

DRAFT AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, August 11, 2026 – 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 August 11, 2026 Agenda**
- III. Approval of June 8, 2026 Minutes**
- IV. Election of Officers**
 - A. Chair – Jeff Hastings
 - B. Vice-Chair – Ed Morris
- V. Public Hearing for a Certificate of Appropriateness (CA-03-26)**

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 a Certificate of Appropriateness for drive aisle modifications, ADA ramp, and exterior egress staircase on Main House. This CA revokes CA-01-25.
- VI. Staff Report**
 - A. FY 2026 Annual Report
 - B. FY 2026 Preservation Fund Wrap-Up
 - C. Minor Work COA Approvals
 - 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, August 11, 2026 – 3:00 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order**
- II. Approval of August 11, 2026 Agenda**
- III. Staff Report**
 - A. Preservation Fund FY 2026 Wrap-Up
 - B. Other
- IV. Other Business**
- V. Chair's Report**
- VI. Adjourn**

DRAFT MINUTES

**Wake County Historic Preservation Commission
Tuesday, June 9, 2026 – 3:45 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. Suzanne Prince, Ms. Peggy Beach, Mr. Dan Turner, Mr. Nathan Guerin, Ms. Karen Padgett, Ms. Judy Bass, Mr. Tom Carrigan, Mr. John McDougal

Members Absent (2): Mr. Brendan Feters, Ms. Stephanie Ashworth

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

Mr. Hastings called the meeting to order at 3:32pm

2. Approval of June 9, 2026 Agenda

Approved as submitted.

3. Approval of April 14, 2026 Minutes

Approved as submitted.

4. Public Hearing to Consider Adoption of the Updated Wake County Principles and Standards

Mr. Hastings opened the public hearing to consider adoption of the updated Wake County Principles and Standards. He explained that, unlike a quasi-judicial landmark designation hearing, the adoption constituted a public policy matter and therefore no witnesses were required to be sworn. He further noted that the hearing had been properly advertised and the draft document had been made available for public review. Although staff had received inquiries from members of the public following publication of the draft, no members of the public were present to offer comments.

Mr. Bradham presented the final draft of the updated Wake County Principles and Standards, noting that the project represented the first comprehensive revision of the document since 2012 and had been underway since July 2025. He explained that the revision follows recommendations from the State Historic Preservation Office to review design guidelines approximately every ten years and reflects extensive collaboration among commission members, staff, consultants, and the public.

Mr. Roth explained that while the commission's preservation philosophy has not changed, the revised document significantly expands educational content and provides clearer guidance for landmark owners, commissioners, and staff. The document now includes information on local landmarks, National Register properties, preservation easements, financial incentives, resiliency, preservation terminology, and technical guidance before introducing the design standards themselves. The revised digital format also incorporates a hyperlinked table of contents and internal navigation to function as a living online resource that can be updated as needed.

Mr. Bradham reviewed several significant additions incorporated into the updated document, including expanded discussion of the Seven Aspects of Historic Integrity, reversibility, alternative materials, disaster preparedness and resiliency, solar panels, awnings, shutters, porches, outbuildings, driveways, and other site features that previously received limited guidance. He also emphasized the strengthened preservation hierarchy throughout the standards, reinforcing the commission's long-standing philosophy of preserving, maintaining, repairing, and replacing historic materials only when deterioration is beyond repair. Staff provided its recommendation that the commission adopt the new Wake County Principles and Standards.

QUERY: Mr. McDougal asked whether the standards identify specific alternative materials that may be approved. Mr. Bradham responded that the document intentionally avoids listing individual products because new materials continually enter the marketplace. Instead, the standards establish performance expectations requiring applicants to demonstrate that proposed alternative materials are visually compatible with the historic resource and appropriate for the specific application. Mr. Hastings agreed that maintaining flexibility while preserving the commission's authority to evaluate applications on a case-by-case basis was preferable to identifying specific proprietary products within the standards.

QUERY: Mr. Morris inquired about replacement pictures in the document. Mr. Bradham explained that nearly every photograph throughout the document had been updated or replaced with higher-quality images of Wake County landmarks and that the revised digital format includes hyperlinks and internal navigation features to improve accessibility for property owners, commissioners, and staff.

N.B. Mr. Hastings commented that the digital format represents a significant improvement over the previous document and will allow future updates to be incorporated more efficiently without requiring another comprehensive rewrite.

N.B. Mr. Turner noted that the architectural style information, expanded educational resources, and technical guidance make the document substantially more useful for both experienced commissioners and new landmark owners who may have little familiarity with historic preservation. Mr. Bradham further explained that the revised Principles and Standards are intended to serve as the commission's primary preservation guidance document for many years while remaining flexible enough to accommodate future revisions as preservation practices evolve.

Commission members expressed appreciation to commission staff, consultants, and Wake County staff for the extensive effort devoted to the project over the past year. Members agreed that the revised document significantly improves clarity, organization, educational content, and usability while preserving the commission's long-standing preservation philosophy.

Hearing no public comments, Mr. Hastings closed the public hearing. Ms. Beach moved to adopt the revised Wake County Principles and Standards. Following a second by Mr. Turner and with no further discussion, the motion passed unanimously.

Following adoption, Mr. Turner mentioned the possibility of submitting the revised Principles and Standards for professional recognition, noting that the commission's previous preservation planning efforts had received statewide awards. Mr. Hastings thanked staff, consultants, and commissioners for their commitment throughout the

nearly year-long revision process and congratulated everyone on the unanimous adoption of the revised document.

5. Outreach Committee Report

Ms. Padgett reported that the Outreach Committee met prior to the regular commission meeting to review the recent Preservation Celebration held at Good Hope Baptist Church. She stated that committee members agreed the event was one of the commission's most successful Preservation Celebrations to date. Discussion highlighted the outstanding partnership with Good Hope Baptist Church, the strong attendance by elected officials and community members, and the exceptional support provided by church leadership and volunteers throughout the planning and execution of the event.

N.B. Mr. Turner commented that the church had been an outstanding partner throughout the planning process and expressed appreciation for the hospitality extended to the commission and attendees. He noted that the event generated excellent participation and community support.

N.B. Mr. Hastings agreed, noting that the Preservation Celebration was a tremendous success and complimented everyone involved in organizing the event.

6. Designation Committee Report

Mr. Turner reported on the committee's review of ongoing landmark and roadside marker projects and preservation fund priorities for the current fiscal year.

Discussion included the following items:

- **Preservation Fund Priorities:** The committee recommended postponing manufacture of the Rand's Mill roadside marker until the next fiscal year while proceeding with manufacture of the Lake Myra marker during the current fiscal year.
- **Rand's Mill Roadside Marker:** Mr. Turner reported that the historical research and marker text have been completed, representing approximately \$1,500 already invested in the project. Discussions with the Town of Garner regarding participation in the project remain ongoing.
- **Lake Myra Roadside Marker:** The committee recommended utilizing the remaining preservation funds to manufacture the Lake Myra roadside marker during the current fiscal year. Staff prepared the marker text in-house, allowing the project to proceed without additional research costs.
- **Committee Recommendation:** The committee recommended advancing the Lake Myra marker while deferring manufacture of the Rand's Mill marker until next fiscal year. The commission unanimously approved the committee's recommendation.

Mr. Turner expressed his appreciation for the work of Mr. Roth, Mr. Bradham, and Ms. Nolan, recognizing the extensive research, coordination, and project management required to administer the commission's growing preservation program. He stated that staff continually balance numerous preservation projects while providing the commission with thorough research and recommendations.

7. Staff Report

- A. Preservation Celebration – May 3, 2026 – Good Hope Baptist Church, Shotwell: Mr. Roth reviewed photographs from the recent Preservation Celebration and reported that the event was exceptionally successful, citing strong attendance, outstanding support from Good Hope Baptist Church, and participation by numerous elected officials, community leaders, and preservation partners. He noted that the roadside

marker unveiling was well received and that the church congregation played an integral role in planning and hosting the event.

Mr. Roth shared additional observations regarding the event, highlighting the positive media coverage generated by ABC11, the extensive coordination with the Wake County Sheriff's Office, and the significant security measures provided throughout the event, including traffic control, plainclothes officers, additional deputies, and aerial drone support. He also praised the hospitality of the church congregation and noted that the fellowship hall, kitchen facilities, and volunteer support greatly contributed to the success of the celebration.

N.B. Mr. Turner commented that the unveiling of the roadside marker generated an emotional response from members of the congregation and that the church was extremely pleased with both the appearance of the marker and the recognition of its history.

N.B. Mr. Hastings agreed that the Preservation Celebration was among the commission's finest events and commended staff, commissioners, volunteers, and church members for their efforts in making the event successful.

- B. Preservation Month Proclamation: Mr. Roth reported that, following coordination with county staff, the final Preservation Month Proclamation read during the Preservation Celebration accurately reflected the commission's requested language. He noted that the signed proclamation has been added to the commission's collection of Preservation Month proclamations.
- C. Landmark/Roadside Marker Projects: Mr. Roth reported that, following the commission's earlier action, staff will proceed with manufacture of the Lake Myra roadside marker during the current fiscal year while continuing to coordinate with the Town of Garner regarding the Rand's Mill marker for next fiscal year. Mr. Roth explained that the Rand's Mill historical research has already been completed and that the Lake Myra marker text was prepared in-house, allowing available preservation funds to be directed toward fabrication of the marker. He also noted that staff will continue refining the final marker text, verifying historical references, and making minor grammatical edits prior to production.
- D. CLG Training – May 15 – Durham City Hall: Mr. Roth reported that several commissioners attended the Certified Local Government training held in Durham on May 15.

N.B. Ms. Bass commented that the architectural style presentation was especially valuable from a layperson's perspective, providing a clearer understanding of architectural terminology and helping commissioners better distinguish between common architectural styles.

N.B. Mr. Turner agreed, noting that the training reinforced many of the concepts incorporated into the newly adopted Wake County Principles and Standards.

N.B. Mr. Hastings thanked staff for coordinating attendance and transportation and noted that continued participation in CLG training benefits both new and experienced commissioners.
- E. CLG Training: Mr. Roth reminded commissioners that staff reports and meeting packets will continue to be distributed in advance of commission meetings and emphasized the importance of meeting established deadlines for agenda materials. He noted that if completed staff reports are not finalized by the publication deadline, agenda items may need to be deferred to a subsequent meeting to allow commissioners adequate opportunity for review.

8. Old Business: None.

9. New Business

A. Approve Roadside Markers Text

1. Panther Branch Rosenwald School

Mr. Bradham presented the final draft of the Panther Branch Rosenwald School roadside marker text. He reported that the marker had been reviewed by representatives of Juniper Level Baptist Church, who expressed their support for the proposed wording and requested no substantive changes.

N.B. Mr. Turner noted that the marker accurately reflects the significance of the Rosenwald School and church while remaining within the required word limit. **With the recommendation of the committee constituting a motion and a second, the commission voted unanimously to approve the Panther Branch Rosenwald School roadside marker text, authorizing staff to make minor grammatical and formatting revisions prior to production.**

2. Rand's Mill

Mr. Bradham presented the proposed Rand's Mill roadside marker text and reported that it had been condensed from the original landmark designation report to meet the roadside marker format.

QUERY: Mr. Guerin questioned whether "Doctors" should be used as a plural possessive within the marker text. Staff confirmed that the historic name was, in fact, Doctors without the plural possessive.

QUERY: Mr. Turner requested additional information regarding the Debnam & Valentine Construction Company referenced in the marker text. Mr. Roth explained that the company was a prominent early twentieth-century construction firm based in Holly Springs and was best known for constructing numerous Rosenwald schools for the Wake County School Board.

With the recommendation of the committee constituting a motion and a second, the commission voted unanimously to approve the Panther Branch Rosenwald School roadside marker text, authorizing staff to make minor grammatical and formatting revisions prior to production.

3. Lake Myra

Mr. Bradham presented the Lake Myra roadside marker text and reviewed several minor grammatical recommendations identified during staff review, including punctuation, possessive usage, and comma placement. Discussion centered on improving readability while maintaining historical accuracy and consistency with previously approved roadside markers.

