Holly Springs Town Council
7:00 PM **Tuesday, November 18, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of November 18, 2025 meeting agenda

RECOGNITIONS

5. Presentation of Carnegie Hero Medal

REQUESTS AND COMMUNICATIONS

6. South Wake Landfill Update

CONSENT AGENDA

7. October 14, 2025 Workshop Meeting and October 21, 2025 Business Meeting Minutes
8. Monthly Budget Amendments
9. Holly Springs Road Widening (West) Municipal Agreement for Design
10. Condemnation Resolution for Acquisitions Relating to Friendship Waterline Loop

PUBLIC HEARINGS

11. Grigsby Ave Residential Rezoning 25-REZ-07 and Development Agreement - Legislative Public Hearing
12. Courtyards at Holly Grove (formerly Graham Wood) Major Subdivision 25-MAS-02 and Development Agreement - Quasi-Judicial Public Hearing
13. Courtyards at Holly Grove (formerly Graham Wood) Voluntary Annexation A25-06 - Legislative Public Hearing

NEW BUSINESS

14. Seasons at Wilbon Rezoning 25-REZ-06 and Development Agreement
15. Comprehensive Plan Amendment 25-CPA-01 Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources
16. Semiannual UDO Text Amendments 25-UDO-02
17. Midterm Appointment to Parks and Recreation Advisory Committee

PUBLIC COMMENT PERIOD

Each speaker may speak up to 3 minutes, and the total comment period will be 30 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

In accordance with ADA regulations please contact the Town Clerk’s office at least 48 hours before the meeting to

request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Presentation of Carnegie Hero Medal
Strategic Priority Area: Vibrant Community
Community Safety
Staff Resource: Mayor Mayefskie

Action(s):
Mayor Mayefskie will present the Carnegie Hero Medal to Eddie Hunnell.
Blake Belch, Regional Director of U.S. Senator Ted Budd's Office, will present the Congressional Record to Mr. Hunnell.

Explanation:

- The Carnegie Hero Foundation and U.S. Senator Budd's Office reached out to Mayor Mayefskie informing him that a Holly Springs resident had been awarded the Carnegie Hero Medal, and asking if the Mayor could present it to the recipient at a public meeting.
- On September 27, 2024, in the flooding caused by Hurricane Helene, Leslie Worth's house was knocked from its foundation.
- Ms. Worth jumped into the river wearing a life jacket and was swept downstream among the debris.
- Mr. Hunnell was in a canoe in the North Fork New River, but could not paddle upstream to meet her, so he jumped overboard and swam into the river.
- Hunnell then towed Worth by her life vest to the riverbank where they were both able to get out of the river.

Background:

- The Carengie Hero Foundation awards the Carnegie Medal to individuals in the United States and Canada who risk death or serious physical injury to an extraordinary degree by saving or attempting to save the lives of others.
- The Carnegie Hero Fund Commission was founded in 1904 after a coal mine disaster in Pittsburgh.
- Medals have been awarded to 10,528 people over its 120-year history.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications
Title: South Wake Landfill Update
Strategic Priority Area: Vibrant Community
Staff Resource: Paige Scott, Director, Public Works

Action(s):
Recieve presentation

Explanation:

- John Roberson with Wake County will provide an annual update on the South Wake Landfill (landfill), efforts to reduce the frequency and intensity of malodors associated with the landfill, and metrics on odor mitigation results.
- The regional landfill is owned by Wake County and operated by GFL Environmental.
- The landfill takes in garbage collected from Wake County's businesses and 1.1 million residents. Waste is only accepted from licensed haulers and nothing comes from outside Wake County. For residents, the landfill features a convenience center, a household hazardous waste facility and a multi-material recycling facility.
- The Town and County will continue collaborative efforts to advance odor mitigation and communication from the landfill.

Background:

- In 2018, the Council and Town staff began hearing increasing levels of community concern about landfill malodors.
- In response, at the February 2020 Mayor & Council Retreat, Council established a landfill odor mitigation committee co-led by two Council members.
- The purpose of the committee was to review County efforts to mitigate odor at the South Wake County Landfill and identify engagement opportunities with residents and County officials to advance odor mitigation efforts and elevate communication associated with the landfill.
- Following the Mayor & Council's 2020 annual retreat, the Council adopted Resolution 20-04 outlining Town Council's malodor concerns and requested a number of actions by Wake County and GFL Environmental to engage the Holly Springs community and use all innovative methods and investments to significantly reduce the frequency and intensity of malodors emanating from the landfill.
- As a result, the South Wake Landfill team has undertaken operational changes at the landfill, installed odor detection sensors to track and verify malodors, established a Wake County and Town working group, and increased communication efforts, including weekly reporting of potential malodor concerns in an effort to accurately report and mitigate odor. These efforts have led to a reduction in overall reported malodor complaints from

residents since 2018.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda
Title: October 14, 2025 Workshop Meeting and October 21, 2025 Business Meeting Minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the November 12, 2024 workshop meeting and the November 19, 2024 business meeting.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please notify the Town Clerk in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):
N/A

Attachment(s):
1. 10.14.25 workshop minutes - DRAFT
2. 10.21.25 minutes - DRAFT

MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, October 14, 2025 at the Law Enforcement Center and via livestreaming. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and four Council members were present in the room as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Council members Tim Forrest, Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members Absent: Mayor Pro Tem Dan Berry.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Kameron Womack, IT; Corey Petersohn, Director, Office of Budget and Strategic Planning; Cassie Hack, Director, Communications and Marketing; George Brown, Director, Office of Customer Care; Tina Stroupe, Director, Finance; LeeAnn Plumer, Director, Parks and Recreation; Kristen Denton, Parks and Recreation; Paige Scott, Director, Public Works.

Mayor Mayefskie called the meeting to order at 6:00 p.m.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. 311 Update

George Brown, Director, Office of Customer Care, said this item was an update on the Office of Customer Care, or 311 program. He outlined the history of the 311 Holly Springs Connect program from strategic initiative by Town Council in 2022 to the launch in 2023. He said the goals were to simplify the customer experience, reduce non-emergency 911 calls, and reach tech-savvy residents. He said that Holly Springs is a leader in this service, joining larger jurisdictions such as Winston-Salem, Durham, Cary, and Charlotte. He said since the launch registered users are up 65%, and app downloads, service requests, and daily average calls are also up by 30% or more.

Mr. Brown outlined the most common requests and said that his office is seeing an increase currently in private utility right-of-way concerns, traffic, leaf season and the Clean Sweep, and street trees. He said the average wait time is 18 seconds and the average customer satisfaction score is 4.1 out of 5. It takes an average of 1.46 days to close out a ticket. These are on the high side of industry standards. He explained the benchmarking norms and how success is measured.

Council member Drees asked if the 1.46 was business days and Mr. Brown said it was.

Mr. Brown said industry standard was 20-50 calls per person per day. His staff takes 43-57 calls per day. The time between calls is 25 seconds. He said industry standard is 2 – 3 minutes, to allow for entering data, etc. But to keep the wait time low they have shortened this time. He would like to get closer to the industry standard.

Mr. Brown said that this success has created challenges as we grow and staff is getting stretched. The demand is higher, and additional request types coming in are stretching staff, but it is something they want to be able to take on. The workload for staff is increasing as they serve multiple roles, and there is a need for overflow coverage. He expressed how the utilization of data and organizational reinforcement are growing the department. He mentioned the chat bot that is pulling information from our website to help inform residents.

Council member Drees asked if they mapped where requests come from to identify "dark spots" that aren't using 311. Mr. Brown said staff is working on that, but it is not possible yet. Council member Drees asked if the chat bot would take some of the pressure off 311 staff. Mr. Brown said that is part of it, but it is also to give 24/7 access to information when 311 is not open. Council member Drees said a complaint she heard about the app was tickets being closed prematurely. Is that something staff is working through? Mr. Brown said sometimes departments close a ticket when they are planning to do the work later that day, but it isn't hasn't been done yet. Staff is working on that.

Council member Hewetson asked if the website chat bot gives people a way to reach 311 if they don't get the answer they want. Mr. Brown said you will not get a live agent from the chat bot but it will give you the way to reach 311.

Council member Deshazor asked if there was a way for the chat bot to pull data from past calls to make it more helpful. Mr. Brown said he was not sure but would check on that. Council member Deshazor asked about using AI to get a synopsis of a call to help staff document calls and ease their workload. Mr. Brown said they are looking at tools that will do that and analyze staff performance. He said he is working with IT to see which tool best fits our system and our team. Council member Deshazor asked about the ability to bring in a temporary worker in an emergency given the small staff size. Randy Harrington, Town Manager, said this is one of the biggest challenges right now. Staff members need to have training, and vacation, and they get sick. Sometimes the Finance Department helps them out when help is needed.

Council member Deshazor asked about how many voicemails come in after hours. Mr. Brown said they get 4 to 5 on weekdays and a few more over the weekend.

3. Cultural Center Joint Use Agreement

LeeAnn Plumer, Director of Parks and Recreation, said she wanted to give Council background and proposed terms for a draft Joint Use Agreement (JUA) with Wake County for the Cultural Center / Holly Springs Branch Library. She explained that the JUA was not executed, although both parties have been operating by its terms. However, in the current situation it is important to the Town, due to certain assets reaching the end of life and a desire to be a good partner with the County in maintaining the facility, to execute an agreement. She said there was an Interlocal Agreement in 2004 with the Town conveying land to Wake County and sharing the construction costs for the building. This document references a future Joint Use Agreement. In 2006 a 99-year lease was recorded granting the Town 56% of the building space and the other 44% to the County/Library. This lease references shared obligations of construction, landscaping and grounds maintenance, and insurance. Two draft Joint Use Agreement (JUA) documents exist, both reference pro-rata expense sharing for major repairs and life-cycle replacements.

Ms. Plumer gave an overview of the use the Cultural Center has seen over the past year including programs, drop-in activities, festivals, performances, and other uses. She outlined how responsibilities are currently divided between the Town and Wake County. She said that draft terms for the JUA include documenting areas of responsibility, holding quarterly meetings on maintenance issues, including language around the Holly Springs Social District. Further, the

County is to provide landscape updating, there will periodic CIP and project planning meetings, and shared pro-rata expenses for life cycle and major building repairs, including common areas, on a reimbursement basis. The draft is worded such that the County would make the repairs and the Town would reimburse them on a pro-rata basis.

Ms. Plumer outlined anticipated Wake County / Library projects and the anticipated town share for those projects. These include renovations to the restrooms in the current fiscal year, roof replacement in FY 27, and HVAC system in FY28. She said next steps would be to bring the Joint Use Agreement to Council for approval at their November 18th business meeting. Wake County Board of Commissioners plan to consider it at their November 17th meeting.

Council member Hewetson asked if Wake County had other Joint Use facilities with other municipalities. Ms. Plumer said each community is a little unique. Paige Scott, Director of Public Works, said the reimbursement for life cycle items was similar in Apex to what we are discussing. Council member Hewetson asked why utilities would not be pro-rata instead of dividing each thing by one or the other. Ms. Plumer said we have been using the draft agreement. She is not sure why the original was drafted the way it was and it is a little unclear, which is why staff wants to firm this up. Parks & Recreation has a strong presence in the building so we are using it more than the library in general. Ms. Scott said the County has been doing maintenance and not requesting reimbursement for it. It is life cycle items for which they are asking for pro-rata reimbursement. Mayor Mayefskie asked about the reimbursement process, and if we were part of the bidding process. Ms. Plumer said they will pay upfront and we will budget to reimburse them after the work is done. They will manage the project through their project management. Mr. Harrington said the County will bid it the same way the Town would because they are subject to the same state regulations.

Council discussed the implications of a 99-year lease if the County moves the library or when the lease expires. They discussed the responsibility for specialized assets and the possibility of expanding the space. Council discussed setting aside money to reimburse the County for work in future fiscal years, and/or including language in the JUA that reimbursement be spread over years, rather than in a lump sum.

4. Legal / Clerk Quarterly Updates

a. Town Clerk

Linda McKinney, Town Clerk gave an overview of the activities in her office since the last update including rewriting the Board Appointment policy, which will come to Council for a vote next week, beginning the process to get the rest of the cemetery plots pinned, working on the 150th anniversary stories, creating mini workshops for staff on using CivicClerk's full features. She said that three or four new volunteers have been added to the front desk volunteer rotation. Professionally, she has earned her International Certification from IIMC, and serves on the We Share Our Services committee of the NC Municipal Clerk's Association, helping to pair mentors and new clerks across the state. Council member Drees asked about response time on Public Records requests and whether software existed to allow requestors to see the progress of their request. Ms. McKinney said that the vast majority of requests are fulfilled within 24 to 48 hours, so the software might not be the best use of taxpayer funds. She explained the current process. Council asked for updates on response times at a future workshop or the Clerk's annual review

b. Town Attorney

John Schifano, Town Attorney, asked Council to go into closed session for his update, to discuss *Lamar v. Town of Holly Springs, Town of Holly Springs v. Lamar, and Green Hawk v. Town of Holly Springs and McAdams*

6. Open Discussion: none

7. Closed Session: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney with a motion by Forrest and a second by Hewetson and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Forrest and a unanimous vote.

8. Adjournment:

Motion to adjourn was made by Council member Deshazor seconded by Council member Forrest and passed with a unanimous vote. The October 14, 2025 workshop meeting of the Holly Springs Town Council was adjourned at 7:42 pm.

Respectfully submitted on Tuesday, November 18, 2025.

Linda C. McKinney

Linda McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, October 21, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, MPT Dan Berry Council members Timothy Forrest, Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT;* Corey Petersohn, *Director, Office of Budget, Innovation and Strategy;* Cassie Hack, *Director, Communications and Marketing*; Chris Hills, *Director, Development Services;* Elizabeth Goodson, Sean Ryan, Sara Lipkin Sularz, Grayson Taylor, and Elliot Blonshine, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; Irena Krstanovic, *Director, Economic Development;* Anna Murphy, *Economic Development;* Paul Liquorie, *Police Chief;* and Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Ahmed Radwan, of Alnoor Islamic Center.

4. Agenda Adjustment: The October 21, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. U.S. Marine Corps 250th Anniversary Proclamation

Mayor Mayefskie proclaimed November 10, 2025 the 250th Anniversary of the U. S. Marine Corps and presented the proclamation to a group of Marine Veterans.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

6. September 9, 2025 Workshop and September 16, 2025 Business Meeting minutes – Council approved the minutes of the September 9, 2025 Workshop meeting and the September 16, 2025 Business meeting.

7. Monthly Budget Amendments – Council received the Town Manager approved budget amendment.

A copy of the budget amendment is attached to these minutes.

8. 1432 Avent Ferry Rd., Courtyards at Holly Grove (formerly Graham Wood) Voluntary Annexation A25-06 – Council adopted Resolution 25-11 directing the Town Clerk to investigate the sufficiency of annexation petition A25-06 and setting the public hearing for November 18, 2025.

A copy of Resolution 25-38 is attached to these minutes.

9. Surplus of Firearm and Badge for Upcoming Police Department Retirement - Council adopted Resolution 25-41 authorizing the award of badge and sale of service sidearm to Lieutenant Robbie Parrish.

A copy of Resolution 25-41 is attached to these minutes.

10. Board Appointments Policy Update – Council adopted Policy 44.2, Board Opening and Application procedures.

A copy of Policy 44.2 is attached to these minutes.

11. America's Water Infrastructure Act Risk and Resilience Assessment / Emergency Response Plan Contract – Council awarded a contract to AECOM in the amount of $124,2000 to complete the Town of Holly Springs America's Water Infrastructure Act Risk and Resilience Assessment and Emergency Response Plan.

12. Sole Source Items for Phase 2, Utley Creek Water Reclamation Facility 6-8 MGD Upgrade Project – Council authorized the waiver of standard bidding requirements for specified equipment in Phase 2 of the Utley Creek Water Reclamation Facility upgrade project and authorized the Town manager to execute contracts for the specified equipment in the amount not to exceed $1,104,641.60.

13. Public Works Asset Surplus over $30,000 – Council approved the surplus of Public Works Asset #43 a 2005 Caterpillar 420D Backhoe.

14. Avent Ferry Widening – Phase 2 NCDOT Supplemental Agreement – Council authorized the Town Manager to sign and execute a supplemental agreement to the current Municipal Agreement between the North Carolina Department of Transportation and the Town to extend the prior agreement's duration for the design and delivery of Avent Ferry Rd. Phase 2 transportation investments.

PUBLIC HEARINGS

15. Seasons at Wilbon Rezoning 25-REZ-06 and Development Agreement

Grayson Taylor, Development Services, said a request had been received for rezoning at 2316 Piney Grove Wilbon Road. He showed the location of the property in the Town's Extra Territorial Jurisdiction and said the request was to rezone from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning. He said the property is designated Mixed Residential Neighborhood on the Land Use & Character Plan and currently zoned RR Rural Residential. He outlined the project history and showed the evolution of the design. He said the project contemplates 222 units (142 detached dwellings and 80 attached dwellings) with various open spaces, an amenity center, public art at Adcock & Piney Grove Wilbon, and opaque buffers along thoroughfare frontages. He said the proposed standards modifications include a lower density, narrower minimum lot frontage for 55 front-loaded lots, and wider buffers. Building façade design standards include covered porch/stoop for all dwellings, attached dwellings in 4-, 5-, and 6-unit buildings, and anti-monotony standards. He said the Parks, Recreation, and Greenways Master Plan contemplates a proposed Greenway through the center of the project and proposed sidepath along Piney Grove Wilbon Rd. which the applicant has agreed to build.

Elliot Blonshine, Development Services, showed the proposed utility lines throughout the site. He said they offered two options, gravity fed or force main. The developer has committed to a downstream pump station. He said it is a priority 3 and meets the allocation with the public infrastructure improvements tree preservation, and green building standards. Staff determined that there is sufficient allocation remaining.

Mr. Blonshine said the interior of the project would include private alleys as well as public streets. He showed the two proposed site access points, one on Piney Grove Wilbon and one on Adcock, and the road widening on both roads along the property frontage. He said that eight intersections were studied as part of the traffic study and showed where they were and where nearby developments exist.

Mr. Taylor said the proposed development agreement includes commitments to the Water Resource Management Policy including a 25% increase in active recreation open space, vegetative wetlands in lieu of ponds, and green building standards.

Mayor Mayefskie opened the public hearing and the following input was received:

Bob Zumwalt, Kimley Horn, introduced the team. He said the site was 76.68 acres at the northwest quadrant of Adcock Rd. and Piney Grove Wilbon Road. The site has an existing lake and wetlands, rolling topography and specimen trees. He said they were proposing 22 lots with a density of 2.89 units per acre. Fifty-five will be single-family with alley access, 67 single-family with front access, and 80 townhomes with alley access. Amenities include a pool and clubhouse, 8 pocket parks and 5.4 miles of greenway or sidewalk. They are also dedicating .85 acres to longleaf pine reforestation.

Mr. Zumwalt showed the progression of the plan since its inception. He said that off-site utility improvements include 6,500 linear feet of off-site waterline extension and 1,500 linear feet of off-site gravity sewer extension.

Kevin Dean, Kimley Horn, said they coordinated with NCDOT and Fuquay-Varina in the traffic study. He said the off-site roadway improvements include frontage widening on Piney Grove Wilbon Road and Adcock Road, right turn lane on Rouse Road at Piney Grove Wilbon Road., fees-in-lieu towards left turn lanes on Piney Grove-Wilbon at Rouse, Piney Grove Wilbon at Adcock, and Piney Grove Phelps West Road and Rouse Road. He said that the land is designated Mixed-Residential Neighborhood on the Future Land Use Plan.

John Adcock, Adcock Law Firm, said this is a low-density project. He said it was compatible with existing developments and with the Land Use Plan. He said the buffers have been expanded to larger than required. He said that Piney-Grove Wilbon Road traffic is heavily traveled by people traveling through Holly Springs from other municipalities and coming from Harnett County. He said there is no DOT money allocated to widen this road so any improvements will come from developers. He said the improvements are consistent with the Town's Comprehensive Transportation Plan. He said the project would be a benefit to the public.

Mr. Adcock said he has some suggestions for changes to the Development Agreement and asked that Council allow time for them to work with staff to make those amendments.

Anne Oakley showed representative elevations of the planned homes, and renderings of the active recreation areas and amenities planned.

Erin Schnider, 209 Piney Grove Wilbon Road said she is speaking for all the properties that line the road. She feels this will cause people to lose their land. She said the cross sections don't match with Fuquay-Varina's. She thinks there would be a risk of total condemnation of properties. She spoke about traffic problems and the difficulties of sprawl. Road widening will not fix traffic because wider roads bring more traffic. She welcomes new houses but thinks this is too dense. This will make mass transit difficult to implement. She asks Council to remember people who are already here.

Ruby Jones, 5921 Adcock Road, said she was here to speak in support of the project. The sewer line would help her in the future allowing her family to develop their property for themselves.

Fran Hudson, 5524 Rex Road, said that she has seen the sprawl out into the ETJ and the closest subdivision to this is in Fuquay-Varina and those are .7 acre lots for 500 homes. She said that was a better density. She said that this does not meet the RR zoning. The number of houses approved in this area is too many and too dense. She said Conditional Zoning is not intended for speculative rezoning. This property has not been purchased yet so it would be speculative rezoning. She spoke of traffic problems. She said there is no public park land dedicated which she said was required by the UDO. She said there are things that don't make sense in this area to her.

Beth Kutsh had left the meeting. Greg Baxter passed.

Jacqueline Barry, 2501 Piney Grove Wilbon Road, said she is from Long Island and moved here 15 years ago and lives across the street. And this will be her view for the next 10 years. She doesn't want to see Long Island here. She spoke about traffic and said if it gets heavier people will not be nice anymore and there will be road rage. She said she wanted to warn Council about the dangers of greed. She wants new homes for new neighbors without hurting those who still live here.

There being no further input, Mayor Mayefskie closed the public hearing.

Mr. Taylor requested feedback for the applicant and said that the item will now go to Planning Board for review and come back to Council in November.

16. Brook Manor Subdivision Completion Development Agreement

John Schifano, Town Attorney, said this item was to consider a request for a Development Agreement for Brook Manor Subdivision. He said this was originally approved in 2005 for 141 detached dwellings. One hundred and nine lots were platted and constructed between 2013 and 2016, with 32 remaining. Development was halted based on regulation of an inactive Waste Disposal Site immediately adjacent, and the subdivision plan expired in 2022. The expired lots do not meet current UDO standards.

Mr. Schifano said the agreement would renew the expired plan approval to allow completion of the subdivision, with the contaminated area set apart as a conservation easement. It allows the use of previously constructed water and sewer infrastructure. The Developer must retain a third-party professional to inspect and certify the infrastructure and to make all necessary modifications and repairs to the satisfaction of the Town. The infrastructure must be bonded and warranted by the Developer for five years. The Agreement requires compliance with all requirements contained in the Declaration of Land Use Restrictions approved by the NC Department of Environmental Quality.

Council member Drees confirmed that the decision tonight is not to judge the contamination, that is done by NCDEQ. This is just to allow them to build to the UDO in place at the time of original building. Mr. Schifano said yes, the environmental decision will be made by NCDEQ. The developer's plan is to not build on land the DEQ considers contaminated. The Agreement restores the status of the law in 2005 when it was originally approved, and has the mechanism for platting in a way that removes the buildable lots from the contaminated area.

Council member Deshazor said if we go back to the original UDO that is a lot different. Mr. Schifano said going back will make the lot sizes and setbacks align with the existing neighborhood. Council member Forrest asked if this would set a precedent. Mr. Schifano said that development agreements are very site specific. There are probably no other sites in town like this that we would have to worry about.

Mayor Mayefskie opened the public hearing, and the following input was received:

Isabel Mattox, speaking for the applicant, said John Schifano did a great job of explaining the issues. To clarify, there are 13 acres right now covered by that agreement. But there are about 9 lots in the contaminated areas and 24 in the noncontaminated area. She said they have to go back to NCDEQ to refine the description to allow the use of the 24 lots. She said she wants the lots to follow the original UDO, to be consistent with the existing Brook Manor. She said the utilities have been in the ground and

for the most part not used, but they have hired Withers Ravenel to inspect the pipes and warrant that they are functional. They will make repairs if they are needed.

Dawn Joseph, 105 Horncliffe Way, said that she lives in Brook Manor. She said the developer hasn't approached residents. They want to see the map of which properties will and will not be developed. She said they would like the agreement to use the original UDO to keep the houses consistent, but they would like the opportunity to look at the plans before this is approved.

Don McConnell, 405 Birkby Way, said he lives in Brook Manor, and the space looks atrocious, so having the developers come out would be beneficial. The Board wants to know if they are going to keep the land clean The weeds are waist high now and they only clean it a few times a year. He spoke of construction issues with nails, etc. and wanting them to keep it clean. He said NCDEQ required the remediation of the property, but he is concerned that they want to segment the land and whether the HOA would have to maintain the contaminated land, test it, etc. He wants a plan in place before that is approved. He said they don't know what the remediation of the landfill was and would like more information. He said runoff from the former landfill is contaminating those properties. His concern is how the developer is going to maintain this property to the standards of Brook Manor and to see how they can come together with a policy to move their ideas forward.

There being no further input, Mayor Mayefskie closed the public hearing.

Council member Hewetson said she would like the applicant's attorney to respond to the HOA's questions.

Ms. Mattox said the site would be better maintained once the Agreement is signed. This is a new developer who has only owned it for a few months.

Ben Mathis said their plan was to work with DEQ and the town first and then go back to the HOA to work on how we will maintain the property. The developer will maintain the property until everything is worked out. He said the contamination report just came back and there are no contaminates in the water, so it looks like the remediation in 2018 worked. They will work with the HOA on how to maintain those areas.

Council member Drees asked if they expected that the land set aside would belong to the HOA at some point. Mr. Mathis said they don't know what DEQ wants us to do with the land. It could go into a conservation fund or something else. They are waiting for DEQ direction.

Mayor Mayefskie asked for clarification on what the Development Agreement would allow this group to do. Mr. Schifano said it would allow them primarily to plat the land in the way that was originally approved but has now expired. The second thing is we typically don't allow people to plat twice, and they are going to plat twice to separate the contaminated area so they can ask DEQ to apply the restrictive covenants only to that part. Then they will plat the rest. It will also allow us to accept utilities that they prove meet our standards.

Council member Drees asked about fire truck access if they have to change the road. Mr. Schifano said the road circumference that we had back then hasn't changed significantly. Elizabeth Goodson said the roads and infrastructure are already on the ground and emergency access has already been provided. We will watch what happens with the divide but this should just restore what was already approved.

Mayor Pro Tem Berry said in the Agreement it notes that the Water Resource Policy is being waived. He asked what fees would be applied to this project. Will they go back to 2006 fees? Mr. Schifano said it would be the current fees. MPT Berry asked if this section would be subject to the recorded HOA covenants. Mr. Mathis said they would be subject to the same covenants. The whole purpose is to keep this the same as the rest of the subdivision. Mr. Schifano said he does not believe the HOA can be forced to take any property, so assuming the HOA is a separate legal entity it would not be forced to take land it doesn't want.

Action: Motion to approve Development Agreement for Brook Manor Subdivision.

Motion: Forrest
Second: Hewetson
Vote: unanimous

17. Duke Friendship Substation (Deer Path Rd.) Voluntary annexation A25-07

Grayson Taylor, Development Services, said this item was a request for annexation of +/- 51.057 acres north of Friendship Road, adjacent to Deer Path Road, and bordering US Highway 1. He showed where the site was located in the Town's ETJ.

Mayor Mayefskie opened the public hearing and the following input was received:

Toby Coleman, Smith Anderson Law Firm, on behalf of the applicant, said he was here with the team and happy to answer questions.

Dawn Cozzolino, 3632 Bosco Road, said she lived across the highway from this project. She said this would be fully visible to Hwy 1. She said they already see the power plant from the road and don't want to look at another industrial structure. She understands the need for power, but this must meet higher standards for security and design. She said a substation must be treated as a secure infrastructure but should be visually hidden so it blends into the environment. She said Holly Springs built its reputation on quality development, and she wants to make sure this stays safe and attractive.

There being no further input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A25-07 to approve annexation.

Motion: Berry
Second: Forrest
Vote: unanimous

A copy of Annexation Ordinance A25-07 is attached to these minutes.

18. Comprehensive Plan Amendment 25-CPA-01: Section 4 Community Facilities; Section 5 Infrastructure & Utilities; Section 6 Natural Resources

Sean Ryan, Development Services, said the purpose of this item was to conduct a Public Hearing regarding amendments to three sections of the Comprehensive Plan. The proposed changes would then go to Planning Board and return to Council at their November meeting. He outlined the timeline of these amendments starting in February of 2025 and said that these are the last three sections to be updated and are different in nature from the other sections. These sections support the vision created by the Land Use & Character Plan, provide an inventory of existing facilities or utility systems, are more technical in nature, and identify needs to support community build-out. He outlined the many public engagement activities, including the open house held earlier this evening.

Mr. Ryan said that Section 4: Community Facilities, identifies current and planned facilities to support Town growth, identifies public and private education resources, and supports long range planning for new Town facilities, such as fire stations. He said recommendations include continuing to plan for Town space needs, investigating solid waste as a town-provided service, ensuring that growth aligns with facility needs, proactively planning for future fire stations, and collaborating with County, State, and Federal partners.

Mr. Ryan said that Section 5: Infrastructure & Utilities includes inventories of the Town's major utility systems, new sections on stormwater and fiber optic utilities, establishes high level capacity needs based on full build-out and identifies opportunities to enhance sustainability of services. Recommendations include regional sanitary sewer pump station basins and facility locations; water

main line locations; elevated storage tank; stormwater programs, and fiber optic system gap identification.

Mr. Ryan said Section 6: Natural Resources identifies existing natural resources and includes a new section on tree canopy and urban forestry. He said recommendations include prioritizing conservation on key areas, enhancing UDO standards, developing urban forestry planning programs, and refining and enhancing the Street Tree programs. He said there were five endangered species identified in the Town.

Mr. Ryan outlined the remaining steps in the Draft Review and refinement and said the hope is to bring it to Council for adoption at the November 18th meeting. He said the Infrastructure & Utilities Comprehensive Plan has overlap with the Utility Modeling and Master Plan, which is anticipated in Spring of 2026, at which point the Comprehensive Plan may need to be amended to align with it.

Council member Deshazor asked if the technical team would be present in November, and Mr. Ryan said yes. Council member Drees asked when the UDO amendments would come back to Council. Mr. Ryan said it would be up to Council how quickly they want those amendments to be made. They could come back as part of the semiannual process if they are not otherwise prioritized. Council member Drees asked if staff has received feedback. Mr. Ryan said they have received feedback. These sections are more technical in nature, but the feedback has been quality even if the quantity is not much.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Mr. Ryan said next steps would be review by the Planning Board on October 28th, for recommendation to Council.

19. Semiannual UDO Text Amendments 25-UDO-02

Sean Ryan, Development Services, said this item was to conduct a public hearing for proposed UDO amendments. He said that after the public hearing the item would go to Planning Board for review and return to Council at their November meeting. He said there are 25 proposed amendments including alley building setbacks, landscaping revisions, infill lot building setbacks, home occupations, conservation subdivisions, murals and other artwork, and temporary signs. He said that under the current UDO murals are treated as signs. The amendment would have them regulated as an accessory use, increase the size allowed, and provide standards for types of materials, colors, and maintenance. He said that conservation subdivisions would be allowed in the RR, SR, and NR districts with maximum density permitted by standard subdivision. The 40-50% open space requirement would be calculated after removing constrained land areas, rather than as a percentage of the whole. Open space type would be tree preservation, constrained areas, and could allow some areas of active recreation. A conservation easement would be required on that open space so it cannot be developed in the future.

Mayor Mayefskie opened the public hearing and the following input was received: none

There being no input, Mayor Mayefskie closed the public hearing.

Mr. Ryan said that next steps are for the Planning Board to review at their October 28th meeting.

20. Economic Development Agreement with Ypsomed Manufacturing USA

Irena Krstanovic, Director, Economic Development, said that this public hearing was to consider an Economic Development Agreement (EDA) between Ypsomed and the Town of Holly Springs. She explained that the company would invest $195 million in Holly Springs and create 62 jobs. They have chosen a site in an existing building in YIELD. Ypsomed is a global leader in medical technology and diabetes care and a direct supplier to the biotechnology industry, delivering the injectable “pens” for bio manufacturing companies.

Ms. Krstanovic showed the location of the building and its proximity to CaMP Helix, Catalyst BioCampus, Genentech, Amgen, FUJIfilm Biotechnologies, and Seqirus. She said this will diversify Holly Springs' industries, being a supplier to the biotech industry, would provide high quality jobs, and expand the local tax base. She said they have plans to grow and have already purchased more land. She said the traffic mitigation measures have already been installed by YIELD and no further need to be done.

Ms. Krstanovic outlined key terms of the EDA including employment, wage & investment targets; the business investment grant that is proposed; and a customized review schedule for Town-administered permits, plan approvals, etc.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action 1: Motion to approve Economic Development Agreement (EDA) between Town of Holly Springs and Ypsomed.

Motion: Forrest
Second: Hewetson
Vote: unanimous

Action 2: Motion to authorize the Staff to execute necessary transactions consistent with terms of the EDA.

Motion: Forrest
Second: Hewetson
Vote: unanimous

NEW BUSINESS

21. Duke Friendship Substation Rezoning 25-REZ-04

Grayson Taylor, Development Services, said this was a rezoning requested on the land that was annexed earlier in the meeting and showed its location on the map. He said that if this is approved, the next step is Civil Construction Drawings, which is an administrative task. He said the property is currently designated Business & Industrial and Natural Area on the Land Use & Character Plan and zoned Rural Residential. The applicant is proposing two zoning districts. The larger would be a 46.25 acres Business & Research Technology Conditional Zoning District, and the smaller parcel to the northeast a 6.11 acre Business & Research Technology district. The applicant plans to construct a 230kv substation upon an existing but previously decommissioned site. They will redirect transmission lines into the site. Deer Path Road right-of-way is to be closed (under separate application.) He showed the buffer area to shield from US 1. The proposed standards include no minimum lot frontage, retaining the existing condition of 60' right-of-way of Deer Path Rd. being retained as Lot Frontage. The fence height would be a minimum of eight feet consisting of seven feet of chain link fence plus one1 foot of barbed wire extending outward for security. The buffers include no eastern buffer due to Deer Path Rd. site access and no required buffer adjacent to US 1 as it is a line easement area, with the specific area along US 1 to be preserved out of required maintenance areas.

Elliot Blonshine, Development Services, said there is no transportation study required because the project is not on a Comprehensive Transportation Plan road, and the estimate is for one or two trips per day at most. Utilities are not needed at the site.

Mr. Taylor said that staff analysis is that the proposed zoning supports the utility service needs of the overall community and is consistent with Town plans and policies. He said that staff's recommendation was for approval.

Van Crandall, Planning Board representative, said that Planning Board recommended approval with a vote of 9 to 0. There were questions about noise, the size of the new substation, projects in the adjacent area, future residential projects, current zoning, construction disruptions, visibility and buffers, the fence, Amgen's parcel, line corridors, and why rezoning was requested, and Planning Board received acceptable answers.

Council member Deshazor asked about the tree buffers given the concerns of Ms. Cozzolino, the speaker from the annexation. Mr. Taylor said the width of the right-of-way is the abandoned road. The land is owned by Duke. On the US 1 side they worked with the applicant to preserve as much buffer as possible, which is the area next to US 1. The Town's hands are tied by the amount of right-of-way that Duke has in that space, but they did work with us to preserve the buffer.

Action: Motion to adopt Ordinance RZ25-06 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 25-REZ-04 Duke Friendship Substation Rezoning.

Motion: Hewetson
Second: Deshazor
Vote: unanimous

22. Holly Springs Business Park PUD Amendment 01-PUD-03-A05 for Pine Springs Upper School

Grayson Taylor, Development Services, said this was a request to amend the Holly Springs Business Park PUD for Pine Springs Academy. He reminded the public that there was a public hearing on this matter on September 16th, after which it went to the Planning Board for review. Should this be approved, the next step is Development Plan Amendment, which is an administrative decision. He showed the location of the site in town and within the PUD and said it is designated Business & Industrial in the Land Use & Character Plan and zoned PUD. He said the PUD was originally approved on October 1, 2002 and listed some of the uses currently in the Business Park. The PUD was amended in December 2024 to allow schools with additional standards and Development Plan 24-DP-07 was approved in March of 2025 and is now under construction. The applicant is requesting this amendment to reduce the number of EV and EV-ready parking spaces they provide. Currently they are required to provide 15 EV spaces and 45 EV-ready spaces. They are requesting to reduce this to 6 EV spaces and 18 EV-ready spaces, to apply only to staff and visitor parking. At the public hearing in September the applicant compared their site to recent Wake County Public School System projects approved by the Town and discussed staff's initial analysis of the PUD amendment. Mr. Taylor said that staff finds the PUD Amendment inconsistent with the Town's UDO; however, the amendment is supported by the Comprehensive Plan which provides encouragement for school development. Therefore, staff feels that overall the proposed rezoning is reasonable and in the public interest and they recommend approval.

Planning Board representative Van Crandall said that Planning Board recommended approval with a vote of 5 – 3. Those voting against approval cited inconsistency with the UDO. Additionally, the Planning Board made a motion to request the Town examine and research electric vehicle parking requirements. This motion was approved with a vote of 8 – 0. Mr. Crandall went into detail about the Planning Board's discussion.

Council member Deshazor asked if the school would be locked during non-school hours, weekends, so others can't charge there. Mr. Taylor said yes, it would be locked. Council member Deshazor asked his colleagues if they wanted to ask staff to do research on EV requirements to see what is good for the Town. Consensus was yes.

Council member Drees asked if this decision was deferred until the UDO was updated, would that give the applicant enough time. Mr. Taylor said the applicants expressed an aggressive timeline for

construction, wanting to open the building in time for the school year 26-27. Staff would need to do research and bring something back to Council so it might not be possible.

Action 1: Motion to adopt Ordinance RZ25-07 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve the Holly Springs Business Park Planned Unit Development Amendment.

Motion: Forrest
Second: Berry
Vote: unanimous
A copy of Ordinance RZ25-07 is attached to these minutes.

Action 2: Motion to request staff examine and research electric vehicle parking requirements for potential Unified Development Ordinance updates.

Motion: Forrest
Second: Hewetson
Vote: unanimous

UNFINISHED BUSINESS

1317 N. Main St. Commercial Tracts Development Plan Major Amendment (21-DP-01-A02)

Brett Gosney, Development Services, said this was a request for a Development Plan Major Amendment for 1317 N. Main Street. The item went to Planning Board on June 24, 2025, and the public hearing was held July 15, 2025. At that time the applicant asked for the item to be tabled 60 days. At the September meeting a further delay was granted. He outlined the history of the project and showed its location at 200 Sportsmanship Way.

Mr. Gosney reminded the public that this was a quasi-judicial decision where Council collects evidence from sworn testimony by fact witnesses and opinions by qualified experts. The applicant must present evidence that the standards in the ordinance are met and if they produce sufficient evidence they are legally entitled to approval. He said the site is designated Mixed-Use Center in the Land Use & Character Plan and explained the characteristics of a Mixed-use Center. He said that while the applicant meets the characteristics of a variety of shared open space and buildings 3 – 5 stories along the corridor, but 2-3 in transitional areas, the plan fails to meet the other three characteristics.

Mr. Gosney said the site is currently zoned CB Community Business Conditional District and Mixed-Use Conditional District and has existing Development Agreement and Economic Development Agreement in place. The Development Agreement includes a commitment to provide a mixture of uses, including office, retail and hotel site, site design commitments, and transportation improvements. The Economic Development Agreement includes a required investment of $20 million by the developer. It references office, retail and a potential hotel and compliance with the Development Agreement. Terms and timeline of development completion and the Wake County Conveyance of property to the Town who would sell to the Developer based on a 2020 appraisal.

Mr. Gosney showed the approved plan for the DHIC half of the property, which is not under consideration, and the proposed plan for the Capital Associates side which is. He said the proposed plan is for one 75,000 square foot 3-story building and one 12,000 sq. ft. one-story building. The proposed use for both buildings is medical office, however Building B could also be used for retail. There would be 372 ground level parking spaces. Reduced open space is provided in front of the building and near the east property line. He said the applicant has a previously approved plan that they could move forward with it this amendment is not approved. He shared the previously approved building elevation and the currently proposed one.

Elliot Blonshine, Development Services, said the site would be served by potable water and sewer and showed where the lines would go. The utility use would be reduced a bit due to smaller

square footage. Transportation commitments include a proposed greenway, side path along NC 55, a turn lane on Sportsmanship Way and the relocation of the bus stop. These are not under consideration for change.

Mr. Gosney said there is no allowance for a possible hospitality use so there is no way to ascertain there is adequate parking. He said that the proposed amendment complies with minimum requirements of the CB Zoning District as specified by the UDO. However, it is inconsistent with the Comprehensive Plan and Criterion 5 of the Findings of Fact, which required the project to further the goals and policies of the Comprehensive Plan. It is inconsistent with Town Council approved Development Agreement and Economic Development Agreement. Staff requests the staff report, attachments and presentation be entered into the record and recommends denial.

MPT Berry asked if the approved plan was the same as in the Development Agreement plan. Mr. Gosney said it conserves the place for a hotel but doesn't propose building it. Council questioned the details of the approved plan. Sean Ryan, Development Services, said the approved plan on file is for a 4-story office building as well as a smaller integrated center. The area where the stormwater pond is located would be a future hotel pad. At the time of approval staff found that in agreement with the Development Agreement. They could build the approved plan, but their request tonight is to modify that plan. The smaller building is the same size; the proposed larger building has been reduced in size.

Jeff Roether, Morningstar Law, speaking for the applicant, introduced the team who would speak to this application: Laura Holloman, Linda Vasil, Rynal Stephenson, and Frank Baird. He said the proposed amendment includes an amendment to the Development Plan to reduce. Following the July hearing the applicant submitted the amendment to add the building for multiple use, not just medical office. The only difference is reducing the larger building and changing the footprint slightly. He reminded Council of their duties in a quasi-judicial decision. He read the five criteria to be discussed below. He asked that the binders he handed out be entered into the record.

Laura Holloman, Planner with McAdams, gave her credentials and said she would show how the project meets Criterion 5: Furtherance of the goals and policies of the Comp Plan. She showed the previously approved plan and the current plan. She said the building stayed relatively the same, but the introduction of a stormwater feature rearranged the parking. The proposed plan locks in the same things, but they increased the building footprint for building A to drop it down to three stories, which was favored by the adjacent neighborhood. She said it meets the approved zoning conditions. She said they meet UDO requirements and listed them. She said it furthers the goals of the Comprehensive Plan by adding the small building with retail integration. She said the Comp Plan does not designate a specific number of uses to make a mixed-use site. She said they are meeting the buffer requirements. She said staff said retail could be in the medical office building, but that is not their intent. It will be a medical office building. She said these things satisfy Criterion 5.

Ms. Holloman said the packet handed to Council has the previously administratively approved plan. She said the original Development Plan shows a slightly smaller retail integrated building parallel to the spine road, but it was never a vertical mixed-use component in this site ever. She said the surface stormwater site was on the original plan, but there was never any mention of a hotel site.

Council member Drees said there was mention in the packet that the second building could be retail or medical. She asked them to clarify if it would be medical or retail. Frank Baird said the proposed smaller building was originally intended to be medical, but the tenant wanted to move to the larger building. So they will make the smaller one retail. The zoning allows for either use but we will try to get the larger one going and when the market indicates retail to do that. There is zero visibility for that building and he said they don't want to build something that will fail, so if the right tenant comes along they would build it then.

John Schifano, Town Attorney, asked Ms. Holloman if it was her professional opinion if office use was the only use on all the property it would still be in compliance with the mixed-use requirement. Ms. Holleman indicated yes, that in her professional opinion they would be compliant with the mixed-use requirement if they only had one use on the property, but to be clear, the applicant intends to market the integrated building to retail uses.

Council member Deshazor said the development agreement was signed January 19, 2023. In the Development Agreement, page 5, Article 2, Part 3(a)(1) it reads "Tract 1 consists of approximately 11.11 acres on the western half of the property. Development of Tract 1 shall include one or more office buildings as well as retail facilities, a hotel, and parking." He asked if that was being met with what they are proposing right now. Mr. Roether said when we read the agreement as a whole, it lists the intention of the developer, and a later section lists the zoning conditions. Those do not list a hotel. There's a list of developer obligations and those are the ones that we are meeting. The bigger point is that whether this plan amendment applies to the Developer Agreement is not the question today. You are here to decide if it meets the 5 criteria. If it is in violation of the Developer Agreement the State has a remedy for that and we can go through that whole process if the Town feels there is a violation of the agreement. He said the Town cannot deny the plan based on whether they feel it is a violation of the agreement.

Mr. Schifano asked Mr. Roether if in the Agreement the parties define what a mixed-use is. Mr. Roether said he was not a sworn witness and he doesn't know.

Linda Vasil, Civil Engineer, gave her credentials. She gave an overview of the proposed standards that differ from the UDO. She said the maximum building height has been reduced. They are still adhering to the other development standards. She outlined the street tree and parking proposals. She outlined the elevation elements. She said in her professional opinion, the project meets Criterion 5.

Ms. Vasil said it meets Criterion 1 because there are great buffers and walkability and connectivity. She said it meets Criterion 2, open spaces, because of the tree preservation along the property line. She said it meets Criterion 3 because there is a main drive through the site connecting with Sportsmanship Way and Main St. and provides connectivity to the parking and buildings. She said it meets Criterion 4 because there are public gathering places, open space, and greenway trails. She said in conclusion her professional opinion is that it meets all criterion.

Rynal Stephenson, Transportation Engineer gave his credentials. He said this project meets Criterion 1 because the changes reduce the traffic impacts. The required road improvements will be constructed as originally agreed. He said it was his professional opinion that the project meets Criterion 1.

Mr. Stephenson said it would meet Criterion 3 because the design of the internal streets is sufficient. There is adequate connectivity and street design, as well as pedestrian access. He said his professional opinion is that it meets Criterion 3.

Mr. Roether asked that the staff report and the binders be entered into evidence and that Council take judicial notice of the Comprehensive Plan. He said that the proposed amendment meets all five of the required Criteria and should be approved. He said he is aware that staff recommends denial. He said that nothing has changed with regards to the mixture of uses since original approval and it was found consistent with the Comprehensive Plan. He said this proposed amendment reduces the office building and a different footprint, but the mix of uses has not changed. It furthers the goals of the Comp Plan. He said the lack of a hotel being a violation of the Development Agreement is not to be considered because tonight only the five criteria should be considered. He said it was his opinion that Council cannot apply that consideration to this decision. He said they would need to follow the statutory procedure for a breach of a development agreement and the remedies for that designated in state law. He said it was his opinion that Council cannot d deny the application based on conclusions on whether this is a deviation from the Development Agreement. He said Council must approve the amended plan.

Council member Hewetson said we discussed this in July and Ms. Holloman heard that it doesn't have a mixture of uses. Here we are still with two office buildings and one use. She doesn't have any confidence that the second building would be retail. In her opinion it doesn't fit the Comprehensive Plan. Mayor Mayefskie asked Mr. Schifano to comment on Mr. Roether's closing remarks. Mr. Schifano said he disagrees with Mr. Roether's contention about what Development Agreements do. They inform you of your zoning authority. It is a modification of your zoning laws and

happens in the same way you modify zoning law. There is a public hearing in the same manner as there is with a re-zoning and the public has ability to comment. It is not an executory contract that talks about when lines go in the ground. N.C.G.S. 160D-1003 talks about the interplay between Development Agreements and sketch plans and site plans and gives you the authority to make a developer pay attention to those plans. And that's what you did. You attached it as Exhibit B, and it showed three different uses. The project was defined in that agreement. And it used the word "shall" not the work "may." It *shall* have those three things. You heard testimony from Ms. Holloman that a mixed-use is satisfied by one use. Mr. Schifano advised that he doesn't know how you can find as a fact that a mixed-use can be satisfied by one use. But that is for Council to decide. But both parties signed an agreement that helped define what a mixed-use was in case there was any question. And the mixed-use in this particular example, you concurrently considered, with incorporation by reference, with a sketch plan or preliminary plat required, and you defined what that mixed use was. Mr. Roether would say it's just a contract and you can sue us over it, give us your approval under the UDO and that is how it works. But Mr. Schifano said he disagrees with that interpretation of the law with respect to Development Agreements.

MPT Berry said he struggles with defining mixed-use with one use, and testimony tonight did not change anything about that. This has been memorialized for a long time. We need to honor what is in the development agreement.

Council member Drees asked if they could take into account the comment about the retail building potentially not being built at all, depending on the market. Mr. Schifano said that is in the evidence. It's a difficult question about whether that is fact or not, but in the opinion of Mr. Baird, you can consider that the mix of uses will be determined by the market.

MPT Berry asked if it was appropriate to propose. Mr. Schifano said it depends on what the facts are and if they are in evidence. You might want to discuss what you are thinking of. If they are not in evidence and you want to get them in evidence you can reopen the public hearing and get them. MPT Berry said the Development Agreement is in the packet. Mr. Schifano said it is in the record so you can take judicial notice of it. It is in the packet, and I am here providing you with a legal opinion that that Development Agreement helps define what the mixed use is with this site, because it was formulated in reference to a sketch plan that was part of the original agreement. MPT Berry said he wants to consider Article 2 Section 3 of the Development Agreement as a fact. Also he proposes the fact that the current plan does not show any accommodation for a hotel or hospitality use. And the fact that the Town's expert planning staff has found their professional opinions that the project does not meet Criterion 5: furthering the goals and policies of the Comprehensive Plan.

Action: Motion to accept the above three facts into consideration.
Motion: Berry
Second: Hewetson
Vote: unanimous

Action: Motion to adopt Resolution 25-31 to make and accept Findings of Fact for and to deny Development Plan Major Amendment 21-DP-06-A02

Motion: Berry
Second: Forrest
Vote:
Aye: Hewetson, Deshazor, Berry, Forrest
Nay: Drees
The motion passed.

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council.

The following public comments were received in writing: one comment on noisy vehicles in Trinity Creek and one comment against the demolition of the house on Grigsby.

The following public comments were received in person:

Van Crandall said that as we approach the holiday season he has been exploring how the Town can foster the arts. A performing arts venue is expensive and involves risk. He gave examples from other municipalities that did not meet the number of tickets sold in order to break even. He said with Koko Booth, Fuquay's performing art center, and Apex's planned theater, there would be too much competition. He said he thinks a business conference center would be more appropriate.

Mahendrar and a delegation from TUTA invited Mayor and Council to the Diwali celebration at Sugg Farm and wants them to be part of the event and celebrate with us. He handed out invitations.

OTHER BUSINESS

Council member Deshazor said October is breast cancer awareness month. He wants residents to be aware. Second, he asked if Council wanted to review the new legislative process at a workshop to see if it needs to be tweaked. MPT Berry said he had the same thing on his list. He doesn't think the new process is working because applicants aren't getting feedback. Council member Drees said what she has seen is that Planning Board uses Council comments to springboard their discussion so we might be losing the Planning Board view in their own right. She would also like feedback from developers. Randy Harrington, Town Manager, said he sees a majority who would like that.

Council member Drees reminded the public of HollyFest on Saturday and that Early voting starts this Saturday at Brown Center.

MPT Berry thanked Holly Springs High School. He spoke to personal finance and economics classes. He has enjoyed the ability to do that over the past eight years. Secondly, he represented the town at the Hero Golf Tournament. It was great, and he thanked those who made it happen.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had 3 items. Next week, Saturday through Wednesday, he will be at the annual International City Manager Conference in Tampa. Second, HollyFest is from 10 to 4 on Saturday at Sugg Farm. Look for the microtransit van that will be there. Finally, on Nov. 1st the Farmers Market will have Touch a Truck event, and Battle of the Badges chili competition.

CLOSED SESSION: none.

Adjournment: Council member Deshazor made a motion to adjourn at 10:23 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, November 18, 2025.

Linda C. McKinney

Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Monthly Budget Amendments
Strategic Priority Area: Organizational Excellence
Community Safety
Staff Resource: Corey Petersohn, Budget, Innovation, and Strategy

Action(s):
Approve the following budget amendments and adopt the associated capital project ordinances:

- **Amendment 1 - Equipment and Financing Expenses for Replacement of Fire Department Truck #1040**
  - Adopt Town Building Capital Project Ordinance (25-33)
- **Amendment 2 - NCRPA Innovation Grant**
  - Accept the NCRPA Innovation Grant for $1,000.

Explanation:
The budget ordinance for the Town of Holly Springs requires Town Council approval of any amendment that increases the total appropriation for a fund:

- **Amendment 1 - Equipment and Financing Expenses for Replacement of Fire Department Truck #1040**- Ordinance (25-33) appropriated $22,500 in interest earnings revenue to fund the following items:
  - $12,500 for advance ordering of ladders/equipment for the replacement of truck #1040 due to the lead time required for manufacturing and delivery.
  - $10,000 for financing expenses associated with the Limited Obligation Bond (LOB) for truck #1040.
- **Amendment 2 - NCRPA Innovation Grant -** this amendment accepts a $1,000 grant from the North Carolina Recreation and Park Association (NCRPA) for the purchase of sensory supplies to increase accessibility of Town events.

Background:

- Capital Project Ordinances appropriate all funding for all projects included within the capital project fund.
- A summary of changes to associated capital project ordinances is included as an attachment with this agenda item.

Funding Source(s):
Amendment 1 - Community Investment Plan - Interest Earnings
Amendment 2 - Operating Budget - Grant Funding

Attachment(s):

1. Summary of Ordinance Changes for Nov 18 2025
2. Town Building Project Ordinance (25-33)
3. FY26 Budget Amendment - NCRPA Grant
4. Zen Den grant award

Summary of Ordinance Changes for Nov. 18, 2025, Town Council

Town Building Capital Project Ordinance

Current Ordinance Appropriation	**$44,952,128**
United Arts Council Grant	$22,500
Town Building Capital Project Ordinance (25-33)	**$44,974,628**

Ordinance No. 25-33
Date Submitted: November 18, 2025
Date Adopted: November 18, 2025

Town Building Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of construction of town buildings and general government capitalized assets.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: Town Building Project Fees and Revenues shall be deposited in the fund effective November 18, 2025:

Town Building Project Fund	
Expenditures:	
Town Buildings Projects	44,974,628
Total	**44,974,628**

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Town Building Project Fund	
Revenues:	
Limited Obligation Bond	37,991,473
State Grants	2,900,000
Transfers In	2,084,131
Other Revenue Sources	1,999,024
Total	**44,974,628**

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective November 18, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of November 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Town of Holly Springs
FY2025-26 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Department: Parks and Recreation **Date:** 11/18/2025

Reason for Budget Amendment:

Accept $1,000 in grant funding from NCRPA for the purchase of sensory supplies for Town events.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-425-39-55.02	General Fund - Parks and Recreation - Programs	$ 1,000	
	Total Expense:	**$ 1,000**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-340.14	General Fund - Parks and Recreation Donations	$ 1,000	
	Total Revenue:	**$ 1,000**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

NORTH CAROLINA
RECREATION & PARK
ASSOCIATION

883 Washington Street | Raleigh, NC 27605 | 919-832-5868 | www.ncrpa.net

Congratulations! NCRPA is excited to support your New Initiative Grant award at the $1000 level as requested. You will find your grant check included in this envelope.

Per the grant application, awardees are required to do the following:

- After grant funding is exhausted, the designated grant coordinator shall submit a grant report within 30 days of funds being used.
- All funds must be used for the sole purpose of what is outlined in the grant proposal. Any unused funds must be returned to NCRPA at the end of the grant cycle (May 31, 2026). If an extension is needed, please contact me.

By accepting this grant award, the grantee agrees to use the funds as proposed. All expenses beyond what is awarded in this grant will be the responsibility of the grantee.

It is our hope that you will share an update on your project/program with the NCRPA membership by one or more of the following: magazine article, online roundtable discussion, and/or panel presentations at an NCRPA workshop or conference.

Once again, we congratulate you on receiving grant funding! We look forward to seeing the great work you will continue to do in your community.

Sincerely,

Michelle

Michelle Wells, MPA, CPRP
Executive Director

A quick email to Michelle@ncrpa.net or call to 919-832-5868 letting us know your check has been received is appreciated.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Holly Springs Road Widening (West) Municipal Agreement for Design
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Community Safety
Staff Resource: Tim Athy, Utilities and Infrastructure, Morgan Nelson, Utilities and Infrastructure, Carrie Mitchell, Utilities and Infrastructure

Action(s):
Approve NCDOT Municipal Agreement for the design of Holly Springs Road Widening (West).

Explanation:

- In September 2024, the Town Council approved the submission of Federal Fiscal Year 2026 Locally Administered Projects Program (LAPP) Grant applications to the Capital Area Metropolitan Planning Organization (CAMPO) for partner funds for the Holly Springs Road Widening - West project.
- The Town has requested federal funding for the Holly Springs Road Widening - West project and has been designated to receive funds.
- North Carolina Department of Transportation (NCDOT) has agreed to administer the disbursement of said funds on behalf of the Federal Highway Administration (FHWA) for the project in accordance with the project scope of work and in accordance with the provisions set out in the Municipal Agreement.
- The Town was awarded $3 million in LAPP Grant funds for the design of the project, in which $2.4 million will be federally funded and $600,000 will be Town funded.
- As part of NCDOT's administration of LAPP Grant funds, NCDOT requires a Municipal Agreement to outline roles, responsibilities, and cost-sharing arrangement.
- The Town of Holly Springs will reimburse NCDOT for review and oversight expenses of approximately 10% of the LAPP Grant ($300,000).
- Town funds are not required to enter into the Municipal Agreement with the NCDOT.

Background:

- Project limits are from NC 55 to Main St.
- The project will be the third & final improvement phase of Holly Springs Rd. widening from NC 55 to Sunset Lake Rd.
- At the 2023 Mayor/Town Council Retreat, Council provided guidance to staff and endorsed a funding strategy for the planning, design, and construction of the "West" portion of Holly Springs Rd. improvements.
- Land acquisition (right-of-way) purchasing and construction are currently not funded for the project.

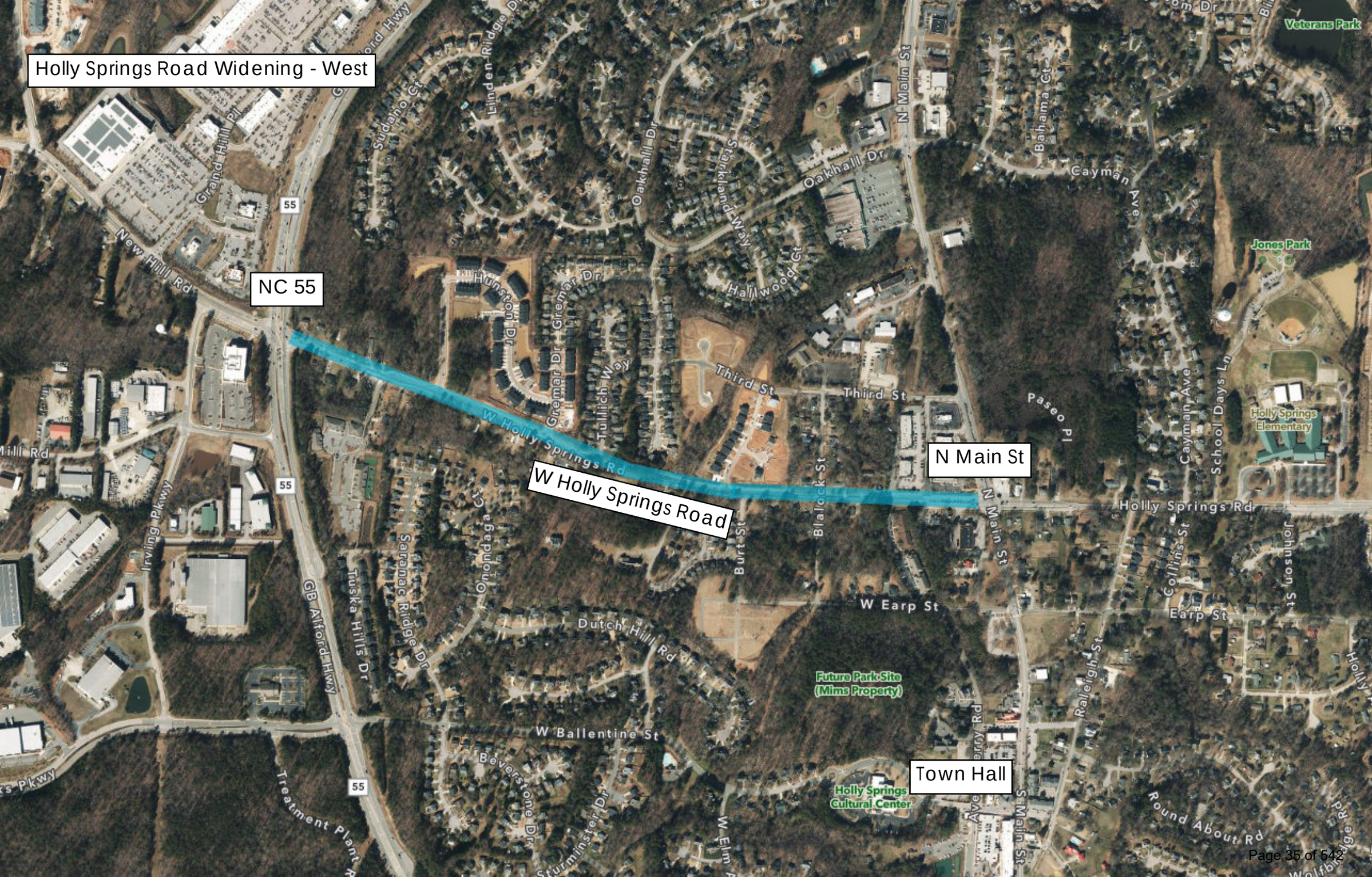
- The project does not have a budgetary impact on Holly Springs Rd. (Central).

Funding Source(s):

- Community Investment Plan - LAPP Grant Funds

Attachment(s):

1. Holly Springs Road West Project Limits
2. LPMO_Agreement_-_HL-0174_Holly_Springs Road Widening (West)


Holly Springs Road Widening - West
NC 55
W Holly Springs Road
N Main St
Town Hall
New Hill Rd
Grand Hill Pl
Sudano Ct
Linden Ridge Dr
Oakhall Dr
Starkland Way
Hallwood Ct
N Main St
Bahama Ct
Cayman Ave
Veterans Park
Jones Park
Holly Springs Elementary
School Days Ln
Hunston Dr
Gremar Dr
Tullich Way
Third St
Paseo Pl
Blalock St
Holly Springs Rd
Irving Pkwy
GB Alford Hwy
Tuska Hills Dr
Saranac Ridge Dr
Chippendale Ct
Dutch Hill Rd
W Earp St
Earp St
Collins St
Johnson St
Raleigh St
Future Park Site
(Mims Property)
W Ballentine St
Beverstone Dr
Sturminster Dr
W Elm
Holly Springs
Cultural Center
Round About Rd
Treatment Plant
55

Executive Summary

The Executive Summary is a summation of this agreement and is not intended to be used as the agreement between the Department (North Carolina Department of Transportation) and the Party (Entity).

Entity: Town of Holly Springs **County:** Wake

TIP: HL-0174

Project: Widening Holly Springs Road

Scope: the widening of Holly Springs Road from NC 55 to North Main Street to a four-lane median divided with intersection improvements and sidewalk in Holly Springs.

Eligible Activities:

PE	51979.1.1	Design Environmental
ROW	_____	ROW Acquisition
UTIL	_____	Utility
CON	_____	Construction
OTHER	_____	
FEDERAL-AID	5197901	

Fund Source	Federal Funds Amount	Reimbursement Rate	Non-Federal Match $	Non-Federal Match Rate
BGDA	$2,400,000	80 %	$600,000	20 %
Total Available Funding		**$3,000,000**		

Responsibility: The Town of Holly Springs shall be responsible for all aspects of the project.

NORTH CAROLINA

WAKE COUNTY

LOCALLY ADMINISTERED PROJECT - FEDERAL

DATE: 10/222025

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HOLLY SPRINGS

TIP #:	HL-0174	
WBS Elements:	PE	51979.1.1
	ROW	_____
	UTIL	_____
	CON	_____
OTHER FUNDING:		_____
FEDERAL-AID NUMBER:		5197901
CFDA #:		20.205
Total Funds [NCDOT Participation]		$2,400,000

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Holly Springs, hereinafter referred to as the "Municipality".

W I T N E S S E T H:

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) allows for the allocation of federal funds to be available for certain specified transportation activities; and,

WHEREAS, the Municipality has requested federal funding for Widening Holly Springs Road, hereinafter referred to as the Project, in Wake County, North Carolina; and,

WHEREAS, subject to the availability of federal funds, the Municipality has been designated as a recipient to receive funds allocated to the Department by the Federal Highway Administration (FHWA) up to and not to exceed the maximum award amount of $2,400,000 for the Project; and,

WHEREAS, the Department has agreed to administer the disbursement of said funds on behalf of FHWA to the Municipality for the Project in accordance with the Project scope of work and in accordance with the provisions set out in this Agreement; and,

WHEREAS, the Department has programmed funding in the approved State Transportation Improvement Program (STIP) for the Project; and,

WHEREAS, the governing board of the Municipality has agreed to participate in certain costs and to assume certain responsibilities in the manner and to the extent as hereinafter set out; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) Section 136-66.1, Section 136-71.6, Section 160A-296 and 297, Section 136-18, Section 136-41.3 and Section 20-169, to participate in the planning, construction and/or implementation of the Project approved by the Board of Transportation.

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the parties do hereby covenant and agree, each with the other, as follows:

1. GENERAL PROVISIONS

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT

All parties to this Agreement, including contractors, subcontractors, and subsequent workforces, associated with any work under the terms of this Agreement shall provide reports as required by the Federal Funding Accountability and Transparency Act (FFATA) for this Project.

AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a Supplemental Agreement.

LOCAL PUBLIC AGENCY TO PERFORM ALL WORK

The Municipality shall be responsible for administering all work performed and for certifying to the Department that all terms set forth in this Agreement are met and adhered to by the Municipality and/or its contractors and agents. The Department will provide technical oversight to guide the Municipality. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

PERSON IN RESPONSIBLE CHARGE

The Municipality shall designate a person or persons to be in responsible charge of the Project, in accordance with Title 23 of the Code of Federal Regulations, Part 635.105. The person, or persons, shall be expected to:

- Administer governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;
- Maintain knowledge of day to day project operations and safety issues;
- Make or participate in decisions about changed conditions or scope changes that require change orders or supplemental agreements;
- Visit and review the project in accordance with the project scope and scale;
- Review financial processes, transactions and documentation to reduce the likelihood of fraud, waste, and abuse;
- Direct project staff, agency or consultant, to carry out project administration and contract oversight, including proper documentation; and
- Be aware of the qualifications, assignments and on-the-job performance of the agency and consultant staff at all stages of the project.

The person in responsible charge must be a full-time employee of the Municipality, but the duties may be split among several employees, if necessary.

COMPLIANCE WITH STATE/FEDERAL POLICY

The Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall comply with all applicable Federal and State policies and procedures, stated both in this Agreement and in the Department's guidelines and procedures, including the *Local Programs Management Handbook*.

FAILURE TO COMPLY - CONSEQUENCES

Failure on the part of the Municipality to comply with any of the provisions of this Agreement will be grounds for the Department to terminate participation in the costs of the Project and, if applicable, seek repayment of any reimbursed funds.

2. SCOPE OF PROJECT

The Project consists of the widening of Holly Springs Road from NC 55 to North Main Street to a four-lane median divided with intersection improvements and sidewalk in Holly Springs.

The Department's funding participation in the Project shall be restricted to the following eligible items:

- Design
- Environmental Documentation

as further set forth in this Agreement.

3. FUNDING

PROGRAMMING AND AUTHORIZATION OF FEDERAL FUNDS

The funding currently programmed for the project in the State Transportation Improvement Program (STIP) is BGDA. The funding source may be modified with the coordination and approval of the respective Metropolitan Planning Organization (MPO) and/or the Department prior to authorization of funds. The Department will authorize and reimburse federal funding based on the type of federal funding that is programmed in the STIP at the time of the authorization request. The Department will notify the Municipality of the type of federal funds authorized by issuing a Technical Amendment – Funds Authorization letter. A modification in the source of funds will have no effect on project responsibilities outlined in this agreement.

REIMBURSEMENT FOR ELIGIBLE ACTIVITIES

Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal funds, the Department shall reimburse 80% of eligible expenses incurred by the Municipality up to a maximum amount of Two Million Four Hundred Thousand Dollars ($2,400,000), as detailed below. The Municipality shall provide the non-federal match, as detailed in the FUNDING TABLE below, and all costs that exceed the total available funding.

FUNDING TABLE

Fund Source	Federal Funds Amount	Reimbursement Rate	Non-Federal Match $	Non-Federal Match Rate
BGDA	$2,400,000	80%	$600,000	20%
Total Available Funding		**$3,000,000**		

WORK PERFORMED BY NCDOT

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, during any phase of the delivery of the Project, shall reduce

the funding available to the Municipality under this Agreement. The Department will set aside, but is not limited to, ten percent (10%) of the total available funding, or $240,000, to use towards the costs related to review and oversight of this Project. These costs may include but are not limited to: review and approval of plans, environmental documents, contract proposals, and engineering estimates; performance of any phase of work, for example, contract administration or construction engineering and inspection; oversight of any phases; or any other items as needed to ensure the Municipality's appropriate compliance with state and federal regulations.

In the event that the Department does not utilize all the set-aside funding, then those remaining funds will be available for reimbursement to the Municipality at the above reimbursement rate. For all costs of work performed on the Project, whether incurred by the Municipality or by the Department, the Municipality shall provide the non-federal match. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the total available funding.

4. PERIOD OF PERFORMANCE

COMPLETION DATE

The Municipality has three (3) years to complete all work outlined in the Agreement from the date of authorization of Federal Preliminary Engineering funds. Completion for this Agreement is defined as completion of all construction activities or implementation activities, acceptance of the project, and submission of a final reimbursement package to the Department.

MILESTONE DATES AND REVISIONS

The Municipality is responsible for regularly updating project milestones throughout the life of the project. If project milestones are near (or have passed without completion) and have not been updated to a realistic schedule by the Municipality, the Department reserves the right to revise the milestones accordingly. Revisions by the Department could lead to milestones being pushed into another fiscal year resulting in a change to the STIP. The Department is not responsible for project delays caused by these milestone revisions.

EXTENDING COMPLETION DATE

If additional time is needed to complete the Project, then a supplemental agreement must be executed. The Department may allow up to three additional months for submission of final reimbursement package by the Municipality, without entering into a supplemental agreement. The Department and/or FHWA reserves the right to revoke the funds awarded if the Municipality is unable to meet milestone dates included herein.

5. PRELIMINARY ENGINEERING AUTHORIZATION

If Preliminary Engineering is an eligible expense, then upon receipt of an executed agreement, the Department will authorize Preliminary Engineering funds and shall notify the Municipality, in writing, once funds have been authorized and can be expended. The Municipality shall not initiate any work, nor solicit for any professional services prior to receipt of written authorization from the Department to proceed. Any work performed, or contracts executed, prior to receipt of written authorization to proceed will be ineligible for reimbursement.

6. PROFESSIONAL AND ENGINEERING SERVICES

The Municipality shall comply with the policies and procedures of this provision if the Municipality is requesting reimbursement for the Preliminary Engineering contract or the Construction Contract Administration / Construction Engineering and Inspection contract.

PROCUREMENT POLICY

When procuring professional services, the Municipality must adhere to Title 2 Code of Federal Regulations Part 200; Title 23 of the Code of Federal Regulations, Part 172; Title 40 United States Code, Chapter 11, Section 1101-1104; NCGS 143-64.31; and the Department's *Policies and Procedures for Major Professional or Specialized Services Contracts*. Said policies and standards are incorporated in this Agreement by reference at www.fhwa.dot.gov/legsregs/legislat.html and www.ncleg.net/gascripts/Statutes/Statutes.asp.

- The Municipality shall ensure that a qualified firm is obtained through an equitable selection process, and that prescribed work is properly accomplished in a timely manner and at a just and reasonable cost.
- All Professional Services Firms shall be pre-qualified by the Department in the Work Codes advertised.
- A pre-negotiation audit will be conducted by the Department's External Audit Branch. The Municipality shall not execute a consultant contract until the Department's review has been completed.

SMALL PROFESSIONAL AND ENGINEERING SERVICES FIRMS REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Small Professional

Services Firms (SPSF). This policy conforms with the SPSF Guidelines as approved by the North Carolina Board of Transportation.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.

- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

WORK BY ENTITY

If the Design, Planning, Contract Administration and/or Construction Engineering and Inspection required for this project will be undertaken by the Municipality, and the Municipality requests reimbursement, then the Municipality must submit a request and supporting documentation to the Department for review and approval, prior to any work being initiated by the Municipality.

7. PLANNING / ENVIRONMENTAL DOCUMENTATION

The Municipality shall prepare the environmental and/or planning document, including any environmental permits, needed to construct the Project, in accordance with the National Environmental Policy Act (NEPA) and all other appropriate environmental laws and regulations. All work shall be performed in accordance with Departmental procedures and guidelines. Said documentation shall be submitted to the Department for review and approval.

- The Municipality shall be responsible for preparing and filing with all proper agencies the appropriate planning documents, including notices and applications required to apply for those permits necessary for the construction of the desired improvements. Copies of approved permits should be forwarded to the Department.

- The Municipality shall advertise and conduct any required public hearings.

- If any permit issued requires that action be taken to mitigate impacts associated with the improvements, the Municipality shall design and implement a mitigation plan. The Department will determine if any mitigation costs are eligible for reimbursement. The Municipality shall bear all costs associated with penalties for violations and claims due to delays.

- The Municipality shall be responsible for designing an erosion control plan if required by the North Carolina Sedimentation Pollution Control Act of 1973, NCGS 113A, Article 4,

incorporated in this Agreement by reference at https://www.ncleg.gov/Laws/GeneralStatutes and obtaining those permits required thereby in order to construct the Project. During the construction of the improvements, the Municipality, and its contractors and agents, shall be solely responsible for compliance with the provisions of said Act and the plan adopted in compliance therewith.

8. DESIGN

CONTENT OF PLAN PACKAGE

The Municipality, and/or its agent, shall prepare the Project's plans, specifications, and a professional estimate of costs (PS&E package), in accordance with the Department's guidelines and procedures, and applicable Federal and State standards. All work shall be submitted to the Department for review and approval. The plans shall be completed to show the design, site plans, landscaping, drainage, easements, and utility conflicts.

9. RIGHT OF WAY / UTILITY AUTHORIZATION

If the costs of right of way acquisition or utility relocation are an eligible expense, the Municipality shall submit a letter of request to the Department to authorize and set up right of way and/or utility funding. The acquisition for right of way, construction easements, and/or utility relocation may be undertaken only after the Municipality receives written authorization from the Department to proceed.

10. PROJECT LIMITS AND RIGHT OF WAY (ROW)

The Municipality shall comply with the policies and procedures of this provision regardless of whether the Municipality is requesting reimbursement for the Right of Way phase of the Project.

SPONSOR PROVIDES ROW

The Municipality, at no liability whatsoever to the Department, shall be responsible for providing and/or acquiring any required ROW and/or easements for the Project.

ROW GUIDANCE

The Municipality shall accomplish all ROW activities, including acquisition and relocation, in accordance with the following: Title 23 of the Code of Federal Regulations, Part 710, Subpart B

and Title 49 of the Code of Federal Regulations, Part 24, [Uniform Act] incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; NCGS, Chapter 133, Article 2, Sections 133-5 through 133-18, Relocation Assistance, incorporated by reference at https://www.ncleg.gov/Laws/GeneralStatutes ; and the North Carolina Department of Transportation Right of Way Manual.

APPRAISAL

The Municipality shall submit the appraisal to the Department for review and approval in accordance with Departmental policies and procedures.

CLEARANCE OF PROJECT LIMITS / ROW

The Municipality shall remove and dispose of all obstructions and encroachments of any kind or character (including hazardous and contaminated materials) from said ROW, with the exception that the Municipality shall secure an encroachment agreement for any utilities (which shall remain or are) to be installed within the Department's ROW, or follow other applicable approval process, for utilities within the Municipality's ROW. The Municipality shall indemnify and save harmless the Department, Federal Highway Administration, and the State of North Carolina, from any and all damages and claims for damages that might arise on account of said right of way acquisition, drainage, and construction easements for the construction of said Project. The Municipality shall be solely responsible for any damages caused by the existence of said material now and at any time in the future and will save the Department harmless from any legal actions arising as a result of this contaminated and/or hazardous material and shall provide the Department with documentation proving the proper disposal of said material.

RELOCATION ASSISTANCE

The Municipality shall provide relocation assistance services and payments for families, businesses, and non-profit organizations being displaced by the Project in full accordance with the Federal relocation requirements of Title 49 Code of Federal Regulations, Part 24 [Uniform Act], as amended. Relocation assistance services and payments may be accomplished by contract with any other municipal corporation, or State or Federal agency, rendering such services upon approval by the Department and Federal Highway Administration.

11. UTILITIES

The Municipality, and/or its agent, at no liability to the Department, shall relocate, adjust, relay, change or repair all utilities in conflict with the Project, regardless of ownership. All utility work shall be performed in a manner satisfactory to and in conformance with State and Federal rules and regulations, prior to Municipality beginning construction of the project. This Agreement does not modify or supersede any existing Utility Encroachment Agreements that may be in place.

12. RIGHT OF WAY / UTILITY / RAILROAD CERTIFICATION

The Municipality, upon acquisition of all right of way/property necessary for the Project, relocation of utilities, and coordination with the railroad shall provide the Department all required documentation (deeds/leases/easement/plans/agreements) to secure certification. Certification is only issued after all ROW is in public ownership or property is publicly accessible by a legal document; utilities in conflict with the project are relocated, or a plan for their relocation during construction has been approved; and coordination with the railroad (if applicable) has occurred and been documented.

13. CONTRACT PROPOSAL AND ENGINEER'S ESTIMATE

CONTRACT PROPOSAL

The Municipality shall develop a contract proposal that will be advertised for bids. The proposal shall comply with NCDOT Specifications and Standard Drawings as applicable to the Project. The proposal shall also contain provisions, as applicable, per Title 23 Code of Federal Regulations 633 and 635 to include, but not be limited to: FHWA 1273, Buy America, Davis-Bacon Wage Rates, Non-discrimination, DBE Assurances, Contractor Certification regarding suspension and debarment, and other provisions as required by the Department.

ENGINEER'S ESTIMATE

The Municipality shall develop an itemized engineer's estimate to show items referenced to the NCDOT Standard Specifications, if applicable, along with units and unit price. The engineer's estimate will be used as the basis for comparing bids received.

14. CONSTRUCTION AUTHORIZATION

The Municipality shall submit the required environmental and/or planning document, ROW certification, final construction plans, total contract proposal, and an estimate of Project costs (final PS&E package) to the Department for review and approval.

- After approval of all documentation, the Department will request construction authorization from the Federal Highway Administration.
- The Municipality shall not advertise for bids prior to receiving written construction authorization from the Department.

15. CONTRACTOR PROCUREMENT

ADVERTISE FOR BIDS

Upon receipt of written construction authorization from the Department, the Municipality may advertise the Project. The Municipality shall follow applicable Federal and/or State procedures pertaining to the advertisement of the Project, bid opening, and award of the contract, according to Title 2 of the Code of Federal Regulations, Part 200 and Title 23 of the Code of Federal Regulations, Part 633 and Part 635, incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; and NCGS, Chapter 143, Article 8 (Public Contracts), incorporated by reference at https://www.ncleg.gov/Laws/GeneralStatutes.

CONSTRUCTION CONTRACTOR REQUIREMENTS

All Contractors submitting bids on the project shall be pre-qualified by the Department. All proposed subcontractors must be pre-qualified before construction work begins. Any subcontractors who are proposed to meet the Disadvantaged Business Enterprise goal must be certified by the Department.

CONSTRUCTION SUBCONTRACTOR REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Disadvantaged Business Enterprises (DBEs), or as required and defined in Title 49 of the Code of Federal Regulations, Part 26 and the North Carolina Administrative Code. These provisions are incorporated into this Agreement by reference

https://connect.ncdot.gov/resources/Specifications/Pages/2024-Specifications-and-Special-Provisions.aspx.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.

- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

AWARDING CONTRACT

After the advertisement of the Project for construction bids, the Municipality shall request concurrence from the Department to award the construction contract by submitting a letter along with tabulated bids received depicting Disadvantaged Business Enterprises (DBE) goals, and a resolution recommending award of the Project to the lowest responsible, responsive bidder. The Department will review the submitted information and provide written approval to the Municipality prior to the contract being awarded by the Municipality.

DELAY IN PROCUREMENT

In the event the Project has not been let to contract within six (6) months after receiving construction authorization from the Department, the Municipality shall be responsible for documenting to the Department justification for project delay and that the Project remains in compliance with the terms of this Agreement, the approved plans and specifications, and current codes.

FORCE ACCOUNT

Force account work is only allowed when there is a finding of cost effectiveness for the work to be performed by some method other than a contract awarded by a competitive bidding process, or there is an emergency. Written approval from the Department is required prior to the use of force account by the Municipality. Federal Highway Administration regulations governing Force Account are contained in Title 23 Code of Federal Regulations, Part 635.201, Subpart B; said policy being incorporated in this Agreement by reference www.fhwa.dot.gov/legsregs/directives/cfr23toc.htm. North Carolina General Statutes governing the use of Force Account, Chapter 143, Article 8 (Public Contracts) can be found at www.ncleg.net/gascripts/Statutes/Statutes.asp.

16. CONSTRUCTION

The Municipality, and/or its agents shall construct the Project in accordance with the plans and specifications of the Project as filed with, and approved by, the Department. During the construction of the Project, the procedures set out below shall be followed:

CONSTRUCTION CONTRACT ADMINISTRATION

The Municipality shall comply with the NCDOT Construction Manual as referenced at http://www.ncdot.org/doh/operations/dp%5Fchief%5Feng/constructionunit/formsmanuals/construction/, which outlines the procedures for records and reports that must be adhered to in order to obtain uniformity of contract administration and documentation. This includes, but is not limited to, inspection reports, material test reports, materials certification, documentation of quantities, project diaries, and pay records. The Municipality, and/or its agent, shall perform the construction engineering, sampling and testing required during construction of the Project, in accordance with Departmental procedures, including the Department's Guide for Process Control and Acceptance Sampling and Testing. The Municipality shall document that said compliance was accomplished in accordance with State and Federal procedures, guidelines, standards and specifications.

RETAINAGE

The Municipality shall not retain any portion of a payment due the contractor.

SIGNAGE

The Municipality shall provide and maintain adequate signage and other warning devices for the protection of the public in accordance with the approved traffic control plans for the Project and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways, or any subsequent revision of the same, published by the Federal Highway Administration and effective at the time of award of the contract.

SITE LAYOUT

The Municipality shall be responsible for ensuring that all site layout, construction work, and Project documentation are in compliance with applicable city, state and federal permits, guidelines, and regulations, including American Association of State Highway and Transportation Officials (AASHTO) guidelines and Americans with Disabilities Act (ADA) Standards for Accessible Design (www.usdoj.gov/crt/ada/stdspdf.htm).

RIGHT TO INSPECT

The Department and representatives of the Federal Highway Administration shall have the right to inspect, sample or test, and approve or reject, any portion of the work being performed by the Municipality or the Municipality's contractor to ensure compliance with the provisions of this Agreement. Prior to any payment by the Department, any deficiencies inconsistent with approved plans and specifications found during an inspection must be corrected.

CONTRACTOR COMPLIANCE

The Municipality will be responsible for ensuring that the contractor complies with all of the terms of the contract and any instructions issued by the Department or FHWA as a result of any review or inspection made by said representatives.

CHANGE ORDERS

If any changes in the Project plans are necessary, the Department must approve such changes prior to the work being performed.

SHOP DRAWINGS

Shop Drawings shall be submitted in accordance with the approved plans and specifications and may require review by the Designer.

17. CLOSE-OUT

Upon completion of the Project, the Municipality shall be responsible for the following:

FINAL INSPECTION

The Municipality shall arrange for a final inspection by the Department. Any deficiencies determined during the final field inspection must be corrected prior to final payment being made by the Department to the Municipality. Additional inspection by other entities may be necessary in accordance with the Department's guidelines and procedures. The Municipality shall provide the Department with written evidence of approval of completed project prior to requesting final reimbursement.

FINAL PROJECT CERTIFICATION

The Municipality will provide a certification to the Department that all work performed for this Project is in accordance with all applicable standards, guidelines, and regulations.

18. MAINTENANCE

The Municipality, at no expense or liability to the Department, shall assume all maintenance responsibilities for the Widening Holly Springs Road, or as required by an executed encroachment agreement.

19. REIMBURSEMENT

SCOPE OF REIMBURSEMENT

Activities eligible for funding reimbursement for this Project shall include:

- Design
- Environmental Documentation

REIMBURSEMENT GUIDANCE

The Municipality shall adhere to applicable administrative requirements of Title 2 Code of Federal Regulations, Part 200 (www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm) "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards." Reimbursement to the Municipality shall be subject to the policies and procedures contained in Title 23 Code of Federal Regulations, Part 140 and Part 172, which is being incorporated into this Agreement by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm. Reimbursement to the Municipality shall be subject to the guidance contained in Title 2 Code of Federal Regulations, Part 170 (http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf) and Office of Management and Budget (OMB) "Federal Funding Accountability and Transparency Act" (FFATA). Said reimbursement shall also be subject to the Department being reimbursed by the Federal Highway Administration and subject to compliance by the Municipality with all applicable federal policy and procedures.

REIMBURSEMENT LIMITS

- **WORK PERFORMED BEFORE NOTIFICATION**

Any costs incurred by the Municipality prior to written notification by the Department to proceed with the work shall not be eligible for reimbursement.

- **NO REIMBURSEMENT IN EXCESS OF APPROVED FUNDING**

  At no time shall the Department reimburse the Municipality costs that exceed the total funding per this Agreement and any Supplemental Agreements.

- **UNSUBSTANTIATED COSTS**

  The Municipality agrees that it shall bear all costs for which it is unable to substantiate actual costs or any costs that have been deemed unallowable by the Federal Highway Administration and/or the Department's Financial Management Division.

- **WORK PERFORMED BY NCDOT**

  All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, shall reduce the maximum award amount of $2,400,000 available to the Municipality under this Agreement. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the total available funding.

- **CONSTRUCTION ADMINISTRATION**

  Reimbursement for construction contract administration will be made as governed by Departmental policy that limits reimbursement for construction contract administration to no more than fifteen (15%) percent of the actual construction contract of the Project. These costs will also include any cost overruns and charges to the Project by the Department during the Construction Phase.

- **CONSTRUCTION CONTRACT UNIT PRICES**

  Reimbursement for construction contract work will be made on the basis of contract unit prices in the construction contract and any approved change orders.

- **RIGHT OF WAY**

  Reimbursement will be limited to the value as approved by the Department. Eligible costs for reimbursement of Right of Way Acquisition include: realty appraisals, surveys, closing costs, and the agreed upon just compensation for the property, at the reimbursement rate as shown in the FUNDING TABLE.

- **FORCE ACCOUNT**

  Invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs in conformance with the standards for allowable costs set forth in 2 CFR 200 “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.” Reimbursement shall be based on actual eligible costs incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department’s rates in effect for the time period in which the work is performed.

BILLING THE DEPARTMENT

- **PROCEDURE**

  The Municipality may bill the Department for eligible Project costs in accordance with the Department’s guidelines and procedures. Proper supporting documentation shall accompany each invoice as may be required by the Department. By submittal of each invoice, the Municipality certifies that it has adhered to all applicable state and federal laws and regulations as set forth in this Agreement.

  Along with each invoice, the Municipality is responsible for submitting the FFATA Subrecipient Information Form, which is available at https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx.

- **INTERNAL APPROVALS**

  Reimbursement to the Municipality shall be made upon approval of the invoice by the Department’s Financial Management Division.

- **TIMELY SUBMITTAL OF INVOICES**

  The Municipality may invoice the Department monthly for work accomplished, but no less than once every six (6) months to keep the Project funds active and available. If the Municipality is unable to invoice the Department, then they must provide an explanation. Failure to submit invoices or explanation may result in de-obligation of funds.

- **FINAL INVOICE**

  All invoices associated with the Project must be submitted within six (6) months of the completion of construction and acceptance of the Project to be eligible for reimbursement

by the Department. Any invoices submitted after this time will not be eligible for reimbursement.

20. REPORTING REQUIREMENTS AND RECORDS RETENTION

PROJECT EVALUATION REPORTS

The Municipality is responsible for submitting quarterly Project evaluation reports, in accordance with the Department's guidelines and procedures, that detail the progress achieved to date for the Project.

PROJECT RECORDS

The Municipality and its agents shall maintain all books, documents, papers, accounting records, Project records and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office and shall require its agent to make such materials available at its office at all reasonable times during the contract period, and for five (5) years from the date of payment of the final voucher by the Federal Highway Administration, for inspection and audit by the Department's Financial Management Section, the Federal Highway Administration, or any authorized representatives of the Federal Government.

21. OTHER PROVISIONS

REFERENCES

It will be the responsibility of the Municipality to follow the current and/or most recent edition of references, websites, specifications, standards, guidelines, recommendations, regulations and/or general statutes, as stated in this Agreement.

INDEMNIFICATION OF DEPARTMENT

The Municipality will indemnify and hold harmless the FHWA (if applicable), the Department and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising

out of the errors, omissions, or negligence of the Department, its respective officers, directors, principals, employees, agents, successors, and assigns.

DEBARMENT POLICY

It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Municipality certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

TITLE VI - CIVIL RIGHTS ACT OF 1964

The Municipality shall comply with Title VI of the Civil Rights Act of 1964, (Title 49 CFR, Subtitle A, Part 21). Title VI prohibits discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

OTHER AGREEMENTS

The Municipality is solely responsible for all agreements, contracts, and work orders entered into or issued by the Municipality for this Project. The Department is not responsible for any expenses or obligations incurred for the Project except those specifically eligible for the funds and obligations as approved by the Department under the terms of this Agreement.

AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IMPROPER USE OF FUNDS

Where either the Department or the FHWA determines that the funds paid to the Municipality for this Project are not used in accordance with the terms of this Agreement, the Department will bill the Municipality.

TERMINATION OF PROJECT

If the Municipality decides to terminate the Project without the concurrence of the Department, the Municipality shall reimburse the Department one hundred percent (100%) of all costs expended by the Department and associated with the Project.

AUDITS

In accordance with 2 CFR 200 “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” Subpart F – Audit Requirements, and the Federal Single Audit Act Amendments of 1996, the Municipality shall arrange for an annual independent financial and compliance audit of its fiscal operations. The Municipality shall furnish the Department with a copy of the annual independent audit report within thirty (30) days of completion of the report, but not later than nine (9) months after the Municipality’s fiscal year ends.

REIMBURSEMENT BY MUNICIPALITY

For all monies due the Department as referenced in this Agreement, reimbursement shall be made by the Municipality to the Department within sixty (60) days of receiving an invoice. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with NCGS 147-86.23.

USE OF POWELL BILL FUNDS

If the other party to this agreement is a Municipality and fails for any reason to reimburse the Department in accordance with the provisions for payment hereinabove provided, NCGS 136-41.3 authorizes the Department to withhold so much of the Municipality’s share of funds allocated to Municipality by NCGS 136-41.1, until such time as the Department has received payment in full.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.

AUTHORIZATION TO EXECUTE

The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.

COUNTERPARTS AND ELECTRONIC SIGNATURES

- This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the Parties. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

- The Parties hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the Party so signing as a paper copy bearing such Party's handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the Parties consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The Parties also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The Parties acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

22. SUNSET PROVISION

All terms and conditions of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IT IS UNDERSTOOD AND AGREED that the approval of the Project by the Department is subject to the conditions of this Agreement, and that no expenditures of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST: TOWN OF HOLLY SPRINGS

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

_____
(FINANCE OFFICER)

Federal Tax Identification Number

_____

Town of Holly Springs

Remittance Address:

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____(Date)

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Condemnation Resolution for Acquisitions Relating to Friendship Waterline Loop
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: John Schifano, Town Attorney

Action(s):
Adopt Resolution 25-44, Authorizing Eminent Domain Proceedings for 7617 Woods Creek Road.

Explanation:

- As part of the Yield North Development and the Friendship Business Park Development, the Town needs to loop a waterline along Woods Creek Road, as well as widen Woods Creek Road.
- The water line loop is a public improvement that serves the entire area and is needed for water quality and redundancy.
- The Town needs to acquire 8,360 square feet, or 0.19 acres, of Right of Way of a 4-acre residential tract to accommodate the improvements located at 7617 Woods Creek Road.

Background:

- The Development agreement with the Yield North developers required this work to be done as part of that development. Yield North is not progressing in a time frame suitable to the Town, so these public improvements must go forward independently.
- The Developer and the Town independently have attempted to voluntarily acquire this right of way from the property owners for full appraised value, but the owners have been unwilling to convey the land.

Funding Source(s):
Utility fund

Attachment(s):
1. Resolution - Condemnation - Andreas

Resolution No. 25-44
Date Adopted: November 18, 2025
Effective Date: November 18, 2025

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTY OF THOSE PERSONS LISTED IN EXHIBIT A FOR THE FRIENDSHIP WATERLINE LOOP PROJECT

WHEREAS, the governing body of the Town of Holly Springs hereby determines that it is necessary and in the public interest to acquire certain property owned by those persons or entities listed in Exhibit A for the following public purpose: 1.) establishing, extending, enlarging, or improving any of the public enterprises listed in G.S. 160A-311 for cities; and 2.) expanding the existing right of way on Woods Creek Road.

WHEREAS, the proper officials and representatives of the Town of Holly Springs have been unable to acquire the needed interests in the properties by negotiated conveyance; and

WHEREAS, the Town is authorized pursuant to N.C.G.S. §§ 40A and 136 utilizing the procedures contained within those statutes to acquire such interests in property for the public purpose heretofore stated.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interests described in Exbibit A; and

2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapters 40A and 136 of the North Carolina General Statutes to acquire the property herein described; and

3. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 18th day of November, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

EXHIBIT A

Owner: Michael T. Andreas and Lynn Brown Andreas,
Trustees of the Andreas Family Trust, dated January 22, 2024

Owner Address: 7617 Woods Creek Road
Apex, NC 27539

Property Address: 7617 Woods Creek Road
Apex, NC 27539

A. Description of Entire Tract:

PIN: 0730038536

REID: 0025749

Legal Description: BEING that approximate 4.00 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 019522, Page 01574, Wake County Registry.

B. Interest Acquired: Right of Way for Streets

an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.

Legal Description of Area Conveyed:

Beginning on a 1/2 Inch Iron Pipe found in the existing southern right-of-way line of Woods Creek Road, SR 1154, having North Carolina State plane coordinates of N: 703,923.85 feet, E: 2,030,916.86 feet, located North 72°19'22" East, 1,372.07 feet from NGS Monument "H 218", having North Carolina State plane coordinates of N: 703,507.22 feet, E: 2,029,609.58 feet, thence South 6°49'34" East, 41.73 feet to a Capped 5/8 Inch Iron Rebar set; thence South 72°09'52" West, 48.38 feet to a Capped 5/8 Inch Iron Rebar set; thence along a curve to the left, having a radius of 4,870.75 feet, an arc length of 308.44 feet and a chord bearing and distance of South 61°04'16" West, 308.39 feet to a Capped 5/8 Inch Iron Rebar set; thence North 20°00'41" West, 13.17 feet to a point, passing through a 1/2 Inch Iron Pipe found, on line, at 9.31 feet; thence North 58°39'15" East, 128.15 feet to a 1/2 Inch Iron Pipe found; thence North 58°28'41" East, 241.74 feet to the **Beginning,** containing **8,360 square feet / 0.19 acre**, more or less.

C. Statement of Authority: The Town of Holly Springs hereby acquires the above-described estates in the land of the Owners pursuant to NCGS 40A-3(b)(2).

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Public Hearings
Title: Grigsby Ave Residential Rezoning 25-REZ-07 and Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Legislative Public Hearing

Explanation:

- The applicant has submitted a petition for a rezoning from NR - Neighborhood Residential to NR-CD - Neighborhood Residential Conditional Zoning District, at 0 Grigsby Avenue.
- The application proposes a mix of 21 dwelling units, including 12 Detached and 9 Attached, on 5.82 acres.
- The project site, 0 Grigsby Ave, is located directly adjacent to and west of Womble Park, across from Waterpoint Road.
- This project is an Option 1 Conditional Zoning District Rezoning application, also serving as the project's Major Subdivision. If approved, this project would proceed to Civil Construction Drawings, an administrative review process.
- A Development Agreement will be drafted for inclusion in the rezoning action outlining only the Developer's commitments to adhere to the Town's Water Resource and Management Policy.
- Following this Public Hearing, the application will proceed to Planning Board for review and a recommendation. It is anticipated to return to the Town Council for action at the December 16th meeting.

Background:

- The project area lies within the Town's corporate limits.
- A school capacity letter from Wake County Public Schools is attached.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, November 18 - Town Council Public Hearing
    - Wednesday, November 19 - Planning Board review and recommendation
    - Tuesday, December 16 - Town Council consideration and decision

Funding Source(s):
N/A

Attachment(s):

1. 25REZ07_GrigsbyAveResidential_StaffReport
2. 25REZ07_WCPSS_Letter
3. 25REZ07_GrigsbyAveResidential_Application
4. 25REZ07_GrigsbyAveResidential_Plans

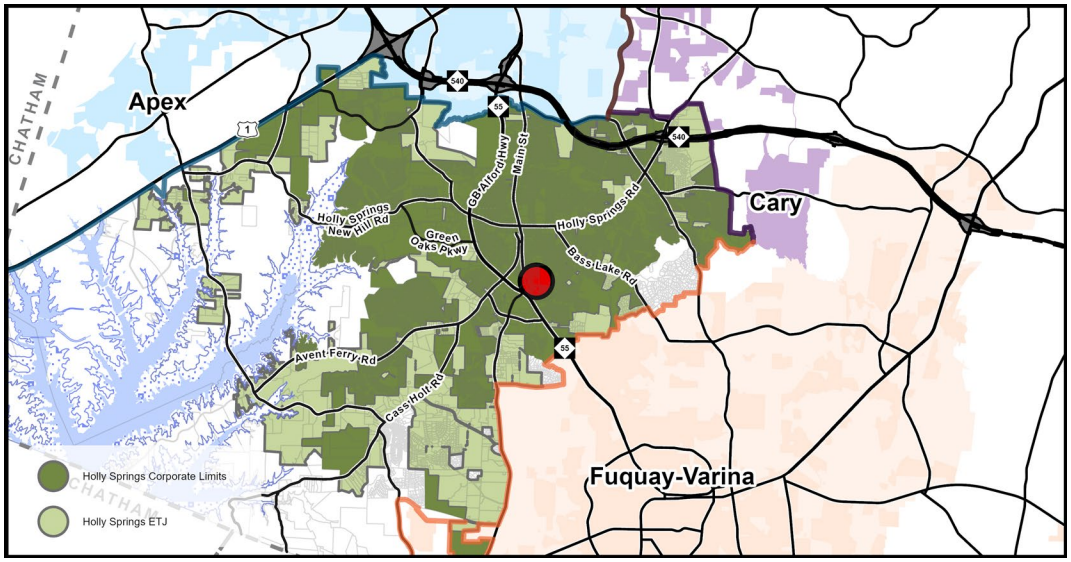
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Qunity, on behalf of Grigsby Townes LLC

Property Address: 0 Grigsby Avenue *(Located directly west of Womble Park, across from Waterpoint Road)*

Property Area: 5.82 ac.



Located in: ☒Holly Springs Corporate Limits ☐Holly Springs ETJ ☐Annexation Pending

Project Summary:

A rezoning of 5.82 acres from NR – Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District, for 21 dwelling units, including 12 Detached and 9 Attached, along Grigsby Avenue just west of the southern portion of Womble Park.

Requested Action:

Public Hearing: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal prior to Planning Board consideration.

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Decision-Making Information	Page 19

Case Summary

Current Zoning:
NR Neighborhood Residential
☐ Conditional Zoning District

Proposed Zoning:
NR Neighborhood Residential
☒ Conditional Zoning District
Detailed Plan (Option 1)

Aerial Photograph

Growth Strategy Map:
Places to Enhance
Places to Preserve

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood
Natural Area

Staff Analysis:

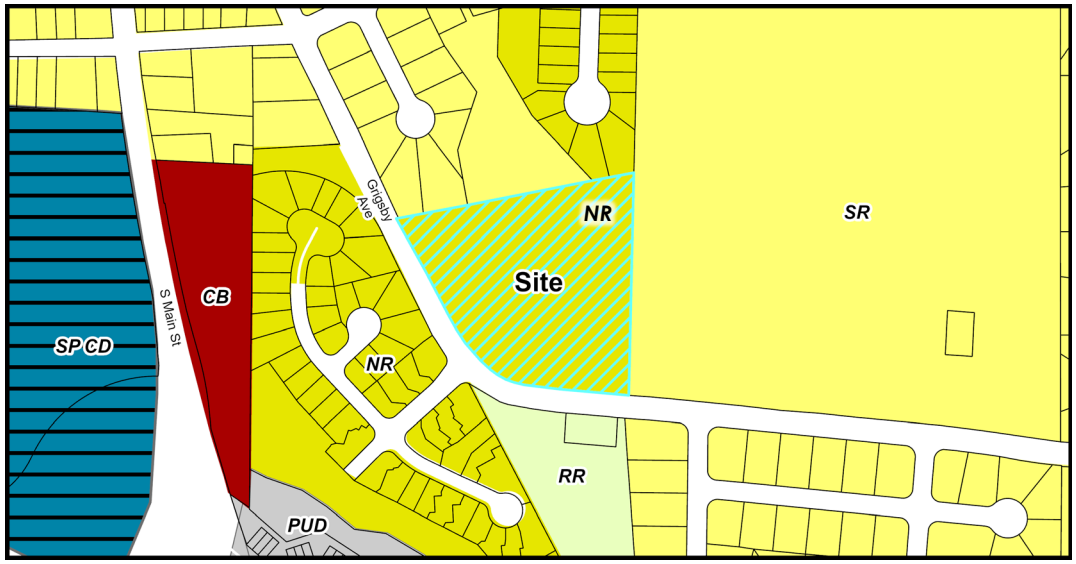
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The subject parcel has a Future Land Use designation of Residential Neighborhood, a character area that is only detached dwellings. The proposed Neighborhood Residential Conditional Zoning District provides 21 dwelling units, 9 of which are attached, creating an inconsistency with the Future Land Use & Character designation for the property. However, through the Conditional Zoning District option, the applicant has proposed a project that demonstrates other consistencies with the Comprehensive Plan, including appropriate infill development, increased safety for pedestrians and drivers, and a variety of housing choices, all within the allowable density of the base Neighborhood Residential zoning district and with a similar number of dwelling units that would otherwise be permitted by-right. While the proposed Conditional Zoning District is not altogether consistent with the Comprehensive Plan, it has demonstrated elements which are consistent and desired by the Town. Staff find the project is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0658086641	NR	5.82 ac.
	Total Area	**5.82 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NR – Neighborhood Residential	Vacant
North	SR – Suburban Residential, NR – Neighborhood Residential	Detached Dwellings
South	RR – Rural Residential	Detached Dwelling
East	SR – Suburban Residential	Womble Park
West	NR – Neighborhood Residential	Detached Dwellings

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (UDO Update Zoning Reassignment)
Original Zoning: R-8: Residential
Approved Zoning: NR - Neighborhood Residential
Approval Date: March 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance
Places to Preserve

Future Land Use: Residential Neighborhood
Natural Area

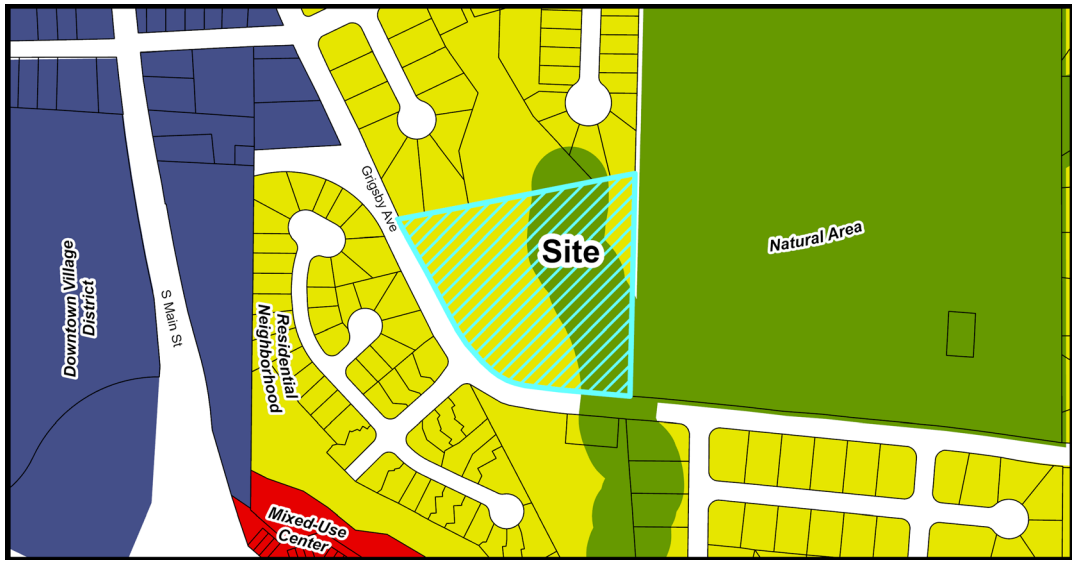
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☐ **Consistent with the Future Land Use Map**

☒ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Lane Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☒ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Growth Strategy Map: Places to Preserve
Places to preserve in Holly Springs safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area (260 ft) for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single-dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive and viable travel corridors for walking and biking.

Future Land Use: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics of a Residential Neighborhood include:

- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Smaller open spaces within residential areas may be more formal, and can include greens, squares, or neighborhood gardens.
- Multi-modal walkable streets with curbs and formal street tree planting.

Future Land Use: Natural Area
Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Land Use & Character Information (cont.)

Key Characteristics of a Natural Area include:

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Land Use & Character Plan/Ordinances

The Future Land Use Map of the Land Use & Character Plan designates this site as Residential Neighborhood, which includes only single-family detached dwellings. The proposed Conditional Zoning District includes a total of 21 dwelling units, 9 of which are attached. Although a by-right option may have resulted in a similar number of dwelling units, by proposing attached dwellings as part of the Conditional Zoning District, this creates an inconsistency with the Future Land Use Map. However, the Land Use & Character Plan also highlights several important themes to be considered with this project and provides support and encouragement for the proposed Conditional Zoning District.

Context-Sensitive Infill Development Choices outlines the intent of infill development within the Town and how new projects can appropriately fit it with existing neighborhood character. Infill development occurs when vacant or underutilized lots within the existing urban fabric of an area are developed. Infill development also differs from open greenfield style of development, as these smaller sites may be constricted by existing site conditions such as environmental features, or external features such as road alignment and accounting for immediately adjacent uses. While these existing conditions can create challenges for creating a site layout, they can also be helpful to provide expectations for how the site must be arranged in the future.

In terms of designing this infill project, the currently proposed Conditional Zoning District includes one interior public street, with all units accessed from this street, or an alley connecting to this street. Due to the shape of the lot, and its location at the bend of Grigsby Avenue, the only safe placement of this internal road is directly across from Waterpoint Road. With the environmental features encompassing a significant portion of the eastern side of the site, this limits the direction and placement of the internal street. With these factors in mind, and no adjacent road stubs, the proposed street and cul-de-sac was the only feasible option for development at this site.

While certain variables dictated where a street should be located, other elements of infill projects are more flexible. Following the original 1911 plat of central Holly Springs, housing along Grigsby Avenue has traditionally occurred on small lots facing the street. With

the more recent development of Holly Springs in the late 20th to early 21st century, subdivisions were platted nearby with housing facing new internal streets and the rear of homes backing up to Grigsby Avenue behind a fence. However, recent detached dwelling construction along Grigsby has returned to the traditional form of the Town – homes fronting the street and garages and parking access via the rear or side of the home. To match this more recent (and traditional) character of Grigsby Avenue, this proposed Conditional Zoning District has the opportunity to continue this style along its frontage. It also creates additional benefits of encouraging walkability, as well as increased safety as fewer driveways will access Grigsby Avenue directly, creating points of conflict. As part of their infill development, the applicant has proposed 7 detached and 6 attached units to be rear-loaded internally from the site, matching the traditional character of the street and reduce vehicle access points.

The theme of *Transitions* also plays a role. This theme outlines the significance of new development considering existing, nearby land uses. Regarding infill development on smaller lots such as this one, the style of development should be of a similar form and intensity to the residential dwellings nearby. The layout of the proposed dwellings, including the sample elevations, indicates a conformity to the surrounding neighborhood, with an increased buffer to the north as an additional measure.

Another relevant theme to the project is *Increase Home & Neighborhood Choices in Holly Springs*. This theme supports a variety of housing types in terms of size and style, which can cater to a variety of potential residents to fit their needs. This project consists of 21 total dwelling units, including 7 rear-loaded detached, 6 rear-loaded attached, 5 front-loaded detached, and 3 front-loaded attached units. It is not typical for this variety to be included as part of a single project, however, when the variety of housing types is arranged in a manner consistent with *Context-Sensitive Infill Development Choices* and *Transitions*, these proposed dwelling types may be well-suited for a specific site.

Increase Home & Neighborhood Choices in Holly Springs also blends well with *More Transportation-Land Use Coordination in the Community*. The project location is within a comfortable walking distance to Town recreation sites including the Hunt Center, and Womble Park next door. Shopping and dining options are also at safe and comfortable walking distances, including Downtown and Main Street Square. These locations within Town are often the most suited to accommodate a mix of housing types and options due to existing available infrastructure. When housing is placed in locations like the proposed project, residents are often more likely to walk to these places rather than drive. This type of development in these locations helps reduce the number of vehicles on the road and the possibility of contribution to traffic.

Furthermore, while this site lies outside the Small Area Plan boundary of the Downtown Area Plan, it is within close distance. The Downtown Area Plan's Residential Goal 1 is to "Pursue residential infill development within the Downtown to increase the housing share to 3% of total Holly Springs households." A specific strategy to achieve this goal is "Encourage clustered housing development in the neighborhoods surrounding Downtown to provide smaller housing units appealing to a diverse population while preserving open space and natural areas." This proposed Conditional Zoning District contributes to the achievement of this goal through providing a mix of housing and protecting natural areas in a neighborhood surrounding Downtown.

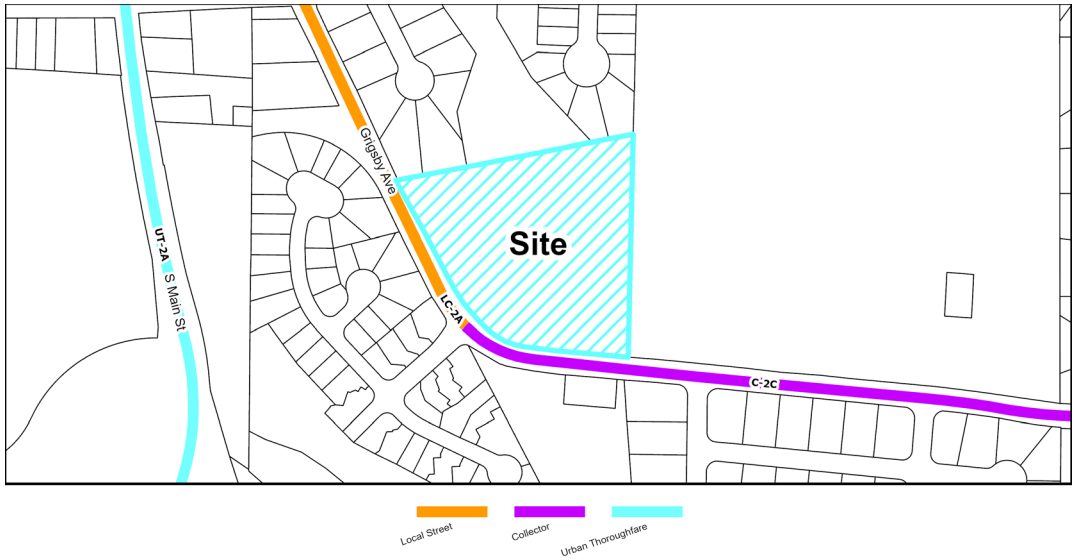
Except for the Future Land Use map designation, the project is meeting several important themes that support the Town's long range vision for growth and development.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required ☐ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Grigsby Avenue to meet ½ of the ultimate cross-section. North of Water Point Drive, Grigsby Avenue is identified on the CTP as a 2-lane collector street (LC-2A). South of Waterpoint Road, Grigsby is identified on the CTP as a 2-lane collector street with on-street parking on both sides (C-2C). The on-street parking installed on Grigsby Avenue, south of Water Point Drive, provides traffic calming and serves as potential parking for the adjacent Womble Park.

This development is proposing one new access aligned with the intersection of Waterpoint Road and Grigsby Avenue. This will create a 4-leg intersection and the applicant is proposing a four-way stop condition. Inside the site, the project is proposing a single public street terminating with a cul-de-sac with a private alley access from the new public street.

New Location Roadways:

There are no new CTP Roadways on this parcel.

Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

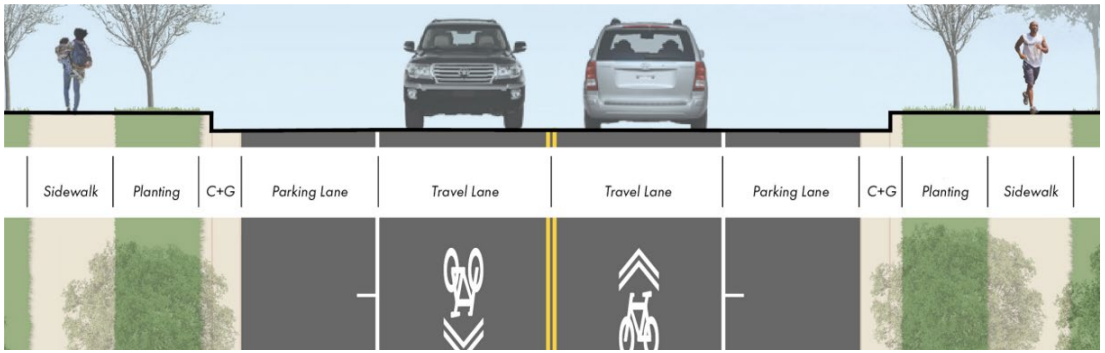
Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

☐Traffic Study Required ☐Tier 1
☐Tier 2
☐Tier 3
☐Traffic Verification Memo



Example of a C-2C Collector Cross Section

Traffic Study Summary
The number of trips generated from this project does not warrant a Traffic Study per the Town's Traffic Study Policy. The project is anticipated to generate 215 daily vehicles, with 16 AM peak hour trips and 20 PM peak hour trips.

While no off-site transportation improvements are required, Development Services staff provided comments from Police, regarding speeding and sight-distance issues along this curve of Grigsby Avenue, and encouraged the developer to explore additional safety measures at the intersection. Following these discussions, the developer is voluntarily providing a four-way stop condition at the intersection of Grigsby Avenue and Waterpoint Road, at the location of the new site access. This four-way stop will serve as a necessary traffic calming measure for vehicles and provide safer pedestrian movements across the street. Additionally, the on-street parking provided on Grigsby Avenue will serve as a traffic calming measure.

Transportation Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances.

The project's proposed improvements to Grigsby Avenue are consistent with the Comprehensive Transportation Plan. The addition of a four-way stop, high-visibility crosswalks, and on-street parking will also assist with traffic calming along this corridor.

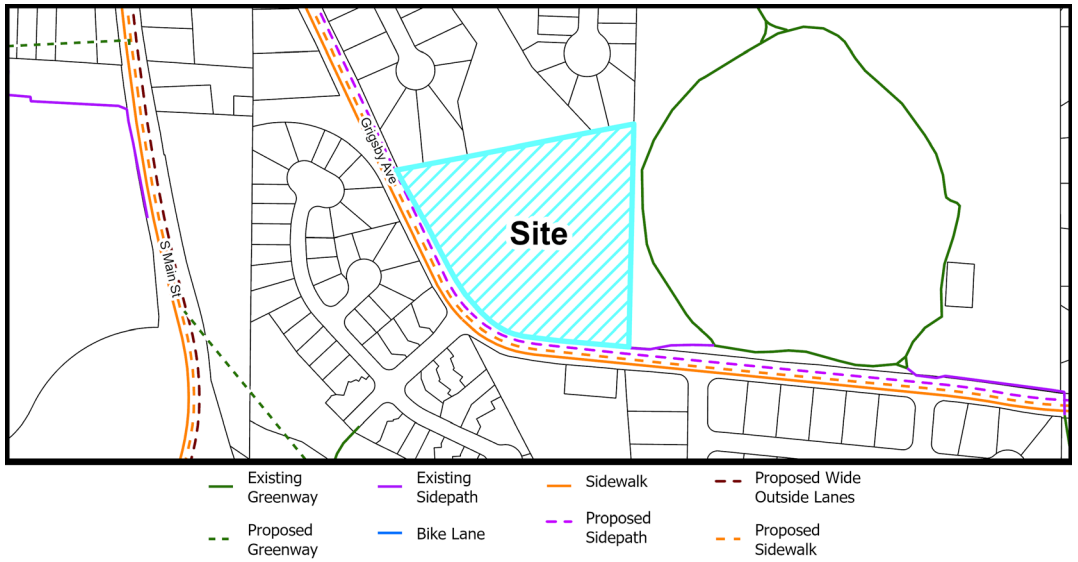
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☐ Sidepath

The project is proposing to install sidewalk along the Grigsby Avenue frontage.

Parks, Recreation, & Greenways Summary

The project area lies outside of a Park Search Area as shown on the Parks, Recreation, and Greenways Master Plan.

Parks, Recreation, & Greenways Staff Analysis:

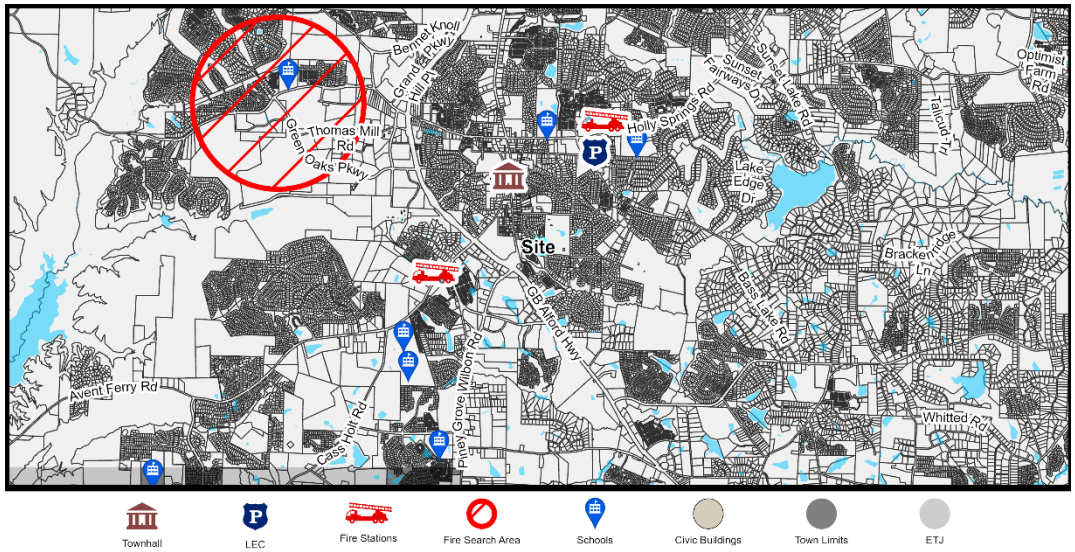
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

There is no sidepath or onsite parkland dedication required from the Parks, Recreation, and Greenways Master Plan. The project is consistent with this plan, and the Unified Development Ordinance.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High School ☒ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High School

☒Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

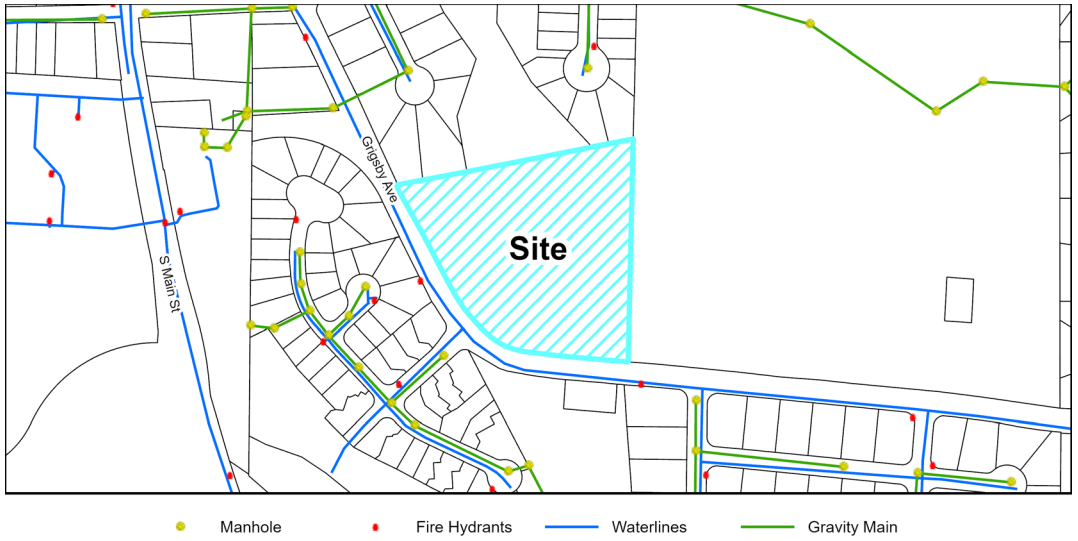
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning. WCPSS has indicated there is sufficient school capacity for the proposed project.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes ☐ No ☒ Study Required
Sanitary Sewer	☒ Yes ☐ No ☒ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

The project has direct access to Town water main within Grigsby Avenue and is required to extend water main throughout the project site to serve the proposed development. The water line extension will be installed by the developer in accordance with Town Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of this project.

Sanitary Sewer:

This project is proposing to serve the site by extending gravity sewer from an existing manhole in Water Point Drive, near the intersection with Grigsby Avenue. Construction of the gravity sewer extension is included as part of this development.

A downstream sewer study, including a pump station capacity analysis for the existing Bass Lake Pump Station, was completed and concluded that the existing pump station and associated sewer line segments have capacity to serve this development.

Reclaim:

This project is outside of the Reclaimed Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable	☐Tier 1	Allocation Elements	☒ Public Infrastructure Improvements
☐ WRMP Not Applicable	☒Tier 2		☐ Sustainable Design
	☐Tier 3		☐ Work Force Housing
			☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first allocation element is from the Public Infrastructure Improvements category and consists of vegetated wetlands in lieu of wetponds and an underground stormwater control device (Filtera) within the internal road. The second allocation element is from the Open Space/Tree Preservation category and commits to preservation of at least 10% of Specimen Trees on site.

Utility Allocation Summary

Priority Level: Priority Level 2
Allocation Assignment: Residential-Single Family
Allocation Requested: 5,355 GPD

Staff Determination: Sufficient allocation is remaining in the Residential-Single Family assignment to support this project for the proposed build-out year of 2027.

Infrastructure & Utility Staff Analysis:

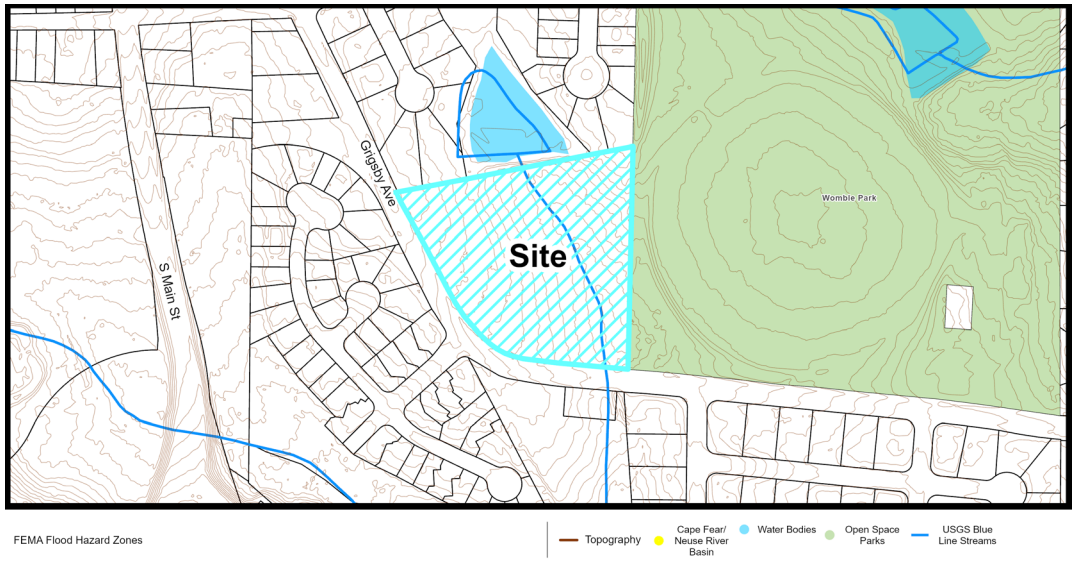
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sewer are consistent with the Town's Comprehensive Plan. The allocation elements selected and committed by the applicant are consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**30% or 1.72 ac.**
Tree Preservation Area	20% or 1.15 ac.
Active Recreation Area	5% or 0.29 ac.
Urban Civic Space	0% or 0 ac.
Flexible Space	5% or 0.29 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has provided 20% Tree Preservation area, plus an additional 5% tree preservation as part of the required flexible space. Active Recreation (5% of the project site area) is required, which was satisfied through a tot lot, trail, lawn games, and a community garden.

Stormwater:

The project is located within the Neuse River Basin and is proposing to treat new impervious surfaces with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and riparian buffers. These areas are being preserved.

Natural Resources & Open Space Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed Conditional Zoning District has located its required Tree Preservation area around the jurisdictional features of the site, which encompasses the Natural Area Future Land Use designation. Leaving this area undisturbed and providing sufficient Active Recreation area has created consistency with the Natural Resources Plan and Town ordinances.

Conditional Zoning District Standards Information

Unified Development Ordinance

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

Conditional Zoning District & Development Standards Summary

Development Standards (UDO Section 2):

Density	**UDO Standard (NR District)**	**Proposed Standard**
Number of Dwelling Units	28 45 (Conditional Zoning District)	21
Maximum Density	5 units/acre 8 units/acre (Conditional Zoning District)	3.6 units/acre
Building Placement		
Front Setback	5' min – 20' max	5' min – 35' max
Rear Setback	20' min	10' min
Lot Width		
Min. Lot Frontage for a Front Driveway	60'	18'

Conditional Zoning District Standards Information (cont.)

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
East (Womble Park)	5' Type A - Open	20' Type C – Opaque
North	5' Type A - Open	10' Type B – Semi-Opaque
South/West (Grigsby Ave)	5' Type A - Open	None
Foundation		
Location	Required along any Building façade facing a street, and 25% of adjacent facade	Required along facades with main entrance and building block ends

Proposed Site Design (UDO Section 8 and Conditional Zoning District)

Site Design Highlights

- 21 Dwelling Units
  - 12 Detached
  - 9 Attached
- Rear-Loaded units facing Grigsby Ave.
- 8 On-Street Parking Spaces on Grigsby Ave.
- Tot Lot, Lawn Games, Community Garden
- Preservation of natural features
- 4-Way Stop at intersection of Grigsby and Waterpoint

Conditional Zoning District Standards Information (cont.)

Building Elevations (UDO Section 8 and Conditional Zoning District)

Elevation Samples

- The applicant has included sample elevation designs for each unit type, all with similar elements:
  - Variation in rooflines
  - Similar colors and window treatment
  - Covered entryways

Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards/Ordinances

The Conditional Zoning District application proposes 21 units, at 3.6 units an acre, below the allowed density of the base Neighborhood Residential zoning district, the site's current zoning designation. Rather than proposing the higher density allowed through a Conditional Zoning District, the applicant has proposed modifications to development standards that are tailored to the subdivision design.

One of the purposes for a Conditional Zoning District is to allow for some flexibility in design, while creating a better overall product than what was otherwise permitted. The Neighborhood Residential Zoning District, which allows detached dwellings by-right, requires attached dwellings when applying for a Conditional Zoning District. These attached dwellings must constitute 10-50% of all residential dwelling units in the proposed district. This requirement by the UDO for projects within a Neighborhood Residential Conditional Zoning District is a built-in mechanism for these flexible projects to include a variety of housing choices, as encouraged by the Comprehensive Plan. As part of this specific proposal, 9 of the 21 proposed units are Attached, with 6 rear- loaded and 3 front-loaded. At 43%, the application has met the requirement for a Neighborhood Residential Conditional zoning District.

Conditional Zoning District Standards Information (cont.)

In seeking flexibility with the development standards of the base NR district, the applicant has proposed 18' in lot frontage for a front driveway rather than the UDO standard of 60'. While no proposed lot width is under 20, this modification was proposed to match the Neighborhood Residential UDO standard for minimum lot width and frontage for attached dwellings, which is also 18'.

Modified setbacks are also proposed, specifically to enhance site design. For example, an increased front setback is proposed to accommodate uniform attached dwelling placement along Grigsby Ave, also keeping these units away from the sight-distance triangle. A decreased rear setback is also proposed, which is applied to front-loaded units along the internal street, reducing the space between lot lines and the natural features in the rear. These setback adjustments have encouraged a design that encourages walkability, a recommendation of the Comprehensive Plan.

Perimeter buffers are also proposed to be modified. Rather than an Open 5' Type A buffer adjacent to the Lakeside Subdivision to the north, a Semi-Opaque 10' buffer is proposed for increased screening. An Opaque 20' Type C Buffer is proposed adjacent to Womble Park, to match the existing conditions of the site and provide commitment that this level of screening will be retained. While a Type A buffer is also typical adjacent to Grigsby Ave, the applicant has proposed this as reduced to none, as additional buffering can conflict with required street trees, as well as conflict with required sight-distance triangles, reducing pedestrian and vehicular visibility in the curve on Grigsby Avenue. Modifications to these buffers have allowed the applicant to better respond to the neighbors' concerns.

Without proposing a Conditional Zoning District, The Unified Development Ordinance would allow the applicant to develop land by-right or through a Quasi-Judicial process and the development style and design of the site would be limited to detached dwellings only. However, by utilizing the Conditional Zoning District option, these modified UDO standards have allowed the project to be more appropriate for the location and account for site features that may have limited development to a less comprehensive plan-consistent site. The addition of attached dwellings, where not otherwise allowed, led to the variety in housing types encouraged by the Comprehensive Plan and Downtown Area Plan. Setback adjustments assisted in proposing rear-loaded housing, encouraging walkability and enhanced aesthetic along the street. Overall, the project has demonstrated consistency with the Town's Conditional Zoning District Standards and the Unified Development Ordinance.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan		
Land Use & Character Plan/Ordinances (Section 1)	☐ Consistent	☒ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent	☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent	☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent	☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent	☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent	☐ Inconsistent
Unified Development Ordinance		
Conditional Zoning District Standards/Ordinances	☒ Consistent	☐ Inconsistent

Zoning Map Amendment (Rezoning) Staff Analysis
The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or Ordinances and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The subject parcel has a Future Land Use designation of Residential Neighborhood, a character area that is only detached dwellings. The proposed Neighborhood Residential Conditional Zoning District provides 21 dwelling units, 9 of which are attached, creating an inconsistency with the Future Land Use & Character designation for the property. However, through the Conditional Zoning District option, the applicant has proposed a project that demonstrates other consistencies with the Comprehensive Plan, including appropriate infill development, increased safety for pedestrians and drivers, and a variety of housing choices, all within the allowable density of the base Neighborhood Residential zoning district and with a similar number of dwelling units that would otherwise be permitted by-right. While the proposed Conditional Zoning District is not altogether consistent with the Comprehensive Plan, it has demonstrated elements which are consistent and desired by the Town. Staff find the project is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting
The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 6/12/2025
Summary of Issues:

- Possible increase of traffic
- Length of construction
- Parking locations
- Rezoning process, timing of development approval
- Potential loss of wildlife habitat
- Housing arrangements
- Weight of comments by neighbors in decision-making process
- Proposed tree species

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)
Zone Map Amendment (Rezoning) for 25-REZ-07 Grigsby Ave Residential will be forwarded to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 11/19/2025 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 12/16/2025

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 30, 2025

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 06/30/2025
- Name of development: Grigsby Ave Residential
- Address of rezoning: 0 Grisby Avenue (0658086641)
- Total number of proposed residential units: 22
- Type(s) of residential units proposed: Attached and Detached Dwellings (Single-Family, Townhomes)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- ☒ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- ☐ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

  ☐ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- ☒ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:

  ☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Courtney McQueen	Company: Qunity
Mailing Address: 16 Consultant Place Suite 201	
City, State, Zip: Durham NC 27707	
Telephone: 919-490-4990	E-Mail: cmcqueen@qunity.com
Design Professional	
Name: Courtney McQueen	Company: Qunity
Mailing Address: 16 Consultant Place Suite 201	
City, State, Zip: Durham NC 27707	
Telephone: 919-490-4990	E-Mail: cmcqueen@qunity.com
Developer	
Name: Chris Pilz	Company: Grigsby Towns LLC
Mailing Address: 3717 National Drive Suite 209	
City, State, Zip: Raleigh NC 27612	
Telephone: 919-669-9524	E-Mail: chris@trustwellgroup.com
Architect	
Name: James Mitchell	Company: Fisher Homes
Mailing Address: 3900 Olympic Blvd	
City, State, Zip: Erlanger, KY 41018	
Telephone: 919-271-4998	E-Mail: jmichell@fisherhomes.com
Landscape Architect	
Name: Courtney McQueen	Company: Qunity
Mailing Address: 16 Consultant Place Suite 201	
City, State, Zip: Durham NC 27707	
Telephone: 919-490-4990	E-Mail: cmcqueen@qunit.com
Financially Responsible Party (REQUIRED)	
Name: Jonathan Keener	Company: Grigsby Towns LLC
Mailing Address: 3717 National Drive Suite 209	
City, State, Zip: Raleigh NC 27612	
Telephone: 919-696-2196	E-Mail: jon@trustwellgroup.com
Property Owner (REQUIRED)	
Name: Grigsby Towns LLC attn: Jonathan Keener	Company: Grigsby Towns LLC
Mailing Address: 3717 National Drive Suite 209	
City, State, Zip: Raleigh NC 27612	
Telephone: 919-696-2196	E-Mail: jon@trustwellgroup.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☒	Zoning Map Change – Conditional Zoning District ☒ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	Grigsby Avenue Residential
Project Location *Use street address. If none, use closest intersection*	0 Grigsby Avenue ☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0658086641
Real Estate ID	0026771
Project Acreage	5.82 Partial Parcel? ☐ Yes ☒ No
Current Zoning	NR
Proposed Zoning	NR-CD
Current Future Land Use Designation	Residential Neighborhood
Proposed Future Land Use Designation	Mixed Residential Neighborhood
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	Sewer meeting 5/5/2025
Sketch Plan Review *(pre-submittal)* Meeting Date:	6/19/2025
Neighborhood Meeting Date:	6/12/2025

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: Date:

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Jonathon M Cooper who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0658086641 -REID 0026771	

and does hereby authorize Courtney McQueen/ Qunity to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Signature of Owner

Sworn to or affirmed and subscribed before me this 20 day of June, 2025.

NOTARY PUBLIC:

Karolina O. Hooker
Official Signature of Notary

Karolina O Hooker, Notary Public
Print Name

My commission expires: 06/30/2026

KAROLINA O. HOOKER
NOTARY PUBLIC
WAKE COUNTY, NC
(Official Seal)

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

Please see attached document.

SECTION 1: LAND USE & CHARACTER

Please see attached document.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

Please see attached document.

SECTION 3: PARKS, RECREATION

Please see attached document.

SECTION 4: COMMUNITY FACILITIES

Please see attached document.

SECTION 5: INFRASTRUCTURE & UTILITIES

Please see attached document.

SECTION 8: NATURAL RESOURCES

Please see attached document.

STATEMENT OF REASONABLENESS

Please see attached document.

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

Please see attached document.

Grigsby Avenue Residential | Conditional Rezoning: Consistency Statement

EXECUTIVE SUMMARY

The proposed conditional rezoning aligns with the Town of Holly Springs Comprehensive Plan by delivering a context-sensitive infill development that balances growth with environmental stewardship, housing diversity, and infrastructure investment.

Located within a designated "Place to Enhance," the project introduces a mix of single-family homes and townhomes that transition appropriately from adjacent neighborhoods, in keeping with objectives to Increase Gine & Neighborhood choices in Holly Springs. Housing choices near Parrish Womble Park, the W.E. Hunt Recreation Center, and multiple area greenways are improved by the development, supporting the Town's goals for walkability, connectivity, and suburban remix.

The proposed development includes construction of Town of Holly Springs LC-2a and C-2c street cross sections which include on-street parking and sidewalks, delivering long-range transportation improvements through private funding. It utilizes existing utility infrastructure, preserves 29% of specimen trees, and maintains a designated wildlife corridor. Stormwater design and floodplain modifications are being engineered to meet all regulations and prevent downstream impacts.

Overall, this project represents a comprehensive, well-aligned development that fulfills the intent of the Vision Holly Springs Comprehensive Plan while contributing to a more connected, sustainable, and inclusive community.

SECTION 1: LAND USE & CHARACTER

The proposed conditional rezoning supports the Land Use & Character Plan's vision by providing context-sensitive infill development within a designated "Place to Enhance" area. This location calls for careful integration with adjacent neighborhoods, including Fair Hill, Parkside Village, and Lakeside, through a compatible mix of housing types, connectivity improvements, and environmental stewardship. ***(See General Growth Framework-Page 10, Growth Strategy Map-Page 11)***

The proposed site plan is designed to respond appropriately to the scale, density, and form of surrounding residential neighborhoods. In alignment with the transition and massing guidance on page 99 of the Land Use & Character Plan, single-family lots are located along Grigsby Avenue, adjacent to the existing Lakeside subdivision, to maintain a compatible streetscape and development pattern. Townhomes are sited toward the southern portion of the property, near the Parrish Womble Park entrance, where there is no direct visual adjacency to existing single-family homes. This internal placement supports a graduated transition in building scale and allows for increased housing diversity within the neighborhood context. The average size of the proposed residential units is 2,296 square feet, which is within the existing range of 1,448 to 3,002 square feet found in adjacent neighborhoods, based on Wake County iMaps data. An exhibit titled "Neighborhood House Size Comparative Map" is included to illustrate this compatibility.

The internal road network follows the LC-2a cross section, which supports and promotes informal on-street parking and safe pedestrian movement. A C-2c cross section with on-street parking is also proposed along Grigsby Avenue, supporting nearby park use. While block connectivity is prioritized, environmental constraints adjacent to the pond are respected, limiting external cut-throughs while still providing pedestrian connections to surrounding neighborhoods and greenways through internal trails and sidewalks. ***(See Street & Block Patterns-Page 20)***

The proposed development aligns with the Town's guidance on garage orientation and building placement. Along Grigsby Avenue, rear-loaded garages are proposed to reinforce a pedestrian-friendly streetscape and maintain visual continuity. Front-loaded garages are limited to internal lots and are used only where necessary to preserve existing environmental features and maintain the integrity of a designated wildlife corridor. These design decisions are balanced through thoughtful site planning and consistent building massing, in accordance with the Town's objectives for context-sensitive infill development. ***(See Lot Size & Building Placement-Page 25)***

The proposed development supports the Town's goals for a walkable, multimodal transportation network. It enhances the existing Grigsby Avenue sidewalk network by incorporating street trees and provides a network of internal sidewalks and trail connections that promote safe and convenient pedestrian movement throughout the site. The development is located within a 3–5 minute connection to existing Town greenways and trails, and within a 10-minute walk of the W.E. Hunt Recreation Center, improving access to key community destinations. These improvements align with the Comprehensive Transportation Plan's objectives for multimodal connectivity and reinforce the Town's vision of linking neighborhoods, parks, and activity centers through safe and equitable transportation infrastructure. ***(See Transportation Network-Page 23)***

While the Residential Neighborhood character area typically consists of a single housing type, this conditional rezoning proposal introduces a diversity of residential products, including both single-family homes and townhomes. The inclusion of townhomes provides moderate-density housing in close proximity to Parrish Womble Park, the W.E. Hunt Recreation Center, and other community amenities. This mix of housing types supports the Town's broader objectives to increase home and neighborhood choices ***(Page 100)*** and to encourage context-sensitive infill and suburban remix near the Downtown Village District and Mixed-Use Center ***(Page 98). (See Character Areas-Page 40)***

The proposed development is designed to preserve and enhance existing environmental features, including a well-preserved wildlife corridor. Land disturbance is concentrated west of the on-site environmental features, allowing for the protection of sensitive areas and the preservation of specimen trees. Additionally, the required northern buffer has been expanded to strengthen the wildlife corridor

connection and further protect adjacent environmental resources. The landscape plan includes low-maintenance, low-water-use shrubs and a planting palette consisting of 90% native tree species, in alignment with the Comprehensive Plan's emphasis on natural resource sensitivity and sustainable landscape practices. ***(See Open Space & Natural Resources-Page 21)***

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

The proposed conditional rezoning supports the goals of the Comprehensive Transportation Plan by advancing long-term infrastructure projects through private contributions.

Internal to the site, the development provides the LC-2a cross section, which includes informal parking and sidewalk connections, enhancing internal vehicular circulation and pedestrian accessibility. Along Grigsby Avenue (south of the development access point/intersection with Grigsby Avenue and Waterpoint Road) the C-2c cross section is proposed. This cross-section provides on-street parking that supports public park access and enhances the existing streetscape, in line with the Town's Complete Streets vision. ***(See Chapter 3.2 Multimodal Assessment and Recommendations)***

The southern portion of Grigsby Avenue is designated as an C-2c Collector and identified as a Tier 3 long-term improvement in the Town's Comprehensive Transportation Plan. Through this development, a portion of those planned improvements will be delivered ahead of schedule using private funds. This forward-funded approach not only accelerates infrastructure delivery but also eases the burden on the Town's future transportation budget, allowing staff to reallocate limited resources to other high-priority needs. These efforts directly support the CTP's integrated planning and implementation strategy to leverage developer contributions for mobility infrastructure and align with the Town's commitment to "Realistic" investments that promote fiscal responsibility and long-term efficiency. ***(See Chapter 4 Implementation Plan – Funding & Project prioritization)***

SECTION 3: PARKS, RECREATION

The proposed conditional rezoning aligns with the Comprehensive Plan's objectives to expand access to parks, enhance walkability, and promote equitable access to recreational amenities. As part of the Town's participation in the "10-Minute Walk" campaign, the Plan sets a goal of increasing the percentage of residents within a ten-minute walk of a park from 41% to 55% by 2030. This development directly supports that goal by introducing a diversity of housing types within a three-minute walk of Parrish Womble Park, one of Holly Springs' most active and well-used recreational facilities. This proximity significantly increases the number of residents with safe, convenient, and walkable access to public park space, reinforcing the Town's commitment to inclusive, health-focused community planning. ***(See Executive Summary – Equity)***

In addition to its direct proximity to Parrish Womble Park, the proposed development is located within a 3–5-minute walking distance of multiple greenway connections, including the Womble Park Greenway Loop, the Parkside to Main Street Square Greenway, and the Carl Dean Greenway connection. This location meets the park and greenway walkability standards outlined in the Comprehensive Plan and furthers the Town's equity-focused vision for affordable and convenient access to recreational amenities for all residents. ***(See Chapter 2 The Plan & The Community)***

SECTION 4: COMMUNITY FACILITIES

The proposed conditional rezoning supports the Comprehensive Plan's objective to coordinate residential growth with access to public safety and essential services. The site functions as infill development, located between the established neighborhoods of Fair Hill, Parkside Village, and Lakeside, thereby maximizing the use of existing infrastructure and minimizing outward sprawl. The site is also strategically located within 1.8 miles of the Flint Point Lane Fire Station and 1.6 miles of the Holly Springs Police Station, ensuring the development remains well-served by emergency services. This proximity aligns with the Town's goal to maintain and enhance public safety response times as growth continues, while supporting the fiscally responsible expansion of community facilities. ***(See Chapter 4.2 Community Facilities Objectives)***

SECTION 5: INFRASTRUCTURE & UTILITIES

The proposed conditional rezoning is consistent with the Comprehensive Plan's objectives for coordinated infrastructure planning and responsible utility service expansion. As an infill development located within a well-established service area, the project will utilize existing public water and wastewater infrastructure, reducing the need for extensive new extensions and supporting the Town's goal to prioritize infrastructure investments in areas targeted for growth. ***(See Chapter 5.2, Infrastructure and Utilities Objectives 1 & 2)***

The development is also being designed in accordance with the Town's Stormwater Management Plan, incorporating stormwater control measures (SCMs) and low-impact landscape design to meet post-construction runoff standards and support watershed health. These efforts reflect the Town's continued implementation of its NPDES Phase II Stormwater Permit, helping to reduce downstream erosion, flooding, and water quality degradation. ***(See Chapter 5.6, Stormwater)***

In addition, the development contributes to the Town's broader infrastructure goals by aligning with adopted Water and Wastewater Master Plans and placing no undue burden on reclaimed water systems, which are being preserved for high-volume non-potable uses. ***(See Chapter 5.2, Objectives 3 & 4)***

SECTION 6: NATURAL RESOURCES

The proposed conditional rezoning supports the Town's goals to balance development with conservation by limiting land disturbance to the west of the existing environmental features (wetland and stream), thereby preserving environmentally sensitive areas. This approach aligns with the Comprehensive Plan's directive to discourage development near critical natural resources and to protect aquatic habitats and water quality. ***(See Chapter 6.2 Natural Resources Objectives)***

In accordance with the Town's Tree Preservation Ordinance, the project maintains the existing wildlife corridor along the eastern boundary of the site and preserves 29% of on-site specimen trees. The proposed landscape plan advances the Town's environmental goals by incorporating 90% native tree species and low-maintenance, low-water shrubs that provide seasonal interest year-round. These selections support reduced irrigation needs, discourage exotic species, and enhance habitat value, consistent with the Town's preference for native and drought-tolerant vegetation.

Notably, flowering dogwoods, which are identified in the Town Ordinance as a unique or rare tree species, are being thoughtfully incorporated into the site's planting plan. While a portion of existing dogwoods must be removed due to land disturbance, the project proposes to replant dogwoods on-site to help preserve the ecological and visual character they contribute, reinforcing the development's commitment to sustainable and locally significant landscape design. ***(See Chapter 6.2 Natural Resources Objectives 3 &10)***

As part of the development, limited modifications to the existing Town of Holly Springs floodplain are being carefully evaluated and engineered by a licensed professional engineer and certified floodplain manager. These modifications are designed to fully comply with local, state, and federal regulations and to ensure that the project does not create adverse downstream impacts or increase flood risk to adjacent properties. Grading and stormwater infrastructure are being engineered in compliance with the Town's floodplain ordinance and environmental standards, with a commitment to maintaining or improving the functional integrity of the floodplain system through best management practices. The proposed stormwater management plan will provide 100-year peak flow stormwater runoff detention to further protect adjacent natural and built resources. ***(See Chapter 6.2 Natural Resources Objectives 1)***

STATEMENT OF REASONABLENESS

The proposed conditional rezoning is a reasonable and appropriate land use decision based on the size, location, and context of the subject property. The site is well-positioned between established residential neighborhoods—Fair Hill, Parkside Village, and Lakeside—and serves as a logical infill opportunity within a designated "Place to Enhance" under the Comprehensive Plan. Its physical attributes, including adjacency to Parrish Womble Park and proximity to existing greenways and public services, make it suitable for a mix of residential uses.

The conditional rezoning offers a balanced development pattern that provides tangible public benefits while mitigating potential impacts. It introduces a diversity of housing types that include single-family homes and townhomes in a manner that transitions sensitively from existing neighborhood patterns, aligning with adopted policies for context-sensitive infill. This development approach offers housing choice without disrupting the character of surrounding neighborhoods.

Infrastructure improvements proposed through the development, including construction of long-term transportation sections (LC-2a and C-2c), sidewalk and trail connections, and utility coordination, will improve circulation and accessibility while minimizing fiscal impacts on the Town. The preservation of natural features, including 29% of specimen trees and an on-site wildlife corridor, reflects a thoughtful approach to land stewardship.

The proposed zoning change is in the public interest, as it supports the Town's broader goals for sustainable growth, walkability, multimodal transportation, and equitable access to parks and services. Conditions in the area have evolved with the growth of nearby civic and recreational facilities, and this proposal appropriately responds to that change by placing moderate-density housing within walking distance of key destinations.

For these reasons, the proposed rezoning is considered reasonable, beneficial, and consistent with the long-term vision for the Town of Holly Springs.

PUBLIC BENEFITS STATEMENT

The proposed project provides substantial public benefits aligned with the Town of Holly Springs' Comprehensive Plan and community development goals.

1. Infrastructure Improvements

The project delivers key transportation infrastructure ahead of the Town's Capital Improvement schedule by constructing both the LC-2a and C-2c cross sections. These include on-street parking, sidewalks, and pedestrian-friendly streetscapes that enhance safety and connectivity for both residents and park users. Additionally, the development includes internal sidewalk and trail networks that link to existing Town greenways and facilitate walkable access to Parrish Womble Park and the W.E. Hunt Recreation Center. These improvements not only enhance local circulation but also reduce the need for future public investment in these long-range priorities.

2. Publicly Accessible Open Space

The development preserves a natural wildlife corridor and tree canopy along the eastern boundary, with 29% of on-site specimen trees retained. Trail connections offer public pedestrian access that supports broader community use of greenway systems and recreational amenities.

3. Sustainable Design and Environmental Stewardship

The landscape plan features 90% native tree species and low-water, low-maintenance shrubs, minimizing irrigation demand and supporting long-term environmental resilience. The development also limits land disturbance near sensitive environmental features which include a stream and wetland and coordinates floodplain modifications with a licensed engineer to ensure compliance and downstream protection. These actions reflect a strong commitment to low-impact development and sustainability, consistent with the Town's natural resource protection goals.

4. Additional Public Benefits

By providing a mix of single-family and townhome units, the project increases housing diversity and choice near key public amenities, contributing to affordability and inclusion. The site's infill location makes efficient use of existing public infrastructure and reduces development pressure on rural and environmentally sensitive areas.

In summary, the project delivers a comprehensive set of infrastructure, environmental, and community benefits that directly serve the public interest and support Holly Springs' long-term goals for connectivity, sustainability, and inclusive growth.

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	6/12/2025
Meeting Time:	5:30 pm -6:30 pm
Meeting Location:	W.E. Hunt Recreation Center, 301 Stinson Ave, Holly Springs, NC 27540

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

1. Preservation of northern property viewsheds and tree protection on adjacent properties
2. Wildlife habitat protection
3. Proposed parking along Grigsby Avenue may not be right for the existing neighborhood
4. Townhomes may not be appropriate for this location

Please see attached meeting report/minutes

Changes made to the Petition as a result of the meeting:

1. Plan provides wider northern landscape buffer than minimum UDO required width
2. Performing a tree survey on parcel(s) that share the northern parcel lines, to insure any existing trees are protected

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature: Courtney Rose McQueen Digitally signed by Courtney Rose McQueen Date: 2025.06.16 15:33:17-04'00' Date: 2025.06.16

June 12, 2025

Grigsby Avenue Residential – Neighborhood Meeting Report

Attendees

- Courtney McQueen | LA Project Coordinator
- Jael Wagoner | VP, Community Design
- Alex Craig | LA Designer II
- Community Members (15 Total)

Reactions and Feedback from Neighbors:

- Neighbor comment: Neighbors react to the proposal of road widening and parallel parking. They are concerned parking will hinder the traffic for people driving passed the park.
    - Qunity Response: The design team explains that the road is required regardless of the proposed project due to the Town's transportation plan
- Neighbor comment: A neighbor wants to confirm if there will be a disturbance to trees on their property adjacent to the Northern boundary – they have large specimen trees there they want to preserve.
    - Qunity Response: The design team clarified that no disturbance is proposed beyond the subject property boundaries. Design staff will review the locations of adjacent trees along the neighbors property to insure no disturbance to root zones of any existing trees to remain.
- Neighbor comment: A neighbor is concerned about the traffic increase at that the intersection of Grisby Ave and Waterpoint Road, noting that Grigsby Ave is very busy. They are also concerned about the wildlife habitat and stormwater runoff since the site is so low.
    - Qunity Response: The design team stated site is being designed to contain all water from the site and will address the culvert onsite. They also noted a Traffic Impact Study is not required for the project. The road improvements shown as a part of this development are required by the town to meet the current Town of Holly Springs Transportation plan.
- Neighbor comment: A neighbor asks how long construction will last.
    - Qunity Response: The design team estimated a 12-month construction timeline.
- Neighbor comment: Neighbor asks where parallel parking is located.
    - Qunity Response: The design team clarified on the plan view where street parking is and explains that it is public parking based on the current Town of Holly Springs transportation plan and that it will be free public parking.
- Neighbor comment: Statement about the conditional rezoning – if a conditional rezoning is required then the townhomes should not be in this location.
    - Qunity Response: The design team gave an overview of what conditional rezoning is defined as in the UDO, noting that the proposed Land-Use of single-family homes is allowed (approvable if meeting the current UDO design criteria) while townhomes are

permitted (approvable if meeting current UDO criteria AND with additional guidance and input from reviewing agencies, boards, etc).

- Neighbor comment: A neighbor shares townhomes do not match the existing neighborhood homes, and there are no townhomes nearby.
    - Qunity Response: The design team acknowledged this statement.
- Neighbor comment: A neighbor that owns a bordering parcel expresses concern about the demolition of trees/ seeing the new homes instead of the existing dense vegetation, as well as concern about the existing wildlife habitat including herons that live in the subdivision pond area.
    - Qunity Response: The design team explained/illustrated on the plan view where the wildlife corridor that is proposed to be preserved along with highlighted the exiting trees to remain.
- Neighbor comment: Another neighbor voiced their concern about the lack of buffer along the northern parcel line, demolition of wildlife habitat (for deer specifically) and the view – it is the reason they bought that house. He does not want his backyard view to be clearcut.
    - Qunity Response: The neighbors' concern is acknowledged, and the design team notes the graphics shown are conceptual and reminded attendees the buffer and grading will be developed in greater detail as the project progresses. The design team confirms this area, and the concerns will be carefully considered as part of detailed design to ensure any existing trees on adjacent parcels will be protected
- Neighbor comment: A neighbor says they like and support the idea of single-family homes but not townhomes.
    - Qunity Response: The design team noted that the original plan was all townhomes, but this was adjusted based on feedback from the town.
- Neighbor comment: A neighbor says it is a very bad place for development and ask if we can go to another property, and asks why we need to be on that property.
    - Qunity Response: The design team clarified they are consultants for the developers/land owners, noting the team has been working closely with the town staff throughout the process to date to ensure the suitability of the land-use proposed and the designs shown.
- Neighbor comment: A neighbor asks what is fronting Grigsby Ave.
    - Qunity Response: The design team explained that the front door of the homes face Grigsby, clarifying no garages or driveways will be seen from Grigsby Ave.
- Neighbor comment: A neighbor asks about the timeline and if the planning department approves, and will the development happen regardless of what the neighbors think.
    - Qunity Response: Explain why neighborhood meetings are built into the conditional zoning process – so that designer can hear from the public and have the opportunity to address feedback/concerns. An overview of the development timeline was then given.
- Neighbor comment: A concern is raised about onsite parking.
    - Qunity Response: Neighbors are assured that all homes have garages and none of them are going to be accessed directly from Grigsby Ave. The design team further clarifies

that the development parking plan meets of exceeds the minimum required onsite parking.

- Neighbor comment: A neighbor is concerned about walking her dog and having to see people at the townhomes since they are fronting Grigsby.
    - Qunity Response: The design team reviewed the residential elevations and site locations, clarifying the grading adjustment and proposed building location distances from the sidewalk in the right-of-way.
- Neighbor comment: A neighbor asks about whether or not a conditional zoning requires a hardship.
    - Qunity Response: The design team explained the difference between a Conditional zoning and a Variance, confirming a hardship is not required for a a zoning compliant land-use or a permitted land-use.
- Neighbor comment: A neighbor is concerned that the process already seems very far along and the design team seems ready to break ground.
    - Qunity Response: The design team notes detailed design is in the early stages and clarifies the review and approval process necessary prior to construction activity.
- Neighbor comment: A neighbor brings up that no other neighborhoods front Grigsby Ave, this proposal diverges from that.
    - Qunity Response: The design team explained that the original plan did not front Grigsby Ave, but that the building frontage design on Grigsby Ave is required to meet the UDO criteria and goals of the transportation plan.
- Neighbor comment: A neighbor brings up to clarify to another neighbor that fronting Grigsby would make the streetscape more walkable and more safe to not have cars pulling straight into the road.
    - Qunity Response: The design team acknowledges this statement.
- Neighbor comment: A neighbor asked the square footage of the homes and the size of the lots.
    - Qunity Response: The design team notes the final building footprints and livable area is still being finalized.
- Neighbor comment: A neighbor points out that the lots look very small and the houses are very close together.
    - Qunity Response: The design team clarified that the lots meet the current UDO standards.
- Neighbor comment: A neighbor asks if there is a developer that has already purchased the land.
    - Qunity Response: The design team confirms the developer is the landowner.
- Neighbor comment: A neighbor asks if they will be renters or owner.
    - Qunity Response: The design team confirmed all residential lots will be for sale.
- Neighbor comment: Various neighbors raise concerns about the wildlife, the existing pond, and how to protect them during construction

- Qunity Response: The design team gave brief overview of the regulatory erosion control criteria and noted regulatory agencies.

- Neighbor comment: A neighbor hope Bradford Pears will not be specified on the landscape plan.
  - Qunity Response: The design team confirmed that this tree species will not be proposed
- Neighbor comment: A neighbor asks will there be a fence along the boundary(s).
  - Qunity Response: The design team notes that no fence is proposed at this time.
- Neighbor comment: A neighbor asks what is to stop a resident from pulling up and parking on Grigsby.
  - Qunity Response: The design team notes this development does not control public parking use.
- Neighbor comment: A neighbor mentions that the plans seem set in stone and wonders if things will change on the plan further down the road.
  - Qunity Response: The design team explains what will not change: the parking, the culdesac, the road widening, the average lot size, the number of units is at the maximum (there will be no greater density), the tree preservation, the stormwater pond. The team further explained what may change: slight shifting of lots, trail placement, the footprint of the homes (what's shown is maximum built-upon-area).
- Neighbor comment: A neighbor asks how they can keep up with the progress of the project.
  - Qunity Response: The design team explained there will be a project website set up by the town and how access the project from the towns development activity website.

Summary of main concerns:

1. Preservation of northern property viewsheds and tree protection on adjacent properties
2. Wildlife habitat protection
3. Proposed parking along Grigsby Avenue may not be right for the existing neighborhood
4. Townhomes may not be appropriate for this location

GRIGSBY NEIGHBORHOOD MEETING SIGN-IN 6/12/2025

Name	Email	Address
Michael Didner	didner@yahoo.com	420 Springside DR
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Jill Rusché	sealantqueen@yahoo.com	413 Springside Dr
Peggy Jones	JJones97@liberty.edu	1200 Grigsby Avenue
Val Gungor	valeri.gungor@gmail.com	245 Springside Dr
JIM HEWITT	~~JAHE~~ JAHEWITT@VERIZON.NET	101 WATERPOINT RD
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Connie Sylvester		919 271-4491
Sherry Kellar	buddyakellar@AOL	919-630-6744
David & Misty Bowden	bowden1202@gmail.com mistymichelle920@gmail.com	919-818-3801 919-800-9468
Chris Moak	krynshaw@hotmail	416 Springside Dr.

May 19, 2025

Re: Community Information Meeting on Thursday, June 12, 2025 for Development Plan and Rezoning of Grigsby Ave Residential, located at 0 Grigsby Ave, Holly Springs.

