Holly Springs Town Council
7:00 PM **Tuesday, December 16, 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 December 16, 2025 meeting agenda

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.

CONSENT AGENDA

5. November 10, 2025 Workshop Meeting and November 18, 2025 Business Meeting Minutes
6. Monthly Budget Amendments
7. Police K9 Retirement
8. Town Acceptance of Grigsby Avenue & Pine Avenue for Maintenance from the NC Dept. of Transportation (NCDOT)
9. Engineering Design and Construction Standards Supplement #13
10. Municipal Concurrence for Speed Limit on Holly Springs Road
11. Audit Contract Amendment for Fiscal Year Ending June 30, 2025

NEW BUSINESS

12. Grigsby Ave Residential Rezoning 25-REZ-07 and Development Agreement

OTHER BUSINESS

MANAGER'S REPORT

13. Preview of Upcoming Development Services Land Use Cases

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.

Consent Agenda
Title: November 10, 2025 Workshop Meeting and November 18, 2025 Business Meeting Minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the November 10, 2025, Workshop and November 18, 2025, 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. 11.10.25 minutes - DRAFT
2. 11.18.25 mintues-DRAFT

MINUTES

The Holly Springs Town Council met in a workshop session on Monday, November 10, 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 three Council members were present in the room as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Danielle Hewetson, and Chris Deshazor.

Council members Present electronically: Council member Annie Drees

Council Members Absent: Council member Timothy Forrest.

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; Jesse Dixon, IT; Cassie Hack, Director, Communications and Marketing; Kelly Miller, Communications and Marketing; Tina Stroupe, Director, Finance; Chris Hills, Director, Development Services; Sean Ryan, Development Services; Paul Liquorie, Chief of Police; Jay Bruner, Terry Hudnett, and Kassie Langdon, Police; LeRoy Smith, Fire Chief; Irena Krstanovic, Director of Economic Development.

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. Ting Solicitation for Development Partners (SDP)

Chris Hills, Director of Development Services, said this item was to finalize the Ting Park and Mims Park Solicitation for Development Partner (SDP) process. He outlined the steps that have been taken up to this point, and spoke about the desirability of placemaking. He said both areas were marked as Places to Transform on the Growth Strategy Map. NMAC is designated mixed-use center and Mims is designated Downtown on the Future Land Use Map. He outlined why the North Main Athletic Complex (NMAC) and Mims Park were good catalyst opportunities to complement these area consistent with the Town's Comprehensive Plan. He explained why now was a good time to pursue partnerships, and reminded Council that they could pull the plug at any time if they did not receive offers they liked.

Mr. Hills outlined how Public Private Partnerships (PPP) work and their benefits. He outlined some local PPP successes that have helped define and improve downtown Holly Springs. He said this is not something only we are doing, and gave examples of other municipalities with successful PPP projects. He explained why Ting as a Sports & Entertainment District would be a catalyst site to spur other development and why Mims Park would be a catalyst to downtown vitalization.

Sean Ryan, Development Services, outlined the goals, design process, and design concepts worked through with Council so far on the Ting Park Sports and Entertainment District,

and then for the Mims Park Downtown Vitalization. He asked for feedback that Council was still in agreement with moving forward with these ideas.

Council member Hewetson asked about the playground and batting space with Ting.

Mr. Ryan showed the possible parcels available around Ting. He said site B was the playground site and the way the SDP is structured, staff has indicated that any proposal that proposes something else on that site would need to address relocating the playground to a new location. Council member Deshazor asked if we had to include Sites B and C. Mr. Ryan said no, they did not have to include either site. Council member Deshazor said he agrees that if those areas go away they need to be incorporated somewhere else. Council member Hewetson said leaving them in could generate some more creative ideas. Randy Harrington, Town manager said there is storage at site C and that would need to be incorporated into any design proposed. Council member Deshazor asked if there have been any conversations with the owners of adjoining parcels. Mr. Hills said staff has not, but he doesn't know about developers. The SDP includes Town-owned properties but we could put language in to encourage expanding beyond the bounds of the Park.

Mr. Ryan showed five areas around Mims Park that could be included in the SDP and asked Council for feedback on which of these should be included in the SDP. He said that last June other town-owned properties were discussed, so the SDP has highlighted all of the town's assets and given the instruction that they want to minimize the effect on the park. He said respondents could submit proposals for one or more of these and by combining them with Ting might get more responses than if they were offered one at a time.

Consensus was to move forward with these ideas, with retail and parking being outside of the main Mims Park area.

Mr. Hills said that for these potential partnerships all partners will bring something to the table, and outlined possible elements the Town could offer. He said we don't know what we will get, but there may be some requests from Developers for Infrastructure Reimbursement, Infrastructure investment by the Town or Land Conveyance. He asked Council for feedback, specifically if there was anything categorically off the table.

Council member Drees said she is loath to convey any of Mims Park land for development, but is ok with leaving all options on the table. Council member Deshazor likes the idea of a broader approach and being able to narrow it down in negotiation. He likes the ability to pull away if we don't get responses we like. He asked how large a net they were casting Mr. Hills said they would use all of their connections, with organizations and with firms that they work with. Council consensus was to leave all options on the table, but that land conveyance was at the bottom of their priority list.

Mr. Hills outlined different types of Land Conveyance Options. He said that the SDP would outline the things the Town is interested in, and the responses would need to outline what they would expect from the Town.

Mr. Ryan said that responses would be evaluated based on past projects, qualifications and experience, the site proposal, and the responders' financial capacity. Council member Hewetson asked how tied to their proposal an applicant would be. Mr. Ryan said we would enter into a Memorandum of Understanding which would lock the site plan proposal in. We will hammer out a development agreement as we move forward. It will be built into the process before someone can move into the next stage. He said that staff recommends using the Land Use Advisory Committee (LUAC) to review the responses and make a recommendation to Council for final partner selection. LUAC has Council and Planning Board representatives as well as staff. Consensus was to use LUAC as the advisory committee on this decision.

Mr. Ryan outlined the next steps including issuing the SDP on December 8th, with time for questions, proposals due on March 6, 2026. Proposals will be reviewed over the spring and

summer, with a partner selected in the fall, a development agreement in the fall or winter, and potential construction in 2027-30.

3. Police Patrol Zones Overview

Paul Liquorie, Police Chief, said he was going to provide Council with an overview of the new police patrol zones, the methodology used to develop them, and their benefits to the community. He said the guiding policy of the HSPD is purposeful policing. He said that best practice in law enforcement is for shift time to be allocated no more than 60% to calls and 40% non-call related activities. Holly Springs Police, on the other hand, are spending 25% of their time on calls for service and 75% on other activities, which presents an opportunity to better utilize this discretionary time, by being where they are most likely to be needed, i.e. shopping centers at holiday shopping time. He said that on average fewer than 5% of all calls for service result in a report and/or arrest.

Chief Liquorie described the current way patrols are organized with six zones and officers not formally assigned to a particular zone. The new plan divides the town into four zones, two east of NC 55 and two west of NC 55. He outlined methodology including the dispatched calls for service (CFS) in the four zones (as well as the Talks with Officer) and the geography, response times, and projected growth that affected the decision to divide the area in this manner. As an example, he showed how calls for service in the Carolina Springs subdivision had grown between 2022 and 2025 as more houses became occupied. He showed the outlines of each zone, with the major roads and subdivisions and commercial within each.

Chief Liquorie described full staffing as being a Sergeant and Corporal with 10 officers (one a K-9 officer), providing two patrol cars per zone, plus a float car assigned to the East and one to the West to cover when needed, and the two supervisors. Minimum staffing would be one supervisor and six officers, which would put one patrol in each zone with two floating – one for East and one for West district. The benefits of this patrol zone plan to the community include the sense of ownership, and better knowledge and understanding of the area patrolled by officers. It will also allow for faster response times, greater opportunities to engage more of the community, provide more thorough patrol coverage throughout town as it grows, and improve officer safety.

Chief Liquorie said we have had this lined up for some time, but are relying on the County to load it into the CAD system so we can implement it through dispatch. He said they expect to go live around the first of the year.

Council member Drees asked about tracking the data to make adjustments in the future. Chief Liquorie said they will see how the growth is, and they will use a data-based approach, tracking improvements in response times as well as how often a float car has to fill in on a zone. Council member Drees asked about exceptional circumstances and if they had planned for those. Chief Liquorie said this plan is for normal days, but they have planned what to do for other types of circumstances including holding shifts over, calling shifts in early and other options. Randy Harrington, Town manager asked Chief Liquorie to speak to our mutual aid agreements. Chief Liquorie said that we are part of a regional SWAT team which includes Cary, Holly Springs, Morrisville, and Garner and may soon include Apex. That gives us the volume we need and specialties that would be important during an exceptional incident. He discussed the planning that the group is working on and an upcoming training session Holly Springs is hosting. He said they train together and plan together.

4. Public Records Requests Process and Holiday Parade Float

Linda McKinney, Town Clerk, said that at Council's request she was providing an overview of the Public Records request process. She said that prior to her tenure, people had to email the clerk, which meant some people didn't know how to request information. The creation of a form on the website in 2019 increased the number of requests, but made it easier for the public to get the records they wanted. This form sends an automatic confirmation email to the requestor and is received by both the Clerk and Deputy Clerk. Requests are routed to the department which has the record, reviewed by the Legal Department if necessary, and then released to the requestor. She outlined the most common request types received. Ms. McKinney said that as of October 31st 319 requests had been received, 13% of them from just two people. Of these, 76% were fulfilled within 48 hours of the Clerk's office receiving them and 92% are fulfilled within 10 calendar days. State statute does not give a firm time frame for responding, stating only "as promptly as possible." She gave examples of reasons that might cause a response to take longer than 10 calendar days. She said that challenges in responding to requests include increasing numbers of requests. From an average of 1.1 per workday in 2024, so far 2025 has averaged 1.5 per workday. The complexity of requests is increasing with one request last week taking 4 hours of staff time to complete. All of the staff involved in responding to these requests have other duties which cannot always be delayed in order to respond quickly to a request.

Council asked if there was software that could make some of these tasks easier and whether AI could be used to increase efficiency. Ms. McKinney said that she was aware of some software and was in communication with the IT department to look for ways to improve the process.

Council was then asked to choose which float they would like for the upcoming Happy Holly Days Parade, Frosty or the Penguins. Consensus was Frosty.

5. Holiday Decorations

Cassie Hack, Director of Communications and Marketing, said she was here to update Council on the status of upgrading the holiday decorations in Downtown. She outlined the issues with the old decorations and their storage. She said they decided to stick with our "brand" colors of blue and green, and to lean into nondenominational symbols, like snowflakes. She said they decided to go with snowflake lights, and were able to use some of the old snowflakes with changed bulbs so that they all match. Decorations will be in the Town's blue and green colors and will include a selfie-station, for residents to take holiday photos, as well as decorations for the shorter light poles. Storage is in a large watertight truck – the Holly Jolly Truck.

Ms. Hack showed the area downtown where the new decorations will be displayed and areas that could be expanded into in the future if funds were available. She said this was a team effort with input from multiple departments across town, and said that Public Works will begin installing downtown decorations on November 12th, after the Veterans Day holiday with a Town Council "reveal" prior to the November 18th Council meeting.

Council member Drees asked if downtown businesses had been consulted in case they want to coordinate their decorations. Ms. Hack said that the Economic Development Department works with them and there is a meeting scheduled for Dec. 2nd with downtown businesses to discuss.

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 on *Greenhawk v. Town of Holly Springs*, and N.C.G.S. 143-318.11(a)(4) to discuss an economic development project with a motion by MPT Berry and a second by Council member Hewetson and a unanimous vote.

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

8. Adjournment:

Motion to adjourn was made by Council member Deshazor seconded by MPT Berry and passed with a unanimous vote. The November 10, 2025 workshop meeting of the Holly Springs Town Council was adjourned at 8:24 pm.

Respectfully submitted on Tuesday, December 16, 2025.

Linda C. McKinney

Linda McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, November 18, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

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

Council Members absent: MPT Dan Berry.

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, *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, Catherine Jacobs, and Elliot Blonshine, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; Paige Scott, *Director, Public Works;* Freddie Rodriguez, *Public Works;* and Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Horace Ferguson, United Methodist, retired.

4. Agenda Adjustment: The November 18, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Forrest
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. Presentation of Carnegie Hero Medal

Mayor Mayefskie explained what the Carnegie Hero Foundation was and why it was created. Then he gave the details of Mr. Eddie Hunnell's rescue of Ms. Leslie Worth from the floodwaters of Hurricane Helene, and presented the Medal to Mr. Hunnell. Blake Belch, Regional Director from US Senator Ted Budd's office presented the Congressional Record to Mr. Hunnell.

REQUESTS AND COMMUNICATIONS

6. South Wake Landfill Update

Freddie Rodriquez, Public Works, introduced John Roberson, Wake County, solid waste manager. Mr. Roberson introduced Matt Wooster with GFL, Roy Baldwin of South Wake Landfill, and Jordan Metcalf of GFL. Mr. Wooster gave an update on the South Wake Landfill efforts to reduce the frequency and intensity of malodors associated with the landfill Mr. Roberson gave metrics on mitigation effort results. Mr. Roberson outlined improvements and investments the County has made and what next steps would be.
He offered landfill tours to anyone who was interested.

Council member Hewetson asked about the process that started in August and asked if they were expecting to see more complaints through June. Mr. Roberson said the project is done and that's one reason odor complaints were reduced. He said the project is not ongoing, but they are under design on a new project that they hope to have completed by June, because the weather from August to November the prominent winds are north to south, and most communities are south of the landfill. So they want to get it done before then. From December to July the predominant winds are to the north.

Council member Drees asked if they were building in enough time in case they have to rebid again this time. Mr. Roberson said this year they are bidding two months sooner to make up for that. Council member Drees asked when reverse osmosis came online. Mr. Roberson said they finished in 2023, but it became fully operational in the last month and a half.

CONSENT AGENDA

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

7. October 14, 2025 Workshop and October 21, 2025 Business Meeting minutes – Council approved the minutes of the October 14, 2025 Workshop meeting and the October 21, 2025 Business meeting.

8. Monthly Budget Amendments – Council approved budget amendments for Equipment and Financing Expenses for Fire Department Truck #1040, and NCRPA Innovation Grant.

Copies of the budget amendments are attached to these minutes.

9. Holly Springs Road Widening (West) Municipal Agreement for Design– Council approved NCDOT Municipal Agreement for the design of Holly Springs Road Widening West.

10. Condemnation Resolution for Acquisitions Relating to Friendship Waterline Loop - Council adopted Resolution 25-44 authorizing Eminent Domain proceedings for 7617 Woods Creek Road.

A copy of Resolution 25-44 is attached to these minutes.

PUBLIC HEARINGS

11. Grigsby Ave. Residential Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to conduct the public hearing on the request for rezoning on Grigsby Avenue. The item will go to Planning Board for their review on Wednesday and return to Council for a decision in December. He showed the location of the property and said they were Option 1 so the rezoning and major subdivision decisions are linked. He reminded the public of the reasons for a Conditional Zoning District and said this property was designated Residential Neighborhood and some Natural Area on the Land Use and Character Plan and if the request is granted it would change to Mixed Residential Neighborhood. The property is currently zoned NR Neighborhood Residential.

Mr. Taylor gave an overview of the project history from the first neighborhood meeting in June. He showed the refinement of the plan from early concept to final submittal. He said the proposal includes 21 units with a density of 3.6 units per acre, 12 detached and 9 attached dwellings. The units along Grigsby Avenue will be rear-loaded and active open space includes lawn games, a tot lot, and a community garden. The proposed standards include lower density, a 10-foot rear setback and larger buffers (10 feet on the North and 20 feet on the east towards Womble Park.) Additional standards include façade design elements.

Catherine Jacobs, Development Services, said the site would be served by existing water and sewer and that they are proposing a gravity sewer line. They are a Priority Level 2 for the Water Resource Policy. She said that items included in the applicant's proposed Development Agreement

include commitments to vegetated wetlands in lieu of ponds and preservation of at least 10% of the specimen trees. She said that transportation improvements would include widening Grigsby along the property frontage, adding a four-way stop at the intersection of the entrance which would be across from Water Point Dr. The four-way stop will slow traffic and improve pedestrian safety. She said on street parking would be created as part of the road widening.

Council member Drees asked if under by-right zoning, someone could build 5 to 8 units per acre. Mr. Taylor said yes, but if there were more than 4 houses it would require major subdivision. Council member Drees asked if by-right development happened, would there be any extra conservation built in to those wetlands. Mr. Taylor said it would be the same UDO requirements for stream buffers and open space.

Council member Deshazor asked why they were proposing a cul-de-sac instead of connecting to Lakeside. Mr. Taylor said Lakeside is older and there is a pond and staff didn't feel the connection was warranted.

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

Jon Keener, the applicant, said the project would fit into the neighborhood as transition between the larger homes to the east and the smaller ones to the south, and would provide the "missing middle" housing type. He introduced Courtney McQueen to go through the details. She said the units would be compatible with the size of the surrounding homes and the neighborhood would be walkable to many town facilities and shopping areas. She said that nearly 1/3 of the site would be preserved as open space or environmental protection; 29% of the specimen trees would be preserved and 90% native plantings are proposed with species restoration.

Ms. McQueen said the road improvements would increase sight distance and the four-way stop and additional warning signage would help control traffic. The existing RRFB crossing light would be retained. She said that they were a Priority Level 2 on the Water Resource Management policy and were choosing to use vegetated wetlands and to preserve 29% of the specimen trees. She said they were also installing Filterra Advanced Stormwater Devices, which helps remove pollutants from road runoff.

Ms. McQueen said the proposed standards would increase the Northern property buffer between the project and the park, support Comprehensive Plan streetscape initiatives, minimize environmental impacts and impervious surface, and support traffic safety. She discussed the community feedback received and the actions taken to address community concerns by expanding buffers, enhancing screening, tree selection, and Grigsby Ave. safety measures.

Council member Deshazor asked about the connection to Lakeside. Ms. McQueen said the property edge is against the pond and to connect they would have to impact the stream buffer, the wetlands, and could potentially cause the failure of that pond. So from an environmental standpoint it was not an option. Council Deshazor asked if building townhouses was because of their price point. Ms. McQueen said initially the owners were looking at a few options. Because of the missing middle, the ordinance requires townhomes in this zoning. From the beginning they worked with staff to stay within the existing zoning to match the Town's goals.

Council member Drees said the 100-year flood plain is based on historical data. She asked the applicant to speak to that. Matt Jones, with Kennedy, said a consultant performed a 100-year flood analysis, and the wetlands that they are proposing will keep the 100 year peak flow will be contained in that area.

Council member Deshazor asked about the placement of the townhomes. Ms. McQueen said there are floodplains and wetlands that they were trying to preserve and having some single-family homes in that spot enabled them to address preserving the wetlands and natural area.

Mayor Mayefskie asked about the price points. Mr. Keener said the price points haven't been determined yet but would be market rate. He said the diversity allows them to hit multiple price points. He said the size should put them to the lower or middle end of the homes that are in the area. Mayor Mayefskie asked staff if the plan that is shown to Planning Board could the townhomes in the same

number of units as what will be built. He would like the Planning Board to see the three-unit townhomes. Council member Drees asked if they considered shortening the alley for firetruck turnaround. Ms. McQueen said the alley is designed to meet the Town standards, but the fire truck can meet coverage without using the alley. The purpose of the alley was to better fit the Comp Plan and better front Grigsby. Mr. Keener said having them rear loaded allowed us to preserve the neighborhood. Ms. McQueen said they did try to focus as much on environmental sustainability as possible. They are able to use the grass pavers on the alley to decrease the amount of impervious surface. Council member Drees asked if the homes would be visible from Womble Park. Ms. McQueen said no, the buffer will block it from the trail and the park.

Chris Moak, 416 Springside Dr., said he lives adjacent to the property. He said he can see it from his dinner table. He has enjoyed these trees since 2008. He said that to bring in houses as close to the back of his lot as they are is disconcerting. He thinks there should be a greenway between them. He said the driveways are about 12 feet from his neighbor's backyard and it will mess up his view. The density worries him because of the amount of traffic on the road, especially when there are events at Sugg Farm. He would like more space between.

Michael Thompson, 117 Occidental Dr., requested denial of this project. He said it does not align with the neighborhood or the Vision Holly Springs Concept Plan. He said the transformation of the neighborhood does not tie in. Houses in the area do not have façades to the street. He said it should maintain the setbacks of the surrounding homes. It does not align with Springdale Dr or the surrounding properties. There are no attached homes there already. He said it would alienate the vision and the people of Holly Springs.

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

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

12. Courtyards at Holly Grove Major Subdivision and Development Agreement

Grayson Taylor, Development Services, said this item was for Council to conduct a quasi-judicial public hearing and consider a Major Residential Subdivision Plan and a Development Agreement Amendment. Elizabeth Goodson, Development Services, said that there was an opportunity for coordination with the Avent Ferry Rd. widening and this project and staff wanted to take advantage of this opportunity. She said that the Avent Ferry widening project was in 2 phases and Phase 2 is from Morgan Park to Cass Holt Rd. It has been delayed by NCDOT and to move it forward the Town is taking an active role. The area overlaps with the area of this development. This opened up the opportunity to coordinate to get as many improvements in place as possible. One thing is that if Courtyard constructed their improvements, when the DOT project comes along there were some that might need to be removed and then rebuilt. We came to an agreement that allows the town flexibility to have them pay a fee-in-lieu in order to have the corridor constructed in a way that allows the town to move forward with the project and to get the improvements done in a way that is not as disruptive to the driving and walking public.

Mr. Taylor showed where this project was in the development process. He showed where the property is and said the rezoning was approved last March. He outlined the elements of a quasi-judicial decision and what Council could and could not consider. He said the parcel is designated Neighborhood Center on the Land Use and Character Plan and zoned Mixed-Use Conditional. At rezoning the applicant committed to a maximum of 107 units at 2.7 units per acre, a mix of attached and detached dwellings, the realignment of Capeside Avenue to Cass Holt Rd, and offsite sidepath connections. He outlined the project history and showed the refinement of the plan since rezoning. He said that 75 units would be detached, while the remainder would be attached. The amenities will include a swimming pool, pickleball court, and firepit. They have also committed to road improvements.

Catherine Jacobs said the site would be served by water and sewer and showed where the connections would be. She said they are proposing gravity sewer, which eliminates the need for a pump station. She said the traffic study included ten nearby intersections and the two new site access points. The applicant will widen Avent Ferry Road per the Comprehensive Transportation Plan along the site frontage and would realign Capeside Ave. to Cass Holt Road. She explained which improvements would be constructed by the applicant and which they would pay a fee-in-lieu for, in order to avoid what had been built being torn out and rebuilt with the widening of Avent Ferry Road. The applicant will construct the realignment and the rezoning. There are a few items that would need to be taken out and put back with the road widening. The items of greatest concern are all included as part of the original construction process. Curb and gutter and sidepaths will be by fee-in-lieu in order to coordinate with the NCDOT STIP project.

Ms. Jacobs said that items included in the proposed amended development agreement include the ultimate section right-of-way dedication, fee-in-lieu for a portion of the Avent Ferry Rd. widening elements, a fee-in-lieu for the offsite sidepath extension to Logging Road, and construction of a permanent traffic signal design.

Planning Board representative Roger Bess said that Planning Board voted to recommend approval with a vote of 7 – 0 with two members absent. He said there was a lot of discussion on the road improvements and the traffic differences for a 55 plus community. They also asked about the pedestrian safety improvements.

Mr. Taylor said that staff recommends approval.

Council member Drees asked about the elements that would be constructed and then eventually removed. Ms. Jacobs said they were cut throughs that would provide access to the park but would not be at their ultimate location.

Council member Hewetson asked about the timeline. Ms. Goodson said it would be about 2 years between when this project is complete and when the STIP project gets underway.

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

Jason Barron, Morningstar Law Group, said this is a Quasi-Judicial conclusion to what started with the rezoning to make sure that this will be consistent with the Town's plans and ordinances. He said they knew the intersection would be at the forefront. Through that process they had conversations about pedestrian safety. Merely relocating Capeside will improve safety, and with the addition of the other safety elements we believe we are meeting Council's direction. He said the plan Council saw in March is the plan they will see tonight. He offered each witness as an expert.

Laura Holloman, McAdams, speaking for the applicant gave her CV. She outlined the five criteria that must be met in a quasi-judicial decision. She showed the layout of approved master plan, that became the framework for the subdivision plan, and outlined its details on stub outs, buffers, and tree protection areas. She said the townhomes would be central in the development with single family along the perimeter as transition. She showed the detailed subdivision plan and said that it was consistent with approved plans and ordinances. She said the number of units was the same as what was approved at rezoning. She said the road improvements coordinate with the Avent Ferry STIP plan. She said in her professional opinion the project will not have an adverse impact on surrounding properties. She said there is sufficient open space, and tree preservation. She said the sidepaths contribute to connectivity and walkability. She said criterion three is met because of the realignment of Capeside and the design of the internal streets. She said that it meets all five criteria. She said the gravity sewer, not requiring a pump station, meets the Town's goals. She said the plan is consistent with the Comprehensive Plan and thus meets criterion five. She said the project would provide age in place capability.

Brandon Bielat, licensed professional engineer, gave his CV. He outlined the site plan and said it met all five criteria. He went through the five criteria and said the plan follows the concept plan approved at rezoning. He said Planning Board and staff agree that this is consistent with neighborhood

center designation. He said the traffic impact analysis items have been agreed to, including turn lanes, striping, and appropriate fees-in-lieu. He spoke of the realignment and its safety improvements. The plan shows several road improvements around improving visibility and safety. He said the offsite improvements include signals, ADA access and other improvements subject to NCDOT approval. He said the robust buffers mitigate adverse effects on surrounding neighbors. He said the plan is consistent with the district, with plans, and meets Criterion 1. Criterion 2 is met because it exceeds requirements for tree preservation, open space, and recreational open space. He said tree preservation is 16% of the site and open space is 20%, and 6% for active open space and amenities. Per the development agreement there are connections in lieu of onsite greenways which were not feasible due to the topography. Proposed development delivers pedestrian connectivity by connecting greenways on Avent Ferry east to Logging Rd and on Cass Holt Rd. to Eagles Landing Park. All required fees-in-lieu will be paid. He said it meets Criterion 2. He said the proposed street sections meet Holly Springs' standards and thus meet Criterion 3. He said there is access to the site off Avent Ferry and from Capeside and Harbor Fog. He said the plan provides utilities tying in to Avent Ferry, and Harbor Fog Trail. He said public easements will be owned by the Town and utilities will be within these rights-of-way. He said the Water Resource Management Policy was approved already by Council. He said water and sewer stubs to adjacent property would be provided. Finally, he said the proposed site design enhances the public realm by providing centralized open space. He said pedestrian connectivity would be provided throughout the site, and safety of pedestrians will be improved by signals and other improvements. He said the residential facades meet the standards, as do the garages. He said street lighting will be provided that meets dark sky criteria while providing safety.

Scott Sallade transportation engineer with McAdams, gave his CV. He outlined the road improvements they would build, and the fees-in-lieu agreed to and how this would coordinate with the Town's Avent Ferry Rd. widening project. He said the sidepath to Eagles Landing is being constructed with an attempt to keep that open during the Avent Ferry road widening. He said the project meets Criterion 1 through these improvements and access points. He said it meets Criterion 3 because of the road realignment and turn lanes, pedestrian refuge islands and signals, all subject to DOT approval. He said Wake County Public Schools has indicated adequate capacity.

Mr. Barron submitted into evidence the staff report and all attachments, and asked Council to take judicial notice of the Comp Plan and all other plans. He asked Council to approve the project.

Council member Drees asked about traffic calming measures on Capeside and Harbor Fog. Mr. Bielat said four-way stops would be installed at those intersections.

Mayor Mayefskie said there was discussion about a sidewalk on the north side between this project and the NCDOT project. Mr. Barron said they would complete the sidewalk along their frontage and the right-of-way widths have been expanded to accommodate the DOT project. The sidewalk to Logging Rd would be a fee-in-lieu to avoid having it ripped out. Ms. Jacob said there will be no interim sidepath at either site so that there is no need to rip it out.

Council member Drees asked about curb and gutter. Ms. Goodson said if you put a sidepath in without the curb and gutter it decreases safety, so these were delayed due to the DOT project.

Fran Hudson, 5524 Rex Rd., said her facts come from documentation from the town. She said Matt Beard said there was a lack of compliance with the UDO on parkland dedication. She said that in 2024 at the LUAC meeting MPT Berry suggested foregoing dedication of park land due to the proximity of Eagles Landing and do the sidepath instead. She said that his suggesting it doesn't mean approval. She said there is no park dedication or fee-in-lieu. She said that for tree preservation, McAdams stated they have "carefully balanced" the tree preservation. She said that doesn't have anything to do with tree preservation. She said the specimen trees are top priority and must be prioritized above everything. The trees are being taken out because they are where they want to put their houses. Grayson said a 30" oak would be taken out. The intent of Conditional Zoning is to meet or exceed.

Specimen trees exist where they want to put housing. She said the percentages of tree preservation are not what the applicant stated because they divided by net not gross.

Jessica Perry, said she was an expert because she wanted to discuss the crosswalk and she has walked kids across it for 16 years. She said she has lived here for 17 years and is concerned for the kids in the community. Over 4,000 kids go to school in that area and it is a big deal. Specifically at the rezoning citizens were promised that there would be significant cross walk improvement and no building permits would be issued until the crosswalk was constructed. She wants to make sure the improvements are built before the buildings are added. Most of what they are offering we already have. We wanted improvements. There are no beacon lights, bridge or tunnel. She doesn't see any improvements, just enhancements. She doesn't see any significant improvements and wants to see them before they approve this.

Mayor Mayefskie asked staff to address the improvements. Ms. Jacobs said that anything they are required to do must be done before they can pull any building permit. Mayor Mayefskie asked her to speak to the safety improvements. Ms. Jacobs said that squaring the intersection decreases the distance across, and the pedestrian refuge, in case someone doesn't make it across, is a great improvement. Council member Hewetson asked if this would increase visibility. Ms. Jacobs said it would.

Council member Drees asked for confirmation that the tree preservation numbers meet the water resource policy. Mr. Taylor said yes, they are meeting the requirements.

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

Council member Deshazor said he hears the comments and he remembers this from the rezoning. The realignment of Capeside is one of the biggest things. This project will make that safer. He thanked staff for hearing Council when we said we didn't want the people on that side of town to go through two road projects when it could be one. He requests communication with the residents there so that they know what is going on. This could make this change better.

Action 1: Motion to adopt Resolution 25-43 to make and accept the Findings of Fact for consideration of and to approve 25-MAS-02 Courtyards at Holly Grove Major Subdivision.

Motion: Forrest
Second: Hewetson
Vote: unanimous
A copy of Resolution 25-43 is attached to these minutes.

Action 2: Motion to approve the amendment to the Development Agreement.

Motion: Forrest
Second: Hewetson
Vote: unanimous

Council member Deshazor moved for a 5 minute recess. It was seconded by Council member Forrest and approved with a unanimous vote.

13. Courtyards at Holly Grove Voluntary Annexation A25-06

Sarah Sularz said this annexation was for the same property just discussed. The Resolution of Sufficiency was adopted at the October Council meeting and this was the public hearing. The property contains 39.90 +/- acres along Avent Ferry Road.

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

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

Action: Motion to adopt Annexation Ordinance A25-06 to approve annexation.

Motion: Hewetson
Second: Forrest
Vote: unanimous
A copy of Annexation Ordinance A25-06 is attached to these minutes.

NEW BUSINESS

14. Seasons at Wilbon Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to consider rezoning the property at 2316 Piney Grove Wilbon Rd. The public hearing was held on October 21st, and Planning Board considered the rezoning on October 28th. Tonight, Council will make their decision. He showed where the property is and explained where the project is in the development process. He reminded the public of the uses of a Conditional Zoning District. The property is designated Mixed-Use Residential Neighborhood on the Land Use and Character Plan and zoned RR Rural Residential. He shared the project history and the refinement of the plan since first submittal. He said the proposed Neighborhood Residential Conditional zoning district would have 222 total units, 142 detached and 80 attached, with various open spaces including an amenity center, proposed public art at the intersection of Adcock and Piney Grove Wilbon and opaque buffers along thoroughfare frontages. He said the proposed modifications include lower density, narrower frontages for 55 front-loaded lots, and increased buffers.

Mr. Tayor said that according to the Parks, Recreation, & Greenways Master Plan there was a proposed greenway though the center of the project and a proposed sidepath along Piney Grove Wilbon road. This project is committing to constructing both of those.

Catherine Jacobs, Development Services, said the site could be served by public utilities and showed where they would go. The sewer study provides two options; gravity or a pump station. The study concluded that improvements to the downstream pump station would be necessary and the developer has committed to them. The project is Level 3 for the Water Resource Policy. They will construct vegetative wetlands, provide a 25% increase in active open space, and use green building standards. The transportation improvements include widening both Piney Grove Wilbon and Adcock according to the Comprehensive Transportation Plan. She showed where interior roads and site access points would be. Zooming out to show other nearby developments, she showed which intersections were part of the traffic study. She said improvements include turn lanes, site driveways and turn lanes at exterior intersections, and fees-in-lieu for turn lanes for further intersections, and for future signalization of Piney Grove Wilbon and Adcock roads.

Ms. Jacobs said that the Development Agreement included commitments to the Water Resource Management Policy of a 25% increase in active recreation open space, vegetative wetlands in lieu of ponds and green building standards.

Mr. Taylor said the public hearing in October provided feedback on potential traffic impacts, project density and compatibility with the nearby rural character, the importance of farmland preservation, and support for the project's sewer extension.

Roger Bess, Planning Board Representative, said the Planning Board voted to recommend approval with a vote of 4 – 3, with 2 absent. Those against sited inadequate road and other traffic concerns and didn't think it was reasonable. There was discussion around the zoning map consistency statement, and around driveway length, and they received satisfactory answers. There was a lot of discussion of traffic given the size of the development and why the signal at Adcock was not warranted. The vote on zoning map consistency statement was 5-2 in favor. Those voting against were Mr.

Cucurullo and Mr. Madoni due to road infrastructure, traffic concerns, and lack of owner-occupied units.

Mr. Taylor said the Development Agreement agrees with the Water Resource Management Policy. He then invited the applicant up who had another request about the DA.

Mr. Adcock said the team was there in full to answer any questions. He said that subsequent to the Development Agreement going out in the agenda packet they had some requested amendments regarding the timing and the fee-in-lieu amounts. He said Mr. Schifano produced a draft that we all agreed to with those changes.

Council member Drees asked if the fee-in-lieu calculation was our standard for Parks. Mr. Schifano said it was.

Mayor Mayefskie asked how many units were proposed and how many would be by-right if there was no rezoning. Mr. Adcock said they are proposing 222 max, and by-right would be allowed 40 under the current zoning. Council member Deshazor asked if, were this by-right zoning, the applicant would still have to complete the road improvements. Mr. Adcock said there are three tiers of traffic analysis. With only 40 units that would dramatically change the off-site improvements. Mayor Mayefskie asked what they are doing vs. what would be done in a by-right development.

Kevin Dean of Kimley Horne said that if this were developed by-right it would be below the thresholds for improvements other than the frontage, a dramatic decrease in improvements. Mr. Dean listed the off-site improvements that they are committing to that would not be done with a by-right development. Council member Hewetson asked what the distance was from Stickleback to Flemming. Mr. Adcock said it was a little more than ½ mile.

Mr. Taylor said that staff recommends approval as the project meets the plans and ordinances of the Town.

Council member Drees asked about the status of the DOT improvement of the roundabout at Piney Grove Wilbon and NC 42. Ms. Jacobs said they reached out to Fuquay Varina as it was part of their plan, and they said they were “pretty sure” it was no longer on the State Transportation Improvement Program (STIP). Mr. Dean said he heard from the district office it was no longer on the list. Council member Drees asked if we have volume capacity with the developments not yet built. Ms. Jacobs said that this TIA took into account the projects already approved but not yet built. Council member Drees asked what that tells us about the impact to Piney Grove Wilbon as these come online. Ms. Jacobs said it is a steppingstone for us to keep tabs. This area is just starting to take off. Council member Drees asked if the TIA takes the Fuquay Varina projects into consideration. Ms. Jacobs said it does as long as they are within the 1 mile distance.

Council member Deshazor said we are building a lot out there. Doing nothing is also an option, but we can’t control the traffic coming because Fuquay Varina has projects going. If Piney Grove Wilbon was pulled off the STIP there are no options with DOT so we need to do what we can where we can and then go back to DOT to get it back on the STIP. We are struggling down there, but if we do nothing we are still struggling.

Council member Hewetson asked if it was capacity that gets the attention of DOT to put it back on the STIP. Ms. Jacobs said essentially DOT puts things on the STIP because development comes. We do the traffic studies that address what their impact is, but it’s not regional.

Council member Deshazor said he likes this project, but asked if it would be feasible for us to get a more macro level view, from us and from Fuquay Varina, before we make a decision. Potentially finding out information from DOT about if it could get on the STIP that would help us make a more informed decision. Ms. Jacobs said staff can reach out to DOT and Fuquay Varina. Council member Drees said she would be in favor of that. She said there are a lot of things she likes but we are not looking at this road as a whole. She wants to see where we are today; what will happen when these are built; and what it would take to get there. Kevin Dean said capacity is nothing but a long-term plan. Roadway corridors score more highly with DOT f there are already some improvements because it’s less they have to do. He would say that he appreciates that adding traffic to the network seems

concerning, but by the time they get to their project buildout it will look different, given the improvements. In the morning, there are about 800 trips on Piney Grove Wilbon at Flemming. By the time you get to Ralph Rd. it only increases by 100 trips. Most of the traffic is coming from Harnett County. We are still going to see growth because it is coming from out of town. Where we see pinch points is not *between* intersections but *at* them. By adding these improvements we are relieving traffic where everyone gets stuck trying to turn. NCDOT typically favors corridors that already have improvements constructed so they don't have to do as much. Over a mile of improvements are being added by the various projects out here. He feels like they have adequately captured the traffic.

Mayor Mayefskie said we have seen Avent Ferry go off and on the STIP. He has no faith that NC 42 and Piney Grove Wilbon will come back any time soon. He said there are a lot of homes coming from a Fuquay Varina development, and someone could come in and build 40 homes on this land with minimal road improvements. We need to take a look at this and make sure that what we do tonight will help Piney Grove Wilbon Rd.

Action 1: Motion to adopt Ordinance RZ25-08 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 25-REZ-06 Seasons at Wilbon Rezoning.

Motion: Hewetson
Second: Deshazor
Vote:
Aye: Hewetson, Deshazor, Drees
Nay: Forrest
The motion passed.
A copy of Ordinance RZ25-08 is attached to these minutes.

Action 2: Motion to approve the Utility Allocation Request for Seasons at Wilbon.

Motion: Hewetson
Second: Deshazor
Vote: unanimous

Action 3: Motion to approve the Development Agreement for Seasons at Wilbon subject to changes approved by the Town Attorney and Town Manager.

Motion: Hewetson
Second: Deshazor
Vote: unanimous

15. Comprehensive Plan Amendment Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources

Sean Ryan, Development Services, said this item had a public hearing on October 21st, and went to Planning Board on October 28th. He showed the timeline, starting last February and leading up to tonight. He explained how these sections of the Comprehensive Plan are connected and when each of the other sections had been updated. He outlined the many public engagement activities and explained how that engagement was different, based on the sections being updated.