With the recommendation of the committee constituting a motion and a second, the commission voted unanimously to approve the Panther Branch Rosenwald School roadside marker text, authorizing staff to make minor grammatical and formatting revisions prior to production. Mr. Roth noted that the Lake Myra marker will be fabricated during the current fiscal year, while production of the Rand's Mill marker will occur during the next fiscal year.

10. Other Business: None.

11. Chair's Report: Mr. Hastings congratulated staff and commissioners on the unanimous adoption of the updated Wake County Principles and Standards, noting that the revision represents one of the commission's most significant accomplishments in recent years. He expressed appreciation for the extensive work completed by staff, consultants, and commissioners throughout the nearly year-long revision process. Mr.

Hastings also commended the success of the Preservation Celebration at Good Hope Baptist Church and thanked commissioners for their continued participation in commission activities, outreach efforts, and Certified Local Government training opportunities.

12. Adjourned: Hearing no objection, the meeting was adjourned at 4:20pm.

Jeremy Bradham
Secretary

Wake County Historic Preservation Program Annual Report July 2025 – June 2026

Historic Preservation Fund

Utley-Horton Farm Landmark Report	\$3,500
Panther Branch Rosenwald School Roadside Marker	\$3,730
Lake Myra Roadside Marker	\$3,730
Landmark Plaque – American Legion	\$504
Rand Mill Roadside Marker Text	\$1,500
TOTAL	*\$12,964

***Paid with other County funds**

Certificates of Appropriateness

Processed eight (8) COA applications from July 2025 to June 2026:

- CA-08-25: Ballentine-Spence House, Fuquay-Varina – construction of an in-ground swimming pool and hot tub, new fence, plantings, and a new stone patio, Major Work, approved
- CA-09-25: Ballentine-Spence House, Fuquay-Varina – installation of a privacy fence in rear yard, Minor Work, approved
- CA-10-25: Dr. Wiley S. Cozart House, Fuquay-Varina – privacy fence extension, Minor Work, approved
- CA-11-25: J. Beale Johnson House, Fuquay-Varina – landscape and site improvement changes from previously-approved COA, Major Work, approved
- CA-12-25: John B. and Nancy Strain House, Fuquay-Varina – construction of a new secondary detached garage building and installation of a tar and chip driveway, Major Work, approved
- CA-13-25: Fuquay-Varina Woman's Club – installation of half round gutters and downspouts, Minor Work, approved
- CA-01-26: Thompson-Utley-Fletcher-Tunstall House, Apex – minor changes and adjustments from previously approved items, Minor Work, approved
- CA-02-26: Harward House, Apex – installation of pea gravel parking space and landscape improvements, Minor Work, approved

WCHPC Strategic Plan

- Reviewed WCHPC Strategic Plan 2017-2027 and assessed goals and accomplishments and updated accordingly

WCHPC Program notes

- July: No meeting; Wendell Board of Commissioners approved designation of the American Legion Cedric Harris Post 148 as a Wake County Historic Landmark
- August: Elections for Chair and Vice-Chair for FY 2025–2026; public hearing for a Certificate of Appropriateness for the Ballentine-Spence House in Fuquay-Varina; consultants introduced the timeline and framework for the comprehensive update to the Wake County Principles and Standards; Public engagement meeting held for the update to the Wake County Principles and Standards at the Panther Branch Rosenwald School.
- September: No meeting
- October: Public hearing for a Certificate of Appropriateness for the J. Beale Johnson House in Fuquay-Varina; through the public hearing process, the commission worked with the applicant to refine the proposal to better protect the historic character of the landmark while accommodating the project's accessibility goals.
- November: Public hearing for a Certificate of Appropriateness for the John B. and Nancy Strain House in Fuquay-Varina; the commission conducted an extensive workshop with consultants from Loggia, LLC on the draft Wake County Principles and Standards, reviewing organization, preservation philosophy, educational content, and design standards prior to final revisions.
- December: No meeting
- January: No meeting
- February: Comprehensive review of the draft Wake County Principles and Standards, evaluating revisions throughout the document and refining preservation standards prior to adoption; consultants and staff also hosted a public virtual engagement meeting to present the draft document and receive comments from the public.
- March: Planning continued for the annual Wake County Preservation Celebration at Good Hope Baptist Church; the commission approved Preservation Fund expenditures for the Utleigh-Horton Farm landmark report, the Rand Mill roadside marker, and the Panther Branch Rosenwald School roadside marker; staff reported on the successful public virtual engagement meeting for the draft Wake County Principles and Standards and outlined the remaining schedule leading to its adoption.
- April: Final planning continued for the Wake County Preservation Celebration; the commission discussed funding partnerships and coordination with local municipalities for the Rand Mill and Panther Branch Rosenwald School roadside marker projects, explored opportunities to expand local historical marker programs, and scheduled the public hearing for adoption of the updated Wake County Principles and Standards.
- May: No meeting; The Wake County Preservation Celebration was held on May 3 at Good Hope Baptist Church in conjunction with National

- Preservation Month, recognizing newly designated Historic Landmarks, unveiling the Good Hope Baptist Church roadside marker, and celebrating preservation accomplishments throughout Wake County
- June: Public hearing held to consider adoption of the updated Wake County Principles and Standards, representing the first comprehensive revision since 2012; following nearly a year of work by commission members, staff, consultants, Wake County staff, and public input, the commission unanimously adopted the revised document; the commission also celebrated another successful Wake County Preservation Celebration and recognized Preservation Month activities.

Other Projects/Properties

- **Apex**
 - Thompson-Utley-Fletcher-Tunstall House
 - Mills House
 - Goodwin House
 - Utley-Horton Farm
 - Hunter-Prince House
 - J.B. Mills House
 - Friendship Rosenwald School
 - Sellars Building
 - Hinton & Son Hardware
 - Harward House
 - H. T. Lawrence Farm
 - Apex Union Depot
 - Baucom-Olive House
 - Welch-Hearn House
- **Cary**
 - Guess-White-Ogle House
 - G. H. Baucom House
 - C. F. Ferrell House
 - Lewis-Lynch House
 - Mills House
 - Bartley Yates Farm
 - Carpenter Historic District
 - Bill Sears House
 - Mallie & Cora Butts Farm
- **Fuquay-Varina**
 - John and Nancy Strain House
 - J. Beale Johnson House
 - Zeb & Lorena Atkinson House
 - Ballentine-Spence House
- **Holly Springs**
 - Norris-Holland-Hare House
 - Wheeler-Shaw House
 - Holland House

- **Morrisville**
 - Williamson Page House
 - Weston-Edwards House
- **Raleigh**
 - Plummer T. Hall House
 - Willis Graves House
 - Dortch-Andrews House
- **Wake County**
 - Wayland Poole House
 - Good Hope Baptist Church
 - Hartsfield-Perry Farm
- **Wake Forest**
 - Purefoy-Dunn Plantation
- **Wendell**
 - Hood-Anderson Farm
 - Lake Myra Complex
 - American Legion Cedric Harris Post 148
- **Zebulon**
 - Wakelon School

School Reviews

- No school reviews requested this reporting period

Subdivision/Special Use Permit/Variance Reviews

- Reviewed thirty (30) Subdivision/Special Use Permit/Variance applications as part of TRC process

Housing Reviews for Wake County

- Reviewed nine (9) Housing Reviews for the CDBG, Elderly and Disabled Repairs Program, and HOPWA

Cell Tower Reviews

- Reviewed eight (8) cell towers for effects on historic resources: EBI Consulting (3), Terracon, Inc. (5)

Cemetery Reviews/Consultations

- Hood-Anderson Family Cemetery
- Old Good Hope Baptist Church Cemetery

Education

- Two Staff (Mr. Roth and Mr. Bradham) attended Staff Liaison Workshop hosted by SHPO on November 13, 2025

- Five (5) commission members (Mr. Morris, Mr. Turner, Ms. Prince, Ms. Padgett, and Ms. Beach) and three staff (Mr. Bradham, Mr. Roth, and Mr. Nishwala) attended CLG Training in Durham hosted by the SHPO on May 15, 2026

Maintain Relationships with Mayors, etc.

- Sent letters to all Wake County Mayors in the service area as well as historical and preservation groups and academics regarding upcoming WCHPC vacancies (December)

Monitor on a rotating basis all existing Landmarks

- Alpheus Jones House
- Oaky Grove
- Carl G. and Nellie O. Goodwin House
- Leslie-Alford Mims House, Holly Springs
- Maynard-Pearson House, Apex
- Thompson-Utley-Fletcher-Tunstall House, Apex
- Wakefield Barn, Wake Forest vicinity
- Fuquay Springs Teacherage
- Harward House, Apex
- Sellars Building, Apex
- Harward-Bagley House, Apex
- Jesse Penny House, Raleigh
- Upchurch-Williams House, Apex
- Apex Union Depot, Apex
- Banks House, Garner
- Alsey Thomas Olive House, Apex
- Norris-Holland-Hare House, Holly Springs
- Samuel Bartley Holleman House, New Hill
- J. Beale Johnson House, Fuquay-Varina
- Wayland E. Poole House, Garner vicinity
- Seagroves Farm, Apex
- Zeb and Lorena Atkinson House, Fuquay-Varina
- Lake Myra Complex, Wendell
- Panther Branch Rosenwald School, Garner vicinity
- Lewis-Mitchell House, Fuquay-Varina
- Baucom-Olive House, Apex
- Davis-Adcock Store, Fuquay-Varina
- Yates Mill, Raleigh
- M.C. Todd House, Wendell
- Dr. Thomas H. Avera House, Wendell vicinity
- Dr. Nathan Blalock House, Willow Spring vicinity
- Hartsfield-Perry Farm, Wendell vicinity
- Fuquay-Varina Woman's Club
- Dr. Wiley S. Cozart House, Fuquay-Varina
- Ballentine-Spence House, Fuquay-Varina
- John B. and Nancy Strain House, Fuquay-Varina
- American Legion Cedric Harris post 148
- Good Hope Baptist Church

Public Speaking

- Landmark Public Hearing: American Legion Cedric Harris Post 148, Wendell Board of Commissioners, July 28, 2025
- Staff organized and participated in the Wake County Preservation Celebration on May 3, 2026, at Good Hope Baptist Church. The event, held in conjunction with National Preservation Month, recognizing newly designated Historic Landmarks, unveiling the Good Hope Baptist Church roadside marker, and highlighting preservation efforts throughout Wake County

WAKE COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

COA No.: CA-03-26

Meeting Date: August 10, 2026

Applicant: New Waters Recovery North Carolina RTC, LLC

Owner: New Waters Recovery North Carolina RTC, LLC

Landmark: J. Beale Johnson House

Address: 6321 Johnson Pond Road, Fuquay-Varina, NC

PIN: 0677277435

I. REQUEST

The applicant requests a COA to construct exterior site improvements associated with the rehabilitation and use of the J. Beale Johnson House. The proposed work includes installation of a security gate, dumpster enclosure, driveway and parking improvements, accessible pedestrian walkways, an ADA-accessible ramp, a temporary exterior life-safety stair, landscape improvements, and other associated site improvements.

II. PROJECT DESCRIPTION

The proposed project consists of exterior site improvements and accessibility modifications associated with the rehabilitation and use of the J. Beale Johnson House. The work includes improvements to site features, circulation, accessibility, landscaping, and life-safety systems designed to accommodate the proposed use while preserving the historic character of the landmark. The project components are summarized below and correspond to the organization of the Staff Analysis.

A. Site Features & Plantings

The proposed project includes installation of a new security gate at the entrance to the property, consisting of black metal pickets supported by brick columns designed to complement the historic masonry of the landmark. Decorative light fixtures are proposed atop the gate columns. A new wood dumpster enclosure will be constructed south of the existing garage within an area associated with secondary service functions. Bicycle racks are also proposed adjacent to the garage to support the proposed use.

The landscape plan includes preservation of existing mature vegetation wherever practicable, supplemental screening plantings, replacement trees, foundation plantings, and additional landscaping around the parking areas, accessibility improvements, and service areas. The applicant proposes removal of six Heritage Trees where necessary to accommodate required site improvements, utilities, and emergency vehicle access. Replacement trees and additional landscape plantings are proposed in accordance with both Town of Fuquay-Varina requirements and the landscape plan submitted with the application. Existing vegetation surrounding the property will generally

remain in place to preserve the wooded character of the site and provide screening from adjacent properties.