Dear Neighbor:

You're invited to a Neighborhood Meeting regarding the Development Plan and Rezoning for Grigsby Ave Residential, which is proposed on a 6-acre parcel (REID: 0026771) near your property. An informal community meeting will be held in-person on **Thursday June 12** from **5:30pm-6:30pm** at the **W.E. Hunt Recreation Center** (301 Stinson Ave).

This project proposes a conditional rezoning from **NR (Neighborhood Residential)** to **NR-CD (Neighborhood Residential Conditional Zoning District)** to allow for the development of 22 lots, featuring a mix of townhomes and single-family homes adjacent to **Parrish Womble Park** (see image below).

Plans for the proposed development will be presented at the meeting. Attendees will have the opportunity to ask questions and share feedback with individuals knowledgeable about the project.

This meeting is required as part of the Development process, however Holly Springs Town staff will not participate in the meeting. You will receive a notice from the Town once a Public Hearing has been scheduled.

We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the person noted below.

Sincerely,

Courtney McQueen

Courtney McQueen, PLA
Landscape Architecture Project Coordinator
(919) 490-4990
cmcqueen@qunity.com

Qunity, PA
16 Consultant Place, Suite 201
Durham, NC 27707
919.490.4990

www.qunity.com

List of Neighbor Addresses

Owner's Name and/or Association	Owner's Address	Parcel Address (If different from Owner's Address)
WILSON, JACQUELINE A	501 BASS LAKE RD HOLLY SPRINGS NC 27540-9064	802 S MAIN ST HOLLY SPRINGS NC 27540-8906
MCNEIL, JOHN	PO BOX 232 HOLLY SPRINGS NC 27540-0232	801 S MAIN ST HOLLY SPRINGS NC 27540-8907
MCNEIL, JOHN & HENRIETTA	PO BOX 232 HOLLY SPRINGS NC 27540-0232	123 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
BROWN, JASON	5817 BRAYTON PARK PL HOLLY SPRINGS NC 27540-8498	117 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
MCNEIL, JOHN J	PO BOX 232 HOLLY SPRINGS NC 27540-0232	803 S MAIN ST HOLLY SPRINGS NC 27540-8907
MCNEIL, PATRICK	PO BOX 463 HOLLY SPRINGS NC 27540-0463	805 S MAIN ST HOLLY SPRINGS NC 27540-8907
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	0 S MAIN ST HOLLY SPRINGS NC 00000-0000
851 S MAIN STREET LLC	1120 SE CARY PKWY STE 100 CARY NC 27518-7413	851 S MAIN ST HOLLY SPRINGS NC 27540-8907
WILLIAMS, CHARLENE WHITE, ANNETTE L	11026 NC HIGHWAY 210 FOUR OAKS NC 27524-8612	125 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
JONES, PEGGY M	PO BOX 374 HOLLY SPRINGS NC 27540-0374	1200 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000
BANKS, ALICE CATHERINE	400 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
SAWYER, LOGAN KIRK & JOANNA BETH	105 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
REEVES, MATTHEW E & LAURIE J	101 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
PARKSIDE VILLAGE HOA, INC	629 AYLESTONE DR CARY NC 27519-6335	104 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	108 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069

AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	112 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069
CHOUDHURY, SOUMITRA & KRYSTAL SOUSA	116 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
TERRY, ERIC CHARLES JR	120 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
CROWLEY, BRANDI L	124 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
LI, JING	104 OGLETOWN CT HOLLY SPRINGS NC 27540-7079	
BRONE, BETH A	108 OGLETOWN CT HOLLY SPRINGS NC 27540-7079	
COPELAND, MEGAN LAENG	128 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
MAGNUSSON, MONICA C & JESSE JAMES	132 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
OTTAWAY, LEAH VAUGHN	136 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
ASKEW, BRIAN T & REBECCA CARDONA	61 ASHTON LN ANGIER NC 27501-6467	112 OGLETOWN CT HOLLY SPRINGS NC 27540-7079
WILLIAMS, R B	113 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
CHINNARAJ, RAVI	109 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
GOLDEN, WILLIAM T GOLDEN, ELIZABETH HAYDEN	105 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
HOLLIDAY, KYLE D & AMY K	101 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
NGUYEN, LUAN DINH & LAN DO	101 GRASSY POINT RD APEX NC 27502-3767	112 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
YANG, LEE CHU YANG, DIAN HONG	223 LOCHWOOD WEST DR CARY NC 27518-9757	108 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
MANHOLT, MICHAEL P JR	104 WATERPOINT RD HOLLY SPRINGS NC 27540-7300	
KAO, YAO MIN	9213 LANGWOOD DR RALEIGH NC 27617-5803	100 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
COUNCIL, JAMES J & JAMAINE WALKER	200 WATERPOINT RD HOLLY SPRINGS NC 27540-7309	200 WATERPOINT RD HOLLY SPRINGS NC 27540-7309
ACHUCHI, JOSEPH & JUDITH	209 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	

HAYNES, RICHARD & EMILY	205 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	
CANTOR, LOURDES	201 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	
HOLLY SPRINGS CAUL PROPERTY MANAGEM	1025 DRESSER CT RALEIGH NC 27609-7323	141 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
JONES, GEOFFREY J JR	137 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
LUSIAK, MARTIN EDWARD	133 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
CASERTA, CHARLES & SARITA	303 COORSDALE DR CARY NC 27511-6642	129 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
AMH 2015-2 BORROWER LP LIMITED PART	23975 PARK SORRENTO STE 300 CALABASAS CA 91302-4012	125 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
121 OCCIDENTAL DR	121 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
THOMPSON, MICHAEL ROBERT THOMPSON, NICOLE MARIE	117 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
FADEL, KAWTAR LEMKHAYAR, ABDESSAMAD	113 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	109 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
SAXENA, NAKSHATRA	723 ADELINE CT DURHAM NC 27713-5000	404 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538
RANKIN, SARAH D RANKIN, THOMAS E	408 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
BOWDEN, MISTY L	412 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
MOAK, CHRISTOPHER C & KERRY E	416 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
EGGSY PROPERTIES LLC	1129 MANCHACA LOOP APEX NC 27539-6905	420 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538
KELLEY, SHERRY L	417 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
RUSCHE, JILL RENA	413 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
PFUNTNER, JOHN CHARLES	409 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
LEO, JESSICA L	405 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	

SHILLING, ANNE & MIKEL K	401 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
MILLS, MARK A & IDA M	304 E MAPLE AVE HOLLY SPRINGS NC 27540-8545	
COX, DOUGLAS R & BERNADETTE P	308 E MAPLE AVE HOLLY SPRINGS NC 27540-8545	
BOEHM, KEVIN D & LAURA B	400 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
THOMAS, JOHN HOWARD & NANCY E	404 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
STURLA, JASMIN	408 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
WOLFE RENTALS LLC	1305 ENGLISH COTTAGE LN CARY NC 27518-8731	504 E MAPLE AVE HOLLY SPRINGS NC 27540-7881
KAISER, MARIA PILAR	508 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
UNCHARTED 45 LLC	104 CORSICA LN CARY NC 27511-6476	
CONNELLY, CHRISTOPHER CONNELLY, BRIANA MARIE	516 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
MACHAFFIE, CRAIG ADAMS-MACHAFFIE, AMY P	520 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
LUGO, ROBERT E JR	524 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
HATCHER, JEFFREY ALAN	528 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
WEBBER, DANA	537 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
VALENTE, JEFFREY & GRAYSON	533 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
GRIM, JEAN S	529 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	1201 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000
ROSEMAN, SEAN P & KERRY E	521 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
DEGREZIA, SILVANA NAPOLI, VITA LISA	1258 HORSHAM WAY APEX NC 27502-6444	517 E MAPLE AVE HOLLY SPRINGS NC 27540-7882

AIELLO, CHRISTOPHER N & JUDITH A	213 TENBURY WELLS DR CARY NC 27518-2417	513 E MAPLE AVE HOLLY SPRINGS NC 27540-7882
GURNER, NICOLE M	509 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
LESKOVEC, HANNAH J	505 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
BROWN, JOHN E & PAULA L	740 LOCH HIGHLANDS DR RALEIGH NC 27606-8431	522 E MAPLE AVE HOLLY SPRINGS NC 27540-7881
MARTIN, JENNIFER A	301 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
PROGRESS RESIDENTIAL BORROWER 4 LLC	PO BOX 4090 SCOTTSDALE AZ 85261-4090	305 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313
SHAH, INDIRABEN & HEMENDRA	709 PRINCE DR HOLLY SPRINGS NC 27540-6873	309 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313
SMITH, TREMAYNE SMITH, JESSICA JENNIFER MARIE	313 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
DILLON, CHRISTOPHER MARKFRANCIS MRVOVA, VIERA	317 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
ZHONG, YUHUA TRUSTEE YUAN, YU TRUSTEE	423 POWERS FERRY RD CARY NC 27519-1508	
MILLER, EVAN P	325 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
GREEN, STEVEN JERRETT	329 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
WAGGONER, RONNIE D & RENEE	333 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
ARBUCKLE, GAVIN G & ANNA C	316 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312	
PROGRESS RESIDENTIAL BORROWER 6 LLC	PO BOX 4090 SCOTTSDALE AZ 85261-4090	312 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312
STASIAK, JENNIFER & GRZEGORZ	1220 DEXTER RIDGE DR HOLLY SPRINGS NC 27540-7665	308 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312
TRAVER, DAVID F & CAMILLE Y	304 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312	
HARDING, BRIAN J & LINDA A	113 WATERPOINT RD HOLLY SPRINGS NC 27540-7308	
SMIT, KEVIN J SMIT, THERESA L	1286 SNAGGY MOUNTAIN BLVD BOONE NC 28607-7635	109 WATERPOINT RD HOLLY SPRINGS NC 27540-7308
CREARY, LLEWELLYN D & KIMBERLYN O	5313 MAPLECHASE LN APEX NC 27539-4163	105 WATERPOINT RD HOLLY SPRINGS NC 27540-7308

HEWITT, JAMES R & LINDA E	101 WATERPOINT RD HOLLY SPRINGS NC 27540-7308	
LOPEZ, GLORIA ARGENTINA SANCH	1112 GRIGSBY AVE HOLLY SPRINGS NC 27540-7046	
DUTT LODGING LLC	504 ASHBURN DR GREENVILLE NC 27858	2414 WAKE FOREST RD RALEIGH NC 27608-1710
HAUTEKEETE, MICHAEL J	100 FAIR GLEN RD HOLLY SPRINGS NC 27540-7423	
KENYON, KATHERINE M	100 BOLAND WAY KNIGHTDALE NC 27545-9559	104 FAIR GLEN RD HOLLY SPRINGS NC 27540-7423
CAREY, TAMMY S	200 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424	
AMH 2015-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	204 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424
RODRIGUEZ, GUY A & GWENDOLYN J	208 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424	
BALBUENA, PORFIRIO REYES RAMIREZ, HEVER	101 FAIR GLEN RD HOLLY SPRINGS NC 27540-7430	101 FAIR GLEN RD HOLLY SPRINGS NC 27540-7430
EAGLE LAKE INVESTMENT LLC	3712 YATES MILL POND RD RALEIGH NC 27606-9484	105 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431
BOKHOOR, MASHA & NANCY	109 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431	
FILIP, TIMOTHY & SARAH	113 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431	
CUMMINGS, ROGER & TONYA	201 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429	
DUNN, JASON H & JENNIFER M	104 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470	
HYMAS, ROSS & NICOLE SHELTON	108 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470	
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	112 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470
BHUPATHI, RAJESH VELPULA, CHANDRAKALA	3306 LONGHORN RD ROANOKE VA 24018-3234	205 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429
MOLIN, MARIE LEONCE	209 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429	
MARIE, SHEILA	726 20TH AVE E SEATTLE WA 98112-4016	105 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432
BINDER, NATHAN R	109 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432	

SHIRUMALLA, PRAVEEN	206 WILLIAM HENRY WAY CARY NC 27519-9369	112 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	1201 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000

25-REZ-07/PLRZ202500146

PROPOSED NEIGHBORHOOD RESIDENTIAL CONDITIONAL ZONING DISTRICT

CONDITIONAL ZONING DISTRICT AND MAJOR SUBDIVISION PLAN

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE, HOLLY SPRINGS TOWNSHIP, NORTH CAROLINA

PIN: 0658086641
REID: 0026771

NOTES:

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

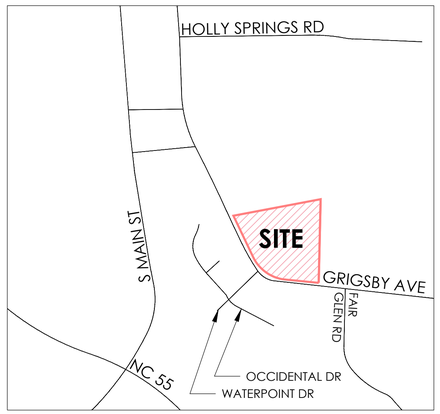
MONUMENT CONTROL POINTS

1. CONTROL POINT 1:
   - NAME: GOLD
   - PID: EZ1050
   - DISK: TRAVERSE STATION DISK

   CONTROL POINT 2:
   - NAME: POND
   - PID: EZ1049
   - DISK: TRAVERSE STATION DISK
2. THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
3. THE FOLLOWING NOTES MUST BE INCLUDED ON THE COVER SHEET OF THE PLAN:
   A. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
   B. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

DRAFT CONDITIONS OF APPROVAL

1. ALL PREVIOUS CONDITIONS OF APPROVAL FOR REZONING AND MAJOR SUBDIVISION PLAN APPLY TO THIS PLAN EXCEPT FOR ANY CONDITION THAT DESCRIBES A FEE OR A FEE-IN-LIEU TO BE PAID SHALL NOW COMPLY WITH THE CURRENT AMOUNTS DUE PURSUANT TO THE TOWN'S CURRENT ANNUAL BUDGET OR ANY UNEXPIRED DEVELOPMENT AGREEMENT.
2. PRIOR TO BEING SCHEDULED FOR TOWN COUNCIL, THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THIS MAJOR SUBDIVISION PLAN, IF ANY, MUST BE FINALIZED.
3. INVOICED FEES FROM SPECIAL STUDY THIRD PARTY REVIEW MUST BE PAID PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL AND NO LATER THAN PRIOR TO CONSTRUCTION DRAWING APPROVAL.
4. THIS DEVELOPMENT IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IDENTIFIED PEDESTRIAN FACILITIES AT THE INTERSECTION OF GRIGSBY AVENUE AND "ROAD A."
5. THOROUGHFARES, COLLECTORS, AND BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN WITH 1ST CONSTRUCTION DRAWING SUBMITTAL. THIS MAY RESULT IN A PAVEMENT CROSS SECTION BIGGER THAN THE SPECIFIED MINIMUM.
6. OFFSITE RIGHT-OF-WAY DEDICATION WILL BE REQUIRED IN THE FORM OF A RECORDED PLAT PRIOR TO RECEIVING CONSTRUCTION DRAWING APPROVAL.
7. A DEED OF EASEMENT IS REQUIRED TO BE EXECUTED FOR PUBLIC VEHICULAR & PUBLIC PEDESTRIAN ACCESS BETWEEN THE PROPERTY OWNERS AT THE TIME OF PLAT.
8. ALL SPECIAL STUDIES MUST BE FINALIZED PRIOR TO BEING SCHEDULED FOR PLANNING BOARD.
9. PROVIDE DOCUMENTATION IN THE FORM OF A RECORDED PLAT OF ANY REQUIRED OFFSITE SEWER EASEMENTS PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL.
10. IF ANY OFFSITE WATER FACILITIES ARE NEEDED TO SERVE THIS PROJECT AND ARE NOT COMPLETED AND ACCEPTED BY THE TOWN AT THE TIME OF THE APPROVAL OF THIS PLAN, THEN THESE FACILITIES MUST BE COMPLETED PRIOR TO CONSTRUCTION DRAWING APPROVAL UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE. THE TOWN IS NOT RESPONSIBLE FOR COMPLETION OF OFF-SITE WATER FACILITIES AND WILL NOT GUARANTEE COMPLETION OF SUCH FACILITIES BY ANY OTHER PARTY. NO PLATS OR BUILDING PERMITS WILL BE ISSUED BY THE TOWN UNTIL ALL NECESSARY ON AND OFF-SITE WATER INFRASTRUCTURE IS COMPLETED. THIS WILL BECOME A CONDITION OF APPROVAL.
11. A VERIFICATION LETTER THAT CONFIRMS NO CHANGES OCCURRED TO THE GRAVITY SEWER NETWORK; INCLUDING FINAL SIZING FOR LINES THAT ARE STUBBED UPSTREAM, WILL BE REQUIRED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL. IF CHANGES HAVE BEEN MADE TO THE GRAVITY SEWER NETWORK BETWEEN TOWN COUNCIL APPROVAL AND FIRST CONSTRUCTION DRAWING SUBMITTAL, A FINAL GRAVITY SEWER LINE SIZING REPORT WILL BE REQUIRED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL FOR ALL LINES THAT ARE STUBBED TO ADJACENT UPSTREAM PROPERTIES. INCLUDE CALCULATIONS TO DOCUMENT LINE SIZES, ADEQUACY OF PROPOSED SANITARY SEWER LINES TO SERVE ALL FUTURE UPSTREAM DEVELOPMENT.
12. APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.
13. PAYMENT OF THE STORMWATER FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
14. ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003, MUST BE INCLUDED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
15. PLEASE NOTE THAT THIS PROJECT WILL BE REQUIRED TO MEET TOWN'S NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE. A GENERAL STORMWATER REQUIREMENT MAY AFFECT THIS PROJECT. REFER TO NCDWQ'S WEBSITE FOR MORE INFORMATION.
16. PLEASE NOTE THAT THE TOWN STAFF HAS BEEN DELEGATED APPROVAL AUTHORITY BY NCDWQ FOR STORMWATER MANAGEMENT PLANS. DOCUMENTATION OF APPROVAL TO NCDEQ IS THE RESPONSIBILITY OF THE OWNER.
17. STORMWATER SURETIES ARE REQUIRED ON THIS PROJECT. A PERFORMANCE SURETY IN THE FORM OF A BOND, LETTER OF CREDIT OR CASH IS REQUIRED IN THE AMOUNT OF 125% ESTIMATED CONSTRUCTION COST OF THE STORMWATER SCM PRIOR TO PLAT RECORDATION AND A MAINTENANCE SURETY IN THE FORM OF A CASH ESCROW ACCOUNT IN THE AMOUNT OF 35% THE ACTUAL CONSTRUCTION COST OF THE SCM IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT.
18. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE ENTIRE PROJECT. THIS WILL BECOME A CONDITION OF PLAN APPROVAL.
19. TOTAL ACTUAL REVIEW COSTS WILL BE BILLED IN ACCORDANCE WITH THE TOWN'S FEE SCHEDULE AND ALL INVOICED FEES FROM THIRD PARTY REVIEW MUST BE PAID PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL, BUT NO LATER THAN PRIOR TO CONSTRUCTION DRAWING APPROVAL.



VICINITY MAP
SCALE: 1"=500'

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DEVELOPMENT SUMMARY:

SITE SUMMARY

EXISTING LAND AREA:	253,543 SF (5.82 AC)
RoW DEDICATION:	3,598 (0.08 AC)
PROPOSED LAND AREA:	249,945 (5.74 AC)
AREA OF DISTURBANCE:	191,640 SF (4.40 AC)
ON SITE:	166,261 SF (3.82 AC)
OFF SITE:	25,379 SF (0.58 AC)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES & SINGLE FAMILY
WATERSHED:	MIDDLE CREEK
RIVER BASIN:	NEUSE

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
TOTAL LOTS (SINGLE FAMILY):	12
TOTAL LOTS (TOWNHOMES):	9
TOTAL LOTS (OPEN SPACE):	2
AVERAGE LOT SIZE (SINGLE FAMILY):	5,005 SF
AVERAGE LOT SIZE (OPEN SPACE):	66,078 SF
MAXIMUM LOT SIZE:	127,088 SF
MINIMUM LOT SIZE:	1,670 SF
MINIMUM LOT WIDTH:	20 LF
MAXIMUM LOT FRONTAGE:	60 LF
MINIMUM LOT FRONTAGE:	20 LF
MINIMUM LOT DEPTH:	92' SF
STREET YARD SETBACK:	5' (MIN) 35' (MAX)
SIDE SETBACK:	5'
REAR SETBACK:	10 LF
DRIVEWAY/BLDG SET BACK:	25' FROM R/W (MIN)
PROPOSED UNITS:	21 (3.61 UNITS/AC)

BUILDING SUMMARY

EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	32,690 SF

PARKING SUMMARY

2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

REQUIRED PARKING MIN: 2/UNIT	44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING:	4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED:	44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED:	8 SPACES
CLUSTER MAILBOX PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	54 SPACES

**PROVIDED ALONG GRIGSBY AVE FRONTAGE*

IMPERVIOUS SUMMARY

TOTAL AREA:	249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED IMPERVIOUS AREA:	77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA:	1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY

TOTAL REQUIRED OPEN SPACE AREA:	74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA:	49,989 SF (1.16 AC) (20%)
MIN ACTIVE RECREATIONAL OPEN SPACE:	12,497 SF (0.29 AC) (5%)
MIN FLEXIBLE SPACE:	12,497 SF (0.29 AC) (5%)
TOTAL PROVIDED OPEN SPACE AREA:	82,523 SF (1.89 AC) (33%)
TREE PRESERVATION AREA:	50,715 SF (1.16 AC) (20%)
ACTIVE RECREATIONAL OPEN SPACE:	12,518 SF (0.29 AC) (5%)
FLEXIBLE SPACE :	19,290 SF (0.44 AC) (8%)

PROPOSED MODIFICATIONS PER UDO 2.4.3C		
LOT CONFIGURATION (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
MINIMUM LOT FRONTAGE FOR DRIVEWAY	60 LF	18' (TO MATCH MIN LOT FRONTAGE)
PRIMARY BUILDING SETBACK (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
FRONT SETBACK MAXIMUM	5' (MIN) - 20' (MAX)	5' (MIN) - 35' (MAX)
REAR SETBACK MINIMUM	20'	10 LF
PERIMETER BUFFERS (TABLE 5.3.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
NORTH BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	10' WIDTH TYPE B BUFFER
GRIGSBY AVE LINE BUFFER	5' WITH TYPE A BUFFER	0' BUFFER
EAST BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	20' WIDTH TYPE C BUFFER
PROPOSED MODIFICATIONS PER UDO 2.4.3C		
FOUNDATION LANDSCAPING (5.3.1B.1)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
DOUBLE FRONAGE LOTS	FOUNDATION LANDSCAPE IS REQUIRED ALONG ANY BUILDING FAÇADE FAING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE	FOUNDATION REQUIREMENTS APPLY TO THE MAIN ENTRANCE FACING FAÇADE AND END OF BLOCK FAÇADE
STREET TREE SPACING (5.3.5A.1.b)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
INTERNAL STREET	30' MIN - 45' MAX O.C. SPACING	15' MIN - 105' MAX SPACING

WRMP ALLOCATION ELEMENTS PRIORITY LEVEL 2 COMMITMENTS
PUBLIC INFRASTRUCTURE IMPROVEMENTS OPTIONS A
VEGETATED WETLAND, SEE SHEET CG100 & GRIGSBY AVENUE RESIDENTIAL STORMWATER MANAGEMENT REPORT
OPEN SPACE/TREE PRESERVATION
PRESERVATION OF AT LEAST 10% OF SPECIMEN TREES ON SITE, 29% OF SPECIMEN TREES PRESERVED. SEE SHEET CV100.
TOTAL COMMITTED ELEMENTS: 2

PROPOSED SEWER FLOW		
TOTAL NUMBER OF UNITS =	22	
FLOW RATE PER UNIT=	255	gpd (TOHS APPROVED FLOW REDUCTION)
AVERAGE DAILY FLOW RATE=	5610	gpd

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S&EC	TOWN OF HOLLY SPRINGS PLOT, SPECIMEN & STAND TYPE MAP

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0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

COVER SHEET

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY MCQUEEN

Courtney McQueen

Digitally signed by Courtney McQueen
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Date: 2025.11.04 14:18:15-05'00'

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Matthew Jones, PE

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811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	CRM

DATE
OCTOBER 24, 2025

QUNITY PROJECT NO.
2357

SHEET NO.
G-001

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

GENERAL EXISTING CONDITIONS NOTES

1. THE LOCATION AND SIZE OF EXISTING UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTAL AND VERTICAL LOCATION AND THE PROTECTION OF ALL PUBLIC OR PRIVATE UTILITIES (SHOWN AND NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE.
2. EXISTING SITE BOUNDARY AND TOPOGRAPHIC, UTILITY AND OFF-SITE ROADWAY SURVEY INFORMATION WAS TAKEN BY TAYLOR LAND CONSULTANTS PLLC, PERFORMED ON MAY 6, 2024. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
3. THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP 0658, DATED July 19, 2022 AS BEING WITHIN ZONE "X-OTHER AREA".
3. TREE SURVEY INFORMATION IS PROVIDED BY S&EC, PERFORMED ON 02/27/2024 AND IS REPRESENTED ON SHEET CV100. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE TREE SURVEY SHOWN ON CV100 AND ANY IMPACTS TO THE EXISTING TREES SHOWN THAT MAY HAVE OCCURRED AFTER THE TREE SURVEY WAS ISSUES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING TREES PRIOR TO CONSTRUCTION.

GENERAL DEMOLITION NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
3. IN GENERAL, FEATURES TO BE REMOVED UNDER THIS CONTRACT SHALL BE INDICATED ON THE DEMOLITION AND EROSION CONTROL PLANS:
   - ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS SHOWN ON THE PLANS TO ALLOW FOR NEW CONSTRUCTION;
   - ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN, AND TO BE PROTECTED FROM DAMAGE.
   - THE CONTRACTOR SHALL CONTACT OWNER IN EVENT REMOVAL/MODIFICATION OF FEATURE(S) NOT PERMITTED BECOMES REQUIRED TO COMPLETE THE WORK. CONTRACTOR WILL WAIT FOR DIRECTION FROM OWNER PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
5. PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT DESIGNER IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS.
6. ALL MATERIAL TO BE DEMOLISHED, DEMOLITION DEBRIS AND OTHER EXCESS WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE AS DIRECTED BY THE OWNER, IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS.
7. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
8. TREE PROTECTION FENCING SHALL BE INSTALLED AS REQUIRED PRIOR TO BEGINNING CLEARING OPERATIONS.
9. CLEAR AND GRUB ALL AREAS AS SHOWN ON THE PLANS AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION, PER SPECIFICATIONS AND DRAWINGS.
10. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL NOT SHOWN TO BE REMOVED ON THE PLANS SHALL BE REMOVED ONLY AFTER APPROVAL OF DESIGNER.
11. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN SHARP VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA PRIOR TO OR AT THE SAME TIME AS SILT FENCE AND OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREE IS COMPLETE. NO STORAGE OF FILL, MATERIALS, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
12. TREES' CRITICAL ROOT ZONES DURING SITE CONSTRUCTION ACTIVITIES WITH PROTECTIVE FENCING AND PURSUANT TO THE FOLLOWING BASED ON TREE SIZE:
    1. UP TO 8 INCHES DBH - 12 FEET
    2. 8-12 INCHES DBH - 18 FEET
    3. 12-16 INCHES DBH - 24 FEET
    4. GREATER THAN 16 INCHES DBH - 30 FEET.

    AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
13. ALL EXISTING UNDERGROUND ELEMENTS/UTILITIES SHOWN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO LAND DISTURBING ACTIVITIES, AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
14. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, NOTIFY DESIGNER AND REPAIR IMMEDIATELY AS DIRECTED.
15. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

GENERAL SITE NOTES

1. ALL CONSTRUCTION, UNLESS SPECIFICALLY EXEMPTED BY STATE OR FEDERAL LAW, SHALL BE IN ACCORDANCE WITH THE CURRENT HOLLY SPRINGS JURISDICTION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE STANDARDS AND SPECIFICATION, THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) STORMWATER DESIGN MANUAL, THE NORTH CAROLINA DEPARTMENT OF ENERGY, MINERAL AND LAND RESOURCES (NCDEMLR) EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE CASE OF A CONFLICT BETWEEN THE REQUIREMENTS, THE MORE RESTRICTIVE STANDARD SHALL CONTROL.
2. THE PROJECT LIMITS WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (THE CURRENT VERSION OF ANSI A117.1 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM THE SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT THE SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH ALL STATE, LOCAL AND OSHA SAFETY STANDARDS. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO ALL CONSTRUCTION PERSONNEL AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND THE ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS, NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR CONTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
6. WATER, FIRE PROTECTION, ELECTRICAL, AND SEWER SERVICES MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT, WITH THE EXCEPTION OF COORDINATED TIE-INS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND THE ACTUAL FIELD CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE DESIGNER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTORS RISK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREIN BEFORE BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS (PUBLIC OR PRIVATE) PRIOR TO WORKING IN THESE AREAS.
10. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
11. ALL AREAS OUTSIDE THE "LIMITS OF DISTURBANCE" SHALL REMAIN UNDISTURBED AT ALL TIMES.
12. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE PROVIDED TO THE DESIGNER AND OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT WRITTEN PERMISSION.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING OF, AND FEES RELATED TO, ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
14. THE ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT/OWNER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING/ MAINTAINING PROPER SECURITY CREDENTIALS, AS REQUIRED, TO ALLOW FOR WORK ON SITE.
16. THE CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS, OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SAFETY STANDARDS. CONTRACTOR WILL BE RESPONSIBLE FOR ONSITE DUST CONTROL.
17. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
18. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR AND MAY BE PERFORMED USING A DIGITAL (CADD) FILE PROVIDED BY THE DESIGNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THE PLANS (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE DESIGNER SHALL RENDER IT VOID.
19. BURYING CONSTRUCTION WASTE ON-SITE IS PROHIBITED.
20. NO PART OF THE DISTURBED SITE MAY BE LEFT UNCOVERED OR UNSTABILIZED ONCE CONSTRUCTION IS COMPLETE.
21. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE HOLLY SPRINGS STAFF, THE DESIGNER, AND THE OWNER.
22. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN. CONTACT THE DESIGNER IF ANY DISCREPANCIES OCCUR.

GENERAL SITE NOTES CONT.

24. GENERAL BUILDING DIMENSIONS ARE SHOW ON THE PLANS. SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC DIMENSIONS.
25. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
26. TESTING OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THE PARKING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LAB AND THE PAYMENT OF EACH TESTING SERVICE SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE NCDOT AND HOLLY SPRINGS SPECIFICATIONS.
27. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100% OF THE ASTM D-1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8 INCH LIFTS. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 15) AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR PAVING.
28. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL INTERNAL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT PARKING STALL STRIPING WHICH SHALL BE PAINTED 4" YELLOW.
29. FACES OF RADII ARE 5 FT UNLESS OTHERWISE SHOWN.
30. ALL PARKING SPACES SHALL BE 8' WIDE X 18.5' DEEP MIN.
31. ALL CURB OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE 24" CURB AND GUTTER.
32. WHERE SIDEWALKS OR WALKWAYS ABUT PARKING SPACES, THEY ARE TO BE A MINIMUM OF SIX (6.0) FEET WIDE (DIMENSIONED FROM BACK OF CURB TO BACK OF WALK) WITH RAMPS PROVIDED AT INTERVALS TO ALLOW ADEQUATE ACCESS TO PARKING LOT(S).
33. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND CUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES.
34. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
35. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
36. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ADA PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO NCDOT STANDARDS.
37. ALL ADA RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT ADA REQUIREMENTS AND THE CURRENT VERSION OF ANSI A117.1.
38. LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS IN ACCORDANCE WITH THE CURRENT VERSION OF ANSI A117.1, MAXIMUM SLOPE SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.
39. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL STAIRS IN ACCORDANCE WITH THE CURRENT VERSION OF ANSI A117.1.
40. ALL SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. PROVIDE A NON-SKID FINISH TO ALL WALKWAYS.
41. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES.
42. TEMPORARY AND PERMANENT PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE LATEST VERSION OF THE NC BUILDING CODE.
43. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
44. DOORS ARE INDICATED ON ALL BUILDINGS FOR WHICH ARCHITECTURAL DESIGN HAS OCCURRED.
45. TRAFFIC CONTROL ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THESE PLANS, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", AND AS FURTHER DIRECTED BY THE TOWN OF HOLLY SPRINGS AND NCDOT.
46. ANY REFERENCE TO A RETAINING WALL WITHIN THE PLAN SET IS FOR APPROVAL PERTAINING TO LOCATION, APPEARANCE, AND SIZE ONLY. ALL RETAINING WALLS MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION ORDINANCES.
47. NO STRUCTURAL COMPONENT OF ANY RETAINING WALL CAN BE LOCATED WITHIN A RIGHT-OF-WAY OR EASEMENT.
48. EQUIPMENT AND PRODUCTS OTHER THAN SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COSTS RELATED TO SUBSTITUTE OR ALTERNATE EQUIPMENT.
49. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CONSTRUCTION ACTIVITIES IN A MANNER WHICH WILL NOT RESULT IN SANITARY SEWER OVERFLOWS OR BYPASSES TO THE WATERS OF THE STATE. IF SUCH DAMAGES ARE THE RESULT OF CONTRACTORS ACTIONS, THEY ARE RESPONSIBLE FOR ALL REMEDIES AND COSTS, INCLUDING FINES.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH MIGHT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. MINIMUM TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AT LEAST 18 INCHES GREATER THAT THE OUTSIDE DIAMETER OF THE PIPE.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS INSPECTORS 72-HOURS PRIOR TO CONNECTING TO ANY EXISTING UTILITY MAIN.
7. UTILITY LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION OF DRY UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, CATV, AND FIBER.
10. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
11. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
12. ALL VERTICAL CLEARANCE MEASUREMENTS ARE TAKEN FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
11. INSTALL PROPOSED SEWER MAINS WITH A COVER OF NO LESS THAN 3-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 5-FT TO FINISH GRADE IN TRAFFIC AREAS.
12. INSTALL PROPOSED WATER MAINS WITH A COVER OF NO LESS THAN 3-FT FROM THE FINISHED GRADE TO THE OUTSIDE DIAMETER OF THE PIPE.
13. INSTALL ALL UTILITIES TO PROVIDE REQUIRED HORIZONTAL AND VERTICAL CLEARANCES, AS FOLLOWS:
    - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" (TYP.) MIN. CLEARANCE.
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
14. ALL CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
15. ALL PROPOSED VALVES TO BE PLACED IN VALVE BOX PER DETAIL.
16. ALL PROPOSED WATER MAINS REQUIRE TRACER WIRE, WITH GAS AND OIL RESISTANT INSULATION, RUNNING ALONG THE CROWN OF THE PIPE IN CONTINUOUS LENGTHS. THE TRACER WIRE SHALL BE SECURED TO THE PIPE IN INTERVALS OF 10' (MAXIMUM) WITH TAPE. ONE TRACER WIRE AND MARKER BALLS, IF SPECIFIED, WILL BE INSTALLED ALONG EACH INDIVIDUAL PIPE AND WILL NOT BE INTERCONNECTED WITH TRACER WIRES FOR OTHER PIPES. EACH TRACER WIRE WILL BE EXPOSED IN A VALVE BOX, PER DETAIL, AND THE VALVE BOX WILL NOT BE SHARED WITH OTHER TRACER WIRES.
17. CONTRACTOR IS RESPONSIBLE TO PROVIDE A FULL JOINT OF PRESSURE PIPE (20') OR PROVIDE BELL JOINT RESTRAINT HARNESS IF BELL JOINTS ARE INSTALLED AT LESS THAN 18' FROM EACH BEND OR FITTING IN ADDITION TO ADHERING TO SPECIFIED COMPACTION REQUIREMENTS. IN ANY EVENT, THE CONTRACTOR IS SOLELY RESPONSIBLE TO ACHIEVE SATISFACTORY PRESSURE TESTS RESULTS FOR ALL PIPE LINES WITHOUT ADDITIONAL COST OR TIME.
18. A SUCCESSFUL PRESSURE TEST IS 150% OF OPERATION PRESSURE OR 150PSI (WHICHEVER IS GREATER) FOR TWO HOURS, IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS RULES AND REGULATIONS.
19. THE TOWN OF HOLLY SPRINGS HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
20. THE CONTRACTOR SHALL PROTECT ALL SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY AND ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION, AT NO EXPENSE TO THE OWNER.
21. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
22. REFER TO ARCHITECTURAL DRAWINGS FOR TIE-IN LOCATIONS AND ELEVATION OF ALL UTILITIES.
23. ALL RISER ROOMS SHALL HAVE KNOX BOXES.
24. PROPOSED SANITARY SEWER SERVICES SHALL BE (4" PVC (SCH 40) @2.00% MIN./6" PVC (SCH 40) @1.00% MIN.) SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
25. PROPOSED SANITARY SEWER SERVICES OVER 20 FEET LONG WITH LESS THAN 3 FEET OF COVER REQUIRE DUCTILE IRON PIPE.
26. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
27. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS REGULATED MATERIALS. INSTALLATION METHODS AND TESTING OF UTILITY MAINS AND SERVICES.
28. ALL BUILDINGS SHALL HAVE ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION.
29. ALL FDC'S SHALL HAVE SIGNAGE INDICATING WHICH BUILDING IT SERVES.
30. FIRE LANES SHALL BE MARKED THROUGHOUT THE SITE, INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN FRONT OF THE FIRE HYDRANTS AND FDC'S.

GENERAL UTILITY NOTES CONT.

31. ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT SHALL BE PROTECTED BY BOLLARDS.
32. NO TREES, SHRUBS OR PLANTS SHALL BE WITHIN 3 FEET OF ALL FIRE DEPARTMENT EQUIPMENT.
33. SEWER MAIN EASEMENTS SHALL BE GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
34. ALL VALVES SHALL BE RESTRAINED IN BOTH DIRECTIONS IN A MANNER CONSISTENT WITH OPERATION AS A DEAD END USING STAINLESS STEEL RODDING AND BLOCKING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS RULES AND REGULATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
35. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
36. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OWNER AND UTILITY PROVIDERS FOR RELOCATION OF POWER SERVICE, LOCATIONS INDICATED ON PLAN ARE APPROXIMATE AND SUBJECT TO VENDOR APPROVAL.
37. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING FEES AND INSPECTION CHARGES.
38. TEMPORARY ELECTRICAL OR WATER SERVICE REQUIRED FOR PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
39. CONTRACTOR TO COORDINATE WITH OWNER FOR PLACEMENT OF PERMANENT POWER SERVICE.
40. ALL NEW POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT.

GENERAL SITE LIGHTING NOTES

1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND VERIFICATION OF MATERIALS AS SHOWN ON THESE PLANS AND IN WRITTEN SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
4. QUNITY P.A. IS NOT RESPONSIBLE FOR SAFETY AND SECUR

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LEGEND

EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINETYPE
	PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	ADJACENT PROPERTY LINE	
	EASEMENT	
	BUFFER	
	SETBACK	
	TREELINE	
	EXISTING TREE W/ ROOT PROTECITON ZONE	
	LIMITS OF DISTURBANCE	LOD
	LIMITS OF CONSTRUCTION	LOC
	DEMOLITION DESIGNATION	X - X - X - X - X - X - X - X
	BUILDING	
	SIDEWALK	
	ROAD CENTER	
	EDGE OF PAVEMENT	
	BACK OF CURB	
	FACE OF CURB	
	RETAINING WALL	
X	FENCE	X
	CHAINLINK FENCE	
	WOOD FENCE	
	GUARDRAIL	
	CABLE GUARDRAIL	
	ACCESSIBLE ROUTE	
39	MINOR CONTOUR	39
40	MAJOR CONTOUR	40
	SWALE CENTERLINE	
SD	STORM DRAIN PIPE	
	STORM EASEMENT	
RD	ROOF DRAIN	RD
UD	UNDER DRAIN	UD
FD	FOUNDATION DRAIN	FD
UGE	UNDERGROUND ELECTRIC	UGE
OHE	OVERHEAD ELECTRIC	OHE
FO	FIBER OPTIC	F/O
CATV	OVERHEAD CABLE TV	CATV
CATV	UNDERGROUND CABLE TV	CATV
OHT	OVERHEAD TELEPHONE	
UGT	UNDERGROUND TELEPHONE	
GAS	GAS LINE	GAS
GS	GAS SERVICE	GS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
SS	SANITARY SEWER GRAVITY MAIN	SS
	SANITARY SEWER LATERAL	SSL
	SANITARY SEWER EASEMENT	
	STREAM TOP OF BANK	
WL / W	WATER LINE	WL / W
	WATER EASEMENT	
WS	WATER SERVICE	WS
CHWR	CHILLED WATER SUPPLY	CWS
CHWR	CHILLED WATER RETURN	CHWR
HWS	HOT WATER SUPPLY	HWS
HWR	HOT WATER RETURN	HWR
	TEMPORARY CONSTRUCTION EASEMENT	TCE
	TEMPORARY CONSTRUCTION FENCE	TCF
	LIMITS OF GRADING	LG
	BAFFLE	BF BF BF
	SILT FENCE	SF SF SF
	SUPER SILT FENCE	SSF
	PHASE LINE	PH
	TREE PROTECTION FENCE	TPF TPF
	COMBINATION TREE PROTECTION/LIMITS OF DISTURBANCE	TP/LD
	COMBINATION TREE PROTECTION/SILT FENCE	TP/SF
	TIME OF CONCENTRATION	
	TEMPORARY DIVERSION DITCH	TD
	TEMPORARY SLOPE DRAIN	SD
	TEMPORARY DRAIN PIPE/CULVERT	
100-YR FLD	TOWN OF HOLLY SPRINGS 100 YEAR FLOOD PLAIN	100-YR FLD
	500 YEAR FLOOD PLAIN	500-YR FLD
	FLOODWAY	FLDWY
Z1	ZONE 1	Z1
Z2	ZONE 2	Z2
Z3	ZONE 3	Z3

EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL
mb	MAILBOX	MB
bol	BOLLARD	BOL
	FLAG POLE	F
	SIGN, RELOCATED	
	SIGN	
	BIKE RACK	
	DETECTABLE WARNING STRIP	
	ADA MARKING	
	PAVEMENT MARKING DIRECTIONAL ARROWS	
	PAVEMENT MARKING STOP BAR	
	PARKING COUNT	12
	EXISTING CONIFER TREE	
1.00 EG 1.00	SPOT ELEVATION	FG 1.00
	GRADE ARROW	
	STORM MANHOLE	
	STORM JUNCTION BOX	
	STORM CLEANOUT	
	CURB INLET	
	DOUBLE CURB INLET	
	DROP INLET	
	YARD INLET	
	FLARED END SECTION	
ø XSD #	STORM STRUCTURE TAG	SD #
	POWER POLE	
	GUY POLE	
	GUY WIRE	
	LIGHT POLE	
	TRANSFORMER	ET
hh	ELECTRIC HANDHOLE	HH
to	TELEPHONE PEDESTAL	
catv	CABLE BOX	CATV
	FIBEROPTIC MARKER	
FOB	FIBEROPTIC PEDESTAL	FOB
gm	GAS MARKER	GM
gm	GAS METER	GM
	GAS VALVE	GV
	SEWER MANHOLE	
	SEWER CLEANOUT	
	GREASE TRAP	
exss #	SEWER STRUCTURE TAG	SS #
	WATER VALVE	
	POST INDICATOR VALVE	
	WATER METER	
	FIRE HYDRANT	
bfp	BACKFLOW PREVENTER	
	BENDS	
	WYE	
	TEE	
	CROSS	
	CAP	
	REDUCER	
icv	IRRIGATION CONTROL VALVE	ICV
	SPRINKLER HEAD	
fdc	FIRE DEPARTMENT CONNECTION	
	THRUST BLOCKING	
	AIR RELEASE VALVE	AR
	BLOW OFF VALVE	BO
	RISER	

EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL
	SILT FENCE OUTLET	
	WATTLE	
	BLOCK AND GRAVEL INLET PROTECTION	
	HARDWARE CLOTH AND GRAVEL INLET PROTECTION	
	SILT SACK INLET PROTECTION FILTER	
	SILT SOCK INLET PROTECTION	
	HORSESHOE PIPE PROTECTION	
	TEMPORARY DRAIN PIPE OUTLET STABILIZATION	
	CONSTRUCTION ENTRANCE	
	CONSTRUCTION ENTRANCE WITH EXIT WASH RACK	
	DEWATERING BAG	
	CONCRETE WASHOUT	CWA

EXISTING PATTERN	DESCRIPTION	PROPOSED PATTERN
	GRAVEL	
	CONCRETE	
	HEAVY DUTY CONCRETE	
	LIGHT DUTY CONCRETE	
	ASPHALT	
	HEAVY DUTY ASPHALT	
	LIGHT DUTY ASPHALT	
	PERVIOUS	
	BRICK PAVE	
	DIRT ROAD	
	EARTH	
	RIPRAP	
WTL	WETLANDS	
WTLB	WETLAND BUFFER	
SB SB	RIPARIAN BUFFER	SB SB
	TREE PRESERVATION	TP
	TREE REPLACEMENT	
	SIGHT TRIANGLE	
	STORMWATER CONTROL	
	OPEN SPACE	
	RECREATIONAL OPEN SPACE	
	REINFORCING MAT LINING	

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
AD	ANGLE DEVIATION
ADA	AMERICAN DISABILITIES ACT
Ac OR AC	ACRE
Bndy	BOUNDARY
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BOW	BACK OF WALK
BM	BOOK OF MAPS
BPE	BUILDING PAD ELEVATION
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
C-I-P	CAST-IN-PLACE
cfs	CUBIC FOOT PER SECOND
CL	CONTROL LINE/CENTER LINE
CO	CLEANOUT
Conc.	CONCRETE
CONN	CONNECTION
Cu. Ft (cf)	CUBIC FOOT
Cu Yd (cy)	CUBIC YARD
Dble CB	DOUBLE CATCH BASIN
D	DELTA
DA	DRAINAGE AREA
DB	DEED BOOK
dbh	DIAMETER AT BREAST HEIGHT
DG	DESIGN GROUND
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
DOJ	DEPARTMENT OF JUSTICE
D/S	DOWNSTREAM
DWG	DRAWING
DWL	DOUBLE WHITE LINE
DYL	DOUBLE YELLOW LINE
E	EAST
ECM	EXISTING CONCRETE MONUMENT
EIA	EXISTING IRON AXLE
EIP	EXISTING IRON PIN
EIR	EXISTING IRON ROD
EG	EXISTING GRADE
ELEV, EL	ELEVATION
ELIP	ELLIPTICAL
EOA	EDGE OF ASPHALT
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
ESC	EROSION AND SEDIMENT CONTROL
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	END OF WALL
EX OR EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
FOC	FACE OF CURB
Ft. OR FT	FEET
FUT	FUTURE
GS	GENERAL STATUTE
GV	GATE VALVE
HC	HANDICAPPED
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER IDENTIFICATION
INV	INVERT
IPF	IRON PIPE FOUND
L OR LEN	LENGTH
Lbs	POUNDS
LP	LOW POINT
L_W	WEIR LENGTH
Max	MAXIMUM
MH	MANHOLE
Min	MINIMUM
N OR NO	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NCDEQ	NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
O/S	OFFSET
OTLT	OUTLET
PI	POINT OF INTERSECTION
Pg OR PG	PAGE
PL	PROPERTY LINE
POC	POINT OF CONCENTRATION
POD	POINT OF DISCHARGE
PREC	PRECAST
PROP	PROPOSED
PVC	POLY(VINYL CHLORIDE)
PVI	POINT OF VERTICAL INFLECTION
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PS	PUMP STATION
PVC	POLY VINYL-CHLORIDE PIPE
Qty	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOFDRAIN
RGRCP	RUBBER GASKET RCP
ROW	RIGHT-OF-WAY
S OR SO	SOUTH
SA	SURFACE AREA
SAN OR SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SILT FENCE
SHLD	SHOULDER
SP	SPACE
SSF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STRM	STORM
STMH	STORM MANHOLE
Sq. ft (sf)	SQUARE FOOT
Sq Yd(sy)	SQUARE YARD
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
T	THICKNESS
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TC	TOP OF CURB
TOC	TIME OF CONCENTRATION
TPF	TREE PROTECTION FENCE
TIP	TRENCH INLET PROTECTION
TR	TOP OF RAMP
TS	TOP OF STAIR
TSSB	TEMPORARY SEDIMENT SKIMMER BASIN
TST	TEMPORARY SEDIMENT TRAP
TW	TOP OF WALL
Typ. OR TYP	TYPICAL
U/S	UPSTREAM
VERT	VERTICAL
VC	VERTICAL CURVE
YI	YARD INLET
W	WEST
WD	WIDE OR WIDTH

NOTE: THIS LIST MAY NOT BE INCLUSIVE OF ALL ABBREVIATIONS USED WITHIN THE CONSTRUCTION DRAWING SET. IF THE CONTRACTOR IS UNSURE OF AN ABBREVIATION OR TERMINOLOGY USED WITHIN THIS CONSTRUCTION SET, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER FOR CLARIFICATION. THE ENGINEER OR THE OWNER WILL NOT BE HELD LIABLE FOR MISINTERPRETATION OF THE CONSTRUCTION PLAN SET BY THE GENERAL CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS.

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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HOLLY SPRING,
NORTH CAROLINA

PROJECT LEGEND & ABBREVIATIONS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2210 QUNITY, P.A.

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QUNITY PROJECT NO.: 2357
SHEET NO.: G-003

<MAJOR SUBDIVISION PLAN>

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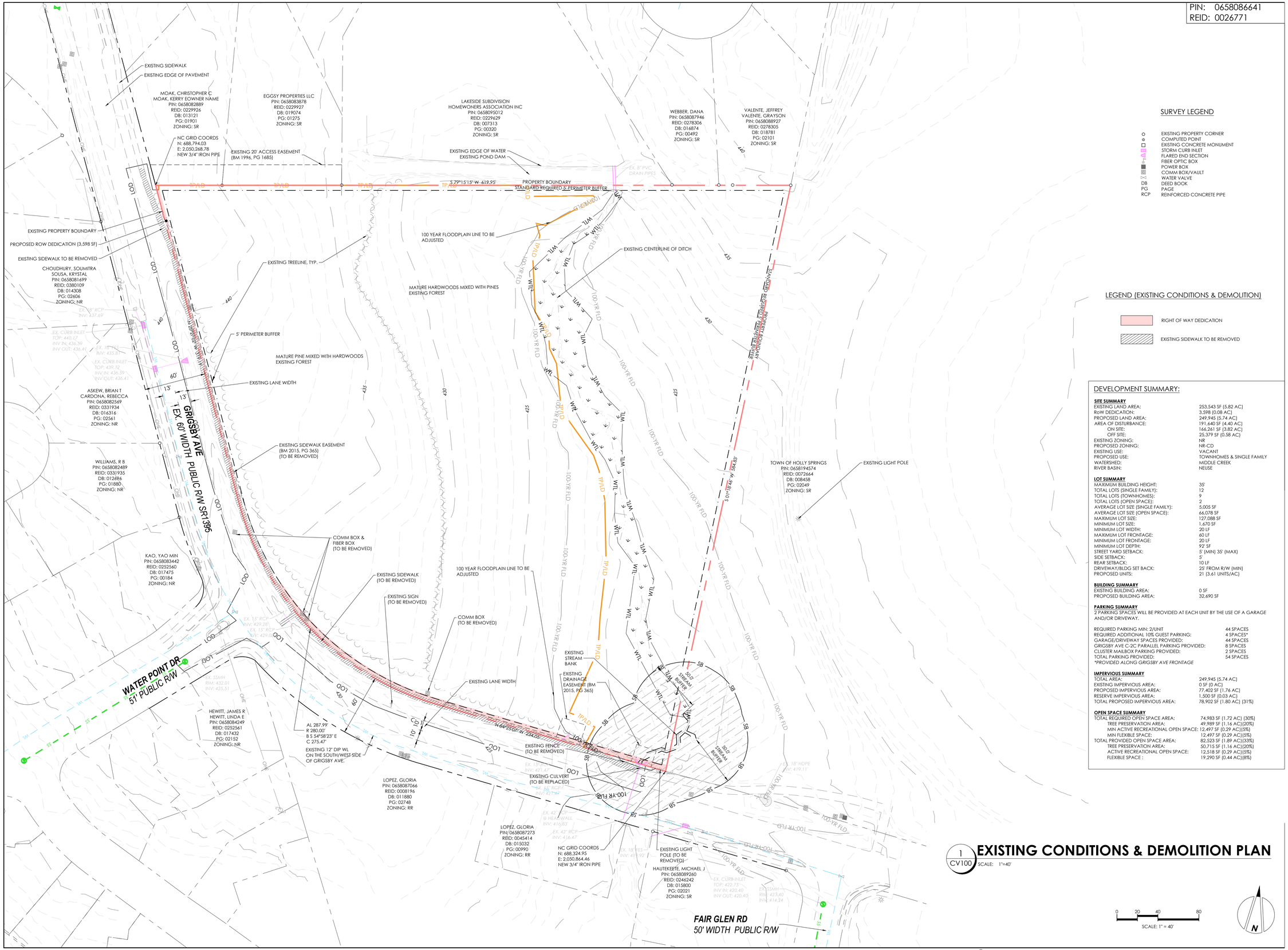

SURVEY LEGEND

- EXISTING PROPERTY CORNER
- COMPUTED POINT
- EXISTING CONCRETE MONUMENT
- STORM CURB INLET
- FLARED END SECTION
- FIBER OPTIC BOX
- POWER BOX
- COMM BOX/VAULT
- WATER VALVE
- DB DEED BOOK
- PG PAGE
- RCP REINFORCED CONCRETE PIPE

LEGEND (EXISTING CONDITIONS & DEMOLITION)

- RIGHT OF WAY DEDICATION
- EXISTING SIDEWALK TO BE REMOVED

DEVELOPMENT SUMMARY:

SITE SUMMARY

EXISTING LAND AREA:	253,543 SF (5.82 AC)
ROW DEDICATION:	3,598 (0.08 AC)
PROPOSED LAND AREA:	249,945 (5.74 AC)
AREA OF DISTURBANCE:	191,640 SF (4.40 AC)
ON SITE:	166,261 SF (3.82 AC)
OFF SITE:	25,379 SF (0.58 AC)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES & SINGLE FAMILY
WATERSHED:	MIDDLE CREEK
RIVER BASIN:	NEUSE

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
TOTAL LOTS (SINGLE FAMILY):	12
TOTAL LOTS (TOWNHOMES):	9
TOTAL LOTS (OPEN SPACE):	2
AVERAGE LOT SIZE (SINGLE FAMILY):	5,005 SF
AVERAGE LOT SIZE (OPEN SPACE):	66,078 SF
MAXIMUM LOT SIZE:	127,088 SF
MINIMUM LOT SIZE:	1,670 SF
MINIMUM LOT WIDTH:	20 LF
MAXIMUM LOT FRONTAGE:	60 LF
MINIMUM LOT FRONTAGE:	20 LF
MINIMUM LOT DEPTH:	92' SF
STREET YARD SETBACK:	5' (MIN) 35' (MAX)
SIDE SETBACK:	5'
REAR SETBACK:	10 LF
DRIVEWAY/BLDG SET BACK:	25' FROM R/W (MIN)
PROPOSED UNITS:	21 (3.61 UNITS/AC)

BUILDING SUMMARY

EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	32,690 SF

PARKING SUMMARY

2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

REQUIRED PARKING MIN: 2/UNIT	44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING:	4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED:	44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED:	8 SPACES
CLUSTER MAILBOX PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	54 SPACES

*PROVIDED ALONG GRIGSBY AVE FRONTAGE

IMPERVIOUS SUMMARY

TOTAL AREA:	249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED IMPERVIOUS AREA:	77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA:	1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY

TOTAL REQUIRED OPEN SPACE AREA:	74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA:	49,989 SF (1.16 AC)(20%)
MIN ACTIVE RECREATIONAL OPEN SPACE:	12,497 SF (0.29 AC)(5%)
MIN FLEXIBLE SPACE:	12,497 SF (0.29 AC)(5%)
TOTAL PROVIDED OPEN SPACE AREA:	82,523 SF (1.89 AC) (33%)
TREE PRESERVATION AREA:	50,715 SF (1.16 AC)(20%)
ACTIVE RECREATIONAL OPEN SPACE:	12,518 SF (0.29 AC)(5%)
FLEXIBLE SPACE :	19,290 SF (0.44 AC)(8%)

1 CV100 **EXISTING CONDITIONS & DEMOLITION PLAN**

SCALE: 1"=40'

0 20 40 80

SCALE: 1" = 40'

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NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY MCQUEEN

Courtney McQueen

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DATE
OCTOBER 24, 2025

QUNITY PROJECT NO.
2357

SHEET NO.
CV100

<MAJOR SUBDIVISION PLAN>

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TREE PRESERVATION PER AREA	
TOTAL TREE PRESERVATION AREA	70,004 SF
TREE PRESERVATION IN 100 YEAR FLOODPLAIN	30,472 SF
TREE PRESERVATION IN WETLAND	6,884 SF
TREE PRESERVATION IN STREAM BUFFER	4,140 SF
TREE PRESERVATION OUTSIDE ENVIRONMENTALLY SENSITIVE AREAS	39,531 SF

LEGEND (TREE PRESERVATION PLAN)

- TREE PRESERVATION AREA OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS
- TREE PRESERVATION AREA IN 100 YEAR FLOOD PLAIN
- TREE PRESERVATION AREA IN WETLAND
- TREE PRESERVATION AREA IN STREAM BUFFER
- SPECIMEN TREE TO BE REMOVED (10 TREES - 71%)*
- SPECIMEN TREE TO BE RETAINED (4 TREES - 29%)*
- NON-SPECIMEN TREE TO BE REMOVED
- NON-SPECIMEN TREE TO BE RETAINED
- TREE SAMPLE PLOT

*SPECIMEN TREES ON SITE: 14

NOTE: SEE SHEET S&EC FOR TREE SURVEY DETAILS

1 CV110 **TREE PRESERVATION PLAN**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

N

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

TREE PRESERVATION PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2210 Courtney McQueen

Digitally signed by Courtney McQueen
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen
Reason: I am the author of this document
Date: 2025.11.04 09:34:34-05'00'

TREE SURVEY ONLY

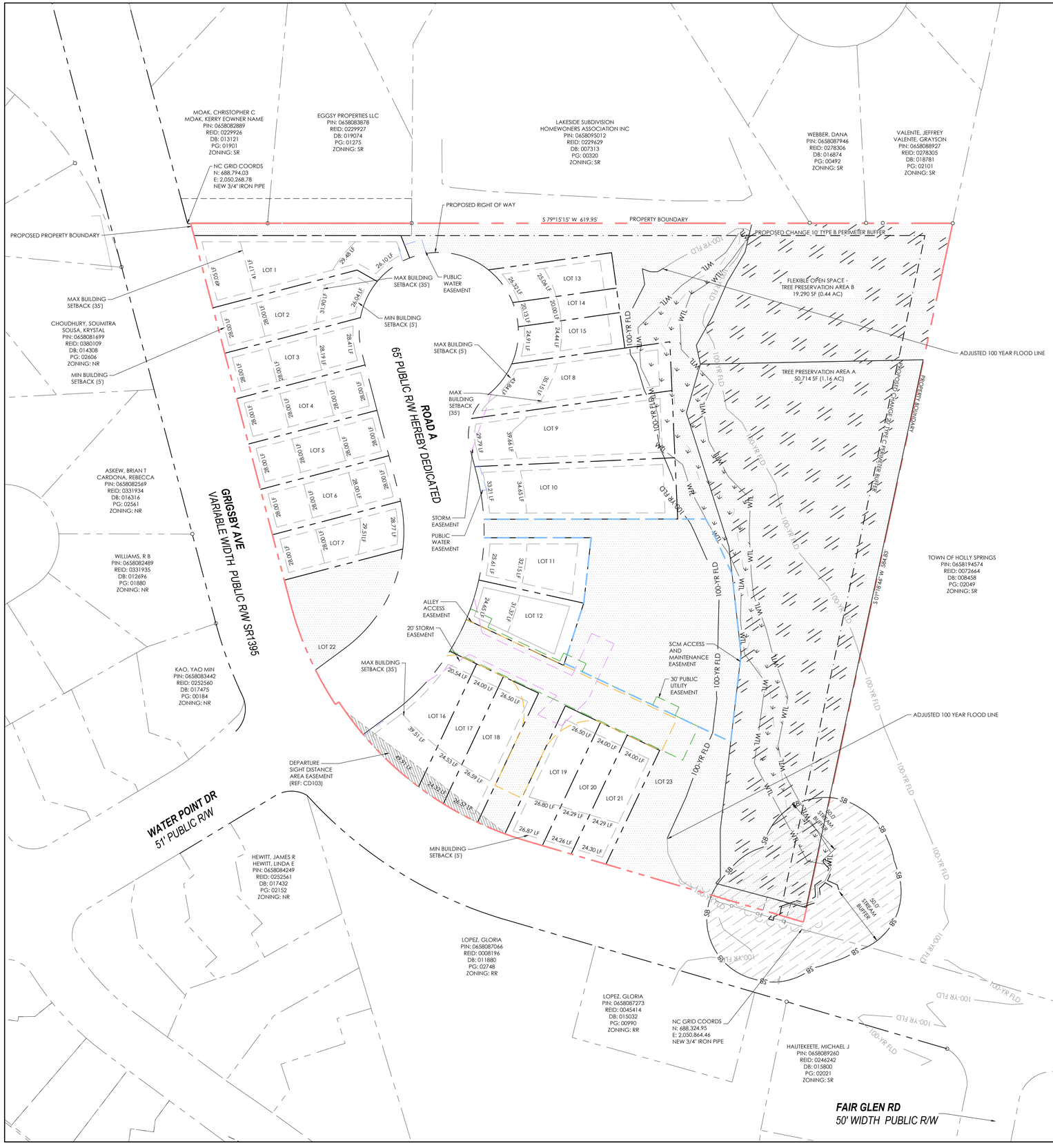
811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	CRM

DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CV110

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



PROPOSED MODIFICATIONS PER UDO 2.4.3C		
LOT CONFIGURATION (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
MINIMUM LOT FRONTAGE FOR DRIVEWAY	60 LF	18' (TO MATCH MIN LOT FRONTAGE)
PRIMARY BUILDING SETBACK (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
FRONT SETBACK MAXIMUM	5' (MIN) - 20' (MAX)	5' (MIN) - 35' (MAX)
REAR SETBACK MINIMUM	20'	10 LF
PERIMETER BUFFERS (TABLE 5.3.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
NORTH BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	10' WIDTH TYPE B BUFFER
GRIGSBY AVE LINE BUFFER	5' WITH TYPE A BUFFER	0' BUFFER
EAST BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	20' WIDTH TYPE C BUFFER

LOT SUMMARY - DWELLING	
Single Family (SF) Lot #	Sq. Ft
1	6,646
2	4,712
3	4,141
4	4,086
5	4,086
6	4,086
7	3,968
8	5,775
9	7,704
10	7,353
11	3,777
12	3,727
Average SF Lot Size	5,005
LOT SUMMARY - TOWNHOMES	
Townhome (TH) Lot #	Sq. Ft
13	2,639
14	1,670
15	2,512
16	4,066
17	2,692
18	3,627
19	3,549
20	2,602
21	3,023

LOT SUMMARY - OPEN SPACE	
Lot #	Sq. Ft
22	5,067
23	127,088

1 CS001 **PRELIMINARY PLAT**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

PRELIMINARY PLAT

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-200 QUNITY, P.A.

NORTH CAROLINA PROFESSIONAL ENGINEER 2210 COURTNEY MCQUEEN ROBERTS

Courtney McQueen Roberts
Digitally signed by Courtney McQueen Roberts
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen Roberts
Date: 2025.11.04 15:51:39-05'00'

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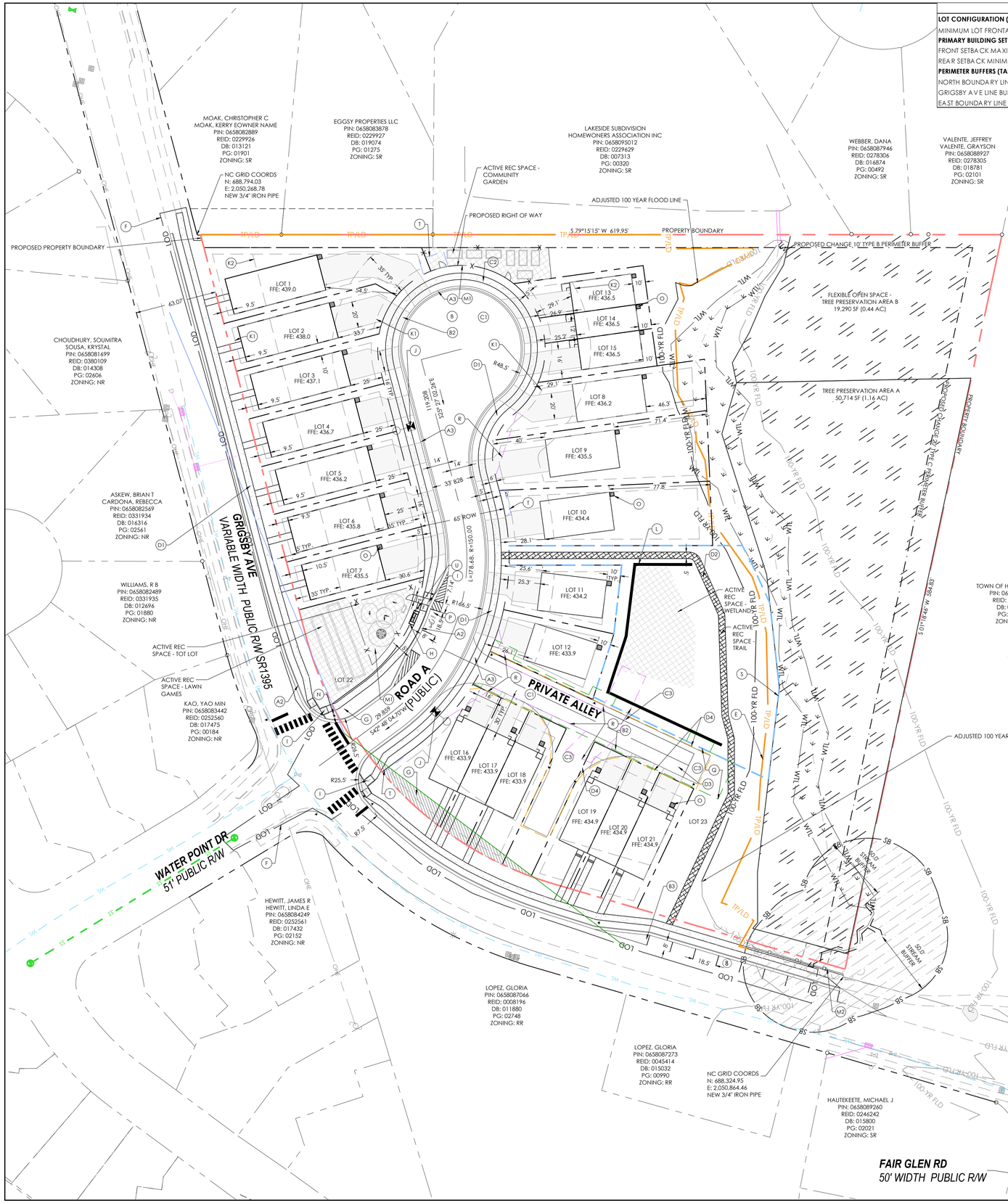
DATE
OCTOBER 24, 2025

QUNITY PROJECT NO.
2357

SHEET NO.
CS001

<MAJOR SUBDIVISION PLAN>



PROPOSED MODIFICATIONS PER UDO 2.4.3C

LOT CONFIGURATION (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
MINIMUM LOT FRONTAGE FOR DRIVEWAY	60 LF	18' (TO MATCH MIN LOT FRONTAGE)
PRIMARY BUILDING SETBACK (TABLE 2.2.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
FRONT SETBACK MAXIMUM	5' (MIN) - 20' (MAX)	5' (MIN) - 35' (MAX)
REAR SETBACK MINIMUM	20'	10 LF
PERIMETER BUFFERS (TABLE 5.3.1-A)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
NORTH BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	10' WIDTH TYPE B BUFFER
GRIGSBY AVE LINE BUFFER	5' WITH TYPE A BUFFER	0' BUFFER
EAST BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	20' WIDTH TYPE C BUFFER

BUILDING SQUARE FOOTAGE (MAXIMUM)

LOT 1	2,044
LOT 2	2,044
LOT 3	2,044
LOT 4	2,044
LOT 5	2,044
LOT 6	2,044
LOT 7	1,680
LOT 8	1,584
LOT 9	1,584
LOT 10	1,584
LOT 11	1,477
LOT 12	1,477
LOT 13	1,152
LOT 14	960
LOT 15	1,152
LOT 16	1,296
LOT 17	1,296
LOT 18	1,296
LOT 19	1,296
LOT 20	1,296
LOT 21	1,296
TOTAL SF	32,690

SITE CALLOUTS

- (A) 24" STANDING CURB
- (A2) 30" STANDING CURB
- (A3) 30" VALLEY CURB
- (B) STREET SECTION
- (B2) DRIVEWAY APRON
- (B3) PARALLEL PARKING SPACE
- (C1) HEAVY DUTY ASPHALT PAVEMENT SECTION
- (C2) CONCRETE PAVEMENT SECTION
- (C3) GRASS PAVER PAVEMENT SECTION
- (D1) 5' CONCRETE SIDEWALK
- (D2) 5' MULCH PATH
- (D3) PRIVATE ALLEY
- (D4) ALLEY ACCESS EASEMENT
- (E) TREE PROTECTION FENCE
- (F) LIMITS OF DISTURBANCE
- (G) DEPARTURE SIGHT DISTANCE AREA
- (H) MAIL KIOSK
- (I) ADA RAMP
- (J) LIGHT POLE
- (K1) MIN BUILDING SETBACK (5')
- (K2) MAX BUILDING SETBACK (35')
- (L) SITE WALL
- (M1) SENTINEL FENCE AND RAIL 42" SIERRA RESIDENTIAL BLACK ALUMINUM FENCE
- (M2) WOOD RAILING
- (N) STOP SIGN & STOP BAR
- (O) 3' X 3' HVAC UNIT
- (P) 8' X 18.5' MAILBOX KIOSK PARKING
- (Q) 30' PUBLIC UTILITY EASEMENT
- (R) 20' STORM EASEMENT
- (S) SCM ACCESS & MAINTENANCE EASEMENT
- (T) PUBLIC WATER EASEMENT
- (U) ADA PARKING SIGN

PIN: 0658086641
REID: 0026771

NOTE:

1. REFERENCE CS500 FOR SITE DETAILS.
2. HOA IS RESPONSIBLE FOR OPEN SPACE MAINTENANCE.
3. EACH UNIT SHALL BE EQUIPPED WITH A 240-VOLT CHARGING OUTLET FOR EV CHARGING.

DEVELOPMENT SUMMARY:

SITE SUMMARY

EXISTING LAND AREA:	253,543 SF (5.82 AC)
ROW DEDICATION:	3,598 (0.08 AC)
PROPOSED LAND AREA:	249,945 (5.74 AC)
AREA OF DISTURBANCE:	191,640 SF (4.40 AC)
ON SITE:	166,261 SF (3.82 AC)
OFF SITE:	25,379 SF (0.58 AC)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES & SINGLE FAMILY
WATERSHED:	MIDDLE CREEK
RIVER BASIN:	NEUSE

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
TOTAL LOTS (SINGLE FAMILY):	12
TOTAL LOTS (TOWNHOMES):	9
TOTAL LOTS (OPEN SPACE):	2
AVERAGE LOT SIZE (SINGLE FAMILY):	5,005 SF
AVERAGE LOT SIZE (OPEN SPACE):	66,078 SF
MAXIMUM LOT SIZE:	127,088 SF
MINIMUM LOT SIZE:	1,670 SF
MINIMUM LOT WIDTH:	20 LF
MAXIMUM LOT FRONTAGE:	60 LF
MINIMUM LOT FRONTAGE:	20 LF
MINIMUM LOT DEPTH:	92' SF
STREET YARD SETBACK:	5' (MIN) 35' (MAX)
SIDE SETBACK:	5'
REAR SETBACK:	10 LF
DRIVEWAY/BLDG SET BACK:	25' FROM R/W (MIN)
PROPOSED UNITS:	21 (3.61 UNITS/AC)

BUILDING SUMMARY

EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	32,690 SF

PARKING SUMMARY

2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

REQUIRED PARKING MIN: 2/UNIT	44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING:	4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED:	44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED:	8 SPACES
CLUSTER MAILBOX PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	54 SPACES

PROVIDED ALONG GRIGSBY AVE FRONTAGE

IMPERVIOUS SUMMARY

TOTAL AREA:	249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED IMPERVIOUS AREA:	77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA:	1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY

TOTAL REQUIRED OPEN SPACE AREA:	74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA:	49,989 SF (1.16 AC)(20%)
MIN ACTIVE RECREATIONAL OPEN SPACE:	12,497 SF (0.29 AC)(5%)
MIN FLEXIBLE SPACE:	12,497 SF (0.29 AC)(5%)
TOTAL PROVIDED OPEN SPACE AREA:	82,523 SF (1.89 AC)(33%)
TREE PRESERVATION AREA:	50,715 SF (1.16 AC)(20%)
ACTIVE RECREATIONAL OPEN SPACE:	12,518 SF (0.29 AC)(5%)
FLEXIBLE SPACE :	19,290 SF (0.44 AC)(8%)

1 CS100 **SITE PLAN** SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

N

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SITE PLAN

NORTH CAROLINA LANDSCAPE ARCHITECTURAL ASSOCIATION C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 CHRISTOPHER ROBERT

Courtney McQueen
Digitally signed by Courtney McQueen
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Date: 2025.11.04 13:52:46-05'00'

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QUNITY PROJECT NO.
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SHEET NO.
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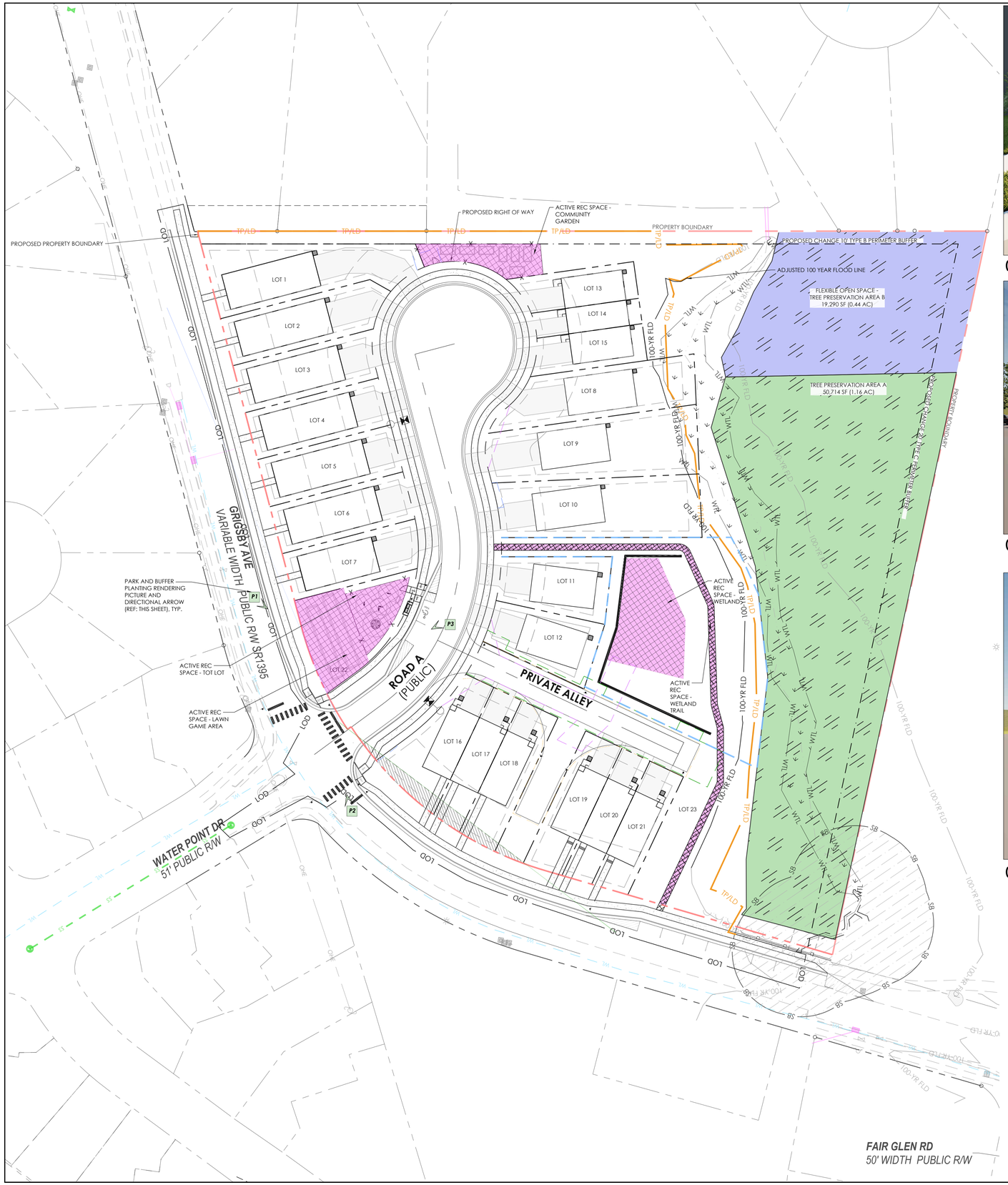
<MAJOR SUBDIVISION PLAN>



(P1) EAST-FACING VIEW OF PARK & BUFFER PLANTINGS FROM INTERNAL ROAD

(P2) NORTHWEST-FACING VIEW OF PARK & BUFFER PLANTINGS FROM GRIGSBY AVE

(P3) WEST-FACING VIEW OF PARK FENCE FROM INTERNAL ROAD

OPEN SPACE CALCULATIONS						
GROSS LAND AREA	249,945	SF	5.74	AC		
OPEN SPACE REQUIRED	74,983	SF	1.72	AC	30%	
TREE PRESERVATION AREA A	49,989	SF	1.15	AC	20%	
ACTIVE RECREATIONAL OPEN SPACE	12,497	SF	0.29	AC	5%	
FLEXIBLE OPEN SPACE	12,497	SF	0.29	AC	5%	
TOTAL OPEN SPACE PROVIDED	**82,523**	**SF**	**1.89**	**AC**	**33%**	
TREE PRESERVATION AREA						
TREE PRESERVATION AREA 1	50,715	SF	1.16	AC	20%	
TOTAL TREE PRESERVATION	50,715	**SF**	**1.16**	**AC**	**20%**	
ACTIVE RECREATIONAL OPEN SPACE						**% of R.O.S.**
TOT LOT	1,568	SF	0.04	AC	1%	13%
WETLAND & WETLAND TRAIL	6,249	SF	0.14	AC	3%	50%
LAWN GAMES	2,833	SF	0.07	AC	1%	
COMMUNITY GARDEN & TRAIL	1,868	SF	0.04	AC	1%	
TOTAL ACTIVE R.O.S. PROVIDED	**12,518**	**SF**	**0.29**	**AC**	**5%**	
FLEXIBLE OPEN SPACE						
TREE PRESERVATION AREA B	19,290	SF	0.44	AC	8%	
TOTAL FLEXIBLE SPACE PROVIDED	**19,290**	**SF**	**0.44**	**AC**	**8%**	

LEGEND

- ACTIVE RECREATIONAL OPEN SPACE
- TREE PRESERVATION AREA
- FLEXIBLE OPEN SPACE

NOTE:

1. REFERENCE CS500 FOR SITE DETAILS.
2. HOA IS RESPONSIBLE FOR OPEN SPACE MAINTENANCE.

1 CS101 **OPEN SPACE PLAN**

SCALE: 1"=40'

0 20 40 80

SCALE: 1" = 40'

N

PIN: 0658086641
REID: 0026771

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GRIGSBY AVE RESIDENTIAL

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HOLLY SPRING,
NORTH CAROLINA

OPEN SPACE PLAN

NORTH CAROLINA LANDSCAPE ARCHITECT C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 Courtney McQueen

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Date: 2025.11.04 11:24:05-05'00'

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CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CS101

<MAJOR SUBDIVISION PLAN>

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SITE CALLOUTS

- (B) STREET SECTION
- (C1) HEAVY DUTY ASPHALT PAVEMENT SECTION
- (C2) CONCRETE PAVEMENT SECTION
- (C3) GRASS PAVER PAVEMENT SECTION

MOAK, CHRISTOPHER C
MOAK, KERRY EOWNER NAME
PIN: 0658082889
REID: 0229926
DB: 013121
PG: 01901
ZONING: SR

NC GRID COORDS
N: 688,794.03
E: 2,050,268.78
NEW 3/4" IRON PIPE

EGGSY PROPERTIES LLC
PIN: 0658083878
REID: 0229927
DB: 019074
PG: 01275
ZONING: SR

LAKESIDE SUBDIVISION
HOMEOWNERS ASSOCIATION INC
PIN: 0658095012
REID: 0229629
DB: 007313
PG: 00320
ZONING: SR

WEBBER, DANA
PIN: 0658087946
REID: 0278306
DB: 016874
PG: 00492
ZONING: SR

VALENTE, JEFFREY
VALENTE, GRAYSON
PIN: 0658088927
REID: 0278305
DB: 018781
PG: 02101
ZONING: SR

PROPOSED RIGHT OF WAY

S 79°15'15" W 619.95'

PROPERTY BOUNDARY

PROPOSED PROPERTY BOUNDARY

PROPOSED CHANGE 10' TYPE B PERIMETER BUFFER

5' SIDEWALK (TYP.)

63.07'

CHOUDHURY, SOUMITRA
SOUSA, KRYSTAL
PIN: 0658081699
REID: 0380109
DB: 014308
PG: 02606
ZONING: NR

STANDARD 30" CURB & GUTTER

EX LANE WIDTH

ASKEW, BRIAN T
CARDONA, REBECCA
PIN: 0658082569
REID: 0331934
DB: 016316
PG: 02561
ZONING: NR

WILLIAMS, R B
PIN: 0658082489
REID: 0331935
DB: 012696
PG: 01880
ZONING: NR

GRIGSBY AVE
VARIABLE WIDTH PUBLIC R/W SR1395

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23

35' TYP.
20'
25'
5' TYP.
35'
65' ROW
85' TYP.
R48.5'
R58.5'
R166.5'
R20'
R25.5'
L=178.68, R=150.00
S 20°36'E 178.68'
S 25°07'30" E 169.30'
20.08'
16'
30' TYP.
33' B2B
14'
6'
5'
13'
15.27'
18.5'
9'
25.27'
S 45° 48' 04.70" W
79.85'
S 79°15'15" W 619.95'

NO PARKING LOADING ZONE SIGN

ADA PARKING SIGN

NO PARKING FIRE LANE SIGN

STOP BAR & STOP SIGN

24" WHITE TRANSVERSE BAR

KAO, YAO MIN
PIN: 0658083442
REID: 0252560
DB: 017475
PG: 00184
ZONING: NR

WATER POINT DR
51' PUBLIC R/W

Existing RRFBs

HEWITT, JAMES R
HEWITT, LINDA E
PIN: 0658084249
REID: 0252561
DB: 017432
PG: 02152
ZONING: NR

5' SIDEWALK (TYP.)

STANDARD 30" CURB & GUTTER

Ex. Lane Width

LOPEZ, GLORIA
PIN: 0658087066
REID: 0008196
DB: 011880
PG: 02748
ZONING: RR

PROPOSED LANE WIDTH

4" WHITE SKIP LINE

HORIZONTAL CURVE AND INTERSECTION SIGN

PARKING COUNT

LOPEZ, GLORIA
PIN: 0658087273
REID: 0045414
DB: 015032
PG: 00990
ZONING: RR

NC GRID COORDS
N: 688,324.95
E: 2,050,864.46
NEW 3/4" IRON PIPE

HAUTEKEETE, MICHAEL J
PIN: 0658089260
REID: 0246242
DB: 015800
PG: 02021
ZONING: SR

FAIR GLEN RD
50' WIDTH PUBLIC R/W

FLEXIBLE OPEN SPACE -
TREE PRESERVATION AREA B
19,290 SF (0.44 AC)

TREE PRESERVATION AREA A
50,714 SF (1.16 AC)

PROPERTY BOUNDARY

S 10°46'46" W 384.83'

TOWN OF HOLLY SPRINGS
PIN: 0658194574
REID: 0072664
DB: 008458
PG: 02049
ZONING: SR

100-YR FLD

WL1

WL2

WL3

WL4

WL5

WL6

WL7

WL8

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NOTE:

1. REFERENCE CS500 FOR SITE DETAILS.

2. REFERENCE CS500 FOR TRUCK TURNAROUND EXHIBIT.

1 CS102 **TRANSPORTATION PLAN**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

N

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

TRANSPORTATION PLAN

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
39170
Digitally signed by Matthew L. Jones, PE
Matthew Jones, PE Contact Info: mjones@qunity.com
Date: 2025.11.26 08:56:52 -05'00'

811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	MLJ

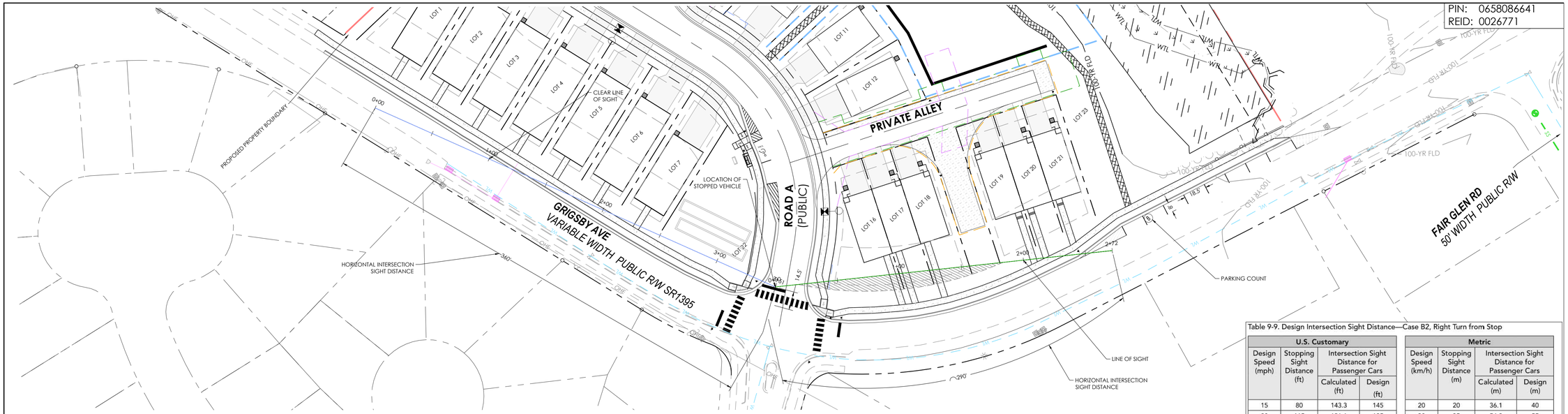
DATE: OCTOBER 24, 2025

QUNITY PROJECT NO.: 2357

SHEET NO.: CS102

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



1 CS103 SIGHT DISTANCE TRIANGLE PLAN - GRIGSBY AVENUE @ ROAD A (PUBLIC)

SCALE: 1"=40'(H)

0 20 40 80

SCALE: 1" = 40'

N

LEFT TURN SIGHT DISTANCE CALCULATION					
STREET CLASSIFICATION					
STREET NAME (MAJOR)	STREET NAME (MINOR)	DESIGN SPEED (DS)	APPROACH GRADE %	TIME GAP (tg)	INTERSECTION SIGHT DISTANCE (ISD)
GRIGSBY AVENUE	ROAD A (PUBLIC)	30	2.00%	8.0 SECONDS	352.8 (360 USED)

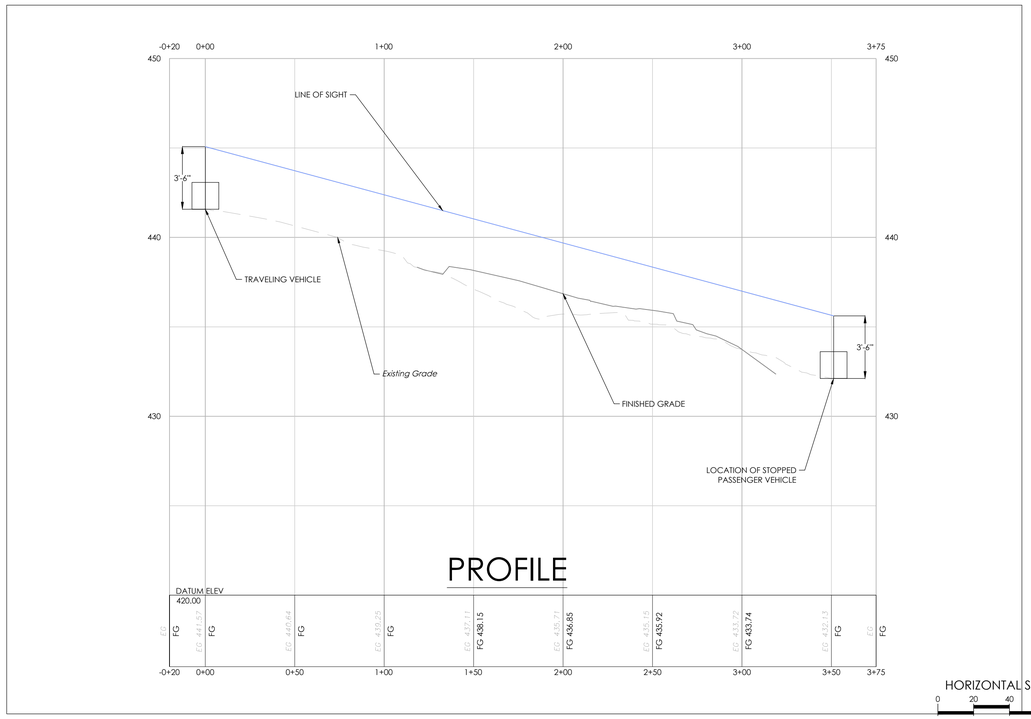
ISD = (1.47)*(DESIGN SPEED)*(tg)
ISD = 1.47*30*8.0
ISD = 352.8

DESIGN VEHICLE: PASSENDER CAR
ADDITION LANES TO BE CROSSED: ONE = 0.5
tg = 7.5+0.5 = 8.0 SECONDS

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

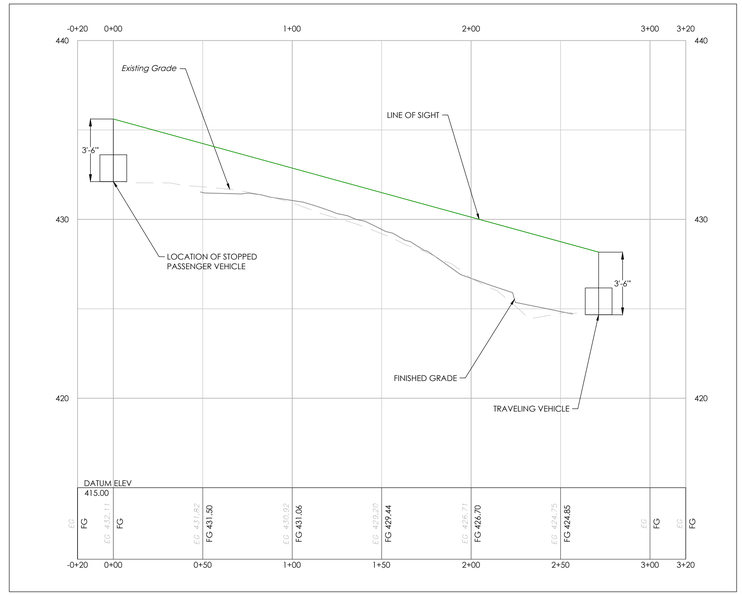


HORIZONTAL SCALE
0 20 40 80
SCALE: 1" = 40'

VERTICAL SCALE
0 2 4 8
SCALE: 1" = 4'

2 CS103 LEFT TURN SIGHT DISTANCE PROFILE- GRIGSBY AVENUE @ ROAD A (PUBLIC)

SCALE: 1"=40'(H) /1" =4' (V)



3 CS103 RIGHT TURN SIGHT DISTANCE PROFILE GRIGSBY AVENUE @ ROAD A (PUBLIC)

SCALE: 1"=40'(H) /1" =4' (V)

HORIZONTAL SCALE
0 20 40 80
SCALE: 1" = 40'

VERTICAL SCALE
0 2 4 8
SCALE: 1" = 4'

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GRIGSBY AVE RESIDENTIAL

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HOLLY SPRING,
NORTH CAROLINA

DEPARTURE SIGHT DISTANCE PLAN & PROFILE

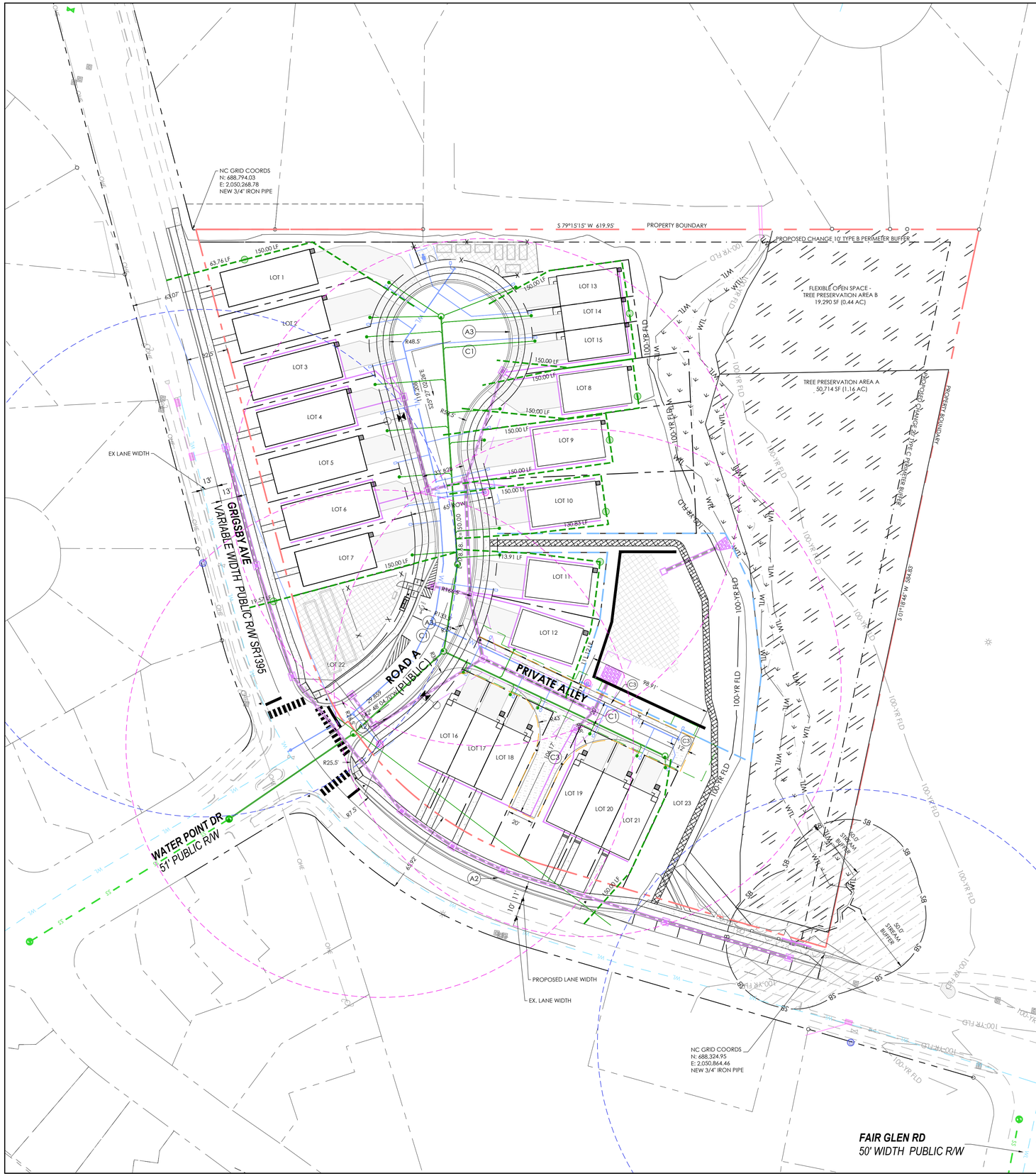
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
Digitally signed by Matthew Jones, PE
Contact info: mjones@qunity.com
Date: 2025.10.24 14:47:39 -04'00'

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CS103

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



SITE CALLOUTS

- (A1) 24" STANDING CURB
- (A2) 30" STANDING CURB
- (A3) 30" VALLEY CURB
- (C1) HEAVY DUTY ASPHALT PAVEMENT SECTION
- (C2) CONCRETE PAVEMENT SECTION
- (C3) GRASS PAVER PAVEMENT SECTION

NOTE:

1. REFERENCE CS500 FOR SITE DETAILS.
2. REFERENCE CS500 FOR TRUCK TURNAROUND EXHIBIT.
3. A MINIMUM OF 6" ADDRESS OR SUITE NUMBERS ARE REQUIRED PER NCFPC SECTION 505.1.

LEGEND

- FIRE TRUCK HOSE PULL LENGTH
- ON-SITE FIRE HYDRANT LOCATION
- 200 LF HYDRANT SPACING RADIUS
- OFF-SITE FIRE HYDRANT LOCATION
- 200 LF OFF-SITE HYDRANT SPACING RADIUS

1 CS104 **FIRE PLAN**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

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GRIGSBY AVE RESIDENTIAL

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HOLLY SPRING,
NORTH CAROLINA

FIRE PLAN

NORTH CAROLINA LANDSCAPE ARCHITECT C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 Courtney McQueen

Digitally signed by Courtney McQueen
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen
Reason: I am the author of this document
Date: 2025.11.04 08:03:05'00'

811 - CALL BEFORE YOU DIG

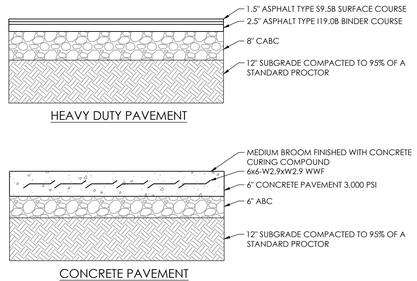
DRAWN BY:	CHECKED BY:
AMC	MLJ

DATE
OCTOBER 24, 2025

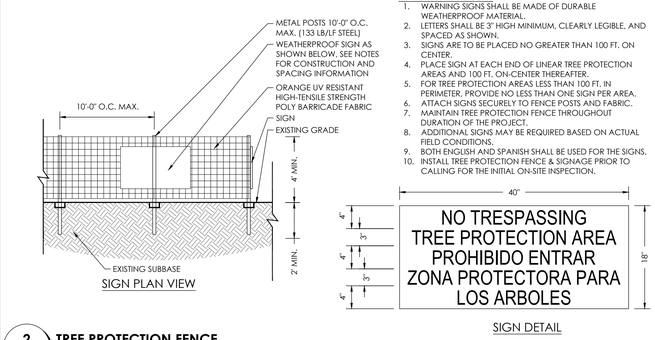
QUNITY PROJECT NO.
2357

SHEET NO.
CS104

<MAJOR SUBDIVISION PLAN>



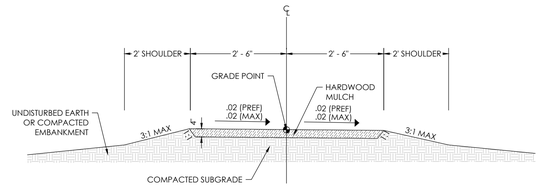
1 CS500 PAVEMENT SECTIONS
SCALE: N.T.S.



TREE PROTECTION NOTES:

1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
3. SIGNS ARE TO BE PLACED NO GREATER THAN 100 FT. ON CENTER.
4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 100 FT. ON-CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 100 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF THE PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
9. BOTH ENGLISH AND SPANISH SHALL BE USED FOR THE SIGNS.
10. INSTALL TREE PROTECTION FENCE & SIGNAGE PRIOR TO CALLING FOR THE INITIAL ON-SITE INSPECTION.

2 CS500 TREE PROTECTION FENCE
SCALE: N.T.S.



3 CS500 5' MULCH PATH
SCALE: N.T.S.

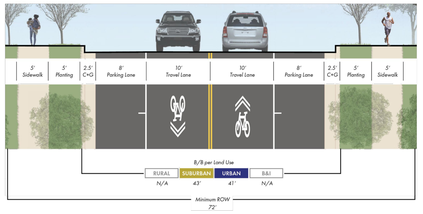
NOTE: TOWN OF HOLLY SPRINGS DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION.

PIN: 0658086641
REID: 0026771

C-2C GRIGSBY AVENUE SOUTH OF WATER POINT DR

Collector | 2 Lanes

C-2C Minimum



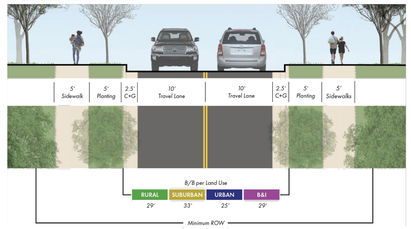
C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'		2.5'	2.5'	
Paved Shoulder	No	-		-	-	
Planting	2 Sides	5'		5'	5'	
On-Street Parking	2 Sides	8'		8'	8'	
Sidepath	0-1 Side*	10'		10'	-	
Sidewalk	1-2 Sides*	5'		5'	8'	
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

LC-2A GRIGSBY AVENUE NORTH OF WATER POINT DR & PUBLIC ROAD A

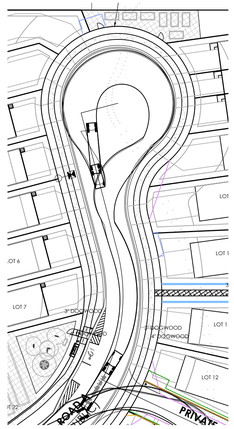
Local/Neighborhood Connector or Collector | 2 Lanes

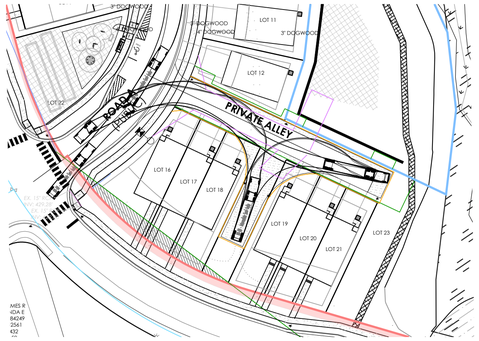
LC-2A Minimum



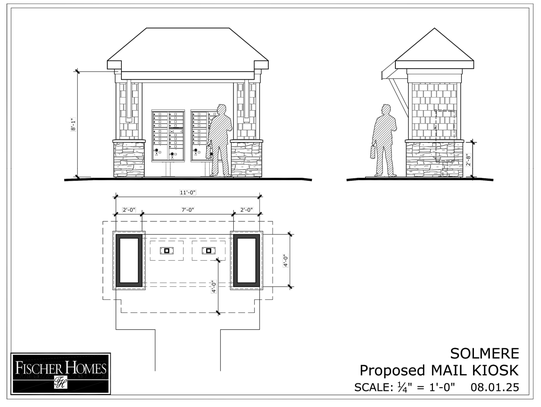
L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	5'	6'	6'	5'
On-Street Parking	Varies	-	-	-	Informal Parking	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	5'	6'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*



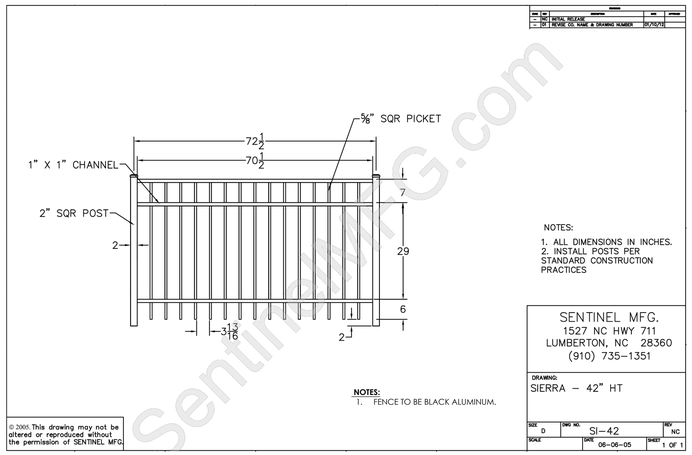


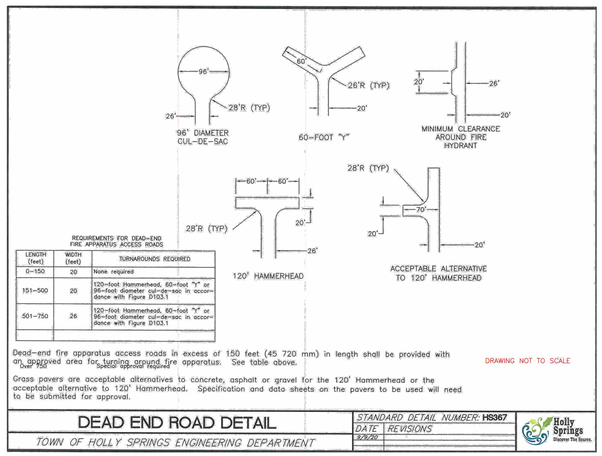
6 CS500 WB 50 TRUCK TURN
SCALE: 1"=60"

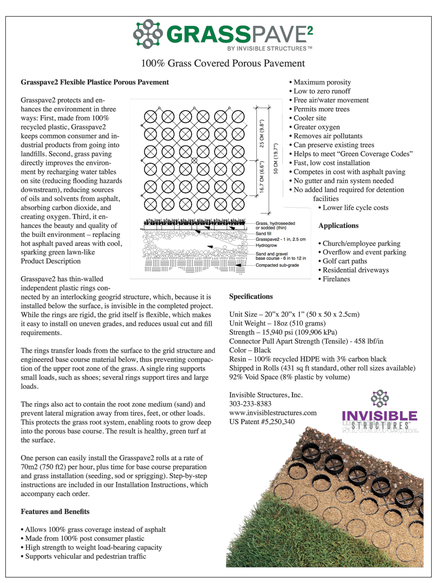


SOLMERE
Proposed MAIL KIOSK
SCALE: ¼" = 1'-0" 08.01.25

7 CS500 MAIL KOISK
SCALE: N.T.S.







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P 919.490.4990
www.qunity.com
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SITE DETAILS

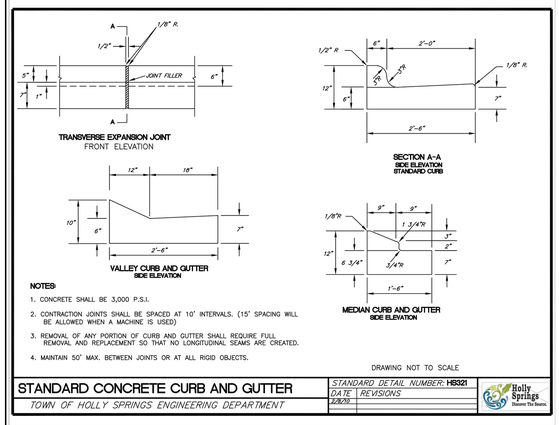
SEAL 39174 MATTHEW L. JONES
Digitally signed by Matthew Jones, PE
Contact info: mjones@qunity.com
Date: 2025.10.24 08:57:37 -04'00'
Matthew Jones, PE

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CS500

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



NOTES:

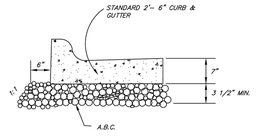
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER

STANDARD DETAIL NUMBER: HS321
DATE: 2/6/26 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

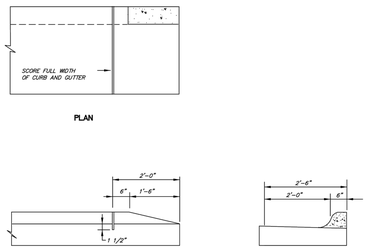
1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER

STANDARD DETAIL NUMBER: HS322
DATE: 2/6/26 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

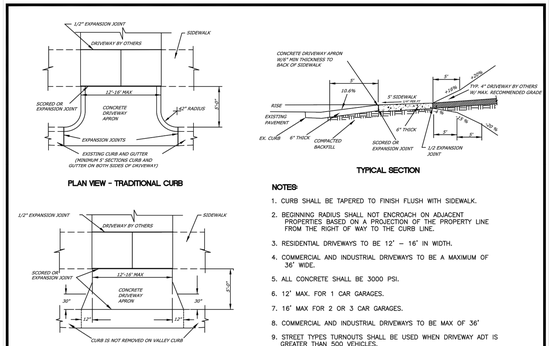


DRAWING NOT TO SCALE

STANDARD METHOD OF ENDING CURB AND GUTTER

STANDARD DETAIL NUMBER: HS323
DATE: 2/6/26 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 16' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 16' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

DRAWING NOT TO SCALE

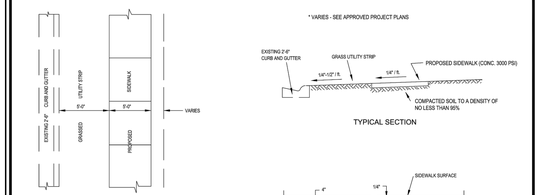
STANDARD DRIVEWAY APRON

STANDARD DETAIL NUMBER: HS320
DATE: 2/6/26 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 6" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

* VARIES - SEE APPROVED PROJECT PLANS



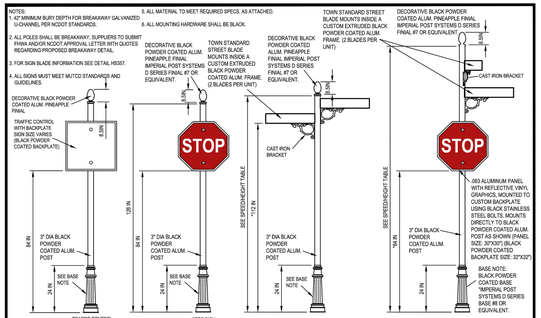
DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK

STANDARD DETAIL NUMBER: HS327
DATE | REVISIONS:

TOWN OF HOLLY SPRINGS

NOTES:
1. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MOUNTING HARDWARE SHALL BE BLACK.



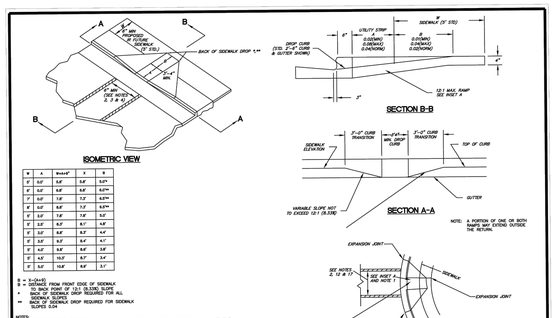
- LOCAL ROAD - UP TO 25 MPH ..... 102"
- SPEED LIMIT - 30-40 MPH ..... 172" ..... 138"
- SPEED LIMIT - OVER 40 MPH ..... 192"

DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR DOWNTOWN

STANDARD DETAIL NUMBER: HS361
DATE | REVISIONS:

TOWN OF HOLLY SPRINGS



W	A	W=A+4"	X	B
2'	0.0'	0.3'	0.3'	0.0"
3'	0.0'	0.3'	0.3'	0.0"
4'	0.0'	0.3'	0.3'	0.0"
5'	0.0'	0.3'	0.3'	0.0"
6'	0.0'	0.5'	0.5'	0.0"
7'	0.0'	0.6'	0.6'	0.0"
8'	0.0'	0.7'	0.7'	0.0"
9'	0.0'	0.8'	0.8'	0.0"
10'	0.0'	0.9'	0.9'	0.0"
11'	0.0'	1.0'	1.0'	0.0"
12'	0.0'	1.1'	1.1'	0.0"
13'	0.0'	1.2'	1.2'	0.0"
14'	0.0'	1.3'	1.3'	0.0"
15'	0.0'	1.4'	1.4'	0.0"
16'	0.0'	1.5'	1.5'	0.0"

A = SLOPE VARIES FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPE TRANSITION. NO SLOPE TRANSITION REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04

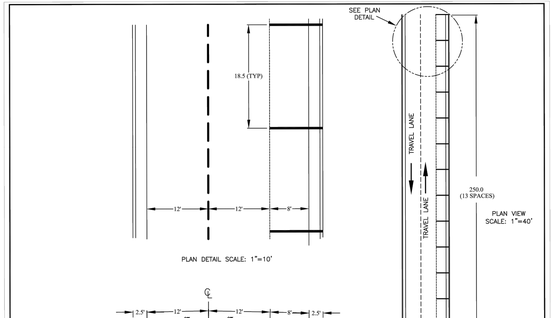
NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY PROJECTING THE INTERSECTING CURB LINES.
3. ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

SINGLE RAMP RESIDENTIAL FOR MINOR SUBDIVISION ROADS

STANDARD DETAIL NUMBER: HS330
DATE: 2/6/26 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



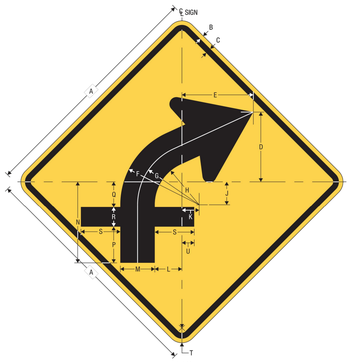
DRAWING NOT TO SCALE

ON STREET STANDARD PARALLEL PARKING ONE SIDE DETAIL

STANDARD DETAIL NUMBER: HS345
DATE | REVISIONS:
6/10/15

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

W1-10a
Issued 3/1/2012

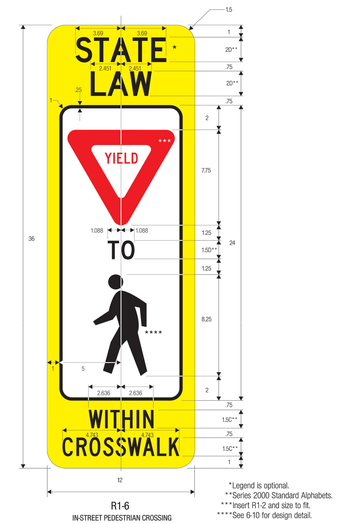


W1-10a
COMBINATION HORIZONTAL ALIGNMENT (CURVE)/CROSS ROAD

A	B	C	D	E	F	G	H	J	K	L	M	N	P
36	0.625	0.875	10.625	10.875	12	9.375	6.75	3.5	2.625	4.125	5.25	12.375	5.5
48	0.75	1.25	14.167	14.5	16	12.5	9	4.667	3.5	5.5	7	16.5	7.333

Q	R	S	T	U
3.875	3	6	2.25	1.875
5.167	4	8	3	2.5

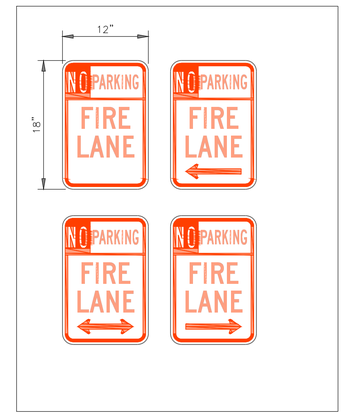
COLORS: LEGEND, BORDER – BLACK
BACKGROUND – YELLOW (RETROREFLECTIVE)



*Legend is optional.
**Series 2000 Standard Alphabets.
***Insert R1-2 and size to fit.
****See 6-10 for design detail.

R1-6
IN-STREET PEDESTRIAN CROSSING

COLORS: LEGEND – BLACK
BACKGROUND – FLUORESCENT YELLOW-GREEN, OR YELLOW (RETROREFLECTIVE)
YIELD SYMBOL – RED (RETROREFLECTIVE) ON WHITE (RETROREFLECTIVE)
PED SYMBOL – BLACK ON WHITE (RETROREFLECTIVE)



R7-6
No Parking Loading Zone

Sign image from the Manual of Traffic Signs <http://www.trafficsign.us/>
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1 CS501 PARKING EXCEPTION FOR MAIL BOX
SCALE: N.T.S

2 CS501 COMBINATION HORIZONTAL CURVE/CROSSROAD
SCALE: N.T.S

3 CS501 YIELD SIGN PEDESTRIAN CROSSING
SCALE: N.T.S

4 CS501 NO PARKING FIRE LANE
SCALE: N.T.S

1-8

NOTE: TOWN OF HOLLY SPRINGS DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION.

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SITE DETAILS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39140 MATTHEW L. JONES
SEAL 39140, PE
Digitally signed by Matthew Matthew Jones, PE mjones@qunity.com
Date: 2025.10.24 10:47:49 -04'00'

811 - CALL BEFORE YOU DIG

DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO. CS501

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

MOAK, CHRISTOPHER C
MOAK, KERRY EOWNER NAME
PIN: 0658082889
REID: 0229926
DB: 013121
PG: 01901
ZONING: SR

NC GRID COORDS
N: 688,794.03
E: 2,050,268.78
NEW 3/4" IRON PIPE

EGGSY PROPERTIES LLC
PIN: 0658083878
REID: 0229927
DB: 019074
PG: 01275
ZONING: SR

LAKESIDE SUBDIVISION
HOMEOWNERS ASSOCIATION INC
PIN: 0658095012
REID: 0229629
DB: 007313
PG: 00320
ZONING: SR

WEBBER, DANA
PIN: 0658087946
REID: 0278306
DB: 016874
PG: 00492
ZONING: SR

VALENTE, JEFFREY
VALENTE, GRAYSON
PIN: 0658088927
REID: 0278305
DB: 018781
PG: 02101
ZONING: SR

PROPOSED RIGHT OF WAY

PROPOSED PROPERTY BOUNDARY

PROPERTY BOUNDARY

S 29°15'15" W 619.95'

CHOUDHURY, SOUMITRA
SOUSA, KRYSTAL
PIN: 0658081699
REID: 0380109
DB: 014308
PG: 02606
ZONING: NR

ASKEW, BRIAN T
CARDONA, REBECCA
PIN: 0658082569
REID: 0331934
DB: 016316
PG: 02561
ZONING: NR

WILLIAMS, R B
PIN: 0658082489
REID: 0331935
DB: 012696
PG: 01880
ZONING: NR

KAO, YAO MIN
PIN: 0658083442
REID: 0252560
DB: 017475
PG: 00184
ZONING: NR

HEWITT, JAMES R
HEWITT, LINDA E
PIN: 0658084249
REID: 0252561
DB: 017432
PG: 02152
ZONING: NR

LOPEZ, GLORIA
PIN: 0658087066
REID: 0008196
DB: 011880
PG: 02748
ZONING: RR

LOPEZ, GLORIA
PIN: 0658087273
REID: 0045414
DB: 015032
PG: 00990
ZONING: RR

NC GRID COORDS
N: 688,324.95
E: 2,050,864.46
NEW 3/4" IRON PIPE

HAUTEKEETE, MICHAEL J
PIN: 0658089260
REID: 0246242
DB: 015800
PG: 02021
ZONING: SR

TOWN OF HOLLY SPRINGS
PIN: 0658194574
REID: 0072664
DB: 008458
PG: 02049
ZONING: SR

GRIGSBY AVE
VARIABLE WIDTH PUBLIC R/W SR1395

WATER POINT DR
51' PUBLIC R/W

FAIR GLEN RD
50' WIDTH PUBLIC R/W

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22

FILTERRA
SSMH
CB
DI
RISER
END WALL
PROPOSED WATERLINE IS LOCATED ON SOUTH/WEST SIDE OF ROAD A
PROPOSED WATERLINE IS LOCATED ON NORTH/WEST SIDE OF PRIVATE ALLEY
EXISTING 12" DIP WL ON THE SOUTH/WEST SIDE OF GRIGSBY AVE.

100-YR FLD
TP/LD
50' STREAM BUFFER
EX. 8" PVC DRAIN PIPES
EX. 18" RCP INV: 437.69'
EX. CURB INLET TOP: 440.17 INV IN: 436.59 INV OUT: 436.41
EX. 18" FES INV: 435.81'
EX. CURB INLET TOP: 439.12 INV IN: 436.59 INV OUT: 436.41
EX. SSMH RIM: 432.01 INV: 425.31
EX. 15" RCP INV: 429.28
EX. 15" RCP INV: 429.08
EX. 42" RCP @ HEADWALL INV: 416.83'
EX. 42" RCP INV: 416.47
EX. 18" FES INV: 419.93
EX. 18" HDPE INV: 419.11'
EX. CURB INLET TOP: 422.75 INV IN: 420.40 INV OUT: 420.40
EX. SSMH RIM: 423.40 INV: 414.24

UTILITY CALLOUTS

1. 4" PVC SANITARY SEWER CLEANOUT
2. 4" PVC SANITARY SERVICE LATERAL
3. 8" X 6" REDUCER
4. ROOF LEADER TIE IN/UNDERGROUND HDPE DRAIN
5. FIRE HYDRANT ON STANDARD CURB
6. WATER METER
7. 8" DIP WATER LINE (MAIN)
8. DIP WATER LINE (DOMESTIC SERVICE)
9. PLUG AND BLOCK
9.1 BLOW OFF
10. WATER LINE TEE
11. WATER LINE GATE VALVE
12. WATERLINE BEND
13. TAP AND SLEEVE
14. PUBLIC UTILITY EASEMENT
15. 10' STORM EASEMENT
16. HOSE BIBB
17. BACK FLOW PREVENTER
18. SCM ACCESS & MAINTENANCE EASEMENT

NOTES:
1. REFERENCE CU500 FOR UTILITY DETAILS.
2. REFERENCE GRIGSBY AVENUE RESIDENTIAL SEWER CAPACITY REPORT FOR FLOW CALCULATIONS

1 CU100 **UTILITY PLAN**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

N

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

UTILITY PLAN

SEAL 39170 Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.10.24 16:46:45 -04'00'

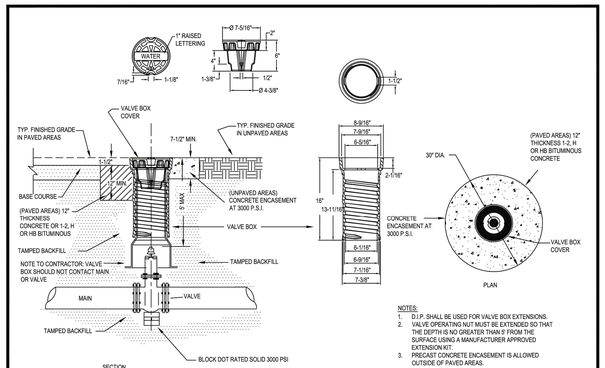
811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
ST	MLJ

DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CU100

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



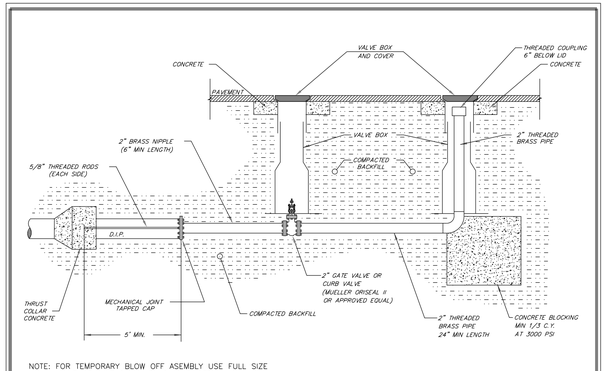
NOTES:
1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS601
DATE | REVISIONS
4/4/13 | ADMIN



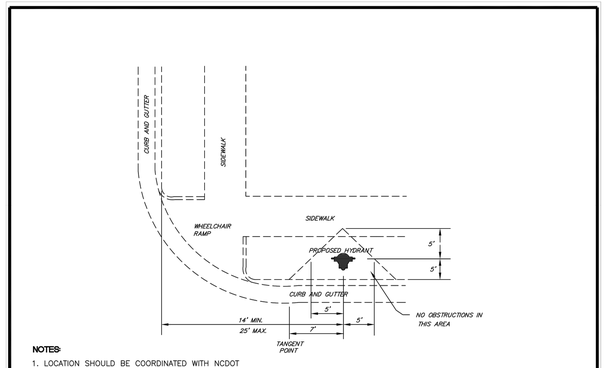
NOTE: FOR TEMPORARY BLOW OFF ASEMBLY USE FULL SIZE VALVE OR LINE SIZE WITH 2" BLOWOFF.

DRAWING NOT TO SCALE

STANDARD 2" BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS606
DATE | REVISIONS
8/5/19



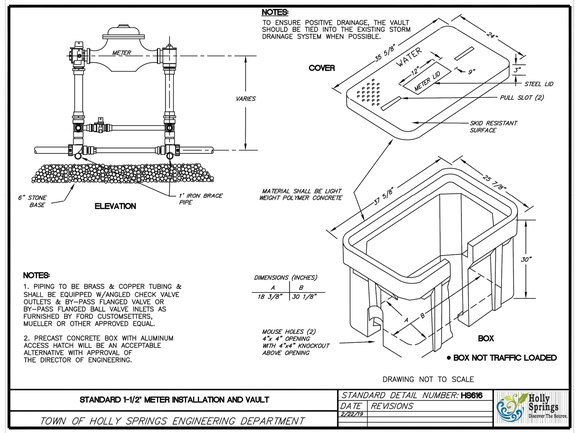
NOTES:
1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS613
DATE | REVISIONS
11/9/21



NOTES:
TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE.

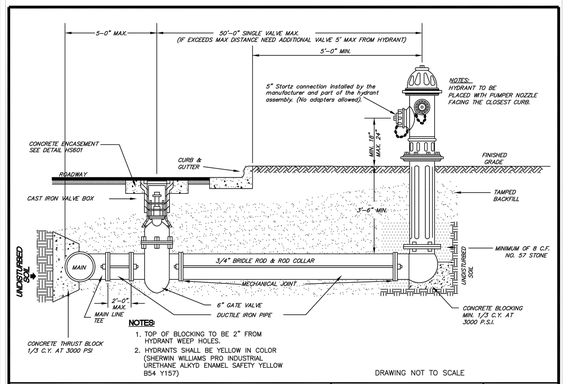
NOTES:
1. PIPING TO BE BRASS & COPPER TUBING & SHALL BE EQUIPPED W/ANGLED CHECK VALVE OUTLETS & BY-PASS FLANGED VALVE, OR BY-PASS FLANGED BALL VALVE INLETS AS FURNISHED BY FORD CUSTOMSETTERS, MUELLER OR OTHER APPROVED EQUAL.
2. PRECAST CONCRETE BOX WITH ALUMINUM ACCESS HATCH WILL BE AN ACCEPTABLE ALTERNATIVE WITH APPROVAL OF THE DIRECTOR OF ENGINEERING.

DRAWING NOT TO SCALE

STANDARD 1-1/2" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS616
DATE | REVISIONS
12/19/23



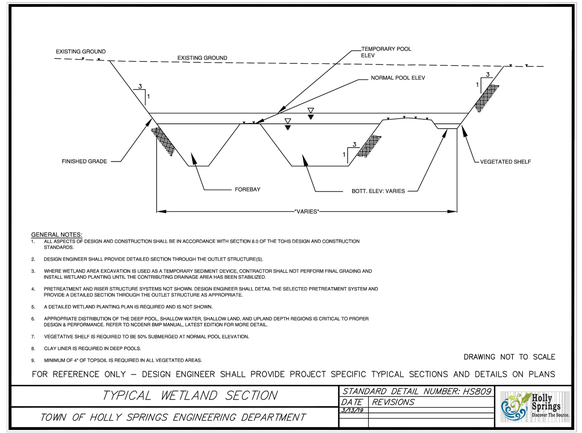
NOTES:
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
2. HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS PRO INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW B54 Y157)

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622
DATE | REVISIONS
11/9/21



GENERAL NOTES:
1. ALL ASPECTS OF DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 8.0 OF THE TOHS DESIGN AND CONSTRUCTION STANDARDS.
2. DESIGN ENGINEER SHALL PROVIDE DETAILED SECTION THROUGH THE OUTLET STRUCTURE(S).
3. WHERE WETLAND AREA EXCAVATION IS USED AS A TEMPORARY SEDIMENT DEVICE, CONTRACTOR SHALL NOT PERFORM FINAL GRADING AND INSTALL WETLAND PLANTING UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
4. PRETREATMENT AND RISER STRUCTURE SYSTEMS NOT SHOWN. DESIGN ENGINEER SHALL DETAIL THE SELECTED PRETREATMENT SYSTEM AND PROVIDE A DETAILED SECTION THROUGH THE OUTLET STRUCTURE AS APPROPRIATE.
5. A DETAILED WETLAND PLANTING PLAN IS REQUIRED AND IS NOT SHOWN.
6. APPROPRIATE DISTRIBUTION OF THE DEEP POOL, SHALLOW WATER, SHALLOW LAND, AND UPLAND DEPTH REGIONS IS CRITICAL TO PROPER DESIGN & PERFORMANCE. REFER TO NCDEMLR BMP MANUAL, LATEST EDITION FOR MORE DETAIL.
7. VEGETATIVE SHELF IS REQUIRED TO BE 50% SUBMERGED AT NORMAL POOL ELEVATION.
8. CLAY LINER IS REQUIRED IN DEEP POOLS.
9. MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL VEGETATED AREAS.

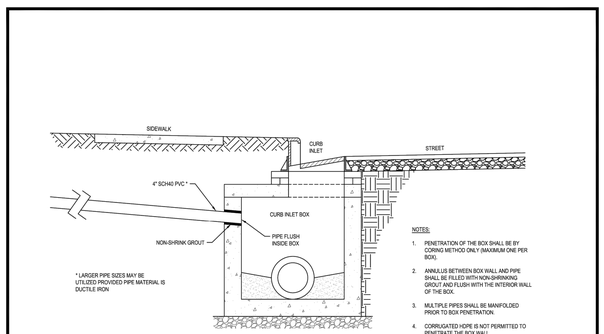
DRAWING NOT TO SCALE

FOR REFERENCE ONLY – DESIGN ENGINEER SHALL PROVIDE PROJECT SPECIFIC TYPICAL SECTIONS AND DETAILS ON PLANS

TYPICAL WETLAND SECTION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS809
DATE | REVISIONS
3/23/19

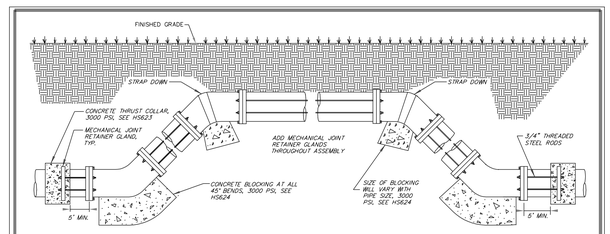


NOTES:
1. PENETRATION OF THE BOX SHALL BE BY CORING METHOD ONLY (MAXIMUM ONE PER BOX).
2. ANNULUS BETWEEN BOX WALL AND PIPE SHALL BE FILLED WITH NON-SHRINKING GROUT AND FLUSH WITH THE INTERIOR WALL OF THE BOX.
3. MULTIPLE PIPES SHALL BE MANIFOLDED PRIOR TO BOX PENETRATION.
4. CORRUGATED HDPE IS NOT PERMITTED TO PENETRATE THE BOX WALL.

DRAIN CONNECTION TO STORM DRAIN BOX

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS824
DATE | REVISIONS
4/4/13 | ADMIN



ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,328	2
8"	7,694	4
12"	17,312	4
16"	30,779	8
24"	69,252	8

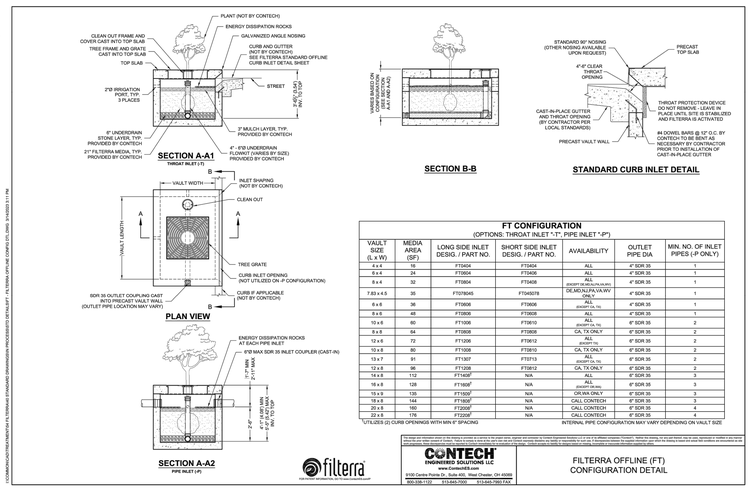
NOTES:
1. VERTICAL BENDS ARE NOT PERMITTED UNLESS OTHERWISE APPROVED BY TOHS DEVELOPMENT INSPECTOR.
2. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
4. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
5. MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
6. 3" MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

DRAWING NOT TO SCALE

STANDARD VERTICAL BEND

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS635
DATE | REVISIONS
6/2/21



FT CONFIGURATION
(OPTIONS: THROAT INLET "-T", PIPE INLET "-P")

VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	16	FT0404	FT0404	ALL	4" SDR 35	1
6 x 4	24	FT0604	FT0406	ALL	4" SDR 35	1
8 x 4	32	FT0804	FT0408	ALL (EXCEPT DE,MD,NJ,PA,VA,WV)	4" SDR 35	1
7.83 x 4.5	35	FT078045	FT045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
8 x 6	36	FT0806	FT0806	ALL (EXCEPT CA, TX)	4" SDR 35	1
8 x 8	48	FT0808	FT0808	ALL	4" SDR 35	1
10 x 6	60	FT1006	FT0610	ALL (EXCEPT CA, TX)	6" SDR 35	2
8 x 8	64	FT0808	FT0808	CA, TX ONLY	6" SDR 35	2
12 x 6	72	FT1206	FT0612	ALL (EXCEPT CA)	6" SDR 35	2
10 x 8	80	FT1008	FT0810	CA, TX ONLY	6" SDR 35	2
13 x 7	91	FT1307	FT0713	ALL (EXCEPT CA, TX)	6" SDR 35	2
12 x 8	96	FT1208	FT0812	CA, TX ONLY	6" SDR 35	2
14 x 8	112	FT1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	128	FT1608[1]	N/A	ALL (EXCEPT DE,MD,NJ,PA,VA)	6" SDR 35	3
15 x 9	135	FT1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
16 x 9	144	FT1609[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	160	FT2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	176	FT2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 9" SPACING

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE

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FILTERRA OFFLINE (FT) CONFIGURATION DETAIL

NOTE: TOWN OF HOLLY SPRINGS, WAKE COUNTY, & NCDOT DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION

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NORTH CAROLINA

UTILITY DETAILS

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Digitally signed by Matthew Matthew Jones, PE Contact info: mjones@qunity.com Date: 2025.10.24 11:14:49 -04'00'

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DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO. CU500

<MAJOR SUBDIVISION PLAN>

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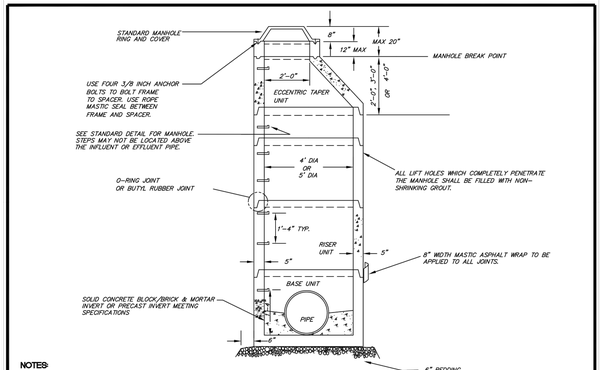
REID: 0026771



NOTES:
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

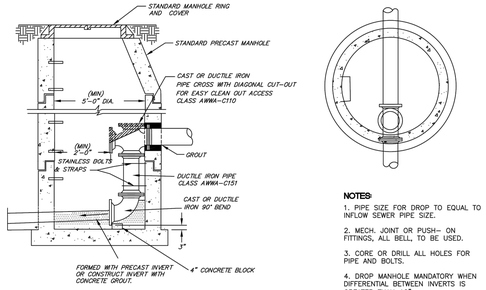
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS706

DATE	REVISIONS
3/26/19	



NOTES:
1. PIPE SIZE FOR DROP TO EQUAL TO INFLOW SEWER PIPE SIZE.
2. MECH. JOINT OR PUSH- ON FITTINGS, ALL BELL, TO BE USED.
3. CORE OR DRILL ALL HOLES FOR PIPE AND BOLTS.
4. DROP MANHOLE MANDATORY WHEN DIFFERENTIAL BETWEEN INVERTS IS GREATER THAN 12".
5. STAINLESS STEEL STRAPS SHALL BE USED ON ALL DROPS GREATER THAN 5 FEET AT 18 INCH INTERVALS.

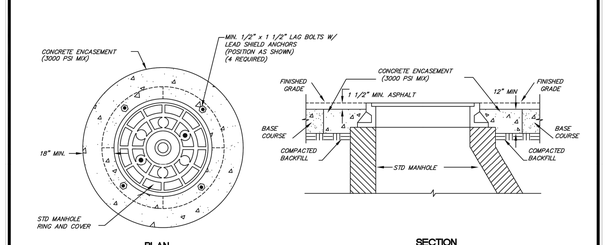
DRAWING NOT TO SCALE

STANDARD INSIDE DROP MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS707

DATE	REVISIONS
3/26/19	



NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

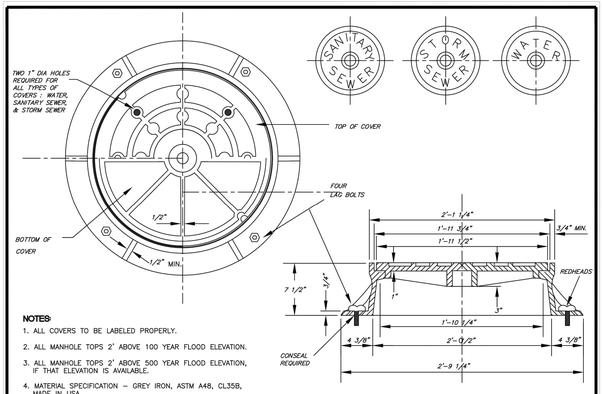
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS710

DATE	REVISIONS
3/26/19	



NOTES:
1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

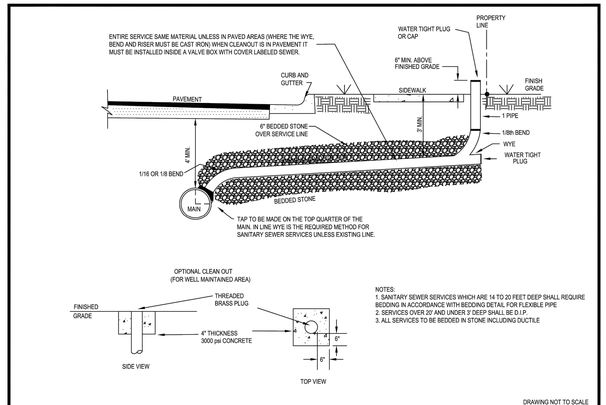
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS711

DATE	REVISIONS
3/26/19	



NOTES:
1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE

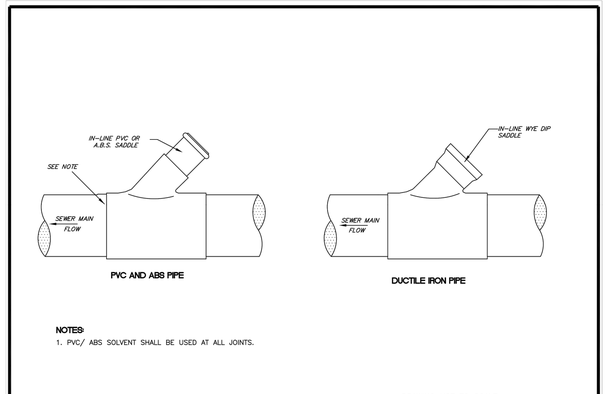
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS715

DATE	REVISIONS
3/26/19	
8/26/24	



NOTES:
1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

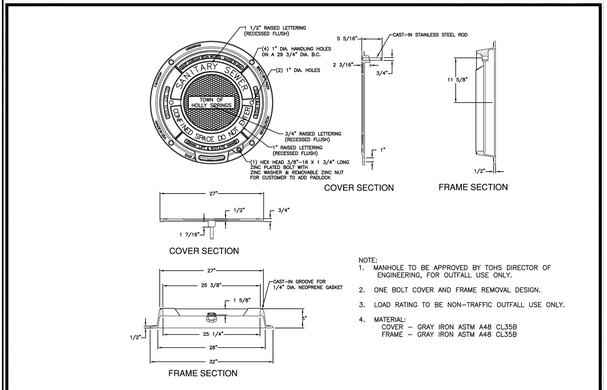
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS716

DATE	REVISIONS
3/26/19	



NOTE:
1. MANHOLE TO BE APPROVED BY TOHS DIRECTOR OF ENGINEERING, FOR OUTFALL USE ONLY.
2. ONE BOLT COVER AND FRAME REMOVAL DESIGN.
3. LOAD RATING TO BE NON-TRAFFIC OUTFALL USE ONLY.
4. MATERIAL:
   COVER – GRAY IRON ASTM A48 CL35B
   FRAME – GRAY IRON ASTM A48 CL35B

DRAWING NOT TO SCALE

MANHOLE COVER & FRAME FOR OUTFALLS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS722

DATE	REVISIONS
3/26/19	

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SHEET NO.: CU501

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PIN: 0658086641
REID: 0026771

BASE MAP IS " TOWN OF HOLLY SPRINGS UTILITIES & INSFRASTRUCTURE - SEWER MAP" - DATED JANUARY 2025.

1 CU700 **SEWER BASIN MAP**
SCALE: 1"=100'

0 50 100 200
SCALE: 1" = 100'

N

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SEWER BASIN MAP

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SEAL
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DATE
OCTOBER 24, 2025

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2357

SHEET NO.
CU700

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

STORM PIPE AND STRUCTURE TABLE

STORM STRUCTURE TABLE		
STRUCTURE NUMBER	STRUCTURE TYPE	DETAILS
EW14	838.80	RIM=420.89 INV OUT=416.87 (15)
CB16	840.02	RIM=423.12 INV IN=416.20 (17) INV IN=416.71 (15) INV OUT=416.71 ()
CB17	840.02	RIM=423.51 INV IN=418.92 (18) INV OUT=418.92 (16)
END WALL1	???	RIM=423.83 INV IN=421.45 (2)
HWS1	838.80	RIM=424.44 INV IN=421.50 (S2)
RISER S2	840.14	RIM=427.50 INV OUT=422.00 (S1)
CB18	840.02	RIM=427.61 INV IN=422.12 (19) INV OUT=422.12 (17)
CB19	840.02	RIM=428.84 INV IN=422.54 (20) INV OUT=422.44 (18)
CB20	840.02	RIM=430.18 INV IN=425.88 (21) INV OUT=425.78 (19)
CB5	840.02	RIM=431.11 INV IN=423.95 (6) INV OUT=423.75 (4)
CB6	840.02	RIM=431.11 INV OUT=424.16 (5)
DI4	840.14	RIM=432.75 INV IN=426.05 (7) INV IN=423.13 (5) INV OUT=422.38 (2)
VG8	EJIW	RIM=432.79 INV OUT=429.44 (7)
VG7	EJIW	RIM=432.80 INV IN=426.60 (9) INV IN=429.23 (8) INV IN=428.35 (RD-7) INV OUT=426.40 (4)
CB21	840.02	RIM=433.04 INV IN=429.75 (22) INV OUT=429.65 (20)
DI2	840.14	RIM=433.72 INV IN=421.80 (4) INV IN=429.27 (3) INV OUT=421.60 (1)
VG9	EJIW	RIM=433.73 INV IN=428.87 (11) INV IN=428.28 (10) INV IN=429.28 (RD-9) INV OUT=427.53 (7)
VG11	EJIW	RIM=433.73 INV IN=429.28 (12) INV IN=429.28 (RD-11) INV OUT=429.08 (9)
DI3	840.14	RIM=434.05 INV OUT=429.66 (2)
VG12	EJIW	RIM=434.49 INV IN=430.04 (RD-12) INV IN=430.04 (F-13) INV OUT=429.84 (11)
VG10	EJIW	RIM=434.73 INV IN=430.28 (RD-10) INV OUT=429.08 (9)
CB22	840.02	RIM=435.60 INV IN=432.10 (23) INV OUT=432.10 (21)
CB23	840.02	RIM=438.18 INV OUT=434.44 (22)
COLLAR15	838.80	RIM=841.84 INV IN=416.83 (14) INV OUT=416.83 (16)

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
S2	S1	24"	45.67'	1.09%	O-RING
2	1	24"	25.59'	0.58%	O-RING
3	2	15"	20.49'	1.90%	RCP-III
4	2	24"	97.04'	0.60%	RCP-III
5	4	15"	100.55'	0.61%	RCP-III
6	5	15"	30.50'	0.70%	RCP-III
7	4	24"	51.18'	0.68%	RCP-III
8	7	15"	30.50'	0.70%	RCP-III
9	7	24"	89.94'	1.03%	RCP-III
10	9	15"	91.27'	0.88%	RCP-III
11	9	15"	30.50'	0.70%	RCP-III
12	11	15"	76.17'	0.74%	RCP-III
14	15	42"	3.17'	1.26%	RCP-III
17	16	18"	101.52'	2.68%	RCP-III
18	17	18"	134.58'	2.38%	RCP-III
19	18	18"	43.83'	0.73%	RCP-III
20	19	18"	48.60'	6.66%	RCP-III
21	20	18"	136.84'	2.76%	RCP-III
22	21	18"	91.71'	2.56%	RCP-III
23	22	18"	96.20'	2.44%	RCP-III

NOTE:

1. A MINIMUM 1.5 FT FINISHED FLOOR ELEVATIONS IS REQUIRED FOR EACH INDIVIDUAL RESIDENTIAL UNIT

1 CG100 GRADING PLAN

SCALE: 1"=40'

0 20 40 80

SCALE: 1" = 40'

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL
39170, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.10.24 11:41:19 -04'00'
Matthew Jones, PE

811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
ST	MLJ

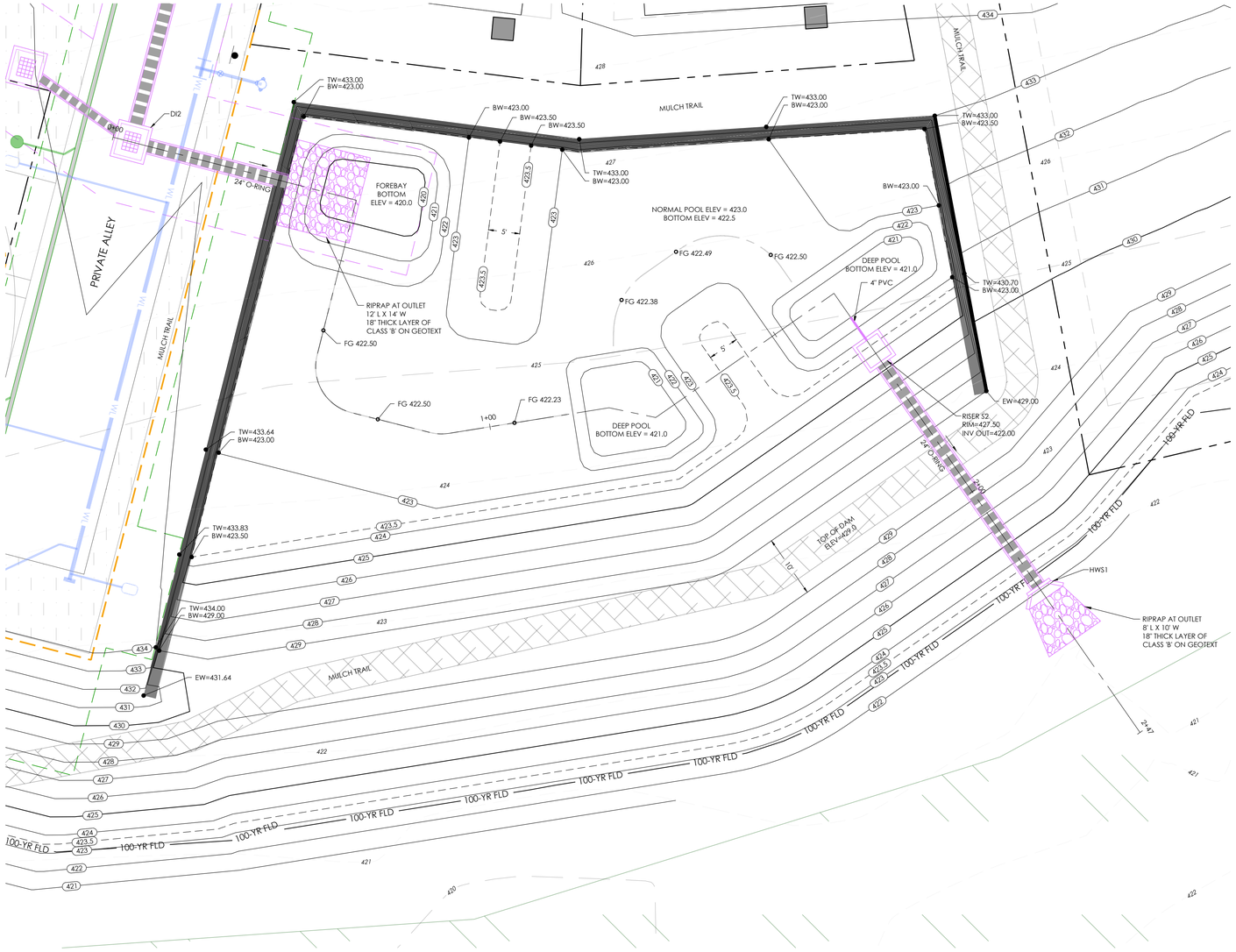
DATE
OCTOBER 24, 2025

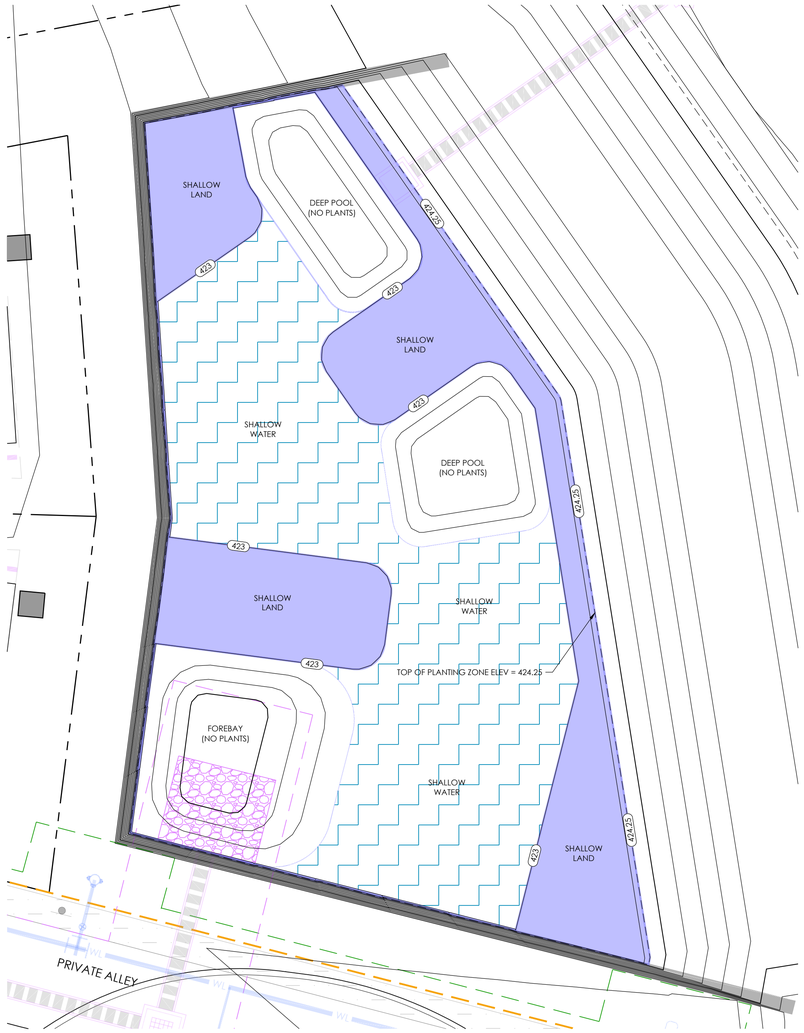
QUNITY PROJECT NO.
2357

SHEET NO.
CG100

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771


TW=433.00
BW=423.00
DI2
0+00
24" O-RING
PRIVATE ALLEY
MULCH TRAIL
FOREBAY
BOTTOM
ELEV = 420.0
RIPRAP AT OUTLET
12' L X 14' W
18" THICK LAYER OF
CLASS 'B' ON GEOTEXT
FG 422.50
BW=423.00
BW=423.50
MULCH TRAIL
NORMAL POOL ELEV = 423.0
BOTTOM ELEV = 422.5
FG 422.49
FG 422.50
FG 422.38
DEEP POOL
BOTTOM ELEV = 421.0
4" PVC
TW=430.70
BW=423.00
EW=429.00
RISER S2
RIM=427.50
INV OUT=422.00
FG 422.50
1+00
FG 422.23
DEEP POOL
BOTTOM ELEV = 421.0
TW=433.64
BW=423.00
TW=433.83
BW=423.50
TW=434.00
BW=429.00
EW=431.64
MULCH TRAIL
TOP OF DAM
ELEV=429.0
100-YR FLD
100-YR FLD
HWS1
RIPRAP AT OUTLET
8' L X 10' W
18" THICK LAYER OF
CLASS 'B' ON GEOTEXT
2+47
MULCH TRAIL
MULCH TRAIL
100-YR FLD
100-YR FLD
100-YR FLD



1 CD710 **WETLAND PLANTING PLAN**

SCALE: 1"=10'

0 10 20 Feet

N

AQUATIC PLANT LIST

ZONE	PLANT TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING O.C.	NOTES
SHALLOW WATER 2,565 SF PLANTED						
	EVERGREEN	JUNCUS EFFUSUS	SOFT RUSH	110	2'	4" POT
	RUSH	SCIRPUS CYPERINUS	WOOLGRASS BULRUSH	110	2'	4" POT
	HERBACEOUS	IRIS VIRGINICA	VIRGINIA IRIS	110	2'	4" POT
	HERBACEOUS	PELTANDRA VIRGINICA	ARROW ARUM	110	2'	4" POT
	HERBACEOUS	PONTEDERIA CORDATA	PICKEREL WEED	110	2'	4" POT
	HERBACEOUS	SAURURUS CERNUUS	LIZARD'S TAIL	110	2'	4" POT
				660 TOTAL		
SHALLOW LAND 1,898 SF PLANTED						
	EVERGREEN	CAREX VULPINOIDEA	FOX SEDGE	85	2'	4" POT
	GRASS	ANDROPOGON GLOMERATUS	BUSHY BLUESTEM	85	2'	4" POT
	HERBACEOUS	ASCLEPIAS INCARNATA	SWAMP MILKWEED*	85	2'	4" POT
	HERBACEOUS	HELIANTHUS ANGUSTIFOLIUS	SWAMP SUNFLOWER*	85	2'	4" POT
	HERBACEOUS	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	85	2'	4" POT
	HERBACEOUS	CAREX CRINITA	FRINGED SEDGE	85	2'	4" POT
				510 TOTAL		

AQUATIC PLANTING NOTES:

1. **SIZE:** AT TIME OF PROCUREMENT & INSTALLATION, AQUATIC PLANTS TO BE 4" POTS MINIMUM (32 COUNT TRAY ACCEPTABLE ALTERNATIVE IF 4" POTS ARE NOT AVAILABLE).

   QUANTITY: EACH PLANTING ZONE SHOULD USE A MIXTURE OF THE PLANTS LISTED, SUCH THAT THE TOTAL QUANTITY MATCHES THE REQUIRED TOTAL FOR EACH ZONE. INDIVIDUAL PLANT QUANTITIES ARE SOMEWHAT FLEXIBLE TO ACCOMMODATE NURSERY STANDARDS OF GROWING/SELLING PLANTS IN TRAYS OF (18) OR (32) PLANTS. ALL WETLAND PLANTS INCLUDED ON THIS PLAN ARE EMERGENT SPECIES. IF PLANT SUBSTITUTIONS ARE REQUESTED, THE FINAL PLANT LIST SHALL INCLUDE A MINIMUM OF TEN DIFFERENT SPECIES, OF WHICH A MINIMUM OF FIVE SHALL BE EMERGENT SPECIES.

3. **PERCENTAGE:** EACH PLANT VARIETY SHOULD APPROXIMATELY MATCH THE PERCENTAGE LISTED FOR THAT ZONE. THERE CANNOT BE MORE THAN 40% OF A SINGLE PLANT TYPE PLANTED IN EITHER THE SHALLOW LAND OR THE SHALLOW WATER AQUATIC ZONES. DO NOT USE ONLY ONE PLANT TYPE IN THE PLANTING ZONE.

4. **AVAILABILITY & SUBSTITUTIONS:** PLANTS LISTED AS EVERGREEN, RUSH, OR GRASS ARE REQUIRED. IF NOT AVAILABLE AT TIME OF PLANTING, SEE ALTERNATES BELOW. FOR PLANTS LISTED AS HERBACEOUS, CONTRACTOR MAY CHOOSE THREE PLANT VARIETIES FROM THE FOUR LISTED FOR EACH ZONE IF SOME PLANT TYPES ARE NOT AVAILABLE. QUANTITIES WOULD NEED ADJUSTING SO HERBACEOUS PLANTS MAKE 40-50% OF TOTAL FOR THE PLANTING ZONE.

5. **ALTERNATES:**
   - SHALLOW WATER: JUNCUS EFFUSUS ALT = SAGITTARIA LATIFOLIA; SCIRPUS CYPER. ALT = SCHOENOPLECTUS PUNGENS
   - SHALLOW LAND: CAREX VULPIN. ALT = CAREX LURIDA; ANDROPOGON ALT = CHASMANTHIUM LATIFOLIUM

6. **PLANT SOURCING:** THESE NURSERIES SPECIALIZE IN AQUATIC PLANTS:

   HOFFMAN PLANTS, 5520 BAHAMA ROAD, ROUGEMONT, N.CAROLINA, (919) 479-6620
   MELLOW MARSH FARMS, 1312 WOODY STORE ROAD, SILER CITY, N.CAROLINA, (919) 742-1200
   WETLAND PLANTS INC, 812 DRUMMONDS POINT ROAD, EDENTON, N.CAROLINA, (252) 482-5707

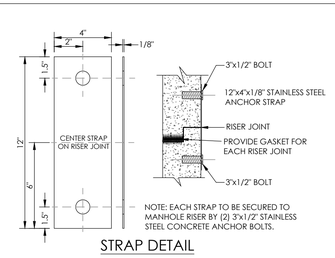
SOIL: THE TOP 4-INCHES OF SOIL OF THE LOWER AND UPPER SHELF SHALL BE TOPSOIL.

8. **SOD:** CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL TESTS IN AREAS WITH SOD SPECIFIED. CONTRACTOR SHALL AMEND SOIL PER RECOMMENDATIONS OF THE SOIL TEST, INCLUDING ADDITION OF TOPSOIL, AS REQUIRED.

9. **CERTIFICATION:** A LETTER SHALL BE PROVIDED BY THE LANDSCAPE COMPANY THAT INSTALLS THE WETLAND PLANT CERTIFYING THAT THE NUMBER, TYPE, AND LOCATION OF ALL PLANTINGS AS INSTALLED IS IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

10. **GEESE PROTECTION:** CONTRACTOR RESPONSIBLE FOR PREVENTING GEESE FROM EATING YOUNG AQUATIC PLANTS UNTIL THEY ARE WELL ESTABLISHED.

