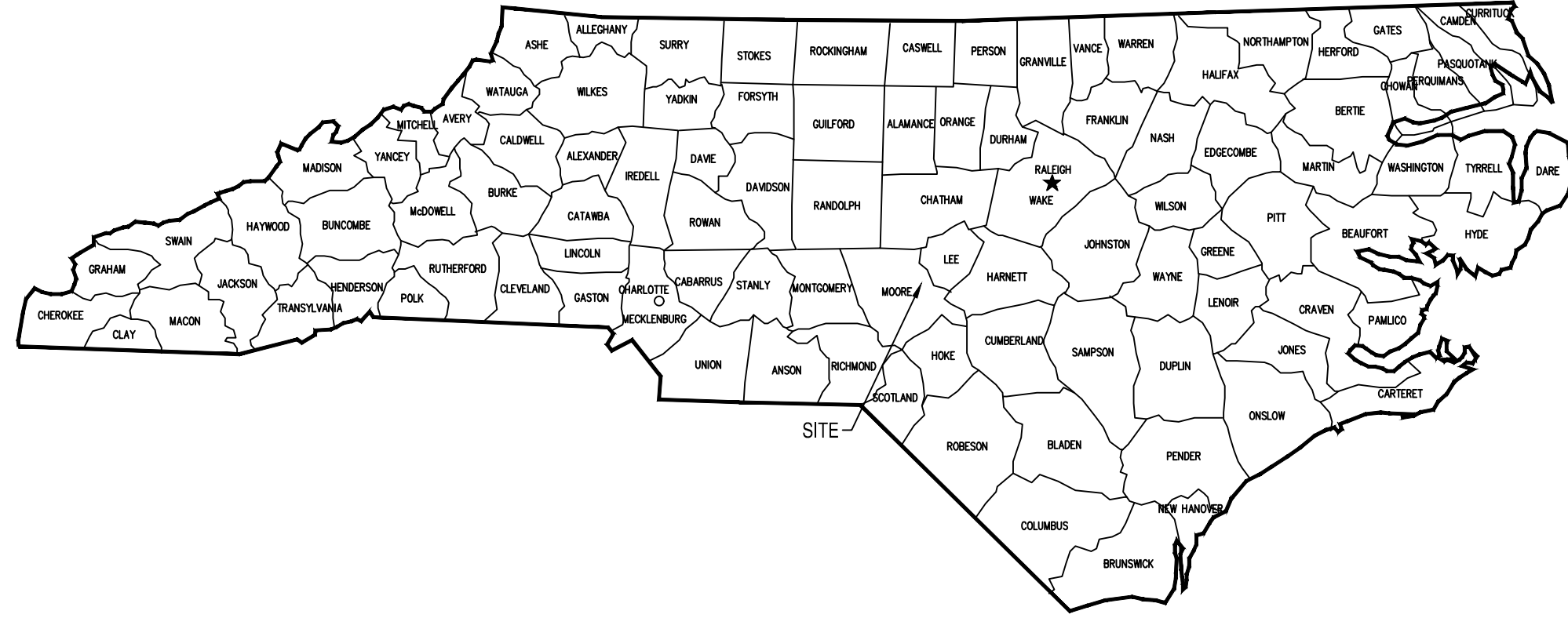




Major Subdivision Preliminary Plat Proposed Holly Grove Pines Subdivision

Parcel ID 00013191

PIN 852500556689

Holly Grove School Road, Seven Lakes, NC 27373
Moore County

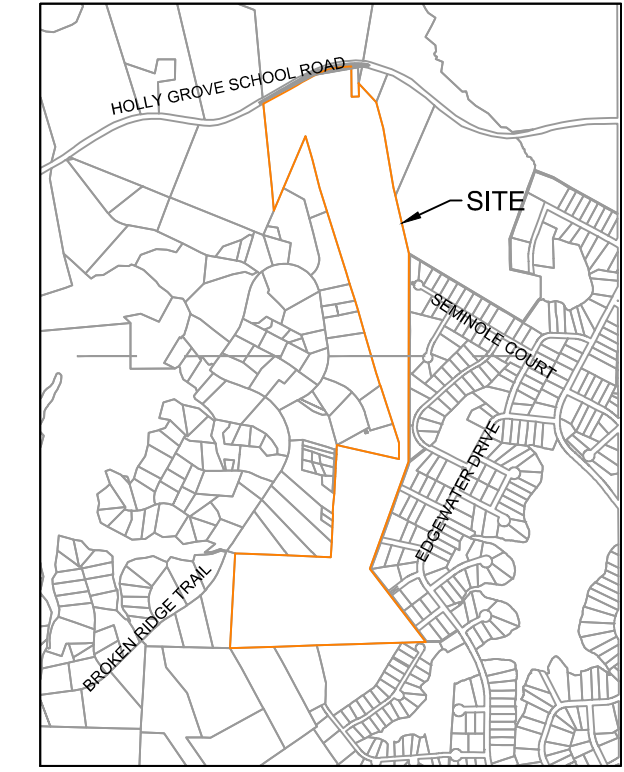
DEVELOPER
Rhetson Companies, Inc.
Attn: Richard Vincent
2075 Juniper Lake Road
West End, NC 27376
(910) 729-0186
permits@rhetson.com



CIVIL ENGINEER
Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29492
(843) 501-0333
mlowder@bowman.com

SURVEYOR
4D Site Solutions
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
(910) 426-6777

PROPERTY OWNERS
Weyerhaeuser Forest Holdings Inc
205 Perry Lane Road
Brunswick, GA 31525
(206) 539-4217



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT DATA	
DEVELOPMENT NAME:	HOLLY GROVE PINES SUBDIVISION
STREET ADDRESS:	HOLLY GROVE SCHOOL ROAD
	SEVEN LAKES, NC 27373
PROPERTY IDENTIFICATION	00013191
#(PARCEL):	
PROPERTY IDENTIFICATION	852500556689
#(PIN):	
DEED:	BOOK 6240/PG 90
TOWNSHIP:	06
NEIGHBORHOOD:	601D
EXISTING ZONING:	RURAL AGRICULTURE - URBAN SERVICE BOUNDARY (RA-USB)
RIVER BASIN:	
RECEIVING STREAM:	
SITE AREA:	4,807.925 SF (110.37 AC)
OPEN SPACE AREA PROVIDED:	11.3 AC
DISTURBED AREA:	N/A
TOTAL IMPERVIOUS PROVIDED:	24.50 AC (22% OF SITE)
ROADWAY PAVEMENT AREA:	4.89 AC
IMPERVIOUS BUILDING AREA:	19.81 AC (APPROX. 0.29 AC PER LOT)
EXISTING USE:	VACANT AND WOODED
EXISTING TOTAL BUILDING AREA:	0 SF
PROPOSED USE:	CONVENTIONAL MAJOR SUBDIVISION
PROPOSED NUMBER OF LOTS:	68 LOTS
# OF PROJECT PHASES:	1 PHASE
ACCESSES REQUIRED:	1
ACCESSES PROVIDED:	1
LINEAR FEET OF ROADWAY:	APPROX. 7,927 LF
LOT DIMENSIONS	
MIN LOT SIZE:	1.0 AC
MIN LOT WIDTH:	100 FT
MIN LOT FRONTAGE:	100 FT (50' AT CUL-DE-SAC BULB)
MAXIMUM BUILDING HEIGHT:	40 FT
PRINCIPAL STRUCTURE SETBACKS	
MIN FRONT SETBACK:	40 FT
MIN SIDE SETBACK:	15 FT
MIN SIDE SETBACK (CORNER):	25 FT
MIN REAR SETBACK:	30 FT
ACCESSORY BUILDING SETBACKS	
MIN FRONT SETBACK:	10 FT
MIN SIDE SETBACK:	10 FT
MIN SIDE SETBACK (CORNER):	10 FT
MIN REAR SETBACK:	10 FT

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
1 OF 10	COVER SHEET
2 OF 10	OVERALL EXISTING CONDITIONS
3 OF 10	DETAILED EXISTING CONDITIONS (1 OF 2)
4 OF 10	DETAILED EXISTING CONDITIONS (2 OF 2)
5 OF 10	OVERALL SITE LAYOUT
6 OF 10	SITE LAYOUT (1 OF 2)
7 OF 10	SITE LAYOUT (2 OF 2)
8 OF 10	SITE GRADING
9 OF 10	SITE UTILITY
10 OF 10	DETAILS

VOLUNTARY AGRICULTURAL PROXIMITY STATEMENT

THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS.

CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE BOARD OF COMMISSIONERS OF MOORE COUNTY, NORTH CAROLINA APPROVED ON THE _____ DAY OF _____, 20____, THE PRELIMINARY PLAN OF SUBDIVISION AS SHOWN ON THIS PLAT. PRELIMINARY APPROVAL IS VALID FOR A PERIOD OF 24 MONTHS FROM THE ABOVE DATE OR AS ESTABLISHED UNDER THE VESTED RIGHTS PROCEDURES, IF APPLICABLE.

SUBDIVISION ADMINISTRATOR

SEPTIC SUITABILITY CERTIFICATE STATEMENT

I HEREBY CERTIFY THAT EACH NEW FAMILY SUBDIVISION LOT HAS RECEIVED A SEPTIC SUITABILITY CERTIFICATE FROM THE MOORE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH OR A LICENSED SOIL SCIENTIST.

SUBDIVISION ADMINISTRATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

OWNER _____ OWNER _____

NOTORIZED

Bowman

Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29492
Phone: (843) 501-0333
bowman.com
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COVER SHEET
HOLLY GROVE PINES
MAJOR SUBDIVISION
MAJOR SUBDIVISION PRELIMINARY PLAT
SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC

PRELIMINARY
NOT FOR
CONSTRUCTION



10/02/2025

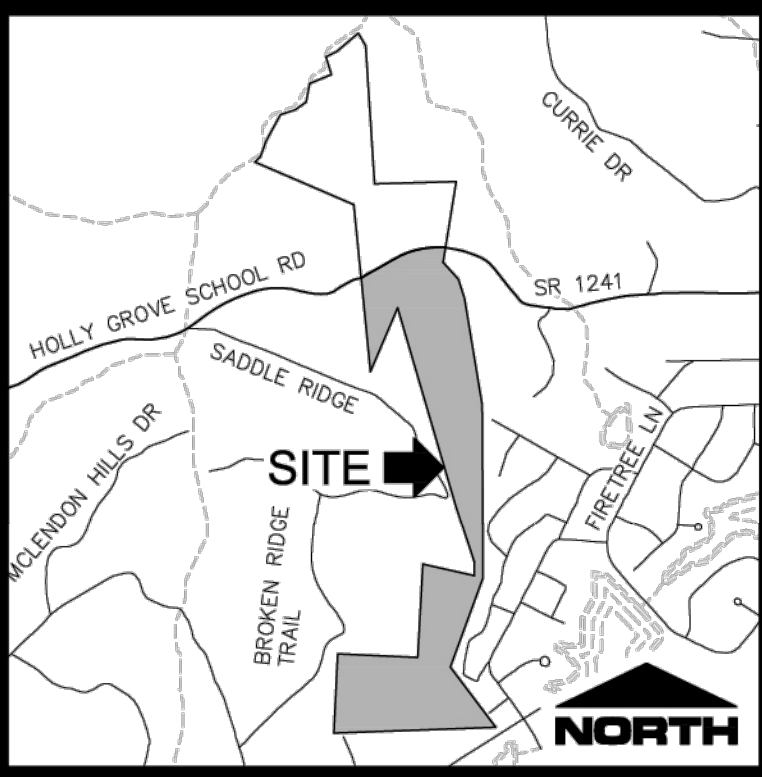
PLAN STATUS

DATE	DESCRIPTION		
SS	SS	ML	
DESIGN	DRAWN	CHKD	
SCALE	H: N/A	V: N/A	
JOB	No: 220245-01-001		
DATE	SEPTEMBER, 2025		
	PRELIMINARY ONLY NOT FOR CONSTRUCTION		
	1 OF 10		
SHEET			



Know what's below.
Call before you dig.





VICINITY MAP
NOT TO SCALE

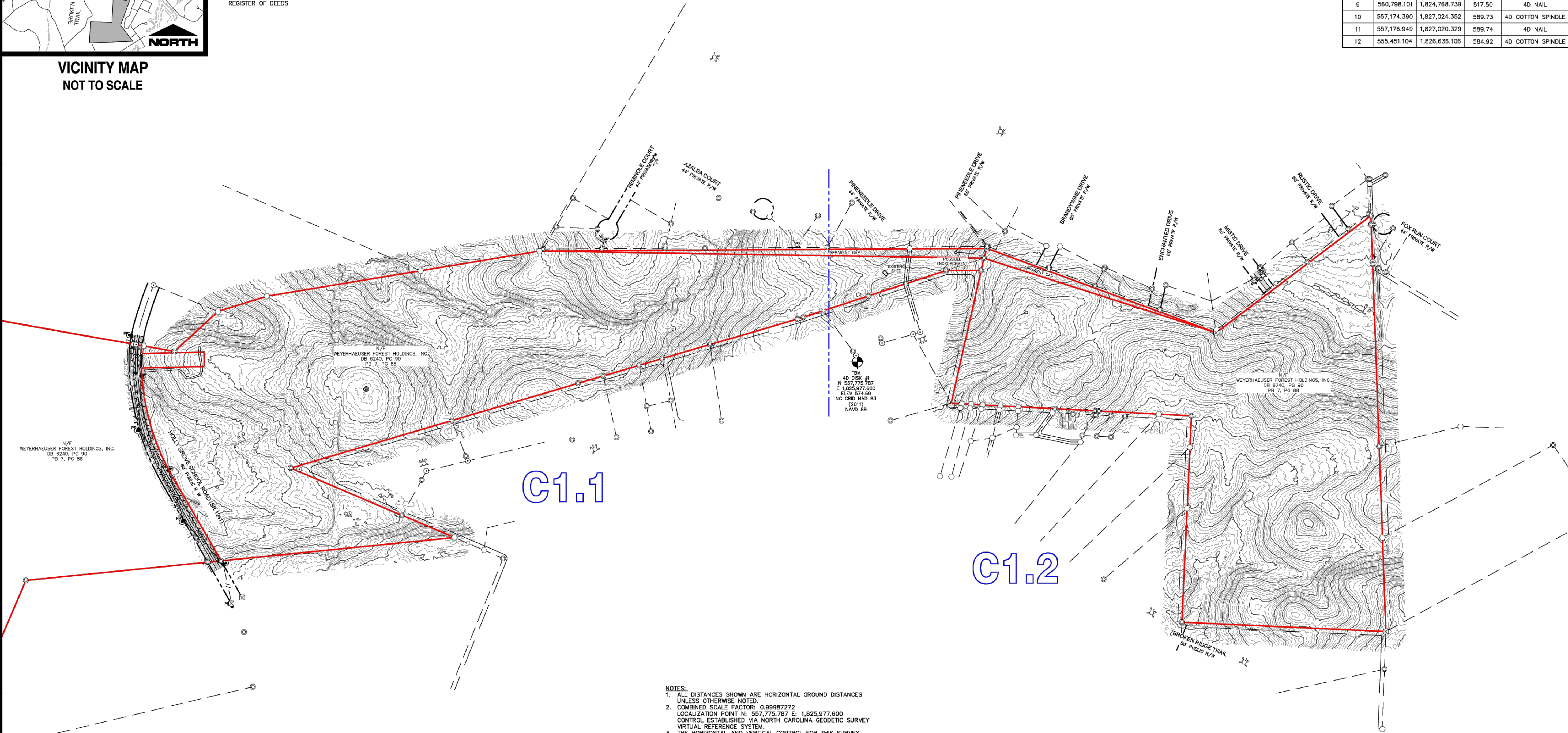
AREA SOUTH OF SR 1241: (BY COORDINATE COMPUTATION)
4,768,746 SF (109.47 AC)
81,370 SF (1.87 AC) GAP AREA
4,850,116 SF (111.34 AC) TOTAL AREA

