

DRAFT AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, October 14, 2025 – 3:30 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order/ Roll Call**
- II. Approval of October 14, 2025 Agenda**
- III. Approval of August 12, 2025 Minutes**
- IV. Public Hearing for a Certificate of Appropriateness (CA-11-25)**
 - Owners: New Waters Recovery North Carolina RTC, LLC
 - Landmark: J. Beale Johnson House
 - Location: 6321 Johnson Pond Road, Fuquay-Varina
 - Jurisdiction: Fuquay-Varina
 - The applicant is requesting modifications to previously approved CA-01-25.
- V. Designation Committee Report**
- VI. Staff Report**
 - A. Anthemion Awards Follow-up
 - B. Principles & Standards Update
 - C. Minor Works COAs
 - D. Other
- VII. Old Business**
- VIII. New Business**
- IX. Other Business**
- X. Chair's Report**
- XI. Adjourn**

DRAFT AGENDA

**Wake County Historic Preservation Commission
DESIGNATION COMMITTEE
Tuesday, October 14, 2025 – 3:00 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order**
- II. Approval of October 14, 2025 Agenda**
- III. Staff Report**
 - A. Lake Myra National Register Nomination
 - B. Shotwell Community Roadside Marker, Wake County
 - C. Principles & Standards Update
 - D. FY26 Landmark candidates
 - E. Other
- IV. Other Business**
- V. Chair's Report**
- VI. Adjourn**

DRAFT MINUTES

**Wake County Historic Preservation Commission
Tuesday, August 12, 2025 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

Members Present (10): Mr. Jeff Hastings (Chair), Mr. Ed Morris (Vice-Chair), Ms. Karen Padgett, Mr. Tom Carrigan, Mr. Dan Turner, Ms. Stephanie Ashworth, Ms. Suzanne Prince, Ms. Peggy Beach, Mr. Nathan Guerin, Ms. Judy Bass

Members Absent (2): Mr. Brendan Fethers, Ms. Lonette Williams

Staff (3): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Ms. Terry Nolan, Wake County Planning and Development Services Division

1. Call to Order/ Roll Call and New Member and Guest Introductions

Mr. Morris called the meeting to order at 3:37pm. He introduced the commission's newest appointee, Ms. Judy Bass. Ms. Bass introduced herself, and each commission member did the same.

2. Approval of August 12, 2025 Agenda

Approved as submitted.

3. Approval of June 10, 2025 Minutes

Approved as submitted.

4. Election of Chair and Vice-Chair for FY 2025-2026

Ms. Ashworth presided over the election of the Chair and Vice-Chair.

Floor was opened for nominations. Mr. Bradham noted that both Mr. Hastings and Mr. Morris agreed to flip their roles and Chair and Vice-Chair. **The commission accepted the slate of Mr. Hastings as Chair and Mr. Morris as Vice-Chair by acclamation.**

5. Public Hearing for a Certificate of Appropriateness (CA-04-25)

Owners: Paul & Jessica Kaplar
Landmark: Ballentine-Spence House
Location: 109 East Spring Street
Jurisdiction: Fuquay-Varina

The applicant is requesting a Certificate of Appropriateness for the installation of an inground pool and new patio to replace the existing non-contributing patio

Mr. Hastings began by summarizing the public hearing procedures.

(<https://www.wake.gov/departments-government/board-commissioners/meetings-schedules-materials/meeting-procedures>)

Mr. Hastings swore in Mr. Bradham. Mr. Bradham presented a PowerPoint summarizing the application. During the presentation, Mr. Bradham provided the following relevant *Principles and Standards* for the proposed work:

Setting & Site Features

2.1.3. Introduce new site features, building additions, and independent structures in ways that are compatible with the visual and associative characteristics of the landmark's setting.

2.1.4. It is not appropriate to introduce or remove a site feature or element if it will substantially diminish or radically alter the visual and associative characteristics of the landmark setting.

2.2.7. Introduce new site features and plantings, if needed, which are compatible with the overall historic character of the landmark building, structure, or site.

2.2.8. Locate new site features and plantings, if needed, in ways that maintain or enhance the overall historic character of the landmark and its historic context. It is not appropriate to introduce incompatible site features or equipment, including mechanical units, solar collectors, storage units, swimming pools, decks, playground equipment, and large satellite dishes, in locations that diminish or compromise the overall historic character of the landmark building, structure, or site.

2.3.8. Introduce new fences and walls only in locations and configurations that are consistent with the character of the landmark building and site. Construct new fences and walls of traditional materials in designs compatible with the landmark building and site in scale, material, height, and detail. Locate new fences and walls in ways that reinforce both the site's overall historic character and any historically-defined site divisions or boundaries.

2.4.6. Introduce new walkways, driveways, or parking areas, if necessary, which are compatible with the overall historic character of the landmark and site. Consider location, scale, materials, and configuration when determining compatibility. Retain the general site topography and any significant landscape or site features. It is not appropriate to diminish or substantially alter the overall historic character of the landmark site through the introduction of new walkways, driveways, or parking areas or through the introduction of inappropriate materials.

Following the presentation, staff recommended approval of the application. Mr. Hastings asked if the commission had any questions for staff.

QUERY: Mr. Guerrin asked why only three shovel test sites were chosen. Mr. Bradham noted that this is the standard for a basic archeological investigation prior to construction. Gary further noted that the three random sites are what the archaeologists recommend.

Mr. Hastings asked if there was anyone to speak for or against the application. Hearing none, Mr. Hastings closed the public hearing.

With no discussion, Ms. Beach offered the following motion:

"I move that the WCHPC find and conclude that the construction of an in-ground swimming pool, hot tub, new fence, plantings, and a new stone patio at the Ballentine-

Spence House is in accordance with the following Wake County Principles and Standards for New Construction & Additions and Setting & Site Features, as fully read into the record by staff:

- 2.1.3.
- 2.1.4.
- 2.2.7.
- 2.2.8.
- 2.3.8.
- 2.4.6.

Findings and Conclusions:

- 1) The in-ground pool and hot tub will be located to the rear of the house
- 2) The existing stone patio is not historic and will be removed and replaced with the in-ground pool
- 3) The patio area surrounding the in-ground pool will be travertine stone to blend with the landscape
- 4) The new landscaping will maintain and enhance the character of the landmark site and buffer the pool from view to diminish its visibility
- 5) The new wooden white picket fence will replace the existing fence and will be 2" higher than the current fence to accommodate the NC pool code"

Upon a second by Ms. Prince and with no further discussion, the motion passed unanimously.

Ms. Beach offered the following motion: "Based on the preceding findings and conclusions derived from the relevant Wake County Principles and Standards, I move that the Commission grant a Certificate of Appropriateness for the construction of an in-ground swimming pool, hot tub, new fence, plantings, and a new stone patio at the Ballentine-Spence House."

Upon a second by Mr. Turner and with no discussion, the motion passed unanimously.

6. Designation Committee Report

Mr. Turner reported the following:

- The American Legion Cedric Harris Post 148 in Wendell was approved as a Wendell Historic Landmark by the Wendell Board of Commissioners.
- The Lake Myra NR Historic District report is in the final stages and being reviewed by SHPO. The Commission will review it sometime later this year.
- The Shotwell community roadside marker is in production and was billed for less than projected.
- St. Mary's AME Church was shown to the committee for consideration of pursuing as an Apex Historic Landmark. Mr. Bradham displayed PowerPoint slides and gave a brief description and history of the property.
- **The recommendation of the designation committee constituted a motion and second, and the commission unanimously approved to move forward with pursuing landmark designation of St. Mary's AME Church in Apex.**

7. Staff Report

- A. American Legion Post 148, Wendell – WBOC Landmark Designation: Mr. Roth reported that the American Legion Cedric Harris Post 148 was designated a Wendell Historic Landmark by the Wendell Board of Commissioners on July 28. There was a great showing of support from American Legion members, including the regional commander.
- B. Anthemion Awards Presentation – Tuesday, September 23, University Club @5:30-7:30 PM: Mr. Roth announced that CAP's Anthemion Awards will be held on Tuesday, September 23 at a new location this year, the NC State University Club. Mr. Hastings serves as the current President of the University Club.
- C. Principles & Standards Schedule & Update: Mr. Roth stated that commission members have received a schedule of the project timeline and a rough outline of the new Wake County Principles and Standards as proposed by the consultants after discussions with Staff.
- D. Principles and Standards Public Engagement Meeting, Panther Branch Rosenwald School, 9109 Sauls Road, Garner, Tuesday, August 13 @ 6:30 PM: Mr. Roth reminded the commission about the public engagement meeting concerning the *Wake County Principles and Standards* update at the Panther Branch Rosenwald School. He encouraged all to be in attendance.
- E. Annual Report: Mr. Roth announced that the Annual Report for FY2024-2025 has been completed by staff and was sent out to commission members. The report highlights the activities of the WCHPC for the year, including all the properties and projects that Staff has been involved with during the past year.

8. Principles and Standards Presentation and Discussion w/Consultants Katie Cook & Cassandra Talley, Loggia, LLC

Mr. Roth introduced the consultants from Loggia, LLC, who gave a presentation concerning the proposed *Wake County Principles and Standards* update outline and timeline of the project. Major topics of discussion included guidance on alternative materials, including a maintenance section in the Standards, formatting of the Standards' sub-sections, and flexibility of the Standards. Loggia also stressed the importance of Commission feedback on each deliverable. The following topics were discussed at length:

- Alternative Materials
 - The use of alternative materials, including when they are appropriate and what constitutes an appropriate alternative material, was a big discussion topic. Some examples brought up included the use of faux slate roofs in place of deteriorated or no longer extant slate roofs and the use of painted PVC trim in lieu of wood trim. Their plan is to review Standards in neighboring communities to see how alternative materials are addressed. There was a consensus that any proposal to use alternative materials should be considered Major Works and brought before the commission.
- Maintenance
 - The commission supported the inclusion of a maintenance section at the beginning of the Standards, which would detail the importance of regular maintenance on historic resources, provide general information on proper maintenance, and illustrate a typical maintenance schedule.
- Formatting of Standards Sub-sections
 - The consultants proposed each sub-section (such as windows, doors, etc.) be composed of an introductory paragraph describing each sub-section followed by numbered standards. The Commission was agreeable to this format.