B. Walkways, Driveways, & Parking Areas

The proposed project includes improvements to the existing entrance drive, parking areas, and pedestrian circulation system. Portions of the existing entrance drive will be widened to approximately twenty-four feet to satisfy Fire Marshal requirements for emergency vehicle access while maintaining the existing entrance alignment. The widened drive will utilize stamped gray asphalt intended to reduce the visual appearance of a conventional asphalt roadway.

The parking area will be expanded to provide ten additional parking spaces utilizing pavers selected to complement the existing paved surfaces on the property. A hammerhead turnaround is proposed adjacent to the parking area to accommodate emergency vehicles. The project also includes installation of a five-foot-wide accessible pedestrian sidewalk connecting the parking area, public right-of-way, and principal entrance to the landmark.

A wood ADA-accessible ramp is proposed on the west elevation of the landmark. The ramp will provide accessible access to the building while connecting to the proposed pedestrian circulation system. Existing historic steps identified on the plans will remain in place.

C. Accessibility & Life Safety

The proposed project includes construction of a temporary exterior life-safety stair providing a secondary means of egress from the second floor of the landmark. The stair is proposed on the east elevation and consists of a painted steel stair and guardrail system designed to satisfy applicable life-safety requirements while remaining visually distinct from the historic building.

The applicant states that the exterior stair is intended to serve as a temporary life-safety measure associated with the proposed use of the property. Upon termination of that use, the stair is proposed to be removed and any affected historic materials or finishes restored in accordance with the submitted project narrative. The accessibility improvements and life-safety features are intended to provide code-compliant access and egress while minimizing permanent alterations to the historic landmark.

III. STAFF ANALYSIS & APPLICABLE PRINCIPLES & STANDARDS

A. Site Features & Plantings

Staff Analysis

The proposed site improvements preserve the historic organization of the property by maintaining the established relationship between the historic

landmark, existing circulation routes, open spaces, and associated secondary structures. The security gate is located at the existing entrance and is designed with materials that complement the character of the landmark while remaining a secondary site feature. Likewise, the proposed dumpster enclosure is located adjacent to the existing garage within an established service area, reducing its visibility from the landmark and principal viewsheds.

The landscape plan preserves the property's overall wooded character while introducing additional screening and replacement plantings associated with the proposed improvements. Although six Heritage Trees are proposed for removal, the applicant has identified operational and life-safety reasons for each removal, including required fire apparatus access, utility installation, and construction of the hammerhead turnaround. Replacement trees and supplemental landscape plantings are proposed throughout the site to maintain the property's landscape character, reinforce existing vegetative buffers, and soften the visual impact of the new improvements.

Collectively, the proposed site features are compatible with and do not detract from the historic character of the landmark, preserving the historic organization, landscape character, and visual setting of the property.

Staff finds the proposed work is consistent with the following Wake County Principles & Standards:

Applicable Principles & Standards

Section 2 – Site Features & Plantings

1. Historic site features and landscape patterns must be preserved. The historic organization of the site—including yards, open spaces, circulation routes, and functional relationships between buildings and landscape—must be retained. Alterations that disrupt historic spatial patterns are not appropriate.
2. Mature trees, hedgerows, gardens, and other significant plantings and vegetation that contribute to the historic character of the site must be retained and maintained. Removal of significant vegetation without justification related to health, safety, or preservation necessity is not appropriate.
3. Replacement of historic plantings must be compatible. When historic plantings are lost due to age, disease, or damage, replacement should reflect the scale, form, and character of the original planting. Introductions that alter historic landscape character are not appropriate.
5. New site features must be compatible with the historic setting. New landscape elements, site furnishings, or amenities must be subordinate in scale and compatible in placement and appearance with the historic site. Features that introduce visual clutter or dominate the landscape are not appropriate.

B. Walkways, Driveways & Parking Areas

Staff Analysis

The proposed circulation improvements build upon the property's established circulation system rather than creating a substantially new pattern of access. Widening of the entrance drive is limited to that necessary to accommodate Fire Marshal requirements while retaining the existing alignment and function of the historic entrance drive. The use of stamped gray asphalt and pavers selected to complement existing materials reduces the visual impact of the expanded circulation system while maintaining compatibility with the historic character of the property.

The expanded parking area, accessible parking spaces, ADA sidewalk, bicycle parking, and hammerhead turnaround are concentrated adjacent to existing circulation features and secondary site elements rather than within the principal lawn or primary viewshed of the landmark. Existing historic steps are retained, and the project generally follows existing grades, minimizing changes to the property's historic topography.

The wood ADA-accessible ramp is located on the west elevation and integrated into the proposed pedestrian circulation system. Its placement on a secondary elevation, together with its materials, scale, and design, allows the ramp to provide accessible access while maintaining the visual prominence of the historic landmark.

Collectively, the proposed circulation improvements preserve the historic organization of the site while accommodating necessary accessibility, emergency access, and operational requirements.

Staff finds the proposed work is consistent with the following Wake County Principles & Standards:

Applicable Principles & Standards

Section 4 – Walkways, Driveways, and Parking Areas

1. Historic walkways, driveways, and parking areas must be preserved and maintained. Removal or replacement of repairable historic circulation features is not appropriate.
2. The historic location, alignment, width, and configuration of walkways and driveways must be retained. Alterations that disrupt established circulation patterns or site organization are not appropriate.
3. New walkways, driveways, and parking areas must be compatible with the historic circulation patterns and site organization of the landmark property. New routes should respect traditional alignments, relationships, and hierarchy, without requiring replication of historic layouts.
4. Walkway, driveway, and parking materials must be compatible with the landmark's period of significance and historic character. Materials, finishes, and detailing should reflect those historically associated with the property's

era and setting, rather than introducing utilitarian or contemporary surfaces inconsistent with the historic context.

5. Walkways and driveways must remain visually subordinate to the historic building and landscape. Overly wide, visually dominant, or heavily engineered circulation features are not appropriate.
6. Parking areas must be located to minimize visual impact. Placement in front yards, along primary façades, or in prominent viewsheds is not appropriate.
7. Changes to grading associated with walkways, driveways, or parking areas must be minimized. Extensive regrading, retaining systems, or site alterations that disrupt historic topography are not appropriate.
8. Historic site features, including steps, curbs, edging, and associated landscape elements, must be preserved and repaired where they exist. Removal or alteration without evidence of deterioration beyond repair is not appropriate.

C. Accessibility & Life Safety

Staff Analysis

The proposed accessibility improvements consist of a wood ADA-accessible ramp and a temporary painted steel exterior life-safety stair. Both improvements are located on secondary elevations of the residence, avoiding impacts to the principal façade and primary entrance. The ramp is designed with a simple form and traditional materials that are compatible with the historic landmark while providing an accessible route into the building.

The temporary exterior life-safety stair provides a code-compliant secondary means of egress while remaining clearly distinguishable from the historic building. The applicant has represented that the stair is intended solely as a temporary life-safety measure associated with the proposed use and has committed to remove the stair and restore affected historic materials and finishes when the residential treatment use ceases.

The proposed accessibility and life-safety improvements minimize impacts to historic materials and character-defining architectural features while maintaining their reversible nature. The temporary design, location on a secondary elevation, and the applicant's commitment to remove the stair and restore affected historic materials substantially reduce the long-term impact of the life-safety improvements on the historic landmark.

Staff finds the proposed work is consistent with the following Wake County Principles & Standards:

Applicable Principles & Standards

Section 26 – Accessibility and Life Safety

1. Accessibility and life-safety features must be designed to minimize visual and physical impact on historic buildings and sites. Features that dominate,

obscure, or fundamentally alter character-defining elements are not appropriate.

2. Primary façades and principal entrances must be preserved. Accessibility and life-safety features should be located at secondary elevations or rear areas where they are less visually prominent.
3. Historic materials and architectural features must not be removed or substantially altered to accommodate accessibility or life-safety improvements. Where conflicts arise, solutions that avoid loss of historic fabric must be prioritized.
4. Accessibility routes, ramps, lifts, and platforms must be simple, restrained, and clearly subordinate to the historic building. Oversized, visually dominant, or architecturally expressive systems are not appropriate.
5. Handrails, guardrails, and protective barriers must be compatible in scale, profile, and appearance with the historic building. Bulky, industrial, or visually intrusive systems are not appropriate.
8. Accessibility and life-safety improvements must be reversible. Installations that permanently alter or destroy historic fabric are not appropriate.
9. Site features associated with accessibility, including walks, landings, and ramps, must respect historic site design, grading, circulation patterns, and landscape features. Alterations that disrupt historic spatial organization are not appropriate.

IV. STAFF RECOMMENDATION

Based on the applicable Wake County Principles & Standards and the analysis contained in this report, staff concludes that the proposed work is not incongruous with the special character of the J. Beale Johnson House, as required by Chapter 160D of the North Carolina General Statutes. Accordingly, staff recommends approval of Certificate of Appropriateness No. CA-03-26.

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: Drive aisle modifications, additional parking, Main House ADA ramp, trash enclosure, security gate, and exterior egress staircase on Main House.

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): _____

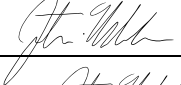
Mailing Address: _____

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: 7/14/26Signature of Applicant:  Date: 7/14/26**FOR OFFICE USE ONLY**

Application Number:	Major Work	Minor Work
Date Received:	Received By:	
<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

Written Description of Project

I. Introduction

The J. Beale Johnson House (the “House”) is a Fuquay-Varina Landmark Property and on the National Register of Historic Places. The well preserved 4,727 square foot House was constructed circa 1906 and is an elegant Neoclassical Revival style structure unique in Southern Wake County. The House is prominently located at 6321 Johnson Pond Road, Fuquay-Varina on a 13.9+/- acre parcel (the “Property”), situated at the top of a hill facing north towards the former right of way alignment of Johnson Pond Road and abandoned bridge over Terrible Creek. The house is named after J. Beale Johnson, a prominent Southern Wake County entrepreneur of the early 1900s. On October 11, 2024, by that deed recorded at Book 19733, Page 943, New Waters Recovery North Carolina RTC, LLC (“Owner”) purchased the Property.

The “House is associated with the productive life of J. Beale Johnson, who made substantial contributions to business, political, and general community life in southern Wake County during the early part of the twentieth century.” *National Register of Historic Places Registration Form, Johnson, J. Beale House, July 29, 1991, at Section 8, Statement of Significance (United States Department of Interior, National Park Service)*. At the turn of the twentieth century, “[I]n southern Wake County there lived a handful of well-educated, relatively urbane families who were advocates of progress and spurred economic development of their town, county and state. The Johnson family, especially J. (James) Beale Johnson, came to exemplify these attributes.” *Id.*

The House is a “grand Neoclassical style house” that “exemplifies the Neoclassical Revival style in its imposing two-story Doric portico and its refined classical architectural appointments throughout the interior and exterior.” *Id.* “According to local authorities, the “Golden Age” of the Neoclassical style in North Carolina spanned the years 1900 to 1914, with 1910 being the benchmark year. The Johnson House, constructed in 1906, reflects the movement in North Carolina at its height. *Id. at page 8.3.* “This house represents a style popular in national scale, but rare in rural and small-town Wake County. The house exhibits outstanding characteristics associated with the Neoclassical movement, such as its imposing portico and mammoth Doric columns and attention to classic proportion and detail.” *Id.* As of the date of the National Register of Historic Places Registration Form, the House was one of four Neoclassical Revival style houses recorded in Wake County.

A. Intended Use of the Property

The Owner is an affiliate of New Waters Recovery North Carolina, LLC (“New Waters Recovery”). New Waters Recovery currently operates an accredited and licensed addiction and mental health treatment facility at 3810 Bland Road in Raleigh. The Owner purchased the Property for the purpose of adding a new location in North Carolina that will provide different type treatment and mental health services, contrasting the services provided at the Raleigh location. The New Waters Recovery location on the Property will be a high-end voluntary

residential treatment center for adults suffering from SUD (substance use disorder). The facility will offer holistic, traditional and modern methods that treat a person's mind, body, and spirit in a beautifully serene and secluded environment. The opportunity to utilize, preserve and enhance the historical significance of the House and the unique and tranquil setting of the Property are driving forces behind the Owner's desire to locate the facility on the Property.

II. Description of the Project

Below is an itemized description of the project together with references to the applicable guidelines of the Commission's Wake County Principles & Standards.