PIN: 852500556689

ZONING:
RA-USB (SOUTH OF SR 1241)
40' FRONT
15' SIDE
25' CORNER SIDE
30' REAR

SOURCE OF TITLE
DB 6240, PG 90
MOORE COUNTY
REGISTER OF DEEDS

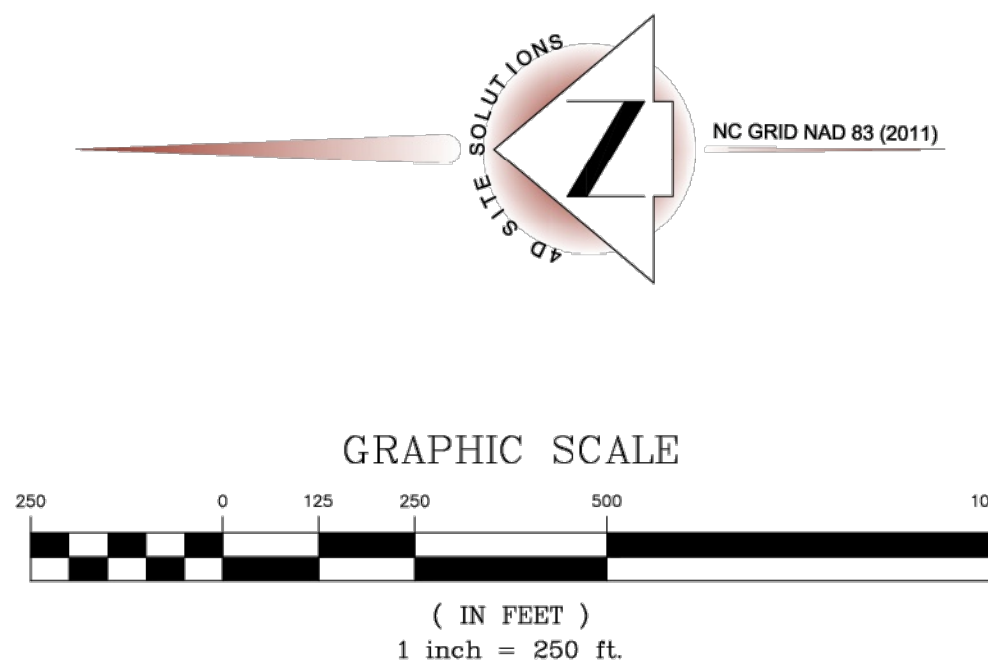
SURVEY CONTROL POINT LIST				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	557,775.787	1,825,977.600	574.69	4D DISK
2	557,782.191	1,825,973.160	574.49	4D COTTON SPINDLE
3	559,072.665	1,825,546.907	553.55	4D DISK
4	558,612.445	1,824,024.181	507.86	4D DISK
5	558,609.886	1,824,029.692	507.98	4D COTTON SPINDLE
6	555,917.177	1,824,526.563	520.88	4D COTTON SPINDLE
7	555,911.947	1,824,524.417	521.20	4D COTTON SPINDLE
8	560,796.337	1,824,764.948	517.44	4D DISK
9	560,798.101	1,824,768.739	517.50	4D NAIL
10	557,174.390	1,827,024.352	589.73	4D COTTON SPINDLE
11	557,176.949	1,827,020.329	589.74	4D NAIL
12	555,451.104	1,826,636.106	584.92	4D COTTON SPINDLE



- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - COMBINED SCALE FACTOR: 0.99987272
LOCALIZATION POINT N: 557,775.787 E: 1,825,977.600
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
 - LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
 - NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 - THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, CEMETERIES, AND FLOOD AREAS.
 - LOCATIONS OF ALL UNDERGROUND UTILITIES LYING WITHIN THIS MAPPED AREA MAY NOT BE SHOWN ON THIS PLAN. DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR OF LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS SURVEY.
 - THIS PROPERTY (SOUTH OF SR 1241) LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP # 3710852600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 17, 2006. A PORTION OF THIS PROPERTY (NORTH OF SR 1241) LIES WITHIN FLOOD ZONE "AE" ACCORDING TO MAP # 3710852600J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 17, 2006.
 - THE CONTOURS SHOWN ARE FROM A PARTIAL GROUND SURVEY AND TAKEN FROM THE NORTH CAROLINA SPATIAL DATA DOWNLOAD WEBSITE, VIA THE NC FLOODPLAIN MAPPING PROGRAM. THE CONTOURS WERE ACHIEVED VIA LIDAR MAPPING SYSTEMS AND ARE PART OF THE PHASE 3, 2015 Q12-NC DATA SET. THESE CONTOURS ARE 1' CONTOURS AND ARE IN NC GRID NAD 83/2011 AND NAVD 88 DATUMS.
 - THE SOIL DELINEATION FOR SUBSURFACE WASTE DISPOSAL PROVIDED BY:
AGRI-WASTE TECHNOLOGY, INC.
501 N SALEM STREET, SUITE 203
APEX, NORTH CAROLINA 27502
PHONE 919-859-0669
DATED MAY 6, 2025

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EP - EXISTING IRON PIPE
 - EPK - EXISTING PK MAIL
 - ERB - EXISTING REBAR
 - ERS - EXISTING RAILROAD SPIKE
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SANITARY SEWER LINE
 - STORM DRAINAGE
 - WATER LINE
 - OVERHEAD UTILITY
 - FENCE LINE
 - TREE LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR

- X 208.47' SPOT ELEVATION
- BENCHMARK
 - BOX
 - MAILBOX
 - ELECTRICAL BOX
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - HARDWOOD TREE
 - PINE TREE
 - ASPHALT
 - GRAVEL
 - CONCRETE
 - BUILDINGS
 - WETLANDS



I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 FLOOD SPECIFICATIONS FOR GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JULY 16, 2025 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 FLOOD SPECIFICATIONS FOR GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JULY 16, 2025 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT A PORTION OF THIS CLASS "C" TOPOGRAPHIC MAP WAS DRAWN FROM AN ACTUAL SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT IT MEETS OR EXCEEDS THE NORTH CAROLINA ADMINISTRATIVE CODE 21.56.1605 AND 21.56.1606. WITNESS MY HAND AND SEAL THIS 29 DAY OF SEPTEMBER, A.D., 2025.