- Regarding the numbered standards, there was discussion of whether actions that were not recommended should be described. The Commission and the consultants came to the agreement that each numbered standard would first describe a recommended action, followed by a not recommended action.
- Change in numbering
 - The commission discussed changing the numbering to simplify the Standards. Instead of a three-number system, the consultants proposed changing it to a two-number system and the Commission agreed.
- New Construction
 - The consultants discussed the addition of new construction and Staff clarified that they would like that section to focus on new construction within landmarked sites as opposed to infill construction, since there are no historic districts in the Commission's jurisdiction.
- Flexibility
 - Commission members expressed a desire to see slightly more flexibility in the Standards, while Staff suggested that landmark owners may, in turn, use flexibility to push for work that is not appropriate. The consultants indicated that they understood a need for both flexibility and strong Standards and will carefully review the Standards' language to ensure that any added flexibility does not inadvertently support inappropriate work.

9. Old Business: None.

10. New Business: Mr. Bradham shared that the Carl G. and Nellie O. Goodwin House in Apex was struck by a drunk driver, and there has been significant damage to the structural integrity of the building. Staff will keep the commission updated in the coming months.

11. Other Business: None.

12. Chair's Report: None.

13. Adjourned: Hearing no objection, the meeting was adjourned at 5:20pm

Jeremy Bradham
Secretary

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Preparing Your Application:

Please read the application carefully to determine what may be necessary to describe your project. ***In addition to the written description, supporting information may include plot plans, photographs, drawings, or sample materials.*** Make sure your written description and supporting materials accurately illustrate your proposal. If Capital Area Preservation (CAP) staff or WCHPC members cannot fully understand your proposed changes due to insufficient information, they cannot determine that the changes meet the guidelines. Submitting an incomplete application on the deadline will result in an additional months delay before the commission can issue a certificate of appropriateness. CAP staff is available to advise in the preparation of applications. **Please type or use BLACK INK only. Use paper no larger than 11" x 17" for any required supporting information.**

Filing Your Application:

Mail the completed application to: Capital Area Preservation, PO Box 28072, Raleigh, NC, 27611 or by email: info@cappresinc.org. Submitted materials become the property of the Wake County Government and will not be returned. ***Incomplete applications will be returned to the applicant for revision.*** CAP staff will contact applicants after receiving an application to discuss the next steps of the review process.

Minor work applications can be reviewed and approved by Capital Area Preservation (CAP) staff and can be filed anytime. Major work applications that require review by the Wake County Historic Preservation Commission (WCHPC) must be submitted no later than 5:00 p.m. on the application deadline (see attached schedule) in order to be heard at the next meeting. See *Certificate of Appropriateness Q & A* for more information on the review process.

Notification:

CAP staff can usually review minor works applications within a few days of submittal. If you are filing a major work application, a meeting agenda will be sent to you about one week before the meeting.

You will be notified of the decision on the application by mail. If your application is approved, you will receive a certificate of appropriateness placard in the mail. The certificate must be posted at the job site as indicated on the bottom of the placard. You may then obtain necessary permits and begin your project.

Thank you very much for your interest in protecting Wake County's historic resources!

Landmark Name: J. Beale Johnson House Wake County PIN #: 0677277435
 Street Address of Property: 6321 Johnson Pond Road, Fuquay-Varina, NC 27526
 Brief description of Project: Modifications to previously approved CA-01-25

Owner's Name: New Waters Recovery North Carolina RTC, LLC
 Mailing Address: 160 Mine Lake Court, Suite 200, Raleigh, NC 27609
 Phone: 919-606-6007 Email: jmclendon@newwatersrecovery.com

Name of Applicant (if other than owner): _____

Mailing Address: _____

Phone: _____ Email: _____

Please read and sign below:

I understand that a Certificate of Appropriateness is required **before** work can begin as per North Carolina General Statute 160A-400.9. A Certificate of Appropriateness is required before any other necessary permits can be issued. I understand that work done without a Certificate of Appropriateness is a violation of the Wake County Historic Preservation ordinance and could result in punitive actions.

I understand that major works applications must be returned by 5:00 p.m. on the application deadline date to Capital Area Preservation. Incomplete applications will not be accepted.

Signature of Owner (required): _____ Date: 10/2/25

Signature of Applicant: _____ Date: 10/2/25

FOR OFFICE USE ONLY

Application Number: CA-11-25	Major Work	Minor Work
Date Received: 10/1/25	Received By: Jeremy Bradham	
<i>Upon being signed and dated below by CAP staff this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by municipal or county code or law. Minor work projects not approved by CAP staff will be forwarded to the Wake County Historic Preservation Commission for review at it next meeting.</i>		
Minor Work Authorized Signature: _____		Date: _____

GUIDELINES: Please refer to the *Wake County Design Guidelines* and cite the applicable sections. The *Guidelines* were established by Wake County's historic preservation ordinance as the parameters for certificate of appropriateness review. Copies of the *Guidelines* are available from CAP for Historic Landmark property owners at no charge or at <http://www.cappresinc.org/>

Brief Description of Work	Section and Guidelines	Page
Please see attached Written Project Description document.		

SUPPORTING INFORMATION:

Attach no larger than 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. (Use "N/A" if the item is not applicable.)

- ❑ **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.).
- ❑ **Plot Plan.** A scaled plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may use a copy of the survey you received when you bought the property. Revise the copy as needed to show existing conditions and your proposed work.
- ❑ **Description of materials.** Provide samples if appropriate.
- ❑ **Photographs of existing conditions.** All photographs are required to be **digital, in JPEG (.jpg) format, and submitted on a recordable CD or DVD**. Please note the following requirements:
 - **Minimum Standard:** 6.5" x 4.5" at a resolution of 300ppi (a pixel dimension of 1950 x 1350)
 - **File Size:** There is no maximum or minimum for the file size of an image; however, smaller file sizes may be necessary when emailing images.
 - **Proof Sheet:** Proof sheets are still required to show what is on a CD or DVD without having to load the disk. Proofs may be printed in either color or black and white as long as the images are crisp and legible. There should be a minimum of four and a maximum of six proofs per 8.5" x 11" sheet, with no image smaller than 3.25" on its longest side. Proofs should be labeled as they appear on the disk.
 - **Naming Images:** Please label image files for the Local Designation Application as follows:

LM_PropertyName_Description.jpg (ex. LM_ABCHouse_front_façade.jpg)

For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.

- ❑ **Drawings of proposed work.** These drawings might include plan drawings and elevation drawings showing the proposed work. 11" x 17" reductions of full-size drawings are the largest acceptable size, however one set of full size drawings may be included if available. Show dimensions on all drawings.
- ❑ **Black ink.** Your application must be prepared in black ink on no larger than 11" x 17" sheets so it can be copied for WCHPC members to review before the meeting. Applications prepared in other color inks and/or pencil copy poorly and will not be accepted.
- ❑ **Notification.** Required for all major work applications to be reviewed by the WCHPC. Please list below or attach a list of all properties within 100' of the landmark property.

Property Owner Name and Address	Wake County PIN #
Cairo, LLC, 2105 N. Main Street, Fuquay-Varina, NC 27526	0677387546
Cairo, LLC, 2105 N. Main Street, Fuquay-Varina, NC 27526	0677452636
Stephanie Ashworth, 6421 Johnson Pond Road, Fuquay-Varina, NC 27526	0677266864
Fuquay-Varina American Legion Post #116, PO Box 162, Fuquay-Varina, NC 27526	0677179515
Justin Stanley, 6300 Johnson Pond Road, Fuquay-Varina, NC 27526	0677286148

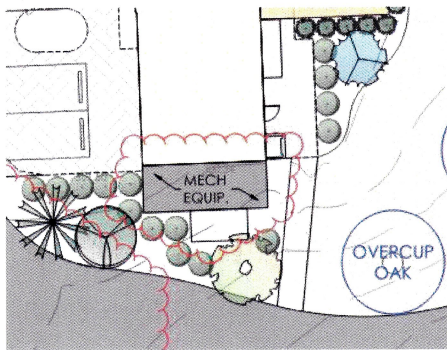
Application for a Certificate of Appropriateness
J. Beal Johnson House
6321 Johnson Pond Road, Fuquay-Varina

Narrative of Revisions

I. Description of revisions from previously approved Certified of Appropriateness dated 1/14/25.

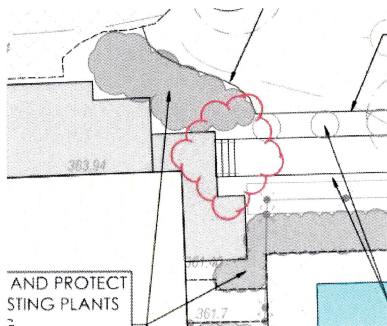
A. Site Features & Plantings: Guideline 2.2.8

- 1) A screen wall has been added to the plan south of the Dining building. The screen wall will match guidelines for matching the adjacent structure and will shield the equipment vertically and shall be no less than 1' higher than the shielded equipment. The previously approved COA did not include this feature.



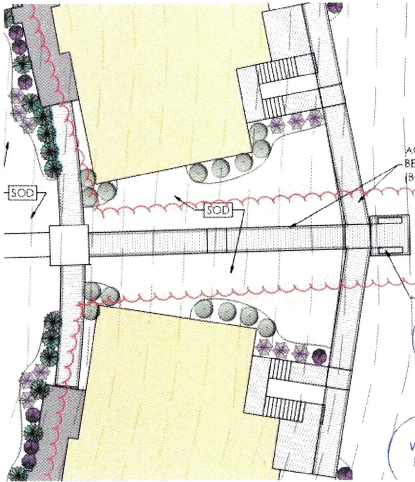
B. Porches & Entrances: Guideline 3.8

- 2) The previously approved COA did not include a second set of stairs for access to the north porch of the Main House. Stairs have been added on the plan NE corner of the porch, which will allow pedestrian access from the Main House to the residential structure sidewalk network. The stairs will match the historic characteristics and craftsmanship of the Main House front porch and will be shielded by landscaping.