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 said that the plan had been refined since the Workshop presentation. He reminded the public and Council that this is an ongoing process and as the Utility Modeling and Master Plan and the Infrastructure and Utilities Comprehensive Plan are updated/adopted, the Comprehensive Plan would be updated to align with these plans. He outlined the feedback from the public hearing and listed some project updates since that hearing. He said updates were technical corrections to data; format and organization changes; mapping clarity; and clear implementation measures added to each section. He said that the staff recommendation was to approve the update.

Roger Bess, Planning Board representative, said that Planning Board voted to approve 7 – 0 with two absent. He said discussion points were around CCTV cameras, which would be addressed in the updates.

Council member Drees asked about the timeline for incorporating changes into the UDO to correspond with this. Mr. Ryan said if this is adopted, those changes will be put in the tracking log for UDO amendments, and they will be prioritized and Council can provide guidance on their priorities also.

Action: Motion to adopt Resolution 25-42 to approve Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural Resources

Motion: Deshazor
Second: Forrest
Vote: unanimous
A copy of Resolution 25-42 is attached to these minutes.

16. Semiannual UDO Text Amendments

Sean Ryan, Development Services, said this item had its public hearing on October 21st and went to Planning Board don October 28th and was here for Council's decision. He reminded the public that the UDO is a living document and is adjusted twice a year. He said there are 25 proposed amendments including alley driveway setbacks, landscaping revisions, infill lot building setbacks, home occupations, conservation subdivisions, murals and other artwork, and temporary signs. He showed how the alley driveway setback change would look and what the infill lot setbacks were meant to achieve.

Mr. Ryan 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.

Mr. Ryan said that the public hearing provided no questions or discussion items. He said that staff recommends approval.

Roger Bess, Planning Board Representative, said that the Planning Board recommended approval with a vote of 7-0, with 2 absent. There were very few questions.

Action: Motion to adopt Ordinance 25-32 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve UDO Text Amendments.

Motion: Deshazor
Second: Forrest
Vote: unanimous

17. Parks and Recreation Advisory Committee Midterm Appointment

Linda McKinney, Town Clerk, said that there was a resignation from the Parks and Recreation Advisory Committee. The opening was advertised per the policy, and three applications were received for a term ending June 30, 2028.

Action: Motion to appoint Eric Dean to the Parks and Recreation Advisory Committee for a term ending June 30, 2028.

Motion: Deshazor
Second: Forrest
Vote: unanimous

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: two comments opposed to Seasons at Wilbon, one comment regarding noisy vehicles, one comment regarding HOA covenants, one comment about noise at a festival at Sugg Farm, one comment requesting a turn arrow on a traffic signal, and one comment regarding roads in the ETJ.

The following public comments were received in person:

Steve Macon, 2305 Avent Ferry Rd. thanked Council for serving. He wanted to speak about Collins Grove Church due to the project being approved through court action without a vote. He quoted John Schifano on right-of-way along DOT's right of way. On Sept. 5th he sent a letter, attaching a letter from DOT that he said showed that no 60' right of way existed in front of the church. He maintains that DOT correspondence means the right of way doesn't exist. He complained that there is nothing to allow traffic to turn into the parking lot.

Allen Jones, 3128 Avent Ferry Rd. in New Hill. He said his concern is about the right-of-way on 56 acres with road frontage on both sides of the road. He can't get an answer from Greenhawk. He understands they took it to Court. If that's true, does that mean that their proposal goes through as-is? He said if the town doesn't fight and allows the developer to move forward, what was the point. There are only 2 ways to get sewage back to Holly Springs; his property and Duke's. The Town has done great in the past but for this project they haven't suggested running the sewer line other than Avent Ferry Road. He said he doesn't have a voice and is at the Council's mercy. He said his deed shows he owns property underneath the road, and if they take "ditch to ditch" he is losing farmland. He said he is one of the few farmers left in Wake County and the town is stifling that and forcing him out. He is asking Council to force the developer to put the sewer line on Duke land.

Fran Hudson, 5524 Rex Rd., said the UDO is the town law. Every time it is violated and Council doesn't vote to deny a request, they are violating their oaths. She said they should know the UDO forwards and backward. She said conditional zoning is used in the vast majority of cases. She thinks

that it is expected that the standards of the base districts will be followed. A Conditional Zoning designation should be for a school or something that doesn't fit. She claimed Development Services uses it on everything when it should be a rarity. That is not the intent of the UDO or the Comp Plan. She said that Natural Areas do not allow anything. The Ragan Property is putting units in the natural area that is supposed to be left undisturbed. It was a conservation neighborhood to protect that area that is natural. She said she read the staff comments to say that the plan was not consistent. She said the Council is violating their oaths to protect the people.

OTHER BUSINESS

Council member Drees said in the Comp Plan amendments there was a note about Wake County Public Schools (WCPSS) not planning to build any new schools in 7 to 10 years. We get these letters from WCPSS saying there is capacity, but that seems to mean bussing kids 45 minutes away. Is there a way to improve that sheet to get more granular information, and not ship kids out. Council member Hewetson asked if we could identify what "capacity" means. Does it mean closest to your house or being bused? Council member Drees asked that we have that conversation with WCPSS.

Council member Deshazor agreed. He wished everyone Happy Thanksgiving. He said that Embolden Ministry is giving away 300 Thanksgiving Day Dinners so if you know some family in need, reach out to him or to them. On Saturday they will be delivering food. Dorcas/Western Wake has a new name – Neighbor Up - and they are going to have more capacity to serve.

Mayor Mayefskie requested that Council move reviews for the Clerk and Attorney on election years to a November time frame, like we are doing tonight. He introduced Mayor-elect Kondratick and CM-elect Sarah Larson and Kara Foster and sent them good wishes. He said if you have a son/nephew/fiancé age 27-34 get them to the doctor to get tested for testicular cancer, as this is the most susceptible age.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had three items. First, he thanked Council for the downtown holiday lights. It's nice to see that come to fruition. He thanked Communications and Marketing and Development Services for their effort and Public Works for the installation, along with Duke Energy. Now we have this great lighting.

Second, you've worked for a number of years on increasing wastewater capacity from 6 to 8 MGD, we just recently got Authorization to Construct from DEQ. Bids are out now and will come back Dec. 9th. The authorization is a big deal.

Last, Happy Holiday and safe travels.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(6) to perform the annual evaluations of the Town Clerk and the Town Attorney with a motion by Council member Forrest and a second by Council member Hewetson and a unanimous vote.

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

Adjournment: Council member Deshazor made a motion to adjourn at 11:40 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, December 16, 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#: 6.

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

Action(s):
Receive Town Manager approved budget amendments.

Explanation:

- The budget ordinance for the Town authorizes the Town Manager to approve inter-department budget amendments within the same fund up to $50,000 with notification to Council by the following month.
- Each month, when applicable, the Budget Office will provide a copy of these approved amendents.
    - Amendment 1 - Parks and Recreation Private Contributions - This amendment moves proceeds from private contributions from a holding account to Parks and Recreation for donation benches and memorial plaques.

Background:

- Budget amendments in North Carolina local governments (cities, towns and counties) occur because state law requires budgets to remain balanced and ensure no funds are spent unless appropriated.
- This amendment does not increase the overall budget, and is an administrative movement of funds to the Parks and Recreation Department from a holding account.

Funding Source(s):

- Operating Budget - General Fund - Private Contributions

Attachment(s):
1. Amendment 1 - Parks and Recreation Private Contributions

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:** 11/19/2025

Reason for Budget Amendment:

Moving funds related to program contributions from a holding account in Central Services to Parks and Recreation. The amount equals the $7855 in revenue received to date for memorial benches, trees, and plaques.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-410-82.01	General Fund - Central Servs - Program Contributions		$ 7,855
10-425-28-55.12	General Fund - Parks - Bass Lake - Programs	$ 7,855	
	Total Expense:	**$ 7,855**	**$ 7,855**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
	Total Revenue:	**$ -**	**$ -**

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.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda
Title: Police K9 Retirement
Strategic Priority Area: Community Safety
Staff Resource: Nathan Downs, Police

Action(s):
Adopt Resolution 25-45 to retire K9 Risner from active duty and issue to handler Cpl. Dustin Gillam.

Explanation:

- K9 Risner experienced a medical event earlier this year requiring surgery and physical therapy which has limited his activity and future ability to serve.
- In the majority of police agencies, the handler (in this case, Cpl. Dustin Gillam) is given the first opportunity to adopt the dog. This is because they already have a strong bond, and transitioning to home life is easier.
- Risner's handler, will be granted ownership of the dog and will assume all rights and responsibilities pertaining to the feeding, housing, general upkeep, veterinary care, and all other financial liabilities as they concern the animal.

Background:

- K9 Risner is a five-year-old Belgian Malinois-German Shepherd who has served the Town well, helping to keep the citizens safe.
- Our K9 officers perform some of the following responsibilities: aid in the detection of illegal narcotics, tracking fleeing suspects/missing persons, conduct article and building searches and aid in high-risk arrests by providing officer safety and apprehending suspects.
- K9 officers also conduct various community engagements, such as attending special events, K9 skills demonstrations and school visits.

Funding Source(s):
N/A

Attachment(s):
1. Risner Surplus
2. Risner Press Release
3. Resolution 25-45 Cpl. Gillam's K-9

Memorandum

To: Town of Holly Springs Mayor Mike Kondratick and Town Council

Cc: Town of Holly Springs Finance Director Tina Stroupe

From: Paul Liquorie, Chief of Police

RE: Memorandum of Understanding – Surplus of Canine Asset *Risner* to Handler Officer Dustin Gillam

Date: December 16th, 2025

To whom it may concern, Canine *Risner*, a five-year-old Belgian Malinois-German Shepherd and asset of the Town of Holly Springs has reached the end of his working life with the police department and as such, is considered surplus property by the Town in accordance with the provisions of Town of Holly Springs town ordinance and North Carolina General Statute 160A-266(c).

Risner's handler, Officer Dustin Gillam, will be granted ownership of the dog and will assume all rights and responsibilities pertaining to the feeding, housing, general upkeep, veterinary care, and all other financial liabilities as they concern the animal. Any and all liabilities incurred by the animal from this day forward will be the sole responsibility of Dustin Gillam and as such, Dustin Gillam agrees to hold harmless the Town of Holly Springs and any of its subdivided entities for any possible damages to any person or property that may occur as a result of her acceptance of the animal as her own personal property.

Sincerely,

Paul J. Liquorie
Chief of Police

Memorandum

To: Chief of Police Paul Liquorie

From: Captain Nathan Downs

Date: December 16th, 2025

Re: Press/Social Media Release – Canine Risner

Holly Springs Police Department Announces the Retirement of Beloved Canine, Risner

Holly Springs, NC – The Holly Springs Police Department announces with mixed emotions the medical retirement of one of its most esteemed and dedicated members, K-9 Risner, a five-year-old Belgian Malinois-German Shephard mix, who has honorably served the department and the community.

Risner, who joined the department in 2021, has been an invaluable asset to our law enforcement team. Over the years, he has been instrumental in numerous operations, contributing to drug detection, suspect apprehension, and community engagement efforts. His sharp skills, unwavering loyalty, and remarkable intelligence have made him a respected figure both within the department and in the community.

Throughout his service, Risner has not only exemplified the qualities of an excellent police dog but has also been a beloved member of the Holly Springs Police family. His partnership with his handler has been a testament to the profound bond and effective teamwork between a K-9 and their officer.

As Risner transitions into retirement, he will be spending his well-deserved rest at home with his handler where he can enjoy a more relaxed lifestyle filled with leisurely activities, endless cuddles, and his favorite treats. The Holly Springs Police Department extends its deepest gratitude to Risner for his years of service and dedication. His contributions have been invaluable, and his legacy will continue to inspire future K-9 units and officers.

Media Contact: Cassie Hack, Communications and Marketing Director, Town of Holly Springs 919-524-1065, cassie.hack@hollyspringsnc.gov

Resolution No. 25-45
Date Adopted: December 16, 2025
Effective Date: December 16, 2025

A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DECLARING CERTAIN PROPERTY OF THE TOWN TO BE SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY

WHEREAS, the Town Council of the Town of Holly Springs, North Carolina, has determined that the Town owns certain personal property that is no longer needed or usable by the Town; and

WHEREAS, the property is described as follows: A specially-trained canine police officer known as Risner; and

WHEREAS, Officer Risner provided distinguished service to the Holly Springs Police Department;

NOW, THEREFORE, BE IT RESOLVED by the Holly Springs Town Council that the Town Manager, having deemed the value of the dog at $5,000 or less, is hereby authorized to retire Risner from active duty with the Town of Holly Springs and to direct that the Holly Springs Police Department transfer ownership of Risner to Cpl. Dustin Gillam where his handler will assume continued care of Risner.

AND BE IT FURTHER RESOLVED that Risner is surplus as of December 16, 2025.

Adopted by the Holly Springs Town Council on this, the 16th day of December, 2025.

Town of Holly Springs by

_____
Michael D. Kondratick, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Town Acceptance of Grigsby Avenue & Pine Avenue for Maintenance from the NC Dept. of Transportation (NCDOT)
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Catherine Jacobs, Development Services

Action(s):
Approve Request for NCDOT to abandon Grigsby Avenue and Pine Avenue Rights-of-Way to the Town for maintenance.

Explanation:

- In 2018, NCDOT prioritized resurfacing Grigsby Ave and advocated for the Town to accept the right-of-way (ROW) for maintenance after the completion of the resurfacing project.
- At the time the Town took over Main Street several years ago, Grigsby Ave and Pine Ave were left isolated and no longer connected to the rest of the NCDOT system.
- Shifting ownership now, will allow added flexibility in the design of these streets. For example, NCDOT does not permit on-street parking within their rights-of-way. However, the Town's adopted Comprehensive Transportation Plan (CTP) calls for on-street parking along several streets throughout the downtown area (including portions of Grigsby Ave).
- Development Services staff coordinated with Public Works and Utilities & Infrastructure staff as well as with NCDOT, regarding the transfer of Grigsby Ave (~1.13 miles) and Pine Ave (~0.07 miles) from NCDOT maintenance to Town Maintenance.
- A punch list walkthrough was completed to assess the condition of Grigsby Ave and the small portion of Pine Ave and found there were several items identified, such as curb & gutter clean out, residential driveway pipe clean out and raising low shoulders needing repair.
- Development Services staff and NCDOT coordinated on the improvements that needed to be addressed prior to the Town accepting the road. These improvements have been completed by NCDOT. Grigsby Ave and Pine Ave meet the standard of condition to be accepted by the Town for ownership and future maintenance.

Background:

- In 2018, NCDOT resurfaced Grigsby Ave and advocated for the Town to accept its right-of-way (ROW) for ownership and maintenance after the completion of the resurfacing project.
- When the Town took over Main Street several years ago, Grigsby Ave and Pine Ave were left isolated and no longer connected to the rest of the NCDOT system.
- Upon acceptance, the street sections will be added to the Town's Powell Bill Map.
- Powell Bill maps in North Carolina identify all streets a municipality is responsible for

maintaining, and they serve as the official basis for calculating Powell Bill (State Street Aid) funding each year. Powell Bill funds are annual state-shared gas tax revenues allocated to municipalities in North Carolina for roadway maintenance under G.S. 136-41.1-4.

Funding Source(s):

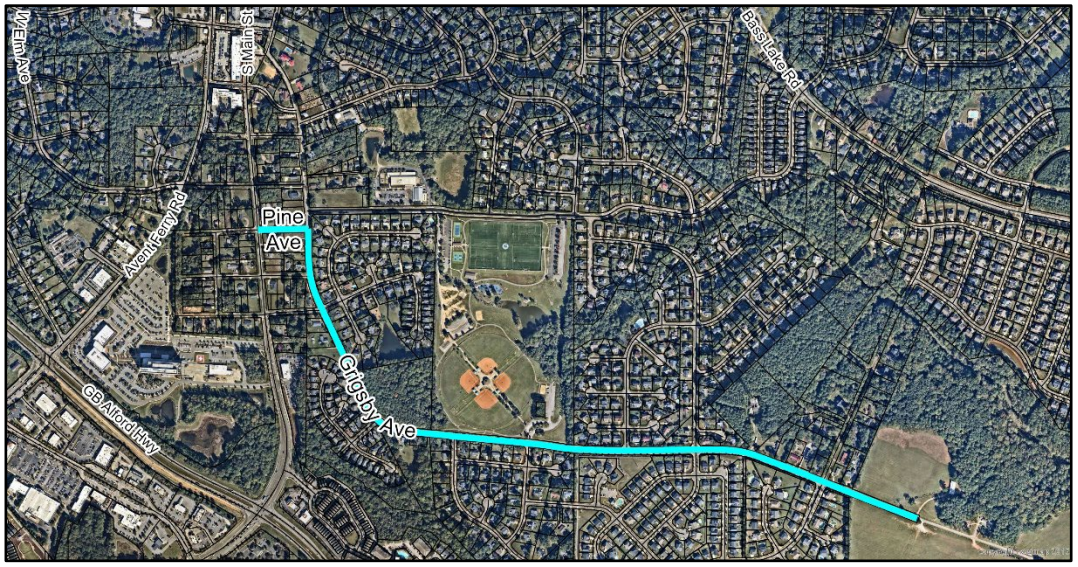
N/A

Attachment(s):

1. GrigsbyAveMaintenance

Project Type: Roadway Acceptance

Property Address: Grigsby Avenue and Pine Avenue



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

Project Summary:

The North Carolina Department of Transportation (NCDOT) is requesting the Town of Holly Springs accept Grigsby Avenue (~1.13 miles) and Pine Avenue (~0.07 miles) into the Town's street network and assume responsibility for maintenance.

Requested Action:

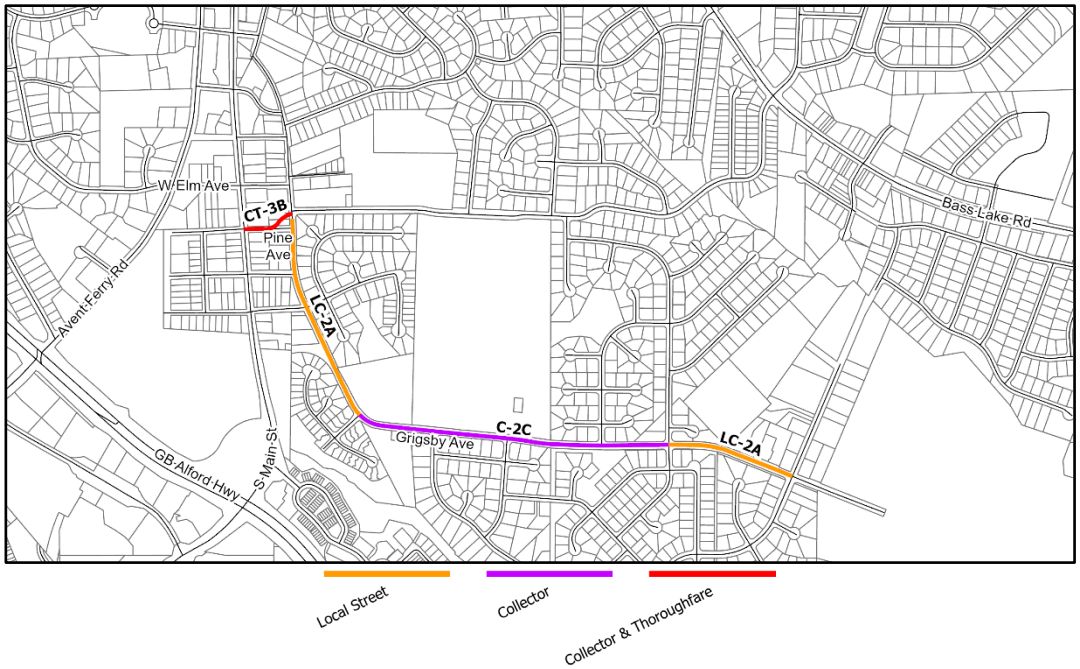
Legislative Decision: The Town Council will consider the request from NCDOT to accept Grigsby Avenue and Pine Avenue into the Town's street network and assume responsibility for maintenance.

Table of Contents:

Transportation Information Page 2
Decision-Making Information Page 3

Transportation Information

Comprehensive Transportation Plan Summary
Per the Comprehensive Transportation Plan, Grigsby Ave is designated as a 2-lane collector street with varying cross sections and Pine Ave as a 3-lane collector with on-street parking.



Roadway Acceptance Background Information
In 2018, NCDOT resurfaced Grigsby Ave and advocated for the Town to accept its right-of-way (ROW) for maintenance after the completion of the resurfacing project. When the Town took over Main Street several years ago, Grigsby Ave and Pine Ave were left isolated and no longer connected to the rest of the NCDOT system. During a monthly coordination meeting with NCDOT, they requested the Town revisit this topic.

To move this initiative forward, Development Services staff coordinated with Public Works and Utilities & Infrastructure staff as well as with NCDOT regarding the transfer of this road from NCDOT maintenance to Town Maintenance. A punch walk was completed to assess the conditions of Grigsby Ave and the small portion of Pine Ave and found there were several items identified such as curb & gutter clean out, residential driveway pipe clean out and raising low shoulders needing repair. Development Services staff and NCDOT coordinated on the improvements that needed to be addressed prior to the Town accepting the road. NCDOT has completed the agreed upon work.

Upon Town acceptance for maintenance, Grigsby Ave (~1.13 miles) and Pine Ave (~0.07 miles) will be added to the Powell Bill Map and the Town will be responsible for the ongoing maintenance of these rights-of-way. To help with some of the costs, additional Powell Bill funding will be available. Ownership will also include flexibility in the design of the ultimate cross sections of these streets. For example, NCDOT does not permit on-street parking within their rights-of-way, however, the Town's adopted Comprehensive Transportation Plan (CTP) calls for on-street parking along several streets throughout Town (including portions of Grigsby Ave).

Decision-Making Information

Roadway Acceptance Staff Analysis
The improvements identified by staff have been completed by NCDOT and Grigsby Ave and Pine Ave are in reasonable condition to be accepted by the Town for maintenance.

Staff Recommendation: ☒ Approve ☐ Deny

Town Council Consideration & Action

Town Council Decision Type: Legislative Decision

Legislative Decision:
The Town Council will consider the request from NCDOT to accept Grigsby Avenue and Pine Avenue into the Town's street network and assume responsibility for maintenance.

Potential Roadway Acceptance Motion

Motion to approve request for NCDOT to abandon Grigsby Avenue and Pine Avenue rights-of-way to the Town for maintenance.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Engineering Design and Construction Standards Supplement #13
Strategic Priority Area: Growth Management & Economic Vitality
Organizational Excellence
Vibrant Community
Community Safety
Staff Resource: Theresa Randall, Utilities and Infrastructure, Sara Emig, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure

Action(s):
Approve Supplement #13 to the Engineering Design and Construction Standards (EDCS).

Explanation:

- The purpose of the Engineering Design and Construction Standards (EDCS) is to establish consistent requirements for the design and construction of public infrastructure, including streets, sidewalks, water, wastewater and stormwater systems. The EDCS ensures quality, safety, consistency, and operational efficiency across all engineered projects (public and private).
- Supplement #13 to the EDCS includes:
    - Updated Section 2.12 General Provisions for Retaining Walls to include retaining wall requirements consistent with Section 13 Pump Stations and Force Mains, ensuring requirements apply to all public utility easements (water, sewer and reclaimed), streets, and stormwater, rather than only force mains.
    - The previously referenced detail HS23EC in Section 4.03 for Temporary Measures for Soil Erosion and Sedimentation Control, was changed to reference the current detail HS425.
    - Updated multiple details for clarity and consistency with terminology used throughout the EDCS sections. Notable changes include updated piping material on irrigation meters, clarified sign paint color on Gateway and Welcome signs, and updated measurements for Benches and Secondary Gateway Signs.
    - Added a new detail, HS014 Greenway Trash and Recycling Cans, to standardize the trash can requirement for consistency.

Background:

- The Engineering Design and Construction Standards (EDCS) establish the minimum specifications required by the Town for public infrastructure, including but not limited to utilities, roadways, and greenways.
- Both private development and Town capital projects must adhere to these standards to ensure high-quality infrastructure that can be efficiently maintained as part of the Town's

public system.
- Consistent enforcement of the EDCS leads to infrastructure that is sustainable, durable, cost-effective and aligned with long-term asset maintenance goals.
- Design and construction best practices and materials are constantly evolving and improving in quality, availability, and efficiency; Town staff from multiple departments regularly review and contribute updates to the standards to reflect current construction materials and best practices.

Funding Source(s):

N/A

Attachment(s):

1. 2.00 Supp#13_Dec 2025
2. 4.00 Supp#13_Dec 2025
3. HS014_Greenway_Trash&Rec_Can
4. HS009_4ft_Bench
5. HS620_RPZ_Residential_Installation
6. HS618_RPZ_Installation
7. HS373_Sec_Gateway_Sign_Post_Foundation
8. HS398_Gateway_Sign
9. HS374_Welcome_Sign
10. EDCS Supp 13 Summary of Changes

SECTION 2.00
GENERAL PROVISIONS

SUB-INDEX

2.01 GENERAL

2.02 QUALITY OF MATERIALS

2.03 INSPECTIONS

2.04 CLEARING AND GRUBBING

2.05 EARTHWORK

2.06 MAINTENANCE OF TRAFFIC

- **A. General**
- **B. Materials**
- **C. Installation and Maintenance**

2.07 CONCRETE

2.08 PERMITS

- **A. Town Permits**
- **B. State and Federal Permits**

2.09 ACCEPTANCE PROCEDURES

2.10 PLANTINGS, FENCES, OR STRUCTURES WITHIN TOWN UTILITY EASEMENTS

2.11 LICENSE REQUIREMENTS

2.12 RETAINING WALLS

2.13 OSHA STANDARDS

2.14 SAFETY AND HEALTH HAZARDS

2.15 GEODETIC MONUMENTS

2.16 FAILURE TO RESPOND

2.17 DUMPSTER PADS

2.18 CAR WASH STATIONS

2.19 UNDERGROUND POWER

SECTION 2.00

GENERAL PROVISIONS

2.01 GENERAL

All construction, both Development and Town projects, shall conform to the requirements and dimensions on Town approved construction plans, the Town of Holly Springs Engineering Design and Construction Standards, and the Code of the Town of Holly Springs. The design of streets, water systems, sanitary sewer systems, storm drainage systems, dam design, and grading plans shall be signed and sealed by a licensed North Carolina Professional Engineer, Professional Land Surveyor, Architect or Landscape Architect in accordance with N.C. General Statute 89. All construction drawings shall be prepared using survey grade data in all areas where work is being proposed including utility crossings and other environmentally sensitive areas. In addition, refer to Section 9 of these standards "As-Built Drawing Requirements."

2.02 QUALITY OF MATERIALS

It is the intent of this specification to provide materials of the highest standard known to the trade and to provide materials free from defects in workmanship and product. Equal materials not specified may be used if provided necessary documentation and samples necessary for the Engineer to determine their acceptability and ISSUE A WRITTEN APPROVAL are provided to him or her a MINIMUM of 14 DAYS before being brought onto the construction site. Current standards and/or the latest revisions shall apply in all cases where materials are described by these standards.

2.03 INSPECTIONS

The Contractor shall provide the necessary manpower and equipment required as a part of the inspection process. The contractor shall notify the Inspector at least 24 hours prior to required inspections. The presence of the Engineer or Development Inspector at the work site shall in no way lessen the Contractor's responsibility for conformity with the plans and specifications. Should the Engineer or Construction Inspector accept materials, or work that does not conform with plans and specifications, whether from lack of discovery or for any other reason, it shall in no way prevent later rejection or corrections to the unsatisfactory materials or work when discovered. The Contractor shall have no claim for losses suffered due to any necessary removals or repairs resulting from the unsatisfactory work. Any work which has been covered without the Construction Inspector's approval, shall, at the Development Inspector's request, be uncovered and be made available for inspection at the Contractor's expense. Work performed before or after Town staff's normal work hours or during the weekend or Town holidays shall comply with the Town Code and shall include only such tasks that do not require

observation by a Development Inspector, unless previous arrangements have been made for overtime with the Town Inspection Services.

2.04 CLEARING AND GRUBBING

The work of clearing and grubbing shall consist of the cutting, removal, and satisfactory disposal of all vegetation and all surface debris. Clearing and grubbing shall be conducted in a manner to prevent damage to vegetation that is intended to remain growing and to prevent damage to adjacent property. Tree protection fencing shall be installed to protect all areas that are to remain undisturbed or protected. Removal of root structure during the clearing and grubbing process requires an erosion control plan approval and Environmental Development Permit for all projects with 20,000, Sq Ft or greater of disturbed area as outlined in Section 4 of this document and Chapter 8, Article II of the Town Code of Ordinances.

2.05 EARTHWORK

Earthwork shall be defined as removal of earth or soft rock from its natural location or as the depositing of such material into fills areas as designated on the plans.

Rock excavation shall be defined, in the opinion of the Engineer, as all ledge rock or boulders over 0.5 cubic yard that cannot be excavated without blasting.

Fill material shall be free from construction material, debris, frozen material, organic matter, other degradable materials, masonry, concrete, brick, other unsuitable materials or any materials, which would cause the site to be regulated as a landfill by the State. For the top 2 feet below finished sub grade, no fill material shall be used weighing less than 100 pounds per cubic foot. The top 2 feet of backfill material shall be free from stones greater than 4 inches.

For all areas under a proposed roadway, the top 12 inches of sub base, and the entire base course shall be compacted to a density of 100% maximum Standard Proctor dry density as determined by AASHTO method T99. For that portion of fill under roadways and extending at a slope of 1 to 1 beyond the back of curb, compact to a density of NO LESS THAN 95% of the maximum Standard Proctor dry density as determined by AASHTO method T99. Fill material shall be placed in lifts of 8 inches or less of uncompacted soil.

Other fill material shall be compacted to a density of NO LESS THAN 90% of the maximum Standard Proctor dry density as determined by AASHTO method T99. Backfill material shall be placed in lifts of 12 inches or less of uncompacted soil.

In areas where landscaping and vegetation is proposed within the median or behind the back of curb, the top 12" of material shall be prepared to support installation and growth of landscaping and vegetation.

2.06 MAINTENANCE OF TRAFFIC

A. General

When construction occurs in a traffic zone, traffic control devices must be erected, maintained, relocated, and removed in accordance with the plans, specifications, NCDOT Supplement to the MUTCD, and the MUTCD. This requirement shall apply for all construction occurring on public streets, including construction or repairs by utility companies. The MUTCD referred to in this provision shall be the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, as prepared by the National Advisory Committee on Uniform Traffic Control Devices, including all standard documents referred to in Section 1A.05 of the MUTCD.

Traffic control devices shall include but not be limited to signs, drums, barricades, cones, delineators, flashing arrow panels, temporary guardrail, temporary concrete median barrier, vehicle-mounted temporary impact attenuators, pavement marking, raised reflective pavement markers, flaggers, and pilot vehicles.

B. Materials

Unless otherwise required, materials used in the fabrication and installation of construction traffic control devices shall be in accordance with the applicable provisions of the MUTCD.

All enclosed lens (Engineers Grade) sheeting required for use on traffic control devices shall have an identification mark on the surface. This mark signifies that the sheeting meets the requirements of ASTM-D4956 for Retroreflective Sheeting for Traffic Control. The identification mark shall not interfere with the function of the device but shall be visible both day and under illumination at night without the use of special devices.

C. Installation and Maintenance

Existing public streets or highways shall be kept open to traffic at all times by the Contractor unless permission to close the street, or portions thereof, is granted by the Executive Director of Utilities and Infrastructure Services. The Town of Holly Springs Police Department must be contacted BY THE

CONTRACTOR A MINIMUM OF 24 HOURS before any streets are closed or partially closed.

Work on any project shall not start until all traffic control devices required for the particular work activity are properly installed.

Traffic control devices shall be properly maintained, relocated as necessary, cleaned and operated during the time they are in use. During periods when use of the devices is not warranted, they shall be removed from the work area, covered, or otherwise positioned so that they do not convey their message to the traveling public.

The location, legends, sheeting, dimension, number of supports, and horizontal and vertical placement of warning signs, barricades, and other traffic control devices shall be as required by the plans or the MUTCD.

Weeds, brush, trees, construction materials, equipment, etc., shall not be allowed to obscure any traffic control device in use.

Competent and properly trained, attired, and equipped flaggers, using "stop" and "slow" paddles shall be provided when two-way traffic cannot be maintained.

The Contractor shall assume full responsibility for the continuous and expeditious maintenance or replacement of all construction-warning signs, barricades, and other traffic control devices. The Contractor shall continuously review and maintain all traffic control measures to assure that adequate provisions have been made for the safety of the public and workers. Failure to maintain all traffic control devices in a satisfactory condition shall be cause for suspension of construction operations until proper traffic control is re-established.

2.07 CONCRETE

Concrete shall be only plant-mixed or transit-mixed concrete conforming to ASTM C33 for aggregates and to ASTM C94 for ready-mixed concrete. Any concrete poured that has a slump over 4 inches as per ASTM C143, or has a batched time of more than 90 minutes, will be considered unacceptable. Concrete shall not be deposited on frozen sub grade. Concrete shall not be poured when the air temperature is falling below 40°F and the predicted low temperature for the succeeding 24-hour period is less than 32°F. All concrete when placed in the forms shall have a temperature of between 50° and 90°F and shall be maintained at a temperature of not less than 50°F for at least 72 hours for normal concrete and 24 hours for high early strength concrete, or for as much time as is necessary to secure proper rate of curing and designed compressive strength.

Concrete shall be air entrained with 5-7% air. Retarders and accelerators shall be used only as directed by the Engineer.

2.08 PERMITS

Prior to construction of any project, it is the responsibility of the Owner/Developer to insure that any applicable permits from the Town, County, and State and Federal Governments are obtained. Following is a list of the most common permits and/or approvals required:

A. Town Permits

1. **Construction Drawing Approval:** Every construction site within the Town of Holly Springs shall require the approval of a construction drawing by the Engineering Department. A preconstruction conference shall also be required prior to the beginning of construction.

2. **Work Permit**: The creation of excessive noise associated with the construction that is regulated under this document, including but not limited to, erection, alteration, repair or demolition of any earthmoving activities, land clearing activities, street paving, or utility construction in a residential or business district, other than between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays shall require approval by the Utilities and Infrastructure Services. The applicant shall designate an individual person or persons in control of the construction who shall be responsible for seeing that the activity complies with the terms of the approval.

3. **Driveway Permit**: A Driveway Permit is required for all new residential and non-residential driveways on existing Town-maintained streets. The location of the driveway shall be shown on a plot plan. This permit may be obtained from the Executive Director of Utilities and Infrastructure Services.

4. **Burning Permit**: A Burning Permit shall be obtained a minimum of 24 hours prior to any burning. This permit may be obtained from the Town of Holly Springs Fire Department for a fee.

5. **Blasting Permit**: A Blasting Permit is required any time there is to be Transportation, use or storage of explosive materials. This permit is required a minimum of 24 hours in advance of any explosive materials or blasting agents being transported into the corporate limits of the Town. This permit may be obtained from the Town of Holly Springs Fire Department for a fee.

6. **Town of Holly Springs Encroachment Agreement**: An Encroachment Agreement shall be obtained from the Executive Director of Utilities and Infrastructure Services for any work within the right of way of Town maintained streets. This includes (but is not limited to) utility installations, cuts and bores, irrigation systems, driveway modifications (such as paving or constructing a new driveway), and sidewalk modification. All repairs proposed for construction shall be in conformance with the Town of Holly Springs Engineering Design and Construction Standards. A fee may be charged for this permit if the work requires an inspection. Any encroachment within the right-of-way without approval from the Executive Director of Utilities and Infrastructure Services will be considered a trespass and will be prosecuted criminally.

7. **Environmental Development Permit:** An Environmental Development Permit is required whenever a project requires the approval of the Chapter 8 Article II. Soil Erosion & Sedimentation Control, Stream & Wetland Protection, Land Disturbance, Article III. Flood Damage Prevention, and Article V. NPDES Phase II Post-Construction Stormwater of the Holly Springs, NC Code of Ordinances. Holly Springs after all applicable environmental approvals (Erosion Control Plan, Post-Construction Stormwater Management Plan or Floodplain Development/Flood Study) have been granted by the Town, prior to any grading or site work may issue the Environmental Development Permit. No building permits will be issued by the Town until a Certificate of Compliance (indicating that all erosion and sedimentation control measures are installed) is issue by the Town.

8. **Timbering Plan:** A separate timbering plan is required for timbering or forestry activities that meet the criteria outlined in: Chapter 8 Article IV. Timbering of the Holly Springs, NC Code of Ordinances and Section 7.11 Forestry Activity, Timbering Operations and Site Clearing of the Unified Development Ordinance. Encroachment into buffer or tree save areas must be permitted by the Utilities and Infrastructure Services or the Department of Planning & Zoning as specified in the ordinances, and be in compliance with Town of Holly Springs Unified Development Ordinance Section 7.06 (D)(4)(e) Environmental Buffer Areas; 2003 N.C. Sess. Law Ch. 73, § 5.1; and North Carolina Administrative Code 15A NCGS 02B.0233 Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers.

Other departments of the Town of Holly Springs may require additional permits.

B. State and Federal Permits

Applications for State Permits are to be submitted for Town approval before submission to the applicable State agency, or as indicated below. **It is the responsibility of the Owner/Developer to ensure all permit applications, fees, and final plans are submitted and approvals obtained by the appropriate agency, after Town Board, Technical Review Committee and/or Town staff approval. All applicable permits MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION**.

1. **Sanitary Sewer System Extension**: For any proposed extension of the public sanitary sewer system or for the construction of a privately maintained sanitary sewer collection system, a Sanitary Sewer Extension Permit from the North Carolina Department of Environmental Quality Division of Water Resources, must be obtained. The application for the permit should be submitted for Town approval sometime after Town approval of construction drawings for the project. Three copies of the application, a set of plans, and any pump station or gravity sanitary sewer calculations are required for approval by the Town. Fee schedules and application forms may be obtained from the Town of Holly Springs website. As-builts and a P.E. certification for the system must be provided to the Construction Inspector prior to the sanitary sewer system being placed in service. The Town for any project shall not provide sewer capacities until respective sewer permits for the project are issued from the state. Sewer extension permits shall expire within one year of issuance if construction has not begun. The Town may limit the number of units, which are permitted in any development, or development phase at any one time.

2. **Water System Extension**: For all public water line extensions, a Water Main Extension Permit from the North Carolina Department of Environmental Quality Division of Water Resources must be obtained. The application for a permit should be submitted for Town approval sometime after approval of construction drawings for the project. Three copies of the application, a set of plans, and any flow calculations are required for approval by the Town. Application forms may be obtained from the Town website. The permit fee is based on linear footage. As-builts and a P.E. certification must be provided to the Construction Inspector prior to the water system being placed in service. Water capacities shall not be provided by the Town for any project until respective water permits for the project are issued from the state. Water extension permits shall expire within one year of issuance if construction has not begun. The Town may limit the number of units, which are permitted in any development, or development phase at any one time.

3. **North Carolina Department of Transportation Encroachment Forms and Driveway Permit**: When any part of the project will encroach on NCDOT right of way, an encroachment form must be submitted and approved by NCDOT prior to construction. All encroachment applications

and driveway permits require 5 sets of plans and 5 copies of the encroachment form. Fee schedules and encroachment forms are available from the NCDOT.

a) For installation of utilities a 3-party agreement between the Developer, the Town of Holly Springs and the NCDOT is required. The fee is determined by NC DOT.
b) For roadway widening, sidewalk installation, addition of curb and gutter, storm drainage, etc., a 2-party agreement between the Developer and the NCDOT is required. Before submitted to NC DOT, the Town must first approve proposed improvement plans. The fee is determined by the NCDOT.
c) Driveway Permits must be obtained prior to the installation of any driveway cuts to be made on a State maintained road. These permits must be approved by the Town before submittal to NC DOT. The fee is determined by the NCDOT.