PROFESSIONAL LAND SURVEYOR - L-4571



REVISIONS

PROJECT NAME

**HOLLY GROVE
SCHOOL ROAD
SUBDIVISION**

**OVERALL
EXISTING
CONDITIONS**

CLIENT

**RHETSON
COMPANIES**

2075 Juniper Lake Road
West End, North Carolina 28376
Phone: (910) 944-0881

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	2165

DRAWING SCALE

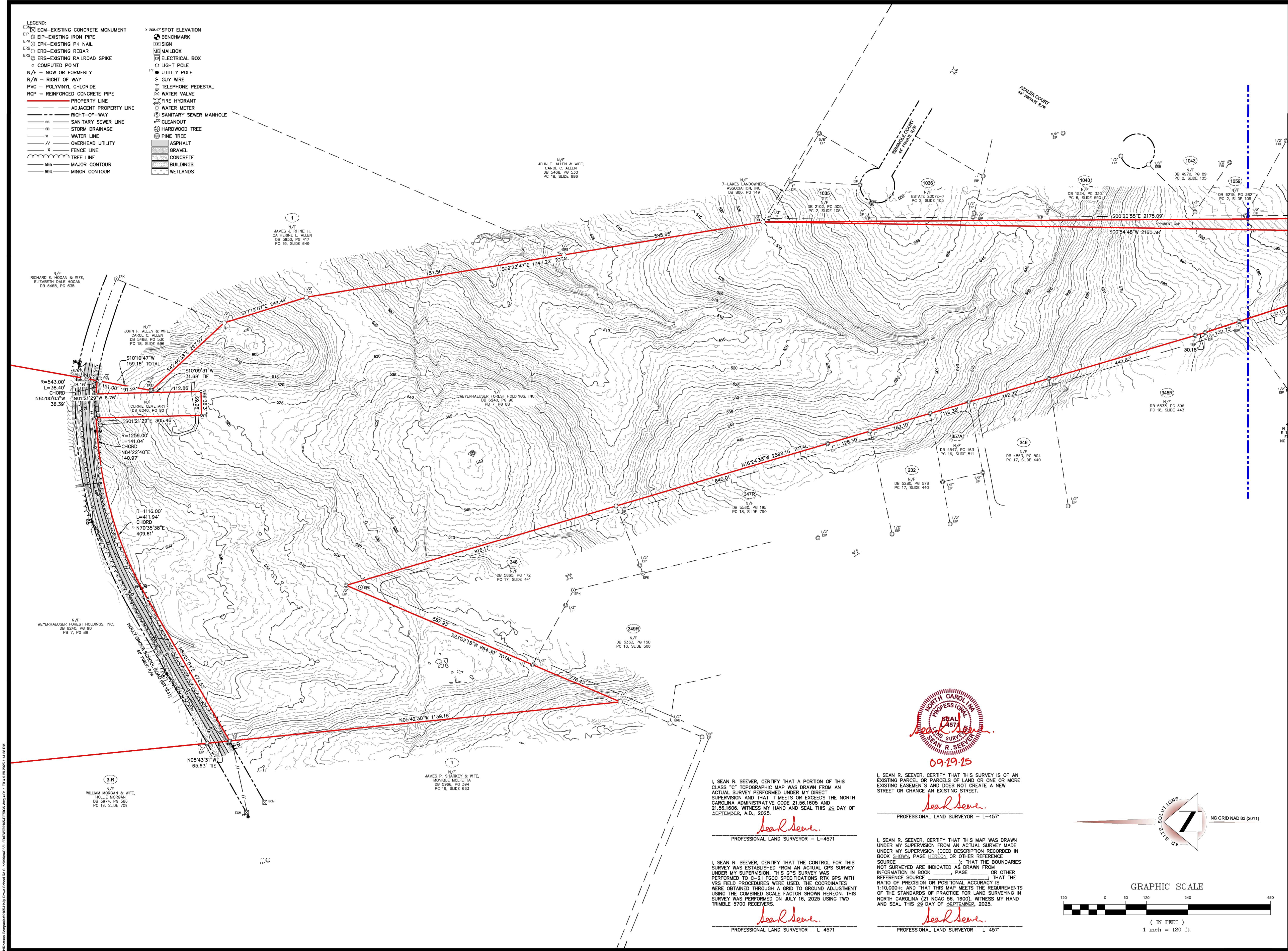
HORIZONTAL: 1"=250'

DATE SURVEYED

JULY 31, 2025

SHEET NUMBER

2 OF 10



civil engineering | land surveying
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 | fax | 910-426-5777 | license number | C-2354
www.4dsitesolutions.com

REVISIONS

PROJECT NAME

HOLLY GROVE
SCHOOL ROAD
SUBDIVISION

DETAILED
EXISTING
CONDITIONS

CLIENT

RHETSON
COMPANIES

2075 Juniper Lake Road
West End, North Carolina 28376
Phone: (910) 944-0881

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	2165

DRAWING SCALE

HORIZONTAL: 1"=120'

DATE SURVEYED

JULY 31, 2025

SHEET NUMBER

3 OF 10



REVISIONS

PROJECT NAME

HOLLY GROVE
SCHOOL ROAD
SUBDIVISION

DETAILED
EXISTING
CONDITIONS

CLIENT

RHETSON
COMPANIES

2075 Juniper Lake Road
West End, North Carolina 28376
Phone: (910) 944-0881

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	2165

DRAWING SCALE

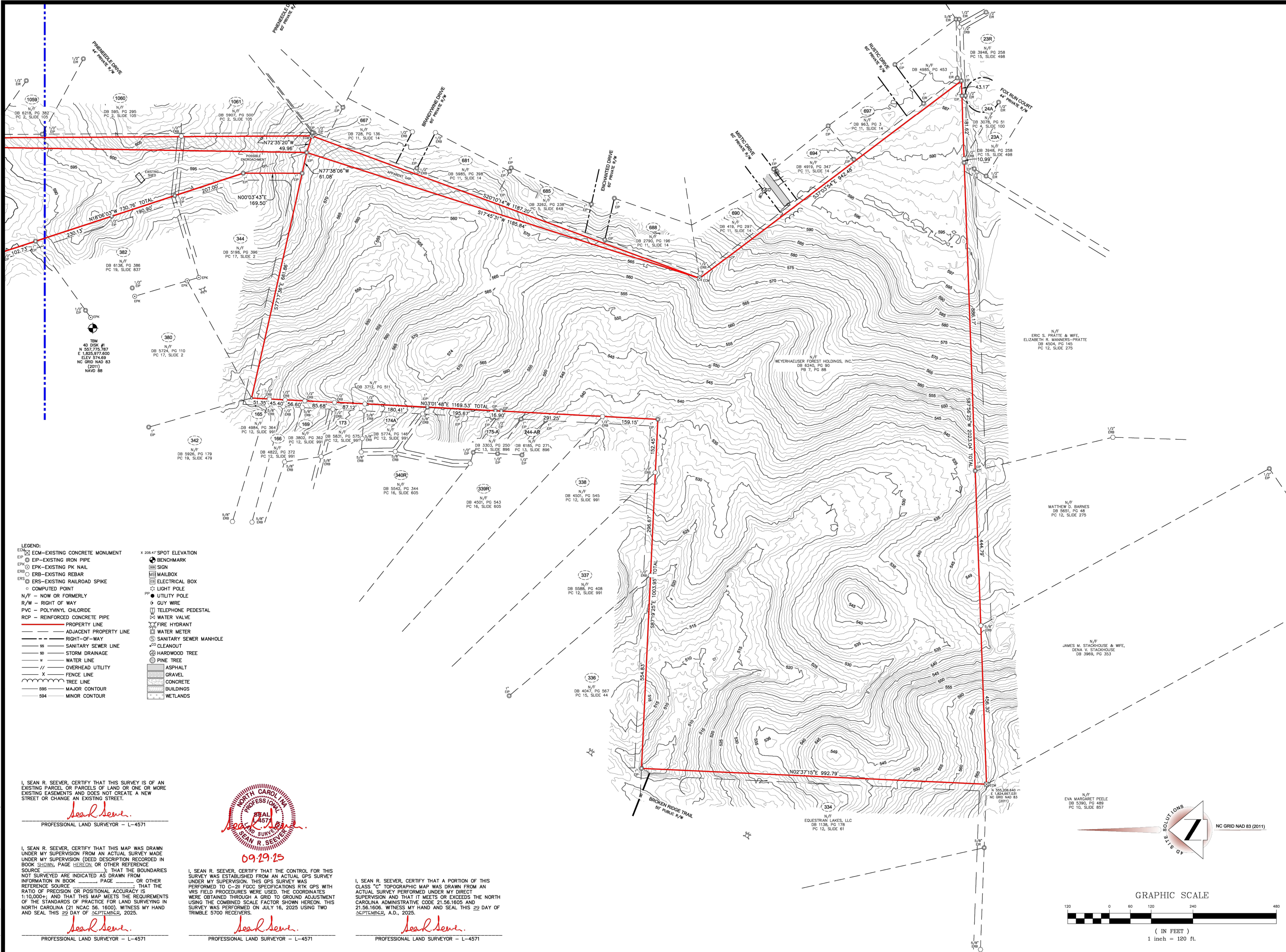
HORIZONTAL: 1"=120'