11. **WARRANTY:** A ONE-YEAR (1 YR) WARRANTY PERIOD IS REQUIRED FOR THE WETLAND PLANTS. THIS WARRANTY SHALL BE FULLY TRANSFERABLE TO ANY SUBSEQUENT OWNER UPON CONVEYANCE OF THE PROPERTY PRIOR TO ITS EXPIRATION. CONTRACTOR IS ALSO RESPONSIBLE FOR PREVENTING PREDATION OF THE WETLAND PLANTINGS. ANY PLANTINGS THAT DIE OR ARE EATEN DURING THE FIRST YEAR AFTER INSTALLATION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

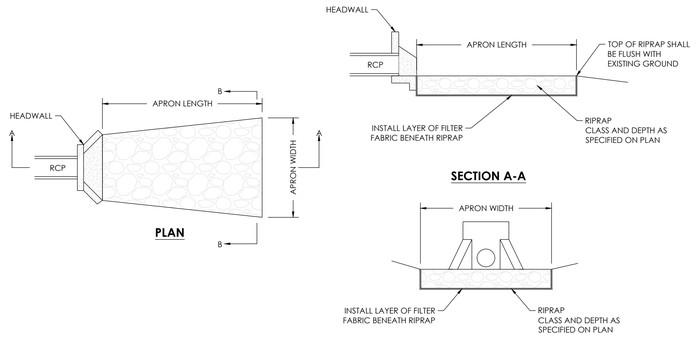


NOTE: EACH STRAP TO BE SECURED TO MANHOLE RISER BY (2) 3"x1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS.

STRAP DETAIL

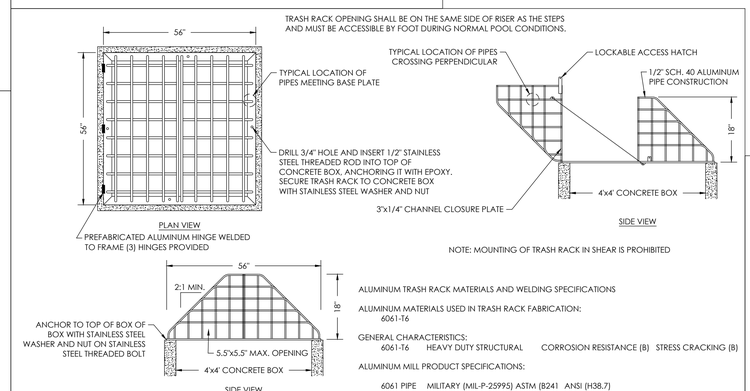
3 CD710 **RISER ANCHOR STRAP DETAIL**

SCALE: NTS



1 CD710 **RIPRAP AT PIPE OUTLET DETAIL**

SCALE: NTS



NOTE:
WELDING OF ALUMINUM HAS LITTLE, IF ANY, ROOT PENETRATION INTO BASE METAL. TO ACHIEVE PROPER JOINT ATTACHMENT BEVELING OF BASE METAL IS NECESSARY AND GENEROUS AMOUNT OF WELD ROD IS REQUIRED. BOTH 4043 AND 5356 FILLER RODS ARE TO BE USED TO ACHIEVE THE BEST STRENGTH AND CORROSION RESISTANCE FOR THE APPLICATION. ALL PIPES THAT CROSS PERPENDICULAR TO ONE ANOTHER ARE WELDED TOP AND BOTTOM WITH A 1/4" TO 3/8" WIDE FILLET. ALL WELDS ARE DONE IN THE MANNER TO ACHIEVE MAXIMUM STRENGTH AND IN AN EFFORT TO MINIMIZE ANNEALING OF THE BASE METAL IN ORDER TO AVOID CRACKING.

ALUMINUM TRASH RACK MATERIALS AND WELDING SPECIFICATIONS

ALUMINUM MATERIALS USED IN TRASH RACK FABRICATION:
6061-T6

GENERAL CHARACTERISTICS:
6061-T6 HEAVY DUTY STRUCTURAL CORROSION RESISTANCE (B) STRESS CRACKING (B)

ALUMINUM MILL PRODUCT SPECIFICATIONS:

6061 PIPE MILITARY (MIL-P-25995) ASTM (B241 ANSI (H38.7)

TYPICAL MECHANICAL PROPERTIES:
TENSILE STRENGTH (ksi)

6061-T6 ULTIMATE (45) YIELD (40) ULTIMATE SHEARING STRENGTH ksi (30)

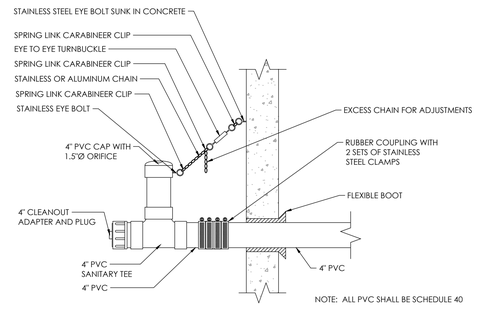
TYPICAL MECHANICAL PROPERTIES OF TIG WELDED JOINT ON ALUMINUM ALLOYS:
WELD DUCTILITY

BASE METAL 6061

FILLER 5356 ULTIMATE STRENGTH (29,000#) YIELD STRENGTH (17,000#)

4 CD710 **RISER TRASH RACK DETAIL**

SCALE: NTS



NOTE: ALL PVC SHALL BE SCHEDULE 40

4 CD710 **LOW FLOW DRAWDOWN DEVICE**

SCALE: N.T.S.

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NORTH CAROLINA

WETLAND PLANTING AND DETAILS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-200 QUNITY, P.A.

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 2210 QUNITY, P.A.

Courtney McQueen

Digitally signed by Courtney McQueen
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen
Reason: I am approving this document
Date: 2025.11.04 10:20:05-05'00'

PLANTING PLAN ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES ENGINEERING

Matthew Jones, PE

Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.11.04 14:54:00-05'00'

811 - CALL BEFORE YOU DIG

DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CD710

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

LANDSCAPE NOTES:

1. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE. ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION, AND KEPT FREE FROM TRASH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS.
2. THE OWNER/HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
3. TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES. ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS. (PER 5.3.4.D)
4. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
4. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
4. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTIONS STANDARDS.
4. REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF HOLLY SPRINGS UDO.

NOTE: REFERENCE LP500 FOR LANDSCAPE PLANTING DETAILS & SCHEDULE.

LANDSCAPE PLANTING PLAN LEGEND

MULCH (EXTENT OF VEGETATION)

25' LIGHT POLE DISTANCE

DEVELOPMENT SUMMARY:

SITE SUMMARY

EXISTING LAND AREA:	253,543 SF (5.82 AC)
RoW DEDICATION:	3,598 (0.08 AC)
PROPOSED LAND AREA:	249,945 (5.74 AC)
AREA OF DISTURBANCE:	191,640 SF (4.40 AC)
ON SITE:	166,261 SF (3.82 AC)
OFF SITE:	25,379 SF (0.58 AC)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES & SINGLE FAMILY
WATERSHED:	MIDDLE CREEK
RIVER BASIN:	NEUSE

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
TOTAL LOTS (SINGLE FAMILY):	12
TOTAL LOTS (TOWNHOMES):	9
TOTAL LOTS (OPEN SPACE):	2
AVERAGE LOT SIZE (SINGLE FAMILY):	5,005 SF
AVERAGE LOT SIZE (OPEN SPACE):	66,078 SF
MAXIMUM LOT SIZE:	127,088 SF
MINIMUM LOT SIZE:	1,670 SF
MINIMUM LOT WIDTH:	20 LF
MAXIMUM LOT FRONTAGE:	60 LF
MINIMUM LOT FRONTAGE:	20 LF
MINIMUM LOT DEPTH:	92' SF
STREET YARD SETBACK:	5' (MIN) 35' (MAX)
SIDE SETBACK:	5'
REAR SETBACK:	10 LF
DRIVEWAY/BLDG SET BACK:	25' FROM R/W (MIN)
PROPOSED UNITS:	21 (3.61 UNITS/AC)

BUILDING SUMMARY

EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	32,690 SF

PARKING SUMMARY

2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

REQUIRED PARKING MIN: 2/UNIT	44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING:	4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED:	44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED:	8 SPACES
CLUSTER MAILBOX PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	54 SPACES

PROVIDED ALONG GRIGSBY AVE FRONTAGE

IMPERVIOUS SUMMARY

TOTAL AREA:	249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED IMPERVIOUS AREA:	77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA:	1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY

TOTAL REQUIRED OPEN SPACE AREA:	74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA:	49,989 SF (1.16 AC)(20%)
MIN ACTIVE RECREATIONAL OPEN SPACE:	12,497 SF (0.29 AC)(5%)
MIN FLEXIBLE SPACE:	12,497 SF (0.29 AC)(5%)
TOTAL PROVIDED OPEN SPACE AREA:	82,523 SF (1.89 AC)(33%)
TREE PRESERVATION AREA:	50,715 SF (1.16 AC)(20%)
ACTIVE RECREATIONAL OPEN SPACE:	12,518 SF (0.29 AC)(5%)
FLEXIBLE SPACE :	19,290 SF (0.44 AC)(8%)

PROPOSED MODIFICATIONS PER UDO 2.4.3C		
FOUNDATION LANDSCAPING (5.3.1B.1)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
DOUBLE FRONAGE LOTS	FOUNDATION LANDSCAPE IS REQUIRED ALONG ANY BUILDING FAÇADE FAING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE	FOUNDATION REQUIREMENTS APPLY TO THE MAIN ENTRANCE FACING FAÇADE AND END OF BLOCK FAÇADE
STREET TREE SPACING (5.3.5A.1.b)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
INTERNAL STREET	30' MIN - 45' MAX O.C. SPACING	15' MIN - 105' MAX SPACING

1 LP100 LANDSCAPE PLANTING PLAN
SCALE: 1"=30'

0 15 30 60
SCALE: 1" = 30'

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HOLLY SPRING,
NORTH CAROLINA

LANDSCAPE PLANTING PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-200 QUNITY, P.A.

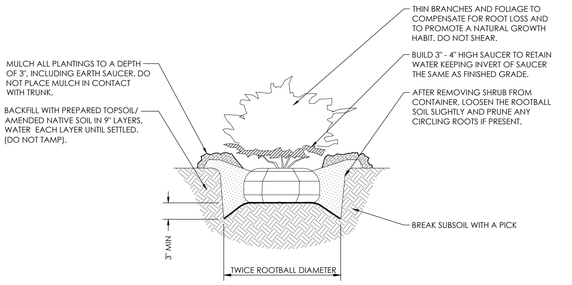
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY MCQUEEN ROSS

Courtney McQueen Digitally signed by Courtney McQueen Ross
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen Ross
Date: 2025.11.04 08:17:05-05'00'

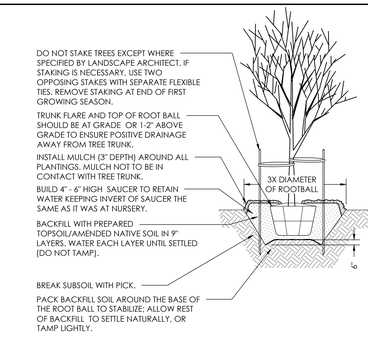
811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: LP100

<MAJOR SUBDIVISION PLAN>



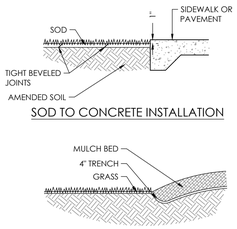
1 LP500 SHRUB PLANTING DETAIL
SCALE: N.T.S.



NOTES:

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15 cm) OVER THE ENTIRE AREA.
2. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
7. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

2 LP500 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



SOD TO CONCRETE INSTALLATION

SOD TO PLANTING BED EDGE

3 LP500 PLANTING BED & SOD EDGE CONDITIONS
SCALE: N.T.S.

SEED BED PREPARATION

1. CHISEL COMPACTED AREA AND SPREAD TOPSOIL 3" DEEP OVER ADVERSE SOIL CONDITIONS.
2. RIP THE ENTIRE AREA TO A 4" DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE *BELOW)
5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM SEED BED IS PREPARED 5" TO 6" DEEP.
6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. SEEDING RE-VEGETATION FOR ALL EASEMENTS AND MASS GRADING: CLEARED/DISTURBED EASEMENTS NEAR STREAM BUFFERS TO BE SEEDED WITH NATIVE GRASS SPECIES- "SWITCHGRASS" (Panicum virgatum), @ A RATE OF 50#/ACRE.

* APPLY:
AGRICULTURAL LIMESTONE: 2T/AC (3 TON IN CLAY)
FERTILIZER: 10-10-10 AT 800-1000#/AC
SUPERPHOSPHATE: 500#/AC OR 20% ANALYSIS SUPERPHOSPATE
MULCH: 2 TON(80 BALES) SM. GRAIN STRAW/ACRE
ANCHOR: LIQUID ASPHALT 400 GAL/AC EMULSIFIED ASPHALT 300 GAL/AC

SEEDING SCHEDULE

FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

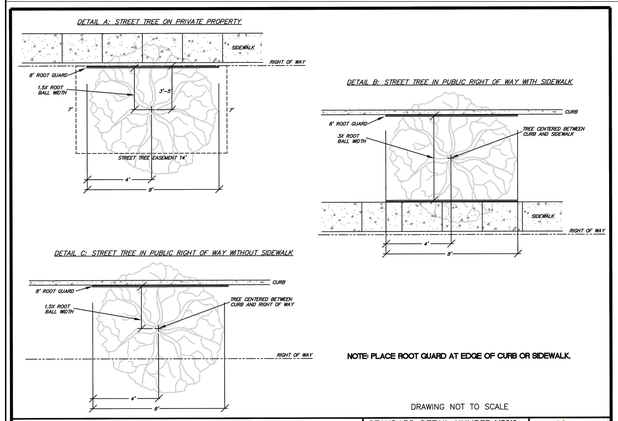
DATE	TYPE	PLANTING RATE
AUG 15-NOV1	CREEPING RED FESCUE	300 #/AC
NOV 1-MAR 1	CREEPING RED FESCUE AND ABRUZZI RYE	300 #/AC 25 #/AC
MAR 1-APR 15	CREEPING RED FESCUE	300 #/AC
APR 15-JUN 30	SWITCHGRASS OR HULLED COMMON BERMUDA GRASS	25 # /AC 25 #/AC
JUL 15-AUG 15	CREEPING RED FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS [NOT SORGHUM HALEPENSE PER LANDSCAPE MANUAL]	120 #/AC 35 #/AC 30 #/AC

FOR SLOPES (3:1 TO 2:1)

MAR1-JUN1 (APR 15-MAY 30) (MAR 1-JUNE 30)	CREEPING RED FESCUE OR ADD LITTLE BLUESTEM OR ADD HULLED COMMON BERMUDA GRASS	50#/AC 10/12#/AC 25 #/AC
JUN 1-SEPT 1	***CREEPING RED FESCUE AND ***BROWNTOP MILLET ***OR SORGHUM-SUDAN HYBRIDS [NOT SORGHUM HALEPENSE PER LANDSCAPE MANUAL]	120 #/AC 35 #/AC 30 #/AC
SEPT 1-MAR 1 (NOV 1-MAR 1)	CREEPING RED FESCUE ADD ABRUZZI RYE	120 #/AC 25 #/AC

CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS816	
DATE	REVISIONS
7/27/18	

HOLLY SPRINGS

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to form a barrier of the length and depth specified in the Plans (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, CA (800–458–7668), or approved equal.
2. Root barriers shall be 0.065" (1.65mm) thick with 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than a 6 molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) from the inner face of the root barrier panel, spaced @ 1.5(36.6mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 8 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be located on the outside panel face, one at the top of each root deflecting rib (3 between each set of ribs, see Detail "B").

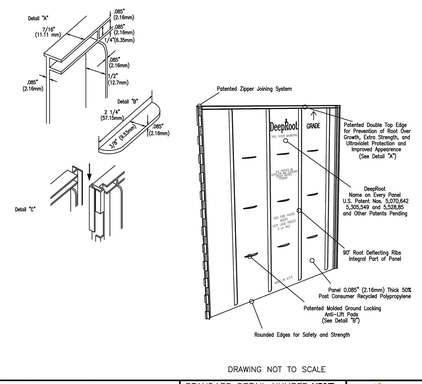
An Integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield — Wall	D638	3,354 PSI
Tensile strength @ yield — Hinge	D638	2,846 PSI
Yield Elongation — Wall	D638	7.44%
Yield Elongation — Hinge	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact — Wall	D256A	3.04 (ft–lbs)
Rockwell Hardness r. scale — Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.
2. Excavation and soil preparation shall conform to the Drawings

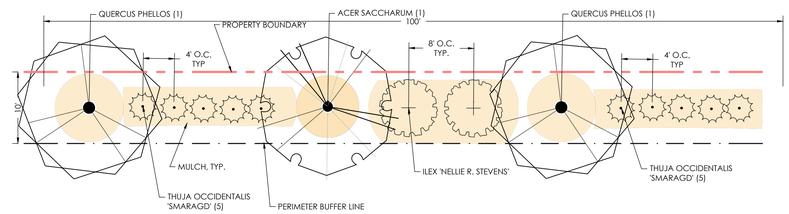


DRAWING NOT TO SCALE

STANDARD ROOT GUARD
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817	
DATE	REVISIONS

HOLLY SPRINGS



6 LP500 10' TYPE B PERIMETER BUFFER DETAIL
SCALE: 1"=10'

NOTE:

FOR PRIVATE LOTS:

1. INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING ON THEIR LOT, INCLUDING MOWING LAWNS, KEEPING ALL PLANTS DISEASE-FREE, GROOMING PLANTING BEDS, AND KEEPING THEM FREE OF WEEDS (EXCLUDING AREAS OF PRESERVED NATURAL VEGETATION SUCH AS THICKETS). LOTS SHALL ALSO BE KEPT FREE OF TRASH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS.
2. PROPERTY OWNERS SHALL ALSO BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTINGS THAT ARE REMOVED OR DIE AFTER INSTALLATION. REPLACEMENT MUST OCCUR DURING THE NEXT PLANTING SEASON.

FOR OPEN SPACE AND COMMON AREAS:

1. THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING WITHIN OPEN SPACE AND COMMON AREAS, INCLUDING MOWING, PLANT HEALTH, WEEDING, AND GENERAL UPKEEP.
2. THE HOA IS ALSO RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTINGS IN THESE AREAS, INCLUDING TREES WITHIN TREE SAVE AREAS THAT ARE REMOVED OR DIE AFTER THE APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENTS MUST ALSO OCCUR DURING THE NEXT PLANTING SEASON.

OPEN REC SPACE BUFFER	TOT LOT & LAWN GAMES	86	TOT LOT & LAWN GAMES	108 LF	TOT LOT & LAWN GAMES	65 LF
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUFFER TYPE	TYPE A: OPEN/5' WIDTH		TYPE A: OPEN/5' WIDTH		TYPE A: OPEN/5' WIDTH	
DECIDUOUS TREES (2/100')	2	2	2	2	1	1
SHRUBS (5/100')	4	4	5	5	3	3

PERIMETER BUFFER	BUFFER 1-	360.0 LF	BUFFER 2-	257.0	BUFFER 3-	585.0 LF
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUFFER TYPE	TYPE B: SEMI/10' WIDTH		TYPE B: SEMI/10' WIDTH		TYPE C: OPAQUE/20' WIDTH	
DECIDUOUS TREES (3/100')	11	11	REQUIREMENTS FULFILLED BY EXISTING VEGETATION		REQUIREMENTS FULFILLED BY EXISTING VEGETATION	
SHRUBS (10/100')	36	36				
PERCENTAGE EVERGREEN SHRUBS	40	100				

STREET TREE CALCULATIONS		
ROAD NAME	INTERIOR ST	
LENGTH OF ROW	922 LF	
	REQUIRED	PROVIDED
TREES (1 PER 30-45')	20	20
ROAD NAME	GRIGSBY AVE	
LENGTH OF ROW	841 LF	
	REQUIRED	PROVIDED
TREES (1 PER 30-45')	13*	19

**TREE QUANTITIES HAVE BEEN REDUCED DUE TO DEPARTURE SIGHT DISTANCE AREA*

DETATCHED DWELLING RESIDENTIAL TREES - 1 PER 5000 SF

LOT #	Sq. Ft	TREES REQUIRED	TREES PROVIDED
1	6,656	2	2
2	4,703	1	1
3	4,141	1	1
4	4,086	1	1
5	4,086	1	1
6	4,086	1	1
7	3,968	1	1
8	5,775	2	2
9	7,704	2	2
10	7,353	2	2
11	3,777	1	1
12	3,727	1	1
13	2,639	1	1
14	1,670	1	1
15	2,512	1	1
16	4,066	1	1
17	2,692	1	1
18	3,627	1	1
19	3,549	1	1
20	2,602	1	1
21	3,023	1	1

FOUNDATION PLANTING

LOT	FOUNDATION A - SINGLE FAMILY	28 LF	FOUNDATION B - SINGLE FAMILY	28 LF	FOUNDATION C - SINGLE FAMILY	28 LF	FOUNDATION D - SINGLE FAMILY	28 LF	FOUNDATION E - SINGLE FAMILY	28 LF	FOUNDATION F - SINGLE FAMILY	28 LF	FOUNDATION G - SINGLE FAMILY	28 LF
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
SHRUBS REQUIRED (OPTION)														
LARGE SHRUB (1/5)	6	n/a	6	n/a	6	n/a	6	n/a	6	n/a	6	n/a	6	n/a
MEDIUM SHRUB (1.5/5)	8	**8**	8	**8**	8	**8**	8	**8**	8	**8**	8	**8**	8	**8**
SMALL SHRUB (3/5)	17	n/a	17	n/a	17	n/a	17	n/a	17	n/a	17	n/a	17	n/a

LOT	FOUNDATION H - TOWN HOMES	72 LF	FOUNDATION I - TOWN HOMES	72 LF	FOUNDATION J - TOWN HOMES	48 LF	FOUNDATION K - SINGLE FAMILY	29 LF	FOUNDATION L - SINGLE FAMILY	29 LF	FOUNDATION M - SINGLE FAMILY	29 LF	FOUNDATION N - SINGLE FAMILY	29 LF	FOUNDATION O - SINGLE FAMILY	29 LF
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
SHRUBS REQUIRED (OPTION)																
LARGE SHRUB (1/5)	14	n/a	14	n/a	14	n/a	6	n/a	6	n/a	6	n/a	6	n/a	6	n/a
MEDIUM SHRUB (1.5/5)	22	**22**	22	**22**	20	**20**	9	**9**	9	**9**	9	**9**	9	**9**	9	**9**
SMALL SHRUB (3/5)	43	n/a	43	n/a	41	n/a	17	n/a	17	n/a	17	n/a	17	n/a	17	n/a

BLOCK END	FOUNDATION P - BLOCK END @ LOT 1	73 LF	FOUNDATION Q - BLOCK END @ LOT 7	60 LF	FOUNDATION R - BLOCK END @ LOT 13	48 LF	FOUNDATION S - BLOCK END @ LOT 12	50 LF	FOUNDATION T - BLOCK END @ LOT 16	54 LF	FOUNDATION U - BLOCK END @ LOT 22	54 LF	FOUNDATION V - BLOCK END @ LOT 22	54 LF	FOUNDATION W - BLOCK END @ LOT 22	54 LF
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
SHRUBS REQUIRED (OPTION)																
LARGE SHRUB (1/5)	15	**15**	12	n/a	10	**10**	10	n/a	11	n/a	11	**11**	11	**11**	11	**11**
MEDIUM SHRUB (1.5/5)	22	n/a	18	**18**	14	n/a	15	**15**	16	**16**	16	n/a	16	n/a	16	n/a
SMALL SHRUB (3/5)	44	n/a	36	n/a	29	n/a	30	n/a	32	n/a	32	n/a	32	n/a	32	n/a

MAIL KIOSK	MAIL KOISK	16 LF
	REQUIRED	PROPOSED
SHRUBS REQUIRED (OPTION)		
LARGE SHRUB (1/5)	3	n/a
MEDIUM SHRUB (1.5/5)	5	**5**
SMALL SHRUB (3/5)	10	n/a

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS	% OF PLANTING PLAN (MAX. 25%)
ORNAMENTAL DECIDUOUS TREES							
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5"CAL	5	YARD TREE	1%
	CAR CAR	CARPINUS CAROLINIANA AMERICAN HORNBEAM	B & B	2"CAL	14	STREET TREE	3%
	CHI VIR	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	B & B	1.5"CAL	9	YARD TREE	2%
	COR APP	CORNUS FLORIDA 'APPALACHIAN SPRING' APPALACHIAN SPRING DOGWOOD	B & B	1.5"CAL	6	STREET TREE	2%
	COR PRI	CORNUS FLORIDA 'CHEROKEE PRINCESS' CHEROKEE PRINCESS DOGWOOD	B & B	1.5"CAL	9	STREET TREE, BUFFER	2%
	LAG IND	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	B & B	1.5"CAL	11	YARD TREE, SINGLE LEADER	3%
OVERSTORY DECIDUOUS TREES							
	ACE BUE	ACER BUERGERIANUM TRIDENT MAPLE	B & B	2.5"CAL	7	STREET TREE	2%
	ACE SUG	ACER SACCHARUM SUGAR MAPLE	B & B	2.5"CAL	5	STREET TREE, BUFFER	1%
	QUE PHE	QUERCUS PHELLOS WILLOW OAK	B & B	3"CAL	8	BUFFER	2%
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY	REMARKS	
SHRUBS							
	ILE NEL	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	CONT.	48" MIN	11	BUFFER - EVERGREEN	3%
	MOR CER	MORELLA CERIFERA WAX MYRTLE	CONT.	48" MIN	63	BUFFER - EVERGREEN	14%
	PRU SCH	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA ENGLISH LAUREL	CONT.	48" MIN	23	BUFFER, SCREENING	5%
	THU SMA	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	CONT.	48" MIN	25	BUFFER - EVERGREEN	6%
MEDIUM SHRUBS							
	ABE KAL	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA	#3 CONT.	24" MIN.	26	FOUNDATION - EVERGREEN	6%
	DIS CLM	DISTYLIUM X 'PIIDIST-III' FIRST EDITIONS® COPPERTONE™ DISTYLIUM	#3 CONT.	24" MIN.	54	FOUNDATION - EVERGREEN	13%
	DIS VTJ	DISTYLIUM X 'VINTAGE JADE' FIRST EDITIONS® VINTAGE JADE DISTYLIUM	#3 CONT.	24" MIN.	34	FOUNDATION - EVERGREEN	8%
	ILE INK	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	#3 CONT.	24" MIN.	4	FOUNDATION - EVERGREEN	2%
	LOR UNI	LOROPETALUM CHINENSE RUBRUM 'PIILC-III' PURPLE DAYDREAM® DWARF LOROPETALUM	#3 CONT.	24" MIN.	70	FOUNDATION - EVERGREEN	17%
	SPI GOM	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	#3 CONT.	24" MIN.	35	FOUNDATION - DECIDUOUS	8%

TOTAL PLANTS: 419

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

LANDSCAPE PLANTING SCHEDULE & DETAILS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-200 QUNITY P.A.

Courtney McQueen Digitally signed by Courtney McQueen 2210 DN: C=US, E=cmcqueen@qunity.com, O=Qunity P.A., CN=Courtney McQueen Reason: I am approving this document Date: 2025.11.04 10:28:28-05'00'

811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	CRM

DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: LP500

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

RAINEY COASTAL CLASSIC

RAINEY AMERICAN CLASSIC

RAINEY MODERN FARMHOUSE

RAINEY ENGLISH ELEGANCE

PARKER MODERN RETREAT

PARKER AMERICAN CLASSIC

PARKER MODERN FARMHOUSE

PARKER MODERN PRAIRIE

SIMONE MODERN RETREAT

SIMONE MODERN EUROPEAN

SIMONE COASTAL COTTAGE

SIMONE AMERICAN FARMHOUSE

SIMONE MODERN PRAIRIE

PARKER COASTAL COTTAGE

RAINEY PACIFIC CRAFTSMAN

FRONT-LOADED SINGLE FAMILY HOME OPTIONS

NOTE: A MINIMUM OF 1.5' FINISHED FLOOR ELEVATIONS IS REQUIRED FOR EACH INDIVIDUAL RESIDENTIAL UNIT.

Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

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DURHAM, NORTH CAROLINA 27707

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

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CHECKED BY: CRM

DATE: OCTOBER 24, 2025

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SHEET NO.: AA100

<MAJOR SUBDIVISION PLAN>

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TATUM MODERN FARMHOUSE

TATUM WESTERN CRAFTSMAN

TATUM AMERICAN CLASSIC

TATUM COASTAL CLASSIC

WALKER MODERN PRAIRIE

WALKER MODERN FARMHOUSE

WALKER WESTERN CRAFTSMAN

ELLINGTON MODERN FARMHOUSE

ELLINGTON MODERN EUROPEAN

WALKER COASTAL CLASSIC

ELLINGTON WESTERN CRAFTSMAN

REAR-LOADED SINGLE FAMILY HOME OPTIONS

Rear Entry TWO-STORY TOWNHOME

SHOWN AS 6 UNIT BUILDING w/ '**AMERICAN FARMHOUSE**' EXTERIOR DESIGN **w/ HIGH BRICK**

Brick-'Stone Mountain' and 'Alpine Select' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Midnight Hour' (PPG1038-7), Fiber Cement Panels w/ vertical Battens- 'Delicate White' (PPG1001-1), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2).
All paint by PPG Paints.

Brick-'Alpine Select' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Midnight Hour' (PPG1038-7), Fiber Cement Panels w/ vertical Battens- 'Up In Smoke' (PPG1010-6), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2). All paint by PPG Paints.

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To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

REAR-LOADED TOWNHOME OPTIONS

Front Entry TWO-STORY TOWNHOME

SHOWN AS 6 UNIT BUILDING w/ '**AMERICAN FARMHOUSE**' EXTERIOR DESIGN **w/ HIGH BRICK**

Brick-'Graysburg' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Armory' (PPG1009-6),
Fiber Cement Panels w/ vertical Battens- 'Shark' (PPG1006-2), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2). All paint by PPG Paints.

FRONT-LOADED TOWNHOME OPTIONS

EXTERIOR MATERIAL STANDARDS

general notes :

(applicable for both Detached & Attached Product Offering)

-See Exterior Building Material Legend for list of materials per Exterior Design.

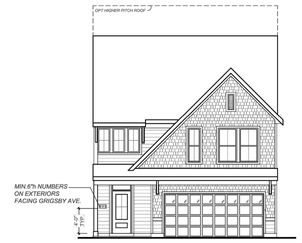
-All exterior Siding (horizontal, shake, panel or panel with vertical battens) is Fiber Cement

-Masonry is either Brick or Cultured Stone.
Low brick shall be capped with either brick rowlock sill or cast stone sill -per Exterior Design.
All Cultured Stone shall be capped with a stone sill.

-Veneer to grade is available for front, sides and rear elevations

-Exteriors facing Grigsby Ave are to have 18"min FFE per UDO Standard.

SAMPLE EXTERIOR ELEVATION TO DEPICT STANDARD ADDRESS PLAQUE SIZE & LOCATION



EXTERIOR BUILDING MATERIALS:

ALL ROOF SHINGLES ARE DIMENSIONAL ASPHALT SHINGLES

- FIBER CEMENT HORIZONTAL PLANK SIDING
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT PANEL BOARD
- FIBER CEMENT PANEL w/ 1x VERTICAL BATTENS
- CULTURED STONE ("WEATHERLEDGE," "LEDGESTONE" or "FIELDSTONE")
- BRICK
- ROUGH SAWN CEDAR TRIM

EXTERIOR MATERIAL CALCULATIONS

DETACHED PRODUCT

Plan Name	Exterior Design	Veneer Calculations				
		TOTAL Area SF	% Masonry	% Plank Siding	% Shake Siding	%Board w/Battens
RANNEY						
	Coastal Classic w/ Siding	2658.50	0%	62%	38%	0%
	Coastal Classic w/ Brick	2693.67	49%	11%	40%	0%
	American Classic w/ Siding	2617.89	0%	100%	0%	0%
	American Classic w/ Brick	2653.62	50%	50%	0%	0%
	American Classic w/ Cultured Stone	2967.43	14%	82%	0%	3%
	Modern Farmhouse w/ Siding	3278.40	0%	21%	0%	79%
	Modern Farmhouse w/ Cultured Stone	3307.50	12%	13%	0%	74%
	Modern Farmhouse w/ Brick	3152.09	31%	0%	0%	69%
	Modern European w/ Brick	3218.59	58%	0%	0%	42%
	Pacific Craftsman w/ Brick	2239.85	76%	65%	19%	0%
PARKER						
	American Classic w/ Siding	2527.24	0%	100%	0%	0%
	American Classic w/ Brick	2557.72	31%	69%	0%	0%
	Modern Retreat w/ Siding	2659.87	0%	50%	0%	50%
	Modern Retreat w/ Brick	2689.70	39%	16%	0%	45%
	Modern Retreat w/ Cultured Stone	2916.63	10%	36%	0%	55%
	Modern Prairie w/ Brick	1591.68	45%	55%	0%	0%
	Modern Farmhouse w/ Siding	3102.53	0%	42%	0%	58%
	Modern Farmhouse w/ Brick	3051.71	33%	34%	0%	34%
	Modern Farmhouse w/ Additional Brick	3113.63	32%	34%	0%	34%
	Coastal Cottage w/ Cultured Stone	2722.81	33%	0%	31%	36%
SIMONE						
	American Classic w/ Siding	2468.83	0%	100%	0%	0%
	American Classic w/ Brick	2711.49	48%	52%	0%	0%
	Modern Prairie w/ Brick	1402.84	37%	63%	0%	0%
	Modern Retreat w/ Siding	3013.40	0%	45%	0%	55%
	Modern European w/ Brick	2311.17	52%	0%	0%	48%
	Coastal Cottage w/ Siding	2553.83	0%	37%	63%	0%
	Coastal Cottage w/ Cultured Stone	2954.05	12%	25%	63%	0%

DETACHED PRODUCT (Rear Entry)

Plan Name	Exterior Design	Veneer Calculations (Front elevation)				
		TOTAL Area SF	% Masonry	% Plank Siding	% Shake Siding	%Board w/Battens
TATUM						
	Modern Farmhouse w/ Siding	3115.88	0%	42%	0%	58%
	Modern Farmhouse w/ Brick	3330.21	19%	26%	0%	55%
	Modern Farmhouse w/ High Brick	3524.48	54%	11%	0%	35%
	Modern Farmhouse & Full Porch w/ Brick	3933.94	19%	52%	0%	29%
	Modern Farmhouse & Full Porch w/ High Brick	3115.12	49%	22%	0%	29%
	Western Craftsman w/ Brick	3819.45	52%	8%	40%	0%
	Western Craftsman w/ Cultured Stone	3781.17	19%	40%	41%	0%
	American Classic w/ Brick	3483.35	79%	21%	0%	0%
	Coastal Classic w/ Cultured Stone	3147.58	31%	40%	32%	7%
WALKER						
	Modern Farmhouse w/ Siding	3451.83	0%	35%	0%	65%
	Modern Farmhouse w/ Brick	3827.39	13%	30%	0%	57%
	Modern Farmhouse w/ Additional Brick	3781.84	19%	22%	0%	39%
	Western Craftsman w/ Siding	3712.29	0%	70%	31%	0%
	Western Craftsman w/ Brick	4041.53	52%	29%	19%	0%
	Western Craftsman w/ Cultured Stone	3927.99	44%	31%	25%	0%
	Modern Prairie w/ Brick	3451.47	37%	28%	0%	35%
	Coastal Classic w/ Cultured Stone	3753.69	42%	16%	32%	8%
ELLINGTON						
	Modern Farmhouse w/ Siding	3839.98	0%	29%	0%	71%
	Modern Farmhouse w/ Brick	3839.98	16%	13%	0%	71%
	Modern Farmhouse w/ High Brick	4238.00	59%	5%	0%	37%
	Modern Farmhouse & Full Porch w/ Brick	3711.72	17%	14%	0%	69%
	Modern Farmhouse & Full Porch w/ High Brick	3681.00	49%	8%	0%	46%
	Western Craftsman w/ Cultured Stone	4113.07	17%	52%	30%	0%
	Modern European w/ Brick	3961.13	39%	55%	0%	6%
	Modern European w/ High Brick	3781.95	90%	8%	0%	0%
	Modern Prairie w/ Brick	3811.97	45%	38%	0%	18%

ATTACHED PRODUCT

Plan/Exterior Design	Veneer Calculations				
	TOTAL Area SF	% Masonry	% Plank Siding	% Shake Siding	%Board w/Battens
2-STORY FRONT ENTRY TOWNHOUSE					
3-UNIT American Farmhouse	648.30	50%	29%	n/a	19%
2-STORY REAR ENTRY TOWNHOUSE					
3-UNIT American Farmhouse	777.6	50%	31%	n/a	14%
4-UNIT American Farmhouse	1021.9	50%	20%	n/a	24%

NOTE: A MINIMUM OF 1.5' FINISHED FLOOR ELEVATIONS IS REQUIRED FOR EACH INDIVIDUAL RESIDENTIAL UNIT.

Qunity
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO. AA101

<MAJOR SUBDIVISION PLAN>

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Outdoor Lighting

MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 35'
Color	Gray | Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 – BLTO
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II – B1U0G2 (50w)
B2U0G2 (70w)
Type III – B1U0G1
Type V – B3U0G1 (50w only)
Color temperature: 3,000K

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray (Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact
us at ODLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS
DUKE ENERGY PROGRESS

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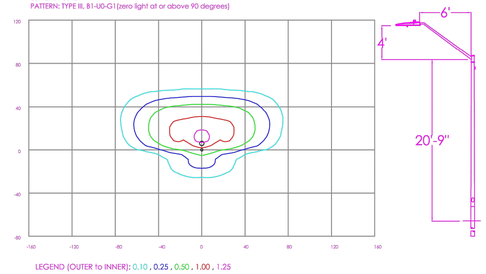
ISOFOOTCANDLE CURVES

FIXTURE: LED 50W ROADWAY
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS - 5342
PATTERN: TYPE III, B1-U0-G1 (zero light at or above 90 degrees)

ASSY# LFIX-RW-LED-50-GRAY-III-3000K-____-P
POLE ASSY# LPOLE-D8-FG-25FT-GRAY-____-P (GRAY)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Schedule

Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
	A	2	LED 50W ROADWAY - TYPE III - 3000K	1	5312	0.85

REV B	10/24/25	UPDATED SITE PLAN	NJ
NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

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GRISBY TOWNHOMES
HOLLY SPRINGS, NC
STREET LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson
Scale 1" = 40'
Date 10/24/2025
Size Drawing size "D"
Description LED ROADWAY
Drawing No. 25-0254B
Sht. 1 OF 1

Legend

- Tree Preservation Area (Approximate)
- Trees > 3" DBH (within sample plots)
- Property Boundary
- Specimen Trees
- Mature Pine mixed with Hardwoods
- Mature Hardwoods mixed with Pines
- Sample Plots

38 white oak
6 poplar
4 cherry
5 poplar
16 white oak
8 hickory
5 hickory
16 white oak
5 poplar
24 maple
4 maple
3 gum
12 poplar
3 maple
18 poplar
13 poplar
11 poplar
10 poplar
3 cherry
13 white oak
8 cherry
10 maple
17 maple
3 cherry
20 gum
17 maple
14 maple
4 dogwood
3 dogwood
17 poplar
15 poplar
12 poplar
11 poplar
10 poplar
24 white oak
25 gum
3 dogwood
3 dogwood
3 dogwood
4 dogwood
3 dogwood
4 dogwood
24 gum
4 gum
25 gum
19 poplar
13 gum
25 gum
9 maple
12 maple
13 maple
6 gum
26 gum

NOTE:
- Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo X7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.

- The term “tree survey” as used herein is generic in nature and intended to describe the identification, measurement, and evaluation of trees under the direction of a registered forester/certified arborist as described and/or required by local development ordinance(s).

- At the current scale, not all tree location labels may be legible or show. Please refer to the CAD drawing of the locations provided to the site engineer.

Per Town of Holly Springs UOD Section 7.01 J.,5.,c.,(i) trees that qualify as specimen trees are in good health and not showing signs of disease, insect infestation or decay and:

a. Over thirty inches (30”) DBH for Pine species; or
b. Over twenty-four inches (24”) DBH for nonPine species; or
c. For other unique or rare tree species:
   (1) Flowering Dogwood – over three inches (3”) DBH
   (2) Eastern Redbud – over three inches (3”) DBH
   (3) Longleaf Pine – over twelve inches (12”) DBH

Project No. 15873.W5	**Scale: 1" = 75'**	Town of Holly Springs Plot, Specimen & Stand Type Map Grigsby Avenue, Holly Springs, NC
Project Mgr.: SB	**02/27/2024**	Aerials from NC One Map

0 75 150 300 Feet

N

S&EC Soil & Environmental Consultants, Inc.
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5900 • Fax (919) 846-9467
sandec.com

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Public Hearings
Title: Courtyards at Holly Grove (formerly Graham Wood) Major Subdivision 25-MAS-02 and Development Agreement - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 25-43 to make and accept the Findings of Fact for consideration of and to approve / deny / defer Major Subdivision for Courtyards at Holly Grove.
- Approve / deny / defer Development Agreement.

Explanation:

- A Major Subdivision Plan has been submitted to the Town for 107 Attached and Detached Dwelling lots and a Neighborhood Amenity Center on 39.34 acres at 1432 Avent Ferry Road.
- The site includes a central open space area, with an amenity center including a swimming pool, pickleball court, and a firepit.
- The project will realign Capeside Avenue with Cass Holt Road, at the Avent Ferry Road intersection. Avent Ferry Road will be widened along the project's frontage, and new internal public streets are proposed.
- The town requested that the Developer pay a fee in lieu of certain improvements related to the Town's upcoming Avent Ferry Rd. Phase II project. Additional details are noted below.
    - The developer shall, at its sole cost and expense, construct the Consolidated Improvements (Avent Ferry Road frontage improvements (to include a median), including all infrastructure, facilities and improvements for the road improvements and frontage improvements.
    - The elements of the Consolidated Improvements that may be subject to a Fee in Lieu (FIL) of construction, at the option of the Town, are generally identified as the Avent Ferry Road frontage improvements (to include a median) and shall be not less than $518,200.
    - The Town will be constructing improvements in the area, and therefore may conflict with improvements being installed by the Developer. The Town may allow the Developer to pay a fee in lieu of construction for those specific improvements directed by the Town, provided Town exercises such option no later than one hundred eighty (180) days from the date of approval of Developer’s construction drawings.

- The fee in lieu shall be based on the Town's then-current Infrastructure-Reimbursement-Surety Pricing Requirements policy for the improvements, where the Developer shall pay a fee in lieu of any improvements not installed by the Developer, as elected by the Town.
- The town requires the Developer to install a larger traffic signal at Cass Holt and Avent Ferry Road as part of the Consolidated Improvements. Any costs differential between the cost of Developer's traffic signal as required for the Project and the increased size of the traffic signal shall be credited against any FIL's that Developer shall be required to pay to the Town.
- Developer shall pay a FIL for construction of an offsite sidepath extension to Logging Road and shall be no less than $151,660.
- Developer agrees to dedicate future Right of Way for the Town's Avent Ferry Rd. Phase II widening and Town acknowledges that the Avent Ferry Road buffer will be reduced to account for that right of way.

Staff Recommendation: Approve Subdivision Plan and Development Agreement

Planning Board Recommendation: Approve (7-0) [2 absent]
A summary of the Planning Board discussion is in the staff report (Note: this report is a separate attachment from the Staff Report).

Background:

- The project was zoned from RR - Rural Residential to MXR-CD - Mixed-Use Residential Conditional Zoning District on March 18, 2025.
- The project was previously titled after the property owner, Graham Wood.
- A Development Agreement was approved with the rezoning, which detailed commitments to the Water Resource Management Policy. These include vegetative wetlands in lieu of wet ponds, and a 25% increase in Tree Preservation. Terms of this agreement will be amended in relation to Avent Ferry Road widening to ensure cohesiveness with an upcoming State Transportation Program (STIP) project.

Funding Source(s):
N/A

Attachment(s):
1. 25MAS02_CourtyardsatHollyGrove_TCStaffReport
2. 25MAS02_CourtyardsatHollyGrove_Resolution
3. 25MAS02_CourtyardsatHollyGrove_PBActionReport
4. 25MAS02_WCPSS_Letter
5. 25MAS02_CourtyardsatHollyGrove_Application
6. 25MAS02_CourtyardsatHollyGrove_Plans
7. Epcon First Amendment to DA_TOWN COUNCIL EDITION
8. 2025-11-14_Holly Grove_U-5889 Coordination Exhibits

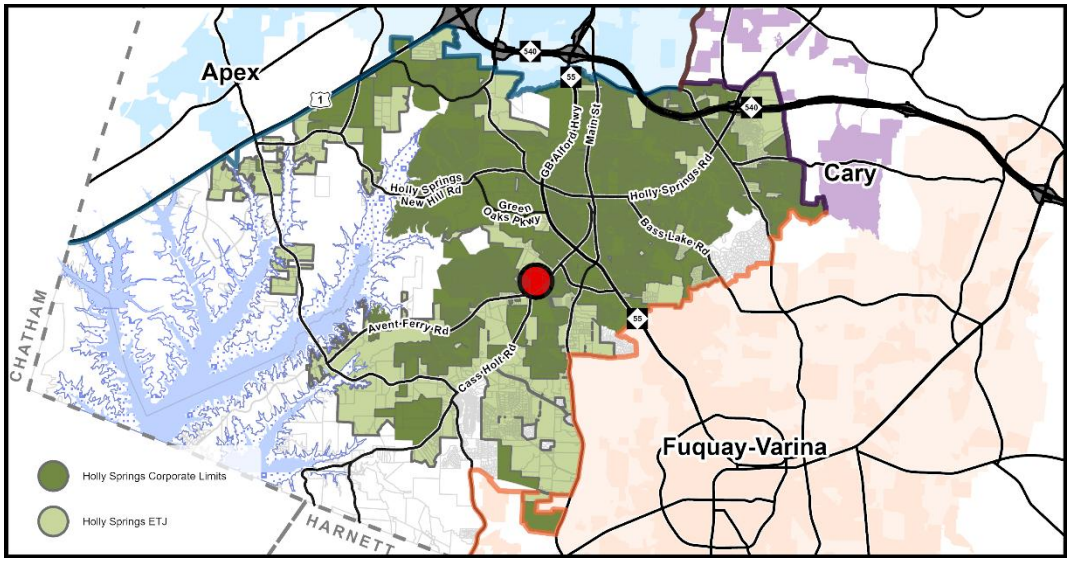
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
McAdams

Property Address: 1432 Avent Ferry Road

Property Area: 39.34 ac.



Located in: ☐Holly Springs Corporate Limits ☒Holly Springs ETJ ☐Annexation Pending

Project Summary:

A Major Subdivision Plan for 107 Residential Units, including 75 Detached and 32 Attached Dwellings, on 39.34 acres. This project was formerly known as the Graham Wood property during the rezoning phase.

Requested Action:

Quasi-Judicial Decision: The Town Council must hold a quasi-judicial hearing to collect facts and then make a decision based on the written and oral evidence presented and adopted town policies and procedures.

Table of Contents:

Case Summary	Page 2
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Community Facilities Information	Page 11
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Natural Resources Information	Page 14
Development Standards Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
MXR Mixed-Use Residential
☒ Conditional Zoning District

Current Major Subdivision Plan:
None

Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Neighborhood Center

Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

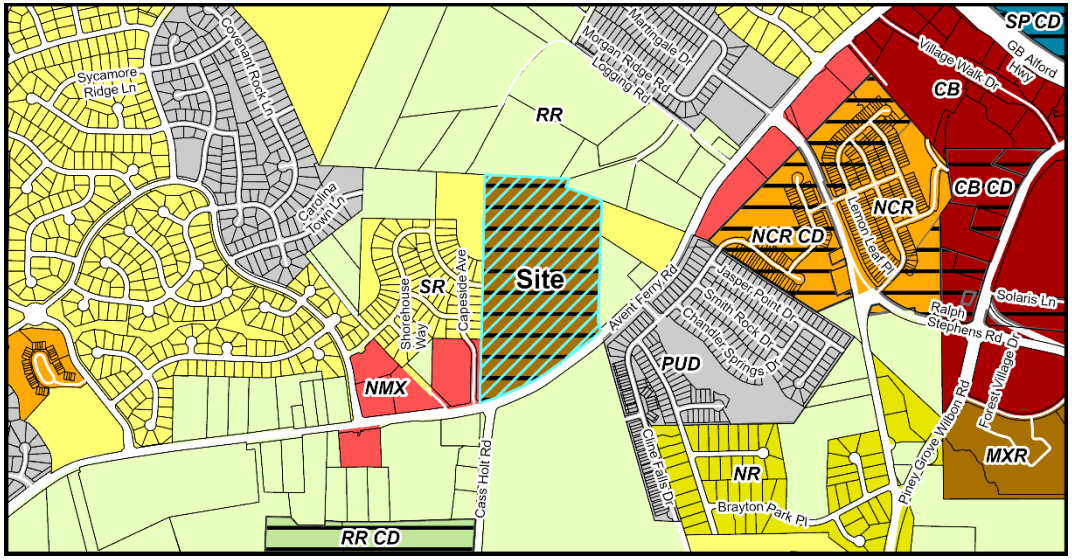
The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Through discussions with applicant during the Major Subdivision Plan process, an opportunity was highlighted where an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd could have an impact on the road improvements associated with this project. The Town of Holly Springs staff and the developer have met to discuss the best way to address any potential impacts and will be moving forward with an amendment to the Development Agreement. The proposed terms are expected to focus on a mutually beneficial approach that maintains the goals of pedestrian safety and transportation needs of the corridor.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648464144	MXR-CD Mixed Use Residential CD	39.34
	Total Area	**39.34 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant
North	RR – Rural Residential	Detached Dwellings
South	RR – Rural Residential	Avent Ferry Road Holly Grove Elementary and Middle Schools, Holly Springs High School
East	RR – Rural Residential, SR – Suburban Residential	Detached Dwellings
West	SR – Suburban Residential, NMX – Neighborhood Mixed-Use	Detached Dwellings Vacant

Parcel Rezoning History

Rezoning Number: 24-REZ-03
Original Zoning: RR
Approved Zoning: MXR-CD
Approval Date: March 18, 2025

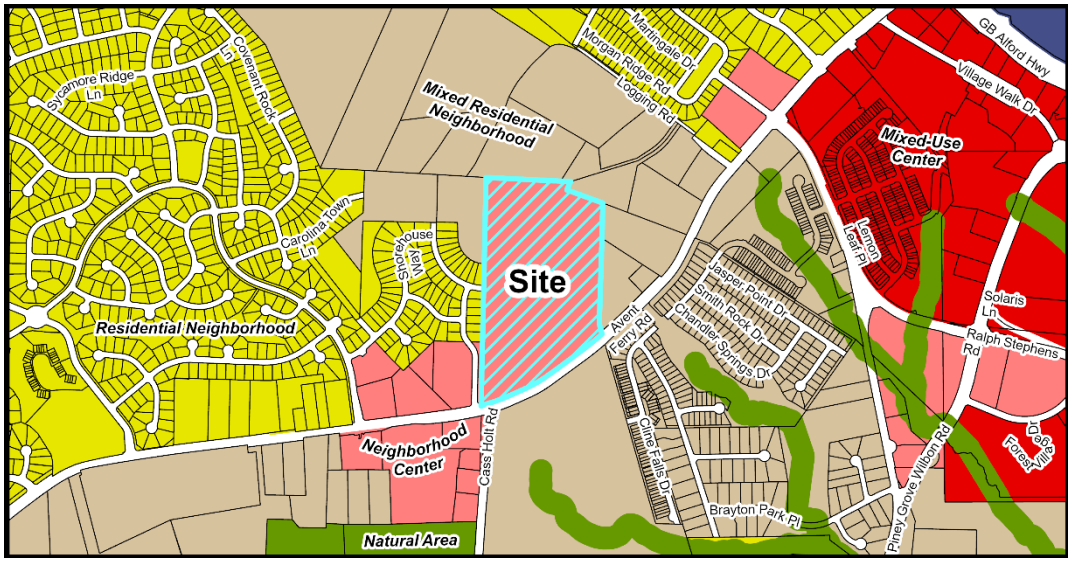
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Neighborhood Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☒ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☒ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☐ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: **Places to Transform**
Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment – to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: **Neighborhood Center**
Small-scale Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Key Characteristics of a Neighborhood Center include:

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Specimen tree preservation is encouraged.
- Grid street patterns with high connectivity for all modes of transportation.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Land Use & Character Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The proposed Courtyards at Holly Grove Major Subdivision is consistent with the Future Land Use designation of Neighborhood Center, and the goals and objectives of the Town's Land Use & Character Plan, through demonstrating on their plans:

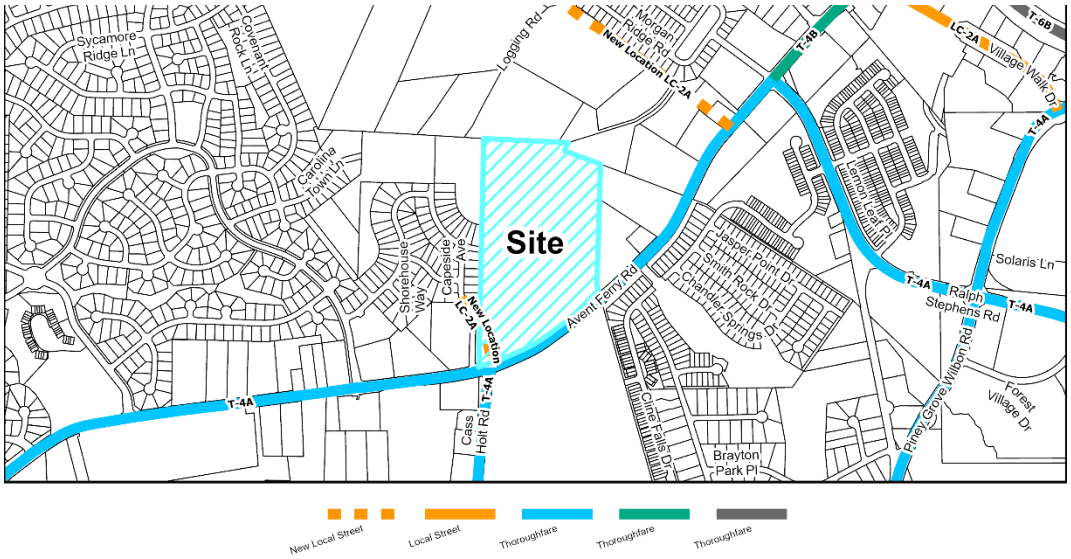
- Multiple housing types – the proposed development provides 32 Attached and 75 Detached dwellings
- A discernable neighborhood structure – the neighborhood is designed around the central amenity space and densest area of development, with less density and buffers around the project exterior
- Significant road improvements – Widening of Avent Ferry Road and realignment of Capeside Avenue, as well as the continuation Harbor Fog Trail, strengthens the connectivity of the overall neighborhood

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required ☐ Not Required
New Location Roadways	☒ Required ☐ Not Required
Hotspot/Safety Study Location	☒ Yes ☐ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Avent Ferry Road to meet ½ of the ultimate cross section, which in this case is a 4-lane median-divided thoroughfare. The development proposes one driveway access along Avent Ferry Road and one driveway access along Capeside Avenue.

Additionally, there is an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd. In an effort not to unintentionally impede the STIP project, the applicant has been working with Staff to ensure their required frontage widening remains cohesive with the upcoming STIP project and is proposing to provide an amendment to the development agreement.

New Location Roadways:

There is a new CTP roadway affecting this property: the realignment of the existing Capeside Avenue as the fourth leg of the Avent Ferry Road and Cass Holt Road intersection. The design and construction of this CTP realignment is included as part of this development.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road and Cass Holt Road was the location of a CTP Hotspot Study. The design and construction of the CTP required Long-Term improvement of realigning Capeside Avenue is included as part of this development.

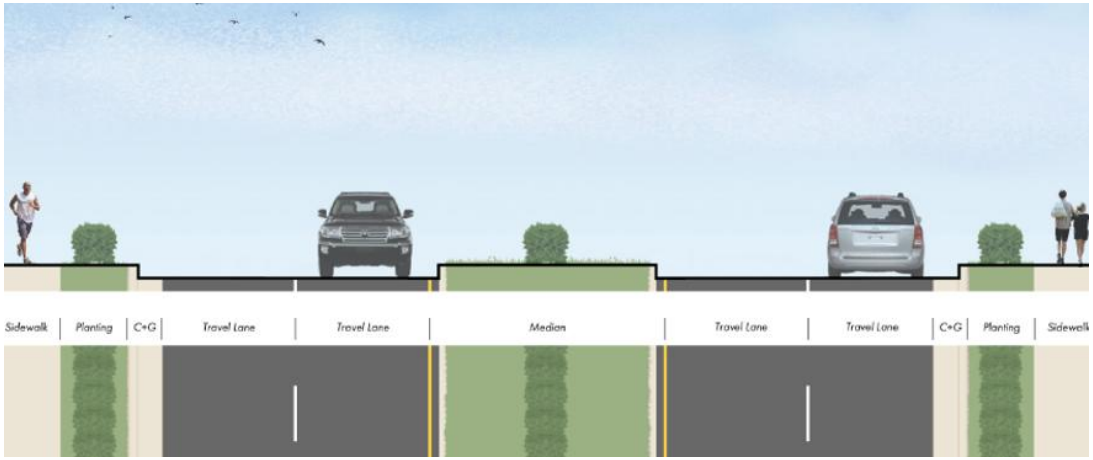
Improvement Prioritization: n/a

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required

☐Tier 1
☐Tier 2
☒Tier 3
☐Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with the previously approved rezoning petition. This Major Subdivision plan accurately illustrates the following recommended improvements within the approved TIA and TMA:

Avent Ferry Road and Holly Grove Middle School Driveway/ Site Access #1:

- The westbound approach should be striped to provide an exclusive thru lane and a shared thru-right turn lane.
- Site Access #1 should be constructed with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed site driveway.
- Provide a proportionate fee-in-lieu for a future signal.

Avent Ferry Road and Cass Holt Road/ Proposed Realignment of Capeside Avenue:

- Realign Capeside Avenue to function as the 4th leg (southbound approach) with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with a minimum of 175 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach after widening to provide an additional westbound through lane striped as a shared through-right. Note: This improvement is recommended as part of the development frontage widening along Avent Ferry Road.
- Restripe the eastbound approach to extend the existing eastbound left-turn lane at Capeside Avenue to the previous alignment of Capeside Avenue.
- Restripe the existing exclusive eastbound right-turn lane to that of a through-only lane.

Transportation Information (cont.)

- Construct an exclusive eastbound right-turn lane with a minimum of 225 feet of full width storage and appropriate deceleration and taper.
- Restripe the northbound approach to an exclusive left-turn lane, a shared left-through lane, and an exclusive right-turn lane.
- Provide signal modifications to account for the geometric improvements and fourth leg at this intersection.

Transportation Staff Analysis:

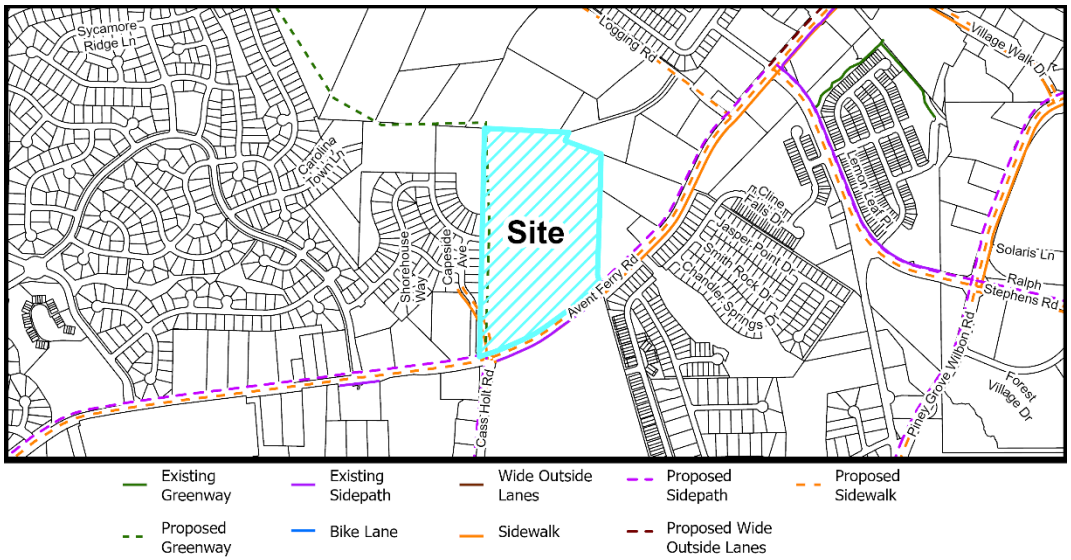
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Major Subdivision plan is consistent with the previously approved Traffic Study and associated mitigation improvements as well as with the Town's Comprehensive Transportation Plan's required realignment of Capeside Ave. Additionally, the applicant is working with Staff to ensure the necessary road improvements are cohesive with the upcoming State Transportation Improvement Program's (STIP) Avent Ferry Widening project and is working to propose a Development Agreement to formalize the agreed upon improvements.

Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A Greenway connection is identified on the Future Active Transportation Map, running along the western edge of the property wrapping around the back of Holly Glen. Due to topographical challenges, an alternative path utilizing off-site connections was approved through a Development Agreement at the rezoning phase.

Parks, Recreation, & Greenways Summary

A 10' sidepath is required as part of the Comprehensive Transportation Plan's ultimate section widening along the property frontage. Additionally, per the previously approved Development Agreement in meeting the intent of Park Search Area #5, the applicant agreed to construct pedestrian connections from the site east along Avent Ferry Road to tie into infrastructure at Logging Rd as well as south along Cass Holt Rd to tie into infrastructure at Eagle's Landing Park.

Parks, Recreation, & Greenways Staff Analysis:

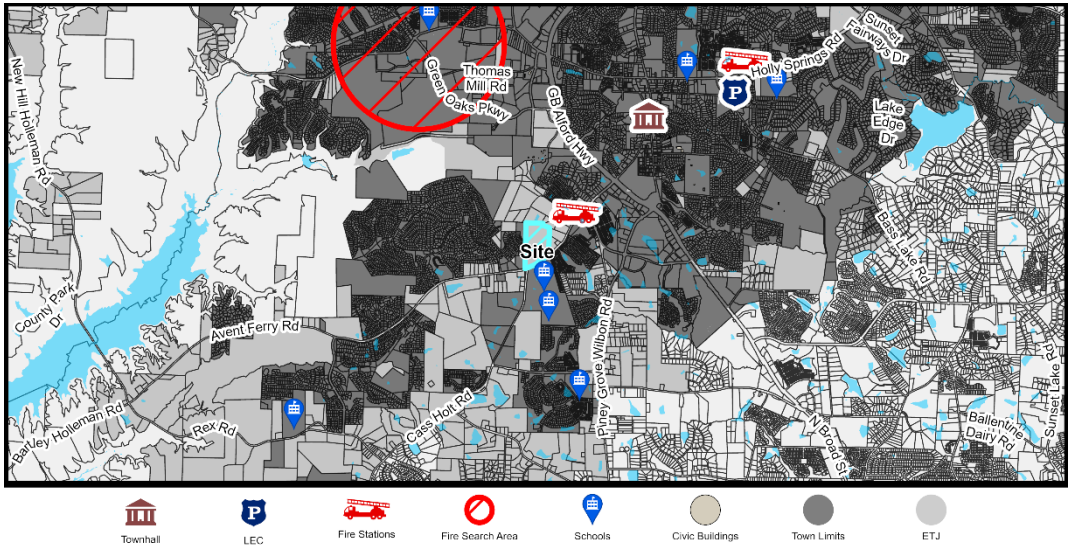
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The proposed Major Subdivision meets all requirements of the Comprehensive Plan, UDO, and approved rezoning.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan/Ordinances

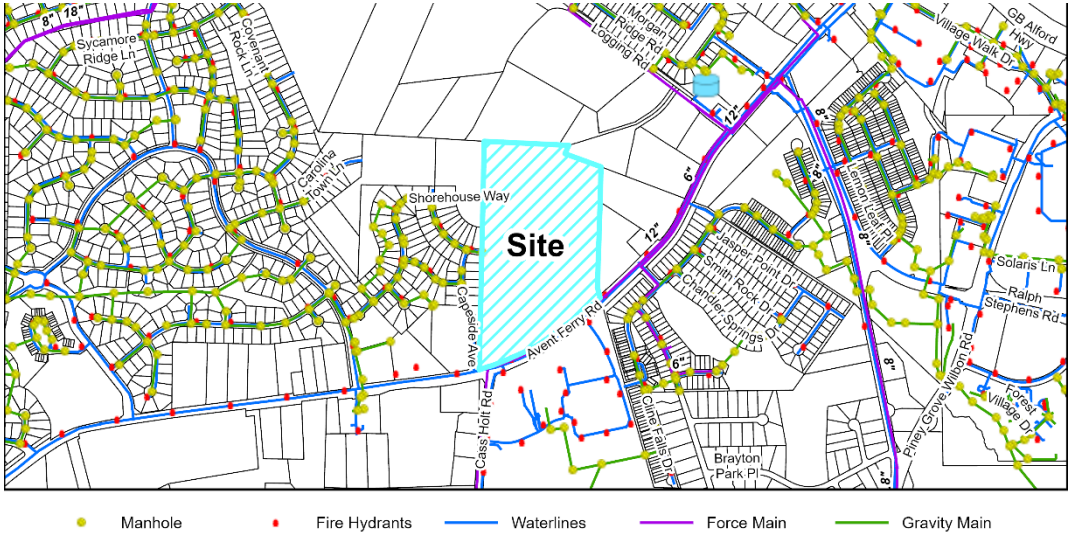
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes ☐ No ☒ Study Required
Sanitary Sewer	☒ Yes ☐ No ☒ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Avent Ferry Road along the property frontage. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. A Fire Flow Analysis was completed and concluded there is adequate pressure to serve this development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is existing public sanitary sewer located within the adjacent Harbor Fog Trail. The project proposes an extension of the gravity sewer network ultimately draining to the existing Avent Ferry Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with the previously approved rezoning petition and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, therefore, no improvements are required to increase capacity. The development is, however, proposing to lower existing gravity sewer segments along Harbor Fog Trail to eliminate the need for a pump station and allow this project to discharge by gravity sanitary sewer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable	☐Tier 1	Allocation Elements	☒ Public Infrastructure Improvements
☐ WRMP Not Applicable	☒Tier 2		☐ Sustainable Design
	☐Tier 3		☐ Work Force Housing
			☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and the Town Council approved allocation for 29,835 gpd with the rezoning petition at the 2/18/25 Town Council Meeting.

Utility Allocation Summary

Original Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Approved: 29,835 GPD

Infrastructure & Utility Staff Analysis:

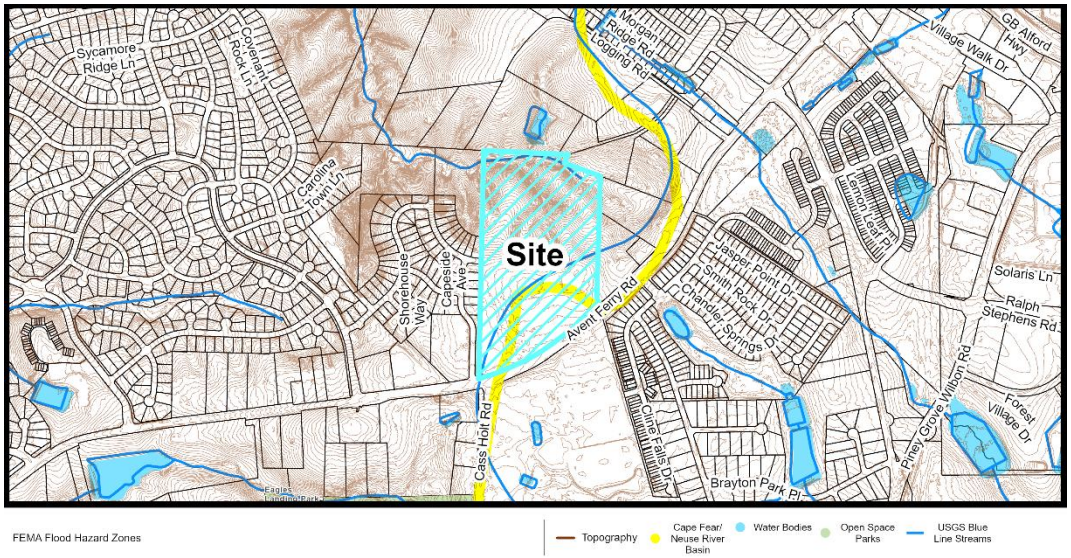
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions shown on the Major Subdivision plan are consistent with the previously approved Sewer Study and the Fire Flow Analysis.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**15% (4.99 ac.)**
Tree Preservation Area	10% (3.33 ac.)
Active Recreation Area	5% (1.66 ac.)
Urban Civic Space	0%
Flexible Space	0%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 6.83 acres of private open space on-site, including 16% Tree Preservation (5.35 acres) and 6% Active Recreation Area (2.09 acres). Tree preservation is primarily along the stream corridors on the northern portion of the site. Trees are also preserved along the western property line to create an undisturbed buffer for existing homes in the adjacent subdivision. A pool, pickleball courts, and other amenities are proposed in a central amenity area.

Stormwater:

The project is located within the Neuse and Cape Fear River Basins and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed Major Subdivision meets the requirements of the Natural Resources and Open Space regulations per the Unified Development Ordinance and Conditional Zoning District. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This site has been designed to minimize impacts to existing environmental features and is consistent with the Comprehensive Plan.

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and the Mixed Use Residential Conditional Zoning District (24-REZ-03 Graham Wood Rezoning).

Development Standards Summary

Development Standards (UDO Section 2 & 24-REZ-03):

Density	**Standard**	**Proposed**
Maximum Density	2.9 units/acre	2.7 units/acre

Minimum Lot Width at Setback Line	**Standard**	**Proposed**
Attached Dwelling Minimum	28'	28'
Detached Dwelling Minimum	53'	53'

Minimum Lot Frontage for a Driveway	**Standard**	**Proposed**
Lots with a Front Facing Driveway	53'	53'

Building Placement	**Standard**	**Proposed**
Front Setback Maximum	20'	20'
Side Setback Maximum	5'	5'
Rear Setback Maximum	20'	20'

Building Height	**Standard**	**Proposed**
Primary Structure Maximum	35'	35'
Accessory Structure Maximum	25'	25'

Landscaping (UDO Section 5 & 24-REZ-03):

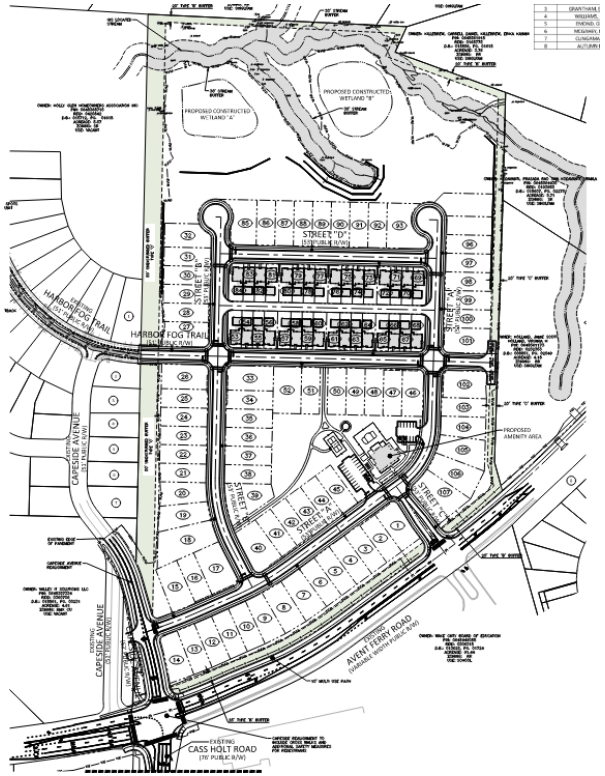
	Standard	**Proposed**
Perimeter Buffers		
North	20' Type B Semi-opaque	20' Type B Semi-opaque
West	50' Type C Opaque	50' Type C Opaque
South	25' Type B Semi-opaque	25' Type B Semi-opaque
East	20' Type B Semi-opaque	20' Type C Opaque

Development Standards Information (cont.)

Additional Standards – 24-REZ-03

Standard	Proposed
Residential Façade Standards	• Primary Facades shall consist of 60% Type 1 Materials • Primary Facades will include a masonry watertable along the entire front of the building • Type 3 Materials only for accents, no more than 10% of a Primary Façade • Variation of elevation types, no detached dwelling with identical façade next to or across from each other

Proposed Site Design (UDO Section 8 and Conditional Zoning District)



Site Design Highlights

- 107 Total Units (75 detached, 32 attached)
- Centralized open space with amenity center, pool, and pickleball courts
- Realignment of Capeside Avenue at the Avent Ferry Road/Cass Holt Road intersection
- Connection to Holly Glen at Harbor Fog Trail

Development Standards Information (cont.)

Building Elevations (UDO Section 8 and Conditional Zoning District)

Attached Dwelling Highlights

- Rear-Loaded townhomes, with detached garage in the alley
- Interior courtyard area between home and garage
- Primarily brick façade facing street

Amenity Center Highlights

- Viewshed of building when entering subdivision from Avent Ferry Road
- Includes swimming pool, firepit, and pickleball
- Centrally located for all residents

Development Standards Staff Analysis

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The proposed Courtyards at Holly Grove Major Subdivision is overall consistent with the UDO and Mixed-Use Residential Conditional Zoning District. As part of the Conditional Zoning District, the applicant was required to submit a Rezoning Plan and a Design Manual, outlining the general layout of the site and any modified standards. Upon the rezoning approval, the modified standards became the requirements of the district. These standards have been demonstrated to be met with this Major Subdivision, with all required buffers and setbacks. The Major Subdivision's Amenity Center has also been included on the plan set, also meeting all requirements of the Design Manual and UDO.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance	☒ Consistent ☐ Inconsistent

Major Subdivision Plan Staff Analysis
The applicant must demonstrate that the proposed Major Subdivision Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Major Subdivision Plan complies with minimum requirements specified in the approved Mixed-Use Residential Conditional Zoning District, Town adopted land development policies, and all ordinances.

Through discussions with applicant during the Major Subdivision Plan process, an opportunity was highlighted where an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd could have an impact on the road improvements associated with this project. The Town of Holly Springs staff and the developer have met to discuss the best way to address any potential impacts and will be moving forward with an amendment to the Development Agreement. The proposed terms are expected to focus on a mutually beneficial approach that maintains the goals of pedestrian safety and transportation needs of the corridor.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on March 5, 2024
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry, Chris Deshazor

Project Representatives: Michael Kemp with Epcon Communities, Laura Holloman with McAdams, Jason Barron with Morningstar Law Group, and the property owner Graham Wood.

Summary of Discussion:

- The Neighborhood Center Future Land Use Character Area
- Appropriate Zoning Districts compatible with a Neighborhood Center
- Sewer Capacity
- Avent Ferry Rd/Capeside Ave Road Improvements
- Project as a 55+ Community
- The site within a Park Search Area
- Progressive Care within the site
- Possibility of Commercial within the project, concerns with no commercial provided, potential commercial uses if provided
- Possible greenway connections with ADA compliance and acquisition feasibility
- Potential prices of proposed homes

Neighborhood Meeting
The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 3/27/2025
Summary of Issues:

- Traffic Calming is needed at Harbor Fog trail and Capeside, as Capeside is used by parents to pick up and drop off their children for school
- Road widening along Avent Ferry Road
- Restrictions on residents using the new Street "C" during school release and drop-off (the applicant noted that a potential option was to have officer's directing traffic)
- Pedestrian visibility measures for school walkers at the Capeside intersection and during construction
- Impacts to neighboring properties and streets during construction and timing of construction

Planning Board Consideration & Action

Planning Board Meeting Date: 10/28/2025

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Application Modifications

The following modifications have been made to the application as a result of feedback received from the Planning Board:

- None

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Major Subdivision Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

Potential Major Subdivision Plan Petition Motion

Adopt Resolution #25-43 to make and accept Findings of Fact for and to approve / deny Major Subdivision Plan 25-MAS-02.

Resolution No. 25-43
Date Submitted: November 18, 2025
Date Adopted: November 18, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS / DENY MAJOR SUBDIVISION PLAN 25-MAS-02; FOR THE COURTYARDS AT HOLLY GROVE

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in March 2022; and

WHEREAS, pursuant to NCGS §§160D 403 and Chapter 11 of the Town of Holly Springs UDO, the Town Council of Holly Springs ("Town Council") has the authority to grant approval of Development Plans if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision.

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Applicant's written findings of fact into the minutes (Exhibit A), have received site plans, and have considered conditions of approval (Exhibit B) for the following requested Major Subdivision Plan:

Major Subdivision Plan 25-MAS-02: A Major Subdivision for 107 Residential Units, including 75 Detached and 32 Attached Dwellings, on 39.34 acres, at 1432 Avent Ferry Road.

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds that the Applicant's findings of fact to be consistent with the public testimony received on the requested Major Subdivision Plan, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of additional conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan 25-MAS-02 for Courtyards at Holly Grove; as submitted by McAdams.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds the Applicant's findings of fact (Exhibit A) not consistent with the public testimony received on the requested Major Subdivision Plan, and therefore the Town Council reaches conclusions independently (Exhibit C).

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to deny Major Subdivision Plan 25-MAS-02 for Courtyards at Holly Grove; as submitted by McAdams.

Adopted by the Holly Springs Town Council on this, the 18th day of NOVEMBER, 2025.

Town of Holly Springs by **ATTEST**:

_____ _____

Sean Mayefskie, Mayor Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN 25-MAS-02 FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the MXR zoning district and is consistent with the existing development in the area. The MXR district in the Town is one that seeks to encourage highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of smaller lot single-family and townhome homes for seniors/empty nesters, designed to be accessible with an amenity center for residents to enjoy. The proposed project plans for 107 residential units. Significant efforts to mitigate impacts to adjacent properties as part of this development. These efforts include: realigning Capeside Avenue to ensure a safer and more efficient intersection with Avent Ferry Road. Additionally, enhanced buffers and screening will be provided along the western property line. Multi-use path and greenway connections are also proposed to be provided along Avent Ferry and Cass Holt Road, to provide pedestrian connections to existing and future town parks.

Criterion 2: The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas. Additionally, the development will provide sidepath and greenway access along both Avent Ferry Road and Cass Holt Road, providing convenient pedestrian access to future and existing Town parks for residents of the proposed development and for the Town as a whole.

Criterion 3: The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed development will extend public utilities to the site and provide a pump station. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO.

Criterion 4: The proposed development enhances the public realm by providing open space and amenities onsite, as well as by providing pedestrian connections- in the form of greenways and sidepaths- along both Avent Ferry and Cass Holt Roads. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection. Holly Grove Elementary, Middle, and Holly Springs High School are located on the same parcel at the intersection of Cass Holt Road and Avent Ferry Road. The 2019 SouthWest Area Study (SWAS) concludes that the current state of this intersection makes walking and biking to school unsafe. The SWAS calls out the need to improve this intersection and specifically states that "Avent Ferry/Cass Holt/Capeside should be realigned for a 4-way intersection (remove the offset)."

Criterion 5: The proposed development provides a use for this location that mitigates concerns with new development in this area: traffic and school impacts. The proposed development proposes a community for seniors that will have very little impact on traffic – especially during peak hours – and schools. Moreover, this age restricted development will provide for the first time an age-in-place opportunity for the many residents of Holly Glen, who will have the option of moving into a smaller lot community for seniors within close proximity to their current homes. In addition to the foregoing, the proposed project includes the realignment of Capeside Avenue, an improvement that will finally resolve the conflicts presented with the current intersection of Capeside, Avent Ferry and Cass Holt. This will increase the safety of motorists and pedestrians alike. While this is a senior community that will be generating very few school age children, the public benefit derived from the improvement to this intersection specifically addresses the Town's priority with Wake County and the Wake County Public School System, fostering a much safer environment for school age children in Holly Glen to bike or walk to school. The proposed development is

aligned with the recently approved rezoning for the site which is consistent with the Future Land Use Map (“FLUM”) classification of the property as a Neighborhood Center.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN 25-MAS-02 CONDITIONS OF APPROVAL / ***(This portion to be removed if vote to Deny)***

1. Pavement resurfacing will be required to be in accordance with TOHS standards along the Harbor Fog Trail sewer relocation.
2. All previous conditions of approval for *Rezoning* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
3. Prior to being scheduled for Town Council, the Development Agreement associated with this major subdivision plan must be finalized.
4. Fees invoiced from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the Civil Construction Drawings.
6. There is an upcoming State Transportation Improvement Program (STIP) project to widen Avent Ferry Road from Ralph Stephens Rd to Cass Holt Rd. The applicant has been working with Staff to ensure the road improvements required by their development remain cohesive with the upcoming STIP project as will be outlined in a proposed Development Agreement. This agreement must be finalized prior to being scheduled for Town Council.
7. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
8. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. This development is responsible for the design and installation of the identified pedestrian facilities at the intersection of Avent Ferry Road/Cass Holt Road.
10. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Avent Ferry Road/Cass Holt Road. Continue to monitor this intersection for signalization.
11. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
12. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
13. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
14. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
15. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
16. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
17. Final horizontal and vertical design of the offsite sidepath connections along Avert Ferry Rd and Cass Holt Rd must be finalized prior to first Civil Construction Drawing submittal.

18. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
19. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
20. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
21. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
22. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
23. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation.
24. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
25. As currently shown in sheets L5.02, there are street trees located within sight distance triangles at the intersections of harbor fog trail/street "a" and harbor fog trail/street "B". Before approval of construction drawings, further coordination with staff shall be required to determine whether these trees will be relocated or removed.
26. Before approval of construction drawings, further coordination between Duke Energy and McAdams will be required to address conflicts between proposed lighting, site elements, and street trees.
27. Before approval of construction drawings, an alternate landscape plan will be provided that has all trees proposed in street tree easements highlighted so Town of Holly Springs staff can understand where these will be placed.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Criterion 1: X No additional findings

Criterion 2: X No additional findings

Criterion 3: X No additional findings

Criterion 4: X No additional findings

Criterion 5: X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

X No additional conditions of approval

Planning Board Meeting Date: 10/28/2025

Per NCGS §160D-301(b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Major Subdivision Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

The Planning Board discussed the following issues and concerns:
- Timing of applicant and North Carolina Department of Transportation (NCDOT) road improvements along Avent Ferry Road, understanding Town/Applicant coordination
- Traffic differences between 55+ age-restricted communities vs. non-restricted
- Measures provided to increase pedestrian safety at intersection

Major Subdivision Plan Motion
Motion to recommend that the Town Council approve Major Subdivision Plan 25-MAS-03 for the Courtyards at Holly Grove as submitted by McAdams, dated Revised 10/10/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

The Planning Board voted in favor of the recommendation (7 - 0) [2 absent]

Those voting against the motion:
- N/A

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 29, 2024

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 05/03/2024
- Name of development: Wood Property
- Address of rezoning: 1432 Avent Ferry Rd (PINs): 0648464185 (portion)
- Total number of proposed residential units: 114 Dwelling Units (A Declaration of Covenants, Conditions, and Restrictions requires that at least eighty percent (80%) of all occupied units shall have as a resident at least one-person age 55 or older)
- Type(s) of residential units proposed: 70 Detached Dwelling Units and 44 Attached Dwelling Units

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Kate Murdoch	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919.361.5000	E-Mail: murdoch@mcadamsco.com
Design Professional	
Name: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919.361.5000	E-Mail: Holloman@mcadamsco.com
Developer	
Name: Juan Montes	Company: Epcon Communites
Mailing Address: 5440 Wade Park Blvd, Suite 101	
City, State, Zip: Raleigh, NC 27607	
Telephone: 336.423.2967	E-Mail: jmontes@epconcummunities.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Jack Ritchie	Company: McAdams
Mailing Address: 621 Hillsborough Street Suite 500	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919.361.5000	E-Mail: Ritchie@mcadamsco.com
Financially Responsible Party (REQUIRED)	
Name: Same as Developer	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Graham Wood	Company:
Mailing Address: 480 Tavern Circle	
City, State, Zip: Sandy Springs, GA 30350-4455	
Telephone:	E-Mail: gwood840@mac.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Courtyards at Holly Grove
PUD/Master Plan or Subdivision	Subdivision
Shopping Center or Lot #	n/a
Project Location *Use street address. If none, use closest intersection*	1432 Avent Ferry Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648464144
Real Estate ID	0003854
Project Acreage	39.24 Partial Parcel? ☐ Yes ☐ No
Current Zoning	MXR-CD
Proposed Use	Residential
Open Space	☐ Dedication ☐ Fee-in-lieu ☑ Combination ☐ N/A
Waivers Requested	☐ No ☑ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	-
Sketch Plan Review (pre-submittal) Meeting Date:	3/25/2025
Water Resource Management Program (WRMP)	WRMP Priority Level ☑ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: Date:

Kate Murdoch

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Graham H. Wood who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0648464144	

and does hereby authorize Laura Holloman/McAdams Company to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Signature of Owner
Graham H Wood
480 Tavern Cir
Sandy Springs, GA 30350

Sworn to or affirmed and subscribed before me this 26 day of March, 2025.

NOTARY PUBLIC:

Official Signature of Notary

Michelle Cathey, Notary Public
Print Name

My commission expires: 7-16-2028

(Official Seal)

MICHELLE CATHEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 16, 2028

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	03 27 2025
Meeting Time:	5:30 - 6:30 p.m.
Meeting Location:	Virtual - Zoom platform

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached

Changes made to the Petition as a result of the meeting:

N/A

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature: Date: May 6, 2025

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: March 17, 2025

Re: Notice of neighborhood meeting to discuss Development Plan for property located at 1432 Avent Ferry Road, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property is approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, which plans to submit a Development Plan to the Town of Holly Springs for the above-referenced Property. You are receiving this notice because you own property within 500 feet of the Property and, per the Town's Unified Development Ordinance, you are entitled to notice of a pending Development Plan. The Property subject to the Development Plan, along with the properties within 500 feet are highlighted in yellow on the context map included with this mailing.

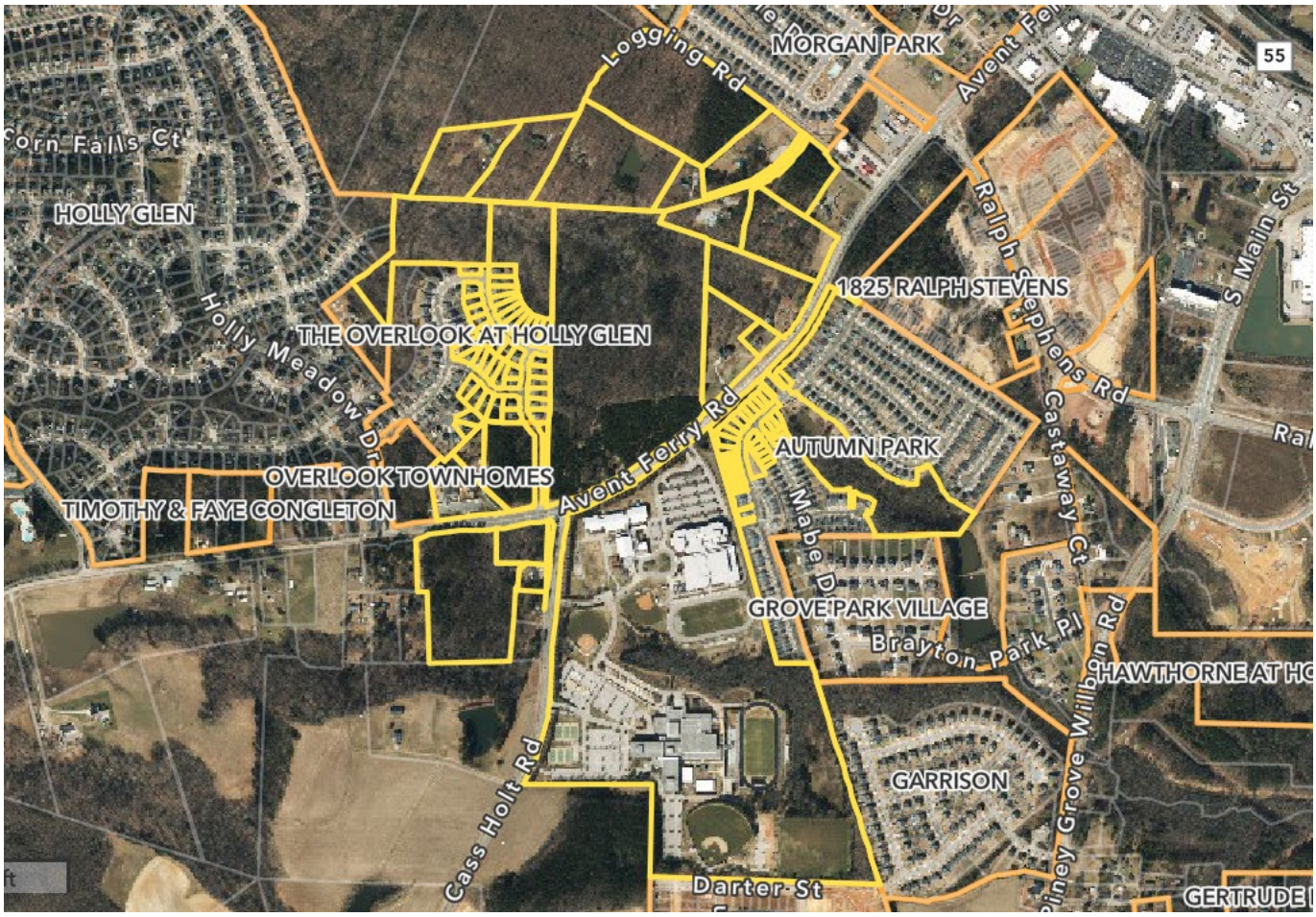
The purpose of the Development Plan is to facilitate the development of an age-restricted single family and townhome community with associated amenities and open space consistent with the zoning for the Property as approved by the Town of Holly Springs.

We will hold a virtual neighborhood meeting on **Thursday, March 27, 2025, from 5:30 p.m. – 6:30 p.m.** via Zoom. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


MORGAN PARK
Logging Rd
Avent Ferry Rd
55
HOLLY GLEN
Holly Meadow Dr
THE OVERLOOK AT HOLLY GLEN
1825 RALPH STEVENS
Ralph Stephens Rd
S Main St
AUTUMN PARK
Castaway Ct
OVERLOOK TOWNHOMES
TIMOTHY & FAYE CONGLETON
Avent Ferry Rd
Mabe Dr
GROVE PARK VILLAGE
Brayton Park Pl
Willbon Rd
HAWTHORNE AT HO
GARRISON
Cass Holt Rd
Darter St
GERTRUDE

How to Participate in the March 27, 2025 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/03272025 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.) You may also register using the QR Code below.
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

REGISTRATION QR CODE

    - Webinar ID: 892 4600 2734
    - Passcode: 288659
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

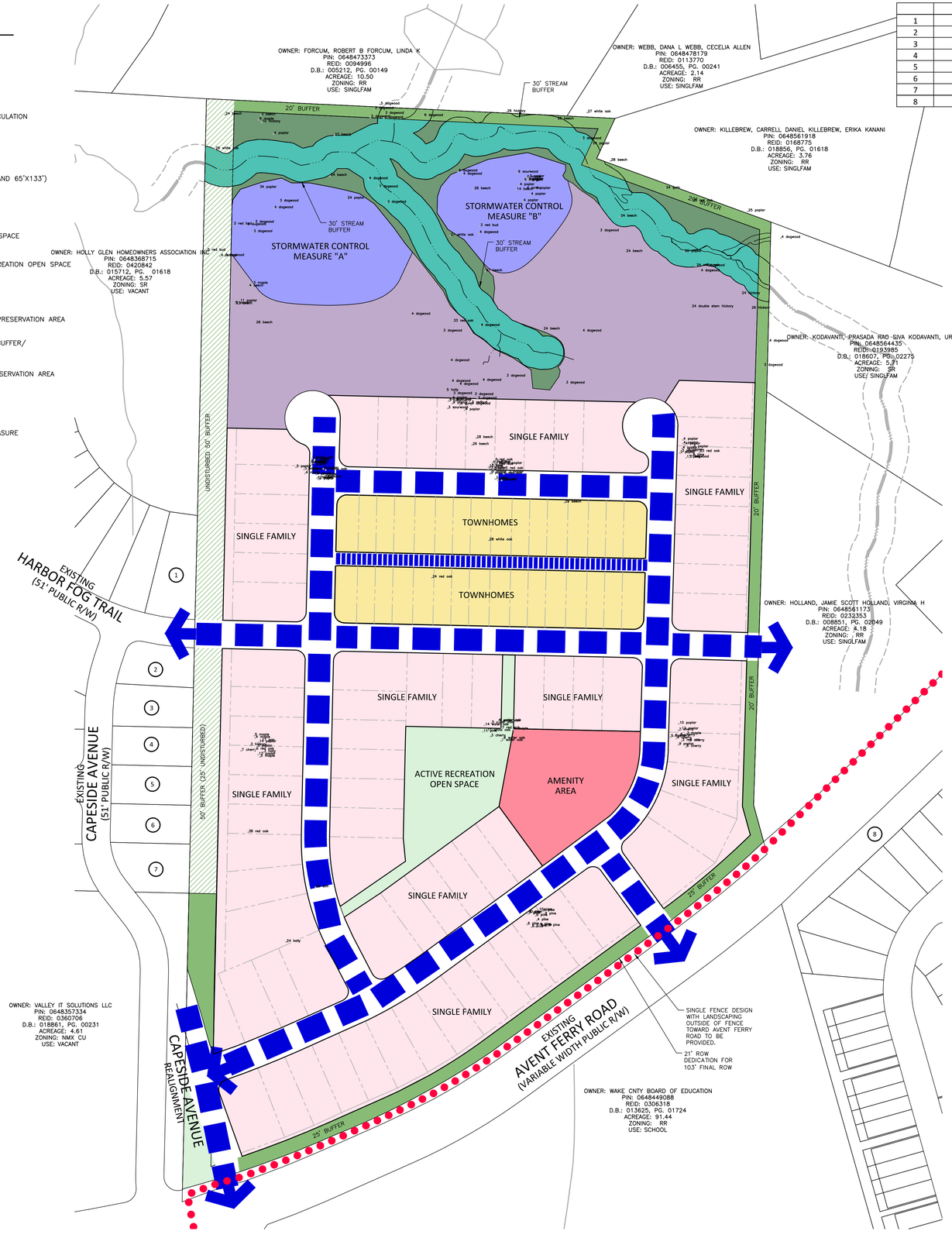
During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07.12. 2024	REVISION PER TOHS COMMENTS
2	08. 16. 2024	REVISION PER TOHS COMMENTS
3	09. 13. 2024	REVISION PER TOHS COMMENTS
4	10.11. 2024	REVISION PER TOHS COMMENTS
5	11.08. 2024	REVISION PER TOHS COMMENTS
6	12.13. 2024	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

X:\Projects\EPC\EPC23001\04-Production\Engineering\Exhibits\Tree Survey Concept Plan\EPC23001-E1.dwg, 1/16/2025 4:09:16 PM, Ashley Abbott

Attendee Report

Report Ger 3/27/2025 18:55

Topic	Webinar ID	Actual Start Time	Actual Duration (mi	# Registered	# Cancelled	Unique Vie
1432 Aven	892 4600 2734	3/27/2025 17:25	66	13	0	7

Host Details

Attended	User Name (Original Na	Email	Join Time	Leave Time	Time in Session (m	Is Guest
Yes	Jason Barron	jbarron@Morningstarlawgroup.c	3/27/2025 17:25	3/27/2025 18:30	66	No

Panelist Details

Attended	User Name (Original Na	Email	Join Time	Leave Time	Time in Session (m	Is Guest
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.(	3/27/2025 17:28	3/27/2025 18:30	62	No
Yes	Hunter Winstead	hwinstead@morningstarlawgrou	3/27/2025 17:25	3/27/2025 18:30	65	Yes
Yes	Laura Holloman	Holloman@mcadamsco.com	3/27/2025 17:26	3/27/2025 18:30	65	Yes
Yes	Sarah Van Every	vanevery@mcadamsco.com	3/27/2025 17:26	3/27/2025 18:06	40	Yes
Yes	Michelle Podeszwa (Mi	vanevery@mcadamsco.com	3/27/2025 17:30	3/27/2025 18:05	36	Yes
Yes	Michael Kemp	vanevery@mcadamsco.com	3/27/2025 17:30	3/27/2025 18:30	60	Yes
Yes	Michael Kemp	vanevery@mcadamsco.com	3/27/2025 17:42	3/27/2025 18:07	26	Yes
Yes	Kate Murdoch	murdoch@mcadamsco.com	3/27/2025 17:27	3/27/2025 18:07	40	Yes
Yes	Brandon Bielat	Bielat@mcadamsco.com	3/27/2025 17:34	3/27/2025 18:05	32	Yes

Attendee Details

Attended	User Name (Original Na	First Name	Last Name	Email	Registration Time	Approval S
No	Diane	Diane	Santomauro	dcsantomauro@gmail.com	3/21/2025 16:35	approved
Yes	Russ Munisteri	Russ	Munisteri	munruss@gmail.com	3/22/2025 13:05	approved
No	Krishna	Krishna	Kodali	krishna.m.kodali@gmail.com	3/22/2025 18:43	approved
No	Lisa	Lisa	Hale	lnardozzi@yahoo.com	3/24/2025 9:20	approved
Yes	Shiv S Nunna	Shiv	S Nunna	nunnarealty@gmail.com	3/24/2025 12:17	approved
Yes	Shiv Shankar's Notetak	Shiv	S Nunna	nunnarealty@gmail.com		
Yes	Shiv Shankar's Notetak	Shiv	S Nunna	nunnarealty@gmail.com		
No	Venkat	Venkat	Jammi	jammiv@gmail.com	3/24/2025 12:19	approved
No	Ravi Kiran	Ravi Kiran	Tangirala	rtangirala@gmail.com	3/24/2025 12:20	approved
No	Nathalie	Nathalie	Clingaman	Nathalie.Clingaman@gmail.com	3/26/2025 16:10	approved
Yes	Willis Clingaman	Willis	Clingaman	willis.clingaman@gmail.com	3/26/2025 19:40	approved
Yes	Jennifer Johnson	Jennifer	Johnson	J.traficanti@gmail.com	3/27/2025 5:27	approved
Yes	Jennifer Johnson	Jennifer	Johnson	J.traficanti@gmail.com		

Yes	Prasada Kodavanti	Prasada		Kodavanti	prasadkodavanti@yahoo.com	3/27/2025 8:24	approved
Yes	Brandon Bielat	Brandon		Bielat	Bielat@mcadamsco.com	3/27/2025 17:01	approved
Yes	Michael McGahey	Michael		McGahey	mikemcgahey@hotmail.com	3/27/2025 17:20	approved

Total Users	Max Concurrent Vi	Enable Registration
20	7	Yes

Country/Region Name
United States

Country/Region Name
United States
United States
United States
United States
United States
United States
United States
United States
United States

Join Time	Leave Time	Time in Se:	Is Guest	Country/Region Name
--	--	--	--	
3/27/2025 17:32	3/27/2025 17:52	20	Yes	United States
--	--	--	--	
--	--	--	--	
3/27/2025 17:32	3/27/2025 18:06	34	Yes	United States
3/27/2025 17:32	3/27/2025 17:32	1	Yes	United States
3/27/2025 17:32	3/27/2025 18:30	58	Yes	United States
--	--	--	--	
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3/27/2025 17:34	3/27/2025 18:30	57	Yes	United States
3/27/2025 17:33	3/27/2025 18:16	43	Yes	United States
3/27/2025 18:16	3/27/2025 18:30	14	Yes	United States

3/27/2025 17:42	3/27/2025 18:09	28	Yes	United States
3/27/2025 17:32	3/27/2025 17:34	3	Yes	United States
3/27/2025 17:36	3/27/2025 18:00	25	Yes	United States

Graham Wood Property Development Plan | Neighborhood Meeting Report

March 27, 2025

The applicant provided a summary of the Town of Holly Springs development plan approval process and discussed the site overview, recently approved zoning, proposed concept plan presented in the rezoning case, and presently proposed development plan. The applicant explained that the proposed development plan is in the very early stage and subject to alteration as the approval process moves forward. The applicant mentioned that input from community members on potential adjustments is welcomed.

The applicant presented various aspects of the proposed development plan. The applicant walked through the proposed realignment of Capeside, reemphasized the applicant's commitment to safety, and expressed that the realignment work would be complete prior to any certificates of occupancy being issued.

Participant asked what measures will be taken to calm traffic at Harbor Fog trail and Capeside.

Response: No discussion about this matter yet but will discuss potential solutions in the future.

Participant noted that Capeside is usually used by parents to pick up and drop off their children for school.

Response: Thank you for that insight. We will consider that note moving forward.

Participant asked what will be done on Avent Ferry across from the school.

Response: Avent Ferry will be widened along the property frontage. Anticipated to be full movement access

Participant asked if there will be any restrictions on residents using Street C onto Avent Ferry during school release and dropoff hours.

Response: Thank you for that insight. We will consider that note moving forward. A potential option would be to have officer's directing traffic.

Participant asked what pedestrian visibility measures will be put in place for school walkers at the Capeside intersection.

Response: We will have the conversation with the Town but have not discussed yet.

Participant asked how residents can hear updates on more formal plans.

Response: Morningstar Law Group can communicate directly with residents via email. Epcon is also open to direct communication with neighbors.

Participant asked what plans will be put in place for maintaining pedestrian visibility during construction.

Response: We don't have the answer today, but will consider this point moving forward.

Participant asked if Capeside will be closed during construction.

Response: No, at most it would be closed for about a day.

Participant asked who the primary contact would be at the DOT.

Response: The district engineer, Montell Sparrow.

Participant noted that she owns the first house coming in on Capeside and asked how close (in feet) before construction starts near her house.

Response: Based on the very early-stage, rough drawing, the distance appears to be around thirty-five feet (35').

Participant asked when construction on Capeside might begin.

Response: Roughly 18-24 months. The infrastructure work will be done first.

The Applicant thanked all the attendees for their contributions and closed the meeting.

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

See attached.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

See attached.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

See attached.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

See attached.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

See attached.

May 8, 2025

Wood Property Development Plan Findings of Fact

The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

RESPONSE

- The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the MXR zoning district and is consistent with the existing development in the area. The MXR district in the Town is one that seeks to encourage highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of smaller lot single-family and townhome homes for seniors/empty nesters, designed to be accessible with an amenity center for residents to enjoy. The proposed project plans for 107 residential units. Significant efforts to mitigate impacts to adjacent properties as part of this development. These efforts include: realigning Capeside Drive to ensure a safer and more efficient intersection with Avent Ferry Road. Additionally, enhanced buffers and screening will be provided along the western property line. Multi-use path and greenway connections are also proposed to be provided along Avent Ferry and Cass Holt Road, to provide pedestrian connections to existing and future town parks.

The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

RESPONSE

- The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas. Additionally, the development will provide sidepath and greenway access along both Avent Ferry Road and Cass Holt Road, providing convenient pedestrian access to future and existing Town parks for residents of the proposed development and for the Town as a whole.

The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

RESPONSE

- The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. The proposed development will extend public utilities to the site and provide a pump station. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO.

The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

RESPONSE

- The proposed development enhances the public realm by providing open space and amenities onsite, as well as by providing pedestrian connections- in the form of greenways and sidepaths- along both Avent Ferry and Cass Holt Roads. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection. Holly Grove Elementary, Middle, and Holly Springs High School are located on the same parcel at the intersection of Cass Holt Road and Avent Ferry Road. The 2019 SouthWest Area Study (SWAS) concludes that the current state of this intersection makes walking and biking to school unsafe. The SWAS calls out the need to improve this intersection and specifically states that "Avent Ferry/Cass Holt/Capeside should be realigned for a 4-way intersection (remove the offset)."

The design of the project furthers the goals and policies of the Comprehensive Plan:

RESPONSE

- The proposed development provides a use for this location that mitigates concerns with new development in this area: traffic and school impacts. The proposed development proposes a community for seniors that will have very little impact on traffic – especially during peak hours – and schools. Moreover, this age restricted development will provide for the first time an age-in-place opportunity for the many residents of Holly Glen, who will have the option of moving into a smaller lot community for seniors within close proximity to their current homes. In addition to the foregoing, the proposed project includes the realignment of Capeside Avenue, an improvement that will finally resolve the conflicts presented with the current intersection of Capeside, Avent Ferry and Cass Holt. This will increase the safety of motorists and pedestrians alike. While this is a senior community that will be generating very few school age children, the public benefit derived from the improvement to this intersection specifically addresses the Town's priority with Wake County and the Wake County Public School System, fostering a much safer environment for school age children in Holly Glen to bike or walk to school. The proposed development is aligned with the recently approved rezoning for the site which is consistent with the Future Land Use Map ("FLUM") classification of the property as a Neighborhood Center.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the Wake County Residential Development Notification Form online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	Laura Holloman
Company Name:	McAdams
Phone Number:	919-361-5000
E-Mail:	holloman@mcadamsco.com
PROJECT INFORMATION	
Project Name:	Courtyards at Holly Grove
Date of Subdivision Application	3/28/2025
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	1432 AVENT FERRY RD
REID(s)	0003854
PIN(s)	0648464144
Subdivision Completion Date	n/a
Projected First Occupancy Date	2027
Total Number of Units	107
Senior Living Unit Total	107
Studio Unit Total	-
1 Bedroom Unit Total	-
2 Bedroom Unit Total	-
3 Bedroom Unit Total	-
4 Bedroom Unit Total	-

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2027	Number of Units: 30
Year: 2028	Number of Units: 50
Year: 2029	Number of Units: 27
Year:	Number of Units:

Preparer's Signature: Date:

COURTYARDS AT HOLLY GROVE

1432 AVENT FERRY ROAD

HOLLY SPRINGS, NORTH CAROLINA 27540

MAJOR SUBDIVISION PLAN
25-MAS-02/PLMSPP202500085

24-REZ-03/PLRZ202400102

PROJECT NUMBER: EPC23001

DATE: MARCH 28, 2025

REVISION 1: MAY 9, 2025

REVISION 2: JUNE 20, 2025

REVISION 3: AUGUST 1, 2025

REVISION 4: AUGUST 29, 2025

REVISION 5: OCTOBER 10, 2025

ZONING CONDITIONS

1. REFERENCE WOOD PROPERTY REZONING DESIGN MANUAL AND WOOD PROPERTY DEVELOPERS AGREEMENT (REZONING CASE #PLRZ202400102)

CONDITIONS OF APPROVAL

1. AS CURRENTLY SHOWN IN SHEETS LS.02, THERE ARE STREET TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES AT THE INTERSECTIONS OF HARBOR FOG TRAIL/STREET "A" AND HARBOR FOG TRAIL/STREET "B". BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, FURTHER COORDINATION WITH STAFF SHALL BE REQUIRED TO DETERMINE WHETHER THESE TREES WILL BE RELOCATED OR REMOVED.
2. BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, FURTHER COORDINATION BETWEEN DUKE ENERGY AND MCADAMS WILL BE REQUIRED TO ADDRESS CONFLICTS BETWEEN PROPOSED LIGHTING, SITE ELEMENTS, AND STREET TREES.
3. BEFORE APPROVAL OF CONSTRUCTION DRAWINGS, AN ALTERNATE LANDSCAPE PLAN WILL BE PROVIDED THAT HAS ALL TREES PROPOSED IN STREET TREE EASEMENTS HIGHLIGHTED SO TOWN OF HOLLY SPRINGS STAFF CAN UNDERSTAND WHERE THESE WILL BE PLACED.

LOT BREAKDOWN		
TYPE	LOT NUMBERS	QUANTITY
TOWNHOME LOTS	53-84	32
SINGLE FAMILY LOTS	1-52, 85-107	75
OPEN SPACE	200	5
TOTAL		**112**

WATER RESOURCE MANAGEMENT POLICY

PRIORITY	COMMITTED ALLOCATION ELEMENTS
1	VEGETATED WETLANDS IN LIEU OF WET PONDS
2	25% INCREASE OF REQUIRED TREE PRESERVATION AREAS

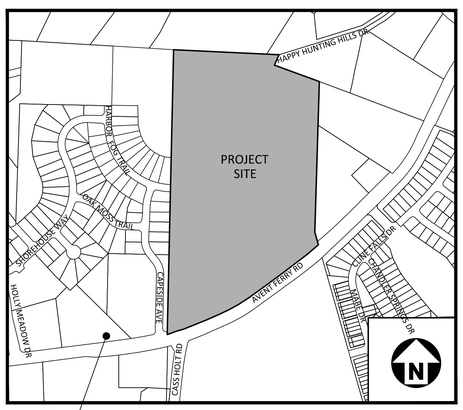
ESTIMATED WASTEWATER FLOW RATES (15A NCAC 2T .0114)

TOWNHOMES = 32 UNITS x 255 GAL PER DAY (GPD) = 8,160 GPD
SINGLE FAMILY = 75 UNITS x 255 GPD = 19,125 GPD
AMENITY AND POOL = 13 FIXTURES x 250 GPD = 3,250 GPD

TOTAL = 30,535 (AVERAGE DAILY FLOW)

30,535 GPD x 2.5 PEAKING FACTOR = **76,338 GPD (PEAK DAILY FLOW)**

76,338 GPD / 1440 MIN PER DAY = 53.01 GAL PER MIN (MIN PUMPING RATE)



MONUMENT CONTROL POINT 5725

VICINITY MAP

1" = 500'

SHEET INDEX

C0.01	PROJECT NOTES
C0.02	TYPICAL SECTIONS
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - AREA ''A''
C2.02	SITE PLAN - AREA ''B''
C2.03	SITE PLAN - AREA ''C''
C2.04	SITE PLAN - AMENITY CENTER
C2.10	OPEN SPACE AND PRESERVATION PLAN
C2.20	WB50 TURNING TEMPLATE
C3.00	OVERALL GRADING PLAN AND STORM DRAINAGE PLAN
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA ''A''
C4.02	UTILITY PLAN - AREA ''B''
C4.03	UTILITY PLAN - AREA ''C''
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA ''A''
L5.02	LANDSCAPE PLAN - AREA ''B''
L5.03	LANDSCAPE PLAN - AREA ''C''
L5.04	LANDSCAPE PLAN - AMENITY CENTER
L5.10	LANDSCAPE CALCULATIONS
L5.11	LANDSCAPE DETAILS

OFFSITE ROAD IMPROVEMENT PLANS

C7.00	PLAN AND PROFILE - AVENT FERRY ROAD
C7.01	PLAN AND PROFILE - AVENT FERRY ROAD
C7.02	PLAN AND PROFILE - AVENT FERRY ROAD
C7.03	PLAN AND PROFILE - AVENT FERRY ROAD
C7.04	PLAN AND PROFILE - AVENT FERRY ROAD
C7.05	PLAN AND PROFILE - CASS HOLT ROAD
C7.06	PLAN AND PROFILE - CAPESIDE AVENUE

GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF MAJOR SUBDIVISION PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
8. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		0648464144	0003854
DEVELOPER	EPCON COMMUNITIES			
ZONING DISTRICT	MIXED USE RESIDENTIAL CONDITIONAL ZONING DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	20' TYPE B		
	WEST	50' TYPE B		
	EAST	20' TYPE C		
	SOUTH (THOROUGHFARE)	25' TYPE B		
DWELLING UNITS	107 (32 TOWNHOMES, 75 SINGLE FAMILY)			
BIKE PARKING	REQUIRED	5		
	PROVIDED	5		
PARKING	TOWNHOME	REQUIRED	64 (32 UNITS, 2 SPACES / UNIT) 7 (10% GUEST SPACES)	
		PROVIDED	64 (DRIVEWAY & GARAGE) 7 GUEST SPACES (AT AMENITY)	
	SINGLE FAMILY	REQUIRED	150 (75 UNITS, 2 SPACES / UNIT)	
		PROVIDED	150 (DRIVEWAY & GARAGE)	
	AMENITY	REQUIRED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)	
		PROVIDED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)	
DENSITY	ALLOWED	15 DU/AC		
	PROVIDED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	ONSITE PRIVATE OPEN SPACE	REQUIRED	4.99 AC (15%)	
		PROVIDED	6.83 AC (20%)	
	TREE PRESERVATION AREA	REQUIRED	3.33 AC (10%)	
		PROVIDED	5.35 AC (16%)	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.66 AC (5%)	
		PROVIDED	2.09 AC (6%)	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER		5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS		0' MINIMUM	
	REAR		20' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		28' MINIMUM	
	DETACHED DWELLINGS		53' MINIMUM	
	OTHER USES		60' MINIMUM	
	FRONT FACING DRIVEWAYS		53' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES		35' MAXIMUM	
	ACCESSORY STRUCTURES		25' MAXIMUM	

SUPPLEMENTAL PLANS

A.201,A.202,A.203	REAR LOADED COLOR PALETTE AND BUILDING ELEVATIONS
A.201,A.202	AMENITY BUILDING COLOR PALETTE AND BUILDING ELEVATIONS
A.101	MAIL KIOSK BUILDING ELEVATIONS
25-0204A	DUKE ENERGY LIGHTING PLAN I
25-0204A	DUKE ENERGY LIGHTING PLAN II

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
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Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CONTACT

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Mayo@mcadamsco.com
PHONE: 919.361.5000

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 CHRISTOPHER LEE NEES ASHLEY C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08.01.2025	REVISION PER TOHS COMMENTS
4	08.29.2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

MAJOR SUBDIVISION PLAN FOR:

COURTYARDS AT HOLLY GROVE
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: EPC23001

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-CS1.dwg, 10/10/2025 9:07:24 AM, Ashley Abbott

GENERAL NOTES (FOR RESIDENTIAL DEVELOPMENT)

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY SOIL & ENVIRONMENTAL CONSULTANTS. PA.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THE JOHN R MCADAMS COMPANY, INC.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY THE JOHN R MCADAMS COMPANY, INC.
7. ALL STREETS SHALL BE PUBLIC UNLESS NOTED OTHERWISE.
8. THE HOA SHALL MAINTAIN THE OPEN SPACE AND ALL LANDSCAPING IN COMMON AREAS.
9. THE MINIMUM DRIVEWAY LENGTH FOR A FRONT LOAD 2-CAR GARAGE IS 25'.
10. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
11. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
12. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
13. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
14. ALL MAIL KIOSKS WILL REQUIRE UDO PERMIT PRIOR TO CONSTRUCTION.
15. ALL POWER SERVICES INCLUDING THE EXISTING POWER ALONG CASS HOLT ROAD WILL BE UNDERGROUND.
16. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
17. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
18. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
19. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. AND THAT INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
20. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
21. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
22. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
2. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
3. SOLID WASTE IS TO BE PROVIDED BY CURB SIDE PICKUP.
4. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
14. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/W'S).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

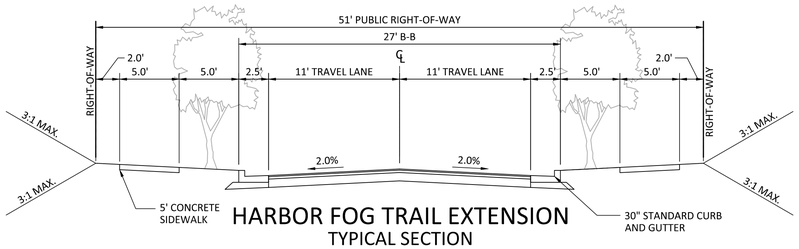
EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

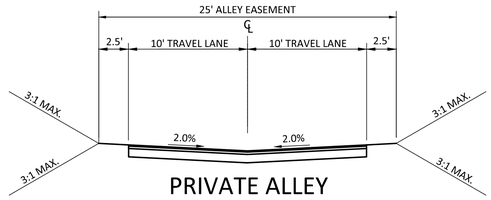
EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
5. FOR ANY LAND-DIST

Harbor Fog Trail Extension - Typical Street Section – 51' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	51'	51'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	5'	5'

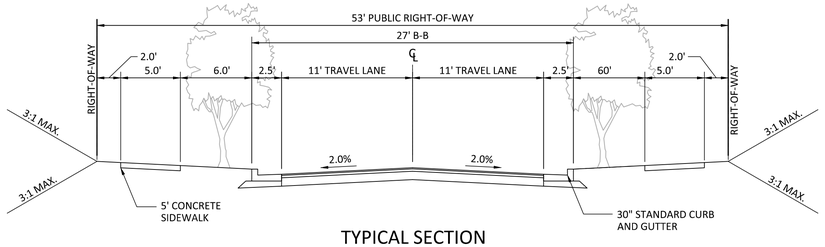


HARBOR FOG TRAIL EXTENSION
TYPICAL SECTION
(51' R/W, 27' B-B)



PRIVATE ALLEY
TYPICAL SECTION
(25' ALLEY)

Typical Street Section – Residential Street - No On Street Parking – 53' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	53'	53'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	6'	6'
On-Street Parking	---	---
Sidewalk	5'	5'



TYPICAL SECTION
NO ON-STREET PARKING
(53' R/W, 27' B-B)

NOTES

1. CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL
2. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

AVENT FERRY ROAD

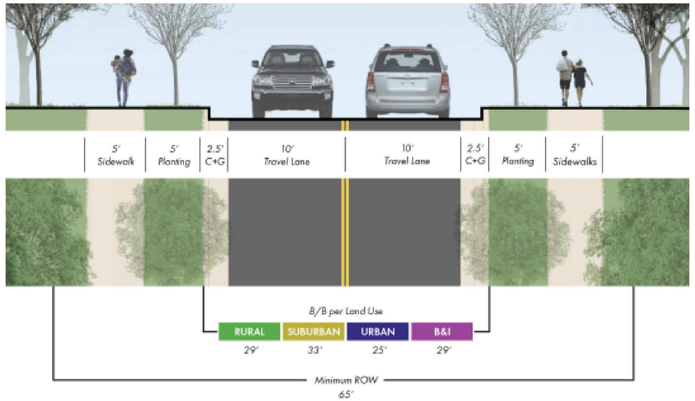
T-4A Minimum

T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

AVENT FERRY ROAD - SUBURBAN
TYPICAL SECTION
NOT TO SCALE

CAPESIDE AVENUE

LC-2A Minimum



L-2A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

CAPESIDE AVENUE - URBAN
TYPICAL SECTION
NOT TO SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	
DATE	03. 28. 2025

SHEET

TYPICAL SECTIONS

C0.02

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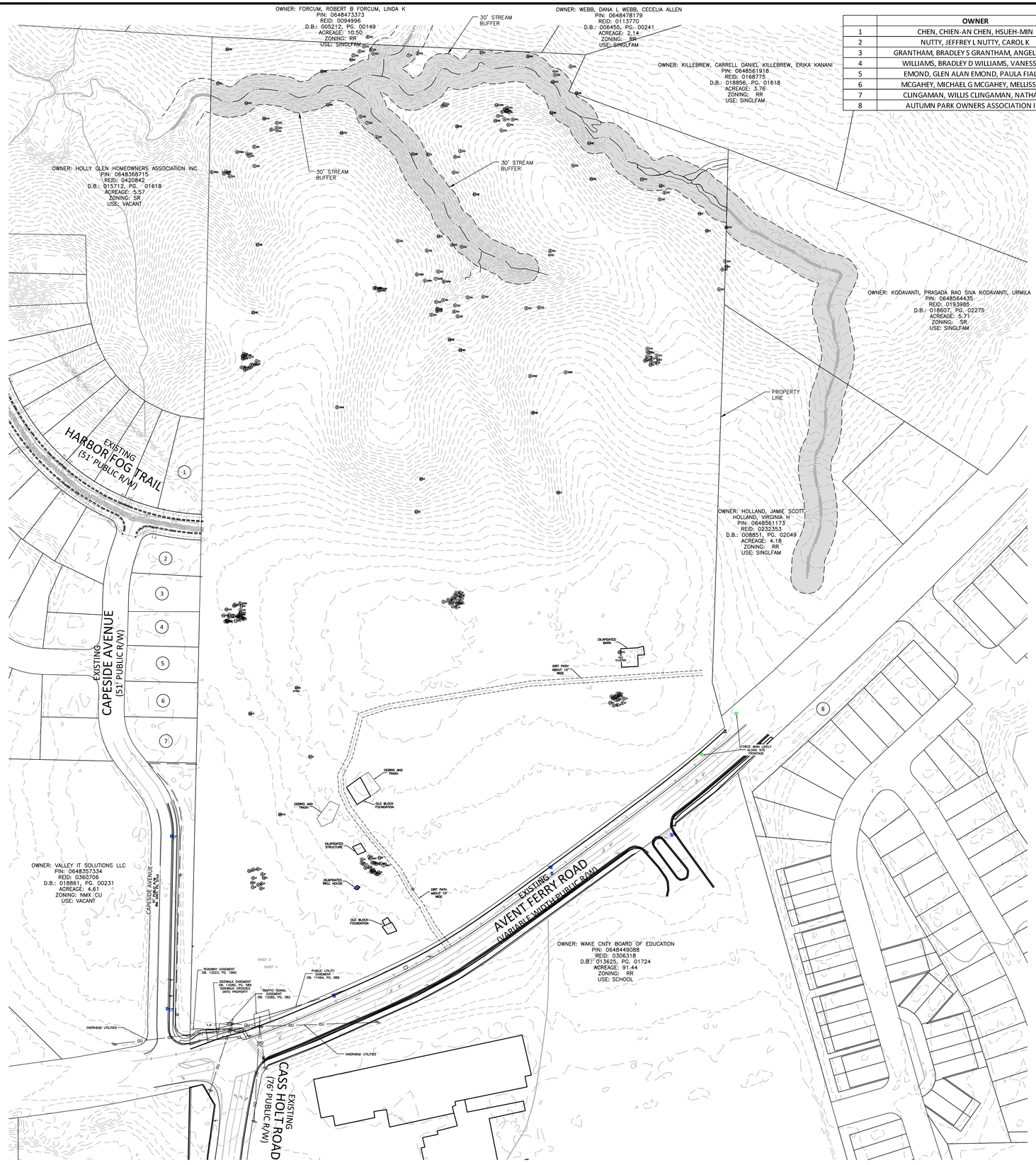

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

TREE LEGEND

- BE BEECH
- CH CHERRY
- DG DOGWOOD
- E ELM
- G SWEETGUM
- H HICKORY
- HO HOLLY
- M MAPLE
- O OAK
- P PINE
- PO POPLAR
- RDB REDBUD
- SRW SOURWOOD
- WNT WALNUT
- DIAMETER INCH AT BREAST HEIGHT
- TYPE OF TREE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Raleigh, NC 27603
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EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
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4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

EXISTING CONDITIONS
C1.00

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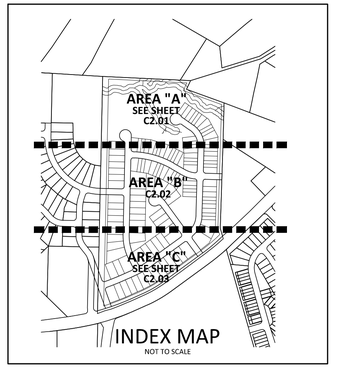
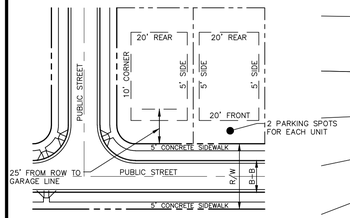
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE LEGEND

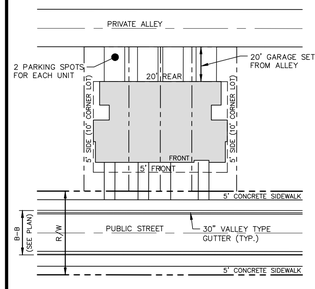
- SIGNAGE
- POWER PLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN (XX) — ACCESSIBLE PARKING STALL; VAN ACCESSIBLE PARKING STALL; PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER BUFFER



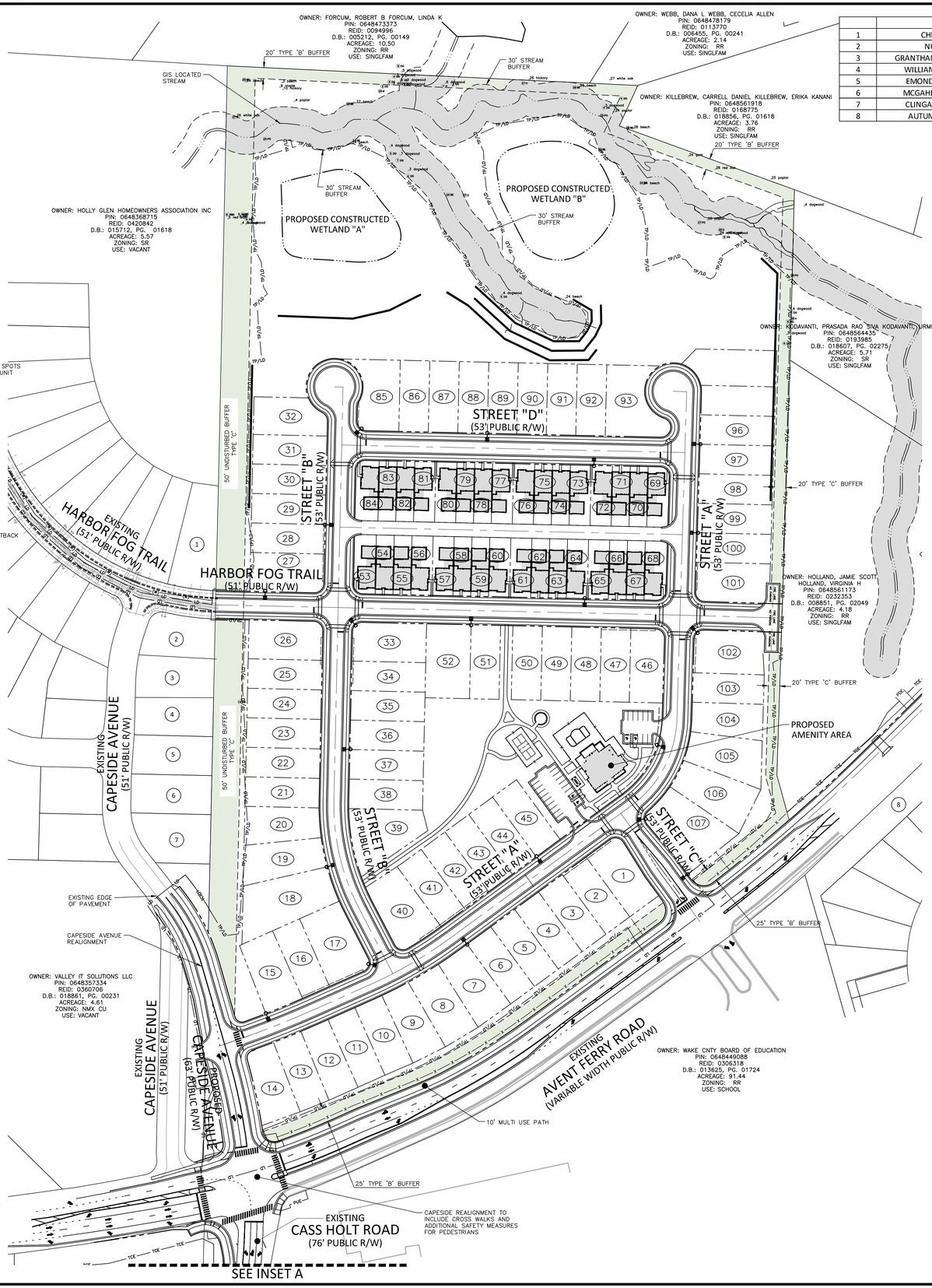
BIKE PARKING	REQUIRED	5	
	PROVIDED	5	
PARKING	TOWNHOME	REQUIRED	64 (32 UNITS, 2 SPACES / UNIT) 7 (10% GUEST SPACES)
		PROVIDED	64 (DRIVEWAY & GARAGE) 7 GUEST SPACES (AT AMENITY)
	SINGLE FAMILY	REQUIRED	150 (75 UNITS, 2 SPACES / UNIT)
		PROVIDED	150 (DRIVEWAY & GARAGE)
	AMENITY	REQUIRED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)
		PROVIDED	9 (1 SPACE / 100 SF OF POOL) 14 (3.5 SPACES / 1000 SF REC. BUILDING)
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER	5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM	
	REAR	20' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	28' MINIMUM	
	DETACHED DWELLINGS	53' MINIMUM	
	OTHER USES	60' MINIMUM	
	FRONT FACING DRIVEWAYS	53' MINIMUM	

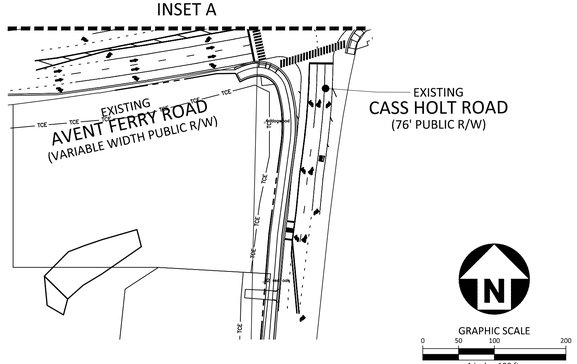


TYPICAL LOT DETAIL - SINGLE FAMILY HOME
NTS



TYPICAL LOT DETAIL - TOWNHOME
NTS





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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 LICENSURE NOT TRANSFERABLE ASHLEY C. ABBOTT

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DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OVERALL SITE PLAN

C2.00

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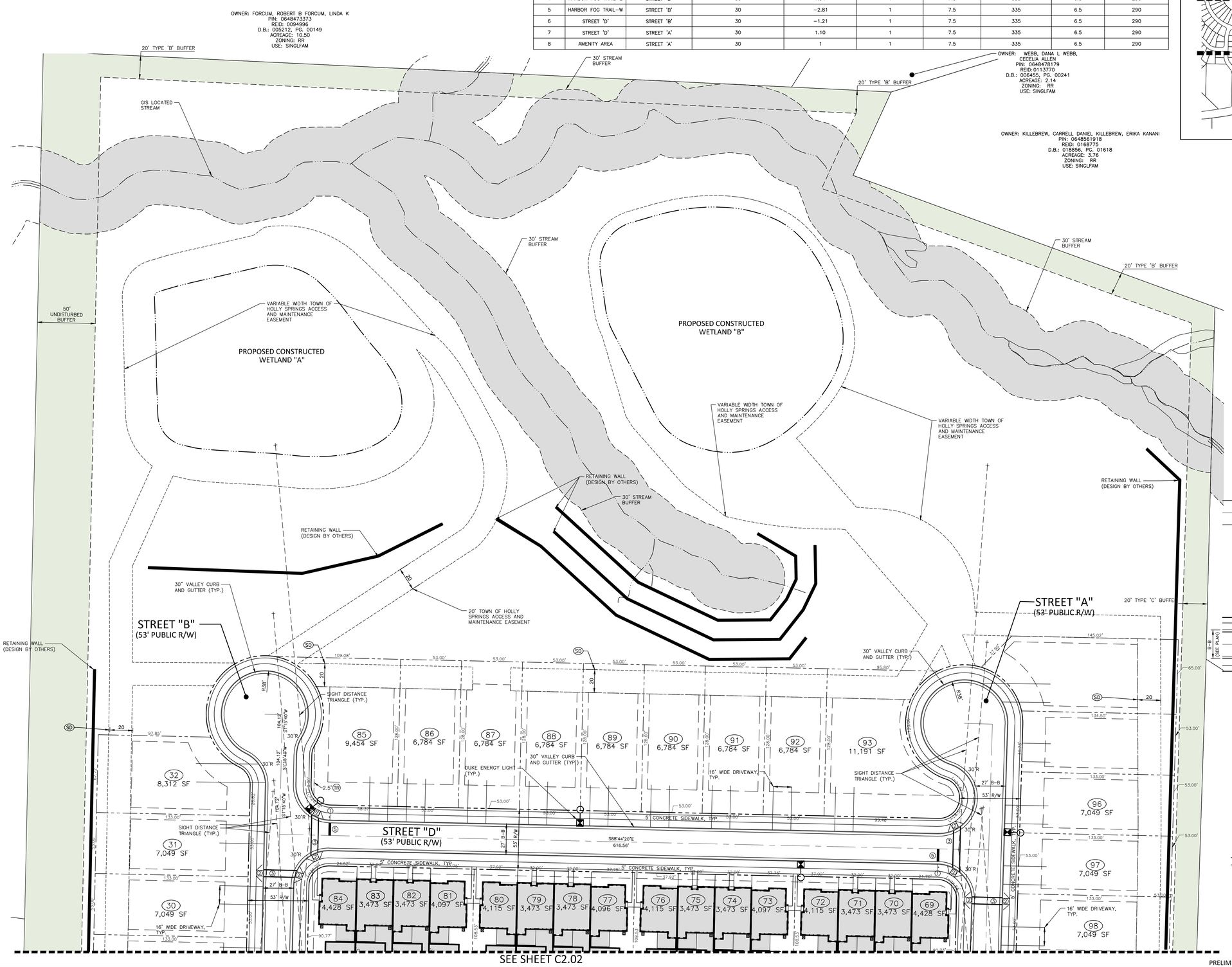
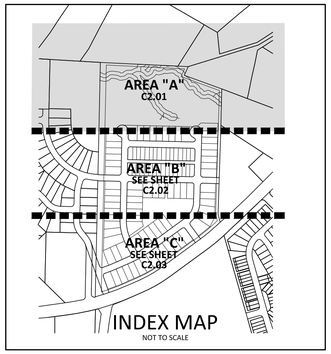
AASHTO SIGHT DISTANCE CALCULATIONS

NO.	MINOR STREET	MAJOR STREET	DESIGN SPEED OF MAJOR STREET (MPH)	APPROACH GRADE OF MINOR STREET (%)	NUMBER OF LANES TO CROSS (LEFT TURN)	LEFT TURN TIME GAP (SEC)	LEFT TURN INTERSECTION SIGHT DISTANCE (FT)*	RIGHT TURN TIME GAP (SEC)	RIGHT TURN INTERSECTION SIGHT DISTANCE (FT)
1	STREET 'C'	STREET 'B'	30	−1.54	1	7.5	335	6.5	290
2	STREET 'B'	STREET 'A'	30	−1.19	1	7.5	335	6.5	290
2	HARBOR FOG TRAIL−E	STREET 'A'	30	−1.49	1	7.5	335	6.5	290
3	HARBOR FOG TRAIL−W	STREET 'A'	30	1.09	1	7.5	335	6.5	290
4	HARBOR FOG TRAIL−E	STREET 'B'	30	1.94	1	7.5	335	6.5	290
5	HARBOR FOG TRAIL−W	STREET 'B'	30	−2.81	1	7.5	335	6.5	290
6	STREET 'D'	STREET 'B'	30	−1.21	1	7.5	335	6.5	290
7	STREET 'D'	STREET 'A'	30	1.10	1	7.5	335	6.5	290
8	AMENITY AREA	STREET 'A'	30	1	1	7.5	335	6.5	290





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6. ACCESSIBLE PARKING SIGN

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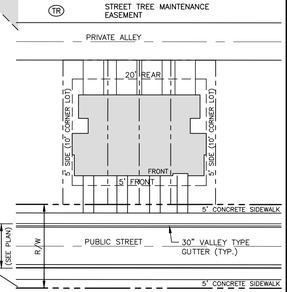
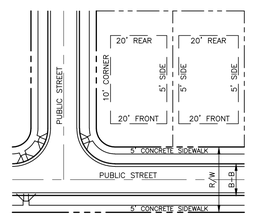
- (SD) STORM DRAINAGE EASEMENT
- (TR) STREET TREE MAINTENANCE EASEMENT



TYPICAL LOT DETAIL - TOWNHOME
NTS



TYPICAL LOT DETAIL - SINGLE FAMILY HOME
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 TASKEY C. ABBOTT — NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

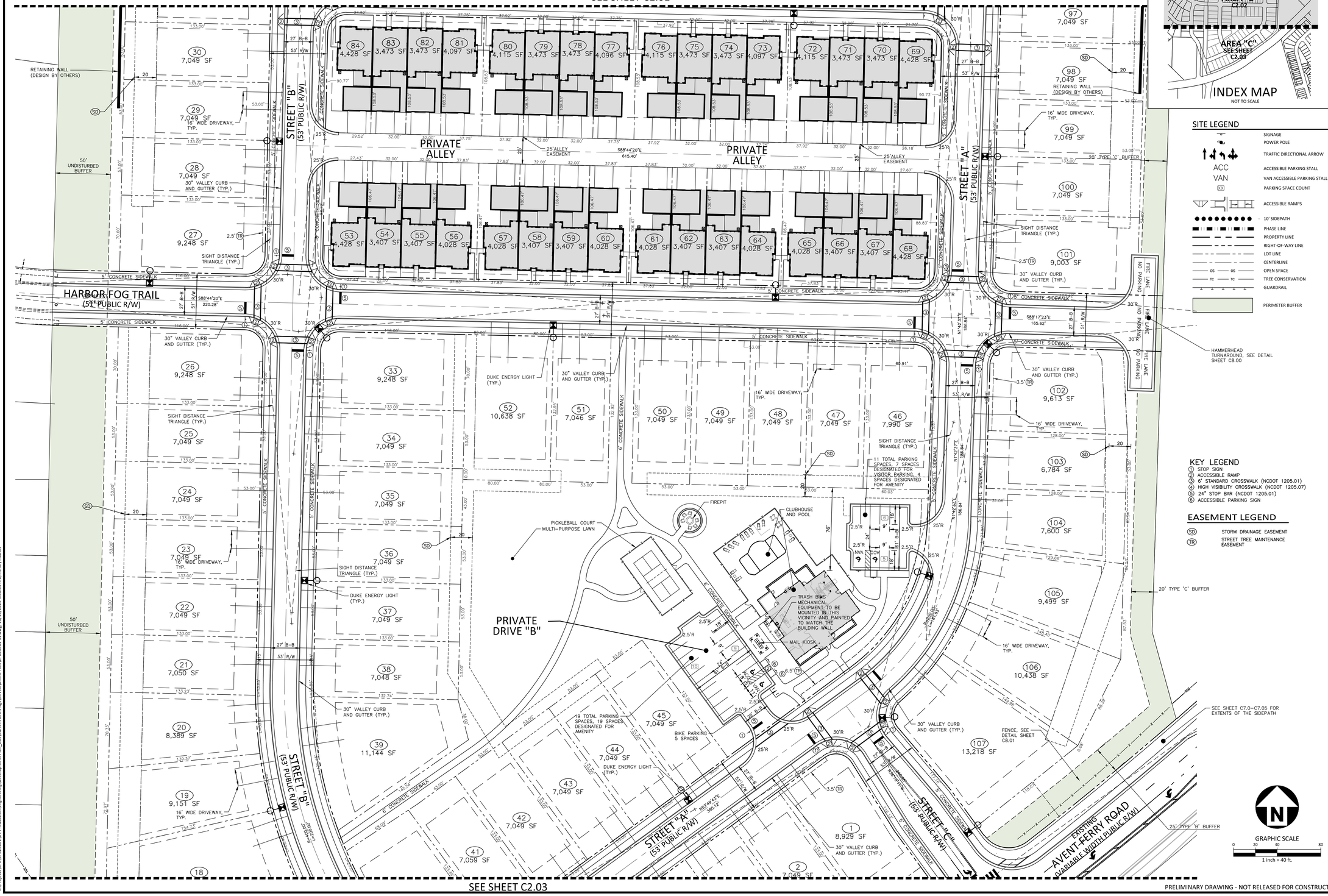
PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

SITE PLAN
AREA "A"
C2.01

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-S1.dwg, 10/10/2025 9:08:02 AM, Ashley Abbott

SEE SHEET C2.01


HARBOR FOG TRAIL
(51' PUBLIC R/W)
STREET "B"
(53' PUBLIC R/W)
STREET "A"
(53' PUBLIC R/W)
STREET "C"
(53' PUBLIC R/W)
PRIVATE ALLEY
PRIVATE ALLEY
PRIVATE DRIVE "B"
AVENT FERRY ROAD
(VARIABLE WIDTH PUBLIC R/W)
RETAINING WALL (DESIGN BY OTHERS)
50' UNDISTURBED BUFFER
SIGHT DISTANCE TRIANGLE (TYP.)
30" VALLEY CURB AND GUTTER (TYP.)
5' CONCRETE SIDEWALK
6' CONCRETE SIDEWALK
16' WIDE DRIVEWAY, TYP.
DUKE ENERGY LIGHT (TYP.)
25'ALLEY EASEMENT
S88°44'20"E 615.40'
S88°44'20"E 220.28'
S88°17'23"E 165.62'
N1°42'37"E 186.84'
N1°42'37"E 188.84'
N13°49'43"E 380.12'
FIREPIT
PICKLEBALL COURT MULTI-PURPOSE LAWN
CLUBHOUSE AND POOL
TRASH BINS MECHANICAL EQUIPMENT TO BE MOUNTED IN THIS VICINITY AND PAINTED TO MATCH THE BUILDING WALL
MAIL KIOSK
BIKE PARKING 5 SPACES
19 TOTAL PARKING SPACES, 19 SPACES DESIGNATED FOR AMENITY
11 TOTAL PARKING SPACES, 7 SPACES DESIGNATED FOR VISITOR PARKING, 4 SPACES DESIGNATED FOR AMENITY
FIRE LANE NO PARKING
FIRE LANE NO PARKING
HAMMERHEAD TURNAROUND, SEE DETAIL SHEET C8.00
FENCE, SEE DETAIL SHEET C8.01
20' TYPE 'C' BUFFER
25' TYPE 'B' BUFFER
SEE SHEET C7.0–C7.05 FOR EXTENTS OF THE SIDEPATH
20' TYPE 'C' BUFFER
Radius=60.00' Length=94.25'
Radius=60.00' Length=94.25'
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2	HARBOR FOG TRAIL–E	STREET 'A'	30	−1.49	1	7.5	335	6.5	290
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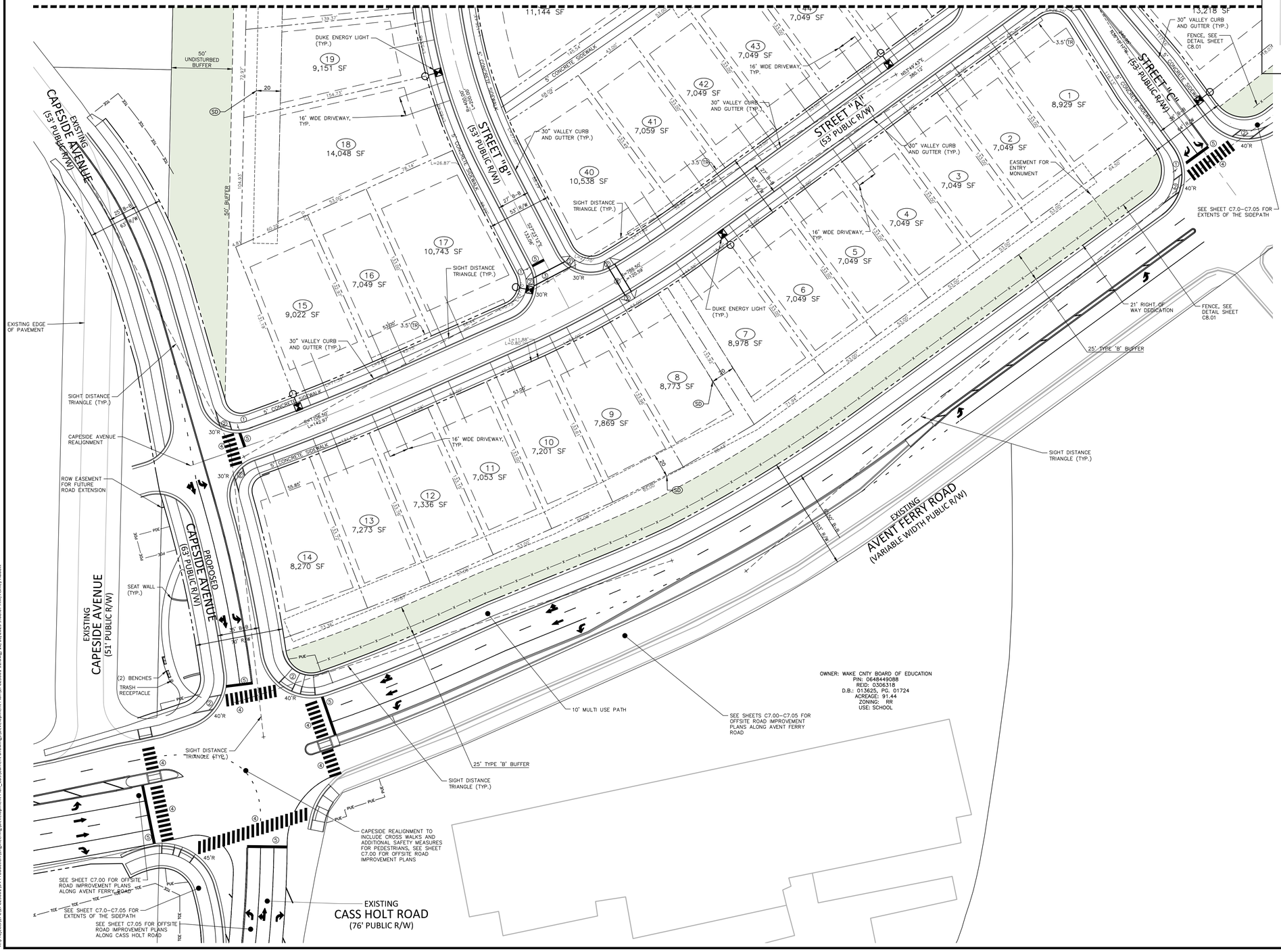

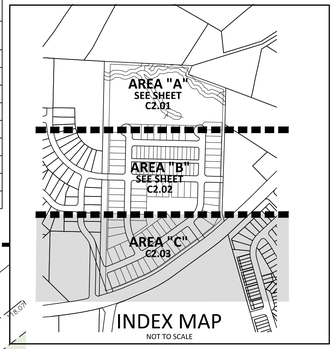

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EXPIRATION NOT FOR CONSTRUCTION

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SHEET

SITE PLAN AREA "C"

C2.03

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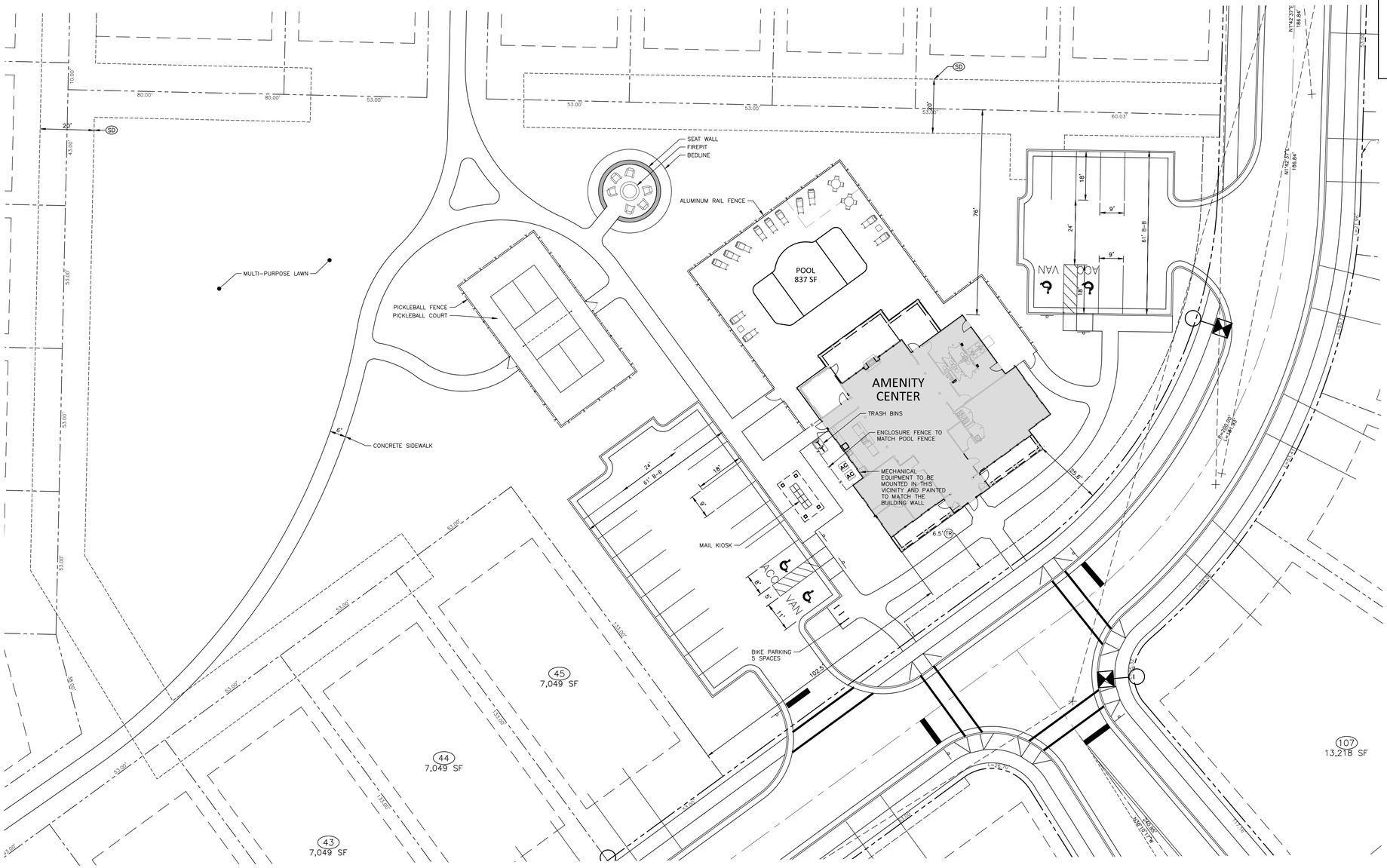

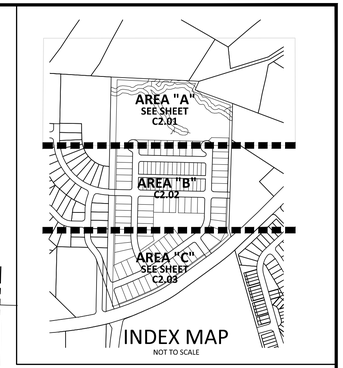

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SHEET

SITE PLAN
AMENITY CENTER
C2.04

LEGEND

- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- PRIVATE OPEN SPACE

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (AMENITY)	1) POOL 2) CLUBHOUSE 3) PICKLEBALL FACILITY 4) FIREPIT
OTHER ACTIVE REC. AREAS	1) GARDENS 2) SEATING AREAS

OPEN SPACE SITE DATA

NET SITE AREA	33.27 ACRES (1,449,241 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 4.99 ACRES (15%) PROVIDED: 6.83 ACRES (20%)
TREE PRESERVATION AREA	REQUIRED: 3.33 ACRES (10%) PROVIDED: 5.35 ACRES (16%)
ACTIVE RECREATION AREA	REQUIRED: 1.66 ACRES (5%) PROVIDED: 2.09 ACRES (6%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19771 JOHN A. RITCHIE, II
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OPEN SPACE AND PRESERVATION PLAN

C2.10

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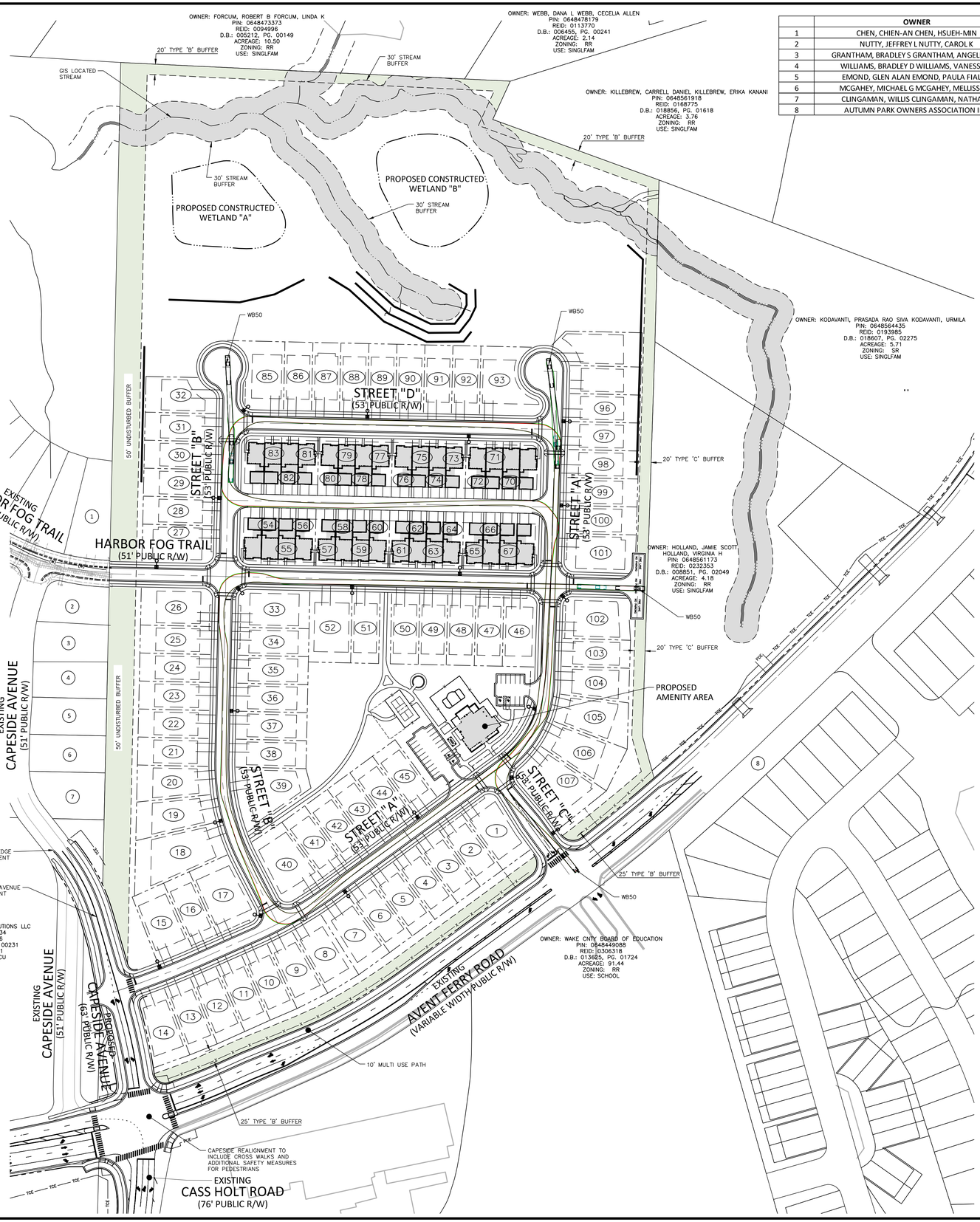
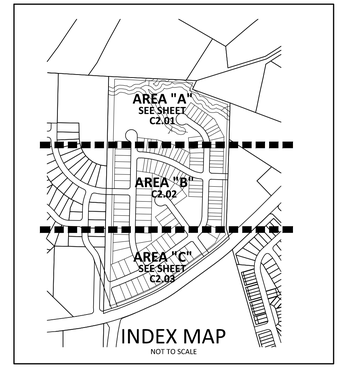
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT





SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- 10' SIDEPATH
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OS — OPEN SPACE
- TC — TREE CONSERVATION
- GUARDRAIL
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-E1.00
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

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WB50 TURNING TEMPLATE

C2.20

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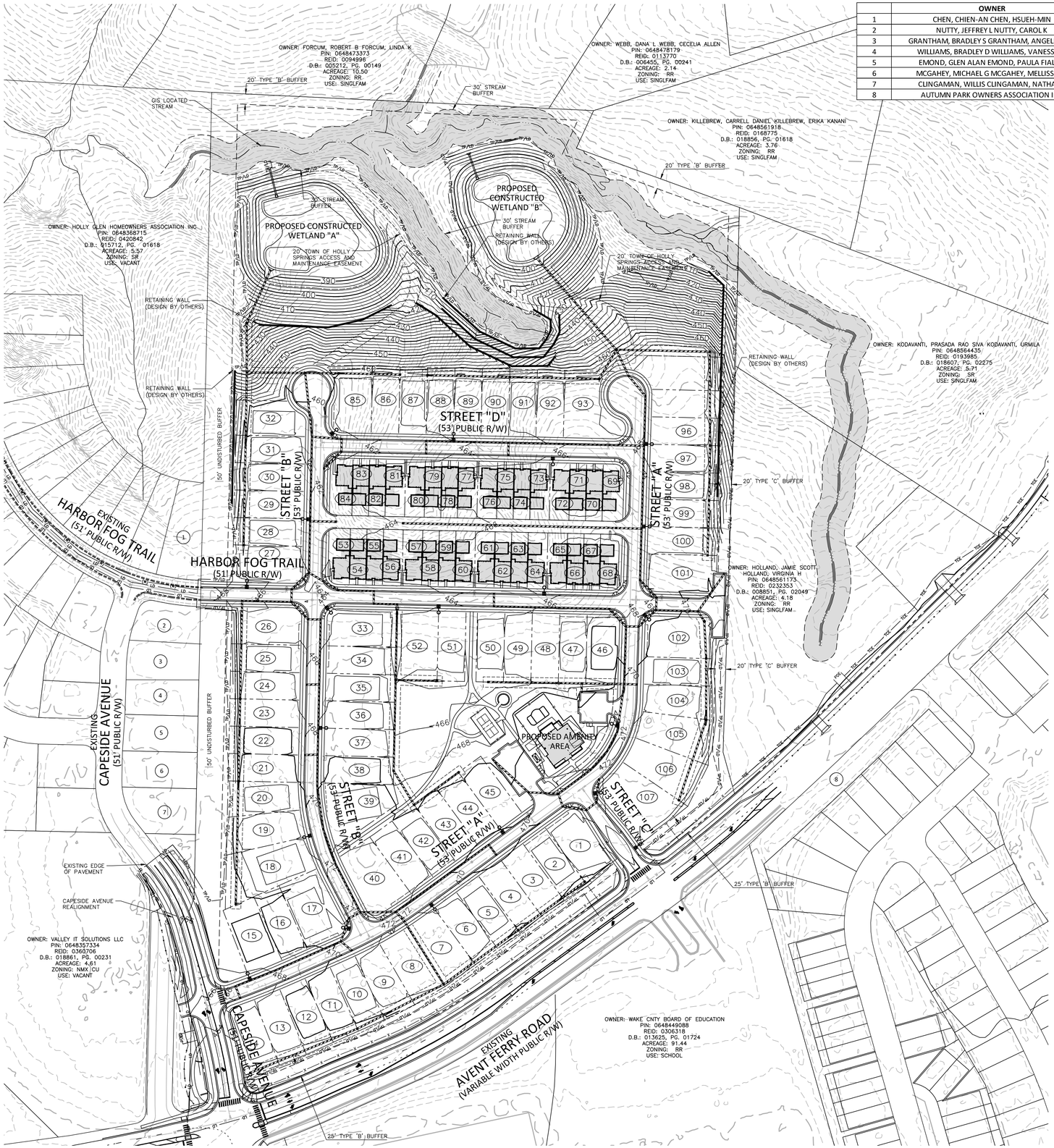
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TD — TRENCH DRAIN
- RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TREE PROTECTION FENCE
- LD — LIMITS OF DISTURBANCE
- TP/LD — TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- SF/TP — COMBINATION SILT FENCE/ TREE PROTECTION FENCE
- TC — TREE CONSERVATION
- WOODED AREA
- 250 — PROPOSED MAJOR CONTOUR
- 251 — PROPOSED MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 251 — EXISTING MINOR CONTOUR
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ASHLEY C. ABBOTT — NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OAG1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
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7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

OWNER: HOLLY GLEN HOMEOWNERS ASSOCIATION INC
PIN: 0648368715
REID: 0420842
D.B.: 015712, PG. 01618
ACREAGE: 5.57
ZONING: SR
USE: VACANT

OWNER: KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA
PIN: 0648564435
REID: 0193985
D.B.: 018607, PG. 02275
ACREAGE: 5.71
ZONING: SR
USE: SINGLFAM

OWNER: HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H
PIN: 0648581173
REID: 0232353
D.B.: 008851, PG. 02049
ACREAGE: 4.18
ZONING: RR
USE: SINGLFAM

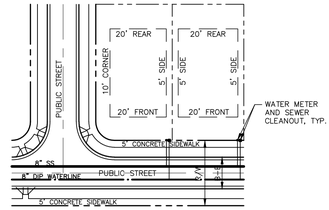
OWNER: VALLEY IT SOLUTIONS LLC
PIN: 0648357334
REID: 0360706
D.B.: 018861, PG. 00231
ACREAGE: 4.61
ZONING: NMX CU
USE: VACANT

OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0306318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

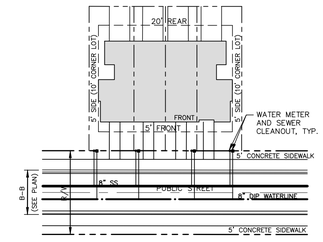
GIS LOCATED STREAM
20' TYPE 'B' BUFFER
30' STREAM BUFFER
PROPOSED CONSTRUCTED WETLAND "A"
PROPOSED CONSTRUCTED WETLAND "B"
20' TOWN OF HOLLY SPRINGS ACCESS AND MAINTENANCE EASEMENT
RETAINING WALL (DESIGN BY OTHERS)
50' UNDISTURBED BUFFER
STREET "A" (53' PUBLIC R/W)
STREET "B" (53' PUBLIC R/W)
STREET "C" (53' PUBLIC R/W)
STREET "D" (53' PUBLIC R/W)
HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)
CAPESIDE AVENUE REALIGNMENT
EXISTING EDGE OF PAVEMENT
EASEMENT FOR FUTURE ROAD EXTENSION
EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)
EXISTING CASS HOLT ROAD (76' PUBLIC R/W)
FIRE HYDRANT ASSEMBLY (TYP.)
PROPOSED AMENITY AREA
20' TYPE 'C' BUFFER
25' TYPE 'B' BUFFER
CONNECT TO SANITARY SEWER MANHOLE, TYP.
CONNECT TO EXISTING 8" DIP WATER LINE, TYP.
CONNECT TO EXISTING 12" DIP WATER LINE
EXISTING 12" DIP WATER LINE
CAPESIDE REALIGNMENT TO INCLUDE CROSS WALKS AND ADDITIONAL SAFETY MEASURES FOR PEDESTRIANS

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE



TYPICAL LOT DETAIL - SINGLE FAMILY HOME
NTS



TYPICAL LOT DETAIL - TOWNHOME
NTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 HAGLEY C. ABBOTT — NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
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4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OAU1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OVERALL UTILITY PLAN

C4.00

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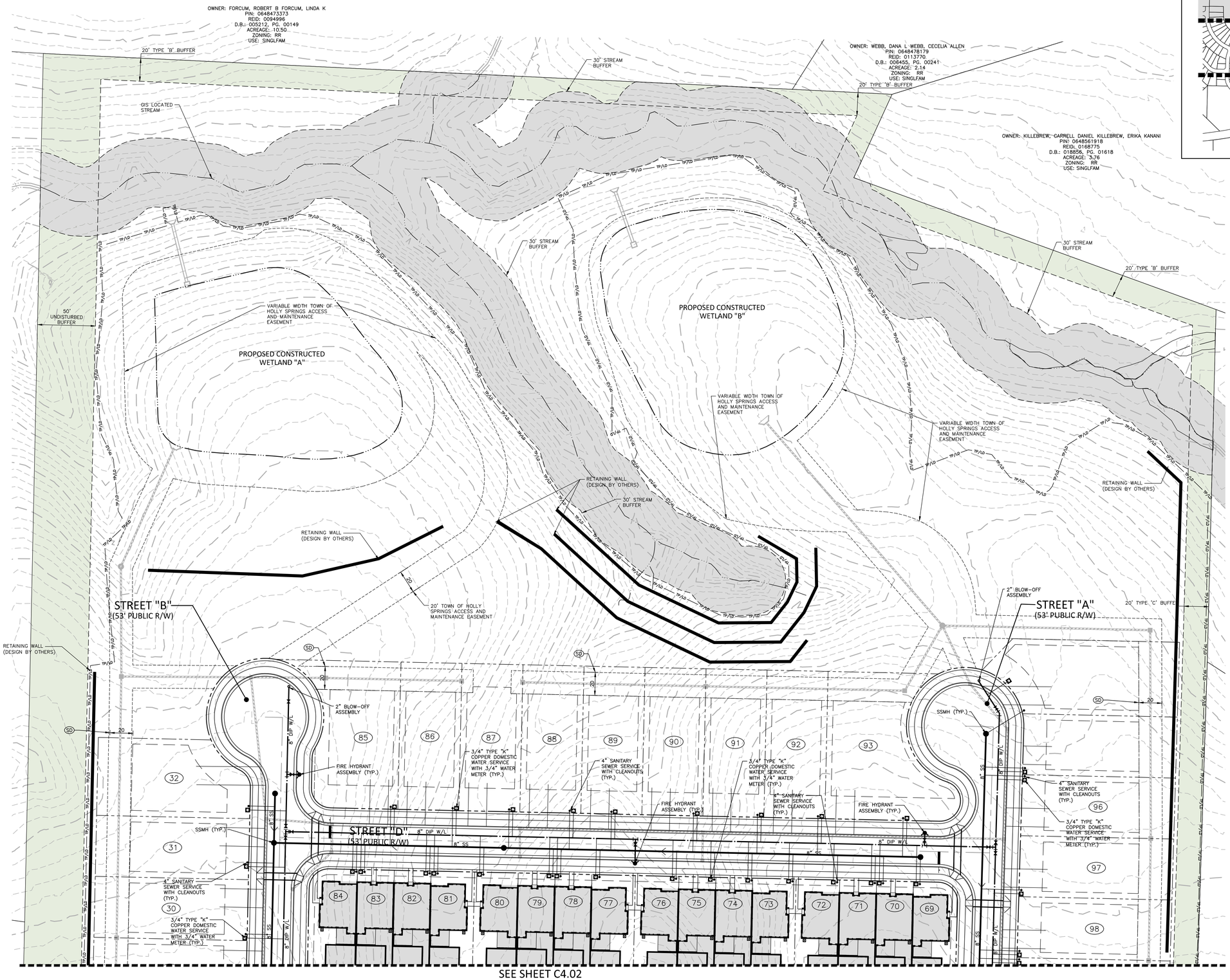

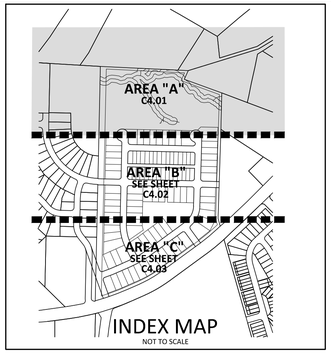

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

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UTILITY PLAN
AREA "A"

C4.01

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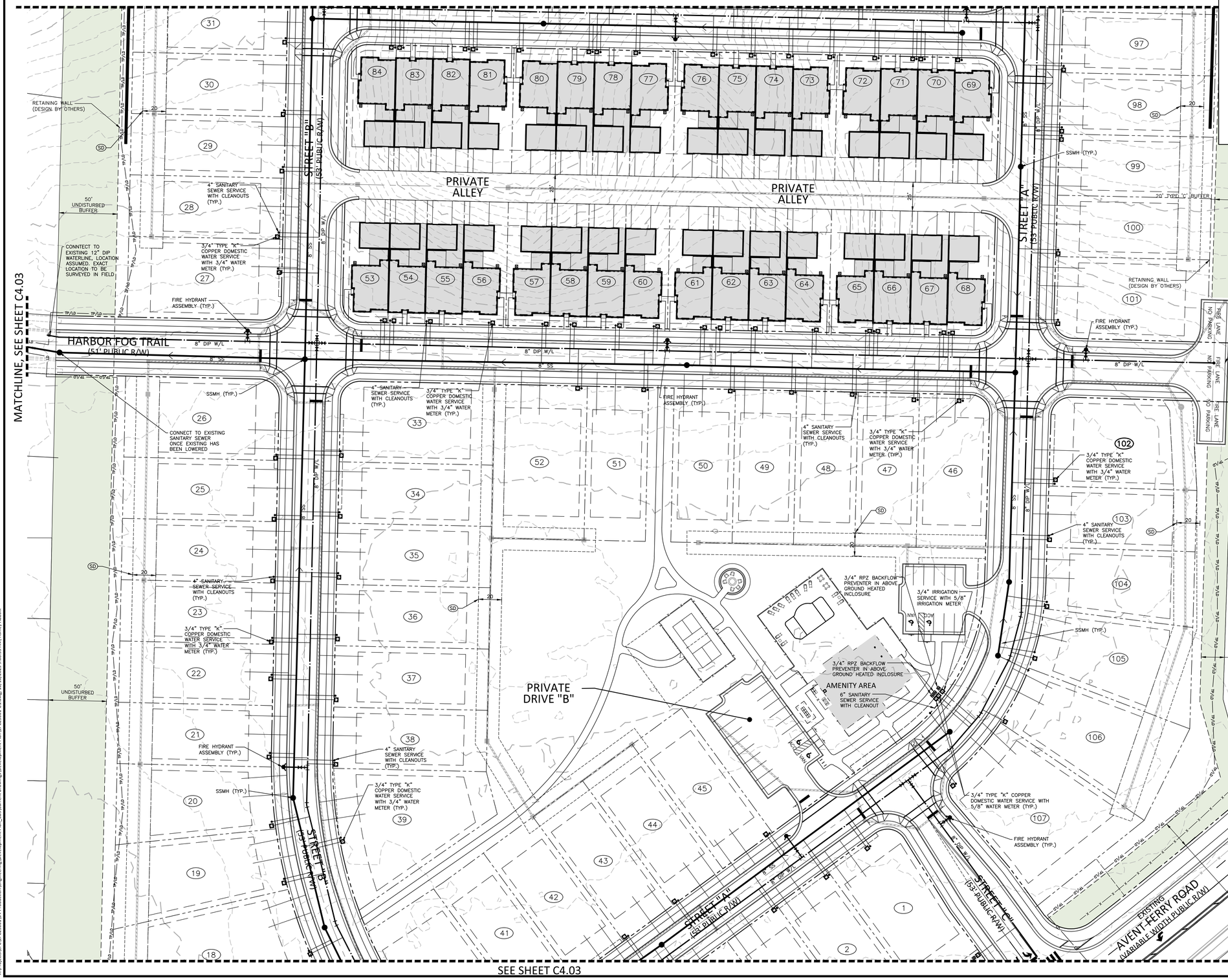
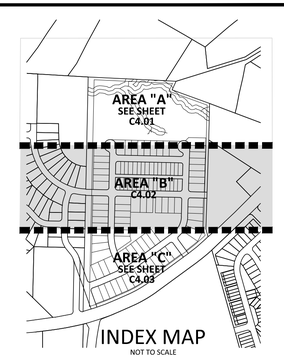


SEE SHEET C4.03



INDEX MAP
NOT TO SCALE

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FW — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER CASEY C. ABBOTT
EXPIRATION 12/31/2026
NOT FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

UTILITY PLAN AREA "B"

C4.02

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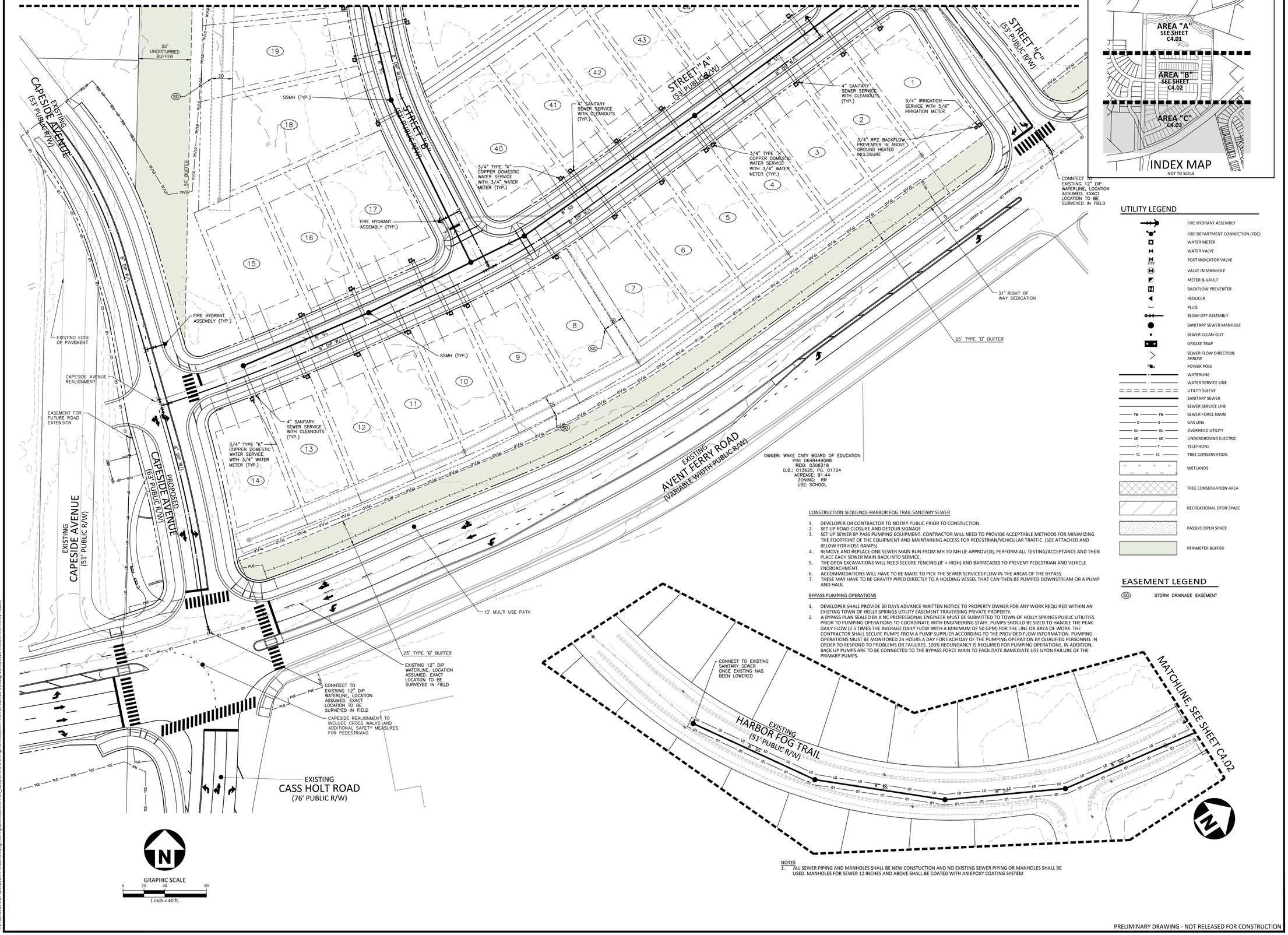

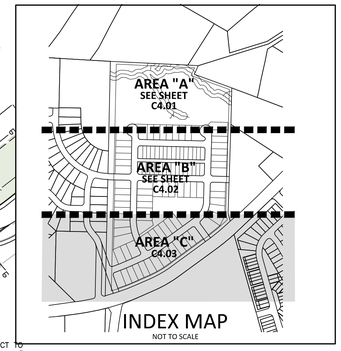

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA
- RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER

EASEMENT LEGEND

- SD — STORM DRAINAGE EASEMENT

CONSTRUCTION SEQUENCE-HARBOR FOG TRAIL SANITARY SEWER

1. DEVELOPER OR CONTRACTOR TO NOTIFY PUBLIC PRIOR TO CONSTUCTION.
2. SET UP ROAD CLOSURE AND DETOUR SIGNAGE
3. SET UP SEWER BY PASS PUMPING EQUIPMENT. CONTRACTOR WILL NEED TO PROVIDE ACCEPTABLE METHODS FOR MINIMIZING THE FOOTPRINT OF THE EQUIPMENT AND MAINTAINING ACCESS FOR PEDESTRIAN/VEHICULAR TRAFFIC. (SEE ATTACHED AND BELOW FOR HOSE RAMPS)
4. REMOVE AND REPLACE ONE SEWER MAIN RUN FROM MH TO MH (IF APPROVED), PERFORM ALL TESTING/ACCEPTANCE AND THEN PLACE EACH SEWER MAIN BACK INTO SERVICE.
5. THE OPEN EXCAVATIONS WILL NEED SECURE FENCING (8' + HIGH) AND BARRICADES TO PREVENT PEDESTRIAN AND VEHICLE ENCROACHMENT.
6. ACCOMMODATIONS WILL HAVE TO BE MADE TO PICK THE SEWER SERVICES FLOW IN THE AREAS OF THE BYPASS.
7. THESE MAY HAVE TO BE GRAVITY PIPED DIRECTLY TO A HOLDING VESSEL THAT CAN THEN BE PUMPED DOWNSTREAM OR A PUMP AND HAUL

BYPASS PUMPING OPERATIONS

1. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO PROPERTY OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING TOWN OF HOLLY SPRINGS UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
2. A BYPASS PLAN SEALED BY A NC PROFESSIONAL ENGINEER MUST BE SUBMITTED TO TOWN OF HOLLY SPRINGS PUBLIC UTILITIES PRIOR TO PUMPING OPERATIONS TO COORDINATE WITH ENGINEERING STAFF. PUMPS SHOULD BE SIZED TO HANDLE THE PEAK DAILY FLOW (2.5 TIMES THE AVERAGE DAILY FLOW WITH A MINIMUM OF 50 GPM) FOR THE LINE OR AREA OF WORK. THE CONTRACTOR SHALL SECURE PUMPS FROM A PUMP SUPPLIER ACCORDING TO THE PROVIDED FLOW INFORMATION. PUMPING OPERATIONS MUST BE MONITORED 24 HOURS A DAY FOR EACH DAY OF THE PUMPING OPERATION BY QUALIFIED PERSONNEL IN ORDER TO RESPOND TO PROBLEMS OR FAILURES. 100% REDUNDANCY IS REQUIRED FOR PUMPING OPERATIONS. IN ADDITION, BACK UP PUMPS ARE TO BE CONNECTED TO THE BYPASS FORCE MAIN TO FACILITATE IMMEDIATE USE UPON FAILURE OF THE PRIMARY PUMPS.