4. **North Carolina Division of Water Resources and United States Army Corps of Engineers Permits:** Appropriate permits for impacts to jurisdictional streams, wetlands and riparian buffers is required for all projects. Permits shall be for all impacts associated with the entire project as defined by a master type plan, unless approval by the Utilities and Infrastructure Services. Copies of approval letters and corresponding maps must be provided prior to construction drawing approval unless approved by the Executive Director of Utilities and Infrastructure Services. USGS stream information and Wake County Soil Survey information for all projects are required at initial construction drawing submittal. An Environmental Development Permit will not be issued for any plan that reflects a discrepancy in the location of the Neuse River Buffer unless the buffer shown on the plan is more conservative, or NCDEQ-DWR has approved the new location of the buffer.

5. **Federal Emergency Management Agency (FEMA) & NCDPS:** Encroachment into floodplains which appear on a Flood Insurance Rate Map (FIRM) and/or Flood Risk Information System (FRIS) by the FEMA and the NC Floodplain Mapping Program must comply with the Town of Holly Springs Flood Damage Prevention Ordinance, the NCDPS, Division of Emergency Management, Risk Management Section. Final versions of approved studies, map, digital files and as-built information shall be submitted to the Utilities and Infrastructure Services for historical reference.

2.09 ACCEPTANCE PROCEDURES

All improvements intended for public maintenance are eligible for acceptance by the Town of Holly Springs following the procedures outlined below:

1. After the installation of improvements in accordance with the Town Engineering Design and Construction Standards, and with plans approved by the Town Board and Executive Director of Utilities and Infrastructure Services, the Owner/Developer or designee shall contact the Construction Inspector to schedule a warranty inspection. Note that this inspection must be performed prior to recordation of a final plat for the project.

2. The Engineering Department will respond with a punch list within 10 working days from the punchlist inspection date.

3. The Owner/Developer or designee must complete all items indicated on the punch list, and any additional items noted, within 60 days of the date of the warranty inspection, for the Town to accept the infrastructure and begin one-year warranty. The Owner/Developer or designee must then request another warranty inspection if more than 60 days passes before the punchlist work is complete.

4. In accordance with UDO, plats will be withheld on any project that does not receive a Beginning of One Year Warranty Acceptance Letter.

5. Upon the acceptable completion of all punch list items and payment of any outstanding fees, the Owner/Developer or designee will receive a Beginning of One Year Warranty letter from the Town of Holly Springs. This acceptance begins a warranty for materials and workmanship of not less than 1 year in duration from the date of acceptance. The warranty will be to the Town from the Owner/Developer or designee. The Town will perform routine maintenance during the warranty period. In Triassic soil areas, an additional extended one-year warranty is required. Reference Section 3-J.

6. A warranty bond is required to guarantee the workmanship and materials during the warranty period. Refer to the Town UDO Section 9.05f for more information.

7. Sixty days before the end of the warranty period, the Owner/Developer or Designee shall request a final (end of one-year warranty) inspection from the Construction Inspector.

8. The Engineering Department will respond with a punch list on workmanship or materials within 30 days of the request.

9. The Owner/Developer or designee must complete all items indicated on the punch list, and any additional items noted, within 60 days of the final inspection. The Owner/Developer or designee must request another final

inspection if more than 60 days passes before the punchlist work is complete.

10. Upon the acceptable completion of all final punchlist items, the Owner/Developer or designee will receive a final evaluation of One Year Warranty Acceptance Letter from the Engineering Department. The Town will begin total maintenance of the project as of the date of the letter.

11. In accordance with UDO, building permits may be withheld on any project that does not have an End of One Year Warranty Acceptance Letter by the time 90% of the building permits are issued for the project.

Until an End of One Year Warranty Acceptance Letter has been issued, all materials and workmanship are the responsibility of the Owner/Developer. The Town does not accept post-construction stormwater management devices for maintenance. The surety and operation & maintenance process are outlined in Section 8 of this document and in accordance with Chapter 8, Article VI. NPDES Phase II Post-Construction Stormwater Ordinance of the Holly Springs, NC, Town Code of Ordinances.

2.10 PLANTINGS, FENCES, OR STRUCTURES WITHIN TOWN UTILITY EASEMENTS

An "easement" shall mean any area to which the Town has unlimited access for servicing utility lines. Any plantings installed within an easement may be damaged or destroyed during the course of servicing. The Town will not be liable for any damage to plantings, fences, accessory structures located either within an easement or in any manner restricting access to the easement. Further, the Town shall not be liable for any incidental or consequential damage caused by the Town's removal of any structure impairing the easement. Any contractor or landowner who has impaired the easement by allowing an obstruction to be placed on the easement shall indemnify and hold harmless the Town for any resulting incidental or consequential damages. The Town will reseed as necessary any bare or disturbed soil for erosion control purposes.

Small and medium shrubs, groundcovers, or grasses may be planted by the property owner within an easement (subject to the preceding paragraph) and as long as those planting do not inhibit access of the easement with required equipment by the Town and/or its agents.

Small trees (under 30 feet in height at maturity) may be planted a minimum of 10 feet from the centerline of the closest utility pipeline within the easement or 10 feet from the center of the easement, whichever is greater, and subject to the preceding paragraphs. Small trees as defined above shall include redbuds, fringe tree, serviceberry, crape myrtle, golden raintree, hawthorn, hornbeam, saucer or star magnolia, sassafras, smoke tree, sourwood, and sumac.

Large trees, fences, gates, or any type of structures (e.g. retaining walls or utility sheds) shall not be placed within any Town utility easement. Drainage Easements are private easements maintained by the property owner, requirements for private drainage easements is outlined in Section 8 of this document.

2.11 LICENSE REQUIREMENTS

All Contractors performing any construction activity involving the Town of Holly Springs utility system or street system shall be licensed to practice general contracting in the State of North Carolina. The Contractor shall be classified in the appropriate area of license for the type of construction to be performed and shall not perform construction activity which exceeds the limitations of the designated Contractor's license.

2.12 RETAINING WALLS

All retaining walls with a height of 4 feet or greater must be designed by either an Architect or Professional Engineer and shall be signed and sealed. The location of all retaining walls shall be shown on the construction drawings. Retaining walls including supports, foundations, reinforcement and any other wall appurtenances are not allowed within Town of Holly Springs right-of-way or easements. All necessary permits (e.g., building permit) must be obtained prior to any construction associated with retaining walls. Safety rails or fencing may also be required. Any public utility extend through retaining walls must be located inside steel encasement. Encasements shall extend 10' beyond retaining wall, foundation/footings and/or reinforcements or other appurtenances. All retaining walls that serve commonly owned property, cross multiple property lines or are otherwise necessary to ensure the proper installation of utilities, streets or stormwater control measures must be installed and certified prior to the beginning of the warranty punchlist. All retaining walls shall have a separation from the easement boundary of at least 1:1, vertical to horizontal. For example, if the retaining wall is 10-feet tall, it shall be placed no closer than 10-feet from the easement.

2.13 OSHA STANDARDS

All Contractors and their employees must comply with all OSHA standards while working on Town projects, while on Town of Holly Springs property or rights of way, and for all development projects within the Town of Holly Springs.

2.14 SAFETY AND HEALTH HAZARDS

The operations of any Contractor shall not expose Town of Holly Springs employees or residents to any hazardous chemicals or other occupational safety and health hazards. All Contractors working on Town projects or on Town of Holly Springs property or rights of way shall inform every individual who enters the project concerning hazardous chemicals which the Contractor might be using and to which the individual might become exposed by working in that area.

2.15 GEODETIC MONUMENTS

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.

2.16 FAILURE TO RESPOND

Where the Project Owner does not respond to directives by the Town to complete certain repairs and/or work that, in the Town's opinion, causes a safety hazard or the potential for damages, the Town may have such work performed and charge the project owner all associated expenses plus a 25% mobilization fee (examples: trench repairs, street washing, etc.). This section shall not create an obligation of the Town to undertake such work or to be liable in any way for failure to undertake such work.

2.17 DUMPSTER PADS

The dumpster pad shall be designed and graded to minimize the amount of rainwater entering the dumpster pad area. Dumpster pads must be a minimum 20 feet from any curb inlet or yard inlet for stormwater collection. The outfall of any stormwater pipe that drains the area where a dumpster pad is located should traverse a minimum of 50 feet of vegetated area before reaching the bank of the watercourse. Where dumpster pads are adjacent to a watercourse and where stormwater drains in sheet flow directly into the watercourse, a minimum landscape area of 50 feet should be maintained between the pad and the bank of the watercourse. Dumpster pads cannot include area drains that connect to the sanitary sewer system.

2.18 CAR WASH STATIONS

Car wash stations for residential use, including single and multifamily developments, shall not be permitted.

2.19 UNDERGROUND POWER

All power shall be underground in residential subdivisions. All commercial power shall be underground.

END OF SECTION 2.00

SECTION 4.00
SOIL EROSION AND SEDIMENTATION CONTROL

SUB-INDEX

4.00 SOIL EROSION AND SEDIMENTATION CONTROL

4.01 GENERAL

4.02 APPLICABILITY

4.03 TEMPORARY MEASURES

- **A. Standard Temporary Silt Fence**
- **B. Silt Fence Outlet**
- **C. Gravel & Rip Rap Filter Basin (Sediment Trap)**
- **D. Gravel & Rip Rap Horseshoe Inlet Basin**
- **E. Catch Basin Riser/Filter**
- **F. Skimmer Basin**
- **G. Standard Riser-Barrel Sediment Basin (Sediment Pond)**
- **H. Check Dam**
- **I. Construction Entrance**
- **J. Diversion Ditch**
- **K. Temporary Stream Crossing**
- **L. Storm Drain Inlet Protection**
- **M. Temporary Silt Ditch**
- **N. Slope Drains**
- **O. Flocculants**
- **P. NCDOT Approved Erosion Control Devices**

4.04 PERMANENT MEASURES

- **A. Lined Stormwater Channels**
- **B. Storm Drain Outlet Protection**

4.05 STABILIZATION MEASURES

- **A. Temporary Stabilization**
- **B. Permanent Stabilization**
- **C. Use of Drought Tolerant Plants**

4.06 SLOPES

4.07 SOIL STOCKPILES AND FILLS

4.08 CALCULATIONS

4.09 CONSTRUCTION SEQUENCE

4.10 MINIMUM STANDARDS FOR RESIDENTIAL LOTS

4.00 SOIL EROSION AND SEDIMENTATION CONTROL

4.01 GENERAL

This chapter contains standards and specifications for various techniques and devices used in temporary and permanent erosion control, for the purpose of insuring compliance with the Town's Soil Erosion and Sedimentation Control, Stream and Wetland Protection, and Land Disturbance Ordinance (i.e. to prevent soil erosion and sedimentation to offsite property or protected areas). These techniques and devices are the minimal acceptable for use in the Town of Holly Springs. The use of other techniques and devices is acceptable if adequate control is provided by the alternative and prior approval is given based on a review of specifications for the measure.

The techniques and devices in this chapter should generally be used in the locations and under the conditions specified in the standards for the particular measure. No temporary or permanent erosion control devices are allowed to be placed in riparian buffers, unless approved by the Executive Director of Utilities and Infrastructure Services (or designee).

4.02 APPLICABILITY

Temporary and permanent erosion control measures shall be provided for all land disturbing work in accordance with the Town's ordinance. While all land disturbing work, regardless of the amount of disturbed area, shall require the installation of temporary and permanent measures to prevent erosion and sedimentation to offsite properties or protected areas, certain categories of land-disturbing work shall be required by the Town to meet additional requirements:

1. Land disturbance exceeding 20,000 sq. ft. - requires erosion control plan approval, an Environmental Development Permit, payment of related fees, and a preconstruction meeting before clearing & grubbing and construction may begin.

2. Land disturbance exceeding one acre for a publicly funded project (i.e. a public agency as financially responsible party) – requires plan approval by the North Carolina Department of Environment and Natural Resources, Division of Energy, Mineral and Land Resources, Land Quality Section. Copies of approved plans & permits should also be submitted to the Town for record.

3. Land disturbance for the construction of individual residential buildings – requires installation of certain site-specific erosion control measures prior to specific building inspections. If the amount of disturbed area is 20,000 square feet or greater an Erosion Control Plan approval and an Environmental Development Permit is required by the Town. The amount of disturbed area for residential lot construction is determined by the lot or lots that are to be constructed in a subdivision or phase of a subdivision. In determining this area, lands developed

as a unit will be aggregated without regard to ownership. These lots do not have to be contiguous or under construction at the same time. See section 4.10.

For most development-related land disturbance activities, the following shall apply. An erosion control plan must be submitted to and approved by the Town. An Environmental Development Permit shall be obtained from the Town, with erosion control plan approval, a preconstruction meeting, and all applicable fees paid prior to issuance of a Environmental Development Permit. Temporary measures shall be installed and inspected by the Town for compliance and issuance of a Certificate of Compliance prior to initiation of any land disturbing activity (Certificate of Compliance). All permanent erosion control measures shall be incorporated into the work at the earliest practical time. All temporary measures shall be maintained until the permanent measures have taken effect or approval to remove such measures has been granted by the Executive Director of Utilities and Infrastructure Services. Temporary and permanent measures shall be coordinated to provide effective and continuous erosion control throughout the construction and post-construction period to minimize siltation of streams, lakes, reservoirs, and other impoundments, ground surfaces and other property. These measures shall remain in effect until the Town gives final approval in the form of a Certificate of Completion. Refer directly to the Town's Soil Erosion & Sedimentation Control, Stream & Wetland Protection, and Land Disturbance Ordinance for more detailed specific jurisdictional information.

4.03 TEMPORARY MEASURES

A. Standard Temporary Silt Fence

Silt fence is a temporary sediment filter of geotextile fabric (as specified in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual* Table 6.62B) stretched between and attached to supporting posts (at maximum 6 feet spacing) and a wire fence, with the bottom of the fabric and wire buried in the ground. Silt fence shall be used below small disturbed areas less than ¼ acre per 100 feet of fence, where runoff can be stored behind the silt fence without damaging the fence or submerged area behind the fence. Silt fence is not intended for installation across areas of concentrated flow (i.e. streams, ditches, or waterways).

Silt fence shall consist of metal fence posts, wire fence, filter fabric, staples and wire. The wire fence shall be "hog wire", minimum 10 gauge line wire with 12.5 gauge intermediate wires, with maximum mesh of 6 inches. The wire is used to attach the wire fence to the posts. The filter fabric shall be a synthetic geotextile stapled to the top of the wire fence.

Use/Design: Silt fence must be stable for the 10-year peak storm runoff. Silt fence shall be used where the drainage area is no greater than ¼ acre per 100 ft of fence. The depth of impounded water adjacent to silt fence in the design storm

shall not exceed 1.5 ft at any point along the fence. The design life of a synthetic silt fence should be 6 months. The use of orange silt fence fabric is not permitted.

Installation: Refer to the approved erosion control plan for location, extent, and specifications. If silt fence is not installed correctly the first time, it will have to be re-installed.

1. Determine the location on the ground taking into consideration:

    a) Sufficient spacing between the silt fence and the construction site for maintenance, grading, filling, and other construction activity.

    b) Installation of the silt fence on the contour so that runoff goes through the silt fence and does not flow along the silt fence to pond at the lowest point. Where ponding does occur, silt fence outlets may be necessary so that the fence does not collapse.

2. Clear the location of the silt fence, clearing only what is needed to provide access by personnel and equipment for installation.

3. Excavate a 4-inch wide x 8-inch deep trench along the location of the fence. Using a "ditch witch" is helpful.

4. Along the lower side of the trench, place steel fence posts no more than 6 feet apart and drive them a minimum of 18 inches into the ground.

5. Attach wire fence ("hog wire" or min. 10 gauge line wires with 12.5 gauge intermediate wires with max. mesh of 6 inches) to the uphill side of the posts, placing 12 inches of the bottom of the fence into the trench. Use wire to fasten fence to the posts. Completed fence must be at least 2 feet high and not more than 3 feet high.

6. Attach synthetic filter fabric to the uphill side of the wire fence with staples a maximum of 12 inches apart, placing 12 inches of the fabric into the trench with the wire fence. Use rolls of fabric and cut to necessary length in order to minimize the number of joints.

7. Backfill the trench and tamp the fill to firmly anchor the bottom of the filter fabric and wire fence.

8. Where it is impossible to install the silt fence on the contour, runoff will flow along the fence and pond at the lowest point. Where the total drainage area to the point is greater than 5,000 ft^2 a silt fence outlet is required. Where the drainage area is greater than 10,000 ft^2, a sediment trap shall be used in lieu of a silt fence outlet. The location of silt fence

outlets should be shown on the plan, with installation checked in the field to determine if additional outlets are needed.

9. Where all runoff is to be stored behind the fence, ensure that the maximum slope length behind the sediment fence does not exceed the specifications shown in Table 4.1. The shorter slope length that is allowed for steeper slopes will greatly reduce the maximum drainage area.

Table 4.1 Maximum Slope Length and Slope for which Sediment Fence is Applicable

Slope	Slope length(ft)	Maximum Area (ft^2)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

10. Silt fence shall be installed in accordance with the standard detail, this specification, and the approved erosion control plan.

11. Access to silt fence must be provided in all phases of construction for maintenance and removal purposes. Following are some guidelines for minimum clearance required for silt fence:

    a. Allow 15 to 25 feet of space between the fence and any structure for equipment to maneuver for site construction and silt fence maintenance.

    b. Allow 15 feet at the bottom of fill slopes over 5 feet high for sediment storage and silt fence maintenance.

B. Silt Fence Outlet

A silt fence outlet is a low point placed (where necessary) along the length of a silt fence to allow water trapped behind the silt fence to drain out, thus minimizing failure of the silt fence. A silt fence outlet consists of a segment of hardware cloth and washed stone placed in the low point of a length of silt fence. The outlet may not be used in place of a sediment trap or basin. Provisions shall be made to provide such outlets where necessary to prevent damage and to ensure the maximum filtering efficiency of silt fence.

Use/Design: Obvious points of ponding shall be identified on the erosion control plan and silt fence outlets designated where the drainage area to the point

of ponding exceeds 5,000 ft^2. Because it is difficult to predict these locations using a topographic map, points of ponding must be exactly located during installation of the silt fence. Silt fence outlets should NOT be located where the outflow will erode the soil below. A location should be selected that is protected with adequate vegetation, or protection should be provided via stone or layers of filter fabric. Silt fence outlets have the same requirements for access as silt fence, outlined above.

Installation: Refer to the approved erosion control plan for location, extent, and specifications. If silt fence is not installed correctly the first time, it will have to be reconstructed. Determine the exact location of the outlet before completing installation of the silt fence, taking into consideration:

1. Installation at the lowest point(s) in the fence where water will pond.

2. Maximum allowable drainage area restriction for silt fence.

3. Installation where the outlet is accessible for installation, maintenance and removal.

4. Placement of the outlet so that water flowing through it will not create an erosion hazard below – avoid steep slopes below the outlet and areas without protective vegetation. Use slope drains if necessary.

The silt fence outlet shall be installed in accordance with the standard detail, and the approved erosion control plan.

C. Gravel & Rip Rap Filter Basin (Sediment Trap)

A sediment trap is a small, temporary ponding area formed by an embankment or excavation to detain sediment-laden runoff and trap the sediment. The erosion control plan should show the sediment trap drawn to scale with adequate room around it for machinery to construct and maintain it during all phases of construction. Note: As of August 2011 NCDENR NCG1000 General Construction Permit requires the use of top draw-down basins in areas where tributary drainage is greater than 1 acre. This erosion control device should only be used in drainage areas of 1 acre or less.

Use/Design: Use the following criteria to evaluate the location and to design all types of sediment traps. Sediment traps may be used for ***maximum drainage areas that are 1 acre or less*** and where access can be maintained for sediment removal and proper disposal. Investigate and evaluate the specific conditions on the site, determine if the location is suitable, and design the trap to fit the conditions.

1. **Storage Capacity** – The minimum volume of the sediment trap shall be 3600 ft^3/acre based on area draining into the basin. Measure volume below the crest elevation of the outlet

2. **Surface Area** – The minimum surface area of the trap must be 435 square feet per cfs of Q_{10} peak inflow.

3. **Weir Length and Depth** – The spillway weir must be designed at least 4 feet long and sized to pass the peak discharge of the 10-yr storm or may be selected from Table 4.2. A maximum flow depth of 0.5 feet, a minimum freeboard of 1 foot, and maximum side slopes of 2:1 are recommended. Weir length is to be designed based on the following criteria by using the weir equation $Q=CLH^{3/2}$; H, not to exceed .5' and C=3

Table 4.2 Minimum Weir Length for Sediment Traps

Drainage (Acres)	Minimum Length of Weir (Feet)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

4. **Total Depth** – The minimum depth below the crest of the outlet is 3.5 feet. The maximum depth is 6.5 feet. Depth may vary in different parts of a trap due to topography. Excavate 1.5 feet of the depth of the basin below grade, and provide minimum storage depth of 2 feet above grade.

Installation:

1. **Embankment** – Ensure that embankments for temporary sediment traps do not exceed 5 feet in height measured at the center line from the original ground surface to the top of the embankment. Additional freeboard may be added to the embankment height to allow flow through a designated bypass location. Construct embankments with a minimum top width of 5 feet and side slopes of 2:1 or flatter. Machine compact embankments.

2. **Diversions and Slope Drains** – Runoff must be conveyed into the basin through stable diversions or temporary slope drains per Town of Holly Springs specifications. Locate sediment inflow to the basin away from the dam to prevent short circuits from inlets to the outlet.

3. **Outlet Section** – The outlet area of a sediment trap consists of an earthen embankment with filter fabric separating the rip rap and wash stone weir. Baffles to lengthen the distance water travels through the sediment trap should be incorporated in the sediment basin. Installation of porous

baffles shall be as described in the silt fence specifications outlined in Section 4.03C. Construct the sediment trap outlet with a minimum of 4 feet in length of the embankment made of stone (located at the low point). The stone section serves two purposes: 1) the top section serves as a non-erosive spillway outlet for flood flows, and 2) the bottom section provides a means of dewatering the basin between runoff events.

4. **Stone Size** – Construct the outlet using well-graded stones with a d50 size of 9 inches (class B erosion control stone is recommended) and a maximum stone size of 14 inches. A 1-ft thick layer of ½ - ¾ inch aggregate (NCDOT #57 washed stone is recommended) should be placed on the inside face to reduce drainage flow rate.

5. **Side Slopes** – Keep the side slopes of the spillway section at 2:1 or flatter. To protect the embankment, keep the sides of the spillway at least 21 inches thick.

6. **Depth of Spillway** – Keep the crest of the spillway outlet a minimum of 1.5 feet below the settled top of the embankment.

7. **Protection from Piping** – Place filter cloth on the foundation below the riprap to prevent piping. An alternative would be to excavate a keyway trench across the riprap foundation and up the sides to the height of the dam.

8. **Weir Length and Depth** – Keep the spillway weir at least 4 feet long and sized to pass the peak discharge of the 10-yr storm. A maximum flow depth of 1 foot, a minimum freeboard of 0.5 feet, and maximum side slopes of 2:1 are recommended. Weir length may be selected from Table 4.2 for most site locations in North Carolina.

9. **Stabilization** – Within 5 working days after completion, all areas disturbed for the trap construction must be provided with ground cover sufficient to restrain erosion. Vegetation (either temporary or permanent) should be used on the top, slopes, and perimeter when the season allows it. When the season is not suitable for establishing vegetation, use a heavy layer of mulch.

10. **Baffles** - Coir Fiber baffles shall be required in all sediment traps. Baffles normally split the sediment traps into four cells where the percentage of surface area for each section of the baffle are as follows: a.) Inlet zone: 35%, b.) First cell 25%, c.) second cell: 25%, d.) outlet zone: 15%. Basins less than 20 feet in length may use 2 baffles that divide the basin into thirds. The installation should be similar to a sediment fence. Materials such as 700 g/m² coir erosion blanket (Figure 6.65d in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual*), coir

mesh, or other similar materials may be used. The fabric should have 5 to 10 percent openings in the weave. Silt fence fabric in front of a wire fence (hog wire) backing may also be used. The silt fence fabric should be slit in alternating squares (*North Carolina Erosion and Sedimentation Control Planning and Design Manual* Figure 6.65b).This permits flow through the silt fence similar to more porous materials. Do not splice the fabric, but use a continuous piece across the basin. Make sure that the end of each section is keyed into the side wall of the trap to prevent water from washing out the porous material. The metal posts should be driven to a depth of 24 inches and spacing between the metal posts shall be a maximum of 4' apart. When using posts, add a support wire across the top of the measure to prevent sagging and the bottom and sides of the fabric should be anchored in a trench or pinned with 8 inch erosion control matting staples. The top of the fabric should be 6 inches higher than the invert of the spillway. Tops of the baffles should be 2 inches lower than the top of the berm.

11. **Trap Cleanout and Maintenance** – Inspect temporary sediment traps at least weekly and after each significant (1/2 inch or greater) rainfall event and repair immediately. Remove sediment and restore trap to its original dimensions when sediment has accumulated to one-half the design depth of the trap. Place the sediment that is removed in the designated disposal area, and replace the part of gravel facing that is impaired by the sediment. Any damage to the sediment trap should be repaired at this time. Check the structure for damage or erosion from piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment. Immediately fill any settlement of the embankment to slightly above design grade. Any riprap displaced from the spillway must be replaced immediately.

12. **Trap Removal** – After all sediment-producing areas have been permanently stabilized, contact project's development inspector to gain approval to remove the device and unstable sediment. Smooth area to blend with the adjoining areas and stabilize properly.

Sediment traps shall be installed according to the preceding criteria, the standard details and the approved erosion control plan.

D. Gravel and Rip Rap Horseshoe Inlet Basin

A Gravel and Rip Rap Horseshoe Inlet Protection Basin is one variation of a sediment trap. It is a "horse-shoe shaped" temporary impoundment used on an existing pipe invert. It may be used for drainage areas that are ***5*** acres or less. Design criteria shall be consistent with the sediment trap design specified in section 4.03C of this design manual. These devices shall be installed according to standard detail and the approved erosion control plan. Note: As of August 2011

NCDENR NCG1000 General Construction Permit requires the use of top draw-down basins in areas where tributary drainage is greater than 1 acre. This erosion control device should only be used in drainage areas of 1 acre or less.

E. Catch Basin Riser/Filter

A Catch Basin Riser/Filter Basin is one variation of a sediment trap. It is a "horse-shoe shaped" temporary impoundment used on an existing pipe invert and catch basin. It may be used for drainage areas that are 5 acres or less. Design criteria shall be consistent with the sediment trap design specified in section 4.03C of this design manual. These devices shall be installed according to standard detail and the approved erosion control plan. Note: As of August 2011 NCDENR NCG1000 General Construction Permit requires the use of top draw-down basins in areas where tributary drainage is greater than 1 acre. This erosion control device should only be used in drainage areas of 1 acre or less.

F. Skimmer Basin

A skimmer basin is a temporary impoundment formed by an embankment to capture runoff and trap the sediment. This device is equipped with a floating skimmer for dewatering. The erosion control plan should show the skimmer basin drawn to scale with adequate room around it for machinery to construct and maintain it during all phases of construction.

Use/Design: Use the following criteria to evaluate the location and to design all skimmer basins. Skimmer basins may be used for ***maximum drainage areas that are 10 acres or less*** and where access can be maintained for sediment removal and proper disposal. Investigate and evaluate the specific conditions on the site, determine if the location is suitable, and design the basin to fit the conditions.

1. **Storage Capacity** – The minimum volume of the skimmer basin shall be 1800 ft^3/acre based on area draining into the basin. Measure volume below the crest elevation of the outlet.

2. **Drainage Area** – Limit drainage areas to 10 acres.

3. **Design Basin Life** – Ensure a design basin life of 3 years or less.

4. **Surface Area** – The minimum surface area of the basin must be 325 square feet per cfs of Q_{10} peak inflow.

5. **Basin Shape** – Ensure that the flow length to basin width ratio is greater than 2:1 to improve trapping efficiency and does not exceed a maximum length to width ratio of 6:1 – attempt to maximize the length-to-width ratio of the basin as much as possible. This basin shape may be attained by site

selection, excavation, or installing baffles. Length is measured at the elevation of the principal spillway.

6. **Spillway Capacity** – The spillway system must carry the peak runoff from the 10-yr storm with a minimum of 1 foot freeboard in the emergency spillway. Runoff computations should be based on the disturbed soil cover conditions expected during the effective life of the structure.

7. **Basin Spillway** – Construct the entire flow area of the spillway in undisturbed soil (not fill). Make the cross section trapezoidal with side slopes of 3:1 or flatter.

   - *Capacity* – The minimum design capacity of the spillway must be the peak rate of runoff from the 10-yr storm, maximum depth of flow during the peak runoff should be 6 inches. In no case should freeboard of the emergency spillway be less than 1 foot above the design depth of flow.
   - *Velocity* – Ensure that the velocity of flow discharged from the basin is non-erosive for the existing conditions. When velocities exceed that allowable for the receiving areas, provide outlet protection.

8. **Sediment Cleanout Elevation** – Show the distance from the top of the riser to the pool level when the basin is 50% full. This elevation should also be marked in the field with a permanent stake set at this ground elevation or some other acceptable means of marking.

9. **Basin Dewatering** – The skimmer basin dewaters from the top of the water surface. The dewatering rate must be controlled and meet a dewatering time of 24 to 72 hours (1-3 days.) Any skimmer design that dewaters from the surface at a controlled rate is acceptable. Figure 6.64b in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual* can be used to determine the orifice sizing of skimmer basin, manufactures recommendations should also be followed to make this determination.

10. **Outlet Protection** – Protect the outlet of the barrel against erosion.

11. **Embankment** – Ensure that embankments for temporary Custom Basins do not exceed 5 feet in height measured at the center line from the original ground surface to the top of the embankment. Additional freeboard may be added to the embankment height to allow flow through a designated bypass location. Construct embankments with a minimum top width of 5 feet and side slopes of 2:1 or flatter. Machine compact embankments.

12. **Basin Efficiency** – Locate the sediment inlets to the basin the greatest distance from the principal spillway. Allow the maximum reasonable detention period before the basin is completely dewatered – at least 24 hours. Reduce the inflow velocity and divert sediment-free runoff.

13. **Stabilization** – Within 5 working days after completion, all areas disturbed for the trap construction must be provided with ground cover sufficient to restrain erosion. Vegetation (either temporary or permanent) should be used on the top, slopes, the at least the top half of the interior slopes and perimeter when the season allows it – when the season is not suitable for establishing vegetation, use a heavy layer of mulch.

14. **Baffles** – Porous baffles shall be used in all skimmer basins and be designed in accordance with the Porous Baffles specification outlined in Section 4.03C

15. **Diversions and Slope Drains** – Runoff must be conveyed into the basin through stable diversions or temporary slope drains per Town of Holly Springs specifications. Locate sediment inflow to the basin away from the dam to prevent short circuits from inlets to the outlet.

16. **PE Certification –** Certification by a Professional Engineer to verify that the sediment basin outlet structure and footprint has been constructed per the approved plan is required for the future conversion of the sediment basin to a structural stormwater management BMP is required prior to issuance of a Certificate of Compliance.

17. **Basin Cleanout and Maintenance** – Inspect skimmer basins at least weekly and after each significant (1/2 inch or greater) rainfall event and repair immediately. Remove sediment and restore trap to its original dimensions when sediment has accumulated to one-half the design depth of the trap. Place the sediment that is removed in the designated disposal area, and replace the part of gravel facing that is impaired by the sediment. Any damage to the sediment trap should be repaired at this time. Check the structure for damage or erosion from piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment. Immediately fill any settlement of the embankment to slightly above design grade. Any riprap displaced from the spillway must be replaced immediately.

18. **Basin Removal** – After all sediment-producing areas have been permanently stabilized, contact project's development inspector to gain approval to remove the device and unstable sediment. Smooth area to blend with the adjoining areas and stabilize properly.

Skimmer basins shall be installed according to the preceding criteria, the standard detail and the approved erosion control plan.

G. Standard Riser-Barrel Sediment Basin (Sediment Pond)

A sediment basin is a temporary impoundment for use below larger areas of land disturbance with a stormwater release structure, formed by constructing an earthen embankment to create a natural or excavated basin across a drainage way.

Materials: Sediment ponds shall be used for ***drainage areas less than or equal to 100 acres***. In addition, the basin life should be limited to 3 years unless it is designed as a permanent structure.

Use/Design:

Special limitation – This specification applies only to the design and installation of sediment basins where failure of the structure would not result in loss of life, damage to homes or buildings, or interruption of use of public roads or utilities. Regardless of classification, structures 11-15 feet or higher, and having a maximum storage capacity of 10 acre-ft or more are subject to the NC Dam Safety Act.

Planning Considerations – Basin sites should be selected to capture sediment from all areas that are not treated adequately by other sediment traps, considering access for cleanout and disposal of trapped sediment. Locations where a pond can be formed by constructing a low dam across a natural swale are generally preferred to sites that require excavation (unless the structure will be permanent). If practical, divert sediment-free runoff away from the basin.

Design Criteria – The design and construction of a sediment pond involves much more thought and planning than most other sediment-trapping devices. A more precise design is required because of the volume of the sediment to be trapped, the large flow of runoff through the pond, and the hazard created. Adequate precautions should be taken to design the sediment basin properly and to prevent its failure.

1. **Drainage Area** – Limit drainage areas to 100 acres.

2. **Design Basin Life** – Ensure a design basin life of 3 years or less.

3. **Dam Height** – Limit dam height to 15 feet (see Special Limitation statement above). Height of a dam is measured from the top of the dam to the lowest point at the downstream toe.

4. **Storage Capacity** – Ensure that the sediment storage volume of the basin, as measured to the elevation of the crest of the principal spillway, is at least 1800 ft^3/acre volume for the disturbed area draining into the basin (1800 ft^3/acre volume is equivalent to ½ inch of sediment per acre of basin

drainage area). Where possible, the entire drainage area is used for this computation, rather than the disturbed area alone, to help ensure adequate trapping efficiency. For purposes of measuring volume to determine whether or not the special limitation statement above applies, measure volume to the top of the dam.

5. **Minimum Surface Area** – The surface area of the basin must be 435 square feet per cfs of Q_{10} peak inflow.

6. **Basin Shape** – Ensure that the flow length to basin width ratio is greater than 2:1 to improve trapping efficiency and does not exceed a maximum length to width ratio of 6:1 – attempt to maximize the length-to-width ratio of the basin as much as possible. This basin shape may be attained by site selection, excavation, or installing baffles. Length is measured at the elevation of the principal spillway.

7. **Spillway Capacity** – The spillway system must carry the peak runoff from the 10-yr storm with a minimum of 1 foot freeboard in the emergency spillway. Runoff computations should be based on the disturbed soil cover conditions expected during the effective life of the structure.

8. **Principal Spillway** – Construct the principal spillway with a vertical riser connected to a horizontal barrel that extends through the embankment and outlets beyond the downstream toe of the dam, or an equivalent design.

   - *Capacity* – Ensure that the primary spillway must carry the peak runoff from the 2-year storm, with the water surface at the emergency spillway crest elevation.
   - *Sediment cleanout elevation* – Show the distance from the top of the riser to the pool level when the basin is 50% full. This elevation should also be marked in the field with a permanent stake set at this ground elevation or some other acceptable means of marking.
   - *Crest elevation* – Keep the crest elevation of the riser a minimum of 1 foot below the crest elevation of the emergency spillway.
   - *Riser and barrel* – Keep the minimum barrel size at 15 inches for corrugated metal pipe or 12 inches for smooth wall pipe to facilitate installation and reduce potential for failure from blockage. Limit the barrel to a maximum diameter of 30 inches. Ensure that the pipe is capable of withstanding the maximum external loading without yielding, buckling, or cracking. To improve the efficiency of the principal spillway system, make the cross-sectional area of the riser at least 1.5 times that of the barrel. The riser and barrel must be assembled with watertight connections.
   - *Anchoring the Riser* – The base of the riser must be firmly anchored to prevent floating or dislocation, which could result in breaking of the

watertight connections and failure of the structure when the water level rises. Secure the riser by an anchor with a buoyant weight greater than 1.1 times the water displaced by the riser.

- *Basin dewatering*– The basin should be provided with a mechanism to dewater the basin from the water surface. A skimmer and a flashboard riser are the two methods that may be used to dewater the basin. Skimmers should be attached to the base of the riser, the orifice in the skimmer will control the rate of dewatering which should be sized to dewater the basin in 24-72 hours (1-3 days). Refer to section 4.0__ for additional sizing information. A flashboard riser forces the basin to fill to a given level before the water tops the riser, it is similar to a solid riser but with the option to lower the water level in the basin when accumulated sediment must be removed. Flashboard risers are usually fabricated as a box or as a riser pipe cut in half. The open face has slots on each side into which boards or "stop logs" are placed, forcing the water up and over them. This device should be sized the same way as a typical riser. In large basins or sites with erosive soils the Utilities and Infrastructure Services may require an additional rock doughnut around the outlet structure to provide additional
- *Anti-seep Collars* – These are used to prevent water from seeping between the outside of the barrel and the fill material. Install at least one watertight anti-seep collar with a minimum projection of 1.5 feet around the barrel of the principal spillway conduits, 8 inches or larger in diameter. Locate the anti-seep collar slightly downstream from the dam centerline.
- *Anti-vortex Device & Trash Guard* – An anti-vortex device and trash guard must be provided for the inlet of the principal spillway. The anti-vortex device prevents the formation of a whirlpool within the riser inlet, which would restrict flow into the riser and reduce its capacity. The trash guard traps floating debris, preventing it from entering the riser and possible blocking the pipe. Trash guards are required on all risers. Anti-vortex devices are required on risers with diameters of 10 inches or more.
- *Outlet Protection* – Protect the outlet of the barrel against erosion.

9. **Emergency Spillway** – Construct the entire flow area of the emergency spillway in undisturbed soil (not fill). Make the cross section trapezoidal with side slopes of 3:1 or flatter. Make the control section of the spillway straight and at least 20 feet long. The inlet portion of the spillway may be curved to improve alignment, but ensure that the outlet section is straight due to supercritical flow in this portion.

   - *Capacity* – The minimum design capacity of the emergency spillway must be the peak rate of runoff from the 10-yr storm, less any reduction due to flow in the principal spillway. In no case should

freeboard of the emergency spillway be less than 1 foot above the design depth of flow.

- *Velocity* – Ensure that the velocity of flow discharged from the basin is non-erosive for the existing conditions. When velocities exceed that allowable for the receiving areas, provide outlet protection.

10. **Embankment** –
    - *Cut-off Trench* – Excavate a trench at the centerline of the embankment. Ensure that the trench is in undisturbed soil and extends the length of the embankment to the elevation of the riser crest at each end. A minimum of 2 feet depth is recommended.
    - *Top Width* – The minimum top width of the dam shall be 8 feet for dams less than 10 feet in height and 10 feet wide for dams between 10 and 15 feet in height.
    - *Freeboard* – Ensure that the minimum difference between the design water elevation in the emergency spillway and the top of the settled embankment is 1 foot.
    - *Side Slopes* – Make the side slopes of the impoundment structure 2.5:1 or flatter.
    - *Allowance for Settlement* – Increase the constructed height of the fill at least 10% above the design height to allow for settlement.

11. **Basin Efficiency** – Locate the sediment inlets to the basin the greatest distance from the principal spillway. Allow the maximum reasonable detention period before the basin is completely dewatered – at least 24 hours. Reduce the inflow velocity and divert sediment-free runoff.