DATE SURVEYED

JULY 31, 2025

SHEET NUMBER

4 OF 10



- LEGEND:
- ECM-EXISTING CONCRETE MONUMENT
 - EP-EXISTING IRON PIPE
 - EPK-EXISTING PK NAIL
 - ERB-EXISTING REBAR
 - ERS-EXISTING RAILROAD SPIKE
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SANITARY SEWER LINE
 - STORM DRAINAGE
 - WATER LINE
 - OVERHEAD UTILITY
 - FENCE LINE
 - TREE LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - 20x40' SPOT ELEVATION
 - BENCHMARK
 - SIGN
 - MAILBOX
 - ELECTRICAL BOX
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - HARDWOOD TREE
 - PINE TREE
 - ASPHALT
 - GRAVEL
 - CONCRETE
 - BUILDINGS
 - WETLANDS

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON, OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY HAND AND SEAL THIS 29 DAY OF SEPTEMBER, 2025.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-201 FDOC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JULY 16, 2025 USING TWO TRIMBLE 5700 RECEIVERS.

PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT A PORTION OF THIS CLASS "C" TOPOGRAPHIC MAP WAS DRAWN FROM AN ACTUAL SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT IT MEETS OR EXCEEDS THE NORTH CAROLINA ADMINISTRATIVE CODE 21.56.1605 AND 21.56.1606. WITNESS MY HAND AND SEAL THIS 29 DAY OF SEPTEMBER, A.D., 2025.

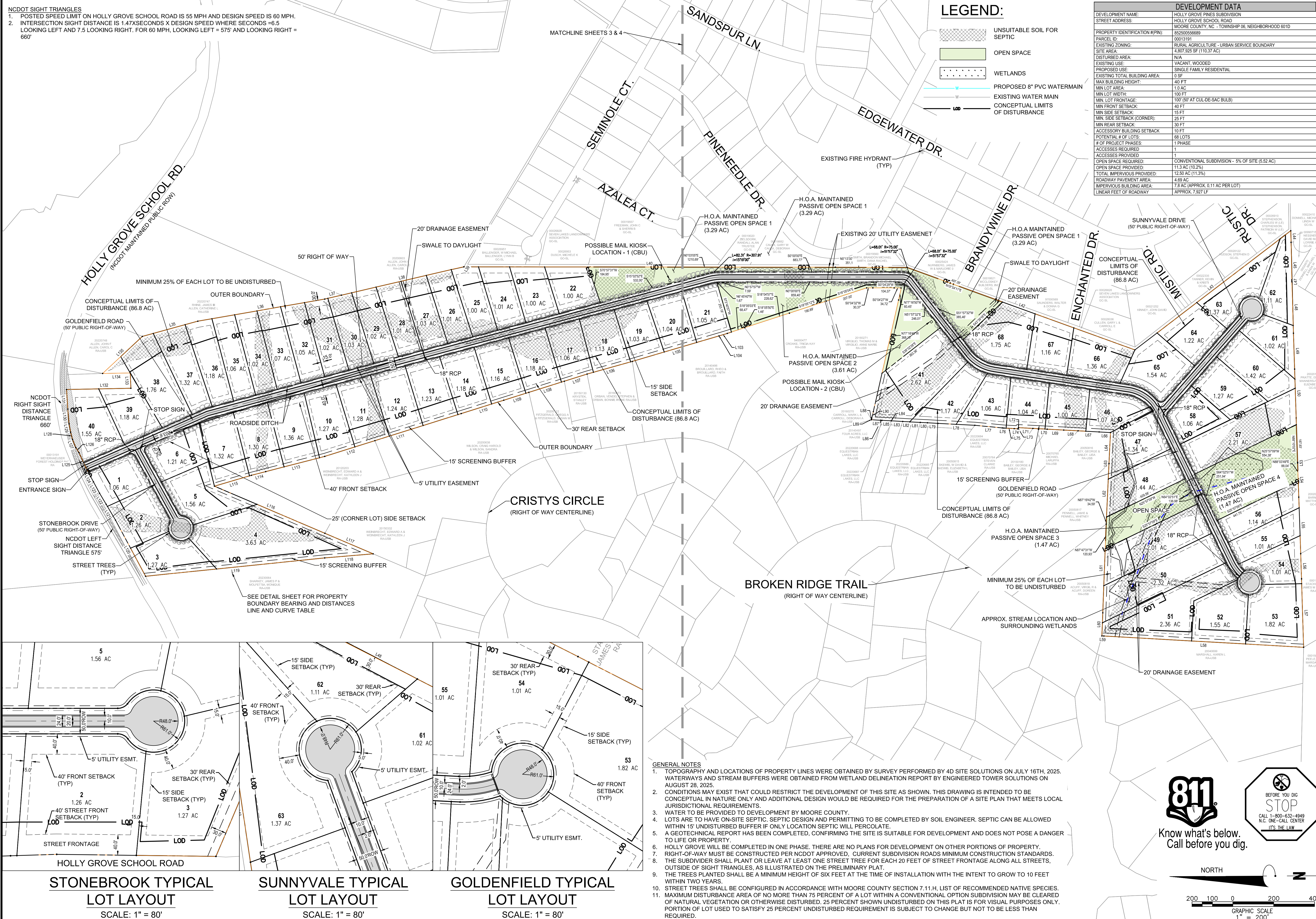
PROFESSIONAL LAND SURVEYOR - L-4571

- NCDOT SIGHT TRIANGLES
1. POSTED SPEED LIMIT ON HOLLY GROVE SCHOOL ROAD IS 55 MPH AND DESIGN SPEED IS 60 MPH.
 2. INTERSECTION SIGHT DISTANCE IS 1.47XSECONDS X DESIGN SPEED WHERE SECONDS =6.5
 - LOOKING LEFT AND 7.5 LOOKING RIGHT. FOR 60 MPH, LOOKING LEFT = 575' AND LOOKING RIGHT = 660'