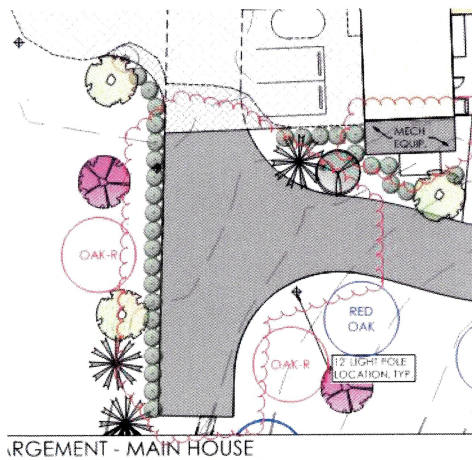


B. Walkways, Driveways & On-Site Parking: Guidelines 2.4.1, 2.4.2, 2.4.6 & 2.4.7.

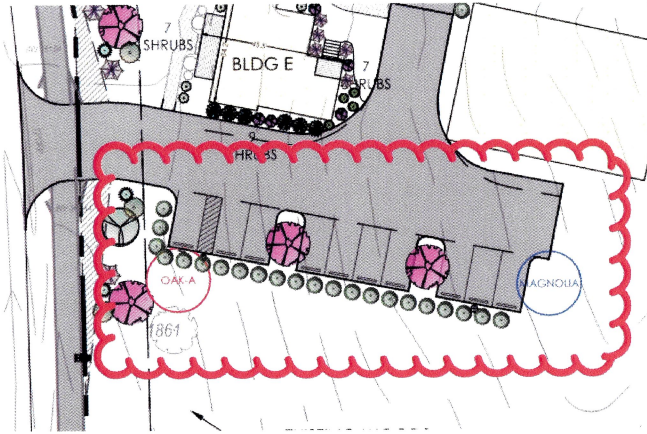
- 3) The previous approved COA depicted a rubberized sidewalk network to support the new residential building ADA requirements. In order to achieve the required ADA grades, an elevated walkway has been shown in lieu of the rubberized walkways. The walkways will be constructed with wood.



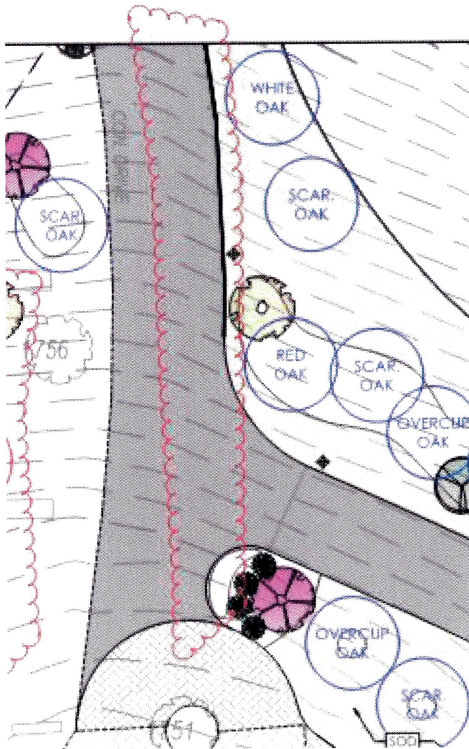
- 4) The previously approved COA included an eased turning radius to the plan south of the Dining building, due to fire truck access requirements, and hammerhead turn as shown below will be required.



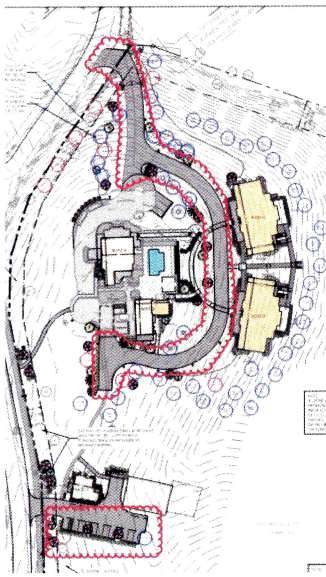
- 5) The previously COA previously included 7 parking spaces, however due to Fuquay site plan review comments, the parking in this area has been increased by 3 additional spaces. Landscape buffering has also been added to the parking area per Fuquay requirements.



- 6) The previously approved COA indicated the entry drive as existing to remain, however due to site plan review comments, the entry drives will need to be widened to 20 feet.



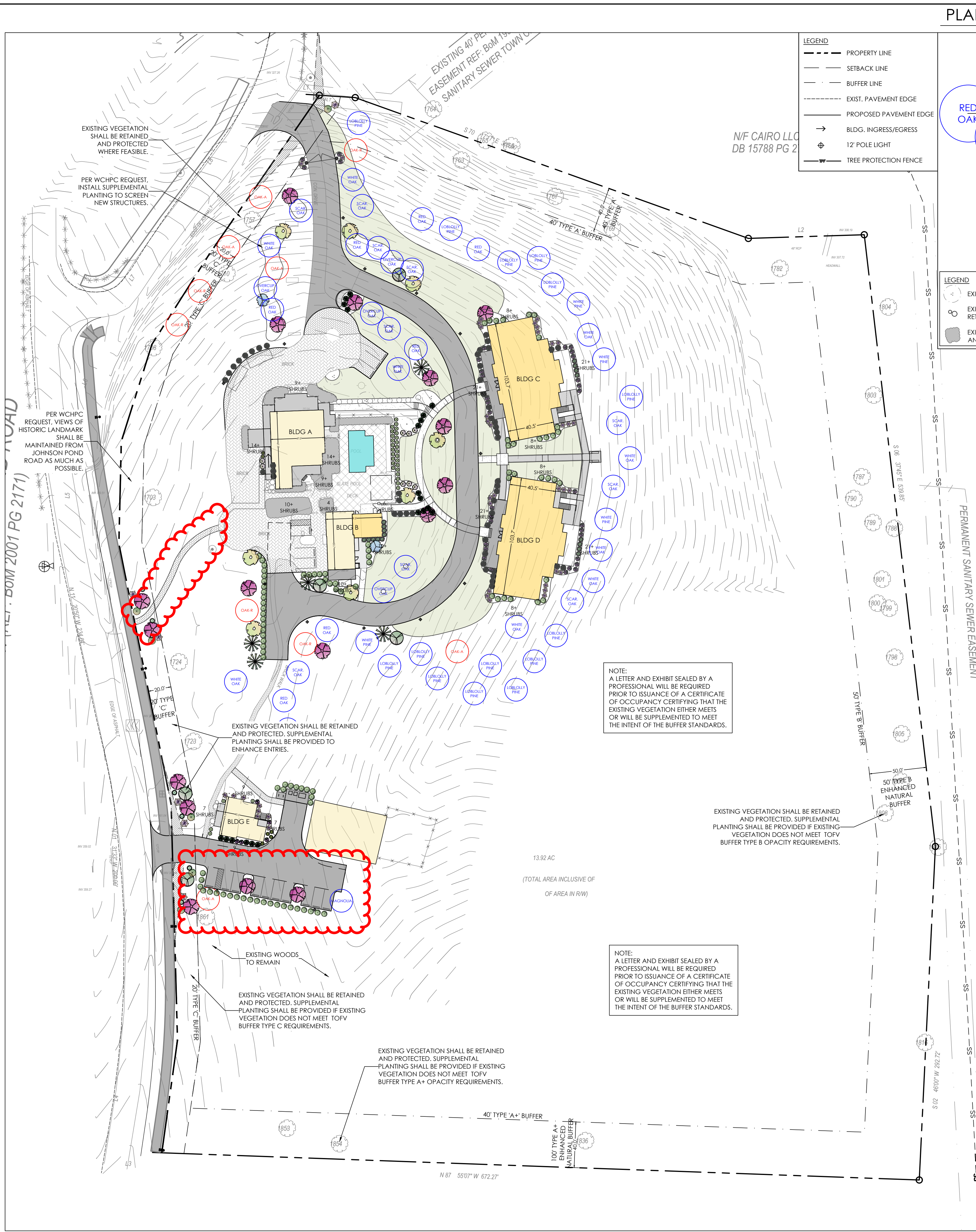
- 7) The previously approved COA included a crush and run fire access drive and parking area. We are now proposing as asphalt surface for the drive aisle, fire access drive, and plan south parking area. All other sidewalks will be exposed aggregate concrete, and the sidewalk connecting to the right of way will be pavers to match the existing drive on the plan east elevation of the Main House.



D. Site Features & Plantings: Guidelines 2.2.1, 2.2.2, 2.2.3, 2.2.7, 2.2.8, & 2.2.9

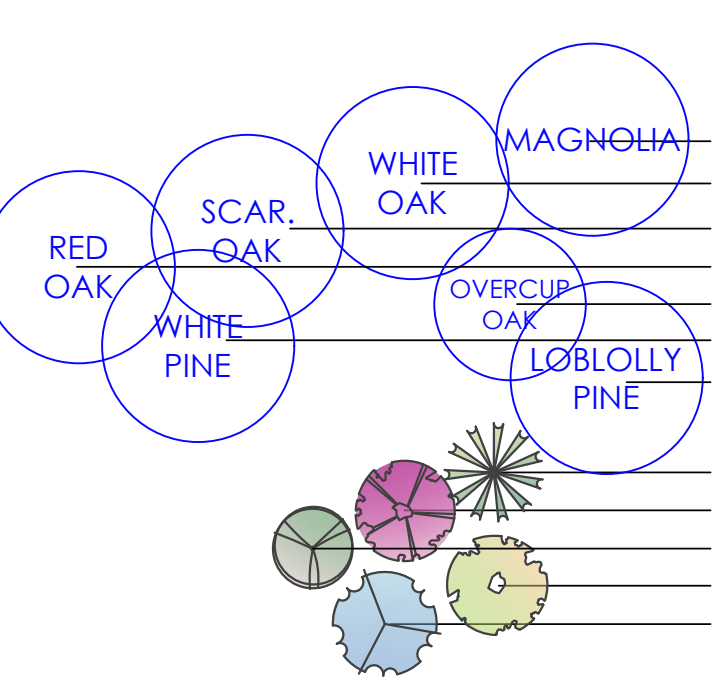
- 8) The previously approved COA indicated heritage tree replacement at the property perimeter, however we are now proposing to place replacement heritage trees closer to the new residential buildings and along the entry drive. Please see [page 4](#) of the submitted site amendment.