1) Entry Drive:

Section 4. Walkways, Driveways & Parking Areas: Standards 1 - 8, & 9

Section 26. Accessibility & Life Safety: Standards 1-5 & 8-9.

Description: On the plan north end of the site, the existing entry drive will be demolished and poured back to a width of 24'. The material used for the new drive aisle installation will be stamped asphalt in a gray color tone. The entry radius to the drive will also be widened to support Fuquay Varina fire apparatus maneuvering requirements. The widened entry drive and widened entry radius are both required by the Fuquay Varina fire marshal.

2) Entry Gate:

Section 2. Site Features & Plantings: Standards 1 - 10.

Section 3. Fences & Walls: Standards 6-7 & 9.

Description: A 24' wide entry gate is proposed to be constructed near the origination point of the entry drive. The gate will be composed of black metal pickets and the gate columns will be built of red brick to match the Main House chimneys. A Monticello-style LED light fixture will rest atop the gate columns.

3) Added Parking Spaces:

Section 4. Walkways, Driveways & Parking Areas: Standards 1 - 8, & 9

Description: A total of 10 parking spaces are proposed to be added to the site. The parking will be added by combination of newly installed pavers and widening of existing paver areas. Newly installed pavers shall match the existing pavers of the Main House drive area.

4) Main House ADA Ramp:

Section 4. Walkways, Driveways & Parking Areas: Standards 1 - 8, & 9

Section 26. Accessibility & Life Safety: Standards 1-5 & 8-9.

Description: A wooden ADA ramp is proposed to be constructed on the west elevation of the Main House. The ramp handrails shall match the design of the Main House in style and color. This ramp is required per building code in order to achieve ADA compliance.

5) Main House Exterior Temporary Egress Stair:

Section 26. Accessibility & Life Safety: Standards 1-5 & 8-9.

Description: A steel egress stair is proposed to be temporarily built on the east elevation of the Main House. The stair shall connect the existing 2nd floor porch on the southeast corner and provide egress to the exterior grade on the east side of the Main House. The stair shall be painted white. The stair shall be removed and existing finishes restored at the time at which the owner is no longer operating the Main House for residential treatment purposes.

6) Bike Racks:

Section 2. Site Features & Plantings: Standards 1 - 10.

Description: An 8' wide section of bike racks will be installed on the plan southwest corner of the existing garage structure and will be affixed to a concrete pad.

7) Trash Enclosure:

Section 2. Site Features & Plantings: Standards 1 - 10.

Section 3. Fences & Walls: Standards 6-7 & 9.

Description: A 20' wide by 10' deep trash enclosure will be built plan south of the existing garage structure. The enclosure wall panels will be built of wood and painted white. The height of the enclosure shall be at minimum 1' taller than the dumpsters within the enclosure.

8) Hammerhead Turn Around:

Section 4. Walkways, Driveways & Parking Areas: Standards 1 - 8, & 9

Section 26. Accessibility & Life Safety: Standards 1-5 & 8-9.

Description: A fire truck hammer-head turn around is proposed to be constructed plan south of the existing garage structure. This feature is to be constructed of pavers to match the existing Main House drive pavers. The hammerhead turn around is required by the Fuquay Varina fire marshal.

9) Right of Way ADA Sidewalk:

Section 4. Walkways, Driveways & Parking Areas: Standards 1 - 8, & 9

Section 26. Accessibility & Life Safety: Standards 1-5 & 8-9.

Description: A 5' wide ADA sidewalk connecting the Main House drive aisle to the right of way along Johnson Pond Rd is proposed to be constructed out of pavers. The pavers shall match that of the Main House driveway area.

10) Plantings:

Section 2. Site Features & Plantings: Standards 1 - 10.

Description: A total of 6 heritage trees are proposed to be removed from the site. Of the 6, 2 will be removed due to a conflict with the location of the incoming water service to the site. Another 2 will be removed due to conflicts with the required widening of the entry drive. The final 2 will be removed as they conflict with the location of the hammerhead fire apparatus turn-around area. A total of 4 replacement trees will be planted back to satisfy Capital Area Preservation's replacement requirements, consisting of 1 White Oak, 1 Scarlet Oak, 1 Red Oak, and 1 White Pine. A total of 6 replacement trees will be planted back to satisfy the Town of Fuquay Varnia's replacement requirements, consisting of 3 Quercus Alba Oaks and 3 Quercus Rubra Oaks.

As depicted on sheet LP-0, planting will be added to the site in the following areas:

Trash Enclosure: 11 new Inkberry shrubs.

Bike Rack and Parking Area at Garage Structure: 7 Inkberry shrubs and 3 Hydrangeas.

Hammerhead turn added parking spaces: 11 Inkberry shrubs.

Hammerhead turn: 3 trees (2 Thuja Occidentalis and 1 Cornus Florida)

Main House ADA Ramp: 2 Hydrangeas, 2 Soft Touch Holly, and 4 Dwarf English Boxwoods.

Main Entry Added Parking: 9 Dwarf English Boxwoods

Security Gate: 2 Chinese Fringe Flower and 4 Rosebay Rhododendron

Main Entry Drive: 1 Inkberry and 1 Chinese Fringe Flower

NEW WATERS RECOVERY



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

SITE DATA

OWNER: NEW WATERS RECOVERY
OWNER ADDRESS: 3810 BLAND RD, RALEIGH, NC 27609

PROPERTY ADDRESS: 6321 JOHNSON POND RD
PIN: 0677-27-7435
REID: 0071699
DEED: DB18147/DP1091

TOTAL PROJECT AREA: 235,093 SF / 5.397 AC
DEDICATED ROW AREA: 9,803.46 SF / 0.23 AC
RESIDUAL PROJECT AREA: 225,290 SF / 5.17 AC

TOTAL DISTURBED AREA: 25,560 SF / 0.59 AC

EXISTING USE: RESIDENTIAL
PROPOSED USE: HOSPITAL/MEDICAL CENTER

ZONING: O&I -CZD

EXIST. BUILDING AREA: 5,791 SF EXISTING
(4,727 SF - MAIN HOUSE; 1,064 SF - GUEST HOUSE)

PROP. NEW BLDG. AREA: NONE

FRONT SETBACK: 20' MIN.

BUILDING HEIGHT: 1 STORY PROPOSED BUILDINGS

PARKING REQUIRED: 10 SPACES: 1 PER 2 BEDS (9 BEDS) - (4 bdrms upstairs, 1 bdrm downstairs) + 1 PER EMPLOYEE 5 EMPLOYEES)

PARKING PROVIDED: 10 SPACES

BICYCLE PARKING: 2 SPACES REQ. 4 PROVIDED

STREAM BUFFERS: 50' NEUSE RIPARIAN BUFFER EXISTING

WETLANDS: NONE

FLOODPLAIN: NO

CONDITIONS & SITE-SPECIFIC STANDARDS

APPROVED MARCH 3, 2025, REZ-2024-17

- CLIENTS OF THE FACILITY SHALL NOT BE ALLOWED TO HAVE A VEHICLE ON SITE DURING THEIR STAY ON THE PROPERTY.
- THE PROPERTY WILL BE SUBJECTED TO 24-HOUR LIVE CAMERA SURVEILLANCE ON RECORDED CLOUD BACKUP.
- AN ORNAMENTAL GATE WILL BE INSTALLED AND MAINTAINED AT THE ENTRANCE OF THE PROPERTY.
- THE RESIDENCE HALLS WILL HAVE A NIGHTLY CURFEW FOR RESIDENTS AT 10:00 PM.
- BUFFERS:
 - EXISTING VEGETATION ALONG THE NORTHERN BOUNDARY WILL BE SUBSTANTIALLY PRESERVED AND ENHANCED TO A TYPE A 40' WIDE BUFFER.
 - EXISTING VEGETATION ALONG THE EASTERN BOUNDARY WILL BE SUBSTANTIALLY PRESERVED AND ENHANCED TO A TYPE B 50' WIDE BUFFER.
 - EXISTING VEGETATION ALONG THE SOUTHERN BOUNDARY WILL BE SUBSTANTIALLY PRESERVED AND ENHANCED TO A TYPE A+ 40' WIDE BUFFER.
 - EXISTING VEGETATION ALONG THE WESTERN BOUNDARY WILL BE SUBSTANTIALLY PRESERVED AND ENHANCED TO A TYPE C 15' WIDE BUFFER.
- ALL EXTERIOR PARKING, DRIVE AND PEDESTRIAN WAY LIGHTING SHALL BE DECORATIVE FIXTURES NOT TO EXCEED 15 FEET IN HEIGHT, BLACK FIXTURES AND POLE WITH CUTOFF OPTICS TO ELIMINATE GLARE OFFSITE.
- THE J. BEALE JOHNSON HOUSE WILL BE PRESERVED AS AN HISTORIC LANDMARK IN ACCORDANCE WITH CERTIFICATE OF APPROPRIATENESS GRANTED BY THE WAKE COUNTY HISTORIC PRESERVATION COMMISSION ON JANUARY 14, 2025 AND TOWN OF FUQUAY-VARINA'S ORDINANCE DESIGNATING IT AS A FUQUAY-VARINA HISTORIC LANDMARK. TO FURTHER PROTECT THE HISTORIC SIGNIFICANCE OF THE PROPERTY, IF THE REZONING IS APPROVED, THE APPLICANT SHALL PURSUE A DEED OF EASEMENT FOR HISTORIC PRESERVATION TO CAPITAL AREA PRESERVATION, INC. ("CAP"), SUBJECT TO TERMS AND CONDITIONS MUTUALLY AGREED TO BY THE APPLICANT AND CAP.
- THE HOSPITAL / MEDICAL CENTER LAND USE ON THE PROPERTY WILL ONLY ACCEPT ADULT (EIGHTEEN (18) YEARS OR OLDER) CLIENTS THAT VOLUNTARILY APPLY FOR TREATMENT AND AT THE TIME OF APPLICATION FOR TREATMENT ARE DEEMED BY A NORTH CAROLINA LICENSED MEDICAL PROVIDER TO BE MEDICALLY STABLE AND FREE FROM ACUTE MENTAL HEALTH SYMPTOMS. FOR PURPOSES OF CLARIFICATION, THE HOSPITAL / MEDICAL CENTER LAND USE WILL NOT ACCEPT ANY INDIVIDUAL FOR TREATMENT THAT AT THE TIME OF APPLICATION, OR AT ANY TIME DURING A TREATMENT PROGRAM ON THE PROPERTY, IS SEEKING TREATMENT PURSUANT TO AN INVOLUNTARY COMMITMENT PROCEEDING OR OTHER INVOLUNTARY COMMITMENT PROGRAM. THE PROGRAM OF TREATMENT OFFERED BY THE HOSPITAL / MEDICAL CENTER LAND USE ON THE PROPERTY WILL AT ALL TIMES BE VOLUNTARY FOR THE CLIENT.
- THE HOSPITAL / MEDICAL CENTER LAND USE ON THE PROPERTY WILL ESTABLISH AND MAINTAIN RULES AND REGULATIONS FOR TREATMENT, CARE AND SERVICES CONSISTENT WITH BEST PRACTICES AND STANDARDS OF A NORTH CAROLINA LICENSED AND NATIONALLY ACCREDITED BEHAVIORAL HEALTH CARE ORGANIZATIONS PROVIDING VOLUNTARY TREATMENT FOR SUBSTANCE ABUSE DISORDERS.
- UPON COMMERCIALY REASONABLE REQUESTS OF THE TOWN MANAGER OR HIS OR HER DESIGNEE, THE OPERATOR OF THE HOSPITAL / MEDICAL CENTER LAND USE ON THE PROPERTY SHALL CERTIFY TO THE TOWN THAT IT IS IN MATERIAL COMPLIANCE WITH THESE ZONING CONDITIONS.