LEGEND:

- UNSUITABLE SOIL FOR SEPTIC
- OPEN SPACE
- WETLANDS
- PROPOSED 8" PVC WATERMAIN
- EXISTING WATER MAIN
- CONCEPTUAL LIMITS OF DISTURBANCE

DEVELOPMENT DATA	
DEVELOPMENT NAME:	HOLLY GROVE PINES SUBDIVISION
STREET ADDRESS:	HOLLY GROVE SCHOOL ROAD
PROPERTY IDENTIFICATION # (PIN):	MOORE COUNTY, NC - TOWNSHIP 06, NEIGHBORHOOD 601D
PARCEL ID:	00013191
EXISTING ZONING:	RURAL AGRICULTURE - URBAN SERVICE BOUNDARY
SITE AREA:	4,807,925 SF (110.37 AC)
DISTURBED AREA:	N/A
EXISTING USE:	VACANT, WOODED
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING TOTAL BUILDING AREA:	0 SF
MAX BUILDING HEIGHT:	40 FT
MIN LOT AREA:	1.0 AC
MIN LOT WIDTH:	100 FT
MIN LOT FRONTAGE:	100' (50' AT CUL-DE-SAC BULB)
MIN FRONT SETBACK:	40 FT
MIN SIDE SETBACK:	15 FT
MIN SIDE SETBACK (CORNER):	25 FT
MIN REAR SETBACK:	30 FT
ACCESSORY BUILDING SETBACK:	10 FT
POTENTIAL # OF LOTS:	68 LOTS
# OF PROJECT PHASES:	1 PHASE
ACCESSES PROVIDED:	1
OPEN SPACE REQUIRED:	CONVENTIONAL SUBDIVISION - 5% OF SITE (5.52 AC)
OPEN SPACE PROVIDED:	11.3 AC (10.2%)
TOTAL IMPERVIOUS PROVIDED:	12.50 AC (11.3%)
ROADWAY PAVEMENT AREA:	4.89 AC
IMPERVIOUS BUILDING AREA:	7.5 AC (APPROX. 0.11 AC PER LOT)
LINEAR FEET OF ROADWAY:	APPROX. 7,927 LF



OVERALL SITE LAYOUT

HOLLY GROVE PINES MAJOR SUBDIVISION MAJOR SUBDIVISION PRELIMINARY PLAT SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC

PRELIMINARY
NOT FOR CONSTRUCTION

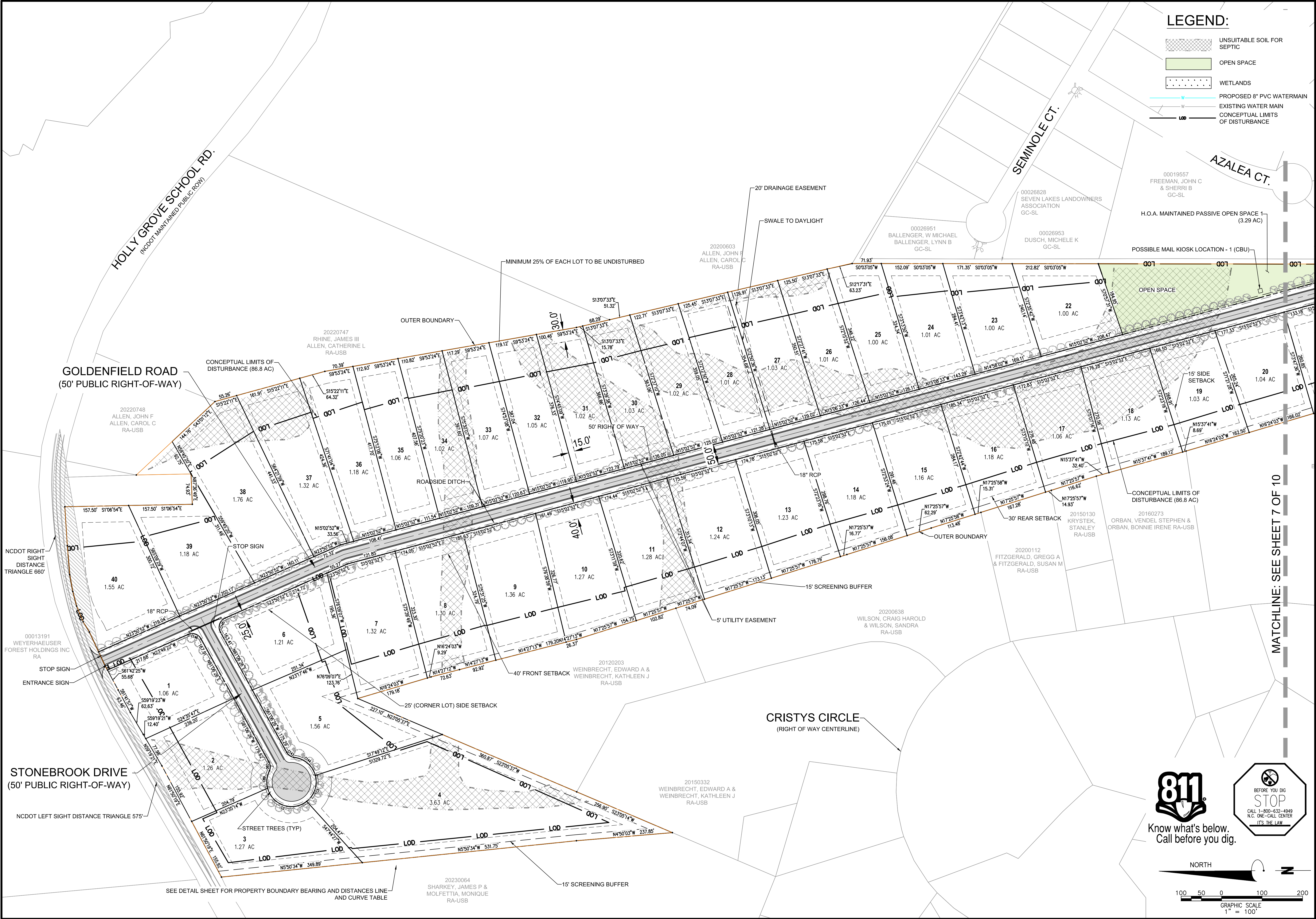


10/02/2025

PLAN STATUS

DATE	DESCRIPTION
SS DESIGN	SS DRAWN
ML	CHKD
SCALE	H: 1" = 200'
	V: N/A
JOB No	220245-01-001
DATE	SEPTEMBER, 2025
	PRELIMINARY ONLY NOT FOR CONSTRUCTION

5 OF 10
SHEET



Bowman

Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29492
Phone: (803) 501-0333
bowman.com
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SITE LAYOUT (1 OF 2)