OF

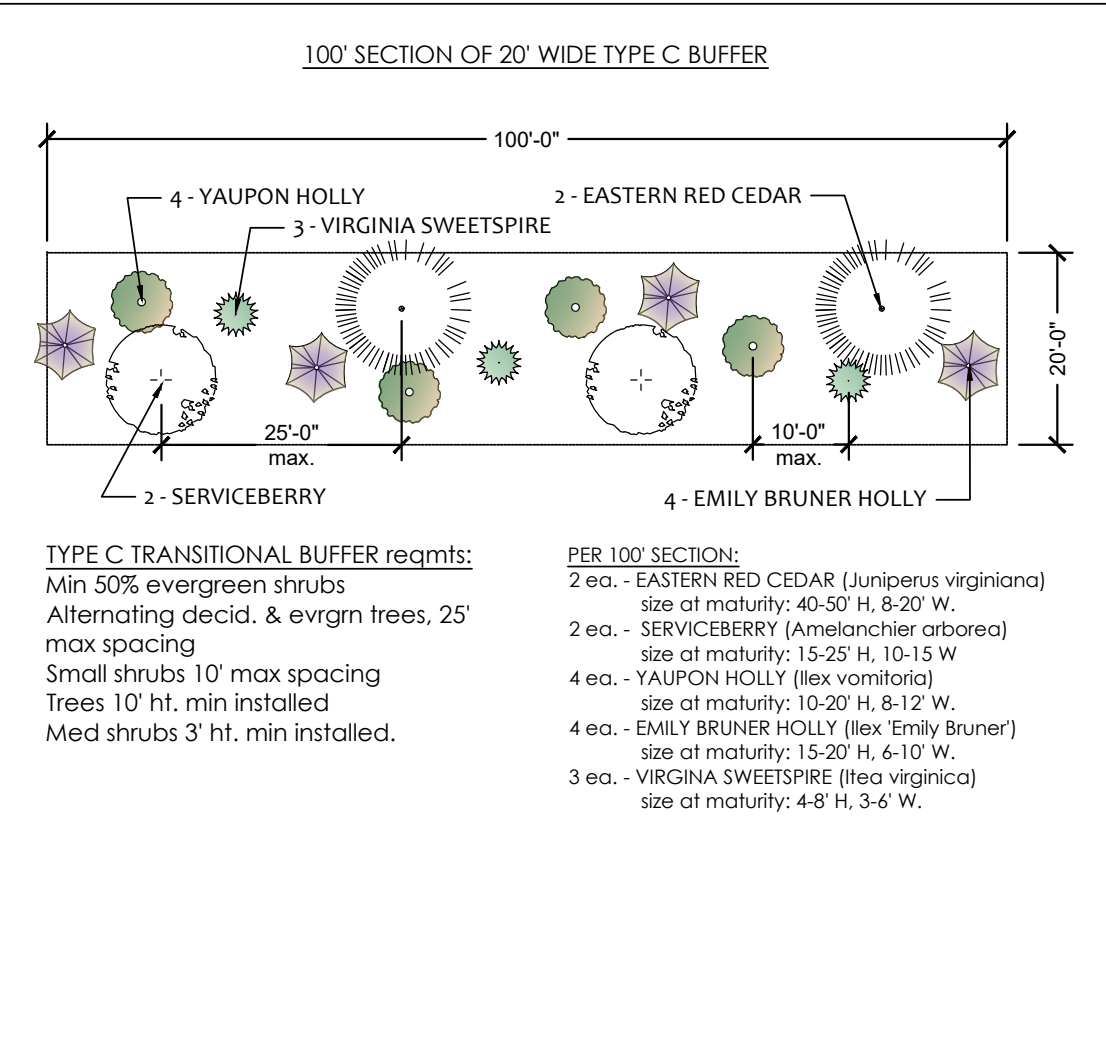
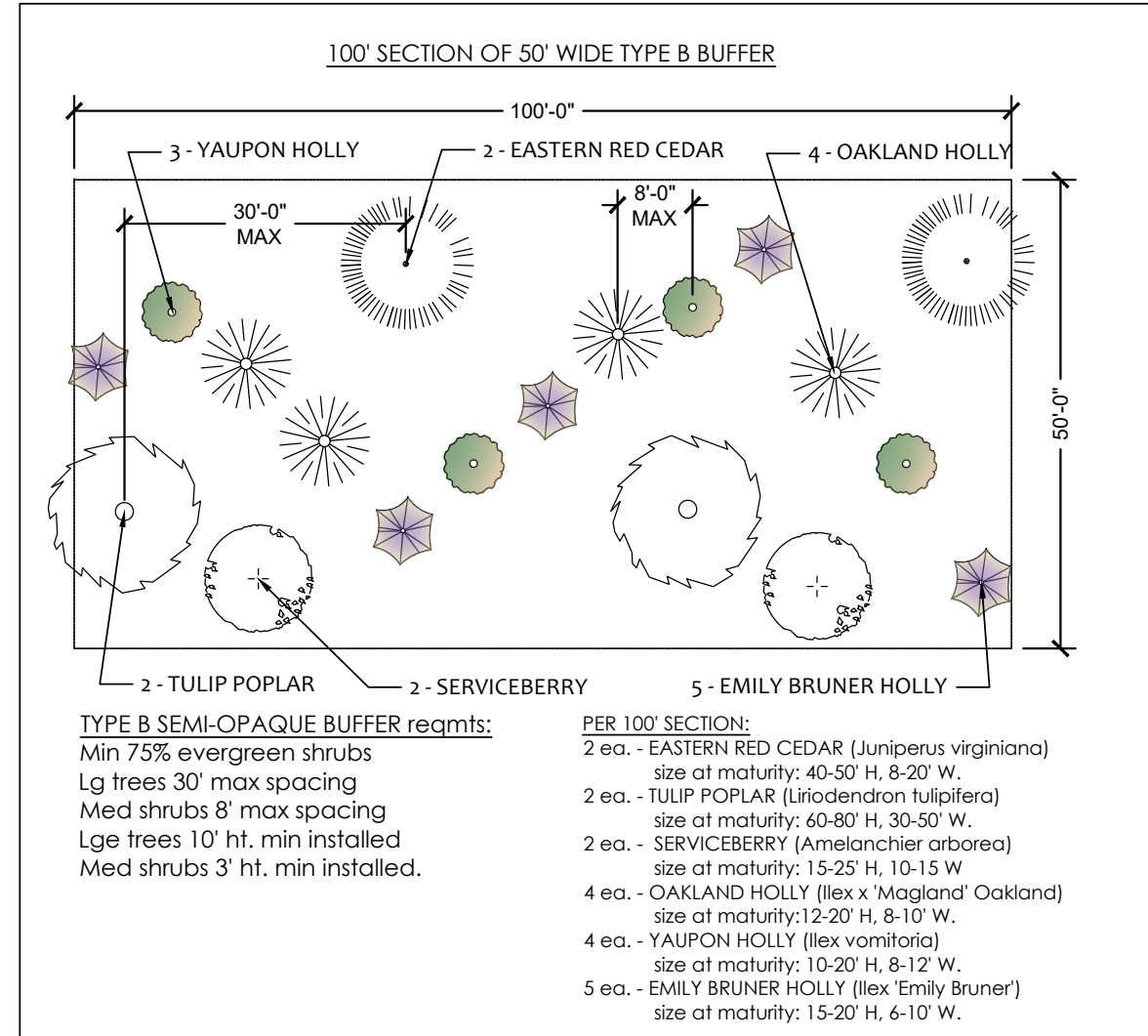
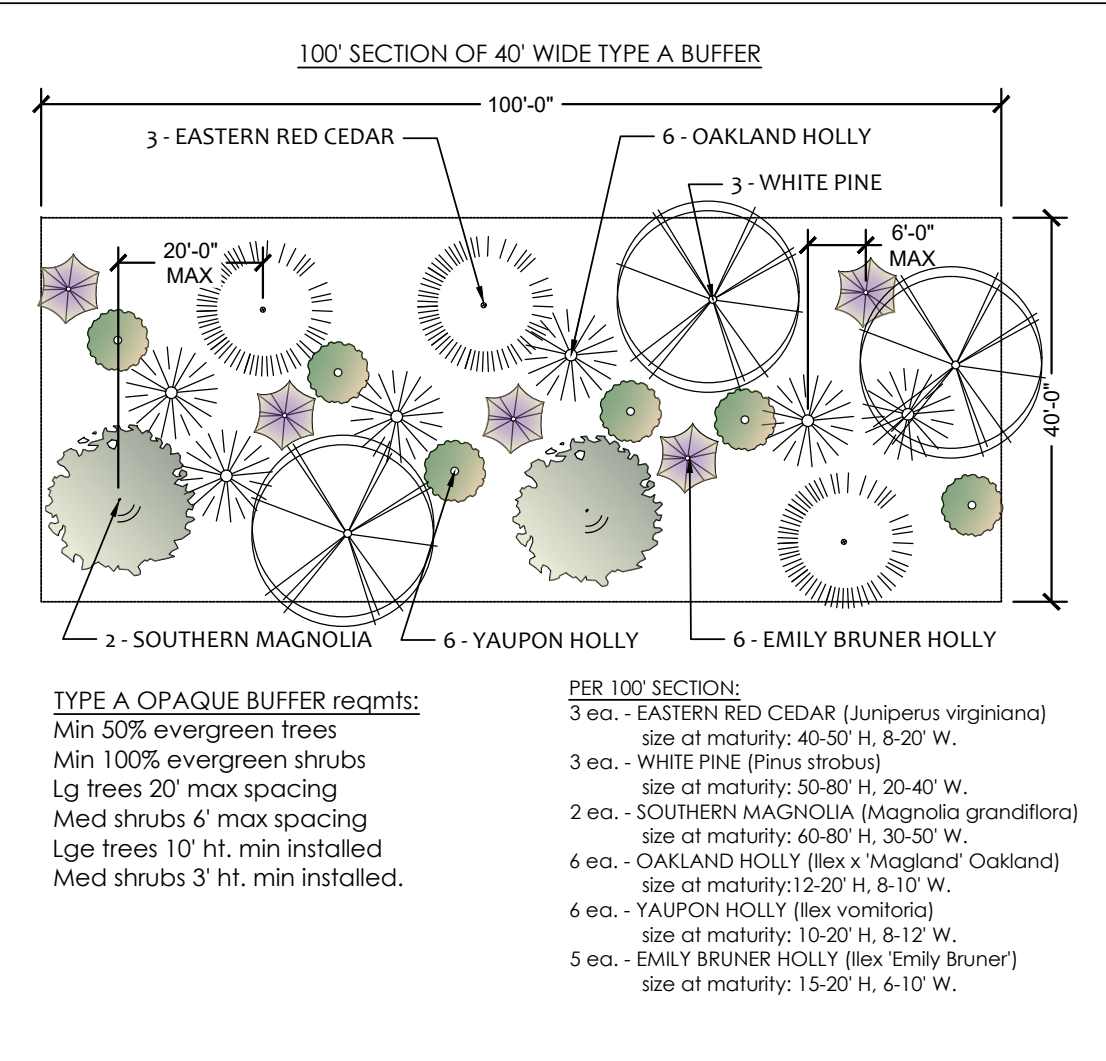
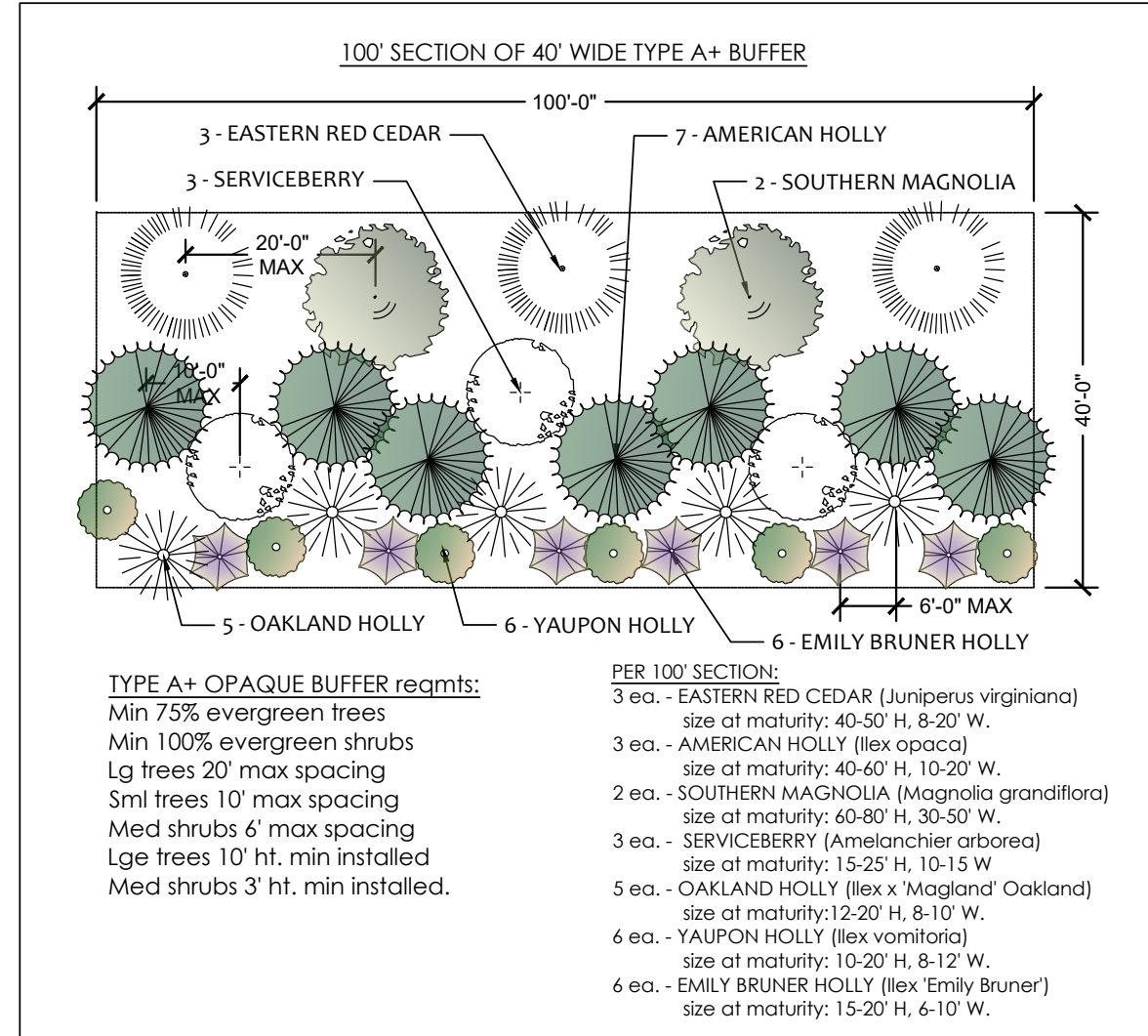