12. **Stabilization** – Within 5 working days after completion, all areas disturbed for the trap construction must be provided with ground cover sufficient to restrain erosion. Vegetation (either temporary or permanent) should be used on the top, slopes, the at least the top half of the interior slopes and perimeter when the season allows it – when the season is not suitable for establishing vegetation, use a heavy layer of mulch.

13. **Baffles** – Porous baffles shall be used in all sediment traps and be designed in accordance with the silt fence specifications outlined in Section 4.03C

14. **Diversions and Slope Drains** – Runoff must be conveyed into the basin through stable diversions or temporary slope drains per Town of Holly Springs specifications. Locate sediment inflow to the basin away from the dam to prevent short circuits from inlets to the outlet

15. **PE Certification –** Certification by a Professional Engineer to verify that the sediment basin outlet structure and footprint has been constructed per the approved plan required for the future conversion of the sediment basin

to a structural stormwater management BMP is required prior to issuance of a Certificate of Compliance.

16. **Basin Cleanout and Maintenance** – Inspect temporary sediment traps at least weekly and after each significant (1/2 inch or greater) rainfall event and repair immediately. Remove sediment and restore trap to its original dimensions when sediment has accumulated to one-half the design depth of the trap. Place the sediment that is removed in the designated disposal area, and replace the part of gravel facing that is impaired by the sediment. Any damage to the sediment trap should be repaired at this time. Check the structure for damage or erosion from piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment. Immediately fill any settlement of the embankment to slightly above design grade. Any riprap displaced from the spillway must be replaced immediately.

17. **Basin Removal** – After all sediment-producing areas have been permanently stabilized, contact project's development inspector to gain approval to remove the device and unstable sediment. Smooth area to blend with the adjoining areas and stabilize properly

Any sediment basin that is to be converted to a permanent structural stormwater BMP shall be converted according to the approved Town's construction sequence. Sediment basins shall be installed according to the preceding criteria, the sealed Engineer's detail, and the approved erosion control plan. An Engineer's Certification for proper installation of the basin is required prior to issuance of the certificate of compliance.

Sediment basins shall be installed according to the preceding criteria, the standard details and the approved erosion control plan.

H. Check Dam

Check dams are small, temporary stone dams constructed across a drainage way to reduce erosion by restricting the velocity of flow in the channel. Limit drainage areas to one-half acre or less. Do not use check dams in live streams.

Use/Design: Keep the maximum height to 2 feet at the center of the dam. Keep the center of the check dam at least 9 inches lower than the outer edges at natural ground elevation. Keep the side slopes at 2:1 or flatter. Ensure that the maximum spacing between dams places the toe of the upstream dam at the same elevation as the top of the downstream dam. Stabilize overflow areas along the channel to resist erosion caused by check dams.

Stone Size – Construct the check dam using well-graded stones with a d50 size of 9 inches (class B erosion control stone is recommended) and a maximum stone

size of 14 inches. A 1-ft thick layer of ½ - ¾ inch aggregate (NCDOT #57 washed stone is recommended) should be placed on the upstream face to reduce drainage flow rate.

Installation – Check dams shall be installed according to the standard detail and the approved erosion control plan.

Coir Fiber Wattles – Coir Fiber Wattles can be used in lieu of check dams where applicable. Wattles must meet both the NC Erosion Control Planning & Design Manual and the NCDOT specifications for Coir Fiber Wattle and/or Coir Fiber Wattle with Polyacrylamide (PAM).

I. Construction Entrance

Construction entrances shall be installed at all points of access to construction sites (both residential and nonresidential) in accordance with the standard details and the approved erosion control plan. Any access point that does not have a construction entrance shall be barricaded to prevent its use.

Nonresidential Construction Entrance – Place fabric from the roadway into the site a minimum of 50 feet and allow for a minimum of 25 foot width along the roadway. Once the fabric is down place 2 inch to 3 inch railroad ballast or surge stone on the fabric. The first 35 feet of the stone shall be at a minimum depth of 6 inches and the remaining 15 feet of the entrance shall be a minimum depth of 12 inches.

Residential Construction Entrance – Install stone from the roadway into the site a minimum of 20 feet and allow for a minimum of 12 foot width along the roadway. Stone shall be clean #57 washed stone and be at a minimum of 6 inches in depth. It is recommended to use fabric under the stone to add to the total life of the construction entrance.

Washing – If conditions at the site are such that most of the mud and sediment are not removed by vehicles traveling over the gravel, tires of vehicles exiting the site should be washed. Washing should be done on an area stabilized with crushed stone that drains into a sediment trap or other suitable disposal area. A wash rack may also be used to make washing more convenient and effective.

Street Cleaning – The Town may require the Financially Responsible Party of any project regardless of the size to clean any sediment (mud) that has been tracked or has left the site and is left on a roadway, sidewalk, or right-of-way. Failure to respond to directives by the Town to complete the street or sidewalk cleaning and/or any other measures to remove sediment from the street, the Town may have such work performed and charged to the Financially Responsible Party in an amount to cover all manual and administrative costs of such work. This shall not create an obligation of the Town to undertake such work or to be liable in any way for failure to undertake such work.

J. Diversion Ditch

A diversion ditch is a temporary ridge or excavated channel or combination ridge and channel constructed across sloping land on a predetermined grade. The purpose is to protect work areas from up-slope runoff and to divert sediment-laden water to appropriate traps or stable outlets. ***Diversion ditches shall be used for drainage areas less than or equal to 5 acres***.

Diversion ditches shall be sized to handle the peak runoff from the 10-year storm. Where design velocities exceed 2 ft/second, a channel liner is usually necessary to prevent erosion. Diversions that are to serve longer than 30 working days should be seeded and mulched as soon as they are constructed to preserve dike height and reduce maintenance. Wherever feasible, build and stabilize diversions and outlets before initiating other land-disturbing activities.

Diversion ditches shall be installed in accordance with the standard detail and the approved erosion control plan.

K. Temporary Stream Crossing

A temporary stream crossing is a bridge, ford, or temporary structure installed across a stream or watercourse for short-term use by construction vehicles or heavy equipment. Stream crossings are of three general types: bridges, culverts and fords. Temporary stream crossings shall be installed in accordance with the standard detail, and Practice 6.70 in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual* and 15A NCAN 02B .0233 Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers and the 404 Permit and 401 Certifications issued by the USACE and NCDWQ respectively.

L. Storm Drain Inlet Protection

Storm drain inlet protection is a sediment filter or trap around or across the inlet to a storm drain. The different types of storm drain inlet protection consist of 1) block and gravel filter, 2) hardware cloth and gravel filter, 3) excavated pit, and 4) plywood and stone, pipe inlet protection, 5) gravel and rip rap horseshoe inlet. The purpose of inlet protection is to detain and filter sediment-laden runoff before it enters a storm drain. Storm drain inlet protection is necessary where a sediment-trapping device is not at the outlet and the runoff will enter the drainage system before the land disturbance is completed. Inlet protection may not be necessary where an adequate sediment-trapping device, such as a sediment trap or sediment pond, is located below the storm drain outlet. Other prefabricated methods of inlet protection may be used on a case by case basis and will require approval from the Utilities and Infrastructure Services prior to installation of the erosion control device.

Erosion control plans that propose to use inlet protection must include detailed instructions and illustrations of how inlet protection will be implemented around each inlet. The plan must also include details of how diversions will be used to capture and direct runoff to the inlet and how berms will be built below the inlet to force runoff through the filter and into the inlet.

1. **Sediment Bags** are useful to protect catch basin inlets that have been installed in the road right-of-way that has already been paved. The bags must be maintained on a weekly basis or after every ½ inch of rain. The Utilities and Infrastructure Services may require a street cleaning and inlet protection maintenance plan for areas where storm drain outlet protection devices have been removed.

2. **Block and Gravel Filters** are particularly useful at storm drain inlets. By varying the number of courses of block, the height of the filter can be varied to fit the particular location. The drainage area to the inlet must be ¼ acre or less. Where the drainage area is greater, an excavated pit or other device must be used at the inlet. The filter is built of washed stone, hardware cloth, concrete blocks, and 2x4's. For yard inlets and junction boxes, the concrete blocks are placed around the perimeter of the inlet with the holes parallel to the ground to allow water to flow through them. The 2x4's are placed behind the blocks as reinforcement. Hardware cloth is placed on the ground around the outside of the blocks and up over the holes in the block to prevent the stone from washing through. The washed stone is then placed on top of the hardware cloth up to the top of the blocks to form the filter. For curb inlets, the block and gravel filter is ½ of the filter for yard inlets and junction boxes. The end of the line of blocks is placed up against the curb to form a C-shaped filter around the opening. Block and gravel filter inlet protection shall be installed according to the standard detail and the approved erosion control plan. The barrier should be inspected weekly and after rainfall of one-half inch or greater. Sediment shall be removed as necessary to provide adequate storage for subsequent rains.

3. **Hardware Cloth and Gravel Filters** are useful at yard inlets and inlets to junction boxes. The height of the filter can be varied to fit the particular location. The short height of the filter and open top allows runoff to overflow into the inlet instead of bypassing it when runoff ponds at the filter. The drainage area to the inlet must be ¼ acre or less. Where the drainage area is greater, an excavated pit or other device must be used at the inlet. The filter is built of steel fence posts, hardware cloth, wire, and washed stone. Hardware cloth and gravel filter inlet protection shall be installed according to the standard detail and the approved erosion control plan. No silt fence may be used. The fabric barrier should be inspected weekly and after rainfall of one-half inch or greater. Repairs should be made as needed. Sediment shall be removed from the pool area as

necessary to provide adequate storage volume for the next rain. The fabric should not be damaged during sediment removal.

4. An **Excavated Pit** around a storm drain inlet is essentially a sediment trap with the inlet structure serving as the outlet for the sediment trap. For small drainage areas (less than ¼ acre), other types of inlet protection are recommended. Where the drainage area exceeds that for inlet protection devices and an excavated pit is desirable, use the sediment trap design criteria. An excavated pit inlet protection shall be installed according to the standard detail and the approved erosion control plan. The excavated pit should be inspected weekly and after rainfall of one-half inch or greater. Sediment shall be removed when the volume of the trap has been reduced by one-half.

4. **Plywood and Stone Pipe Inlet Protection** Storm drain inlets must be protected during all phases of construction, even while the pipe is being laid and before the junction boxes and inlet structures are in place. These devices shall be installed across the upstream pipe opening at the end of each work session and removed at the beginning of the next. If the pipe will not be extended for a prolonged time period gravel and rip rap horseshoe inlet protection with appropriate storage shall be installed to replace the plywood and stone structure. These devices are to be used on the pipe in small storm drain systems that are not located in live streams with large watersheds or watercourses where their use could cause upstream flooding. These devices are made of plywood or steel fence posts, hardware cloth, and washed stone. Protection for the open end of storm drains shall be installed according to the standard detail and the approved erosion control plan.

M. Slope Drains

Slope drains consist of flexible tubing or conduit extending temporarily from the top to the bottom of a cut or fill slope. The slope drains convey concentrated runoff down the face of the slope without causing erosion. Slope drains are needed where grading or placement of a sediment-trapping device will result in concentrated runoff flowing over an erodible slope. Slope drains are usually used in conjunction with diversions at the top of the slope and some type of sediment-trapping device at the outlet. However, in some instances they may be used below a sediment-trapping device to carry outflow over a steep undisturbed slope.

Slope drains must be designed to carry the peak runoff from a 10-year storm. The drainage area to any single slope drain must not exceed one acre. Larger drainage areas should be divided into several smaller ones to limit the damage if the slope drain should fail. Size the slope drain according to Table 4.2 to size the slope drains.

Table 4.2 Size of Slope Drain

Maximum Drainage Area per Pipe (acres)	Pipe Diameter (Inches)
0.3	8
0.5	12
0.75	15
1.0	18

Where the drainage area exceeds those in the table, use multiple pipes or, preferably, divide the area into two or more parts. In no instance can the watershed exceed one acre to any point where one or more slope drain is located.

Slope drains shall be installed in accordance with the details (HS425) and the approved erosion control plan.

Maintenance: Slope drains must be inspected and maintained so that they continue to perform properly and contribute to erosion control rather than becoming a liability. Failure usually results from improper installation or maintenance of the inlet; runoff flowing between the pipe and the fill creates a weak point, and runoff flows on the slope instead of in the pipe. Other failures result from faulty pipe connections or an improperly constructed diversion directing runoff to the inlet.

N. Flocculants

Flocculants can be used in addition to other temporary sediment control measures where practical and in accordance with the NC Erosion & Sedimentation Control Planning & Design Manual and the approved NCDWR approved flocculent list. Flocculants may be required on construction sites where additional measures are required to reduce and control turbidity on or off the project limits.

O. Approved Erosion Control Devices

NCDOT approved temporary erosion control measures can be used in areas where appropriate such as linear projects in the existing right-of-way or greenway construction.

4.04 PERMANENT MEASURES

A. Lined Stormwater Channels

Lined Stormwater channels are open constructed or improved drainage ways to convey runoff through and away from developed areas. The stormwater channel must carry the expected volume and velocity of runoff without damage to the channel lining or erosion of the soil beneath. Stormwater channels may be grass-lined channels, riprap channels or paved channels. Riprap and paved linings are

used where velocities are too high for grass-lined channels. Permanent erosion control matting can be used in conjunction with grass-lined swales to increase the velocity of water in the channel. In addition, there are several acceptable shapes for stormwater channels: V-shaped channels, parabolic channels, and trapezoidal channels. V-shaped channels generally apply where the quantity of water is small such as in short reaches along roadsides. The V-shaped channel is least desirable because it is difficult to stabilize the bottom where velocities may be high. Parabolic channels are often used where larger flows are expected and space is available. The swale-like shape is pleasing and may best fit site conditions. Trapezoidal channels are used where runoff volumes are large.

Use/Design: Channels must be designed to carry peak runoff from at least a 10-year storm without eroding. Where flood hazard exists, increase the capacity according to the potential damage. Channel dimensions may be determined by using design table with appropriate retardance factors or by Manning's formula using an appropriate "n" value. The design velocity in the channels determines what type of lining will be required. Stormwater channels shall be designed in accordance with this section, the standard detail, Practices 6.30 and 6.31 in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual*. In addition, Appendix 8.05 in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual*, Design of Stable Channels and Diversions, shall be used to design stormwater channels.

B. Storm Drain Outlet Protection

All stormwater release points (downstream of both stream crossing culverts and storm drainage flared end sections) shall be protected by riprap dissipation pads designed to reduce discharge velocities to non-erosive levels. Alternate measures will be evaluated on a case by case basis by the Executive Director of Utilities and Infrastructure Services. Dissipation pads shall be designed and constructed with either an engineering fabric or washed stone barrier between the pad and the natural ground. Calculations shall be provided to indicate the sufficiency of the dissipation pads specified. Riprap pad design shall be in accordance with NYDOT or NRCS methods. Storm drain outlet protection shall be installed in accordance with the standard detail and the approved erosion control plan.

STABILIZATION MEASURES

A. Temporary Stabilization

Temporary seeding is the use of rapid growing annual grasses, small grains or legumes to provide initial, temporary cover for erosion control on disturbed areas for less than 12 months. Mulch is used to provide an immediate ground cover to protect disturbed soil from erosion during the completion of construction until the disturbance is permanently stabilized. Seeding and mulching shall be done immediately following construction. All disturbed areas shall be dressed to a

depth of 8 inches (soil loosened using a ripper, harrow, or chisel plow). The top 3 inches shall be pulverized to provide a uniform seedbed.

Agricultural Lime – Shall be applied at the rate of 95-lbs/1000 ft^2 or 2-tons/ ac. immediately before plowing (soils with a pH of 7 or higher need not be limed).

Grass Seed – Shall be applied at the rates outlined in Table 4.3. 10-10-10 shall be applied to all disturbed areas at a rate of 23-lbs./ 1000 ft^2 or 1000-lbs./ac.

Fertilization – A one-time application of fertilizer shall be allowed for new construction to establish vegetation for the purpose of stabilization with regard to erosion control or establishment of plantings associated with Structural Stormwater BMPs. Soil testing may be required for proper application rates of fertilizer for vegetation establishment. Fertilization of existing lawns should be preceded by soil testing and recommended application rates should be followed. Any person(s) that is found to be over-fertilizing may be subject to penalty in accordance with the illicit Discharge Detection and Elimination ordinance.

Surface Roughening – If recent tillage operations have resulted in a loose surface, additional roughening may not be required except to break up large clods. If rainfall causes the surface to be come sealed or crusted, loosen it just prior to seeding by disking, raking, harrowing, or other suitable methods. Groove or furrow slopes steeper than 3:1 on the contour before seeding.

Mulching – The use of appropriate mulch will help ensure establishment under normal conditions and is essential to the success under harsh site conditions. Mulching shall consist of small grain straw applied at a rate of 95-lbs. / 1000 ft^2 or 2-tons/ ac. Mulched areas shall be tacked with asphalt at a rate of 200 to 400 gallons per acre, or other approved method sufficient to hold the straw in place.

If active construction ceases, meaning no substantial or significant progress is made in any area for more than 7 days on slopes steeper than 3:1 or 14 days for all other areas, all disturbed areas must be seeded, mulched, and tacked unless written approval is granted by the Environmental Engineer. ***Incidental grading shall not constitute substantial or significant progress in construction activity.***

Table 4.3 – Temporary Seeding Recommendations

Date	Type	Planting Rate
Jan. 1 – May 1	Rye ***and*** Annual lespedeza (Kobe)[1]	120 lb/acre 50 lb/acre
May 1 – Aug. 15	German millet	40 lb/acre
Aug. 15 – Dec. 31	Rye (grain)	120 lb/acre

[1] Omit annual lespedeza when duration of temporary cover is not to extend beyond June.
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

B. Permanent Stabilization

Permanent stabilization consists of a permanent ground cover to protect the disturbed soil and prevent erosion after completion of the disturbance. The different types of permanent stabilization are: 1) vegetation, 2) mulch, 3) stone, and 4) sod. The Town's ordinance requires that a permanent ground cover sufficient to restrain erosion be provided on all areas including slopes within 7 days and 14 days after completion of construction or development. Provision must be made in the erosion control plan to stabilize **all** disturbed areas.

Vegetation – Seedbed preparation is very important in establishing good vegetative cover. All disturbed areas shall be dressed to a depth of 8 inches (soil loosened using a ripper, harrow, or chisel plow). The top 3 inches shall be pulverized to provide a uniform seedbed.

Agricultural Lime – Shall be applied at the rate of 95-lbs/1000 ft^2 or 2-tons/ ac. immediately before plowing (soils with a pH of 7 or higher need not be limed).

Grass Seed – Shall be applied at the rates outlined in Tables 4.4 and 4.5. 10-10-10 shall be applied to all disturbed areas at a rate of 23-lbs. / 1000 ft^2 or 1000-lbs. /ac.

Fertilization – A one-time application of fertilizer shall be allowed for new construction to establish vegetation for the purpose f stabilization with regard to erosion control or establishment of plantings associated with Structural Stormwater BMPs. Soil testing may be required for proper application rates of fertilizer for vegetation establishment. Fertilization of existing lawns should be preceded by soil testing and recommended application rates should be followed. Any person(s) that is found to be over-fertilizing may be subject to penalty in accordance with the illicit Discharge Detection and Elimination ordinance.

Surface Roughening – If recent tillage operations have resulted in a loose surface, additional roughening may not be required except to break up large clods. If rainfall causes the surface to be come sealed or crusted, loosen it just prior to seeding by disking, raking, harrowing, or other suitable methods. Groove or furrow slopes steeper than 3:1 on the contour before seeding.

Table 4.4 – Permanent Seeding Recommendations
Shoulders, Side Ditches, Slopes *(Maximum slope 3:1)*

Date[2]	Type	Planting Rate
Aug. 15 – Nov. 1	Tall Fescue or Hard Fescue	300 lb/acre
Nov. 1 – Mar. 1	Tall Fescue & Abruzzi Rye or Annual Rye	300 lb/acre
Mar. 1 – Apr. 15	Tall Fescue or Hard Fescue	300 lb/acre
Mar. 1 – Jul. 15	Hulled Common Bermuda grass	200 lb/acre

	OR Hybrid Bermuda grass OR Centipede grass OR Zoysia grass OR St. Augustine grass	
Apr. 15 – Jun. 30	Weeping Love Grass OR Bahia grass	25 lb/acre
Jul. 15 – Aug. 15	Tall Fescue and Browntop Millet or Sorghum-Sudan Hybrid[1]	35 lb/acre

[1] Temporary – Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.
[2] Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Table 4.5 – Permanent Seeding Recommendations
Shoulders, Side Ditches, Slopes *(Slopes 3:1 and 2:1 – not mowed)*

Date	Type	Planting Rate
Mar. 1 – Jun. 1	Sericea Lespedeza (scarified), AND	50 lb/acre
Mar. 1 – Apr. 15	Add Tall Fescue, OR	120 lb/acre
Mar. 1 – Jun. 30	Add Weeping Love grass, OR	10 lb/acre
Mar. 1 – Jun. 30	Add Hulled Common Bermuda Grass	25 lb/acre
Jun. 1 – Sep. 1	Tall Fescue, AND	120 lb/acre
	Add Browntop Millet[1], OR	35 lb/acre
	Add Sorghum-Sudan Hybrids[1]	30 lb/acre
Sep. 1 – Mar. 1	Sericea Lespedeza (unhulled/unscarified),	70 lb/acre
	AND Add Tall Fescue,	120 lb/acre
	AND Add Abruzzi Rye and Annual Rye	25 lb/acre

[1] For temporary seeding purposes.
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

When seeding is finished, apply a layer of mulch, usually small grain straw, to encourage seed germination and to protect bare soil until the vegetation is established. It is advisable to anchor the mulch with either asphalt or netting to prevent the mulch being blown away. Where possible, irrigate the seeded areas to promote germination and growth.

As a part of permanent vegetation, maintenance may be required to maintain vegetation for 12 months. This maintenance shall be considered a part of establishing permanent ground cover.

Permanent vegetation shall be installed according to this section and the approved erosion control plan.

Mulch – Mulching is defined as the application of a protective blanket of straw or other plant residue, or synthetic material to the soil surface. Mulching is an acceptable alternative to vegetation, except in locations where slopes are too great for the mulch to remain in place for long periods of time or and where concentrations of runoff require a more durable type of stabilization. Table 4.6 is a list of recommended mulches – this list is not exhaustive and other types of mulch are acceptable when used in the appropriate location, at a rate that will restrain erosion, and in a manner that will keep the material in place.

Table 4.6 – Mulching Materials and Application Rates

Material	Rate per 1000 ft^2	Notes
Wood Chips	250 lbs.	Require the addition of nitrogen while decaying
Bark Chips	2 cubic yards	Apply w/ chip handler by hand. Do not use asphalt tack.
Shredded Bark	2 cubic yards	Apply w/ mulch blower
Pine Straw	90 lbs.	Avoid weeds
Compost or Manure	400 lbs.	May contain objectionable weeds

C. Use of Drought Tolerant Plants

All sedimentation and erosion control plans shall be designed to incorporate water conservation materials and techniques through application of landscaping principals, including but not limited to: (1.) use of low water demanding plants and turf; (2.) use of re-use water supplies for irrigation; (3.) minimizing the use of high irrigation turf; (4.) use of mulches to reduce the evaporation rates.

4.06 SLOPES

Cuts, fills and graded areas shall not exceed 2:1 in slope. Slopes which are designed to be stabilized with vegetation which requires mowing shall not exceed 3:1. Slope breaks shall be implemented on long and steep slopes to prevent erosion and gullying consistent with Practice 6.02 in the *North Carolina Erosion and Sedimentation Control Planning and Design Manual*. The Executive Director of Utilities and Infrastructure Services may require more restrictive measures for site specific slope and stabilization. Engineered slope design may be required in areas where there is erosive soil or slopes exceed 3:1. Cut and fill slopes adjacent to buffers or tree save areas shall be in accordance with Section 10 of this manual.

4.07 SOIL STOCKPILES AND FILLS

Temporary and permanent stockpiles shall be shown graphically on the approved erosion control plan and shall be no greater than 20 feet in height. Stockpile slopes shall be built in accordance with section 4.06. Temporary stockpile areas shall be removed and constructed to grade shown on the approved plan prior to the Certificate of Completion.

Fill areas shall be constructed to the size and grade shown on the plan. Fill slopes shall be constructed in accordance with section 4.06. Where fill has been placed on tracts for which construction drawings have not yet been approved, fill areas shall be stabilized, temporary erosion control devices shall be removed, and a certificate of completion shall be issued for the associated plan. Future land disturbance activities shall require a new plan.

4.08 CALCULATIONS

The Town shall generally review calculations and assumptions used to formulate an erosion control plan. All calculations shall be submitted in a bound sealed engineers report accompanying drawings. Erosion and sedimentation control measures, structures, and devices shall be planned, designed, and constructed to control the calculated peak runoff from a 10-year frequency storm, unless otherwise indicated. Runoff rates shall be calculated using the Rational Method, the Natural Resources Conservation Service (formerly Soil Conservation Service) Method, or other acceptable calculation procedures. Runoff computations shall be based on rainfall data published by the National Weather Service for this area.

4.09 CONSTRUCTION SEQUENCE

The basic construction sequence on projects shall be as follows:

1. Attend pre-construction conference.

2. Obtain Land Disturbance (grading) Permit.

3. Install tree protection on site.

4. Install all erosion control measures as shown on the approved plan.

5. Call for on-site inspection by Utilities and Infrastructure Services personnel (919-557-3938) to obtain Certificate of Compliance.

6. Proceed with grading.

7. Clean sediment traps and basins when one-half full and check for maintenance of all erosion control devices weekly or after every ½" of rain.

8. Seed and mulch denuded area within 7 days for slopes and 14 days for all other areas.

9. Maintain soil erosion and sedimentation control measures until permanent ground cover is established.

10. Call for on-site meeting to obtain approval for removal temporary erosion control measures, stabilize these areas and install applicable permanent measures and stormwater BMP's.

11. Request final approval by Utilities and Infrastructure Services – Certificate of Completion

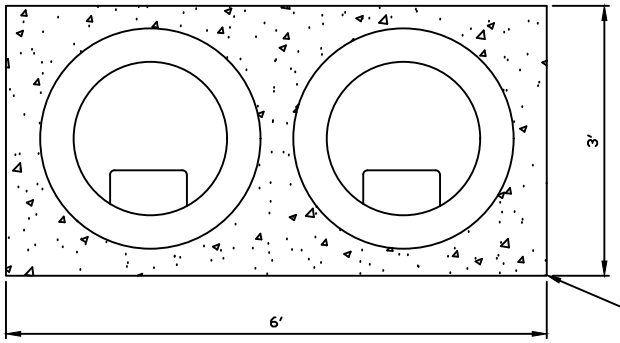
    On complex projects, this basic construction sequence shall be expanded to show the order of devices installed, necessary phasing, special circumstances, etc.

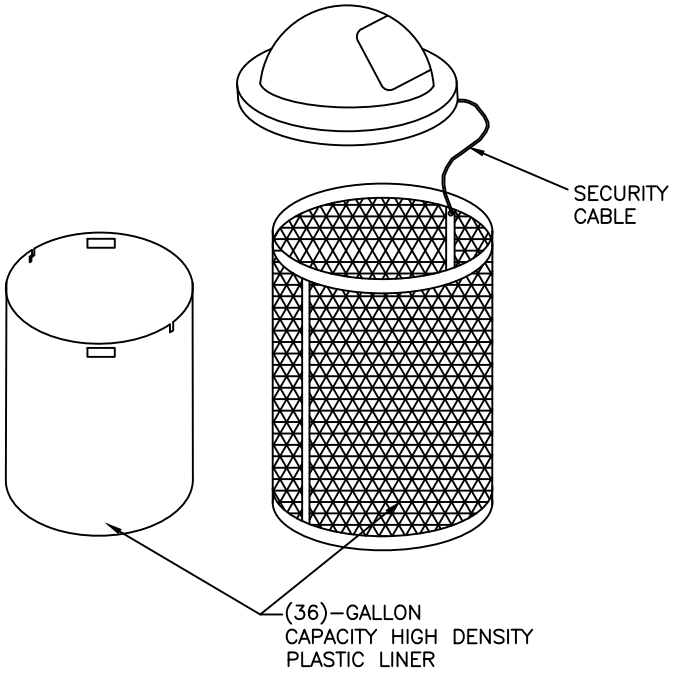
12. In instances where an erosion control device will be converted to a permanent structural stormwater BMP a specific construction sequence for conversion from the erosion control device to the BMP, as described in Section 8, is required.

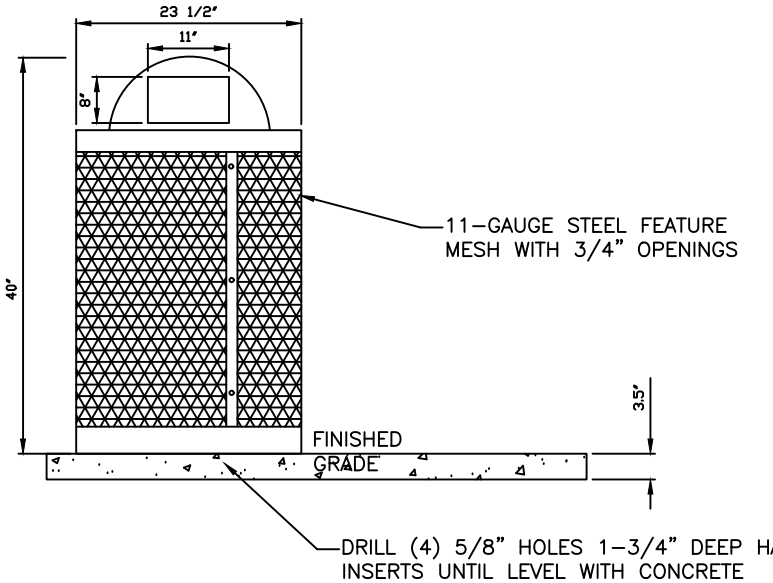
4.10 MINIMUM STANDARDS FOR RESIDENTIAL LOTS

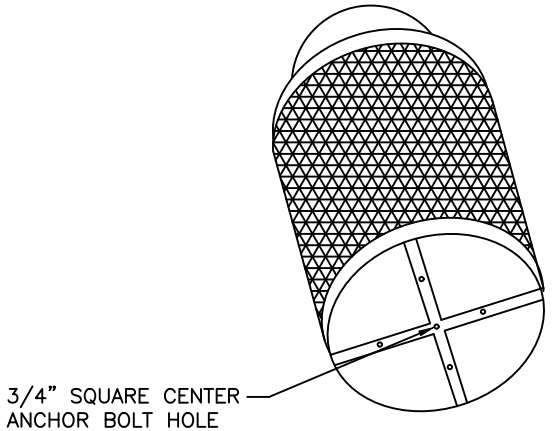
Erosion and Sedimentation Control measures shall be installed on all lots under construction regardless of the amount of disturbed area and must meet the following minimum criteria for erosion and sedimentation control measures: residential construction entrance and silt fence on the low side of the lot, as shown on the TOHS standard lot erosion control details, installed prior to the first building permit erosion control inspection. Additional erosion control may be required for site specific areas of concern which will be identified by the Executive Director of Utilities and Infrastructure Services prior to issuance of a building permit or throughout the construction process. Residential lot construction of 20,000 square feet or greater of disturbed area requires an Erosion Control Plan approval and an Environmental Development Permit. The amount of disturbed area for residential lot construction is determined by the lot or lots that are to be constructed on in a subdivision or phase of a subdivision. In determining this area, lands developed as a unit will be aggregated without regard to ownership. These lots do not have to be contiguous or under construction at the same time. The residential lot grading and erosion control plan must show all grading and drainage per the approved Construction Drawings, Erosion Control and Stormwater Management Plan approved for the subdivision or phase. Each lot shall be identified on both the construction drawings and residential lot grading plan with lot grading type per TOHS standard detail. Any deviations in grading or drainage must be shown on the residential lot grading and erosion control plan along with any applicable calculations. The addition of retaining walls should be shown where anticipated.

END OF SECTION 4.00









NOTES:
1. STEEL FRAME TO BE THERMOPLASTIC–COATED TO RESIST FADING, MOLD AND VANDALISM
2. TRASH ENCLOSURE TO BE PERMANENTLY AFFIXED TO CONCRETE PAD WITH ANCHOR BOLTS
3. GLOBAL INDUSTRIAL OUTDOOR STEEL DIAMOND TRASH CAN WITH DOME LID, 36" GALLON, OR SIMILAR
4. TRASH CANS SHALL BE STANDARD BLACK AND RECYCLING CANS SHALL BE STANDARD BLUE WITH RECYCLE BAND DECAL

DRAWING NOT TO SCALE

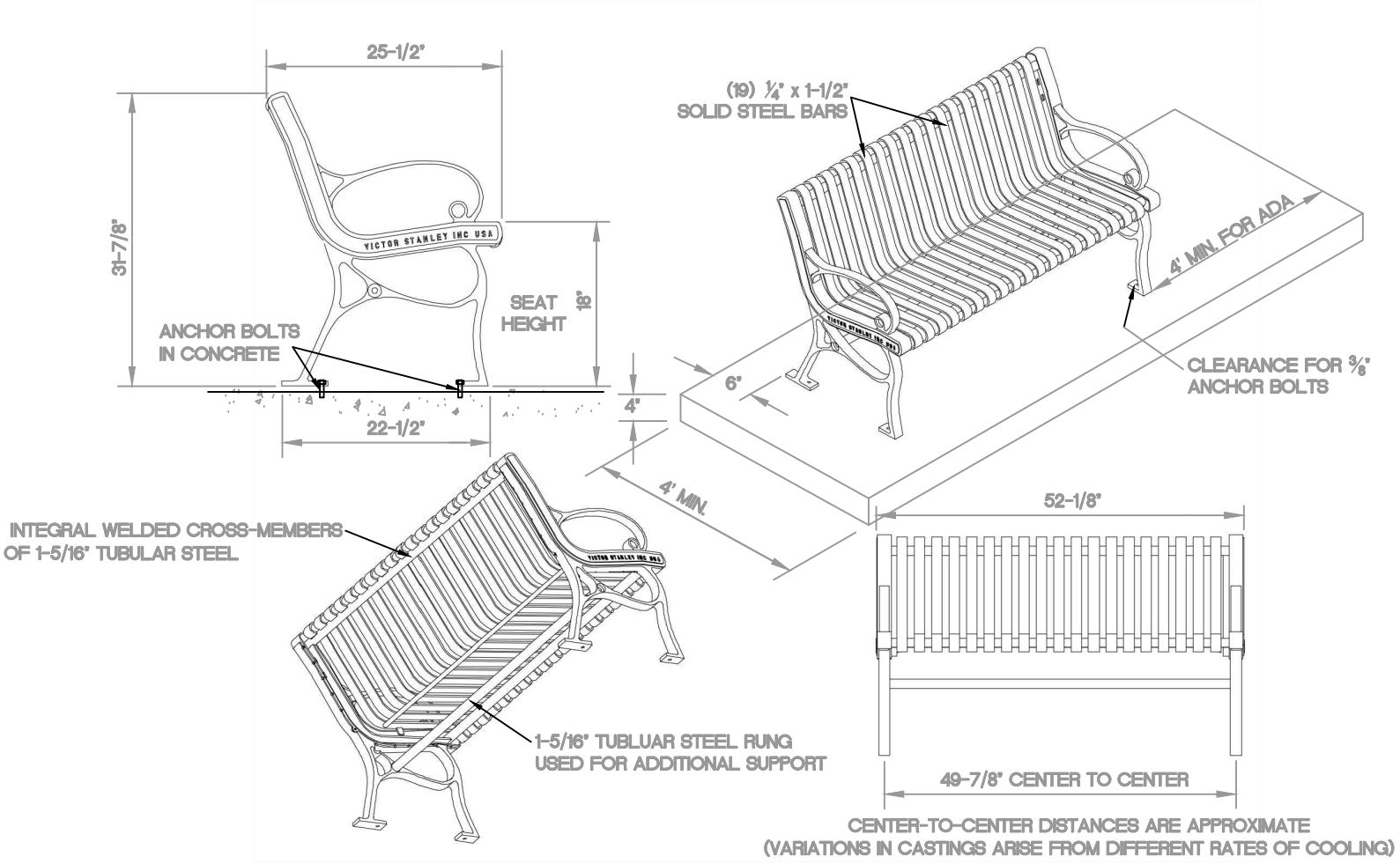
GREENWAY TRASH AND RECYCLING CANS

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS014**

DATE	REVISIONS
10/7/25	

HOLLY SPRINGS
Discover the Source



NOTES:
1. MATERIAL SHALL BE DUCTILE CASTINGS WITH GALVANIZED STEEL COMPONENTS POWDER COATED FOR WEATHER PROTECTION.
2. LOCATED ACHOR BOLTS AFTER BENCH IS IN PLACE.
3. PERMANENTLY AFFIXED BENCH IN CONCRETE IN GROUND.
4. MANUFACTURER VICTOR STANLEY MODEL NO. CR–138, INC OR SIMILAR.

DRAWING NOT TO SCALE

METAL BENCH – 4 ft

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS009**

DATE	REVISIONS
10/7/25	

HOLLY SPRINGS
Discover the Source

NOTES:

1. INSTALL VALVE ASSEMBLY IN ACCORDANCE WITH DRAWINGS. BE SURE THAT THE OUTSIDE DIMENSIONS OF THE VALVE ASSEMBLY WILL FIT INTO THE BOX BEFORE SETTING "HOT BOX".

2. PROVIDE GFCI RECEPTACLE, U.L. STND. 943–NEMA3R, INSIDE ENCLOSURE. MOUNT AT LEAST 6" ABOVE DISCHARGE POINT AND NEAR PIPE RISER ON THE HEATER CONNECTION SIDE.

3. WHEN PLACING HOT BOX OVER VALVE ASSEMBLY, BOX SHOULD BE COMPLETELY ASSEMBLED AND LATCHED BEFORE FASTENING TO FOOTER/SLAB.

4. ACCESS DOOR OR OPENING FRONT MUST BE PLACED ON THE SIDE OF THE VALVE REQUIRING TESTING OR MAINTENANCE ACCESS.

5. USE CARBIDE TIPPED CONCRETE BIT TO DRILL THROUGH PRE DRILLED BASE MOUNTING HOLES IN ENCLOSURE BASE FLANGES. INSERT "RED HEAD" EXPANSION ANCHORS AND BOLT FIRMLY TO CONCRETE.

6. CONCRETE TO BE 3000 PSI AT 28 DAYS.

7. RPZ NEEDS TO BE WITHIN 3 FEET OF WATER METER BOX. IF MORE THAN 3 FEET FROM WATER METER THEN A STEEL CASING WILL BE REQUIRED ON WATER LINE BETWEEN METER AND RPZ.

