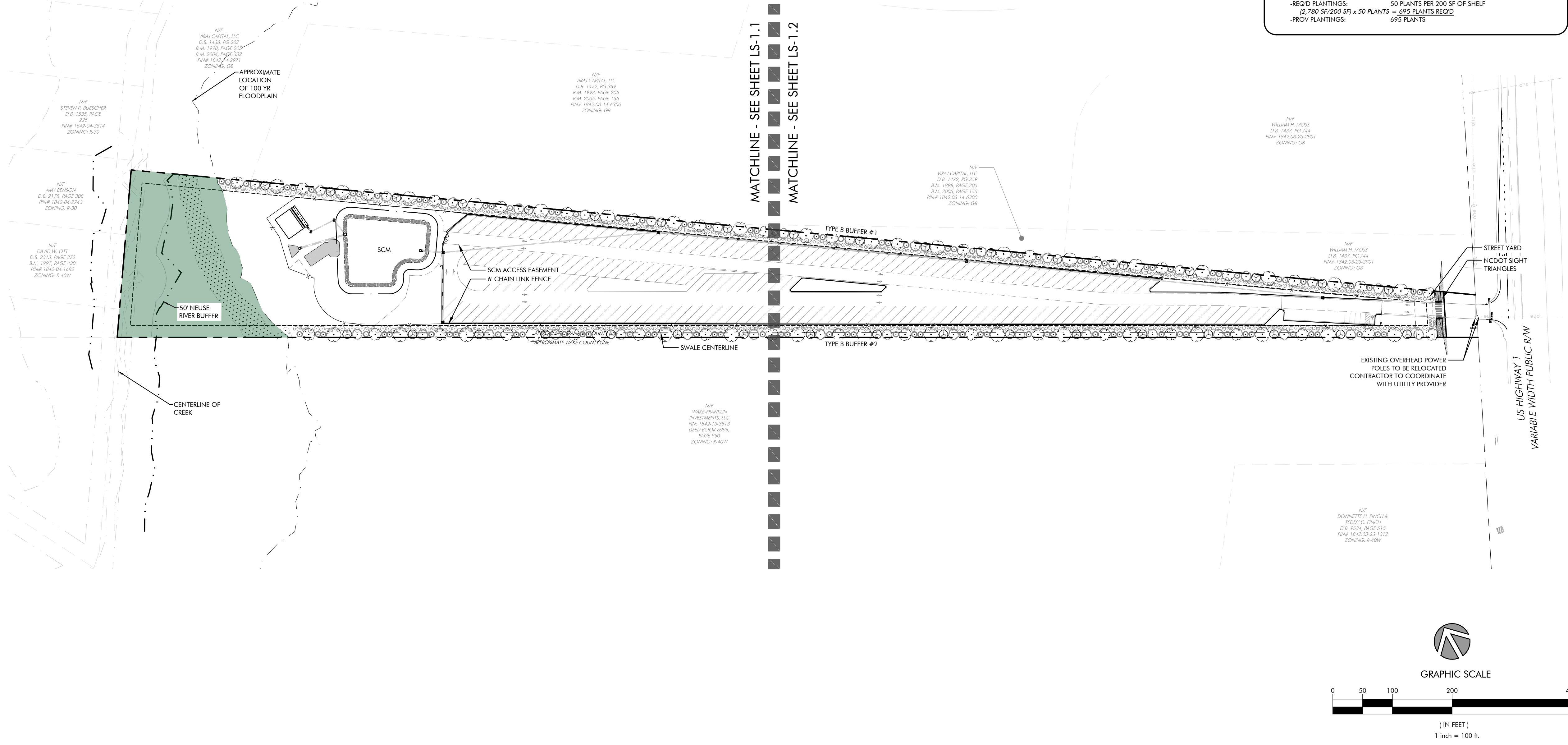
- LANDSCAPE REQUIREMENTS:**
- BUFFER YARD #1**
- BUFFER TYPE: B
  - WIDTH REQ'D: 20 MIN.
  - WIDTH PROV.: 20
  - LENGTH: ± 2,210 LF
  - ROWS REQ'D: 2 MIN.
  - ROWS PROV.: 2
  - HT REQ'D W/IN 3 YEARS: 6' MIN.
  - HT PROV W/IN 3 YEARS: 6'
  - REQ'D EVERGREEN TREES: 50%
  - PROV EVERGREEN TREES: 100%
  - REQ'D EVERGREEN SHRUBS: 50%
  - PROV EVERGREEN SHRUBS: 94%
- BUFFER YARD #2**
- BUFFER TYPE: B
  - WIDTH REQ'D: 20 MIN.
  - WIDTH PROV.: 20
  - LENGTH: ± 2,229 LF TOTAL\*
  - ROWS REQ'D: 2 MIN.
  - ROWS PROV.: 2
  - HT REQ'D W/IN 3 YEARS: 6' MIN.
  - HT PROV W/IN 3 YEARS: 6'
  - REQ'D EVERGREEN TREES: 50%
  - PROV EVERGREEN TREES: 100%
  - REQ'D EVERGREEN SHRUBS: 50%
  - PROV EVERGREEN SHRUBS: 96%
- STREET YARD (US HWY 1)**
- WIDTH REQ'D: 10' MIN.
  - WIDTH PROV.: 10' MIN.
  - LENGTH: ± 76 LF TOTAL\*
- SCM WET POND PLANTING (PER NCDEQ STORMWATER MANUAL C-3)**
- VEGETATED SHELF WIDTH: 6'
  - VEGETATED SHELF AREA: 2,780 SF
  - REQ'D PLANTINGS: 50 PLANTS PER 200 SF OF SHELF
  - (2,780 SF / 200 SF) x 50 PLANTS = 695 PLANTS REQ'D
  - PROV PLANTINGS: 695 PLANTS