PLANT SCHEDULE

- LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - BUFFER LINE
 - EXIST. PAVEMENT EDGE
 - PROPOSED PAVEMENT EDGE
 - BLDG. INGRESS/EGRESS
 - 12' POLE LIGHT
 - TREE PROTECTION FENCE

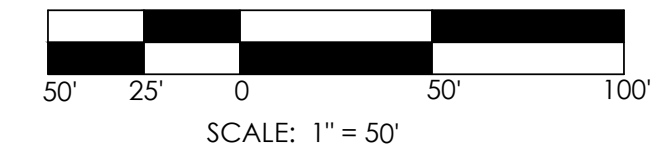


- LEGEND
- EXIST. TREE TO REMAIN
 - EXIST. SHRUBS TO BE STORED AND RETURNED TO PLANTING BED
 - EXIST. SHRUBS TO BE RETAINED AND PROTECTED

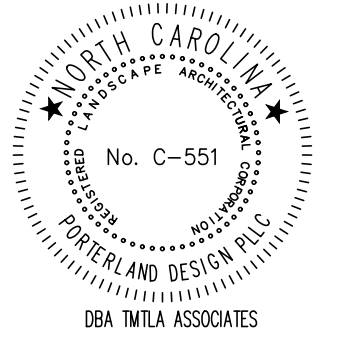


FOUNDATION SHRUB PLANTING TABLE																
FAÇADE	length in ft.	BLDG A	# SHRUBS REQ.	PROV.	BLDG B	# SHRUBS REQ.	PROV.	BLDG C	# SHRUBS REQ.	PROV.	BLDG D	# SHRUBS REQ.	PROV.	BLDG E	# SHRUBS REQ.	PROV.
WEST	68	14	14	51	10	10	104	21	21	104	21	21	35	7	7	
NORTH	47	9	9	50	10	10	41	8	8	41	8	8	46	9	9	
EAST	68	14	20	51	10	10	104	21	21	104	21	21	35	7	7	
SOUTH	47	9	9	50	10	10	41	8	8	41	8	8	46	9	9	