HOLLY GROVE PINES MAJOR SUBDIVISION MAJOR SUBDIVISION PRELIMINARY PLAT

SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

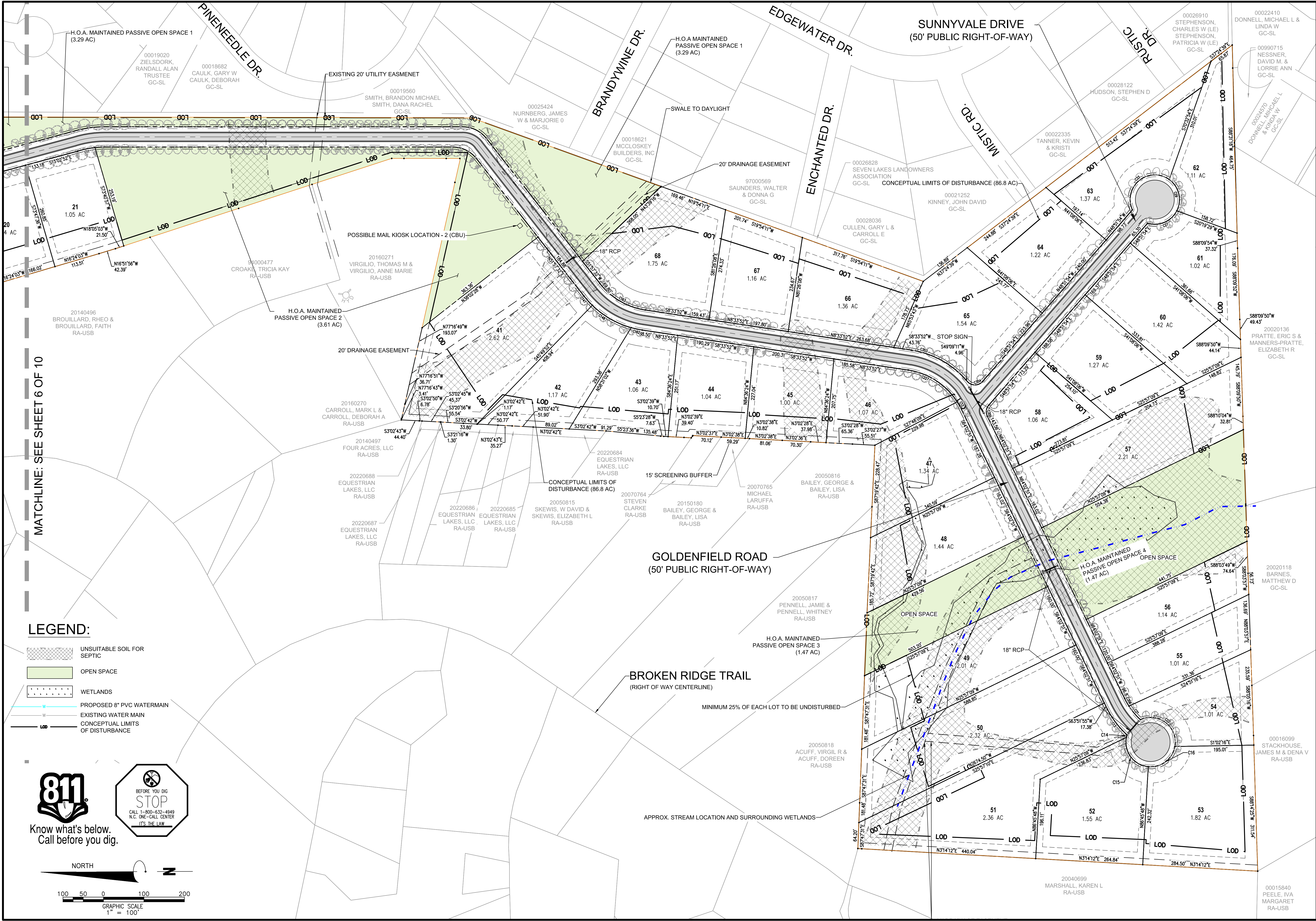
10/02/2025

PLAN STATUS

DATE	DESCRIPTION
SS DESIGN	SS DRAWN
ML CHKD	
SCALE	H: 1" = 100'
	V: N/A
JOB	No. 220245-01-001
DATE	SEPTEMBER, 2025
PRELIMINARY ONLY NOT FOR CONSTRUCTION	

6 OF 10

SHEET



Bowman

Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29492
Phone: (803) 501-0333
bowman.com
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SITE LAYOUT (2 OF 2)

HOLLY GROVE PINES MAJOR SUBDIVISION MAJOR SUBDIVISION PRELIMINARY PLAT

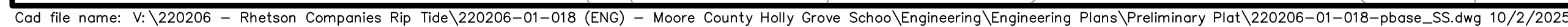
SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC

**PRELIMINARY
NOT FOR
CONSTRUCTION**

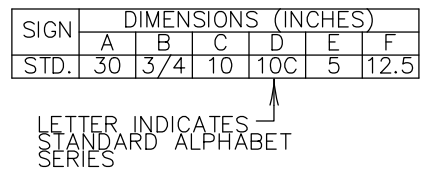
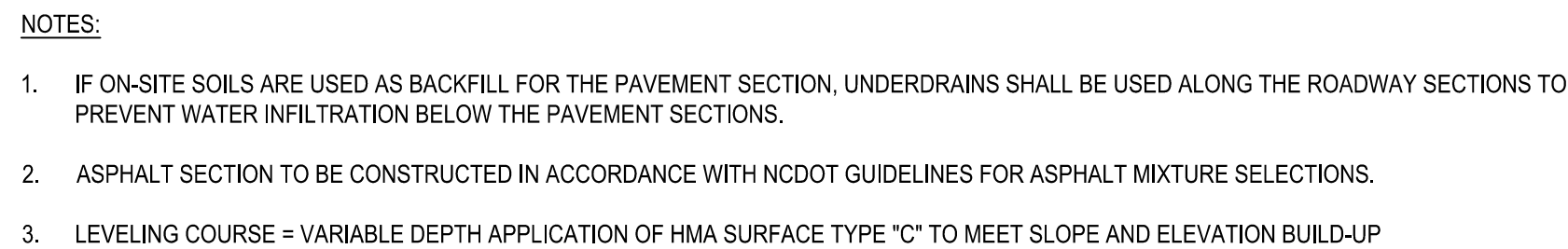
10/02/2025