INFRASTRUCTURE TABLE	
STORM HEADWALL	1
STORM 24" (PUBLIC)	60'
STORM 24" FES (PUBLIC)	1
WATER 6" (PRIVATE FIRE)	165'
WATER 4" (PRIVATE FIRE)	94'
WATER 6" (PUBLIC)	20'
WATER 6" TAP	1
FIRE LANE (PRIVATE)	552'
FIRE HYDRANT (PRIVATE)	1

6321 JOHNSON POND RD
FUQUAY VARINA , NC 27526
PIN# 0677-27-7435

SITE PLAN: SP-**-**

SITE PLAN



J. BEALE JOHNSON HOUSE
CIRCA 1906



VICINITY MAP
NOT TO SCALE

REZONING: REZ-2024-17

WAKE COUNTY HISTORIC PRESERVATION COA #CA-01-25

ADMINISTRATIVE ADJUSTMENT #1- BUILDING CONTINUITY, APPROVED: 8-1-2025

ADMINISTRATIVE ADJUSTMENT #2- PARKING REDUCTION, APPROVED: 8-*-2025

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0	COVER SHEET
C-1.0	SURVEY
C-1	EXISTING CONDITIONS & DEMOLITION PLAN
SP-1	OVERALL SITE PLAN
SP-2	PARTIAL SITE PLAN - CENTRAL
SP-3	PARTIAL SITE PLAN - NORTH ENTRY
SP-4	SITE PLAN DETAILS
SP-5	SITE PLAN DETAILS
C-3.1	PARTIAL GRADING PLAN I
C-3.2	PARTIAL GRADING PLAN II
C-4.0	UTILITY PLAN
D-1.0	SITE DETAILS
D-2.0	UTILITY DETAILS
EC-1.0	EROSION CONTROL PLAN
EC-2.0	EROSION CONTROL DETAILS I
EC-2.1	EROSION CONTROL DETAILS II
EC-2.2	EROSION CONTROL DETAILS III
EC-2.3	EROSION CONTROL DETAILS IV
L-1	SITE LIGHTING ARRANGEMENT
LP-0	LANDSCAPE PLAN - OVERALL
LP-1	LANDSCAPE PLAN - CENTRAL
LP-2	LANDSCAPE PLAN - NORTH ENTRY
LP-3	TREE REPLACEMENT PLAN
A-201	BUILDING EXTERIOR ELEVATIONS
A-202	BUILDING EXTERIOR ELEVATIONS

developer/owner:

New Waters Recovery RTC LLC
3810 Bland Rd
Raleigh, NC 27609
(984) 203-7955
Justin McLendon
jmcclendon@newwatersrecovery.com

architect:

New City Design Group
1304 Hillsborough St,
Raleigh, NC 27605
(919) 831-1308
contact: Corey Bates, AIA, LEED AP
corey@newcitydesign.com

landscape architect:

TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
contact: Robin McAdoo, PLA
robin@tmtla.com

civil engineer:

Curry Engineering
205 S. Fuquay Ave.
Fuquay-Varina, NC 27526
(919) 552-0849
contact: Don Curry, PE
don@curryeng.com

traffic engineer:

Kimley Horn
300 Morris St, Ste 200,
Durham, NC 27701
(919) 682-3583

SUBMITTAL DATES

PRE-SUBMITTAL MTG. 06/18/2026

FIRST SUBMITTAL 06/23/2026

APPROVAL BOX

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

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



Curry
ENGINEERING

1 (919) 552-0849 205 S. Fuquay Avenue
F Fuquay-Varina, NC 27526



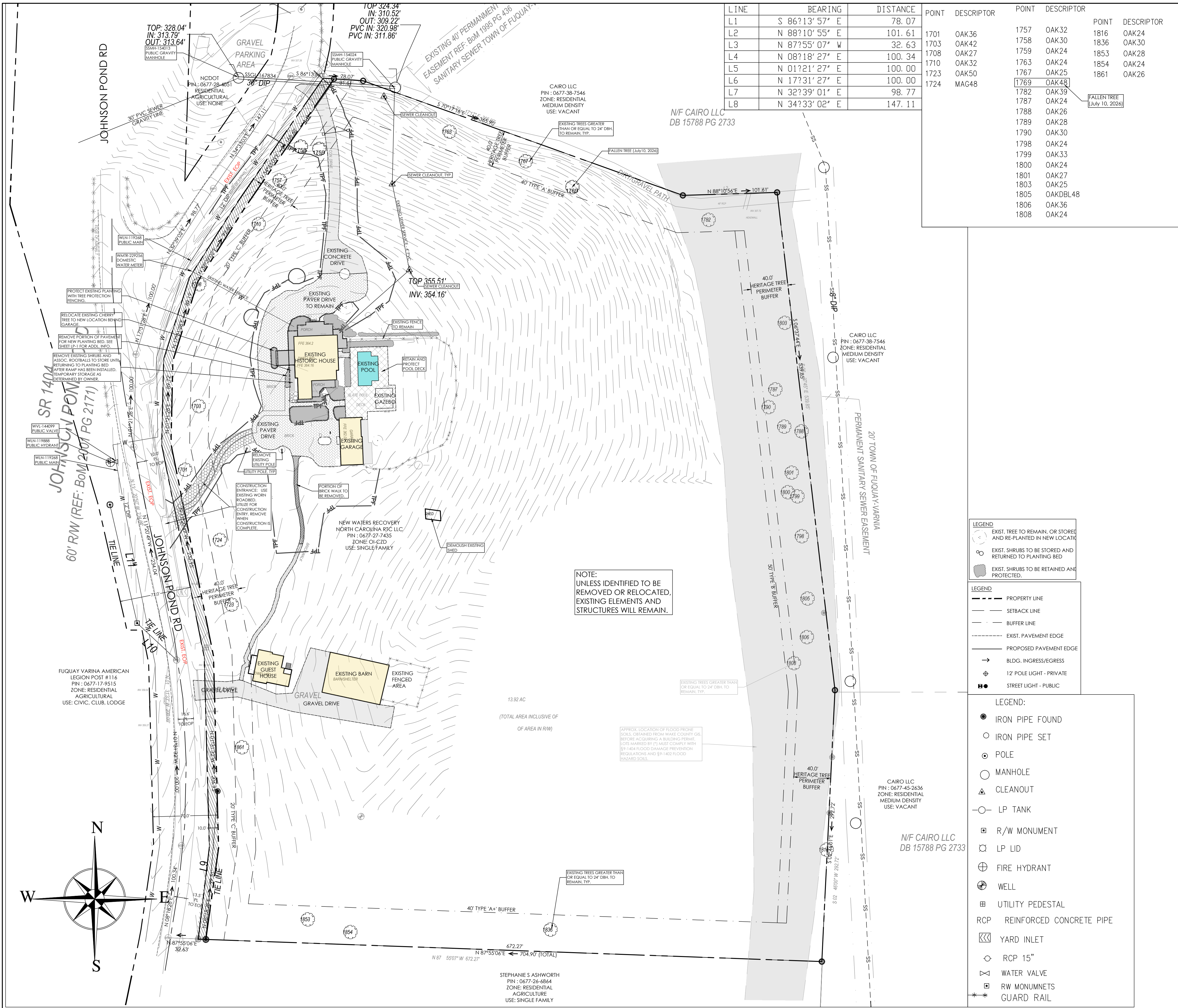
NOT FOR
CONSTRUCTION

REVISIONS:

COVER SHEET
NEW WATERS RECOVERY
6321 JOHNSON POND RD,
FUQUAY VARINA, NC 27526

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
24080
DATE:
06-24-2026
SHEET
C-0
OF

TOWN PROJECT NUMBER SP-****-**



LINE	BEARING	DISTANCE
L1	S 86°13'57" E	78.07
L2	N 88°10'55" E	101.61
L3	N 87°55'07" W	32.63
L4	N 08°18'27" E	100.34
L5	N 01°21'27" E	100.00
L6	N 17°31'27" E	100.00
L7	N 32°39'01" E	98.77
L8	N 34°33'02" E	147.11

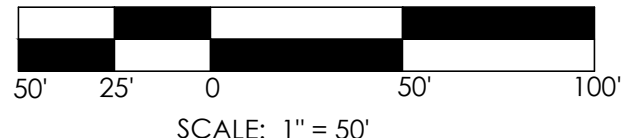
POINT	DESCRIPTOR	POINT	DESCRIPTOR	POINT	DESCRIPTOR
1701	OAK36	1757	OAK32	1816	OAK24
1703	OAK42	1758	OAK30	1836	OAK30
1708	OAK27	1759	OAK24	1853	OAK28
1710	OAK32	1763	OAK24	1854	OAK24
1723	OAK50	1767	OAK25	1861	OAK26
1724	MAG48	1769	OAK48		
		1782	OAK39		
		1787	OAK24		
		1788	OAK26		
		1789	OAK28		
		1790	OAK30		
		1798	OAK24		
		1799	OAK33		
		1800	OAK24		
		1801	OAK27		
		1803	OAK25		
		1805	OAKDBL48		
		1806	OAK36		
		1808	OAK24		

- ### EXISTING CONDITIONS NOTES
- BOUNDARY AND UTILITY INFORMATION TAKEN FROM A SURVEY BY WARD SURVEYING. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
 - PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720067700J (ZONE X) DATED MAY 2, 2006.
 - THERE ARE PROTECTED WETLANDS WITHIN THE PROJECT SITE WITHIN THE UNDISTURBED STREAM BUFFERS.
 - THERE IS A POTENTIAL NEUSE RIPARIAN BUFFER ON SITE TAKEN FROM PRELIMINARY SURVEY BY WARD SURVEYING PROVIDED BY THE PROPERTY OWNER.
 - EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.
 - HERITAGE TREE SURVEY WAS PERFORMED ON MARCH 6, 2025 BY SULLIVAN SURVEYING, 1143-D EXECUTIVE CIRCLE, CARY NC 27511.

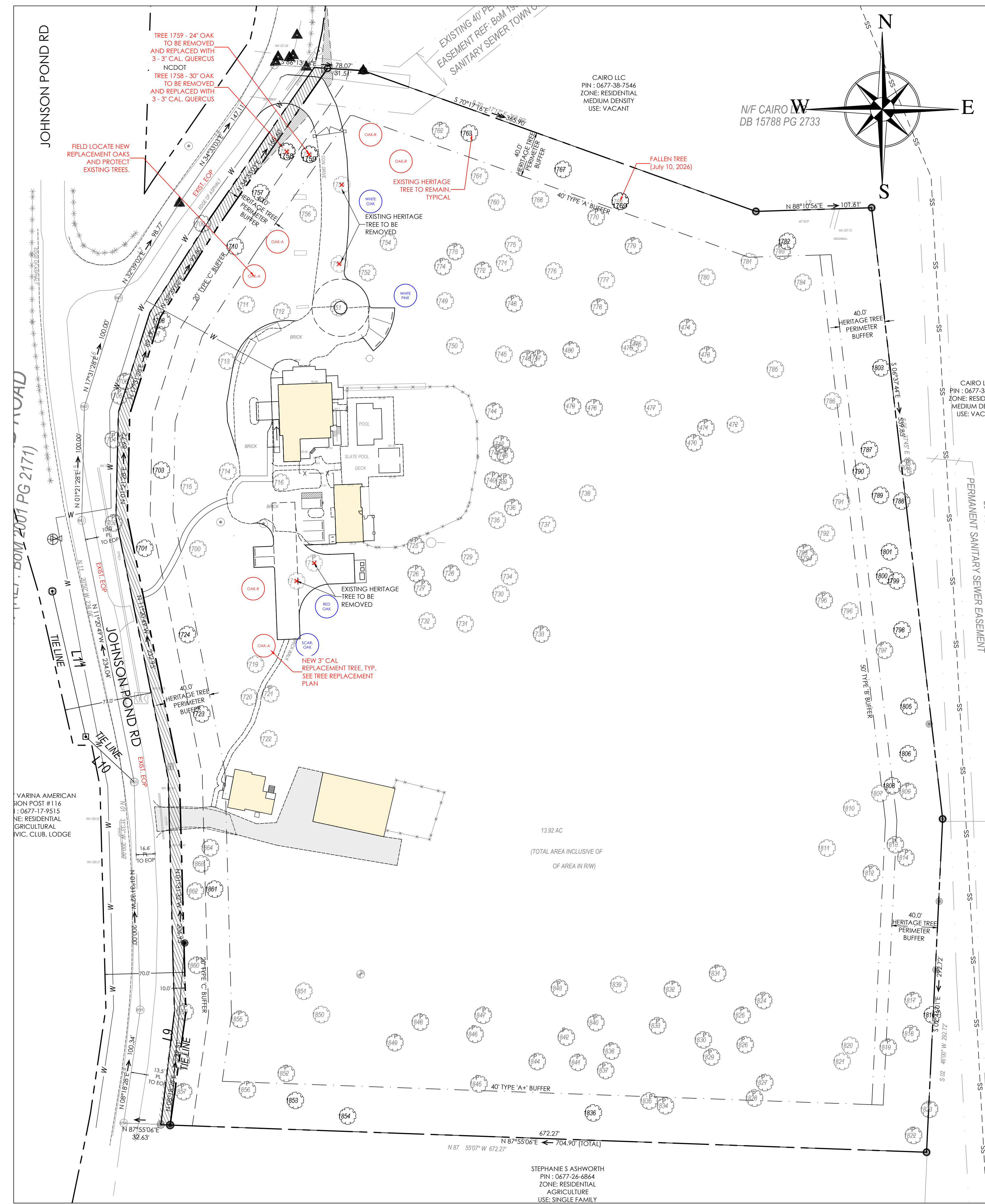
- ### DEMOLITION NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
 - IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 - CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR CITY OF RALEIGH STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
 - CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
 - REFERENCE SITE LAYOUT PLAN SHEET L-2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
 - ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
 - UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
 - CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
 - EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