ROVAL BOX

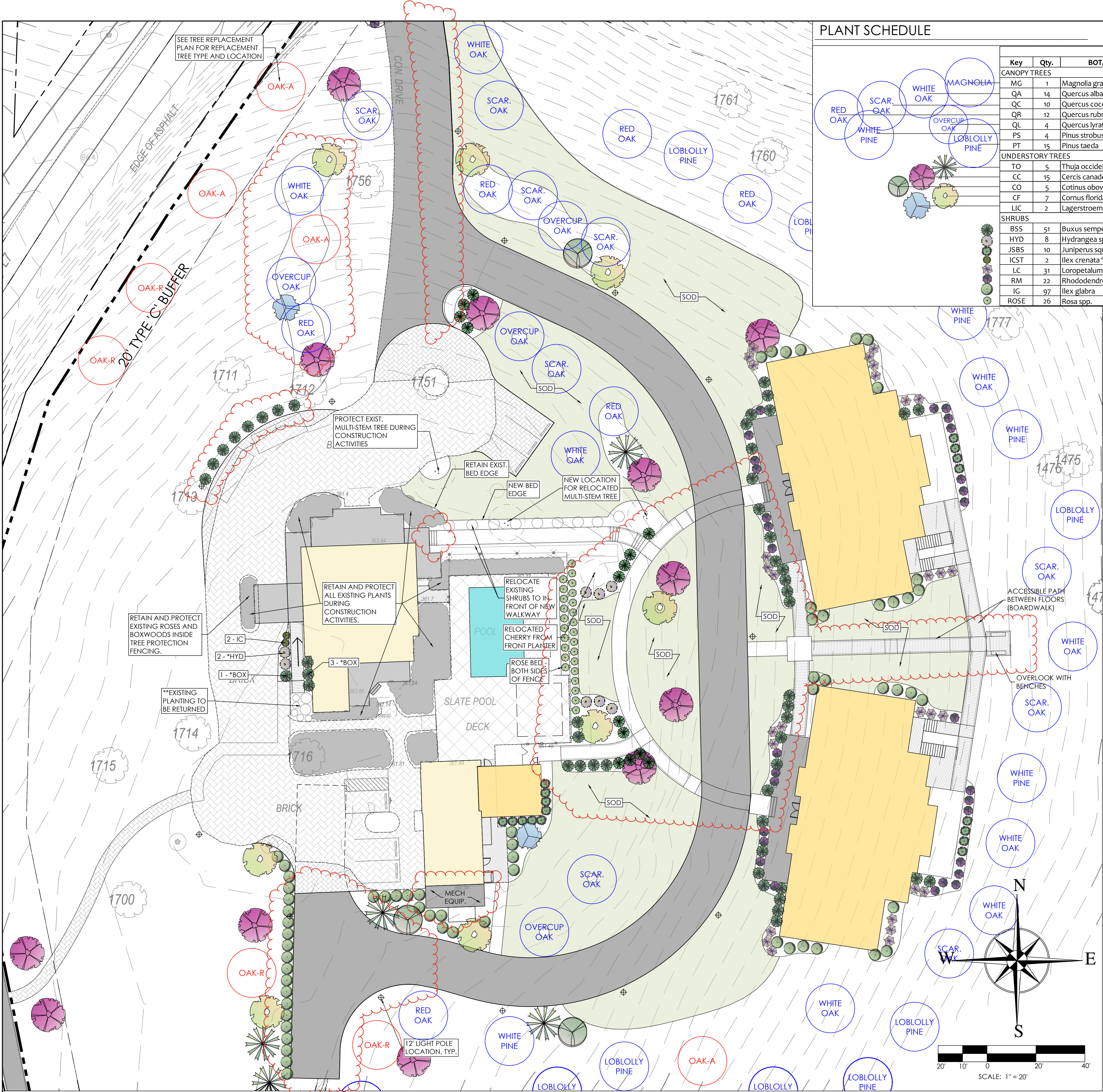


SEE SHEET LP-3 FOR LANDSCAPE NOTES AND DETAILS



NOT FOR CONSTRUCTION

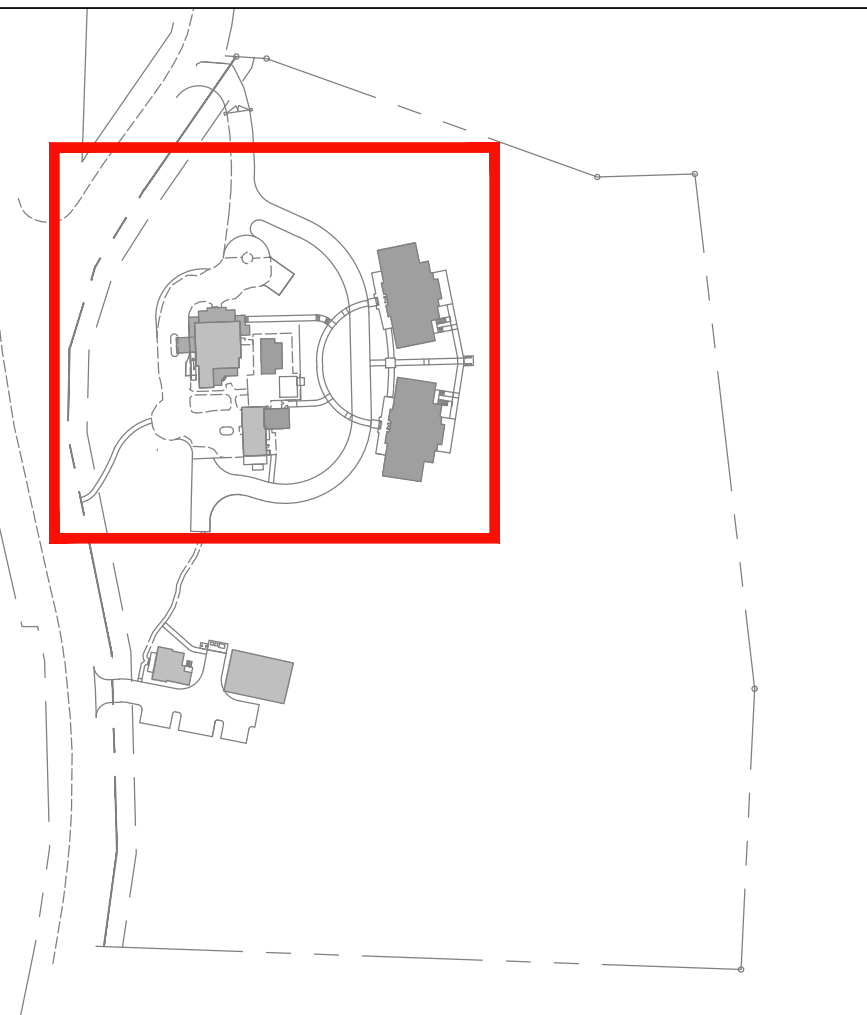
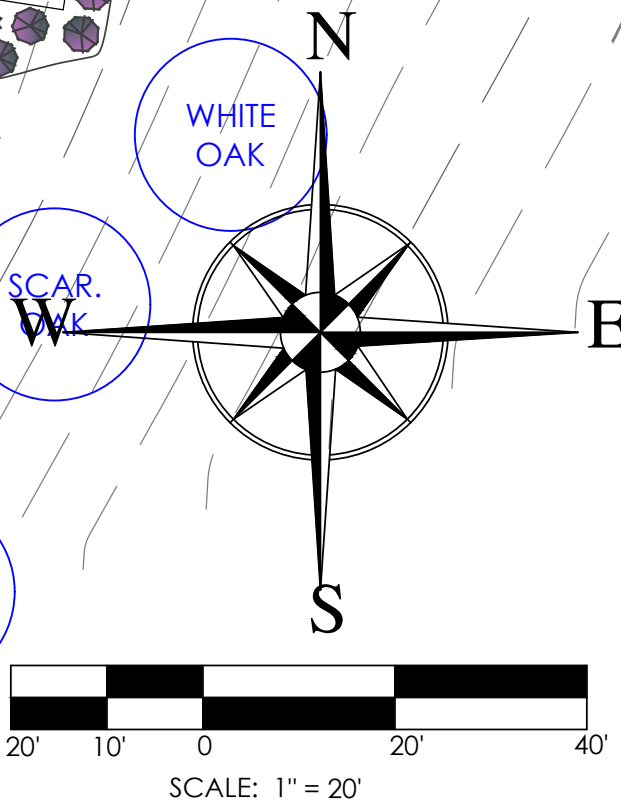
REVISIONS:
REV PER TOFV COMMENTS: 2025-09-22



PLANT SCHEDULE

PLANT LIST - OVERALL (Includes replacement trees)							
Key	Qty.	BOTANICAL NAME	COMMON NAME	SIZE at INSTALL	MATURE HT.	ROOT	COMMENTS
CANOPY TREES							
MG	1	Magnolia grandiflora	Southern Magnolia	3" cal. 10-12' HT.	60-80' HT.	B&B	Full (1 CAP replacement), Suppl
QA	14	Quercus alba	White Oak	3" cal. 10-12' HT.	80-100' HT.	B&B	Full (5 TOFV / 9 CAP)
QC	10	Quercus coccinea	Scarlet Oak	3" cal. 10-12' HT.	45-60' HT.	B&B	Full (10 CAP), Supplemental
QR	12	Quercus rubra	Red Oak	3" cal. 10-12' HT.	50-75' HT.	B&B	Full (5 TOFV / 7 CAP)
QL	4	Quercus lyrata	Overcup Oak	3" cal. 10-12' HT.	30-60' HT.	B&B	Full (4 CAP), Supplemental
PS	4	Pinus strobus	White Pine	3" cal. 10-12' HT.	50-80' HT.	B&B	Full (4 CAP), Supplemental
PT	15	Pinus taeda	Loblolly Pine	3" cal. 10-12' HT.	60-90' HT.	B&B	Full (15 CAP), Supplemental
UNDERSTORY TREES							
TO	5	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5-6' HT.	15-20' HT.	B&B	Full, Match, Supplemental
CC	15	Cercis canadensis	Eastern Redbud	8' HT.	20-30' HT.	B&B	Mult-stem, Supplemental
CO	5	Cotinus obovatus	American Smoketree	5-6' HT.	20-30' HT.	B&B	Mult-stem, Supplemental
CF	7	Cornus florida 'Cloud 9'	Flowering Dogwood	8' HT.	15-25' HT.	B&B	Mult-stem, Supplemental
LIC	2	Lagerstroemia indica 'Catawba'	Catawba Crepe Myrtle	8' HT.	10-15' HT.	B&B	Multistem specimen, full match
SHRUBS							
BSS	51	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	36" HT.	2' HT.	3 Gal. Cont.	Foundation
HYD	8	Hydrangea spp.	Multiple species	24" HT.	3' HT.	3 Gal. Cont.	Foundation, Hist. context spp
JSBS	10	Juniperus squamata 'Blue Star'	Blue Star Juniper	12" HT.	2.5' HT.	1 Gal. Cont.	Foundation
ICST	2	Ilex crenata 'Soft Touch'	Soft Touch Holly	12" HT.	3' HT.	1 Gal. Cont.	Foundation
LC	31	Loropetalum chinense	Chinese Fringe Flower	36" HT.	5' HT.	5 Gal. Cont.	Foundation
RM	22	Rhododendron maximum	Rosebay Rhododendron	36" HT.	6' HT.	5 Gal. Cont.	Foundation
IG	97	Ilex glabra	Inkberry	48" HT.	6' HT.	5 Gal. Cont.	Screening, Foundation
ROSE	26	Rosa spp.	Multiple species	36" HT.	5' HT.	5 Gal. Cont.	Match historical context

LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
---	BUFFER LINE
---	EXIST. PAVEMENT EDGE
---	PROPOSED PAVEMENT EDGE
→	BLDG. INGRESS/EGRESS
⊕	12" POLE LIGHT
---	TREE PROTECTION FENCE

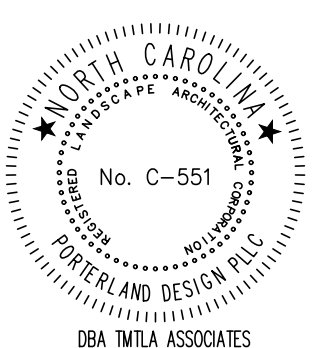


KEY PLAN

SEE SHEET LP-3 FOR LANDSCAPE NOTES AND DETAILS

APPROVAL BOX

1 LANDSCAPE PLAN ENLARGEMENT - MAIN HOUSE
LP-1 SCALE: 1"=20'



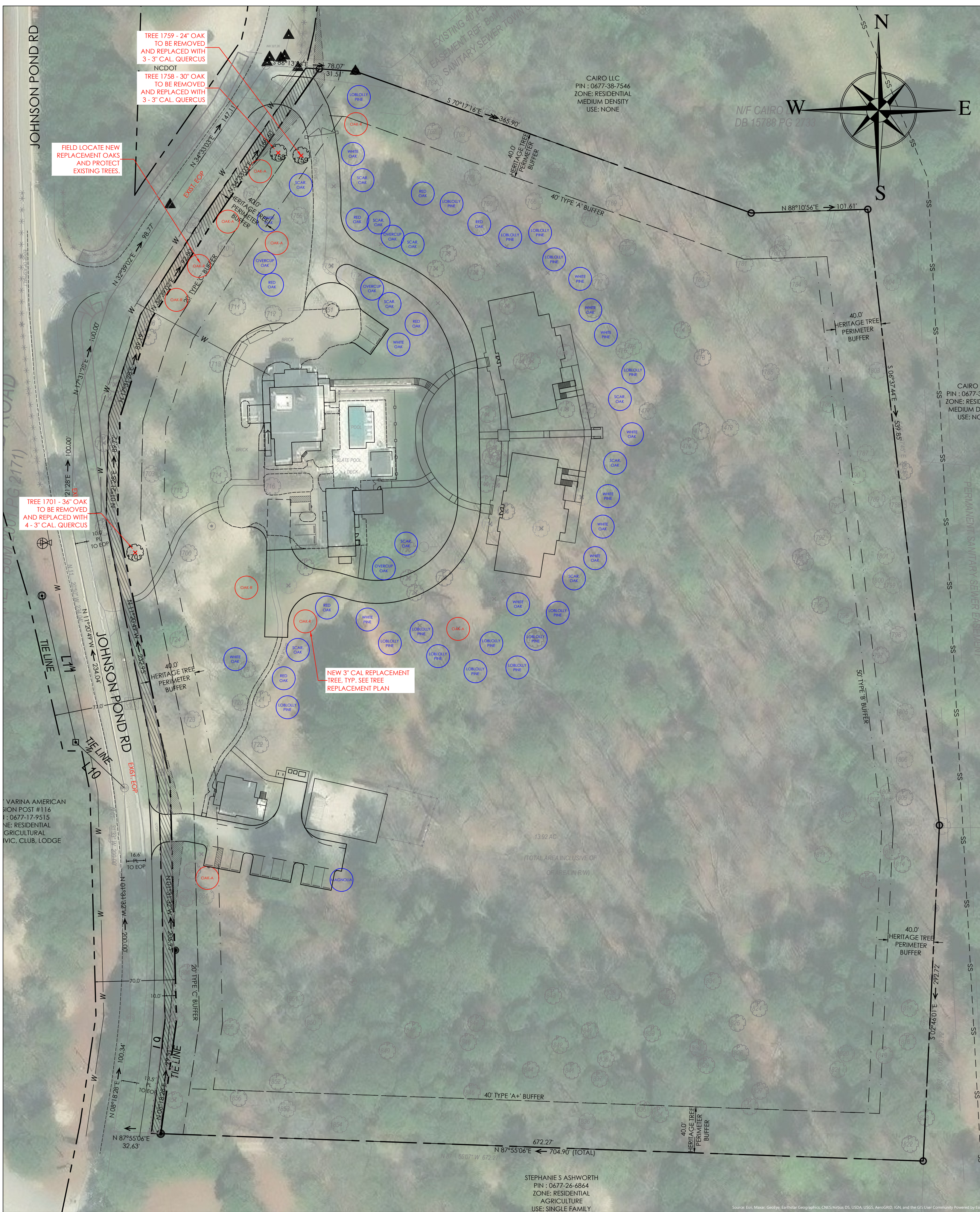
NOT FOR CONSTRUCTION

REVISIONS:
REV PER TOFV COMMENTS: 2025-09-22

LANDSCAPE PLAN
ENLARGEMENT - MAIN HOUSE
NEW WATERS RECOVERY
6321 JOHNSON POND RD,
FUGUAY VARINA, NC 27526

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
24080
DATE:
06-11-2025
SHEET
LP-1
OF

TOFV PROJECT NUMBER SP-2025-16



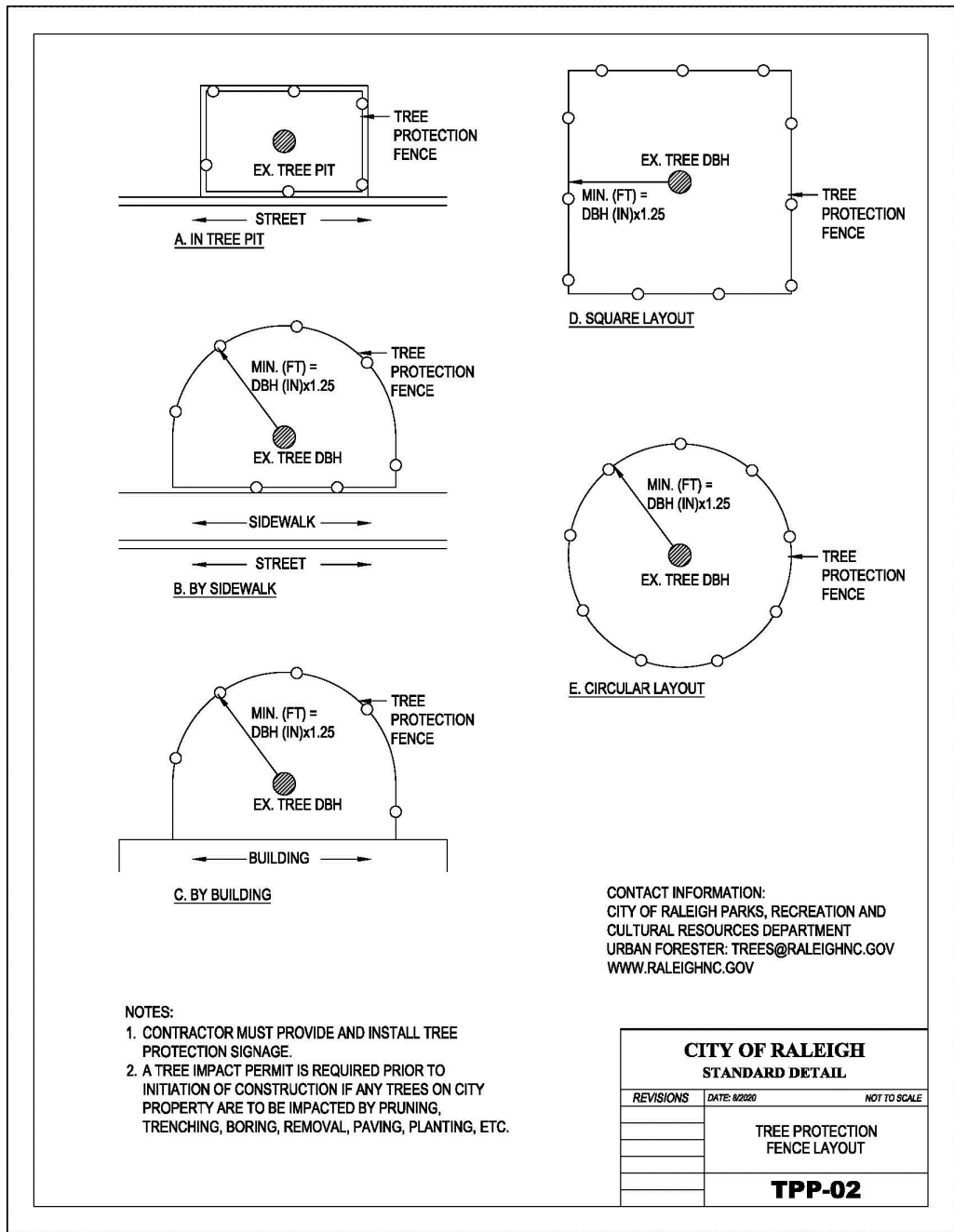
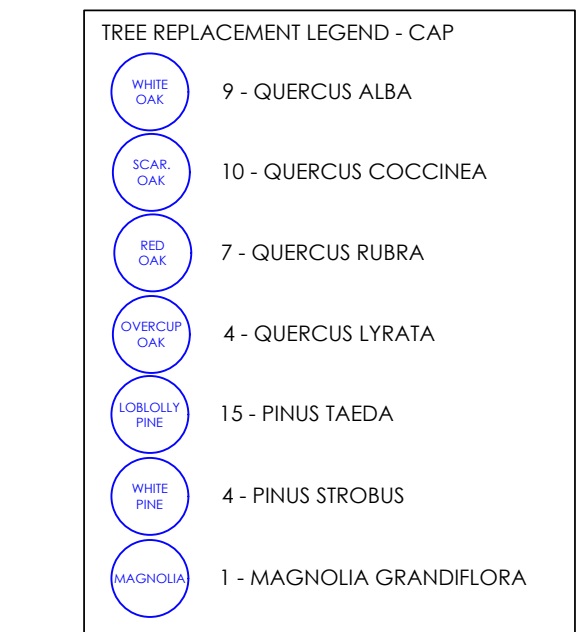
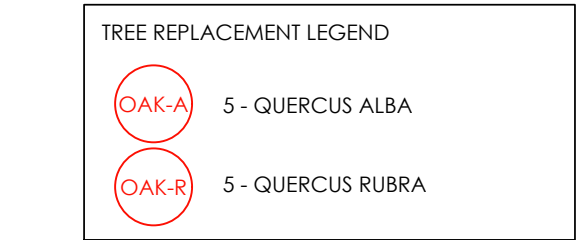
POINT	DESCRIPTOR	POINT	DESCRIPTOR	POINT	DESCRIPTOR
1700	OAK30	1756	OAK24	1812	PINE25
1701	OAK36	1757	OAK32	1813	PINE27
1702	PINE27	1758	OAK30	1814	PINE29
1703	OAK42	1759	OAK24	1815	OAK32
1704	PINE26	1760	OAK32	1816	OAK24
1705	PINE30	1761	OAK27	1817	PINE24
1706	PINE37	1762	PINE33	1818	PINE24
1707	PINE27	1763	OAK24	1819	PINE24
1708	OAK27	1764	OAK42	1820	OAK30
1709	OAK30	1765	OAK36	1821	OAK24
1710	OAK32	1766	OAK26	1822	PINE26
1711	OAK33	1767	OAK25	1823	PINE24
1712	OAK34	1768	OAK36	1824	PINE32
1713	OAK24	1769	OAK48	1825	PINE32
1714	OAK42	1770	PINE25	1826	PINE24
1715	MAGDBL24	1771	OAK29	1827	PINE38
1716	JAPMAPLE	1772	PINE24	1828	PINE24
1717	PINE30	1773	PINE28	1829	PINE33
1718	WHITEPINE24	1774	PINE24	1830	PINE30
1719	OAK30	1775	OAK31	1831	PINE29
1720	OAK29	1776	OAK29	1832	PINE27
1721	PINE24	1777	OAK39	1833	PINE30
1722	OAK37	1778	PINE28	1834	PINE30
1723	OAK50	1779	PINE25	1835	PINE30
1724	MAG48	1780	OAK29	1836	OAK30
1725	PINE34	1781	OAK33	1837	PINE30
1726	PINE28	1782	OAK39	1838	PINE24
1727	PINE25	1783	PINE30	1839	OAK40
1728	PINE26	1784	OAK27	1840	PINE25
1729	OAK35	1785	OAK44	1841	PINE25
1730	OAK24	1786	OAK30	1842	PINE27
1731	OAK26	1787	OAK24	1843	PINE37
1732	OAK24	1788	OAK26	1844	PINE26
1733	PINE36	1789	OAK28	1845	PINE26
1734	OAK26	1790	OAK30	1846	PINE24
1735	OAK36	1791	OAKDBL40	1847	PINE31
1736	PINE27	1792	OAK25	1848	PINE32
1737	OAK40	1793	PINE34	1849	OAK29
1738	OAK27	1794	OAK29	1850	OAK30
1739	PINE26	1795	PINE28	1851	OAK24
1740	PINE24	1796	OAK29	1852	OAK28
1741	PINE27	1797	PINE26	1853	OAK24
1742	PINE24	1798	OAK24	1854	OAK27
1743	PINE24	1799	OAK33	1855	PINE24
1744	PINE24	1800	OAK24	1856	PINE24
1745	OAK28	1801	OAK27	1857	PINE24
1746	PINE27	1802	PINE25	1858	PINE27
1747	PINE27	1803	OAK25	1859	PINE24
1748	PINE32	1804	OAK30	1860	PINE27
1749	OAK31	1805	OAKDBL48		
1750	OAK36	1806	OAK36	1861	OAK26
1751	OAK24	1807	OAK27	1862	MAG15
1752	OAK27	1808	OAK24	1863	MAG8CLUSTER
1753	OAK42	1809	PINE30	1864	MAG12
1754	OAK36	1810	OAK27		
1755	OAK34	1811	OAK27		
		1470	PINE27		
		1471	PINE24		
		1472	HARDWOOD24		
		1473	PINE28		
		1474	PINE29		
		1475	HARDWOOD29		
		1476	HARDWOOD35T		
		1477	HARDWOOD28		
		1478	PINE31		
		1479	PINE26		
		1480	PINE26		