PLAN STATUS

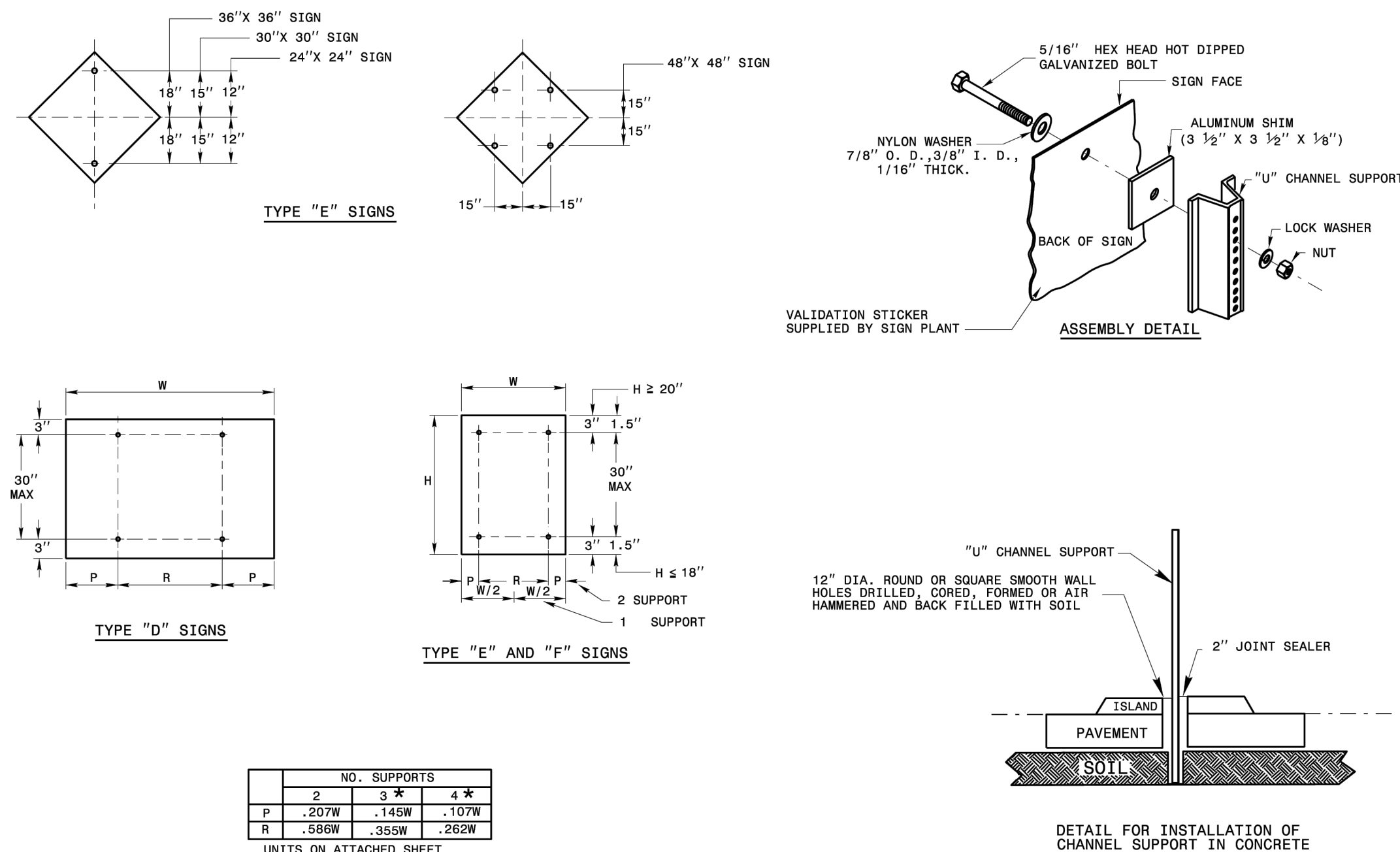
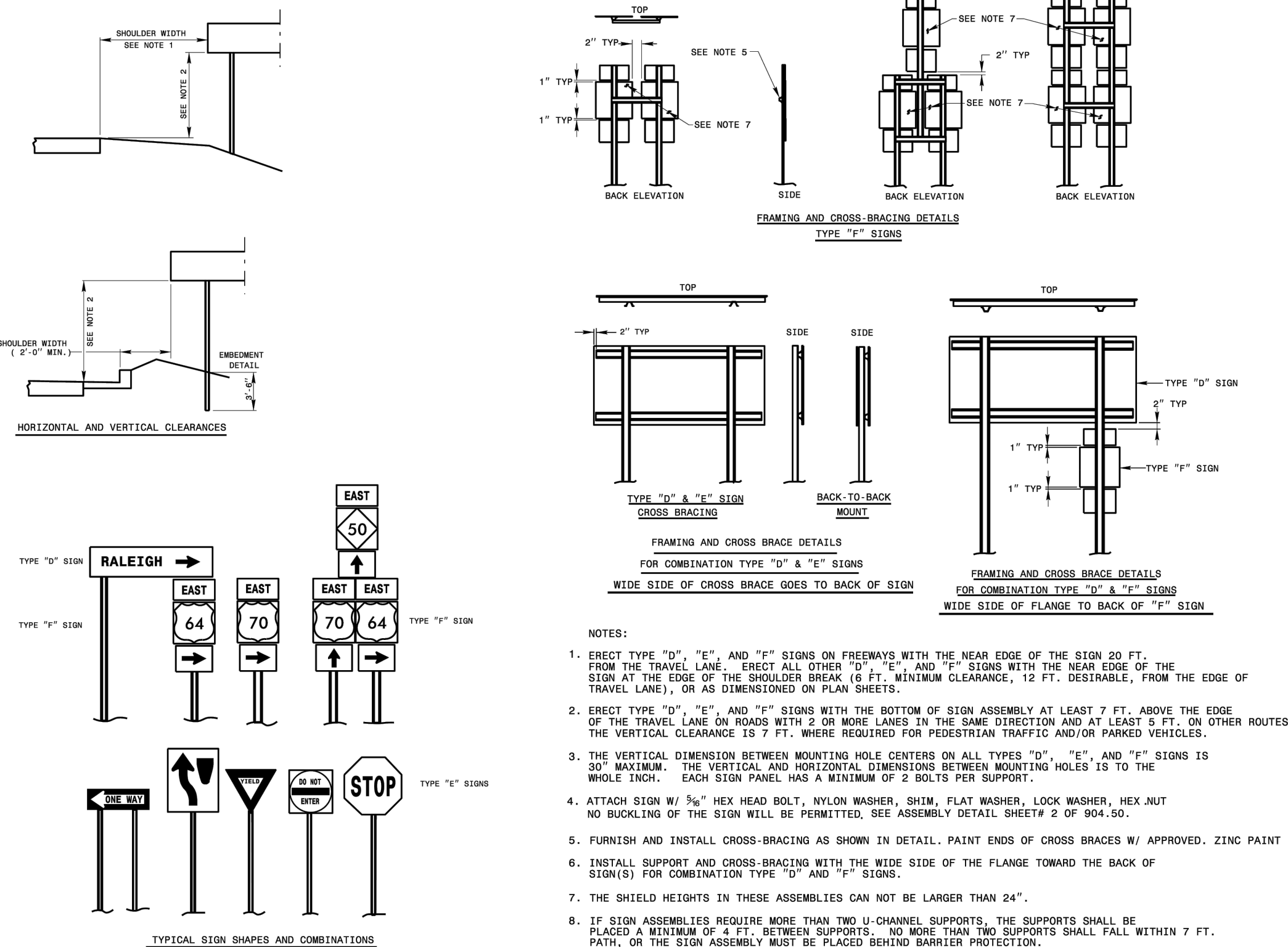
DATE	DESCRIPTION
SS DESIGN	SS DRAWN
ML	CHKD
SCALE	H: 1" = 100'
	V: N/A
JOB	N0:220245-01-001
DATE	SEPTEMBER, 2025
	PRELIMINARY ONLY NOT FOR CONSTRUCTION
SHEET	7 OF 10







- NOTES:
1. RIGHT-OF-WAY MUST BE CONSTRUCTED PER NCDOT APPROVED, CURRENT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS



PARCEL CURVE DATA						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C148	111.99'	225.55'	28°26'51"	S29°54'01"W	110.84'	57.17'
C162	27.84'	226.65'	7°02'13"	N12°05'44"E	27.82'	13.94'
C163	132.54'	175.02'	43°23'19"	S30°15'42"W	129.40'	69.63'
C227	148.65'	175.08'	48°38'50"	N32°53'59"E	144.23'	79.14'
C353	156.90'	225.23'	39°54'54"	S28°32'35"W	153.75'	81.79'
C354	43.04'	25.00'	98°38'50"	S02°33'51"W	37.92'	29.08'
C355	29.27'	25.00'	6°7'05"15"	S82°24'35"E	27.63'	16.57'
C356	21.69'	182.28'	6°49'00"	S60°29'49"W	21.67'	10.86'



Know what's below.
Call before you dig.