NOTES
1. ALL SEWER PIPING AND MANHOLES SHALL BE NEW CONSTUCTION AND NO EXISTING SEWER PIPING OR MANHOLES SHALL BE USED. MANHOLES FOR SEWER 12 INCHES AND ABOVE SHALL BE COATED WITH AN EPOXY COATING SYSTEM

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ISRAEL C. ABBOTT NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-S1
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

UTILITY PLAN AREA "C"

C4.03

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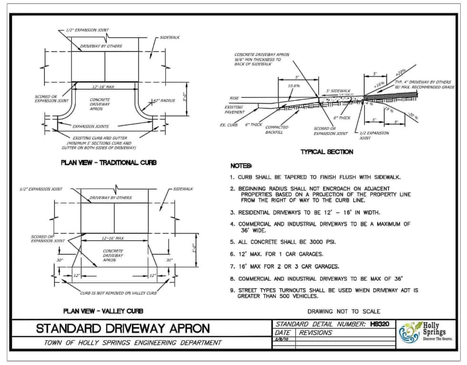
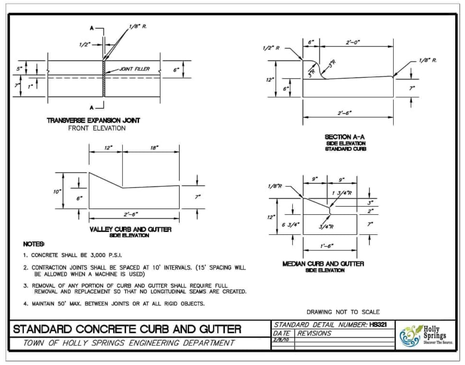


NOTES:
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 18' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 16' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

DRAWING NOT TO SCALE

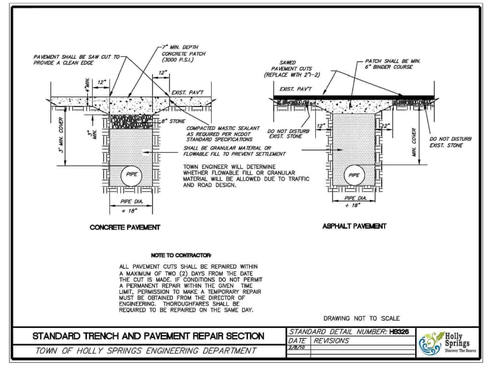
STANDARD DRIVEWAY APRON
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS320
DATE | REVISIONS
2/8/16



NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS ON AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

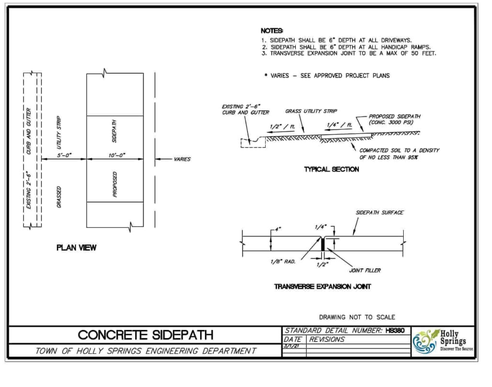
STANDARD CONCRETE CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS321
DATE | REVISIONS
2/8/16



NOTE TO CONTRACTOR:
ALL PAVEMENT CUTS SHALL BE REPAIRED WITHIN A MAXIMUM OF TWO (2) DAYS FROM THE DATE THE CUT IS MADE. IF CONDITIONS DO NOT PERMIT A PERMANENT REPAIR WITHIN THIS GIVEN TIME LIMIT, PERMISSION TO MAKE A TEMPORARY REPAIR MAY BE GRANTED BY THE TOWN OF HOLLY SPRINGS ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

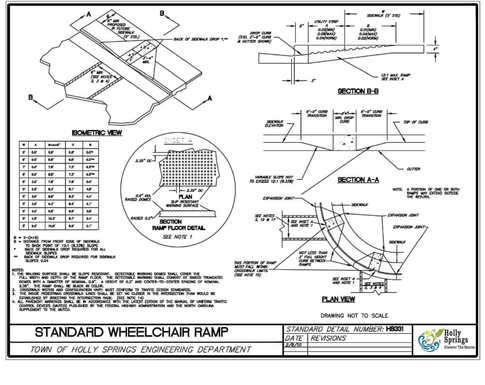
DRAWING NOT TO SCALE

STANDARD TRENCH AND PAVEMENT REPAIR SECTION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS326
DATE | REVISIONS
2/8/16



DRAWING NOT TO SCALE

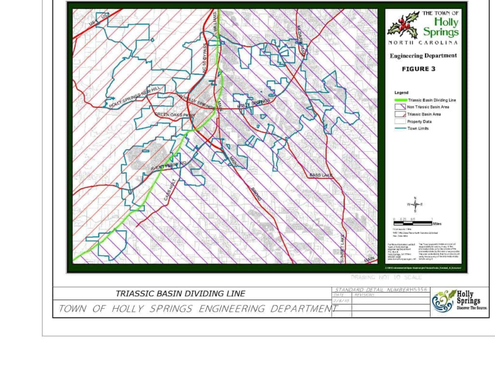
CUL-DE-SAC DIMENSIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER:HS312
DATE | REVISIONS
2/8/16



NOTES:
1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

DRAWING NOT TO SCALE

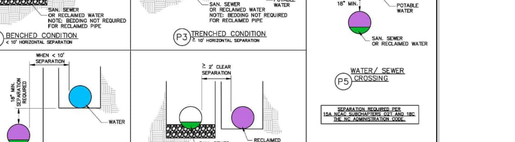
A.B.C. UNDER CURB AND GUTTER
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS322
DATE | REVISIONS
2/8/16



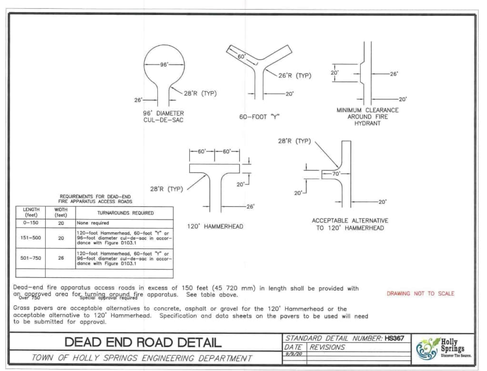
DRAWING NOT TO SCALE

STANDARD SINGLE RAMP RESIDENTIAL FOR MINOR SUBDIVISION ROADS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS330
DATE | REVISIONS
2/8/16

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



ON-SITE ASPHALT PARKING
PAVEMENT DETAIL
N.T.S.

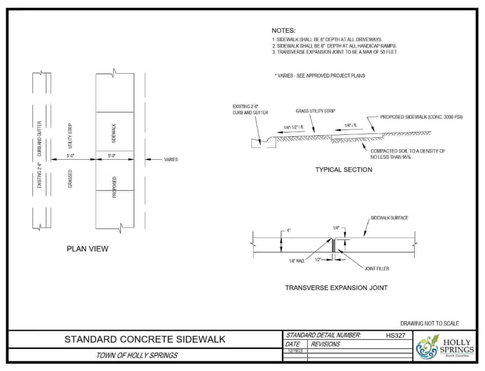


Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. See table above.

Grass pavers are acceptable alternatives to concrete, asphalt or gravel for the 120' Hammerhead or the acceptable alternative to 120' Hammerhead. Specification and data sheets on the pavers to be used will need to be submitted for approval.

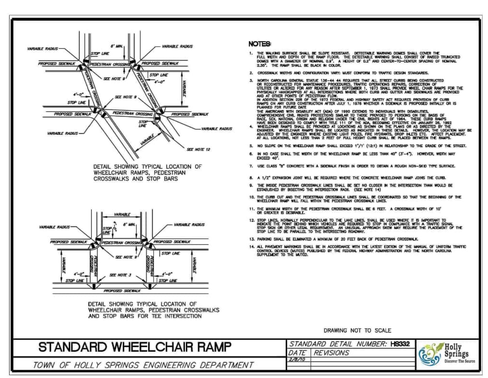
DRAWING NOT TO SCALE

DEAD END ROAD DETAIL
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS367
DATE | REVISIONS
2/8/16



DRAWING NOT TO SCALE

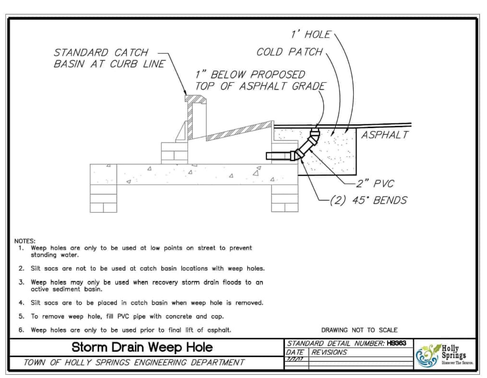
STANDARD CONCRETE SIDEWALK
TOWN OF HOLLY SPRINGS
STANDARD DETAIL NUMBER: HS327
DATE | REVISIONS
2/8/16



NOTES:
1. THE YELLOW SURFACE SHALL BE SLIGHT RESISTIVE. DETECTABLE WARNING SURFACE SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF MINIMUM 0.9" A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATIONS VARY, MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44.14 HAS REQUIRED THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED AT STREET INTERSECTIONS AND OTHER PLACES WHERE PEDESTRIANS HABITUALLY CROSS OR ALIGHT FROM VEHICLES SHALL BE CONSTRUCTED SO AS TO PROVIDE RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED OR PLANNED FOR FUTURE CONSTRUCTION.
4. PUBLIC LAW 101-336, ENACTED JULY 26 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED AGAINST DISCRIMINATION ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964. THESE CIVIL RIGHTS PROTECTIONS INCLUDE EQUAL ACCESS TO PUBLIC SERVICES, PUBLIC ACCOMMODATIONS AND EMPLOYMENT.
5. NO SLOPE ON THIS WHEELCHAIR RAMP SHALL EXCEED 1"/1" (1/6") IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. ALL SLOPES SHALL BE UNIFORM. THE WIDTH OF THE WHEELCHAIR RAMP SHALL BE LESS THAN 48" (3'-4"). VEHICLES, WIDTH MAY VARY.
7. USE CLASS "A" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE WHERE PEDESTRIAN CROSSWALK LINES SHALL BE SET AS CLOSED IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY DRAWING THE INTERSECTION RADII. (SEE NOTE 14)
10. THE CURB TYPE AND TYPE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE CURB RAMP IS WITHIN THE CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE A 90 APPROACH TO THE INTERSECTION EXISTS. WHERE THE APPROACH IS SKEWED, THE STOP LINE SHALL BE PARALLEL TO THE STOP SIGN OR STOP SIGNAL OPERATION. A PEDESTRIAN APPROACH SHOULD NOT NECESSARILY BE PERPENDICULAR TO THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PAVEMENT SHALL BE ELEVATED A MINIMUM OF 30 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS331
DATE | REVISIONS
2/8/16



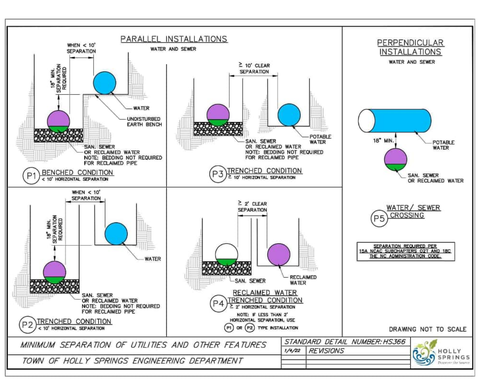
NOTES:
1. Weep holes are only to be used at low points on street to prevent standing water.
2. Silt sacs are not to be used at catch basin locations with weep holes.
3. Weep holes may only be used when recovery storm drain floods to an active sediment basin.
4. Silt sacs are to be placed in catch basin when weep hole is removed.
5. To remove weep hole, fill PVC pipe with concrete and cap.
6. Weep holes are only to be used prior to final lift of asphalt.

DRAWING NOT TO SCALE

Storm Drain Weep Hole
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS363
DATE | REVISIONS
2/8/16

DRAWING NOT TO SCALE

TRIASSIC BASIN DIVIDING LINE
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER:HS334
DATE | REVISIONS
2/8/16



DRAWING NOT TO SCALE

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER:HS366
1/9/19 | REVISIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
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1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055301 ENGINEER ASHLEY C. ABBOTT

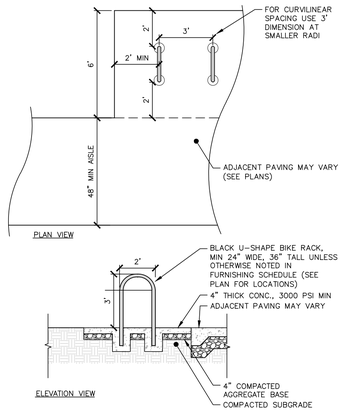
REVISIONS

NO.	DATE	
1	05.09.2025	REVISION PER TOHS COMMENTS
2	06.30.2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET
SITE DETAILS
C8.00



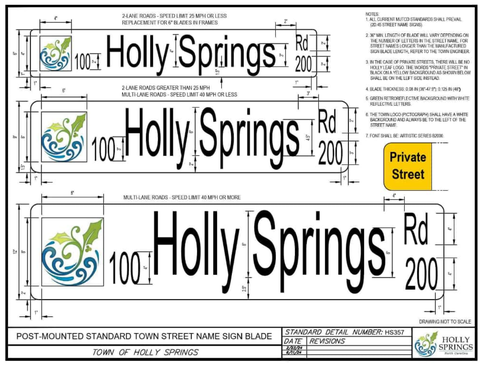
PLAN VIEW

ELEVATION VIEW

NOTES:

1. ANCHOR BIKE RACK TO CONCRETE. MOUNT PER MFR. RECOMMENDATIONS.
2. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PAVING TYPE AND BIKE RACK MOUNTING METHOD

BICYCLE PARKING LAYOUT
1/4"=1'-0"

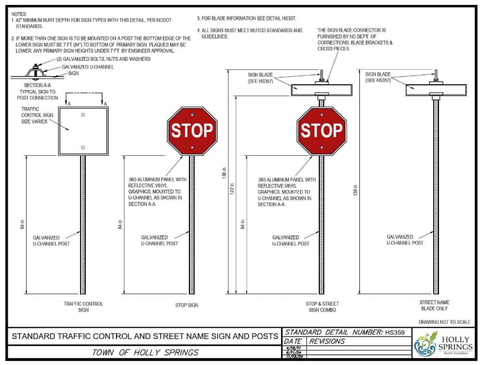


POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

STANDARD DETAIL NUMBER: HS357

DATE	REVISIONS
2/06/18	
4/25/24	

TOWN OF HOLLY SPRINGS

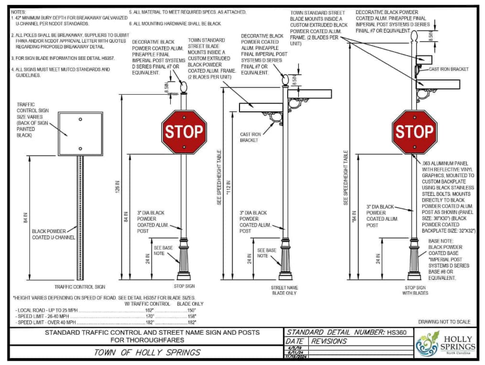


STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

STANDARD DETAIL NUMBER: HS359

DATE	REVISIONS
2/06/18	
4/25/24	

TOWN OF HOLLY SPRINGS

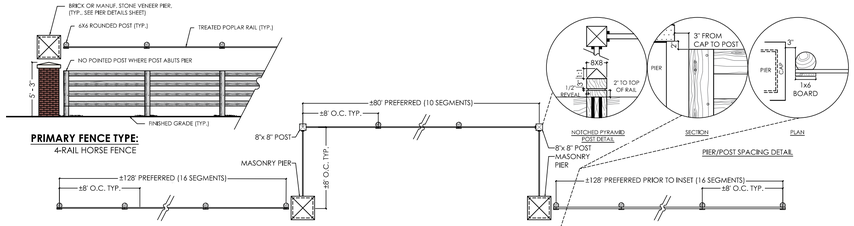


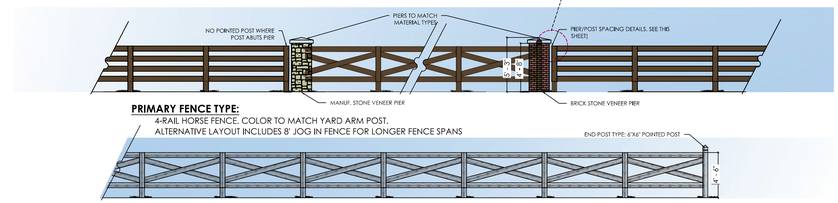
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

STANDARD DETAIL NUMBER: HS360

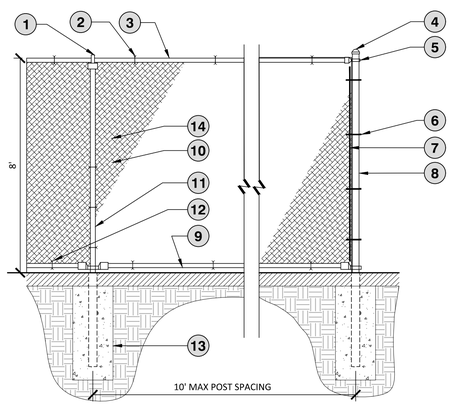
DATE	REVISIONS
2/06/18	
4/25/24	

TOWN OF HOLLY SPRINGS





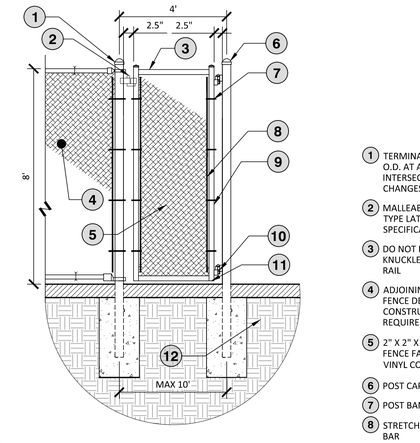
SECONDARY FENCE TYPE:
CROSS BUCK HORSE FENCE. COLOR TO MATCH YARD ARM POST.



1. LOOP CAP
2. 9 GAUGE VINYL COATED STEEL TIES
3. TOP RAIL 1-3/8" O.D.
4. POST CAP
5. BRACE BAND
6. POST BANDS 12" O.C.
7. STRETCHER/TENSION BAR
8. TERMINAL POST OR CORNER AT 2 1/2" O.D. AT ALL CORNERS, INTERSECTIONS, AND CHANGES OF DIRECTION
9. TENSION BAR WOVEN INTO FABRIC ABOVE BOTTOM RAIL (TYP.)
10. 2" X 2" X 9" GAUGE CORE FENCE FABRIC (TYP.)
11. 1-5/8" O.D. LINE POSTS
12. ATTACH FABRIC WITH HOG RINGS 12" O.C.
13. CONCRETE FOOTING
14. OPEN WEAVE WINDSCREEN FABRIC VINYL COATED POLYESTER, MIN. 70% OPACITY

NOTES:
1. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR POST SIZING.
2. ALL POST FOOTINGS SHALL BE PER FENCE MANUFACTURER'S SPECIFICATIONS.
3. ALL FABRIC TO BE ON OUTSIDE OF RAILS AND POSTS.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL.
5. CONTRACTOR TO SUBMIT FENCE POST LOCATION PLAN FOR APPROVAL.
6. ALL POSTS, RAILS AND FITTINGS SHALL BE BLACK POWDER COATED.
7. CONTRACTOR TO SUBMIT WINDSCREEN FABRIC SELECTION FOR APPROVAL.

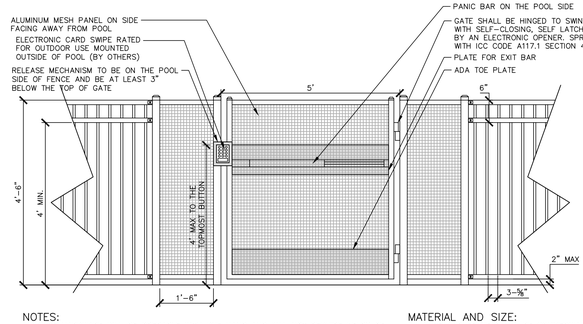
FENCE - PICKLEBALL
SCALE: 3/8" = 1'-0"



1. TERMINAL POST 2 1/2" O.D. AT ALL CORNERS, INTERSECTIONS, AND CHANGES OF DIRECTION
2. MALLEABLE IRON FORK TYPE LATCH, RE: SPECIFICATIONS
3. DO NOT EXTEND FABRIC KNUCKLES PAST THE TOP RAIL
4. ADJOINING FENCE, SEE FENCE DETAIL FOR CONSTRUCTION REQUIREMENTS
5. 2" X 2" X 9" GAUGE CORE FENCE FABRIC BLACK VINYL COATED (TYP.)
6. POST CAP
7. POST BANDS 12" O.C.
8. STRETCHER/TENSION BAR
9. WELDED GATE FRAME
10. HINGE, 2 PER GATE
11. 1" MAX. CLEARANCE OVER FINISHED GRADE
12. CONCRETE FOOTING

NOTES:
1. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR POST SIZING.
2. ALL POST FOOTINGS SHALL BE PER FENCE MANUFACTURER'S SPECIFICATIONS.
3. ALL FABRIC TO BE ON OUTSIDE OF RAILS AND POSTS.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL.
5. CONTRACTOR TO SUBMIT GATE POST LOCATION PLAN FOR APPROVAL.
6. GATE NOT DESIGNED FOR WIND SCREEN USE.
7. ALL POSTS, RAILS AND FITTINGS SHALL BE BLACK POWDER COATED.

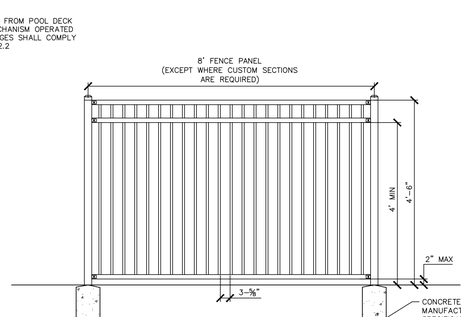
GATE - PICKLEBALL
SCALE: 3/8" = 1'-0"



NOTES:
1. GATE HARDWARE WILL BE OPERABLE WITH ONE HAND AND WILL NOT REQUIRE >5LBS OF FORCE, PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
2. GATE ENTRY CONTROLS WILL BE LOCATED NOT LESS THAN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED GRADE.
3. CONTRACTOR TO SUBMIT MANUFACTURER INFORMATION AND CUT SHEETS FOR LATCH PRIOR TO ORDERING. COORDINATE THE SYSTEM WITH OTHER SITE ACCESS CONTROLS AS REQUIRED.
4. CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA.
5. POOL GATE AND POOL FENCE TO BE FLUSH.
6. SELF-CLOSING LATCH IS TO BE MOUNTED ON THE POOL SIDE OF THE GATE AT A MAXIMUM 48" ABOVE FINISHED GRADE.
7. POOL GATE SHALL MEET ADA & ALL CODES. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. ALUMINUM MESH PANEL SHALL BE USED ON GATE AND 18" MINIMUM ON EITHER SIDE OF GATE PER CODE. THE BARRIER SHALL HAVE NO OPENINGS GREATER THAN 4" WITHIN 18" OF THE RELEASE MECHANISM.
9. MESH PANEL PATTERN TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. GATE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MATERIAL AND SIZE:
1. GATE AND FENCE SHALL BE COMMERCIAL GRADE ALUMINUM (OR APPROVED EQUAL)
2. ALL FASTENERS AND HARDWARE SHALL BE S.S.
3. GATE DIMENSIONS (OR APPROVED EQUAL)
POSTS: 2 1/2" X 2 1/2"
RAILS: 1 1/2" X 1 1/2" — NO EXPOSED SCREW SYSTEM
PICKETS: 3/4" X 3/4" W/ 3 3/8" SPACING
FINISH: BLACK FINISH, TO MATCH ARCHITECTURAL RAILINGS, SHOP APPLIED POWDER COAT

POOL GATE AND FENCE
SCALE: 1/2" = 1'-0"



NOTES:
1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL) – CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE POOL CODES COMMERCIAL STRENGTH ALUMINUM
POSTS: 2 1/2" X 2 1/2"
RAILS: 1 1/2" X 1 1/2" — NO EXPOSED SCREW SYSTEM
PICKETS: 3/4" X 3/4" W/ 3 3/8" SPACING
COLOR: BLACK FINISH, TO MATCH ARCHITECTURAL RAILINGS, SHOP APPLIED POWDER COAT
4. FENCE MANUFACTURER TO BE APPROVED BY OWNER'S REP PRIOR TO INSTALLATION

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

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MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ASKEY C. ABBOTT

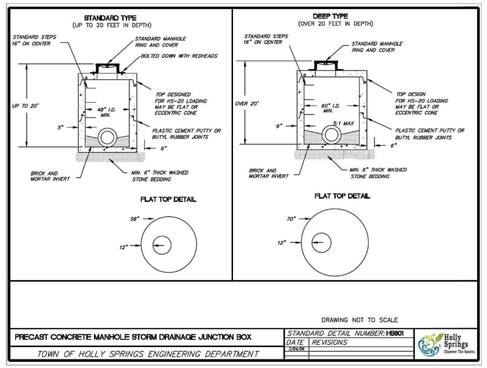
REVISIONS

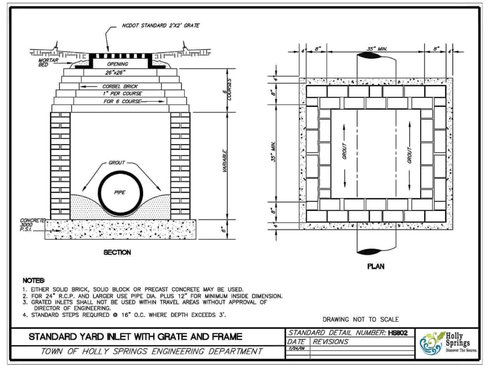
NO.	DATE	
1	~~06. 09. 2025~~	~~REVISION PER TOHS COMMENTS~~
2	~~06. 20. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

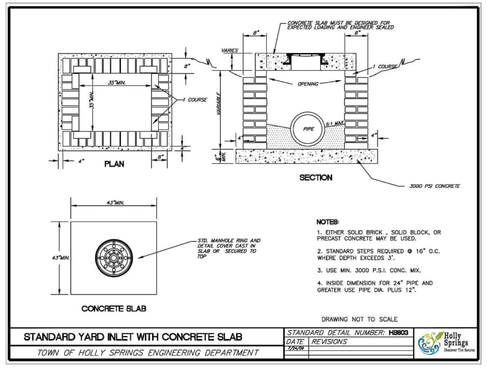
PLAN INFORMATION

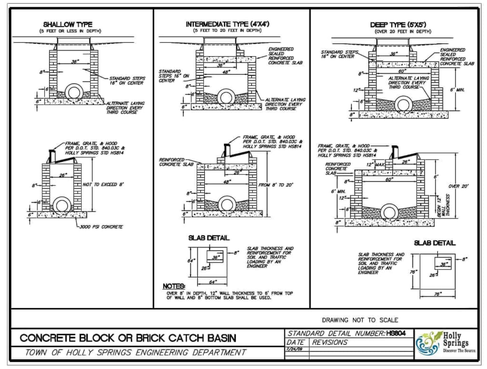
PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

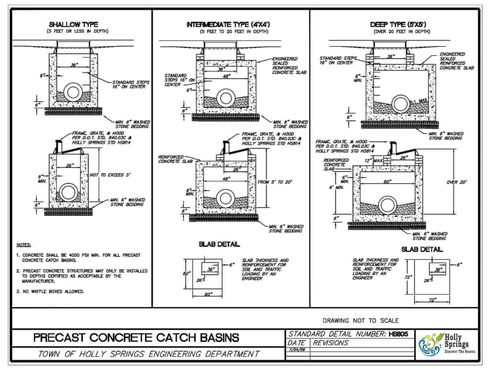
SHEET
SITE DETAILS
C8.01

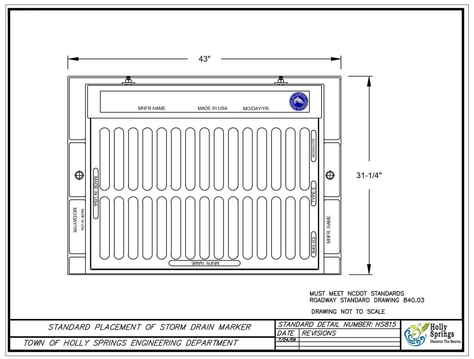


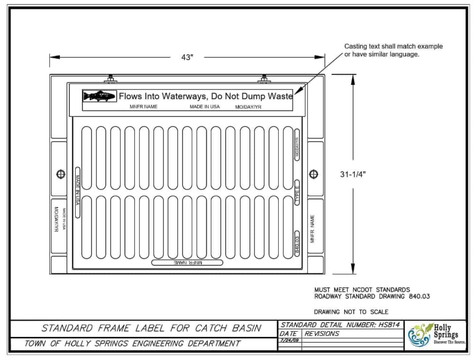


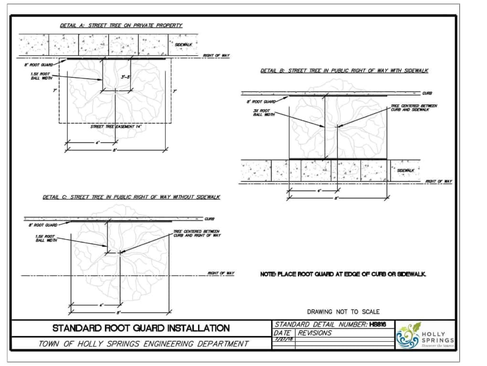


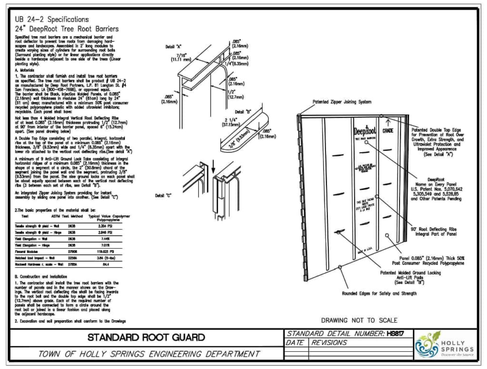












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HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 ENGINEER ASHLEY C. ABBOTT

REVISIONS

NO.	DATE	
1	~~08. 09. 2025~~	**REVISION PER TOHS COMMENTS**
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5	10. 10. 2025	REVISION PER TOHS COMMENTS

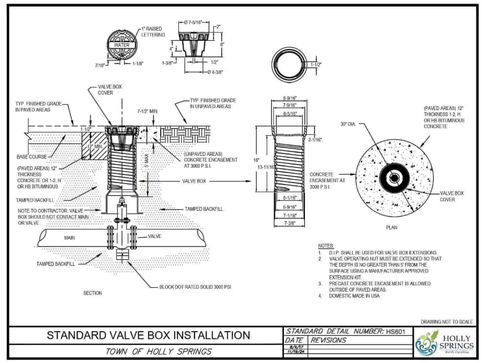
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

STORM DRAINAGE DETAILS

C8.02



STANDARD VALVE BOX INSTALLATION

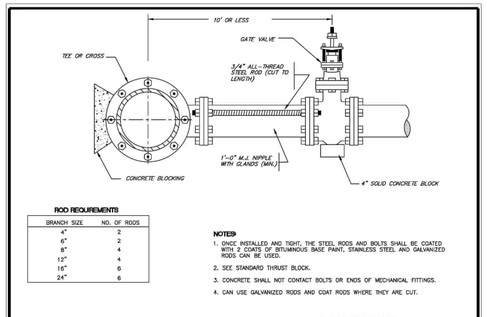
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS601

DATE | REVISIONS

10/06/08 | ADD'L CLARIFICATION

DRAWING NOT TO SCALE



ROD REQUIREMENTS

BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

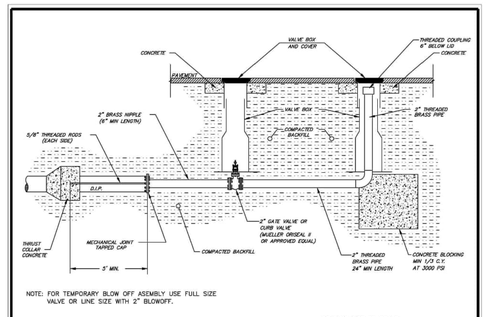
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS603

DATE | REVISIONS

10/06/08



NOTE: FOR TEMPORARY BLOW OFF ASEMBLY USE FULL SIZE VALVE OR LINE SIZE WITH 2" BLOWOFF.

DRAWING NOT TO SCALE

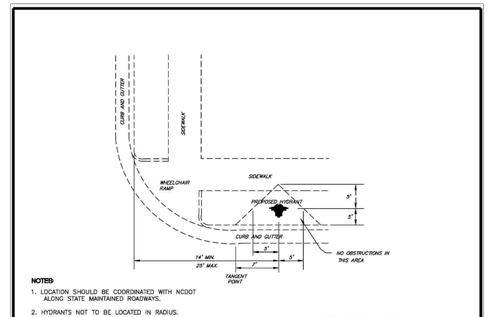
STANDARD 2' BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS606

DATE | REVISIONS

10/06/08



NOTES:
1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

DRAWING NOT TO SCALE

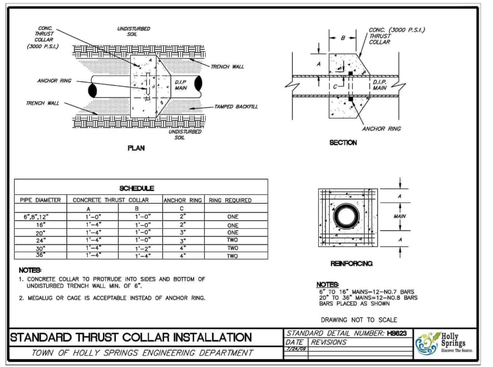
STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS610

DATE | REVISIONS

10/06/08



STANDARD 3/4" WATER SERVICE

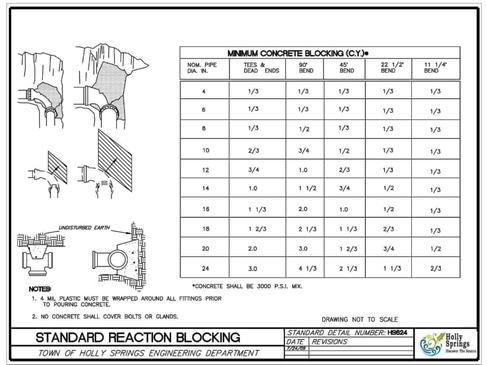
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS615

DATE | REVISIONS

10/06/08

DRAWING NOT TO SCALE



APPROVED MULTIPLE CONNECTIONS

SIZE SERVICE (INCHES)	SIZE INLET (INCHES)	NUMBER OF BRANCHES
3/4	3/4	2
3/4	1	3
3/4	1	4
3/4	1 1/2	5-10

NOTES:
1. THERE SHALL BE NO MULTIPLE CONNECTIONS FOR SERVICES OTHER THAN 3/4" (INCHES).
2. CURB STOPS SHALL BE AS MANUFACTURED BY FORD OR HAYES.
3. METER BOXES SHALL BE AS DESCRIBED IN THE STANDARD SPECIFICATIONS UNDER WATER DISTRIBUTION; HOWEVER, THE INLET SHALL BE IRON PIPE THREADED INLETS.
4. CURB STOP SHALL BE IN CENTER OF MULTIPLE CONNECTIONS.

*BRASS TEE: INLET SIZE x 3/4 INCH

DRAWING NOT TO SCALE

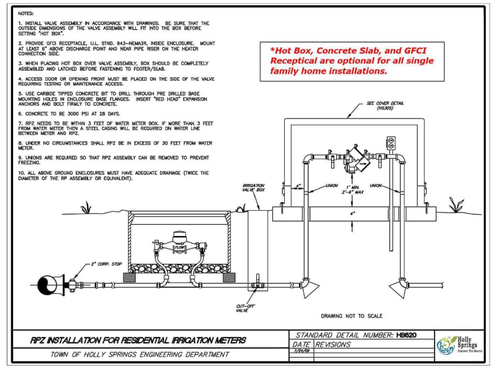
STANDARD MULTIPLE BRANCH SERVICES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS607

DATE | REVISIONS

10/06/08



DRAWING NOT TO SCALE

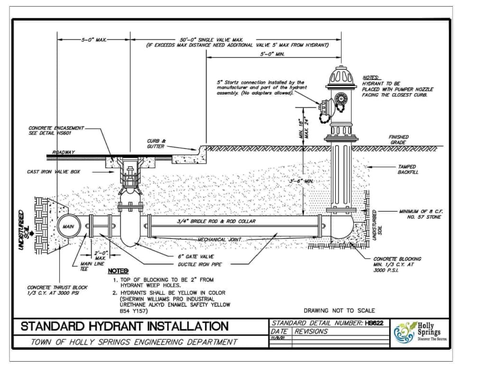
RPZ INSTALLATION FOR RESIDENTIAL IRRIGATION METERS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS620

DATE | REVISIONS

10/06/08



DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622

DATE | REVISIONS

10/06/08

SCHEDULE

PIPE DIAMETER	CONCRETE THRUST COLLAR A	B	C	ANCHOR RING	RING REQUIRED
6",8",12"	1'-0"	1'-0"	2"		ONE
16"	1'-4"	1'-0"	2"		ONE
20"	1'-4"	1'-0"	3"		ONE
24"	1'-4"	1'-0"	3"		TWO
30"	1'-4"	1'-2"	4"		TWO
36"	1'-4"	1'-4"	4"		TWO

NOTES
1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

NOTES
6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE | REVISIONS

10/06/08

NOTES
1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR CLAMPS.

MINIMUM CONCRETE BLOCKING (C.Y.)*

NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

DRAWING NOT TO SCALE

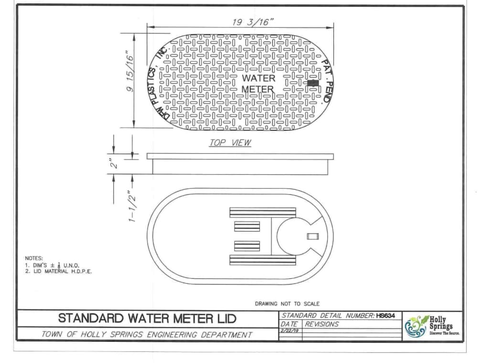
STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE | REVISIONS

10/06/08



NOTES:
1. DIM'S ± ½ U.N.O.
2. LID MATERIAL: H.D.P.E.

DRAWING NOT TO SCALE

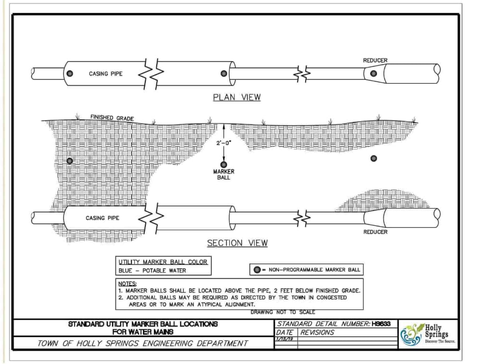
STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS634

DATE | REVISIONS

10/06/08



UTILITY MARKER BALL COLOR
BLUE – POTABLE WATER

– NON-PROGRAMMABLE MARKER BALL

NOTES
1. MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
2. ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS633

DATE | REVISIONS

10/06/08

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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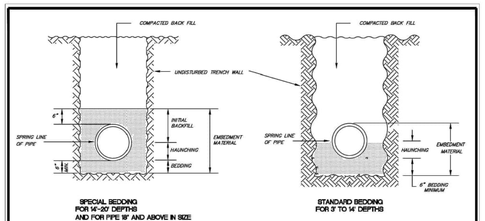
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

WATER DETAILS

C8.03



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 2' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

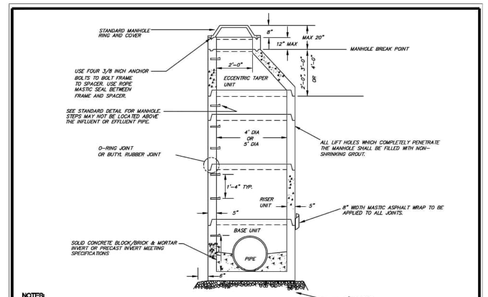
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

STANDARD DETAIL NUMBER: **HS703**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

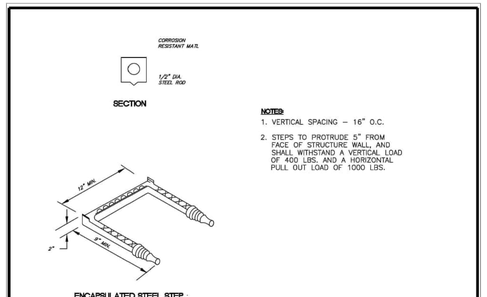
STANDARD PRECAST CONCRETE MANHOLE

STANDARD DETAIL NUMBER: **HS706**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



ENCAPSULATED STEEL STEP

NOTES:

1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

DRAWING NOT TO SCALE

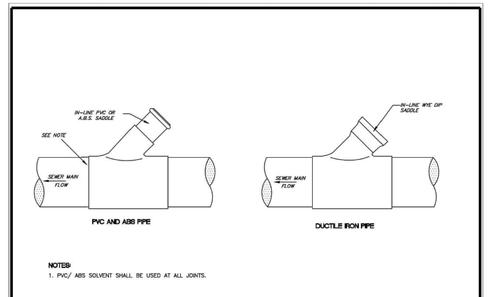
MANHOLE STEPS

STANDARD DETAIL NUMBER: **HS709**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



PVC AND ABS PIPE

DUCTILE IRON PIPE

NOTES:

1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

DRAWING NOT TO SCALE

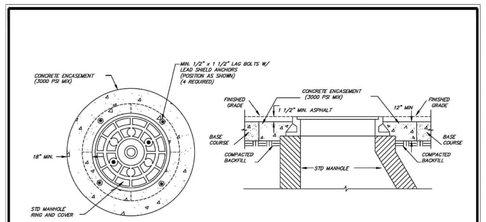
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

STANDARD DETAIL NUMBER: **HS710**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

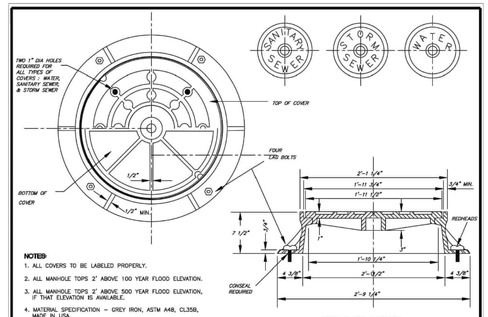
STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

STANDARD DETAIL NUMBER: **HS710**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. ALL COVERS TO BE LABELLED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

DRAWING NOT TO SCALE

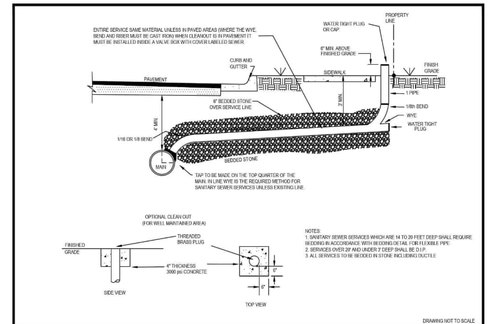
STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

STANDARD DETAIL NUMBER: **HS711**

DATE | REVISIONS

10/06/08

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

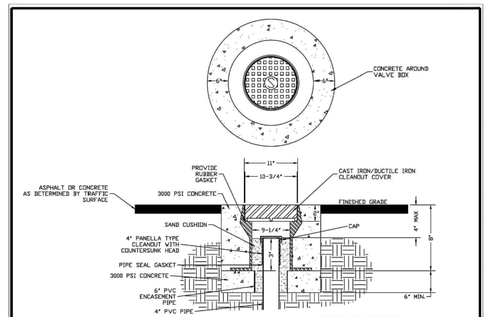
STANDARD SANITARY SEWER TAP AND SERVICE

STANDARD DETAIL NUMBER: **HS715**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

SEWER MIN-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA

STANDARD DETAIL NUMBER: **HS723**

DATE | REVISIONS

3/30/16

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055301 MATTHEW C. ABBOTT

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	~~05. 09. 2025~~	**REVISION PER TOHS COMMENTS**
2	~~06. 30. 2025~~	~~REVISION PER TOHS COMMENTS~~
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

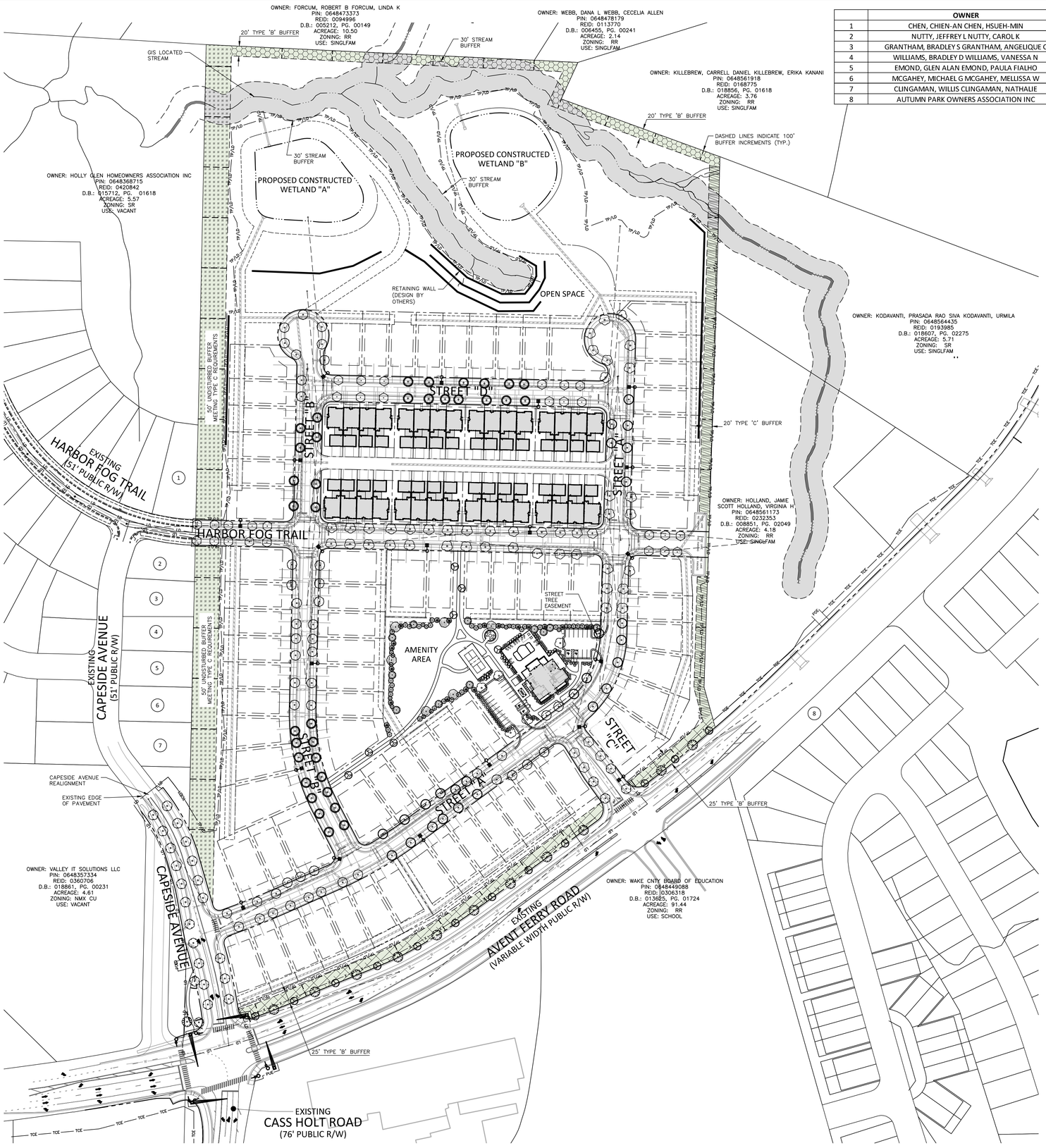
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D2
CHECKED BY	BDM
DRAWN BY	ACA
SCALE	NTS
DATE	03. 28. 2025

SHEET

SANITARY SEWER DETAILS

C8.04



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACBU	ACER BUERGERIANUM TRIDENT MAPLE
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	CHVI	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	CLSH	CELTIS LAEVIGATA SUGAR HACKBERRY
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2' FOSTER NO. 2 HOLLY
	ILNE	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
	ILOS	ILEX OPACA 'SATYR HILL' SATYR HILL AMERICAN HOLLY
	ILVO	ILEX VOMITORIA YAUPON HOLLY
	JUVI	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	NYSY	NYSSA SYLVATICA BLACKGUM
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
	QUPH	QUERCUS PHELLOS WILLOW OAK
	QUTE	QUERCUS TEXANA NUTTALL OAK
SHRUBS		
	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' DUKE GARDENS PLUM YEW
	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' UPRIGHT PLUM YEW
	DIEH	DISTYLIUM X 'PIIDIST-I' EMERALD HEIGHTS® DISTYLIUM
	RHMO	RHODODENDRON X 'MOOTUM' AUTUMN MOONLIGHT® ENCORE® AZALEA
EVERGREEN SHRUBS		
	DIBL	DISTYLIUM X 'PIIDIST-II' BLUE CASCADE® DISTYLIUM
	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	JUGR	JUNIPERUS X 'GREY OWL' GREY OWL JUNIPER
	VIMO	VIBURNUM X 'SPG-3-024' MOONLIT LACE® VIBURNUM
	VTLR	VIBURNUM TINUS 'LISA ROSA' SHADES OF PINK VIBURNUM

SITE LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECTURE JOHN A. RITCHIE II 1977
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=100'
DATE	03. 28. 2025

SHEET

OVERALL LANDSCAPE PLAN
L5.00

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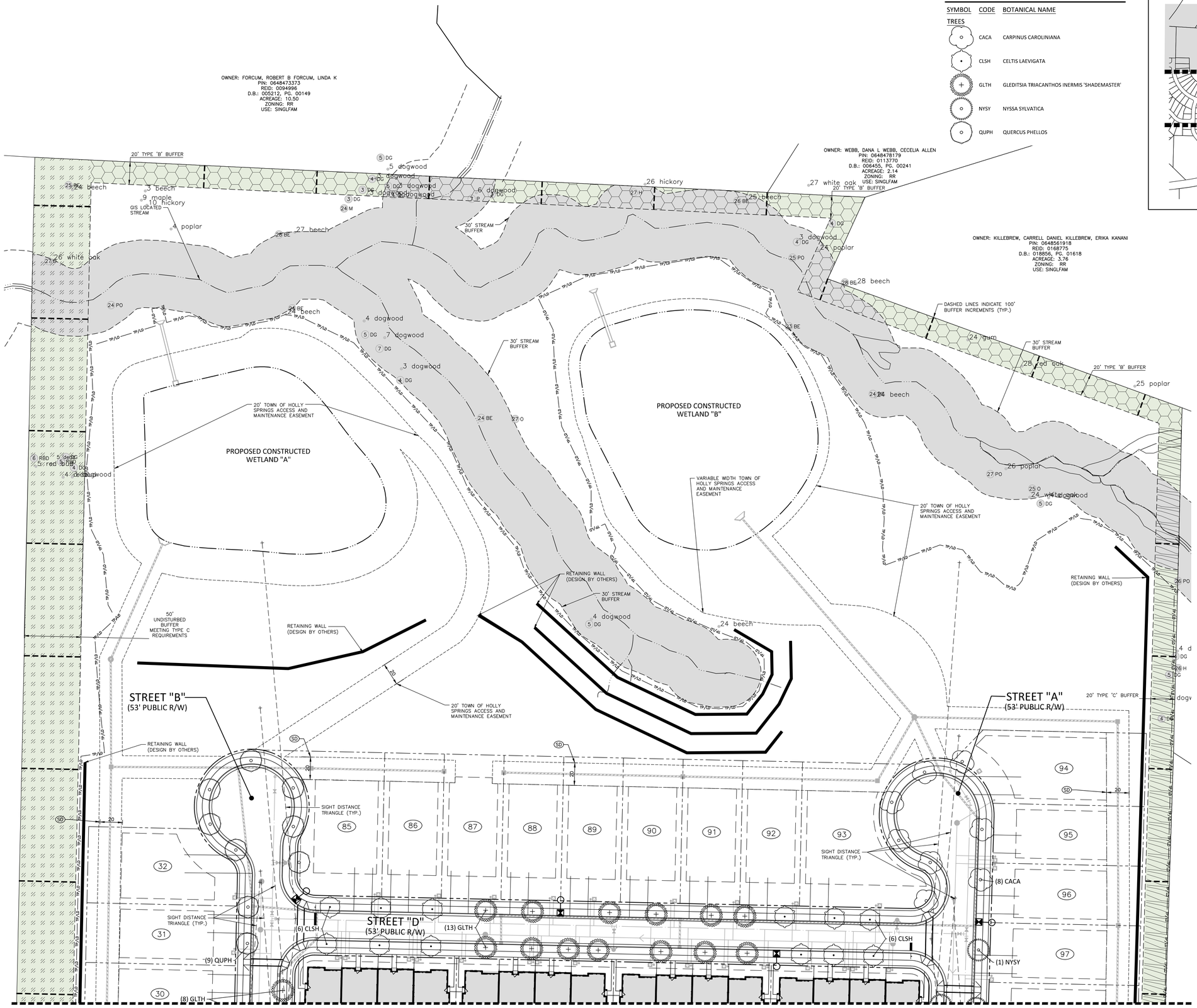
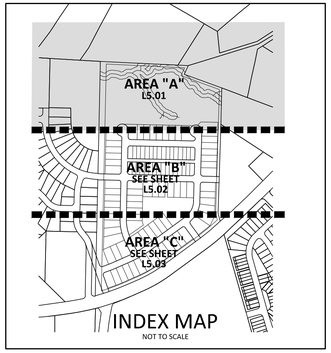


SEE SHEET L5.02

PLANT SCHEDULE AREA A

SYMBOL	CODE	BOTANICAL NAME
TREES		
	CACA	CARPINUS CAROLINIANA
	CLSH	CELTIS LAEVIGATA
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	NYSY	NYSSA SYLVATICA
	QUPH	QUERCUS PHELLOS



INDEX MAP
NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

EASEMENT LEGEND

SD STORM DRAINAGE EASEMENT

GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1977 JOHN A. RITCHIE III
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN
AREA "A"
L5.01

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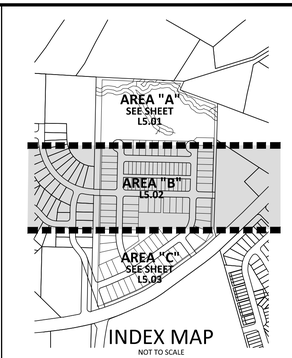
GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD — STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE

SEE SHEET L5.01

SEE SHEET L5.03

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "B"

SYMBOL	CODE	BOTANICAL NAME
TREES		
+	ACBU	ACER BUERGERIANUM
○	CACA	CARPINUS CAROLINIANA
⊕	CHVI	CHIONANTHUS VIRGINICUS
•	CLSH	CELTIS LAEVIGATA
+	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
⊕	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2'
⊕	ILNE	ILEX X 'NELLIE R. STEVENS'
⊕	ILOS	ILEX OPACA 'SATYR HILL'
⊕	ILVO	ILEX VOMITORIA
⊕	JUVI	JUNIPERUS VIRGINIANA
⊕	MAVI	MAGNOLIA VIRGINIANA
○	NYSY	NYSSA SYLVATICA
○	QUPH	QUERCUS PHELLOS
○	QUTE	QUERCUS TEXANA
EVERGREEN SHRUBS		
⊕	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'
⊕	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'
⊕	DIBL	DISTYLIUM X 'PIIDIST-II'
⊕	DIEH	DISTYLIUM X 'PIIDIST-I'
•	ILVN	ILEX VOMITORIA 'NANA'
⊕	JUGR	JUNIPERUS X 'GREY OWL'
•	RHMO	RHODODENDRON X 'MOOTUM'
•	RHRD	RHODODENDRON X 'ROBLED'
⊕	VIMO	VIBURNUM X 'SPG-3-024'
▲	VTLR	VIBURNUM TINUS 'LISA ROSA'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECT 1977 JOHN A. RITCHIE II — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN AREA "B"

L5.02

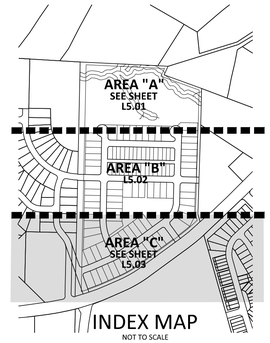
X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\[EPC23001-OLS1.dwg, 10/10/2025 9:09:23 AM, Ashley Abbott

GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD — STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE

SEE SHEET L5.02

50' UNDISTURBED BUFFER MEETING TYPE C REQUIREMENTS

EXISTING CAPESIDE AVENUE (53' PUBLIC R/W)

EXISTING EDGE OF PAVEMENT

(3) CHVI

(10) GLTH

STREET "B" (53' PUBLIC R/W)

STREET "A" (53' PUBLIC R/W)

STREET "C" (53' PUBLIC R/W)

(4) QUFA

SIGHT DISTANCE TRIANGLE (TYP.)

(14) QUPH

(12) NYSY

(9) QUTE

(9) CHVI

21' RIGHT OF WAY DEDICATION

25' TYPE 'B' BUFFER

(12) LISR

(10) QUFA

PROPOSED CAPESIDE AVENUE (63' PUBLIC R/W)

EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)

(1) QUTE

EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)

10' MULTI USE PATH

CAPESIDE REALIGNMENT TO INCLUDE CROSS WALKS AND ADDITIONAL SAFETY MEASURES FOR PEDESTRIANS

EXISTING CASS HOLT ROAD (76' PUBLIC R/W)

OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0308318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "C"

SYMBOL	CODE	BOTANICAL NAME
TREES		
	ACBU	ACER BUERGERIANUM
	CHVI	CHIONANTHUS VIRGINICUS
	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
	NYSY	NYSSA SYLVATICA
	QUFA	QUERCUS FALCATA
	QUPH	QUERCUS PHELLOS
	QUTE	QUERCUS TEXANA

N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19773 JOHN A. RITCHIE, II
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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5	10. 10. 2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN AREA "C"

L5.03

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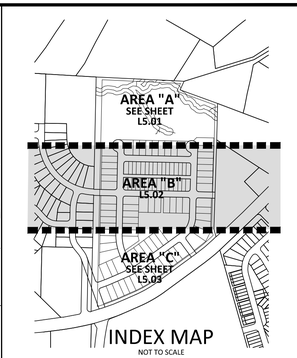
GENERAL NOTES:

1. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

EASEMENT LEGEND

SD STORM DRAINAGE EASEMENT



INDEX MAP
NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 20' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 25' TYPE 'B' BUFFER (THOROUGHFARE)
- 50' UNDISTURBED BUFFER

PLANT SCHEDULE AREA "B"

SYMBOL	CODE	BOTANICAL NAME
TREES		
+	ACBU	ACER BUERGERIANUM
○	CACA	CARPINUS CAROLINIANA
○	CHVI	CHIONANTHUS VIRGINICUS
○	CLSH	CELTIS LAEVIGATA
+	GLTH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
○	ILAF	ILEX X ATTENUATA 'FOSTER NO. 2'
○	ILNE	ILEX X 'NELLIE R. STEVENS'
○	ILOS	ILEX OPACA 'SATYR HILL'
○	ILVO	ILEX VOMITORIA
○	JUVI	JUNIPERUS VIRGINIANA
○	MAVI	MAGNOLIA VIRGINIANA
○	NYSY	NYSSA SYLVATICA
○	QUPH	QUERCUS PHELLOS
○	QUTE	QUERCUS TEXANA
EVERGREEN SHRUBS		
○	CEHD	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'
○	CEHF	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'
○	DIBL	DISTYLIUM X 'PIIDIST-II'
○	DIEH	DISTYLIUM X 'PIIDIST-I'
○	ILVN	ILEX VOMITORIA 'NANA'
○	JUGR	JUNIPERUS X 'GREY OWL'
○	RHMO	RHODODENDRON X 'MOOTUM'
○	RHRD	RHODODENDRON X 'ROBLED'
○	VIMO	VIBURNUM X 'SPG-3-024'
▲	VTLR	VIBURNUM TINUS 'LISA ROSA'

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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COURTYARDS AT HOLLY GROVE

MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT JOHN A. RITCHIE II 1977 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	1"=40'
DATE	03. 28. 2025

SHEET

LANDSCAPE PLAN
AMENITY CENTER

L5.04

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. STREET TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED; WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
8. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
10. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
15. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 25 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
17. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
18. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
20. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
21. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
25. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
26. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

20' TYPE 'B' BUFFER — 1,153 LF
ADJACENT TO PINS 0648-47-3373, 0648-47-8179, & 0648-56-1918

TREES
REQUIRED: 35 (3/100 LF)
PROVIDED 35

SHRUBS
REQUIRED: 116 (10/100 LF)
PROVIDED: 116

EVERGREEN
REQUIRED: 14 TREES; 47 SHRUBS (40% MINIMUM)
PROVIDED: 14 TREES; 47 SHRUBS

20' TYPE 'C' BUFFER — 1,018 LF
ADJACENT TO PINS 0648-56-4435 & 0648-56-1173

TREES
REQUIRED: 51 (5/100 LF)
PROVIDED 51

SHRUBS
REQUIRED: 204 (20/100 LF)
PROVIDED: 204
EVERGREEN
REQUIRED: 41 TREES; 164 SHRUBS (80% MINIMUM)
PROVIDED: 41 TREES; 164 SHRUBS

25' TYPE 'B' BUFFER — 1,062 LF
SOUTH (THOROUGHFARE)

TREES
REQUIRED: 32 (3/100 LF)
PROVIDED 32

SHRUBS
REQUIRED: 107 (10/100 LF)
PROVIDED: 107

EVERGREEN
REQUIRED: 12 TREES; 43 SHRUBS (40% MINIMUM)
PROVIDED: 12 TREES; 43 SHRUBS

50' TYPE 'C' BUFFER — 1,580 LF
WEST BUFFER

PROVIDED BY EXISTING VEGETATION. IF ANY EXISTING VEGETATION IN THIS BUFFER DIES OR IS REMOVED, IT SHALL BE PLANTED TO MEET TYPE C BUFFER REQUIREMENTS

INTERIOR VEHICLE PARKING AREA

TREES
REQUIRED: 1 TREE PER LANDSCAPE ISLAND
SHRUBS
REQUIRED: 4 SHRUBS PER LANDSCAPE ISLAND

RESIDENTIAL FOUNDATION LANDSCAPING

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE. THE MINIMUM WIDTH OF AREA USED FOR FOUNDATION LANDSCAPING SHALL BE 5' IN WIDTH. CANOPY TREE OR UNDERSTORY TREE NOT REQUIRED FOR ATTACHED DWELLINGS, INCLUDING TOWNHOUSE OR QUADRUPLEX.

TOWNHOME REQUIRED:	1/ 5' LARGE SHRUB OR 1.5/ 5' MEDIUM SHRUB OR OR 3/ 5' SMALL SHRUB
DETACHED DWELLING REQUIRED:	1 TREE / 5,000 SF 1.5/ 5' MEDIUM SHRUB
AMENITY CENTER REQUIRED:	1/75' CANOPY TREE/FT OR 2/75'UNDERSTORY TREE/FT AND; 1/ 5' LARGE SHRUB OR 1.5/ 5' MEDIUM SHRUB OR OR 3/ 5' SMALL SHRUB

STREET TREES

PROJECT UTILIZES LESS THAN A 20' SETBACK. DECIDUOUS STREET TREES ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS SHALL BE SPACED A MINIMUM 30' OC, A MAXIMUM 45' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER. DECIDUOUS STREET TREES ON THOROUGHFARES SHALL BE SPACED A MINIMUM 40' OC, A MAXIMUM 50' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER.

STREET 'A':	2,600 LF
REQUIRED:	87 MAX.; 58 MIN
PROVIDED:	66 (3 SPECIES PROPOSED)
DIVERSITY:	26 OF ONE SPECIES PROPOSED OR 39%
STREET 'B':	1,670 LF
REQUIRED:	56 MAX.; 38 MIN
PROVIDED:	47 (2 SPECIES PROPOSED)
DIVERSITY:	25 OF ONE SPECIES PROPOSED OR 52%
STREET 'C' :	295 LF
REQUIRED:	10 MAX.; 7 MIN
PROVIDED:	8 (2 SPECIES PROPOSED)
DIVERSITY:	4 OF ONE SPECIES PROPOSED OR 50%
STREET 'D':	1,050 LF
REQUIRED:	35 MAX.; 24 MIN
PROVIDED:	27 (2 SPECIES PROPOSED)
DIVERSITY:	14 OF ONE SPECIES PROPOSED OR 50%
HARBOR FOG TRAIL:	1,690 LF
REQUIRED:	57 MAX.; 38 MIN
PROVIDED:	42 (3 SPECIES PROPOSED)
DIVERSITY:	16 OF ONE SPECIES PROPOSED OR 37%
CAPESIDE AVENUE:	880 LF
REQUIRED:	29 MAX.; 20 MIN
PROVIDED:	22 (2 SPECIES PROPOSED)
DIVERSITY:	12 OF ONE SPECIES PROPOSED OR 55%
AVENT FERRY ROAD:	1040 LF
REQUIRED:	26 MAX.; 21 MIN
PROVIDED:	24 (2 SPECIES PROPOSED)*
DIVERSITY:	12 OF ONE SPECIES PROPOSED OR 50%*

EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.*

*UNLESS SPECIFIED BY THE TOWN OF HOLLY SPRINGS' COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.

ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 6' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

SPECIES DIVERSITY

DECIDUOUS SHADE TREES PROPOSED:	255
MAXIMUM ALLOWABLE:	63 OF ONE SPECIES (25%)
PROPOSED:	48 OF ONE SPECIES
EVERGREEN TREES PROPOSED:	81
MAXIMUM ALLOWABLE:	20 OF ONE SPECIES (25%)
PROPOSED:	20 OF ONE SPECIES
SHRUBS PROPOSED:	176
MAXIMUM ALLOWABLE:	44 OF ONE SPECIES (25%)
PROPOSED:	42 OF ONE SPECIES

HOLLY SPRINGS LANDSCAPE NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR:
   1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
TREES							
	ACBU	15	ACER BUERGERIANUM	TRIDENT MAPLE	3" MIN	10` MIN	
	CACA	38	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" MIN	10` MIN	
	CHVI	19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" MIN	8` MIN	SINGLE STEM
	CLSH	28	CELTIS LAEVIGATA	SUGAR HACKBERRY	3" MIN	10` MIN	
	GLTH	35	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" MIN	12` MIN	
	ILAF	11	ILEX X ATTENUATA 'FOSTER NO. 2'	FOSTER NO. 2 HOLLY	-	8` MIN	
	ILNE	19	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	-	8` MIN	
	ILOS	10	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	-	8` MIN	
	ILVO	15	ILEX VOMITORIA	YAUPON HOLLY	-	8` MIN	
	JUVI	19	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	-	8` MIN	
	LISR	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	3" MIN	12` MIN	
	MAVI	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" MIN	10` MIN	
	NYSY	26	NYSSA SYLVATICA	BLACKGUM	3" MIN	10` MIN	
	QUFA	14	QUERCUS FALCATA	SOUTHERN RED OAK	3" MIN	12` MIN	
	QUPH	48	QUERCUS PHELLOS	WILLOW OAK	3" MIN	12` MIN	
	QUTE	12	QUERCUS TEXANA	NUTTALL OAK	3" MIN	12` MIN	F/K/A QUERCUS NUTTALLII

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
EVERGREEN SHRUBS								
	CEHD	2	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	#3	15" MIN	12" MIN	
	CEHF	3	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT PLUM YEW	#7	36" MIN	18" MIN	
	DIBL	12	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	#5	18" MIN	18" MIN	
	DIEH	27	DISTYLIUM X 'PIIDIST-I'	EMERALD HEIGHTS® DISTYLIUM	-	18" MIN		
	ILVN	18	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	#3	24" MIN	15" MIN	
	JUGR	29	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	#5	18" MIN	30" MIN	
	RHMO	42	RHODODENDRON X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	#5	24" MIN	18" MIN	
	RHRD	27	RHODODENDRON X 'ROBLED'	AUTUMN CHIFFON® ENCORE® AZALEA	#3	18" MIN	12" MIN	
	VIMO	27	VIBURNUM X 'SPG-3-024'	MOONLIT LACE® VIBURNUM	#5	18" MIN	18" MIN	
	VTLR	15	VIBURNUM TINUS 'LISA ROSA'	SHADES OF PINK VIBURNUM	#3	18" MIN	18" MIN	

TABLE 5.6.1-A - REQUIRED PLANT SIZE

Landscape Material	Minimum Size
Overstory Deciduous Trees	2 1/2 inch diameter
Ornamental Deciduous Trees	1 1/2 in diameter
Overstory Evergreen Trees	6 feet
Small Evergreen Trees	4 feet
Large Shrubs	36 inches or #5 container
Medium Shrubs	24 inches or #3 container
Small Shrubs, Native Grasses, or Perennial Flowers	18 inches or #3 container

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON® COMMUNITIES

COURTYARDS AT HOLLY GROVE
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NORTH CAROLINA LANDSCAPE ARCHITECTURE JOHN A. RITCHIE II 1977 PRELIMINARY NOT FOR CONSTRUCTION

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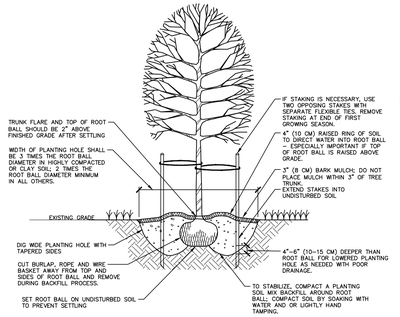
PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	AS INDICATED
DATE	03. 28. 2025

SHEET

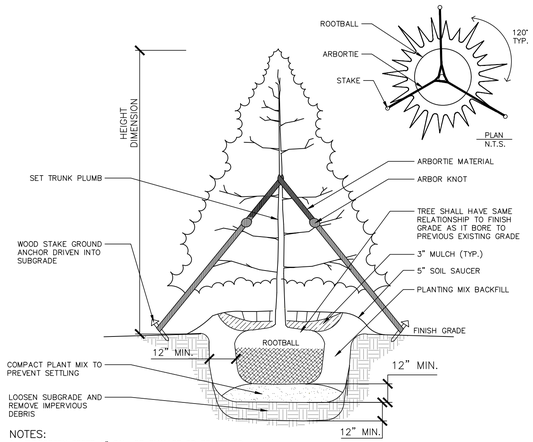
LANDSCAPE CALCULATIONS
L5.10

X:\Projects\EPC\EPC23001\04-Production\Engineering\Development Plan_CDs\Current Drawings\Development Plan\EPC23001-OLS1.dwg, 10/10/2025 11:09:36 AM, Kyle Wurtz



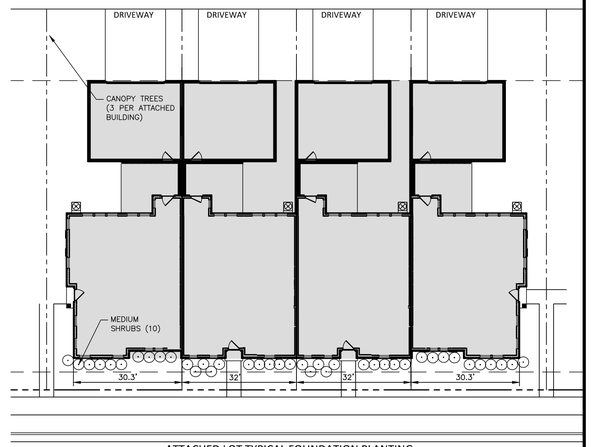
NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERATIONS MAY BE REQUIRED.
3. A TREE EXPERT SHALL BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

01 TREE INSTALLATION
SCALE: 3/8"=1'-0"

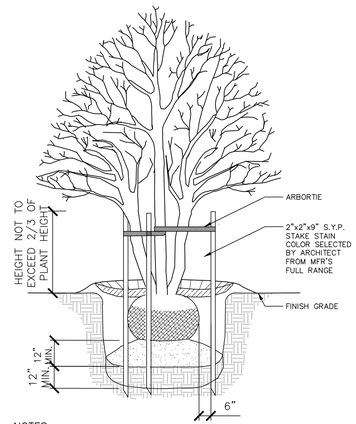


NOTES:
1. EVERGREEN TREES 2" CAL. OR SMALLER TO BE STAKED.
2. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
3. STAKING TO BE REMOVED AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

02 EVERGREEN TREE INSTALLATION
SCALE: 3/8"=1'-0"

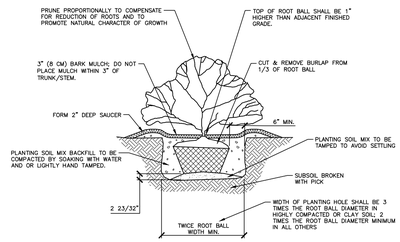


ATTACHED LOT TYPICAL FOUNDATION PLANTING

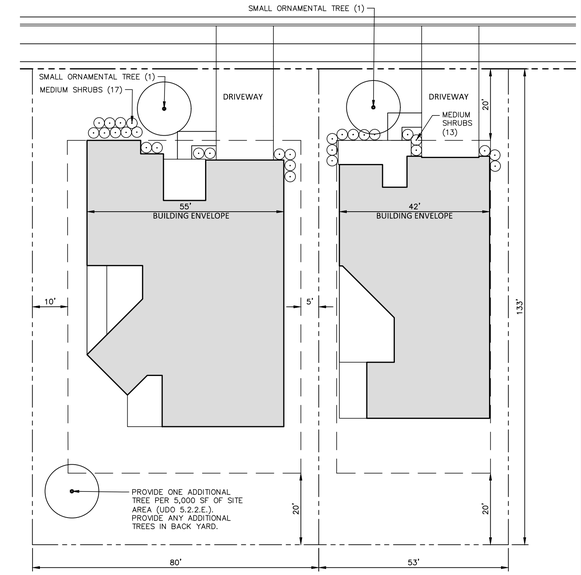


NOTES:
1. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
2. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
3. REMOVE TREE STAKING AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.

03 MULTI-TRUNK TREE INSTALLATION
SCALE: 3/8"=1'-0"



04 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"



DETACHED LOT TYPICAL FOUNDATION PLANTING

BUILDING (LOT) LANDSCAPING & STANDARD DETAIL:
SCALE: 1" = 20'

THE LOCATION OF LOT LANDSCAPING SHOWN MAY BE ADJUSTED WITHIN THE LOT PROVIDED IT DOES NOT CONFLICT WITH THE RIGHT-OF-WAY OR ANY UTILITY EASEMENTS. EXACT LOCATION TO BE DETERMINED BY DEVELOPER/BUILDER.

TREES REQUIRED:

1 TREE / 5,000 SF OF LOT AREA TO BE LOCATED IN THE FRONT, SIDE, OR REAR YARD OF THE INDIVIDUAL SINGLE-FAMILY LOT.

SHRUBS REQUIRED:

1.5 MEDIUM SHRUBS / 5 LF OF FACADE FACING THE STREET

MINIMUM PLANT SIZES:
LARGE SHRUBS: 36" HT OR #5 CONTAINER
MEDIUM SHRUBS: 24" OR #3 CONTAINER
SMALL SHRUBS: 18" OR #3 CONTAINER
CANOPY TREES: 2.5" CAL/12' HT
ORNAMENTAL TREES: 1.5" CAL/8' HT

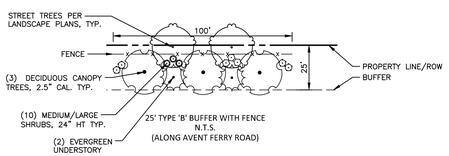
NOTES:
1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE BUILDING.
3. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
4. NO MORE THAN (3) ADJACENT BUILDINGS SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET.

MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)

CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER
VIBURNUM TINUS - VIBURNUM

ORNAMENTAL TREE SPECIES
(INSTALLED AT 1.5" CAL, 12' HT. MIN.)

ACER PALMATUM 'VARIEGATA' - JAPANESE MAPLE
CORNUS FLORIDA- FLOWERING DOGWOOD
HAMAMELIS VIRGINIANA - WITCH HAZEL
MAGNOLIA STELLATA - STAR MAGNOLIA
RHUS COPALINA - WINGED SUMAC



ACCEPTABLE BUFFER DETAIL:

DECIDUOUS CANOPY TREE SPECIES
(INSTALLED AT 2.5" CAL, 10' HT. MIN.)

CELTIS LAEVIGATA - SUGAR HACKBERRY
QUERCUS SHUMARDII - SHUMARD OAK
STYRACIFLUA LIQUIDAMBAR - SWEETGUM
QUERCUS FALCATA - SOUTHERN RED OAK

EVERGREEN UNDERSTORY TREE SPECIES
(INSTALLED AT 6' HT. MIN.)

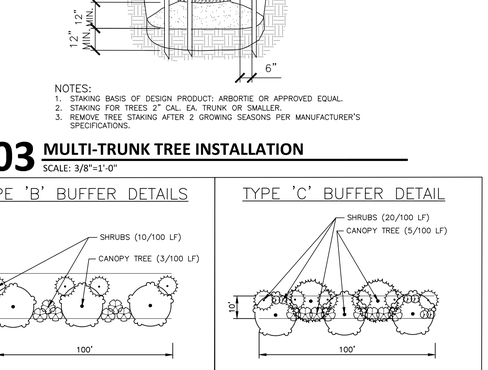
ILEX X ATTENUATA 'FOSTER NO. 2' - FOSTER NO. 2 HOLLY
JUNIPERUS VIRGINIANA 'BRODIE' - BRODIE COLUMNAR CEDAR
ILEX X 'NELLIE R STEVENS' - NELLIE STEVENS HOLLY
ILEX OPACA 'SATYR HILL' - SATYR HILL AMERICAN HOLLY

MEDIUM SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)

CALLICARPA AMERICANA - AMERICAN BEAUTYBERRY
ILEX GLABRA - INKBERRY
JUNIPERUS VIRGINIANA 'GREY OWL' - GREY OWL JUNIPER

LARGE SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)

VIBURNUM DENTATUM - ARROWWOOD VIBURNUM
OSMANTHUS X FORTUNEI - FORTUNE OSMANTHUS
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' - ARNOLD PROMISE WITCH HAZEL



PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI–OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 20'–25' (SEE PLANS)

PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ABUT LOTS LOCATED IN LESSER INTENSE DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR–ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 20–50' (SEE PLANS)

NOTE:
EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS; SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

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COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT JOHN A. RITCHIE, II 1977
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-OLS1
CHECKED BY	JAR
DRAWN BY	KHW
SCALE	AS INDICATED
DATE	03. 28. 2025

SHEET

LANDSCAPE DETAILS

L5.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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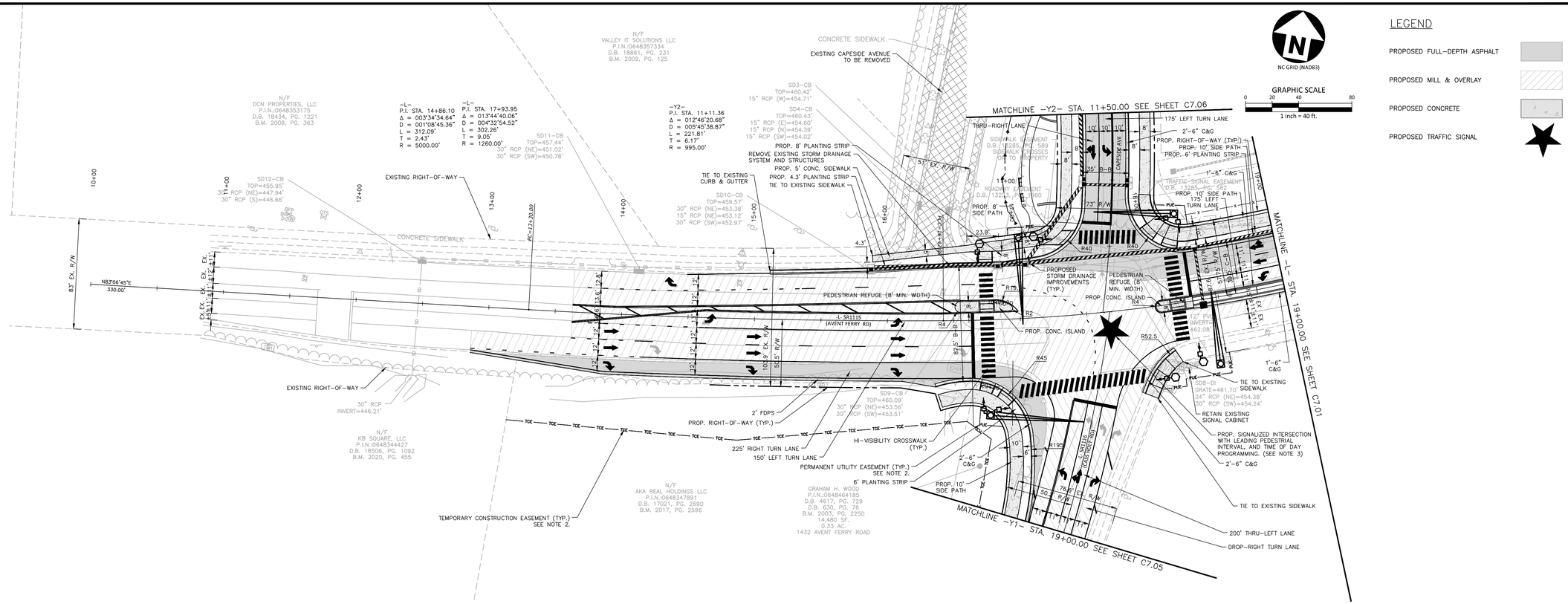

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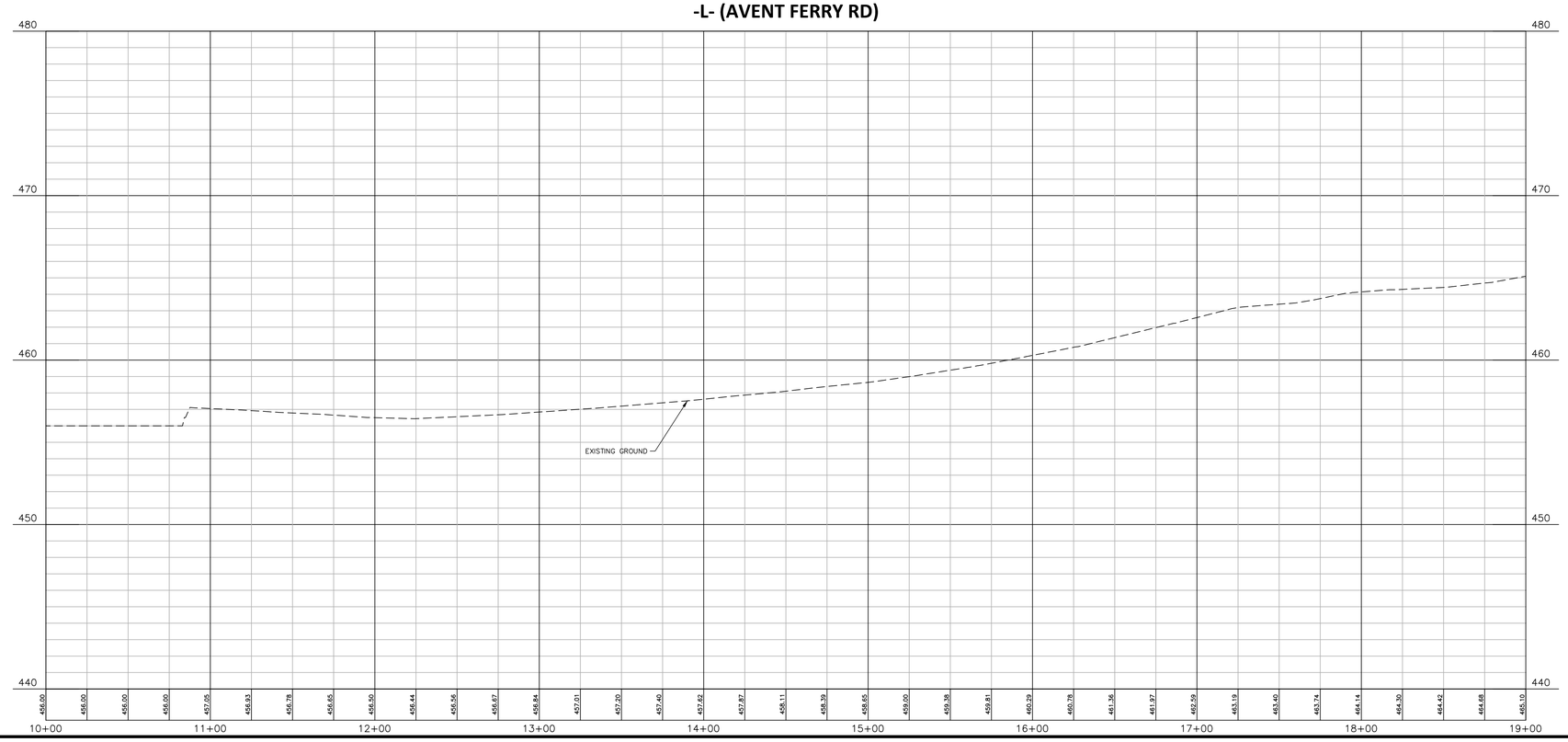

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2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. PROPOSED SIGNALIZATION TO INCLUDE ACCESSIBLE PEDESTRIAN SIGNAL (APS), LEADING PEDESTRIAN INTERVAL (LPI), AND TIME OF DAY (TOD) PROGRAMMING TO ENHANCE PEDESTRIAN SAFETY AT THE INTERSECTION. THESE ELEMENTS ARE TO BE SHOWN IF FURTHER DETAIL ON FUTURE SIGNAL PLAN SUBMITTALS. ALL TRAFFIC SIGNAL PLANS ARE PENDING NCDOT APPROVAL.
4. TRUCK MOUNTABLE ISLANDS WERE CONSIDERED IN THE SW AND SE QUADRANTS OF THE INTERSECTION BUT HAVE BEEN REMOVED PER TOWN DEVELOPMENT PLAN COMMENTS AND PER TOWN COORDINATION WITH NCDOT. (TOWN COMMENTS DATED 8/19/2025)
5. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

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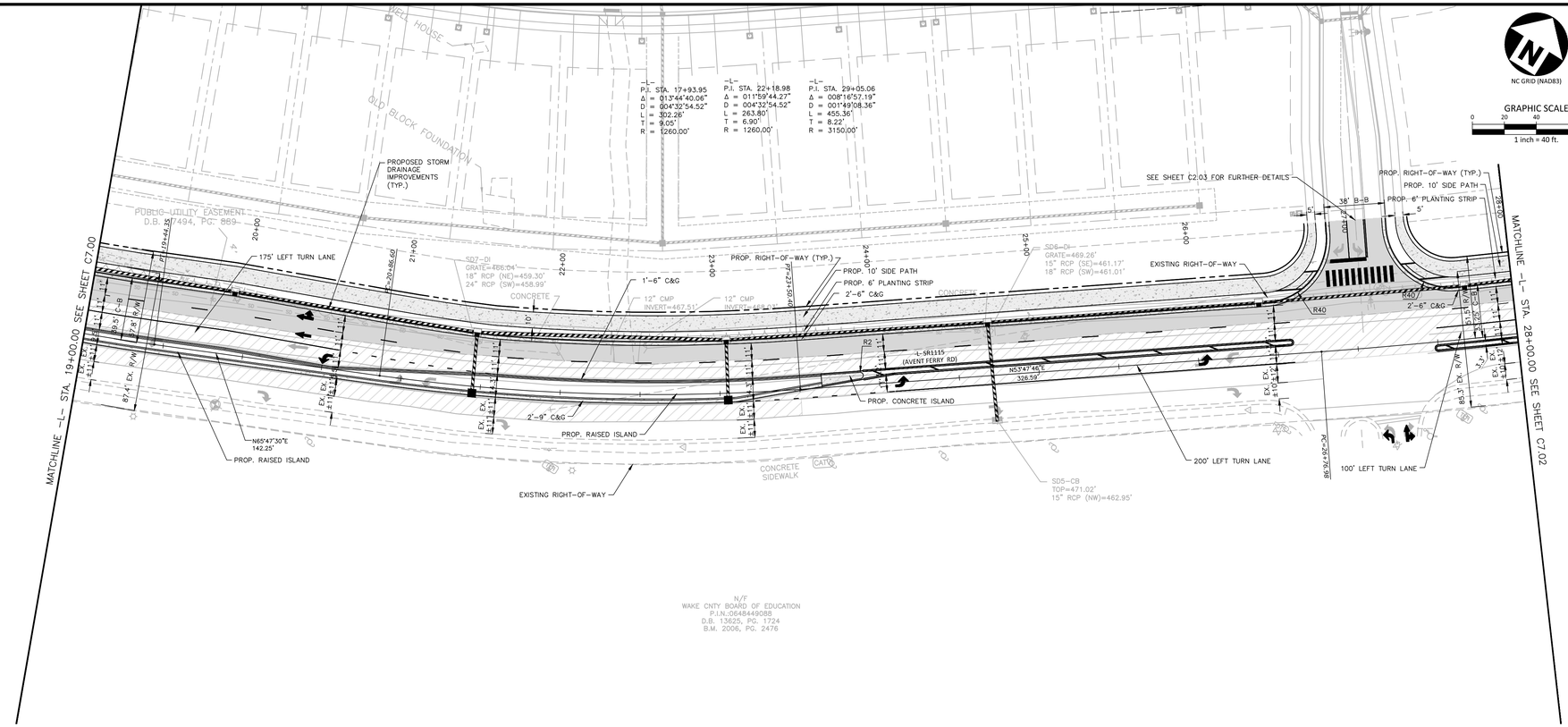
PLAN INFORMATION

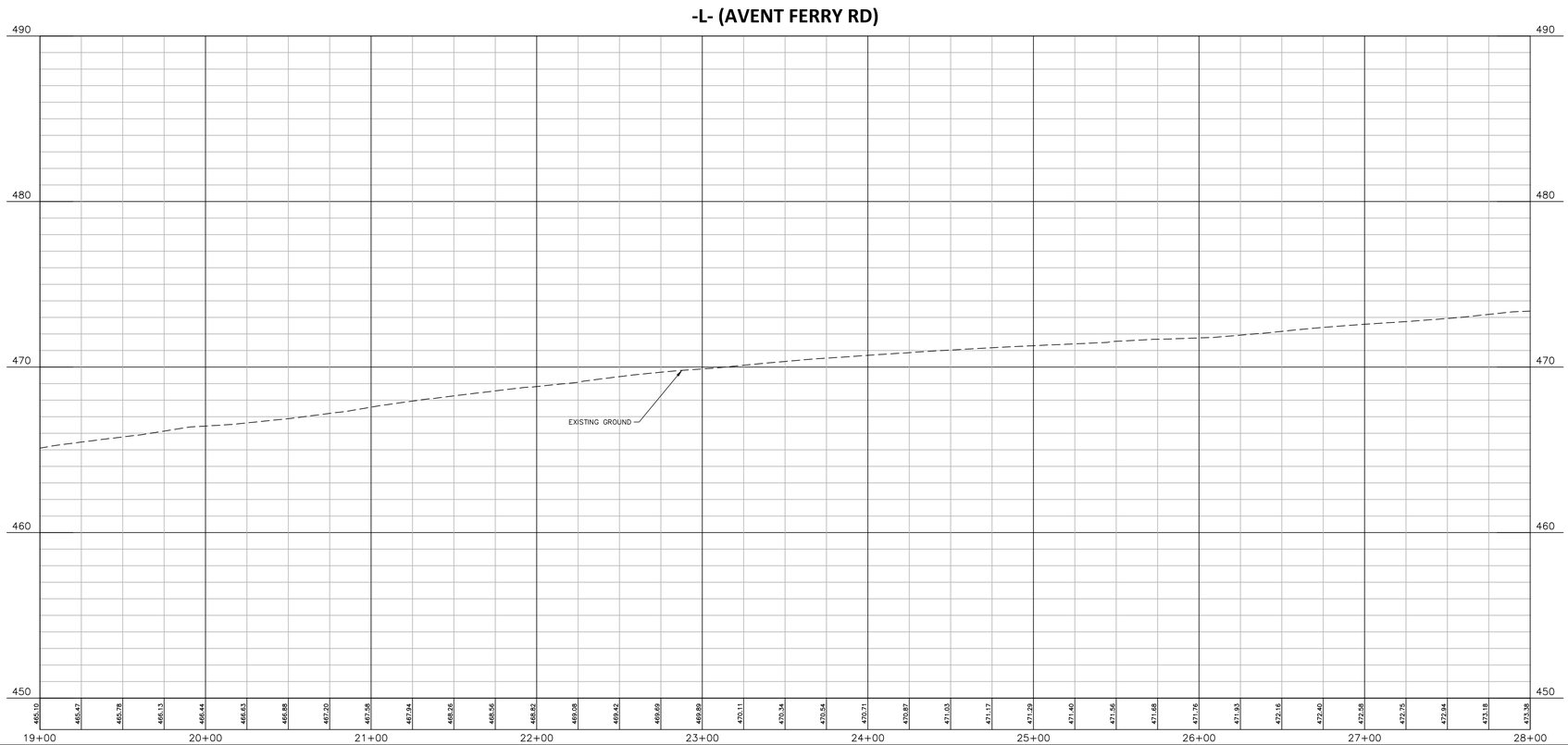
PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

C7.00





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PLAN & PROFILE - AVENT FERRY RD

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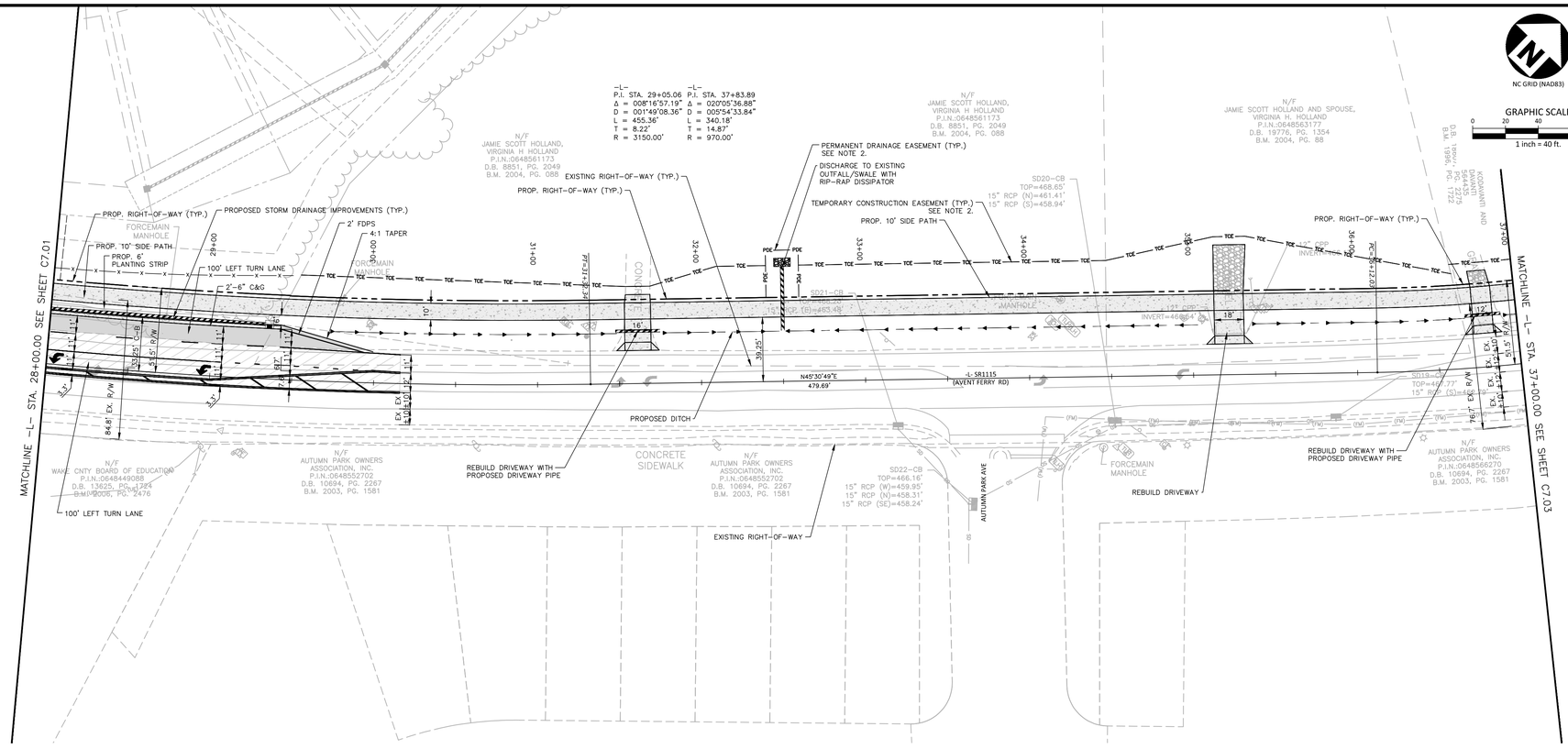

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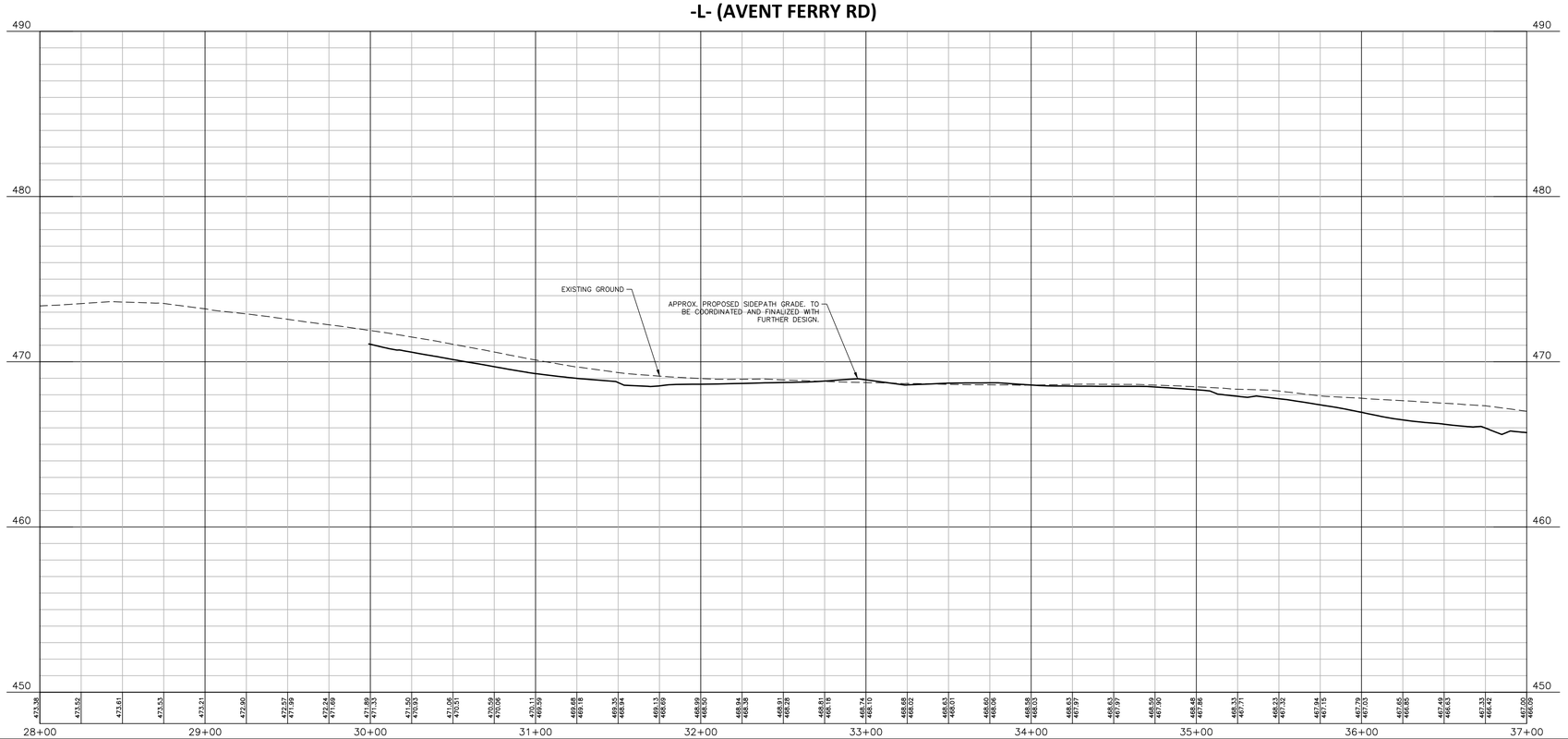

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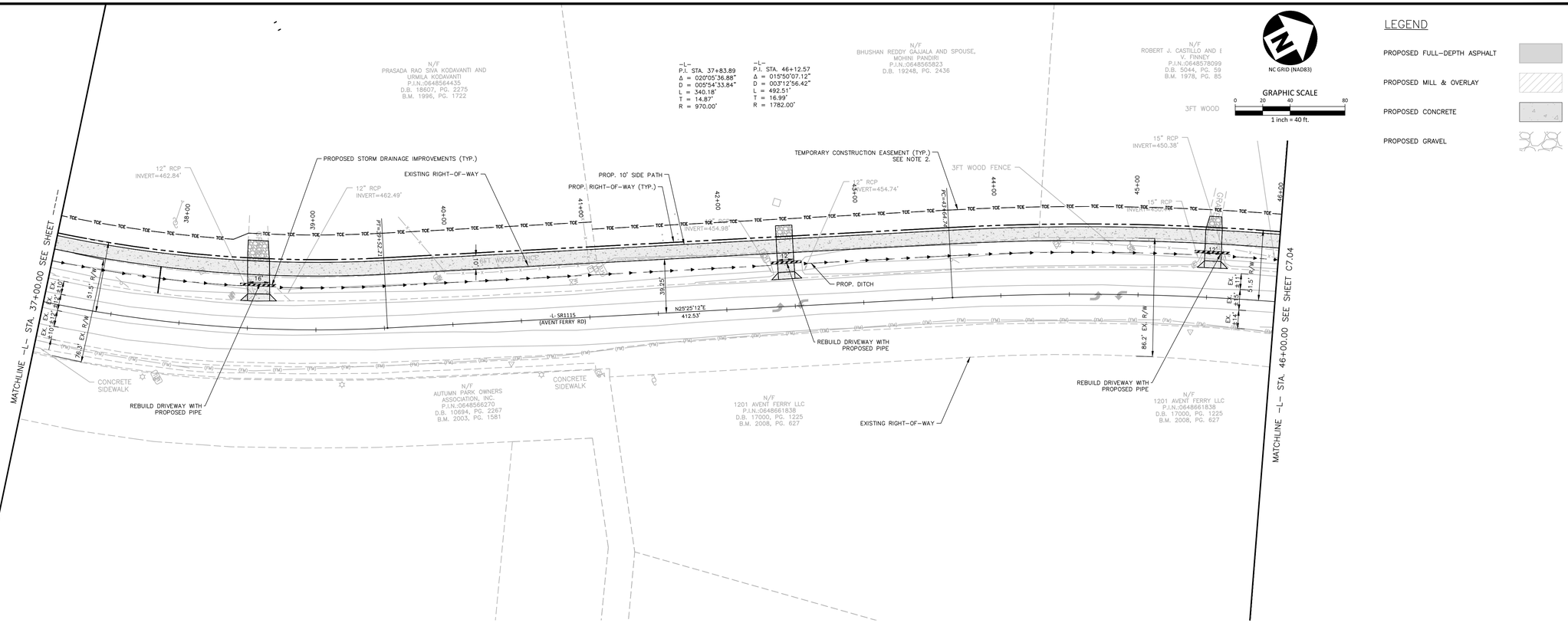

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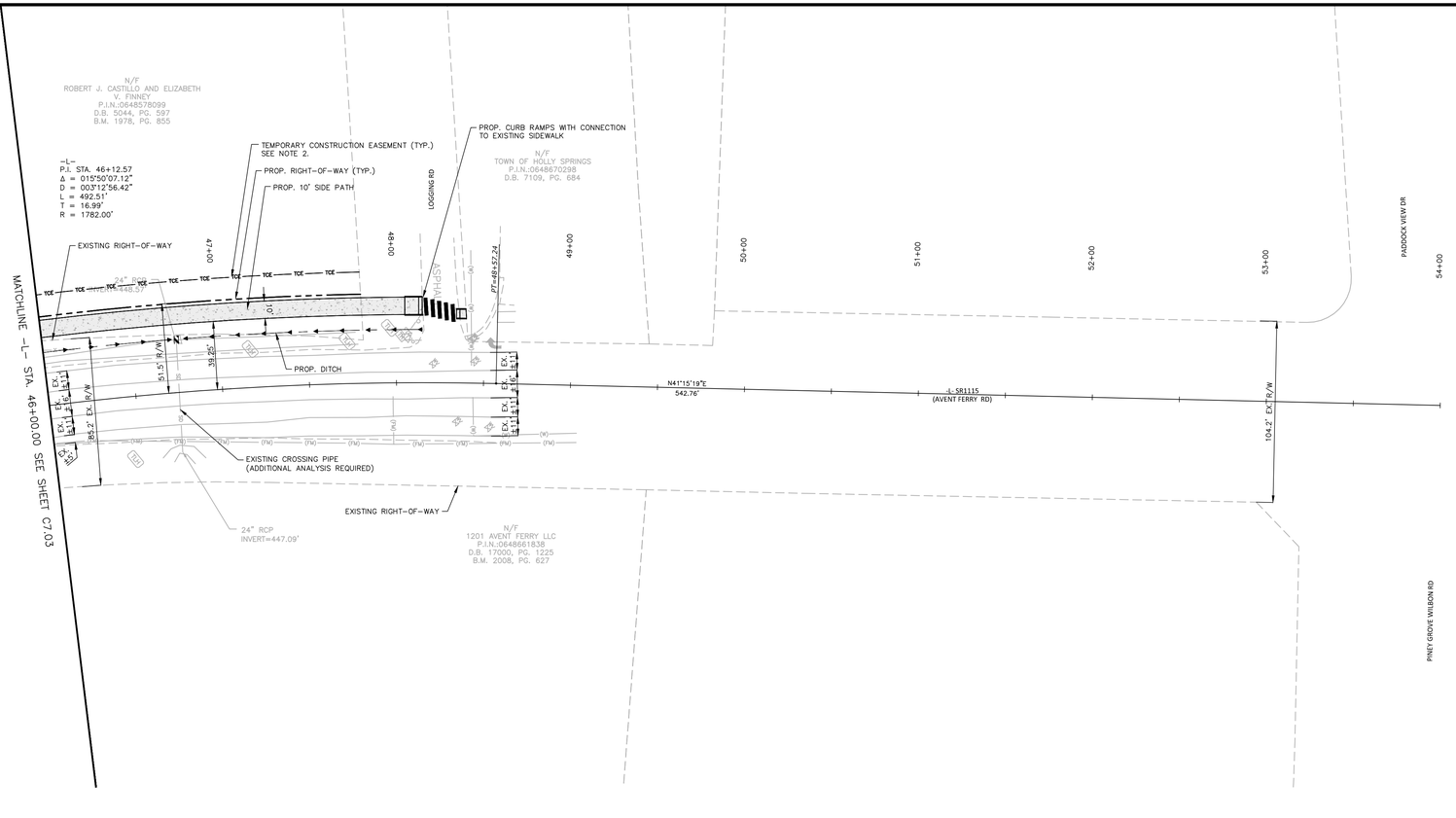

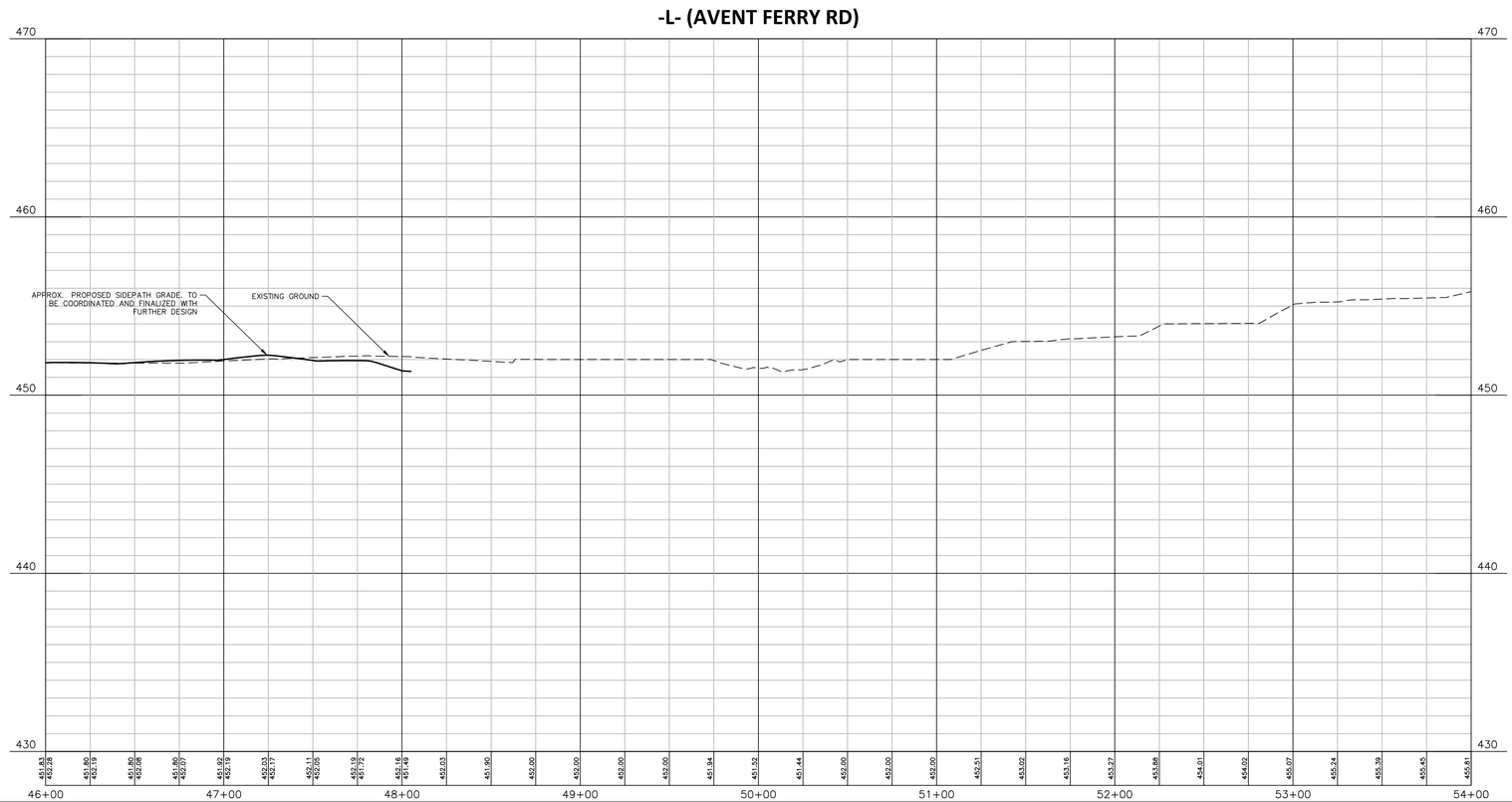

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CHECKED BY	ZDE
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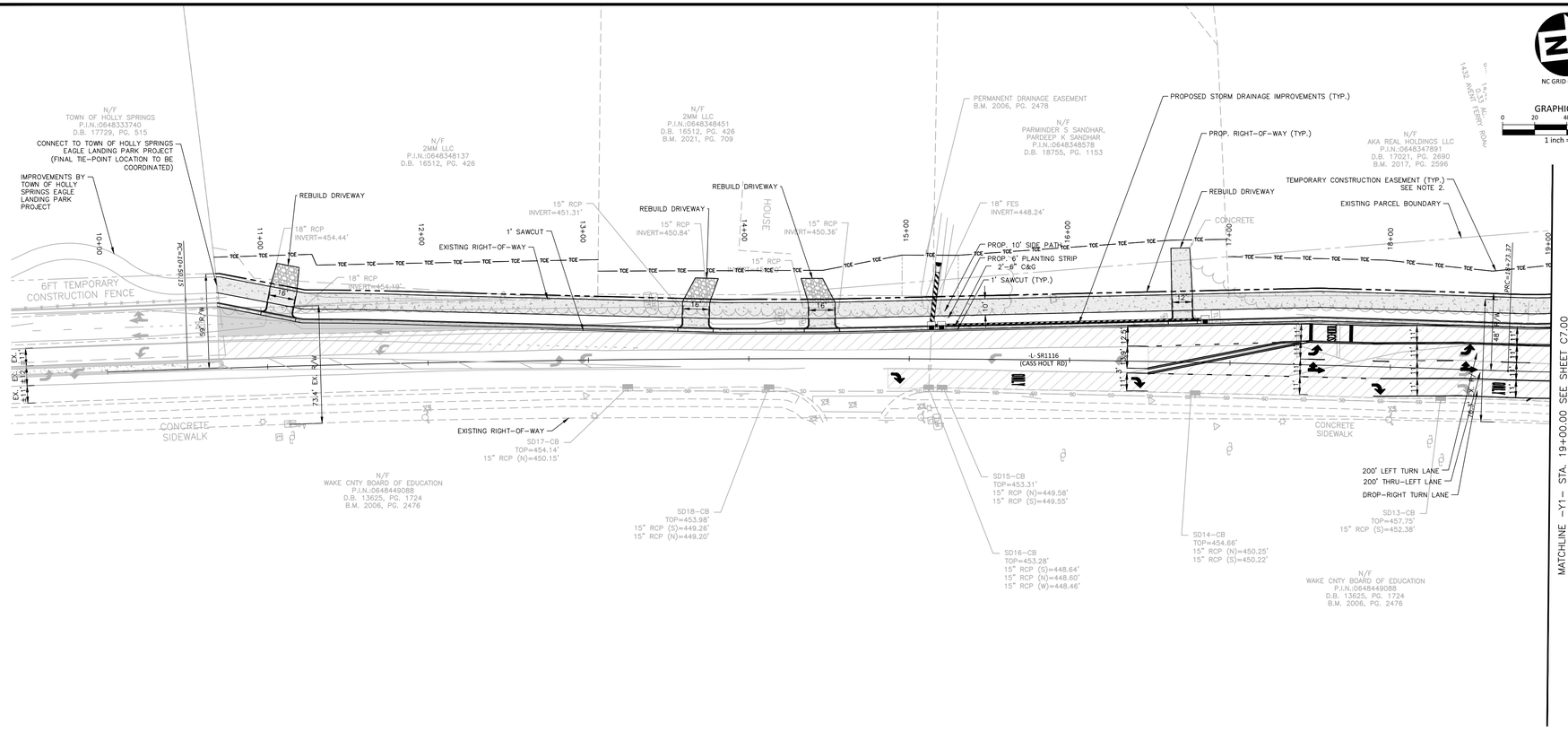
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - AVENT FERRY RD

C7.04



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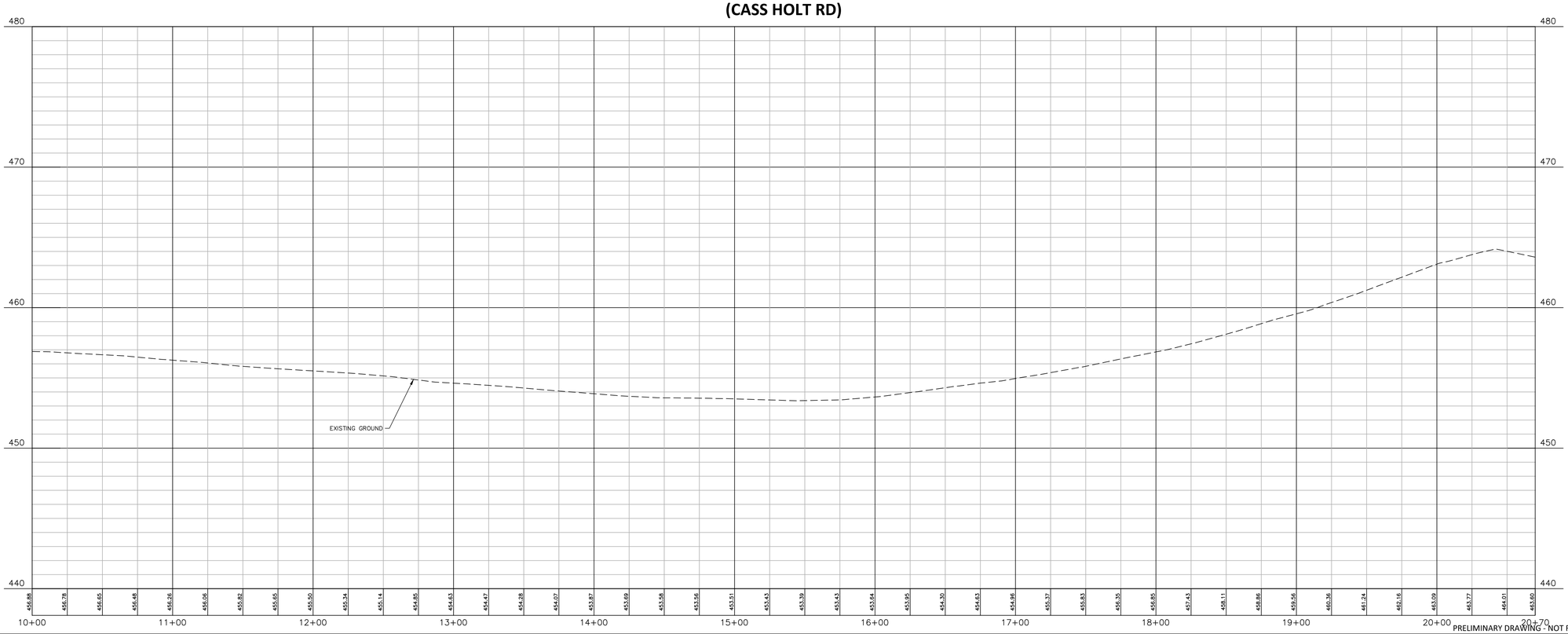
(CASS HOLT RD)



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EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 055467 ENGINEER ZACHARY DOUGLAS ENGLISH
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	05. 09. 2025	REVISION PER TOHS COMMENTS
2	06. 20. 2025	REVISION PER TOHS COMMENTS
3	08. 01. 2025	REVISION PER TOHS COMMENTS
4	08. 29. 2025	REVISION PER TOHS COMMENTS
5	10. 10. 2025	REVISION PER TOHS COMMENTS

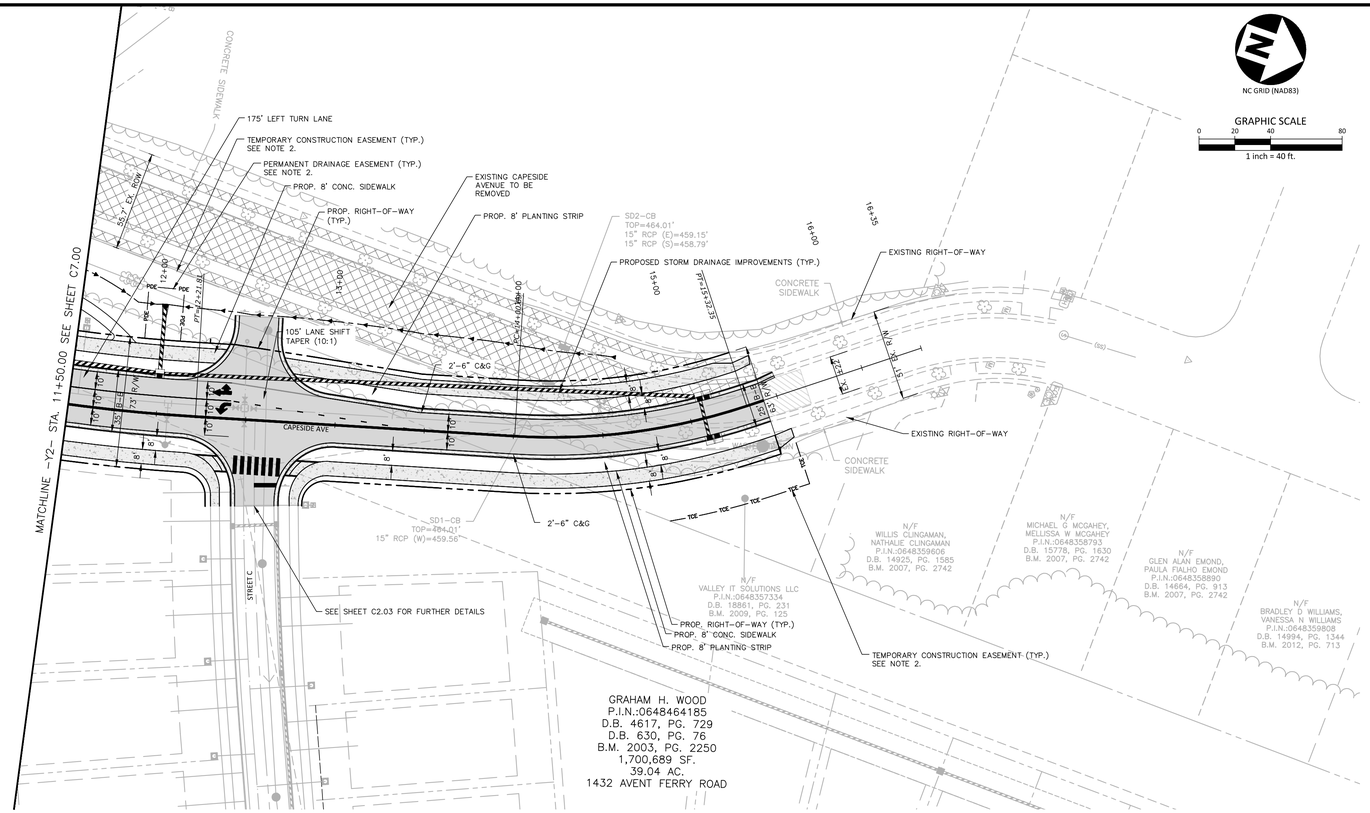
PLAN INFORMATION

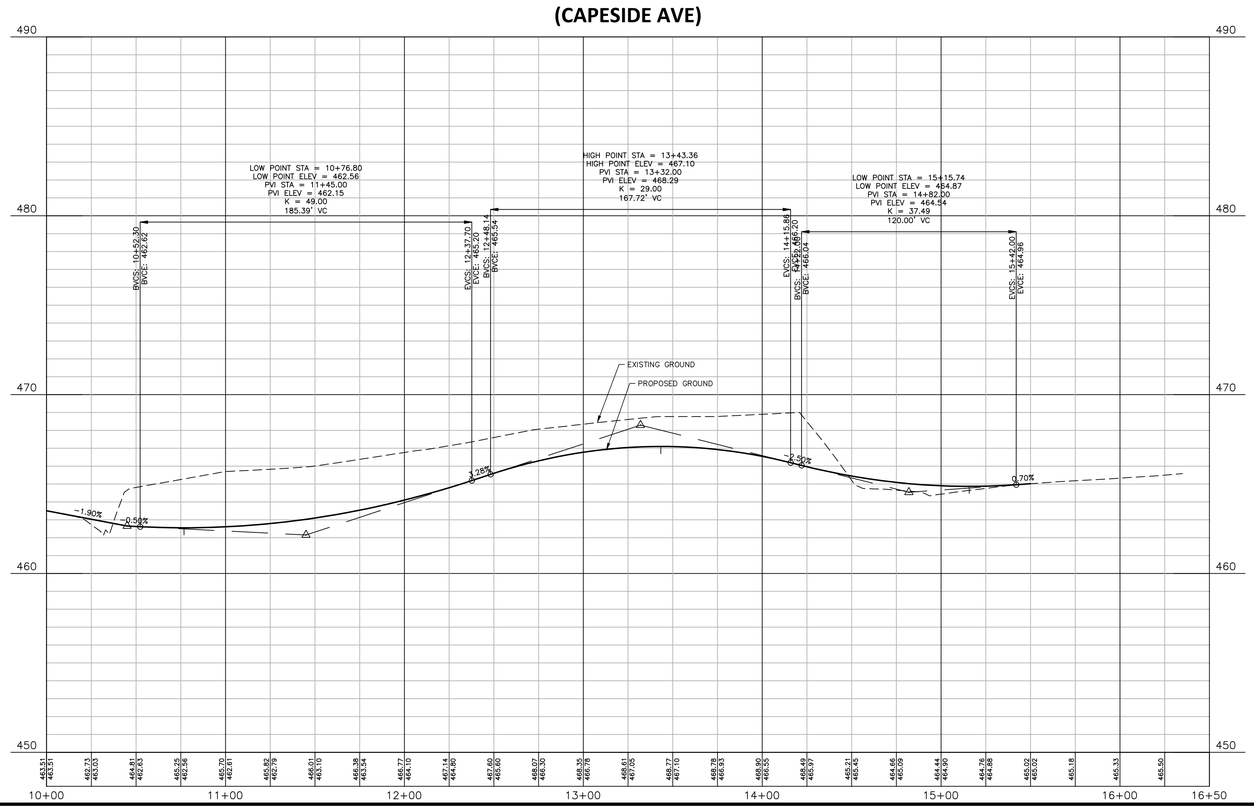
PROJECT NO.	EPC23001
FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
DRAWN BY	IWS
SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - CASS HOLT RD

C7.05





NOTES:
1. SURVEY INFORMATION IS BASED ON SURVEY PERFORMED BY MCADAMS DATED 05-27-2025.
2. PROPOSED EASEMENTS ARE SHOWN FOR REFERENCE AND MAY REQUIRE ADJUSTMENTS PENDING FINAL DESIGN AND NCDOT APPROVAL.
3. IMPROVEMENTS SHOWN REPRESENT THE REQUIREMENTS OF THE DEVELOPMENT AND ARE TO BE FURTHER COORDINATED WITH THE U-5889 PROJECT PER DISCUSSION WITH THE TOWN OF HOLLY SPRINGS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
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www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
MAJOR SUBDIVISION PLAN
1432 AVENT FERRY ROAD
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PLAN INFORMATION

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FILENAME	EPC23001_RDY_DP-P1
CHECKED BY	ZDE
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SCALE	1"=40'
DATE	10.10. 2025

SHEET

PLAN & PROFILE - CAPESIDE AVE

C7.06

EPCON COMMUNITIES

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT

6/13/2025

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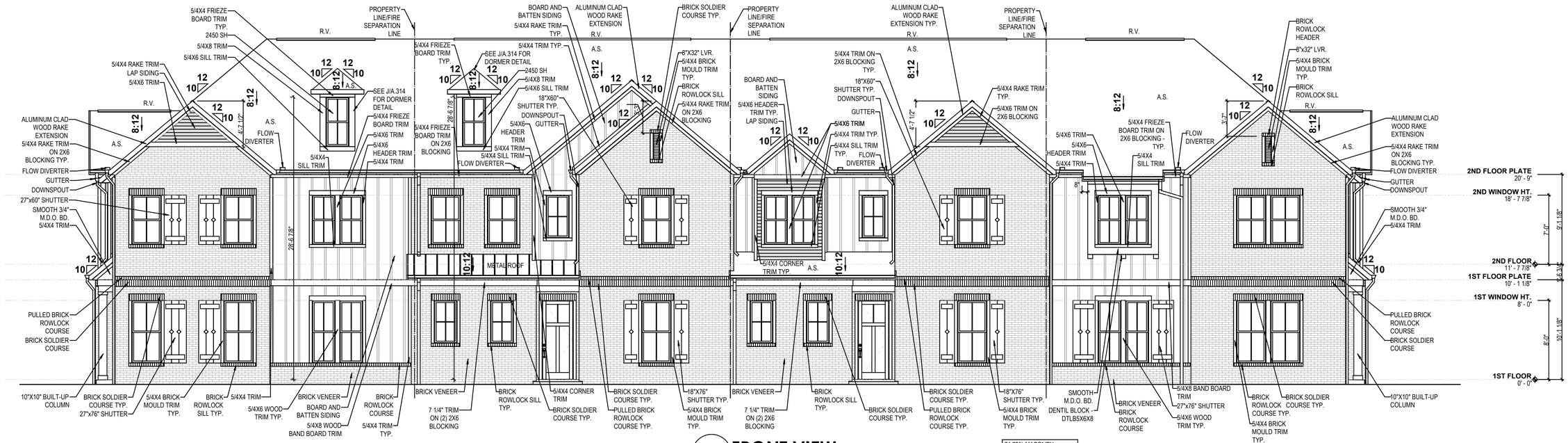
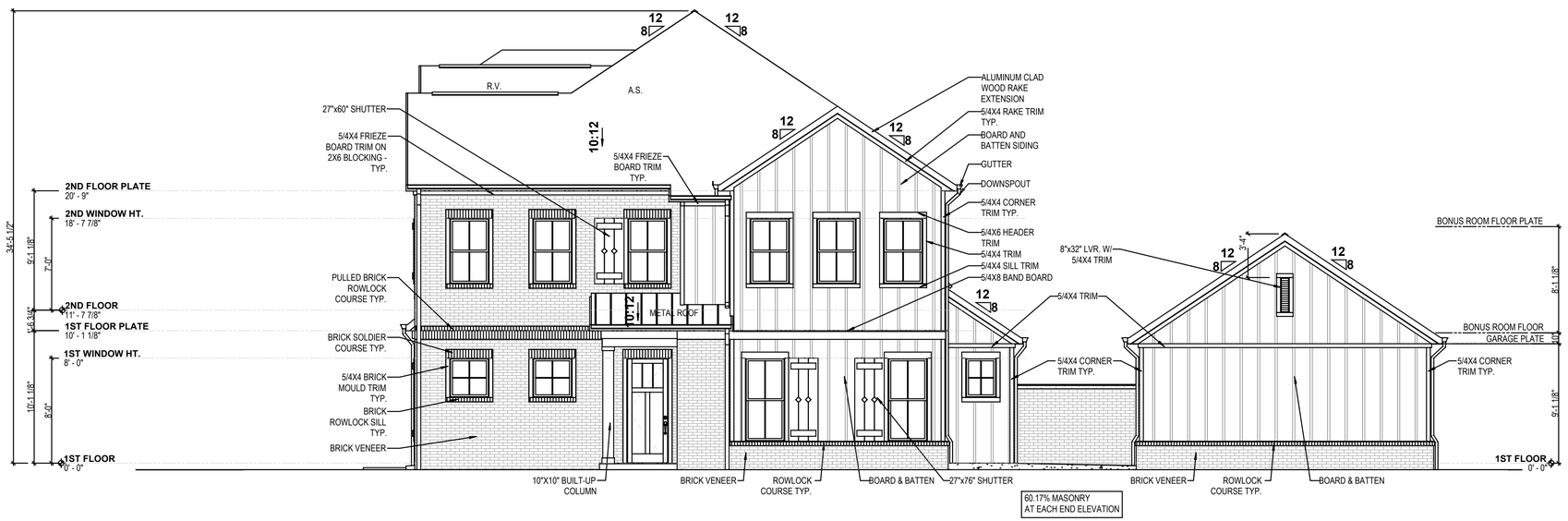


BR-1 LOT 1 | **BR-2 LOT 2** | **BR-2 LOT 3** | **BR-1 LOT 4**

1 FRONT VIEW
3/16" = 1'-0"

74.79% MASONRY AT FRONT ELEVATION



60.17% MASONRY AT EACH END ELEVATION

2 RIGHT VIEW
3/16" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS & DOORS TO HAVE 5/4X4 WOOD TRIM FOR HEADERS, JAMBS, AND SILLS WITHOUT OVERHANGS, UNLESS NOTED OTHERWISE.
- DASHED CONTENT INDICATES OPTIONAL ELEMENTS.
- SHUTTERS TO BE BOARD & BATTEN STYLE WITH DIAMOND CUTOUTS. SIZE AND NUMBER OF BOARDS AS SHOWN.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.S.	ASPHALT SHINGLE
DIA.	DIAMETER
G.C.	GENERAL CONTRACTOR
OPT.	OPTIONAL
R.V.	RIDGE VENT
RND.	ROUND
TYP.	TYPICAL
w/	WITH

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

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Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
ELEVATIONS

Architectural Style
ENGLISH ECLECTIC

Unit Type
BT-1221

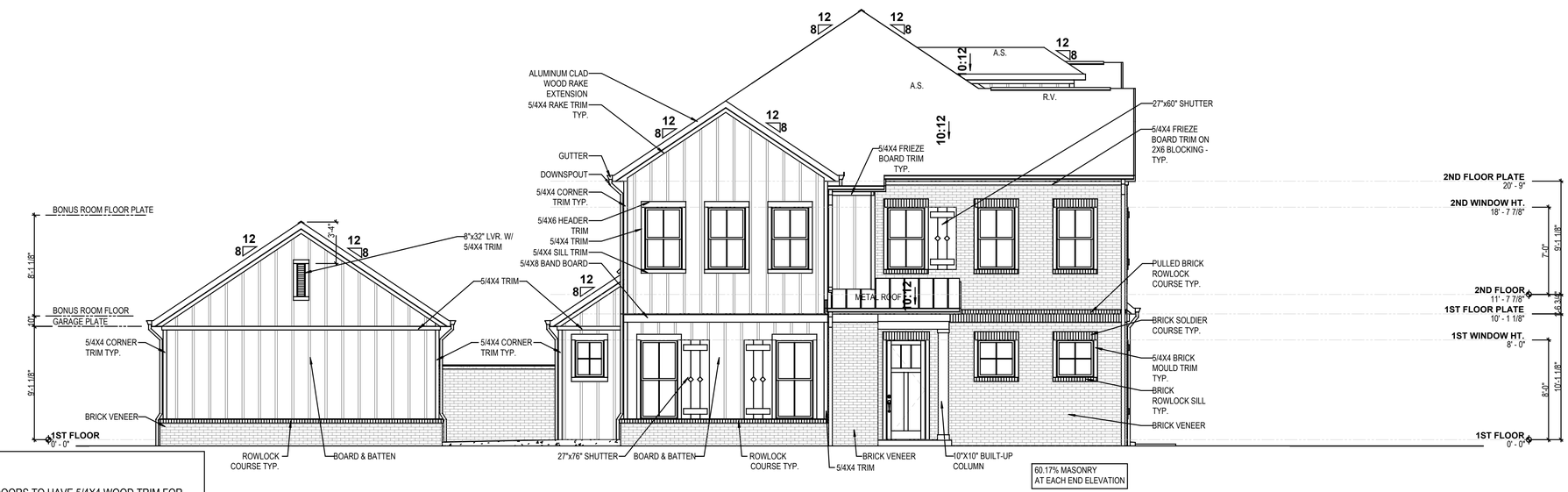
Garage Handing

Sheet Number
A.201

LOT NUMBER

BR-1 LOT 4 **BR-2 LOT 3** **BR-2 LOT 2** **BR-1 LOT 1**

1 REAR VIEW
3/16" = 1'-0"



2 LEFT VIEW
3/16" = 1'-0"

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6/13/2025

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Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
ELEVATIONS

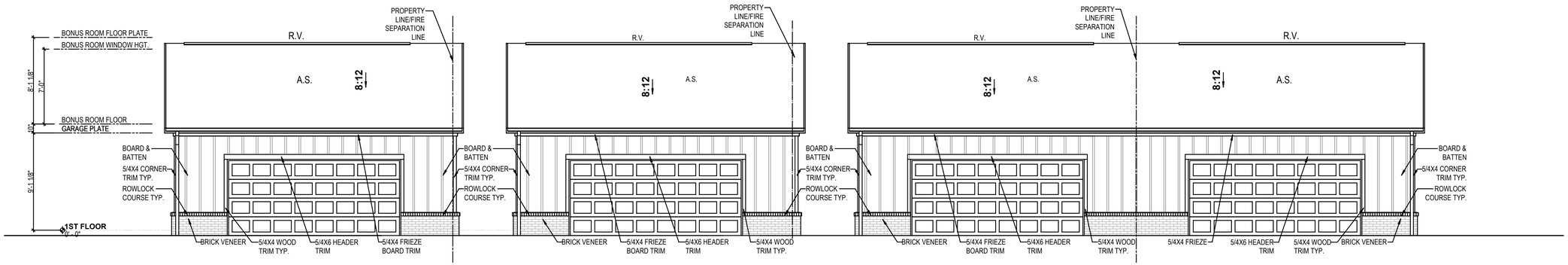
Architectural Style
ENGLISH ECLECTIC

Unit Type
BT-1221

Garage Handing

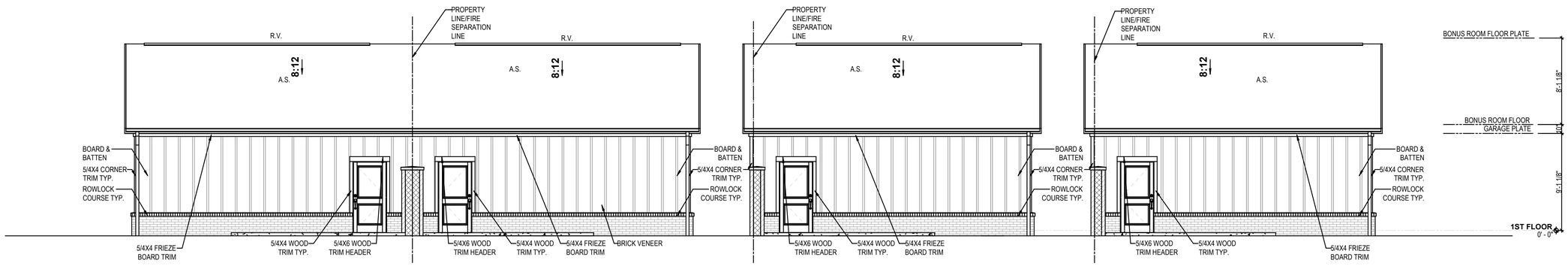
Sheet Number
A.202

LOT NUMBER



1 GARAGE FRONT VIEW

3/16" = 1'-0"



2 GARAGE REAR VIEW

3/16" = 1'-0"

ELEVATION NOTES:

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DIA.	DIAMETER
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RND.	ROUND
TYP.	TYPICAL
w/	WITH

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATS V. AHLSTROM

6/13/2025

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Prototype Revision Date
07/29/2024

Architect Project Number

Community Dates & Revisions
Date Originated 03/27/2024

Drawing Title
GARAGE ELEVATIONS

Architectural Style
ENGLISH ECLECTIC

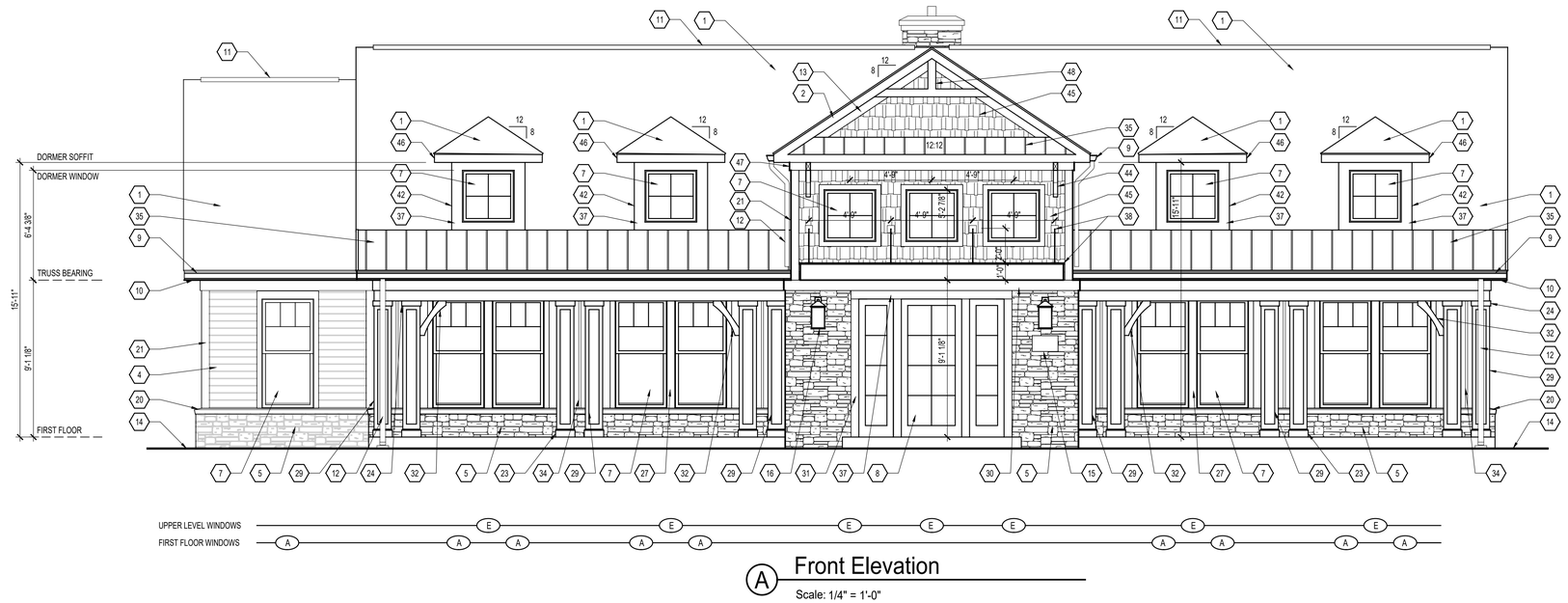
Unit Type
BT-1221

Garage Handing

Sheet Number
A.203

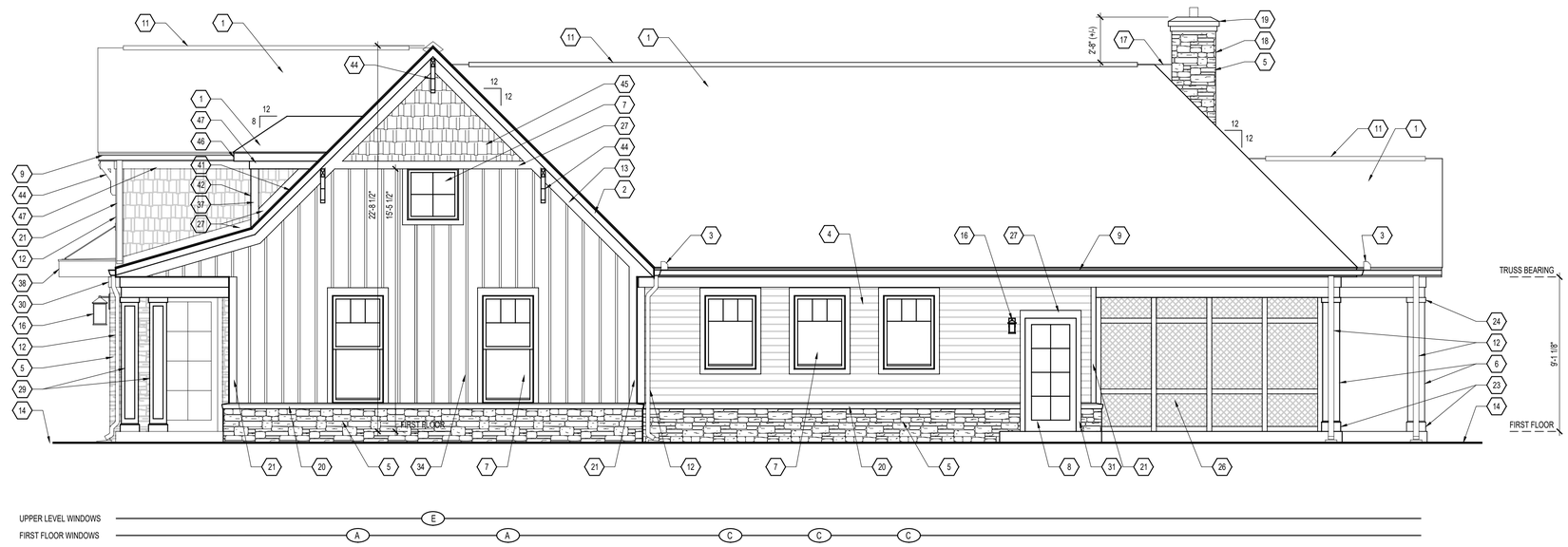
LOT NUMBER

400



A Front Elevation

Scale: 1/4" = 1'-0"



B Right Side Elevation

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

(CLUBHOUSE ELEVATION SHEETS ONLY)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING.
2. ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
3. WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
4. PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL) .
5. CULTURED STONE VENEER, COLOR, STYLE, MORTAR COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
7. VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
8. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
9. 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
10. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
11. CONTINUOUS RIDGE VENT LOCATION.
12. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS) .
13. 5/4 x 6 RAKE TRIM.
14. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 6" BELOW FIRST FLOOR.
15. ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
16. EXTERIOR LIGHT FIXTURE - TOP OF LIGHT TO LINE UP WITH TOP OF DOOR. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
17. CHIMNEY CRICKET.
18. SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
19. METAL CHIMNEY CAP & FLASHING - SEE WALL SECTION FOR DETAILS.
20. SLOPED CULTURED STONE BELT COURSE.
21. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
22. 3/4" MDO PLYWOOD.
23. 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
24. 1 x 4 PAINTED COLUMN CAP TRIM.
25. 1/4" PAINT GRADE FINISH PLYWOOD SHEATHING ON UNDERSIDE OF ARCH - BEND TO RADIUS.
26. SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
27. 5/4 X 6 TRIM.
28. FAUX SHUTTERS - SEE WINDOW DETAILS SHEET.
29. 12" SQUARE BUILT-UP PANELED COLUMN - SEE DETAIL D ON SHEET A.302.
30. 5/4 X 8 FRIEZE BOARD TRIM - TYPICAL. BLOCKING AS SHOWN ON WALL SECTIONS FOR STONE AREAS
31. 5/4 X 4 TRIM.
32. KNEE BRACE - SEE DETAIL C ON SHEET A.302.
33. INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
34. BOARD AND BATTEN SIDING.
35. STANDING SEAM METAL ROOF.
36. STONE HEARTH - MIN. 2" THICK.
37. 5/4 X TRIM.
38. FABRICATED METAL AWNING WITH (4) STEEL ROD SUPPORTS.
39. NOT USED.
40. DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL) : PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
41. PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
42. FAUX DORMER - SEE ROOF PLAN AND WALL SECTIONS.
43. 5/4 X 6 FRIEZE BOARD TRIM.
44. WALL BRACKET - SEE DETAIL B ON SHEET A.302.
45. FIBER-CEMENT (OR SIM.) SHAKE SIDING.
46. 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA.
47. 5/4 X 6 FRIEZE BOARD TRIM.
48. POST & BEAM GABLE ACCENT - SEE DETAIL F / A.302.