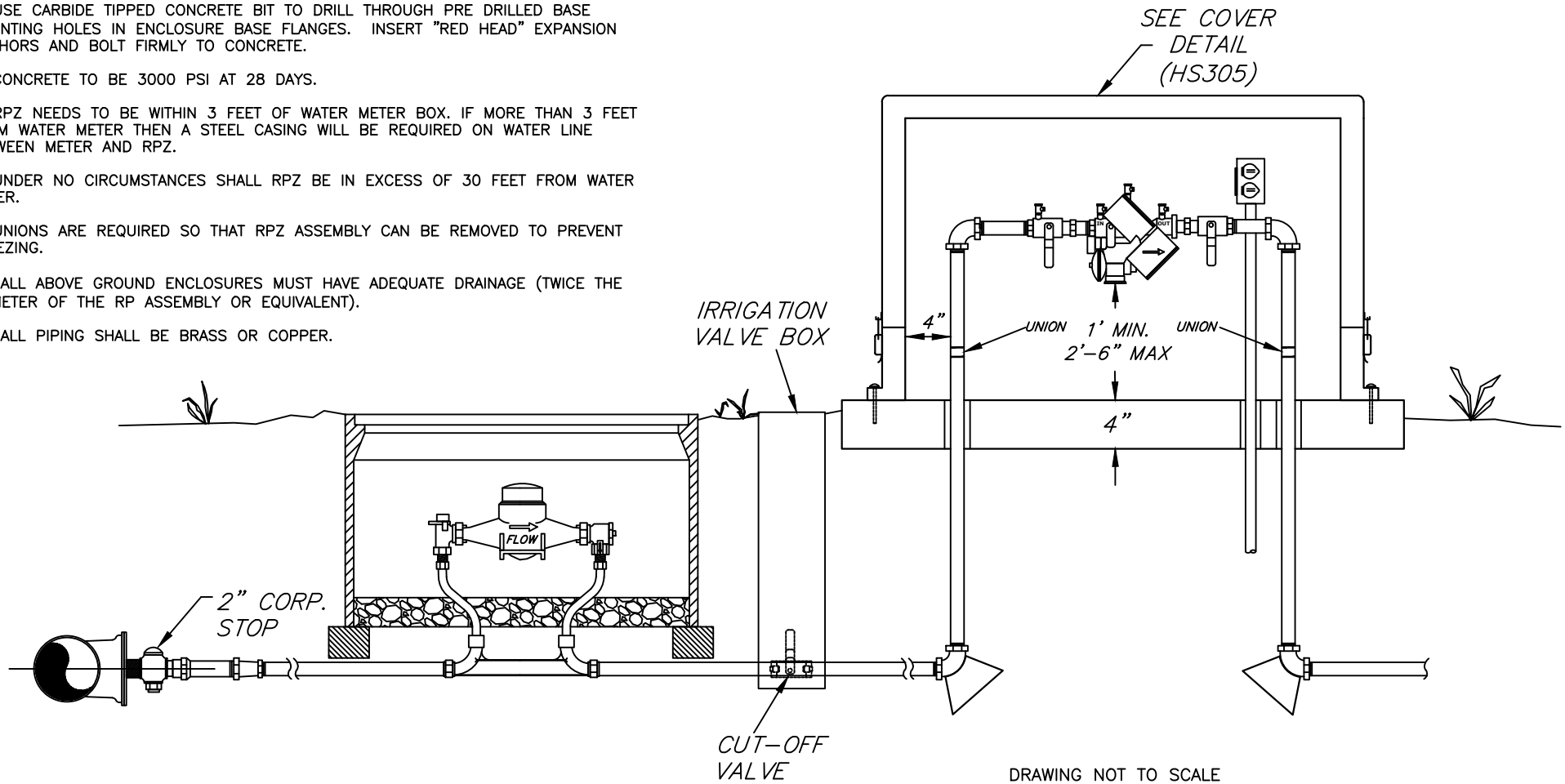
8. UNDER NO CIRCUMSTANCES SHALL RPZ BE IN EXCESS OF 30 FEET FROM WATER METER.

9. UNIONS ARE REQUIRED SO THAT RPZ ASSEMBLY CAN BE REMOVED TO PREVENT FREEZING.

10. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE RP ASSEMBLY OR EQUIVALENT).

11. ALL PIPING SHALL BE BRASS OR COPPER.

***Hot Box, Concrete Slab, and GFCI Receptical are optional for all single family home installations.**



DRAWING NOT TO SCALE

RPZ INSTALLATION FOR RESIDENTIAL IRRIGATION METERS

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS620**

DATE	REVISIONS
7/24/09	
9/30/25	

Holly Springs Discover The Source.

NOTES:

1. INSTALL VALVE ASSEMBLY IN ACCORDANCE WITH DRAWINGS. BE SURE THAT THE OUTSIDE DIMENSIONS OF THE VALVE ASSEMBLY WILL FIT INTO THE BOX BEFORE SETTING "HOT BOX".

2. PROVIDE GFCI RECEPTACLE, U.L. STND. 943–NEMA3R, INSIDE ENCLOSURE. MOUNT AT LEAST 6" ABOVE DISCHARGE POINT AND NEAR PIPE RISER ON THE HEATER CONNECTION SIDE.

3. WHEN PLACING HOT BOX OVER VALVE ASSEMBLY, BOX SHOULD BE COMPLETELY ASSEMBLED AND LATCHED BEFORE FASTENING TO FOOTER/SLAB.

4. ACCESS DOOR OR OPENING FRONT MUST BE PLACED ON THE SIDE OF THE VALVE REQUIRING TESTING OR MAINTENANCE ACCESS.

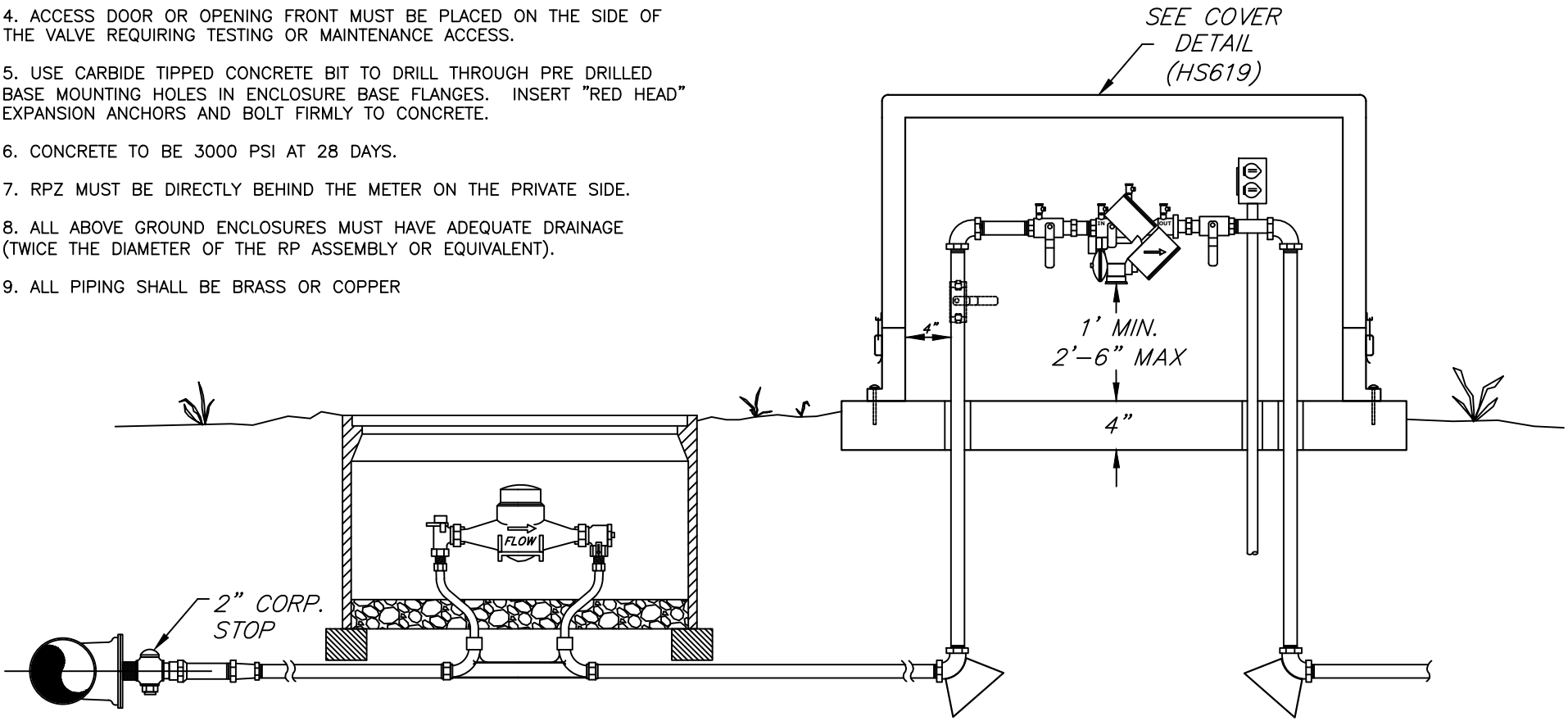
5. USE CARBIDE TIPPED CONCRETE BIT TO DRILL THROUGH PRE DRILLED BASE MOUNTING HOLES IN ENCLOSURE BASE FLANGES. INSERT "RED HEAD" EXPANSION ANCHORS AND BOLT FIRMLY TO CONCRETE.

6. CONCRETE TO BE 3000 PSI AT 28 DAYS.

7. RPZ MUST BE DIRECTLY BEHIND THE METER ON THE PRIVATE SIDE.

8. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE RP ASSEMBLY OR EQUIVALENT).

9. ALL PIPING SHALL BE BRASS OR COPPER



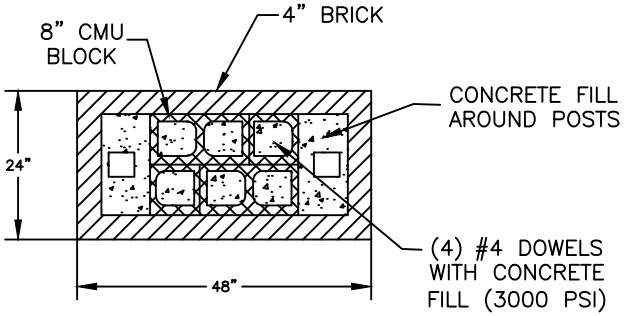
DRAWING NOT TO SCALE

RPZ INSTALLATION FOR COMMERCIAL IRRIGATION METERS

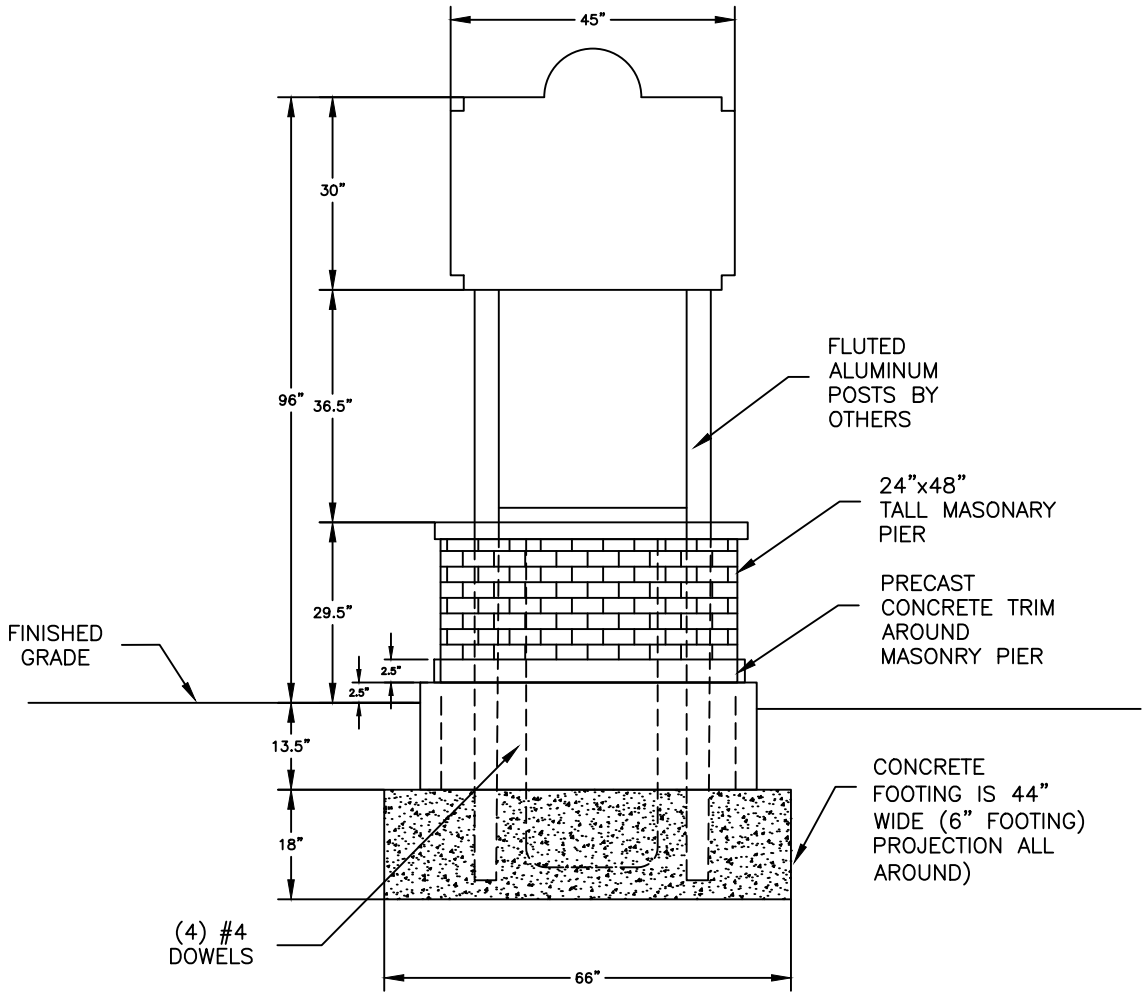
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS618**

DATE	REVISIONS
7/24/09	
9/30/25	



PIER SECTION



SIGN ELEVATION

NOTES:

1. DESIGN CRITERIA:
   - WIND VELOCITY = 100 MPH
   - BASIC PRESUMPTIVE SOIL LATERAL BEARING PRESSURE = 200 PSF
   - SIGN WEIGHT = 15 PSF
2. BASIC PRESUMPTIVE SOIL LATERAL WAS INCREASED BY
3. THE FOLLOWING FACTORS TO DETERMINE DEPTH OF EMBEDMENT:
   - SHORT TERM WIND LOADING INCREASE = 1.33
   - ½" ALLOWABLE MOVEMENT @ BASE = 2.00
   - DESIGN SOIL LATERAL BEARING PRESSURE = (1.33)(2.00)(200 PSF) = 533 PSF
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI
4. FOUNDATION CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL

DRAWING NOT TO SCALE

SECONDARY GATEWAY SIGN FOUNDATION

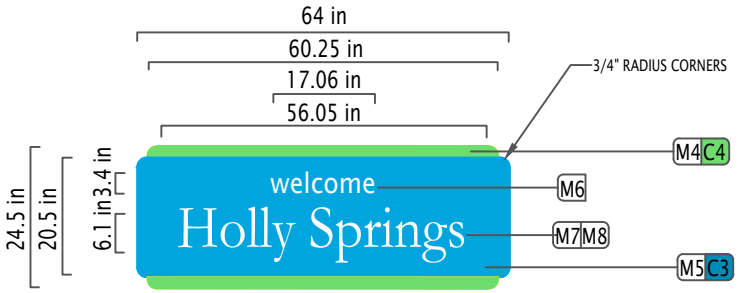
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS373

DATE	REVISIONS
10/18/25	

HOLLY SPRINGS North Carolina

NOTES:
1. "WELCOME" font to be Futura Bk BT
2. "HOLLY SPRINGS" font to be Garamond MT Regular
3. Sign face to face oncoming traffic



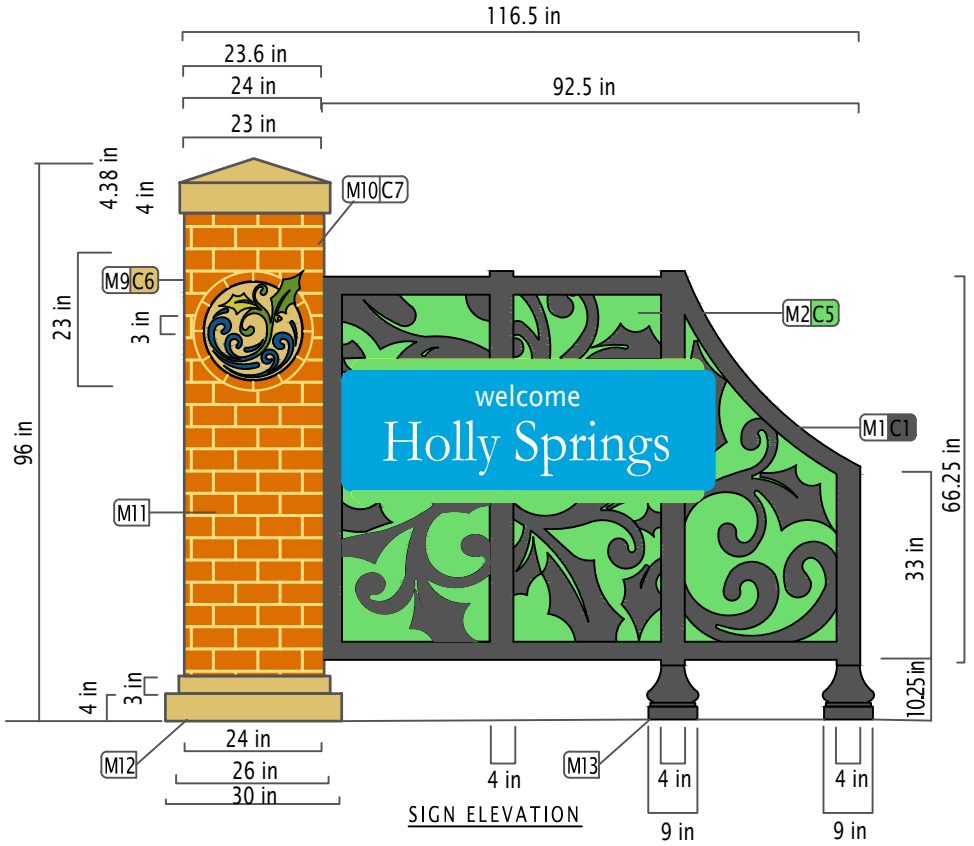
MATERIALS/COLORS:

M1	.1875 Thick Aluminum
M2	.177" Clear Polycarbonate
M3	Fabricated Aluminum Cabinet, 8" deep
M4	Fabricated Aluminum 1' deep background panel
M5	Fabricated Aluminum 2; deep cabinet; cut through
M6	.188" White Acrylic
M7	.5" Clear Acrylic
M8	.125" opaque white acrylic
M9	25MM (1") PVC
M10	.375" thick aluminum, spacers (depth tbd)
M11	Brick - Williamsburg #60
M12	Precast - Wheat
M13	10.25" Cast Mini Americana Base

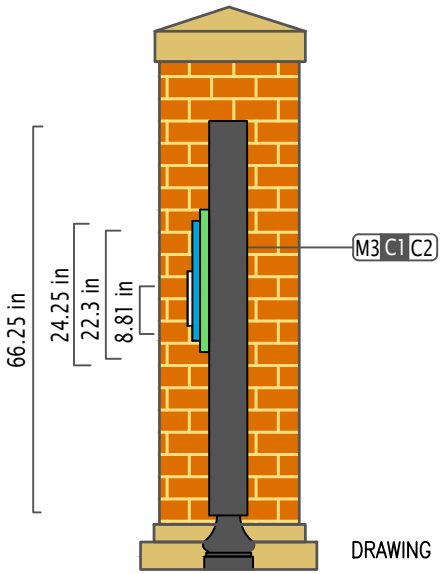
C1	Paint - Black; semi-gloss
C2	Paint - Anti Graffiti Clear Coat; back of cabinet only
C3	Paint - Blue PMS 7469C; semi-gloss
C4	Paint - Greeen PMS 585C; semi-gloss
C5	Paint - Translucent Green PMS 7490C; subsurface
C6	Paint - faux finish to match precast cap/base
C7	Paint - custom airbrush logo

Illumination: Pure White LED illumination (green panels and text on sign panel) 100v-277v Variable 12v IP68 - Waterproof - Power Supplies

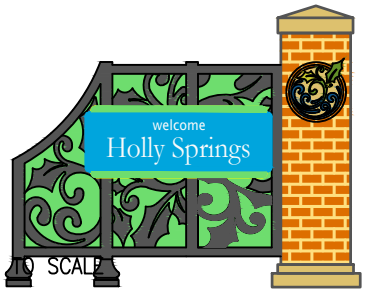
PMS 7469c
PMS 7490c
PMS 585c
PMS 2603c
PMS 3025c
PMS 7455c



SIGN ELEVATION



SIDE VIEW



DRAWING NOT TO SCALE

ALTERNATE SIGN ELEVATION

DRAWING NOT TO SCALE

PRIMARY GATEWAY SIGN

TOWN OF HOLLY SPRINGS

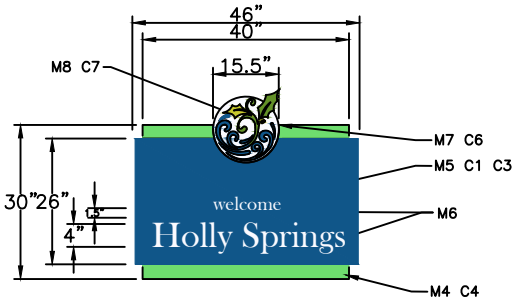
STANDARD DETAIL NUMBER: HS398

DATE	REVISIONS
11/19/24	
6/6/25	
12/4/25	

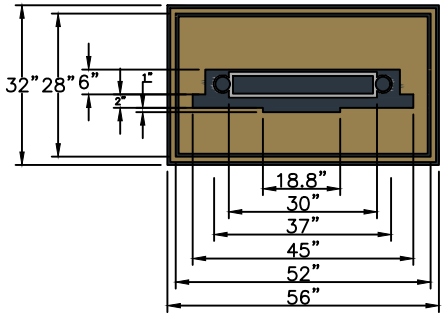
Holly Springs
Discover The Source.

NOTES:

1. "WELCOME" font to be Futura Bk BT
2. "HOLLY SPRINGS" font to be Garamond MT Regular
3. Sign face to face oncoming traffic

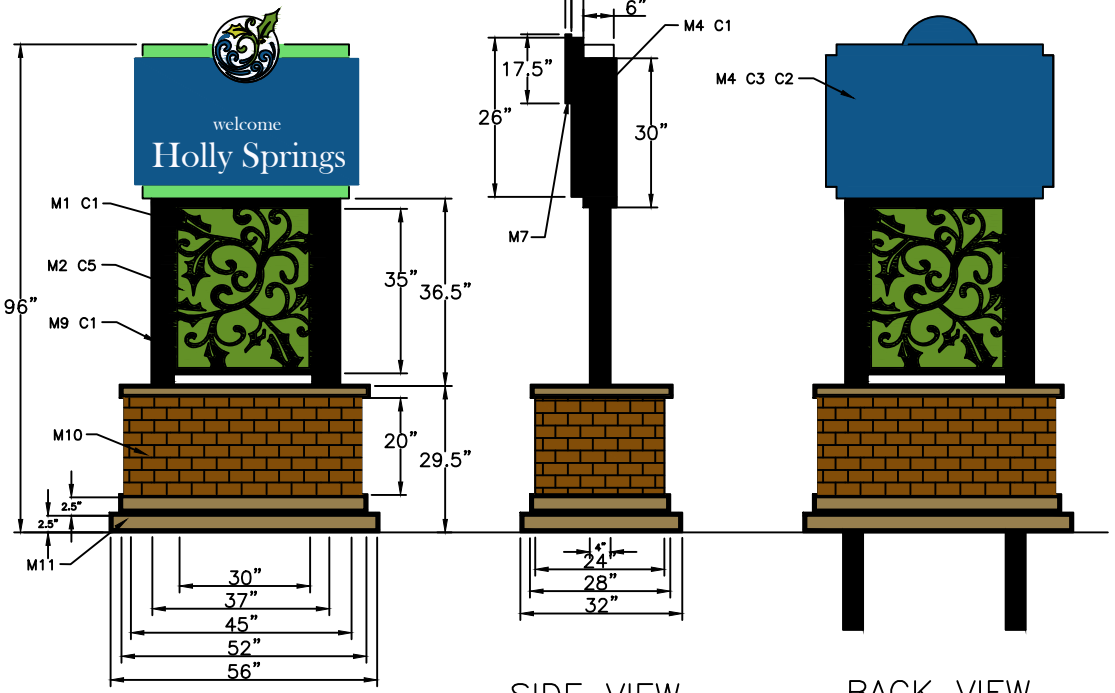


TOP VIEW



M1 .1875" Thick Aluminum
M2 .177" Clear Polycarbonate
M3 Fabricated Aluminum Cabinet: 4" deep (suspended between posts)
M4 Fabricated Aluminum 6" deep background panel
M5 Fabricated Aluminum 2" deep cabinet cut through copy
M6 .188" White Acrylic
M7 25mm (1") pvc
M8 .375" thick acylic; flush mount
M9 4" diameter fluted post
M10 Brick - Willamsburg #60
M11 Precast - Wheat

C1 Paint - Black; semi-gloss
C2 Paint - Anti Graffiti Clear Coat; back of cabinet only
C3 Paint - Blue PMS 7469C; semi-gloss
C4 Paint - Green PMS 585C; semi-gloss
C5 Paint - Translucent Green PMS 7490C; subsurface
C6 Paint - White; semi-gloss
C7 Paint - custom airbrush logo



FRONT VIEW

SIDE VIEW

BACK VIEW

Ilumination: Pure White LED illumination (green panels and text on sign panel) 100v - 277v Variable
12V Ip68 - Waterproof - Power Supplies

DRAWING NOT TO SCALE

SECONDARY GATEWAY SIGN	STANDARD DETAIL NUMBER: HS374	
TOWN OF HOLLY SPRINGS	DATE	REVISIONS
	10/17/25	
	12/4/25	
	12/10/25	

HOLLY SPRINGS North Carolina

Engineering Construction and Design Standards
Supplement # 13 Log - December 2025

Section	Sub-Section	Item	Description
2.00	2.12	Retaining Walls	Updated Section 2.12 to include retaining wall requirements consistent with Section 13, ensuring the provisions apply to all public utility easements (water, sewer and reclaimed), streets, and stormwater, rather than only force mains. "All retaining walls shall have a separation from the easement boundary of at least 1:1, vertical to horizontal. For example, if the retaining wall is 10-feet tall, it shall be placed no closer than 10-feet from the easement."
4.00	4.03	Temporary Measures M. Slope Drains	Previously referenced detail HS23EC in Section 4.03, was changed to reference current detail HS425.

Revised DETAILS	Name
HS009	Updated bench measurements per bench manufacturers guidelines; Replaced 52" with 4ft in detail title
HS014	New Detail - Greenway Trash and Recycling Cans added to standardize the trash can requirement for consistency.
HS374	Changed 585C from Gold to Green; Removed black circle around Town logo; Removed outlines on sign; Town Logo removed from back view of sign; Color of blue part of sign to match legend C3; provided dimension of bottom part of sign
HS375	Provided dimension of height; corrected sign height to match HS374; Specified brick spacing
HS398	Changed 585C from Gold to Green
HS618	Added additional note to state that all piping shall be brass or copper
HS620	Added additional note to state that all piping shall be brass or copper

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Municipal Concurrence for Speed Limit on Holly Springs Road
Strategic Priority Area: Community Safety
Staff Resource: Chelsea Davis, Utilities and Infrastructure

Action(s):
Enact speed limits and approve concurrence to allow NCDOT to declare a speed limit of 45 mph for 0.15 miles of Holly Springs Road (SR-1152) north of Sunset Lake Road (SR-1301).

Explanation:

- The governing body of the Town of Holly Springs (Town) is authorized, pursuant to Article 8 of Chapter 160A of the NC General Statutes, to enact ordinances, such as speed regulations, to protect the health, safety, and welfare of the citizens of Holly Springs and the motoring public.
- Holly Springs Road (SR 1152) is a North Carolina Department of Transportation (NCDOT) maintained road.
- The NCDOT Traffic Division has requested a concurring ordinance from the Town to extend the existing ordinance speed limit of 45 mph an additional 0.15 miles to Sunset Lake Road (SR 1301). This will coincide with NCDOT's revision to the posted speed limit on the remaining section of Holly Springs Road (SR 1152) from Sunset Lake Road (SR 1301) to NC-540.
- The request is based on traffic and engineering analysis, and in their professional opinion.
- The speed limit on Holly Springs Road (SR 1152) south of Sunset Lake Road (SR 1301) would remain 35 mph under the statutory speed limit on roads within town limits.

Background:

- Per Sec. 12-434 of the Code of Ordinance: Unless otherwise posted, it shall be unlawful to operate a vehicle in excess of 35 miles per hour inside the municipal corporate limits.

Funding Source(s):
N/A

Attachment(s):
1. MunicipalConcurrence_HollySpringsRd_SpeedLimitOrdinanceRevisions_Combined

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1088508

Division: 5 **County:** WAKE **Municipality:** HOLLY SPRINGS

Type: Municipal Speed Zones

Road: SR 1152 **Car:** 45 MPH **Truck:** 45 MPH

Description: From a point 0.15 miles north of SR 1301 (Sunset Lake Rd), southward to SR 1301 (Sunset Lake Rd).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

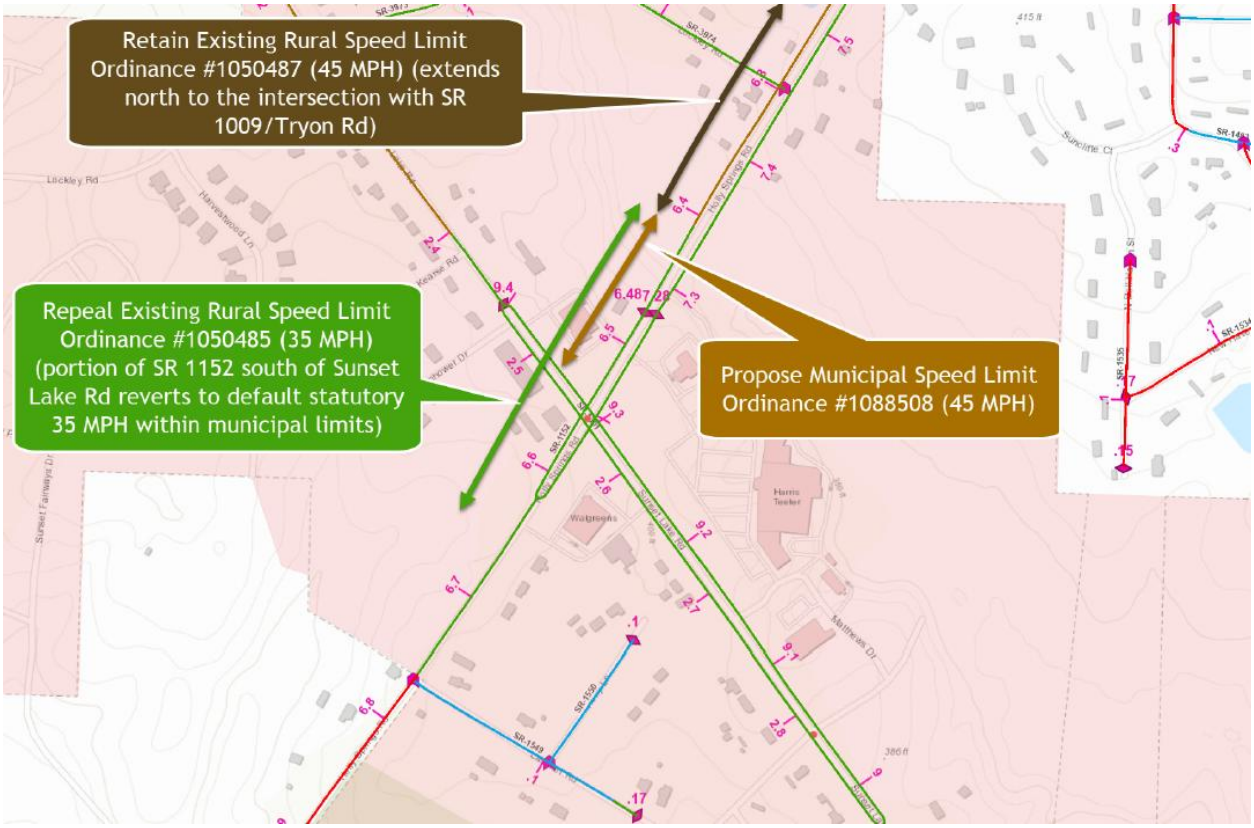
In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____


Retain Existing Rural Speed Limit Ordinance #1050487 (45 MPH) (extends north to the intersection with SR 1009/Tryon Rd)
Repeal Existing Rural Speed Limit Ordinance #1050485 (35 MPH) (portion of SR 1152 south of Sunset Lake Rd reverts to default statutory 35 MPH within municipal limits)
Propose Municipal Speed Limit Ordinance #1088508 (45 MPH)

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones

County	WAKE	**Division**	5	**Old Ordinance Number**			
Municipality	HOLLY SPRINGS	**Ordinance Number**	1088508	**Effective Date**		**Repealed Date**	
Route	SR 1152	**Car Speed Limit**	45	**Truck Speed Limit**	45	**Approval Status**	D	**Repeal Status**	D
Construction Project Number		**Begin Milepost**	6.408	**End Milepost**	6.558		
Intersecting Route / Begin Reference Feature	SR 1301			**End Reference Feature**	SR 1301		

Justification

Description From a point 0.15 miles north of SR 1301 (Sunset Lake Rd), southward to SR 1301 (Sunset Lake Rd).

Long Description

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Rural Speed Zones

County	WAKE	**Division**	5	**Old Ordinance Number**			
Municipality		**Ordinance Number**	1050487	**Effective Date**	7/18/2005	**Repealed Date**	
Route	SR 1152	**Car Speed Limit**	45	**Truck Speed Limit**	45	**Approval Status**	A
Repeal Status	D						
Construction Project Number		**Begin Milepost**	6.408	**End Milepost**	0		
Intersecting Route / Begin Reference Feature	SR 1301	**End Reference Feature**	SR 1009				

Justification

Description From a point 0.15 mile north of SR 1301, northward to SR 1009.

Long Description

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Rural Speed Zones

County	WAKE	**Division**	5	**Old Ordinance Number**			
Municipality		**Ordinance Number**	1050485	**Effective Date**	7/18/2005	**Repealed Date**	
Route	SR 1152	**Car Speed Limit**	35	**Truck Speed Limit**	35	**Approval Status**	A	**Repeal Status**	D
Construction Project Number		**Begin Milepost**	6.658	**End Milepost**	6.408		
Intersecting Route / Begin Reference Feature	SR 1301	**End Reference Feature**	SR 1301				

Justification

Description From a point 0.10 mile south of SR 1301, northward to a point 0.15 mile north of SR 1301.

Long Description

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Audit Contract Amendment for Fiscal Year Ending June 30, 2025
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve Audit Contract Amendment for fiscal year ending June 30, 2025

Explanation:

- The Town is required to complete an annual independent audit, including a Single Audit when federal grant expenditures exceed the applicable federal threshold. For FY25, the Town has met the criteria for a Single Audit based on the level of federal funding expended.
- The Office of Management and Budget (OBM) annually issues the Single Audit Compliance Supplement, which provides the mandatory guidance auditors must follow when completing Single Audits. For FY25, OBM was delayed in issuing the updated supplement, and this delay has affected audit completion of local governments nationwide. The guidance was not issued until November 25th.
- Per guidance from the North Carolina Local Government Commission (LGC), deadline adjustments have been made for audit and Annual Comprehensive Financial Report (ACFR) submissions. For units with a June 30, 2025, fiscal year-end that are subject to Single Audit requirements, FY 2025 audited financial statements will be considered timely if submitted within 6 months plus 43 days from fiscal year-end (February 12, 2026).
- Units planning to take advantage of this due date change must provide a contract amendment to LGC staff on or before January 1, 2026.
- While Town staff and the Town's audit and reporting teams have worked diligently to complete both the audit and ACFR by the normal deadline of December 31st, it is now anticipated the completion of the FY25 audit and the FY25 ACFR will be prior to January 1, 2026. However, it is recommended that Council approve the amended contract for submission to the LGC in case unforeseen circumstances arise which could delay the submissions, as there will be no additional opportunities for Council action between December 16 and January 1. Not complying with the January 1st deadline would result in a Financial Performance Indicator of Concern (FPIC). These identify local governments that may exhibit weaknesses in financial management.

Background:

- North Carolina General Statute §159-34 requires local governments to obtain an annual independent audit and present an Annual Comprehensive Financial Report.
- The audit fulfills the state legal requirement and provides accountability to the Town's

citizens and other interested parties by reporting the Town's financial position and results of operations for the Fiscal Year.
- The North Carolina Local Government Commission requires all audit contracts and amendments be approved by their office.

Funding Source(s):

N/A

Attachment(s):

1. LGC-205-Amended-Audit-Contract-Form-2025-Town of Holly Springs

LGC-205 Amendment **AMENDMENT TO CONTRACT TO AUDIT ACCOUNTS** Rev. 08/2025

Whereas — Primary Government Unit: Town of Holly Springs, NC

and — Discretely Presented Component Unit (DPCU) (if applicable): N/A

and — Auditor: Cherry Bekaert LLP

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for Fiscal Year Ending: 06/30/25 and originally to be submitted to the LGC on Date: 12/31/25

hereby agree that it is now necessary that the contract be modified as follows.

☑ Modification to date submitted to LGC

Original date	Modified date
12/31/25	02/12/26

☐ Modification to fee

Original fee	Modified fee

Reason(s) for Contract Amendment

Primary (choose 1)	Other (choose 0-2)	
○	☐	Change in scope
○	☐	Issue with unit staff/turnover/workload
○	☐	Issue with auditor staff/turnover/workload
○	☐	Third-party financial statements not prepared by agreed-upon date
○	☐	Unit did not have bank reconciliations complete for the audit period
○	☐	Unit did not have reconciliations between subsidiary ledgers and general ledger complete
○	☐	Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
○	☐	Unit did not have information required for audit complete by the agreed-upon time
○	☐	Delay in component unit reports
○	☐	Software - implementation issue
○	☐	Software - system failure
○	☐	Software - ransomware/cyberattack
○	☐	Natural or other disaster
◉	☐	Other (please explain)

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

Late Release of 2025 Compliance Supplement

Additional Information

Please provide any additional explanation or details regarding the contract modification.

N/A

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Cherry Bekaert LLP	
Authorized Firm Representative* (typed or printed) Lee Ann Watters	Signature* Lee Ann Watters
Date* 12/10/25	Email Address leeann.watters@cbh.com

GOVERNMENTAL UNIT

Governmental Unit* Town of Holly Springs, NC	
Date Primary Government Unit Governing Board Approved **Amended** Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed)	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* Tina Stroupe	Signature*
Date of Pre-Audit Certificate*	Email Address* tina.stroupe@hollyspringsnc.gov

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU N/A	
Date DPCU Governing Board Approved **Amended** Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

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

Action(s):

- Adopt Ordinance RZ25-09 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer 25-REZ-07 Grigsby Ave Residential Rezoning.
- Approve/Deny/Defer Utility Allocation for Grigsby Ave Residential.
- Approve/Deny/Defer Development Agreement.

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 draft Development Agreement is also included, outlining commitments to adhere to the Town's Water Resource Management Policy.

Staff Recommendation: Approve Rezoning, Utility Allocation, and Development Agreement

- Staff acknowledges a Comprehensive Plan inconsistency with the proposed uses and the current Future Land Use Designation. However, the project demonstrates other consistencies with goals of the Comprehensive Plan, including appropriate infill development, increased safety for pedestrians and drivers, and a variety of housing choices at a comparable density to adjacent neighborhoods.

Town Council Public Hearing:

- The legislative public hearing process is prior to the Planning Board Review and Recommendation. The public hearing was held on November 18, 2025. A link to the Public Hearing Video is included in the staff report.