APPROVAL BOX

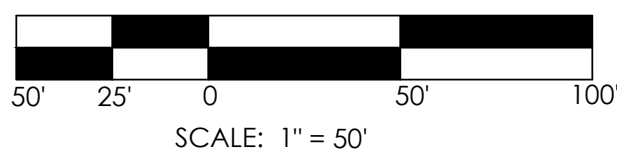
1 EXISTING CONDITIONS & DEMOLITION PLAN
C-1 SCALE: 1"=50'



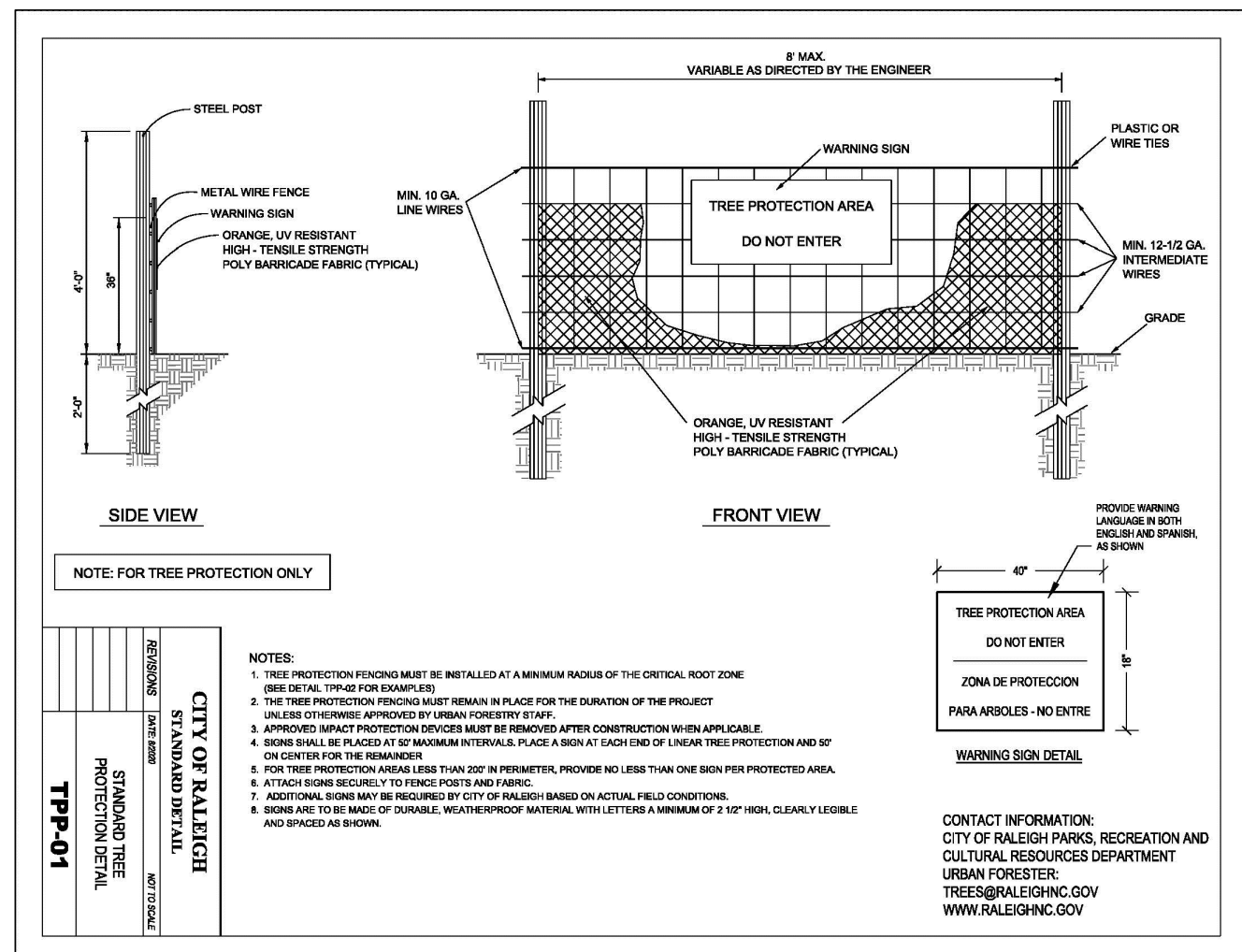
REVISIONS:



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



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	PINE26
1738	OAK27	1794	OAK29	1850	OAK29
1739	PINE26	1795	PINE28	1851	OAK30
1740	PINE24	1796	OAK29	1852	PINE24
1741	PINE27	1797	PINE26	1853	OAK28
1742	PINE24	1798	OAK24	1854	OAK24
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	1861	OAK26
1750	OAK36	1806	OAK36	1862	MAG15
1751	OAK24	1807	OAK27	1863	MAG8CLUSTER
1752	OAK27	1808	OAK24	1864	MAG12
1753	OAK42	1809	PINE30		
1754	OAK36	1810	OAK27		
1755	OAK34	1811	OAK27		



2 TREE PROTECTION FENCE
L-3 NTS

CAP TREE REPLACEMENT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE at INSTALL	ROOT	COMMENTS
WHITE OAK	1	Quercus alba	White Oak	3" cal	B&B	
SCAR. OAK	1	Quercus coccinea	Scarlet Oak	3" cal	B&B	
RED OAK	1	Quercus rubra	Red Oak	3" cal	B&B	
WHITE PINE	1	Pinus strobus	White Pine	3" cal	B&B	