ALL SIDING & TRIM TO BE LOUSIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2024		8/28/24

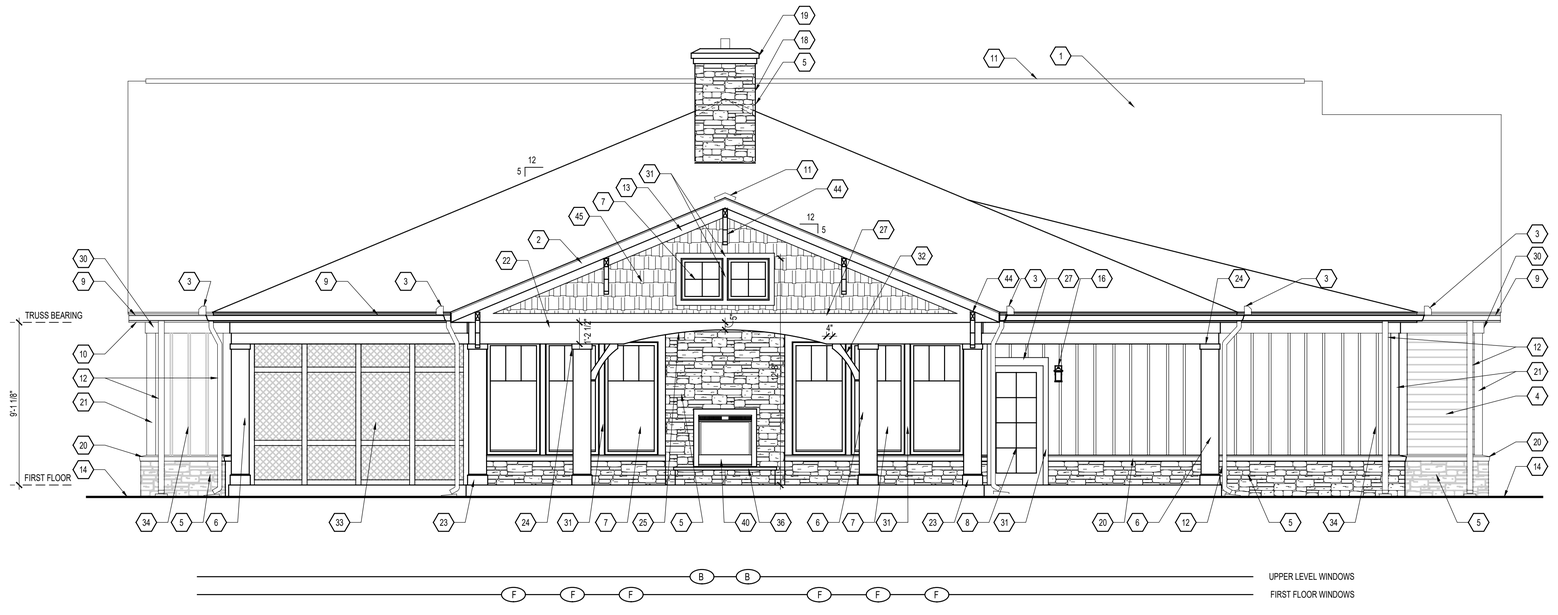
Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Exterior Elevations

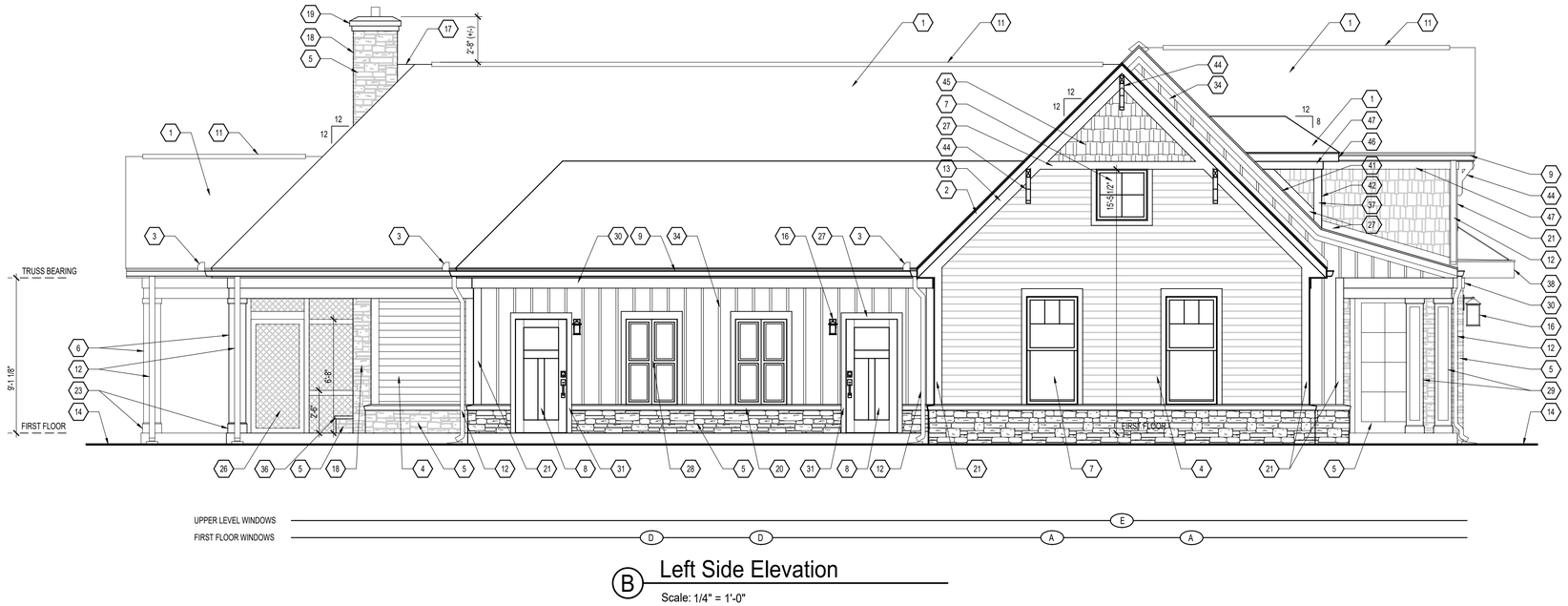
Architectural Style
Craftsman

Sheet Number
A.201
Clubhouse 'Large'



A Rear Elevation

Scale: 1/4" = 1'-0"



B Left Side Elevation

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

(CLUBHOUSE ELEVATION SHEETS ONLY)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING.
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10. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
11. CONTINUOUS RIDGE VENT LOCATION.
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Architectural Style
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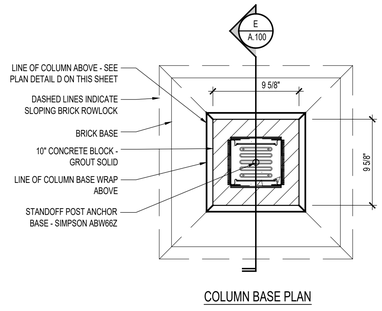
Sheet Number
A.202
Clubhouse 'Large'

NOTE:
ALL EXTERIOR TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE (OR SIM.) W/ SIZES AS INDICATED. ANY WOOD CLOSER THAN 6" TO GRADE, OR IN DIRECT CONTACT WITH CONCRETE OR SLAB, IS REQUIRED TO BE TREATED.

D Built-up Column Detail

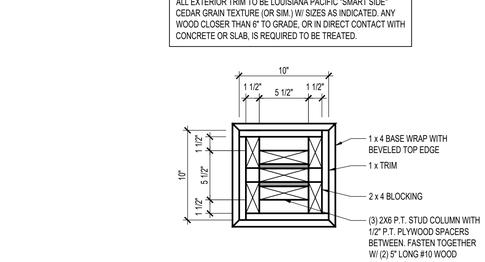
Scale: 1 1/2" = 1'-0"



COLUMN BASE PLAN

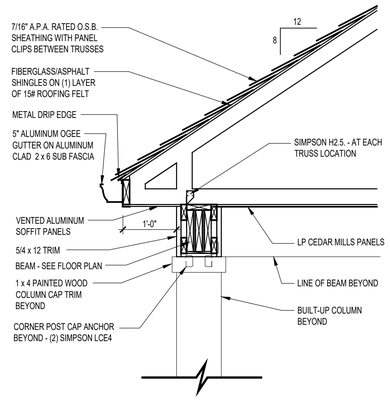
C Column w/ Brick Base Detail

Scale: 1 1/2" = 1'-0"



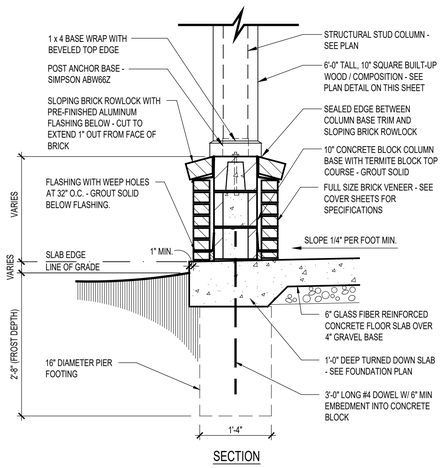
A Exterior Elevations

Scale: 1/4" = 1'-0"



F Beam Detail

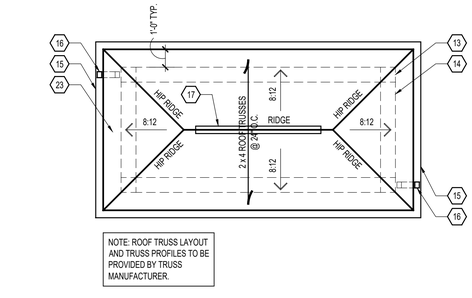
Scale: 1 1/2" = 1'-0"



SECTION

E Column w/ Brick Base Detail

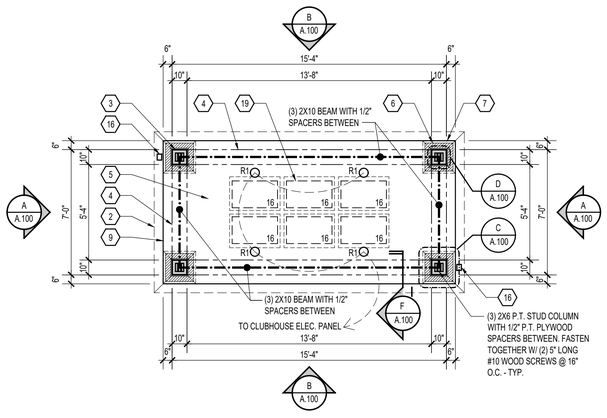
Scale: 1 1/2" = 1'-0"



NOTE: ROOF TRUSS LAYOUT AND TRUSS PROFILES TO BE PROVIDED BY TRUSS MANUFACTURER.

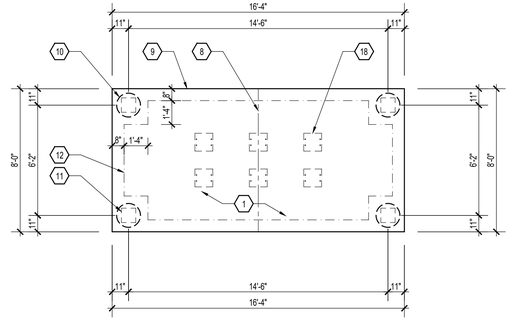
Roof Plan

Scale: 1/4" = 1'-0"



First Floor Plan

Scale: 1/4" = 1'-0"



Foundation Plan

Scale: 1/4" = 1'-0"

CODED NOTES

(DRAWING SHEET A-101 ONLY)

1. 6" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL. SLOPE MIN. 1/4" PER FOOT FOR POSITIVE DRAINAGE - SEE CIVIL DRAWINGS.
2. LINE OF ROOF OVERHANG ABOVE.
3. 10" X 10" BUILT-UP COLUMN ON BRICK PEDESTAL.
4. LINE OF BEAM ABOVE.
5. LP CEDAR MILLS PANELS OR SIMILAR AT UNDERSIDE OF TRUSS.
6. COLUMN BRICK BASE VENEER.
7. SLOPING BRICK ROWLOCK CAP.
8. SAW CUT CONTROL JOINT IN CONCRETE SLAB - 1/8" WIDE X 1/4" DEEP TYP.
9. LINE INDICATES EDGE OF SLAB.
10. 16" DIAMETER PIER FOOTING - MAINTAIN BOTTOM OF FOOTING AT MIN. FROST DEPTH.
11. LINE INDICATES LOCATION OF CONCRETE BLOCK COLUMN BASE - SEE DETAIL FOR MORE INFORMATION.
12. LINE OF TURNED DOWN SLAB (1'-0" DEEP) - SEE SECTIONS.
13. LINE OF COLUMN BELOW.
14. LINE OF BEAM BELOW.
15. 5" ALUMINUM OGEE GUTTER ON 2 x 6 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
16. 3" x 4" DOWNSPOUT LOCATION.
17. CONTINUOUS RIDGE VENT.
18. MAILBOX PEDESTAL BASE PLATE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
19. CLUSTER MAILBOXES - TYPE AND SIZE MAY VARY (16 MAIL SLOTS SHOWN). INSTALL PER MANUFACTURER'S INSTRUCTIONS - 6" BETWEEN UNITS TYP. OR AS REQUIRED. ALLOW FOR DECORATIVE PEDSTAL BASE & CROWN MOULDING CAP. NUMBER OF MAILBOXES MAY VARY.
20. 1 X 4 PAINTED COLUMN CAP TRIM.
21. 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
22. APPROXIMATE LINE OF GRADE OR PAVEMENT - BUILDER TO CCORDINATE WITH CIVIL ENGINEERING DRAWINGS.
23. FIBERGLASS / ASPHALT SHINGLE ROOFING ON (1) LAYER OF #15 ROOFING FELT.
24. VENTED ALUMINUM SOFFIT - SEE WALL SECTIONS.
25. 1'-4" x 1'-4" x 3 1/2" PAINTED WOOD KNEE BRACE.

ELECTRICAL LEGEND

R1 ○ (1) - 100 W EQ. RECESSED PHOTOVOLTAIC LED FOR DAMP LOCATIONS (OUTDOOR). PLACE LIGHT TO ILLUMINATE MAILBOX SLOTS.

NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT NATIS V. AHLSTROM

6/13/2025

NOT FOR CONSTRUCTION

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Building Prototypes
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City State & Zip

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Sheet Number
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Clubhouse 'Medium'

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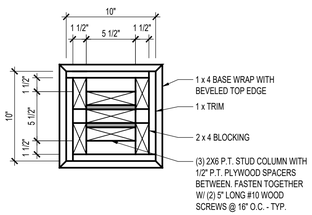
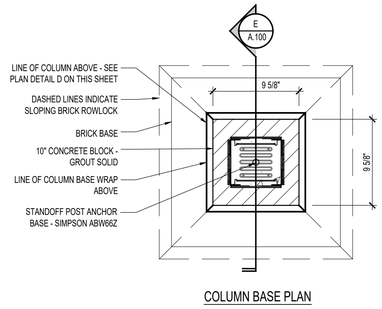


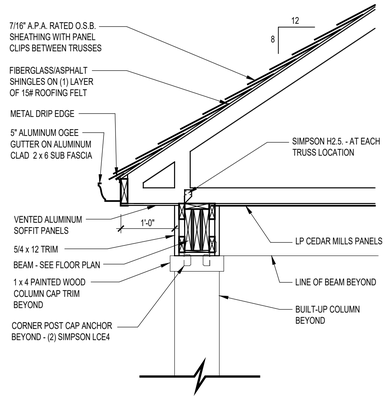
D Built-up Column Detail

Scale: 1 1/2" = 1'-0"



C Column w/ Brick Base Detail

Scale: 1 1/2" = 1'-0"



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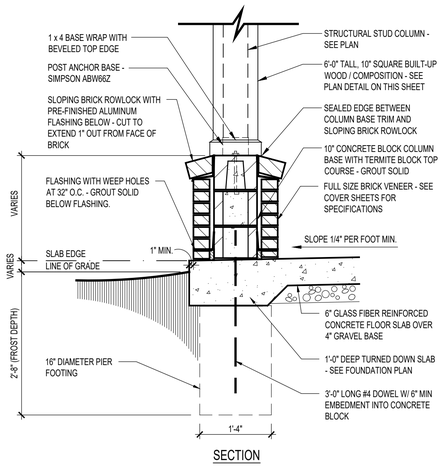

E Column w/ Brick Base Detail

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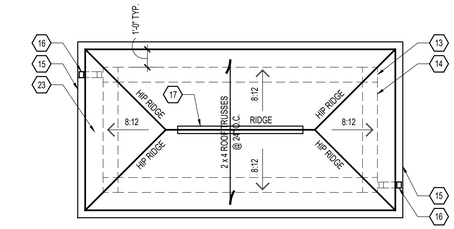
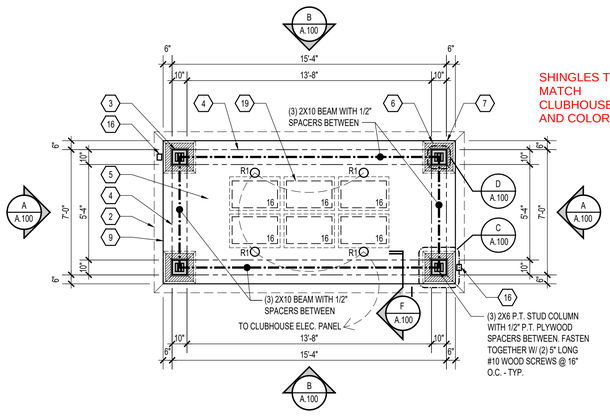


Roof Plan

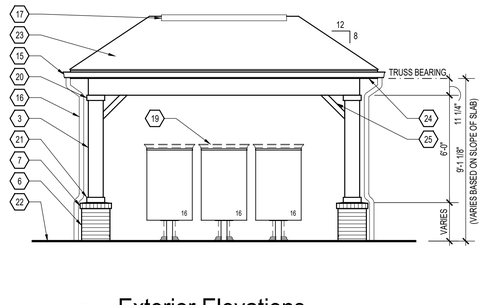
Scale: 1/4" = 1'-0"



First Floor Plan

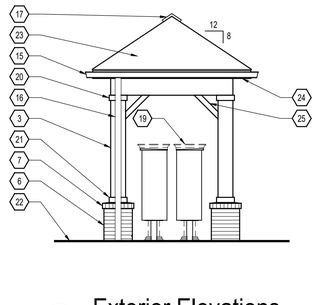
Scale: 1/4" = 1'-0"

SHINGLES TO MATCH CLUBHOUSE TYPE AND COLOR



A Exterior Elevations

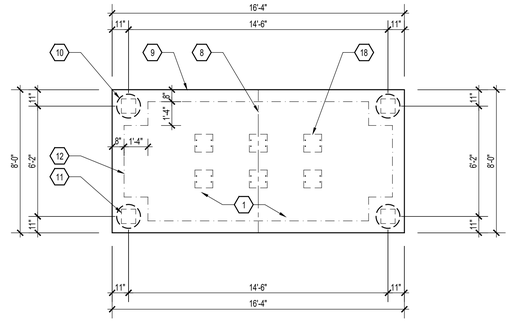
Scale: 1/4" = 1'-0"



B Exterior Elevations

Scale: 1/4" = 1'-0"

BRICK BASE FOR MAIL KIOSK TO BE STONE VENEER - NOT BRICK. THIS WILL BE SHOWN ON THE FINAL CONSTRUCTION DOCUMENTS



Foundation Plan

Scale: 1/4" = 1'-0"

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NORTH CAROLINA REGISTERED SEAL 16213 ARCHITECT MATTS V. AHLSTROM

7/15/2025

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Architectural Style

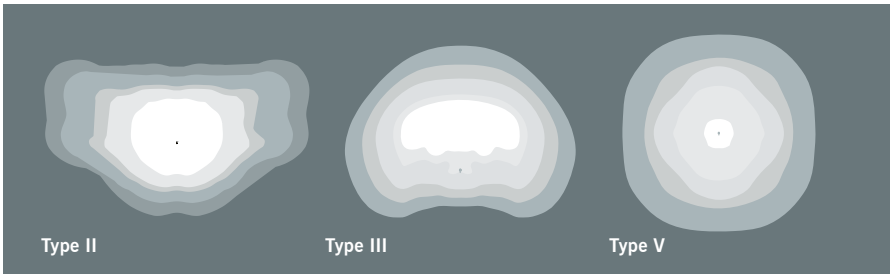
Sheet Number
A.101
Clubhouse 'Medium'

Outdoor Lighting

MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 35'
Color	Gray | Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED *(white)*
Wattage: 50 watts, 70 watts
Lumens: 5,232 – 8,170
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0G2 (50w)
B2U0G2 (70w)
Type III = B1U0G1
Type V = B3U0G1 (50w only)
Color temperature: 3,000K



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at **ODLCarolinas@duke-energy.com**.

DUKE ENERGY® PROGRESS

*BUILDING A **SMARTER** ENERGY FUTURE®*

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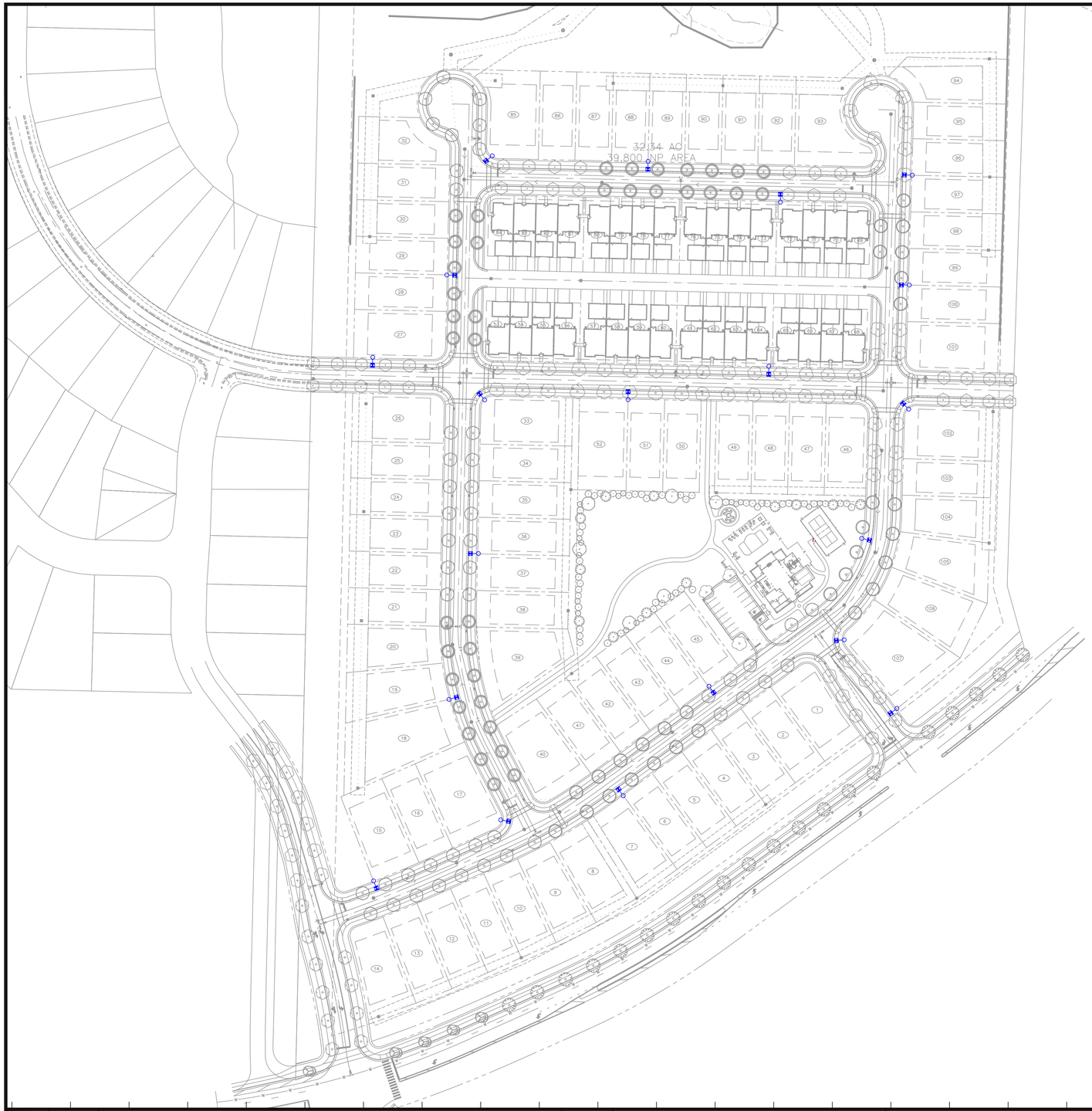
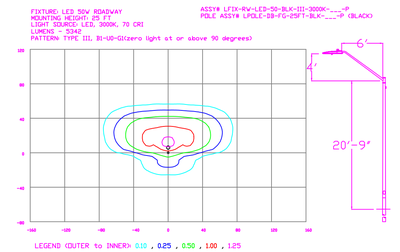


ISOFOOTCANDLE CURVES



Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	20	LED 50w Roadway - Type III - 3000K	1	5312	0.85

NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

COURTYARDS AT HOLLY GROVE
HOLLY SPRINGS, NC
STREET LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by A. Herrera Scale 1" = 80'
Date 5/8/2025 Size Drawing size "D"
Description LED Roadway
Drawing No. 25-0204A Sht. 1 OF 1

CAMPUS WAY
CAMPUS WAY
CAMPUS WAY

PREPARED BY AND AFTER RECORDING RETURN TO:
JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT (N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

EPCON COMMUNITIES CAROLINAS, LLC

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT (the "Amendment"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **EPCON COMMUNITIES CAROLINAS**, **LLC**, a North Carolina limited liability company, hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

RECITALS

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **March 18, 2025,** the Town Council conducted a public hearing to consider a Development Agreement Regarding Infrastructure Construction and Fee Reimbursement (the "Agreement") with Graham H. Wood ("Landowner") for the purpose of Development

of the Property (as defined therein), and thereafter closed the public hearing, approved the Agreement, and authorized the Town's execution of the same; and,

WHEREAS, Landowner has subsequently assigned all rights and interest as developer of the Property, including all rights and obligations under the Agreement, to Developer; and,

WHEREAS, pursuant to the Agreement, Developer is to build certain road and frontage improvements (the "Developer Improvements") as shown on **Exhibit A** attached hereto and incorporated herein; and,

WHEREAS, the Town intends to construct certain other road, frontage, and greenway improvements as shown on **Exhibit B** attached hereto and incorporated herein (the "Town Improvements"); and,

WHEREAS, the Developer Improvements and the Town Improvements are shown on **Exhibit C** attached hereto and incorporated herein (the "Consolidated Improvements"); and

WHEREAS, due to the timing of the Developer Improvements and the Town Improvements, and recognizing the benefits to the Town and Developer of doing so, the parties desire for Developer to make certain improvements shown in green on Exhibit C; and,

WHEREAS, the parties desire for Developer to be reimbursed for the cost of any of the Consolidated Improvements in excess of the costs that would have been incurred by the construction of the Developer Improvements alone; and,

WHEREAS, the Town and Developer desire now to amend the Agreement on the terms as provided herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree to Amend the Agreement as follows:

1. **Incorporation; Definitions**. The foregoing Recitals are true and incorporated herein by reference. Unless otherwise defined in this Amendment, all capitalized terms used in this Amendment shall have the respective meanings ascribed to them in the Agreement.

2. **Parties**. The Agreement is hereby amended to provide that Epcon Communities Carolinas, LLC is "Developer" under the Agreement, as hereby amended, and Graham H. Wood is "Landowner." Landowner joins this Amendment to show his consent hereto.

3. **TIA Road Improvements.** Article II(5) of the Agreement is hereby deleted and replaced in full with the following:

> Developer shall, at its sole cost and expense, construct the Consolidated Improvement including all infrastructure, facilities and improvements for the road improvements and frontage improvements as shown on Developer's subdivision plan in green on Exhibit C attached hereto and incorporated herein. The elements of the Consolidated Improvements that may be subject to a Fee in Lieu of construction, at the option of the Town, are generally identified as the Avent Ferry Road frontage improvements (to include a median) in accordance with Policy 002.1 (as defined

below) which shall be not less than $518,200 as shown on **Exhibit D** attached hereto and incorporated herein. The Town will be constructing improvements in the area, and therefore may conflict with improvements being installed by the Developer. The Town may allow the Developer to pay a fee in lieu of construction for those specific improvements directed by the Town, provided Town exercises such option no later than one hundred eighty (180) days from the date of approval of Developer's construction drawings. The fee in lieu shall be based on the Town's then-current Infrastructure-Reimbursement-Surety Pricing Requirements policy ("Policy 002.1") for the improvements, where the Developer shall pay a fee in lieu of any improvements not installed by the Developer, as elected by the Town.

As a result of the Town Improvements, the Town will require the Developer to install a larger traffic signal at Cass Holt and Avent Ferry Road as part of the Consolidated Improvements. Any costs differential between the cost of Developer's traffic signal as required for the Project and the increased size of the traffic signal required hereunder as part of the Consolidated Improvements shall be credited against any Fees in Lieu that Developer shall be required to pay to the Town.

Upon completion of the Consolidated Improvements, Developer shall dedicate such improvements to the Town and Town shall accept such improvements for Town maintenance.

The Town may assist with any easements or right-of-way necessary for the construction of the Developer Share of the Consolidated Improvements which are deemed by the Town a public purpose, with Developer responsible for all costs and expenses. The Town acknowledges that the acquisition of easements and rights-of-way may take additional time if the Town must assist in such acquisition and agrees to issue Certificates of Occupancy upon demonstration that Developer has used its best efforts to obtain easements and/or rights-of-way and construct improvements prior to issuance of said Certificate of Occupancy. Developer shall have no responsibility to acquire any easement or right of way beyond those which are necessary for the Developer Share of the Consolidated Improvements. In the event that the Town's determination of public purpose for any of the Consolidated Improvements subject to Town-assisted acquisition is later overturned by a court of competent jurisdiction, the Developer and Town shall share equally on any expense to remediate the ownership rights of the affected landowners.

4. **Buffer Reduction.** The parties acknowledge that the Development's Avent Ferry Road frontage buffer as part of the Developer Improvements shown on Exhibit A would be sufficient to meet the requirements of the UDO, but that construction of the Consolidated Improvements will reduce the size of that buffer as shown on Exhibit C. As consideration for Developer's dedication of land contained within the expanded road improvements pursuant to the Consolidated Improvements, the parties hereby agree that the Development's road frontage buffer along Avent Ferry Road required by the UDO shall hereby be reduced to the amount of buffer area shown on Exhibit C.

5. **Greenway Fee in Lieu**. Developer's obligation to construct concrete the sidepaths to Logging Road described in Article II(6)(b) of the Agreement is hereby deleted and Developer shall have no further obligation with regard to the construction of such sidepath. Developer shall pay a fee in lieu of the construction of such sidepath in accordance with Policy 002.1 which shall be no less than $151,660, as described in **Exhibit E** attached hereto and incorporated herein. Additionally, the last sentence of Paragraph 4 of Article III is hereby deleted and replaced in full with the following:

Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs except as expressly provided herein.

6. **Additional Fees in Lieu**. Developer shall have no obligation with regard to the construction of the improvements shown in yellow on Exhibit C.

7. **Term**. The third sentence of Paragraph 2 of Article II of the Agreement is hereby deleted and replaced in full with the following:

> All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, or (3) the approval of the Rezoning and this Agreement by the Town Council (the "Conditions Precedent.")

8. **Nature of Amendment**. This Amendment amends the Agreement. Including as specifically modified by this Amendment, all terms and conditions of the Agreement remain in full force and effect and are hereby ratified and affirmed by the parties. In the event of any conflict between the provisions of the Agreement and the provisions of this Amendment, the provisions of this Amendment shall control.

9. **Counterparts**. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which will constitute one and the same document. A counterpart executed by a party and transmitted to another party by email, digital signature (e.g., DocuSign) or other electronic transmission will have the same effect and be as binding as the delivery of the original counterpart.

10. **Exhibit List**: The following exhibits are hereby incorporated by reference:

EXHIBIT A:	Developer Improvements
EXHIBIT B:	Town Improvements
EXHIBIT C:	Consolidated Improvements
EXHIBIT D:	Fee in Lieu for Avent Ferry Frontage
EXHIBIT E:	Fee in Lieu for Greenways/Sidepaths

IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

EPCON COMMUNITIES CAROLINAS, LLC
a North Carolina limited liability company

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:

LANDOWNER

_____
Graham H. Wood

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Graham H. Wood.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Developer Improvements

EXHIBIT B

Town Improvements

EXHIBIT C

Consolidated Improvements

EXHIBIT D

Fee in Lieu for Avent Ferry Frontage

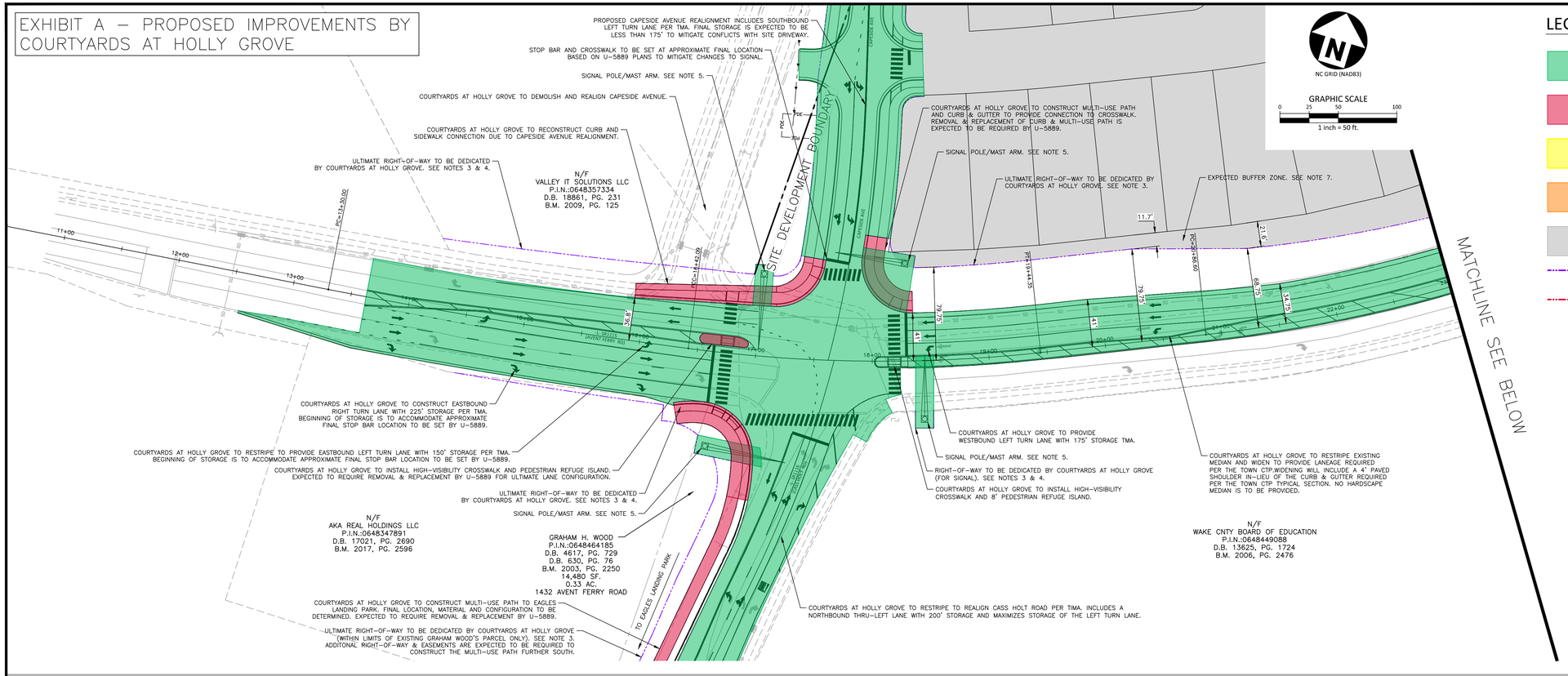
- Avent Ferry East of Cass Holt Property Frontage without 10’ Concrete Walkway: $518,200

EXHIBIT E

Fee in Lieu for Greenway/Sidepath

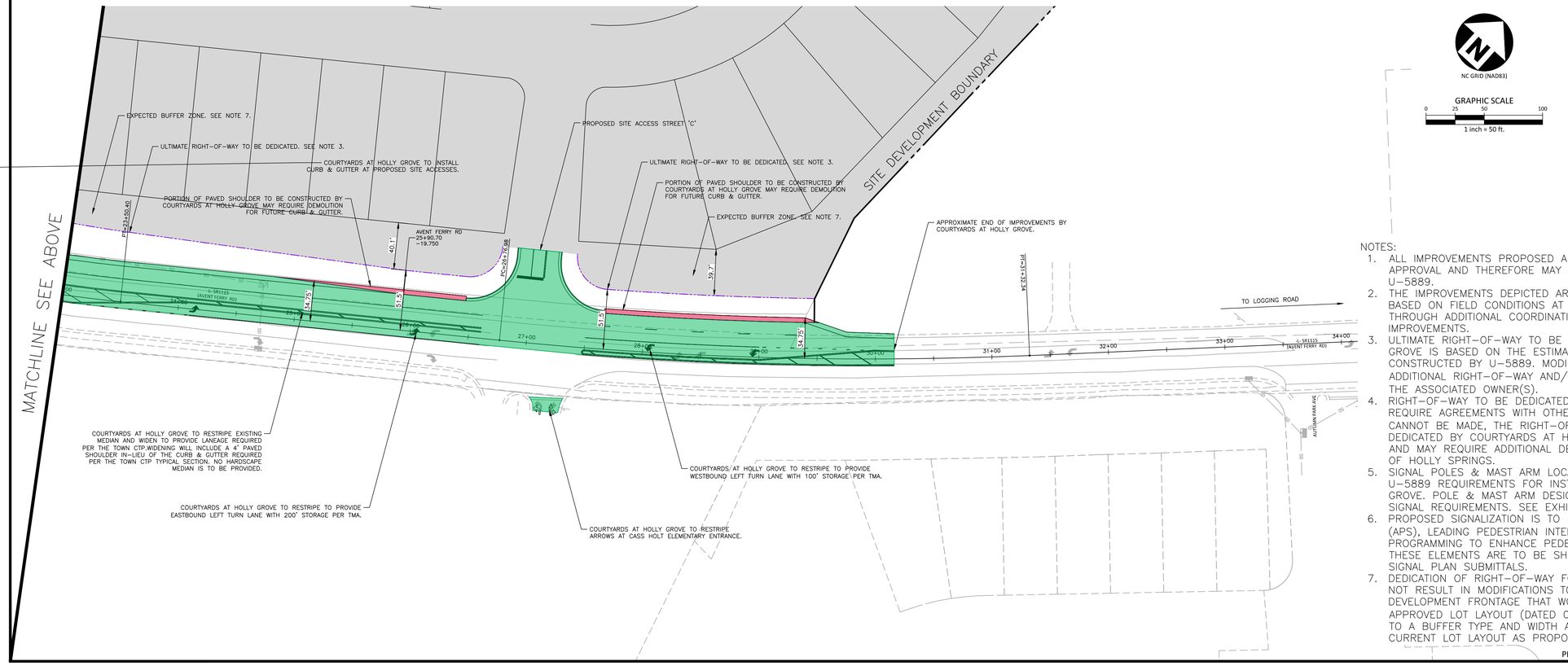
- Avent Ferry East of Cass Holt Property Frontage without 10’ Concrete Walkway below: $151,660

EXHIBIT A – PROPOSED IMPROVEMENTS BY COURTYARDS AT HOLLY GROVE



LEGEND

- CONSTRUCTION BY COURTYARDS AT HOLLY GROVE; MAINTAINED FOR U-5889
- CONSTRUCTION BY COURTYARDS AT HOLLY GROVE; TO BE REMOVED AND REPLACED BY U-5889
- CONSTRUCTION BY U-5889; FIL BY COURTYARDS AT HOLLY GROVE (SEE NOTE 1)
- CONSTRUCTION BY U-5889; NO FIL BY COURTYARDS AT HOLLY GROVE
- COURTYARDS AT HOLLY GROVE DEVELOPMENT PROPERTY
- RIGHT-OF-WAY TO BE DEDICATED BY COURTYARDS AT HOLLY GROVE (SEE NOTE 3)
- RIGHT-OF-WAY TO BE DEDICATED BY U-5889 (SEE NOTE 3)



NOTES:

1. ALL IMPROVEMENTS PROPOSED ARE SUBJECT TO NCDOT REVIEW AND APPROVAL AND THEREFORE MAY REQUIRE ADDITIONAL MODIFICATIONS BY U-5889.
2. THE IMPROVEMENTS DEPICTED ARE PRELIMINARY AND MAY BE REVISED BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND THROUGH ADDITIONAL COORDINATION WITH THE U-5889 PROJECT IMPROVEMENTS.
3. ULTIMATE RIGHT-OF-WAY TO BE DEDICATED BY COURTYARDS AT HOLLY GROVE IS BASED ON THE ESTIMATED LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED BY U-5889. MODIFICATIONS BY U-5889 MAY REQUIRE ADDITIONAL RIGHT-OF-WAY AND/OR EASEMENTS TO BE PURCHASED FROM THE ASSOCIATED OWNER(S).
4. RIGHT-OF-WAY TO BE DEDICATED ON PARCELS OWNED BY OTHERS WILL REQUIRE AGREEMENTS WITH OTHER OWNERS. IF SUCH AGREEMENTS CANNOT BE MADE, THE RIGHT-OF-WAY AND/OR EASEMENTS TO BE DEDICATED BY COURTYARDS AT HOLLY GROVE WILL REQUIRE ADJUSTMENTS AND MAY REQUIRE ADDITIONAL DEDICATION TO BE PURSUED BY THE TOWN OF HOLLY SPRINGS.
5. SIGNAL POLES & MAST ARM LOCATIONS ARE TO BE COORDINATED WITH U-5889 REQUIREMENTS FOR INSTALLATION BY COURTYARDS AT HOLLY GROVE. POLE & MAST ARM DESIGN IS EXPECTED TO ACCOMMODATE FINAL SIGNAL REQUIREMENTS. SEE EXHIBIT C FOR ADDITIONAL INFORMATION.
6. PROPOSED SIGNALIZATION IS TO INCLUDE ACCESSIBLE PEDESTRIAN SIGNAL (APS), LEADING PEDESTRIAN INTERVAL (LPI), AND TIME OF DAY (TOD) PROGRAMMING TO ENHANCE PEDESTRIAN SAFETY AT THE INTERSECTION. THESE ELEMENTS ARE TO BE SHOWN IN FURTHER DETAIL ON FUTURE SIGNAL PLAN SUBMITTALS.
7. DEDICATION OF RIGHT-OF-WAY FOR THE U-5889 IMPROVEMENTS SHALL NOT RESULT IN MODIFICATIONS TO THE BUFFERS ALONG THE DEVELOPMENT FRONTAGE THAT WOULD NECESSITATE CHANGES TO THE APPROVED LOT LAYOUT (DATED 08/29/2025). THE TOWN SHALL AGREE TO A BUFFER TYPE AND WIDTH ADJUSTMENT THAT MAINTAINS THE CURRENT LOT LAYOUT AS PROPOSED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE

CONSTRUCTION DRAWINGS
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

ROADWAY ENGINEER

HYDRAULICS ENGINEER

REVISIONS

NO.	DATE

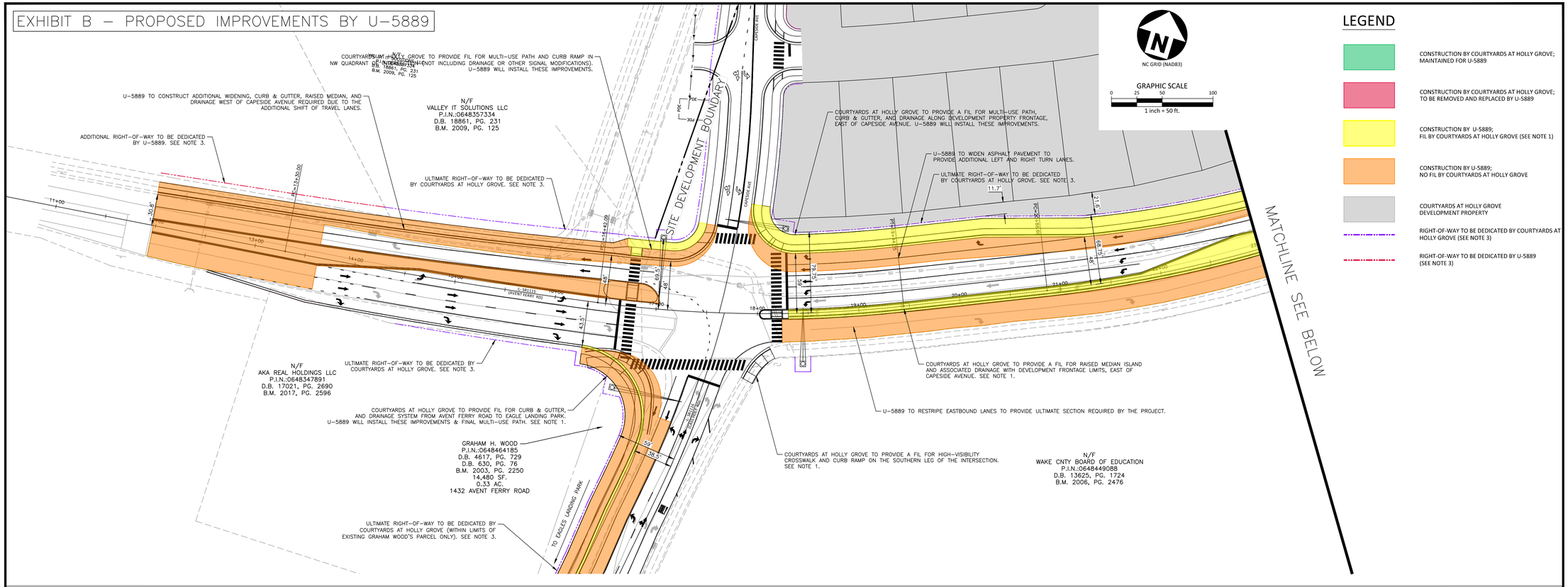
PLAN INFORMATION

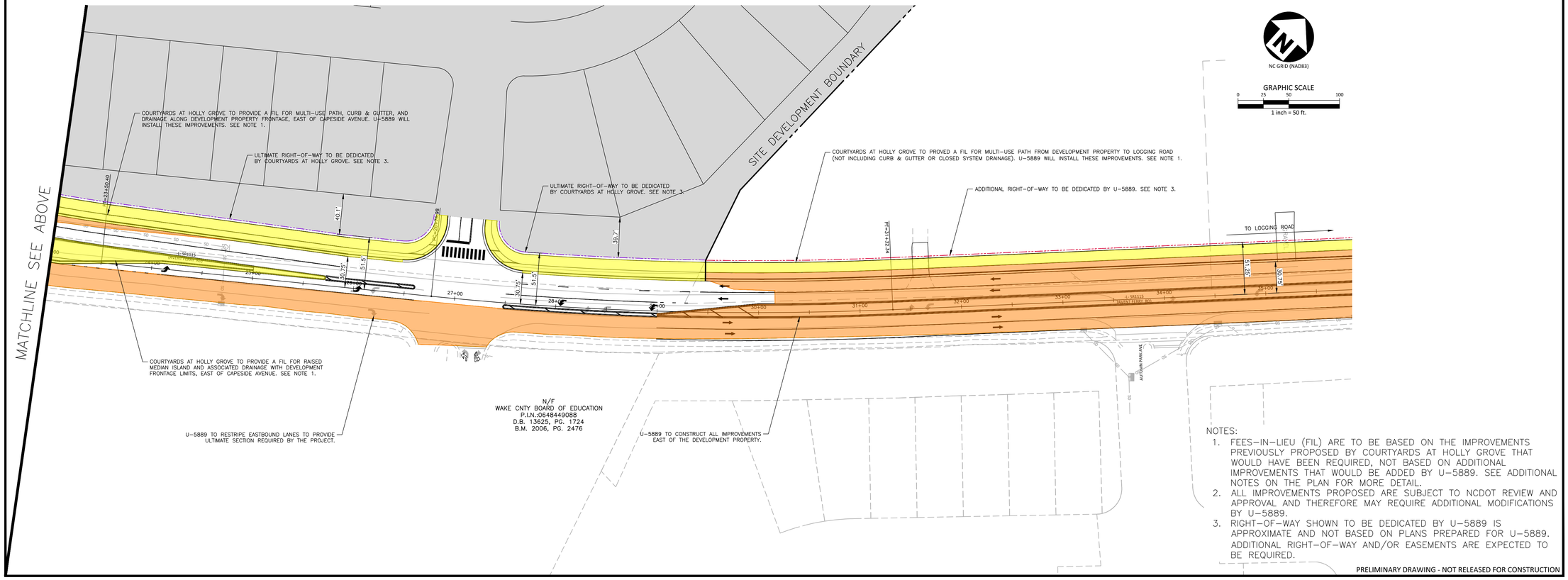
PROJECT NO.	EPC23001
FILENAME	**EPC23001_RDY_E1-ULTIMATE**
CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	1"=50'
DATE	11.14.2025

SHEET

EXHIBIT
EPCON CONSTRUCTION
E1.01

EXHIBIT B – PROPOSED IMPROVEMENTS BY U-5889





NOTES:

1. FEES-IN-LIEU (FIL) ARE TO BE BASED ON THE IMPROVEMENTS PREVIOUSLY PROPOSED BY COURTYARDS AT HOLLY GROVE THAT WOULD HAVE BEEN REQUIRED, NOT BASED ON ADDITIONAL IMPROVEMENTS THAT WOULD BE ADDED BY U-5889. SEE ADDITIONAL NOTES ON THE PLAN FOR MORE DETAIL.
2. ALL IMPROVEMENTS PROPOSED ARE SUBJECT TO NCDOT REVIEW AND APPROVAL AND THEREFORE MAY REQUIRE ADDITIONAL MODIFICATIONS BY U-5889.
3. RIGHT-OF-WAY SHOWN TO BE DEDICATED BY U-5889 IS APPROXIMATE AND NOT BASED ON PLANS PREPARED FOR U-5889. ADDITIONAL RIGHT-OF-WAY AND/OR EASEMENTS ARE EXPECTED TO BE REQUIRED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
CONSTRUCTION DRAWINGS
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

ROADWAY ENGINEER

HYDRAULICS ENGINEER

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	**EPC23001_RDY_E1-ULTIMATE**
CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	1"=50'
DATE	11.14.2025

SHEET

EXHIBIT
ULTIMATE CONSTRUCTION
E1.02

EXHIBIT C – PROPOSED IMPROVEMENTS BY COURTYARDS AT HOLLY GROVE AND U-5889

THE FINAL THRU LANE LOCATION ON AVENT FERRY ROAD IS TO BE ESTABLISHED BY U-5889 AND IS EXPECTED TO REQUIRE A SHIFTING TAPER TO THE WEST SIDE OF CAPESIDE AVENUE.

THE ADDITIONAL PAVEMENT WIDTH, CURB & GUTTER, RAISED MEDIAN, AND SIDEWALK IMPACTS WOULD NOT HAVE OTHERWISE BEEN REQUIRED BY COURTYARDS AT HOLLY GROVE.

THEREFORE, NO FIL IS TO BE PROVIDED FOR THIS SECTION.

U-5889 IS TO DETERMINE THE FINAL IMPROVEMENTS IN THIS AREA.

N/F VALLEY IT SOLUTIONS LLC P.I.N.:0648537334 D.B. 18661, PG. 231 B.M. 2009, PG. 125

SITE DEVELOPMENT BOUNDARY

CAPESIDE AVE

CURB & GUTTER AND MULTI-USE PATH IS REQUIRED PER TOWN REQUIREMENTS OF THIS DEVELOPMENT. PROVIDING CURB AND MULTI-USE PATH AT THE FINAL LOCATION BEFORE U-5889 IMPROVEMENTS IS NOT EXPECTED TO BE FEASIBLE CONSIDERING THE DESIGN SCHEDULE OF U-5889.

IN AN EFFORT TO AVOID SUBSTANTIAL DEMOLITION PER TOWN STAFF DIRECTION, THE MULTI-USE PATH AND CURB & GUTTER WILL NOT BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE.

THEREFORE A FIL IS TO BE PROVIDED FOR THIS SECTION.

U-5889 IS TO INSTALL ANY CURB & GUTTER AND MULTI-USE PATH IMPROVEMENTS.

NC GRID (NAD83)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

LEGEND

- CONSTRUCTION BY COURTYARDS AT HOLLY GROVE; MAINTAINED FOR U-5889
- CONSTRUCTION BY COURTYARDS AT HOLLY GROVE; TO BE REMOVED AND REPLACED BY U-5889
- CONSTRUCTION BY U-5889; FIL BY COURTYARDS AT HOLLY GROVE (SEE NOTE 1)
- CONSTRUCTION BY U-5889; NO FIL BY COURTYARDS AT HOLLY GROVE
- COURTYARDS AT HOLLY GROVE DEVELOPMENT PROPERTY
- RIGHT-OF-WAY TO BE DEDICATED BY COURTYARDS AT HOLLY GROVE (SEE NOTE 3)
- RIGHT-OF-WAY TO BE DEDICATED BY U-5889 (SEE NOTE 3)

MATCHLINE SEE BELOW

FEE-IN-LIEU FOR AVENT FERRY ROAD SITE FRONTAGE IMPROVEMENTS TO INCLUDE CURB & GUTTER, MULTI-USE PATH, MEDIAN AND STORM DRAINAGE IMPROVEMENTS

A RAISED MEDIAN IS REQUIRED PER TOWN REQUIREMENTS OF THIS DEVELOPMENT. INSTALLING A RAISED MEDIAN WITH REQUIRED DRAINAGE IMPROVEMENTS BEFORE U-5889 IMPROVEMENTS IS NOT EXPECTED TO BE FEASIBLE CONSIDERING THE DESIGN SCHEDULE OF U-5889. IN EFFORT TO AVOID SUBSTANTIAL DEMOLITION AND RESTRICTIONS TO IMPROVEMENTS BY U-5889, A RAISED MEDIAN WILL NOT BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE.

THEREFORE A FIL IS TO BE PROVIDED.

U-5889 IS TO INSTALL AND HARDSCAPE MEDIAN AND DRAINAGE AS WELL AS ANY FINAL RESTRIPING FOR FINAL CONDITIONS.

METAL POLE MAST ARMS FOR THE SIGNAL ARE EXPECTED TO HAVE BEEN REQUIRED PER TOWN REQUIREMENTS OF THE DEVELOPMENT. THE ADDITIONAL LANES AND FINAL LOCATION OF MULTI-USE PATH PER U-5889 IMPROVEMENTS ARE EXPECTED TO REQUIRE ADDITIONAL MAST ARM LENGTH, LARGER FOUNDATIONS, AND ADDITIONAL SIGNAL HEADS THAT WOULD HAVE OTHERWISE NOT BEEN REQUIRED BY COURTYARDS AT HOLLY GROVE.

IN EFFORT TO AVOID SUBSTANTIAL DEMOLITION OF THE THE MAST ARMS, THE MAST ARMS INSTALLED BY COURTYARDS AT HOLLY GROVE WILL MEET THE REQUIREMENTS OF U-5889.

THEREFORE, IT IS EXPECTED THAT COURTYARDS AT HOLLY GROVE WILL RECEIVE CREDIT TOWARDS THE TOTAL FIL BASED ON THE ADDITIONAL SIGNAL IMPROVEMENTS TO BE INSTALLED IN EXCESS OF THE ORIGINAL REQUIREMENTS.

U-5889 IS EXPECTED TO BE REQUIRED TO INSTALL ADDITIONAL SIGNAL HEADS AND ADJUST SIGNAL OPERATIONS BASED ON THE FINAL IMPROVEMENTS INSTALLED.

FEE-IN-LIEU FOR CASS HOLT ROAD CURB & GUTTER IMPROVEMENTS TO INCLUDE CURB & GUTTER AND STORM DRAINAGE IMPROVEMENTS. MULTI-USE PATH TO BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE AS DITCH SECTION.

RIGHT-OF-WAY TO BE DEDICATED BY COURTYARDS AT HOLLY GROVE SOUTH OF THE GRAHAM WOOD PROPERTY IS TO BE BASED ON THE IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE AND NOT THE ULTIMATE RIGHT-OF-WAY REQUIRED BY U-5889.

TO EAGLES LANDING PARK

MULTI-USE PATH FROM AVENT FERRY ROAD TO EAGLES LANDING PARK IS REQUIRED PER TOWN REQUIREMENTS OF THIS DEVELOPMENT. PROVIDING CURB AND MULTI-USE PATH AT THE FINAL LOCATION BEFORE U-5889 IMPROVEMENTS IS NOT EXPECTED TO BE FEASIBLE CONSIDERING THE DESIGN SCHEDULE OF U-5889.

THE ADDITIONAL SOUTHBOUND LANE WOULD NOT HAVE OTHERWISE BEEN REQUIRED BY COURTYARDS AT HOLLY GROVE.

IN EFFORT TO AVOID SUBSTANTIAL DEMOLITION AND PER TOWN STAFF DIRECTION, THE CURB & GUTTER AND SOUTHBOUND LANE ARE NOT EXPECTED TO BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE. MULTI-USE PATH WILL BE CONSTRUCTED AT A LOCATION BASED ON THE CURRENT CONDITIONS AND IS EXPECTED TO BE REMOVED & REPLACED BY U-5889.

THEREFORE A FIL IS TO BE PROVIDED FOR THIS SECTION FOR THE CURB & GUTTER AND DRAINAGE SYSTEM ONLY AND NOT FOR THE ADDITIONAL SOUTHBOUND LANE.

U-5889 IS TO INSTALL FINAL CURB & GUTTER, ROADWAY AND MULTI-USE PATH IMPROVEMENTS.

MATCHLINE SEE ABOVE

SITE DEVELOPMENT BOUNDARY

CURB & GUTTER AND MULTI-USE PATH IS REQUIRED PER TOWN REQUIREMENTS OF THIS DEVELOPMENT. PROVIDING CURB AND MULTI-USE PATH AT THE FINAL LOCATION BEFORE U-5889 IMPROVEMENTS IS NOT EXPECTED TO BE FEASIBLE CONSIDERING THE DESIGN SCHEDULE OF U-5889.

IN AN EFFORT TO AVOID SUBSTANTIAL DEMOLITION PER TOWN STAFF DIRECTION, THE MULTI-USE PATH AND CURB & GUTTER WILL NOT BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE.

THEREFORE A FIL IS TO BE PROVIDED FOR THIS SECTION.

U-5889 IS TO INSTALL ANY CURB & GUTTER AND MULTI-USE PATH IMPROVEMENTS.

AVENT FERRY RD

MULTI-USE PATH FROM DEVELOPMENT FRONTAGE TO LOGGING ROAD IS REQUIRED PER CONDITIONS OF THIS DEVELOPMENT. PROVIDING MULTI-USE PATH IN THE FINAL HORIZONTAL & VERTICAL LOCATION BEFORE U-5889 IMPROVEMENTS IS NOT EXPECTED TO BE FEASIBLE.

CURB & GUTTER AND CLOSED SYSTEM DRAINAGE WOULD NOT HAVE OTHERWISE BEEN REQUIRED BY COURTYARDS AT HOLLY GROVE.

IN EFFORT TO AVOID SUBSTANTIAL DEMOLITION AND PER TOWN STAFF DIRECTION, THE MULTI-USE PATH WILL NOT BE CONSTRUCTED BY COURTYARDS AT HOLLY GROVE.

THEREFORE A FIL IS TO BE PROVIDED FOR THIS SECTION FOR THE MULTI-USE PATH ONLY AND NOT FOR CURB & GUTTER OR CLOSED SYSTEM DRAINAGE.

U-5889 IS TO INSTALL ANY CURB & GUTTER, MULTI-USE PATH, AND CLOSED SYSTEM DRAINAGE.

NC GRID (NAD83)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

FEE-IN-LIEU FOR MULTI-USE PATH TO LOGGING ROAD TO INCLUDE MULTI-USE PATH

TO LOGGING ROAD

ALLTOWN PARK AVE

NOTES:

1. FEES-IN-LIEU (FIL) ARE TO BE BASED ON THE IMPROVEMENTS PREVIOUSLY PROPOSED BY COURTYARDS AT HOLLY GROVE THAT WOULD HAVE BEEN REQUIRED, NOT BASED ON ADDITIONAL IMPROVEMENTS THAT WOULD BE ADDED BY U-5889. SEE ADDITIONAL NOTES ON THE PLAN FOR MORE DETAIL.
2. ALL IMPROVEMENTS PROPOSED ARE SUBJECT TO NCDOT REVIEW AND APPROVAL AND THEREFORE MAY REQUIRE ADDITIONAL MODIFICATIONS BY U-5889.
3. RIGHT-OF-WAY SHOWN TO BE DEDICATED BY U-5889 IS APPROXIMATE AND NOT BASED ON PLANS PREPARED FOR U-5889. ADDITIONAL RIGHT-OF-WAY AND/OR EASEMENTS ARE EXPECTED TO BE REQUIRED.
4. DEDICATION OF RIGHT-OF-WAY FOR THE U-5889 IMPROVEMENTS SHALL NOT RESULT IN MODIFICATIONS TO THE BUFFERS ALONG THE DEVELOPMENT FRONTAGE THAT WOULD NECESSITATE CHANGES TO THE APPROVED LOT LAYOUT (DATED 08/29/2025). THE TOWN SHALL AGREE TO A BUFFER TYPE AND WIDTH ADJUSTMENT THAT MAINTAINS THE CURRENT LOT LAYOUT AS PROPOSED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

COURTYARDS AT HOLLY GROVE
CONSTRUCTION DRAWINGS
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

ROADWAY ENGINEER

HYDRAULICS ENGINEER

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	**EPC23001_RDY_E1-ULTIMATE**
CHECKED BY	GSS
DRAWN BY	ZDE
SCALE	1"=50'
DATE	11.14.2025

SHEET

EXHIBIT OVERLAY

E1.03

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Public Hearings
Title: Courtyards at Holly Grove (formerly Graham Wood) Voluntary Annexation A25-06 - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt/Deny/Defer Annexation Ordinance A25-06.

Explanation:

- The Town has received a petition for voluntary annexation of 39.90 +/- acres.
- The property is located at 1432 Avent Ferry Road and is owned by the heirs of Graham H. and Diana H. Wood.
- The parcel is in the Town's Extraterritorial Jurisdiction (ETJ) and is contiguous with the Town Limits.
- Staff requested feedback from all departments and no other department expressed concerns.
- The parcel is being annexed prior to development and for utility connection.
- Annexation application in conjunction with Major Subdivision 25-MAS-02 for the Courtyards at Holly Grove.

Background:

- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and received no objections.
- The determination of sufficiency was made on September 16, 2025.

Funding Source(s):
N/A

Attachment(s):
1. A25-06 map
2. A25-06 - 1432 Avent Ferry Rd - Ordinance - Draft

Annexation Information

Annexation Number

A25-06

Total Acres

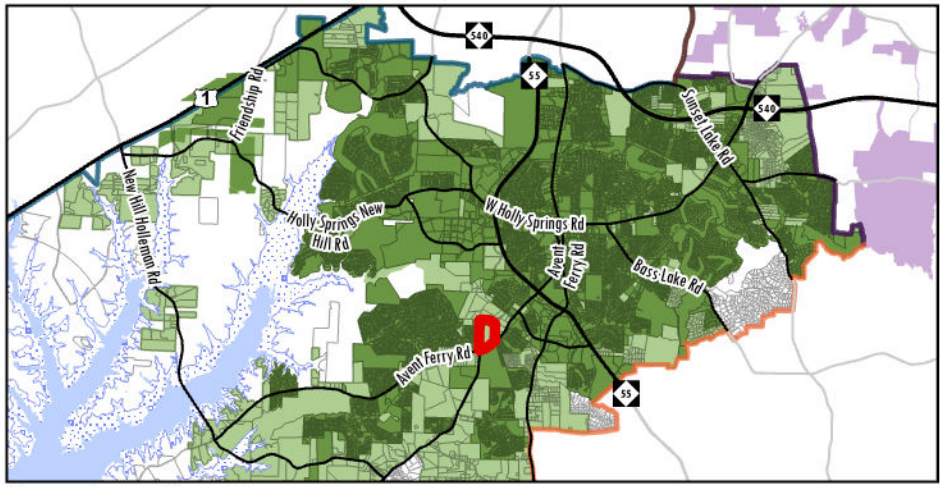
39.90 +/- | Deed Acres

Property Address

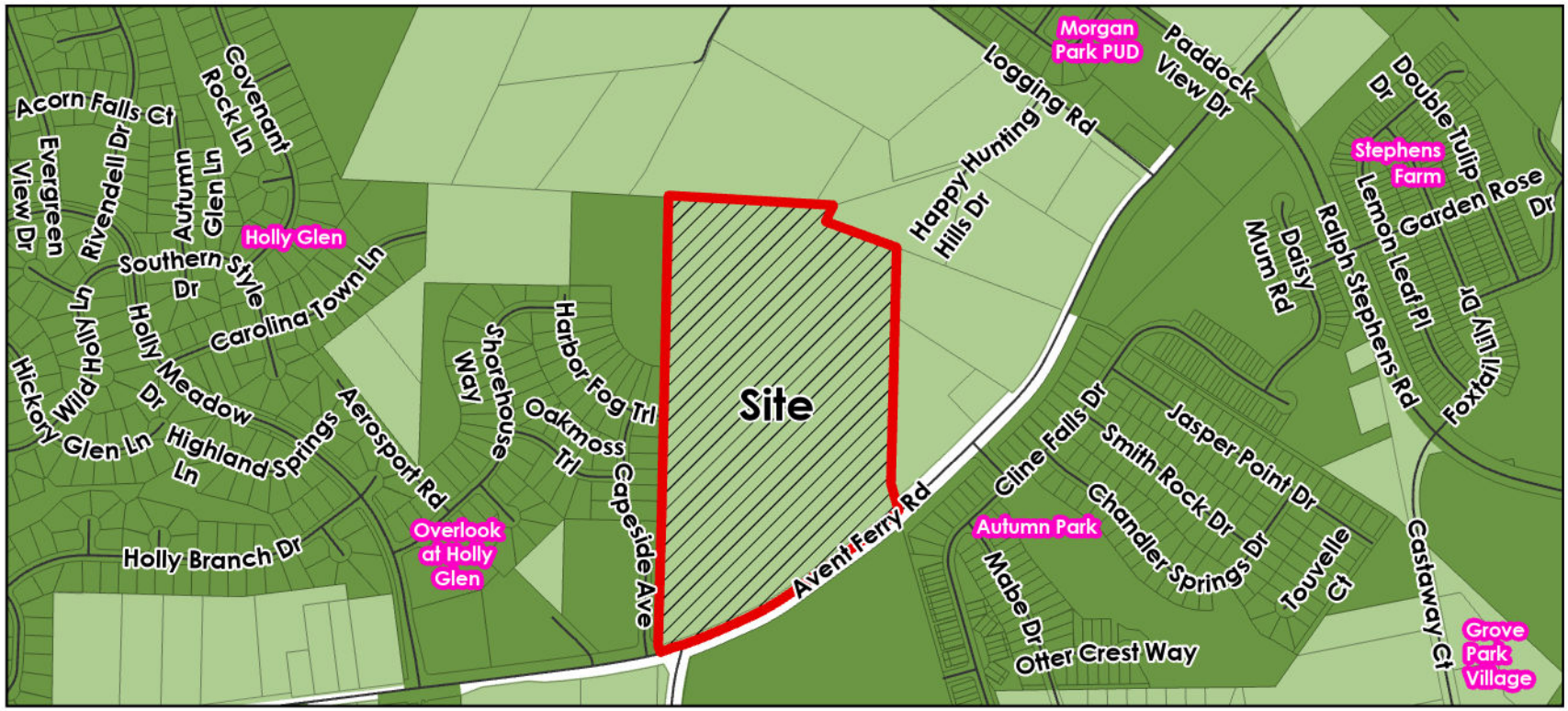
1432 Avent Ferry Rd.

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits ETJ

Apex
Town Limits ETJ

Fuquay-Varina
Town Limits ETJ

Cary
Town Limits ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Annexation Ordinance No.: **A25-06**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 18th day of November, 2025.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2025, Page ____ in the Wake County Register of Deeds office and described as follows:

BEGINNING AT AN EIP AT HAVING NC NAD83(2011) GRID COORDINATES OF N685075.86, E2043956.44;

- THENCE NORTH 01°31'30" EAST A DISTANCE OF 536.27 FEET TO AN EXISTING IRON ;
- THENCE NORTH 01°14'56" EAST A DISTANCE OF 441.80 FEET TO AN EXISTING IRON;
- THENCE NORTH 01°22'20" EAST A DISTANCE OF 52.04 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 01°16'17" EAST A DISTANCE OF 187.66 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 01°15'29" EAST A DISTANCE OF 751.49 FEET TO CENTER OF A 15" HICKORY;
- THENCE SOUTH 86°44'49" EAST A DISTANCE OF 275.48 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 86°35'36" EAST A DISTANCE OF 369.46 FEET TO AN EXISTING IRON PIPE;

- THENCE SOUTH 86°30'23" EAST A DISTANCE OF 85.81 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 24°33'41" WEST A DISTANCE OF 79.61 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 69°55'40" EAST A DISTANCE OF 334.42 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 01°23'50" WEST A DISTANCE OF 1046.61 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 15°47'22" EAST A DISTANCE OF 125.30 FEET TO A POINT IN THE CENTERLINE OF AVENT FERRY ROAD – N.C.S.R. 1151;
- THENCE ALONG SAID CENTERLINE SOUTH 48°21'54" WEST A DISTANCE OF 49.73 FEET TO A POINT;
- THENCE SOUTH 50°13'24" WEST A DISTANCE OF 49.96 FEET TO A POINT;
- THENCE SOUTH 51°38'01" WEST A DISTANCE OF 49.91 FEET TO A POINT;
- THENCE SOUTH 52°25'51" WEST A DISTANCE OF 49.93 FEET TO A POINT;
- THENCE SOUTH 53°15'28" WEST A DISTANCE OF 49.92 FEET TO A POINT;
- THENCE SOUTH 53°27'49" WEST A DISTANCE OF 49.94 FEET TO A POINT;
- THENCE SOUTH 53°33'37" WEST A DISTANCE OF 49.88 FEET TO A POINT;
- THENCE SOUTH 53°39'49" WEST A DISTANCE OF 49.92 FEET TO A POINT;
- THENCE SOUTH 53°46'11" WEST A DISTANCE OF 49.86 FEET TO A POINT;
- THENCE SOUTH 53°47'14" WEST A DISTANCE OF 49.88 FEET TO A POINT;
- THENCE SOUTH 53°52'46" WEST A DISTANCE OF 49.90 FEET TO A POINT;
- THENCE SOUTH 54°29'50" WEST A DISTANCE OF 49.91 FEET TO A POINT;
- THENCE SOUTH 56°03'08" WEST A DISTANCE OF 50.06 FEET TO A POINT;
- THENCE SOUTH 57°50'49" WEST A DISTANCE OF 49.84 FEET TO A POINT;
- THENCE SOUTH 60°41'08" WEST A DISTANCE OF 49.94 FEET TO A POINT;
- THENCE SOUTH 63°33'50" WEST A DISTANCE OF 49.86 FEET TO A POINT;
- THENCE SOUTH 64°46'32" WEST A DISTANCE OF 49.94 FEET TO A POINT;
- THENCE SOUTH 66°01'54" WEST A DISTANCE OF 49.96 FEET TO A POINT;
- THENCE SOUTH 66°15'55" WEST A DISTANCE OF 49.94 FEET TO A POINT;
- THENCE SOUTH 66°46'38" WEST A DISTANCE OF 49.87 FEET TO A POINT;
- THENCE SOUTH 67°28'02" WEST A DISTANCE OF 49.85 FEET TO A POINT;
- THENCE SOUTH 69°28'03" WEST A DISTANCE OF 49.84 FEET TO A POINT;
- THENCE SOUTH 69°39'44" WEST A DISTANCE OF 26.73 FEET TO A POINT;
- THENCE SOUTH 74°27'02" WEST A DISTANCE OF 51.52 FEET TO A POINT;
- THENCE SOUTH 69°48'38" WEST A DISTANCE OF 61.12 FEET TO A POINT;
- THENCE TURNING AND LEAVING SAID CENTERLINE NORTH 20°11'22" WEST A DISTANCE OF 30.00 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 01°31'30" EAST A DISTANCE OF 25.82 FEET TO AN EXISTING IRON WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 39.90 ACRES – 1,737,855 SQUARE FEET.

Adopted this, the 18th day of November, 2025.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held November 18, 2025, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 18th day of November, 2025.

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

New Business
Title: Seasons at Wilbon Rezoning 25-REZ-06 and Development Agreement
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Ordinance RZ25-08 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer 25-REZ-06 Seasons at Wilbon Rezoning
- Approve/Deny/Defer Utility Allocation for Seasons at Wilbon
- Approve/Deny/Defer Development Agreement

Explanation:

- The applicant has submitted an application for a rezoning from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District at 2316 Piney Grove Wilbon Road.
- The application includes a total of 222 units on 81 acres, with a mix of Attached and Detached Dwellings.
- The application follows the Option 2: Master Plan Conditional Zoning District process, with a conceptual plan set for the project. If the project were approved by Town Council, a separate Major Subdivision application would be required. This Major Subdivision would return to Town Council for Quasi-Judicial Review.
- A draft Development Agreement is also included, outlining commitments to adhere to the Town's Water Resource and Management Policy.

Town Council Public Hearing:

- The legislative public hearing process is prior to the Planning Board Review and Recommendation. The public hearing was held on October 21, 2025. A link to the Public Hearing Video is included in the staff report.
- Summary of Issues:
    - Potential traffic impacts from this and other rezonings/developments in the area, especially to the Piney Grove Wilbon corridor.
    - The project is incompatible with the surrounding rural character, including the proposed project density.
    - Importance of farmland preservation.
    - Support for project's sewer extension.
- No revisions were made by the applicant following the Public Hearing. Resident comments are similar to those made at the first Neighborhood Meeting, where the applicant then

incorporated this feedback into their plans.

Staff Recommendation: Approve Rezoning, Utility Allocation, and Development Agreement

Planning Board Recommendation: Approve (4-3) [2 absent]
A summary of the Planning Board discussion is in the Planning Board Action Report (Note: this report is a separate attachment from the Staff Report).

Proposal Updates
The following is a summary of updates since the Public Hearing:

- None

Background:

- The project area lies within the Town's Planning Jurisdiction, and was made part of the Extra Territorial Jurisdiction (ETJ) with the 2016 expansion.
- A school capacity letter from Wake County Public Schools is attached.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
    - Tuesday, October 21 - Town Council Public Hearing
    - Tuesday, October 28 - Planning Board review and recommendation
    - Tuesday, November 18 - Town Council consideration and decision

Funding Source(s):
N/A

Attachment(s):
1. 25REZ06_SeasonsatWilbon_TCStaffReport
2. 25REZ06_SeasonsatWilbon_Ordinance
3. 25REZ06_SeasonsatWilbon_PBActionReport
4. 25REZ06_SeasonsatWilbon_WCPSSLetter
5. 25REZ06_SeasonsatWilbon_Application
6. 25REZ06_SeasonsatWilbon_Plans
7. Dev Agreement_Seasons At Wilbon_DOWNLOADED Edition

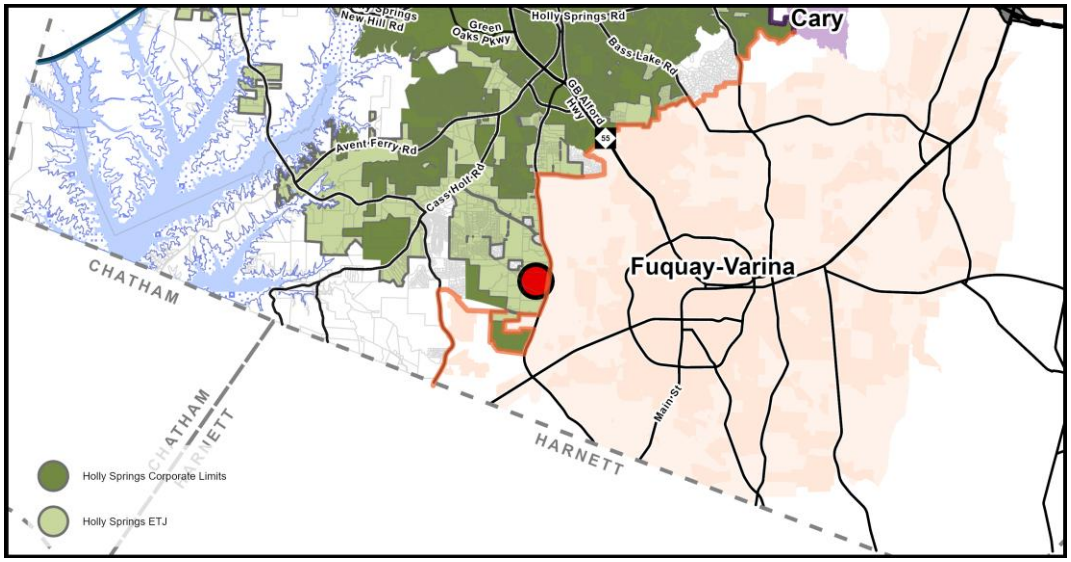
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Master Plan (Option 2)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Kimley-Horn, on behalf of D.R. Horton

Property Address: 2316 Piney Grove Wilbon Road

Property Area: 81.00 ac.



Located in: ☐Holly Springs Corporate Limits ☒Holly Springs ETJ ☐Annexation Pending

Project Summary:

A rezoning of 81acres from RR – Rural Residential to NR-CD – Neighborhood Residential Conditional Zoning District, with a maximum of 222 total units, consisting of Attached and Detached Dwellings.

Requested Action:

Legislative Decision: Having previously held a Legislative Public Hearing to receive public comments, the Town Council must make a determination on whether or not to approve the policy or modification.

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Decision-Making Information	Page 19

Case Summary

Current Zoning:
RR Rural Residential
☐ Conditional Zoning District

Proposed Zoning:
NR Neighborhood Residential
☒ Conditional Zoning District
Master Plan (Option 2)

Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

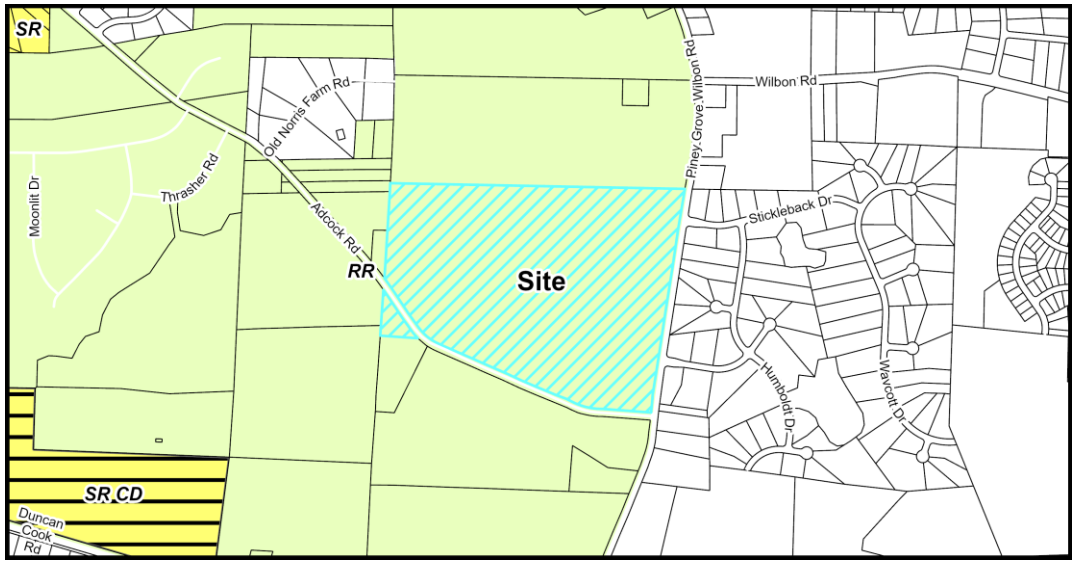
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right. Commitments to publicly available open space and construction of a Town greenway create public benefits. Overall, the project is consistent with Town adopted plans and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0647701834	RR	81.0 ac.
	Total Area	**81.0 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant, Agriculture
North	RR – Rural Residential	Detached Dwelling, Agriculture
South	RR – Rural Residential	Detached Dwelling, Agriculture
East	RA – Residential Agricultural (Town of Fuquay-Varina)	Detached Dwellings
West	RR – Rural Residential	Detached Dwellings

Parcel Rezoning History

Rezoning Number: 15-REZ-07 (establish ETJ)
Original Zoning: R-80 (Wake County)
Approved Zoning: R-30 – Residential (reassigned to RR Rural Residential in 2022)
Approval Date: June 7, 2016

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

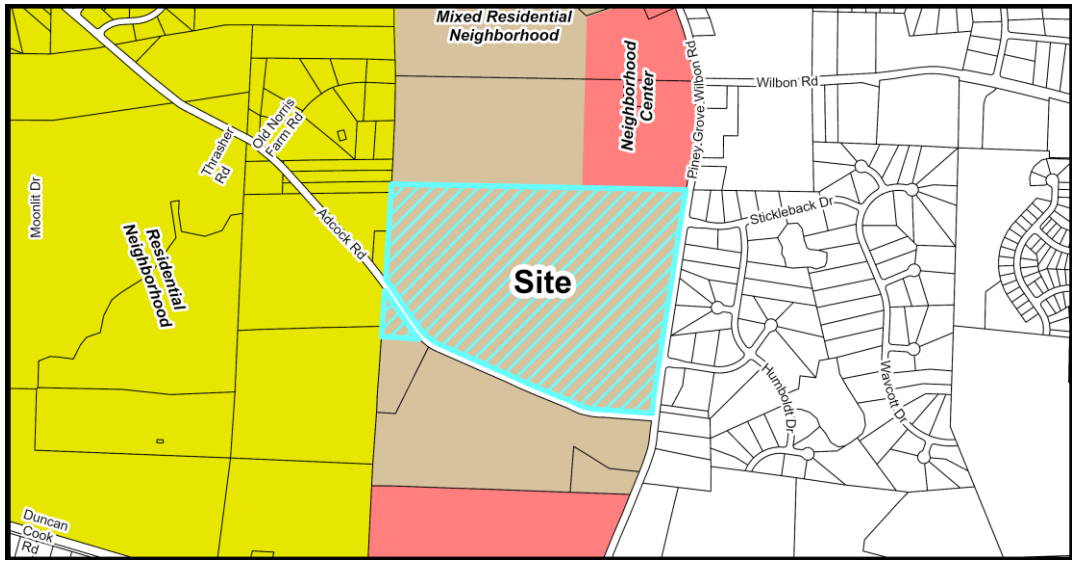
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with the Future Land Use Map**

☐ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Lane Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☐ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Mixed Residential Neighborhood
A Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices in the same neighborhood. Homes are oriented toward the street with on-street parking in front of more dense housing options. New development should include a comprehensive and connected network of open space that provides room to gather, preserves large tree stands, and helps manage stormwater run-off. Small blocks and a grid network support a well-connected, cohesive community.

Key characteristics of a Mixed Residential Neighborhood include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from front-loaded driveways, while smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources, including large tree stands and drainage-ways.
- Multi-modal walkable streets with curbs and formal street tree planting.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.

Small Area Plan: N/A

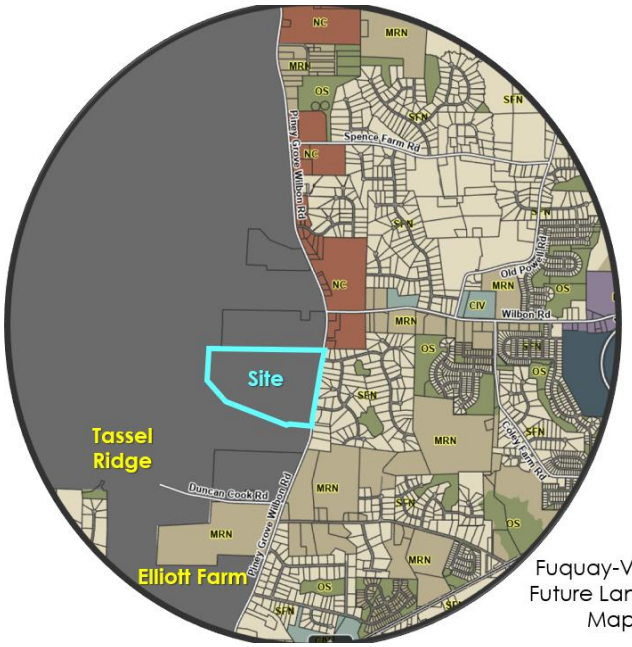
Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The project is located at the southern end of the Town's Planning Jurisdiction, along Piney Grove Wilbon Road. This area of Town has recently seen several projects approved by Town Council, including Elliott Farm and Hazel Ridge (fka Tassel Ridge). The current Future Land Use Map, adopted by the Town in 2022, defines residential development in this area, with parcels designated as Residential Neighborhood further away from Piney Grove Wilbon, and Mixed Residential Neighborhood or Neighborhood Center directly adjacent to Piney Grove Wilbon Road.

These Mixed Residential Neighborhood and Neighborhood Center parcels run the entire length of the Piney Grove Wilbon corridor, from Elliott Farm in the south to the Honeycutt/Wade Nash intersection near Buckhorn Creek Elementary School. When designating these parcels as Mixed Residential Neighborhood with the 2022 Future Land Use Map, the Town considered the proximity to this major corridor and consistency with the Town of Fuquay-Varina's plans.



Fuquay-Varina Future Land Use Map

Across the street from this project is the Town of Fuquay-Varina's planning jurisdiction, which extends along the eastern side of Piney Grove Wilbon Road north to Wade Nash Road. Fuquay-Varina has also envisioned growth along this corridor through their own Comprehensive Plan and Future Land Use Map, designating parcels on the east side of the road as primarily Neighborhood Commercial (NC) [red parcels], Mixed Residential Neighborhood (MRN) [tan parcels], with portions of Single-Family Neighborhood (SFN) [light tan parcels]. Directly across the street from this project site is one of the Single-Family Neighborhood portions, with these existing detached dwellings accessed from an internal street, rather than Piney Grove Wilbon Road.

The applicant has considered nearby development patterns, including the adjacent neighborhood development, by concentrating its density to the eastern half of the site, and primarily locating its larger lot detached dwellings to the western half. The attached dwellings and smaller lot dwellings are adjacent to or within close proximity of open space, a key characteristic of a Mixed Residential Neighborhood. The site also contains a large amount of tree canopy, as well as an existing pond with adjacent wetlands in the center of the site. The attached dwellings have been arranged to front open space between the wetlands, with meandering trails to provide a buffer between the dwellings and wetland areas. To demonstrate this arrangement, the applicant has provided images in the plan set. As for the larger lot dwellings in the western half of the site, these encompass the smaller rear-loaded lots, providing a buffer to adjacent neighborhoods, and meeting another Mixed Residential Neighborhood characteristic to provide transitions.

The attached dwellings, as well as around 55 detached dwellings, are accessed via alley. The street network is generally connected, with one internal street wrapping around the central environmental features. Where a road cannot cross the pond to the north, a private greenway is proposed for a pedestrian connection. In addition to the required Town greenway through the center of the site, several private connections are provided, as well as a variety of open spaces mixed throughout the site. As a separate commitment to the typical amenity center and open space categories, public art is proposed in the open space at the corner of Adcock Rd and Piney Grove Wilbon Rd, creating a viewshed into the development.

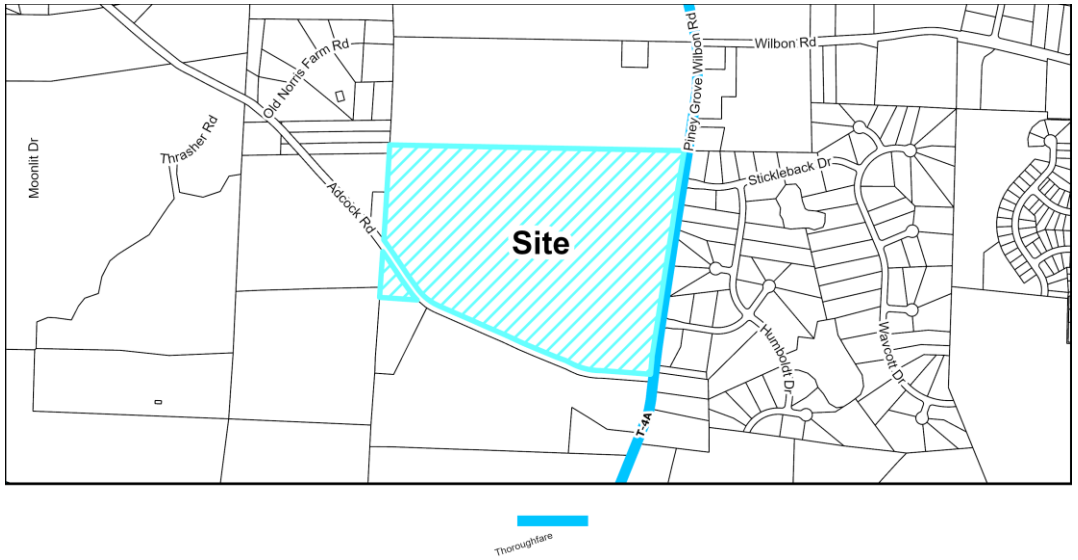
The proposed project is providing a mix of housing types around a variety of connected open spaces and preserving the environmental features onsite. The applicant has also considered Town feedback on the existing Future Land Use Map and incorporated these comments into plan design. Overall, the project has demonstrated consistency with the Comprehensive Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required ☐ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Piney Grove Wilbon Road to meet ½ of the ultimate cross section. Piney Grove Wilbon is identified as a T-4A cross section in the CTP, which is a 4-lane median divided thoroughfare with a 10-ft sidepath. Adcock Road (SR 1124), located along the southern property frontage, is not on the CTP. However, the project has committed to frontage improvements on Adcock Road in accordance with the LC-2A cross section from the CTP, which is a 2-lane collector road. For most of the frontage on Adcock Road, ½ of the ultimate LC-2A cross section will be installed, but the full LC-2A cross section will be installed along the western portion where this project owns property on both sides.

The development is proposing two driveway accesses, one from Piney Grove Wilbon Road and one from Adcock Road.

New Location Roadways:
There are no new CTP roads impacting this project.

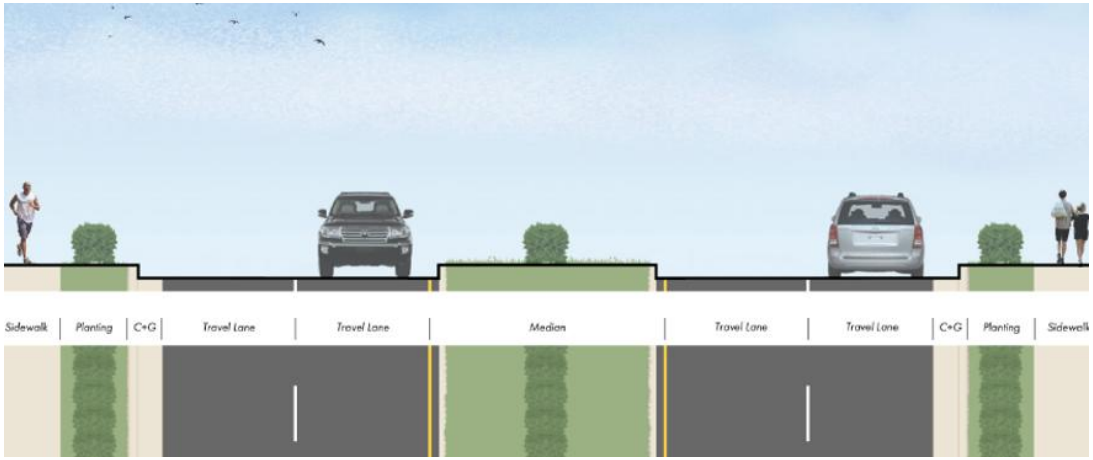
Hotspot/Safety Study Location:
There are no Hot Spot Studies impacting this project.

Improvement Prioritization: N/A

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required ☐Tier 1
☐Tier 2
☒Tier 3
☐Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

CTP-Required Roadway Thoroughfare Widening:

- Accommodate ½ of the required roadway section along site frontage along Piney Grove-Wilbon Road (identified in the Town's CTP as a 4-lane divided "T-4A" section.
- Accommodate ½ of the required roadway section along site frontage on Adcock Road (identified by Town staff as the "LC-2A" cross section).

Piney Grove-Wilbon Road at Stickleback Drive/Site Driveway:

- Provide an exclusive northbound left-turn lane on Piney Grove-Wilbon Road (through frontage widening) with 100 feet of storage and appropriate taper.
- Stripe the additional lane constructed along Piney Grove-Wilbon Road (through frontage widening) as an exclusive southbound right-turn lane at this intersection.
- Construct the Site Driveway with one ingress lane and two egress lanes, comprised of a shared left/through lane and an exclusive right-turn lane with 100 feet of storage and appropriate taper.
- Restripe the existing westbound approach of Stickleback Drive as a shared left/through/right

Piney Grove-Wilbon Road at Adcock Road:

- Provide an exclusive eastbound right-turn lane on Adcock Road with 100 feet of storage and appropriate taper.

Transportation Information (cont.)

- Provide an exclusive northbound left-turn lane on Piney Grove-Wilbon Road (through frontage widening) with 100 feet of storage and appropriate taper.
- Stripe the additional lane constructed along Piney Grove-Wilbon Road (through frontage widening) as an exclusive southbound right-turn lane at this intersection.

Adcock Road at Site Driveway:
- Construct the Site Driveway with one ingress and one egress lane.

Piney Grove-Wilbon Road at Rouse Road:
- Construct an exclusive eastbound right-turn lane on Rouse Road with 100 feet of storage and appropriate tapers

Developer will contribute fee-in-lieu for the following improvements:

Piney Grove-Wilbon Road at Rouse Road:
- Contribute a proportional fee-in-lieu (FIL) towards construction of an exclusive northbound left-turn lane on Piney Grove-Wilbon Road with 150 feet of storage and appropriate tapers.

Piney Grove-Wilbon Road at Adcock Road:
- If determined to be warranted, and if approved by the Town and NCDOT at project build-out, contribute a proportional fee-in-lieu (FIL) towards installation of a traffic signal.

Piney Grove-Wilbon Road at Phelps West Road:
- Contribute a proportional fee-in-lieu (FIL) towards construction of an exclusive southbound left-turn lane on Piney Grove-Wilbon Road with 100 feet of storage and appropriate tapers (which assumes back-to-back storage with the northbound left-turn lane onto existing Duncan Cook Road committed by the Hazel Ridge development).

Transportation Staff Analysis:

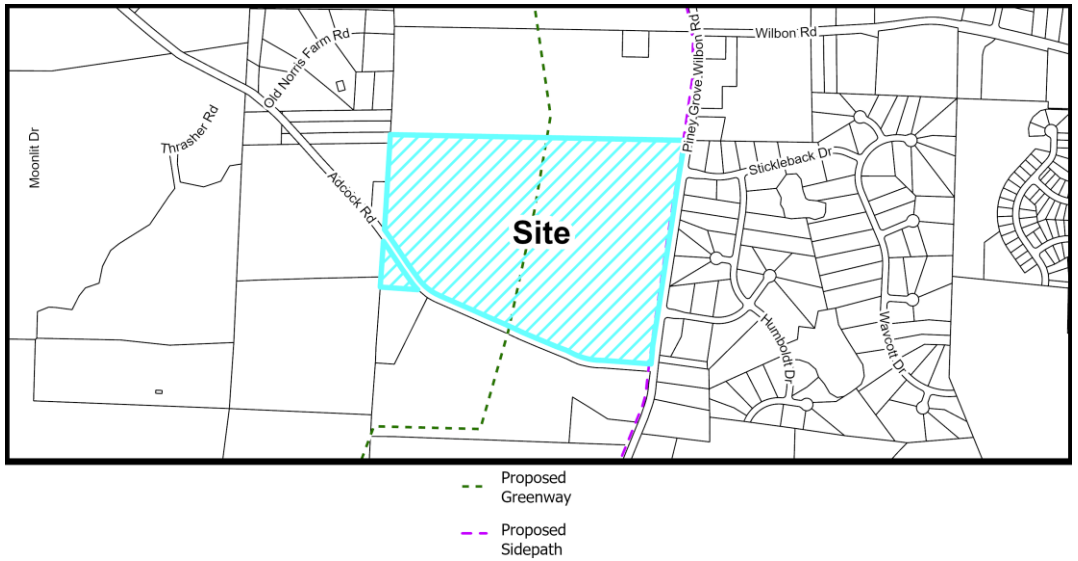
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A greenway is required per the Future Active Transportation Map, shown bisecting this property running parallel to Piney Grove Wilbon Road.

A sidepath will be installed with the frontage improvements along the Piney Grove Wilbon frontage.

Parks, Recreation, & Greenways Summary

The project area lies outside of a Park Search Area as shown on the Parks, Recreation, and Greenways Master Plan.

Parks, Recreation, & Greenways Staff Analysis:

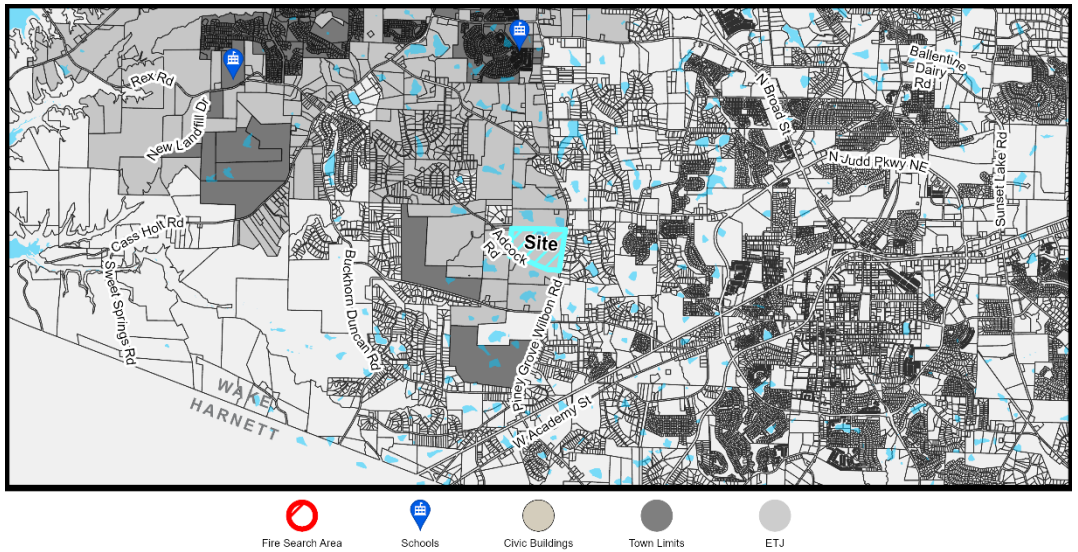
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The applicant has proposed a 10' asphalt greenway through the center of the project, from Adcock Road north to the property line, adhering to the Future Active Transportation Map. The project is overall consistent with the Parks, Recreation, and Greenways Master Plan and the Unified Development Ordinance.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High School ☒ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High School

☒Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

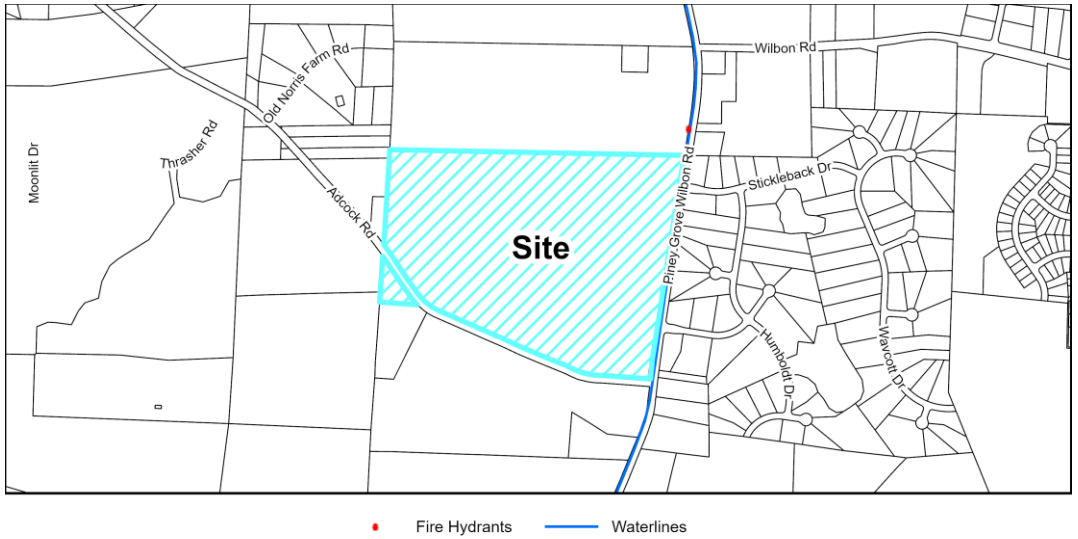
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning. Wake County Public School System has reported there is sufficient capacity for anticipated students.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☐ Yes ☒ No ☐ Study Required
Sanitary Sewer	☐ Yes ☒ No ☒ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to existing Town water facilities located at the intersection of Duncan Cook Road/ Piney Grove Wilbon Road and extend up to and across the property frontage of Adcock Road and Piney Grove Wilbon Road as well as throughout the site to serve the proposed development. These waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

The sewer study presented two general options for sewer service for this project. Option 1 is to extend gravity sewer to the project site from the Hazel Ridge Subdivision. Option 2 is to construct an onsite pump station and forcemain to serve the project. Easement acquisition and construction of any off-site sewer components (gravity sewer or forcemain) are the responsibility of the developer.

The sewer study analyzed the downstream sewer system, and included pump station capacity analyses, with this rezoning. The study concluded improvements to downstream pump stations for the various scenarios would be required and committed by the developer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☐ WRMP Not Applicable

☐Tier 1
☐Tier 2
☒Tier 3

Allocation Elements

☒ Public Infrastructure Improvements
☒ Sustainable Design
☐ Work Force Housing
☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council.

Utility Allocation Summary
This development is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council.

Priority Level: Priority Level 3
Allocation Assignment: Residential – Single Family
Allocation Requested: 66,555 GPD

Staff Determination: Sufficient allocation is remaining in the Residential – Single Family assignment to support this project for the proposed build out year of 2032. The allocation will be phased per the policy to limit the allocation to a maximum of 75 lots per year.

Infrastructure & Utility Staff Analysis:

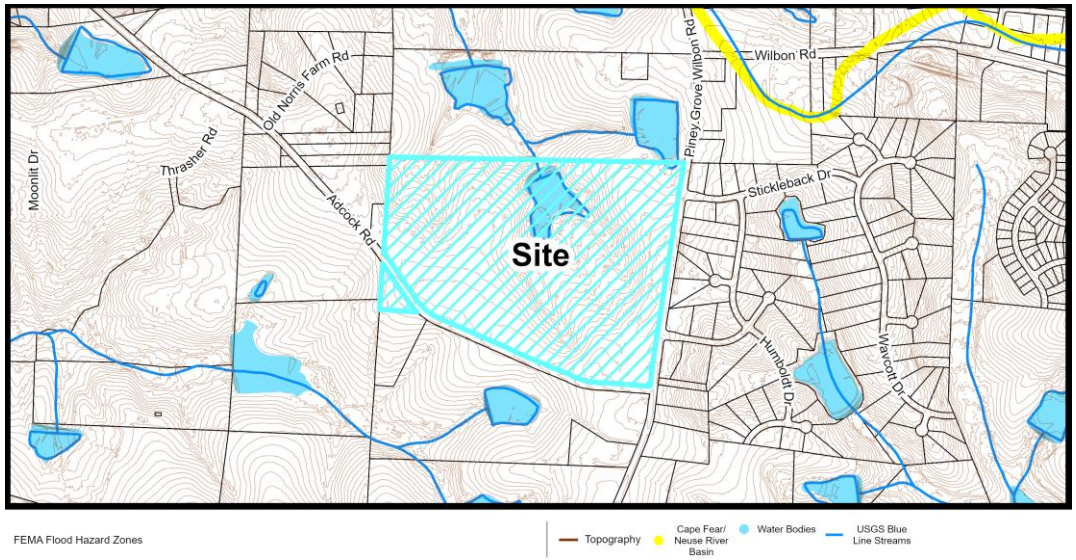
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**30% or 23.0 ac.**
Tree Preservation Area	20% or 15.34 ac.
Active Recreation Area	5% or 3.83 ac.
Urban Civic Space	N/A
Flexible Space	5% or 3.83 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 15.34 acres of tree preservation throughout the site, and has included revegetation areas of longleaf pines. As part of the Water Resource Management Policy, the applicant has committed to an additional 5% of Active Recreation space. An additional 0.96 acres is required, which was added to the required 3.83 acres. A total of 23.96 acres of open space is depicted on the submitted plan set.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The existing site contains significant tree canopy and contains an existing pond and various wetlands. The applicant has proposed their tree preservation areas primarily around the existing canopy and wetlands, and has provided appropriate buffering from the natural features. Nine active recreation areas are also proposed, including a primary amenity center.

Conditional Zoning District Standards Information

Unified Development Ordinance

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Number of Dwelling Units	405 units permitted in NR district 648 units CZD	222 units
Maximum Gross Density (Units/Acre)	5 units/acre permitted in NR district 8 units/acre CZD	2.9 units/acre
Minimum Lot Frontage for a Driveway	60'	40'
Length of Rear-Loaded Driveways for Detached Dwellings from Alley Edge of Pavement	None	4' or 20'

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	5' Type A	20' Type C
North	5' Type A	20' Type B
South (Adcock Rd)	5' Type A	20' Type C
West	5' Type A	20' Type B
Type A Open Buffer; Type B Semi-Opaque Buffer; Type C Opaque Buffer		

Additional Standards

Proposed Residential Façade Standards
• No Vinyl siding, only Fiber Cement siding • Building materials to include Fiber Cement, Board and Batten, Shake and Shingle, Stone or Synthetic Stone, Brick Façade • Decorative Details or Carriage Style Adornments for front-facing garage doors • Roof pitch of 6:12 or greater • All front porches or stoops to be covered • Anti-monotony standard to prevent similar elevation style or color for any lots adjacent to or directly across the street Townhomes to be 4, 5, or 6 units as a block, will incorporate a minimum 8" overhang on end units

Proposed Site Design (UDO Section 8 and Conditional Zoning District)

Site Design Highlights

- Existing Stephens Pond and wetlands in center of site
- Larger Detached Dwelling Lots to the west; Smaller Detached Dwellings and Attached Dwellings to east and site interior
- 9 Open Space areas identified on plans (active and passive)
- Viewsheds for Amenity Site and Public Art area

Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards/Ordinances

This project, Seasons at Wilbon, proposes 222 units on 81 acres. The proposed zoning district, Neighborhood Residential Conditional Zoning District, has a requirement of 10-50% Attached Dwellings and 80 (36%) of the proposed units in Seasons are Attached Dwellings, meeting this NR requirement. While this is a requirement of the proposed zoning district, meeting this requirement also demonstrates a mix of housing types, a characteristic of a Mixed Residential Neighborhood. The remaining 142 (64%) of units are various styles of Detached Dwellings, including 60' front-loaded lots, 40' front-loaded lots, and 40' rear-loaded lots.

The applicant has also proposed a few modifications to this Conditional Zoning District petition. Proposed development standard adjustments provide specificity to their density, capping the project to 222 units, a gross density of 2.9 units per acre. This is well below the threshold for the allowable density of a Neighborhood Residential zoning District of 5 units per acre. The minimum lot frontage for a front-facing driveway is also proposed as reduced from 60' to 40' to meet their proposed lot sizes. This is a smaller lot than typical for a detached dwelling with a front-loaded driveway that would accommodate two vehicles. As an offset to this reduction, the applicant provided a detail to demonstrate street trees could be accommodated and also committed to a 20' maximum front setback and 25' front driveway requirement to prevent garage-prominent design.

In order to prevent vehicles from parking in the alley and blocking other residents, the applicant has proposed driveway lengths of 4' or 20', which would either prevent a vehicle from parking, or accommodate enough room for a vehicle in a driveway.

Perimeter Buffers are also proposed as modified, with all shown as a minimum 20'. Opaque Type C buffers are proposed along the Piney Grove Wilbon and Adcock Road frontages, preventing views of residents' backyards, and match existing development patterns across Piney Grove Wilbon. Type B Semi-Opaque buffers are proposed adjacent to the parcels to the north and west, which would increase screening from and provide transitions to future developments.

In addition to these proposed modifications, the applicant has proposed residential façade requirements to provide detail for all dwelling types. These commitments are based around material types and design elements and prevent similar colors and materials of buildings adjacent to each other.

Overall, the project has demonstrated consistency with the Town's Conditional Zoning District Standards and the Unified Development Ordinance.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	☒ Consistent ☐ Inconsistent

Zoning Map Amendment (Rezoning) Staff Analysis
The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or Ordinances and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right. Commitments to publicly available open space and construction of a Town greenway create public benefits. Overall, the project is consistent with Town adopted plans and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting
The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments. The applicant also voluntarily held a second neighborhood meeting towards the end of the project review.

Meeting #1 Date: 4/17/2025
Summary of Issues – The following topics were discussed at the neighborhood meeting:

- Whether homes are sale or rentals
- Development access locations along Piney Grove Wilbon and Adcock Roads
- Road Noise/Nuisance abatement
- Public Water/Sewer provision to site
- Public Hearing Information
- Streetlights along Piney Grove Wilbon
- Project density and inclusion of townhomes
- Transportation issues and funding
- Consistency with Town of Fuquay-Varina plans
- Storm Drainage

Meeting #2 Date: 9/23/2025
Voluntary meeting to discuss project revisions
Summary of Issues – The following topics were discussed at the neighborhood meeting:

- Project Construction date
- Construction entrance location
- Transportation improvements, widening, and timeline
- Right-of-way widths, road dedications, turn lane locations
- Property value impacts
- Piney Grove Wilbon Road safety
- Homes as for sale or rentals, price of homes
- Fees-in-lieu for transportation projects
- Traffic Signal not being required through the Transportation Mitigation Agreement
- Greenway, Public Art details

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: https://hollyspringsnc.portal.civicclerk.com/event/568/overview (Public Hearing begins at 08:58)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Public Hearing Discussion:

No feedback was provided to the applicant from Town Council. Residents provided comments during the Public Hearing on topics including:

- Potential traffic impacts from this and other rezonings/developments in the area, especially to the Piney Grove Wilbon corridor.
- Project is incompatible with the surrounding rural character, including the proposed project density.
- Importance of farmland preservation.
- Support for project sewer extension

No revisions were made by the applicant following the Public Hearing. Resident comments are similar to those made at the first Neighborhood Meeting, where the applicant then incorporated this feedback into their plans.

Planning Board Consideration & Action

Planning Board Meeting Date: 10/28/2025

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Application Modifications

The following modifications have been made to the application as a result of feedback received from the Planning Board or during the public hearing:

- None

Town Council Consideration & Action

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605, when adopting or rejecting any Zoning Map Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Town Council Decision Type: Legislative Decision

Legislative Decision:
Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Staff Recommended Consistency and Reasonableness Statement:

The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the application meets the characteristics of a Mixed Residential Neighborhood, including the provision of multiple housing types. The requested rezoning is reasonable and in the public interest because the proposed project includes a variety of housing types and sizes, preserves and integrates existing natural features, and provides a public greenway and adjacent road improvements.

Potential Zoning Map Amendment Petition Motion(s)
Adopt Ordinance #RZ25-08 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Motion to Approve Utility Allocation for 25-REZ-06 Seasons at Wilbon.

Ordinance No. RZ25-08
Date Submitted: October 21, 2025
Date Adopted: November 18, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 81 acres of Wake County PIN 0647701834 from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Designation; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on October 21, 2025 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on October 28, 2025 and recommended approval by a vote of 4-3; and

SUPPORTING APPROVAL
(This portion to be removed if vote to Deny)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs

Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the application meets the characteristics of a Mixed Residential Neighborhood, including the provision of multiple housing types with a site design that transitions to and is considerate of nearby development patterns and integrates existing natural features.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested rezoning is reasonable and in the public interest because the proposed project includes a variety of housing types and sizes, preserves and integrates existing natural features, and provides a public greenway and adjacent road improvements.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 25-REZ-06 to change the zoning of PIN# 0647701834 from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District.

The property is subject to all the conditions listed in the Seasons at Wilbon Conditional District Master Plan, dated 10/02/2025 by Kimley-Horn & Associates, and to include the condition that the property owner/Developer enters into a Transportation Mitigation Agreement with the Town.

Part 1:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 2:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

SUPPORTING DENIAL
(This portion to be removed if vote to Approve)

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan as it does not meet the full intent of a Mixed Residential

Neighborhood, as it incorporates a significant number of front-facing garages, and does not appropriately transition density with the existing surrounding neighborhood character.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

The requested rezoning is not reasonable nor in the public interest because the proposed project does not match the surrounding community character, protect farmland, and exacerbate traffic congestion where currently existing.

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 3 / Part 1:

SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4 / Part 2:

EFFECTIVE DATE

The provisions of this ordinance shall become effective November 18, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of November 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Planning Board Meeting Date: 10/28/2025

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

The Planning Board discussed the following issues and concerns:
- Driveway lengths for rear-loaded dwellings
- Timing of utility and road Improvements
- Requirements determined by Traffic Impact Analysis, why a Traffic Signal was not fully warranted at Adcock Road
- How Fees-in-Lieu are determined vs. Construction of Improvements by Developer
- No Land Use Advisory Committee meeting since the application was consistent with the Comprehensive Plan
- Traffic issues along Piney Grove Wilbon Road
- Amount of Tree Preservation onsite, where Tree Preservation areas are proposed
- Recently approved and proposed developments in the vicinity, and their road improvement requirements

Zoning Map Amendment Plan Consistency Statement
Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (5 - 2) [2 absent]

> The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the application meets the characteristics of a Mixed Residential Neighborhood, including the provision of multiple housing types. The requested rezoning is reasonable and in the public interest because the proposed

project includes a variety of housing types and sizes, preserves and integrates existing natural features, and provides a public greenway and adjacent road improvements.

Those voting against the motion:

- Mr. Cuccurullo – Currently inadequate road infrastructure, traffic concerns, lack of applicant ownership of property
- Mr. Madoni - Currently inadequate road infrastructure, traffic concerns

Zoning Map Amendment Petition Motion
Motion to recommend that the Town Council approve Zoning Map Amendment Petition 25-REZ-06 to change the zoning of 81 acres of Wake County PIN 0647701834 from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District, as submitted by Kimley-Horn, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

The Planning Board voted in favor of the recommendation (4 - 3) [2 absent]

Those voting against the motion:

- Mr. Cuccurullo, Ms. Kempin, & Mr. Madoni - Currently inadequate road infrastructure, traffic concerns

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 8, 2025

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 06/06/2025
- Name of development: Seasons at Wilbon
- Address of rezoning: 2316 Piney Grove Wilbon Rd (0647701834)
- Total number of proposed residential units: 240
- Type(s) of residential units proposed: Attached and Detached Dwellings (Single-Family, Townhomes)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☒ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☐ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☒ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Bob Zumwalt	Company: Kimley-Horn
Mailing Address: 1070 S. Main Street, Suite 230	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-475-7314	E-Mail: bob.zumwalt@kimley-horn.com
Design Professional	
Name: Same as Applicant	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name: Anne Oakley	Company: D.R. Horton Inc.
Mailing Address: 7208 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-971-2126	E-Mail: ABOakley@drhorton.com
Architect	
Name: NA	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Bob Zumwalt	Company: Kimley-Horn
Mailing Address: 1070 S. Main Street, Suite 230	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-475-7314	E-Mail: bob.zumwalt@kimley-horn.com
Financially Responsible Party (REQUIRED)	
Name: Anne Oakley	Company: D.R. Horton Inc.
Mailing Address: 7208 Falls of Neuse Road, Suite 201	
City, State, Zip: Raleigh, NC 27615	
Telephone: 919-971-2126	E-Mail: ABOakley@drhorton.com
Property Owner (REQUIRED)	
Name: Mary Paul Birchard Thomas and Teresa Thomas	Company:
Mailing Address: 7104 Windover Drive	
City, State, Zip: Durham, NC 27712	
Telephone:	E-Mail:

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☑ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION https://www.hollyspringsnc.gov/742/Maps	
Project Name	Seasons at Wilbon
Project Location *Use street address. If none, use closest intersection*	2316 Piney Grove Wilbon Road
	☐Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0647701834
Real Estate ID	0070081
Project Acreage	81.0 AC Partial Parcel? ☐ Yes ☑ No
Current Zoning	RR: Rural Residential
Proposed Zoning	NR CD: Neighborhood Residential Conditional District
Current Future Land Use Designation	Mixed Residential neighborhood
Proposed Future Land Use Designation	Mixed Residential neighborhood
Small Area Plan Designation *(if applicable)*	NA
Special Study Scoping Meeting Dates	Sewer Scoping meeting - 3/18/25; Traffic Scoping meeting - 3/20/25
Sketch Plan Review *(pre-submittal)* Meeting Date:	01/29/2025
Neighborhood Meeting Date:	04/17/25

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature of Applicant: Anne B. Oakley Date: 4/24/2025

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

See attached Plan Consistency Statement

SECTION 1: LAND USE & CHARACTER

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

SECTION 3: PARKS, RECREATION

SECTION 4: COMMUNITY FACILITIES

SECTION 5: INFRASTRUCTURE & UTILITIES

SECTION 8: NATURAL RESOURCES

STATEMENT OF REASONABLENESS

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	04/17/2025
Meeting Time:	6-7PM
Meeting Location:	Virtual

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached summary

Changes made to the Petition as a result of the meeting:

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature: Date:

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID No.: 0070081

and PIN: 0647701834

located at: 2316 Piney Grove Wilbon Road

Existing Zoning District: RR: Rural Residential

Proposed Zoning District: NR CD: Neighborhood Residential Conditional District

The public hearing before the Holly Springs Town Council on the matter will be heard on _____(date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

Anne Oakley
Applicant Signature

4/24/2025
Date

Applicant Printed Name: Anne Oakley

Company: D.R. Horton Inc.

Mailing Address: 7208 Falls of Neuse Road, Suite 201 Raleigh, NC 27615

Telephone Number: 919-971-2126

E-Mail: ABOakley@drhorton.com

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0070081 and PIN: 0647701834 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Anne Oakley

Signature of Applicant

Anne Oakley
D.R. Horton Inc.
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

Sworn to or affirmed and subscribed before me this 24 day of April, 2025.

NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

S. ELAINE HUDSPETH
NOTARY PUBLIC
WAKE COUNTY, N.C.

S. Elaine Hudspeth, Notary Public
Print Name

My commission expires: 11-4-27

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared Mary Paul Thomas who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0647701834	

and does hereby authorize D.R. Horton Inc. to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Mary Paul Thomas
Signature of Owner

Print Name: Mary Paul Thomas
Address: 7104 Windover Dr
City, State, Zip: Durham, NC 27712

Sworn to or affirmed and subscribed before me this 24 day of April, 2025.

NOTARY PUBLIC:
Cody L Pearson
Official Signature of Notary

(Official Seal)

Cody L Pearson, Notary Public
Print Name

CODY L. PEARSON
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Dec. 16, 2029

My commission expires: Dec. 16, 2029

EXHIBIT TO
REZONING PETITION

PLAN CONSISTENCY STATEMENT

Project Name: Seasons at Wilbon

Project Location: 2316 Piney-Grove Wilbon Road

EXECUTIVE SUMMARY

Seasons at Wilbon is a master planned mixed residential project that includes single family detached and single family attached homes (townhomes) with an integrated network of open spaces. The property is designated as Mixed Residential Neighborhood ("MRN") by the Vision of Holly Springs Comprehensive Plan (the "LUP") map. The proposed use is consistent with MRN character area by providing: multiple housing types with varying lot sizes; a connected network of open spaces, preservation of environmental sensitive features; and gathering place amenities. The proposed zoning is Neighborhood Residential Conditional District ("NR CD"). The Town's Unified Development Ordinance ("UDO"), designates NC CD as an appropriate zoning district for MRN. This petition does not include a request for a LUP amendment. As demonstrated by the master plan, the design standards for Seasons at Wilbon meets or exceeds all standards of NC CD. In 2016, the Town expanded its Extra Territorial Jurisdiction ("ETJ") to include this property. With the ETJ expansion, the Town resolved that these areas would be developed at urban densities and annexed within ten (10) years. Seasons at Wilbon implements the vision and standards of the LUP, the UDO and the ETJ expansion.

SECTION 1: LAND USE & CHARACTER

The LUP's map designates parcels immediately adjacent to Piney-Grove Wilbon Road as MRN. Parcels to the west of MRN are designated as Residential Neighborhood ("RN"). Both MRN and RN are identified by the LUP as areas to enhance, with MRN including increased densities with multiple housing types. Seasons at Wilbon's maximum gross density is proposed to be 2.895 units per acre. This proposed density is well below the NR CD allowed maximum gross density of 8 units per acre and is below the maximum gross density for Suburban Residential Conditional District ("SR CD"), 4 units per acre. Seasons at Wilbon will introduce townhomes in this area, however the maximum gross density is below and consistent with a SR CD single family detached project. Under the LDO, the MRN character area includes three housing types: single family detached, single family attached; and multi-dwelling. Seasons at Wilbon will include two of these housing types, single family detached, and single family attached (townhomes). As depicted on the master plan, the townhomes will be centrally located between single family detached homes and buffered by preserved open space to the north. This provides for an appropriate transition between the two housing types. The amenity center is located at the main access to the site off of Piney Grove Wilbon Road accordance with the MRN character area. The larger lots in Seasons at Wilbon are located on the western half of the property and act as an appropriate transition between MRN and the lower density RN to the west.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

Piney-Grove Wilbon Road is designated as a thoroughfare by the Town's Comprehensive Transportation Plan ("CTP"). Under the CTP it is proposed as a four lane 112' wide median divided cross section. Piney-Grove Wilbon Road is not currently on the North Carolina Department of Transportation's ("NCDOT") Statewide Transportation Improvement Program ("STIP") for construction of the future cross section. The 2024-2033 STIP does include construction of a roundabout at the Piney-Grove Wilbon Road and Hwy 42 intersection (TIP-5805A), with right of way acquisition in 2025 and construction commencing in 2026. In the short term, improvements to Piney-Grove Wilbon Road will come from developer contributions of funding and construction. Piney-Grove Wilbon Road is the urban service area and ETJ boundary between the Town and the Town of Fuquay-Varina. In addition to the Town's development projects in the vicinity of Piney-Grove Wilbon Road, Fuquay-Varina Development projects will also contribute to improvements to Piney-Grove Wilbon Road. There are currently two (2) Town projects (Elliott Farm and Tassel Ridge) in the vicinity with committed improvements to Piney-Grove Wilbon Road and other roads in the area. Seasons at Wilbon will promote connectivity by providing street stubs to the property to the north. As this area of Town continues to develop, connectivity will continue to increase and allow for greater transportation options. These improvements along with anticipated improvements resulting from Seasons at Wilbon will support the transportation and mobility solutions set out in the CTP. A traffic impact analysis has been performed and the developer is submitting a draft Traffic Mitigation Agreement ("TMA"). The developer will be designing and constructing mutually agreed upon improvements in accordance with the final TMA.

SECTION 3: PARKS, RECREATION

In addition to the provision of active and passive recreation facilities, Seasons at Wilbon will include the onsite construction of a greenway trail identified in the Town's greenway master plan. Construction of this greenway will be privately funded system-wide improvement in accordance with the Town's master greenway plan. The greenway is planned to be constructed within preserved open space, allowing users to interact with the natural environment. Construction of this greenway will contribute to the implementation of the Town's long-term vision for a system-wide connected network. Seasons at Wilbon will be located within three miles of the new Eagles Landing Park, allowing the residents of Seasons at Wilbon convenient access to a multipurpose recreational facility and park.

SECTION 4: COMMUNITY FACILITIES

The base public schools currently identified with this property are Buckhorn Creek Elementary, Holly Grove Middle and Fuquay-Varina High School. Enrollments at these schools are not capped by Wake County. There are currently three elementary schools under construction in Southern Wake County, Rex Road Elementary, Bowling Road Elementary and Hilltop Needmore Elementary. Each school under construction is planned to have an enrollment of 800 students and open in the 2025-2026 school year. This will result in an additional 2,400 elementary school seats in Southern Wake County for the 2025-2026 school year. Eagles Landing is Town park under construction and is located within three miles of the property.

SECTION 5: INFRASTRUCTURE & UTILITIES

A Town water transmission line is within the Piney-Grove Wilbon Road right of way along the frontage of the property. The developer will coordinate with the Town in designing a system for tapping into public water that potentially could serve as a sub-regional solution for other properties. The developer will be installing waterlines along the road frontages of the property and at the terminus of on-site street stubs for serving additional properties. The Elliot Farm Project includes the installation of a force main sewer line running along Piney-Grove Wilbon Road and which will serve the basin that includes Seasons at Wilbon. The development of Seasons at Wilbon will be in accordance with the Town's Long Range Water and Wastewater Master Plans and will result in efficient use of public utilities. A sewer study is being completed with this rezoning and mitigation improvements will be designed and constructed by the developer of Seasons at Wilbon. A fire flow analysis will be performed by the developer during the major subdivision process. This project is subject to the Town's Water Resource Management Policy. The developer is submitting a terms sheet for a development agreement, the terms of which will address allocation elements in accordance with the Town's Water Resource Management Policy. Due to environmentally significant features, the property's topography, and the relatively small size of some of the adjacent properties, the developer will coordinate with the Town in designing a feasible solution for providing adjacent properties access to a sewer connection.

SECTION 6: NATURAL RESOURCES

The property sits at the top of the Cape Fear watershed boundary with streams draining toward the northwest. A 3+ acre pond will be preserved and incorporated into and surrounded by dedicated open space. The master plan supports the Town's Natural Resource Objectives by: preserving ecological sensitive areas; implementing tree protection by incorporating forested areas into dedicated open space; provision of a segment of a system-wide greenway; and protecting aquatic species by preserving the existing pond.

STATEMENT OF REASONABLENESS

Seasons at Wilbon will be consistent with the LUP. The rezoning petition does not include a request for a Comprehensive Plan Amendment because the proposed zoning district is identified by the Town as appropriate for the MRN land use classification. The property is approximately 81 acres and is of sufficient size for the intended use and the associated public improvements. A significant amount of the sensitive environmental features are being preserved and incorporated into dedicated open space. The gross density of residential units proposed is significantly less than allowed under NR CD and is consistent with a SR CD project. A public water transmission line is immediately adjacent to the property, and the developer will be coordinating with the Town in designing a feasible system for installing a water tap. Upon development of Elliott Farm, public sewer will be available. The residential nature of the area will be preserved by this single-family development. Seasons at Wilbon is a master planned community that will have an

interconnected network of pedestrian trials and sidewalks, that have access to a section of a system-wide greenway onsite. This rezoning petition is in the public's best interest as it is consistent in all respects to the vision and objections of the LUP.

PUBLIC BENEFITS STATEMENT

Development of Seasons at Wilbon will include the construction of a segment of system-wide greenway trial. The development will promote walkability by providing an interconnected system of trails and sidewalks. A significant portion of the property will be dedicated open space and will preserve an existing pond. Active and passive recreational activities will be promoted by the preservation of open space and the creation of outdoor amenities. Consistent with the LUP, Seasons at Wilbon will be a multi-generational neighborhood where residents can find homes that suit their lifestyles and life stages over time without having to leave the neighborhood. The requested rezoning is consistent with the purposes and intent of the UDO, the LUP and other adopted plans of the Town and if approved, will implement the polices, goals and vision contained in the LUP and other adopted plans.

ADCOCK LAW FIRM, P.A.

TELEPHONE: (919) 552-6600
FACSIMILE: (919) 552-4227
john@adcocklawfirm.com

John B. Adcock, Esq.
Board Certified Specialist in Commercial Real Property Law
202 E. Academy Street
FUQUAY-VARINA, NORTH CAROLINA 27526

MAILING ADDRESS:
Post Office Box 1478
Fuquay-Varina, NC 27526

May 23, 2025
Delivered with Rezoning Packet

Grayson Taylor
Planner III
Development Services
Town of Holly Springs
128 N. Main Street
Holly Springs, NC 27540

RE: Report of Neighborhood Meeting
Seasons at Wilbon – 2316 Piney-Grove Wilbon Road
DR Horton, Inc. (Applicant)

Dear Grayson,

Please accept this letter and attachments as the report of the Neighborhood Meeting for the proposed Seasons at Wilbon project rezoning. The Neighborhood Meeting was held virtually (via zoom) on April 17, 2025, and was scheduled to begin at 6:00pm. The zoom meeting was started at approximately 5:45pm. The meeting presentation and discussion began at 6:05pm and was completed at approximately 7:20pm.

List of Contracts, Meting Notification & Attendees

Please see attached: (1) Meeting Notification mailed to property owners; (2) the property vicinity map that was included in the Meeting Notification mailing; (3) the zoom link invitation that was included in the Meeting Notification Mailing; (4) a list of all property owners that were given notice of the meeting; and (5) the list of Neighborhood Meeting attendees. The Applicant mailed notices to all property owners within 600' of the boundaries of the property subject to this rezoning. Seventeen (17) individuals attended the meeting. On behalf of the Applicant, the following individuals were present at the Neighborhood Meeting and available to address questions and concerns from the attendees:

John B. Adcock, Attorney, Adcock Law Firm, P.A.;
Bob Zumwalt, PLA, Senior Planner and Landscape Architect, with Kimley Horn;
Kevin Dean, P.E., Traffic Engineer with Kimley Horn;
Anne Oakley, Forward Planner with D.R. Horton; and

.

Applicant's Presentation

The meeting began with John Adcock welcoming the attendees and introducing the individuals in attendance on behalf of the Applicant. John Adcock gave a presentation outlined as follows:

1. INTRODUCTION
    a. John Adcock: Land Use Attorney
    b. DR Horton: Developer & Home Builder
    c. Kimley – Horn: Landscape Architect and Traffic
    d. Who to contact if you have questions or concerns. Feel free to ask questions during the presentation. We will have time for questions at the end of the presentation.
    e. Request names and addresses of attendees.
    f. This is the beginning of a process and the plans for Seasons at Wilbon and the content of the rezoning application are subject to change during the process.

2. PURPOSE OF THE NEIGHBORHOOD MEETING
    a. Rezoning Application
    b. Informational
    c. Opportunity for neighbors to ask questions and provide comments.
    d. Will have a subsequent neighborhood meeting once application is filed and town staff has provided comments.

3. THE PROPERTY *(Published Vicinity Map and Wake GIS Map)*
    a. Location
    b. Acreage
    c. Environmental Features

4. DUE DILIGENCE
    a. DR Horton's due diligence process
        i. Survey
        ii. Environmental
        iii. Additional due diligence studies
    b. Summary of forecast timeline for due diligence

5. THE REZONING
    a. Jurisdiction (*Published Town's jurisdiction map)*
        i. Holly Springs ETJ
        ii. If approved, site will be annexed into Holly Springs town limits.

    b. Land Use Plan
        i. What is a Land Use Plan
        ii. The relationship between LUP and how it affects zoning.
        iii. Town's LUP Classification for the Property *(Published Town's LUP Map)*

iv. Description of the Mixed Residential Neighborhood Land Use Classification.

c. Zoning
   i. What is Zoning
   ii. Current Zoning. Described the Rual Residential zoning district *(Published Town's zoning map)*
   iii. Described the Neighborhood Residential zoning district *(Published the UDO's Table 2.1)*
      1. What is Conditional zoning
      2. What is a Master Plan
   iv. Summarized the Neighborhood Residential zoning district standards *(Published the UDO's Table 2.2.1.A Table)*
      1. Densities
      2. Permitted Uses
      3. Open Space Network
   v. Master Plan – What is it?
   vi. Published current sketch plan of Seasons at Wilbon
      1. Described the proposed layout of uses
      2. Described the proposed layout of open spaces
      3. Discussed the potential access points to Piney-Grove Wilbon Road, Adcock Road and street stubs to adjoining parcels.

d. The Process
   i. Neighborhood Meeting (another meeting will take place in the future after application is filed and town has provided initial comments)
   ii. Filing Application
   iii. Published the 2025 Town Council Projects Schedule. Discussed the forecast timeline for staff review, planning board meeting and town council meeting.
   iv. Traffic Impact Analysis
      1. What is it?
      2. Described other committed transportation improvements in the vicinity of the property.
      3. Brief description of the NCDOT STIP and related processes.
   v. Reviewed initial Town Staff comments provided during the general inquiry and scoping meetings. Noted there will be several submittals and town staff reviews.
   vi. Planning Board – Public Hearing – opportunities for public to speak.
   vii. Town Board – Public Hearing – opportunity for public to speak.
   viii. Post Zoning
      1. Subdivision – Site Plan
      2. Construction Drawings
   ix. Estimated timeline for the process from today until site construction

6. QUESTIONS FROM ATTENDEES.

Issues Raised by Attendees

Below is a summary of issues raised by the attendees:

- Will the homes be for sale or for rent. Applicant responded that the plan is for all homes in this community to be sold.
- What are the proposed access points to the development. John Adcock responded that the exact location of the access points is to be determined. The sketch plan shows potential access points and potential stubs to adjoining properties.
- What are the future plans for Piney-Grove Wilbon Road. John Adcock responded that the Town's transportation plan calls for a 110'right of way with four lanes and that as part of the development, the applicant will most likely be required to dedicate additional road right of way and make improvements. The exact improvements will be determined by the TIA review process with the Town and NCDOT.
- An attendee asked about the potential for sound barriers along Piney-Grove Wilbon Road, between the road and Prescott Downs Subdivision. John Adcock briefly discussed the process for installing sound barriers along the new section of Interstate 540.
- How will notification of the public hearings be given. John Adcock responded that the Town would send out notices per the UDO and that the applicant can provide additional information once the public hearings are scheduled.
- Will the development be using public water and sewer. John Adcock confirmed that the project will be using public water and sewer and described the route of the proposed sewer force main and the existing water line in Piney-Grove Wilbon Road.
- Concerns were raised regarding ingress and egress onto Piney-Grove Wilbon Road.
- Will there be streetlights along Piney-Grove Wilbon Road? Bob Zumwalt looked at projects along Piney-Grove Wilbon closer to Holly Springs and responded that its possible streetlights will be installed along Piney-Grove Wilbon Road.
- Questions regarding the proposed layout of open space in the development. Information was provided by the applicant's design team.
- Questions regarding the proposed amenities for the development. Information was provided by the applicant's design team.
- Questions regarding storm drainage. Information was provided by the applicant's design team.
- Questions regarding the reasons for having townhouses in this project. Information was provided regarding the Towns land use plan classification. Further concerns were raised regarding the density with townhouses.
- Comments were made about other developments in the general area and the effect on traffic.
- Concerns were raised about developments and the insufficient transportation infrastructure.
- Concerns were raised about a potential intersection with Stickleback Drive (Prescott Downs).

- Questions regarding funding for transportation improvements. John Adcock gave a brief summary on the process NCDOT uses for funding transportation projects.
- A question regarding the Town of Fuquay-Varina's land use plan. John Adcock stated he would send an email with information regarding the Town of Fuquay-Varina's land use plan (email was sent on April 18th)
- Concerns were raised regarding the effect townhomes have on property values.
- The meeting concluded at approximately 7:20 pm.
- John Adcock received 3 emails from attendees after the meeting. Each email was responded to.

Please let me know if you have any questions or need additional information regarding the Neighborhood Meeting.

ADCOCK LAW FIRM, P.A.
Sincerely,

John B. Adcock

John Adcock

Subject: DR Horton Rezoning Neighborhood Meeting - 2316 Piney-Grove Wilbon Rod
Location: https://us06web.zoom.us/j/87160751529?pwd=3JbuQo1SuoOZqsk2kPNVNEMyAMonah.1

Start: Thu 4/17/2025 6:00 PM
End: Thu 4/17/2025 7:00 PM

Recurrence: (none)

Organizer: John Adcock

John Adcock is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://us06web.zoom.us/j/87160751529?pwd=3JbuQo1SuoOZqsk2kPNVNEMyAMonah.1

Meeting ID: 871 6075 1529
Passcode: 268477

One tap mobile
+13126266799,,87160751529#,,,,*268477# US (Chicago)
+16465588656,,87160751529#,,,,*268477# US (New York)

Dial by your location
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 720 707 2699 US (Denver)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Meeting ID: 871 6075 1529
Passcode: 268477

DR Horton
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615
Neighborhood Meeting Notice – Second Meeting

Project Name:	Seasons at Wilbon
Applicant Name:	DR Horton
Applicant Contact Info: (Phone number, email address)	Anne B. Oakley, ABoakley@drhorton.com, 919-971-1216 John B. Adcock, john@adcocklawfirm.com, 919-552-6600
Meeting Date:	September 23, 2025
Meeting Time:	6:00pm to 7:00pm
Meeting Location	Virtual Zoom Meeting: https://tinyurl.com/jfcarmc2 Meeting ID: 868 2023 0590 / Passcode: 965387 Dial-In: +13092053325,,86820230590#,,,,*965387# US

DR Horton and Adcock Law Firm, P.A. are hosting an informal meeting about a proposed development near your neighborhood. This is a chance to review the project, ask questions, and voice any concerns before the application is submitted to the Town of Holly Springs. If you can't attend, please contact the Applicant using the information above.

Proposed Development Information: *(attach a vicinity map and preliminary site or CD Master Plan)*	Name of Project: Seasons at Wilbon Vicinity Map and Preliminary Concept Plan Enclosed
Project Location: include all addresses, if no address then the closest intersection and PIN(s)	2316 Piney-Grove Wilbon Road, Holly Springs, NC 27540 Wake County PIN: 0647701834 Wake County REID: 0070081
Proposal: *(include a description of your proposal)*	Rezone 81.00+/- acres from RR Rural Residential to Neighborhood Residential Conditional zoning district (NR CD), for a 222+/- lot residential subdivision. Total density not to exceed 3 units per acre.

	Application Type *Check one*	**Approving Authority**
X	Zoning Map Amendment	Town Council
	Development Plan	Development Review Committee (staff)
	Development Plan (DMX zone or buildings over 40,000 SF)	Town Council*
	Major Subdivision	Town Council*
	Major Modification	Town Council*
	Variance	Board of Adjustment or Town Council *
	Special Use Permit	Board of Adjustment
**Quasi-Judicial Public Hearing: The Board of Adjustment or Town Council*		

DR Horton
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

cannot discuss the project prior to the public hearing.

Why am I receiving this Notice?

The Town of Holly Springs requires a neighborhood meeting with property owners and residents near a proposed development. The meeting is your opportunity to learn more, ask questions, and share concerns about the proposal. This early communication allows the applicant to understand potential impacts and address issues prior to submitting an application to the town. Town staff do not attend the meeting, but a summary report with issues discussed and attendees must be submitted with the application.

What happens after the meeting?

The applicant may modify the proposal to address concerns or issues raised at the neighborhood meeting. If the proposal changes in such a way that the plan to be submitted to the Town does not substantially conform to the plan provided at the meeting, a new neighborhood meeting may be required.

Once an application has been submitted to the town, it may be tracked on the Town's Development Activity Webpage (https://www.hollyspringsnc.gov/339). Town Staff will review the application for compliance with applicable requirements. If a public hearing is required (Board of Adjustment and Town Council actions), notice will be provided per Holly Springs Unified Development Ordinance Section 11.5 and North Carolina General Statutes 160D.

The following items are enclosed with this notice:

- Map
- Preliminary Concept Plan

ADCOCK LAW FIRM, P.A.

TELEPHONE: (919) 552-6600
FACSIMILE: (919) 552-4227
john@adcocklawfirm.com

John B. Adcock, Esq.
Board Certified Specialist in Commercial Real Property Law
202 E. Academy Street
FUQUAY-VARINA, NORTH CAROLINA 27526

MAILING ADDRESS:
Post Office Box 1478
Fuquay-Varina, NC 27526

September 24, 2025
Delivered with Revised Submittal

Grayson Taylor
Planner III
Development Services
Town of Holly Springs
128 N. Main Street
Holly Springs, NC 27540

RE: Report of Second Neighborhood Meeting
Seasons at Wilbon – 2316 Piney-Grove Wilbon Road
DR Horton, Inc. (Applicant)

Dear Grayson,

Please accept this letter and attachments as the report of the Second Neighborhood Meeting for the proposed Seasons at Wilbon project rezoning. The First Neighborhood Meeting was held on April 17, 2025 and a report of that meeting was previously provided to the Town. The Second Neighborhood Meeting was held virtually (zoom) on September 23, 2025 and was scheduled to begin at 6:00pm. The zoom meeting started at approximately 5:45 pm. The meeting began at 6:05 pm and was completed at approximately 7:25 pm.

List of Contracts, Meting Notification & Attendees

Please see attached: (1) Meeting Notification mailed to property owners; (2) the property vicinity map and master plan that were included in the Meeting Notification mailing; (3) a list of all property owners that were given notice of the meeting; and (4) the list of those attending the Neighborhood Meeting. The Applicant mailed notices to all property owners within 600' of the boundaries of the property subject to this rezoning. Excluding the representatives of the Applicant, fourteen (14) individuals attended the meeting. On behalf of the Applicant, the following individuals were present at the Neighborhood Meeting and available to address questions and concerns from the attendees:

John B. Adcock, Attorney, Adcock Law Firm, P.A.;
Bob Zumwalt, PLA, Forward Planner and Landscape Architect, with Kimley Horn;
Kevin Dean, P.E., Traffic Engineer with Kimley Horn; and
Anne Oakley, Forward Planner with D.R. Horton.

Applicant's Presentation

The meeting began with John Adcock welcoming the attendees and introducing the individuals in attendance on behalf of the Applicant. John Adcock gave a presentation outlined as follows:

1. INTRODUCTION
    a. John Adcock: Land Use Attorney
    b. DR Horton: Developer & Home Builder
    c. Kimley – Horn: Landscape Architect & Traffic Engineer.
    d. Who to contact if you have questions or concerns.
    e. Need names and addresses of attendees.

2. PURPOSE OF THE NEIGHBORHOOD MEETING
    a. Rezoning Application Pending
        i. Name Change from Stevens Pond to Seasons at Wilbon
    b. Informational
        i. 2nd Meeting – 1st was on April 17th
        ii. This is not a required meeting, but is voluntary on behalf of DR Horton. The first meeting was mandatory under HS's UDO
        iii. Purpose is to provide an update on the Project and allow an opportunity for neighbors to ask questions and provide comments.
    c. Town File No. 25 – REZ – 06
        i. Additional information on town website (Development Services / Development Activity)
3. Public Hearings
    a. Planning Board – October 28th. The public can speak.
    b. Town Board –
        i. Public Hearing 10/21/25. The public can speak.
        ii. Action – November 18th – Public Meeting and not a Public Hearing. The public will not be given an opportunity to speak.
        iii. Sign posted on the property at least 10 days before the hearing.
        iv. Notice
            1. Town mails notice to property owners within 500' of property (10 to 25 days before hearing.)
            2. Publish 2x in local newspaper
                a. Once a week for two successive weeks.
                b. First notice published not less than 10 or more than 25 days before the hearing.
            3. Also go to town's website or contact the Town for additional information.

4. THE PROPERTY *(Wake County GIS mapping was used to display and describe the location of the property)*
    a. Location
        i. 2316 Piney-Grove Wilbon Road
        ii. Near intersection of Adcock Road and PGW Road
    b. Acreage: 81 +/-

5. THE REZONING *(A jurisdictional map for the Town was published)*
    a. Jurisdiction
        i. Summary of ETJ.
        ii. If approved, annexation into the Town.

    b. Land Use Plan *(A land use map of the Town was published).*
        i. A summary of how the land use plan is used by the Town in making decisions on rezonings.
        ii. A summary of the land use classification for the property – *Mixed Residential Neighborhood*

    c. Zoning
        i. Current Zoning: RR
        ii. Requested Zoning: Neighborhood Residential Conditional District
        iii. Summary of conditional district zoning.
        iv. Densities
            1. Allowed under NR – CD : 8 units per acre
            2. Proposed density: less than 3 units per acre
            3. Total unit count has decreased since filing and first neighborhood meeting.

6. PRESENT MASTER PLAN *(The most recent master plan was published)*
    a. John Adcock, with assistance from Kimely Horn and DR Horton's representatives provided a summary of the master plan including: proposed housing types; location of the housing types; street connections and stubs; open space and tree preservation areas; greenway; pond and wetlands; and the amenity location.

7. INFRASTRUCTURE IMPROVEMENTS
    a. John Adcock, with the assistance of the project's traffic engineer summarized the proposed transportation improvements as outlined in the most recent draft of the Traffic Mitigation Agreement; the role of a traffic impact analysis; and a description of fee in lieu in regards to transportation improvements.
    b. John Adcock provided a brief summary of the contemplated plans for the use of public water and sewer.

8. QUESTIONS AND COMMENTS FROM ATTENDEES.

Summary of Questions, Concerns and Issues Raised By Attendees
("Q" = Question / "A" = Answer / "C" = Concern Raised)

Q: Jonathan Holland: What are the yellow tubes along Piney-Grove Wilbon Road.
A John Adcock: Gas Line being installed along Piney-Grove Wilbon Road.

Q: When do we anticipate this project starting?
A: D.R. Horton – Anne Oakley: anticipate 2027 with all project approvals.

Q: Where will the construction entrance be on this property?
A: To be determined with approval of the construction drawings.

C: Intersection of Piney-Grove Wilbon Road and Adcock Road has a lot of accidents.

Q: Drew Holland: How will improvements to the intersection of Adcock Road and Piney-Grove Wilbon Road impact his property? Are plans finalized for the right turn lane on Adcock Road? Wrecks occur at the intersection due to people driving too fast when someone is trying to turn off Piney-Grove Wilbon Road onto Adcock Road.
A: Kevin Dean: Specific plans for the improvements at the intersection are not finalized and will be part of the construction drawing process. A turn lane should hopefully help. As the project moves forward we can meet and discuss the design and how it will affect your property.

Q: Audra Holland: What is the timeline for completing the road improvements?
A: Kevin Dean: Road improvements are completed before homes can be occupied and additional information was provided by Kevin Dean regarding the timeline of road improvements.

Q: Owen Kirk: Regarding the widening of Piney-Grove Wilbon Road, are the turn lanes you are proposing going to include the 4 lanes plus a turn lane.
A: Kevin Dean: Explains town's cross section standards for this road type.

Q: How will road widening impact properties on the east side of Piney-Grove Wilbon Road?
A: Kevin Dean: Not sure the exact footprint at this time, but the intent is to avoid offsite property impacts as much as possible. The intent is to only construct improvements on the west side of the centerline of Piney-Grove Wilbon Road.

Q: Owen Quirk: How will widening Piney-Grove Wilbon Road affect property values for properties in Prescott Downs? How will the construction widening the road affect his property?
A: Kevin Dean: We are only making improvements on this project's side of the road, not Prescott Down's.

A: John Adcock: NC DOT claims 60ft dedicated R/W along Piney-Grove Wilbon Road. Property that lies within a public dedicated/accepted right of way is subject to control by NCDOT and improvements can be made within a R/W without the consent of a property owner.

C: Concerns about traffic turning left into individual homes on east side of Piney Grove-Wilbon Road.

C: Safety of Piney-Grove Wibon Road

Q: How many homes?
A: John Adcock: Approximately 222, with a density of less than 3 units per acre.

Q: What will be the sales prices of the homes?
A: Ann Oakley, DR Horton: Because construction of the homes is more than a year from now, cannot provide a certain answer. If these homes were on the market today, we estimate that the sales prices (based on product type) would likely range from $300,000 to $700,000.

Q: Will these homes be for sale or rent?
A: Anne Oakley, DR Horton: The homes will be constructed for sale.

Q: Will we know when a fee in lieu is paid for transportation projects, and how much is paid?
A: The fee in lieu amounts will be identified as part of the Traffic Mitigation Agreement and known at the time of rezoning approval. The amount of the fees will be public record once approved.

Q: Owen Kirk: Will a traffic signal be installed at the Piney-Grove Wilbon Road – Stickleback Road intersection?
A: John Adcock: Under the current version of the Traffic Mitigation Agreement, there is no traffic signal proposed at that intersection. John Adcock provided additional information regarding committed transportation improvements along Piney-Grove Wilbon Road and other potential improvements associated with projects that are in the planning stage in Fuquay-Varina and Holly Springs.

Q: What other developments are proposed in the area that may include the construction of transportation improvements?
A: Kevin Dean: Dropped link in chat from the Town of Fuquay-Varina's development project list showing a property under development between Prescott Downs and Coley Farm Road. John Adcock provided additional information regarding future street connections to Prescott Downs and new developments on Adcock Road and Duncan Cook Road.

Q: Owen Kirk: How much land is required for a 4-lane median divided road?
A: Kevin Dean: 100 – 120 ft total ROW. Typically – 60 feet from either side of the centerline of the roadway. Holly Springs Transportation Plan calls for the future right of way for

Piney-Grove Wilbon Road to be 112 ft wide. DR Horton will be dedicating an additional 56ft+/- of ROW on the project side of the road.
John Adcock brings up the recorded plat map for Prescott Downs showing the right of way dedicated as part of the development of Prescott Downs.

Q: Jackie Mercurio: Questions about turn lane and access.
C: Jackie Mercurio: Concerns about additional traffic created by the development and expresses a hope that the existing residents will be taken into account.

Q: Jackie Mercurio: Will the road improvements include bike lanes, rumble strips, and signage?
A: The roads and streets within the development will be constructed according to the Town of Holly Springs and NCDOT standards.

Q: Jackie Mercurio: What are the price points and sizes of these homes?
A: Anne Oakley, DR Horton: If these homes were on the market today, the price points would range from $300,0000 to $700,000. The homes will vary in size from approximately 1,800 sq. ft. to more than 3,000 sq. ft.

Q: Jackie Mercurio: Does DR Horton own the land?
A: Anne Oakley, DR Horton: No, the property is under contract.

Q: Jackie Mercurio: How much is DR Horton paying for the land?
A: Anne Oakley, DR Horton: That is proprietary information and cannot be released at this time.
A: John Adcock: The purchase price will be in the public records when it closes.

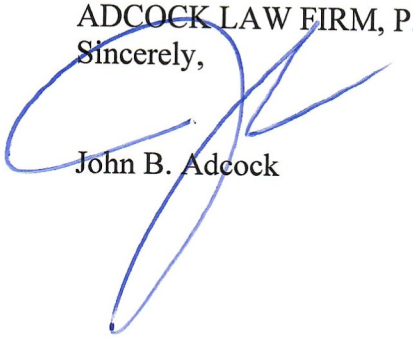
Q: Jackie Mercurio: What is Fuquay Varina's land use plan classification for the properties on the east side of Piney-Grove Wilbon Road?
A: John Adcock: Gives instructions on how to find the Town of Fuquay-Varina's land use plan on the town's website. John Adcock brings up the Town of Fuquay-Varina's GIS mapping system and shows the land use classifications for the properties on the east side of Piney-Grove Wilbon Road.

Q: Where is the Greenway Trail?
A: John Adcock: Shows the proposed location of the greenway trial on the master plan.

Q: Do we know what the public art feature will be?
A: Anne Oakley, DR Horton: Not commissioned yet but expected to be done in good taste and not a traffic issue.