- Summary of issues:
    - Loss of tree canopy and deer habitat
    - Stream protections
    - Comprehensive Plan and neighborhood compatibility

Planning Board Recommendation: Approve (7-0) [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 made to the plan by the applicant based upon feedback provided at the Public Hearing:

- The buffer to the north (adjacent to the Lakeside/Lakeside Commons subdivision) has been increased from a Type B semi-opaque buffer to an all evergreen buffer, exceeding Type C opaque buffer opacity requirements.

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_TCStaffReport
2. 25REZ07_GrigsbyAveResidential_PBActionReport
3. 25REZ07_GrigsbyAveResidential_Ordinance
4. 25REZ07_WCPSS_Letter
5. 25REZ07_GrigsbyAveResidential_Application
6. 25REZ07_GrigsbyAveResidential_Plans_1Dec2025
7. Dev Agreement_Grigsby Townes_TOWN COUNCIL Edition

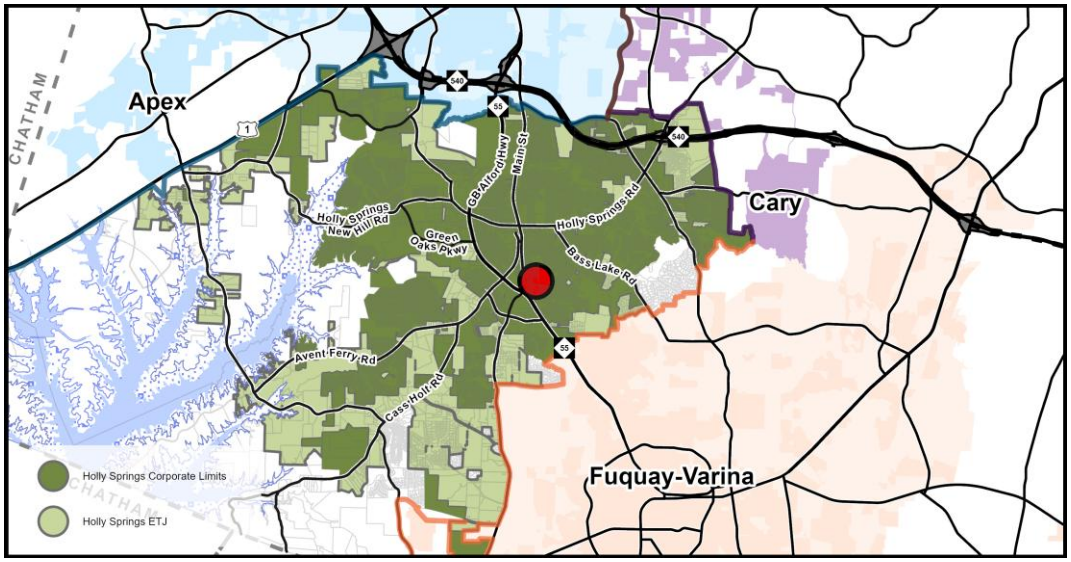
Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Detailed Plan (Option 1)

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:

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.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 8
Parks, Recreation, & Greenways Information	Page 10
Community Facilities Information	Page 11
Utility & Infrastructure Information	Page 12
Natural Resources & Open Space Information	Page 14
Conditional Zoning District Information	Page 15
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:

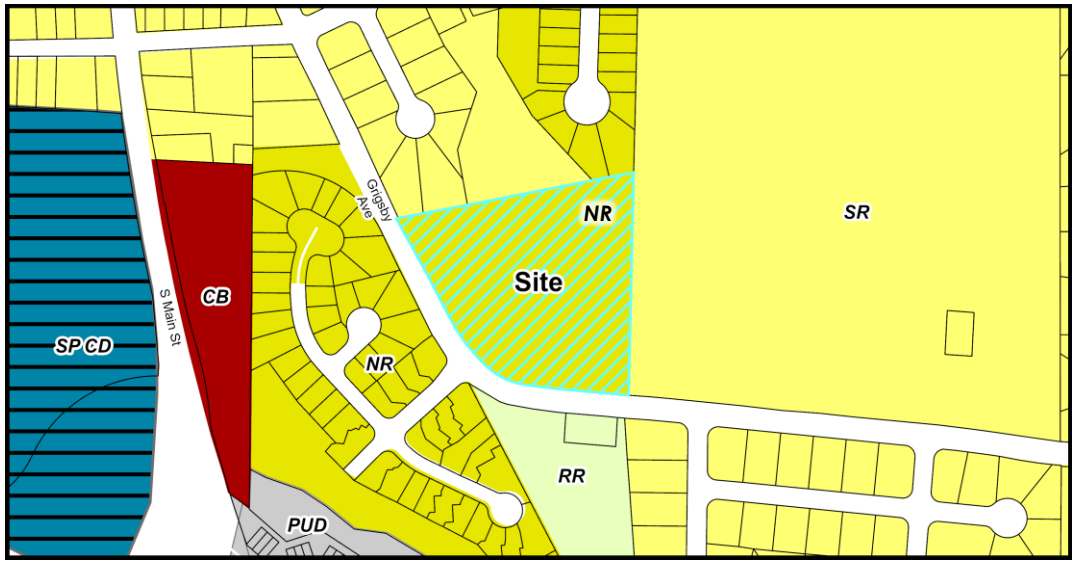
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

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

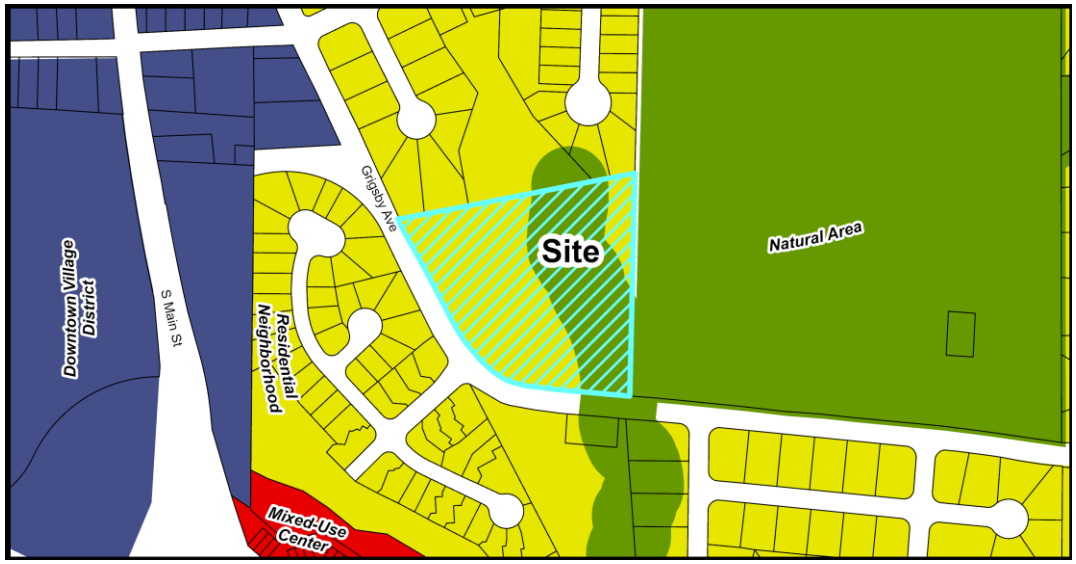
Small Area Plan: N/A

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. 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 contributing 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.

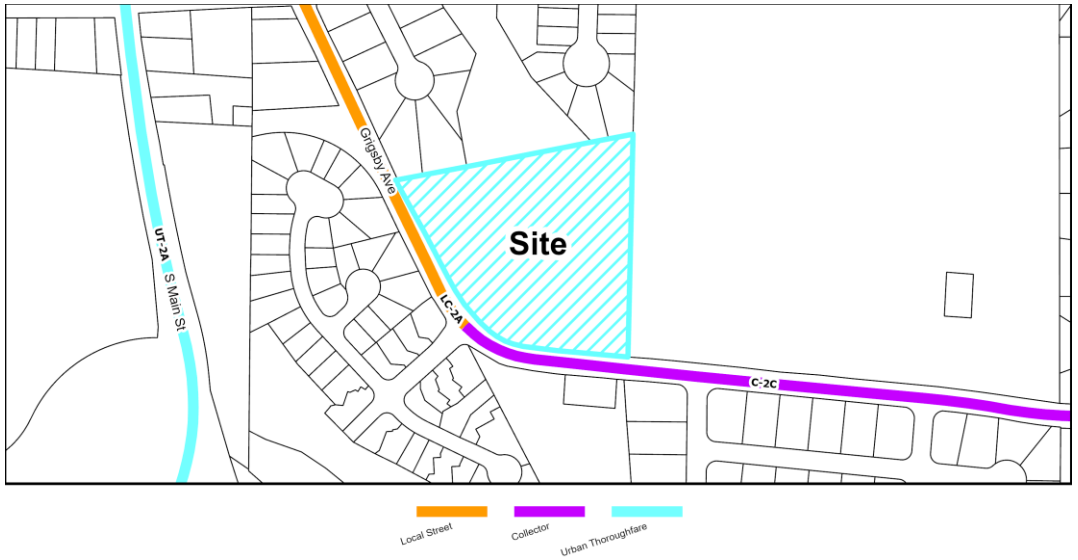
Except for the Future Land Use map designation, the project is meeting several important themes that support the Town's long-range vision for growth and development.

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 Waterpoint Road, 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.

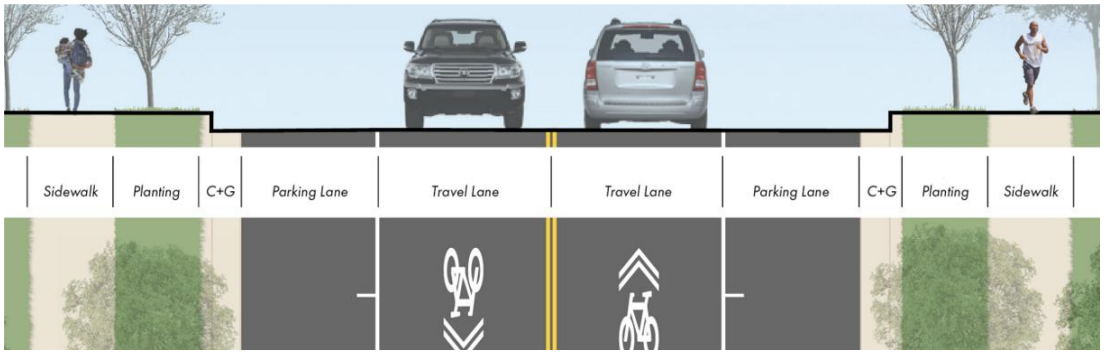
Improvement Prioritization:

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:

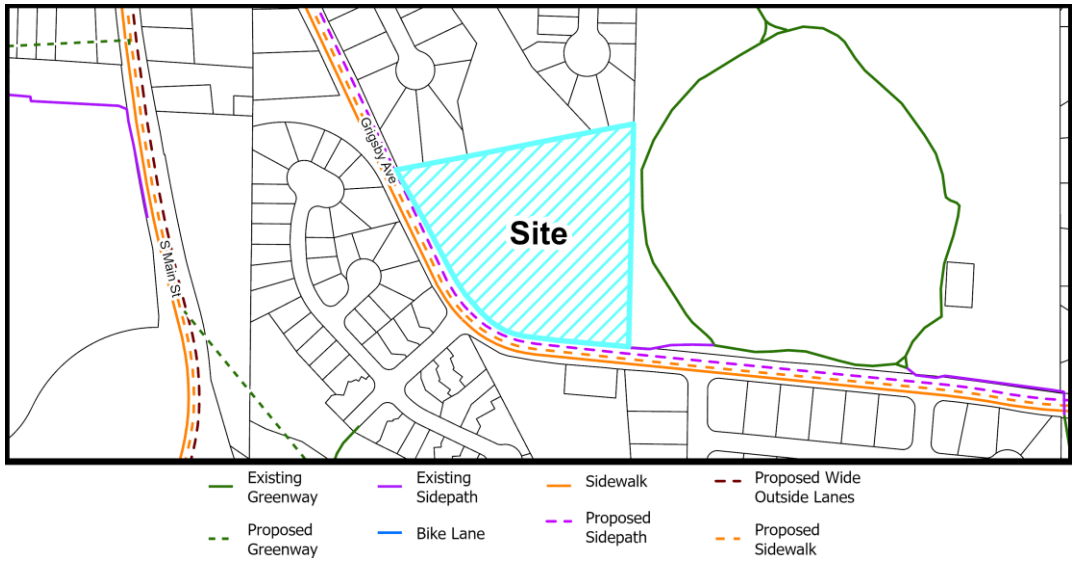
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances.

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:

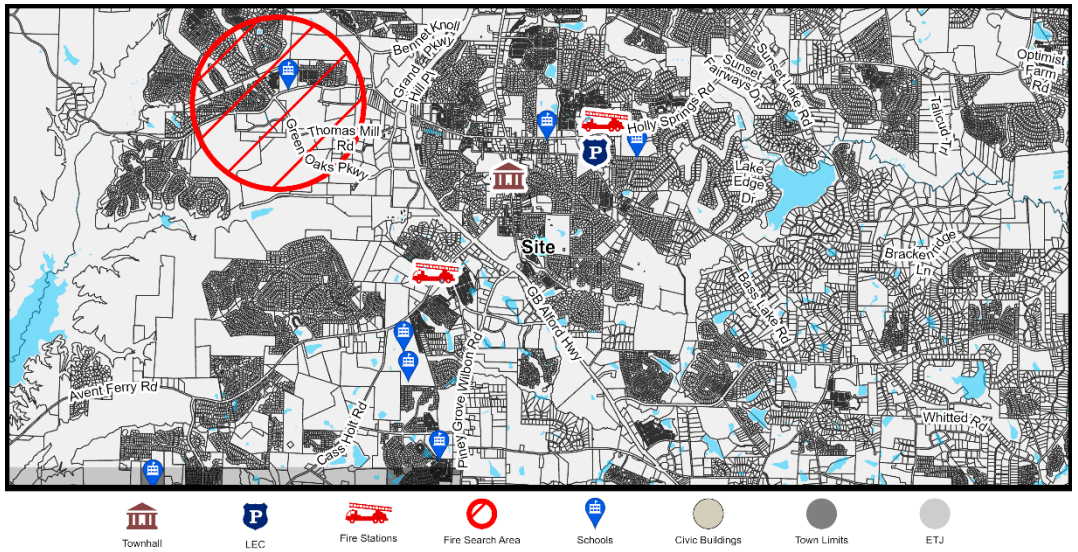
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

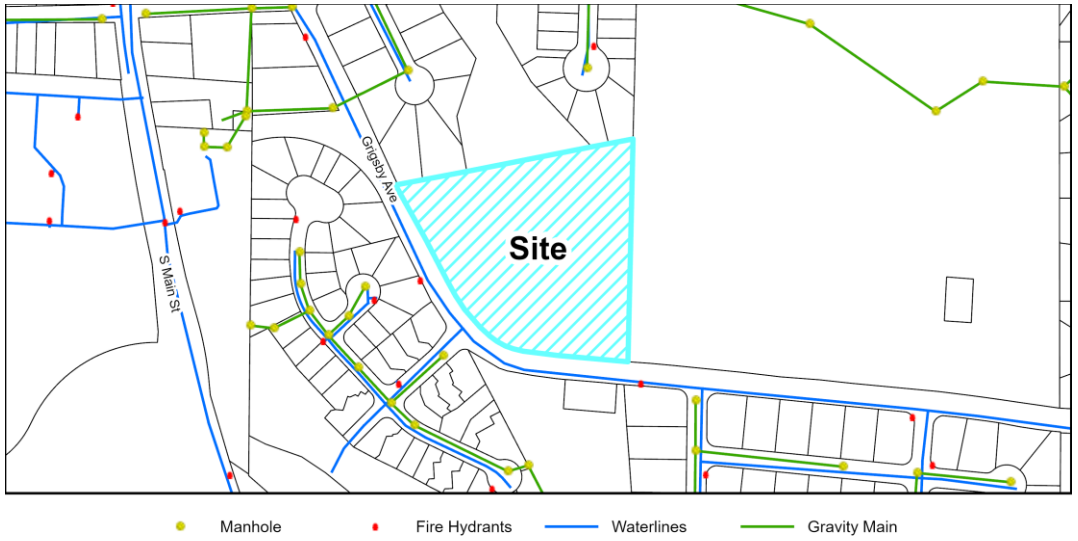
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.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

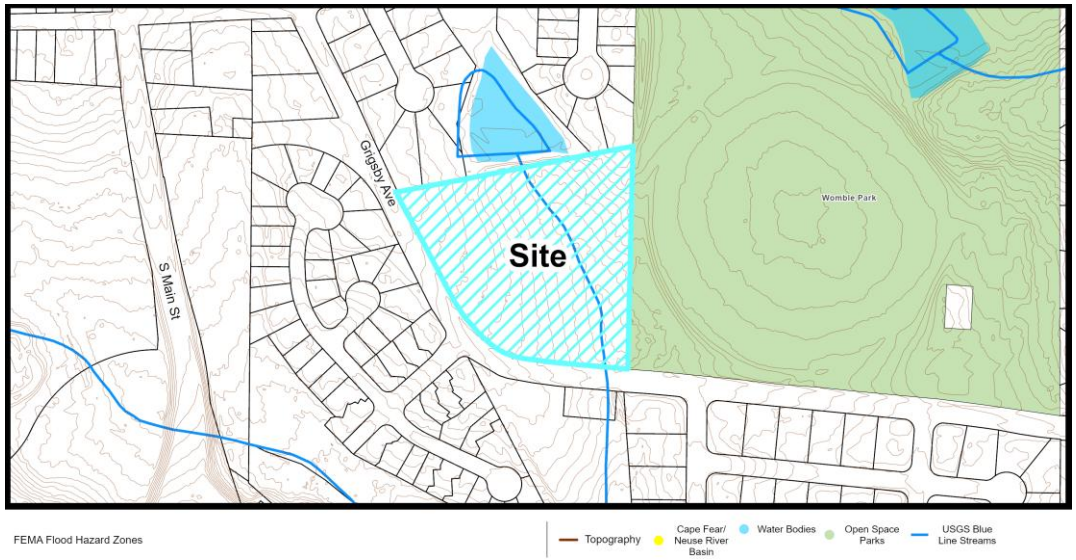
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

**Updated to all evergreen species following Public Hearing and Planning Board discussion.*

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 in 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

Public Hearing Date: 11/18/2025

Public Hearing Video: **LINK** (Staff presentation starts at 00:57:24)

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:
The following topics were discussed by residents at the Public Hearing:

- Loss of tree canopy and deer habitat
- Stream protections
- Comprehensive Plan and neighborhood compatibility

Application Modifications

The following modifications have been made to the application as a result of feedback received during the public hearing:

- The buffer to the north (adjacent to the Lakeside/Lakeside Commons subdivision) has been increased from a Type B semi-opaque buffer to an all evergreen buffer, exceeding Type C opaque buffer opacity requirements.

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 NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood, and this project proposes housing types other than detached dwellings. However, the requested rezoning is reasonable and in the public interest because it fulfills other goals and objectives of the Comprehensive Plan, including a mix of housing types, increased safety, and infill development in an appropriate location.

Potential Zoning Map Amendment Petition Motions
Adopt Ordinance #RZ25-09 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Motion to Approve Utility Allocation for Grigsby Ave Residential

Motion to Approve Development Agreement

Planning Board Meeting Date: 11/19/2025

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:
- Consideration by the applicant for a solely detached dwelling subdivision
- Stream and wetland protections
- Compatibility of density and housing types in the neighborhood

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 (7 - 0) *[2 absent]*

The requested Zoning Map Amendment from NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood, and this project proposes housing types other than detached dwellings. However, the requested rezoning is reasonable and in the public interest because it fulfills other goals and objectives of the Comprehensive Plan, including a mix of housing types, increased safety, and infill development in an appropriate location.

Those voting against the motion: N/A

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council approve Zoning Map Amendment Petition 25-REZ-07 to change the zoning of 5.82 acres of Wake County PIN #0658086641 from NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District, thereby amending the Future Land Use Map from Residential Neighborhood to Mixed Residential Neighborhood, as submitted by Qunity.

The Planning Board voted in favor of the recommendation (7 - 0) *[2 absent]*

Those voting against the motion: N/A

Ordinance No. RZ25-09
Date Submitted: November 18, 2025
Date Adopted: December 16, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND VISION HOLLY SPRINGS COMPREHENSIVE PLAN SECTION 1: LAND USE & CHARACTER PLAN, FUTURE LAND USE 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; Section 3: Parks, Recreation and Greenways Master Plan in 2021; and Section 4: Public Facilities; Section 5: Infrastructure & Utilities; and Section 6: Natural Areas in 2025; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 5.82 acres of Wake County PIN #0658086641 from NR Neighborhood 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 Residential Neighborhood; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on November 18, 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 November 19, 2025, and recommended approval by a vote of 7-0; 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 NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood, and this project proposes housing types other than detached dwellings.

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 it fulfills goals and objectives of the Comprehensive Plan, including a mix of housing types, increased safety, and infill development in an appropriate location.

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-07 to change the zoning of PIN #0658086641 from NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District.

The property is subject to all the conditions listed in the Conditional Zoning District and Major Subdivision Plan (Exhibit A), dated 12/1/2025, by Qunity.

Part 1: The Zone Map Amendment herby amends Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character Plan, Future Land Use Map to change the *Future Land Use Map* Designation of said parcels from Residential Neighborhood to Mixed Residential Neighborhood.

Part 2:
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 3:
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 NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood, and this project proposes housing types other than detached dwellings.

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, as it fails to meet the intent of a Residential Neighborhood by providing only detached dwellings, and providing too dense of development at an unsafe street configuration.

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 4 / 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 5 / Part 2:

EFFECTIVE DATE

The provisions of this ordinance shall become effective DECEMBER 16, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of DECEMBER 2025.

–

Town of Holly Springs by

_____

Michael D. Kondratick, Mayor

ATTEST:

_____

Linda McKinney, Town Clerk

Exhibit A: Major Subdivision Plan 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.

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:

- [X] 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:

- [X] 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 Didnor	J.didner@yahoo...	420 Springside DR
Connie MacHaffie	CMacHaffie@Gmail.com	520 E Maple
Jill Rusché	sealantqueen@yahoo.com	413 Springside Dr
Peggy Jones	Jones97@liberty.edu	1200 Grigsby Avenue
Val Gungor	valeri.gungor@gmail.com	245 Springside Dr
JW Hewitt	~~JAHEWITT~~@VERIZON.NET	101 WATERPOINT RD
Linda Hewitt	lehewitt18@gmail.com	101 Waterpoint Rd.
Mary McGeeney	mcgeeneymary@gmail.com	524 E Maple Ave
Connie Sylvester		919 271-4491
Sherri Kellar	buddykellar@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.

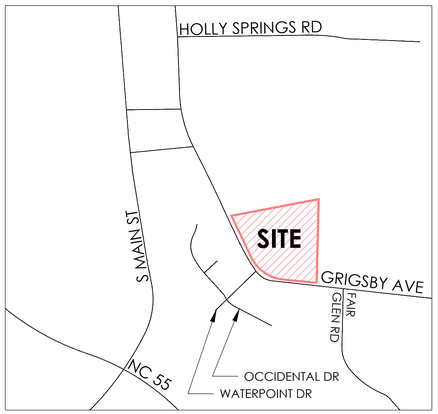
MONUMENT CONTROL POINTS

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'



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 (5.3.18.1)	**STANDARD REQUIRED**	**PROPOSED CHANGE**
DOUBLE FRONTAGE 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

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%)

INDEX OF DRAWINGS	
G-001	COVER SHEET
G-002	GENERAL NOTES
G-003	PROJECT LEGEND & ABBREVIATIONS
CV100	EXISTING CONDITIONS & DEMOLITION PLAN
CV110	TREE PRESERVATION PLAN
CS001	PRELIMINARY PLAT
CS100	SITE PLAN
CS101	OPEN SPACE PLAN
CS102	TRANSPORTATION PLAN
CS103	PRELIMINARY DEPARTURE SIGHT DISTANCE PLAN AND PROFILE
CS104	FIRE PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CU100	UTILITY PLAN
CU500	UTILITY DETAILS
CU501	UTILITY DETAILS
CU700	SEWER BASIN MAP
CG100	GRADING PLAN
CD700	WETLAND PLAN
CD710	WETLAND PLANTING AND DETAILS
LP100	LANDSCAPE PLANTING PLAN
LP500	LANDSCAPE PLANTING SCHEDULE & DETAILS
AA100	ARCHITECTURAL ELEVATIONS
AA101	ARCHITECTURAL ELEVATIONS
25-02548	DUKE ENERGY LIGHTING ARRANGEMENT
S&EC	TOWN OF HOLLY SPRINGS PLOT, SPECIMEN & STAND TYPE MAP

OWNER/APPLICANT/DEVELOPER
GRIGSBY TOWNES LLC
3717 NATIONAL DR STE 209
RALEIGH, NC 27612-4877

ENGINEER/LAND PLANNER
QUNITY, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953

PROJECT MANAGER
COURTNEY MCQUEEN, PLA
CMCQUEEN@QUNITY.COM

PROJECT ENGINEER
MATT JONES, PE
MJONES@QUNITY.COM

SURVEYOR
TAYLOR LAND CONSULTANTS PLLC
1600 OLIVE CHAPEL RD, #140
APEX, NC 27502
P: (919) 801-1104

ARCHITECT
FISCHER HOMES
JAMES MITCHELL
3900 OLYMPIC BLVD
SUITE 400
ERLANGER, KY 41018
P: (919) 271-4998
JMITCHELL@FISCHERHOMES.COM

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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

COVER SHEET

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY MCQUEEN ROSS

Courtney McQueen Digitally signed by Courtney McQueen DN: C=US, E=cmcqueen@qunity.com, O=Qunity, A=Courtney McQueen Reason: I am approving this document Date: 2025.12.01 14:35:05-05'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES

Matthew Jones, PE Digitally signed by Matthew Jones, PE Contact Info: mjones@qunity.com Date: 2025.12.01 14:35:05-05'00'

811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	CRM

DATE
DECEMBER 1, 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. QUINITY P.A. IS NOT RESPONSIBLE FOR SAFETY AND SECUR

PIN: 0658086641
REID: 0026771

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	
	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	
et	TRANSFORMER	ET
hh	ELECTRIC HANDHOLE	HH
te	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	
CWA	CONCRETE WASHOUT	

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	
WTL	WETLAND BUFFER	
SB SB	RIPARIAN BUFFER	SB SB
	TREE PRESERVATION	
	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.

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

PROJECT LEGEND & ABBREVIATIONS

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2210 COURTNEY ROYSTER QUEEN

Courtney Queen

Digitally signed by Courtney McQueen Queen
DN: C=US, E=courtney.queen@qunity.com, O=Qunity, CN=Courtney McQueen Queen
Date: 2025.12.01 15:56:05-05'00'

811 - CALL BEFORE YOU DIG

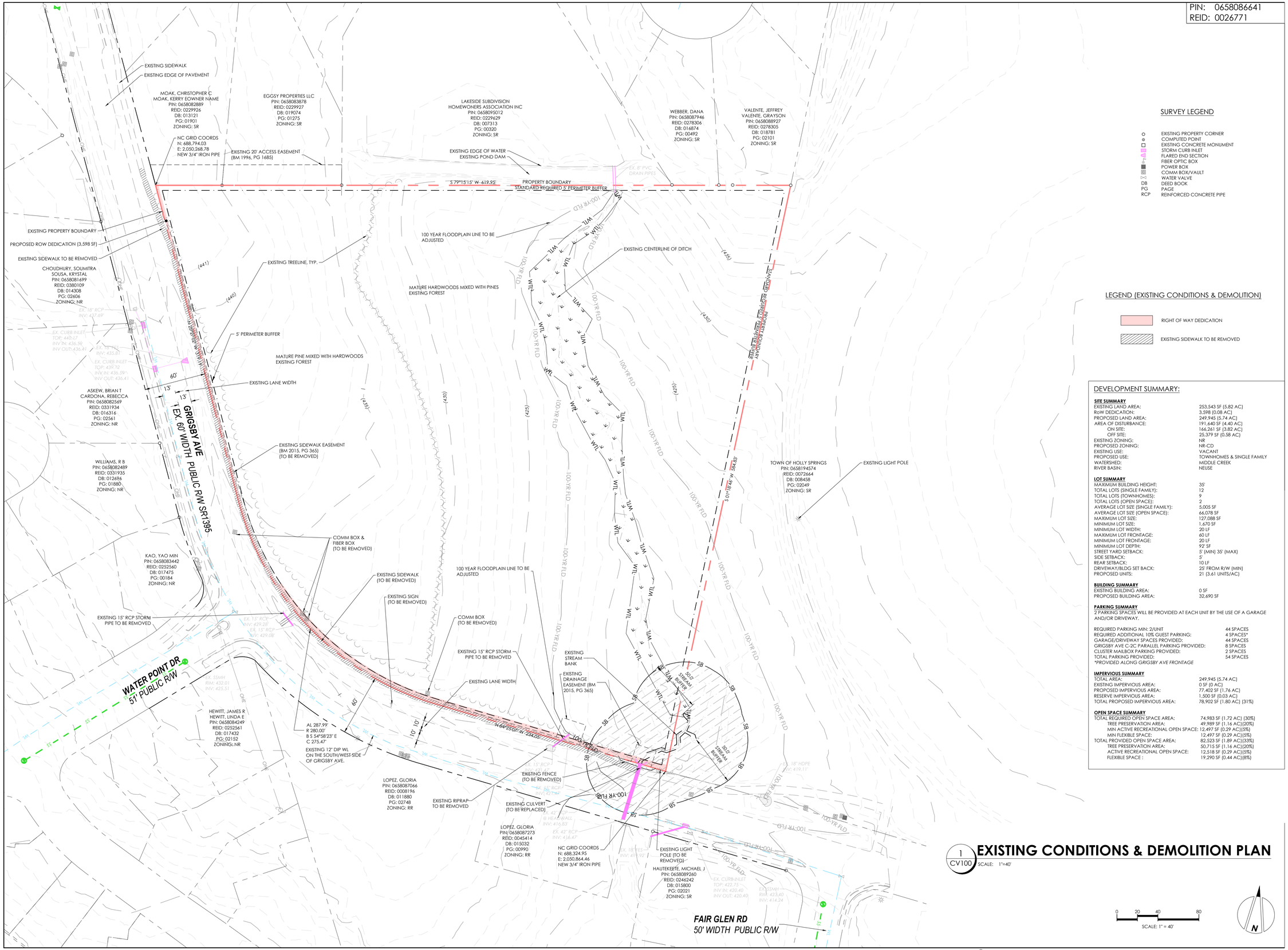
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AMC	CRM

DATE: DECEMBER 1, 2025
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'

N

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 Courtney McQueen

Digitally signed by Courtney McQueen
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DECEMBER 1, 2025

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SHEET NO.
CV100

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



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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HOLLY SPRING,
NORTH CAROLINA

TREE PRESERVATION PLAN

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2210 CHRISTOPHER M. ROSE

Courtney McQueen
Digitally signed by Courtney McQueen
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TREE SURVEY ONLY

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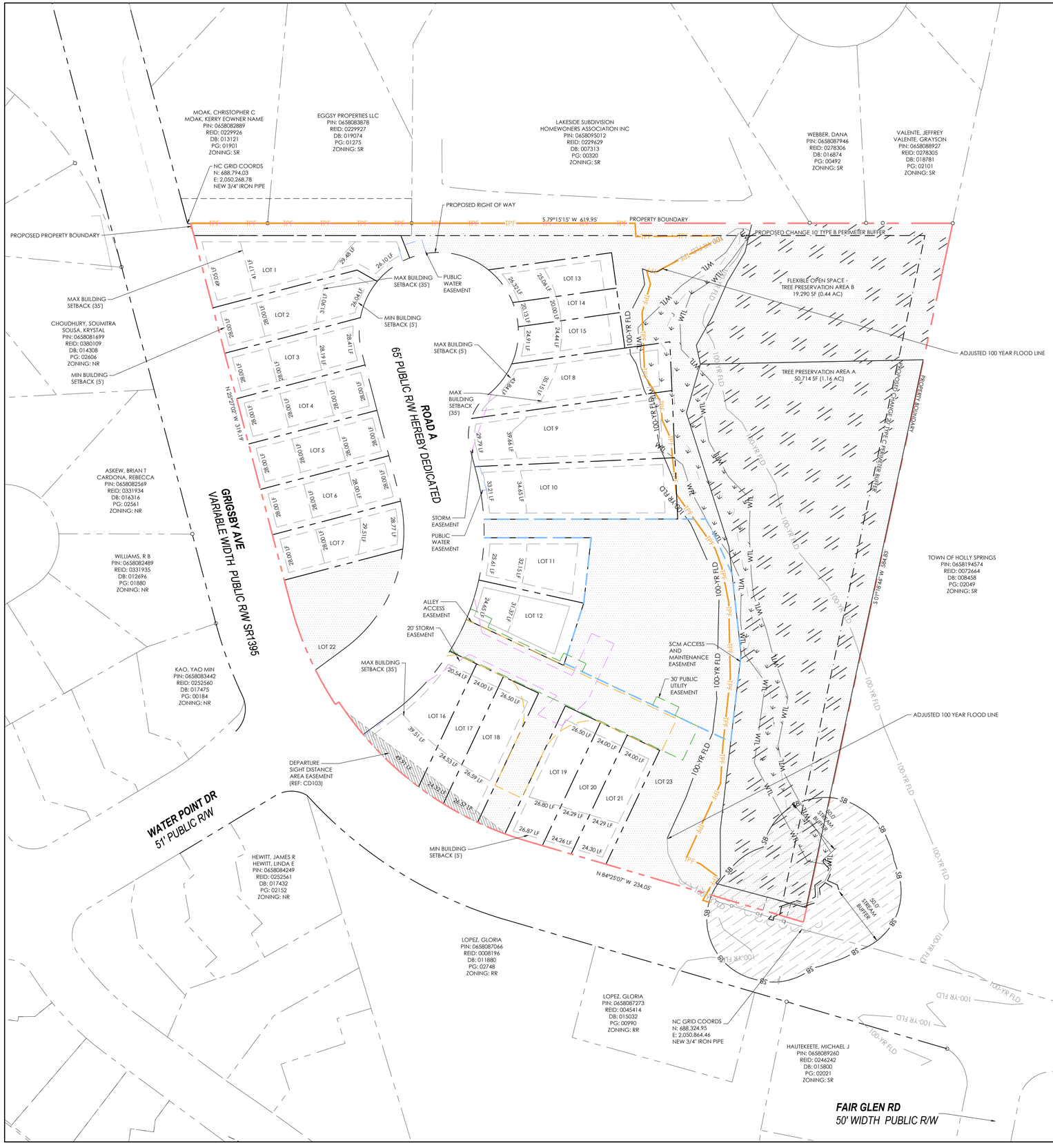
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2357

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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HOLLY SPRING,
NORTH CAROLINA

PRELIMINARY PLAT

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY ROSS QUEEN

Courtney Ross Queen
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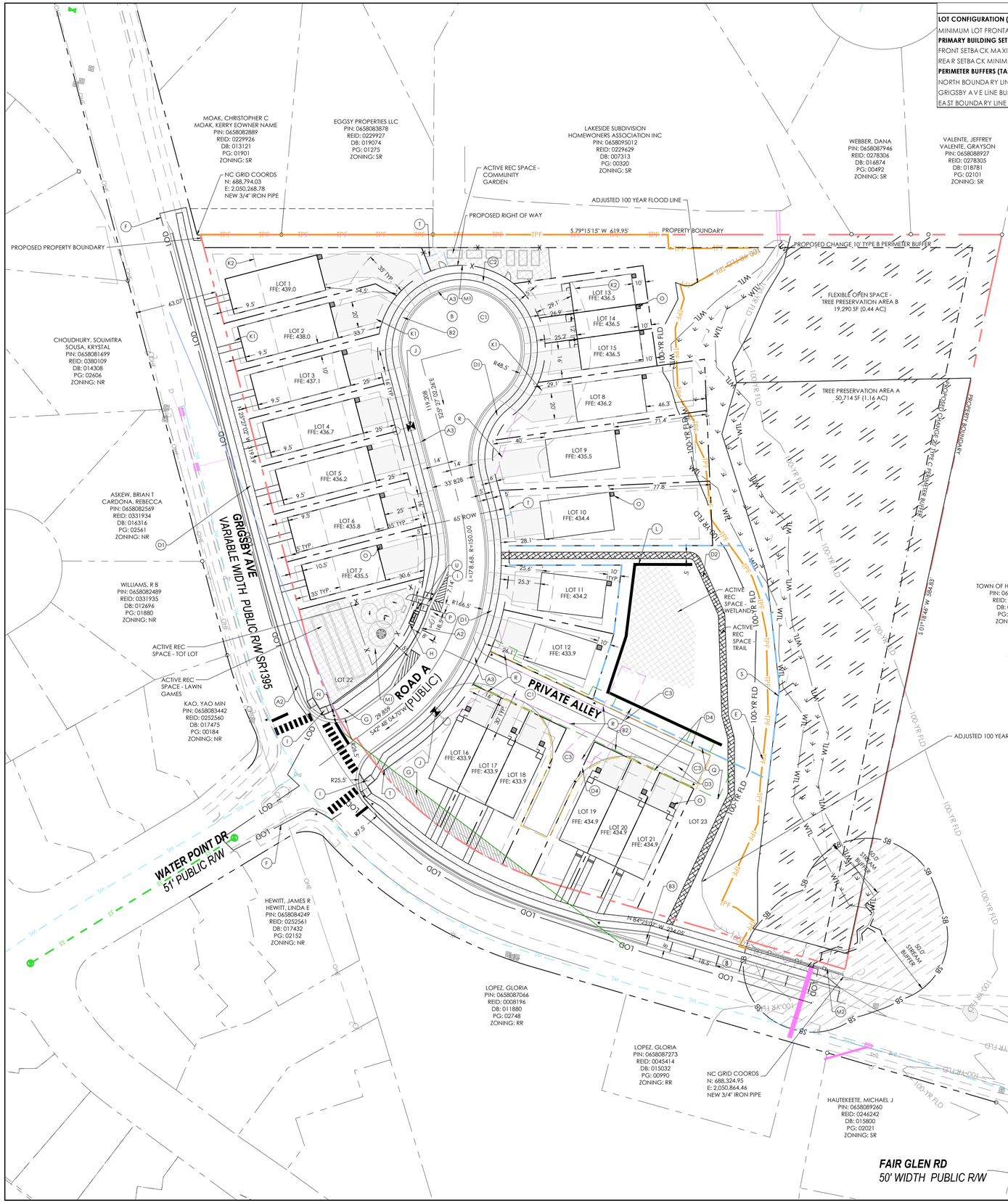
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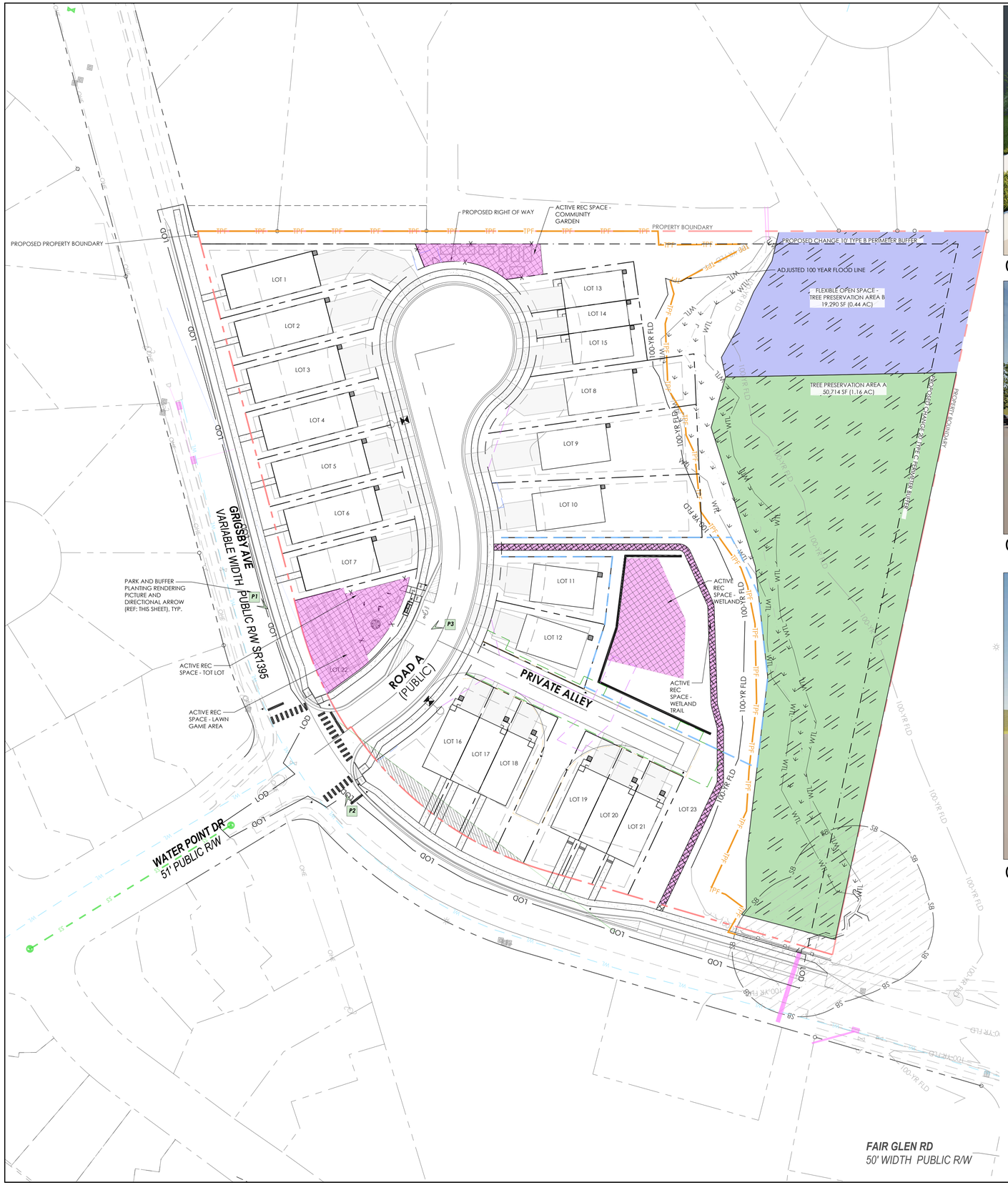
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QUNITY PROJECT NO.
2357

SHEET NO.
CS001

<MAJOR SUBDIVISION PLAN>


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
ACTIVE REC SPACE - COMMUNITY GARDEN
PROPOSED RIGHT OF WAY
ADJUSTED 100 YEAR FLOOD LINE
PROPERTY BOUNDARY
PROPOSED PROPERTY BOUNDARY
S 79°15'15" W 619.95'
PROPOSED CHANGE 10' TYPE B PERIMETER BUFFER
CHOUDHURY, SOUMITRA
SOUSA, KRYSTAL
PIN: 0658081699
REID: 03801O9
DB: 014308
PG: 02606
ZONING: NR
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
ASKEW, BRIAN T
CARDONA, REBECCA
PIN: 0658082569
REID: 0331934
DB: 016316
PG: 02561
ZONING: NR
GRIGSBY AVE
VARIABLE WIDTH PUBLIC R/W SR1395
WILLIAMS, R B
PIN: 0658082489
REID: 0331935
DB: 012696
PG: 01880
ZONING: NR
ACTIVE REC SPACE - TOT LOT
ACTIVE REC SPACE - LAWN GAMES
KAO, YAO MIN
PIN: 0658083442
REID: 0252560
DB: 017475
PG: 00184
ZONING: NR
ROAD A (PUBLIC)
PRIVATE ALLEY
WATER POINT DR
51' PUBLIC R/W
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
FAIR GLEN RD
50' WIDTH PUBLIC R/W
LOT 1 FFE: 439.0
LOT 2 FFE: 438.0
LOT 3 FFE: 437.1
LOT 4 FFE: 436.7
LOT 5 FFE: 436.2
LOT 6 FFE: 435.8
LOT 7 FFE: 435.5
LOT 8 FFE: 436.2
LOT 9 FFE: 435.5
LOT 10 FFE: 434.4
LOT 11 FFE: 434.2
LOT 12 FFE: 433.9
LOT 13 FFE: 436.5
LOT 14 FFE: 436.5
LOT 15 FFE: 436.5
LOT 16 FFE: 433.6
LOT 17 FFE: 433.9
LOT 18 FFE: 433.9
LOT 19 FFE: 434.9
LOT 20 FFE: 434.9
LOT 21 FFE: 434.9
LOT 22
LOT 23
100-YR FLD
TPF
LOD
WL1
WL2
WL3
WL4
WL5
WL6
WL7
WL8
WL9
WL10
WL11
WL12
WL13
WL14
WL15
WL16
WL17
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WL20
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WL25
WL26
WL27
WL28
WL29
WL30
WL31
WL32
WL33
WL34
WL35
WL36
WL37
WL38
WL39
WL40





(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

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OPEN SPACE PLAN

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY ROSE QUEEN

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DATE
DECEMBER 1, 2025

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2357

SHEET NO.
CS101

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

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

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

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

PROPOSED RIGHT OF WAY

PROPERTY BOUNDARY

S 79°15'15" W 619.95'

PROPOSED PROPERTY BOUNDARY

PROPOSED CHANGE 10' TYPE B PERIMETER BUFFER

5' SIDEWALK (TYP.)