HERITAGE TREE BEING RETAINED
HERITAGE TREE BEING REMOVED
REPLACEMENT HERITAGE TREE

6 (2 in buffer)
4 - CAP
6 - TOFV

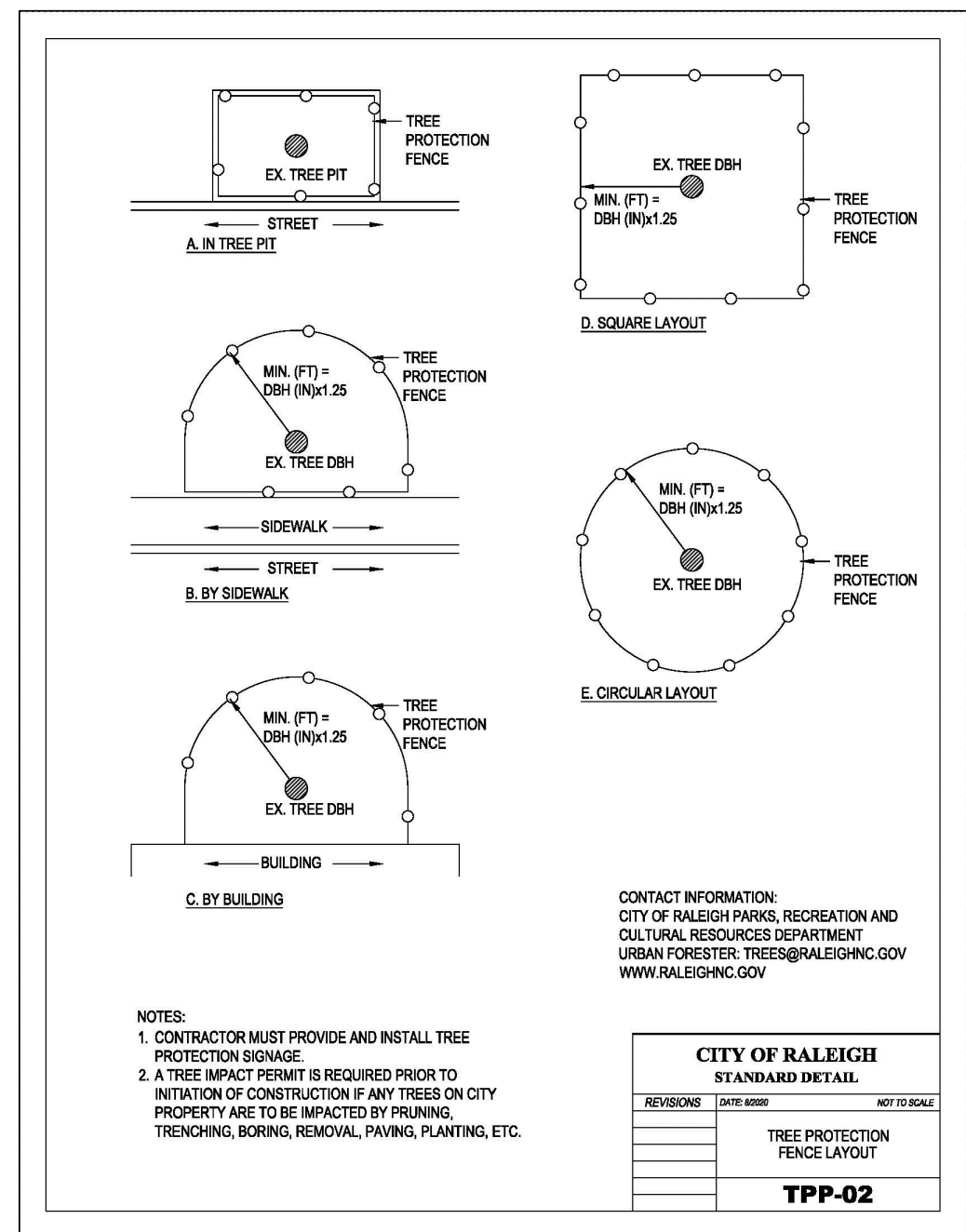
TREE REPLACEMENT LEGEND

TREE REPLACEMENT LEGEND

- OAK-A 3 - QUERCUS ALBA
- OAK-R 3 - QUERCUS RUBRA

TREE REPLACEMENT LEGEND - CAP

- WHITE OAK 1 - QUERCUS ALBA
- SCAR. OAK 1 - QUERCUS COCCINEA
- RED OAK 1 - QUERCUS RUBRA
- WHITE PINE 1 - PINUS STROBUS



3 TREE PROTECTION FENCE

L-3 NTS APPROVAL BOX



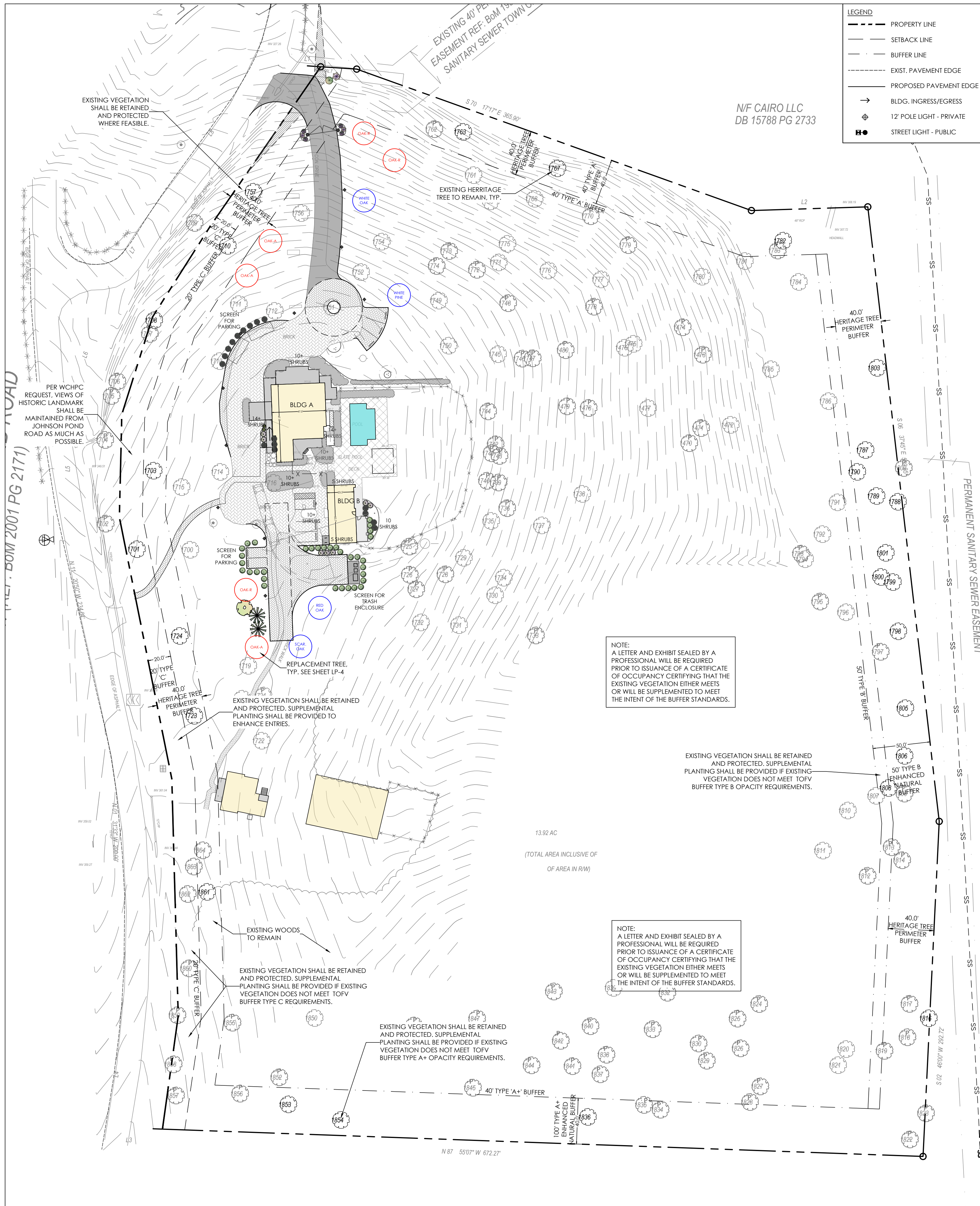
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REVISIONS:

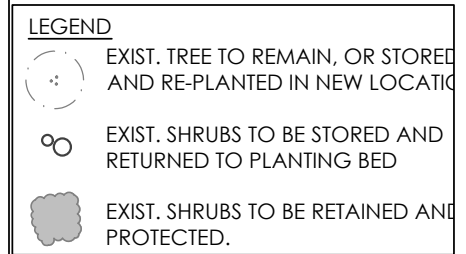
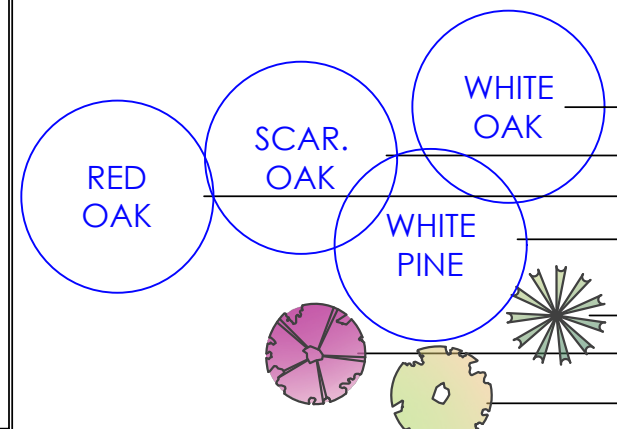
WCHPC -
TREE REPLACEMENT PLAN
NEW WATERS RECOVERY
6321 JOHNSON POND RD,
FUGATE VILLAGE, NC 27526

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
24080
DATE:
06-24-2026
SHEET
LP-3.1
OF

TOY PROJECT NUMBER SP-*****

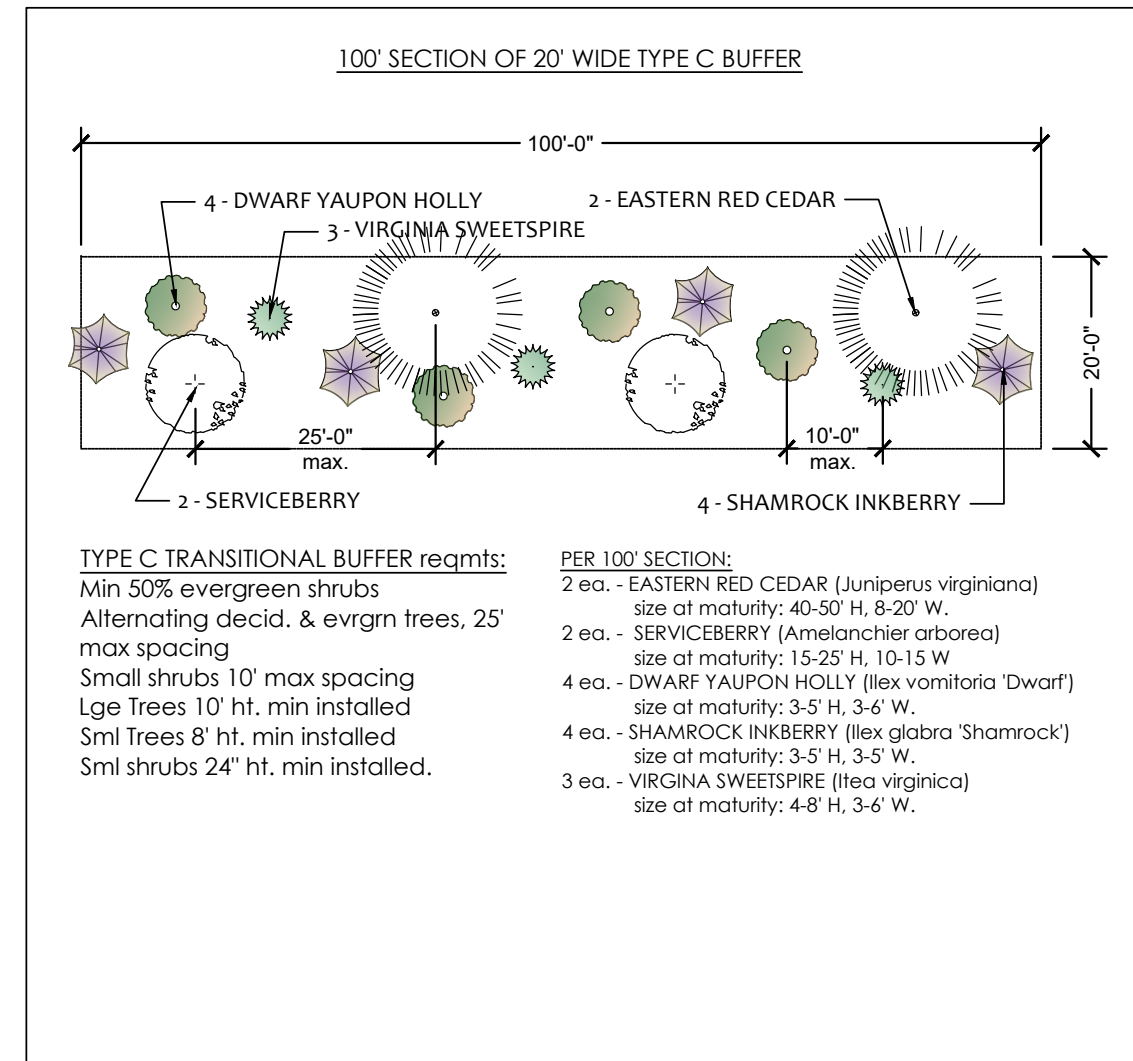
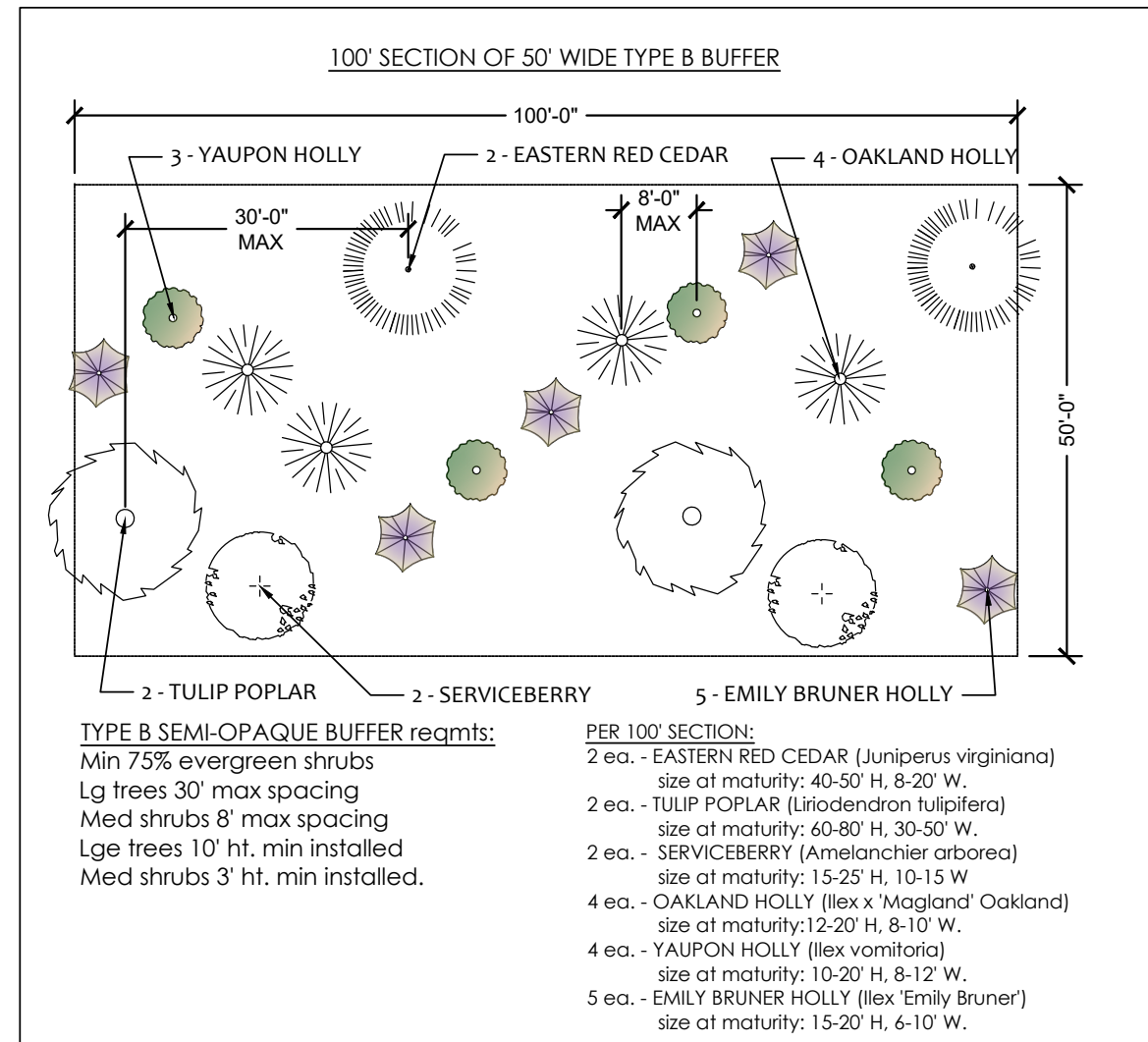
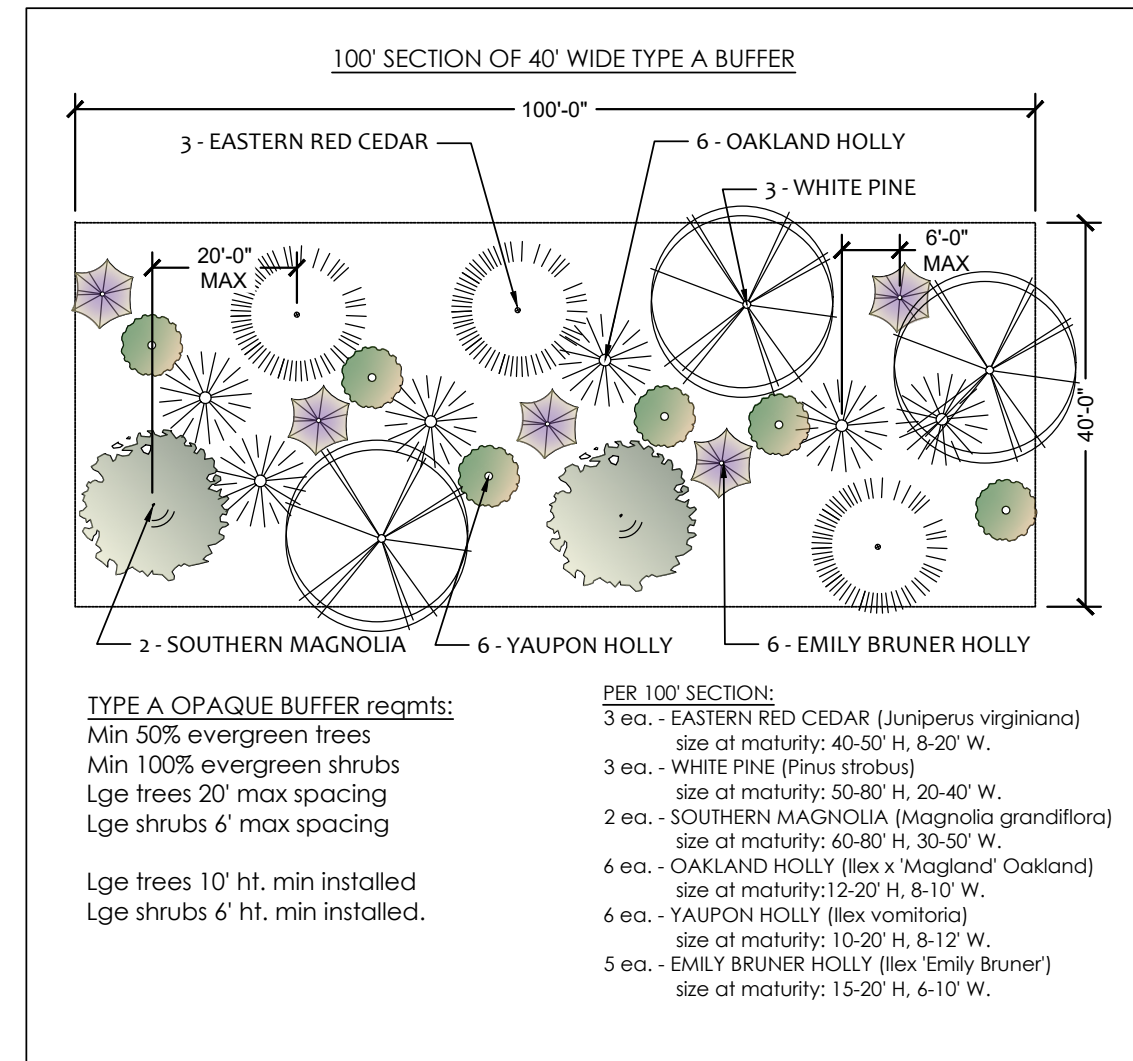
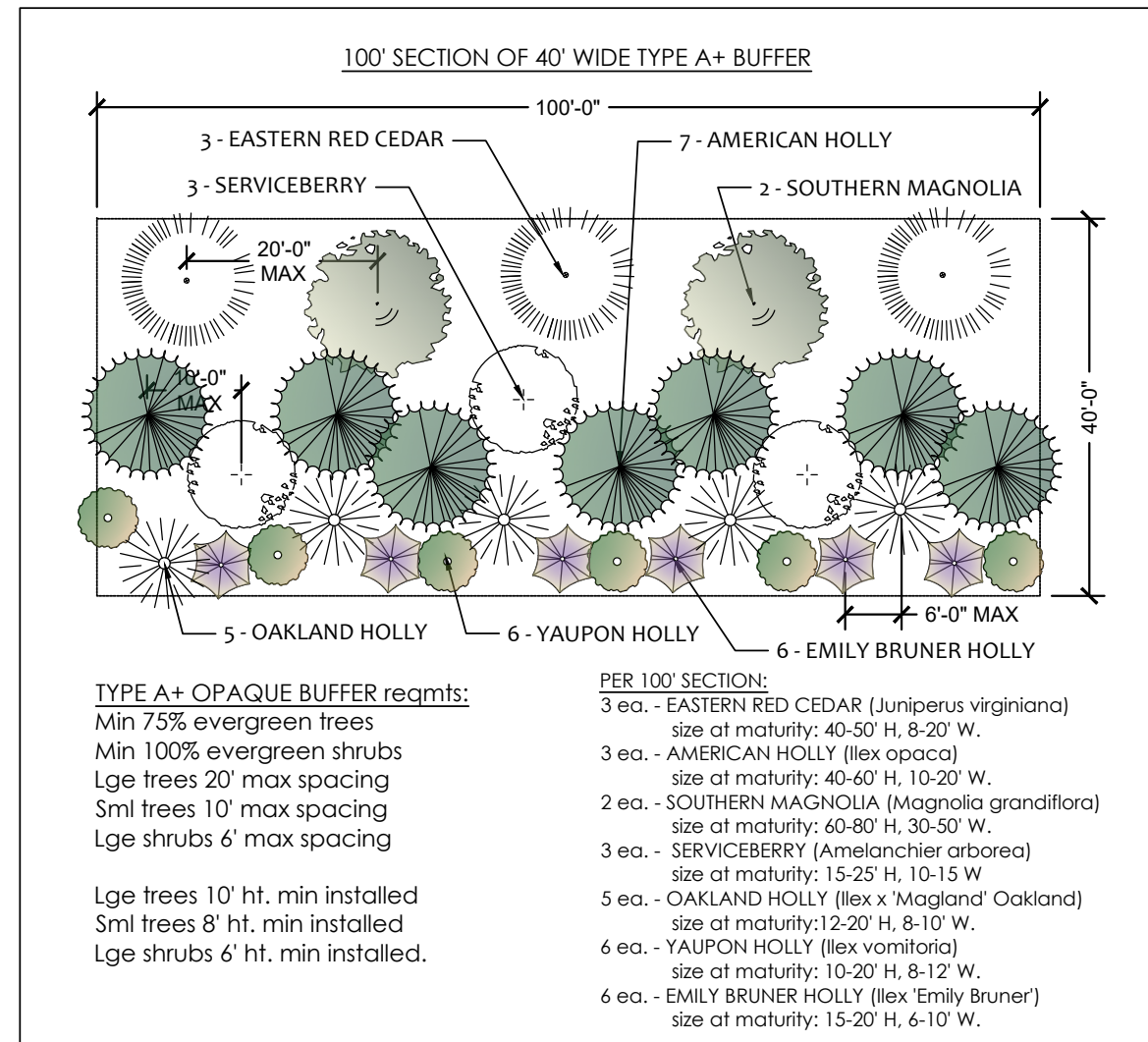