Q: Are walking paths/greenways constructed before the community is in place?
A: Yes, required as part of the development of the site

ADCOCK LAW FIRM, P.A.
Sincerely,



John B. Adcock

REID: 0070081

Property Address: 2316 Piney Grove Wilbon Road, Holly Springs, NC 27540

Property Owner & Mailing Address:	Property Address:
1. CALLIS FAMILY LMTD PRTNSHP THE 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2221 PINEY GROVE WILBON RD, HS
2. CALLIS, JOSEPH C CALLIS, SHEILA T 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2200 PINEY GROVE WILBON RD, HS
3. CALLIS PROPERTIES LLC 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2201 PINEY GROVE WILBON RD, HS
4. CALLIS FAMILY LMTD PRTNSHP THE 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2221 PINEY GROVE WILBON RD, HS
5. CALLIS, JOSEPH C 2200 PINEY GROVE WILBON RD HOLLY SPRINGS NC 27540-8122	2233 PINEY GROVE WILBON RD, HS
6. FONALLEDAS, ROBERT HENRY FONALLEDAS, MARY BRIDGET 5532 STICKLEBACK DR FUQUAY VARINA NC 27526-7320	5532 STICKLEBACK DR, FV
7. CRABTREE, JOSEPHINE O 5528 STICKLEBACK DR FUQUAY VARINA NC 27526-7320	5528 STICKLEBACK DR, HS

8. HUTSON, GARY MCCOY
HUTSON, SHEREE MAE
5524 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5524 STICKLEBACK DR, FV

9. GULLIE, SARAH
GULLIE, BRIAN
5520 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5520 STICKLEBACK DR, FV

10. CRAWFORD, JUSTIN
CRAWFORD, KRISTEN
5516 STICKLEBACK DR
FUQUAY VARINA NC 27526-7320 5516 STICKLEBACK DR, FV

11. BAKER, TIMOTHY JAMES
ARIZONA, CYNTHIA HOLTZMAN
5517 STICKLEBACK DR
FUQUAY VARINA NC 27526-7321 5517 STICKLEBACK DR, FV

12. RAINES, MAUREEN PATRICIA
6605 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6605 HUMBOLDT DR, FV

13. SMITH, JAMES W
SMITH, SHERRY W
6609 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6609 HUMBOLDT DR, FV

14. KEPKE, MARK
KEPKE, SIMONE LEMIEUX
6613 HUMBOLDT DR
FUQUAY VARINA NC 27526-7322 6613 HUMBOLDT DR , FV

15. FRAWLEY, JOHN J
FRAWLEY, DEBRA G
5500 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5500 PRESCOTT DOWNS DR, FV

16. MCVEIGH, MAXWELL
SCHIFFER, MADY
5504 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5504 PRESCOTT DOWNS DR, FV

17. KOLODZIEJ, JAN JR
KOLODZIEJ, DEBRA ANN
5508 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7318 5508 PRESCOTT DOWNS DR, FV

18. KEELEY, DAVID
KEELEY, PATRICIA
5529 STICKLEBACK DR
FUQUAY VARINA NC 27526-7321 5529 STICKLEBACK DR, FV

19. LOPES, JORGE M
LOPES, DULCE M
6604 HUMBOLDT DR
FUQUAY VARINA NC 27526-7326 6604 HUMBOLDT DR, FV

20. WILLIFORD, FREDDIE R
WILLIFORD, DEBRA P
6608 HUMBOLDT DR
FUQUAY VARINA NC 27526-7326 6608 HUMBOLDT DR , FV

21. AMBROSINI, RICHARD A
6612 HUMBOLDT DR
FUQUAY VARINA NC 27526-7323 6612 HUMBOLDT DR , FV

22. WHITE, BRANDON
LYONS, JAMI
5500 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5500 CAPETIAN DR, FV

23. JENKINS, NICHOLAS
JENKINS, RACHEL
5504 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5504 CAPETIAN DR , FV

24. FULLER, LANCE
FULLER, MARY LOU A
5508 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5508 CAPETIAN DR , FV

25. QUIRK, OWEN P
QUIRK, SHANDRA C
5509 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5509 CAPETIAN DR , FV

26. SPERANZA, JOSEPH J
SPERANZA, TAMMY B
5501 CAPETIAN DR
FUQUAY VARINA NC 27526-7992 5501 CAPETIAN DR, FV

27. MASKELL, BRIAN EDWARD
MASKELL, ALISON CARRIE WRIGHT
5516 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5516 PRESCOTT DOWNS DR, FV

28. HOLT, JOEL P
5524 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5524 PRESCOTT DOWNS DR, FV

29. GROVES, SALLY HEFFERNAN
GROVES, WILLIAM REED
5528 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7307 5528 PRESCOTT DOWNS DR , FV

30. HORNE, BRUCE SCOTT
HORNE, CASSANDRA
5529 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7316 5529 PRESCOTT DOWNS DR, FV

31. ORZELEK, JOHN G
5525 PRESCOTT DOWNS DR
FUQUAY VARINA NC 27526-7316 5525 PRESCOTT DOWNS DR, FV

32. GRIFFIN, JULIE
6700 HUMBOLDT DR
FUQUAY VARINA NC 27526-9609 6700 HUMBOLDT DR, FV

33. HASTINGS, CHARLES C II
HASTINGS, REBECCA B
6704 HUMBOLDT DR
FUQUAY VARINA NC 27526-9609 6704 HUMBOLDT DR , FV

34. MANGUM, STEPHEN D
2600 JONES FRANKLIN RD
CARY NC 27518-9294 0 Piney Grove Wilbon Rd, FV

35. MCDOUGALD, MAURICE L
2505 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-8286 2505 PINEY GROVE WILBON RD , FV

36. MERCURIO, RANDY J
BARRY, JACQUELYN F
2501 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-8286 2501 PINEY GROVE WILBON RD, FV

37. POWELL, BILLY RAY POWELL, TONEY ALLEN
1808 TANNENHILL TRL
HOLLY SPRINGS NC 27540 0 Piney Grove Wilbon Rd, FV

38. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 2600 PINEY GROVE WILBON RD, FV
Same property as 58

39. HOLLAND, JACKIE O HOLLAND, JANE H
7225 ROUSE RD
HOLLY SPRINGS NC 27540-9544 2500 PINEY GROVE WILBON RD, FV

40. HOLLAND, RICHARD A
HOLLAND, AUDRA T
2500 PINEY GROVE WILBON RD
FUQUAY VARINA NC 27526-9750 2520 PINEY GROVE WILBON RD, FV

41. HOLLAND, JONATHAN R
HOLLAND, MICHELE B
5801 ADCOCK RD
HOLLY SPRINGS NC 27540-9528 5801 ADCOCK RD, HS

42. Part of main property 0070081

43. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 5817 ADCOCK RD, HS

44. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 5901 ADCOCK RD, HS
Same prop as #46

45. RED LETTER LLC
10012 RAY RD
RALEIGH NC 27613-8506 — 5824 ADCOCK RD, HS

46. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 5901 ADCOCK RD, HS
Same Prop at #44

47. BALDWIN, RUBY MAE NORRIS
5921 ADCOCK RD
HOLLY SPRINGS NC 27540-9530 — 5921 ADCOCK RD, HS

48. NORRIS, LARRY
5920 ADCOCK RD
HOLLY SPRINGS NC 27540-9529 — 5920 ADCOCK RD. HS

49. JONES, RUBY
TEEL, SHARON B
2116 WATER FRONT DR
WILLOW SPRING NC 27592-7485 — 5924 ADCOCK RD. HS

50. GAINEY, ARMIE S HEIRS
311 W MARTIN ST APT A
MARTINSBURG WV 25401-3332 — 0 ADCOCK RD, HS

51. WINSTON, GLAUDIE N
WINSTON, JACQUELENE CIQUETA
5908 ADCOCK RD
HOLLY SPRINGS NC 27540-9529 — 5908 ADCOCK RD, HS

52. FISHER, ELAINE GAINEY
GAINEY, KATHY
500 PORTER AVE APT 53
MARTINSBURG WV 25401-2221 — 6601 OLD NORRIS FARM RD, HS

53. MENDEZ, NANCY DE LEON
3413 MOON RIVER DR
FUQUAY VARINA NC 27526-7537 — 6609 OLD NORRIS FARM RD, HS

54. SPENCE, TANEZ LYNETTE
3019 W NORRIS ST
PHILADELPHIA PA 19121-1826 — 6625 OLD NORRIS FARM RD, HS

55. NORRIS, ROBERT
NORRIS, CAROLYN S
311 W MARTIN ST APT A
MARTINSBURG WV 25401-3332 — 0 ADCOCK RD, HS

56. NORRIS, ROME DOUGLAS HEIRS
6641 OLD NORRIS FARM RD
HOLLY SPRINGS NC 27540-9702 — 6641 OLD NORRIS FARM RD, HS

57. PRESCOTT DOWNS ASSOCIATION INC
PO BOX 747
FUQUAY VARINA NC 27526-0197 — 0 Stickleback Dr , (REID:0243675)

58. T M ADCOCK FAMILY LLC
DOROTHY A MAYS
5628 DUNCAN COOK RD
FUQUAY VARINA NC 27526-8296 — 2600 PINEY GROVE WILBON RD,FV
Same Property as #38

59. COOK, DANNY W COOK, VIRGINIA B
5832 DUNCAN COOK RD
FUQUAY VARINA NC 27526-7900 — 5832 DUNCAN COOK RD, FV

60. Ballentine Place Homeowners Association, Inc.
4112 Blue Ridge Rd., Ste 100
Raleigh, NC 27612-4652 — 6232 Adcock Rd., HS

61. Whitetail Farm Homeowners Association, Inc.
6724 Stepherly Way
Holly Springs, NC 27540-7185 — 0 Stepherly Way, HS

62. Prescott Downs Association, Inc.
812 Salem Woods Drive
Raleigh, NC 27615

63. Prescott Downs Association, Inc.
PO Box 97243
Raleigh NC 27624

64. Ballentine Place Homeowners' Association Inc
1210 Trinity Road, Suite 102,
Cary, NC 27513

65. Grayson Taylor, AICP
Planner III
Town of Holly Springs Development Services
PO Box 8
Holly Springs, NC 27540

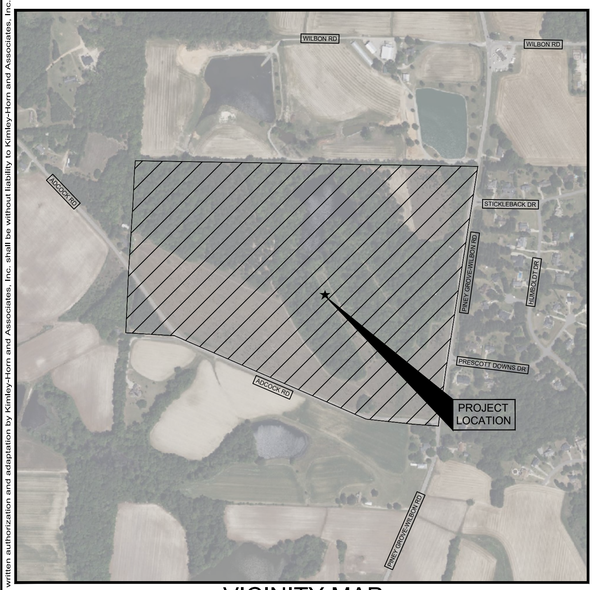
SEASONS AT WILBON

PROJECT NUMBER: 25-REZ-06/PLRZ202500121

2316 PINEY GROVE WILBON ROAD
HOLLY SPRINGS, NC 27540
PIN: 0647701834

CONDITIONAL DISTRICT MASTER PLAN

SUBMITTED: MAY 23, 2025
JULY 11 2025
AUGUST 22 2025
OCTOBER 2 2025



VICINITY MAP

SCALE: 1" = 500'

Site Data Table	
Pin Number	647701834
Current Zoning	Rural Residential (RR)
Proposed Zoning	Neighborhood Residential Conditional District (NR-CD)
Land Use Map Designation	Mixed Residential Neighborhood
Proposed Land Use Designation	No Change

Open Space Requirements	
Total Required Open Space (30%)	**23.0 Acres**
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5%)	3.83 Acres
Flexible Area Required (5%)	3.83 Acres
Subtotal Required Open Space (30%)	**23.0 Acres**
Utility Allocation Commitment 25% Increase in Active Rec Space (3.83 AC x 25% = .96 AC)	0.96 Acres
Total Required Open Space (31.25%)	**23.96 Acres**
Total Provided Open Space	
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5% + Utility Allocation Commitment)	4.79 Acres
Flexible Area Required (5%)	3.83 Acres
Total Provided Open Space (31.25%)	**23.96Acres**

Development Intensity	
Development Density	
Gross Site Area (acres)	81.00
Right-of-Way Dedication (acres)	4.32
Net Site Area (acres)	76.68
Maximum Number of Units/Lots	222
Maximum Gross Density (units/acre)	2.895
Attached Dwelling	
Minimum units	10%
Maximum units	50%
Proposed Percentage	35.50%

Lot Breakdown	
Minimum number of lots by type	
Single-Family Lots (50' x 120')	67
Single-Family Lots (40' x 120')	55
Single-Family Detached Lots (40' x 105')	20
Townhouse Lots (26' x 100')	80
Maximim Number of Units	222

Lot Configuration	
Minimum Lot Area (sf)	
Detached Dwelling	Average > 5,000
Attached Dwelling	none
Minimum Lot Width at Setback Line (ft)	
Detached Dwelling	26
Attached Dwelling	18
Other Buildings/Uses	60
Minimum Lot Frontage at Right-of-Way (ft)	
All Buildings	18
Minimum Lot Frontage for a Front Facing Driveway (ft)	
All Buildings	40

Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
Attached Dwelling (Townhouse Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Rear Setback from Alley Centerline (minimim)	15
Building Separation (minimum)	10
Detached Dwelling (Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback from Alley Edge of Pavement (min)	4
Driveway Length	4' or 20' only
Detached Dwelling (Front Access)	
Front Setback Garage (minimum)	25
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback (minimim)	20

Building Height	
Primary Structure(s) (maximum)	35
Accessory Structure(s) (maximum)	25
Finished Floor Elevation Above Sidewalk Grade (ft)	1.5

PROJECT OWNERS & CONSULTANTS

DEVELOPER
D.R. HORTON, INC.
ANNE B. OAKLEY
7208 FALLS OF NEUSE ROAD; SUITE 201
RALEIGH, NC 27615
PHONE: (919) 971-2126
EMAIL: ABOAKLEY@DRHORTON.COM

LAND PLANNING LANDSCAPE ARCHITECTURE
KIMLEY-HORN AND ASSOCIATES, INC.
BOB ZUMWALT, PLA
1070 S. MAIN STREET; SUITE 230
HOLLY SPRINGS, NC 27540
PHONE: (919) 475-7314
EMAIL: BOB.ZUMWALT@KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
JORDAN BREWER
1070 S. MAIN STREET, SUITE 230
HOLLY SPRINGS, NC 27540
PHONE: (919) 475-7314
EMAIL: JORDAN.BREWER@KIMLEY-HORN.COM

LAND USE ATTORNEY
ADCOCK LAW FIRM, P.A.
JOHN B. ADCOCK ESQ
202 E. ACADEMY STREET
FUQUAY-VARINA, NC 27526
PHONE: (919) 552-6600
EMAIL: JOHN@ADCOCKLAWFIRM.COM

SURVEYOR
BOHLER ENGINEERING NC PLLC
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
PHONE: (919) 578-9000

OWNER
MARY PAUL BIRCHARD THOMAS AND
TERESA THOMAS
7104 WINDOVER DRIVE
DURHAM, NC 27712

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	SPECIMEN TREE LEGEND
C2.0	CONCEPT PLAN
C3.0	TRANSPORTATION & MOBILITY PLAN
C3.1	TRANSPORTATION & MOBILITY DETAILS
C4.0	OVERALL UTILITY PLAN
C4.1	OFFSITE UTILITY PLAN
C5.0	OVERALL GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE AND OPEN SPACE PLAN
L1.1	ILLUSTRATIVE OPEN SPACE RENDERINGS

MODIFICATIONS AND STANDARDS

1. MAXIMUM DENSITY SHALL BE 2.895 UNITS PER ACRE.
2. LANDSCAPE BUFFER ADJACENT TO PINEY GROVE WILBON ROAD EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE C BUFFER.
3. LANDSCAPE BUFFER ADJACENT TO ADCOCK ROAD EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE C BUFFER.
4. LANDSCAPE BUFFER ADJACENT TO RURAL RESIDENTIALLY ZONED PROPERTIES EXPANDED FROM A 5-FOOT TYPE A BUFFER TO A 20-FOOT TYPE B BUFFER.
5. THE PROJECT WILL PROVIDE 25% MORE ACTIVE RECREATION SPACE
6. HOMEOWNER'S ASSOCIATION DOCUMENTS FOR THE COMMUNITY SHALL NOT RESTRICT ACCESSORY DWELLING UNITS.
7. MINIMUM LOT FRONTAGE FOR A FRONT LOADED DETACHED DWELLING SHALL BE 40 FEET.
8. DETACHED DWELLINGS WITH REAR ACCESS SHALL HAVE DRIVEWAY LENGTHS OF EITHER 4 FEET OR 20 FEET, MEASURED FROM THE ALLEY EDGE OF PAVEMENT.
9. ALL ALLEYS WILL BE SIGNED "NO PARKING" WITH TOWING ENFORCED AT OWNER'S EXPENSE.
10. THE PROJECT PROPOSES THE FOLLOWING RESIDENTIAL STANDARDS:

RESIDENTIAL STANDARDS

SEASONS AT WILBON OFFERS THE FOLLOWING ARCHITECTURAL CONTROLS TO ENSURE CONSISTENT CHARACTER WITHIN THE DEVELOPMENT, WHILE AVOIDING REPETITION.
TO PROVIDE A VARIETY OF HOUSING OPTIONS WHILE PROVIDING MEANINGFUL TRANSITIONS IN DENSITY, THE PROJECT WILL OFFER VARYING SIZE SINGLE-FAMILY HOMES WITH BOTH FRONT AND REAR GARAGE ACCESS, AS WELL AS REAR GARAGE ACCESS TOWNHOUSES. TO CREATE A DIVERSITY OF CHARACTER ALONG THE STREETSCAPES, THE PROJECT WILL OFFER A VARIETY OF BUILDING ELEVATIONS. THESE ELEVATIONS WILL INCORPORATE ARCHITECTURAL MATERIAL SELECTIONS AND VARIED COLOR PALETTES WITH WOOD, BRICK, OR STONE ACCENTS, WHICH WILL ADD VARIETY TO THE STREETSCAPE.
THE FOLLOWING ARCHITECTURAL DESIGN GUIDELINES ARE OFFERED TO ENSURE THAT EACH HOUSING TYPE HAS ITS OWN IDENTITY, WHILE MAINTAINING CONSISTENCY THROUGHOUT THE COMMUNITY.

RESIDENTIAL DESIGN GUIDELINES

1. VINYL SIDING IS NOT PERMITTED. ALL SIDING USED ON EXTERIOR ELEVATIONS SHALL BE FIBER CEMENT SIDING.
2. FRONT-FACING GARAGE DOORS SHALL HAVE ONE OF THE FOLLOWING: WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS.
3. PROPOSED MATERIALS WILL BE OF A SIMILAR PALETTE TO PROVIDE CONSISTENCY OF CHARACTER ALONG WITH VISUAL INTEREST. EXTERIOR MATERIALS THAT MAY BE INCORPORATED INTO ANY OF THE RESIDENTIAL STRUCTURES INCLUDE:
   - FIBER CEMENT LAP SIDING
   - BOARD AND BATTEN SIDING
   - SHAKE AND SHINGLE SIDING
   - STONE OR SYNTHETIC STONE
   - BRICK FAÇADE

A MINIMUM OF TWO (2) OF THE FOLLOWING EXTERIOR MATERIALS WILL BE APPLIED TO THE FRONT FAÇADE: BRICK, MASONRY, BOARD AND BATTEN, HORIZONTAL, OR SHAKE SIDING. ALTERNATIVELY, THE FRONT FAÇADE OF A BUILDING MAY BE COMPRISED OF ALL MASONRY.

4. A MINIMUM OF THREE (3) OF THE FOLLOWING EXTERIOR MATERIALS/ELEMENTS SHALL BE USED ON EACH HOUSE:
   - FRONT PORCH RAILS AND POSTS
   - SHUTTERS
   - BOARD AND BATTEN
   - 1" X 4" WINDOW WRAP
   - WINDOW PEDIMENTS
   - RECESSED WINDOWS
   - SIDE AND/OR FRONT WINDOW BOX BAYS
   - ROOF GABLES
   - ROOF DORMERS
   - ROOFLINE CORNICES
   - METAL ROOFING AS ACCENT
5. TOWNHOUSES WILL CONSIST OF A MIX OF FOUR (4), FIVE (5), OR SIX (6) UNIT BUILDINGS.
6. TOWNHOUSE END UNITS SHALL INCLUDE A MINIMUM ROOF OVERHANG OF 8 INCHES.
7. ROOF SHALL BE PITCHED AT 6:12 OR GREATER (NOT INCLUDING PORCHES, BAY WINDOWS, ETC.) AND SHALL BE CLAD WITH ARCHITECTURAL SHINGLES. METAL ROOFING ACCENTS MAY ALSO BE UTILIZED.
8. TOWNHOUSE ROOFLINES CANNOT BE A SINGLE MASS; IT MUST BE BROKEN UP HORIZONTALLY AND VERTICALLY BETWEEN EVERY TWO UNITS BY STAGGERING THE UNIT A MINIMUM 12" OR PROVIDING A MINIMUM 8" VERTICAL STEP BETWEEN EVERY TWO UNITS.
9. FRONT ENTRANCES FOR ALL HOMES MUST HAVE A COVERED PORCH/STOOP AREA AT THE FRONT DOOR.
10. ANTI-MONOTONY: IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, ALL HOMES AND TOWNHOMES SHALL VARY IN ELEVATION AND COLOR PALETTE FOR ANY LOTS THAT ARE ADJACENT TO OR DIRECTLY ACROSS THE STREET.

UTILITY ALLOCATION ELEMENTS:

- OPEN SPACE/TREE PRESERVATION
  - INCREASE OF AT LEAST 25% ACTIVE RECREATION SPACE
- PUBLIC INFRASTRUCTURE IMPROVEMENTS
  - VEGETATED WETLAND IN LIEU OF WET PONDS
  - INCLUDE STORMWATER CONTROL DEVICES WITHIN PARKING LOT ISLANDS
- SUSTAINABLE DESIGN
  - EARN NATIONAL GREEN BUILDING STANDARDS CERTIFICATIONS, OR EQUIVALENT AS DETERMINED BY DIRECTOR

GENERAL NOTES:

1. SIDEWALKS, GREENWAY MUTLI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY BOHLER.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. ALL UNITS/HOMES WILL PROVIDE A MINIMUM OF (1) 240-VOLT CHARGING OUTLET WITHIN 10 FEET OF A PARKING SPACE.

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ROBERT C. ZUMWALT 1155

KHA PROJECT 123456789	SCALE AS SHOWN	DESIGNED BY RCZ
DATE MM/DD/YYYY		DRAWN BY JTG
		CHECKED BY RCZ

COVER SHEET

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C0.0

Plotted By: Guthrie, Jake Sheet Set: ---- Layout: C0.0 October 02, 2025 04:24:33pm K:\HSP_LDEV\014\43069 Stevens Pond\07-CAD Files\Rezoning\PlanSheets\C0.0 COVER SHEET.dwg
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Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C1.0 September 24, 2025 09:49:39am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\PlanSheets\C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg

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EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEMOLISH UTILITY
- EXISTING TOPOGRAPHY
- BUILDINGS TO BE REMOVED
- SIDEWALK/PAVEMENT/DIRT ROADS TO BE REMOVED
- WETLANDS
- POND
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN

NOTE:
1. WETLAND AND STREAM DETERMINATION BY KIMLEY-HORN (APRIL 2025).
2. TREE INVENTORY BY KIMLEY-HORN (APRIL 2025). SEE SHEET C1.1 FOR TREE SPECIES AND DIAMETER.
3. EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY OBTAINED ON 04/04/2025 BY BOHLER ENGINEERING NC PLLC. 4130 PARKLAKE AVENUE, SUITE 600, RALEIGH, NC 27612. (919) 845-9750. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO OWNER AND ENGINEER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO OWNER AND ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS

Total Specimen Inches	8790.5	
Total Specimen Inches to be removed	3300	38%
Total Specimen Inches to remain	5490.5	62%

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER C1.0

EXISTING CONDITIONS

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

Kimley»Horn
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1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

Tree #	DBH	Species short hand	Common Name	Label	TYPE	Latitude	Longitude
1	4	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5936354099	-78.83817967
2	5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5937815599	-78.83828843
3	24.5	Qual	White Oak	T24	SPECIMEN	35.5936687899	-78.83819699
5	28	List	Sweetgum	T19	SPECIMEN	35.5931743800	-78.8385517
7	26.5	Acru	Red Maple	T13	SPECIMEN	35.5926338099	-78.83768137
6	27.5	Quni	Water Oak	T22	SPECIMEN	35.5928946500	-78.83849131
8	6.5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5924268699	-78.83826997
9	31	Plta	Loblolly Pine	T9	SPECIMEN	35.5928437099	-78.83804572
10	5	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5925983899	-78.83820371
11	3	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5925982399	-78.83820347
12	29.5	Juvi	Eastern Red Cedar	T17	SPECIMEN	35.5925924899	-78.83813837
13	26	Cela	southern hackberry	T18	SPECIMEN	35.5927216099	-78.83844487
14	29.5	Quni	Water Oak	T22	SPECIMEN	35.5926395300	-78.83860746
15	28	Quni	Water Oak	T22	SPECIMEN	35.5927152999	-78.83859422
16	27	Quni	Water Oak	T22	SPECIMEN	35.5926300899	-78.83853451
17	30	Quni	Water Oak	T22	SPECIMEN	35.5923055199	-78.83868619
19	24	Quni	Water Oak	T22	SPECIMEN	35.5923900900	-78.83862117
20	24	Quni	Water Oak	T22	SPECIMEN	35.5923579199	-78.83901831
21	26	Acru	Red Maple	T13	SPECIMEN	35.5929575300	-78.83825369
22	37	Plta	Loblolly Pine	T9	SPECIMEN	35.5923877700	-78.83867622
23	41	Quni	Water Oak	T22	SPECIMEN	35.5930582399	-78.83824977
25	39	List	Sweetgum	T19	SPECIMEN	35.5931914700	-78.83871045
26	28	Quni	Water Oak	T22	SPECIMEN	35.5935832700	-78.83872654
27	24	Quni	Water Oak	T22	SPECIMEN	35.5932892000	-78.83839479
28	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5933476600	-78.83926089
29	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5935484099	-78.83916094
30	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5936897000	-78.83824124
31	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5935375400	-78.83837185
32	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5937446499	-78.83824703
33	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5935152200	-78.8394277
34	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5937837699	-78.83823571
35	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5936031000	-78.83837099
36	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5936139200	-78.83823073
38	30	Plta	Loblolly Pine	T9	SPECIMEN	35.5938427700	-78.83813941
39	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5936491200	-78.83809776
40	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5936931899	-78.83843616
41	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5938035499	-78.83819861
43	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5939473900	-78.83835062
42	38	Litu	Tulip Poplar	T21	SPECIMEN	35.5945476200	-78.84004894
44	42	Litu	Tulip Poplar	T21	SPECIMEN	35.5946382999	-78.84003013
45	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5947224000	-78.83987556
46	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5946071400	-78.83987556
47	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5941611499	-78.83975629
48	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5939677900	-78.83971148
49	38	Litu	Tulip Poplar	T21	SPECIMEN	35.5942324199	-78.83973588
50	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5940300800	-78.83986212
52	36	Litu	Tulip Poplar	T21	SPECIMEN	35.5945014998	-78.83985508
53	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5942751703	-78.8387835
54	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5943626998	-78.83979186
55	26	Fram	White Ash	T23	SPECIMEN	35.5943770299	-78.83976415
51	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5943803009	-78.83978036
57	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5942784800	-78.83984697
58	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5945267299	-78.83993038
59	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5944372099	-78.84003264
60	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5943870399	-78.83991572
61	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5944116598	-78.84000902
63	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5946003300	-78.84005744
64	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5939430899	-78.83989452
65	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5939734500	-78.83987929
67	39	Litu	Tulip Poplar	T21	SPECIMEN	35.5946361399	-78.84010793
68	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5935093699	-78.83988261
69	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5947807900	-78.8401318
70	36	Litu	Tulip Poplar	T21	SPECIMEN	35.5938866899	-78.83979426
71	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5939382599	-78.84002594
72	24	Quru	Northern Red Oak	T12	SPECIMEN	35.5939812099	-78.84000652
73	53.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5937735700	-78.83975268
74	25	Cupa	Cherrybark Oak	T8	SPECIMEN	35.5950703798	-78.84039088
75	30	Pec	Riverleaf Pine	T15	SPECIMEN	35.5946837269	-78.84057366
76	34.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5939755798	-78.84012297
77	49.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5937122499	-78.83975079
78	28	Quni	Water Oak	T22	SPECIMEN	35.5942083000	-78.83996297
79	27.5	Cave	Black Oak	T4	SPECIMEN	35.5951406499	-78.84056002
80	4	Cofl	Flowering Dogwood	T8	SPECIMEN	35.5951005498	-78.84037865
81	24	Quru	Northern Red Oak	T12	SPECIMEN	35.5934583200	-78.83996097
82	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5939683200	-78.83972496
83	28	Cave	Black Oak	T4	SPECIMEN	35.5951421600	-78.84040271
85	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5950139700	-78.83963974
86	36.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5934065499	-78.83957613
87	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5953648800	-78.84113109
89	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5951433699	-78.84109549
90	29.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5956351398	-78.84105555
91	27.5	Quru	Northern Red Oak	T12	SPECIMEN	35.5929370500	-78.8400451
92	22	Litu	Tulip Poplar	T21	SAMPLE	35.5951239099	-78.84088016
273	28	List	Sweetgum	T19	SPECIMEN	35.5952826798	-78.84524188
275	33.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5952338499	-78.84524188
289	11.5	ople plot 3	Tulip Poplar	T21	SAMPLE	35.5950712799	-78.84501066
292	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5953986199	-78.84457554
276	13	List	Sweetgum	T19	SAMPLE	35.5951962198	-78.84502879
268	8	ple plot 3	Black Cherry	T3	SAMPLE	35.5950691600	-78.84502449
277	3	List	Sweetgum	T19	SAMPLE	35.5950247800	-78.84503566
270	8	ple plot 3	Black Cherry	T3	SAMPLE	35.5950691600	-78.84502449
279	2	List	Sweetgum	T19	SAMPLE	35.5951791000	-78.84500511
278	2	List	Sweetgum	T19	SAMPLE	35.5952170898	-78.84499697
280	15	ple plot 3	Red Maple	T13	SAMPLE	35.5953735599	-78.84495452
281	25	List	Sweetgum	T19	SPECIMEN	35.5954065099	-78.84472314
282	11.5	List	Sweetgum	T19	SAMPLE	35.5951746499	-78.84492823
283	24	List	Sweetgum	T19	SPECIMEN	35.5953342099	-78.84473654
284	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5952300998	-78.84473979
285	30	Plta	Loblolly Pine	T9	SPECIMEN	35.5951771309	-78.84461988
286	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5953584100	-78.84448132
287	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5954226200	-78.84475191
288	24	Quru	Northern Red Oak	T12	SPECIMEN	35.5953233600	-78.84464129
289	25	List	Sweetgum	T19	SPECIMEN	35.5950239998	-78.84470953
290	30	Quni	Water Oak	T22	SPECIMEN	35.5953776799	-78.84460298
291	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5953728698	-78.84458826
293	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5953431700	-78.84432668
294	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5948688700	-78.84477898
295	28	Acru	Red Maple	T13	SPECIMEN	35.5953894800	-78.84402334
296	26.5	List	Sweetgum	T19	SPECIMEN	35.5952456400	-78.84421503
297	53.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5951257199	-78.84444225
298	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5951772899	-78.84422184
299	27.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5949224200	-78.84450534
300	24	List	Sweetgum	T19	SPECIMEN	35.5951905599	-78.84427563
301	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5950899199	-78.84421139
302	24	List	Sweetgum	T19	SPECIMEN	35.5952597300	-78.84408843
303	24.5	List	Sweetgum	T19	SPECIMEN	35.5952240998	-78.84412956
304	25.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5949682499	-78.84452899
305	26	List	Sweetgum	T19	SPECIMEN	35.5947526000	-78.84418206
306	45	Litu	Tulip Poplar	T21	SPECIMEN	35.5944543600	-78.84445345
307	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5949752100	-78.84408547
308	26	List	Sweetgum	T19	SPECIMEN	35.5948068800	-78.84427226
309	25	Acru	Red Maple	T13	SPECIMEN	35.5948371000	-78.8442278
310	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5947682998	-78.84402515
312	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5941074200	-78.8446151
313	30	Beni	River Birch	T14	SPECIMEN	35.5940439100	-78.84450927
314	25.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5941536599	-78.84453681
316	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5947386100	-78.84394817
317	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5945589600	-78.84418825
318	30	Acru	Red Maple	T13	SPECIMEN	35.5949589000	-78.8441495
319	32	Qunu	Northern Red Oak	T12	SPECIMEN	35.5939530798	-78.84364611
320	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5949810600	-78.84413576
321	29	Acru	Red Maple	T13	SPECIMEN	35.5944371200	-78.84364769
322	26.5	List	Sweetgum	T19	SPECIMEN	35.5941982000	-78.84417241
323	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5941859500	-78.84409533
324	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5941794399	-78.84387083
325	54	Acru	Red Maple	T13	SPECIMEN	35.5939191699	-78.84340467
327	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5942549800	-78.84388306
328	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5943240000	-78.84417069
329	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5940200900	-78.84391805
330	30	Litu	Tulip Poplar	T21	SPECIMEN	35.5940816500	-78.8438209
331	24	Qeoc	American hackberry	T1	SPECIMEN	35.5938894299	-78.84411665
332	24	Qeoc	American hackberry	T1	SPECIMEN	35.5938913000	-78.84418722
333	27.5	Ploc	American Sycamore	T2	SPECIMEN	35.5940536299	-78.84379521
334	41.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5945229399	-78.84379726
336	7.5	ng plot 4	Loblolly Pine	T9	SAMPLE	35.5940709400	-78.8431572
337	30	Plta	Loblolly Pine	T9	SPECIMEN	35.5942259300	-78.84327566
338	13	Plta	Loblolly Pine	T9	SAMPLE	35.5940559498	-78.84312165
339	6	Plta	Loblolly Pine	T9	SAMPLE	35.5940532799	-78.84308456
340	7.5	Plta	Loblolly Pine	T9	SAMPLE	35.5940475900	-78.84308263
341	8	Plta	Loblolly Pine	T9	SAMPLE	35.5940452199	-78.84308564
342	11	Plta	Loblolly Pine	T9	SAMPLE	35.5940753100	-78.84305742
343	3	Plta	Loblolly Pine	T9	SAMPLE	35.5941189600	-78.84304052
345	4.5	Prse	Black Cherry	T3	SAMPLE	35.5941411900	-78.84303973
346	3	Prse	Black Cherry	T3	SAMPLE	35.5941370500	-78.84303587
348	3	Plta	Loblolly Pine	T9	SAMPLE	35.5940076600	-78.84310331
349	6.5	Plta	Loblolly Pine	T9	SAMPLE	35.5941002799	-78.84309848
350	4	Plta	Loblolly Pine	T9	SAMPLE	35.5940965200	-78.8431 1085
351	4	Plta	Loblolly Pine	T9	SAMPLE	35.5941525799	-78.84306007
352	13	Plta	Loblolly Pine	T9	SAMPLE	35.5941700999	-78.84307615
353	22	Plta	Loblolly Pine	T9	SAMPLE	35.5941560200	-78.84310386
354	30	Pipa	Longleaf Pine	T10	SPECIMEN	35.5941895899	-78.84251562
355	2.5	Plta	Loblolly Pine	T9	SAMPLE	35.5941348398	-78.84314826
356	6	Plta	Loblolly Pine	T9	SAMPLE	35.5941302398	-78.84315936
357	6.5	Plta	Loblolly Pine	T9	SAMPLE	35.5941422699	-78.84316681
140	27	List	Sweetgum	T19	SPECIMEN	35.5928336200	-78.84320177
141	6.5	ple plot 1	Mockernut Hickory	T11	SAMPLE	35.5944390300	-78.84187645
142	9.5	ple Plot 1	Northern Red Oak	T12	SAMPLE	35.5945366699	-78.84122915
143	10	ple Plot 1	Northern Red Oak	T12	SAMPLE	35.5943808399	-78.84198016
144	8	ple plot 1	Mockernut Hickory	T11	SAMPLE	35.5943765898	-78.84190228
131	3.5	ple Plot 1	Water Oak	T22	SAMPLE	35.5942496300	-78.83967802
122	7	ple Plot 1	Water Oak	T22	SAMPLE	35.5944455100	-78.84196454
145	39	Qunu	Northern Red Oak	T12	SPECIMEN	35.5931079900	-78.84181899
146	2.5	ple plot 1	Blackjack Oak	T5	SAMPLE	35.5942343300	-78.83964369
147	5	ple Plot 1	Northern Red Oak	T12	SAMPLE	35.5943753900	-78.84196388
148	52.5	List	Sweetgum	T19	SPECIMEN	35.5931425300	-78.84250581
149	30.5	Qual	White Oak	T24	SPECIMEN	35.5931499600	-78.84036479
150	26	Qunu	Northern Red Oak	T12	SPECIMEN	35.5932939100	-78.84024237
151	29	Qunu	Northern Red Oak	T12	SPECIMEN	35.5933901600	-78.84033256
152	55	Litu	Tulip Poplar	T21	SPECIMEN	35.5932773599	-78.84041262
153	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5933388800	-78.84188787
154	26.5	Qunu	Northern Red Oak	T12	SPECIMEN	35.5935156900	-78.84042353
155	24.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5933874700	-78.84041652
157	39.5	List	Sweetgum	T19	SPECIMEN	35.5932750300	-78.84196136
182	27	Acsa	Sugar Maple	T17	SPECIMEN	35.5932782200	-78.84181584
166	25	Qual	White Oak	T24	SPECIMEN	35.5933907900	-78.84189622
158	25	Qunu	Northern Red Oak	T12	SPECIMEN	35.5936498600	-78.84056314
159	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5931976999	-78.84187939
160	48	Litu	Tulip Poplar	T21	SPECIMEN	35.5934208899	-78.84046534
161	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5932254000	-78.8183864
162	53	Litu	Tulip Poplar	T21	SPECIMEN	35.5933818998	-78.84055991
163	24.5	Qual	White Oak	T24	SPECIMEN	35.5935634000	-78.84049891
164	28	Litu	Tulip Poplar	T21	SPECIMEN	35.5931212300	-78.84188624
165	26.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5931126899	-78.84188252
166	25	Qual	White Oak	T24	SPECIMEN	35.5933907900	-78.84189622
167	32.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5934517999	-78.84068362
168	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5934068800	-78.84069868
169	34	Litu	Tulip Poplar	T21	SPECIMEN	35.5933135399	-78.84074147
170	28.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5937448099	-78.8407 1688
171	34.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5934098699	-78.84078622
172	DEAD	DEAD		T25	DEAD	35.5933325000	-78.84071416
173	34	List	Sweetgum	T19	SPECIMEN	35.5931907799	-78.84075357
175	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5929863200	-78.84178279
176	28	List	Sweetgum	T19	SPECIMEN	35.5929036599	-78.84180555
177	34	List	Sweetgum	T19	SPECIMEN	35.5932926099	-78.84063306
178	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5929566300	-78.84178297
180	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5929403099	-78.84177084
181	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5929333899	-78.84178369
183	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5928821300	-78.84168
184	37.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5934116199	-78.84087223
185	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5928365699	-78.84163617
186	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5927596900	-78.84158144
187	33	Litu	Tulip Poplar	T21	SPECIMEN	35.5935194899	-78.84092675
188	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5935226300	-78.84094114
190	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5926591500	-78.84164728
191	27	List	Sweetgum	T19	SPECIMEN	35.5927051400	-78.84117442
192	25	List	Sweetgum	T19	SPECIMEN	35.5927014399	-78.84117362
193	37	Litu	Tulip Poplar	T21	SPECIMEN	35.5924393199	-78.84153337
194	65	Litu	Tulip Poplar	T21	SPECIMEN	35.5924986899	-78.84149195
195	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5924040900	-78.84140865
196	31	Litu	Tulip Poplar	T21	SPECIMEN	35.5924232599	-78.84137454
197	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5924068699	-78.84137232
198	52.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5916190399	-78.84023931
199	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5924238599	-78.84132339
200	29	Litu	Tulip Poplar	T21	SPECIMEN	35.5923047300	-78.84128514
201	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5922022999	-78.84132442
202	26	List	Sweetgum	T19	SPECIMEN	35.5924117500	-78.84056417
203	46	Litu	Tulip Poplar	T21	SPECIMEN	35.5918112900	-78.84065328
204	35	Litu	Tulip Poplar	T21	SPECIMEN	35.5925133300	-78.84107606
205	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5922948799	-78.84135244
206	50	Litu	Tulip Poplar	T21	SPECIMEN	35.5917090900	-78.84096912
207	48	Litu	Tulip Poplar	T21	SPECIMEN	35.5921291000	-78.84117154
208	43	List	Sweetgum	T19	SPECIMEN	35.5919986998	-78.84053364
209	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5922612000	-78.84140821
210	57	Litu	Tulip Poplar	T21	SPECIMEN	35.5924394000	-78.84116774
211	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5920682400	-78.84112081
212	33	List	Sweetgum	T19	SPECIMEN	35.5919384499	-78.84048319
213	41	Litu	Tulip Poplar	T21	SPECIMEN	35.5924334700	-78.84116739
214	41	Litu	Tulip Poplar	T21	SPECIMEN	35.5922757600	-78.84117819
215	29.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5923994900	-78.84114154
216	24	List	Sweetgum	T19	SPECIMEN	35.5913241900	-78.84047295
217	24.5	List	Sweetgum	T19	SPECIMEN	35.5913496299	-78.84039634
218	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5913567799	-78.84056516
219	24	List	Sweetgum	T19	SPECIMEN	35.5913542999	-78.84057487
220	29.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5922908399	-78.84100206
221	24	List	Sweetgum	T19	SPECIMEN	35.5913477800	-78.84096833
222	30	List	Sweetgum	T19	SPECIMEN	35.5914076800	-78.84065459
223	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5914073800	-78.84065459
224	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5915254000	-78.84062002
225	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5922367299	-78.8410034
226	26.5	List	Sweetgum	T19	SPECIMEN	35.5914900000	-78.84072581
227	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5921660899	-78.84074212
228	32	Litu	Tulip Poplar	T21	SPECIMEN	35.5915154200	-78.84077338
229	28.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5920883200	-78.84096895
230	44	Litu	Tulip Poplar	T21	SPECIMEN	35.5920691600	-78.84086533
231	28	Qurve	Black Oak	T4	SPECIMEN	35.5917407800	-78.84090979
233	52.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5919711800	-78.84034143
234	27	Aral	Tree of Heaven	T20	SPECIMEN	35.5916478800	-78.84094527
235	21	Litu	Tulip Poplar	T21	SPECIMEN	35.5919224600	-78.84079297
236	28.5	Litu	Tulip Poplar	T21	SPECIMEN	35.5919061399	-78.84094855
237	30.5	Plta	Loblolly Pine	T9	SPECIMEN	35.5917582599	-78.84093762
238	7	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5923535599	-78.84313655
239	7	ple plot 2	Longleaf Pine	T10	SAMPLE	35.5923400200	-78.84311035
240	7.5	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5923207100	-78.84309034
241	6.5	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5922917199	-78.84313417
242	5	ple plot 2	Longleaf Pine	T10	SAMPLE	35.5923348000	-78.84318171
243	7.5	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5923103100	-78.84320545
244	2.5	ple plot 2	Longleaf Pine	T10	SAMPLE	35.5923274100	-78.84318876
245	2.5	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5923617999	-78.84324482
246	2.5	ple lot 2	Longleaf Pine	T10	SAMPLE	35.5923554900	-78.8432218
247	6.5	ple plot 2	Longleaf Pine	T10	SAMPLE	35.5923630999	-78.84325433
249	30	Plta	Loblolly Pine	T9	SPECIMEN	35.5940689198	-78.8482 1617
250	25.5	Qunu	Northern Red Oak	T12	SPECIMEN	35.5941484900	-78.84530781
251	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5943634899	-78.8450043
252	26	List	Sweetgum	T19	SPECIMEN	35.5941107100	-78.84492272
253	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5944066999	-78.84501133
254	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5944898800	-78.84491611
255	31	Litu	Tulip Poplar	T21	SPECIMEN	35.5944980099	-78.8452813
256	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5945202300	-78.84490884
257	31	Plec	Shortleaf Pine	T15	SPECIMEN	35.5945972998	-78.84533414
258	27	Litu	Tulip Poplar	T21	SPECIMEN	35.5945378800	-78.84517305
259	26	Quni	Water Oak	T22	SPECIMEN	35.5945802800	-78.84505832
261	26	Litu	Tulip Poplar	T21	SPECIMEN	35.5945017800	-78.84519961
262	26	Quve	Black Oak	T4	SPECIMEN	35.5948187199	-78.84505578
263	25	List	Sweetgum	T19	SPECIMEN	35.5947357800	-78.84520863
264	24	List	Sweetgum	T19	SPECIMEN	35.5948500998	-78.84515874
265	24	Litu	Tulip Poplar	T21	SPECIMEN	35.5948518999	-78.8452836
266	37	Litu	Tulip Poplar	T21	SPECIMEN	35.5950100700	-78.84490915
267	25	Litu	Tulip Poplar	T21	SPECIMEN	35.5950290099	-78.84513028

Plotted By:Guthrie, Jake Sheet Set:0146430600 Layout:C1.1 SPECIMEN TREE LEGEND September 24, 2025 09:49:47am K:\HSP-LDEV\0146430600-stevens pond\07-cad files\Rezoning\plansheets\C1.1 TREE PRESERVATION LEGEND.dwg
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No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

Kimley»Horn

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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
1070 S. MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

SPECIMEN TREE LEGEND

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C1.1

CONCEPT PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SIDEWALK
- TOHS ASPHALT GREENWAY
- PRIVATE ASPHALT GREENWAY
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION
- ACTIVE RECREATION AREA
- LONGLEAF PINE REVEGETATON AREA
- SINGLE-FAMILY LOTS (60'X120')
- SINGLE FAMILY LOTS (40'X120')
- SINGLE FAMILY DETACHED (40'X105')
- TOWNHOUSES (26'X100')
- TYPE C BUFFER YARD
- TYPE B BUFFER YARD

NOTES:
1. CIRCULATION, INTERNAL ROADWAY CONFIGURATION, PEDESTRIAN CIRCULATION AND OPEN SPACE AREAS ARE CONCEPTUAL AND MAY SHIFT AT CONSTRUCTION DRAWING STATE AS LONG AS SUBSTANTIAL SIMILAR.
2. LOT LINES SHOWN ARE APPROXIMATE. FINAL LOT LAYOUT AND CONFIGURATION WILL DETERMINED AT MAJOR SUBDIVISION.

Development Intensity	
Development Density	
Gross Site Area (acres)	81.00
Right-of-Way Dedication (acres)	4.32
Net Site Area (acres)	76.68
Maximum Number of Units/Lots	222
Maximum Gross Density (units/acre)	2.895
Attached Dwelling	
Minimum units	10%
Maximum units	50%
Proposed Percentage	35.50%

Lot Breakdown	
Minimum number of lots by type	
Single-Family Lots (60' x 120')	67
Single-Family Lots (40' x 120')	55
Single-Family Detached Lots (40' x 105')	20
Townhouse Lots (26' x 100')	80
Maximim Number of Units	222

Lot Configuration	
Minimum Lot Area (sf)	
Detached Dwelling	Average > 5,000
Attached Dwelling	none
Minimum Lot Width at Setback Line (ft)	
Detached Dwelling	26
Attached Dwelling	18
Other Buildings/Uses	60
Minimum Lot Frontage at Right-of-Way (ft)	
All Buildings	18
Minimum Lot Frontage for a Front Facing Driveway (ft)	
All Buildings	40

Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
Attached Dwelling (Townhouse Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Rear Setback from Alley Centerline (minimim)	15
Building Separation (minimum)	10
Detached Dwelling (Rear Alley Access)	
Front Setback (minimum)	5
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback from Alley Edge of Pavement (min)	4
Driveway Length	4' or 20' only
Detached Dwelling (Front Access)	
Front Setback Garage (minimum)	25
Front Setback (maximum)	20
Corner Side Setback (minimum)	5
Interior Side Setback (minimum)	5
Rear Setback (minimim)	20

Building Height	
Primary Structure(s) (maximum)	35
Accessory Structure(s) (maximum)	25
Finished Floor Elevation Above Sidewalk Grade (ft)	1.5

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARB
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMMALT

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

CONCEPT PLAN

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C2.0

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C2.0 CONCEPT PLAN September 23, 2025 03:56:19pm K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C2.0 CONCEPT PLAN.dwg
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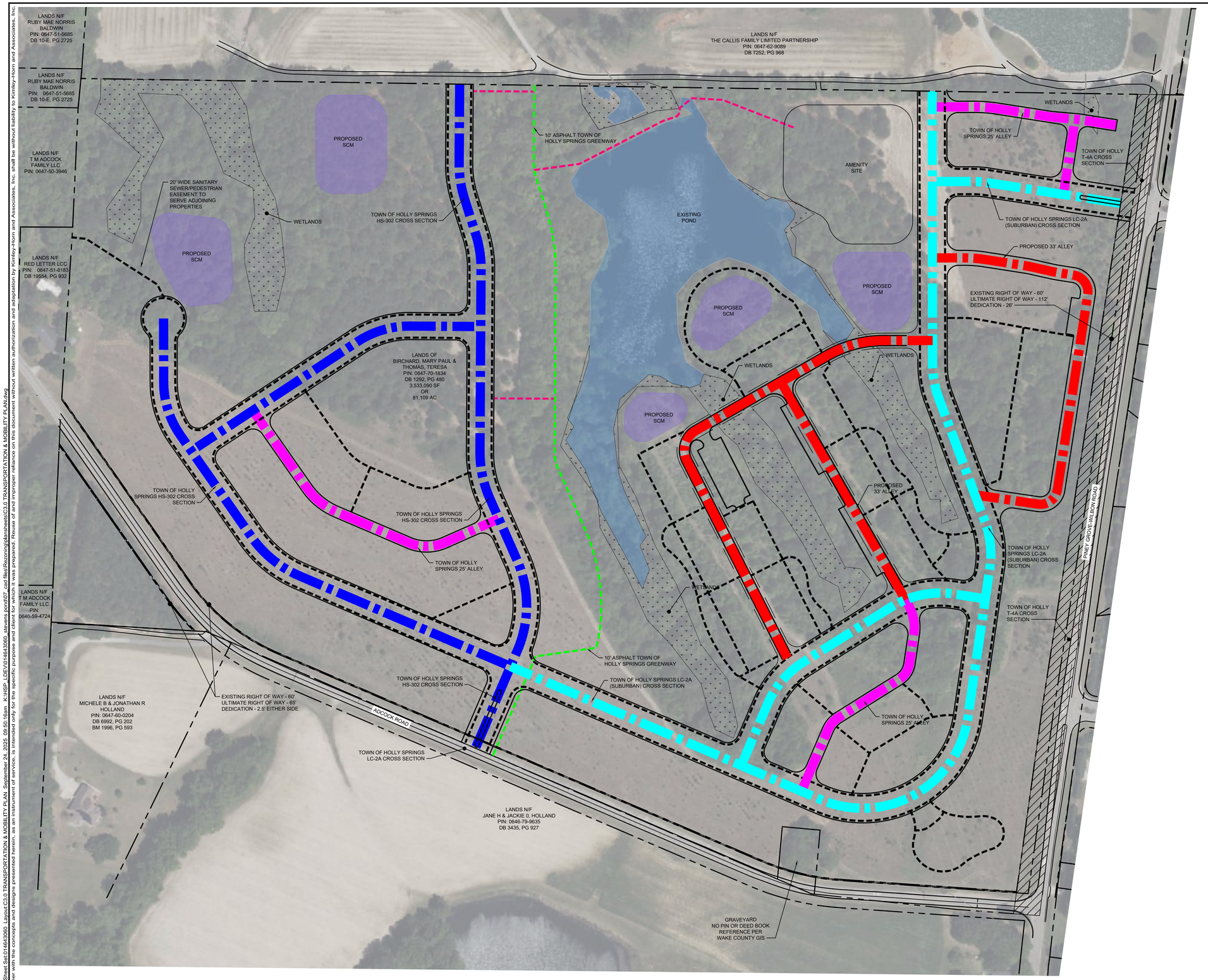

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SIDEWALK
- TOHS ASPHALT GREENWAY
- PRIVATE ASPHALT GEENWAY
- TOHS HS-302 CROSS SECTION
- TOHS LC-2A (SUBURBAN) CROSS SECTION
- TOHS 25' ALLEY
- PROPOSED 33' ALLEY
- STORMWATER CONTROL MEASURE

NOTES:
1. ROAD WIDENING ACROSS EACH OF THE PROJECT PROPERTY FRONTAGES IS REQUIRED TO MEET HALF OF THE ULTIMATE RIGHT-OF-WAY AND STREET CROSS SECTION IN THE COMPREHENSIVE TRANSPORTATION PLAN (CTP), IN ACCORDANCE WITH THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. ULTIMATE CROSS SECTION OF ADCOCK ROAD MAY VARY AT THE TIME OF SITE PLAN AS DICTATED BY TOWN OF HOLLY SPRINGS AND/OR NCDOT.
3. SEE SHEET C3.1 FOR ROADWAY SECTIONS AND DETAILS.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

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NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER JORDAN BREWER

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

TRANSPORTATION & MOBILITY PLAN

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C3.0

Plotted By:Guthrie, Jake Sheet Set:014643060_Layout:C3.0 TRANSPORTATION & MOBILITY PLAN September 24, 2025 09:59:18am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Reconning\plansheets\C3.0 TRANSPORTATION & MOBILITY PLAN.dwg
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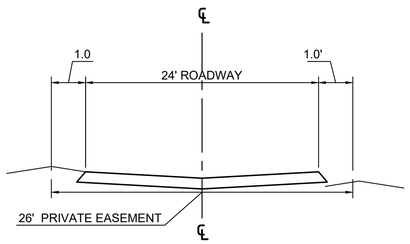
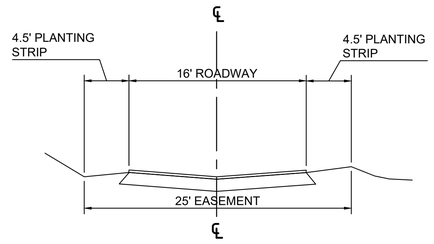


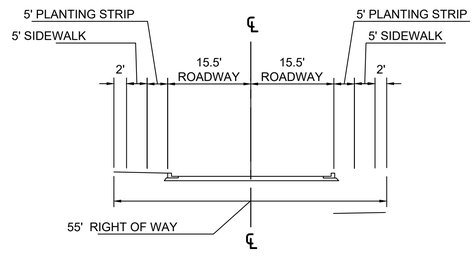
MODIFIED TOWN OF HOLLY SPRINGS STANDARD ALLEY CROSS SECTION HS311

N.T.S.



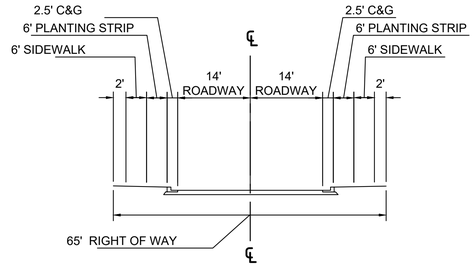
TOWN OF HOLLY SPRINGS STANDARD ALLEY CROSS SECTION HS311

N.T.S.



TOWN OF HOLLY SPRINGS STANDARD STREET CROSS SECTION HS302

N.T.S.



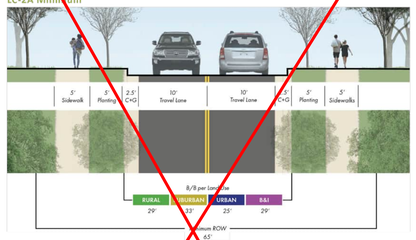
TOWN OF HOLLY SPRINGS STANDARD STREET CROSS SECTION LC-2A

N.T.S.

LC-2A

Local / Neighborhood Connector or Collector | 2 Lanes

LC-2A Minimum



L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

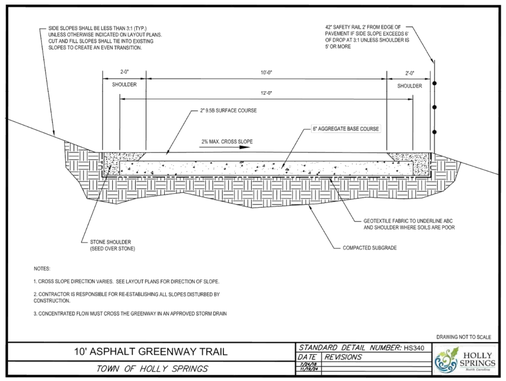
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design (e.g., retaining walls, slopes, utilities, etc.) and is not required by the Town of Holly Springs.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be consistent with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix I for cross-section elements to be included for a given project.*

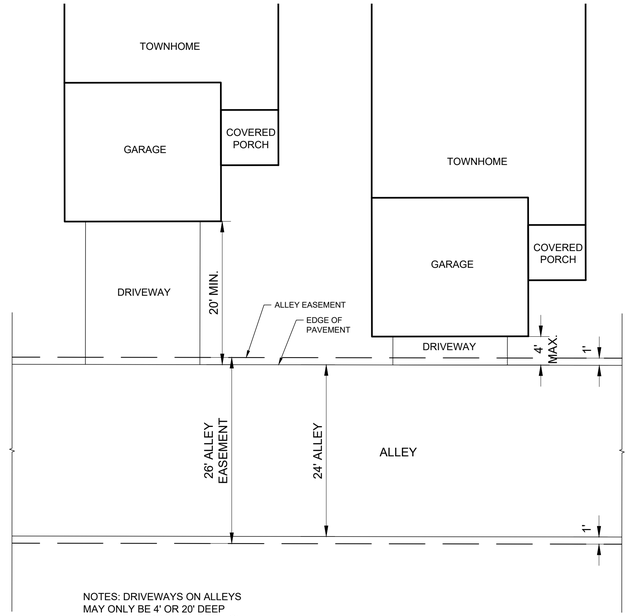
T-4A

Thoroughfare | 4 Lanes

T-4A Minimum

T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-





NOTES: DRIVEWAYS ON ALLEYS MAY ONLY BE 4' OR 20' DEEP MEASURED FROM THE EDGE OF PAVEMENT.

TYPICAL STANDARD ALLEY DRIVEWAY DETAIL

N.T.S.

No.	REVISIONS	DATE	BY
1	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
2	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER JONATHAN GREEN

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

TRANSPORTATION & MOBILITY DETAILS

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C3.1

Plotted By: Guthrie, Jake Sheet Set:014643060_Layout:C23.1 September 24, 2025 09:50:21am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C3.0 TRANSPORTATION & MOBILITY PLAN.dwg
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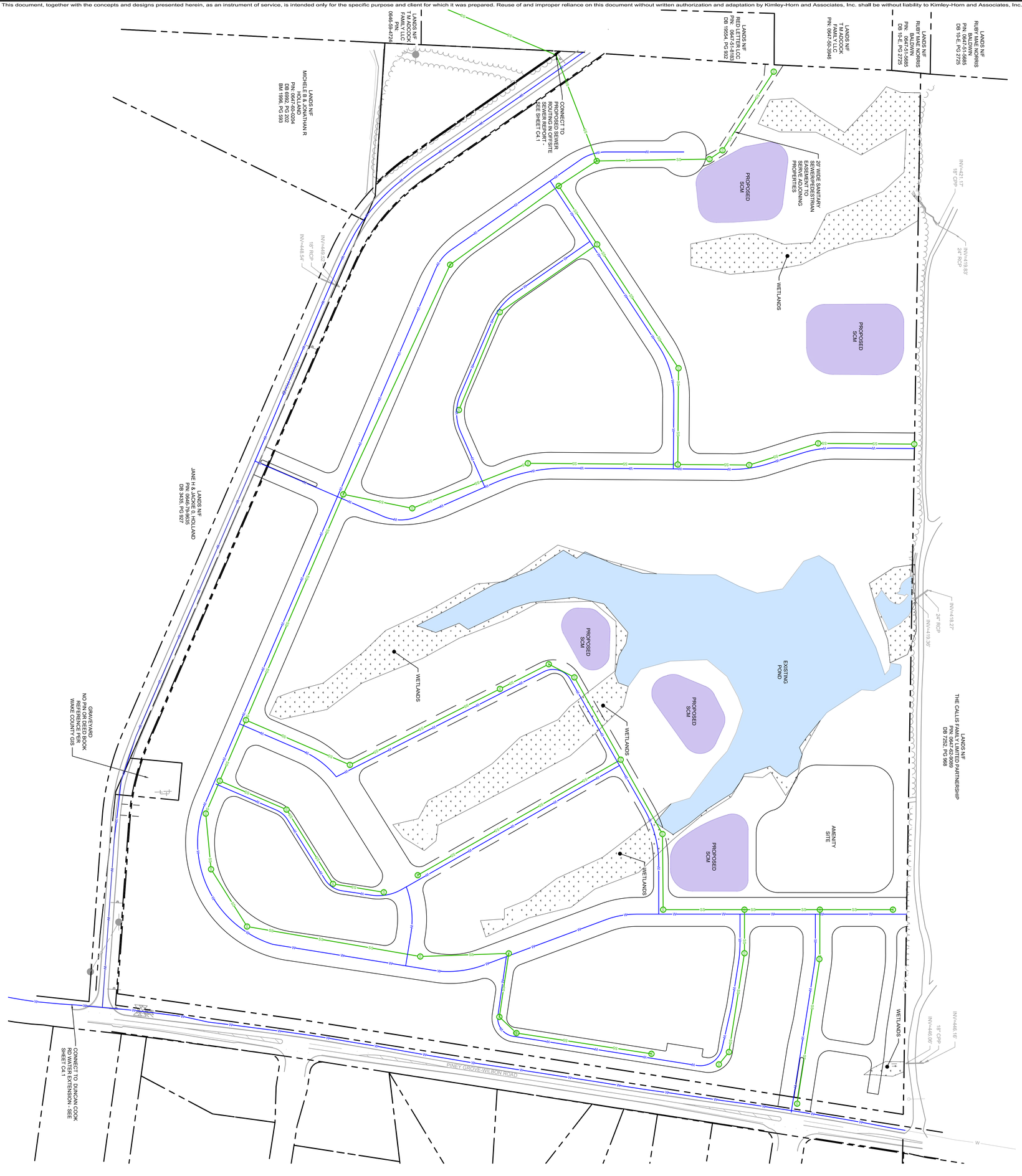

NOTE:
SEE SHEET 4.1 FOR OFF-SITE UTILITY CONNECTIONS

UTILITY LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE (SSMH)
- EXISTING WETLAND
- EXISTING POND
- STORMWATER CONTROL MEASURE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SHEET NUMBER C4.0

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

OVERALL UTILITY PLAN

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

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No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

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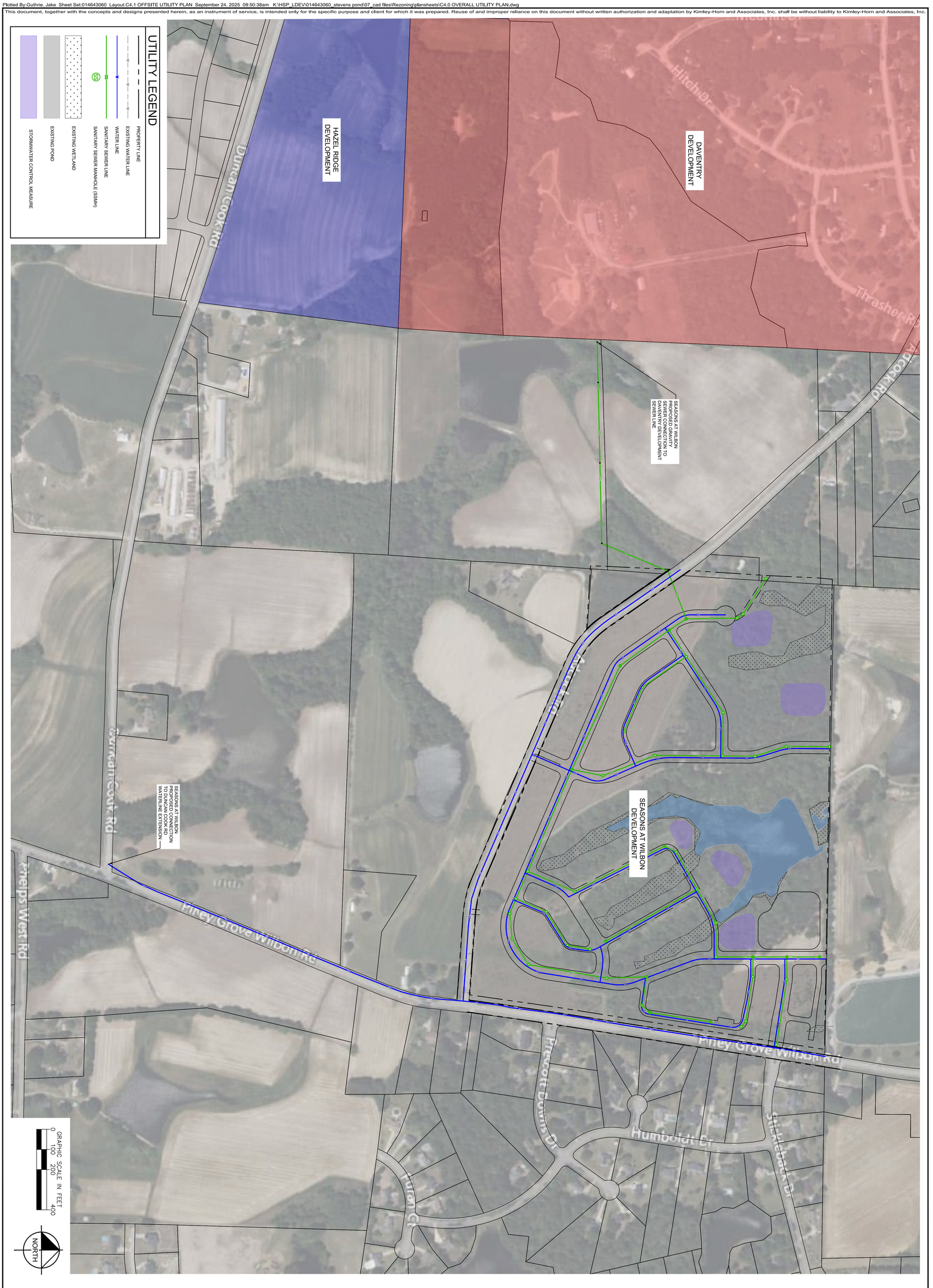

SEASONS AT WILBON

PREPARED FOR

D.R. HORTON, INC.

HOLLY SPRINGS NC

SHEET NUMBER C4.1

OFFSITE UTILITY PLAN

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039196 RACHEL C. ZIMMERMAN

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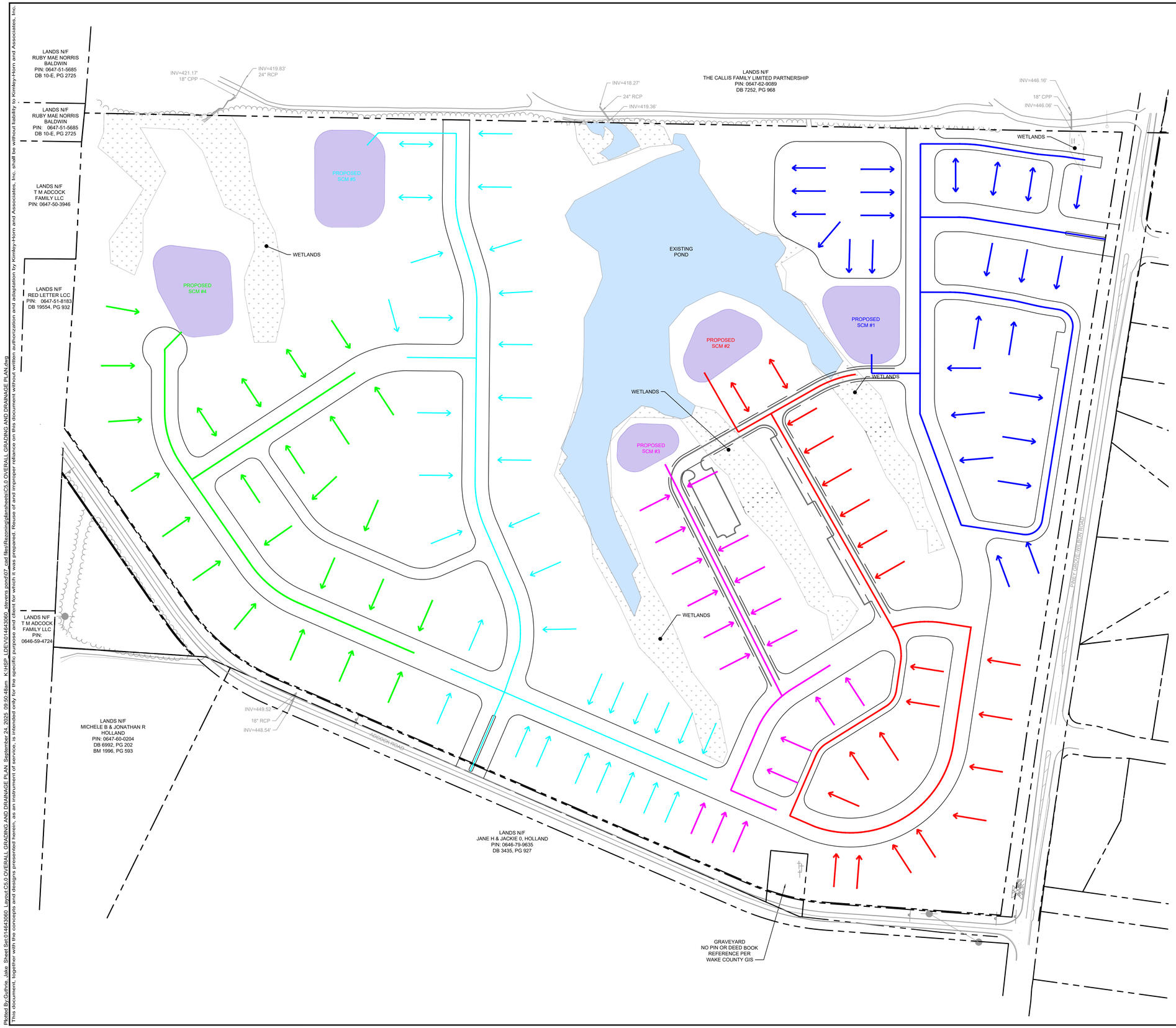
No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS



GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAINAGE #1
- STORM DRAINAGE #2
- STORM DRAINAGE #3
- STORM DRAINAGE #4
- STORM DRAINAGE #5
- EXISTING WETLAND
- EXISTING POND
- STORMWATER CONTROL MEASURE
- FLOW ARROW

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

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NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER W. JORDAN BREWER

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

OVERALL GRADING AND DRAINAGE PLAN

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
C5.0

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:C5.0 OVERALL GRADING AND DRAINAGE PLAN September 24, 2025 09:50:48am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\C5.0 OVERALL GRADING AND DRAINAGE PLAN.dwg
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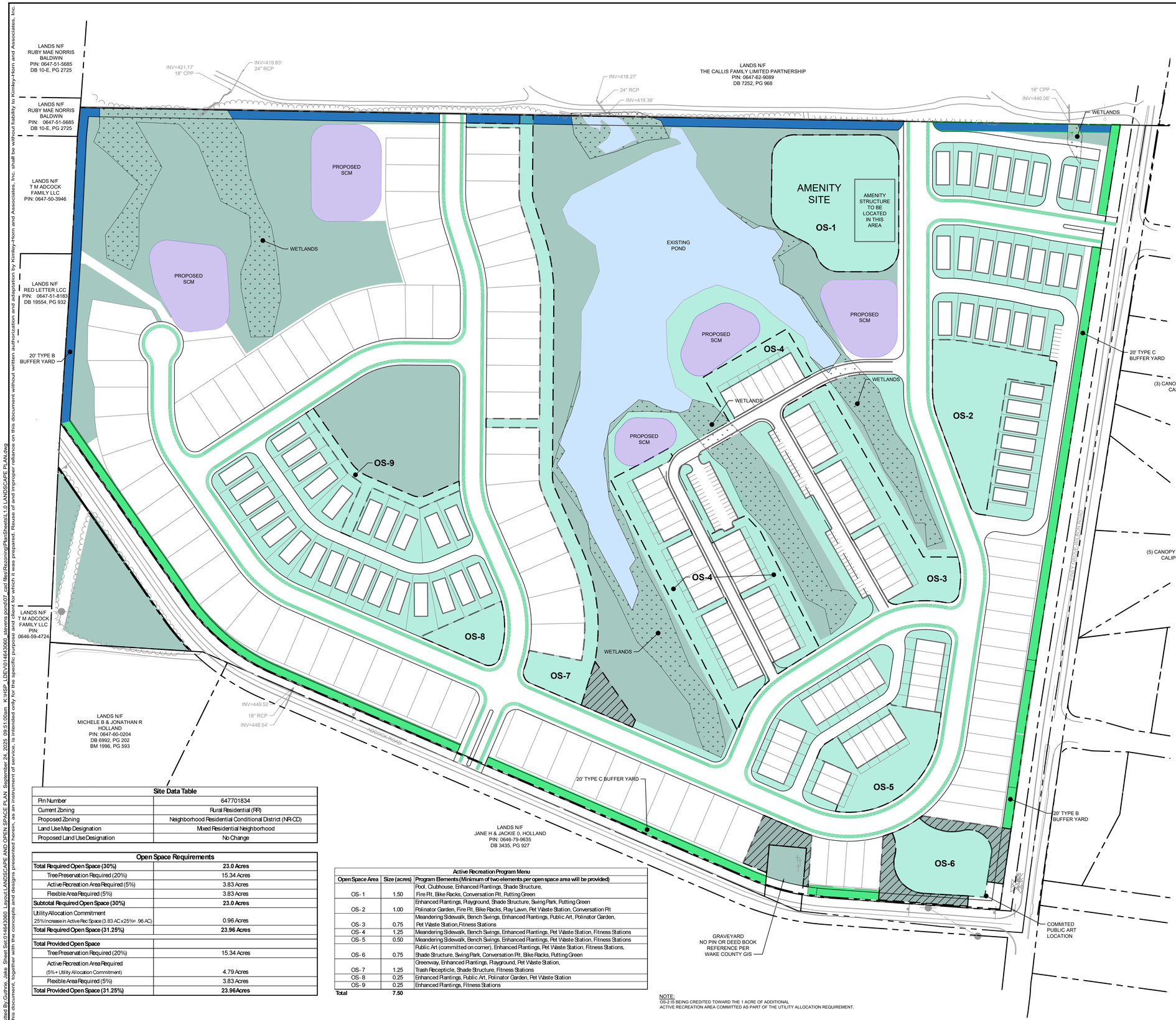
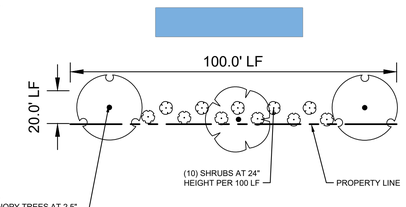
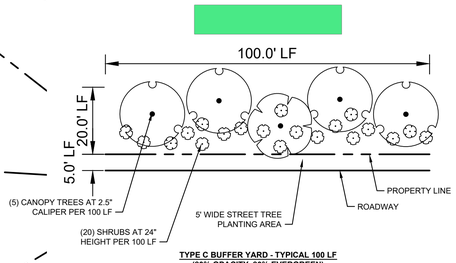


LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- STREET TREES
- STORMWATER CONTROL MEASURE
- WETLANDS
- TYPE B BUFFER YARD
- TYPE C BUFFER YARD
- TREE PRESERVATION
- ACTIVE RECREATION AREA/FLEXIBLE SPACE
- LONGLEAF PINE REVEGETATION AREA



TYPE B BUFFER YARD - TYPICAL 100 LF (40% OPACITY, 40% EVERGREEN)



TYPE C BUFFER YARD - TYPICAL 100 LF (80% OPACITY, 80% EVERGREEN)

Site Data Table	
Pin Number	647701834
Current Zoning	Rural Residentiial (RR)
Proposed Zoning	Neighborhood Residential Conditional District (NR-CD)
Land Use Map Designation	Mixed Residential Neighborhood
Proposed Land Use Designation	No Change

Open Space Requirements	
Total Required Open Space (30%)	**23.0 Acres**
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5%)	3.83 Acres
Flexible Area Required (5%)	3.83 Acres
Subtotal Required Open Space (30%)	**23.0 Acres**
Utility Allocation Commitment 25%)Increase in Active Rec Space (3.83 AC.x.25%= .96 AC)	0.96 Acres
Total Required Open Space (31.25%)	**23.96 Acres**
Total Provided Open Space	
Tree Preservation Required (20%)	15.34 Acres
Active Recreation Area Required (5%+ Utility Allocation Commitment)	4.79 Acres
Flexible Area Required (5%)	3.83 Acres
Total Provided Open Space (31.25%)	**23.96Acres**

Active Recreation Program Menu		
Open Space Area	**Size (acres)**	**Program Elements (Minimum of two elements per open space area will be provided)**
OS- 1	1.50	Pool, Clubhouse, Enhanced Plantings, Shade Structure, Fire Rt., Bike Racks, Conversation Rt, Putting Green
OS- 2	1.00	Enhanced Plantings, Playground, Shade Structure, Swing Park, Putting Green Polinator Garden, Fire Rt., Bike Racks, Play Lawn, Pet Waste Station, Conversation Rt
OS- 3	0.75	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Public Art, Polinator Garden, Pet Waste Station,Fitness Stations
OS- 4	1.25	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Pet Waste Station, Fitness Stations
OS- 5	0.50	Meandering Sidewalk, Bench Swings, Enhanced Plantings, Pet Waste Station, Fitness Stations
OS- 6	0.75	Rublic Art (committed on corner), Enhanced Plantings, Pet Waste Station, Fitness Stations, Shade Structure, Swing Park, Conversation Rt, Bike Racks, Putting Green
OS- 7	1.25	Greenway, Enhanced Plantings, Playground, Pet Waste Station, Trash Receptricle, Shade Structure, Fitness Stations
OS- 8	0.25	Enhanced Plantings, Public Art, Polinator Garden, Pet Waste Station
OS- 9	0.25	Enhanced Plantings, Fitness Stations
Total	**7.50**	

NOTE:
OS-2 IS BEING CREDITED TOWARD THE 1 ACRE OF ADDITIONAL ACTIVE RECREATION AREA COMMITTED AS PART OF THE UTILITY ALLOCATION REQUIREMENT.

No.	REVISIONS	DATE	BY
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ROBERT C. ZUMMALT 1155

KHA PROJECT	014643060
DATE	05/23/2025
SCALE	AS SHOWN
DESIGNED BY	RCZ
DRAWN BY	JTG
CHECKED BY	RCZ

LANDSCAPE AND OPEN SPACE PLAN

SEASONS AT WILBON

PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
L1.0

KEY MAP

NOTE: RENDERINGS OF ACTIVE RECREATION AREAS ARE PROVIDED TO ACCURATELY ILLUSTRATE THE SIZE AND CHARACTER OF EACH SPACE. EXACT PROGRAM ELEMENTS MAY VARY AT THE TIME OF SITE PLAN IN ACCORDANCE WITH THE "ACTIVE RECREATION PROGRAM MENU" SHOWN ON SHEET L1.0.

VIEW A (OS-3)

VIEW B (OS-3)

VIEW C (OS-3)

VIEW D (OS-3

VIEW E (OS-3)

VIEW F (OS-2)

VIEW G (OS-2)

VIEW H (OS-8)

VIEW I (OS-4)

VIEW J (OS-4)

VIEW K (OS-4)

VIEW L (OS-4)

No.	REVISIONS	DATE	BY
1	RESPONSE TO FIRST ROUND COMMENTS	7/11/25	ARS
2	RESPONSE TO SECOND ROUND COMMENTS	8/22/25	JTG

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMMALT

KHA PROJECT 014643060
DATE 05/23/2025
SCALE AS SHOWN
DESIGNED BY RCZ
DRAWN BY JTG
CHECKED BY RCZ

ILLUSTRATIVE OPEN SPACE RENDERINGS

SEASONS AT WILBON
PREPARED FOR
D.R. HORTON, INC.
HOLLY SPRINGS NC

SHEET NUMBER
L1.1

Plotted By:Guthrie, Jake Sheet Set:014643060 Layout:L1.1 September 24, 2025 09:51:12am K:\HSP_LDEV\014643060_stevens pond\07_cad files\Rezoning\plansheets\L1.1 ILLUSTRATIVE OPEN SPACE RENDERINGS.dwg
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PREPARED BY AND AFTER RECORDING RETURN TO:
NAME OF DRAFTER
COMPANY NAME
STREET ADDRESS
TOWN/CITY, NC ZIP

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

D.R. Horton, Inc.

THIS AGREEMENT (the "Agreement"), made and entered into **November 18, 2025**, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and D.R. Horton, Inc., its successors and/or assigns, hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer, or its affiliate, is the fee simple owner or contract purchaser of a tract of land held in common for development, known by the following Wake County PIN: 0647701834 totaling approximately 81 acres in size, as more particularly described on **Exhibit A** (the "Site" or "Property"); and,

WHEREAS, the owners of the Property are Mary Paul Thomas & Teresa Thomas Birchard and all consent to the Developer entering into this agreement as indicated by their signature below; and,

WHEREAS, the Town Council rezoned the Site to NR-CD- Neighborhood Residential, Conditional District (the "Rezoning") on **November 18, 2025** to facilitate the timely start of the development; and,

WHEREAS, the Site is not currently served by adequate Town potable water and sewer service; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and its Unified Development Ordinance ("UDO,") the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **November 18, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

   a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of

acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Concept Plan for the Development previously submitted by Developer to the Town, if any.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by the Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: TIA Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: The Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **five (5)** years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent.") Any obligation to reimburse funds contained herein (if any), not demanded within **five (5)** years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to **NR-CD- Neighborhood Residential Conditional District** is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. The Developer wishes to accelerate the Town's approval through the covenants herein and

provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands requires Town Council approval for this Site.

4. PHASING: It is anticipated that the Project will be constructed in as many phases as required by the Director of Development Services in order to comply with the requirements of the Water Resource Management Policy. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated. Developer shall submit a phasing plan to be approved by the Town within thirty (30) days of the execution of this Agreement.

5. TIA ROAD IMPROVEMENTS: The transportation impact analysis (the "TIA") for this Project has indicated that the anticipated traffic caused by the project will require, or contribute to the need for, certain transportation infrastructure improvements in addition to those on-site thorough fare widening work that are required under the UDO. These additional improvements are described in detail in the TIA, and the Parties agree to execute another agreement, the Transportation Mitigation Agreement, which shall contain all necessary elements of the TIA and mitigation measures. The Town's standard terms associated with the bonding of infrastructure improvements shall apply to these transportation improvements, it being acknowledged by the Parties that the completion date for one or more of such improvements may be extended consistent with the terms therewith. Failure of the Developer to timely complete any of the foregoing shall constitute a breach of this Agreement and shall create a status of zoning noncompliance for the Project.

6. CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS: Developer shall construct all sewer and water Infrastructure Improvements needed for the Project prior to the issuance of the first certificates of occupancy for the Project. The Developer shall be responsible for connecting the Site to Town sewer services subject to the following restrictions: Any use of the site other than domestic wastewater shall require on-site pretreatment to ensure compliance with the Town's Constituent Limits. For the purposes of this restriction, domestic waste shall mean liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

The following are common examples of Constituent Limits and are not an exhaustive list. For further clarification of the Town's Constituent Limits, direct consultation with the Town's Executive Director of Utilities and Infrastructure is required.

BOD	**300 mg/L**
Ammonia	**25 mg/L**
TSS	**300 mg/L**
Total N	**45 mg/L**
Total P	**6 mg/L**

For the purpose of proper utility planning, the Town typically measures maximum flow in a sewer line based on a peak flow such that when capacity in any one line reaches the Town's standard of 50% of line capacity, the Town ordinarily determines that line as having reached its capacity.

The Developer shall be required to provide a payment and performance bond for 125% of the cost in connection with all items above.

7. UTILITY ALLOCATION: As of the date hereof, and notwithstanding any policy adopted hereafter by the Town, water and sewer allocation (the "Utility Allocation") is hereby made by the Town in an amount to support the Development. If construction has not commenced within twelve (12) months of the issuance of construction drawing approval for the Project, then it shall automatically revert to the Town unless agreed to otherwise by the Parties. Developer is advised to read and understand the Town's utility allocation policy ("Water Resource Management Policy.")

The parties hereby agree that this Project is a Priority Level 3 project as that term is described in the town's Water Resource Management Policy. Upon the completion of the following improvements, pursuant to the Policy, the Development shall be considered a Priority Level 1 with an allocation maximum of 66,555 gallons per day:

a. Public Infrastructure improvement: A vegetated wetland in lieu of wet ponds shall be constructed and stormwater control devices within parking lot island shall also include such vegetated wetlands.
b. Sustainable Design: Developer shall utilize National Green Building Standards in a manner acceptable to the Director of Development Services and shall be responsible for obtaining the corresponding certifications.
c. Open Space/Tree Preservation: Developer shall increase Active Recreation Space by 25% of what is ordinarily required under the town's UDO.

8. FEES-IN-LIEU: Developer shall pay fees in lieu ("FIL") for its proportionate share of the following Infrastructure Improvements as set forth below. Fees-in-lieu shall be paid prior to civil construction drawing approval for each Phase.

	Description	FIL Amount ($)
a.	Proportional fee-in-lieu (FIL) towards construction of an exclusive northbound left-turn lane on Piney Grove-Wilbon Road with 150 feet of storage and appropriate tapers	**TBD**
b.	Proportional fee-in-lieu (FIL) towards installation of a traffic signal when	**TBD**
c.	Proportional fee-in-lieu (FIL) towards construction of an exclusive southbound left-turn lane on Piney Grove-Wilbon Road with 100 feet of storage and appropriate tapers	**TBD**

9. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

10. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town

Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

11. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

12. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as $58,979.79 per acre, which produced under ordinary methods of calculation for the Project's unit count of 222, a fee in lieu amount of $3,643.56 per unit of residential use. In the event that the unit count changes, a re-calculation pursuant to the Town's ordinance shall be required.

13. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

14. HISTORIC STRUCTURES: There are no known historic structures on the Site.

15. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or

controlled by the Developer, the Town shall convey such land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties set out in this Article III.

2. Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

5. Miscellaneous: **N/A**

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by the Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of the Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered

mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. The Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPER:
[32]
_____
_____
_____
_____
_____

With copy to:
[33]
_____
_____
_____
_____

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: **[34]**
EXHIBIT B: **[35]**
EXHIBIT C: **[36]**

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

THE DEVELOPER

COUNTER-PARTY

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:
THE LANDOWNERS

_____

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

EXHIBIT B

EXHIBIT C

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

New Business

Title: Comprehensive Plan Amendment 25-CPA-01 Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Community Safety

Staff Resource: Sean Ryan, Development Services

Action(s):

- Adopt Resolution #25-42 to approve / deny / defer Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural resources.

Explanation:

- Vision Holly Springs, the Town's Comprehensive Plan, serves as a policy guide on future land use; transportation; parks, recreation, and open space; community character; business development; community facilities; infrastructure and utilities; and natural resources.
- The Comprehensive Plan is an important tool that Town staff, Planning Board, and Town Council use in deciding priorities for public investment.
- Originally adopted in 2007, the Comprehensive Plan contains six Sections:
    - Section 1 Land Use & Character Plan (updated in 2019)
    - Section 2 Comprehensive Transportation Plan (updated in 2022)
    - Section 3 Parks, Recreation and Greenways Master Plan (updated in 2021)
    - Section 4 Community Facilities (updated in 2009)
    - Section 5 Infrastructure & Utilities (updated in 2009)
    - Section 6 Natural Resources (updated in 2009)
- Comprehensive Plans are updated periodically, typically within 10-20 year cycles, depending on the scope and speed of evolving community conditions.
- In November 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections.
- The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026.
- Over the course of the past 10 months, the consultant team met with technical experts, community stakeholders, and members of the public.
- As the updated Sections are more technical in nature and support the community's vision developed through extensive public engagement for previously updated Sections, this project involved more targeted community participation, including the following:
    - Technical Staff Team Meetings

    - Stakeholder online survey
    - 3 pop-up events (annual Developer's Breakfast, Farmers Market, and Ting Park)
    - Stakeholder Interviews and Focus Groups
    - Town Council Workshop Discussion
    - Public Open House on October 21, 2025
    - Project Website
- The consultant team's analysis of background factors, the community's expressed vision and values, and best practices for community planning and development have resulted in the recommended draft plan.
- Town Staff has also been heavily involved in the planning process to lend knowledge about subject area topics and to offer insight regarding strengths, challenges, and desires from elected officials and members of the public.
- The latest iteration of the draft plan has been made available on the Town's website for members of the public to read and provide comments as part of the consideration process.
- Further refinement to reflect public feedback, Planning Board feedback, Town Council feedback, and staff review comments are expected as the draft Sections are under consideration through the public hearing process.
- Final draft sections for Town Council consideration will be provided for the November 18, 2025 Town Council meeting.
- Utility master planning will continue into early 2026, and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Town Council Public Hearing:

- The legislative public hearing process, including Comprehensive Plan Amendments, is prior to the Planning Board Review and Recommendation.
- The public hearing was held on October 18, 2025. A link to the Public Hearing Video is included in the staff report.
- Summary of issues or concerns:
    - How Unified Development Ordinance amendment recommendations may be prioritized.
    - The amount of public feedback received.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (7 - 0) [2 absent]
A summary of the Planning Board discussion is in the staff report (*Note: This Report is a separate attachment from the Staff Report*).

Proposal Updates
The following is a summary of updates made to each section based on public, staff, Planning Board, and Town Council feedback:

- Technical corrections to data
- Format and organization
- Mapping clarity
- Added clear implementation measures to each section with responsible departments and

timelines

Background:

- The Request for Qualifications (RFQ) was issued in March 2024 and proposals were received from four consultant teams.
- Kimley-Horn & Associates, Inc. was selected in November 2024 as the project consultant.
- Contract negotiations with Kimley-Horn & Associates, Inc. concluded in January 2025 with a project kick-off in February 2025.
- Town Council authorized a contract amount not to exceed $1,199,909 for these updates.
- This Plan update also includes integrating land use data with hydraulic modeling to enhance utility system capacity analysis capabilities and provide a valuable tool for effective water resource management now and in the future.
    - The model allows the town to more easily and comprehensively test "what if" scenarios and helps make better decisions about designing and managing the overall water and sewer systems to keep them working smoothly and safely. Field work, testing and calibration will be completed to inform the model.
    - The Town will hold a license for software that allows access to the model as a deliverable in the contract. However, periodic updates will be outsourced in the future. This deliverable will be provided in early 2026 and work is ongoing.

Funding Source(s):

N/A

Attachment(s):

1. 25CPA01_Sections456_StaffReportTC_11182025
2. 25CPA01_Sections456_PlanningBoardActionReport
3. Section4_CommunityFacilities_AdoptionDraft
4. Section5_InfrastructureUtilities_AdoptionDraft
5. Section6_NaturalResources_AdoptionDraft
6. Resolution25-42_VisionHollySpringsSec456

Project Type: Comprehensive Plan Amendment

Applicant / Petitioner:
Town of Holly Springs

Amendment Overview

Vision Holly Springs, the Town's Comprehensive Plan, serves as a policy guide on future land use; transportation; parks, recreation, and open space; community character; business development; community facilities; infrastructure and utilities; and natural resources. The Comprehensive Plan is the primary tool that the Town staff, Planning Board, and Town Council use in deciding priorities for public investment. Originally adopted in 2007, the Comprehensive Plan contains 6 Sections:

- Section 1 Land Use & Character Plan (updated in 2019)
- Section 2 Comprehensive Transportation Plan (updated in 2022)
- Section 3 Parks, Recreation and Greenways Master Plan (updated in 2021)
- Section 4 Community Facilities (updated in 2009)
- Section 5 Infrastructure & Utilities (updated in 2009)
- Section 6 Natural Resources (updated in 2009)

Comprehensive Plans are updated periodically, typically within 10-20 year cycles, depending on the scope and speed of evolving community conditions. In November of 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections. The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026.

Requested Action:

Legislative Decision: Having previously held a Legislative Public Hearing to receive public comments, the Town Council must make a determination on whether or not to approve the policy or modification.

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Decision-Making Information Page 5

Comprehensive Plan Amendment (CPA) Amendment Information

In November of 2024, the Town Council authorized a contract with Kimley-Horn to update Sections 4, 5, and 6 to align these sections with the more recently updated Sections 1, 2, and 3. The Section updates are being provided as part of a larger project for utility master planning that is ongoing and expected to be complete in early 2026. Over the course of the past 10 months, the consultant team met with technical experts, community stakeholders, and members of the public. As the updated Sections are more technical in nature and support the community's vision that was developed through extensive public engagement for previously updated Sections, this project involved more targeted community participation, including the following:

- Technical Staff Team Meetings
- Stakeholder online survey
- 3 pop-up events (annual Developer's Breakfast, Farmers Market, and Ting Park)
- Stakeholder Interviews and Focus Groups
- Town Council Workshop Discussion
- Project Website
- Open House October 21, 2025

The consultant team's analysis of background factors, the community's expressed vision and values, and best practices for community planning and development have resulted in the recommended draft plan. Town Staff has also been heavily involved in the planning process to lend knowledge about the subject area topics and to offer insight regarding strengths, challenges, and desires from elected officials and members of the public.

The latest iteration of the draft plan has been made available on the Town's website for members of the public to read and provide comments as part of the consideration process. Further refinement to reflect public feedback, Planning Board feedback, Town Council feedback, and staff review comments are expected as the draft Sections are under consideration through the public hearing process. Final draft Sections for Town Council consideration will be provided for the November 18, 2025 Town Council meeting. Utility master planning will continue into early 2026 and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Section 4 Community Facilities Highlights

Section 4 provides an overview of existing public and semi-public facilities serving the community. These facilities include government administrative facilities, waste facilities, fire and emergency medical services, public and private schools, and medical facilities. Using the Town's build-out analysis established by the Comprehensive Plan in Section 1 Land Use & Character Plan, this Section provides planning for future facilities, such as future fire station search areas and location criteria as well as other facility planning.

Baseline Objectives:

- Enhance Public Safety in the Town with the construction of additional Fire and Police Stations in areas with increasing population and development.
- Promote continued cooperation, coordination, and collaboration between Holly Springs and other governmental entities.
- Maintain a sound financial condition to allow the Town the flexibility to react and respond to changes in the economy and provide new community services.

Section 5 Infrastructure & Utilities Highlights

Section 5 provides an overview of existing town utilities serving the community. These utilities are water, sanitary sewer, reclaimed water, stormwater, and fiber optic. Using the Town's build-out analysis established by the Comprehensive Plan in Section 1 Land Use & Character Plan, this Section provides planning for development of the utility systems such as locations for future water main lines, locations of future regional sanitary sewer pump stations, development of the Town's stormwater programs, expansion of the reclaimed water network, and development of the fiber optic network.

The Section provides key findings, which will serve as the initial benchmark for the section. Utility master planning will continue into early 2026 and it is anticipated that additional updates will be proposed to Section 5 Infrastructure & Utilities following completion.

Section 6 Natural Resources Highlights

Section 6 provides an overview of existing natural resources in the community such as watersheds, floodplains, stream corridors, forestlands, wildlife, endangered species, and tree canopies. While this section provides more of an inventory of existing conditions, objectives are provided to assist the town in identifying opportunities to preserve and promote natural areas of importance and provide helpful information on natural resources when reviewing development proposals.

Baseline Objectives:

- Balance development with conservation.
- Preserve and enhance the ecology, natural resources, and habitat of Holly Springs.
- Encourage forest and mature tree protection and promote re-forestation in areas designated by the Tree Preservation Ordinance.
- Work with the existing contours of the land by minimizing grade changes of native topography when permitting development, as feasible.
- Provide for and invest in connected greenways, open space areas, land conservation, parks, and access to water resources.
- Support the public acquisition of lands that are environmentally sensitive for passive public recreation and/or conservation purposes.
- Regulate uses to minimize damage toward environmentally sensitive areas, and when feasible, direct development away from sensitive areas.

- Protect aquatic species and their habitat through protection of water quality by preventing point and non-point source pollution of local waterways.
- Work with landowners and developers to use tools such as grants and conservation easements to protect natural, cultural, and historic resources.
- Discourage the use of exotic species of plants and trees in landscapes and beautification efforts; encourage native species and low water usage plant materials.
- Develop programs and regulations that comply with Federal and State regulations to offer the most natural resource protection.

Decision-Making Information

Comprehensive Plan Amendment Staff Analysis
A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction and is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. The plan is advisory in nature without independent regulatory effect.

The proposed Plan Section updates to 4, 5, and 6 will complete the update to the overall comprehensive plan started in 2019 and will ensure that plan goals and policies operate in a coordinated and predictable manner.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Town Council Workshop
An overview of Sections 4, 5, and 6 was provided to the Town Council at their workshop meeting on September 9, 2025

Key Project Milestones

Town Council Consultant Selection	11/19/2024
Contract Executed	01/2/2025
Project Kick-off	02/18/2025
Developer Breakfast Stakeholder Discussions and Survey Launch	05/08/2025
Pop-up Event @ Farmers Market	07/19/2025
Stakeholder Meetings	07/28/2025 – 9/02/2025
Pop-up Event @ Salamander Game Ting Park	07/31/2025
Town Council Work Session #1	09/09/2025

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: **LINK** (Public Hearing begins at 1:15:30)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Published notice has been made twice in the News & Observer.

Public Hearing Discussion:

- How UDO amendment recommendations may be prioritized.
- The amount of public feedback received.

Planning Board Consideration & Action

Planning Board Meeting Date: 10/28/2025

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Comprehensive Plan Amendment (CPA) Decision

Per NCGS 160D-501, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan as a condition of adopting and applying zoning regulations. A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A comprehensive plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. Plans adopted shall be advisory in nature without independent regulatory effect.

Town Council Decision Type: Legislative Decision

Legislative Decision:
Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Potential Comprehensive Plan Amendment (CPA) Petition Motion(s)
Adopt Resolution #25-42 to approve Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural resources.

Planning Board Meeting Date: 10/28/2025

Per NCGS §160D-501 and 604(b), all proposed amendments to the Comprehensive Plan shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Comprehensive Plan Amendment is consistent with the goals of the Comprehensive Plan, or any other officially adopted plan that is applicable, and if the amendment is reasonable and in the public interest. Adopted plans are advisory in nature without independent regulatory effect and do not expand, diminish, or alter the scope of authority for development regulations of the Unified Development Ordinance.

The Planning Board discussed the following issues and concerns:
- If specific issues or problems had been discovered that needed to be addressed by the Town.
- Whether CCTV cameras, either Town owned general public cameras, should be addressed in the updates.
- A potential conflict between objectives for the future open space conservation standards. This item will be reviewed prior to Town Council consideration.

Comprehensive Plan Amendment Petition Motion
The Planning Board recommends the Town Council approve Comprehensive Plan Amendment Petition #25-CPA-01 Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural resources, and to forward the Planning Board Action Report to the Town Council.

The Planning Board voted in favor of the recommendation (7 - 0) *(2 absent)*

Vision Holly Springs
Comprehensive Plan

SECTION 4: COMMUNITY FACILITIES

Adoption Date: November 18, 2025

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INTRODUCTION

Holly Springs is consistently ranked among the safest towns in North Carolina with quality of life as its biggest asset. Known for its warm and inviting atmosphere, lush greenways, well-maintained parks, and vibrant shops and restaurants, Holly Springs offers a variety of amenities to its residents and visitors. This quality of life would be impossible to achieve without continued focus on community facilities to serve the Town's growing population. Community facilities and services are an essential component of a healthy urban structure.

The Town of Holly Springs provides services that support the health, safety, and well-being of its residents. Town facilities include public safety, utility services, administrative and operations facilities, among others. Town recreation facilities are described in Section 3 of the Comprehensive Plan. Other key community facilities located in Town limits are operated by Wake County including schools, the library, and waste disposal sites. The importance of community facilities relies on the creation of spaces for interaction for residents through education, recreation, and government resources.

Holly Springs's population is projected to increase in the coming decades. For that reason, Town officials are proactively planning to adapt the current facility capacity to the coming years.

Planning for community facilities is vital for sustainable growth and management to guarantee that quality services are being delivered and maintained.

Objectives

1. Enhance public safety in the Town with the construction of additional Fire Stations, Police Stations, and EMS in areas with increasing population and development.
2. Promote continued cooperation, coordination, and collaboration between Holly Springs and other governmental entities.
3. Maintain a sound financial condition to allow the Town the flexibility to react and respond to changes in the economy and provide new community services.

EXISTING COMMUNITY FACILITIES

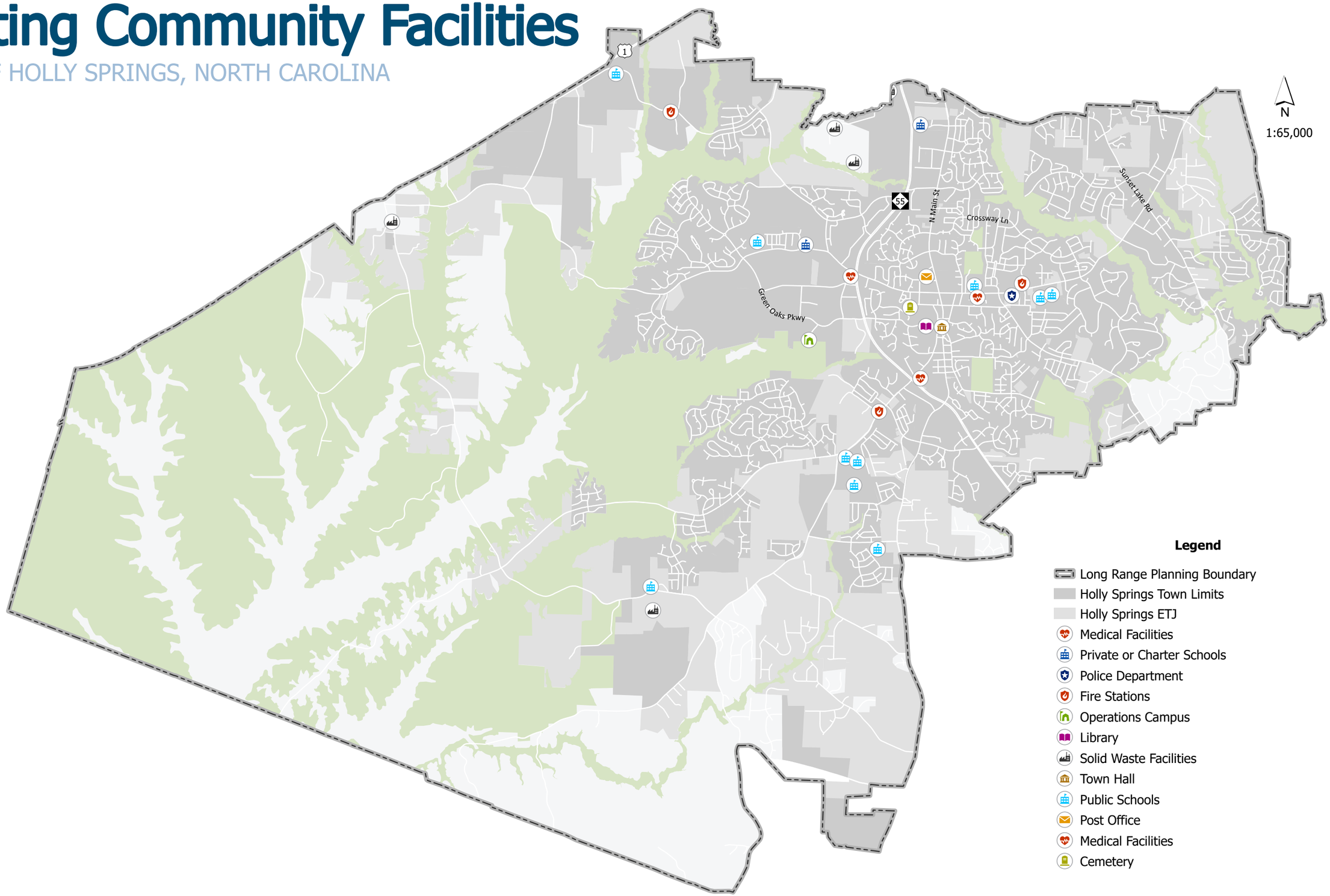
Holly Springs Town Hall serves as the central hub for the Town's administration and operations. It houses multiple departments that make up the Town's government and functions as the primary facility for Town offices and meeting spaces where key local decisions are made daily. As the community continues to grow and Town services expand, the need to evaluate the capacity of this facility has become increasingly important. A 2020 space needs assessment projected that Town Hall staffing would increase by 76.6% and an average annual growth rate of 2.88% over the next 20 years. The assessment outlined several potential expansion plans, and as these departments continue to grow, future renovations may be required. In addition, the Town is investing in the Operations Campus, a large office complex designed to meet the specialized needs of Public Works employees. The campus is currently under construction and is described in more detail in the Future Facilities section. In addition, the Community Library, operated and owned by Wake County and the Post Office, operated and owned by the United States government, are located in Holly Springs.

Facilities Located within Holly Springs

NAME	TYPE	ADDRESS	OWNERSHIP
Holly Springs Community Library	Library	300 West Ballentine Street	Wake County
Holly Springs Operations Center	Government	425 Innovate Avenue	Town
Holly Springs Town Hall	Government	128 South Main Street	Town
United States Post Office	Government	112 3rd Street	United States
Holly Springs Law Enforcement Center	Government	750 Holly Springs Road	Town

Existing Community Facilities

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Waste Facilities

NAME	TYPE	ADDRESS	OWNERSHIP
South Wake Landfill and Convenience Center	Municipal Solid Waste Landfill	6300 Old Smithfield Road	Wake County
South Wake Household Hazardous Waste Facility	Household Hazardous Waste	6150 Old Smithfield Road	Wake County
Holly Springs Yard Waste Convenience Center	Yard Waste	6412 Rex Road	Public
Wake Convenience Center #9	Household Garbage and Recycling Center	3337 New Hill-Holleman Road	Wake County

Proper waste management is essential for maintaining an exceptional quality of life and preserving residents' health and well-being. There are four major waste management facilities located in Holly Springs.

- The largest facility, **South Wake Landfill and Convenience Center**, is managed by Wake County. Besides serving as a conventional waste disposal facility, this location also operates the **South Wake Household Hazardous Waste Facility**, near NC-55 and NC-540, which manages the proper disposal of hazardous materials such as batteries, flammable fuels, propane tanks, among others.
- The **Holly Springs Yard Waste Convenience Center**, located on Rex Road, is the smallest facility and only accepts yard waste such as tree limbs, shrubbery, lawn clippings, leaves, and pine needles. This location is only available for use by individuals who reside in Holly Springs.
- Wake County also manages **Wake Convenience Center #9** which is located in western Holly Springs on New Hill-Holleman Road. This site is available for use by all Wake County residents and accepts all household trash-size volumes—including bulky items—but not hazardous materials.

Fire and Emergency Medical Services (EMS)

NAME	ADDRESS	CONSTRUCTION DATE
Fire Station #1 & Wake County EMS "Medic 22" (Paramedic Ambulance)	700 Flint Point Lane	1997
Fire Station #2 & Wake County EMS "Medic 28" (Paramedic Ambulance Peak/Daytime)	1140 Avent Ferry Road	2012
Fire Station #3 & Wake County EMS "Medic 901" (Advanced Practice Paramedic Single Responder)	114 Cinder Station Road	2025
Wake County EMS 17	700 Flint Point Lane	Coming 2027
Wake County EMS 32	1140 Avent Ferry Road	TBD

The Holly Springs Fire Department provides fire suppression, emergency medical care, fire prevention, arson investigation, and fire education services. The Department currently has three fire stations and houses three Wake County EMS centers which operate out of each of the Fire Stations. Fire Station #1 located on Flint Point Road, opened in 1997 and is the oldest Fire Station in the Town. Fire Station #2 located on Avent Ferry Road was constructed in 2012. As the Town has grown, the current service areas for these two stations include geographical overlap which can lead to inefficient response times. To address the needs of rapid development, the Town recently constructed Fire Station #3. Located at 114 Cinder Station Road, it is a single-story, three-bay building which can accommodate up to eight firefighters while also housing a cutting-edge emergency medical station. The station officially opened and began providing services in March 2025.

FIRE STATIONS

The Town is currently planning for Fire Stations #4 and #5 as part of the Community Investment Plan (CIP). The purpose for the new stations is to enhance operational efficiency, improve emergency response times, and support the growing needs of the community and its fire service personnel.

- **Fire Station #4—**The need for a new station to serve the Northeast portion of Holly Springs and the surrounding Wake County area was identified in the CIP as a high priority project in FY 2025-2026 with an allocation of $1.550M for preliminary design, engineering services, and site preparation. Construction of the site and acquisition of furniture and fixtures is slated for FY 2027-2028 with a cost of $10.4M.
- **Fire Station #5—**The need for a new station to serve the Southwestern portion of Holly Springs and surrounding vicinity was identified in the CIP as a high priority project in FY 2026-2027 with an allocation of $650K for preliminary design and site acquisition costs. Site engineering is slated for FY 2027-2028 with a construction/fixtures cost of just under $13.5M.
- **The Land Use Plan Analysis conducted as part of Chapter 1—**Land Use and Character Plan identified the need for ten Fire Stations in Holly Springs. The "Planning for Future Facilities" section of this Chapter details additional information on search criteria for future fire stations.

Police

The Holly Springs Police Department is the Town's primary point of contact for community safety and community policing that works in partnership with the community. In addition to serving the Town through patrol administration, criminal investigations, and support services divisions, the department also hosts community outreach events such as fundraisers, youth academies, fishing events, and senior and preschool visits throughout the year. The department's School Resource Officers (SROs) play a vital role in fostering safe, supportive learning environments by building positive relationships with students and staff at Wake County, private, and charter schools, providing safety education, responding to school-related incidents, and providing a sense of community. The Holly Springs Police Department mainly operates from the Law Enforcement Center, with a special operations substation in Fire Station 3.

A future expansion for the Law Enforcement Center is being considered based on future Town needs and development trends. This expansion would focus on addressing necessities tied to urban growth and higher-level operations such as increased cybersecurity enforcement and special investigations, forensics, school emergency response, and special storage capabilities.

Increasing police presence in southwest and downtown Holly Springs is high priority for the coming years as new development and activity patterns are changing and new strategies for ensuring adequate town safety are being implemented. Coordination with the Wake County Sheriff's office and neighboring municipal police departments remains a priority as population growth in the region continues. Coordination with the Holly Springs Fire Department to co-locate police services within new fire stations should be considered.

Holly Springs Community Library and Cultural Center

Part of Wake County's library system, Holly Springs Community Library, located at 300 West Ballentine Street, offers a wide array of educational resources such as public computers, reading materials, Wi-Fi access, and work/study spaces. The library serves as the biggest educational space accessible to the public in town. It also shares the lobby with the Holly Springs Cultural Center, southwestern Wake County's home for theater, dance, and music.

Cemetery

Name	Address
Holly Springs Cemetery	451 Earp Street

The Town is home to the 8.54-acre Holly Springs Cemetery which holds the graves of some of the Town's founding families. The property originally held an all-boys preparatory school and a church. After the church building was relocated, the Town acquired the cemetery and surrounding property. Plots at the cemetery are available for sale through the Town with consultation from Wake Funeral and Cremation Services.

Wake County Public Schools (WCPSS)

As of the 2024-2025 school year, Holly Springs educates approximately 10,000 students in the Wake County Public School System with varied calendar options including traditional and year-round options. The bus system is robust and more developed compared to other districts, with bus drivers demonstrating high community dedication. The Town and WCPSS collaborate to enhance walkability and accessibility, aiming to reduce carpool lines through improvements such as sidewalks, greenway connections, and joint use agreements. Rex Road Elementary School opened in July 2025 as a year-round school. Per Wake County Public Schools Facilities group, there are not new schools planned in Holly Springs over the next 7 to 10 years.

NAME	ADDRESS	GRADE LEVEL	CONSTRUCTION DATE
Holly Springs High School	5329 Cass Holt Road	High	2006
Holly Springs Elementary School	401 Holly Springs Road	Elementary	1996
Holly Ridge Elementary School	900 Holly Springs Road	Elementary	2003
Holly Ridge Middle School	950 Holly Springs Road	Middle	2003
Holly Grove Elementary School	1451 Avent Ferry Road	Elementary	2007
Holly Grove Middle School	1401 Avent Ferry Road	Middle	2010
Buckhorn Creek Elementary School	5651 Honeycutt Road	Elementary	2018
Woods Creek Elementary School	7451 Woods Creek Road	Elementary	2024
Rex Road Elementary School	6125 Rex Road	Elementary	2025
Oakview Elementary School	11500 Holly Springs New Hill Road	Elementary	2016

Wake County Public Schools operates 10 facilities across three educational levels in Holly Springs:

- **Elementary Schools:** Seven schools with designated open space play areas tailored for kindergarten to second grade and third to fifth grade, featuring varied outdoor play types.
- **Middle Schools:** Two schools equipped with a track, competition field, and softball field.
- **High School:** Holly Springs High School includes a multiuse competition field supporting 43 sports opportunities, six tennis courts, baseball and softball fields, and two practice fields. The school maintains a joint use agreement with the Town for Parks and Recreation facilities and rents aquatic and golf facilities at external locations.

Private and Charter Schools

Holly Springs is also home to several private, charter and Montessori schools, providing additional educational opportunities for Holly Springs families.

NAME	ADDRESS	GRADE LEVEL	CONSTRUCTION DATE
Thales Academy	11244 Holly Springs New Hill Road	Lower School	2024
	200 Searle Wood Trail	Junior/Senior Hight	2024
Pine Springs Preparatory Academy	220 Rosewood Center Drive	Elementary	2017
	1729 North Main Street	Middle	2017
	420 Green Oaks Parkway	Hight	In Construction
New School Montessori Center	5617 Sunset Lake Rd	Nido (6wks-2yr)	1999
		Early Years (2-3 yr)	
		Lower Elementary (1st-3rd)	
		Upper Elementary (4th-6th)	
		Adolescent /Middle School (7th-8th)	2014

THALES ACADEMY

Thales Academy, a private school, consists of three buildings with a total student population of approximately 775 and a capacity for 1,200 students. The lower school serves 575 students, while the junior/high school has approximately 200 students. The staff is comprised of 50 members with a max capacity of 75. Junior/high school and gym facilities opened in 2024, with sports programs initiated during the 2024-2025 school year. Sports offerings include soccer, volleyball, track, cross country, baseball, golf, and swimming; indoor basketball is conducted off-site due to lack of facilities. The academy does not own additional land on its current site and would require new property for expansion.

PINE SPRINGS PREPARATORY ACADEMY

Pine Springs Preparatory Academy is a charter school which provides three education models for families: Traditional K-8, Blended Academy (grades 4 to 10), and a fully virtual option (K-12). The total student enrollment is 1,275, with 750 in elementary and 525 in middle school. The staff totals 138 members.

The Academy follows a traditional academic calendar and operates two buildings: Elementary school serving kindergarten through fifth grade and the Middle school for grades six through eight The Blended Academy combines in-person and online learning, currently serving 150 students in grades four through ten. Previously located in Holly Springs, it now rents a facility in the Town of Apex. A new upper school campus is under construction at 420 Green Oaks Parkway in Holly Springs, planned to eventually serve 1,000 students with phased grade rollouts. The academy possesses a full gym on campus and collaborates with Town's Parks and Recreation Department for outdoor sports and event spaces. Middle school athletics include soccer, cross country, basketball, baseball, softball, and volleyball. Established in 2017, there are no immediate expansion plans beyond the new high school campus.

THE NEW SCHOOL MONTESSORI CENTER

The New School Montessori Center offers programs for infants (Nido) and toddlers (Early Years), Lower Elementary (1st through 3rd grade), Upper Elementary (4th through 6th grade), and Adolescent/Middle School (7th and 8th grade). The Sunset Lake Road location opened in 1999. In the fall of 2014, The New School constructed an additional classroom to reintroduce the Adolescent program. In May 2019, The New School acquire two adjacent land parcels, expanding the property to over 11 acres in size to facilitate future growth.

Town and School Collaboration

The Town of Holly Springs provides strong support to public, private, and charter schools particularly through the School Resource Officer (SRO) Program. There is an emphasis on school safety, joint use of facilities, and collaboration for events, fostering a cooperative environment between the police, school systems, and the community.

NON-PUBLICLY OWNED FACILITIES

While not owned or operated by the Town, privately managed facilities, including medical centers play an important role in supporting the well-being and livability of Holly Springs. These non-public assets provide essential health and community services that meet needs beyond the scope of municipal operations. Their presence contributes to a complete and resilient community, enhancing residents' quality of life and access to vital services.

Medical Facilities

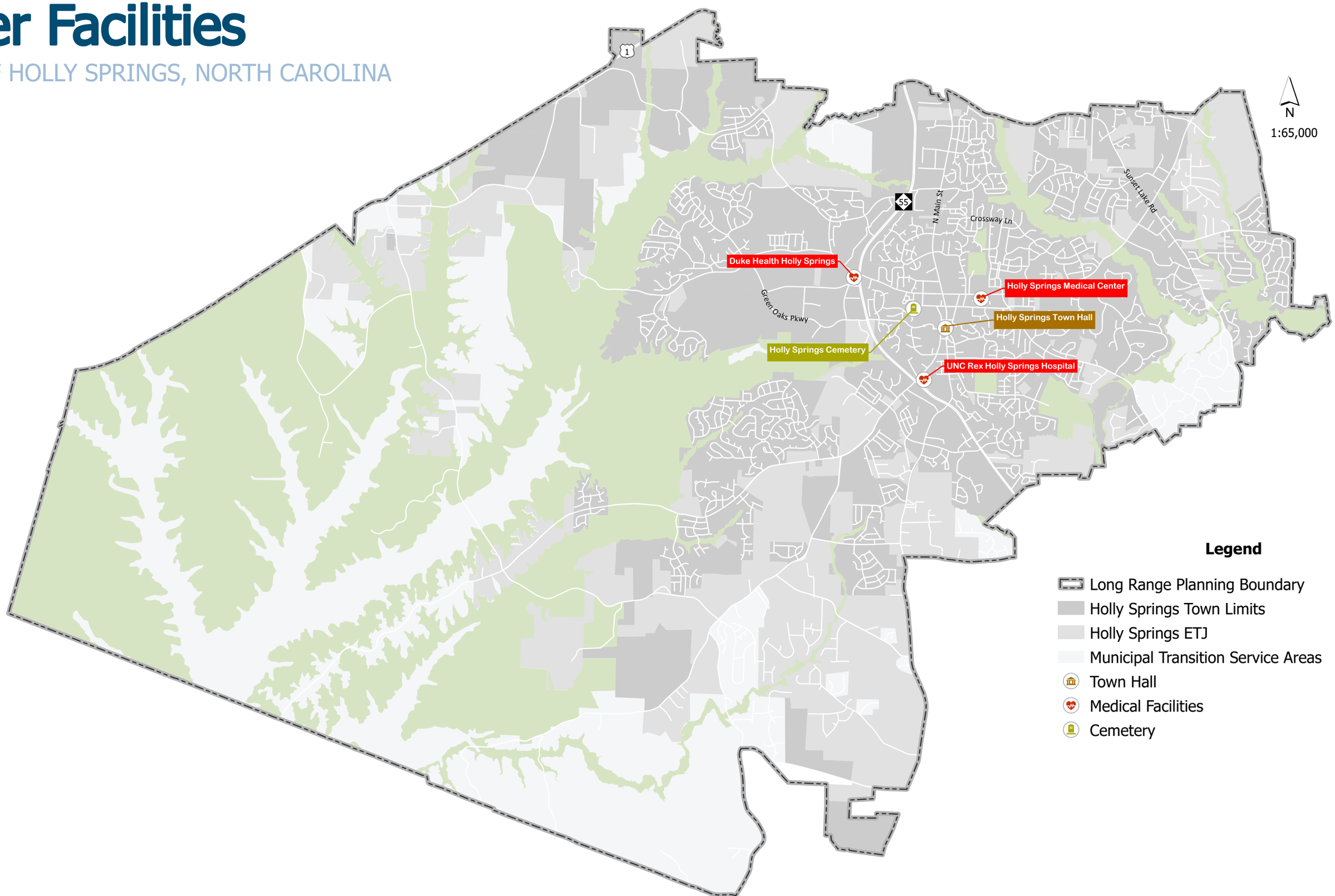
NAME	ADDRESS
Holly Springs Medical Center	500 Holly Springs Road
Duke Health Urgent Care Facility	401 Irving Parkway
UNC Rex Holly Springs Hospital	850 S Main Street

A growing population brings an increased demand for healthcare services, which is essential to maintaining a high quality of life. Currently, Holly Springs is served by three major medical facilities, each operated by a different healthcare provider.

- **Holly Springs Medical Center**, part of the WakeMed system, offers a range of outpatient, non-emergency services—including pediatrics and primary care—providing accessible, high-quality care for the community.
- **Duke Health Urgent Care Facility** is an outpatient medical facility managed by the Duke Health System and provides medical care for minor injuries and illnesses when conditions are not an emergency or primary care providers are unavailable.
- **UNC Rex Holly Springs Hospital**, part of the UNC Health Rex system, offers emergency care, birth center, surgery, imaging and radiology, among other resources. Besides providing in-patient services, the adjacent main hospital facilities also provide outpatient services such as cardiac testing, rehabilitation services, general surgery, and other procedures. Rex Holly Springs Hospital is the town's largest medical facility offering approximately 50 beds to provide quality service to patients.

Other Facilities

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



PLANNING FOR FUTURE FACILITIES

As noted in the Chapter 1, the Land Use Analysis identified the need for ten Fire Stations to serve the current and future population of Holly Springs. There are currently three fire stations with an additional two programmed in the Community Investment Plan. The purpose of this section is to identify search areas for the remaining five stations.

There is a growing desire to incorporate Police substations within future fire facilities to increase collaboration between emergency services. Town Police wish to have an increased presence near Fire Station #5, once constructed, to reach new developments and school facilities. Prioritizing space for future Police facilities require planning enough square footage for various needs, including patrols, administrative support and workspaces, a forensics and investigation department, and an emergency school response system.

Fire station siting methodology involves conducting a comprehensive risk assessment, analyzing high-risk areas, and optimizing fire suppression coverage and response time. Future site selection should also prioritize locations that will facilitate community involvement, provide space for public meetings and training areas, helping to integrate first responders organically into the Holly Springs community.

Fire Station Site Assessment

A fire station site assessment involves a Community Risk Assessment to identify areas needing coverage, geospatial analysis with GIS to map include an evaluation of potential sites based on factors like accessibility, land use, and the footprint of the facility. The goal is to ensure that the new stations can meet response time objectives and be placed in the optimal location within the community.

Community Risk Assessment (CRA)—A systematic process to identify and evaluate the risks that threaten a community's safety, health, and well-being.

Time Objectives—Determine the required response times based on national standards, local regulations, and the community's risk profile.

FIRE STATION SITE SELECTION CRITERIA	FIREMATIC CHARACTER OF SITES
Size and Shape	Road Frontage and Shape
Usable Area	Apparatus Exiting and Returning
Access/Egress	Traffic Control
Zoning	On-Site Circulation
Utilities/Infrastructure	Parking
Proximity to Growth Zones	Drive-Through Capacity
Topography + Drainage	Accessibility
Acquisition Cost	Land Available for Exploration
Community Impact	Back-Up and Mutual Aid
Buildability	Location Impact on Response Time

Geospatial Analysis—Use GIS to map incident locations, population distribution, and existing fire station coverage to identify gaps.

Population Density and Demographics—Analyze population distribution to pinpoint areas with high concentrations of residents and significant risk.

Travel Time and Distance Analysis—Assess how quickly fire apparatus can reach incident locations from potential sites.

Land Use Planning—Consider how the surrounding land use, zoning, and future development plans might affect station operations and accessibility.

Infrastructure Accessibility—Evaluate the site's accessibility to major roadways, infrastructure, and potential environmental concerns such as flood plains or steep slopes.

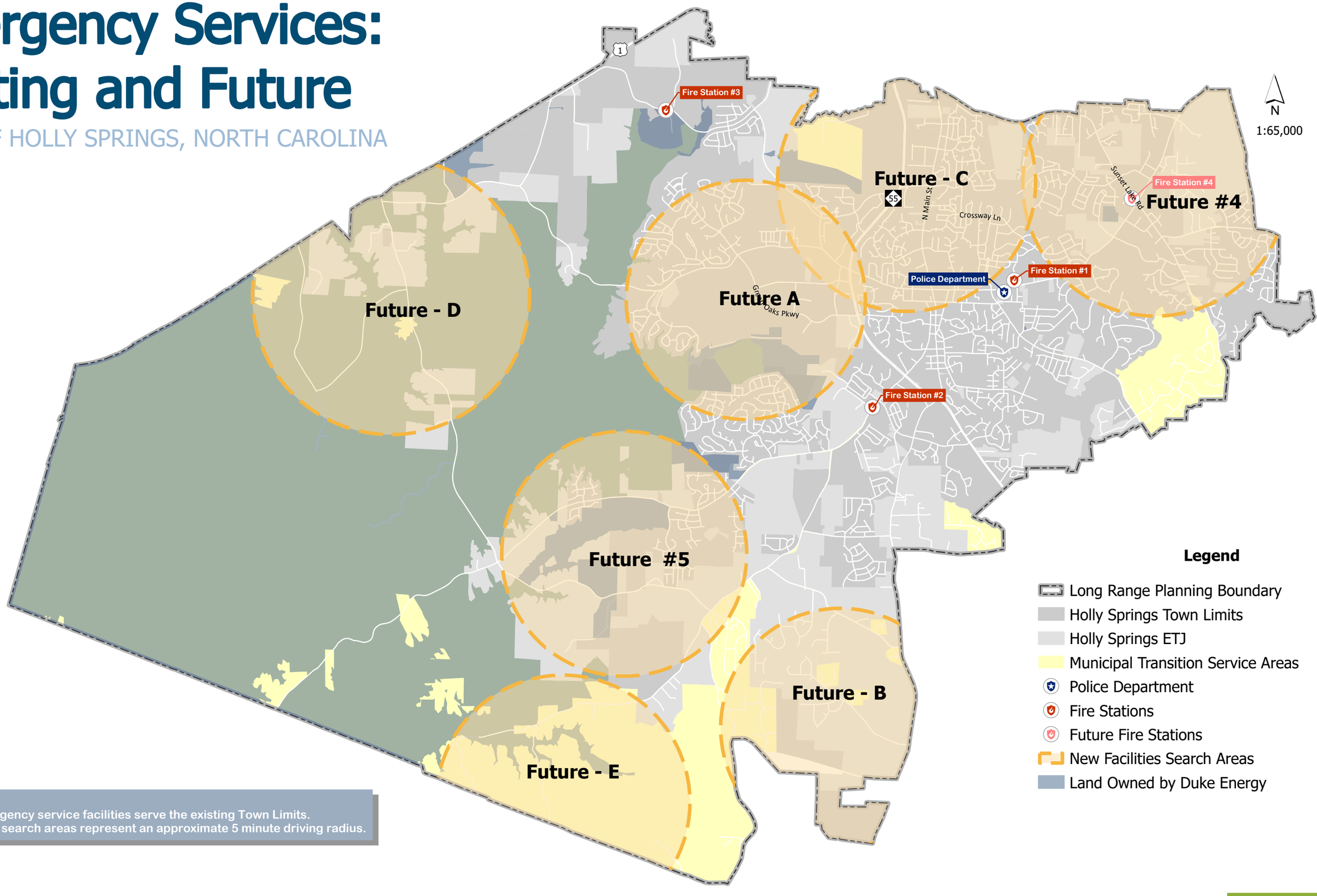
Site Constraints—Perform "test-fit" studies to understand the necessary building footprint and site improvements, ensuring the land can accommodate a functional fire station.

Public Input—Engage the community and other stakeholder to gather input on needs and concerns related to fire station placement.

By completing a Fire Station Site Assessment that encompasses site selection and firematic design considerations, the Town of Holly Springs will be equipped to develop a long-range, sustainable facilities plan that aligns with community growth and public safety needs.

Emergency Services: Existing and Future

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Notes:
-Existing emergency service facilities serve the existing Town Limits.
-New facilities search areas represent an approximate 5 minute driving radius.

Fire Station Search Areas

Station #4 study area encompasses the eastern side of Holly Springs, serving the most rapidly developing residential neighborhoods and commercial corridors along Sunset Lake Road. The location of this fire station would help to improve response coverage, that is relying heavily on Station #1. It would provide faster access while reducing travel times needed to cross Highway 55.

Station #5 study area serves the southern portion of Holly Springs near Friendship and Cass Holt Rds. This location would not only serve the southern portion of Holly Springs but also become an asset for the expanding residential and planned developments extending toward Apex and New Hill. Since there are limited roadway connections from Station #2 to this area, Station #5 will be able to provide access and critical coverage.

FUTURE FIRE STATIONS

Study area A is along Holly Springs's central-west corridor, positioned specially to relieve the demand on Station #1 and #2 to help cover areas like Sunset and Bass Lakes. This station would allow travel and response times to be minimized west of downtown and north of Avent Ferry Road where residential and mixed-use developments are growing. The location offers strong roadway access via Holly Springs Rd. and be in a good position to support both in town and ETJ areas.

Study area B encompasses the southeastern edge of the towns ETJ near the Wake/Harnett County line. The station would service a predominantly undeveloped area, but one who is expected to see a burst of future suburban and industrial growth along Highway 55. Providing a Station in this area enhances preparedness for annexation-driven growth and provides regional coverage for the future.

Study area C covers the northern portion of Holly Springs, positions between existing urban neighborhoods and the Town of Cary. This location addresses increasing call demand along Sunset Lake and Optimist Farm Roads. This new location would strengthen regional coordination with nearby Cary Fire Stations, ensuring a faster response time and capacity with improved service quality across northern sections of Holly Springs.

Study area D is located near the Town's western boundary adjacent to the Harris Lake area and encompasses larger tracts of Wake County property. This location addresses long travel distances to existing urban stations and supports coverage for existing rural residential areas and Duke Energy property holdings. It improves access along Avent Ferry Road and benefits potential westward expansion of the planning area. The site's position also strengthens regional cooperation potential with New Hill and Apex service districts.

Study area E covers the far southern segment of Holly Springs planned development area. Land uses for this area include more open space and early stages of residential expansion. The area includes portion of the Harris Lake watershed and new subdivisions emerging near Friendship and Buckhorn Roads. Similar to the proposed station #7 location, adding a Fire Station in this area can promote preparedness for anticipated future development of residents and housing growth branching out to the edges of the county.

Operations Campus

This Campus will act as the Town's headquarters for Public Works administration, with office space for multi-department staff, equipment and supplies. The Campus will include a convenience center for residents to dispose of yard waste ahead of their scheduled collection day. The project is expected to reach completion in 2026. It is recommended that additional space planning occur to map out the use of the second floor and determine future space needs.

Budgeting and Investments

According to the Fiscal Year 2026 Holly Springs Operating Budget, Community Safety project expenses are expected to total approximately $4.32 million. Holly Springs is preparing for significant population growth in the coming decades. To manage this transition, the Town must proactively invest in its facilities, staffing, and service delivery systems.

IMPLEMENTATION PLAN

1

Ensure that future Community Investment Plans (CIPs) and operating budgets responsibly sustain an adequate level of service for all community facilities through strategic funding allocation.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1.1	Form a Town Facility Location Committee to identify and evaluate facility needs for the next 10, 20, and 30 years. Use resulting information to develop a long-term facilities strategy linked to population growth and land acquisition.	Senior Leaderhip Team	Near-Term
1.2	Conduct a Solid Waste Feasibility Study to assess the viability of Town-managed services for improved reliability and local control.	Senior Leaderhip Team, Public Works, Finance	Near-Term
1.3	Complete a full build-out assessment of the Operations Facility to determine future space and functional needs.	Public Works	Near-Term
1.4	Adopt a Town Facilities Policy and building lifecycle framework to guide future investments.	Utilities + Infrastructure, Public Works	Near-Term
1.5	Enhance asset management systems (e.g., GIS, CityWorks) to optimize facility placement and planning.	Utilities + Infrastructure, Public Works	Near-Term
1.6	Evaluate CIP funding for a yard waste transfer site, composting, and grinding facilities.	Senior Leaderhip Team, Public Works, Finance	Medium-Term
1.7	Study the feasibility of creating a community engagement space in future Police and Fire Stations.	Police, Fire	Medium-Term
1.8	Work towards providing enhanced services and public amenities to connect bicycle and pedestrian infrastructure by evaluating and assessing existing Town facilities.	Senior Leaderhip Team, Public Works, Finance	Ongoing
1.9	Work towards providing expanded services, facilities, and public amenities to support transportation and transit efforts.	Senior Leaderhip Team, Public Works, Finance	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

2

Proactively plan for growth to ensure new development aligns with the Town's capacity, protects existing investments, and preserves the community's quality of life.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
2.1	Conduct a Unified Development Ordinance (UDO) assessment to ensure zoning regulations support current and future public facility needs.	Development Services	Near-Term
2.2	Conduct projected development growth studies to improve accuracy of level of service (LOS) analyses for public safety, utilities, and emergency response.	Development Services, Police, Fire, Public Works, Utilities + Infrastructure	Medium-Term
2.3	Utilize modeling and mapping tools (GIS, scenario projections, spatial analysis) to visualize how population and urban growth impact service demand and facility use.	Information Technology as lead dept, Senior Leadership Team	Medium-Term
2.4	Consider incorporating flexibility in design standards to support multi-use and joint-use facilities that accommodate evolving service demands.	Utilities + Infrastructure as lead dept. Senior Leadership Team	Medium-Term
2.5	Establish a process to systematically evaluate the impacts of new development and redevelopment proposals on existing and planned community facilities, utilities, and infrastructure.	Development Services, Public Works, Fire, Police, Parks + Recreation	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

3

Adequately plan and provide fire facilities in a timely manner to protect the health, safety, life, and property within the Town's first-response service area.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
3.1	Conduct a Fire Station Site Assessment to verify that proposed and existing stations provide full coverage without response gaps or overlap.	Fire	Near-Term
3.2	Prioritize Future Fire Station #4 in the Northeast side of Town to match growth and service demand.	Senior Leadership Team, Fire	Near-Term
3.3	Finalize land acquisition and complete site search process to initiate design and construction of new fire facilities (Stations A through E).	Senior Leadership Team, Fire	Medium-Term
3.4	Assess need for Future Fire Station #5 on the West side of Town to keep pace with growth and future service demands.	Senior Leadership Team, Fire	Medium-Term
3.5	Investigate alternate building design for future fire stations (i.e. modular buildings).	Fire	Long-Term
3.6	Ensure all fire facilities and response operations comply with NFPA response time and coverage standards.	Fire	Ongoing
3.7	Maintain the Town's ISO Class 1 rating through operational excellence, staff training, and infrastructure investment.	Fire	Ongoing
3.8	Enhance preparedness through ongoing emergency operations planning and coordination with regional partners.	Fire, Police	Ongoing
3.9	Continue collaboration with Wake County EMS for water rescue and emergency response in the Harris Lake area.	Fire	Ongoing
3.10	Coordinate emergency management and response strategies with Wake County and adjacent municipalities as development expands to Holly Springs border.	Fire	Ongoing
3.11	Develop and maintain mutual aid agreements and shared service plans to ensure response efficiency in border growth areas.	Fire	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

4

Guarantee adequate facilities and infrastructure for the Holly Springs Police Department by directly coordinating facility needs and ensuring the department has the capacity to provide high-quality public safety services to a growing population.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
4.1	Evaluate interim solutions such as shared or repurposed spaces to meet operational needs before new facilities are developed.	Police	Near-Term
4.2	Consider adapting and modernizing existing Police Department facilities to support operational efficiency and accommodate staff growth.	Police	Medium-Term
4.3	Evaluate existing Fire Stations for future Police operation co-location opportunities.	Fire, Police	Medium-Term
4.4	Reconfigure current facilities to increase operational space, improve functionality, and meet modern law enforcement standards.	Senior Leadership Team, Police	Medium-Term
4.5	Coordinate facility planning between Police and Fire to optimize public safety coverage.	Senior Leadership Team, Police, Fire	Medium-Term
4.6	Identify preferred substation locations based on population growth, response times, and proximity to existing and planned fire stations.	Police, Fire	Medium-Term
4.7	Incorporate space needs for specialized divisions (e.g., training, investigations, community engagement) into the CIP.	Senior Leadership Team, Finance, Police	Medium-Term
4.8	Pursue shared-use or co-located public safety facilities where feasible to improve efficiency and reduce costs.	Police, Fire	Long-Term
4.9	Develop long-term facility plans to anticipate future space needs and specialized policing functions.	Senior Leadership Team, Police	Long-Term
4.10	Design new facilities with flexibility to accommodate future expansion and evolving operational needs.	Police	Long-Term

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

5

Ensure continued collaboration with other governmental and institutional partners responsible for community facilities within the Town of Holly Springs to enhance service delivery, accessibility, and long-term capacity for residents.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
5.1	Partner with Wake County to plan for expanded library services that align with population growth and community needs.	Senior Leadership Team	Near-Term
5.2	Evaluate opportunities to expand the existing library or site a second library within Town limits to meet future demand.	Senior Leadership Team	Medium-Term
5.3	Collaborate with the United States Postal Service (USPS) to identify a site for a larger, more accessible post office.	Senior Leadership Team	Medium-Term
5.4	Maintain regular coordination with Wake County, State, and Federal agencies to align facility planning with broader infrastructure investments.	Senior Leadership Team	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

Vision Holly Springs
Comprehensive Plan

DRAFT

SECTION 5: INFRASTRUCTURE AND UTILITIES

Adoption Date: November 18, 2025

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CHAPTER 1

INTRODUCTION

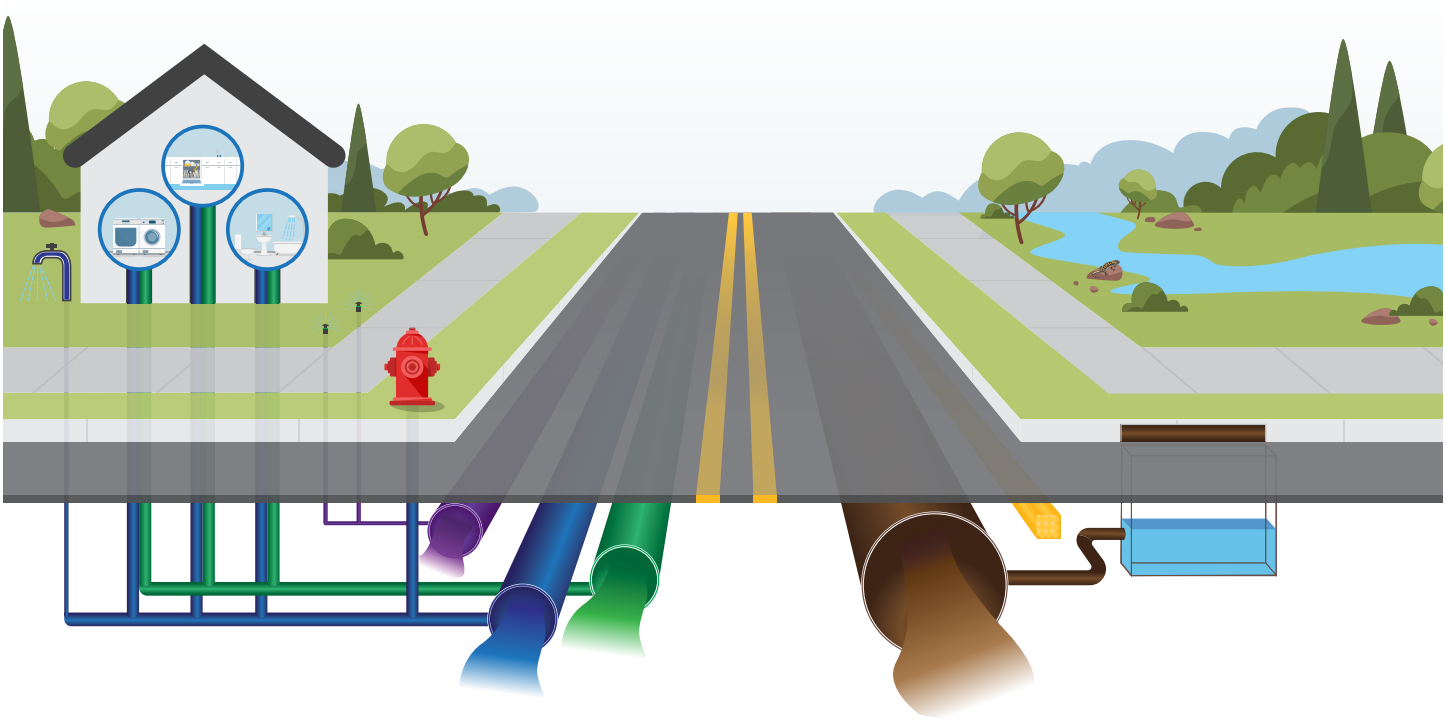
WHAT'S INSIDE:

Introduction and Purpose
About this Plan
Vision

INTRODUCTION AND PURPOSE

Infrastructure and utilities form the backbone of our communities and support our everyday lives. From accessing clean water to safe wastewater and stormwater management, these essential systems enable homes, businesses, and public spaces to function smoothly.

The Town of Holly Springs is a rapidly growing community that requires prioritization and planning of future improvements to meet the demands of its current and future residents. The goal of Section 5 of the Comprehensive Plan is to provide a roadmap to guide the development of the Town and its infrastructure. This plan sets a vision to enhance resilience, efficiency, and sustainability across all utility services, ensuring that Holly Springs remains a thriving and well-supported place to live for decades to come.



What is a Comprehensive Plan?

A comprehensive plan is a document used by municipalities to establish long-term goals for the community, inform policy decisions, and help coordinate efforts between the Town and its stakeholders. The Infrastructure and Utilities section of the Comprehensive Plan outlines a vision for the essential utility systems in Holly Springs and presents a strategic set of projects designed to advance that vision and support the Town's continued growth.

This Comprehensive Plan is complemented by several ongoing and related initiatives that collectively enhance the Town's approach to infrastructure and utility management.

- **Wake County One Water Plan:** Provides a regional framework for integrated water resource planning, fostering collaboration between jurisdictions and supporting comprehensive management of water resources.
- **Town of Holly Springs Reclaimed Water Master Plan:** Guides the expansion and optimization of reclaimed water use within the town, advancing sustainability and efficient water conservation strategies.
- **Water Distribution and Sanitary Sewer Collection System Asset and Inventory Risk Assessment:** Identifies critical infrastructure needs and helps prioritize future investments by analyzing system vulnerabilities and asset conditions.
- **Sanitary Sewer and Water Modeling and Master Planning:** Enhances decision-making by providing data-driven insights into current system capacity and forecasting future requirements, ensuring proactive and informed management.

ABOUT THIS PLAN

Utilities in this comprehensive plan include the following:

- **Potable Water—**The Town of Holly Springs sources its primary water supply from the Cape Fear River, which is treated at the Harnett Regional Water Treatment Plant. This system delivers clean, reliable water to approximately 65,000 residents through a network of roughly 245 miles of water mains.
- **Sanitary Sewer—**The Town of Holly Springs manages approximately 250 miles of sanitary sewer lines and operates 23 pump stations to collect wastewater. Treatment is provided at the Utley Creek Water Reclamation Facility (UCWRF), which ensures environmentally responsible processing and discharge.
- **Reclaimed Water—**The Town of Holly Springs treats its reclaimed water at the UCWRF and distributes reclaimed water through a dedicated system of purple-colored pipes for non-potable uses such as irrigation and industrial uses.
- **Stormwater—**The Town of Holly Springs operates a stormwater system that manages runoff, protects water quality, and supports sustainable growth. It addresses both point and non-point sources to reduce flooding and erosion, meet Clean Water Act requirements via NPDES permitting, and safeguard aquatic ecosystems from urban development.
- **Fiber Optic—**The Town of Holly Springs has built a resilient and expanding fiber optic network that underpins municipal operations, smart city initiatives, and regional connectivity. This system links critical facilities—including police, fire, EMS, water and wastewater infrastructure—and supports traffic signals, security systems, supervisory control and data acquisition (SCADA) controls, and advanced digital services across the community.

Each utility system was evaluated in this Comprehensive Plan to identify existing infrastructure, future service demands, and future upgrades. Please note that this Comprehensive Plan includes utilities provided directly by the Town. In addition, several essential utilities—such as natural gas, electricity, and private fiber—are located within the Town but operated by external entities. These providers play a vital role in delivering critical services to the Town and its residents.

Why is an Update Needed?

The previous Infrastructure and Utilities Comprehensive Plan was completed in 2009. Since then, the Town has experienced consistent population growth and development, placing increased demand on public utility systems. An update to the Comprehensive Plan ensures that the Town's infrastructure keeps pace with population growth and development to maintain a high level of service.

The Town of Holly Springs has emerged as one of the largest population centers in Wake County and has experienced rapid and sustained growth over the past decade. This expansion has brought increased demand for improved infrastructure and utility services, making it essential to identify top priorities that will support both current and future residents. While active growth during the previous plan was primarily residential, the Town is currently experiencing a combination of commercial, industrial, and residential growth. By realigning plan sections and incorporating current assumptions, the Town can integrate the latest data and projections to better anticipate future needs and maximize its return on investment in utility infrastructure.

As the Town has grown, so have its infrastructure and utilities systems. Many of the recent improvements that have been made to the Town utility systems are based on the Infrastructure and Utilities Section of the Comprehensive Plan last updated in 2009. Water and sanitary sewer capacity has expanded to meet residential, industrial, and commercial needs; stormwater systems have been upgraded to improve resilience; and Town-owned fiber optic connectivity has widened to support a more connected community. These achievements reflect the success of past planning efforts and underscore the importance of updating the plan to maintain momentum and meet evolving demands while ensuring that investments are efficient and yield the greatest value for the community.

Objectives

1. Support sustainable growth by ensuring utility systems are resilient, adaptable, and coordinated with anticipated residential, commercial, and industrial development.
2. Enhance community quality of life by providing reliable, environmentally responsible utility services and promoting sustainability through water conservation, green infrastructure, reclaimed water use, and energy-efficient technologies.
3. Prioritize investment and targeted modernization in areas with the greatest need for upgrades and capacity improvements, guided by Community Investment Plans (CIPs) to support projected growth, maintain service reliability, and enhance resilience.
4. Foster collaboration and partnerships with regional agencies, stakeholders, developers, and private sector partners to align with broader water, sanitary sewer, and technology initiatives and leverage resources for accelerated improvements.
5. Engage the community through ongoing education, outreach, and transparent planning processes.

Population, Water Demand, and Sanitary Sewer Flow Forecast

Population projections were developed in coordination with the Town's Comprehensive Plan to reflect anticipated growth. These projections impact the growth, needs, and priorities of all utilities included in this Comprehensive Plan. To facilitate future modeling efforts and planning for future infrastructure needs, these projections incorporate existing and future water demand and sanitary sewer flow estimates based on the Future Land Use Map (FLUM), small area plans, and known development activity. Future needs for the Town's reclaimed water, stormwater, and fiber optic systems are also impacted by this growth. Future projections consider the following:

- **Planned residential, commercial, and industrial developments:** Anticipating the growth of neighborhoods, business districts, and industrial developments, helps to identify where increased water and wastewater demands are likely to occur.
- **Per capita water and wastewater generation rates:** By analyzing historical data and demographic trends, the Town estimates the average water used per resident. These rates are crucial for forecasting system loads and ensuring facilities can handle peak demand periods as the Town grows.
- **Industrial development considerations:** While residential and commercial growth tends to follow historical usage patterns and industry standards, industrial development can be less predictable. Considerations must be made for planned industries and nationwide trends in various industrial sectors while continually coordinating with the development community to reasonably project future needs.
- **Inflow and infiltration contributions:** The Plan accounts for groundwater and stormwater entering the sanitary sewer system, which can fluctuate based on weather patterns and aging infrastructure.
- **Water demand patterns:** Evaluating average daily demands, maximum daily demands, and 24-hour usage patterns across varying use types helps the Town plan for sufficient system capacity and ensures reliable service during periods of highest demand.

Future projections guide the capacity, design, and timing of water and sanitary sewer infrastructure improvements, ensuring reliable service and compliance with regulations as the community grows. The Town uses these projections to prioritize upgrades, schedule maintenance, and allocate funding for expansions, so that both current and future residents continue to benefit from safe and efficient water and sanitary sewer systems.

Population Forecast

Historically, the Town has predominantly been a residential community with light commercial development. Coinciding with growth throughout Wake County and much of North Carolina, residential development continues to grow rapidly while also seeing an increase in non-residential growth, including large industrial facilities in the northwest part of town.

Water Demand Forecast

The Town considers water supply and the distribution system when evaluating future infrastructure needs to meet growing demands. Recent per capita residential demands are evaluated to make reasonable assumptions for future residential demands. Non-residential demands are developed based on industry standards but can vary based on actual use. The Town communicates frequently with the local development community regarding anticipated future uses and associated demands throughout the Town to help inform anticipated future demands. Based on current growth forecasts, the Town of Holly Springs anticipates a buildout maximum day water demand up to 22 million gallons per day (MGD).

Sanitary Sewer Flow Forecast

Average daily sanitary sewer flows typically follow similar trends to water demands. Sanitary sewer infrastructure planning for localized areas in Town follows industry standard assumptions for sizing pipelines and sanitary sewer pump stations. North Carolina Administrative Code Title 15A 02T provides guidance for wastewater design flow rates. Similar to the water demand forecast, system-wide sanitary sewer flows follow historical trends specific to the Town's system for residential development and incorporate regional trends for non-residential uses, as well as coordination with the local development community. Based on current growth forecasts, the Town of Holly Springs anticipates a future treatment capacity of up to 16 MGD at buildout.

Community Engagement

The Comprehensive Plan for Holly Springs was developed through community outreach, incorporating feedback from residents, developers, and Town staff to ensure its vision, priorities, and recommendations reflect local needs and values. Engagement efforts included interactive booths at the Farmers Market and Holly Springs Salamanders baseball game, featuring display boards and a trivia game to encourage participation. Additionally, stakeholder interviews were conducted with Town and Wake County staff, emergency service providers, and members of the development sector to gather insights. The project team also sought input from the development community at the annual Developer's Breakfast, supplemented by an online survey that addressed infrastructure challenges and priorities in water, sanitary sewer, stormwater, and fiber, with over 40 respondents providing valuable feedback. Refer to the Appendix for comprehensive summaries of the Community Engagement events, as well as detailed results from the Developer's Breakfast Survey.

VISION

The Holly Springs Infrastructure and Utilities Comprehensive Plan will deliver resilient, efficient, and sustainable infrastructure and utility services that support a thriving, connected, and growing community—today and into the future.

Resilient	Efficient	Sustainable
Withstand challenges and adapt to growth and change to protect community wellbeing.	Maximize resources and optimize operations for reliable utility delivery.	Minimize environmental impact and promote responsible, future-focused strategies.

Potable Water: Safe, reliable water for homes and businesses

Sanitary Sewer: Effective wastewater management

Reclaimed Water: Smart reuse for sustainability

Stormwater: Resilient systems to protect property and environment

Fiber Optic: Robust connectivity for a modern community

The Comprehensive Plan ensures our infrastructure keeps pace with growth, providing top-tier services that strengthen the fabric of Holly Springs—today and for generations to come.

CHAPTER 2

WATER SYSTEM

WHAT'S INSIDE:

System Description
Existing System Analysis
Demand Forecasting
Town Priorities
Implementation Plan
Sustainability and Resilience Initiatives

SYSTEM DESCRIPTION

The Town of Holly Springs operates a potable water distribution system engineered to meet both present and future demands of its growing community. This system consists of an integrated network of water mains, elevated storage tanks (ESTs), and booster pump stations, delivering clean, safe drinking water from supply sources to homes, businesses, and public facilities throughout the service area. The primary objective of the system is to provide dependable and environmentally responsible water delivery, protecting public health and ensuring the reliable availability of this essential resource for all residents.

Water Supply

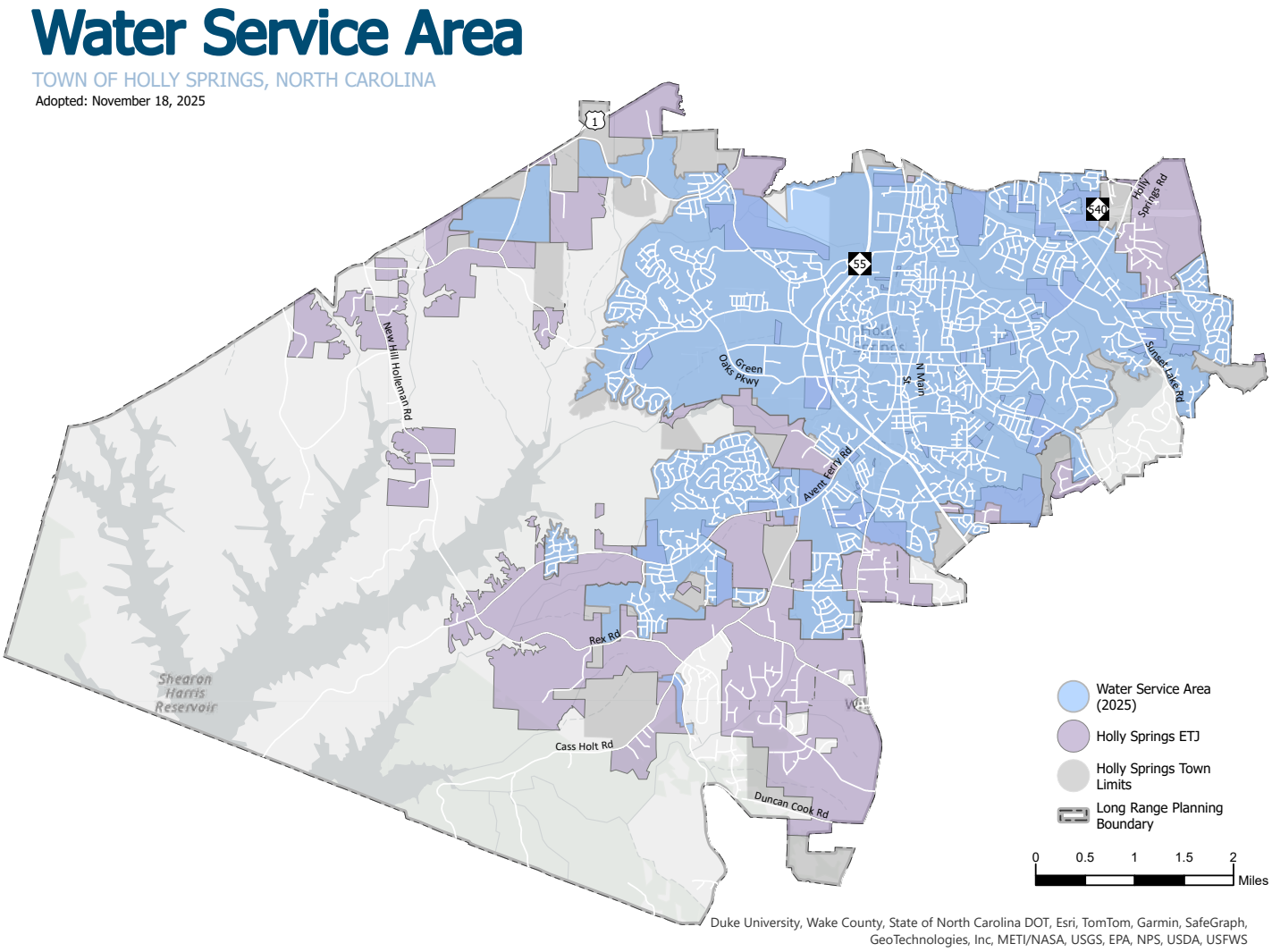
The Town purchases drinking water from Harnett Regional Water (HRW) in Harnett County and maintains two emergency connections with the Town of Cary and the Town of Apex to ensure a reliable water supply to Holly Springs residents. The current contract allows the Town to purchase up to 10 million gallons per day (MGD) from HRW. To further increase water supply and improve system resiliency, the Town is partnering with TriRiver Water and the Town of Fuquay-Varina to expand the existing Sanford Water Filtration Facility and receive an additional 4 MGD. Water from HRW and TriRiver Water originates from the Cape Fear River prior to treatment at the respective facilities.

In 2015, Holly Springs proactively secured approximately 2.2 MGD of additional water supply in Jordan Lake through the Round 4 allocation process, which can be accessed at a future date to further increase water supply to the Town.

The Town participates as a member of the Triangle Water Supply Partnership (TWP), which allows for regional planning and collaboration for water supply and distribution. Several recent projects include the Distribution Model Infrastructure Update, Emergency Spill Response and Mitigation Plan Coordination, Triangle Regional Water Supply Plan, and Interconnection Model Maintenance.

Service Area map

The potable water service area includes residential, commercial, and industrial customers. The boundaries are established to ensure efficient service delivery, minimize environmental impacts, and accommodate future growth.

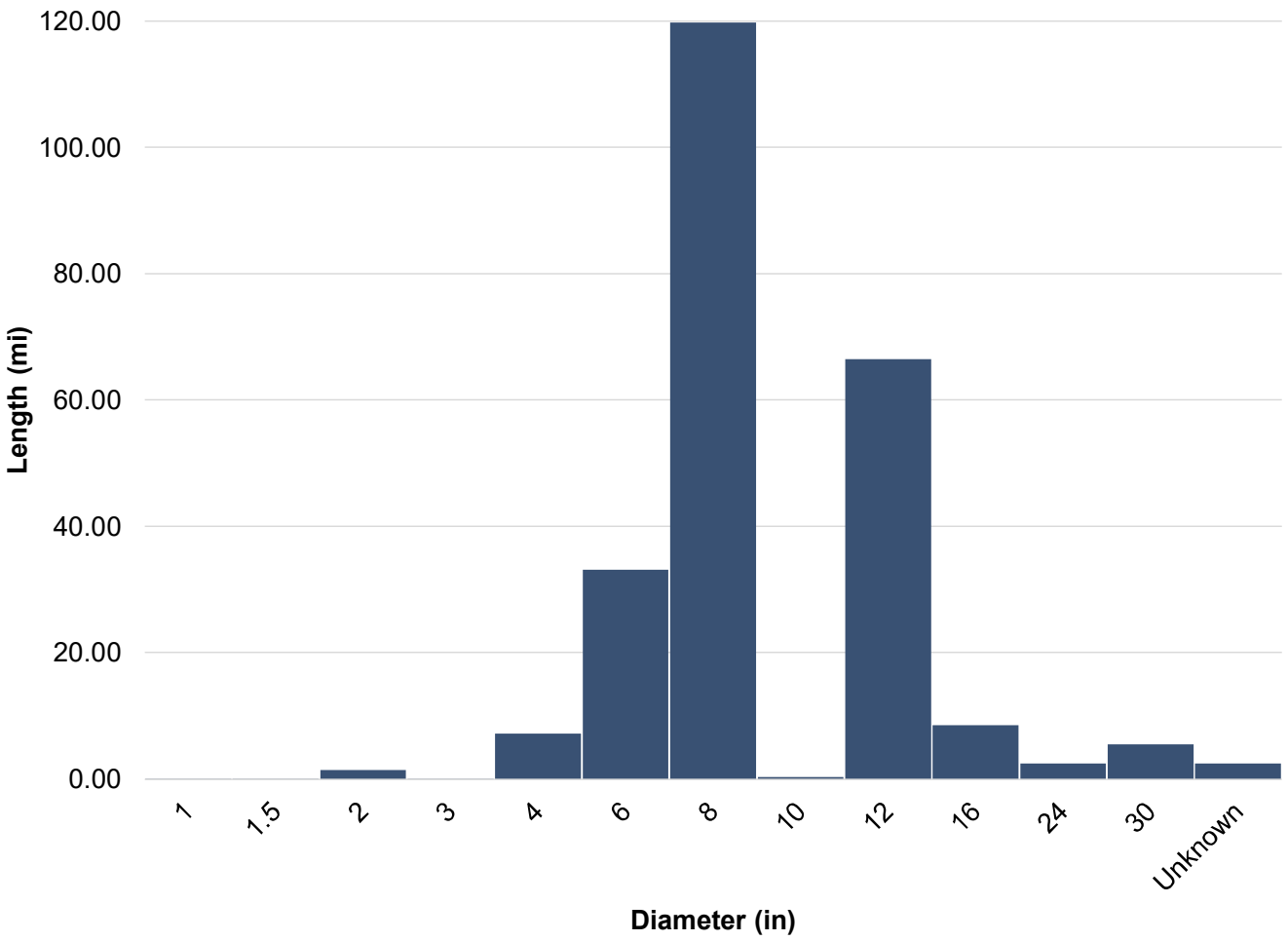


Inventory and Description of Existing Infrastructure

The existing water infrastructure in Holly Springs consists of the following primary components:

- **Water Mains:** Pressurized pipelines deliver potable water throughout the distribution system, connecting supply sources to elevated storage tanks, booster pump stations, and service connections. Holly Springs manages approximately 245 miles of water main pipes, with diameters ranging from 1-inch to 30-inches.
- **Booster Pump Stations:** Potable water booster pump stations are essential for distributing water to customers while maintaining adequate pressure, water quality, and facilitating the efficient movement of drinking water throughout the distribution system. The Town's system sources water from HRW via a booster pump station outside the southern Holly Springs Planning Area. The Apex interconnect has not been used in recent years and would require evaluation and refurbishments before being placed into active service.
- **Elevated Storage Tanks:** Elevated storage tanks (ESTs) play a critical role in maintaining consistent water pressure and providing emergency reserves for fire protection and peak demand periods. Holly Springs operates three ESTs strategically located throughout the service area, each designed to optimize system reliability and support ongoing community growth. The three ESTs designated as School, Avent Ferry, and Lee Street, have capacities of 1 MG, 1 MG, and 0.3 MG, respectively.
- **Meter Infrastructure:** The Town uses Advanced Metering Infrastructure (AMI) and a WaterSmart interface to allow customers to observe real-time leak/burst detection. The metering system uses 3 base stations and 14 repeaters across the Town to capture metering data multiple times a day allowing the Town to have a continuous look into distribution system operations and provide accurate billing information for customers.

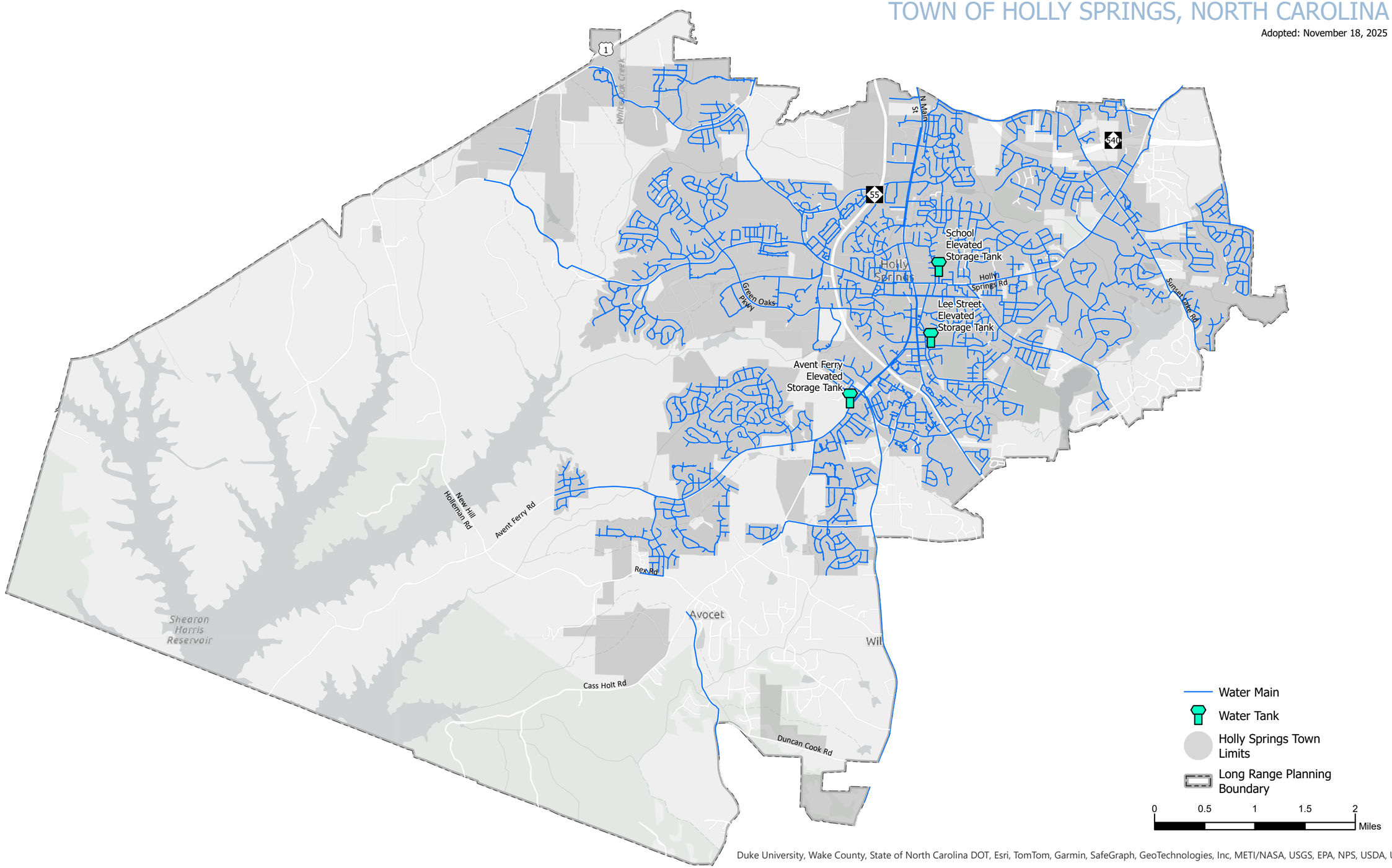
The Town continues to monitor necessary expansion of metering infrastructure to maintain adequate service and optimize system performance.