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

65' ROW

NO PARKING LOADING ZONE SIGN

ADA PARKING SIGN

STOP BAR & STOP SIGN

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

24" WHITE TRANSVERSE BAR

WATER POINT DR
51' PUBLIC R/W

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

Existing RRFBs

Ex. Lane Width

PROPOSED LANE WIDTH

4" WHITE SKIP LINE

HORIZONTAL CURVE AND INTERSECTION SIGN

PARKING COUNT

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

LOPEZ, GLORIA
PIN: 0658087273
REID: 004541 4
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

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)

100-YR FLD

50.0' STREAM BUFFER

4:1 TAPER

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'

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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

TRANSPORTATION PLAN

SEAL 39170 Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 09:05:05'00'

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AMC	MLJ

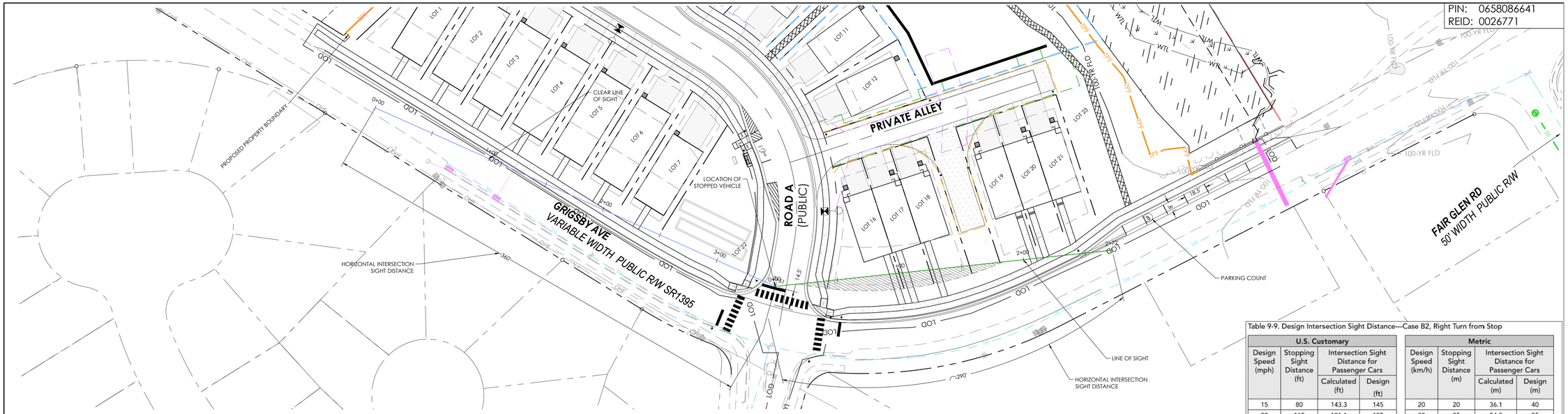
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QUNITY PROJECT NO.: 2357

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)

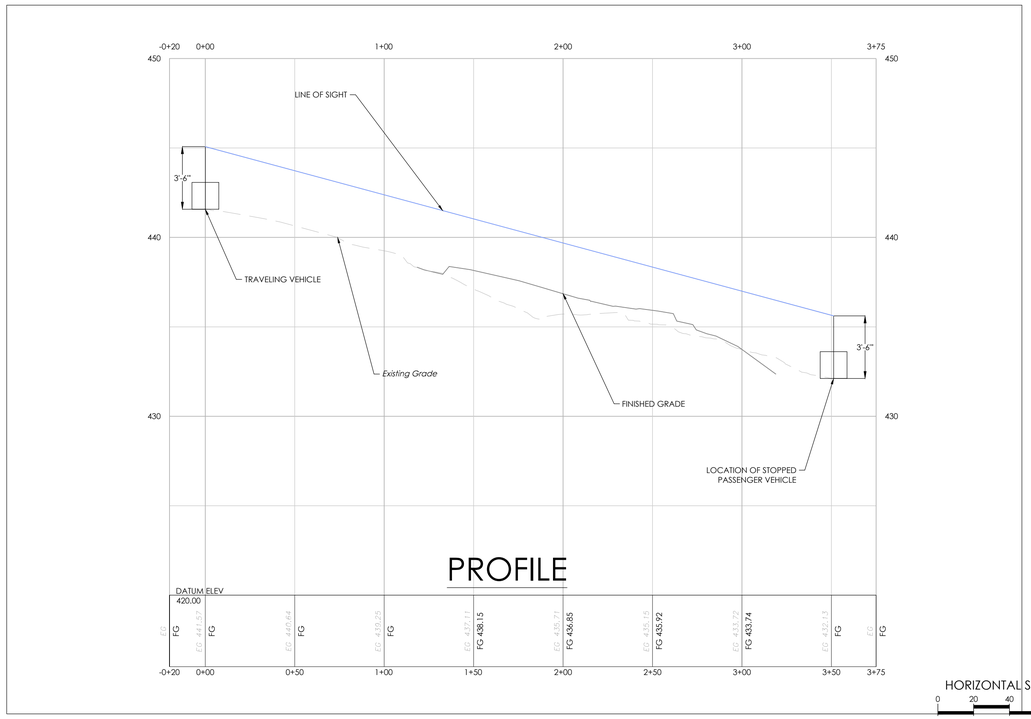
ISD = (1.47)*(DESIGN SPEED)*(tg)
ISD = 1.47*30*8.0
ISD = 352.8

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.

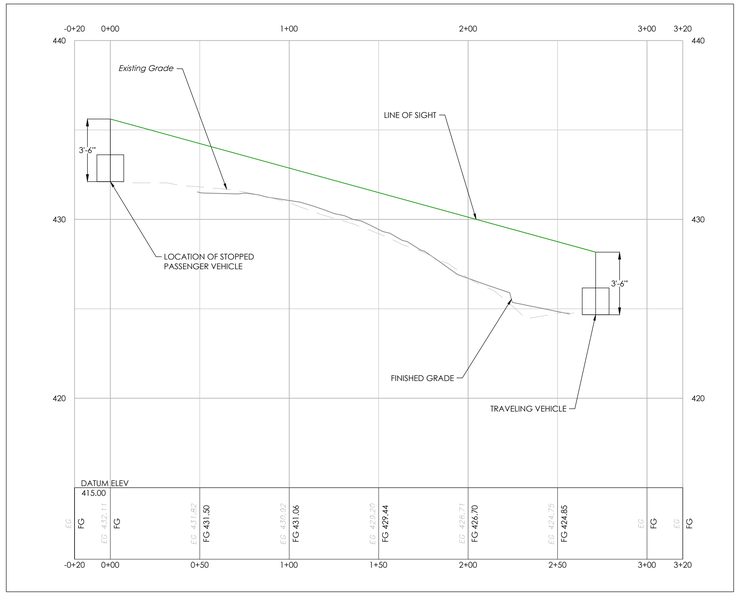


HORIZONTAL SCALE
0 20 40 80
SCALE: 1" = 40'

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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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

DEPARTURE SIGHT DISTANCE PLAN & PROFILE

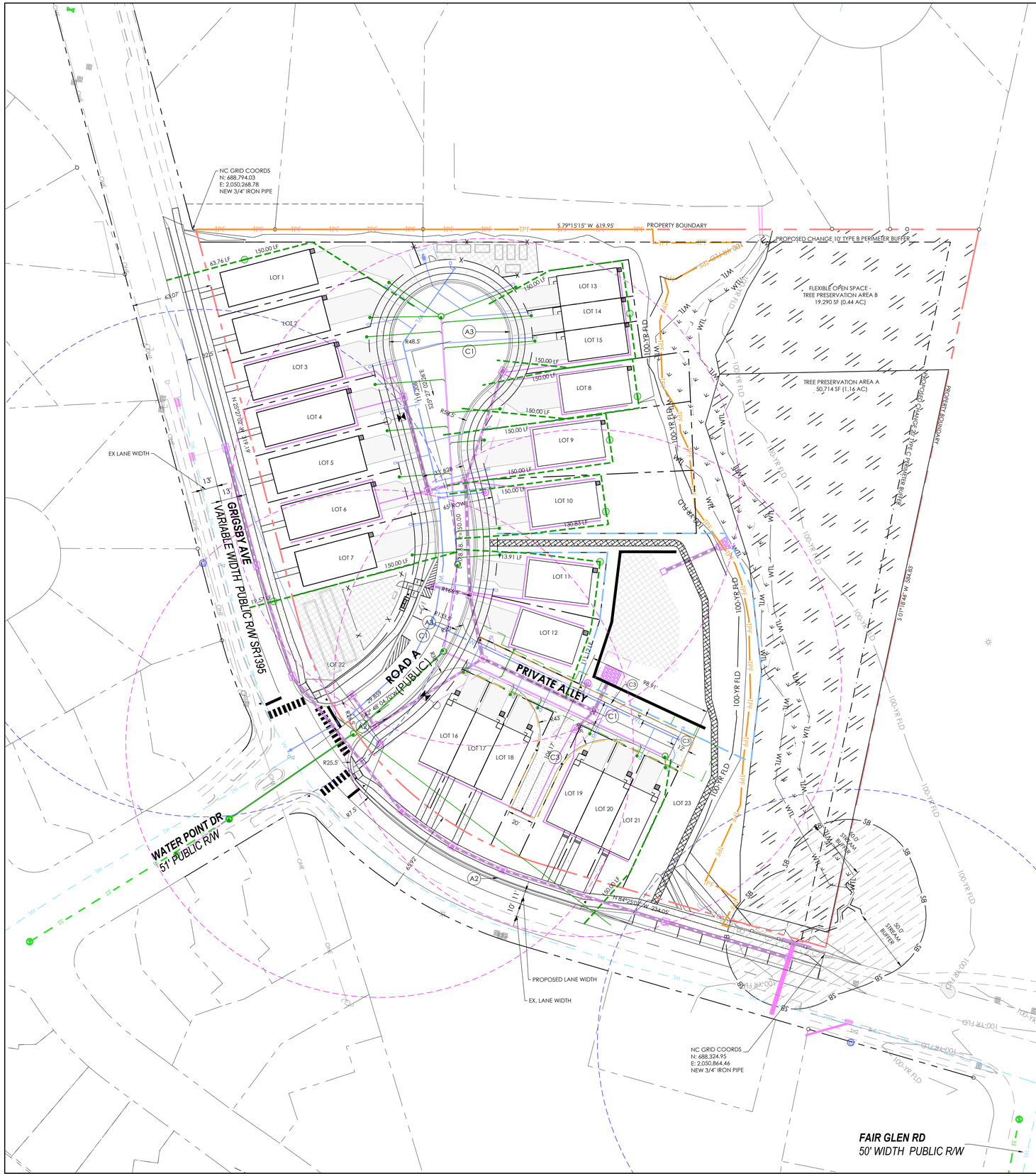
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 10:05:05 -05'00'
Matthew Jones, PE

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: MLJ
DATE: DECEMBER 1, 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 ARCHITECTURAL ASSOCIATION C-200 QUNITY, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 CHRISTINA M. ROSS

Courtney McQueen

Digitally signed by Courtney McQueen
DN: C=US, E=cmcqueen@qunity.com, O=Qunity, CN=Courtney McQueen
Date: 2025.12.01 11:25:05'00'

811 - CALL BEFORE YOU DIG

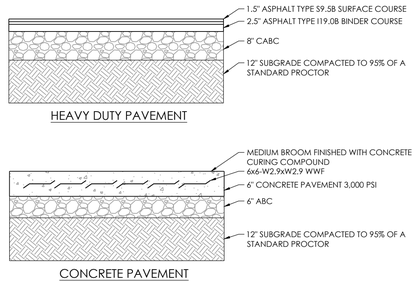
DRAWN BY:	CHECKED BY:
AMC	MLJ

DATE
DECEMBER 1, 2025

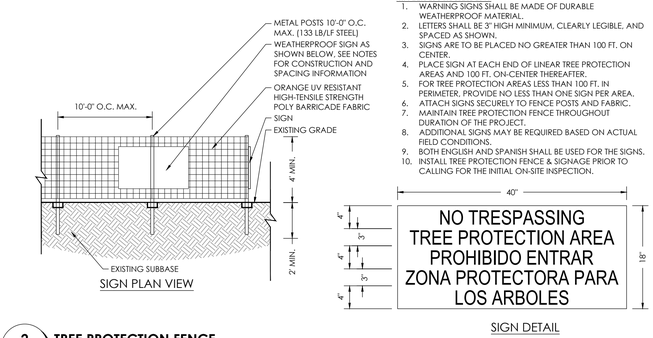
QUNITY PROJECT NO.
2357

SHEET NO.
CS104

<MAJOR SUBDIVISION PLAN>



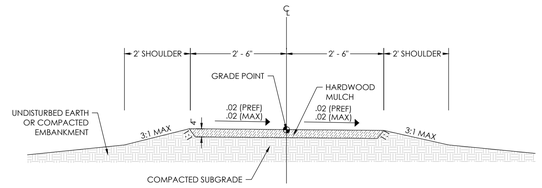
1 CS500 PAVEMENT SECTIONS
SCALE: N.T.S.



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.

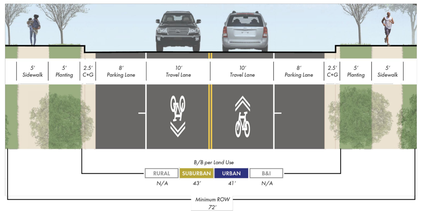
NOTE: TOWN OF HOLLY SPRINGS DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION.

PIN: 0658086641
REID: 0026771

C-2C GRIGSBY AVENUE SOUTH OF WATER POINT DR

Collector | 2 Lanes

C-2C Minimum



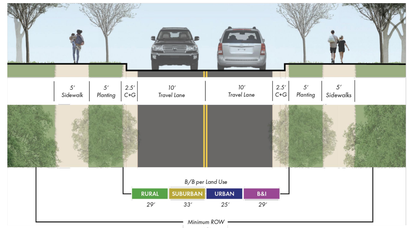
C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
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

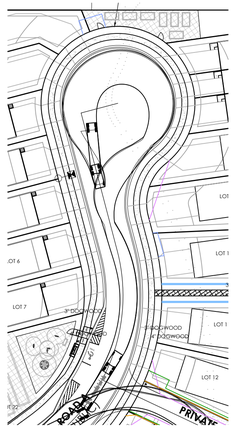
Local/Neighborhood Connector or Collector | 2 Lanes

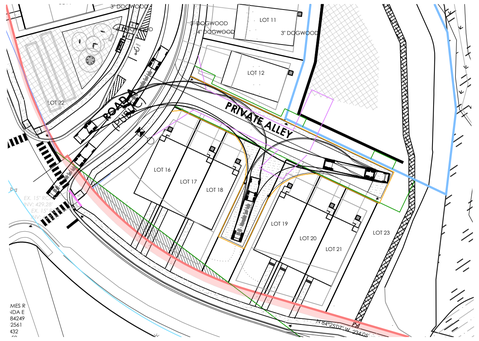
LC-2A Minimum



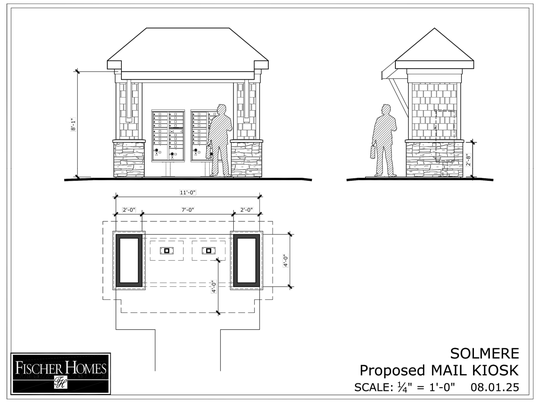
L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
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'	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 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.*



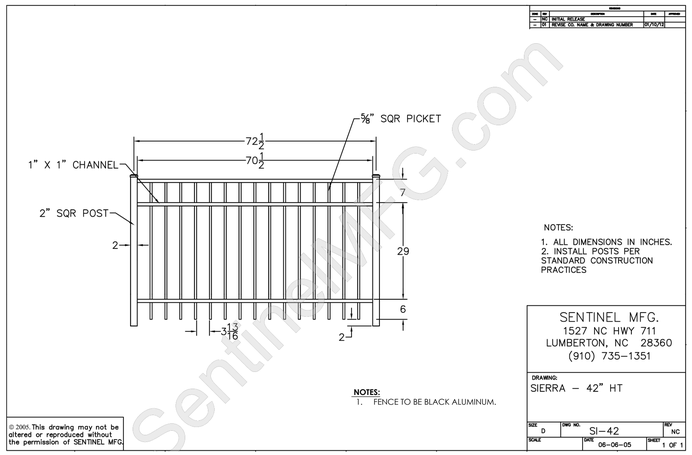


6 CS500 WB 50 TRUCK TURN
SCALE: 1"=60'

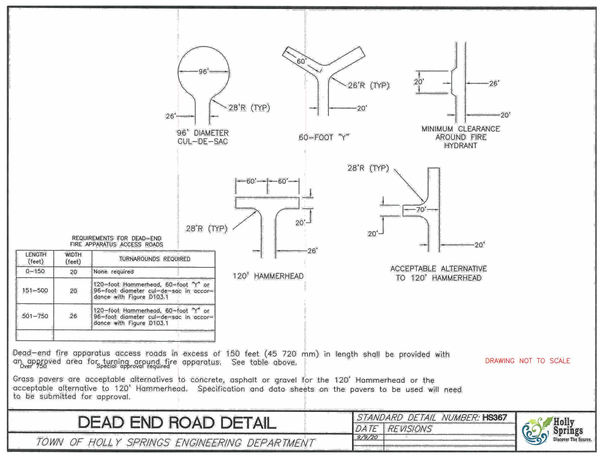


SOLMERE
Proposed MAIL KIOSK
SCALE: ¼" = 1'-0" 08.01.25

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



SentinelMFG.com



GRASSPAVE² BY INVISIBLE STRUCTURES™

100% Grass Covered Porous Pavement

Grasspave2 Flexible Plastic Porous Pavement

Grasspave2 protects and enhances the environment in three ways: First, made from 100% recycled plastic, Grasspave2 keeps common consumer and industrial products from going into landfills. Second, grass paving directly improves the environment by recharging water tables on site (reducing flooding hazards downstream), reducing sources of oils and solvents from asphalt, absorbing carbon dioxide, and creating oxygen. Third, it enhances the beauty and quality of the built environment – replacing hot asphalt paved areas with cool, sparking green lawn-like Product Description

Grasspave2 has thin-walled independent plastic rings connected by an interlocking geogrid structure, which, because it is installed below the surface, is invisible in the completed project. While the rings are rigid, the grid itself is flexible, which makes it easy to install on uneven grades, and reduces usual cut and fill requirements.

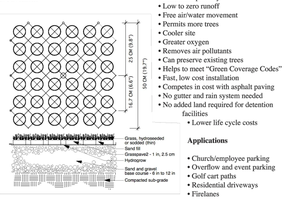
The rings transfer loads from the surface to the grid structure and engineered base course material below, thus preventing compaction of the upper root zone of the grass. A single ring supports small loads, such as shoes; several rings support tires and large loads.

The rings also act to contain the root zone medium (sand) and prevent lateral migration away from tires, feet, or other loads. This protects the grass root system, enabling roots to grow deep into the porous base course. The result is healthy, green turf at the surface.

One person can easily install the Grasspave2 rolls at a rate of 70m2 (750 ft2) per hour, plus time for base course preparation and grass installation (seeding, sod or sprigging). Step-by-step instructions are included in our Installation Instructions, which accompany each order.

Features and Benefits

- Allows 100% grass coverage instead of asphalt
- Made from 100% post consumer plastic
- High strength to weight load-bearing capacity
- Supports vehicular and pedestrian traffic
- Maximum porosity
- Low to zero runoff
- Free air/water movement
- Permits more trees
- Cooler site
- Greater oxygen
- Removes air pollutants
- Can preserve existing trees
- Helps to meet "Green Coverage Codes"
- Fast, low cost installation
- Competes in cost with asphalt paving
- No gutter and rain system needed
- No added land required for detention facilities
- Lower life cycle costs



Applications

- Church/employee parking
- Overflow and event parking
- Golf cart paths
- Residential driveways
- Firelanes

Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 1lbs (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lbf/in
Color – Black
Resin – 100% recycled HDPE with 3% carbon black
Shipped in Rolls (431 sq ft standard, other roll sizes available)
92% Void Space (8% plastic by volume)

Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com
US Patent #5,250,340

INVISIBLE STRUCTURES



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HOLLY SPRING,
NORTH CAROLINA

SITE DETAILS

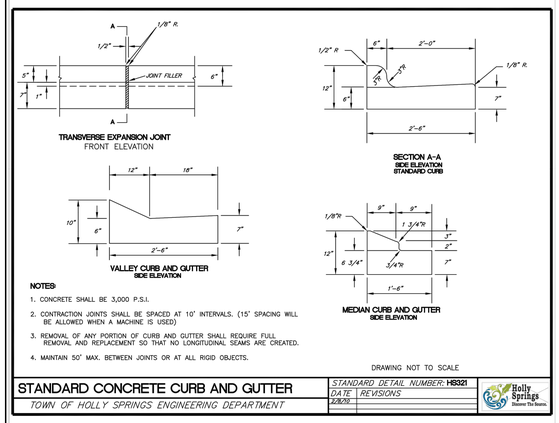
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL 39170
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 14:47:21 -05'00'

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CHECKED BY: CRM
DATE: DECEMBER 1, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CS500

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

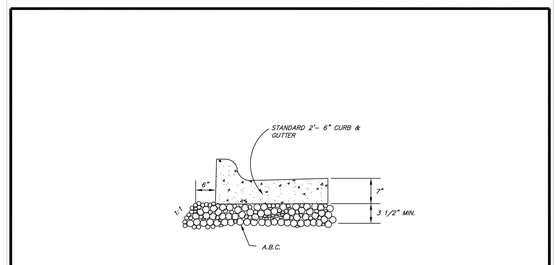


NOTES:

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
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 2/8/78

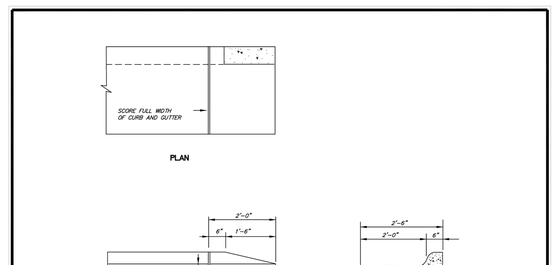


NOTES:

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

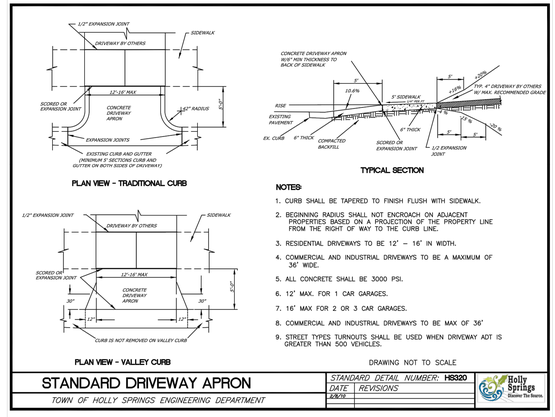
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER	STANDARD DETAIL NUMBER: HS322
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 2/8/78



DRAWING NOT TO SCALE

STANDARD METHOD OF ENDING CURB AND GUTTER	STANDARD DETAIL NUMBER: HS323
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 2/8/78

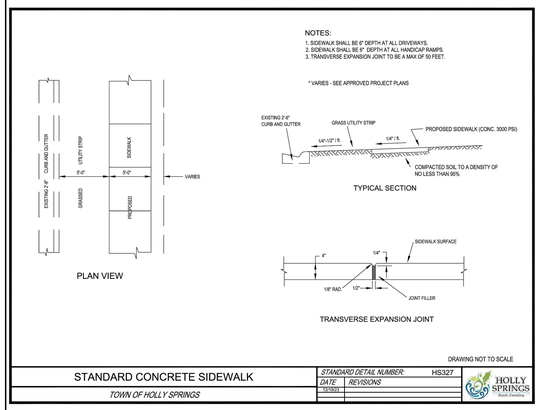


NOTES:

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.

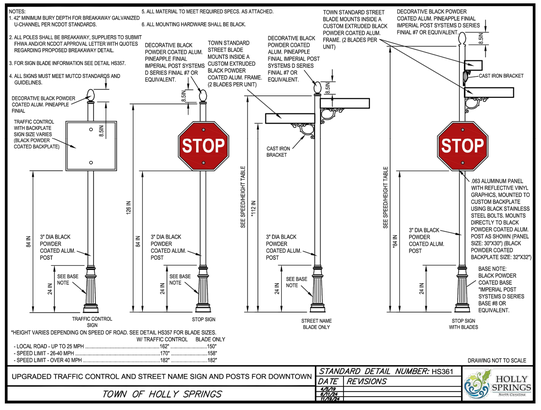
DRAWING NOT TO SCALE

STANDARD DRIVEWAY APRON	STANDARD DETAIL NUMBER: HS320
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 2/8/78



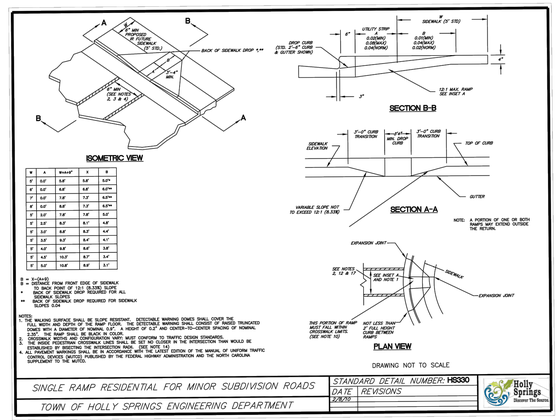
DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS	DATE / REVISIONS



DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR DOWNTOWN	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 2/8/78

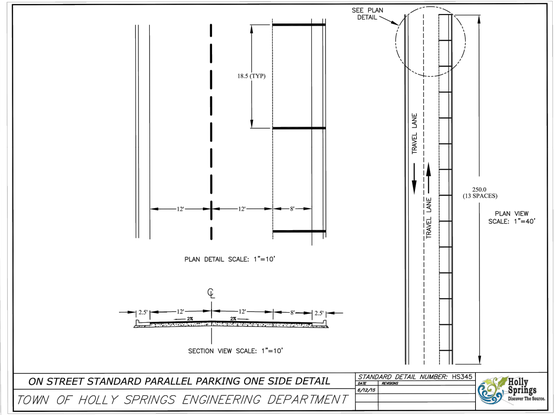


SINGLE RAMP RESIDENTIAL FOR MINOR SUBDIVISION ROADS	STANDARD DETAIL NUMBER: HS330
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 2/8/78

N	A	W=n+4"	X	B
1'	0.0"	5.0"	0.0"	0.0"
2'	0.0"	6.0"	0.0"	0.0"**
3'	0.0"	7.0"	0.0"	0.0"**
4'	0.0"	8.0"	1.1"	0.0"**
5'	0.0"	9.0"	2.2"	0.0"**
6'	0.0"	10.0"	3.3"	0.0"**
7'	0.0"	11.0"	4.4"	0.0"**
8'	0.0"	12.0"	5.5"	0.0"**
9'	0.0"	13.0"	6.6"	0.0"**
10'	0.0"	14.0"	7.7"	0.0"**
11'	0.0"	15.0"	8.8"	0.0"**

A = 5-(n+4)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPED INSET
* = BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** = BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 5.0%

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. DETECTABLE WARNING AND CONFIGURATION WHEN MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY EXTENDING THE INTERSECTING BACK OF CURB LINES.
4. 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.



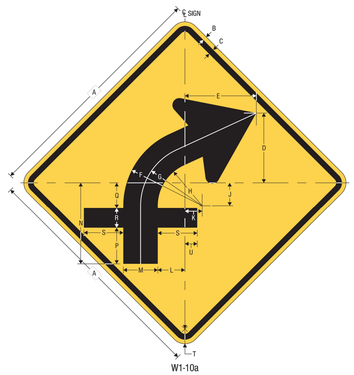
ON STREET STANDARD PARALLEL PARKING ONE SIDE DETAIL	STANDARD DETAIL NUMBER: HS345
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 6/10/15

W1-10a
Issued 3/1/2012



R7-6
No Parking Loading Zone

Sign image from the Manual of Traffic Signs <http://www.trafficsign.us/>
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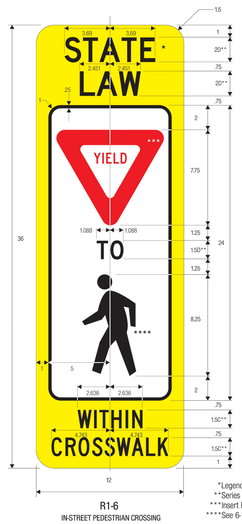


W1-10a
COMBINATION HORIZONTAL ALIGNMENT (CURVE)/CROSS ROAD

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)

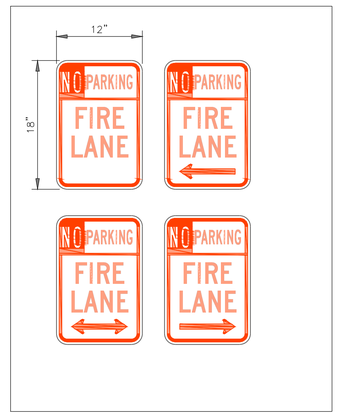


R1-6
IN-STREET PEDESTRIAN CROSSING

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

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

1-8



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

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

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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CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SITE DETAILS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 10:05:05 -05'00'
Matthew Jones, PE

811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
ST	MLJ

DATE: DECEMBER 1, 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

EX. 8" PVC DRAIN PIPES

PROPOSED RIGHT OF WAY

PROPOSED PROPERTY BOUNDARY

S 29°15'15" W 619.95'

PROPERTY BOUNDARY

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

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

N 25°07'05" W 31.91'

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

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

EX. 18" RCP
INV: 429.28

EX. 15" RCP
INV: 429.28

WATER POINT DR
51' PUBLIC R/W

EX. SSMH
RIM: 432.01
INV: 425.31

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

EXISTING 12" DIP WL
ON THE SOUTH/WEST SIDE
OF GRIGSBY AVE.

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

EX. 42" RCP
@ HEADWALL
INV: 416.83'

EX. 42" RCP
INV: 416.47'

EX. 18" FES
INV: 419.92'

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

EX. CURB INLET
TOP: 422.75
INV IN: 420.40
INV OUT: 420.40

EX. SSMH
RIM: 423.40
INV: 414.24

FAIR GLEN RD
50' WIDTH PUBLIC R/W

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

S 01° 19' 46" W 384.83'

PROPERTY BOUNDARY

EX. 18" HDPE
INV: 419.11'

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

SSMH
FILTERRA
VG
CB
DI
RISER
END WALL
8" DIP
100-YR FLD
50' STREAM BUFFER
WL
TLM
SB
LOD
TPF

N 84°25'02" W 224.05'

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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DURHAM, NORTH CAROLINA 27707
P 919.490.4990
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0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

UTILITY PLAN

SEAL 39170 Matthew Jones, PE
NORTH CAROLINA PROFESSIONAL ENGINEER
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 09:45:05'00'

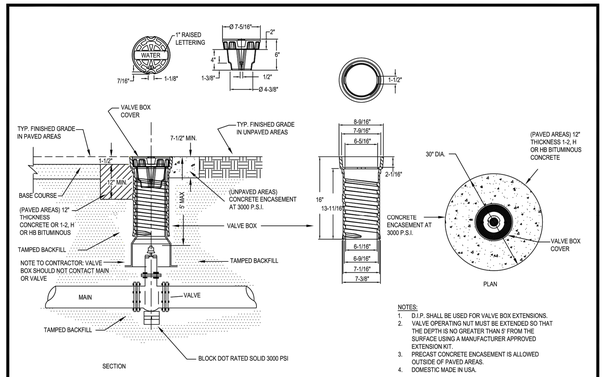
811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
ST	MLJ

DATE: DECEMBER 1, 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.

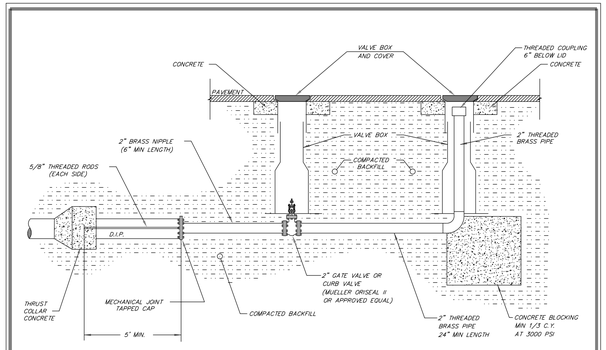
DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS601

DATE	REVISIONS
5/6/14	



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

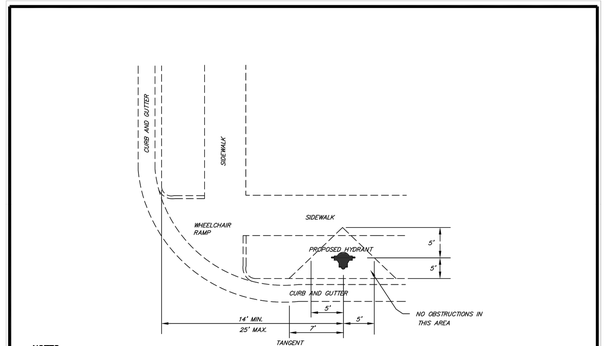
DRAWING NOT TO SCALE

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.