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE at INSTALL	ROOT	COMMENTS
WHITE OAK	9	Quercus alba	White Oak	3" cal	B&B	
SCAR. OAK	10	Quercus coccinea	Scarlet Oak	3" cal	B&B	
RED OAK	7	Quercus rubra	Red Oak	3" cal	B&B	
OVERCUP OAK	4	Quercus lyrata	Overcup Oak	3" cal	B&B	
LOBLOLLY	15	Pinus taeda	Loblolly Pine	3" cal	B&B	
WHITE PINE	4	Pinus strobus	White Pine	3" cal	B&B	
MAGNOLIA	1	Magnolia grandiflora	Southern Magnolia	3" cal	B&B	

HERITAGE TREE BEING RETAINED
HERITAGE TREE BEING REMOVED
REPLACEMENT HERITAGE TREE

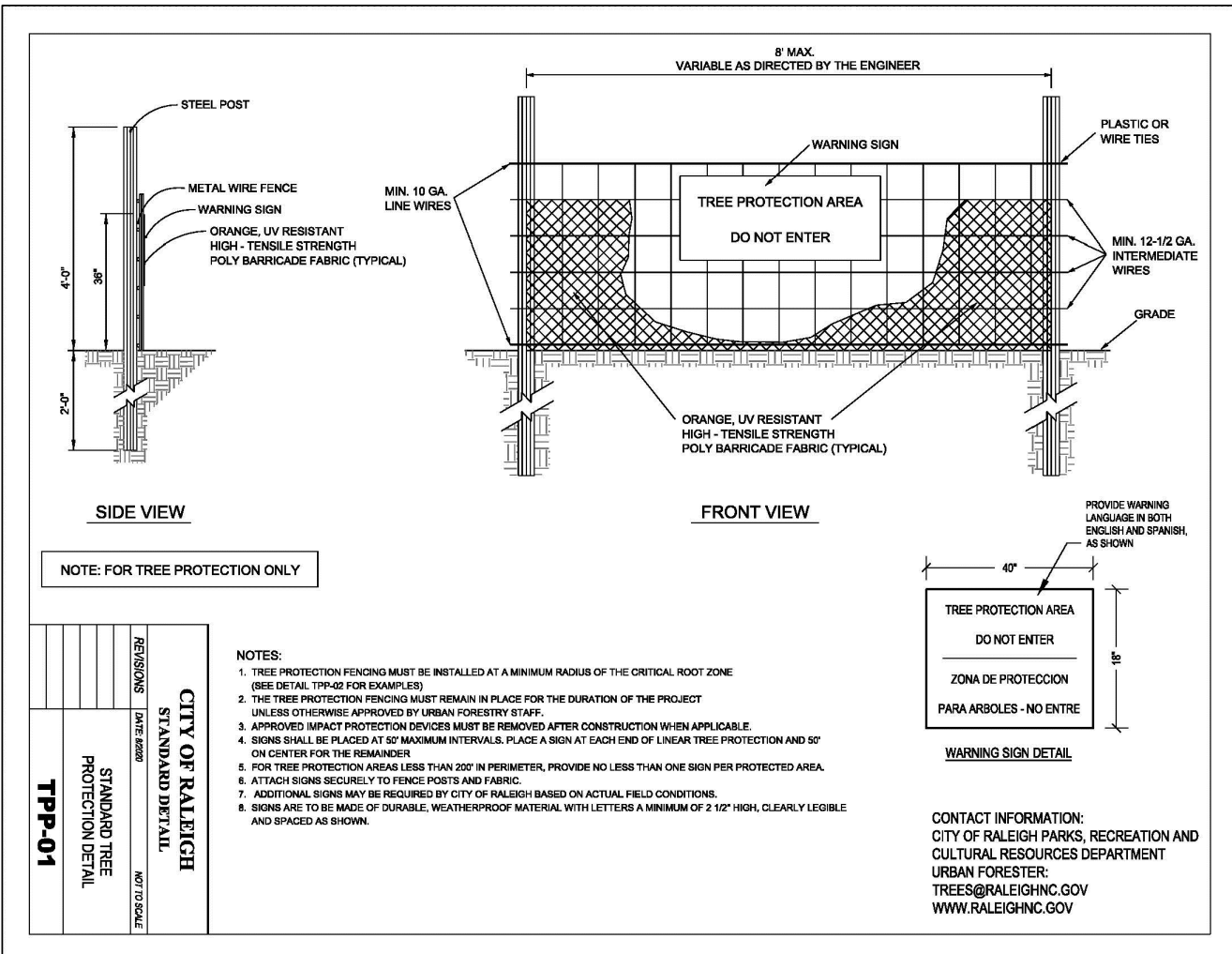
53
50 - CAP
10 - TOFV

TREE REPLACEMENT LEGEND



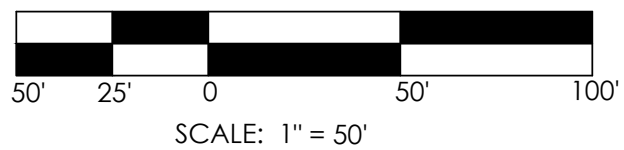
3 TREE PROTECTION FENCE L-3 NTS

APPROVAL BOX



2 TREE PROTECTION FENCE L-3 NTS

1 TREE REPLACEMENT PLAN LP-3 SCALE: 1"=50'



TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

Curry

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new city design group

NOT FOR CONSTRUCTION

REVISIONS:
REV PER TOFV COMMENTS: 2025-09-22

WCHPC -
TREE REPLACEMENT PLAN
NEW WATERS RECOVERY

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