Existing Water System

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

EXISTING SYSTEM ANALYSIS

The Town of Holly Springs' existing GIS mapping data for the water system, maintained by the Town, was utilized in the water system analysis.

A comprehensive analysis was conducted to assess the capacity and performance of the existing water system.

Water Model Development

The Town's existing water model, originally developed in 2012, is currently undergoing updates as part of a broader master planning effort. These updates aim to identify necessary improvements to the Town's water system, with findings and recommendations to be incorporated into updated documentation scheduled for release in 2026.

The hydraulic model serves as a critical tool in guiding infrastructure planning and serves several key functions:

- **Simulates Water Distribution:** Models how potable water flows through the Town's 245 miles of water mains, booster pump stations, and elevated storage tanks.
- **Supports Planning and Development:** As the Town grows, the model is used to ensure available water supply for new developments for domestic use and fire protection.
- **Informs Community Investment:** Helps prioritize upgrades and expansions, including future transmission mains.

The Town's water model was updated to reflect recent expansion of the pipe network and current system hydraulics. The model will be used by the Town as a tool to understand water availability and storage in the system, and when detailed availability studies may be required.

Field Testing and Calibration

The existing water model calibration for Holly Springs integrated both Hydraulic Grade Line (HGL) testing and Fire Flow Analysis to ensure accurate simulation of system performance and guide infrastructure planning.

- **HGL Testing:** HGL testing was conducted to evaluate the hydraulic performance of transmission mains. Over 18 miles of pipe were tested during the 2025 model update, and the model was updated to ensure it accurately predicts system conditions.
- **Fire Flow Testing:** Pressure recorders are utilized to understand system hydraulics when large volumes of water are flowed from fire hydrants. Results from flow tests are used to evaluate the water system's ability to meet fire protection needs while maintaining adequate system pressures. The 2025 model update included five strategically located fire flow tests.

Following field testing, the model is then used to simulate existing conditions and predict system operations in future years to assist with planning of future infrastructure needs.

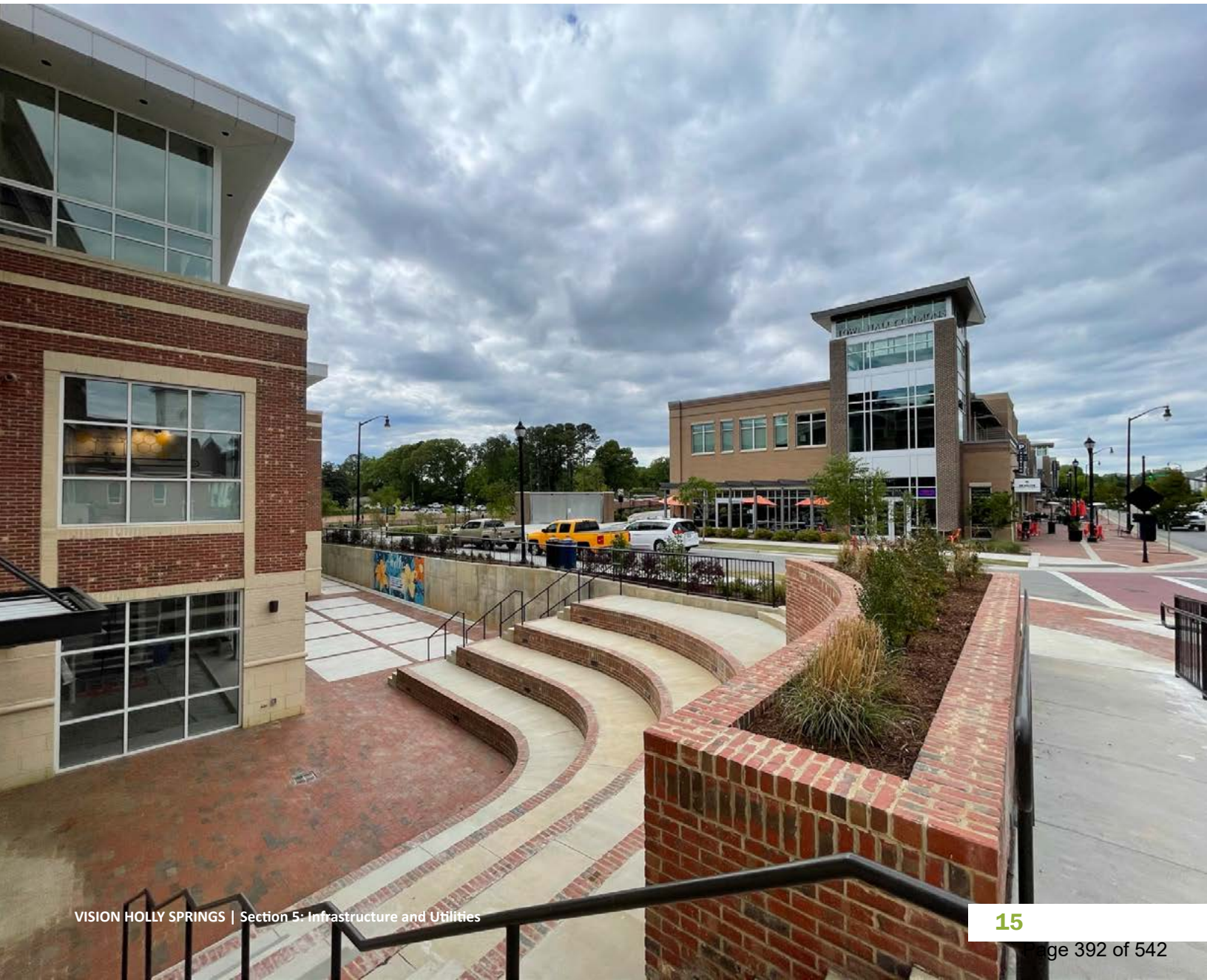
DEMAND FORECASTING

Population and land use projections were developed in coordination with **Section 1: Land Use and Character Plan | Small Area Plans** of the Comprehensive Plan. Demand forecasting considers:

- Planned residential, commercial, and industrial developments
- Per capita water usage rates
- Water use patterns (i.e. peak day and peak hour demands)

These forecasts inform the sizing and phasing of future system improvements to ensure adequate water availability is maintained.

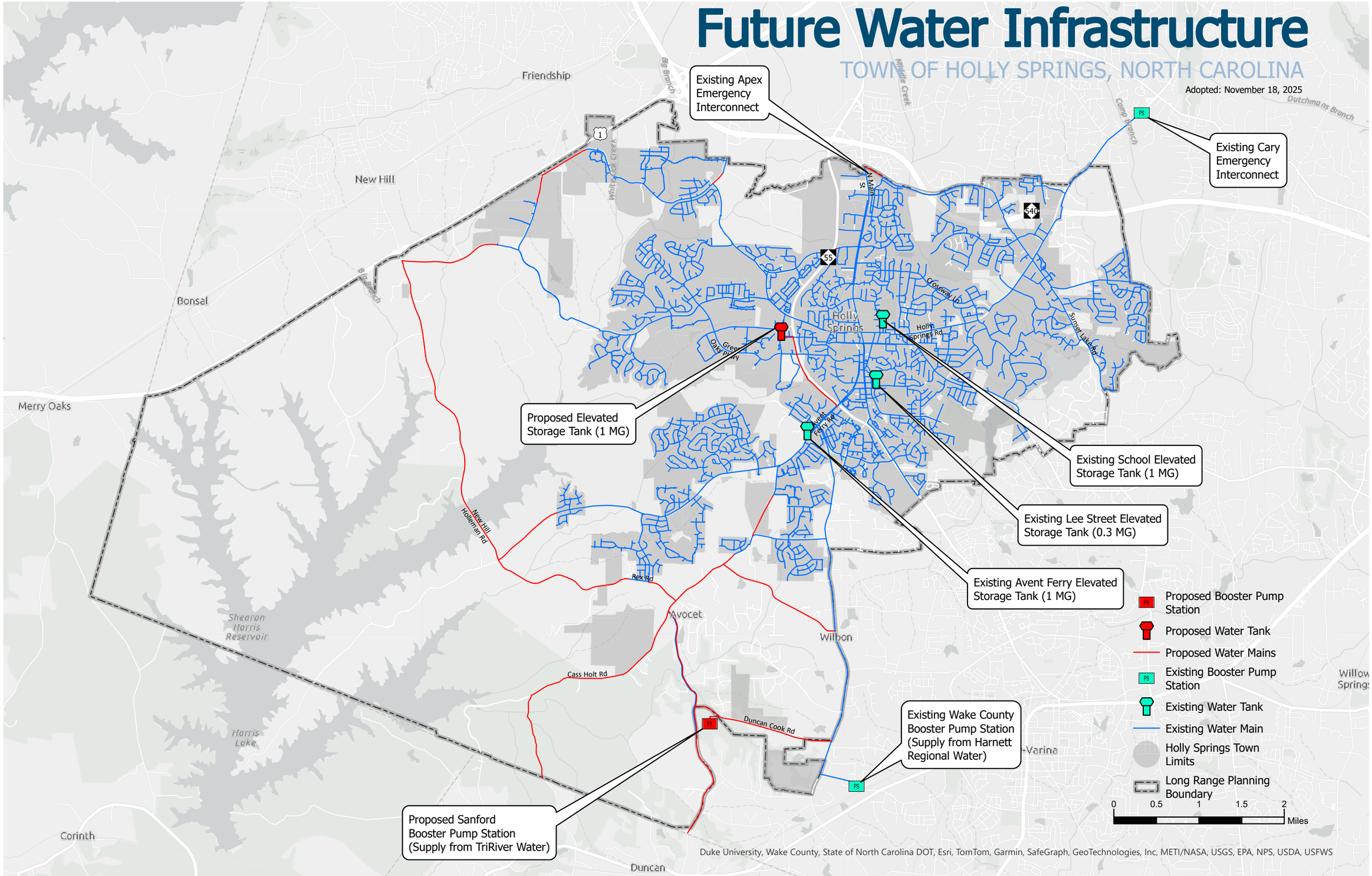
Based on current growth forecasts, the Town of Holly Springs anticipates a buildout water demand of approximately 22 MGD. To meet this projected need, phased infrastructure improvements will be required throughout the planning horizon to ensure the system can reliably support future demand. The Town routinely updates demand projections to ensure anticipated growth is in line with current infrastructure planning.



Future Water Infrastructure

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



TOWN PRIORITIES

Water Planning

The Town's water model serves as a critical planning tool to evaluate system-wide water demand and availability. As Holly Springs continues to grow, the model will be regularly updated to reflect changes in physical infrastructure, current usage patterns, and projected future demands. Large-scale residential and economic development projects often drive increased fire flow requirements across the distribution system.

Holly Springs currently holds an ISO Class 1 Fire Protection rating from the Insurance Services Office—a distinction that reflects the Town's commitment to public safety and infrastructure excellence. Preserving this rating remains a top priority.

Expansion of the Town's water distribution system, including transmission mains, elevated storage tanks, and enhancing a looped system, will be strategically planned to meet immediate needs while supporting long-term growth and resilience.

Water Transmission Mains

Proposed Water Transmission Main routing designs shall consider the following:

- **Topography:** Minimize high points to reduce air release valve needs for transmission mains.
- **Existing Infrastructure:** Align with existing easements and utility corridors where feasible.
- **Roadway Corridors:** Alignments shall avoid using existing NCDOT right-of-way unless approved in advance by the Town.
- **Environmental Constraints:** Minimize impacts to wetlands, riparian buffers, and protected areas.
- **Hydraulic Considerations:** Transmission mains shall be sized in accordance with the Town's water model recommendations.
- **Connectivity:** Water transmission mains sized 16" or larger shall not have individual water service connections unless approved in advance by the Town.
- **Power Transmission:** Waterlines and transmission mains located near or crossing power transmission lines shall be coordinated to meet applicable safety and separation requirements.

Waterline Connectivity

Un-looped water mains can lead to water stagnation, decreased water quality, limited available fire flow, and inconsistent service for residents and businesses located at the ends of these pipelines. By strategically eliminating or looping these mains, the Town aims to promote continuous circulation throughout the distribution system. Improved circulation helps maintain water quality standards such as optimal chlorine residuals, reduces the risk of sediment buildup, increases fire flow availability, and minimizes the potential for microbial growth. These upgrades enhance the reliability, resilience, and consistency of water delivery in all service areas.

Elevated Water Storage Tank Recommendations

The Town of Holly Springs considers the construction of additional elevated water storage tanks—informed by the Town's water model—as strategic infrastructure investments. This initiative is driven by several key objectives:

- Ensuring reliable water pressure and delivery to all users
- Supporting new residential, commercial, and industrial developments
- Improving operational efficiency

Priority Investment Areas

In alignment with the Town's water modeling efforts, Priority Investment Areas will be designated to guide additional future strategic infrastructure investment. These areas represent the highest priorities for water improvements and are selected based on system performance, growth projections, and operational needs.

Continuing to invest in these areas enables the Town to:

- Focus community investment where they will deliver the greatest impact.
- Address aging infrastructure and alleviate capacity constraints in rapidly developing zones.
- Ensure timely upgrades to water transmission mains, distribution waterlines, and elevated water storage tanks.

All infrastructure investments will be evaluated not only for their near-term benefit, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Future priority Investment Areas are currently being assessed in conjunction with the Town's ongoing water model development and calibration. A detailed map illustrating these designated areas will be included in the updated documentation, scheduled for release in early 2026.

New Development Coordination

All new developments within the Town must incorporate water infrastructure that meets current Town standards, including both domestic supply and fire flow requirements. Proposed infrastructure sizing will align with the Town's hydraulic model to ensure system reliability and support future residential, commercial, and industrial growth.To accomplish this, the Town will engage proactively with developers during the planning and design phases, confirming that water mains, service connections, and meters are integrated into site plans. Development submissions will undergo review for compliance with water service standards, and technical guidance will be provided to facilitate integration with the Town's water system.

IMPLEMENTATION PLAN

Water—Provide a reliable, safe, and sustainable potable water supply for Holly Springs' growing population, supporting economic development and protecting public health and the environment.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1	Update and implement a multi-year CIP for water projects.	Utilities + Infrastructure	Near-Term
2	Implement advanced metering and leak detection technologies for efficient water management.	Utilities + Infrastructure	Ongoing
3	Monitor water quality and adapt operations to meet evolving regulatory standards.	Utilities + Infrastructure	Near-Term
4	Seek diverse funding sources, including grants and developer contributions, for system improvements.	Utilities + Infrastructure	Near-Term
5	Prioritize investments in aging infrastructure and areas with capacity constraints.	Utilities + Infrastructure	Medium-Term
6	Maintain and upgrade water mains, booster pump stations, and elevated storage tanks to meet future demand.	Utilities + Infrastructure	Ongoing
7	Expand water supply capacity through regional partnerships.	Utilities + Infrastructure	Ongoing
8	Promote water conservation through public engagement and incentive programs.	Utilities + Infrastructure	Ongoing
10	Align water system planning with projected population growth and land use changes.	Utilities + Infrastructure Development Services	Ongoing
11	Regularly update hydraulic model and conduct field testing to guide infrastructure investments.	Utilities + Infrastructure	Ongoing
12	Foster community engagement in water conservation and infrastructure planning.	Utilities + Infrastructure	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

SUSTAINABILITY AND RESILIENCE INITIATIVES

- **Enhancing Fire Flow:** The Town is committed to improving fire flow capacity across its water distribution network to bolster public safety and ensure that sufficient water is available for emergencies. Targeted system improvements include upgrading undersized water mains, installing additional hydrants in strategic locations, and optimizing the operation of booster pump stations and elevated storage tanks to maintain consistent pressure during periods of high demand. These initiatives are guided by ongoing fire flow testing and hydraulic modeling, which help identify areas where enhancements are needed most. By prioritizing fire flow improvements, the Town supports robust emergency response capabilities, reduces the risk of property damage, and ensures compliance with fire protection standards as the community continues to grow.
- **Replace Aging Pipes and Pipes Constructed of Obsolete Materials:** Proactive replacement of aging water mains and pipes made from obsolete or non-standard materials strengthens system reliability, reduces the risk of breaks, and supports long-term water quality and service continuity. The Town of Holly Springs has prioritized this initiative to address the challenges posed by deteriorating infrastructure, which can lead to leaks, frequent repairs, and potential contamination risks. By systematically identifying sections of the distribution system most in need of upgrades—using asset management data, historical maintenance records, and condition assessments—the Town is able to plan and execute targeted pipe replacement projects. Upgrading to modern, corrosion-resistant pipe materials improves hydraulic performance and reduces maintenance costs over time. Additionally, replacing outdated pipes aligns with regulatory requirements and supports the Town's broader sustainability goals, ensuring that the water system remains resilient and capable of meeting future demand as the community grows.
- **Community Engagement and Conservation Education:** Ongoing public outreach encourages responsible water use and conservation across households and businesses. Water conservation efforts by Town residents and businesses can reduce strain on the existing water infrastructure systems and allow for additional development with the current Town capacity. Through educational workshops, informational materials, and community events, residents are equipped with the knowledge and tools to reduce consumption, utilize water-efficient fixtures, and adopt best practices such as fixing household leaks. These efforts foster a culture of sustainability, allow for development while reducing the urgency of infrastructure improvements, and empower the community to play an active role in preserving the Town's potable water resources.

CHAPTER 3

SANITARY SEWER SYSTEM

WHAT'S INSIDE:

System Description

Existing System Analysis

Demand Forecasting

Town Priorities

Implementation Plan

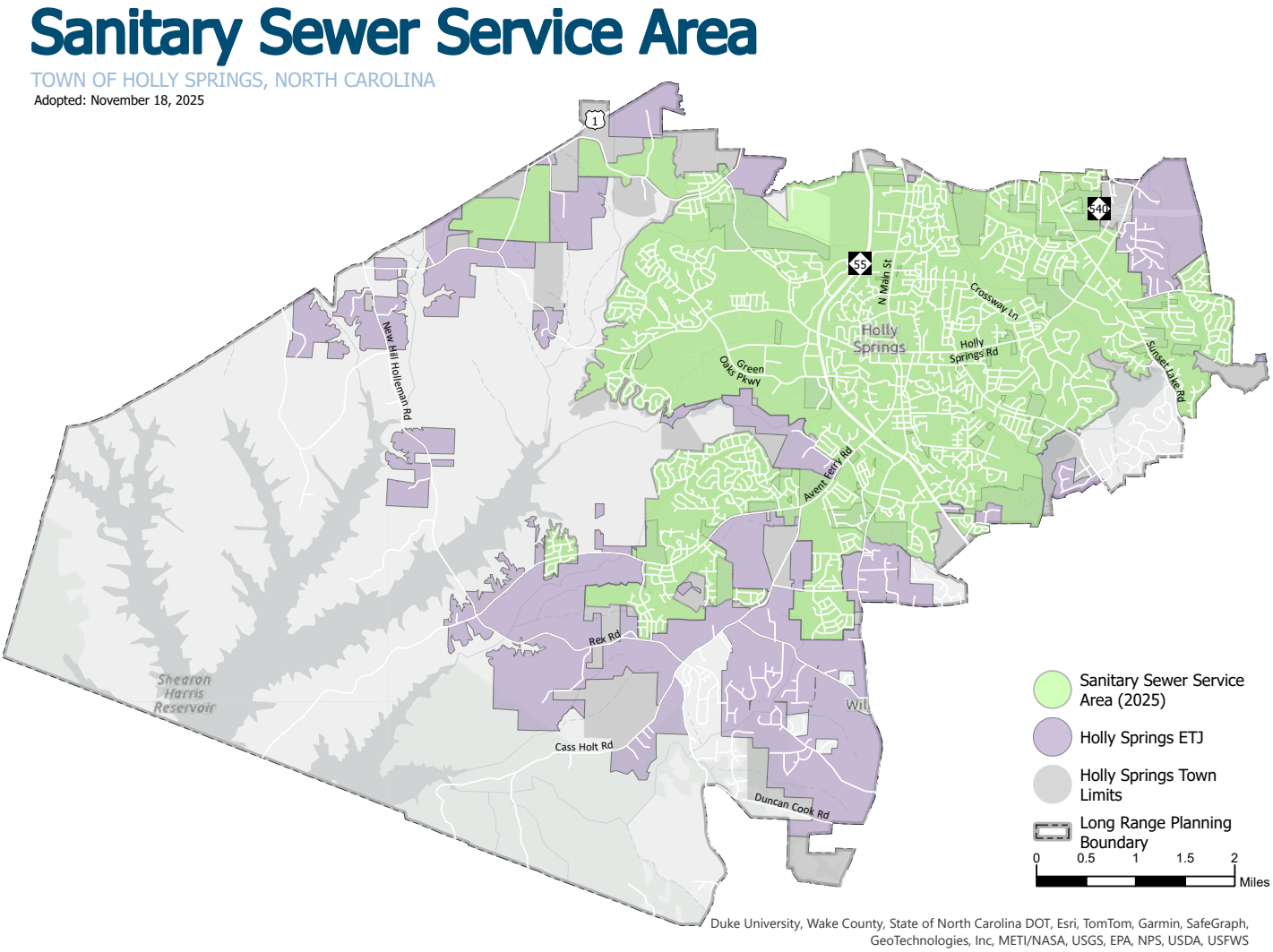
Sustainability and Resilience Initiatives

SYSTEM DESCRIPTION

The Town of Holly Springs maintains a complex sanitary sewer system, designed to support the current and future needs of a rapidly growing community. The system incorporates a network of gravity sewers, pump stations, and force mains, conveying wastewater from homes, businesses, and public facilities to the Utley Creek Water Reclamation Facility (UCWRF). The UCWRF discharges into Utley Creek, a tributary of the Cape Fear River. The system's goal is to ensure reliable, environmentally responsible wastewater collection and treatment, safeguarding public health and the region's vital water resources.

Service Area Map

The sanitary sewer service area includes residential neighborhoods, commercial corridors, industrial parks, and municipal facilities. The boundaries are established to ensure efficient service delivery, minimize environmental impacts, and accommodate future growth

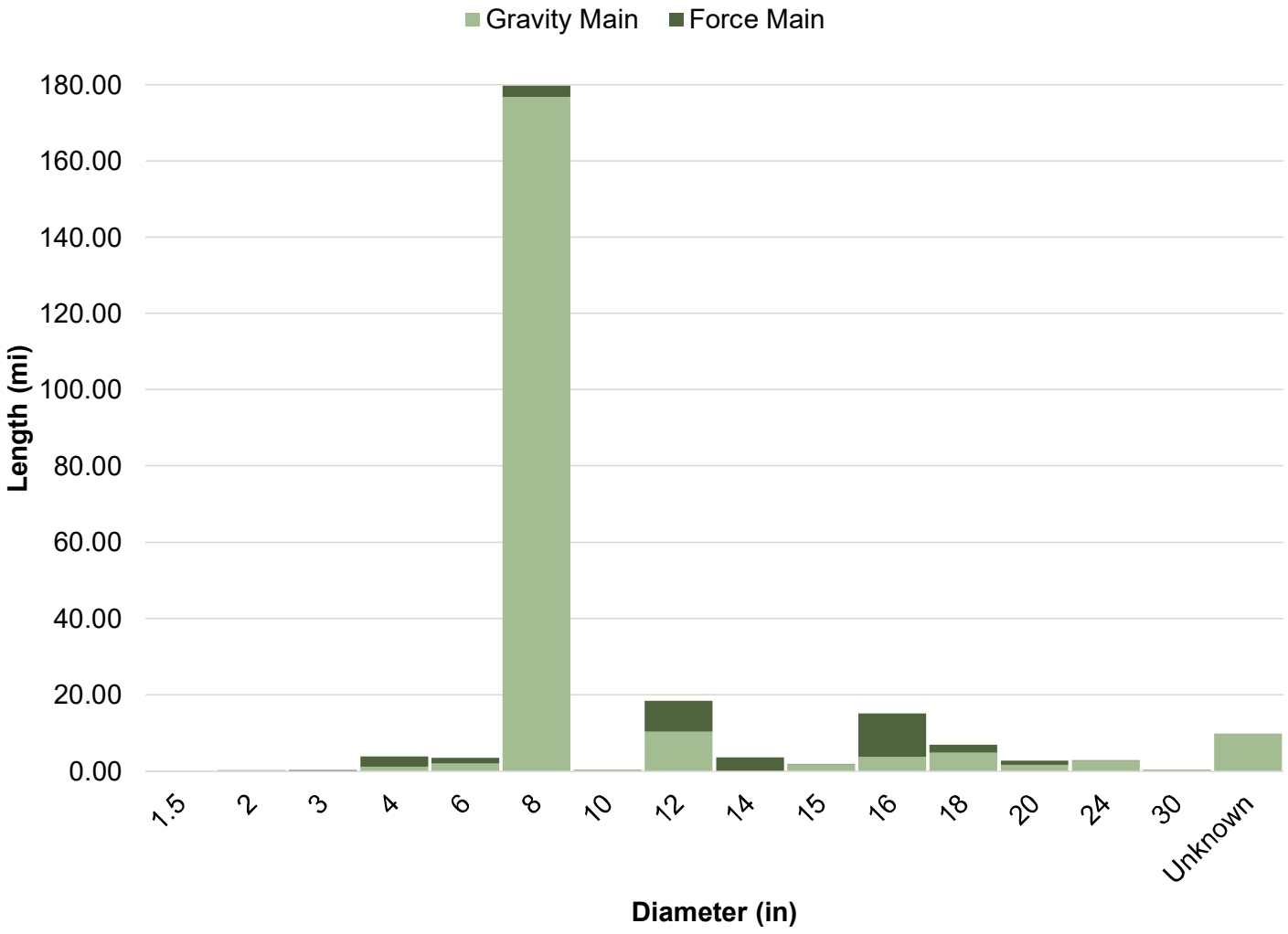


Inventory and Description of Existing Infrastructure

The existing sanitary sewer infrastructure serving current residents and businesses in Holly Springs consists of the following primary components:

- **Utley Creek Water Reclamation Facility:** The UCWRF is the wastewater treatment facility that services the Town of Holly Springs. It receives and treats up to 6 MGD of wastewater collected from gravity sewers, pump stations, and force mains within the Town's service area, ensuring that discharged effluent meets environmental standards and supports sustainable community growth. The UCWRF treats wastewater to meet the standards for reclaimed water distribution.
- **Gravity Sewers:** Gravity sewers run downhill and are the main method of conveying wastewater to pump stations and treatment plants. Holly Springs maintains approximately 216 miles of gravity sewer pipes ranging from 4-inch diameter laterals serving residential streets up to 30-inch trunk mains transporting flows from multiple sewer basins. A trunk sewer is a large-capacity pipeline that collects wastewater from multiple smaller mains and conveys it toward a regional pump station or treatment facility.
- **Pump Stations:** Sanitary sewer pump stations pressurize and lift wastewater in low-lying areas to convey it towards the UCWRF. The Town currently operates 23 strategically located pump stations.
- **Force Mains:** Pressurized pipelines transport wastewater from pump stations to gravity mains, downstream pump stations, or directly to the UCWRF. Holly Springs maintains approximately 34 miles of force main pipes ranging from 3-inch to 24-inch diameter.

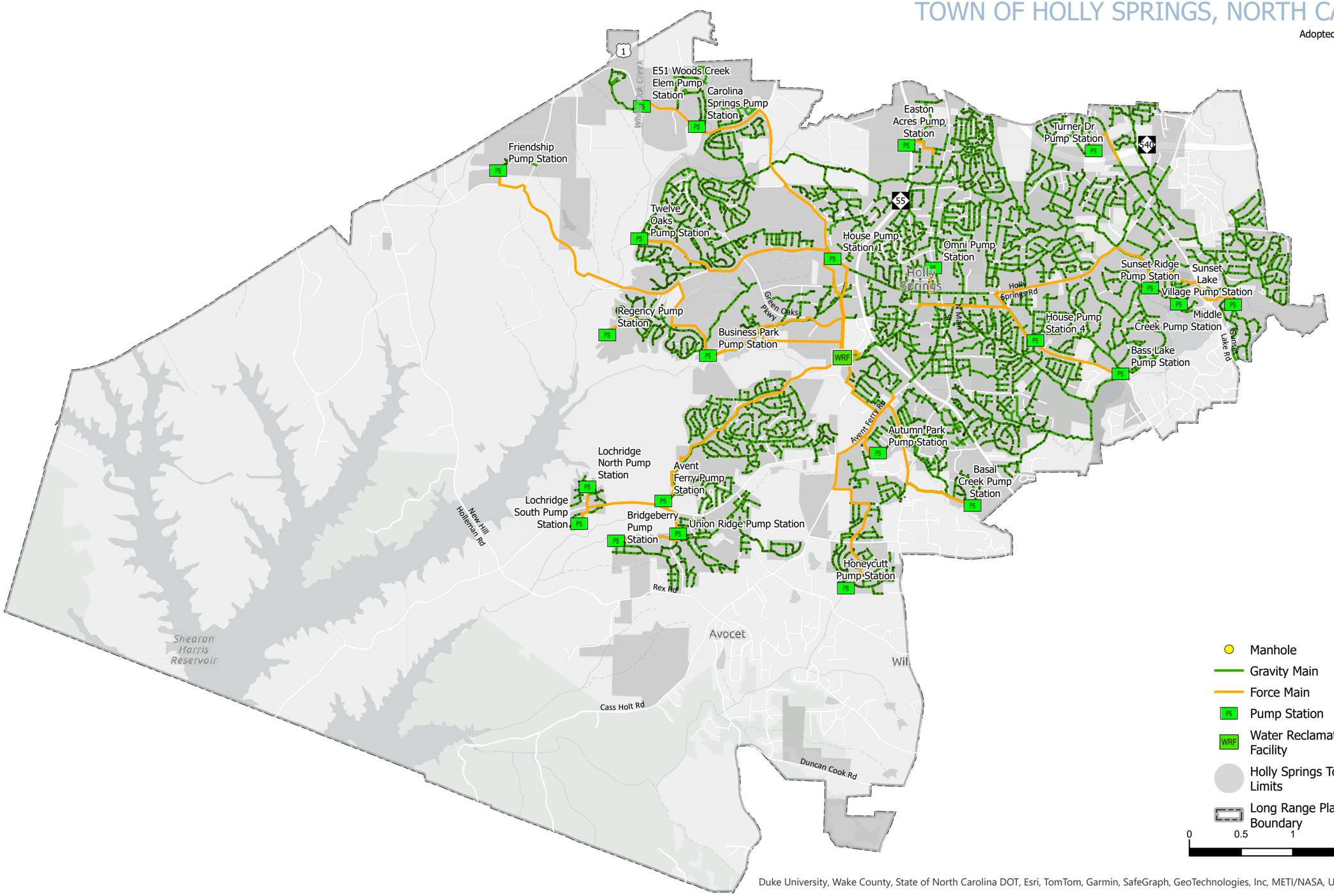
The Town of Holly Springs' existing GIS mapping data for the sanitary sewer system, maintained by the Town, was utilized in the sanitary sewer system analysis. A comprehensive analysis was conducted to assess the capacity and performance of the existing sanitary sewer system.



Existing Sanitary Sewer System

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



- Manhole
- Gravity Main
- Force Main
- Pump Station
- Water Reclamation Facility
- Holly Springs Town Limits
- Long Range Planning Boundary

0 0.5 1 1.5 2 Miles

Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

EXISTING SYSTEM ANALYSIS

System Flow Monitoring

Flow monitoring devices and rain gauges were installed for a three month period in strategic locations throughout the sanitary sewer network to collect data on wastewater volumes, velocity, depth, and rainfall amounts. Flow monitoring targets wet weather periods to quantify infiltration and inflow (I/I). Infiltration and inflow (I/I) refers to the unintended entry of groundwater (infiltration) and stormwater (inflow) into the sanitary sewer system, which can lead to sanitary sewer overflows, increased operational costs at pump stations and treatment plants, and infrastructure damage. The data collected informs future system upgrades and maintenance priorities.

Sanitary Sewer Model Development and Calibration

A hydraulic model of the Town's sanitary sewer system was developed to allow the Town to better understand the impact of growth and future sanitary sewer demands. Using a specialized hydraulic modeling software that enables simulation and analysis of complex sewer networks, the model quantifies how much sanitary sewer flow the system can convey and identifies potential deficiencies so that they may be addressed before becoming a problem. The model incorporates infrastructure data from existing GIS and as-built drawings, flow monitoring results, and future land use information. Calibration was performed by adjusting the model to achieve agreement between predicted and observed flows at key locations. This process ensures reliable predictions of system behavior for the current day and in the future.

Wastewater Treatment

The Town of Holly Springs treats wastewater at the UCWRF, which currently operates at 6 million gallons per day (MGD). A planned expansion of this facility will increase capacity from 6 MGD to 8 MGD by 2029, supporting near-term growth projections and maintaining service reliability.

Looking beyond 2029, the Town is proactively exploring additional alternatives to further expand wastewater treatment capacity beyond 8 MGD. Developers are encouraged to design projects that fit within the existing treatment limits or contribute to long-term infrastructure solutions.

Based on current growth forecasts, the Town of Holly Springs anticipates a future treatment capacity at build out of the Town's future service area of approximately 16 MGD. To meet this projected need, phased infrastructure improvements will be required throughout the planning horizon to ensure the system can reliably support future demand.

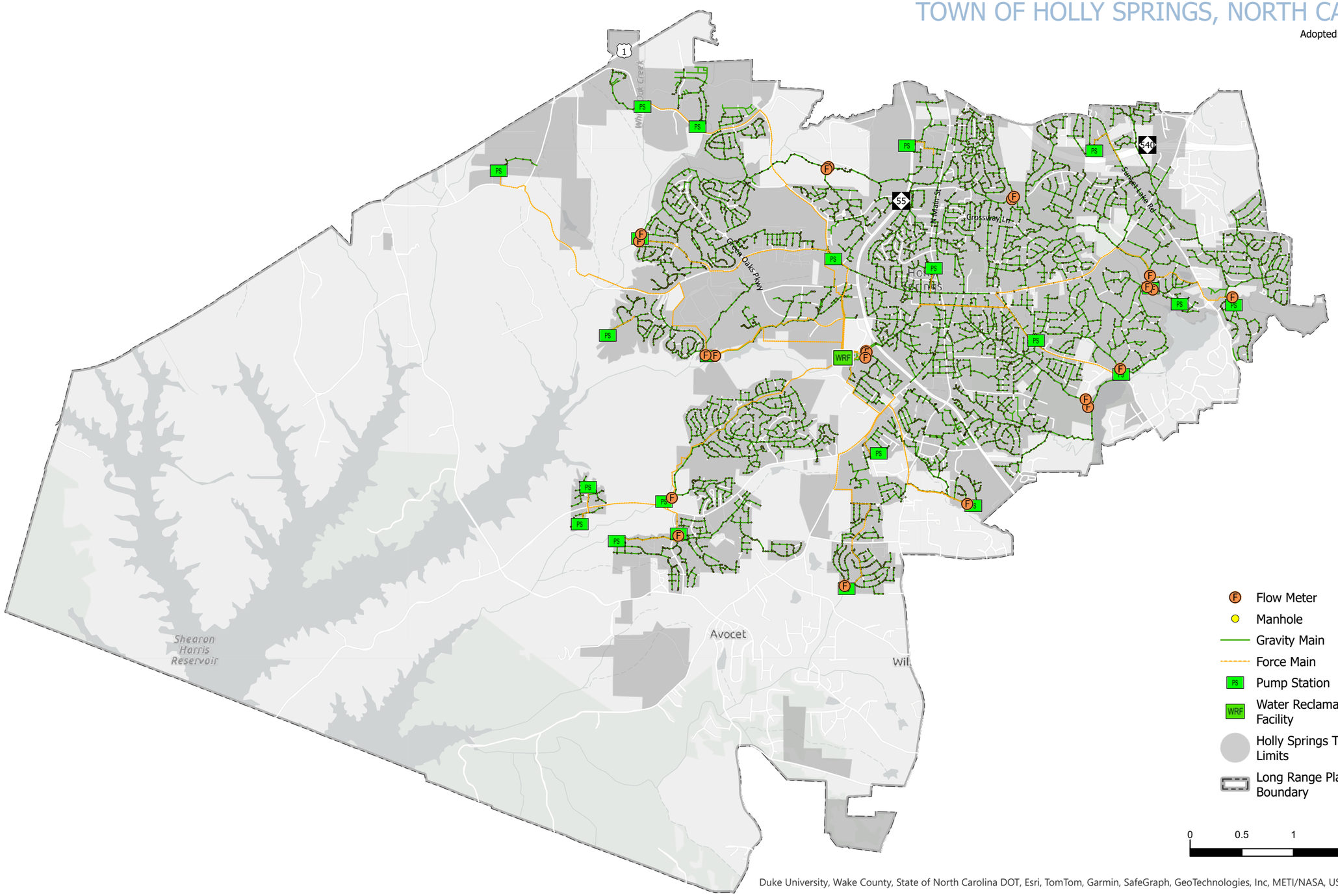
The Town's ability to secure additional treatment capacity will directly influence its capacity to support future development. As such, infrastructure planning and investment remain critical to sustaining growth and protecting public health. The Town routinely updates demand projections to ensure anticipated growth is in line with current infrastructure planning.

This model will be used by the Town as a tool to understand sanitary sewer capacity/availability in the system, and when detailed capacity studies may be required.

Sanitary Sewer Flow Meter Locations

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

DEMAND FORECASTING

Population and land use projections were developed in coordination with **Section 1: Land Use and Character Plan | Small Area Plans** of the Comprehensive Plan. Demand forecasting considers:

- Planned residential, commercial, and industrial developments
- Per capita wastewater generation rates
- Inflow and infiltration contributions

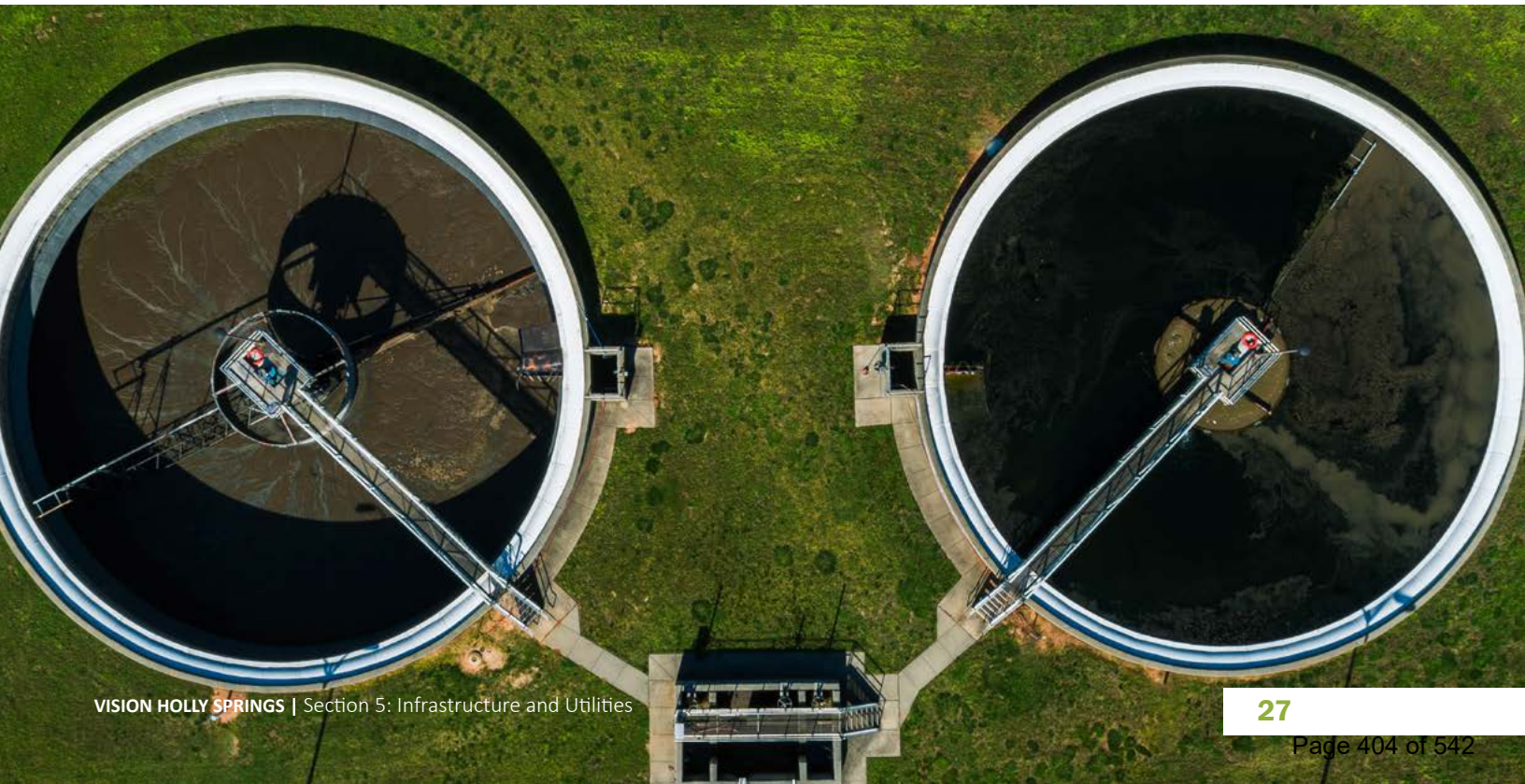
These forecasts inform the sizing and phasing of future system improvements to prevent capacity issues and maintain regulatory compliance.

Future System Analysis

With continued growth expected in Holly Springs, the sanitary sewer system must adapt to serve new development while maintaining service to existing customers. As described in Section 1, sanitary sewer flow forecasting was completed to project future sanitary sewer flows in accordance with the Town's Future Land Use Map (FLUM), which can be found online on the Town of Holly Springs website.

Basin Planning

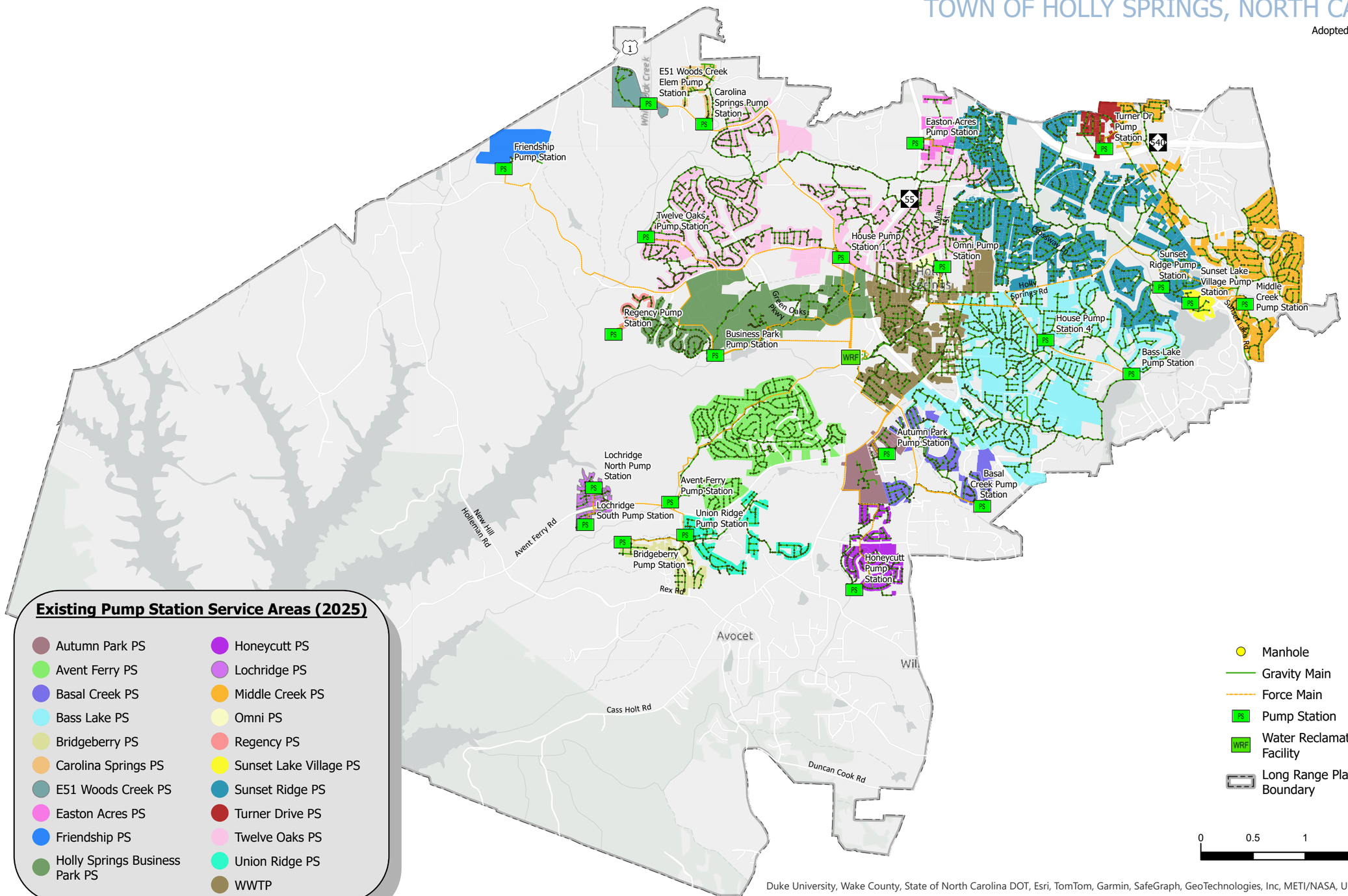
The Town is divided into multiple sanitary sewer basins each draining to the UCWRF. A sanitary sewer basin is a defined geographic area within a town or city where wastewater generated by homes and businesses is collected and conveyed through a network of gravity sewer pipes and outfall to pump stations. Each basin typically includes all the properties and infrastructure that drain into a particular pump station. Basin planning ensures balanced flows, avoids bottlenecks, and prioritizes upgrades where they are most needed. Critical basins are analyzed for capacity limitations and opportunities to optimize pump station placement. These basins are served by existing pump stations or drain directly to the plant. The following map shows existing sanitary sewer connections and their downstream pump stations or other existing sanitary sewer infrastructure.



Existing Pump Station Service Areas

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



Existing Pump Station Service Areas (2025)

- Autumn Park PS
- Avent Ferry PS
- Basal Creek PS
- Bass Lake PS
- Bridgeberry PS
- Carolina Springs PS
- E51 Woods Creek PS
- Easton Acres PS
- Friendship PS
- Holly Springs Business Park PS
- Honeycutt PS
- Lochridge PS
- Middle Creek PS
- Omni PS
- Regency PS
- Sunset Lake Village PS
- Sunset Ridge PS
- Turner Drive PS
- Twelve Oaks PS
- Union Ridge PS
- WWTP

- Manhole
- Gravity Main
- Force Main
- Pump Station
- Water Reclamation Facility
- Long Range Planning Boundary

0 0.5 1 1.5 2 Miles

Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

TOWN PRIORITIES

Sanitary Sewer Planning

The sanitary sewer model will be used as a tool to understand and evaluate the sanitary sewer capacity/availability in the system. As growth of the Town's sanitary sewer system continues, updates to the sanitary sewer model addressing physical system growth, existing flows, and future growth will be incorporated.

Growth of the Town's sanitary sewer system via gravity sewer, force mains, and pump stations shall balance short-term needs with planned future growth. Designs involving public sanitary sewer infrastructure shall be in accordance with the Town's Engineering Design and Construction Standards.

Proposed trunk sewer and force main routing designs shall consider the following:

- **Topography:** Avoid steep grades and minimize high points to reduce air release valve needs for force mains, and minimize pipelines being installed at depths of 20' or deeper.
- **Existing Infrastructure:** Align with existing easements and utility corridors where feasible.
- **Roadway Corridors:** Force main alignments shall avoid using existing NCDOT right-of-way unless approved in advance by the Town and NCDOT.
- **Environmental Constraints:** Minimize impacts to wetlands, riparian buffers, and protected areas unless unavoidable.
- **Future Development:** Coordinate with the FLUM and anticipated growth zones.
- **Property Limits:** Sanitary sewer lines installed by property owners should be constructed along the full extent of the adjacent right-of-way or through the entire property as appropriate to permit further extension to adjacent properties.
- **Accessibility:** Developers should provide sanitary sewer service to all lots within a subdivision and provide service to all upstream adjacent properties.
- **Force Main Velocity:** Pump station and force main designs shall ensure that velocity ranges for sewage in force mains meet applicable state and local requirements and are adequate to avoid solids settling.
- **Developer Responsibilities:** Developers shall be responsible for funding system upgrades required to accommodate the additional sanitary sewer demands generated by their projects.
- **Power Transmission:** Sanitary sewer pipelines and facilities located near or crossing power transmission lines shall be coordinated to meet applicable safety and separation requirements.

Pump station designs shall consider the following:

- **Sizing:** Each pump station must be sized to serve the entire sanitary sewer basin at buildout, reflecting projected land use and population growth. To size pump stations for buildout, phasing may be implemented.
- **Impacts to Surrounding Areas:** Pump stations should be located and designed to minimize noise, odor, and other nuisance conditions in surrounding areas.
- **Location:** Pump Station locations should efficiently serve the defined sanitary sewer basin with appropriate flow considerations. Locations for future pump stations shall be determined in accordance with the Master Plan and Comprehensive Plan.
- **Gravity Sewer:** It is recommended to evaluate gravity sewer alternatives prior to implementing pump station alternatives. The use of pump stations will be assessed in alignment with the Master Plan under specific conditions.

New Development Coordination

All new developments within the Town must incorporate sanitary sewer infrastructure that meets current Town standards, including required improvements to the Town's sanitary sewer collection system including gravity sewer, pump stations, and force mains. Proposed infrastructure sizing will align with the Town's sanitary sewer model to serve the entire basin at buildout and support future residential, commercial, and industrial growth.To accomplish this, the Town will engage proactively with developers during the planning and design phases, confirming that gravity sanitary sewer, pump stations, force mains, and service connections are integrated into site plans. Development submissions will undergo review for compliance with sanitary sewer standards, and technical guidance will be provided to facilitate integration with the Town's sanitary sewer system.

Regional Pump Station Recommendations

The Town of Holly Springs views the development of regional pump stations as a strategic investment in infrastructure. These regional pump stations will provide regional capacity for sanitary sewer, within the upstream basin. In addition to gravity sanitary sewer extensions, additional local pump stations may be required within the basin boundaries to convey wastewater to the proposed regional pump station locations. The development of these regional pump stations will be driven by several key objectives:

- Enhancing system resilience and redundancy
- Eliminates interim pump stations
- Improving operational efficiency
- Supporting projected growth in targeted sanitary sewer basins at full build out
- Reducing the risk of sanitary sewer overflows (SSOs) during peak flow conditions

Proposed locations for regional pump stations include:

- Sweet Springs Regional Pump Station (Expected to pump to the proposed Buckhorn Creek Regional Pump Station)
- Buckhorn Creek Regional Pump Station
- East Regional Pump Station
- New Hill Regional Pump Station
- Norris Branch Regional Pump Station (Expected to consolidate the Lochridge South, Union Ridge Avent Ferry, and Bridgeberry Pump Stations)
- White Oak Regional Pump Station (Expected to pump to the proposed New Hill Regional Pump Station)
- Middle Creek Regional Pump Station (Upgrades to an existing pump station)

As new regional pump stations are brought online, the Town aims to optimize the sanitary sewer network by redirecting flows and consolidating existing pump stations wherever feasible. Final locations of Regional Pump Stations should consider opportunities to abandon other existing pump stations. For example, the Buckhorn Creek Pump Station may allow for the abandonment of Honeycutt Pump Station and other currently proposed pump stations.

Future Regional Pump Station Locations

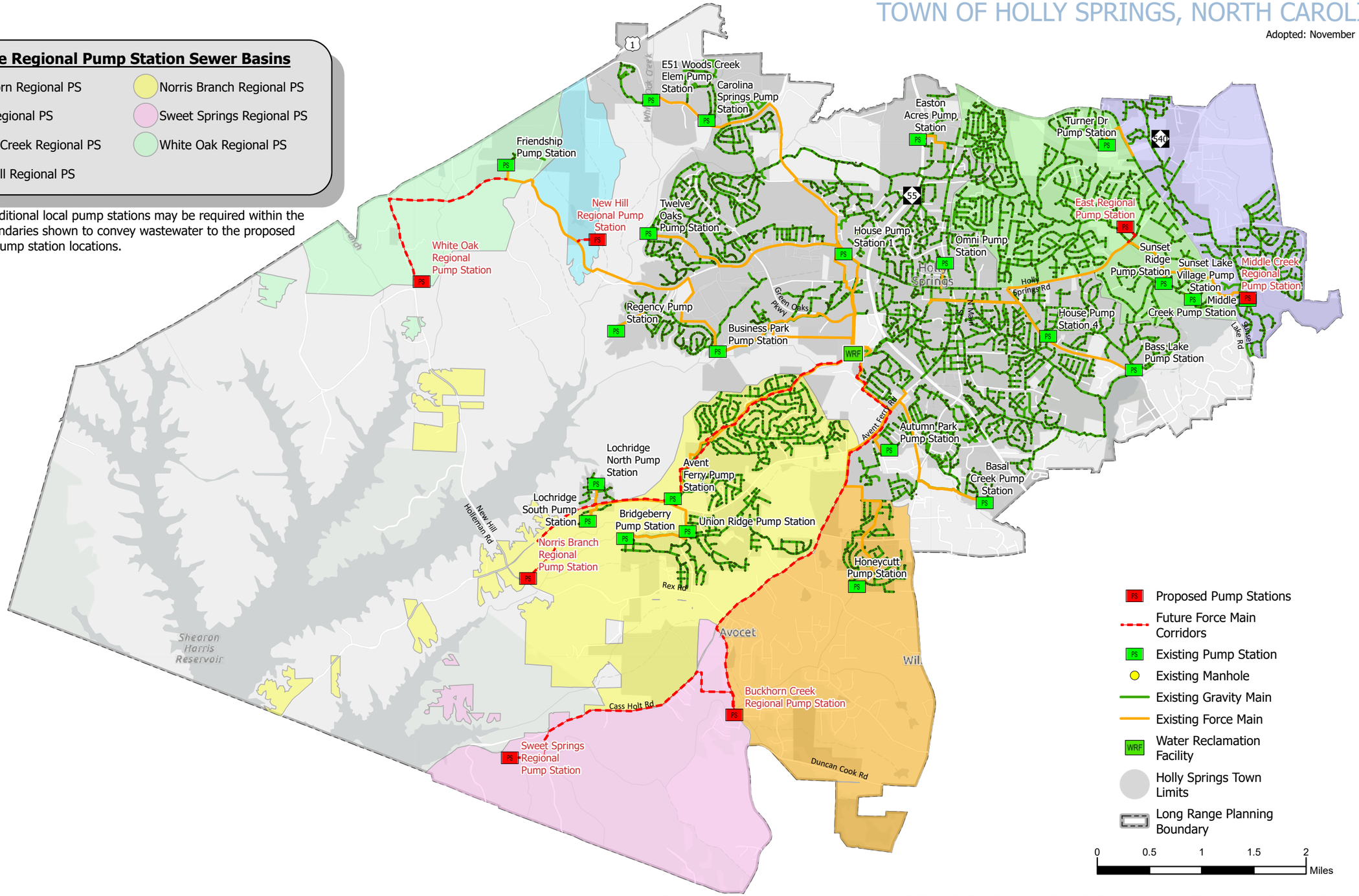
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025

Future Regional Pump Station Sewer Basins

- Buckhorn Regional PS
- East Regional PS
- Middle Creek Regional PS
- New Hill Regional PS
- Norris Branch Regional PS
- Sweet Springs Regional PS
- White Oak Regional PS

NOTE: Additional local pump stations may be required within the basin boundaries shown to convey wastewater to the proposed regional pump station locations.



Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Priority Investment Areas

In alignment with the Town's sanitary sewer modeling efforts, Priority Investment Areas will be designated to guide strategic infrastructure investment. These areas represent the highest priorities for sanitary sewer improvements and are selected based on system performance, growth projections, and operational needs.

Investing in these areas enables the Town to:

- Focus community investments where they will deliver the greatest impact.
- Address aging infrastructure and alleviate capacity constraints in rapidly developing zones.
- Ensure timely upgrades to trunk lines, pump stations, and force mains.

All infrastructure investments will be evaluated not only for their immediate utility, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Priority Investment Areas are currently being assessed in conjunction with the Town's ongoing sanitary sewer model development, calibration, and master planning. A detailed map illustrating these designated areas will be included in the updated documentation, scheduled for release in early 2026.

IMPLEMENTATION PLAN

Sanitary Sewer—Provide resilient, environmentally responsible wastewater collection and treatment that safeguards public health, supports sustainable growth, and protects regional water resources.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1	Update and implement a multi-year CIP for sanitary sewer projects.	Utilities + Infrastructure	Near-Term
2	Reduce inflow and infiltration through proactive maintenance and rehabilitation of aging infrastructure.	Utilities + Infrastructure	Near-Term
3	Upgrade gravity sewers, pump stations, and force mains to accommodate future flows and reduce overflows.	Utilities + Infrastructure	Ongoing
4	Seek diverse funding sources, including grants and developer contributions, for system improvements.	Utilities + Infrastructure	Near-Term
5	Implement comprehensive flow monitoring and hydraulic modeling to identify and address system deficiencies.	Utilities + Infrastructure	Near-Term
6	Expand and modernize the Utley Creek Water Reclamation Facility to increase treatment capacity.	Utilities + Infrastructure	Ongoing
7	Develop regional pump stations to consolidate facilities and enhance system resilience.	Utilities + Infrastructure	Long-Term
8	Engage developers in funding and designing infrastructure upgrades required for new projects.	Utilities + Infrastructure, Development Services	Ongoing
9	Promote community education on water conservation and pollution prevention.	Utilities + Infrastructure	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years

SUSTAINABILITY AND RESILIENCE INITIATIVES

- **Regional Pump Stations:** To support long-term resilience and accommodate anticipated growth, the Town of Holly Springs prioritizes the strategic upgrade and installation of regional pump stations. These investments are designed to enhance system reliability, improve operational efficiency, and reduce the risk of service interruptions. As part of the Town's sustainability initiatives, new pump stations incorporate energy-efficient pumps and advanced control systems, along with backup power capabilities to ensure uninterrupted service during severe weather events or power outages. Additionally, regional pump stations offer opportunities to consolidate existing facilities, thereby reducing the number of assets the Town must operate and maintain—streamlining operations and lowering lifecycle costs.
- **Rehabilitation and Replacement of Aging Gravity Mains:** Proactively identifying and rehabilitating or replacing aging gravity sewer mains is essential to prevent failures, reduce inflow and infiltration, and extend infrastructure lifespan. These efforts protect public health and the environment while maintaining regulatory compliance. Sustainability is supported through trenchless technologies that minimize surface disruption, and resilience is enhanced by prioritizing upgrades in flood-prone or high-risk areas.
- **Inflow and Infiltration Reduction:** Employing comprehensive flow monitoring and proactive maintenance programs helps identify and address sources of inflow and infiltration throughout the sanitary sewer system. Regular inspections and targeted repairs help reduce excess stormwater and groundwater entry, optimizing system capacity and lowering the risk of sanitary sewer overflows. These initiatives support sustainability by reducing unnecessary treatment volumes and energy use, and resilience by improving system performance during heavy rainfall and storm events.
- **Community Engagement and Education:** Ongoing outreach initiatives promote water conservation and pollution prevention among residents and businesses. Through educational campaigns, workshops, and collaborative events, the Town encourages responsible water use and proper waste disposal. These efforts empower the community to actively support the sanitary sewer system, protect water resources, and contribute to long-term sustainability. Resilience is fostered by building public awareness and preparedness for infrastructure challenges.
- **Water Quality Improvements:** Planned upgrades at UCWRF aim to improve the quality of treated effluent, further protecting Utley Creek and the Town's water resources. Sustainability is advanced through the integration of nutrient removal technologies and energy-efficient treatment processes. Resilience is supported by enhancing the facility's capacity to handle peak flows and adapting to future regulatory requirements.

CHAPTER 4

STORMWATER SYSTEM

WHAT'S INSIDE:

System Description
Existing Stormwater Program
Future Stormwater Program
Implementation Plan
Sustainability and Resilience Initiatives

SYSTEM DESCRIPTION

The Town of Holly Springs owns and operates a Municipal Separate Storm Sewer System (MS4) within its corporate limits in Wake County, North Carolina. The MS4 discharges into both the Neuse River Basin and Cape Fear River Basin. Receiving waters include Middle Creek, Basal Creek, Rocky Branch, Little White Oak Creek, White Oak Creek, Big Branch, Little Branch, Utley Creek, Norris Branch, Cary Branch, Jim Branch, Buckhorn Creek, and several unnamed tributaries.

Current MS4 GIS mapping of the public and private storm sewer system includes locations of manholes, junction boxes, culvert pipes and road crossings, ditches and discharges, as well as associated material and size descriptions associated with each of these features. The public system is owned, operated, and maintained by the Town, while the private system is located on private property and not owned or maintained by the Town. These may include pipes serving individual developments, subdivisions, or commercial properties outside the public right-of-way or municipal easements. Most of the storm sewer system (public and private) has been mapped and is regularly updated as new development occurs. The Town requires digital as- builts to be submitted as part of the development process, and this information is added to the existing mapping so that a current database is maintained. The map on the following page shows the Town's current service area along with the extent of mapping of the conveyance system owned and maintained by the Town.

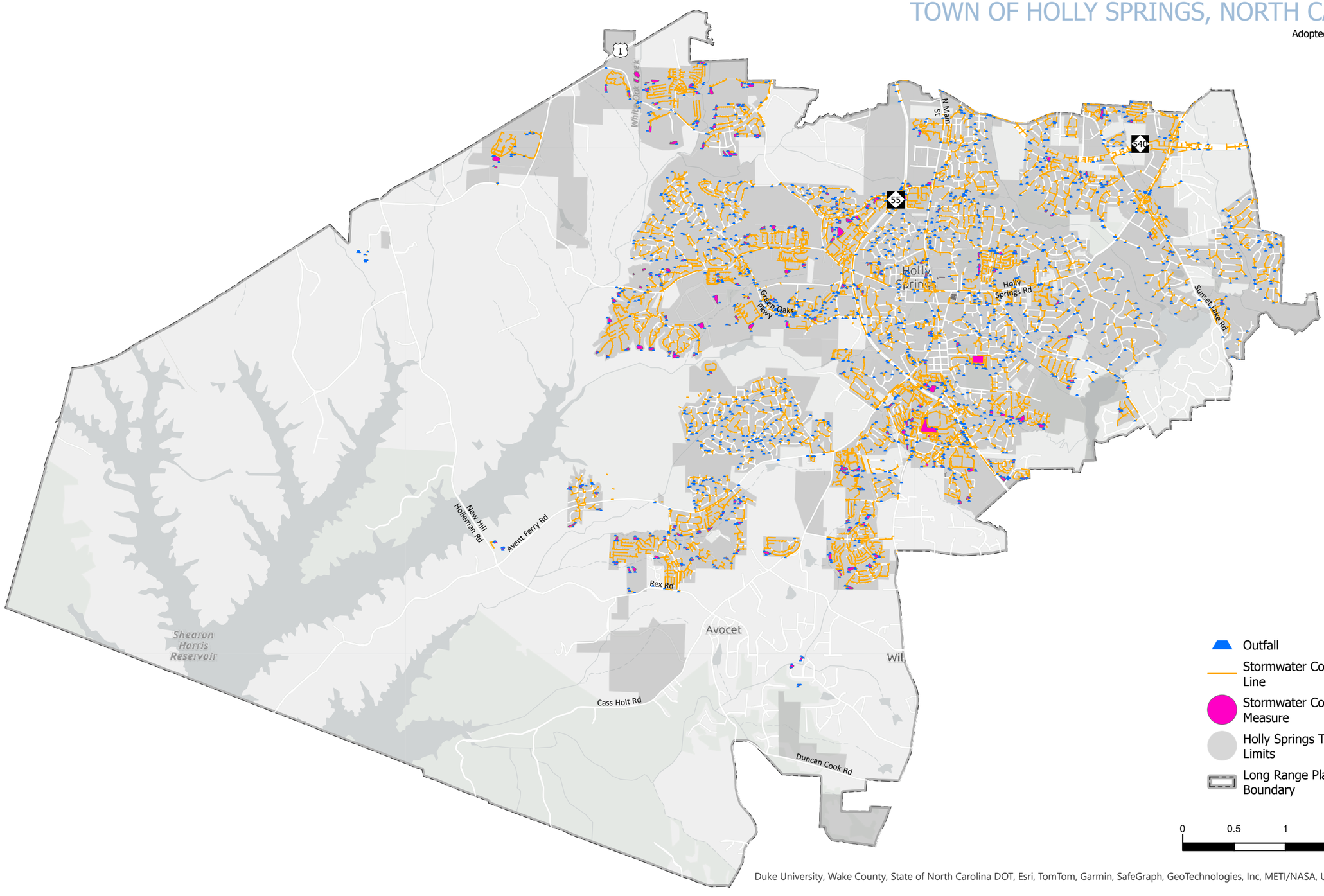
Several documents were referenced for the current update of the Comprehensive Plan, including:

- Town of Holly Springs Secondary and Cumulative Impacts Mitigation Management Plan (2025)
- Town of Holly Springs Stormwater Management Plan (2023)
- Town of Holly Springs NPDES MS4 Permit No. NCS000495 (2023)
- Town of Holly Springs Sustainability Action Plan (2023)
- Upper Middle Creek Watershed Action Plan (2020)
- Vision Holly Springs Comprehensive Plan (2007)
- Interviews with Town staff

Existing Stormwater System

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



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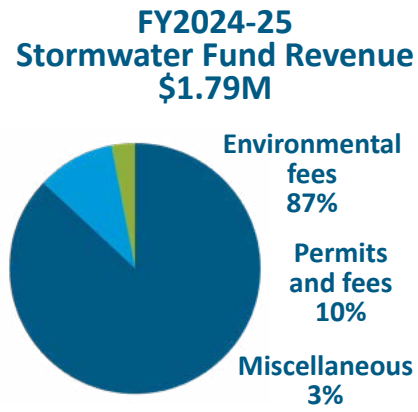
EXISTING STORMWATER PROGRAM

Stormwater management in the Town of Holly Springs encompasses both point and non-point source runoff, with the goal of reducing downstream erosion, water quality degradation, and flooding, as well as mitigating the adverse effects that land use changes have on the aquatic environment. Under the Clean Water Act, both point and non-point sources are regulated through the National Pollutant Discharge Elimination System (NPDES) permit program. The Town's NPDES Phase II MS4 Permit became effective December 1, 2005, and requires the implementation of six minimum control measures:

- Public Education and Outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site stormwater runoff control
- Post-construction stormwater management for new development and redevelopment
- Pollution prevention/good housekeeping for municipal operations

The Town must maintain adequate funding and staffing to implement and manage the provisions of the Stormwater Management Plan, comply with the requirements of the NPDES Phase II MS4 Permit, and manage the Town's storm sewer system. The Stormwater Enterprise Fund, established in 2014, funds the programmatic elements that maintain MS4 permit compliance. In FY2024-25, the stormwater fund collected approximately $1.79 million in operating revenue, with 87% from environmental fees, 10% from permits and fees, and 3% from miscellaneous sources. Residential properties pay a flat monthly fee, while commercial properties are charged a fee according to a unit of measure of impervious surface defined as an "Equivalent Residential Unit" or ERU. The current level of funding allowed the Town to secure a dedicated stormwater maintenance crew that performs needed maintenance and repairs on the existing storm sewer system.



The intent of the Stormwater Utility Fee is to provide an avenue for community investment projects and maintenance of the Town's storm drainage network, in addition to the programmatic and administrative functions required for MS4 permit compliance. However, sufficient funding is not currently available to fund these initiatives. Historically, reserve funding has been used to fund larger CIP projects, but the current level of funding is also not sufficient to replenish or build up resources to fund periodic implementation of CIP projects.

Despite the current funding limitations, the Town is proactively managing the storm sewer system, using Cityworks software to track the age of infrastructure and utilize lifecycle management tools to plan for future community investment projects when additional funding becomes available. This tool is also being used to transition to data-driven decision-making for asset management. For example, infrastructure data informs a weighted prioritization matrix developed by the Town to guide decision-making when programming and scheduling maintenance and repair projects as funding allows.

FUTURE STORMWATER PROGRAM

To continue the core mission of meeting regulatory requirements and community needs while also building upon its current success, the Town's Stormwater Program will expand its scope across five strategic focus areas: infrastructure planning, programs, local regulations, treatment regionalization, and implementation. These areas reflect the Town's commitment to proactive planning, environmental stewardship, and resilient development.

Infrastructure Planning

The Town will continue to refine data collected on the stormwater system within the MS4 service area. This data is a foundational component that will enable a Town-wide Stormwater Infrastructure Capacity Study to assess current system capacity and model future conditions that are based on the Future Land Use Map (FLUM) and the impacts of climate change such as increased rainfall intensities. The Town of Holly Springs FLUM can be found online on the Town of Holly Springs website. The Town will utilize its existing framework to prioritize infrastructure upgrades and refine it as needed in response to additional data and priorities.

Programs

Programmatically, the Town will continue successful implementation of the Stormwater Management Program under NPDES Phase II regulations, including the implementation of Nutrient Sensitive Waters (NSW) rules, post-construction stormwater controls, and the Flood Damage Prevention Program. Strict enforcement of post- construction controls and SCM maintenance agreements will continue.

Moving forward, the Town will use the EPA's Nine Minimum Elements of a Watershed Plan (which guides communities in creating effective watershed plans to reduce pollution and improve water quality) to qualify for and pursue funding through the Section 319 Grant Program to assist with project implementation and improve water quality within the MS4 service area. A pilot program for green street designs in Innovation Villages and Regional Centers as defined in the Future Land Use Map will be developed to manage stormwater runoff and enhance placemaking within high-density areas. The Town will encourage low-impact development (LID) and permeable surfaces across all land uses, especially in high-density zones, and incentivize maximizing open space in proposed developments, similar to the approach required for Conservation Developments.

Rain garden integrated to urban environment (KH, Hillsborough Street). Anchors space and creates a "place" / landmark.

Local Regulations

Looking ahead, Holly Springs intends to update its local stormwater regulations to improve alignment of development with environmental stewardship and community resiliency. The Town recognizes that rapid growth places pressure on streams, wetlands, and floodplains, and that stronger local standards are necessary to protect these resources. Future regulatory updates will emphasize green infrastructure and low-impact development as standard practices in higher-density and mixed-use areas, ensuring that new growth contributes to improved water quality, reduced flooding risk, and enhanced community amenities.

The Town also plans to strengthen requirements for hydrologic and hydraulic studies in sensitive basins and areas with known flooding concerns, providing a more standardized basis for project review and capital planning. Building on its existing enforcement of riparian buffer protections and flood damage prevention standards that exceed FEMA minimums, Holly Springs will continue to designate floodplains and critical open spaces for permanent preservation. These updates are intended not only to mitigate risk but also to create long-term benefits for residents, including safer neighborhoods, cleaner waterways, and an interconnected system of open space and greenways that supports both recreation and habitat.

New Development Coordination

All new developments within the Town must comply with current stormwater regulations and Town standards. Stormwater infrastructure shall be sized and designed in accordance with the Town's latest requirements to ensure long-term system performance and capacity.To achieve this, the Town will work proactively with developers during planning and design to confirm that all required stormwater components are fully integrated into site plans. Each development submission will undergo a comprehensive review for compliance with stormwater standards, and technical guidance will be provided to support proper design and integration.

Treatment Regionalization

The Town will perform a feasibility study to identify stormwater control measures (SCM) retrofit opportunities or locations where SCMs can be established on Town property. Retrofit projects will be prioritized for existing SCMs located in the Neuse River Basin and other critical areas. Opportunities to leverage public-private partnerships and incentivize exceeding minimum stormwater design requirements for infill development will be explored as well as partnership opportunities to fund and implement SCMs in beneficial locations for watersheds across jurisdictional boundaries. Finally, stream restoration and urban tree buffer preservation and enhancement will be prioritized in the Upper Middle Creek watershed to improve water quality where regional SCM opportunities are limited.

IMPLEMENTATION PLAN

Stormwater—Protect water quality, reduce flooding risks, and enhance community resilience through effective, sustainable stormwater management and infrastructure planning.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1	Develop and implement a multi-year CIP for stormwater projects.	Utilities + Infrastructure, Development Services	Near-Term
2	Promote low-impact development, permeable surfaces, and green infrastructure in new and existing developments.	Utilities + Infrastructure, Development Services	Near-Term
3	Implement a pilot program for green street designs in Innovation Villages and Regional Centers to manage stormwater runoff and enhance placemaking within high-density areas.	Utilities + Infrastructure, Development Services	Near-Term
4	Pursue Section 319 Grant Program funding for watershed improvements.	Utilities + Infrastructure, Development Services	Medium-Term
5	Conduct a Town-wide Stormwater Infrastructure Capacity Study to guide future upgrades.	Utilities + Infrastructure, Development Services	Medium-Term
6	Conduct a Town-wide study to identify stormwater control measure (SCM) retrofit opportunities to improve water quality.	Utilities + Infrastructure, Development Services	Medium-Term
7	Prioritize riparian buffer protections and flood damage prevention measures exceeding FEMA standards.	Utilities + Infrastructure, Development Services	Ongoing
8	Maintain and expand the Municipal Separate Storm Sewer System (MS4) to meet regulatory requirements.	Utilities + Infrastructure, Development Services	Ongoing
9	Implement and enforce NPDES Phase II MS4 Permit provisions, including public education, illicit discharge detection, and pollution prevention.	Utilities + Infrastructure, Development Services	Ongoing
10	Strengthen local stormwater regulations to protect streams, wetlands, and floodplains.	Utilities + Infrastructure, Development Services	Ongoing
11	Encourage community involvement in stormwater management and environmental stewardship.	Utilities + Infrastructure, Development Services	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

SUSTAINABILITY AND RESILIENCE INITIATIVES

Sustainability is a core principle guiding how the Town of Holly Springs manages growth and delivers municipal services. The Town is committed to reducing operational costs and environmental impacts while building long-term resiliency across its systems.

Key efforts include implementing low-impact development practices, adopting sustainable purchasing practices, and supporting urban forestry initiatives—such as the Town's Tree City USA designation and annual Arbor Day celebrations.

In alignment with these goals, the Town's stormwater sustainability initiatives include:

- **Continue emphasis on improving water quality:** The Town will pursue available funding to assist with project implementation and improve water quality within the MS4 service area. Additionally, green street designs in Innovation Villages and Regional Centers will be encouraged to manage stormwater runoff and enhance placemaking within high-density areas. The Town will also encourage low-impact development (LID) and permeable surfaces across all land uses, especially in high-density zones, and incentivize maximizing open space in proposed developments, similar to the approach required for Conservation Developments.
- **Enforce riparian buffer protections:** The Town actively enforces regulations that establish and maintain vegetated buffer zones along streams, rivers, and other water bodies. These riparian buffers serve as natural filters, trapping sediment and pollutants before they can enter local waterways, which helps to improve water quality. Additionally, these protected areas provide essential habitat for wildlife, contribute to erosion control, and help moderate stream temperatures, ultimately supporting a healthier and more resilient ecosystem within the community.
- **Implement flood damage prevention measures:** Holly Springs has adopted floodplain management practices that go beyond the minimum standards set by the Federal Emergency Management Agency (FEMA). By instituting stricter standards, enhanced land use planning, and proactive maintenance of drainage systems, the Town reduces the risk of flood damage to homes, businesses, and public infrastructure. These measures ensure greater protection for residents and property owners, lower the likelihood of costly disaster recovery, and foster long-term community resilience in the face of increasingly frequent and severe weather events.
- **Use the Secondary and Cumulative Impacts Mitigation Management Plan (2024):** The Town utilizes this comprehensive plan to systematically assess and address the broader, long-term environmental impacts associated with ongoing growth and infrastructure development. By evaluating both direct and indirect effects on water quality, open space, and habitat, the plan enables Holly Springs to identify cumulative risks and prioritize mitigation actions. This coordinated approach ensures that development proceeds in a manner that safeguards natural resources, balances economic and environmental goals, and preserves the community's quality of life for future generations.

CHAPTER 5

RECLAIMED WATER SYSTEM

WHAT'S INSIDE:

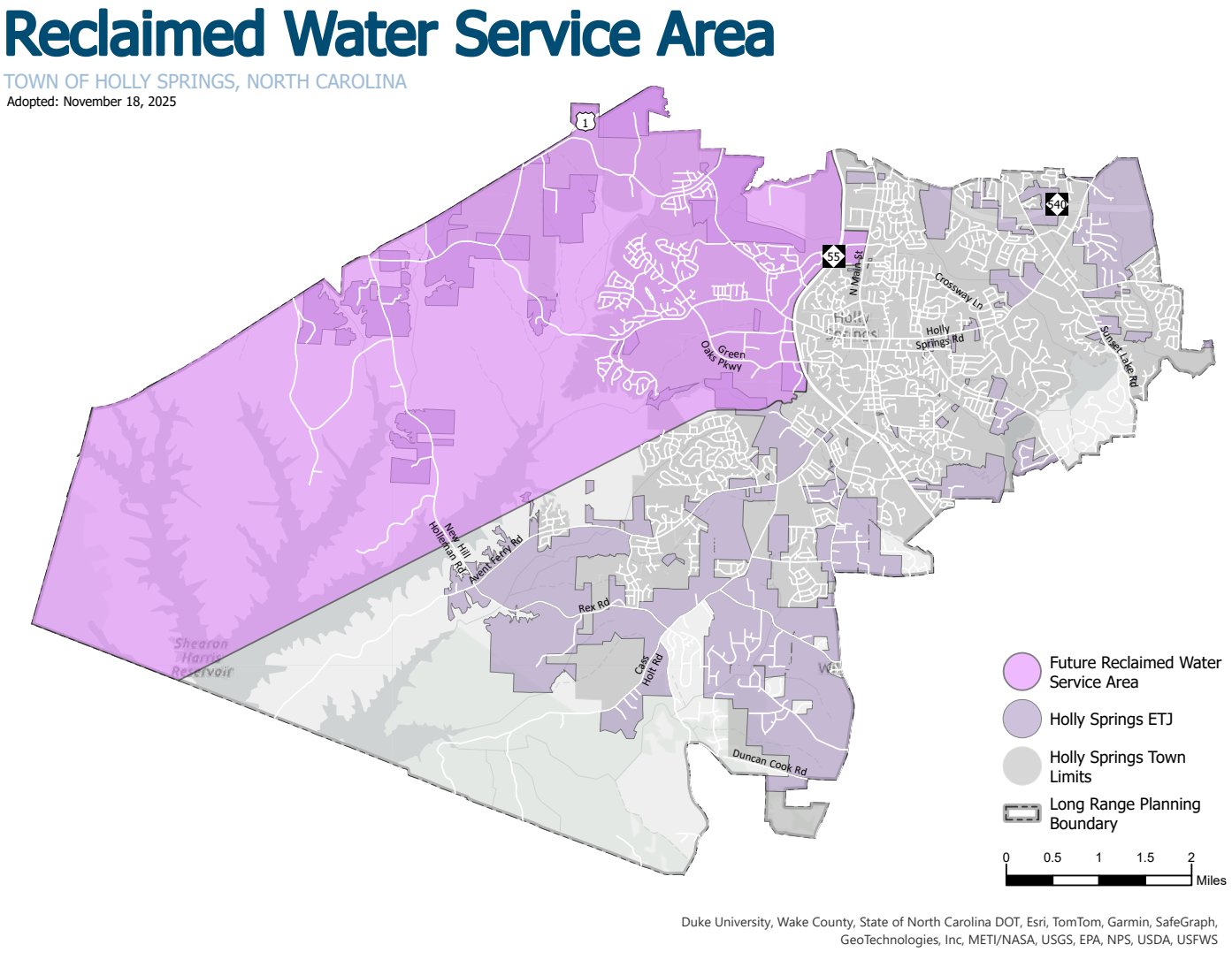
System Description
Existing System Analysis
Town Priorities
Implementation Plan
Sustainability and Resilience Initiatives

SYSTEM DESCRIPTION

The Town of Holly Springs Reclaimed Water System is a non-potable water distribution network intended to provide reclaimed water for residential, commercial, and industrial users. The system incorporates a network of distribution pipes, a pump station, and an elevated storage tank. Its applications include irrigation, commercial cooling, and industrial process water. The system is supplied by the Utley Creek Water Reclamation Facility (UCWRF), which treats wastewater and pumps reclaimed water into the reclaimed water distribution system. The system's goals include conserving potable water resources, diverting treated wastewater for reuse, promoting environmental sustainability, and supporting the water needs of the community.

Service Area Map

The reclaimed water service area shown in the map represents the future reclaimed water service area planned by the Town of Holly Springs and spans approximately 18,000 Acres. Currently, not all areas within the Town are served by reclaimed water; service is limited to certain strategic zones that include a mix of residential, commercial, and industrial users. The system is primarily used by residential and commercial areas for irrigation. The reclaimed water service area is west of NC-55, as most development east of NC-55 occurred before reclaimed water was introduced. Installing reclaimed water mains in existing developed areas is not currently planned due to the substantial construction costs and impacts associated with introducing a new utility system into previously developed areas.



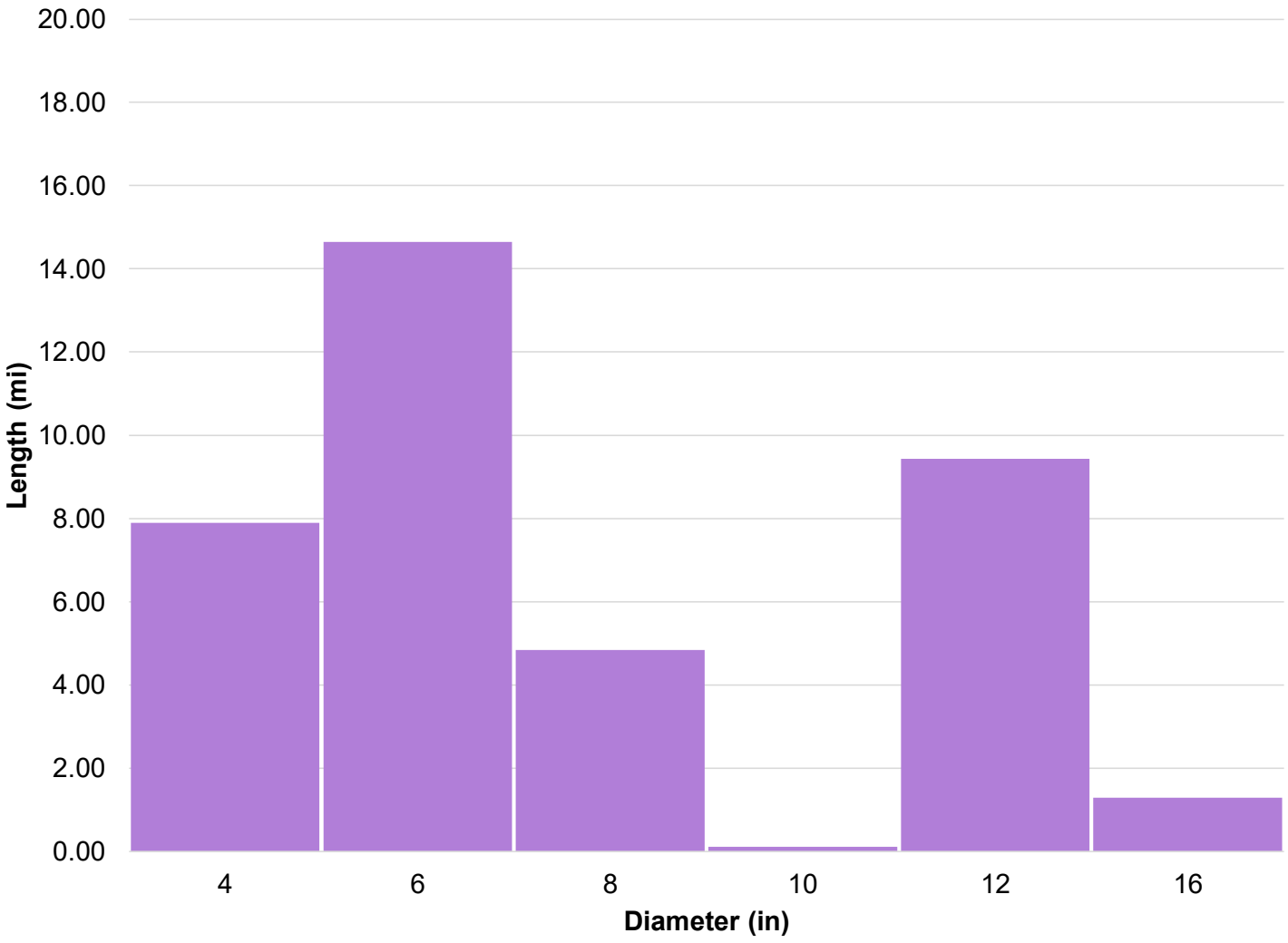
Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Inventory and Description of Existing Infrastructure

The existing reclaimed water infrastructure in Holly Springs consists of the following primary components:

- **Reclaimed Water Mains:** Pressurized pipelines transport reclaimed water from the UCWRF to customers throughout the service area. Holly Springs maintains approximately 38 miles of reclaimed water main pipes ranging from 4- to 16-inch.
- **Pump Station:** Reclaimed water pump stations pressurize effluent from the treatment plant and convey it through the Town's distribution pipes to customers and storage tanks. The town has one reclaimed water pump station that is designed to pump approximately 1,050 GPM.
- **Storage Tank:** The elevated storage tank stores reclaimed water supplied by the UCWRF, providing reserve capacity to meet peak demand and maintain stable system pressure for users throughout the service area. The town has one reclaimed water storage tank with a capacity of 500,000 gallons.

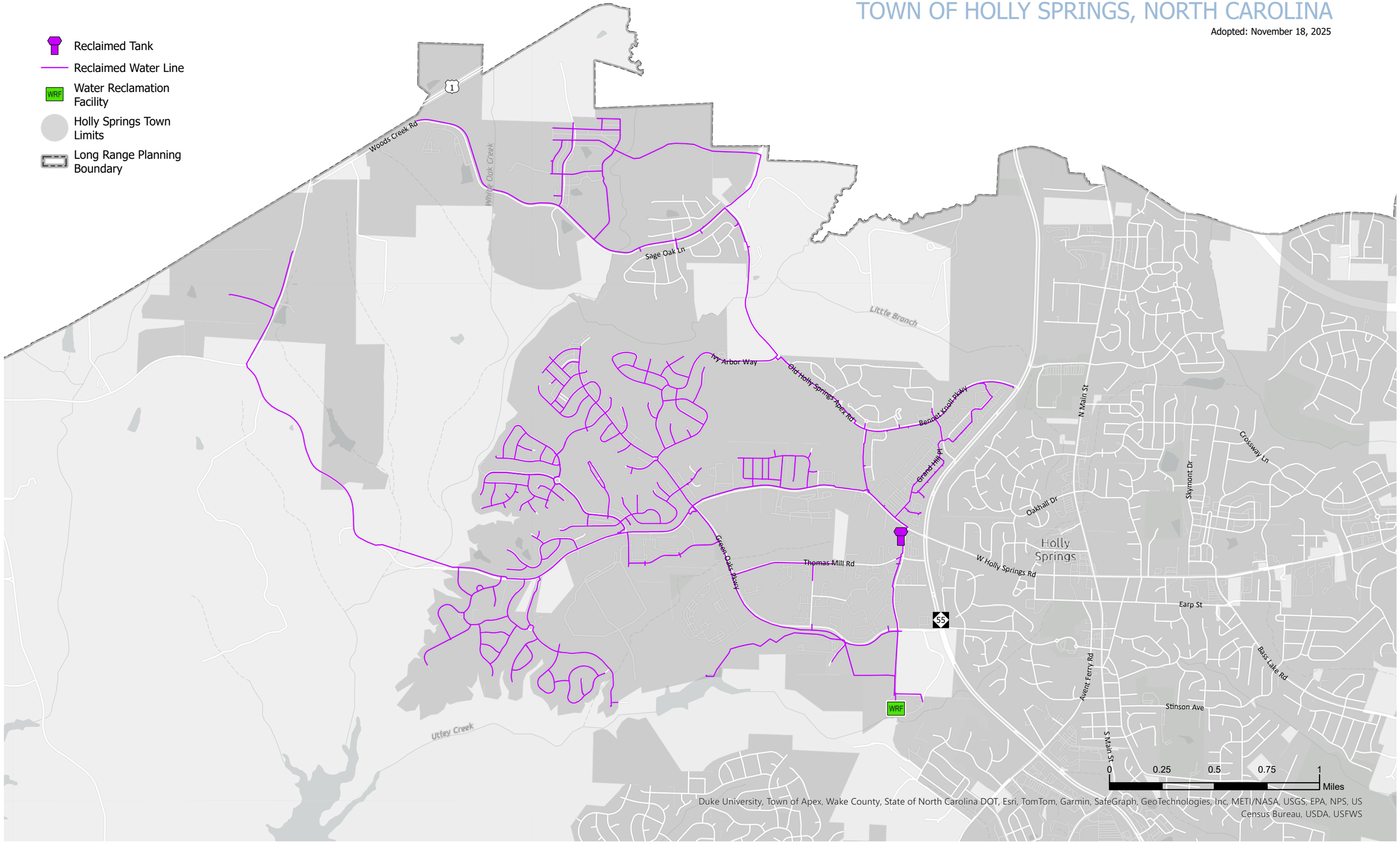
Reclaimed Diameter Figure



Existing Reclaimed Water System

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



EXISTING SYSTEM ANALYSIS

The Town of Holly Springs' existing GIS mapping data for the reclaimed water system, maintained by the Town, was utilized in the reclaimed water system analysis.

As part of the Town's 2025 Reclaimed Water Master Plan, a comprehensive analysis of the Reclaimed Water system, including updates to the Town's reclaimed water hydraulic model, was conducted to assess the capacity and performance of the existing reclaimed water system.

Supply

Supply for the system is sourced from the UCWRF, which currently operates with a capacity of 6 million gallons per day (MGD). Wastewater effluent is then discharged to Utley Creek or distributed by the reclaimed water system. Plans are in place to expand wastewater treatment capacity of the UCWRF to 8 MGD by 2029, with further increases being evaluated in future years.

Reclaimed water use is closely linked to the Town's plans for future wastewater treatment expansion. By redirecting plant effluent from the UCWRF into the reclaimed water system, the Town reduces the volume of treated wastewater discharged into Utley Creek and safeguards local waterways.

Current Demands and Use

Presently, demand is driven primarily by irrigation, resulting in high diurnal peaks, while industrial usage remains limited because the existing industrial users do not require reclaimed water for their industrial processes. It is expected that ongoing improvements at the UCWRF will result in higher water quality and possibly generate more interest in usage from industrial users.

The existing maximum day demand (MDD) for irrigation is approximately 0.6 MGD.

Future System Growth

As the Town of Holly Springs continues to expand its reclaimed water system, understanding and planning for future demand is essential. The Town's reclaimed water hydraulic model will be used to evaluate, measure, and plan for growth of the reclaimed water system. The following key factors highlight the anticipated growth in reclaimed water use across the service area, reflecting both current trends and future opportunities for system expansion and diversification:

- **Irrigation Demands—**as additional residential, commercial, and industrial users in the reclaimed water service area connect to the system, total irrigation demand is anticipated to increase.
- **Process, Cooling, and Industrial Demands—**anticipated demand for reclaimed water for process, cooling, and industrial uses is uncertain at this time. As improvements at the UCWRF are completed resulting in improved water quality, demands for reclaimed water may increase.
- **Diverse Development Types—**areas designated for commercial, mixed-use, and industrial development are priorities for system extensions to support higher and more diverse reclaimed water demand.

TOWN PRIORITIES

Priority Investment Areas

In alignment with the Town's 2025 Reclaimed Water Master Plan, Priority Investment Areas will be designated to guide strategic infrastructure investment. These areas represent the highest priorities for reclaimed water treatment, storage, and distribution and are selected based on system performance, growth projections, and operational needs.

Investing in these areas enables the Town to:

- Focus community investments where they will deliver the greatest impact.
- Facilitate the phased and prioritized expansion of reclaimed water infrastructure to support residential, commercial, and industrial growth, in alignment with the Master Plan.
- Invest in key infrastructure upgrades (e.g., pump stations, storage, transmission mains) to maintain system reliability and performance as the reclaimed water system grows.

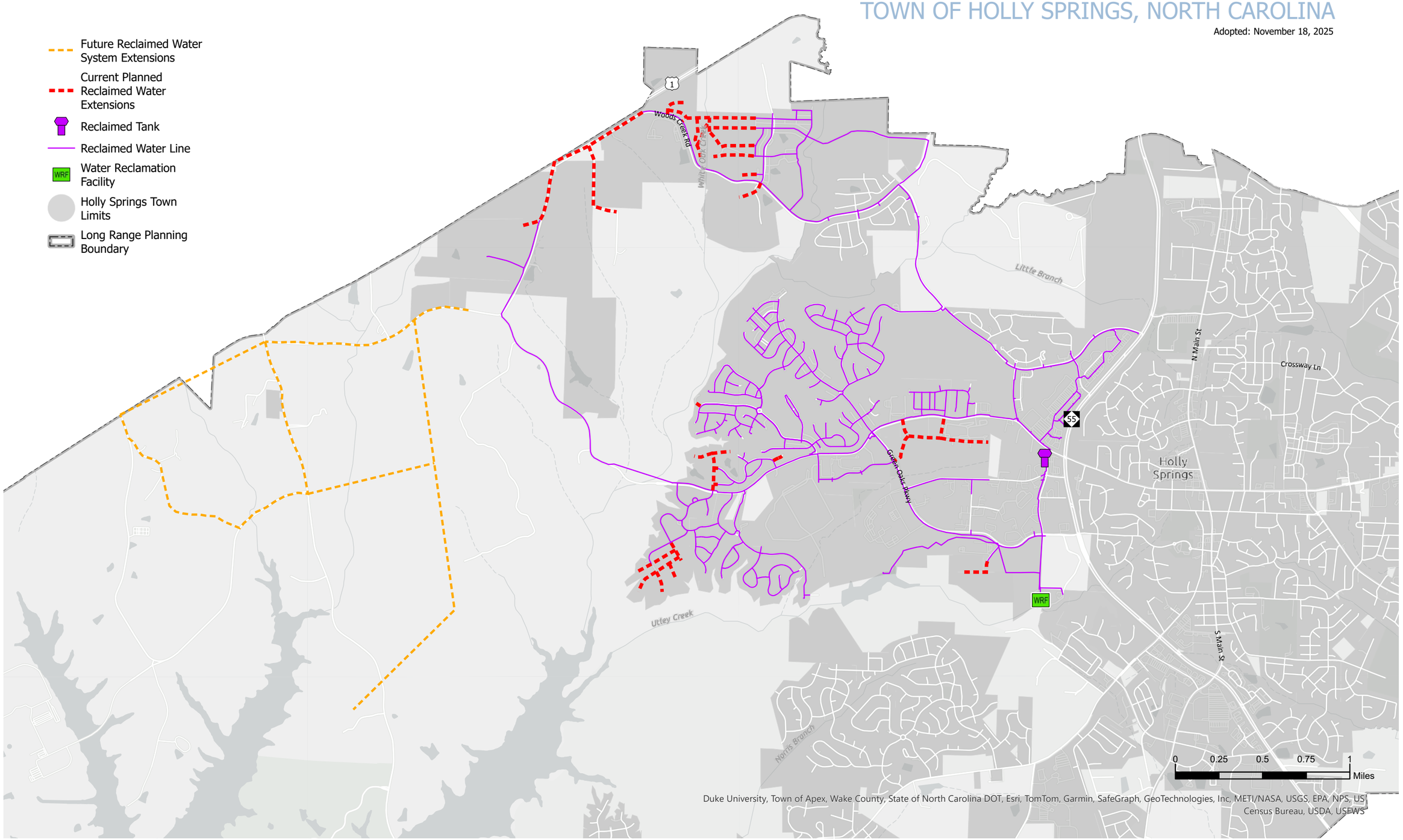
All infrastructure investments will be evaluated not only for their immediate utility, but also for their long-term value and alignment with the Town's broader planning and sustainability goals.

Priority Investment Areas are currently being assessed in conjunction with the Town's ongoing 2025 Reclaimed Water Master Plan. A detailed map illustrating these designated areas will be included in updated documentation, scheduled for release in early 2026.

Future Reclaimed Water Infrastructure

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



New Development Coordination

All new developments within the Town's reclaimed water service area are required to include reclaimed water infrastructure for irrigation, ensuring these areas are "reclaimed-ready" when service becomes available. The Town is committed to facilitating strategic expansion of the reclaimed water system in alignment with the Master Plan, supporting residential, commercial, and industrial growth.

To achieve this, the Town will coordinate early with developers during the planning and design phases, ensuring that reclaimed water lines, connections, and meters are incorporated into site plans. Development plans will be reviewed for compliance with reclaimed water requirements, and technical guidance will be provided to support reclaimed water system integration.

Industrial Outreach

Ongoing, proactive engagement with industrial users is essential to promote the use of reclaimed water for non-irrigation purposes such as cooling systems, process use, and cleaning. The Town should implement a robust outreach strategy that includes educational workshops, partnership opportunities, and technical support to help industries transition to reclaimed water and reduce their reliance on potable sources.

Outreach activities may include regular surveys and direct engagement with industrial users to understand their specific water quality needs and assess the potential for reclaimed water applications. Additionally, the Town will coordinate closely with large employers and facilities to identify and facilitate opportunities for process or cooling water use.

IMPLEMENTATION PLAN

Reclaimed Water—Advance sustainable water use by expanding reclaimed water infrastructure, promoting non-potable applications, and reducing reliance on potable water for irrigation and industrial processes.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1	Develop and implement a multi-year CIP for reclaimed water projects	Utilities + Infrastructure	Near-Term
2	Expand reclaimed water service area and infrastructure in alignment with the Reclaimed Water Master Plan	Utilities + Infrastructure	Near-Term
3	Seek grants and developer contributions to fund infrastructure improvements	Utilities + Infrastructure	Near-Term
4	Engage industrial users to promote reclaimed water for cooling, process, and cleaning applications	Utilities + Infrastructure, Development Services	Near-Term
5	Monitor reclaimed water quality and implement advanced treatment technologies as needed	Utilities + Infrastructure	Medium-Term
6	Integrate reclaimed water planning with wastewater treatment expansion	Utilities + Infrastructure	Long-Term
7	Promote irrigation scheduling and responsible water use among residential and commercial users	Utilities + Infrastructure	Ongoing
8	Coordinate with developers within the future reclaimed service area to ensure new projects are “reclaimed-ready	Utilities + Infrastructure, Development Services	Ongoing
9	Foster public education on the benefits of reclaimed water and sustainability	Utilities + Infrastructure	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

SUSTAINABILITY AND RESILIENCE INITIATIVES

Irrigation Scheduling

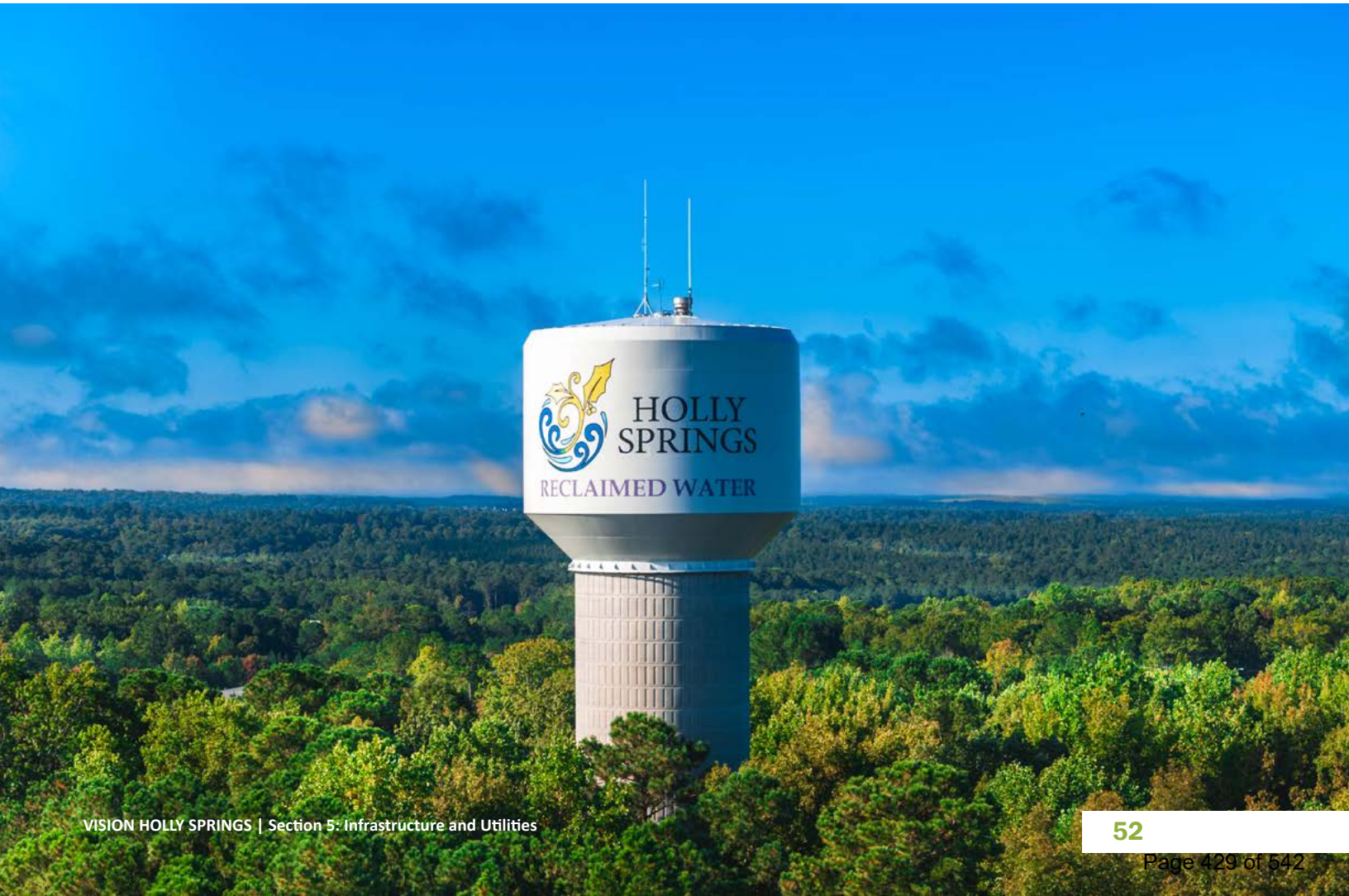
Implementing watering schedules (i.e. odd/even day irrigation watering) helps to distribute water use more evenly throughout the week, reducing strain on the reclaimed water system during peak demand periods. By encouraging residents and businesses to irrigate on alternating days, the utility can manage system capacity more efficiently, minimize pressure fluctuations, and promote responsible water use within the community.

Monitoring and Adaptation

Regular tracking of reclaimed water consumption and system performance allows for data-driven decision-making. By monitoring flow rates, pressure levels, and usage patterns, operators can identify trends, detect inefficiencies, and implement adaptive management strategies. Continuous evaluation ensures the system remains reliable, responsive to changing conditions, and capable of meeting community needs into the future.

Water Quality Improvements

Planned upgrades at UCWRF are designed to enhance the quality of reclaimed water, making it more attractive for industrial users with stringent requirements. Improvements may include advanced filtration, disinfection, and nutrient removal technologies. Higher water quality not only expands potential applications but also increases confidence among users, encouraging broader adoption and supporting overall sustainability goals.



CHAPTER 6

FIBER OPTIC SYSTEM

WHAT'S INSIDE:

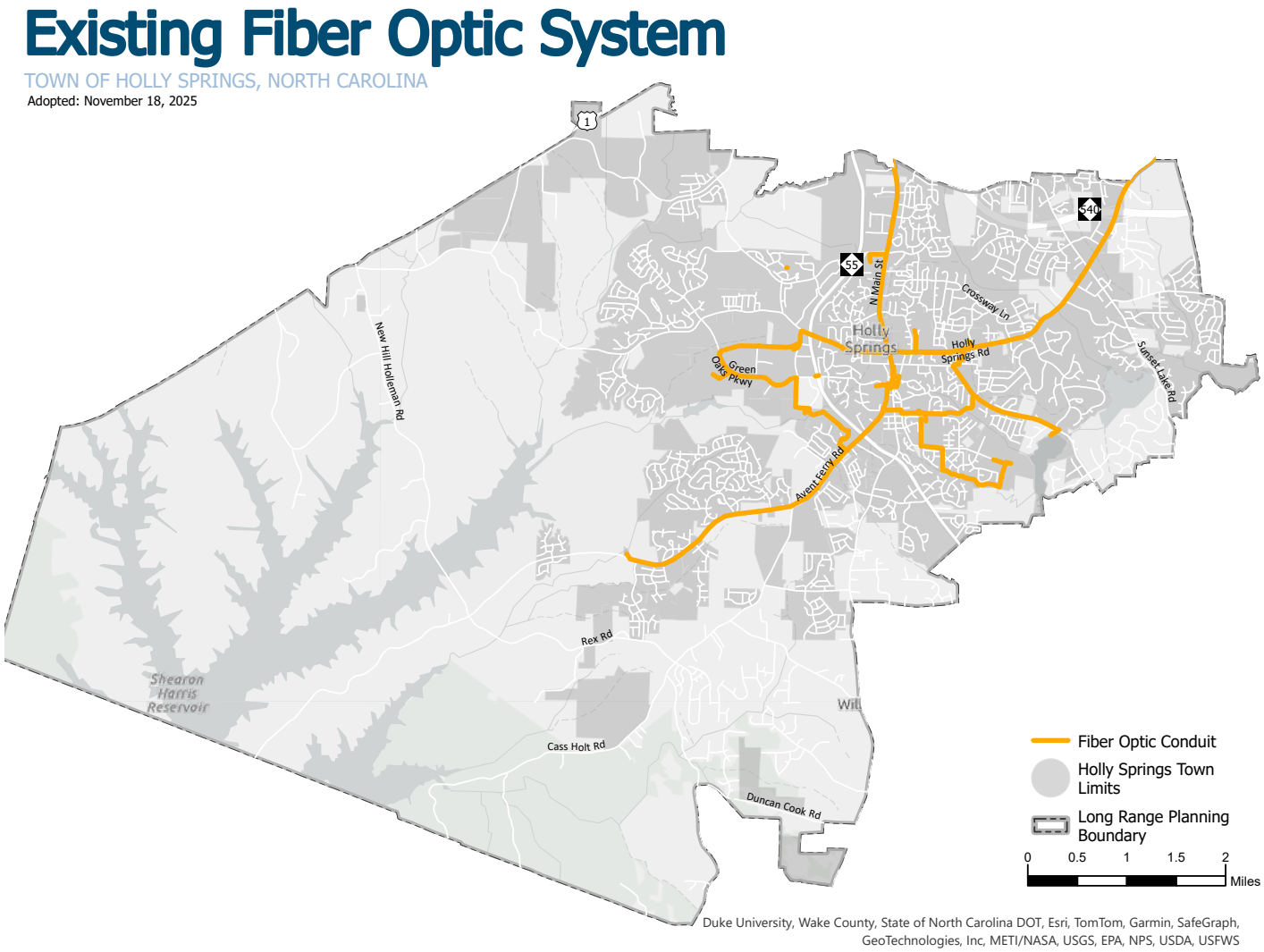
System Description
Future Needs/Analysis
Implementation Plan
Sustainability and Resilience Initiatives

SYSTEM DESCRIPTION

The Town of Holly Springs operates a fiber optic network spanning over twenty miles, strategically connecting critical municipal assets including town offices, water and sanitary sewer facilities, traffic signals, CCTV cameras, and SCADAcontrolled infrastructure such as pump stations and elevated water tanks. This system is designed to ensure high-reliability communication and operational safety across all connected facilities. The network also interfaces with state traffic operations and other regional fiber partners, positioning Holly Springs to meet the demands of a growing population and evolving technology landscape.

Service Area Map

The Town of Holly Springs' existing fiber optic cable network connects multiple town offices, water and sanitary sewer facilities, traffic signals, CCTV cameras, and SCADA-controlled infrastructure such as pump stations and elevated water tanks.



Inventory and Description of Existing Infrastructure

The Town of Holly Springs' existing GIS mapping data for the fiber optic system, maintained by the Town, was utilized in the fiber system analysis. The Town is also actively updating its GIS data to accurately document Town-owned fiber assets.

The Town owns, operates, and maintains over 20 miles of fiber optic cable. The fiber optic cable connects to Town owned facilities (buildings), leased spaces, the SCADA network for water and sanitary sewer facilities (including the wastewater treatment plant, pump stations, and water tanks), traffic signals, CCTV cameras, connections with other municipalities, and other fiber partners.

ITEM	OWNER	TOTAL FACILITIES	CONNECTED	NOT CONNECTED
Town Facilities	Town	14	13	1
Leased Facilities	Others	2	2	0
SCADA Monitored Facilities	Town	37	10	27
Traffic Signals	NCDOT	44	42	2
CCTV Cameras	Town	309	254	55*

Connectivity Gaps

Closing gaps in fiber connectivity is essential to achieving a fully integrated and resilient communications network across the Town of Holly Springs. To support seamless operations and enhance inter-facility coordination, the Town aims to expand its fiber optic infrastructure and eliminate existing coverage gaps. Below is a list of Town facilities that are currently not connected to the municipal fiber network.

FACILITY	LOCATION	GAP DISTANCE
Town Facilities	Various Facilities – See CIP for Actual Locations	2,500'
SCADA Monitored Facilities (Pump Stations and Water Tanks)	Various Facilities – See CIP for Actual Locations	109,850'
Traffic Signals	Piney Grove Wilbon Road/Honeycutt Road	1,000'
	Sunset Lake Road/Stephenson Road	6,100'

**Fiber is installed at the location but not yet connected to the network.*

Redundancy

Redundant connectivity is vital to ensuring uninterrupted operations at critical Town facilities, particularly in the event of emergencies or physical damage to existing fiber infrastructure. A review of the Town's current fiber network maps has identified several strategic link opportunities. By installing new fiber in these areas, the Town can enhance physical path redundancy, strengthening the resilience and reliability of its communications system. The Town is actively updating its GIS data to accurately document Town-owned fiber assets. This enhanced mapping will show connectivity gaps within the existing network, and will guide future fiber extensions as development continues. Addressing both current and anticipated gaps in the system is a key objective to improve redundancy.

FACILITY	LOCATION	DISTANCE
New Operations Center	Green Oaks Parkway and Bumgardner Drive	4,450'
SCADA Monitored Facilities (Pump Stations and Water Tanks)	Bennet Knoll Pkwy to Sportsmanship	3,600'
	Green Oaks Pkwy to Avent Ferry	5,500'
	Avent Ferry Road to Honeycutt Road	13,200'
	Stephens Road and Piney Grove Wilbon Road	9,000'
North Main Athletic Complex	Bennet Knoll Pkwy to Sportsmanship via G.B. Alford Highway	3,600'
MCNC BTOP Secondary Path	Bass Lake Road to Highway 401	20,000'

To further enhance network resilience and operational reliability, additional redundant fiber optic paths should be considered for key facilities, such as the Town of Holly Springs Operations Center located at 425 Innovate Avenue.

FUTURE NEEDS AND ANALYSIS

As Holly Springs continues to grow in population and traffic congestion, Town leadership has made a commitment through a Sustainable Action Plan, to plan, maintain, and invest in sustainable and resilient infrastructure. An important part of this resilient infrastructure will be integrating technology through fiber connections. Fiber connections ensure reliability and redundancy to the Town's facilities, SCADA-controlled infrastructure (including pump stations and water tanks), traffic signals, CCTV cameras, and other traffic management locations. While the Town of Holly Springs has established a robust fiber optic network, continued innovation and strategic planning will be essential to meet the evolving demands of a growing community. Proactive investment in infrastructure, technology upgrades, and regional connectivity will ensure the Town remains resilient, well-connected, and operationally efficient.

Town-Owned Facilities and Future Facilities

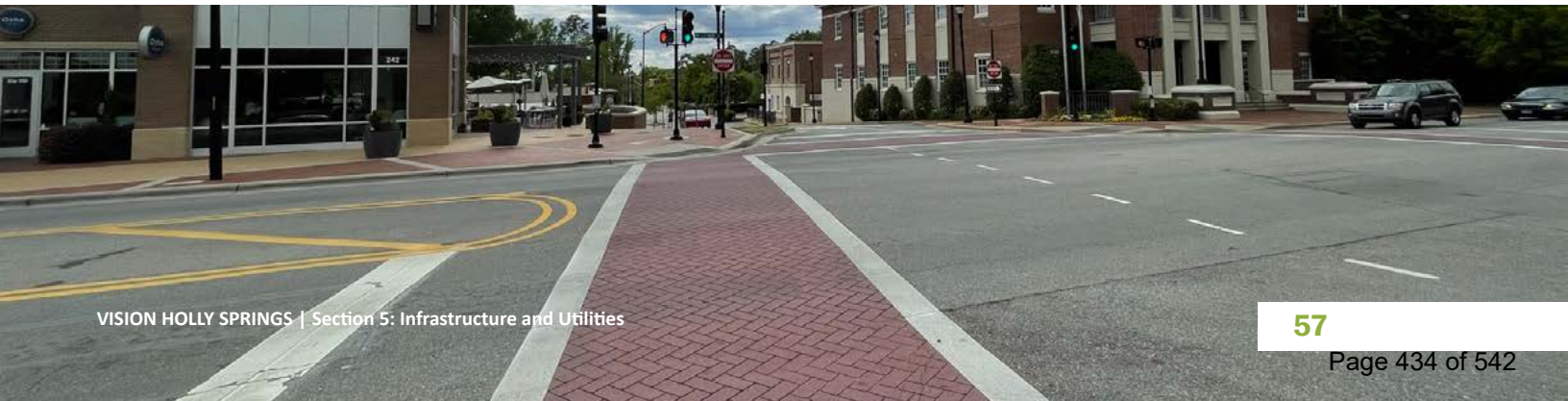
To support a resilient and connected community, the Town of Holly Springs desires to extend fiber connectivity to existing facilities not yet linked to the network. The Town also plans to continue its proactive policy of ensuring that all new facilities are connected—either through direct fiber installation or by leasing available existing fiber infrastructure. As future town owned facilities are planned, provisions for fiber connectivity should be included. Below are examples of existing and future town-owned facilities where fiber connections are desired:

- Town of Holly Springs Operations Campus (redundant connection)
- North Main Athletic Park (redundant connection)
- Fire Station #4 and Future Fire Stations
- Future Town-Owned Facilities
- Future SCADA Facilities
- Future Traffic Signals

SCADA Monitored Facilities

To enhance operational resilience and ensure uninterrupted communication, the Town of Holly Springs plans to establish a dedicated fiber optic connection between all existing SCADA monitored facilities and the Town of Holly Springs Operations Center. SCADA monitored facilities may include existing or proposed pump stations, elevated water storage tanks, and treatment facilities. The network is planned to include both a primary physical fiber path and a secondary route to provide redundancy.

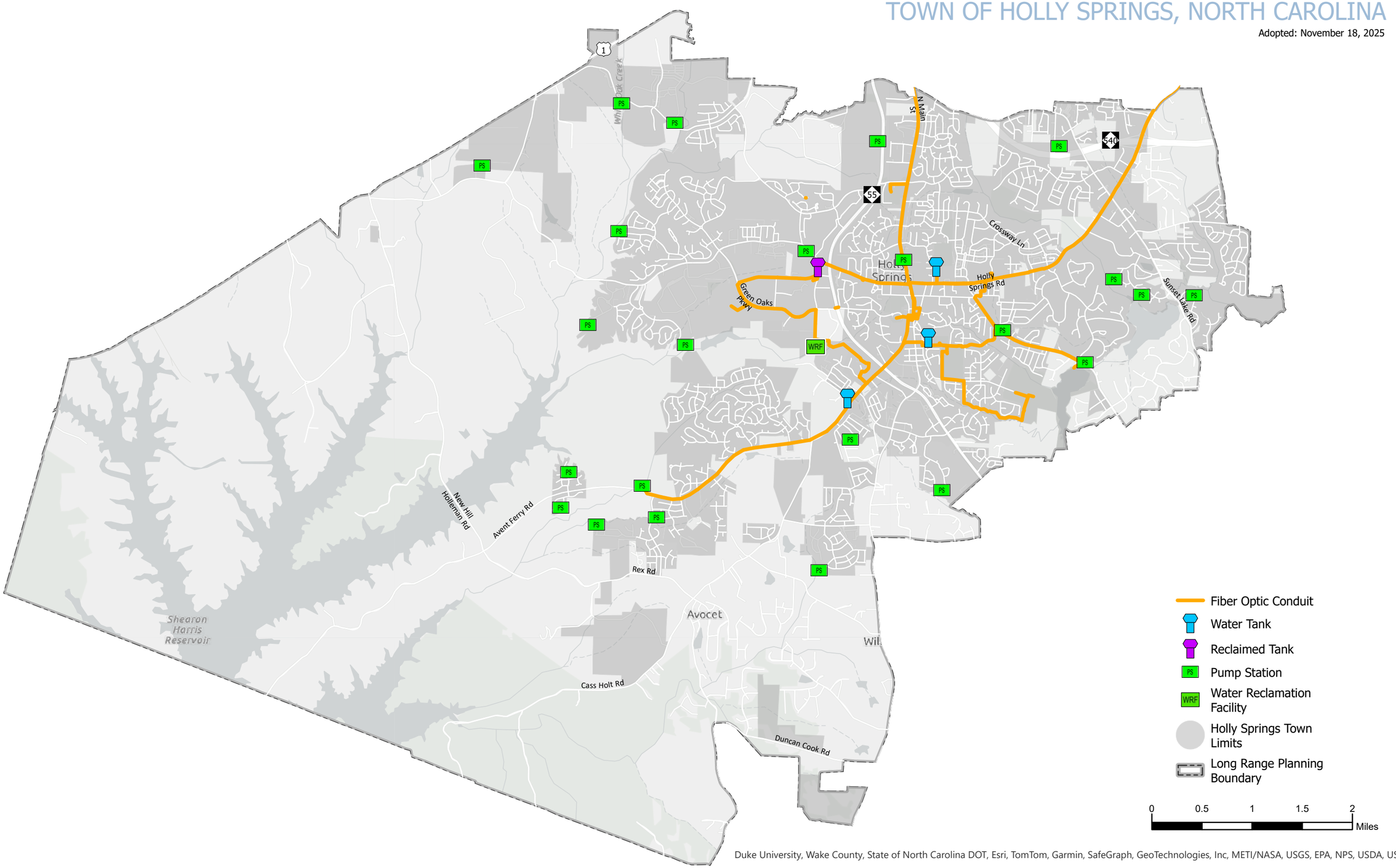
When development includes the construction of new SCADA monitored facilities, the development must include fiber and conduit being installed to the nearest SCADA served facility or as required by current Town standards, thereby supporting long-term connectivity and infrastructure expansion. The Town of Holly Springs' current Unified Development Ordinance (UDO) includes general provisions requiring new development pump stations to connect to the nearest Town fiber-optic network access point. To ensure consistent and future-ready infrastructure, it is recommended that the Town maintain enforceable requirements mandating that developments include the installation of fiber and conduit meeting the Town's current standards. See Community Investment Plan for future costs.



SCADA-Controlled Infrastructure

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

Adopted: November 18, 2025



Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Traffic Signals and Traffic Signal Cameras

As the Town of Holly Springs continues to grow, it will be essential to implement a comprehensive traffic signal monitoring strategy that leverages real-time data and historical analytics to proactively address congestion and respond to citizen concerns. Integrating live camera feeds with signal performance data will enable Town staff to quickly identify and resolve operational issues, alert emergency services, and manage traffic flow during incidents or special events. These capabilities will also support the delivery of timely alerts to road users regarding potential delays along key corridors.

To maximize efficiency and coordination, it is planned that all traffic signal data and camera feeds have the ability to be centralized and monitored from a single location—such as the new Operations Campus—using a dedicated video wall and data management system. This centralized approach will enhance situational awareness, streamline response times, and support long-term planning.

Additionally, the Town plans to continue collaborating with NCDOT to explore opportunities for signal timing adjustments and integration with statewide traffic operations systems, where permitted. The traffic signal data will also allow the Town to give alerts to road users of potential delays along a corridor.

The Town of Holly Springs should initiate integration of its traffic signals with the Advanced Traffic Management System (ATMS) operated by NCDOT or neighboring municipalities. This collaborative effort would leverage existing fiber optic infrastructure and modern traffic signal controller devices to enhance regional traffic coordination. The Town plans to expand connectivity, close infrastructure gaps, and support smart city initiatives that improve mobility, safety, and operational efficiency across its growing transportation network.

CCTV Cameras

The Town of Holly Springs currently operates CCTV cameras at 309 locations, with 254 connected via fiber and 55 relying on wireless or cellular connectivity. As the Town continues to grow, ensuring real-time visibility of Town-owned facilities—especially during emergencies, special events, or off-hours—will be increasingly critical for operational oversight. To enhance situational awareness and streamline monitoring, it is recommended that all CCTV cameras be integrated into the Town's fiber optic network to allow for monitoring from a dedicated location such as the Law Enforcement and/or Operations Center. This centralized approach would allow for live video feeds to be displayed on a video wall, enabling rapid response coordination, traffic management, and incident tracking across municipal assets.

Redundant Fiber Connection to Adjacent Municipalities

The Town of Holly Springs currently maintains redundant fiber connections with the adjacent municipalities of Apex and Cary, supporting regional traffic signal coordination and resilient communications infrastructure. To further strengthen intermunicipal connectivity and system reliability, it is recommended that the Town establish a redundant fiber link to Fuquay-Varina and pursue additional fiber pathways to Apex and Cary. These enhancements will help close existing infrastructure gaps, support future smart city initiatives, and ensure robust data exchange across the region.

As the Town of Holly Springs continues to grow and evolve, it is essential to implement a forward-looking suite of strategic initiatives aimed at strengthening infrastructure, expanding connectivity, and enhancing the overall quality of life for residents. These initiatives—spanning fiber optic network expansion, community investments planning, and advanced traffic management technologies—are foundational to building a resilient, efficient, and future-ready community. By proactively addressing current infrastructure challenges and anticipating future demands, the Town can ensure sustainable development that supports public safety, mobility, and access to essential services. These strategies reflect the Town's commitment to innovation and its vision for a well-connected, livable, and thriving municipality.

New Development Coordination

The Town of Holly Springs' current Unified Development Ordinance (UDO) includes general provisions requiring new developments, pump stations, and traffic signals to connect to the nearest Town fiber-optic network access point. To ensure consistent and future-ready infrastructure, it is recommended that the Town maintain enforceable requirements mandating that developments include the installation of fiber and conduit meeting the Town's current standards.

Possible Route Partners

As part of its long-range infrastructure planning, the Town of Holly Springs plans to pursue partnerships with other fiber network owners and third-party communication providers. These collaborations, particularly through joint trenching and dark fiber leasing, can significantly reduce capital costs, streamline installation efforts, and minimize disruption to residents during construction. If the Town elects to lease dark fiber, it will be a short-term solution, and the dark fiber will be replaced with Town owned fiber and conduit later. The Town should be aware of installation of Town owned fiber may be needed due to changes in the market. By aligning with regional and private sector partners, the Town can expand its fiber footprint more efficiently while supporting scalable, resilient, and future-ready connectivity across municipal facilities and service corridors.

IMPLEMENTATION PLAN

Fiber Optic—Build a reliable fiber optic network for communication across all connected facilities that supports municipal operations, connects with regional partners and grows smart city initiatives, public safety, and community connectivity

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1	Develop and implement a multi-year CIP for fiber optic projects	Information Technology	Near-Term
2	Centralize traffic signal and CCTV camera monitoring at new Operations Campus for improved situational awareness and emergency response	Information Technology	Medium-Term
3	Implement advanced traffic management systems and real-time data analytics	Information Technology	Medium-Term
4	Expand fiber optic infrastructure to close connectivity gaps and enhance redundancy	Information Technology	Long-Term
5	Integrate all Town-owned and future facilities into the fiber network, including SCADA-monitored sites	Information Technology, Utilities + Infrastructure	Long-Term
6	Collaborate with regional partners and third-party providers to optimize installation and reduce costs	Information Technology	Ongoing
7	Maintain enforceable requirements for fiber installation in new developments and infrastructure projects	Information Technology	Ongoing
8	Regularly update GIS mapping to guide network expansion and prioritize investments	Information Technology	Ongoing
9	Pursue federal and state funding to accelerate deployment and reduce financial burdens	Information Technology	Ongoing
10	Foster community engagement in technology planning and smart city applications	Information Technology	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

SUSTAINABILITY AND RESILIENCE INITIATIVES

As the Town of Holly Springs continues to grow, implementing robust technology solutions are essential to meet increasing mobility demands while advancing sustainability goals. Below are initiatives that align with the Town's commitment to reducing its environmental footprint and enhancing public service functionality.

Traffic Signal Integration: By leveraging real-time traffic data and congestion analytics, the Town can proactively manage roadway performance, issue alerts to drivers, divert traffic to alternate routes, and—where permitted by NCDOT—adjust signal timing to optimize flow. Ultimately, this technology- driven approach will reduce vehicle idle times, lower emissions, and improve the overall quality of life for residents by creating a safer, more efficient, and environmentally responsible transportation network.

CCTV Cameras: Integrated camera systems streaming to a centralized video wall at the new Operations Campus will enable staff to monitor incidents, respond to citizen concerns, and manage traffic during special events with greater precision. These smart city applications may include sensor-based data collection, cloud computing, and fiber-enabled communication networks that support dynamic decision-making and continuous system improvement.

SCADA Monitored Facility Connectivity: Establishing fiber optic connections to both existing and future Town-owned facilities—such as pump stations, elevated water storage tanks, and treatment plants—enables enhanced real-time monitoring and operational control. This connectivity is critical to ensuring the safe, reliable, and resilient performance of municipal infrastructure. As part of the Town's broader sustainability initiatives, integrating these facilities into a centralized fiber network supports long-term infrastructure expansion, reduces operational risks, and aligns with Holly Springs' commitment to smart growth and environmental stewardship.

CHAPTER 7

APPENDIX

APPENDIX

Holly Springs Project Community Engagement Summary

The Comprehensive Plan and infrastructure planning should reflect the needs and values of the Town's residents. As such, the development of the Comprehensive Plan was guided by community engagement that was carried out to ensure transparency and collect feedback from residents.

To gather feedback from residents, the Town hosted multiple events with a focus on Section 4 (Community Facilities), Section 5 (Utilities & Infrastructure), and Section 6 (Natural Resources) of the Comprehensive Plan.

Farmers Market and Holly Springs Salamanders Baseball Game Outreach

At both of these events, two booths were set up—one by Town staff and one by Kimley-Horn—to facilitate public engagement and provide information regarding the comprehensive plan. The Town's booth served as a general resource for questions related to Holly Springs and ongoing development initiatives. Kimley-Horn's booth focused specifically on the Comprehensive Plan, aiming to engage attendees around proposed Comprehensive Plan updates. The booth featured two display boards: one illustrated the current status and direction of the Comprehensive Plan, while the other offered a trivia game designed to draw interest and participation.

Developer's Breakfast and Online Survey

In addition to more public facing outreach, the project team solicited feedback in person from the development community at the annual Holly Springs Developer's Breakfast and then supplemented the in-person event with an online survey. The survey sought to gather feedback on challenges and priorities related to the role water, sewer, stormwater, and fiber infrastructure plays in development decision making as well as the ease with which developers can deliver projects. Over 40 individuals provided feedback via the survey, and the full results are included in this appendix.

Stakeholder Interviews

Stakeholder interviews were conducted to gather focused, expert insights from key sectors of the community to help shape infrastructure, utility, and development strategies that align with the Town's growth objectives. Participants included staff from the Town of Holly Springs and Wake County, emergency service providers, and members of the development community, each offering valuable perspectives to inform the Comprehensive Plan.

Holly Springs Comprehensive Plan Stakeholder Meeting Summary

The Holly Springs Comprehensive Plan Stakeholder Meeting brought together Wake County staff and community representatives to align on waste management, farmland preservation, and recreation priorities. The landfill remains a critical part of county infrastructure with significant remaining capacity, no current expansion plans, and recent improvements such as transfer station upgrades, a mattress shredder addition, roadway expansions, and ongoing reconstruction of the gas energy facility following a fire. These efforts are aimed at improving efficiency, safety, and environmental stewardship without the need for new capital investments in expansion.

Farmland and conservation were another major focus. Wake County, with consultant Equinox, is developing a Farmland Preservation Plan to guide both short- and long-term strategies. Priority areas have already been identified within the Holly Springs extraterritorial jurisdiction (ETJ), and efforts are underway to secure conservation easements and promote Voluntary Agricultural Districts (VADs). Stakeholders encouraged stronger municipal involvement in these initiatives and recommended that Holly Springs update its Unified Development Ordinance (UDO) to include farmland protections within town limits, similar to neighboring Cary. Sugg Farm was highlighted as a successful model of conservation and innovation, operating under a private conservation easement and offering incubator opportunities for new farmers. Expanding cooperative agreements with the County could help leverage the farm as both a community asset and a source of local food access through the Holly Springs Farmers Market.

Recreation and open space also featured prominently. Stakeholders emphasized the need for more greenways, improved connectivity to county parks, and stronger open space regulations to ensure that new development contributes to the community's recreational fabric. Wake County's ongoing Harris Lake master plan update and potential Crowder County Park expansion present opportunities for further coordination. The growing popularity of mountain biking, driven in part by closures at Lake Crabtree, has placed additional demand on Holly Springs facilities, underscoring the need for more trail development. Similarly, the rising use of parks by schools for athletic events points to the need for clearer scheduling and shared-use strategies. Preserving additional land for greenways and park facilities was seen as critical to maintaining quality of life as the town grows.

In terms of next steps, stakeholders agreed on four key priorities:

1. **Formalizing municipal–county coordination on landfill, conservation, and recreation issues.**
2. **Updating ordinances to strengthen farmland preservation and open space protections.**
3. **Expanding recreational resources with an emphasis on connectivity and sustainability.**
4. **Engaging local farmers, schools, and residents to ensure development reflects community values.**

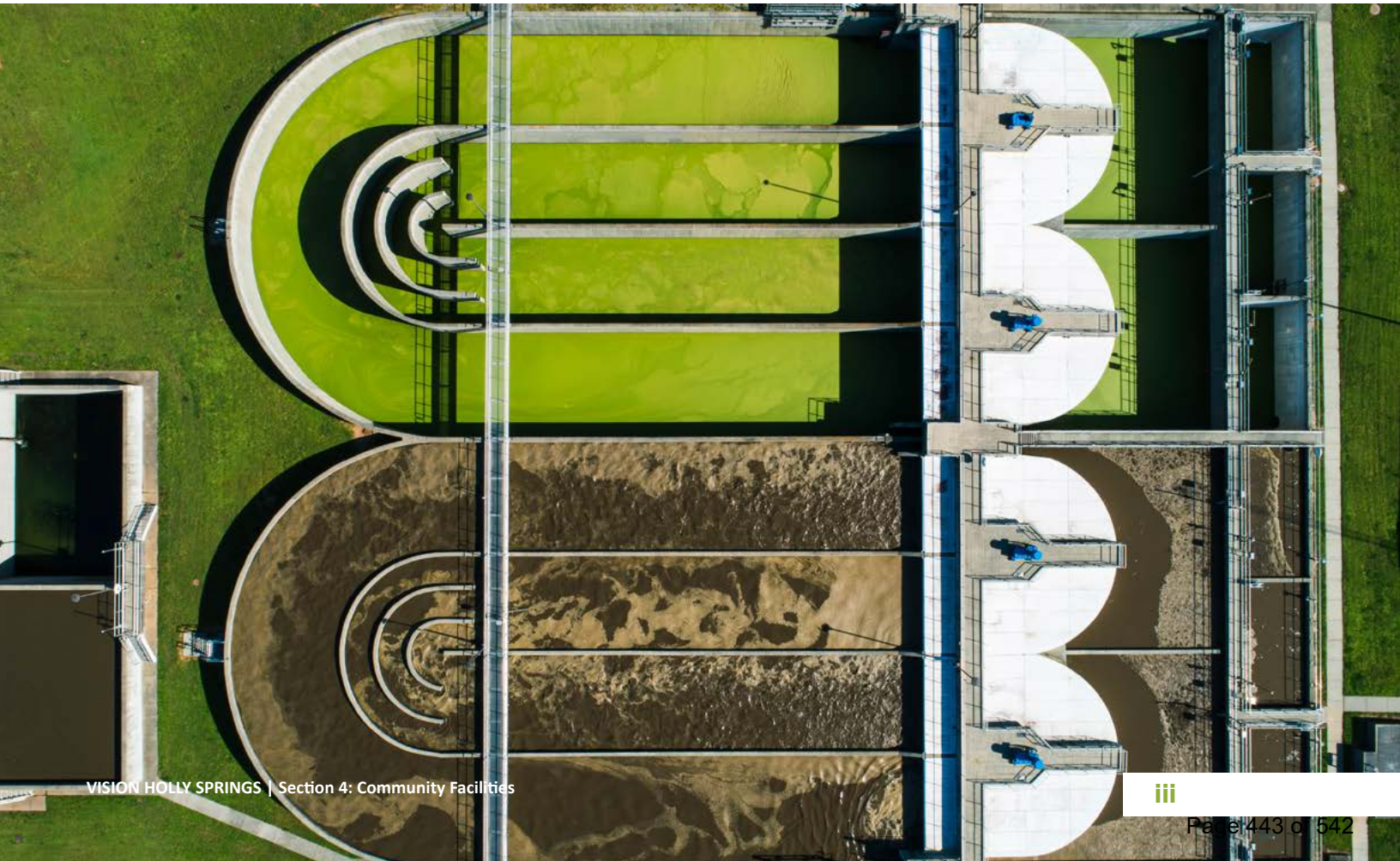
Overall, the meeting highlighted the importance of collaborative planning and forward-thinking policies. By balancing growth with conservation and recreation, Holly Springs is positioned to honor its agricultural heritage while creating a resilient, vibrant future for its residents.

Duke Energy Coordination Meeting Summary

A coordination meeting between the Town of Holly Springs and Duke Energy was held to review updates to the Comprehensive Plan and discuss infrastructure coordination. The Town provided an overview of the Comprehensive Plan process, which began in February 2025. Data collection and public engagement occurred throughout the summer, and draft documents were released in the fall for review by the public, Planning Board, and Town staff. The current update includes Sections 4, 5, and 6 of the plan, covering Community Facilities, Infrastructure and Utilities, and Natural Areas. Section 5 focuses on Town-owned utilities such as potable water, sanitary sewer, reclaimed water, stormwater, and fiber optic infrastructure, while privately owned utilities are not included.

Key elements of the update were discussed, including fire stations, sanitary sewer infrastructure, and waterline infrastructure. The Town currently operates three fire stations, with two additional stations programmed in the Community Investment Plan. Long-term projections indicate a need for up to ten stations at full build-out, and the Community Facilities map identifies future emergency service facility search areas. For sanitary sewer infrastructure, the Future Regional Pump Station Locations map outlines potential sites aligned with the Future Land Use Map. Areas designated as Natural Areas are not expected to generate sewer flow. Sanitary sewer force mains will be required to convey flow from proposed pump stations to downstream facilities, and detailed routing studies will be conducted during future design phases. Coordination with Duke Energy will occur when alignments intersect with power facilities. Regarding waterline infrastructure, the Future Water Infrastructure map shows proposed water mains needed to support build-out, generally following existing roadways such as Rex Road. Final routing studies will include coordination with Duke Energy where infrastructure may intersect transmission corridors or be near Duke-owned property.

Duke Energy expressed interest in partnering with the Town to ensure safe and efficient coordination of infrastructure projects near power transmission mains and overhead lines. They emphasized the importance of early engagement to maintain safety standards and separation requirements. The Town agreed to include language in the Comprehensive Plan stating that proposed pipelines and facilities located near or crossing power transmission lines shall be coordinated to meet applicable safety and separation requirements.



Holly Springs Comprehensive Plan

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,134	44	255	134

How does water and sewer infrastructure influence your decision-making process for new development?

Water and sewer infrastructure is crucial. As a Civil Engineer, my clients and development partners need access to water and sewer to support our development projects. Extending and upgrading water and sewer infrastructure from offsite locations is often too costly for a private developer to bare alone and results in the loss of quality development projects.

6/9/2025

5 Agree

Most of my clients, will decide not to develop a property of public water and sewer are not available.

6/9/2025

4 Agree

> And let them go elsewhere. Sorry but they need to be responsible.
>
> 6/9/2025
>
> 1 Agree

First and foremost, everyone needs clean water. That includes removal of dirty water too. We must plan ahead for an over abundant supply. Storm water handling is another critical issue. Removing trees completely as has been approved in the past and recent, must come to an end.

6/9/2025

3 Agree

Water and sewer costs are through the roof. Developers need to share a part of this burden.

5/27/2025

3 Agree

> If that was all they were being required to pay. At Kildaire, they are also required to build the Edwards Drive extension.
>
> 6/12/2025

Without access to water and sewer infrastructure, development is not feasible. The sooner we can get an answer on utility availability, the better. The current requirement for determining utility availability along with rezoning approval is onerous and makes clarity on project feasibility very challenging or impossible. Our understanding is that there is significant availability in the system, but unlocking availability at rezoning has created a surplus of availability that new projects are unable to tap into.

6/11/2025

2 Agree

Lack of sewer capacity stops E&M Johnson Enterprises, Inc. cold. Whenever a potential developer calls with an Interest in our land, I tell them to contact Holly Springs Development Services first. There is no use wasting my time because Holly Springs' outlandish requirements just kill the deal. We will not go under contract until something can be done.

6/12/2025

1 Agree

The availability is critical for making a decision to invest time and money into a development project.

6/11/2025

1 Agree

It influences the viability of new development.

6/11/2025

1 Agree

Since we are a host community for Wake County for the landfill, we shouldn't be charged. Let the other towns pay a little more to cover us since we are providing the area for their use. The increase for our water is outrageously expensive as well.

6/10/2025

1 Agree

What decision making rights do we have when it comes to new development? It's a matter of the town taking land and holding it hostage by restricting development while still taking in taxes year after year. The combination of your restrictive comprehensive plan that wants high density residential and commercial on our property (Sunset Lake), coupled with the lack of available water and sewer infrastructure is simply tying our hands. We want to sell to a developer! But we cant due to your restrictions and lack of sewer infrastructure. You have really failed your residents by your lack of planning for this much needed infrastructure.

6/9/2025

1 Agree

Availability of water and sewer is critical for developments, along with properly scoping the amount of work to ensure adequate capacity of the existing infrastructure.

6/9/2025

1 Agree

it is crucial

6/9/2025

1 Agree

If the necessary infrastructure is not in place, the financial burden shifts to property owners. As a result, funds that could be allocated for future infrastructure improvements and maintenance are not able to grow.

6/2/2025

1 Agree

Critical. Having a comprehensive plan to expand the Town's service area is critical in decision making. Ensuring the projects develop within the vision of the Town would ideally gain the support needed by staff and board members.

6/2/2025

1 Agree

Very much so, it dictates how we develop and choose parcels for development. Without enough water and sewer we cannot continue to develop

5/27/2025

1 Agree

We are putting a strain on our current system. New developments need to pay for any increase in improvements to the water system. Our current costs are thru the roof. $95 a month for a one person home is ridiculous!

5/27/2025

1 Agree

Water costs have been going up and new development means increased demand, especially given the high demand industrial processes have for water. Considering new development needs to take into account our finite water supply.

5/27/2025

1 Agree

Water and sewer infrastructure is a key component when deciding where to invest in development. This comes in two forms. First, availability and second, whether the municipality uses access to infrastructure as a negotiating tool to drive up housing costs or to require the developer to take on cost burdens that are typically the town's responsibility.

6/24/2025

In most cases this is a do or die for all our projects. Most developers will extend public water and sewer lines provided the availability of easements. Of biggest concern is when the rights of way for DOT roads are not owned fee simple by them.

6/20/2025

Reasonable distance to utilities is vital. Capacity is vital.

6/18/2025

Very much so. No utilities or capacity, the project does not move forward.

6/18/2025

It has to be available and/or cost effective to bring it to the property

6/12/2025

The availability of water and sewer at the site, capacity and required downstream upgrades.

6/12/2025

The availability of water and sewer infrastructure is critical to any project. The earlier we know about current or planned infrastructure, capacity, and required upgrades or improvements means we can decide if a project is viable or not early in the due diligence phase of a potential project. If a project is not viable, many times it is due to water and sewer infrastructure availability.

6/11/2025

We need reliable and clean systems.

6/10/2025

Public water and sewer availability/capacity play into all new developments

6/10/2025

I would rather water infrastructure than well water

6/10/2025

We need to slow down on the amount of residences coming into our worn which could put a strain on our pocketbooks. As mentioned by others, developers need to share in the cost of water and sewer usage.

6/10/2025

Developers need to be made to made to cover the cost of their water water and sewer installations rather than passing upon to the citizens. I am in a condo with one single water main into the building. 16 units Are on that water line. In other words we don't have single water lines. On several occasions in the last couple of years we have been charged exorbitant amounts over $1K at a time, And then on top of that each one of the 16 units has an individual charge on our condo bill Even though we don't have individual lines into the building. So we
are being charged twice for something we don't even have.

6/9/2025

Your lack of sewer infrastructure is limiting my ability to develop my property. You say that developers often times pay for these upgrades, NOT TRUE. They simply ask the OWNER to reduce their price. So yes sewer infrastructure is extremely important but you're making the land owner pay for these upgrades which is not fair. We need better sewer infrastructure planning from Holly Springs.

6/9/2025

Will my property perk OK before I invest in it.

6/9/2025

want to know that we are no longer using fluoride treatment?

6/9/2025

Not sure how this differs from the previous question. It's critical

6/9/2025

I live outside city limits and water pressure is always an issue so its something to consider

6/9/2025

NA. I am outside the water system

5/28/2025

Sewer infrastructure is a huge determinant of whether or not development makes sense and is even feasible in Holly Springs. The knowledge that pump stations and/or forcemains are at capacity makes it financially unfeasible to develop in certain areas of town. Without a fee structure to pay into larger system upgrades, there is no way for some parcels to work - they can't get enough residential units to support the upgrades needed downstream.

5/28/2025

That is the most dominant factor. Town of HS desperately needs these infrastructure and has been trying to make unreasonable demands from their developers for infrastructure improvement. The part near Holly Springs road and sunset lake road will never be developed unless the town is thoughtful and expect developers to pay for the whole infrastructure.

5/27/2025

> So leave it undeveloped. The status quo is unacceptable. Developers don't build here for public good - they do it for profit - there's are infrastructure costs that they need to share. We don't need more corporate welfare.
>
> 6/12/2025

* What are the top two (2) challenges you face regarding water infrastructure in your development projects?

4%	Other	Rank: 1.00	1 ✓
14%	Capital Improvement Plan (CIP) project timelines	Rank: 1.25	4 ✓
46%	Proximity	Rank: 1.38	13 ✓
54%	Capacity	Rank: 1.40	15 ✓
7%	Data Availability	Rank: 1.50	2 ✓
46%	Timing of other / adjacent development projects	Rank: 1.54	13 ✓

28 Respondents

* What are the top two (2) challenges you face regarding sewer infrastructure in your development projects?

4%	Other	Rank: 1.00	1 ✓
48%	Proximity	Rank: 1.31	13 ✓
67%	Capacity	Rank: 1.33	18 ✓
37%	Timing of other / adjacent development projects	Rank: 1.60	10 ✓
15%	Data Availability	Rank: 1.75	4 ✓
4%	Capital Improvement Plan (CIP) project timelines	Rank: 2.00	1 ✓

27 Respondents

Are you developing in the following geographical areas (multi-select) and are there challenges related to water and sewer in these areas?

65%	Inside Holly Springs ETJ (green)	13 ✓
40%	Inside Holly Springs Planning Boundary (light green)	8 ✓
25%	Redevelopment Inside Town Limits (dark green)	5 ✓
20%	Greenfield Inside Town Limits (dark green)	4 ✓

20 Respondents

Inside the HS ETJ off Sunsetlaket road, 100% the lack of water and sewer is limiting my ability to develop this property

6/9/2025

1 Agree

Water Capacity is a huge concern. Timing needs to be nailed down

6/20/2025

"Main is coming from Sanford, but how do we tie in if a connection to a main is not permitted?"
"Moving forward without knowing if there is availability per water allocation policy is risky and frustrating.

6/11/2025

Poll Questions 'Other' Responses:

Main is coming from Sanford, but how do we tie in if a connection to a force main is not permitted?

6/11/2025

Moving forward without knowing if there is availability per water allocation policy is risky and frustrating.

6/11/2025

Prospect of putting in more residences nearby will cause our area to be over saturated as developers is now looking to build on Grigsby near the Fair Hill Subdivision

6/10/2025

ETJ on Sunset Lake near 540

6/9/2025

Arbor Creek

6/9/2025

medium green

6/2/2025

light green

6/2/2025

Are you developing in specific areas where there are challenges related to water and sewer? If so, provide any specific areas and challenges below. (for example, Business Park area, Northeast Gateway, Southwest Corridor, Downtown, North Main Street, etc.)?

Northeast Gateway (multiple developers have come to me but no sewer answers) Southwest Corridor has proximity issues.

6/18/2025

North East Gateway - no sewer capacity and development requirements prohibit development at Kildaire, Holly Springs Road, and the 540 Interchange.

6/12/2025

Duncan Cook Road area

6/12/2025

Northeast Gateway. There are so many owners that own property in this area that have no reasonable timeline or information about ever being able to connect to Town utilities.

6/11/2025

Not looking in these areas, but know that NE Gateway and SW are without available utilities.

6/11/2025

As a consultant, we try to steer our clients to areas where there is known capacity (or can be verified through a study) and the only unknown would be if Council will approve allocation. If there are doubts, speaking with staff early helps us inform our clients.

6/11/2025

Grigsby near Fair Hill

6/10/2025

Yes. Our property is affected by lack of sewage infrastructure. We are located on the corner of Sunset Lake and 540. Closer to the holly springs intersection.

6/9/2025

Not currently. Our current site is along N Main Street.

6/9/2025

Southwest Corridor

6/2/2025

Yes. Holly Springs Road close to Sunset Lake Road.

5/27/2025

* How should the Town prioritize investments in water and sewer utilities?

64%	Treatment plant upgrades	Rank: 1.36	14 ✓
36%	Gravity sewer to unserved areas	Rank: 1.38	8 ✓
50%	Regional pump stations	Rank: 1.45	11 ✓
32%	Waterline extensions to unserved areas	Rank: 1.71	7 ✓
0%	Other		0 ✓

22 Respondents

Are there specific regulatory or compliance hurdles related to water and sewer service that impact your developments?

Yes. You standards are more stringent than industry standards , causing limitations. You are more strict thank NCDEQ requirements for flow and capacity. This leads to oversizing, where developer and owner share the extra burden/cost.

6/9/2025

2 Agree

The lack of a regionalized utilities in NC, including Holly Springs, makes it very difficult to work in most municipalities. Instead of working to figure out how to serve the development community, everything is a bargaining chip. This allows the municipalities to force developers to cover the costs but at the expense of those who serve and make up the backbone of the community. Most of these costs are passed on to consumers so ultimately, they are the ones paying for the improvements. The average sales price for a listed home in Holly Springs is north of $600k.

6/24/2025

No

6/20/2025

Not allowing private pump stations severely limits development.

6/18/2025

no

6/12/2025

Timing of capacity notification. The response time from Town of HS utilities was
significantly delayed. Further clarity upfront on capacity constraints. Please do not make individuals go through six months of trying to get a response from the Town.

6/11/2025

The Water Allocation Policy that we are unsure is actually legal (has anyone challenged it?) does not have enough options to move from a Tier 2 or 3 to a Tier 1. The limited options make it hard to move tiers.

6/11/2025

none that I can think of at this time.

6/10/2025

I am okay with rules and regulations that are more strict than other communities. It is our way of maintaining high standards in Holly Springs.

6/9/2025

The Town's standards are typically more stringent than industry standard and other requirements of the area. Resulting in effort by the developer to confirm sizing/capacity and potentially resulting in oversizing of existing infrastructure.

6/9/2025

The Town's standards are more strict than NCDEQ requirements for sewer flow and for water capacity, which results in upgrades to existing lines, born by the developer and oversizing of new lines which benefit the Town, at the expense of the developer.

6/9/2025

Requirement to stub to every upstream property needs to be revisited. Logical stubs to lower areas is ok. Stubbing to an adjacent property that is at a high point should warrant easier exceptions from staff.

6/2/2025

The Town's requirement that "Sanitary sewers shall be designed to carry the projected peak flow at no more than ½ full" is limiting. Maybe this should be revised or apply only to new infrastructure and not considered when evaluating existing infrastructure for capacity. The State of NC only requires that sanitary sewers be designed to carry the average daily flow at half full (Minimum Design Criteria for the permitting of Gravity Sewers-Section III.D.1.c).

5/28/2025

No, it is only lack of capacity

5/27/2025

Can you share any experiences where water and sewer infrastructure significantly impacted your project timeline or budget?

The WRMP process makes it difficult to plan project phasing and timelines and cash flow.

6/11/2025

1 Agree

3 developers who wanted to develop our land, had to back out because of lack of Sewer capacity. No pump station, and the waste water treatment center was not going to be able to acomodate our project. This is really impacting out ability to sell

6/9/2025

1 Agree

No

6/20/2025

Regional pump station requirement has killed more projects than I can count.

6/18/2025

Edwards Drive Mixed-Use by Akridge Kettler. This Rezoning addresses the development of approximately 76.74 acres bordered to the south by future NC 540, to the west by Sunset Lake Road and to the east by Kildaire Farm Road. The property is comprised of four tax parcels, PIN 0760111738 (the “Johnson Tract”), PIN 0750915352 (the “Byler Tract”), and PINs 0750813459 and 0750815984 (the “Francis Tract”)(collectively, the “Property”). The Johnson Tract is within the Town limits and the Byler and Francis Tracts are within the Town’s Extra Territorial Planning jurisdiction.

6/12/2025

The availability of sewer to serve the southwest portion of Town and future significant upgrades to existing infrastructure that will be required.

6/12/2025

We were unable to successfully transact on a property given the delays, lack of certainty, lack of clarity, and lack of assistance from the Town staff.

6/11/2025

We have a project that was part of a PUD that allocated sewer capacity for the PUD. We were limited to 1100 gpd, even though the sewer system had adequate capacity. We were held to the allocated flow, which reduced the size and quality of the project.

6/9/2025

My project was put on hold even though my project's sewer requirement was infinitesimal to the point of ridiculousness.

5/27/2025

Is there a development-related policy in another North Carolina municipality, regarding water and sewer, that you would like to see implemented in Holly Springs?

Water and sewer policies should not be tied to aesthetic standards - PERIOD.

6/18/2025

1 Agree

City of Raleigh is a perfect example on clarity, planning, and responsiveness.

6/11/2025

1 Agree

Make fees in-line with other Wake County municipalities.

6/11/2025

1 Agree

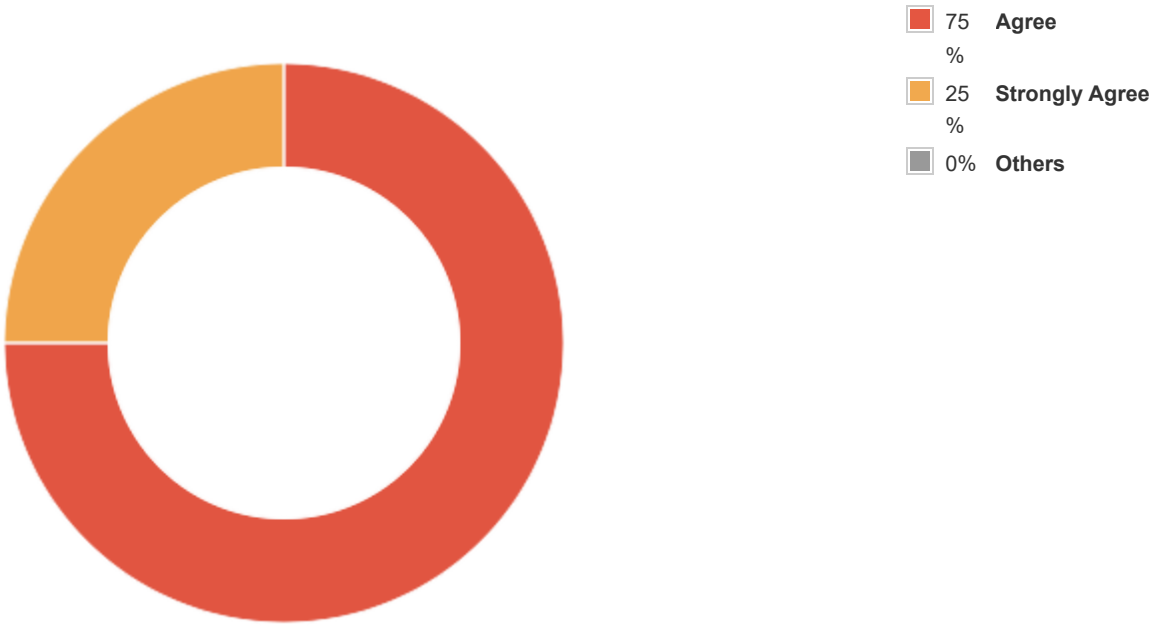
Yes. Shared costs. In Sanford, for example, if a community requires improvements to water or sewer infostructure, the town voluntarily pays for the portion of the improvements that benefit the community and the do not tack on other burdens such as parks, 8' wide walking paths, light improvements, etc, beyond what is reasonable. I currently know of 2 landowners in Holly Springs' ETJ that will never be able to sell their property based on the town's current policies.

6/24/2025

No

6/20/2025

What is your perspective on the following statement: Stormwater and flood regulations in Holly Springs benefit and protect the community.



20 respondents

Yes it seems adequate

6/9/2025

I somewhat agree. Holly Springs sometimes requires an unreasonable amount of stormwater studies that already meet the peak flow requirements and treatment standards. Those studies provide no benefit, only cost. If peak flow has been accomplished below existing conditions, what is th point of an extensive flood study offsite?

6/9/2025

Have you encountered any issues related to stormwater management in your development projects (for example, SCM sizing, FEMA/local flood studies, erosion control, etc.)?

Local flood studies being required at zoning aren't as useful as they seem on the surface. So little engineering has been done at zoning, it is impossible to know the true impact of any proposed development on flood elevations.

5/28/2025

2 Agree

no

6/20/2025

Having them all reviewed together along with the Town Package (even if special study) is helpful for scheduling and being able to react on the design side.

6/10/2025

no

6/10/2025

no

6/9/2025

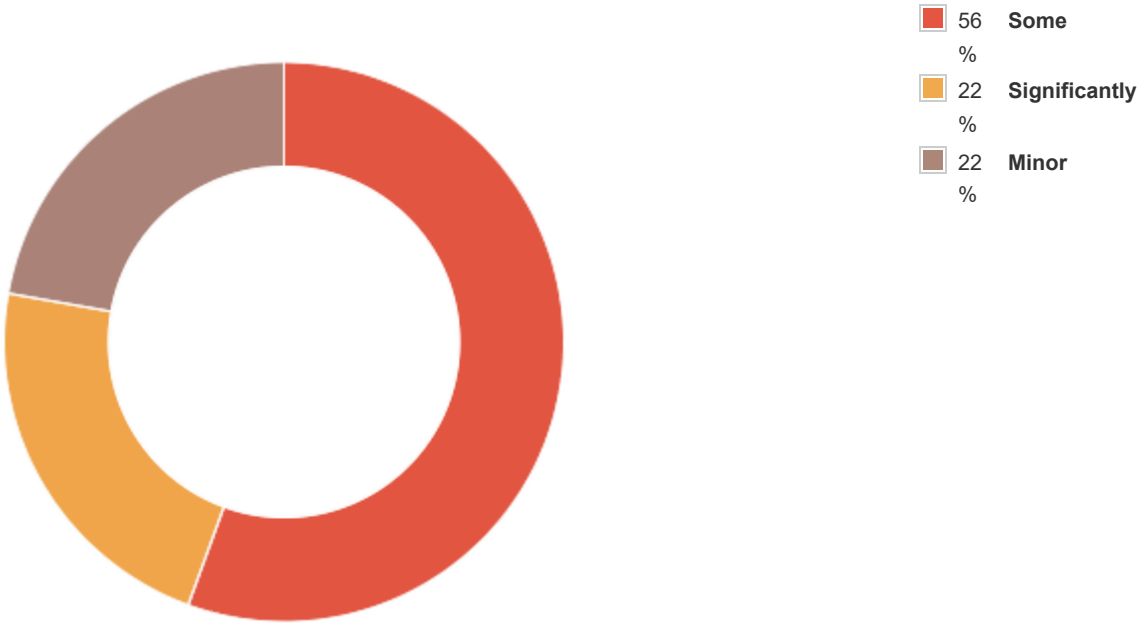
Not yet

6/9/2025

No

5/27/2025

How do existing community facilities influence your decision-making process for new development (for example, Parks, Schools, Greenways, Fire Stations, Police Stations, etc.)?



18 respondents

minimal impact. HS is a desireableo area with plenty of amenities today. We need the capacity to build our projects

6/9/2025

1 Agree

Parks, Schools and Greenways more than anything

6/20/2025

no

6/9/2025

What additional community facilities do you think are needed to support the existing community and future growth? (for example, Greenways, Sidewalks, Town Square / Plaza areas, Fire Stations, Police Stations, etc.)

We need to continue to improve downtown holly springs as our community's core, but we also need to allow for housing and development around what is currently the outer edge. In planning for this, HS needs to consider how a divers set of products can benefit all members of the community, build into your plan the ability to offer cottage homes and (real) mixed use.

6/24/2025

I think Growth Nodes with a town square type feel strategically placed within your Planning District would greatly improve traffic and the ability to provide density around the nodes.

6/20/2025

Sewer

6/11/2025

Places for teens, I don't know what this would be, because teens don't talk to us adults - but they say everything is boring and there is nothing to do. Maybe phone charging stations in public spaces and wifi would at least get them outdoors.

6/11/2025

Stop building neighborhoods. We like to see trees!

6/10/2025

More Greenways

6/10/2025

none

6/9/2025

Power is critical. Developers having to pay to bury power infrastructure handcuffs development goals and is not realized by the community.

6/9/2025

Start with burying power. The Town tries to make the developers bury power in and around downtown and the cost sometimes exceeds the entire site budget. UGE is safer, more reliable, and easier to maintain. Stop with the hap-hazard "public art spaces". Good example, in front of Lowe's Home Improvement, that space was provided to meet the code and it's an eye sore. More thought could have been placed on that space by the Town and development community.