PLANT SCHEDULE



PLANT LIST - OVERALL (includes replacement trees)						
Key	Qty.	BOTANICAL NAME	COMMON NAME	SIZE at INSTALL	MATURE HT.	ROOT
CANOPY TREES						
QA	4	Quercus alba	White Oak	3" cal. 10-12' HT.	80-100' HT.	B&B
QC	1	Quercus coccinea	Scarlet Oak	3" cal. 10-12' HT.	45-60' HT.	B&B
QR	4	Quercus rubra	Red Oak	3" cal. 10-12' HT.	50-75' HT.	B&B
CD	1	Pinus strobus	White Pine	3" cal. 10-12' HT.	50-80' HT.	B&B
UNDERSTORY TREES						
TO	2	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5-6' HT.	15-20' HT.	B&B
CC	2	Cercis canadensis	Eastern Redbud	8' HT.	20-30' HT.	B&B
CF	1	Comus florida 'Cloud 9'	Flowering Dogwood	8' HT.	15-25' HT.	B&B

PLANT LIST (FOR BUFFER PLANTING, SEE BUFFER SECTIONS, SHT. LP-0)						
Key	Qty.	BOTANICAL NAME	COMMON NAME	SIZE at INSTALL	MATURE HT.	ROOT
SHRUBS						
BSS	19	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	36" HT.	2' HT.	3 Gal. Cont.
HYD	7	Hydrangea spp.	Multiple species	24" HT.	3' HT.	3 Gal. Cont.
ICST	2	Ilex crenata 'Soft Touch'	Soft Touch Holly	12" HT.	3' HT.	1 Gal. Cont.
LC	2	Loropetalum chinense	Chinese Fringe Flower	36" HT.	5' HT.	5 Gal. Cont.
RM	4	Rhododendron maximum	Rosebay Rhododendron	36" HT.	6' HT.	5 Gal. Cont.
IG	33	Ilex glabra	Inkberry	36" HT.	6' HT.	5 Gal. Cont.



REQUIRED FOUNDATION PLANTING FOR TOFV

FOUNDATION SHRUB PLANTING TABLE						
FAÇADE length in ft.	BLDG A	# SHRUBS REQ.	PROV.	BLDG B	# SHRUBS REQ.	PROV.
WEST	68	14	14+	51	10	13
NORTH	47	9	10	23	5	10
EAST	68	14	14+	51	10	13
SOUTH	47	9	10	23	5	10

APPROVAL BOX

TOFV PROJECT NUMBER SP-*****

SCALE: AS NOTED

DRAWN BY: RLM

PROJECT # 24080

DATE: 06-24-2026

SHEET LP-0

OF

REVISIONS:

REVISIONS:





2 Exterior Elevation West
A201 SCALE: 1/4"=1'-0"

NEW EXTERIOR ADA RAMP
TO MATCH EXISTING



EXISTING - NO CHANGE

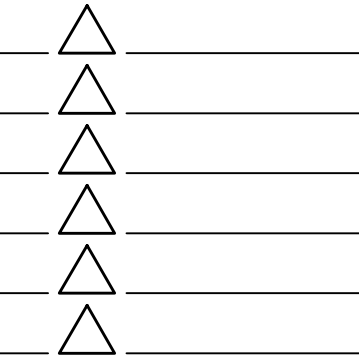
1 Exterior Elevation North
A201 SCALE: 1/4"=1'-0"



AN INVISION STUDIO
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308

NOT FOR
CONSTRUCTION

- ☐ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- 6/18/26 ☒ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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New Waters Recovery, RTC

6321 Johnson Pond Road
Fuquay-Varina, North Carolina

SITE PLAN SUBMITTAL

DESIGNER :
DRAWN :
CHECKED :
SCALE : AS SHOWN
JOB NUMBER : 8456
SHEET TITLE

Exterior Elevations

SHEET NUMBER
A201



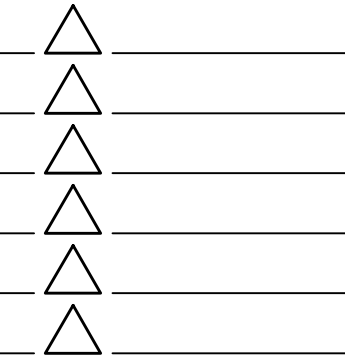
2 Exterior Elevation
A202 SCALE: 1/4"=1'-0" South



1 Exterior Elevation
A202 SCALE: 1/4"=1'-0" East

NOT FOR
CONSTRUCTION

- ☐ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
6/18/26 ☒ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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New Waters Recovery, RTC

6321 Johnson Pond Road
Fuquay-Varina, North Carolina

SITE PLAN SUBMITTAL

DESIGNER : -
DRAWN : -
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 8456
SHEET TITLE

Exterior Elevations

SHEET NUMBER
A202



New Waters Recovery, RTC
Fuquay Varina, NC

Existing Building & Garage View

Date: 17 Dec. 2024
Scale: NTS







Stamped Asphalt for Entry
Drive - Gray Colored