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	LS-1.1	LS-1.2	SCM PLANTING	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
<b>SHADE TREES</b>									
	JE	35	15	20		Juniperus virginiana / Eastern Redcedar	B & B	2" MIN.	8' HT
	MK	37	17	20		Magnolia grandiflora 'Kay Parris' / Kay Parris Southern Magnolia	B & B	2" MIN.	8' HT
	PO	35	15	20		Picea orientalis 'Aurea' / Golden Oriental Spruce	B & B	2" MIN.	8' HT
	UD	35	16	19		Ulmus parvifolia 'Dynasty' / Dynasty Lacebark Elm	B & B	2" MIN.	8' HT
<b>UNDERSTORY TREES</b>									
	IN	107	49	58		Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	B & B	2" MIN.	8' HT
<b>SHRUBS</b>									
	AI	124			124	Asclepias incarnata / Swamp Milkweed	1 gal.	24" O.C.	
	CY	164	77	87		Camellia sasanqua 'Yuletide' / Yuletide Camellia	3 gal.		
	CC	346			346	Carex cherokeensis / Cherokee Sedge	1 gal.	24" O.C.	
	CI	205	65	140		Cleyera japonica 'Variegata' / Romeo® Cleyera	3 gal.		
	DU	89	31	58		Distylium x 'PLIDIST-I' / Emerald Heights® Distylium	3 gal.		
	IC	27	27			Ilex x 'Conaf' / Oak Leaf Holly	3 gal.		
	MC	26	26			Morella cerifera / Wax Myrtle	3 gal.		
	PH	162			162	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal.	18" O.C.	
	PS	129	45	84		Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	3 gal.		
	VN	63			63	Vernonia noveboracensis / Comon Ironweed	1 gal.	AS SHOWN	

**LEGEND:**

- PROP. STD. 30' C&G
- PROPERTY BOUNDARY
- 6" CHAIN LINK FENCE
- RIGHT OF WAY LINE
- BUFFER LINE
- SCM LIMITS
- SCM VEGETATED SHELF
- UNDISTURBED TREE AREA



BEFORE YOU DIG!  
CALL 811 OR 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!