6/9/2025

Town square/park for people to hang out downtown and stay in the area longer. A park like Cary's downtown park would make the area much more desirable.

6/9/2025

How can development projects better integrate with the surrounding natural environment?

I've always liked the idea of regulating that natural corridors flow between projects. That way it isn't just fragments of vegetation based on a calculation, but a requirement that the tree coverage extend across the site in a linear manner connecting with adjacent natural areas for wildlife corridors (naturally occurs on sites with streams).

5/28/2025

1 Agree

Have a more robust plan with divers product and communicate what the town's vision is to the development community.

6/24/2025

Cluster subdivisions with community open spaces connecting to natural features.

6/20/2025

Everyone understands that alley-loaded houses look nice, but they are not as environment friendly as just having one car-oriented lane either in front or behind the house, not both in front and behind. The Town should be okay with alley loaded homes that front on a green OR front loaded lots that allow some people to enjoy the back yard that they really want. Maybe you have them put a sidewalk between back yards so that there is a protected pedestrian area aside from the sidewalk on the street. Allow creativity in design rather than requiring the alley loaded with a wide road on the front - this is just extra infrastructure for developers to build and taxpayers to maintain. The road widths in your cross-sections are really wide and create more impervious surface. Suggest looking at some cross-sections that have less impervious surface, yet meet safety for pedestrians.

6/11/2025

More state parks, less housing developments

6/10/2025

Stop clear cutting for a new development. Leave as many healthy existing trees as possible, And not just on the perimeter of the development. Plant more mature trees within the development, ie, streets, neww yards, etc.

6/9/2025

n/a

6/9/2025

What other challenges related to infrastructure, community facilities, and natural areas have you faced while developing in Holly Springs?

Disconnect between the Town staff and the Town Council. Projects can go through with positive feedback from Town staff and rejected from the Town Council.

6/11/2025

The unknown costs of development that pop up at different points throughout the development process. Whether that is a "voluntary" contribution, additional off-site improvements, etc. Knowing the unknowns AS EARLY in the process as possible allows the development community to decide early on if they are able to make a project work. HS has increasingly added "volunteer" contributions and requests late in the process and have made a project not viable after much money in Due Diligence has been spent. We get it, every municipality wants developers to cover some costs, the community may expect it, Council may expect it - we just want to know upfrotn what that may be.

6/11/2025

It is getting VERY crowded. Traffic is horrible any time of the day. We moved here because we liked things simple. Now it’s becoming a confusing city.
Stop building useless buildings (we don’t need more banks/dentists/mattress stores…) we want out trees and beautiful landscape back
How about putting that money into improving security cameras and ticketing people who run red lights…

6/10/2025

Main Street is too crowded with traffic and instead of widening the road with additional lanes, you allow developers to come in and build more residences and businesses so we have more traffic problems than we've had. In the 21 years that I've livedhere, I've seen a lot of change but I also see that the worn allows for overgrowth and it needs to stop. Widen Main Street. Also we need a traffic light at the corner of Main Street and Maple! The back-up is ridiculous at times, specifically rush house and holidays or when there are events or voting. The request for a traffic light seems to have fallen on deaf ears and something needs to change to allow it to happen! Too many in the area off of Grigsby complain out the problem and nothng fets done about it.

6/10/2025

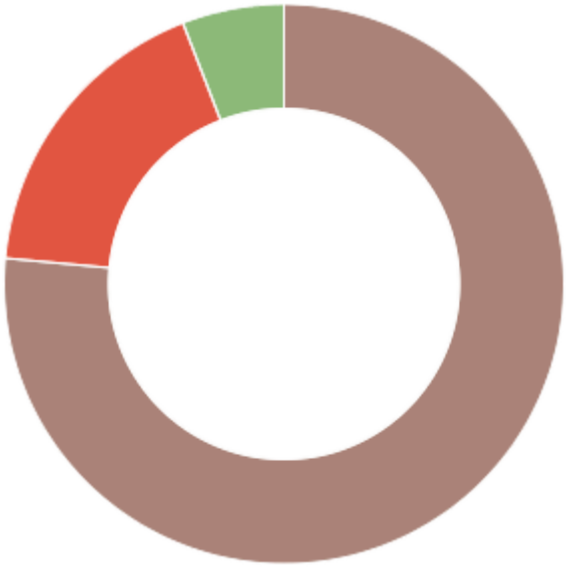
not that im aware of

6/9/2025

Access to buried power is a challenge. The implementation of Super Streets have conjested a corridor that was previously opperating at a poor level of service and made it worse.

6/9/2025

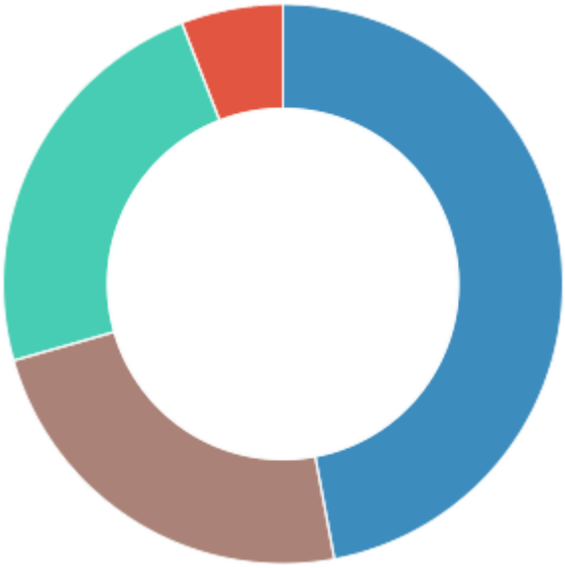
What is your primary market sector?



- 76% Residential
- 18% Commercial
- 6% Mixed Use
- 0% Others

17 respondents

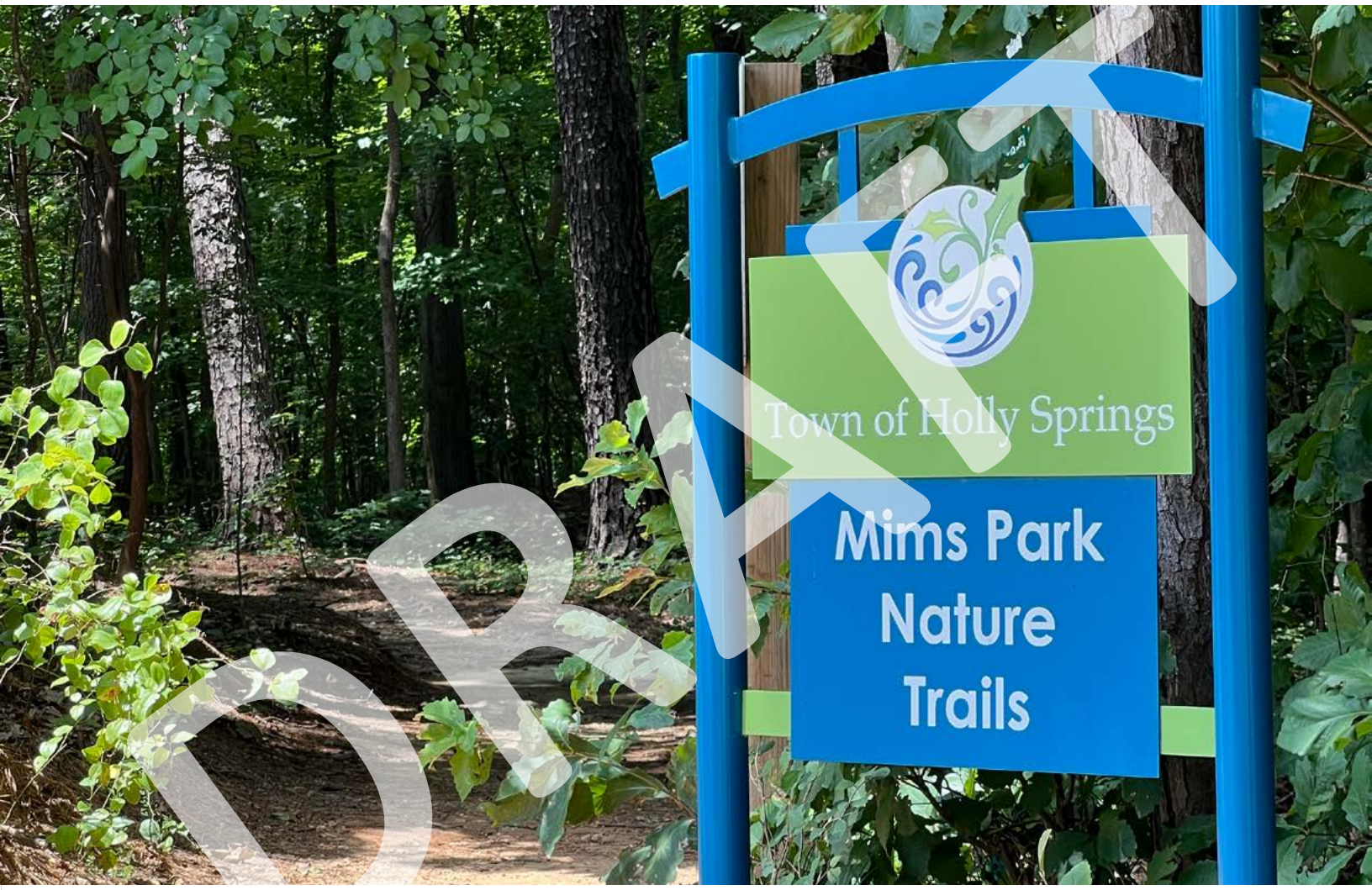
What is your role in development?



- 47% Engineer
- 24% Developer
- 24% Other
- 6% Builder
- 0% Others

17 respondents

Vision Holly Springs
Comprehensive Plan



DRAFT

SECTION 6: NATURAL RESOURCES

Adoption Date: November 18, 2025

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INTRODUCTION

The Town of Holly Springs is facing the challenge of balancing rapid urban growth with the protection of critical natural resources. Protection of the Town's environmental heritage is a critical component of its future land use strategy, and to succeed, it must implement strategies and goals which allow sustainable growth while safeguarding important natural assets. This Chapter identifies existing natural resources in Holly Springs, critical environmental issues, and a list of strategies intended to mitigate these issues and provide the basis for resource conservation and sustainable land use management.

Holly Springs aspires to be a green, sustainable community. It provides services which bolster opportunities for outdoor recreation, resource management and open space conservation. This includes the Parks, Recreation and Greenways Master Plan[1], the Town's Urban Forestry Program[2], and various public initiatives, such as the Bass Lake Spillway Project and Eagles Landing Park[3]. The Town enforces regulations which enhance the integration of open space preservation requirements and resource conservation.[4] These initiatives are tremendously important, and the relevance of environmental protection shall grow in the wake of Holly Spring's continued development and growth. This necessitates an update in the Town's assessment of these resources and the potential objectives employed to protect them.

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[1] Town of Holly Springs. Parks, Recreation, and Greenways Master Plan. Holly Springs, NC: Town of Holly Springs, March 2021, https://www.hollyspringsnc.gov/DocumentCenter/View/43591/Sec3_PRGMasterPlan_Sup7?bidId=.

[2] Town of Holly Springs. "Urban Forestry." Town of Holly Springs, NC. Accessed July 29, 2025, https://www.hollyspringsnc.gov/1769/Urban-Forestry.

[3] Town of Holly Springs. "Parks & Recreation Projects." Town of Holly Springs, NC. Accessed July 29, 2025, https://www.hollyspringsnc.gov/550/Parks-Recreation-Projects.

[4] Town of Holly Springs. Unified Development Ordinance, § 4 "Open Space and Conservation." Holly Springs, NC. Accessed July 29, 2025, https://www hollyspringsnc.gov/DocumentCenter/View/37681/Section-4-Open-Space-and-Conservation

Objectives

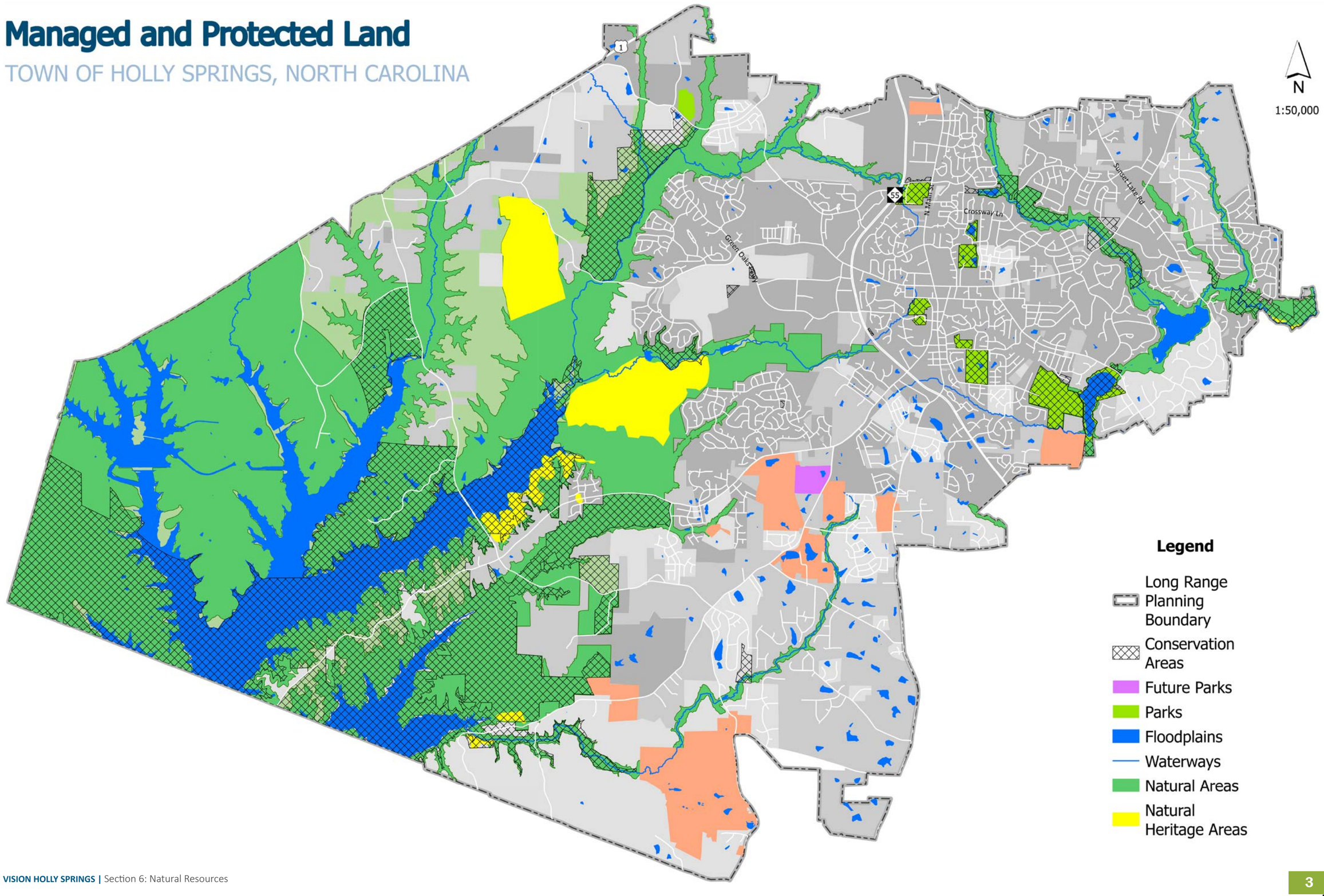
As Holly Springs continues to grow, it remains committed to ensuring that progress does not come at the expense of its natural environment. The Town recognizes that sustainable development depends on careful stewardship of the land, water, and ecological systems that define its unique character. Building on existing plans and initiatives, these objectives establish a framework for integrating environmental conservation into all aspects of land use and community planning.

The following objectives are designed to guide policy decisions, development practices, and public investments that collectively protect and enhance the Town's natural resources. They emphasize balancing growth with ecological preservation, promoting native landscapes, improving water quality, and ensuring long-term access to green and open spaces for residents and wildlife alike.

1. Balance development with conservation.
2. Preserve and enhance the ecology, natural resources, and habitat of Holly Springs.
3. Encourage forest and mature tree protection and promote re-forestation in areas designated by the Tree Preservation Ordinance.
4. Work with the existing contours of the land by minimizing grade changes of native topography when permitting development, as feasible.
5. Provide for and invest in connected greenways, open space areas, land conservation, parks, and access to water resources.
6. Support the public acquisition of lands that are environmentally sensitive for passive public recreation and/or conservation purposes.
7. Regulate uses to minimize damage toward environmentally sensitive areas, and when feasible, direct development away from sensitive areas.
8. Protect aquatic species and their habitat through protection of water quality by preventing point and non-point source pollution of local waterways.
9. Work with landowners and developers to use tools such as grants and conservation easements to protect natural, cultural, and historic resources.
10. Discourage the use of exotic species of plants and trees in landscapes and beautification efforts; encourage native species and low water usage plant materials.
11. Develop programs and regulations that comply with Federal and State regulations to offer the most natural resource protection.

Managed and Protected Land

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Stream Protection Plan

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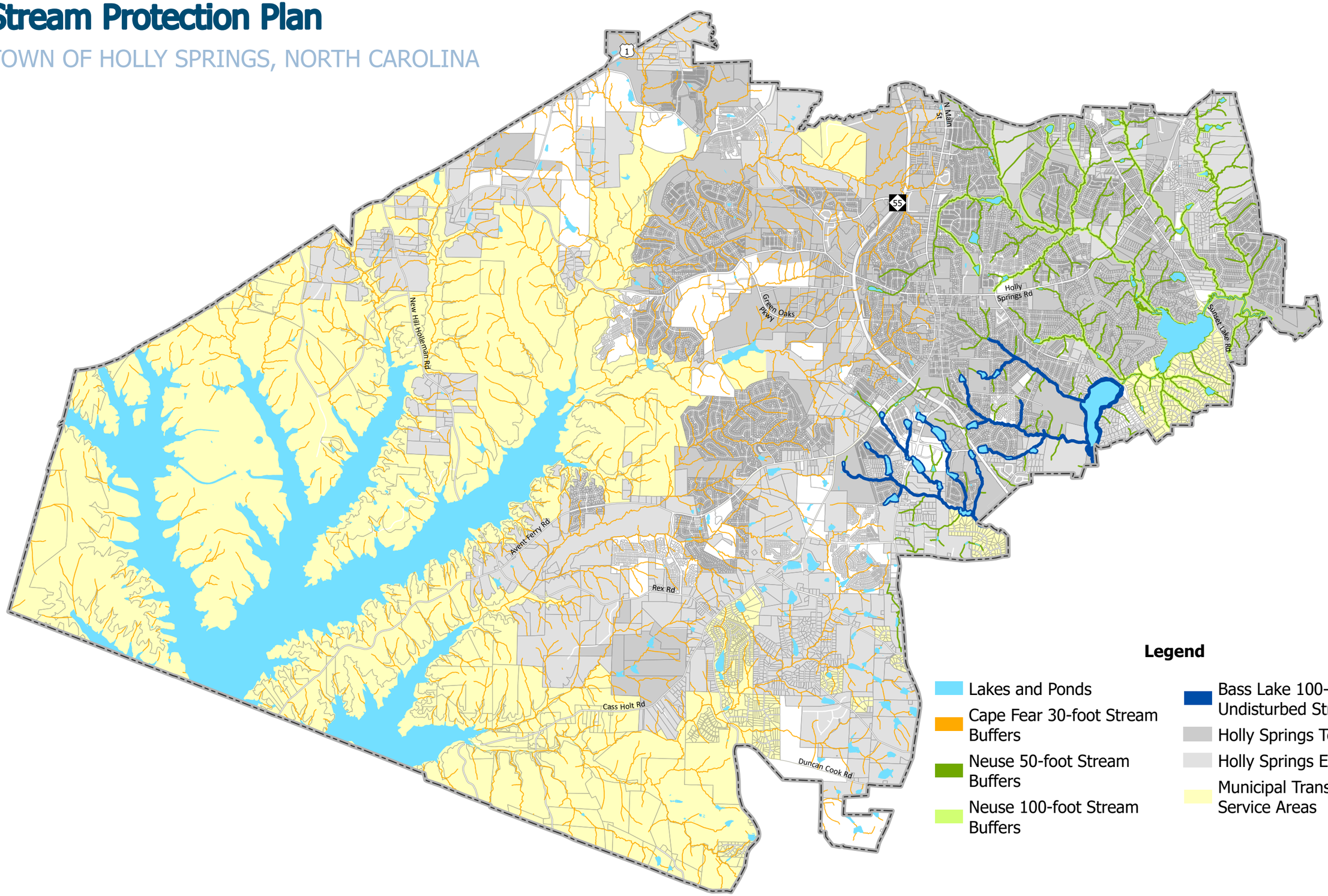

NATURAL RESOURCES OVERVIEW

Topography and Geological Features

Land topography is a determining factor in the designation and development of appropriate land uses. The topography of the Town consists of rolling hills with an elevation range of approximately 200 ft. above sea level to approximately 500 ft. above sea level. The steeper slopes in the Town are generally located along ridgelines extending from the south to the northeast where the rolling hills reach higher elevations, as depicted on the map below.[5]

Grading to produce more suitable land for construction causes changes to topography. The Town has worked to alleviate this land transformation through required Erosion and Sediment Control approvals for the grading of areas greater than 20,000 square feet. Other efforts include minimizing the grading of steep slopes and encouraging the use of natural topography in development project design and construction.

The Generalized Geological map of North Carolina (1991) indicates that the geology of Holly Springs is comprised of Triassic sedimentary rocks and Late Proterozoic to Early Paleozoic metamorphic rocks. The Triassic rocks comprise a majority of the Town's future growth area. Dividing the two different categories of rock is an inactive fault line—the Jonesboro Fault- which lies just west of Highway 55.[6]

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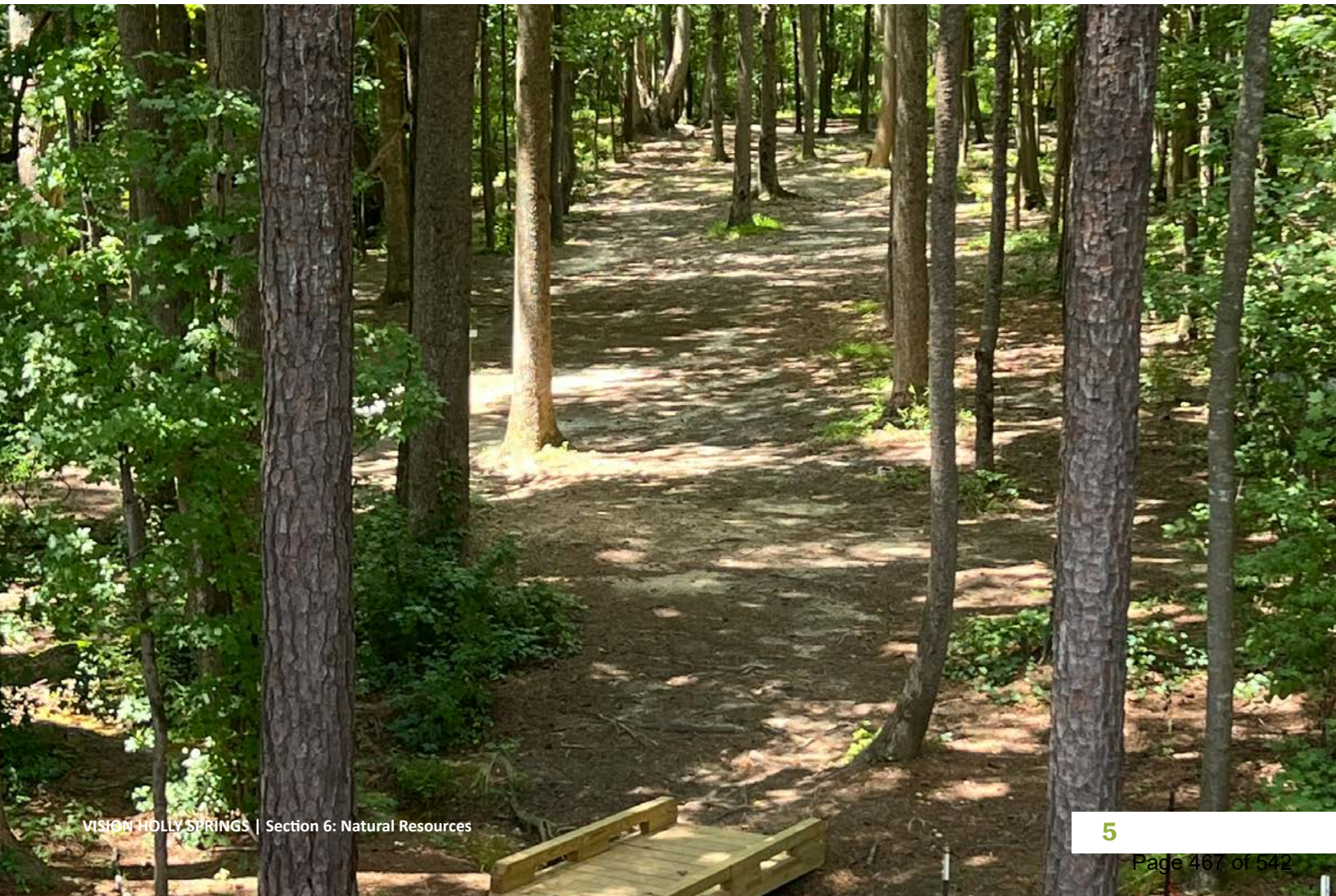
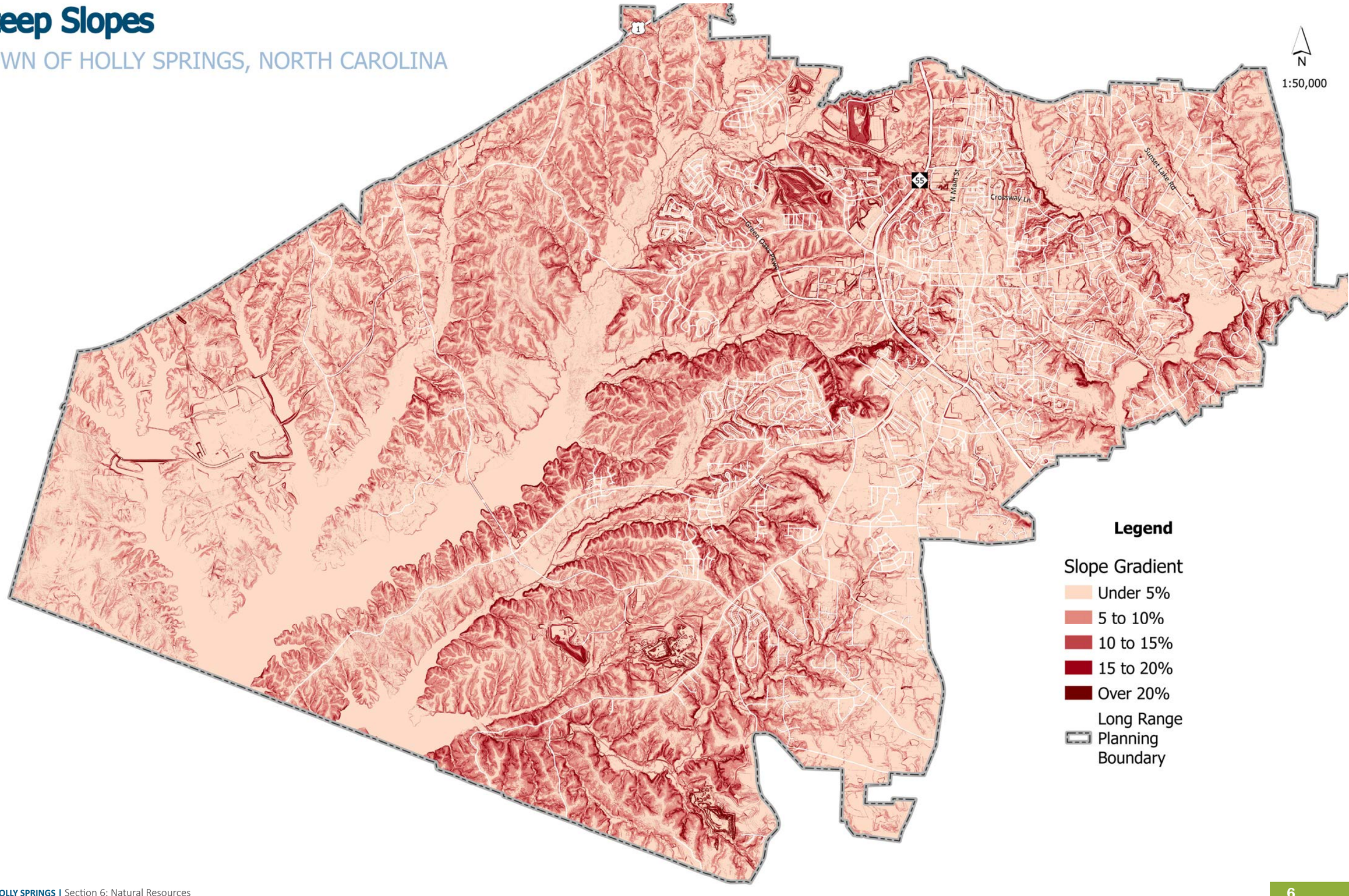
[5] *National Oceanic and Atmospheric Administration (NOAA), Digital Elevation Model (DEM) Data via Data Access Viewer (Silver Spring, MD: Office for Coastal Management, NOAA, 2025), accessed July 29, 2025, https://coast.noaa.gov/dataviewer.*

[6] *North Carolina Department of Environmental Quality, Generalized Geologic Map of North Carolina (Raleigh: North Carolina Geological Survey, North Carolina Department of Environment, Health, and Natural Resources, 1991), map.*



Steep Slopes

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Soils and Drainage Capacity

Holly Springs contains a diverse array of soil types that significantly influence land development, agricultural practices, and environmental management. According to the USDA Natural Resources Conservation Services (NRCS), there are 54 distinct soil classifications within the Town of Holly Springs, predominately consisting of sandy loam varieties. These soils are categorized into various series, each with unique characteristics affecting their suitability for construction, vegetation growth, and water drainage.

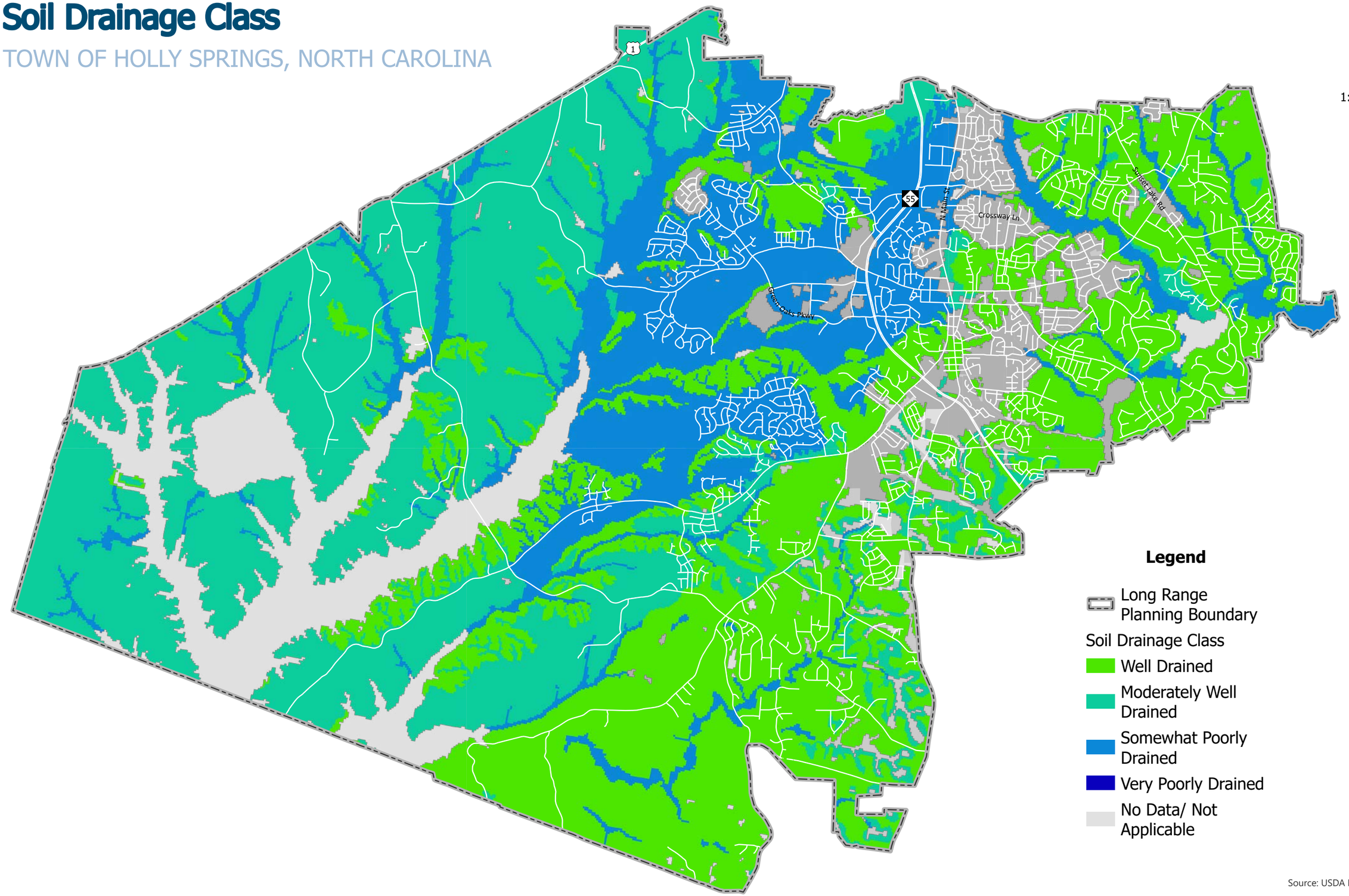
Soil Classifications are broad categories used to describe soil properties and behavior for land management, agriculture, construction, and environmental planning. Classifications group soils based on drainage, texture, hydric status, and/or land capability.

1. **Drainage Class:** How water moves through the soil
   - **Well-drained:** Water moves freely; rarely saturated.
   - **Moderately well-drained:** Water drains somewhat slowly; may stay wet briefly.
   - **Somewhat poorly drained:** Water drains slowly; soil often wet.
   - **Poorly drained:** Water drains very slowly; saturated for long periods.
2. **Hydric vs. Non-Hydric:** Identified wetlands
   - **Hydric Soil:** Soils that are saturated long enough to develop anaerobic conditions, typically supporting wetland vegetation.
   - **Non-Hydric Soil:** Soils that are not wet enough to create wetland conditions.
3. **Textural Classes:** Based on the proportion of sand/silt/clay
   - Ex: sand, sandy loam, loam, clay loam, silt loam, clay
4. **Land Capability Classes:** USDA system for agriculture
   - Classes I-VIII based on limitations for farming such as erosion risk, drainage, and/or slope[7]

[7] *Ditzler, Craig. A Glossary of Terms Used in Soil Survey and Soil Classification. Washington, DC: U.S. Department of Agriculture, Natural Resources Conservation Service, 2017. https://www.nrcs.usda.gov/sites/default/files/2022-08/A_Glossary_of_Terms_Used_in_Soil_Survey_and_Classification.pd*

Soil Drainage Class

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Source: USDA NRCS, Esri

In the eastern portion of Holly Springs, soil is generally well-drained. This condition supports good infiltration of water, reducing surface runoff and making the land more suitable for residential and commercial development, as well as infrastructure construction. However, because water drains quickly through these soils, groundwater in the area may be more vulnerable to contamination from surface pollutants, requiring careful stormwater management and protective measures near wells and water supply areas.

In the western portion of Holly Springs, soils generally range from somewhat poorly drained to moderately well-drained. Areas with moderately well-drained soil can still support development but may require additional planning for stormwater management, such as detention basins or engineered drainage systems. High concentrations of somewhat poorly drained soil, particularly in the northwestern part of the Town, pose greater challenges for development. Poor drainage can lead to waterlogged soils, increased risk of flooding, and difficulties for plant growth, which can compromise landscaping, open space areas, and the stability of building foundations.[8]

Poorly drained soils, where they exist in localized areas, are typically the least suitable for development. These areas are prone to ponding and slow water infiltration, making construction more costly due to the need for soil modification, drainage improvements, or elevated building foundations.[9] Conversely, well-drained soils are generally the most favorable for development, supporting both vegetation and structural stability while minimizing erosion and runoff concerns. Well-drained areas for new development should be prioritized while implementing mitigation strategies such as buffers and soil amendments in areas with moderately or poorly drained soil areas in order to maintain environmental quality and reduce developmental risks.[10]

Erosion Control

Over half of the soil in Holly Springs is classified as having a moderate erosion hazard, indicating that while they are generally stable, they are still susceptible to soil loss if they are not properly managed during land-disturbing activities. Without proper precautions, excavation, grading, or construction in these areas can result in significant sediment runoff, increased turbidity in local streams, and the loss of topsoil that supports vegetation.

The Erosion and Sediment Control Program enforces compliance with state and local regulations and reviews site plans to ensure that adequate measures are included to reduce runoff and soil displacement. By requiring the incorporation of erosion control practices into the design phase and during construction, Holly Springs protects local waterways, maintains soil health, and reduces long-term maintenance costs associated with stormwater infrastructure.[11]

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[8] Town of Holly Springs. Natural Resources. Amended Supplement #5. Holly Springs, NC: Town of Holly Springs, 2017. https://www.hollyspringsnc.gov/DocumentCenter/View/514/Natural-Resources?bidId=

[9] Soil Survey Staff, Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. Washington, DC: USDA NRCS. Accessed September 15, 2025. https://websoilsurvey.nrcs.usda.gov/app/

[10] Poole, Chad, Mohamed Youssef, and Wayne Skaggs. Basic Information for Determining Drain Spacing on North Carolina Soils. Raleigh, NC: North Carolina State University Cooperative Extension, 2025. https://content.ces.ncsu.edu/basic-information-for-determining-drain-spacing-on-north-carolina-soils

[11] Natural Resources Conservation Service. "Soil Science." U.S. Department of Agriculture. Accessed September 15, 2025. https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/soil/soil-science

WATERSHEDS, FLOODPLAINS, AND STREAM CORRIDORS

Holly Springs hosts two major river basins: the Neuse River Basin and the Cape Fear River Basin. The Basin Divide runs along the Highway 55 corridor, splitting the Town into separate watersheds.

Cape Fear River Basin

The western portion of the Town hosts the Cape Fear River Basin and the Harris Lake Watershed, a subbasin of the Cape Fear which includes nine tributaries. Harris Lake is at the terminus of drainage from all these streams. It is a constructed body of water owned by Duke Energy Progress, who uses the water for cooling at the Shearon Harris Nuclear Power Plant[12]. Various natural resources exist around the Lake, including the Harris Game Lands, managed by NC Wildlife Resources Commission, and Harris Lake Park, managed by Wake County and host to a native longleaf pine forest[13].

Neuse River Basin

The eastern portion of the Town hosts the Neuse River Basin and the Middle Creek Watershed, a subbasin of the Neuse which includes two tributaries. Located in this watershed, downstream from Holly Springs, are Sunset Lake and Bass Lake. Both are manmade, with Sunset Lake being an impoundment that empties into Middle Creek. Critical natural resources are present around these lakes. Bass Lake is bordered by Sugg Farm, a 117-acre parkland known for local festivals and gatherings[14]. Bass Lake is also surrounded by a 1.9-mile mulch trail, connecting the lake to Sugg Farm and other greenway networks[15].

[12]North Carolina Wildlife Resources Commission, An Overview of the Shearon Harris Reservoir Largemouth Bass Fishery (2007–2017) (Raleigh, NC: NCWRC, September 2017), https://www.ncwildlife.gov/media/2922/download?attachment.
[13]Wake County Government, "Harris Lake Historic & Natural Significance," Harris Lake County Park, accessed July 29, 2025, https://www.wake.gov/departments-government/parks-recreation-open-space/all-parks-trails/harris-lake-county-park/harris-lake-historic-natural-significance
[14]Town of Holly Springs, "Sugg Farm at Bass Lake Park," Parks, Facilities & Greenways, Town of Holly Springs, NC, accessed July 29, 2025, https://www.hollyspringsnc.gov/758/Sugg-Farm.
[15]Town of Holly Springs, PRG Master Plan, March 2021.

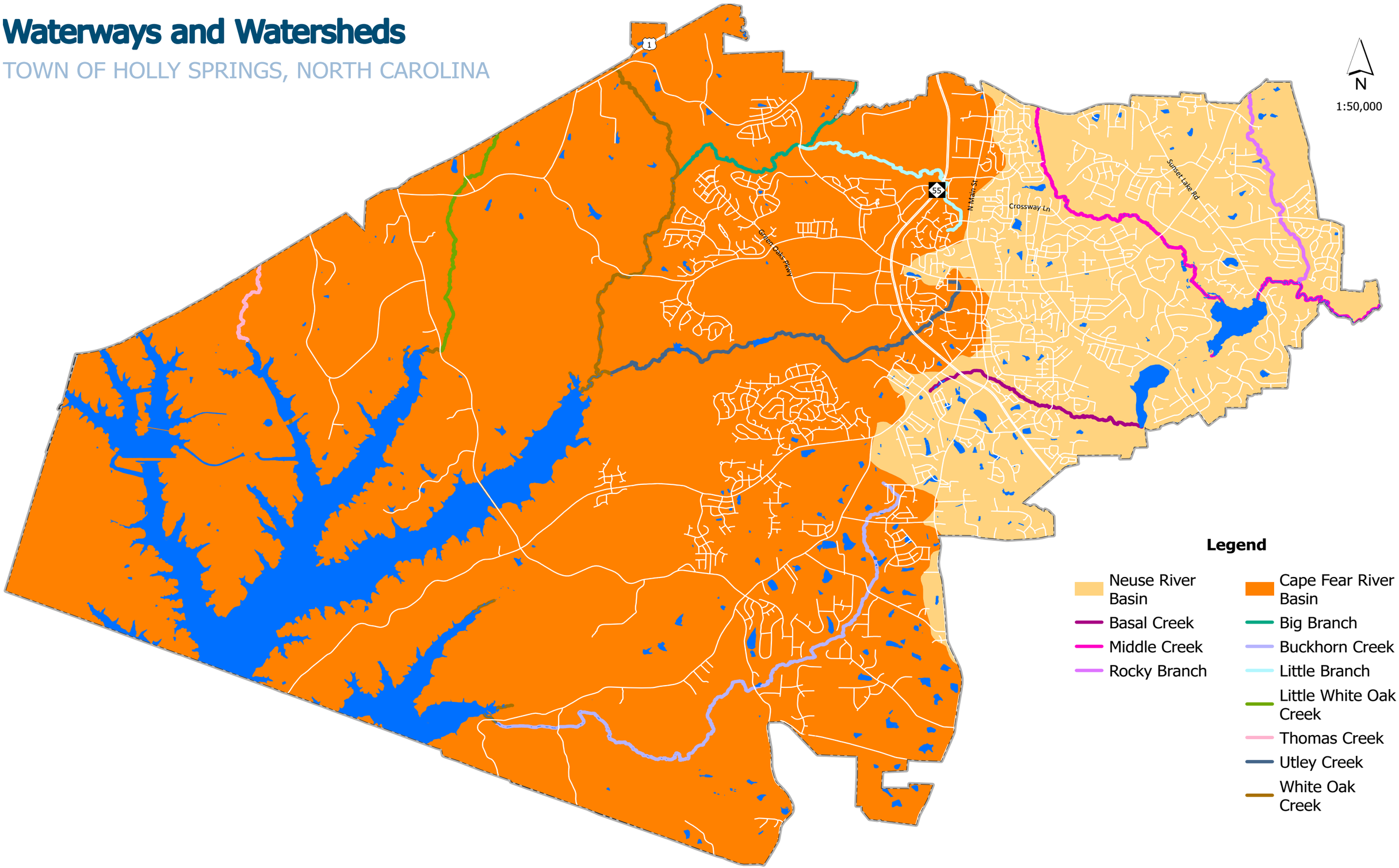
RIVER BASINS AND SUB-BASINS LOCATED IN HOLLY SPRINGS

River Basin	Watershed	Tributary/Stream
Cape Fear	Shearon Harris Reservoir	Buckhorn Creek
		Jim Branch
		Cary Branch
		Utley Creek
		Little Branch
		Big Branch
		White Oak Creek
		Thomas Creek
		Norris Branch
Neuse	Middle Creek	Basal Creek
		Rocky Branch

Source: 1:24,000 (7.5 minutes) topographic quadrangle maps provided by the US Geological Survey

Waterways and Watersheds

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Surface Water Classification

Surface waters in North Carolina are assigned classifications that establish the "best uses" to be protected under state water quality standards.[16] These classifications guide management and regulation under the Clean Water Act and State rules, and can include supplemental designations for additional protections.[17] Within the Cape Fear River Basin, streams tied to Harris Lake and the Holly Springs area fall under this framework, with classifications reflecting both ecological function and vulnerability to urbanization pressures.[18] Common classifications relevant to streams in the region include the following:

- **WS-I through WS-V:** Watershed protection for public water supplies, with WS-I providing the most stringent protections.
- **Class C:** Supports aquatic life and secondary recreation.
- **Class B:** Supports primary recreation, such as swimming.
- **Supplemental designations:** High Quality Waters (HQW) and Outstanding Resource Waters (ORW) provide additional protections for water quality and ecological health.

Because growth in Holly Springs continues to increase impervious surface coverage and runoff, those classifications serve as critical management tools, ensuring that stormwater programs, conservation buffers, and development regulations align with state standards to maintain aquatic health and protect local drinking water as well as recreational resources.

Water Quality

The North Carolina Department of Environmental Quality (DEQ), Division of Water Resources (303(d)) lists those streams that are not meeting water quality standards or those that have impaired uses, in accordance with the federal Clean Water Act. Middle Creek appears on the 2022 303(d) list with a rating as fair based on narrative criteria to protect aquatic life in fresh water. The rating given in this stretch of stream is primarily based upon turbidity associated with sediment form in stream erosion/urbanization and runoff associated with development.[19]

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[16]North Carolina Department of Environmental Quality. "Classifications." Accessed September 15, 2025. https://www.deq.nc.gov/about/divisions/water-resources/water-planning/classification-standards/classifications

[17]U.S. Environmental Protection Agency. North Carolina Classifications and Water Quality Standards. Washington, DC: U.S. Environmental Protection Agency, 2014. Sections .0100-.0200, Classifications and Water Quality Standards Applicable to Surface Waters and Wetlands of North Carolina

[18]North Carolina Administrative Code. "15A NCAC 02B .0311 – Cape Fear River Basin." North Carolina Division of Water Resources. Accessed September 15, 2025. 15A N.C. Admin. Code 02B .0311 - CAPE FEAR RIVER BASIN | State Regulations | US Law | LII / Legal Information Institute

[19]North Carolina Department of Environmental Quality, 2022 Final 303(d) List. Division of Water Resources. Raleigh, NC: State of North Carolina, March 30, 2023. Accessed July 29, 2025, https://edocs.deq.nc.gov/WaterResources/DocView.aspx?dbid=0&id=3170580&cr=1

The Middle Cape Fear Local Watershed Plan completed in 2004, provides a more detailed assessment of local tributaries tied to Harris Lake. Streams with lower impervious surface coverage surrounding the stream corridor were determined to be healthier than streams with greater impervious surface area.[20] The harmful impacts of impervious surfaces include limiting the absorption of water and causing runoff to travel across the land collecting sediments, nutrients and toxins that are carried to streams and creeks of the watershed.

The stream classifications in the study were defined as follows:

- **A functioning stream corridor:** Less than 5% impervious area.
- **An at-risk stream corridor:** Between 5 and 10% impervious area.
- **An unstable stream corridor:** Greater than 10% impervious area.

Regulations to protect the watersheds in Holly Springs include Conservation Buffer and Open Space regulations, the Town's NPDES Phase II stormwater program, the Erosion and Sediment Control Program, and the Stream & Wetland Protection and Flood Damage Prevention ordinances.

In 2013, the Cape Fear River Basin Restoration Priorities (RBRP) report and the Middle Cape Fear Watershed Plan updates reaffirm many of the concerns first identified in 2004, while expanding recommendations for management. The updated findings emphasized that watershed stressors in the Middle Cape Fear, including tributaries connected to Harris Lake and the Holly Springs area, stem largely from riparian buffer loss, bank erosion, sedimentation, and the continued expansion of impervious surfaces tied to urban development. The plan highlighted the need for riparian buffer restoration, stormwater best management practices (BMP), and land preservation to mitigate these impacts and maintain overall stream health. For the Town of Holly Springs, these recommendations directly align with existing local protections such as the Town's NPDES Phase II Stormwater Program, erosion and sediment control measures, and conservation buffer requirements, underscoring the importance of maintaining and strengthening these programs as growth continues to increase impervious surface coverage in the watershed.[21]

Floodplains

A floodplain is an area that is subject to full and partial flooding. In addition to providing natural flood control, floodplains offer erosion control, protect water quality, serve as an area for groundwater recharge and act as aquatic and terrestrial habitats.

The Federal Emergency Management Agency (FEMA) federally designates and regulates floodplains with drainage areas that are typically equal to or larger than one square mile. Updated Flood Insurance Rate Maps (FIRM) shows the FEMA and State Regulated 100-year and 500-year future floodplains and identified hazard areas.[22]

In addition to the floodplain areas identified on the FIRM, the Town regulates locally identified floodplain areas. Fill to create buildable areas is prohibited in designated floodplains and residential structures are not allowed unless specific elevation and permitting criteria are met. Strict design standards that go beyond State and Federal regulations must be followed for permits to be approved.[23]

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[20]North Carolina Department of Environmental Quality, Division of Mitigation Services. Functional Status Memo 4: Middle Cape Fear River Basin. Raleigh, NC: State of North Carolina, June 2004, https://files.nc.gov/ncdeq/Mitigation%20Services/Watershed_Planning/Cape_Fear_River_Basin/Middle_CapeFear/Functional%20Status_Memo4.pdf

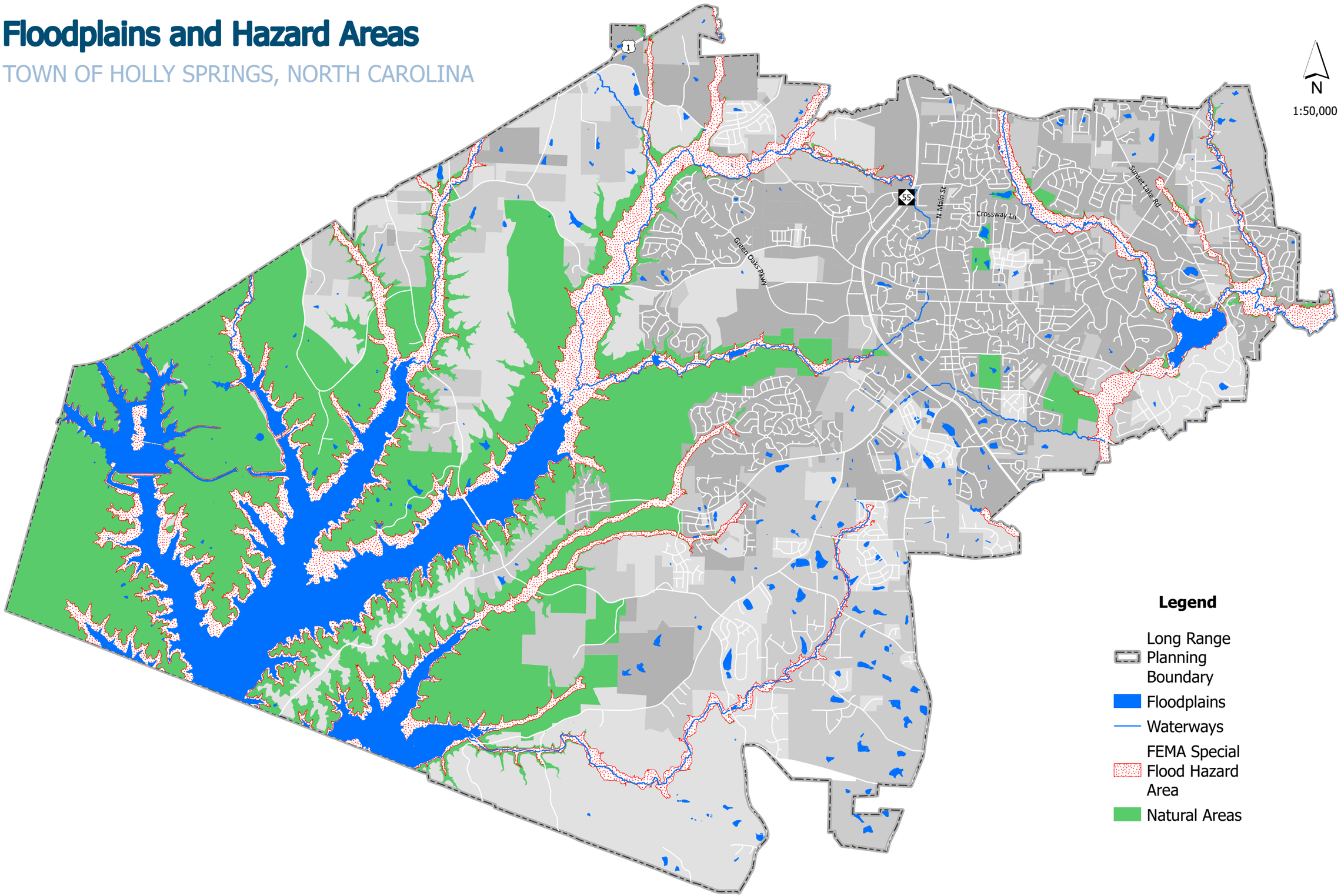
[21]North Carolina Department of Environmental Quality. Kenneth and Parker Findings and Recommendations Summary. Raleigh, NC: North Carolina Department of Environmental Quality, January 2013. https://files.nc.gov/ncdeq/Mitigation%20Services/Watershed_Planning/Cape_Fear_River_Basin/Middle_CapeFear/Kenneth%20and%20Parker%20Findings%20and%20Recommendations%20Summary%20012013.pdf?

[22]NC OneMap, North Carolina Effective Flood Zones, North Carolina Department of Environmental Quality, NC OneMap program, accessed July 29, 2025, https://www.nconemap.gov/maps/a178aae74ee347d786e853e5a442eea2/explore.

[23]Town of Holly Springs, Code of Ordinances, Chapter 8, Article III, "Flood Damage Prevention," accessed July 29, 2025, https://library.municode.com/nc/holly_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH8EN_ARTIIIFLDAPR.

Floodplains and Hazard Areas

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Riparian Buffers

Riparian buffers provide water quality protection and environmental benefit by filtering pollutants suspended in runoff, providing bank stabilization and sustaining wildlife habitats. The Town's Unified Development Ordinance regulates riparian buffers in addition to the North Carolina Neuse Buffer Rules. In the Cape Fear River Basin, the Town's standards protect a 30-foot area from the top of the bank on each side of intermittent and perennial features. The Neuse River Basin has 50-foot State regulated buffers measured from the top of the bank on each side. The Town has adopted more restrictive 100-foot buffers for perennial features in the Neuse River Basin. These include a 100-foot undisturbed buffer for perennial features that drain into Bass Lake.[24]

Wetlands

Wetlands are areas saturated by surface or ground water at a frequency sufficient to support unique wildlife habitats and soil conditions. These include swamps, marshes, bogs, wet meadows and similar areas. Wetlands provide important water quality controls by filtering pollutants and mitigating flood and sediment impacts.

In Holly Springs, wetlands are generally located along the stream corridors, lakes or ponds of the area. The Town's wetlands are regulated by the Army Corps of Engineers, which requires the replacement of wetlands when they are disturbed and controls the amount of development that can occur in a wetland. The Town assists the Corps by identifying and requiring development projects containing wetlands to receive approval from the Corps prior to issuing construction approvals.[25] Furthermore, because wetlands are generally located along the stream corridors, they often coincide with the Town's floodplain regulations.

Groundwater

Groundwater is an important source of drinking water that is recharged through the percolation of water through soil or through aquifer recharge areas. Groundwater is generally susceptible to over-pumping in areas where recharge endures a slower process or pollution in areas where substantial recharge occurs.

A groundwater recharge area exists in Holly Springs, east of Duke Energy lands and extending south into Fuquay-Varina. In this area the groundwater is replenished though percolation of water into the aquifer. The Town helps alleviate groundwater impacts using Stormwater Control Measures (SCMs) in the Post-construction Stormwater Ordinance. The Town feels that NPDES stormwater requirements may induce SCMs as an appealing option for developers to promote techniques that regulate infiltration.[26]

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[24]Town of Holly Springs, UDO, § 4.8 "Conservation Buffer Areas."

[25]Town of Holly Springs, Section 6: Mitigation for Secondary and Cumulative Impacts, in Secondary and Cumulative Impacts Management Plan, accessed July 30, 2025, https://www.hollyspringsnc.gov/DocumentCenter/View/10216/Section-6-Mitigation-for-Secondary-and-Cumulative-Impacts?bidId=.

[26]Town of Holly Springs, Code of Ordinances, Chapter 8, Article V, "NPDES Phase II and NSW Post-Construction Stormwater," accessed July 29, 2025, https://library.municode.com/nc/holly_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH8EN_ARTVNPPHIINSPONSST

FORESTLANDS AND TREE CANOPIES

Forestlands in the Town of Holly Springs offer numerous benefits that enhance quality of life. They serve as vital habitats, nesting grounds, and food sources for local wildlife, while also supporting water recharge, reducing runoff and soil erosion, and filtering pollutants. With proper management, these forestlands represent a natural, renewable resource that will ultimately contribute to the Town's long-term quality of life. The Town seeks to minimize mass grading during development whenever feasible, in order to preserve existing trees, protect natural habitats, and maintain the established urban tree canopy.

Most of the Town's forestlands are in the west, around the Harris Lake area. To the east, forests are more scattered. Typical forests in Holly Springs include pine, oak, sweet gum, black gum, red maple, sycamore, and eastern red cedar. The most dominant forest type is coniferous cultivated pine. As mentioned earlier, Harris Lake County Park hosts a Piedmont Longleaf Pine Forest, a rare type of forest community that is slowly being restored through state-wide conservation efforts.

Canopy Coverage and Reforestation

The greatest threat to the forestlands of Holly Springs is the spread of low-density residential land. As more development occurs, the Town will continue to lose forestlands, impacting the quality of the environment and natural habitats. In 2023, Wake County completed a Tree Canopy Coverage Assessment. This study found that, from 2010-2020, Wake County lost 11,122 acres of tree canopy, a land area more than double the size of William B. Umstead State Park. Within this trend, Holly Springs showed a distinct split: the southwestern part of the Town experienced significant gains in canopy coverage, while the northeastern part saw notable and significant losses.[27]

The study also reported that, as of 2020, canopy cover among Wake County's twelves core municipalities averaged 60.5% within ETJ and 42.8% within corporate limits, providing very important context for growth pressures that the Town of Holly Springs will begin to face. Part of this study involved the identification of Potential Planting Areas (PPAs) using an analysis composite vulnerability index that combined 10 weighted measures of community vulnerability. Each individual planting area was assigned a priority rank from Very High to Very Low. Concentrations of elevated priority PPAs were observed in western Wake County, within and near the Holly Springs area.

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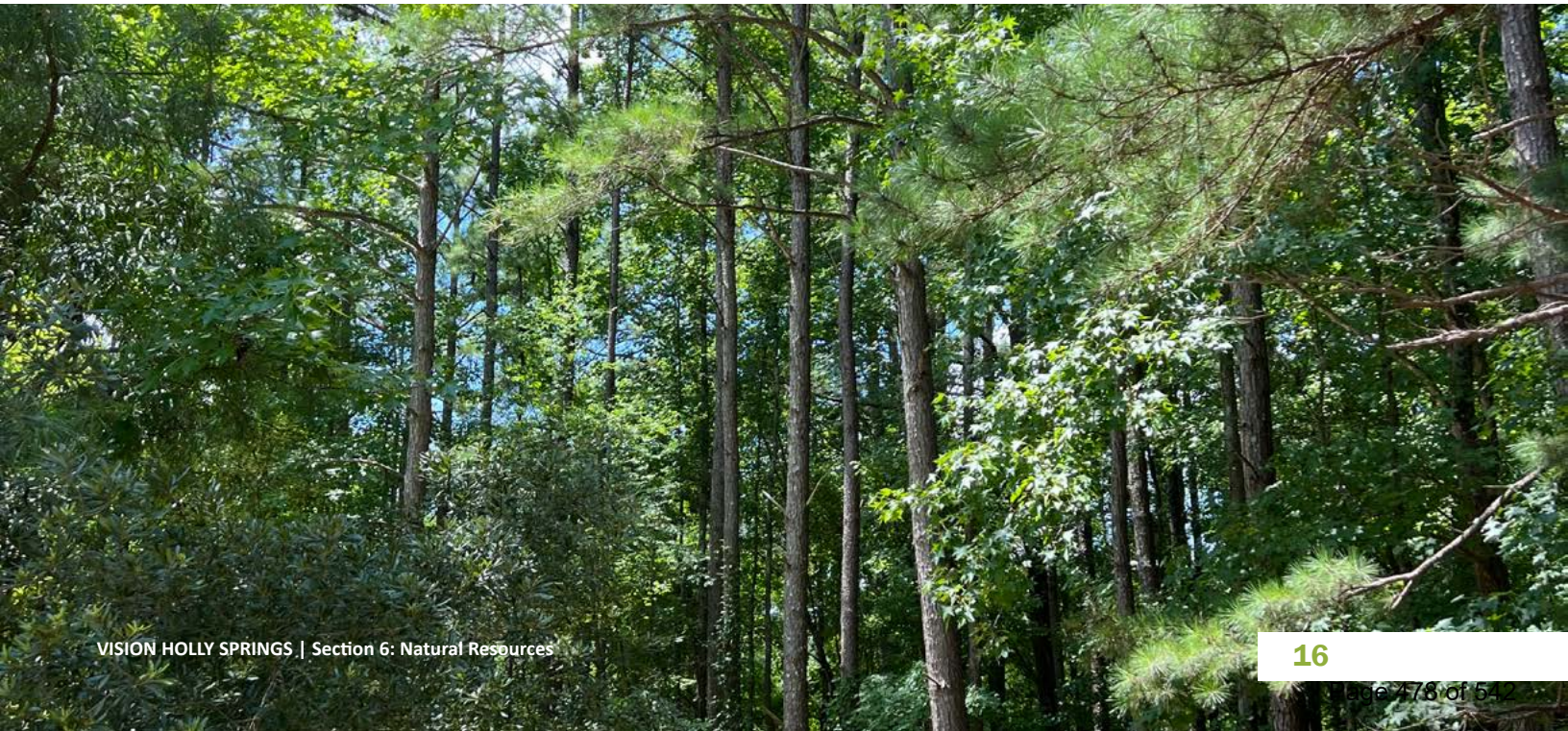
[27] *Wake County Government. Wake County Land Cover Analysis & Tree Canopy Assessment. 2023. Accessed July 30, 2025, https://s3.us-west-1.amazonaws.com/wakegov.com.if-us-west-1/s3fs-public/documents/2023-09/Wake%20County_FINAL_pages_R_0.pdf*



Urban Forestry

To combat the loss of tree coverage, the Town has spearheaded various tree planting and urban forestry initiatives. In 2018, Holly Springs earned its status as a Tree City USA, which includes the implementation of a Tree Preservation Ordinance that aims to preserve native forest stands as well as large individual trees.[28] The Town also has open space requirements for residential developments to protect forest resources, and the UDO provides credits for preserving existing vegetation in order to decrease the need for new plantings.[29] As part of the 2023 Wake County Tree Canopy Coverage Assessment, possible planting locations were identified among bare soil and vegetation cover types.

The locations were narrowed to sites that are at least 200 square feet within municipal planning jurisdictions and one acre in unincorporated areas. Utility easements, rights-of-way, recreational fields, and active agricultural or horticultural sites were filtered out. Holly Springs can use this data to establish priority PPAs for tree conservation and protection in its comprehensive plan, integrating them with proposed parks, greenways, and open spaces in the Parks, Recreation and Greenways Master Plan. This information can also be leveraged to encourage planting on both public and private property through outreach, education, and volunteer programs, while applying existing tree protection standards in the Holly Springs UDO to new developments to target priority PPAs.[30]

The Tree Advisory Committee (TAC) is the administrative body responsible for maintaining the Town of Holly Springs' good standing with Tree City USA and for administering the annual street tree replacement program within urbanized areas. The Committee provides essential information to help residents understand the value of tree preservation and proper maintenance. It also oversees the various components required to meet Tree City USA standards, including organizing the annual Arbor Day event and leading community outreach and educational efforts. Through these efforts, the TAC plays a central role in promoting sustainable urban forestry and engaging the community in the care and appreciation of the Town's trees.

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[28] *Town of Holly Springs. "Urban Forestry." Town of Holly Springs, NC.*
[29] *Town of Holly Springs, UDO, § 4.4 "Tree Preservation Areas."*
[30] *Wake County Government. Wake County Land Cover Analysis & Tree Canopy Assessment. 2023. Accessed July 30, 2025, https://s3.us-west-1.amazonaws.com/wakegov.com.if-us-west-1/s3fs-public/documents/2023-09/Wake%20County_FINAL_pages_R_0.pdf*

Managed and Protected Lands (VADs and Natural Heritage Land)

The Town of Holly Springs hosts several Voluntary Agricultural Districts (VADs), encompassing approximately 21 parcels, primarily in the southern region of the Town where growth pressure is greatest[31]. VADs are voluntary programs that encourage landowners to maintain their property for agricultural or forestry purposes, typically through a 10-year conservation agreement, while providing protection from nuisance lawsuits and eligibility for certain preservation incentives[32]. Landowners can apply if their property meets minimum acreage and bona fide farm use requirements. VADs help preserve rural character, act as buffers between high-intensity development and natural areas, and promote community awareness of sustainable land use practices. Promoting VAD enrollment can support the Town's goals for agricultural preservation, forestland protection, and strategic growth management.

Five Natural Heritage Areas are also present in Holly Springs. Natural Heritage Areas are sites (terrestrial or aquatic) which contain special biodiversity significance due to the presence of rare species, unique natural communities, and important ecological characteristics. Within Holly Springs, most of the sites are privately owned with protection areas existing as easements on the land. Natural Heritage Areas in Holly Springs include the Harris Longleaf Pine Forest, Utley Creek Slopes, Hollemans Crossroads, and the Jim Branch and Buckhorn Creek Forests.

Additional lands protected in Holly Springs include the various parks and greenways owned by the Town. These include land areas such as Bass Lake, Sugg Farm, Mim's Park, and the future Eagle's Landing Park.

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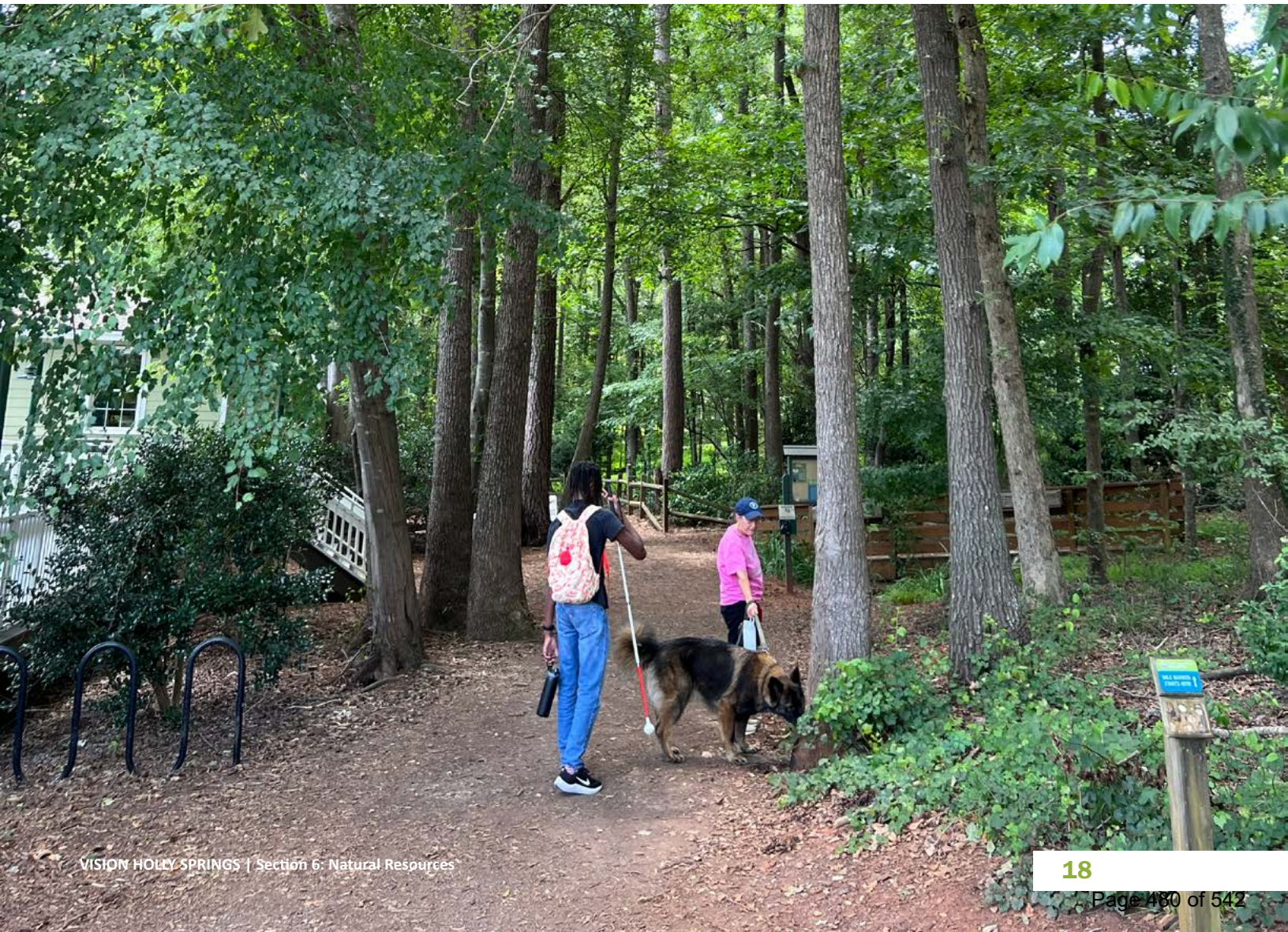
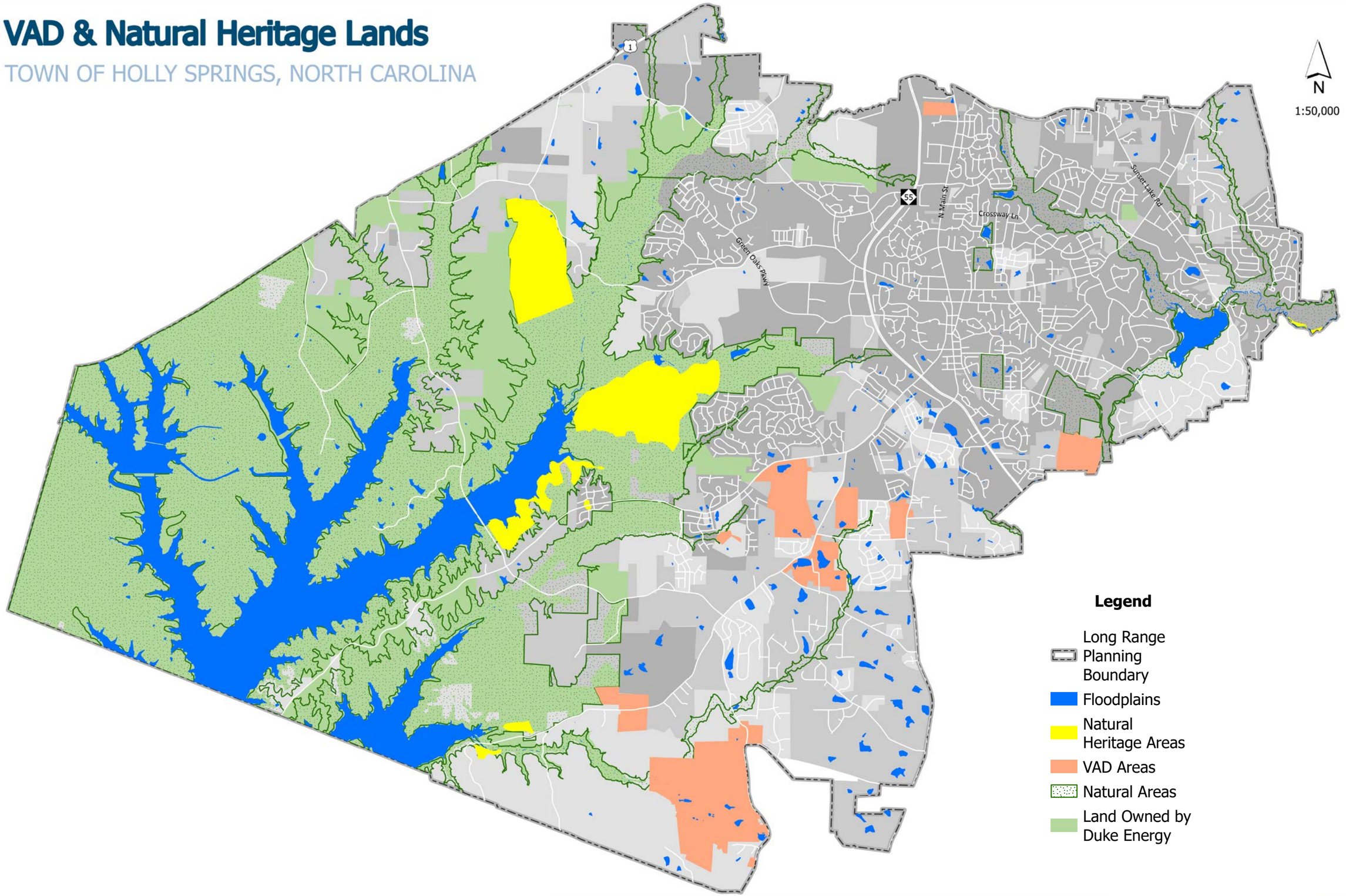
[31]NC Department of Agriculture & Consumer Services. Voluntary Agricultural District Program https://www.ncagr.gov/divisions/farmland-preservation/vad

[32]Orange County, NC. Voluntary Agricultural District Benefits. https://www.orangecountync.gov/757/Voluntary-Agricultural-District-Benefits



VAD & Natural Heritage Lands

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



ENDANGERED SPECIES AND WILDLIFE

The wildlife in Holly Springs includes many different species of mammals, amphibians, reptiles, birds, and fish. Of these, the US Fish and Wildlife Service has identified four species listed as threatened and five species listed as endangered.[33]

SPECIES	SPECIES TYPE	STATUS
Red-cockaded Woodpecker	Bird	Threatened
Neuse River Waterdog	Amphibian	Threatened
Cape Fear Shiner	Fish	Endangered
Carolina Madtom	Fish	Endangered
Dwarf Wedgemussel	Clam	Endangered
Yellow Lance	Clam	Threatened
Atlantic Pigtoe	Clam	Threatened
Michaux's Sumac	Flowering Plant	Endangered
Harperella	Flowering Plant	Endangered

[33] *U.S. Fish & Wildlife Service, Information for Planning and Consultation (IPaC): Official Species List for a Specified Project Location, accessed July 30, 2025, URL: https://ipac.ecosphere.fws.gov/location/RCIOH3WJ6NDJLLD63QLCQC4Q2A/resources.*

Vulnerable and Protected Habitats

Although not listed, the Town has voluntarily established a preserved habitat for the Tiger Salamander. The habitat is a 40-acre area along Middle Creek, north of Holly Springs Road. Most of the habitat is protected because it is part of the floodplain area. In the area that is not part of the floodplain, there is an existing sewer line making the area susceptible to development. If development does occur in this location, regulations are in place to preserve the area's landscape buffers.

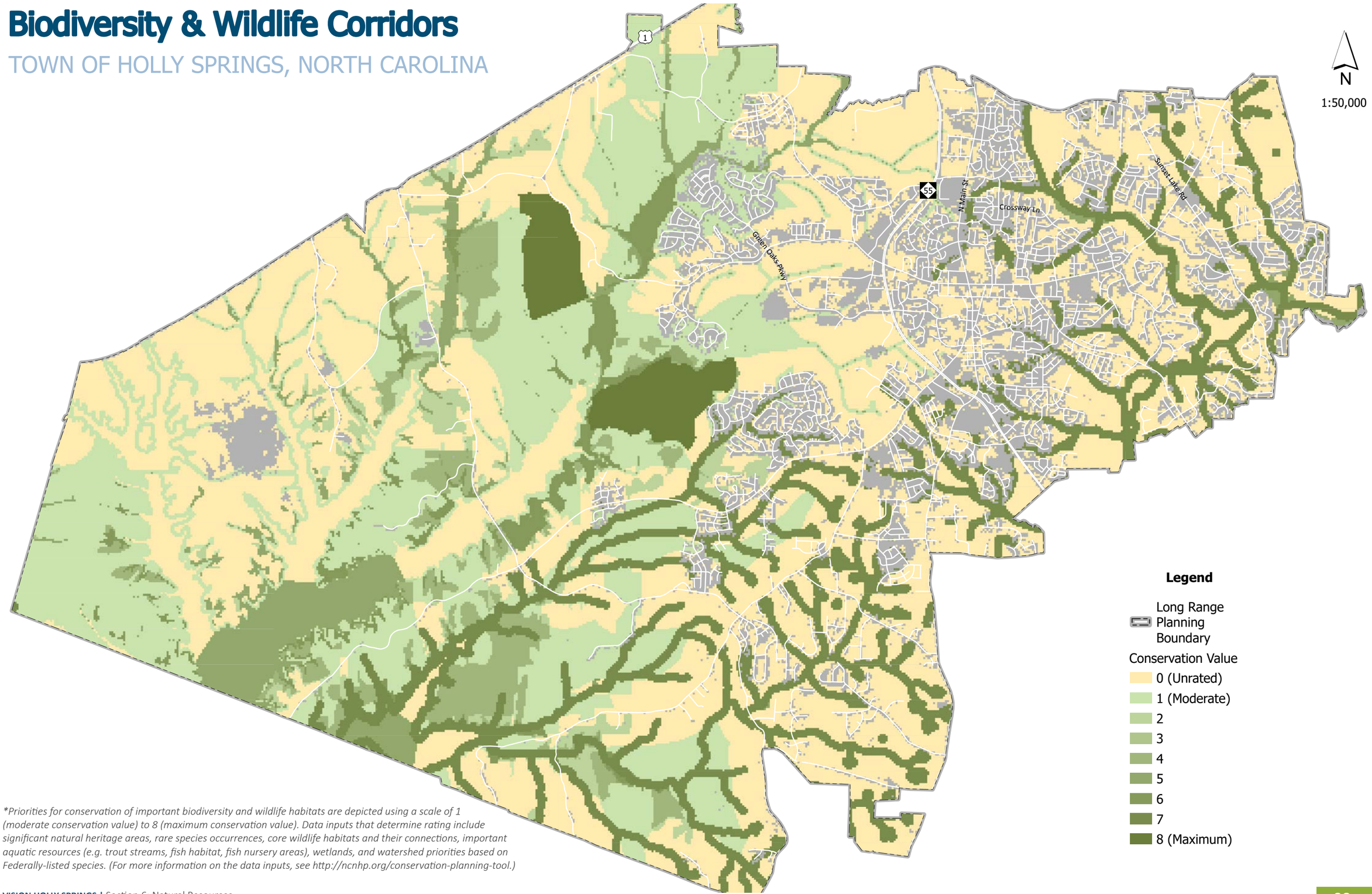
Data from the NC Natural Heritage Program, under the Department of Natural & Cultural Resources, identifies and ranks healthy and sustainable ecosystem areas in Holly Springs. These areas represent environments which foster rich habitats and biodiversity and are critical for sustaining vulnerable species and maintaining wildlife corridor connections.[34]

Water quality deterioration and loss of habitat threaten wildlife in Holly Springs. Both threats are typical impacts of increased development. The existing Town regulations for protection of wildlife habitat and quality include Stream and Wetland Protection and Flood Damage Prevention ordinances, open space and riparian buffer requirements, the Erosion and Sediment Control Program, stormwater runoff control requirements and the Tiger Salamander Preserve.

[34] *North Carolina Natural Heritage Program, North Carolina Conservation Planning Tool (CPT) – Biodiversity/Wildlife Habitat Assessment, May 2025 (Raleigh, NC: NC Department of Natural and Cultural Resources, 2025).*

Biodiversity & Wildlife Corridors

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



**Priorities for conservation of important biodiversity and wildlife habitats are depicted using a scale of 1 (moderate conservation value) to 8 (maximum conservation value). Data inputs that determine rating include significant natural heritage areas, rare species occurrences, core wildlife habitats and their connections, important aquatic resources (e.g. trout streams, fish habitat, fish nursery areas), wetlands, and watershed priorities based on Federally-listed species. (For more information on the data inputs, see http://ncnhp.org/conservation-planning-tool.)*

IMPLEMENTATION PLAN

1

Ensure that future Community Investment Plans (CIPs) and operating budgets responsibly sustain an adequate level of service for all community facilities through strategic funding allocation.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1.1	Perform an annual review to strengthen UDO provisions to ensure new development respects the region's natural landform, vegetation, hydrology, and ecological systems.	Development Services	Ongoing
1.2	Update conservation subdivision standards to create an ordinance that preserves and buffers streams, floodplains, wetlands, and riparian corridors.	Development Services	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

2

Improve and expand the Urban Forestry Management Program to enhance tree conservation, climate resilience, and community livability through science-based practices, ordinance refinement, and public participation.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
2.1	Complete annual review and update the tree preservation standards in the UDO to enhance conservation and canopy protection which could include tree preservation standards in the UDO to enhance conservation and canopy protection.	Development Services	Near-Term
2.2	Build on Tree City USA designation by establishing community tree planting and maintenance programs to promote volunteer involvement and education.	Development Services, Public Works, Parks + Recreation	Near-Term
2.3	Develop public education campaigns highlighting the ecological, health, and economic value of trees.	Development Services, Information Technology, Public Works	Near-Term
2.4	Prepare and maintain an Urban Forestry Master Plan outlining treescape improvements, canopy goals, and Priority Protection Areas (PPAs).	Development Services	Medium-Term
2.5	Consider utilizing the tree inventory to identify PPAs for incorporation into a new Urban Forestry Master Plan.	Development Services	Medium-Term
2.6	Consider aligning tree conservation measures with tree maintenance requirements to ensure long-term tree health and community resilience.	Parks + Recreation, Public Works	Medium-Term
2.7	Consider utilizing technology (LiDAR, UAV) to improve canopy data accuracy, efficiency, and cost-effectiveness.	Development Services	Medium-Term

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

3

Establish clear and updated standards for street tree planting, preservation, and maintenance to enhance community aesthetics, environmental health, and roadway safety throughout Holly Springs.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
3.1	Conduct a peer review of current street tree policies to identify best practices and regional benchmarks.	Development Services	Near-Term
3.2	Integrate tree preservation and planting standards into all roadway design and reconstruction projects.	Development Services, Utilities + Infrastructure	Near-Term
3.3	Identify priority corridors for retrofitting street tree planting to expand canopy coverage.	Development Services, Public Works	Near-Term
3.4	Update the UDO, Development Procedures Manual, and Engineering Design and Construction Standards to reflect species selection, planting, and maintenance best practices.	Development Services, Public Works	Near-Term

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

4

Expand the Town's role in protecting endangered and threatened wildlife through proactive management, habitat conservation, and public education initiatives that enhance biodiversity and ecological resilience.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
4.1	Develop and distribute public education campaigns on coexistence with wildlife and conflict prevention.	Development Services	Near-Term
4.2	Establish monitoring and management programs for invasive species to increase awareness, containment, and eradication.	Development Services, Parks + Recreation	Medium-Term
4.3	Integrate wildlife habitat conservation and restoration strategies into the development process.	Development Services	Medium-Term
4.4	Revise the UDO to expand Open Space/Conservation standards to include wildlife habitat protection and corridor preservation.	Development Services	Medium-Term
4.5	Identify and establish Habitat Protection Areas (HPAs) for endangered and threatened species, as listed on page 18, similar to the Tiger Salamander protection area.	Development Services	Medium-Term
4.6	Consider increased protections, as allowed by NCGS, around seasonal pools, intermittent streams, and buffers supporting water-dependent species.	Development Services	Medium-Term
4.7	Identify and establish strategies and/or ordinances that seek to minimize mass grading during development whenever feasible, in order to preserve existing trees, protect natural habitats, and maintain the established urban tree canopy.	Development Services	Medium-Term
4.8	Collaborate with county and state agencies to fund and implement aquatic restoration and protection initiatives.	Development Services, Utilities + Infrastructure	Long-Term
4.9	Collaborate with regional experts and organizations to implement sustainable wildlife management practices and minimize human-wildlife conflicts.	Development Services, Parks + Recreation	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

5

Enhance water resource management policies to protect wetlands, streams, and overall water quality through strategic planning, infrastructure investment, and sustainable stormwater management practices.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
5.1	Enhance greenway development to improve access and connectivity, while reduce impacts to water quality.	Parks + Recreation, Development Services, Public Works	Near-Term
5.2	Annually review an Asset Management Plan for water, sewer, and reclaimed systems to ensure system integrity and prioritize capital investments.	Development Services, Utilities + Infrastructure	Near-Term
5.3	Align master plan goals with regional watershed planning efforts and coordinate with Wake County, NCDEQ, and regional utility partners.	Development Services, Utilities + Infrastructure	Near-Term
5.4	Review annually to maintain, update, or expand green infrastructure SCMs to improve water quality and reduce runoff as necessary.	Development Services, Utilities + Infrastructure	Medium-Term
5.5	Incorporate wetland and stream buffer restoration projects into the CIP to protect sensitive ecosystems and reduce sedimentation.	Public Works, Utilities + Infrastructure	Long-Term
5.6	Annualy review and update the coordinated long-range Water Resource Master Plan, integrating water, wastewater, reclaimed water, and stormwater systems.	Development Services, Utilities + Infrastructure	Ongoing
5.7	Review the UDO annually to identify strategies that direct growth away from flood prone areas.	Development Services	Ongoing
5.8	Enhance floodplain connectivity to improve water quality.	Development Services	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

Resolution No. 25-42
Date Adopted:
Effective Date:

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL APPROVING AND ENACTING AMENDMENT 25-CPA-01 TO VISION HOLLY SPRINGS: TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN TO ADOPT SECTION 4: COMMUNITY FACILITIES, SECTION 5: INFRASTRUCTURE & UTILITIES, AND SECTION 6: NATURAL RESOURCES

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009 and 2018; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019, Section 2: Comprehensive Transportation Plan in 2022 and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, Vision Holly Springs: Town of Holly Springs Comprehensive Plan Section 4: Community Facilities, was originally adopted in 2007 with an amendment in 2009, and the Town Council has determined it is in the public's interest to update the Community Facilities Section to meet the needs of the community; and

WHEREAS, Vision Holly Springs: Town of Holly Springs Comprehensive Plan Section 5: Infrastructure & Utilities, was originally adopted in 2007 with an amendment in 2009, and the Town Council has determined it is in the public's interest to update the Infrastructure & Utilities Section to meet the needs of the community; and

WHEREAS, Vision Holly Springs: Town of Holly Springs Comprehensive Plan Section 6: Natural Resources, was originally adopted in 2007 with an amendment in 2009, and the Town Council has determined it is in the public's interest to update the Natural Resources Section to meet the needs of the community; and

WHEREAS, the proposed Sections provide the Town of Holly Springs with the goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction and is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on October 21, 2025 to receive input and feedback from the community, and

WHEREAS, the Planning Board reviewed the Amendment at a Public Meeting on October 28, 2025 and recommended approval; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. Vision Holly Springs: Town of Holly Springs Comprehensive Plan Section 4: Community Facilities, Section 5: Infrastructure & Utilities, And Section 6: Natural Resources dated November 18, 2025 are hereby adopted.

2. This action repeals and replaces Holly Springs Comprehensive Plan Section 4: Community Facilities, Section 5: Infrastructure & Utilities, And Section 6: Natural Resources, originally adopted in 2007 and all its amendments.

3. This resolution shall take effect immediately. It is the intention of the Town Council entered as hereby resolved, that the provisions of this Resolution shall become and be made part of the Comprehensive Plan of the Town of Holly Springs, North Carolina; and that the composition of the Section(s) adopted by this Resolution may be formatted to achieve such intention.

Adopted by the Holly Springs Town Council on this, the 18th day of November 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business
Title: Semiannual UDO Text Amendments 25-UDO-02
Strategic Priority Area: Vibrant Community
Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Adopt Ordinance #25-32 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve / deny / defer UDO Text Amendments.

Explanation:

- This Unified Development Ordinance (UDO) text amendment package contains the Fall 2025 amendments for consideration as part of the Town's normal twice-yearly initiative to review and amend the ordinance where appropriate.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO identified by staff during the implementation and administration of the ordinance.
- Amendments contained in the attached draft ordinance include:
    - Alley building setbacks (to ensure adequate driveway lengths from alleys)
    - Various Landscaping revisions (including street tree species and thoroughfare buffers in residential districts)
    - Infill lot building setbacks (to reduce setbacks for detached dwellings in the Downtown)
    - Home occupations (to address customers and vehicles coming to the home)
    - Conservation Subdivisions (to add standards for open space and maximum number of lots)
    - Murals/Works of Art (to increase the size and locations allowed)
    - Temporary Signs (to simplify size and placement requirements)
- Detailed language of the proposed amendment can be found in the attached draft Ordinance 25-32.
- As a living document, it is customary for the ordinance to need clarification or changes as town policies change, interpretations are made, or community expectations evolve.

Town Council Public Hearing:

- The legislative public hearing process, including UDO Text Amendments, is prior to the Planning Board Review and Recommendation.
- The public hearing was held on October 21, 2025. A link to the Public Hearing Video is

included in the staff report.
- Summary of issues or concerns:
    - No discussion items

Staff Recommendation: Approve

Planning Board Recommendation: Approve (7 - 0) [2 absent]
A summary of the Planning Board discussion is in the staff report (*Note: This Report is a separate attachment from the Staff Report*).

Background:

- Staff provided an overview of some of these amendments at the September 2, 2025 Town Council meeting.
- Town Council requested staff to propose modifications to the allowances for murals at their annual retreat in February 2025.
- In accordance with the legislative review process, consideration of these amendments will take place on the following schedule:
    - Tuesday, October 21 - Town Council Public Hearing
    - Tuesday, October 28 - Planning Board review and recommendation
    - Tuesday, November 21 - Town Council consideration and decision
- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.

Funding Source(s):
N/A

Attachment(s):
1. 25UDO02_UDOAmendment_TC_11182025
2. 25UDO02_PlanningBoardActionReport
3. 25UDO02_SemiannualFall2025_AdoptionDraft

Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:
Town of Holly Springs

Amendment Overview

This UDO text amendment package contains the Fall 2025 amendments for consideration as part of the Town's twice-yearly initiative to update the Ordinance. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. The proposed UDO text amendment package contains a series of edits to various UDO sections that have been identified by staff during implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve. This amendment package also contains updates to the allowances for wall murals, which implements a request made by the Town Council at their retreat in February 2025.

Requested Action:

Legislative Decision: Having previously held a Legislative Public Hearing to receive public comments, the Town Council must make a determination on whether or not to approve the policy or modification.

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Unified Development Ordinance (UDO) Text Amendment Information Page 2
Decision-Making Information Page 4

Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Clarification or Correction	Modify rear setbacks from alleys to ensure sufficient driveway length as required by the Engineering Design & Construction Standards can be met.
2	Clarification or Correction	Modify Employment/Campus Use Districts Development Standards table to move "Perimeter Buffers" into its own subsection.
3	Minor Change	Modify setback allowances for infill lots in the downtown area. This amendment supports Downtown Area Plan Residential Goal 1: Pursue residential infill development within the Downtown to increase the housing share to 3% of total Holly Springs households.
4; 5	Clarification or Correction	Modify required landscape and fencing for Infrastructure/Utility (both Major and Minor) to be consistent with Engineering Design & Construction Standards.
6; 15	Clarification or Correction	Relocate subsection related to parking lot screening to Chapter 5: Landscaping
7; 9	Clarification or Correction	Modify terminology consistent with the ordinance related to fencing.
8	Minor Change	Modify certain Home Occupation allowances related to number of customers and commercial vehicles.
10; 20; 22; 25	Minor Change	Add Use Standards for Murals in Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts. This amendment supports Northeast Gateway Master Plan Placemaking and Urban Design Improvement Recommendation P-UDI 3: Consider eliminating murals as a defined term of art in the UDO, which recommends removing murals from the Sign Chapter of the ordinance, and Downtown Area Plan Public Art Goal 1: Develop an overall

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
		strategy to bring more public art into Downtown, including both static and interactive or experiential installations.
11; 12; 21	Minor Change	Enhance and clarify conservation subdivision application and requirements.
13	Clarification or Correction	Clarify required evergreen percentages, correct terminology, and reorganize Perimeter Buffer Types and Standards Table.
14	Minor Change	Clarify required Perimeter Buffers in Employment/Campus Use Districts, modify Thoroughfare Buffers in Residential Use Districts, and add standards for Perimeter Buffers adjacent to Streets.
16; 17	Minor Change	Clarify street tree planting sizes and modify approved street tree list. This amendment implements the modified street tree listing recommended for approval for the Tree Advisory Committee.
18	Clarification or Correction	Clarify fence and landscaping locations within Perimeter Buffers.
19	Minor Change	Enhance the placement of buildings along the street and create an alternative with placement along primary access driveways.
23	Minor Change	Modify and simplify temporary sign regulations.
24	Clarification or Correction	Clarify the neighborhood meeting notice requirements for timing of meeting and ensure notice to all addresses associated with the parcel.

Decision-Making Information

Comprehensive Plan Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

The Town Council requested staff propose amendments related to murals at their annual retreat in February 2025. Staff provided an overview of the topics contained in this proposed ordinance on September 2, 2025.

Legislative Public Hearing

Public Hearing Date: 10/21/2025

Public Hearing Video: LINK (Public Hearing begins at 1:26:40)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:
- Published notice has been made twice in the News & Observer.

Public Hearing Discussion:
- No discussion items

Planning Board Consideration & Action

Planning Board Meeting Date: 10/28/2025

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Unified Development Ordinance (UDO) Text Amendment Plan Consistency Statement, Statement of Reasonableness, & Unified Development Ordinance (UDO) Text Amendment Decision

Per NCGS 160D-605, when adopting or rejecting any Unified Development Ordinance (UDO) Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Unified Development Ordinance (UDO) Text Amendment shall be approved by the Town Council.

Town Council Decision Type: Legislative Decision

Legislative Decision:
Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and

deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Potential Unified Development Ordinance (UDO) Text Amendment Petition Motion(s)
Adopt Ordinance #25-32 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve Unified Development Ordinance (UDO) Text Amendment.

Planning Board Meeting Date: 10/28/2025

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

The Planning Board discussed the following issues and concerns:
- The proposed size of murals compared to other municipality regulations.

Unified Development Ordinance (UDO) Consistency Statement
Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (7 - 0) *[2 absent]*

> The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest.

Unified Development Ordinance (UDO) Amendment Petition Motion
The Planning Board recommends the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 25-UDO-02 Semiannual UDO Text Amendments, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

The Planning Board voted in favor of the recommendation (7 - 0) *[2 absent]*

Ordinance No. 25-32
Date Submitted: October 21, 2025
Date Adopted:

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019*; Section 3: Parks, Recreation and Greenways Master Plan* in 2021*; Section 2: Comprehensive Transportation Plan* in 2022*; Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan in 2023; and Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022*, and*

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is amended as follows:

Part 1: Chapter 2 Districts; Table 2.2.1-A - Development Standards for Residential Use Districts; and Table 2.2.1-A - Notes

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify rear setbacks from alleys to ensure sufficient driveway length, as follows:

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Building Placement (N9)					
Thoroughfare Setbacks (ft)					
Freeway - NC 540/US 1	100	100	100	100	100
Freeway - NC 55	100	100	100	100	100
Thoroughfare	50	50	25	25	25
Primary Building Setbacks (ft) (N10)					
Front Setback (minimum)	20	20	5	5	5
Front Setback (maximum) (N11)	n/a	n/a	20	15	15
Side - Corner Setback (minimum)	20	20	5	5	5
Side - Interior Setback (minimum) (N12)	10	10	5	5	5
Rear Setback (minimum)	25	25	20	20	30
Rear Setback from Alley ~~Centerline~~ **Right-of-Way** (minimum) **(N13)**	15	15	15	15	15
Accessory Building/Structure Setbacks (ft)					
Accessory Building/Structure(s) <144 sf	5	5	3	3	3
Accessory Building/Structure(s) ≥ 144 sf	10	6	5	5	5

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Building Placement (N9)					
Accessory Building/Structure(s) ≥ 144 sf Setback from Alley Right-of-Way (minimum) (N13)	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~	5 ~~or 20+~~

Table 2.2.1-A - Notes	
N9	The Building Placement standards shall apply to all Buildings and Structures, unless specifically permitted otherwise. Refer to Sections **2.3.4. Setbacks for Infill Lots,** 2.3.6 Setback Encroachment Allowances, 3.3 Additional Use Provisions, and 3.4 Accessory Uses, Buildings, and Structures for additional standards.
N10	Residential ~~Dwellings~~ **Uses** in ~~established neighborhoods~~ **certain locations** may be eligible for ~~a Front~~ **modified** Setback**s** ~~reduction based on the Building placement on adjacent Lots~~. See Section 2.3.~~5~~**4**. for allowances.
N13	~~The Building may be less than 5 ft or more than 20 ft from the Right-of-Way to avoid haphazard parking arrangements that may be disruptive to alley access.~~ **A minimum Driveway length of 25 ft shall be provided between any Building or Structure and the Right-of-Way line of the Alley.**

Part 2: Chapter 2 Districts; Table 2.2.3-A Employment/Campus Use Districts Development Standards

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to create a separate subheading for Perimeter Buffers, as opposed to its current location under Building Placement.

Table 2.2.3-A EMPLOYMENT/CAMPUS USE DISTRICTS DEVELOPMENT STANDARDS				
	SP	IVMX	BRT	HI
Building Placement (N6)				
Thoroughfare Setbacks (ft)				
Freeway – NC540/US 1	100	100	100	100
Freeway – NC55	50	50	50	50
Thoroughfare	30	30	30	30
Building Setbacks – All Buildings/Structures (ft)				
Front Setback (minimum)	5	5	30	30
Front Setback (maximum)	n/a	20 (N7)		
Side – Corner Setback (minimum)	5	5	30	30
All other setbacks (Side and Rear)	5	5	5	5
~~Perimeter Buffer (ft) (N8)~~				
Perimeter Buffer (ft) (N8)				
Adjacent to Residential Use Districts	50	50	50	150
Adjacent to Commercial & Mixed-Use Districts	50	25	50	150
Adjacent to Employment/Campus Use Districts	50	0	0	100

Part 3: Chapter 2 Districts; Section 2.3.4, Setbacks for Infill Lots.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the allowances for setback reductions for infill lots in the downtown area, as follows:

2.3.4 Setbacks for Infill Lots

A. Purpose and Applicability. The Town recognizes that certain older and historic neighborhoods may have developed prior to the Lot and Development Standards of the UDO and zoning in general. Lots within said neighborhoods may have been developed with smaller ~~Front~~ Setbacks, thus, establishing a unique character with regard to Building placement. The provisions of this subsection allow (but do not require) the Administrator to approve reduced Setbacks for infill Buildings/ additions that align with ~~the Building placement of existing Structures on the adjacent Lots/ properties~~ **neighborhood character and the Comprehensive Plan.**

B. ~~Administrative~~ Infill Setback Allowance.

1. In any block in any Residential Use District contained in this UDO in which an existing Front Setback is established by existing, legally established Buildings or Structures on more than 60% of the total number of Lots within the same block face fronting on the same Street, the Minimum Front Setback for any new Building, Structure**,** or addition ~~shall~~ **may** be the average of the established Front Setbacks if that dimension is less than the minimum Front Setback established by this UDO.

2. **Any Lot within the SR Use District located within the Downtown Village District Future Land Use category from the Comprehensive Plan that does not meet the minimum Lot Width or minimum Lot Area established by this UDO may use the modified Building placement standards outlined in Table 2.3.4-A.**

Table 2.3.4-A DOWNTOWN VILLAGE DISTRICT INFILL SETBACK ALLOWANCE FOR RESIDENTIAL USES (N1)	
	SR
Building Placement	
Thoroughfare Setbacks (ft)	
Thoroughfare	**25**
Primary Building Setbacks (ft)	
Front Setback (minimum)	**15**
Front Setback (maximum)	**n/a**
Side - Corner Setback (minimum)	**10**

Table 2.3.4-A DOWNTOWN VILLAGE DISTRICT INFILL SETBACK ALLOWANCE FOR RESIDENTIAL USES (N1)		
		SR
Building Placement		
Side - Interior Setback (minimum)		5
Rear Setback (minimum)		20
N1	Reference Uses in Chapter 3. Applicable only to Permitted Uses (P).	

Part 4: 3 Use Provisions; Section 3.3.9. A Additional Use Provisions; Infrastructure Uses – Additional Use Provisions; Infrastructure/Utilities (Major)

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify required landscape and fencing for Major Infrastructure/Utility uses to create consistent standards with the adopted Engineering Design and Construction Standards and Minor Infrastructure/Utility uses, as follows:

A. Infrastructure/Utilities (Major).

1. Major Essential Services Standards and Limitations. The following provisions apply to major essential services.

a. Fencing and Buffering. All treatment operations, power generation, and electrical substations shall occur behind a minimum 6 f~~ee~~t high fence. ~~The type of fence selected~~ **Fencing materials** shall be compatible with development in the surrounding area, as determined by the Administrator. A security wire (barbed, razor, etc.) may be located on the ~~inside~~ **top** of the fence ~~but shall not extend above the top of the fence~~ **and angled towards the inside of the fence**. Type C ~~landscaping~~ **screening** shall be installed around the perimeter of the fenced area, except for entry gates or doors.

Part 5: 3 Use Provisions; Section 3.3.9. B Additional Use Provisions; Infrastructure Uses – Additional Use Provisions Infrastructure/Utilities (Minor)

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify required landscape and fencing for Minor Infrastructure/Utility uses to create consistent standards with the adopted Engineering Design and Construction Standards and Major Infrastructure/Utility uses, as follows:

B. Infrastructure/Utilities (Minor).

1. ~~Wastewater Pump Station Landscaping.~~ **Fencing and Buffering. Fencing materials shall be compatible with development in the surrounding area, as determined by the Administrator. A security wire (barbed, razor, etc.) may be located on the top of the fence and angled towards the inside of the fence.** All above ground

Buildings, Structures**, operations, or equipment** ~~greater than 100 square feet in area~~ shall be landscaped to provide Type B screening ~~as determined by the Administrator~~ **or** in accordance with the Engineering Design & Construction Standards.

Part 6: Chapter 3 Use Provisions; 3.3.9 Additional Use Provisions; Infrastructure Uses – Additional Use Provisions; Parking Lot – Principal Use.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to relocate subsection related to parking lot screening to Chapter 5: Landscaping:

D. Parking Lot – Principal Use

1. Setbacks. A Parking Lot not otherwise associated with a primary ~~Structure~~ **Building** shall be subject to the primary ~~Structure~~ **Building** for the District but it shall not be less than 20 f~~ee~~t from all Front**, Side,** and Side-**Corner** ~~property~~ **Lot** lines.

2. DMX District. Parking Lots in the DMX District are subject to the following design standards

a. Parking Lots shall be designed so they can be adaptively reused for future Building pads, event spaces, and similar downtown-oriented Uses/activities.

b. Parking Lot surfaces shall be limited in size and segmented into smaller paved areas to reduce their visual impact on the downtown area. Individual Parking Lot surface areas shall be limited to 150 linear feet along Rights-of-Way.

c. **Vehicle** Parking Area screening **shall be provided as required by Section 5.3.2**.~~is required if located in front of the Maximum Setback. Screening must include a compact row of Dwarf Burford Holly (or equivalent) planted three feet on center (3' o.c.) and a minimum of 24 inches in height at the time of planting and include 1 stone column as specified in the Town's Engineering Design and Construction Standards for each 60 feet of Parking Area Frontage with a maximum spacing of 75 feet in lieu of the Parking Area screening specified in Section 5.3.2.B.~~

Part 7: 3 Use Provisions; Section 3.4.2.H. Accessory Uses, Buildings, Or Structures; Residential Use Districts and Residential Uses in All Other Districts; Fences and Walls.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify defined terms, as follows:

4. Permitted Materials.

a. Front Yard, Side-Corner Yard, or Perimeter Street Frontage of a Subdivision: Wood or vinyl picket, brick wall, or Ornamental **Fence** only.

b. Side-Interior or Rear Yard: Wood, vinyl, Ornamental **Fence**, brick wall, or chain link.

5. Control of Access Fencing. All new or replacement of control of access fencing along the Right-of-Way shall be black Ornamental **Fence**.

Part 8: Chapter 3 Use Provisions; Section 3.4.2.K, Accessory Uses, Buildings, or Structures; Residential Use Districts and Residential Uses in Nonresidential Use Districts; Home Occupations.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify certain Home Occupation allowances related to number of customers and commercial vehicles:

K. Home Occupations.

1. Typical permitted Home Occupation activities include office Uses, personal services, education Uses, and retail Uses (online only) including the fabrication of goods and artisanal activities.

2. Home Occupations are limited to:

   ~~(i)~~ **a.** family members residing within the Dwelling Unit and who make the Dwelling Unit their primary place of residence;

   ~~(ii)~~ **b.** a maximum of 1 non-resident employee;

   c. a maximum of 1 customer/client at the residence at any time, unless otherwise specified; or, a maximum of 5 students at a time for any classes held in association with the Home Occupation (baking, craft, dance, etc.).

3. The Use of the Dwelling Unit for a Home Occupation shall be incidental and subordinate to the Use for residential purposes by the occupants. No more than 10% of the Gross Floor Area of the Dwelling Unit shall be used in the conduct of the Home Occupation.

4. There shall be no structural additions, enlargements or exterior alterations changing the residential appearance of the Dwelling Unit or the Lot or other visible indications of the conduct of the Home Occupation.
5. There shall be no internal or external alterations, construction features, or use of electrical or mechanical equipment which would change the fire rating of the Structure.

6. There shall be no traffic generated by a Home Occupation which is greater in volume than that which would be normally expected in the residential area.

7. There shall be no equipment or process used in the Home Occupation which creates noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses at any point beyond the Lot Line in such a manner as to annoy, disturb, frighten or otherwise interfere with the use and quiet enjoyment of adjacent properties, or which creates water usage or the production of sewage other than domestic in nature.

8. There shall be no electrical or mechanical equipment utilized in the Home Occupation which will create any visual or audible interference with radio or television reception or which will cause fluctuations in line voltage off the premises.

9. The Home Occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than vehicles normally associated with residential home delivery.

10. There shall be no commercial vehicles and no more than 1 noncommercial vehicle associated with the Home Occupation.

Part 9: 3 Use Provisions; Section 3.4.3.C. Accessory Uses, Buildings, Or Structures; Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses In Residential Use Districts; Fences and Walls.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify defined terms and provide consistency in text across sections, as follows:

3. Permitted Materials~~/Type~~.

a. Front and Side-Corner Yard: Ornamental Fence only.

b. Side or Rear Yard: Black vinyl coated chain link or black Ornamental Fence.

c. Exceptions: Fencing in Employment/ Campus Use Districts is exempt from the Permitted Materials~~/Type~~ requirements if the fencing is not visible from the Right-of-Way or any adjacent Residential Use District.

4. Control of Access fencing. All new or replacement of control of access fencing along the Right-of-Way shall be black Ornamental **Fence**.

Part 10: 3 Use Provisions; Section 3.4.3. Accessory Uses, Buildings, Or Structures; Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts.

Add new subsection D to add text as indicated in **bold** to add Use Standards for Murals in Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts, as follows:

D. Wall Murals.

1. Maximum Area.

a. Buildings.

i. Primary façade facing Front Lot Line: Subject to the maximum Wall Sign Surface Area allowances for the front façade in the Use District.

ii. All other façades: 600 sq ft.

b. Structures. 600 sq ft.

2. Maximum Number. 1 per Building or Structure.

3. Materials.

a. The materials used to produce the Wall Mural shall be appropriate for outdoor use (i.e., long-lasting).

b. Paint products shall be safe for masonry use if paint is applied to Type-1 materials. Alternate mediums that can be removed readily from Type 1 Building materials may be utilized (i.e. canvas, tile, metal panels, or similar Building materials with an approved attachment method, or materials such as applied sheet graphics and appliqués). Other new materials can be utilized provided they are found to be non-detrimental to the surface on which applied.

c. If a Wall Mural is constructed off-site on movable panels to be installed on a façade, the attachment must comply with the NC Building Codes, subject to required permits and inspections. Panels must not cover window or door openings or otherwise impede building egress or pedestrian traffic or block/cover any intake or exhaust openings (maintaining proper clearance), the attached devices must not compromise the structure integrity of the surface to which the panels are attached, and the panels must be securely attached to prevent failure due to high wind conditions, vandalism or age.

i. All installation hardware must be rust resistant

ii. Wooden panels must be sanded, sealed and waterproofed (with proper primer and topcoat) on the front, sides, and back.

4. Design. Wall Murals shall be integrated with the Building or Structure's façade to enhance the architecture or aesthetics of the Building or Structure.

a. Colors used should be harmonious with the exterior colors of the Building or Structure. Neon, fluorescent, or reflective colors or materials are not permitted.

b. Wall Murals shall not project from the wall surface. Electrical or mechanical components or a changing image art display are prohibited.

c. Wall Murals shall not interrupt major architectural elements or features of a Building or Structure.

d. Wall Murals located on the wall of a Historic Structure shall comply with any applicable requirement of a Certificate of Appropriateness.

5. Content. Wall Murals shall not:

a. Contain commercial messages, logos, trademarked materials, universally recognized symbols or advertise or promote any business, product, goods, activity, services or interests; or,

b. Imitate, copy, purport to be, or may be confused with any authorized official Sign, traffic Sign, traffic signal, or traffic control device; or

c. Contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful.

6. Installation and Maintenance.

a. All surfaces must be power washed prior to installation.

b. Anti-graffiti coating (non-sacrificial) is required.

c. UV ray resistant paint is required.

d. Wall Murals shall be maintained in good repair, free from peeling paint or damage due to age, weather, vandalism, or the like. If for any reason the Wall Mural is removed, altered, or destroyed, the property owner is responsible for restoring the surface of the Wall Mural to the original condition.

Note: The following sections will be relettered: Outdoor Display or Sales shall be relettered from D. to E.; Outdoor Seating from E. to F.; Outdoor Storage from F. to G.; Helipads from G. to H.; Mobile Classrooms from H. to I.; Parking of Commercial and Recreational Vehicles from I. to J.; and Trash/Recycling Containers from J. to K.

Part 11: Chapter 4 Open Space and Conservation; Consolidated Open Space & Conservation Requirements; Table 4.2-A – Minimum Open Space Requirements By Zoning District Table:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to refine and enhance conservation subdivision application and requirements.

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
ON-SITE PRIVATE OPEN SPACE													
Method 1: Standard Projects (N1, N2 & N3)													
Total Minimum Required (% of total	30%	30%	30%	15%	15%	12%	1%	15%	15%	10%	1%	3%	3%

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
Project ~~site~~ Area)													
The *Total Minimum Required* Open Space may include a combination of 3 components: Tree Preservation, Active Recreation, and/or Urban Civic Space in ~~addition to~~ accordance with the minimums listed below, as applicable.													
Component 1. Tree Preservation Area (minimum) (N5)	25%	20%	20%	10%	10%	10%	0%	0%	10%	0%	0%	0%	0%
Component 2. Active Recreation Area (minimum) (N5)	0%	5%	5%	5%	5%	0%	0%	2%	2%	0%	0%	2%	2%
Component 3. Urban Civic Space (minimum)	n/a	n/a	n/a	n/a	n/a	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0.5 % (N4)	200 sf/0. 5% (N4)	200 sf/0. 5% (N4)	n/a	n/a
Flexible Space	5%	5%	5%	0%	0%	1.5%	0.5%	12.5%	2.5%	9.5%	0.5%	1%	1%
Method 2: Conservation Subdivision **(N6)**													
Total Minimum Required (% of ~~total~~ **net** Project ~~site~~ **Area**)	50%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
The *Total Minimum Required* Open Space requires Tree Preservation Area in accordance with the minimum listed below. Flexible space may include Active Recreation Area, Urban Civic Space, or additional Tree Preservation Area.													
Component 1: Tree Preservation Area	**40%**	**30%**	**30%**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ~~ZONING~~ USE DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
Flexible Space	**10%**	**10%**	**10%**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**
PUBLIC PARK LAND REQUIREMENT (RESIDENTIAL DWELLING UNITS) (~~N6~~N7)													
Public Park Land (required in addition to On-Site Private Open Space minimum)	Refer to Section 4.7 Public Park Land												
CONSERVATION **BUFFER** AREA REQUIREMENT (WHERE PRESENT)													
Minimum Conservation **Buffer** Area	Conservation Buffer Areas ~~and their associated buffers~~ shall be provided where natural features (such as riparian corridors and designated greenways) exist on the subject ~~site~~ **Lot** pursuant to subsection 4.8 of this Chapter. Required Conservation **Buffer** Areas may be used to meet portions of On-Site Private Open Space requirements.												

Notes:
N1. Non-residential Uses located in a Residential Use District shall follow the requirements listed for the NMX District.
N2. On-site Private Open Space is required for all Major Subdivisions - Residential where the resulting Plat/Subdivision action results in 5 or more Lots and Development Plans that include Attached or Apartment Dwellings.
N3. The total minimum required On-site Private Open Space is inclusive of other requirements including tree preservation **areas,**/Conservation **Buffer** Areas, floodplains, Perimeter Buffers, landscaping etc.
N4. Where 2 standards are listed in the table for a specific ~~zone~~ **Use District** and Open Space type, the greater standard shall apply. Infrastructure Uses shall not be required to provide Urban Civic Space.
N5. For Projects that could be considered in multiple Open Space categories, the most stringent requirements shall apply. Infrastructure Uses shall not be required to provide Active Recreation Area.
N6. **Refer to UDO Section 8.5, Subdivision Lot Design Standards for Conservation Subdivision requirements. Total Minimum Required based on net Project Area after removing constrained land areas (slopes more than 35 percent of at least 5,000 sf contiguous area; the 100-year floodplain; bodies of open water; and wetlands).**
N7: Applicant may pay the Town a payment in lieu of providing Public Park Space pursuant to the limits ~~of~~ outlined in this table and the standards outlined in Section 4.7.2.

Part 12: Chapter 4 Open Space and Conservation; Section 4.3.2 Consideration of Utility Areas

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove SCM as permitted open space when located in a Conservation Neighborhood, as follows:

4.3.2 Consideration of Utility Areas. Utility areas may be considered eligible for contribution to the required On-Site Private Open Space only after all other priority areas have been considered as outlined in subsection 4.2.2 except as noted below:

A. Above-ground utility easements and Rights-of-Way are ineligible regardless of whether the above ground facilities are in place.

B. Utility easements and rights-of way for belowground utilities may be utilized only for those areas where the easement-holder or owner permits public access and/or usage (e.g., trail crossing, recreational field)

C. Up to 50% of a Stormwater Control Measures (SCMs) may be eligible subject to the following conditions:

1. It is designed for dry weather usage (e.g., dry detention areas) as fields or other active recreation activities; or,

2. The SCM includes 1 or more of the following recreation-related design elements:

a. A trail for walking or jogging along the SCM a minimum of 50% of the perimeter length of the SCM; or,

b. 1 bench for every 50 linear feet of perimeter length of the SCM; or,

c. A decorative water feature, such as aeration or fountain fixture; or,

d. A fishing dock/pier; or,

e. A minimum of 2 educational signs explaining the function and benefits of the SCM. The minimum Sign Surface Area shall be 6 square feet and maximum height shall be 4 feet~~.~~**; and,**

3. The project is not located within the Conservation Neighborhood Future Land Use category from the Comprehensive Plan.

Part 13: Chapter 5 Landscaping; Section 5.3.1 Perimeter Buffer; Table 5.3.1-A Perimeter Buffer Types and Standards.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify required evergreen percentages, correct terminology, and reorganize Perimeter Buffer Types and Standards table, as follows:

Table 5.3.1-A – Perimeter Buffer Types and Standards **(N1)**			
Type	A: Open	B: Semi	C: Opaque
Opacity	0**%**	40%	80%
~~**Deciduous**~~ **Overstory** Tree/ft~~*~~**(N2)**	2/100~~'~~	3/100~~'~~	5/100~~'~~
~~**Percent Evergreen**~~	~~0~~	~~40%~~	~~80%~~
Shrubs/ft (N2)	**5/100**	**10/100**	**20/100**
Percent Evergreen (N3)	**0%**	**40%**	**80%**
~~**Shrubs/ft***~~	~~5/100'~~	~~10/100'~~	~~20/100'~~
Height ~~of Buffer~~ **(ft)**	0~~'~~	4~~'~~	8~~'~~
Width ~~of Buffer~~ **(ft)**	5~~'~~	10~~'~~	20~~'~~
N1: Standards are the minimum required unless otherwise modified by this UDO or a Conditional Zoning District (CD). **N2:** ~~*Deciduous~~ **Overstory** trees and shrubs shall be provided for each 100-foot segment of the ~~site~~ **Project** perimeter, or proportionally for a fraction of 100 f~~ee~~t. **N3: Overstory trees and shrubs shall meet the minimum percent evergreen.**			

Part 14: Chapter 5 Landscaping; Section 5.3.1 Perimeter Buffer; Table 5.3.1-B Required Perimeter Buffer.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify required Perimeter Buffers in Employment/Campus Use Districts, modify Thoroughfare Buffers in Residential Use Districts, and add standards for Perimeter Buffers adjacent to Streets, as follows:

Table 5.3.1-B Required Perimeter Buffer

		Subject ~~Property~~ **Lot** Use District (N1)												
		RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP **(N4)**	IVMX **(N4)**	BRT **(N4)**	HI **(N4)**
Abutting ~~Property~~ **Lot** Use District	RR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	SR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	NR	A	A	A	B	B	B	(N2)	C	C	C	C	C	C
	NCR	A	A	A	A	A	B	(N2)	B	B	C	C	C	C
	MXR	A	A	A	A	A	B	(N2)	B	B	C	C	C	C
	NMX	A	A	A	A	A	A	(N2)	B	B	C	C	C	C
	DMX	A	A	A	A	A	A	(N2)	B	B	C	C	C	C
	RMX	A	A	A	B	B	A	(N2)	A	A	B	B	B	B
	CB	A	A	A	B	B	A	(N2)	A	A	B	B	B	B
	SP	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	IVMX	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	BRT	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	HI	A	A	A	B	B	A	(N2)	A	A	A	A	A	A
	PUD	**Determined by Administrator**						**(N2)**	**Determined by Administrator**					
Abutting Street	NC540	See Chapter 4 – Conservation Buffer Area (N3)						(N2)	See Chapter 4 – Conservation Buffer Area (N3)					
	NC55							(N2)						
	Th-fare **(N5)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	~~A~~ **C (N6)**	A	A	(N2)	B	B	B	B	B	B
	All Other Streets	**Shall follow abutting Lot Use District standards based on Use District of the Lot on the opposite side of the Street**						(N2)	**Shall follow abutting Lot Use District standards based on Use District of the Lot on the opposite side of the Street**					
	~~PUD~~	~~Determined by Administrator~~						~~(N2)~~	~~Determined by Administrator~~					

N1: Unless otherwise specified in Chapter 3, non-residential uses located in a Residential Use District shall follow the requirements for the NMX district.
N2: Large ~~Deciduous~~ **overstory** trees planted 40ft on center.
N3: Conservation Buffer Area needs to meet the opacity requirements for a Type B Perimeter Buffer and supplement if sufficient vegetation does not exist in the Conservation Buffer Area
N4: Minimum width for Perimeter Buffer may vary. See Table 2.2.3-A Employment/Campus Use Districts Development Standards, Perimeter Buffer. Where existing vegetation exists, the

Table 5.3.1-B Required Perimeter Buffer
Perimeter Buffer shall be left undisturbed and supplemented to meet the minimum Perimeter Buffer opacity. **N5: Minimum width for Thoroughfare Perimeter Buffer shall be a minimum of 10 ft for Type A; 15 ft for Type B, and 25 ft for Type C. Refer to Section 5.3.5 for Thoroughfare Street tree requirements.** **N6: For Projects with Dwellings Units accessed from a rear alley with principal entrances facing Thoroughfare Streets, a Type A Perimeter Buffer shall be required.**

Part 15: Chapter 5 Landscaping; 5.3.2 Vehicle Area Screening

Add new subsection C to add text as indicated in **bold** to add additional screening standards for all parking lots within the Downtown Mixed-Use district, as follows:

5.3.2 Vehicle Parking Area Screening

A. Applicability. This section shall apply to all new surface, Vehicle Parking Areas (with the exception of Detached Dwelling Unit Driveways) and expanded surface Vehicle Parking Areas shall be subject to the regulations of this Chapter. Vehicle Parking Areas shall include areas used for the parking or display or automobiles, vehicles, boats, truck or farm equipment associated with a dealership or leasing business. Vehicle Parking Areas shall not include areas used for Off-Street Loading Areas, semi-truck maneuvering areas and semi-truck Parking Areas.

B. Requirement. If a Vehicle Parking Area is located in a Front Yard; in a Side Yard adjacent to a Residential Use District; or in a Rear Yard adjacent to a Residential Use District, the edge of the Parking Area facing such Street or Residential Use District shall be screened by one of the following:

1. Shrubs: A compact row of shrubs/Hedge Plants planted 3 feet on-center and a minimum of 24 inches in height at the time of planting;

2. Shrubs and fence, wall, or berm: Shrubs/Hedge Plants in combination with an ornamental, masonry wall, or earthen berm, provided that the total amount of plant material is at least 50% of what would be required under this Chapter if no wall, fence or berm were installed; or,

3. Grade Separation: The surface elevation of the Parking Area is at least 3 feet below the elevation of the Lot Line located along such Yard, and where the minimum elevation separation is represented by an average slope of not less than 25% percent from the Lot Line to the edge of the Parking Area.

C. DMX District. In lieu of the Vehicle Parking Area screening specified in Section 5.3.2.B.W, when a Vehicle Parking Area faces a Street, Vehicle Parking Area Screening shall include:

i. a compact row of Dwarf Burford Holly (or equivalent) planted 3 ft on center, a minimum of 24 in in height at the time of planting; and,

ii. for each 60 ft of Vehicle Parking Area Frontage, 1 stone column, as specified in the Town's Engineering Design and Construction Standards, with a maximum spacing of 75 ft between stone columns.

Part 16: Chapter 5 Landscaping; Section 5.3.5 Street Trees

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify Street Tree planting sizes and correct table reference:

5.3.5 Street Trees

In addition to Perimeter Buffers, Street trees shall be planted along all Streets in accordance with this section.

A. Type, Size, and Spacing.

1. Collector, Local and Cul-de-Sac Streets.

a. Projects Utilizing Less Than a 20 Foot Setback:

i. Shall install deciduous trees of a species appropriate to the setting and as specified by the approved Street tree list of this Chapter;

ii. Spacing shall be a minimum of 30 feet from center of trunk to 45 feet from center of trunk.

b. Projects Utilizing a 20 Foot or Greater Setback:

i. Spacing shall be a minimum of 50 feet from center of trunk to 65 feet from center of trunk.

c. Minimum size at planting shall be 2.5 inch caliper.

2. Thoroughfares.

a. Shall be required to install deciduous trees as specified by the approved Street tree list of this Chapter, or as further specified in the Comprehensive Plan Thoroughfare Planting Plan. Where existing overhead utilities interfere with part of the landscape area, the large deciduous tree requirement may be substituted by installing small deciduous trees.

b. Minimum size at planting shall be 2.5 inch caliper ~~as specified in Table 5.7.1-A~~.

c. Spacing of trees shall be a minimum of 40 feet from center of trunk; maximum 60 feet from center of trunk.

Part 17: Chapter 5 Landscaping; Section 5.3 Standards by Location Table 5.3.5-A - Approved Street Tree Species

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the approved street tree list, primarily focused on removing tree species that are susceptible to infestations, diseases, and are not pollution tolerant, as follows:

E. Approved Street Tree List

Table 5.3.5-A-A – Approved Street Tree Species (N1)	
Scientific Name	Common Name
Acer Buergeranum	Trident Maple
~~Acer Campestre~~	~~Hedge Maple~~
Acer Griseum	Paperbark Maple
Acer Palmatum	Japanese Maple
Acer Succharinum	Sugar Maple
Acer Truncatum	Purplebow Maple
Acer X Freemanii	Freeman Maple
~~Aesculus X Carnea "Briotii"~~	~~Ruby Red Horse Chestnut~~
Amelanchier arborea	**Common Serviceberry**
Carpinus Betulus	European Hornbeam
Carpinus Caroliniana	American Hornbeam
~~Carpinus Caroliniana~~	~~American Hornbeam~~
~~Carya Cordiformis~~	~~Bitternut Hickory~~
Carya Glabra	Pignut Hickory
Carya Ovata	Shagbark Hickory
Castanea Mollissima	Chinese Chestnut
Celtis Laevigata	Sugar Hackberry
Celtis Occidentalis	Common Hackberry
Cercis Canadensis	Eastern Redbud
Cercis Chinensis	Chinese Redbud
Chanaecyparis Obtusa "Filicoides"	Hinoki ~~Flasecypress~~ **Falsecypress**
Chionanthus Retusus	Chinese Fringetree
Chionanthus Virginicus	Fringetree
Cornus Florida	Flowering Dogwood
Cornus Kousa	Kousa Dogwood
Cornus Kousa X Florida	Rutger's Hybrid Dogwood
Corylus Americana	American Hazelnut
Cotinus Coggygria	Smoketree **or Smokebush Tree**
~~Crataegus Phaenopyrum~~	~~Washington Hawthorne~~
Crataegus Viridis 'Winter King'	Green Hawthorne
Diospyros Virginiana	Persimmon
Fagus Grandifolia	Beech
~~Fraxinus Americana~~	~~White Ash~~
~~Fraxinus Pennsylvanica~~	~~Green Ash~~
Ginkgo Biloba	Ginkgo
Gleditsia Tricanthos Inermis "Shademaster"	Shademaster Honeylocust
Gymnocladus Dioicus	Kentucky Coffeetree
Halesia Carolina	Carolina Silverbell
Lagerstroemia Indica	Crape-Myrtle

Table 5.3.5-A-A – Approved Street Tree Species (N1)	
Liriodendron Tulipifera	Tulip-Poplar
Magnolia Acuminata	Cucumber Magnolia
Magnolia Grandiflora	Southern Magnolia
Magnolia Liliflora	Lily Magnolia
~~Magnolia Soulangiana~~	~~Saucer Magnolia~~
Magnolia Stellata	Star Magnolia
Magnolia Tripetala	Umbrella Tree
Magnolia X Loebneri “Merrill”	Merrill Magnolia
Metasequoia Glyptostroboides	Dawn Redwood
Nyssa Sylvatica	Black Gum
Ostrya Virginiana	Hophornbeam
~~Oxydendrum Arboreum~~	~~Sourwood~~
Pinus Thunbergiana	Japanese Black Pine
Pistacia Chinensis	Chinese Pistache
~~Prunus Cerasifera “Pissardii”~~	~~Purpleleaf Plum~~
Prunus Serrulata Kwanzan	Kwanzan Cherry
Prunus Subhirtella Pendula	Weeping Cherry
~~Prunus X “Okame”~~	~~Okame Cherry~~
~~Prunus Yedoensis~~	~~Yoshino Cherry~~
Quercus Alba	White Oak
Quercus Coccinea	Scarlet Oak
Quercus Falcata	Southern Red Oak
Quercus Laurifolia	Laurel Oak
~~Quercus Laurifolia~~	~~Laurel Oak~~
Quercus Lyrata	Overcup Oak
Quercus Nuttalli	Nuttall Oak
Quercus Palustris	Pin Oak
Quercus Phellos	Willow Oak
Quercus Robur “Fastigiata”	~~Fastigiante~~ English Oak
Quercus Rubra	Northern Red Oak
Quercus Rubra Maxima	Eastern Red Oak
Quercus Virginiana	Live Oak
Querus Shumardii	Shumard Oak
Querus Stellate	Post Oak
Querus Velutina	Black Oak
Taxodium Distichum	Bald Cypress
Tilia Cordata	Little Leaf Linden
Tsuga Canadensis	Canadian Hemlock
Tsuga Caroliniana	Carolina Hemlock
Ulmus Americana “Princeton”	**“Princeton” American Elm**
~~Ulmus Parvifolia~~	~~Lacebark Elm~~
~~Ulmus Parvifolia~~	~~Chinese Elm~~
Zelkova Serrata	Japanese Zelkova
N1: Street trees shall be single stem and tree form.	

Part 18: Chapter 5 Landscaping; Section 5.5.2 Fence and Walls Within Perimeter Buffers

Modify text as indicated in **bold** to clarify fence and landscaping locations within Perimeter Buffers:

5.5.2 Fence and Walls Within Perimeter Buffers

A. When a Fence or wall is used in conjunction with required Perimeter Buffer landscaping, the Fence or wall must be installed at a minimum of 10 f~~ee~~t from the Right-of-Way, **with trees and shrubs distributed on either side of the Fence or wall**.

B. When an opaque fence or wall which is a minimum of 6 f~~ee~~t in height is used within the Perimeter Buffer, the required landscaping for that portion of the perimeter may be reduced by up to 25% of the required landscaping.

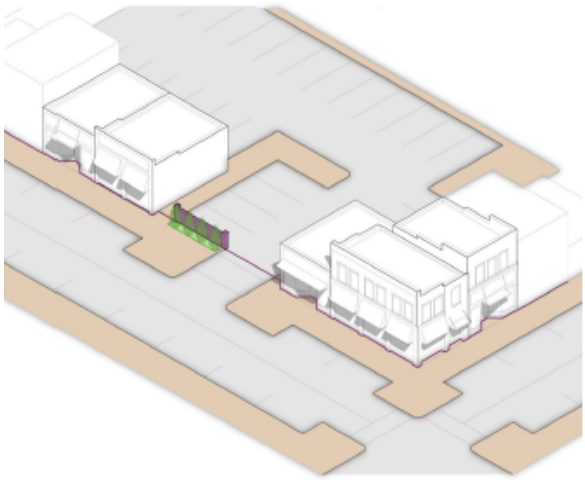
Part 19: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.2.E, Building Design Standards, Building Placement and Orientation.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to enhance the placement of buildings along the street and create an alternative with placement along primary access driveways, as follows:

E. Building Placement and Orientation.

1. The placement of Buildings should reinforce the Street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

Figure 8.2-A - Buildings Sited to Create a Street Wall



2. **At least 1** Building façade~~s~~ ~~should~~ **shall** be parallel to the **Front** Lot Line**, a Public or Private Street, and/or a primary Interior Access Driveway designed to appear as an extension of the Public Street network,** unless an alternative is approved ~~during~~

~~development review~~ **by the decision-making body. When parallel to a Private Street or primary Interior Access Driveway, the design shall:**

a. have a minimum cross-section and streetscape elements matching an urban type Local or Collector Street as designated in the Comprehensive Plan and Engineering Design and Construction Standards; and,

b. include parallel parking spaces, unless the Administrator determines parallel parking is not feasible or practical.

3. The area between the Building and the Front Lot Line, **Public or Private Street, and/or primary Interior Access Driveway** shall **be as close as possible to the Grade of the Public or Private Street, and/or primary Interior Access Driveway and** include amenities such as landscaping, tables, and seating.

4. When a Commercial/Mixed-Use Building is located less than 50 feet from a **Public or** ~~Street,~~ **Private Street and/or primary Interior Access Driveway,** the Building shall be oriented so that at least 1 principal entrance faces the Public **or** ~~Street,~~ **Private Street and/or primary Interior Access Driveway,** rather than the interior of the site. In the case of a Corner Lot, the principal entrance shall face the Front Lot Line **unless an alternative is approved by the decision-making body**.

5. Principal entrances to Buildings should be located to provide easy access to public transit stops where applicable.

6. Buildings shall not significantly overshadow private Open Spaces or the common/public area windows of adjacent Buildings to prevent the significant loss of amenity to adjacent Buildings and private Open Spaces.

7. Forecourts may be used to provide entry yards or for outdoor dining, display merchandise, and/or entries to individual tenants or units.

Part 20: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.2.F.2., Building Design Standards, Façade Standards; Primary Façade Standards.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify painted materials are permitted in association with permitted works of art, such as murals, as follows:

2. Primary Façade Standards. Any Building façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District, and all Building façades in the DMX District, shall be designed pursuant to the following standards:

a. Building Materials.

i. Building Material Types and Colors.

(a) Building Material Types. All Building Materials should be durable. Building Material types are defined as follows:

(i) Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination thereof; or similar material determined by the Administrator.

(ii) Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator.

(iii) Type 3 Materials: high quality, smooth finish metal panel or similar material determined by the Administrator.

(iv) Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone or concrete (including concrete block) **except for Wall Murals**; metal siding except as specified as Type 3 material; plastic; or similar material determined by the Administrator.

Part 21: Part 19: Chapter 8 Building, Site & Subdivision Lot Design Standards; Section 8.5.3, Subdivision Lot Design Standards, Subdivision Types; Conservation Subdivision Option.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify development requirements for conservation subdivisions, as follows:

B. Major Residential Subdivision. A Major Subdivision - Residential is a Subdivision that contains 5 or more Lots or involves new Public Streets, extensions of Public Streets or the extension of public utilities in a Residential Use District.

1. Conservation Subdivision Option.

a. Applicability and Intent

i. Applicable Districts. RR, SR and NR.

ii. Intent. To preserve Open Space contributing to the character of an area and eliminate suburban sprawl while permitting some development to occur, a Conservation Subdivision is permitted to permit very low density development. This development technique clusters house sites to preserve natural features and environmentally sensitive areas.

b. Development Requirements

i. **Maximum Number of Lots. A Lot yield plan shall be prepared to determine the maximum number of Lots reasonably achievable by a standard Subdivision using the Development Standards and Subdivision Lot design standards of the Base District.**

(a) The Lot yield plan shall show how the Lot could be subdivided to yield the maximum number of buildable Lots.

(b) The Lot yield plan does not have to meet the submittal requirements for a Major Subdivision but must be realistic and economically capable of being constructed. Potential Lots and Streets shall not be designed in a manner that would not ordinarily be permitted by a standard Subdivision plan.

(c) The Lot yield plan is not intended to permit the actual development of the Lot and is only prepared to determine the maximum number of Lots for the conservation subdivision.

ii. Lot Access. Every Lot shall be accessed via a Public Street or shared private Driveway. If by a shared private Driveway, the minimum standards are as follows: minimum pavement width: 12 ft; minimum easement width: 20 ft.

iii. Conservation Area Requirement. Constrained land areas (slopes more than 35 percent of at least 5,000 sf contiguous area; the 100-year floodplain; bodies of open water; and wetlands) and the minimum required Private On-Site Open Space shall be identified as a Conservation Area and placed in a Conservation Area easement where no development activity, with the exception of Active Recreation Areas and passive recreation elements, may occur. Routine maintenance and other measures to ensure public safety are permitted within the Conservation Area.

Part 22: Chapter 9 Signs; Table 9.2., Signs; Applicability; Exempt Signs.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove murals from the sign chapter since murals will be regulated by Chapter 3 as an accessory use, as follows:

B. Exempt Signs.

1. Any Sign required by any local, state or federal governmental agency.

~~2. Works of Art - murals subject to the following:~~

~~a. Murals are considered a form of public art and do not require a Sign Permit.~~

~~b. Murals are permitted on Building walls in the DMX and IVMX districts only.~~

~~c. Murals must not contain any logos, slogans, trademarks or advertising messages of any kind.~~

~~d. Mural shall not cover up or interrupt major architectural elements of a Building.~~

~~e. Maximum mural size is 32 sf surface area.~~

2. ~~3.~~ Cornerstones with dedication dates and Building name if less than 4 sf.

3. ~~4.~~ 1 governmental flag as defined by GS §144-7 up to 40 sf in size and 1 flag pole up to 35 ft in height per Lot.

4. ~~5.~~ Gateway Signs or Focal Points if required by Chapter 8 of this UDO.

5. ~~6.~~ Fence Wraps as defined by GS §160D-908.

Part 23: Chapter 9 Signs; Table 9.5.2-C, Sign Regulations in All Use District, Sign Regulations: Sign Regulations for Temporary Signs.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify and simplify temporary sign regulations:

TABLE 9.5.2-C - SIGN REGULATIONS: SIGN REGULATIONS FOR TEMPORARY SIGNS

Use District	Use	Sign Type	Sign Regulations			
			Maximum Number	Maximum Sign Surface Area (sf)	Maximum Height (ft)	Time
Residential	**Residential Use** **~~(All)~~**	Freestanding (Single-Faced)	1 (N1)	6	4	(N2)(N3)(N4)
		Freestanding (Double-Faced)	1 (N1)	6	4	(N2)(N3)(N4)
		Wall	~~(N5)~~ **1 (N1)**	~~(N5)~~ **6**	~~(N5)~~ **n/a**	(N2)**(N4)**
		Window	No limit	25% of window area (N6)	n/a	(N3)
	Non - Residential Use	**Freestanding (Single-Faced)**	**1 (N1)**	**24**	**6**	**(N2)(N3)(N4)(N6)**
		Freestanding (Double-Faced)	**1 (N1)**	**32**	**6**	**(N2)(N3)(N4)(N6)**
		Wall	**1 (N1)**	**32**	**n/a**	**(N2)(N4)**
		Window	**No limit**	**25% of window area (N6)**	**n/a**	**(N3)**
Non-Residential	All	Freestanding (Single-Faced)	1 ~~(N7)~~ **(N1)**	24	6	(N2)(N3)(N4)~~(N8)~~**(N6)**
		Freestanding (Double-Faced)	1 ~~(N7)~~ **(N1)**	40	6	(N2)(N3)(N4)~~(N8)~~**(N6)**
		Wall	~~(N5)~~ **1 (N1)**	~~(N5)~~ **32**	~~(N5)~~ **n/a**	(N2)**(N4)**
		Window	No limit	25% of window area (N6)	n/a	(N3)

TABLE 9.5.2 - C - NOTES	
N1	~~1 Freestanding Sign shall be permitted for each: Street Frontage of a Lot; entrance of a Subdivision under construction; each Lot Line abutting a platted common area; and, each Lot Line abutting a recreational area developed as part of the same Subdivision.~~ **Residential Uses: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Lot entrance.** **Single Use Site: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Street Frontage.** **Integrated Center: 1 Temporary Wall Sign shall be permitted for each tenant space, and, 1 Temporary Sign shall be permitted for the Integrated Center; or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Street Frontage.** **Other Uses: 1 Temporary Sign shall be permitted for each Street Frontage, or, 1 Temporary Sign for construction or marketing of a Subdivision or Project shall be permitted for each Lot entrance.**
N2	Time: Unless otherwise permitted by this Chapter, Signs shall be permitted a maximum 4x per calendar year; 21 days per occurrence; 30 days between occurrences. **Temporary Signs placed on a Lot within the first 60 days after receiving a Certificate of Occupancy shall be permitted for 30 days.**
N3	Location: Signs located outside of businesses, Temporary Real Estate Offices, and open houses shall only be displayed during business and/or open house hours or when the property is for sale; shall be within 10 ft of the main customer entrance and shall not be located in any Public Right-of-Way; and shall not be illuminated.
N4	Time: For Signs erected during construction: must be placed ~~less than~~ **no earlier than** 30 days prior to the issuance of Civil Construction Drawing approval and removed ~~less than~~ **no later than** 15 days after the issuance of a Certificate of Occupancy.
~~**N5**~~	~~Area: There shall be no limit to the number of Wall Signs per façade, provided that: (i) the total Sign Surface Area of all Wall Signs located on each Building façade shall not exceed the maximum Sign Surface Area for the Building façade upon which such Signs are located; (ii) all Signs or message elements shall be considered parts of the same Sign and shall be measured as set forth in Section 9.4 – Calculation of Sign Measurements.~~
~~**N6**~~ **N5**	Area: For multi-pane windows, the surface area of the window equals the combined surface area of the individual panes, or in the case of a glass curtain wall, the combined surface area of the individual glass panels.
~~**N7**~~	~~Number: If the Front Sign Zone has between 300 and 1000 ft of length and has more than 1 Driveway or entrance Street, 1 additional double-faced or 2 additional single-faced Signs are allowed per Front Sign Zone. If the Front Sign Zone has more than 1000 ft of length and has more than 2 Driveways or entrance Streets, 2 additional double-faced or 4 additional single-faced Signs are allowed per Front Sign Zone.~~

TABLE 9.5.2 - C - NOTES	
~~N8~~ N6	Time: Temporary Signs located on properties for sale or lease may remain for up to ~~180 days~~ **1 year** once permitted.

Part 24: Chapter 11 Administration & Decision-Making Bodies; 11.5.F.2. Public Notification, Neighborhood Meeting Standards; Required Meeting Notification Type:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify the neighborhood meeting notice requirements for timing of meeting an and ensure notice to all addresses associated with the parcel, as follows:

F. Neighborhood Meeting Standards.

1. Neighborhood Meeting Timeline/Sequencing. When required pursuant to Tables 11.4-A and 11.5-A, the applicant shall host a neighborhood meeting prior to submitting the associated UDO Application/Permit. The neighborhood meeting shall take place no more than 12 weeks prior to the application date.

2. Required Meeting Notification ~~Type~~.

a. The applicant shall notify interested parties of the neighborhood meeting through written mailing notices pursuant to Table 11.5-A.

b. The notice shall be sent by first class mail and be postmarked not less than 10 days, but not more than 25 days, prior to the date of the neighborhood meeting.

c. Prior to mailing the written notices, the applicant shall notify the Administrator of the scheduled meeting date and time and receive authorization from the Administrator to hold the meeting and mail the notices.

d. Mailing notices shall ~~include~~ **be sent to all physical addresses and** ~~surrounding~~ property owners**,** ~~and~~ **including** property owners' associations (or equivalent) **and tenants, within the required mailing notice area**. ~~Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.~~

~~Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.~~

e. The neighborhood meeting notifications shall include the following minimum information pertaining to the application/permit:

i ~~a.~~ Project and applicant names;

ii ~~b.~~ Location of proposed action (i.e., address or major cross Streets);

iii ~~c.~~ Description of the UDO Application/Permit;

iv ~~d.~~ Time, date, and location of the neighborhood meeting. For virtual meetings, the notice shall include a weblink and Access numbers (as applicable);

v ~~e.~~ The telephone number and email address to contact the applicant hosting the neighborhood meeting.

Part 25: Chapter 13 Definitions:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to definitions, as follows:

Mural, Wall. A work of art painted, drawn, applied to, or printed on an exterior wall of a Building or Structure. Any portion of a Wall Mural that advertises or promotes any business, product, goods, activity, services or interests, shall be considered a Sign.

Sign. Any Structure, fixture, placard, announcement, declaration, device, demonstration or insignia used to: draw attention; provide direction, information, identification; or advertise or promote any business, product, goods, activity, services or interests. **This term does not include Wall Mural.**

Part 24: **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 25: **SEVERABILITY**

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 26: **INCLUSION IN CODE**

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 27: **EFFECTIVE DATE**

The provisions of this ordinance shall become effective November 18, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 18 day of November 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

New Business
Title: Midterm Appointment to Parks and Recreation Advisory Committee
Strategic Priority Area: Vibrant Community
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Appoint a person to serve on the Parks and Recreation Advisory Committee for a term ending June 30, 2028.

Explanation:

- The Parks and Recreation Advisory Committee consists of nine members serving three-year terms.
- New appointments were made in May, but one appointee has resigned leaving the remainder of a term ending June 30, 2028.
- After advertising on the Town's website, through social media and other means, the Clerk's office received three applications for the opening.

Background:

- The Parks and Recreation Advisory Committee (PRAC) was created to advise the Council and serve as a liaison between town officials and the citizens of Holly Springs and the surrounding area on issues relative to parks and recreation.
- The PRAC serves at the pleasure of the Town Council.

Funding Source(s):
N/A

Attachment(s):
1. Combined Applications

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(•) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
Eric

Last Name *
Dean

Email *
ehdean@outlook.com

Address *

Street Address
113 Apple Drupe Way
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

(•) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
5 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Windcrest

Home/Cell Phone *
9192681760

Work Phone *
9843560238

Current Employer *
Amgen

Job Title/Occupation *
Senior Manager Engineering Projects

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Eric Dean TOHS Resume.docx 43.55KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

As a long-time resident of Holly Springs and an active community volunteer, I'm passionate about creating vibrant, healthy spaces that strengthen connections between neighbors. I've had the privilege of serving on the Town's Tree Advisory Committee, where I contributed to projects like Arbor Day celebrations, Creek Week, and the Street Tree Replacement Program, which grew participation by over 200%.
That experience deepened my appreciation for how thoughtful planning and resident engagement can shape our town's character.

Serving on the Parks & Recreation Advisory Committee would allow me to continue giving back in a broader capacity—helping ensure our parks, greenways, and recreational programs remain inclusive, sustainable, and responsive to the needs of a growing community. My professional background as a project manager in engineering and my experience leading diverse teams at Amgen have equipped me with the organizational and collaboration skills needed to contribute effectively.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

Town of Holly Springs – Tree Advisory Committee (2023–2025)
• Led outreach to expand the Street Tree Replacement Program by 209%.
• Designed and installed community tree markers for Arbor Day events.
• Supported town-led events like HollyFest, WinterFest tree decorating, and the annual pruning seminar.
• Partnered with staff to plan Arbor Day and Creek Week activities
Windcrest Homeowners Association – Treasurer (2022–Present)
• Manage community budget and oversee capital improvements.
• Founded a community engagement subcommittee to plan 4–6 annual neighborhood events.
• Proposed traffic safety studies and coordinated improvements to enhance resident well-being
Camp LUCK – Program Director (2011–Present)
• Design and deliver summer camp programs for children with congenital heart disease.
• Mentor and lead staff to ensure physical and emotional safety for participants

This combination of municipal, nonprofit, and neighborhood board experience gives me a balanced perspective on how policy, planning, and programming intersect to improve quality of life.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

The Parks & Recreation Advisory Committee plays a vital role as the bridge between residents and the Town Council. I believe the goal of the P&R committee is to provide insight, feedback, and advocacy for projects that enrich community life. I see the committee's responsibilities as:

1) Advising on park planning, open-space preservation, and recreation programming.

2) Promoting accessibility and inclusivity in all facilities and events.

3) Encouraging public participation and volunteerism in park stewardship.

4) Helping prioritize investments that balance growth with environmental sustainability.

If appointed, I hope to:

Champion community engagement. I would expand volunteer participation in park cleanups, events, and youth programs.

Support smart, sustainable development. I would ensure new park projects align with the town's long-term green space and recreation master plan.

Foster inclusion and connection. I would help design programs that reflect Holly Springs' diverse families and interests.

Ultimately, I want to continue building a community where every resident feels pride in the parks, trails, and recreational spaces that make Holly Springs special.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Date *

10/10/2025

Time *

2:28:17 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Email newsletter

Eric Dean, PMP

Project Manager/Program Director

113 Apple Drupe Way, Holly Springs, NC | (919) 889-0092 | ehdean@outlook.com | linkedin.com/in/ehdean

Summary

I am a North Carolina native and proud resident of Holly Springs with a passion for improving the lives of people within my community. I am a results-driven project leader who blends technical knowledge with collaborative leadership and dedication to service. Whether managing a multimillion-dollar facility project or volunteering at Camp LUCK, I bring energy, accountability, and heart to everything I do. I look forward to serving on the TOHS Parks & Rec committee to give back to my community.

Volunteer Experience

TREE ADVISORY COMMITTEE MEMBER | TOWN OF HOLLY SPRINGS - HOLLY SPRINGS, NC | JUNE 2023 – JULY 2025

- Increased community participation in Street Tree Replacement Program by 209%
- Designed, constructed, and installed tree markers for Arbor Day 2024 and Arbor Day 2025
- Active volunteer at TAC-related activities, such as Hollyfest, Winterfest tree decorating, & Tree pruning seminar.
- Assist the town in planning annual Arbor Day event and Creek Week event.

PROGRAM DIRECTOR | CAMP LUCK – CHARLOTTE, NC | AUGUST 2011 – PRESENT

- Develop and implement programs for residential summer camp for children with congenital heart disease ages 6 – 13.
- Mentor and supervise staff of camp counselors, program staff, and support staff.
- Ensure that all campers and staff are physically and emotionally safe at camp.

TREASURER | WINDCREST HOMEOWNER'S ASSOCIATION – HOLLY SPRINGS, NC | MAY 2022 - PRESENT

- Prepare and manage yearly budget for Windcrest community.
- Manage projects and subcontractors for improvements across the community.
- Started a subcommittee for community engagement events, and allocated funds for 4-6 events annually.
- Improved community safety by proposing traffic studies and implementing improvements.

Professional Experience

SENIOR MANAGER ENGINEERING PROJECTS | AMGEN – HOLLY SPRINGS, NC | APR 2025 – PRESENT

- Deliver capital projects for drug-substance manufacturing facility
- Mentor and develop staff to design and construct capital projects

Education

BACHELOR OF SCIENCE | DECEMBER 2015 | UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL | CHAPEL HILL, NC

- Major: Biology | Chemistry

Certifications

PROJECT MANAGEMENT PROFESSIONAL (PMP) | NOVEMBER 2020 | PROJECT MANAGEMENT INSTITUTE

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Stacey

Last Name *
Burns

Email *
staceyburns167@gmail.com

Address *

Street Address
696 Skymont Dr
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
6 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Sunset Ridge North

Home/Cell Phone *
7605055225

Work Phone *
7605055225

Current Employer *
Wake County Public Schools

Job Title/Occupation *
Substitute Teacher

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

StaceyLBurns_Resume.pdf 106.53KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

I've always believed that the real heartbeat of a town lives in its parks, trails, and community spaces. They're where connections happen naturally, whether over a pickup game, a concert in the park, or a quiet morning walk. I'd love to be part of the group that helps shape those moments for Holly Springs. My experience bringing people together through events and volunteer programs has shown me how thoughtfully designed spaces can strengthen community spirit. Serving on this committee feels like a meaningful way to give back to a department that makes such a lasting difference in people's lives. I want to help create places and programs that make life here a little brighter, healthier, and more connected.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

Most of my volunteer experience centers around building community and helping people feel more connected to where they live.

Treasurer, Pride of Holly Springs (501c3) – Oversee budgets, coordinate outreach, and plan inclusive community events that celebrate belonging.

Secretary, Hawktimus Prime Robotics Booster Team – Support student programs and family engagement.

Volunteer Coordinator, Golden Hawks Regiment Marching Band – Recruit and organize parent volunteers for large events and competitions.

District 5 School Board Advisory Council Member – Share feedback between families and district leaders to strengthen communication.

Past Vice President of Hospitality, Holly Ridge Middle School PTA – Support staff appreciation and family events that build school spirit.

Community Organizer and Campaign Operations Manager – Lead local engagement projects and help residents find their voice in shaping town life.

Each role has reinforced how important it is to create welcoming, well-run community spaces and how rewarding it is to see people come together around shared experiences.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

I see the Parks and Recreation Advisory Committee as a creative and collaborative bridge between residents and the department, helping ensure that every program and park reflects what our community values most. The committee's work touches every age, every neighborhood, and every part of what makes Holly Springs feel like home.

If appointed, I hope to:

-Support the department's efforts to make our parks and programs inclusive, accessible, and thoughtfully designed.

-Encourage new ways to engage residents and highlight how much each of these programs and spaces contribute to quality of life.

-Help strengthen the connection between community feedback and future planning so residents feel heard and invested.

I would bring the same enthusiasm and organization I've used in my community work to help Parks and Recreation continue doing what it does best: building a town that people are proud to live, play, and grow in.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

(•) Yes ( ) No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Date *

10/15/2025

Time *

8:15:26 AM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Through the Town Website

STACEY **BURNS**

Community Organizer

760.505.5225
StaceyBurns167@gmail.com
696 Skymont Drive, Holly Springs NC 27540

PROFILE SUMMARY

Community-focused leader with a strong record in grassroots organizing, fundraising, and volunteer engagement. Skilled in building inclusive programs, leading events, and driving mission-driven initiatives across nonprofit and campaign spaces.

WORK EXPERIENCE

Mike Kondratick for Mayor
2024 - Present

Friends of Jack Turnwald
2023 - 2024

Campaign Operations Manager

- Led day-to-day campaign operations, including volunteer coordination, event planning, and grassroots outreach for two municipal candidates.
- Built and managed volunteer teams from the ground up, developing training, scheduling, and communication systems that increased participation and retention.
- Managed a wide range of campaign events for 10 to 300+ attendees, tailoring each one to fit the audience and purpose while ensuring smooth logistics, clear messaging, and strong community engagement.
- Created branded marketing materials and messaging strategies that boosted candidate visibility, donor engagement, and voter turnout.
- Cultivated community relationships and organized neighborhood-based engagement efforts to strengthen local support and drive momentum.

NC Democratic Party
2019-present

CA Democratic Party
2009-2019

Community & Volunteer Engagement Coordinator

- Recruit, train and manage volunteers across multiple election cycles to support local, state, and national campaigns.
- Lead outreach efforts including phone banks, canvasses, voter registration drives, and community events.
- Maintained volunteer databases and communications systems to strengthen organizing and retention.

Holly Ridge MS
2019-present

Holly Springs HS GHR
2023-present

Holly Springs ES
2019-2024

La Mirada Academy
2014-2019

Board Member - Director of Programs, Engagement, & Fundraising

- Raised on average over $75,000 annually for school and community programs through fundraising events, sponsorships, and grant support.
- Planned events for 25 to 800 attendees—including festivals, fundraisers, and family engagement nights—with a focus on inclusion, safety, and community-building.
- Recruited and led 60+ volunteers, creating systems for communication, training, and retention.
- Collaborated with district leaders and community partners to develop programs that responded to local needs and supported school goals.

La Petite Academy
2007-2010

Learning Care Group
2004-2007

Early Childhood Education Center Director

- Managed daily operations for early education programs serving 100+ families, ensuring compliance with state funding and licensing requirements.
- Developed inclusive transitional kindergarten curriculum and advocated for students with special needs through IEP support.
- Led a team of educators, built strong family partnerships, and represented staff as a union representative.

EDUCATION

University of Rhode Island
1996-2000

Bachelor of Science - Human Development & Family Science

Studied human development across the lifespan with a focus on relationships, community engagement, and equity. Gained hands-on experience that directly supports my work in outreach and volunteer engagement.

STACEY **BURNS**

Community Organizer

760.505.5225
StaceyBurns167@gmail.com
696 Skymont Drive, Holly Springs NC 27540

CORE SKILLS

- Community Engagement & Outreach
- Volunteer Recruitment & Leadership
- Fundraising Strategy & Grant Writing
- Grassroots Campaign Management
- Inclusive Event Planning (25–800 attendees)
- Marketing, Communications & Graphic Design
- Nonprofit Operations & 501(c)(3) Compliance
- Budget Oversight & Program Development
- Stakeholder Relationship Building
- Public Speaking & Advocacy

REFERENCES

DONNA FRIEND
RVC, Democratic Party
804.241.1256
djfriend108@gmail.com

JEN COYLE
PTA President
757.869.1633
jen.i.coyle@gmail.com

MIKE KONDRATICK
Founder, Relate Advocacy
703.999.2988
mkondratick@gmail.com

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(•) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
George

Last Name *
Ward

Email *
gwardiii@me.com

Address *

Street Address
429 Shorehouse Way
Address Line 2

City
Holly Springs
State / Province / Region
NC
Postal / Zip Code
27540
Country
USA

I reside within the *

(•) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
11 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Holly Glen

Home/Cell Phone *
9194146584

Work Phone *
9194146584

Current Employer *
Durham Public Schools

Job Title/Occupation *
Assistant Principal

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

GWard_III_HS_Resume.pdf 39.44KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

As a Holly Springs resident since 2014 and a frequent user of our parks and greenways, I have seen firsthand how recreation spaces strengthen our community's health, connection, and quality of life. My children have grown up participating in local youth programs, which has deepened my appreciation for the town's investment in family-friendly spaces and inclusive recreation opportunities.

Professionally, I bring over 20 years of experience in leadership, strategic planning, and community engagement. I'm passionate about ensuring that all residents—across ages and backgrounds—have equitable access to safe, well-designed parks and recreational programs. Serving on this committee would allow me to give back to a community that has given so much to my family while helping Holly Springs continue to grow thoughtfully, with recreation and wellness at the heart of that vision.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

I have been an active volunteer in both educational and community initiatives. As an Assistant Principal at Lucas Montessori, I mentor early-career teachers, support student leadership programs, and coordinate family engagement events. In Holly Springs, I participate in community events, youth recreation activities, and efforts that promote civic pride and connection.

Previously, I served in advisory and policy roles with the North Carolina State Board of Education and North Carolina New Schools, contributing to program development and stakeholder engagement. These experiences have strengthened my understanding of how collaborative, community-based governance can guide sustainable and inclusive growth—insight I hope to bring to the Parks & Recreation Advisory Committee to support equitable access and long-term planning for all residents.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

I see the Parks & Recreation Advisory Committee as a vital link between the community and town leadership—responsible for advising on policies, programs, and facilities that enhance residents' quality of life. The committee plays an essential role in ensuring that Holly Springs' parks, greenways, and recreation programs are accessible, inclusive, and responsive to the needs of a growing population.

If appointed, I hope to contribute my experience in strategic planning, equity-centered leadership, and community engagement to help sustain and expand the town's recreation resources. I want to support thoughtful development that balances growth with preservation, encourages active lifestyles, and strengthens connections among families and neighborhoods. My goal is to help ensure that every resident feels ownership and pride in the parks and programs that make Holly Springs such a vibrant, connected community.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Date *

10/18/2025

Time *

12:23:10 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

town website

George Ward III, Ed.D.
919-414-6584 | gwardiii@me.com | LinkedIn: https://www.linkedin.com/in/gwardiii/
Strategic Education & Community Leader | Experienced Public Administrator| Policy Advisor

Experienced educational leader with 20+ years in organizational improvement, policy, and community engagement. Skilled in strategic planning, data-driven decisions, and cross-sector collaboration. Focused on equitable, sustainable growth through governance and civic participation. Expertise includes fiscal oversight, program evaluation, and stakeholder partnerships to strengthen schools and neighborhoods.

STRATEGIC & GOVERNANCE COMPETENCIES

- Policy & Governance Collaboration
- Strategic Planning & Community Development
- Equity & Inclusive Practices
- Data-Informed Decision Making
- Public-Private Partnerships
- Stakeholder & Community Engagement
- Budget Oversight & Fiscal Accountability

EDUCATION

Doctor of Education (Ed.D.) – North Carolina State University
Master of School Administration (M.S.A.) – Western Carolina University
Bachelor of Science (B.S.) – North Carolina State University

COMMUNITY & GOVERNANCE EXPERIENCE

Policy Assistant, North Carolina State Board of Education

- Contributed research to the NC Transformation Study, influencing state-level education reform decisions.
- Contributed to statewide policy initiatives related to school facilities, growth management, and accountability systems.
- Participated in research and planning that informed state infrastructure and governance recommendations.

Volunteer & Civic Engagement

- Active participant in local school–community partnerships, civic engagement events, and family education outreach.
- Advocate for sustainable, inclusive growth that connects neighborhoods, schools, and recreation spaces.

SCHOOL LEADERSHIP EXPERIENCE

Assistant Principal
Lucas Montessori – Durham Public Schools, NC | 2021–Present
Currently serving as Assistant Principal at Lucas Montessori — ranked in the top 20% of schools statewide for academic growth in the 2024–25 school year.

- Lead operational planning, facilities management, and program implementation for a campus serving 400+ students.
- Collaborate with district and community leaders to align facility use and enrollment growth with municipal development plans.
- Manage budgets, staffing, and compliance processes with an emphasis on sustainability and accountability.
- Guide cross-functional teams using data-driven decision-making and inclusive leadership practices.