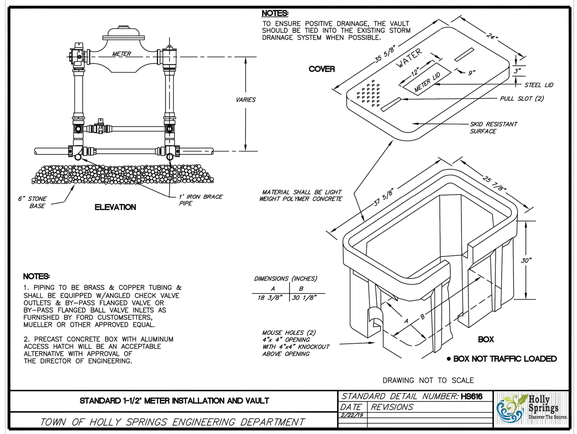
DRAWING NOT TO SCALE

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.

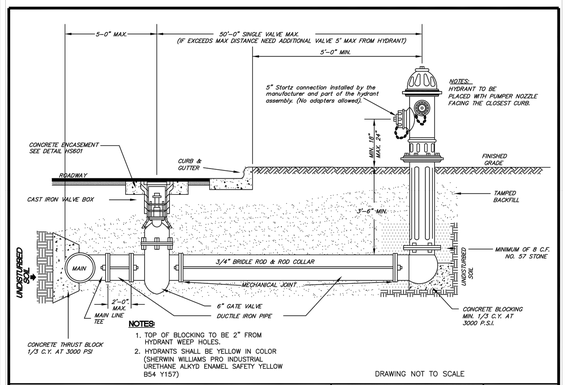
DRAWING NOT TO SCALE

STANDARD 1-1/2" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS616

DATE	REVISIONS
5/19/23	



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)

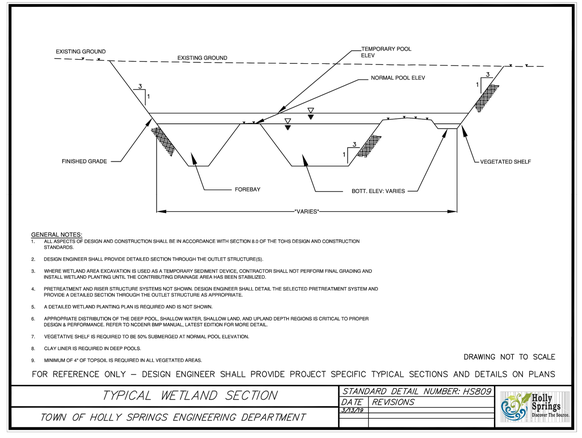
DRAWING NOT TO SCALE

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 NCDENR 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

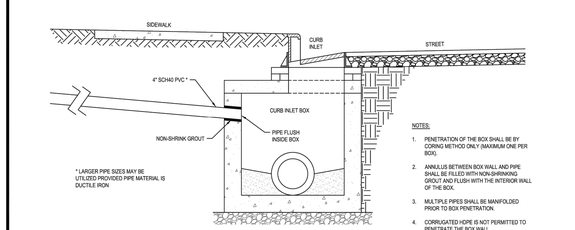
FOR REFERENCE ONLY – DESIGN ENGINEER SHALL PROVIDE PROJECT SPECIFIC TYPICAL SECTIONS AND DETAILS ON PLANS

TYPICAL WETLAND SECTION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS809

DATE	REVISIONS
3/23/19	



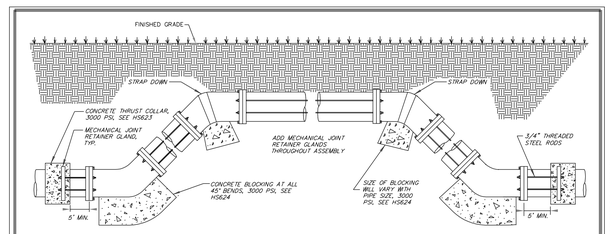
NOTES:
1. PENETRATION OF THE BOX SHALL BE BY CORING METHOD ONLY (MAXIMUM ONE PER BOX).
2. ANNULUS BETWEEN BOX WALL AND PIPE SHALL BE FILLED WITH NON-SHRINKING GROUT AND FLUSH WITH THE INTERIOR WALL OF THE BOX.
3. MULTIPLE PIPES SHALL BE MANIFOLDED PRIOR TO BOX PENETRATION.
4. CORRUGATED HDPE IS NOT PERMITTED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

DRAIN CONNECTION TO STORM DRAIN BOX

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS824

DATE	REVISIONS
12/19/23	



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

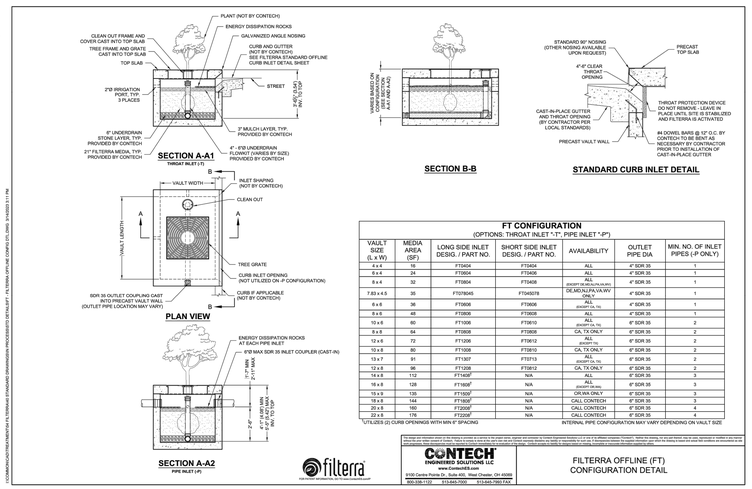
DRAWING NOT TO SCALE

STANDARD VERTICAL BEND

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS635

DATE	REVISIONS
6/22/21	



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 TX)	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	DE,MD,NJ,PA,VA 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

filterra
FILTERRA® BIORETENTION SYSTEM

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www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

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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16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
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GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

UTILITY DETAILS

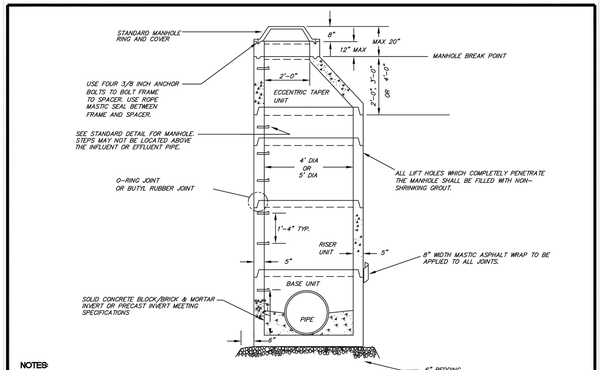
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL 39170
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 14:57:21-05'00'

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DRAWN BY: ST
CHECKED BY: MLJ
DATE: DECEMBER 1, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CU500

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

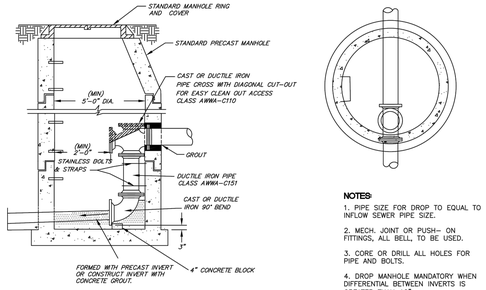


NOTES:
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS706
DATE: 1/26/09 | REVISIONS:

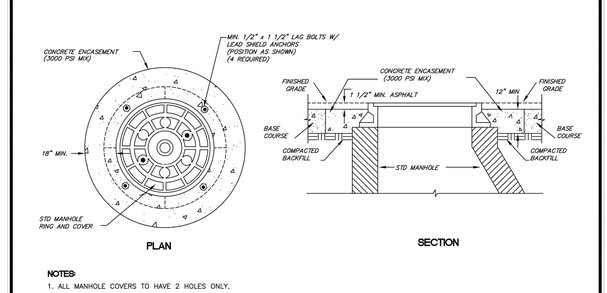


NOTES:
1. PIPE SIZE FOR DROP TO EQUAL TO INFLOW SEWER PIPE SIZE.
2. MECH. JOINT OR PUSH- ON FITTINGS, ALL BELL, TO BE USED.
3. CORE OR DRILL ALL HOLES FOR PIPE AND BOLTS.
4. DROP MANHOLE MANDATORY WHEN DIFFERENTIAL BETWEEN INVERTS IS GREATER THAN 12".
5. STAINLESS STEEL STRAPS SHALL BE USED ON ALL DROPS 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: 1/26/09 | REVISIONS:

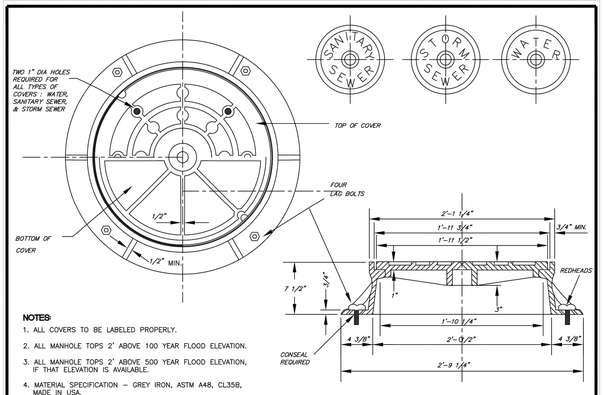


NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

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: 1/26/09 | REVISIONS:

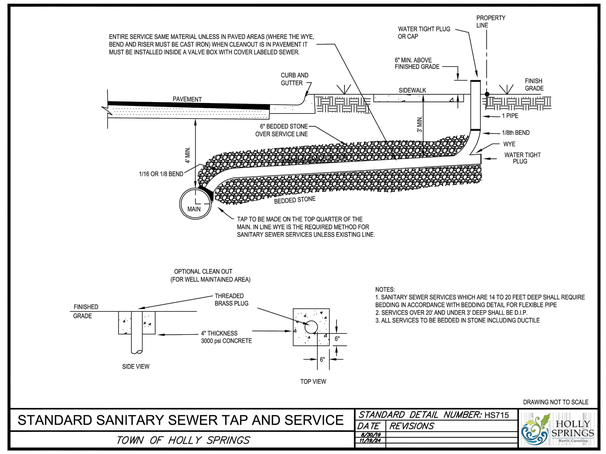


NOTES:
1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS711
DATE: 1/26/09 | REVISIONS:

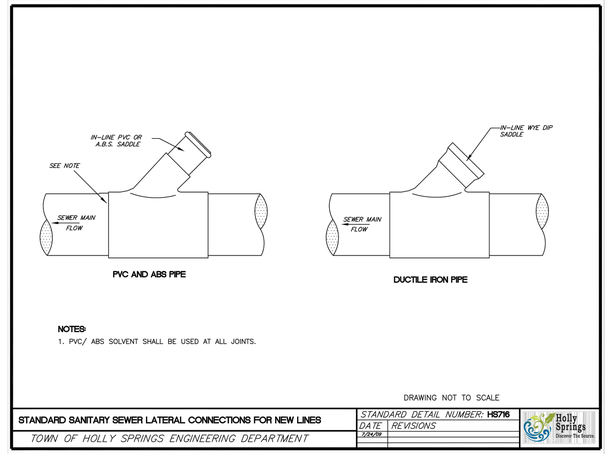


NOTES:
1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS715
DATE: 1/26/09 | REVISIONS:

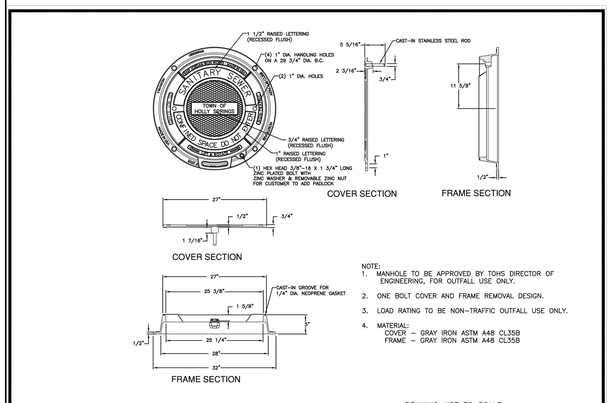


NOTES:
1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS716
DATE: 1/26/09 | REVISIONS:



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: 1/26/09 | REVISIONS:

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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16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com
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GRIGSBY AVE RESIDENTIAL

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HOLLY SPRING,
NORTH CAROLINA

UTILITY DETAILS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 08:57:05-05'00'

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DATE: DECEMBER 1, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: CU501

<MAJOR SUBDIVISION PLAN>

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL 39170
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact info: mjones@qunity.com
Date: 2025.12.01 09:23:05'00'

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AMC	MLJ

DATE
DECEMBER 1, 2025

QUNITY PROJECT NO.
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=433.02 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=435.85 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'

N

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GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL 39170
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 08:25:05'00'

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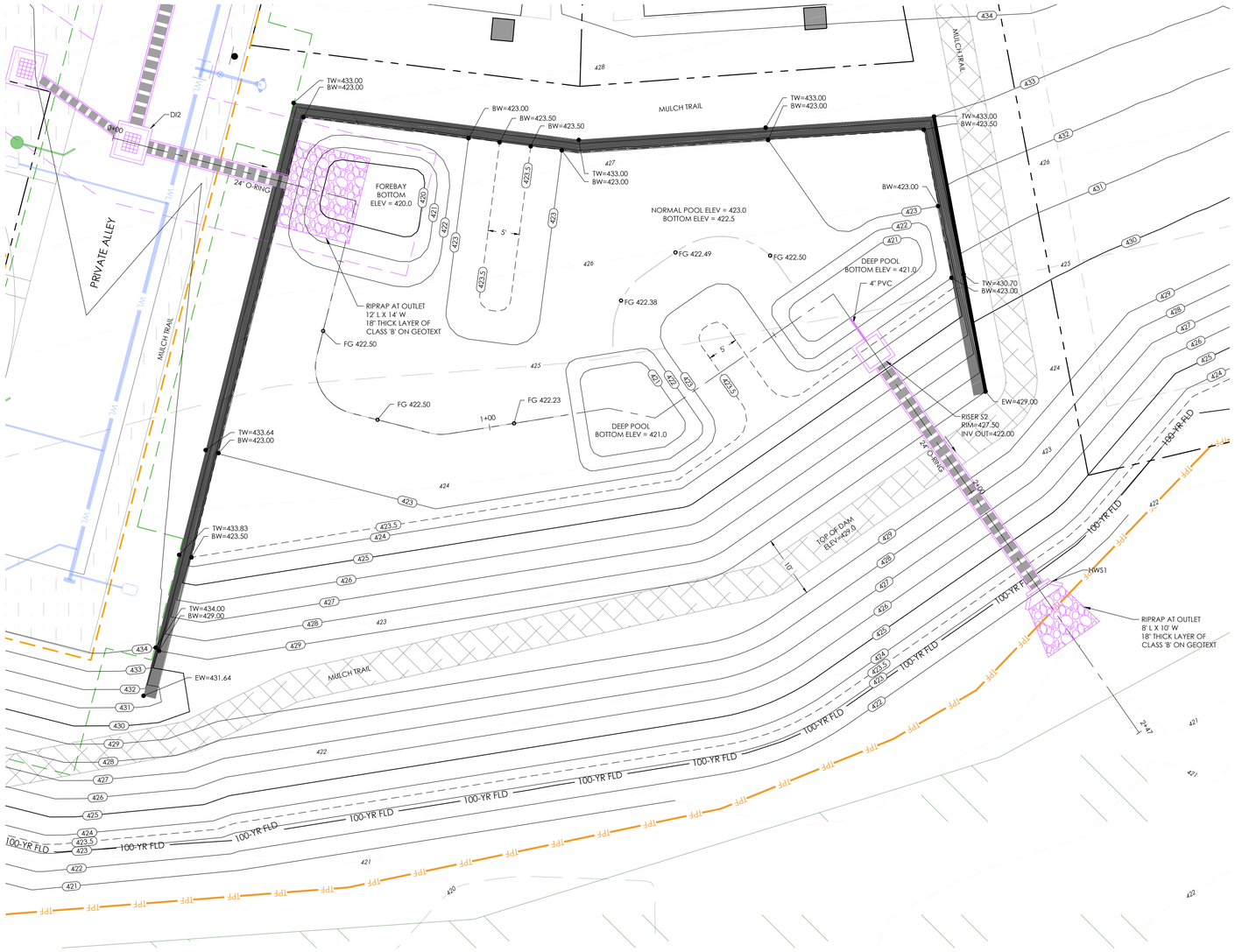
DATE
DECEMBER 1, 2025

QUNITY PROJECT NO.
2357

SHEET NO.
CG100

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771

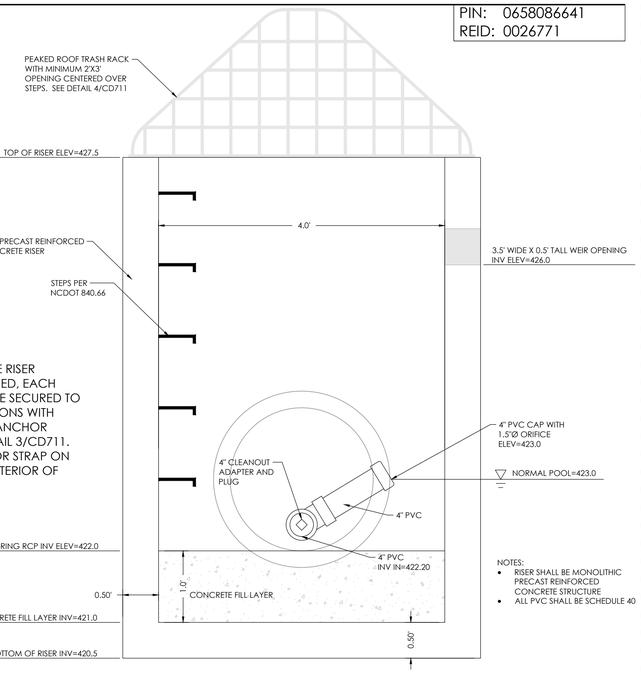


1 CD700 WETLAND PLAN

SCALE: 1"=10'

0 10 20 Feet

N



NOTE: IF MULTIPLE RISER SECTIONS ARE USED, EACH SECTION SHALL BE SECURED TO ADJACENT SECTIONS WITH STAINLESS STEEL ANCHOR STRAPS. SEE DETAIL 3/CD711. PROVIDE ANCHOR STRAP ON EACH SIDE ON INTERIOR OF RISER.

NOTES:
- RISER SHALL BE MONOLITHIC PRECAST REINFORCED CONCRETE STRUCTURE
- ALL PVC SHALL BE SCHEDULE 40

RISER SECTION

RISER PLAN

3 CD700 OUTLET STRUCTURE

SCALE: 1"=1'

2 CD700 WETLAND PROFILE

SCALE: H: 1"=20' - V: 1"=5'

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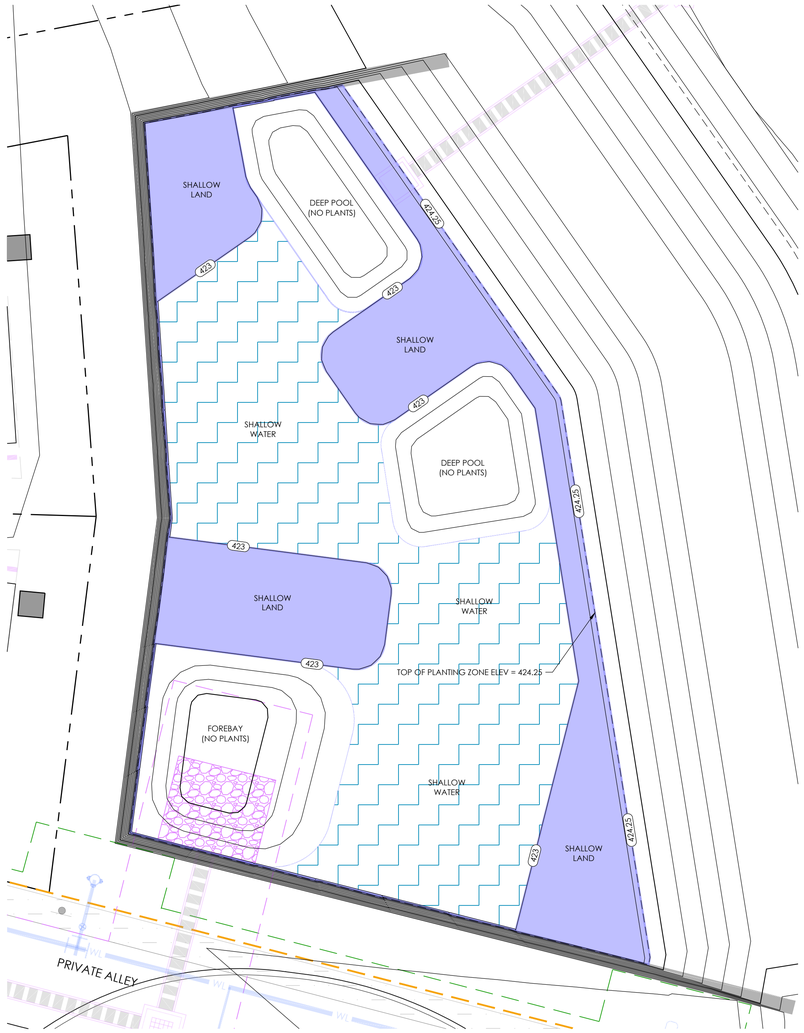
WETLAND PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES
SEAL 39170
Matthew Jones, PE
Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 09:35:05'00'

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SHEET NO.: CD700

<MAJOR SUBDIVISION PLAN>



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, ROUSEMONT, 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

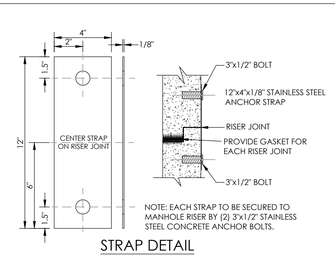
SOIL: THE TOP 4-INCHES OF SOIL OF THE LOWER AND UPPER SHELF SHALL BE TOPSOIL.

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.

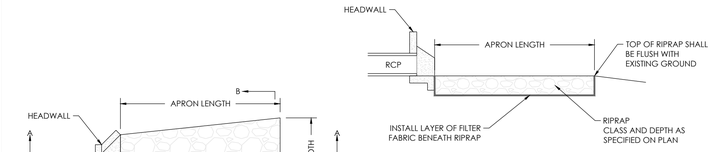


NOTE: EACH STRAP TO BE SECURED TO MANHOLE RISER BY (2) 3"x1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS.

STRAP DETAIL

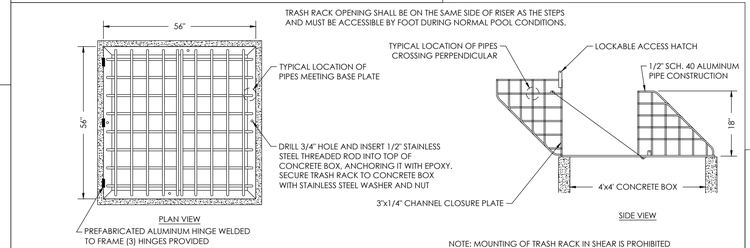
3 CD710 **RISER ANCHOR STRAP DETAIL**

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)

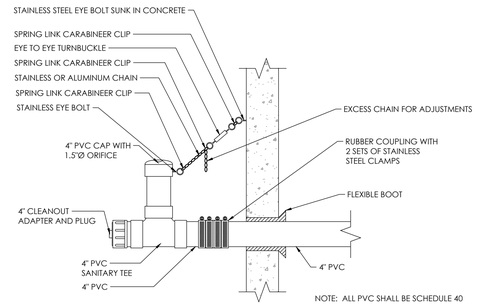
TYPICAL MECHANICAL PROPERTIES OF TIG WELDED JOINT ON ALUMINUM ALLOYS:
WELD DUCTILITY

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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PIN: 0658086641
REID: 0026771

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

WETLAND PLANTING AND DETAILS

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2210 ROSS H. MILLER

Courtney McQueen

Digitally signed by Courtney McQueen
DN: CN=Courtney McQueen, E=cmcqueen@qunity.com, O=Qunity, P.A., OU=Courtney McQueen
Reason: I am approving this document
Date: 2025.12.01 14:23:05'00'

PLANTING PLAN ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39170 MATTHEW L. JONES

Matthew Jones, PE

Digitally signed by Matthew Jones, PE
Contact Info: mjones@qunity.com
Date: 2025.12.01 14:23:05'00'

811 - CALL BEFORE YOU DIG

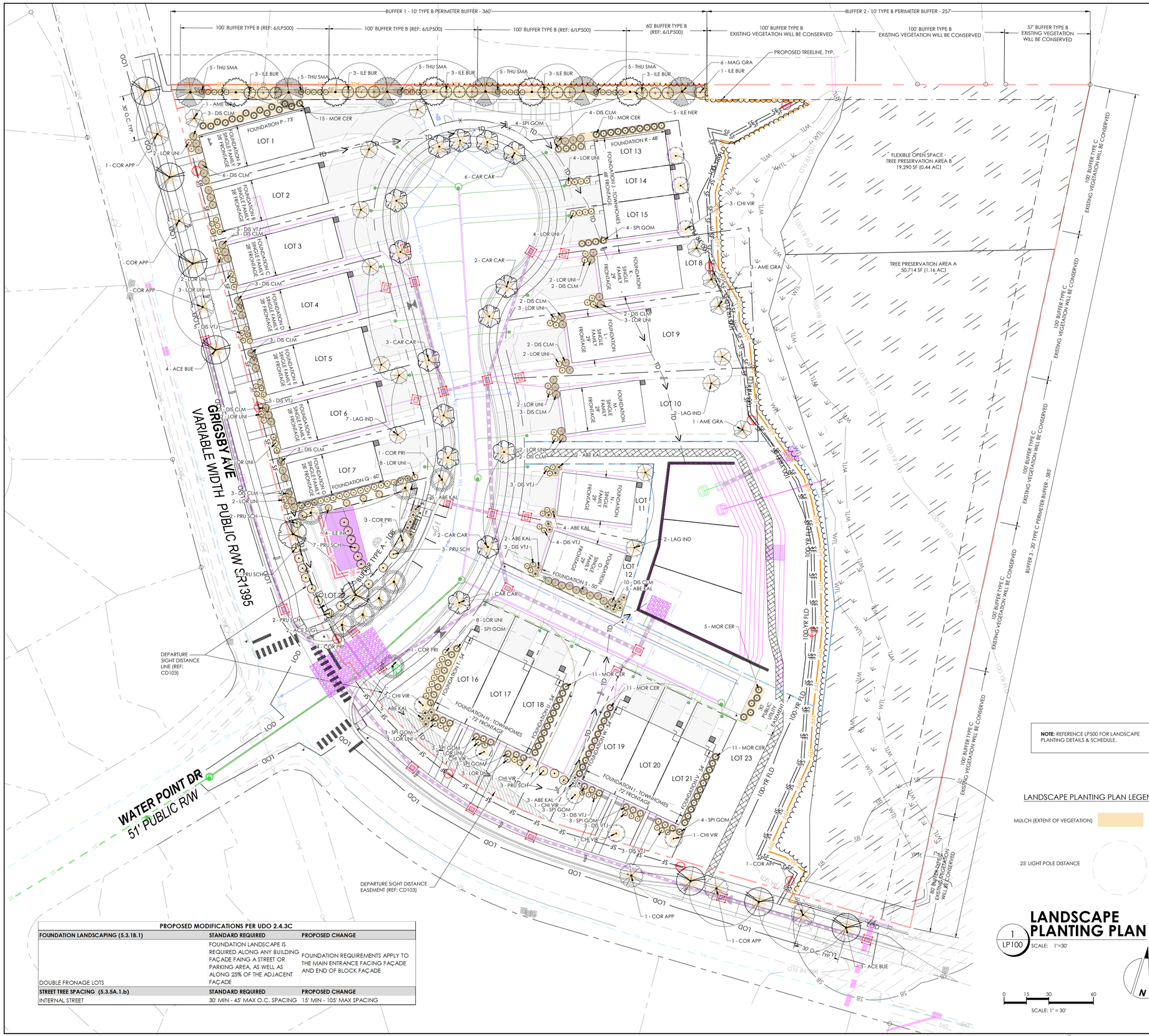
DRAWN BY:	CHECKED BY:
ST	MLJ

DATE: DECEMBER 1, 2025

QUNITY PROJECT NO.: 2357

SHEET NO.: CD710

<MAJOR SUBDIVISION PLAN>



LANDSCAPE NOTES:

PIN: 0658086641
REID: 0026771

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.
5. 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.
6. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTIONS STANDARDS.
7. REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF HOLLY SPRINGS UDO.

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 OF 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.

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%)

NOTE: REFERENCE LP500 FOR LANDSCAPE PLANTING DETAILS & SCHEDULE.

LANDSCAPE PLANTING PLAN LEGEND

MULCH (EXTENT OF VEGETATION)

25' LIGHT POLE DISTANCE

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

LANDSCAPE PLANTING PLAN

1 / LP100 SCALE: 1"=30'

0 15 30 60
SCALE: 1" = 30'

N

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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

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HOLLY SPRINGS,
NORTH CAROLINA

LANDSCAPE PLANTING PLAN

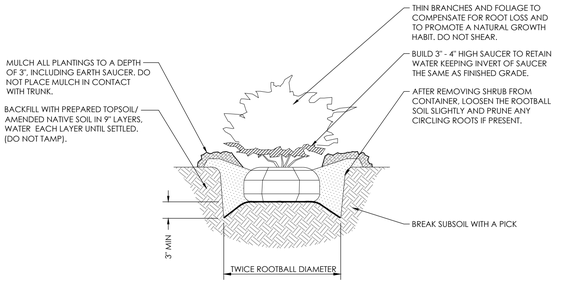
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL C-200 QUNITY, P.A.

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 Date: 2025.12.01 08:15:05'00'

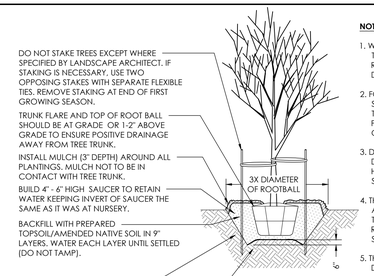
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DATE: DECEMBER 1, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.: LP100

<MAJOR SUBDIVISION PLAN>



1 LP500 SHRUB PLANTING DETAIL
SCALE: N.T.S.



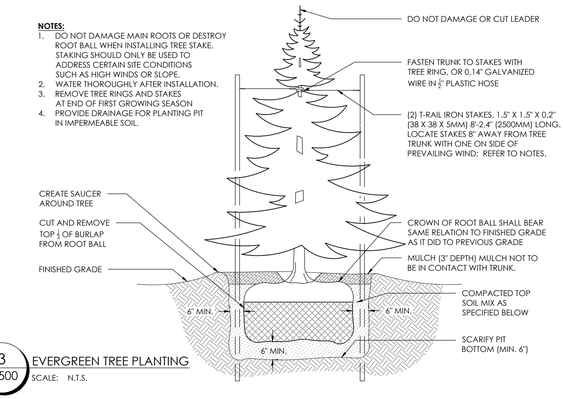
NOTES:

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.

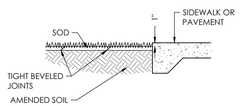
2 LP500 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.

NOTES:

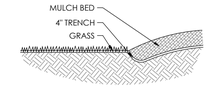
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE. STAKING SHOULD ONLY BE USED TO ADDRESS CERTAIN SITE CONDITIONS SUCH AS HIGH WINDS OR SLOPE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES AT END OF FIRST GROWING SEASON
4. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.



3 LP500 EVERGREEN TREE PLANTING
SCALE: N.T.S.



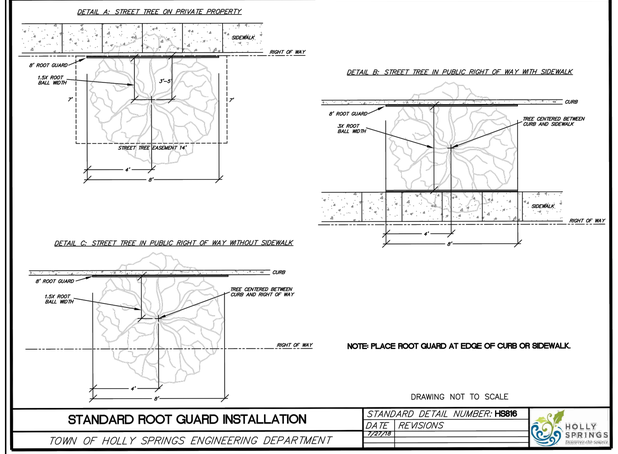
SOD TO CONCRETE INSTALLATION



SOD TO PLANTING BED EDGE

4 LP500 PLANTING BED & SOD EDGE CONDITIONS
SCALE: N.T.S.

PIN: 0658086641
REID: 0026771



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 12/02/08 | REVISIONS

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 continuous barrier around the perimeter of the tree (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. Barriers shall be 0.085" (2.16mm) thick, 18" (457mm) or 0.085" (2.16mm) wall thickness in modules 24" (610mm) 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 4-sided integral Vertical Root Deflecting Rib of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) from the surface of the root barrier panel, spaced 6" (152.4mm) 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 9 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 inner ground locks on each panel shall be located at the midpoint between each set of root deflecting ribs (3 between each set of ribs, see Detail "B").

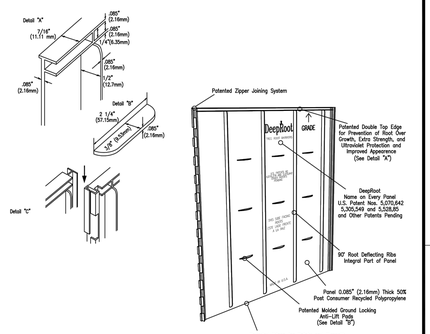
An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

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	3.84 (ft-lbs)
Rockwell Hardness r. scale — Wall	D785A	84.4

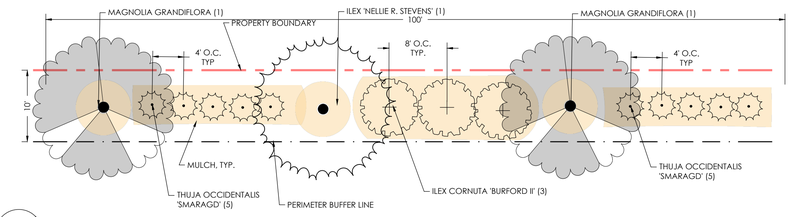
B. Construction and installation

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 towards the root ball and the double top edge shall be 1/2" (12.7mm) below grade. The ends of the root barrier 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



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: OPAQUE/10' WIDTH		TYPE B: SEMI/10' WIDTH		TYPE C: OPAQUE/20' WIDTH	
DECIDUOUS TREES (3/100')	11	0	REQUIREMENTS FULFILLED BY EXISTING VEGETATION		REQUIREMENTS FULFILLED BY EXISTING VEGETATION	
EVERGREEN TREES (0/100)	0	11				
SHRUBS (10/100')	36	41				
PERCENTAGE EVERGREEN	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 68 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	HEIGHT	QTY	REMARKS	% OF PLANTING PLAN
EVERGREEN TREES								
	ILE NER	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	B & B		6' MIN.	5	BUFFER	1%
	MAG GRA	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	B & B		6' MIN.	6	BUFFER	1%
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	6%
	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	1%
	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		2	STREET TREE, BUFFER	1%
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY	REMARKS	
SHRUBS								
	ILE BUR	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	CONT.	48" MIN		16	BUFFER - EVERGREEN	4%
	MOR CER	MORELLA CERIFERA WAX MYRTLE	CONT.	48" MIN		63	BUFFER - EVERGREEN	15%
	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	1%
	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: 424

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DURHAM, NORTH CAROLINA 27707
P 919.490.4990
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HOLLY SPRING,
NORTH CAROLINA

LANDSCAPE PLANTING SCHEDULE & DETAILS

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2210 COURTNEY ANN ROSS

Courtney Ann Queen
Digitally signed by Courtney Queen
DN: C=US, E=cmcqueen@qunity.com, CN=Courtney Queen
Date: 2025.12.01 15:40:05'00'

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC | CHECKED BY: CRM
DATE: DECEMBER 1, 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.

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ARCHITECTURAL ELEVATIONS

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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.

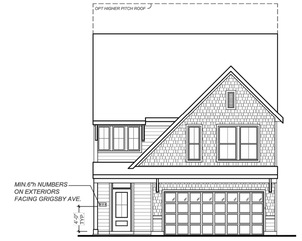
-All exterior Siding (horizontal, shake, panel or panel with vertical battens) is Fiber Cement

-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	2653.42	50%	50%	0%	0%
	American Classic w/ Cultured Stone	2764.12	14%	82%	0%	3%
	Modern Farmhouse w/ Siding	2579.40	0%	21%	0%	79%
	Modern Farmhouse w/ Cultured Stone	2677.50	12%	13%	0%	74%
	Modern Farmhouse w/ Brick	2652.09	31%	0%	0%	69%
	Modern European w/ Brick	2726.59	58%	0%	0%	42%
	Pacific Craftsman w/ Brick	2709.86	76%	65%	19%	0%
PARKER						
	American Classic w/ Siding	2527.24	0%	100%	0%	0%
	American Classic w/ Brick	2561.72	31%	69%	0%	0%
	Modern Retreat w/ Siding	2619.87	0%	50%	0%	50%
	Modern Retreat w/ Brick	2654.70	39%	16%	0%	45%
	Modern Retreat w/ Cultured Stone	2765.53	15%	36%	0%	50%
	Modern Prairie w/ Brick	2591.68	45%	55%	0%	0%
	Modern Farmhouse w/ Siding	2592.53	0%	42%	0%	58%
	Modern Farmhouse w/ Brick	2626.71	33%	34%	0%	34%
	Modern Farmhouse w/ Additional Brick	2651.63	32%	34%	0%	34%
	Coastal Cottage w/ Cultured Stone	2727.81	23%	0%	31%	55%
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	87%	63%	0%	0%
	Modern Retreat w/ Siding	1313.40	0%	45%	0%	55%
	Modern European w/ Brick	2311.17	52%	0%	0%	48%
	Coastal Cottage w/ Siding	2153.83	0%	37%	63%	0%
	Coastal Cottage w/ Cultured Stone	2764.05	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	3115.58	0%	42%	0%	58%
	Modern Farmhouse w/ Brick	3330.21	19%	20%	0%	61%
	Modern Farmhouse w/ High Brick	3512.48	54%	11%	0%	35%
	Modern Farmhouse & Full Porch w/ Brick	3303.94	19%	32%	0%	49%
	Modern Farmhouse & Full Porch w/ High Brick	3115.12	49%	32%	0%	20%
	Western Craftsman w/ Brick	3489.45	32%	8%	12%	0%
	Western Craftsman w/ Cultured Stone	3701.17	19%	40%	41%	0%
	American Classic w/ Brick	3482.35	79%	21%	0%	0%
	Coastal Classic w/ Cultured Stone	3147.58	31%	40%	12%	7%
WALKER						
	Modern Farmhouse w/ Siding	3491.82	0%	35%	0%	65%
	Modern Farmhouse w/ Brick	3327.39	13%	30%	0%	57%
	Modern Farmhouse w/ Additional Brick	3715.04	19%	12%	0%	29%
	Western Craftsman w/ Siding	3712.29	0%	70%	31%	0%
	Western Craftsman w/ Brick	4045.53	52%	29%	19%	0%
	Western Craftsman w/ Cultured Stone	3912.96	44%	31%	25%	0%
	Modern Prairie w/ Brick	3491.07	37%	28%	0%	15%
	Coastal Classic w/ Cultured Stone	3153.69	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	4228.00	59%	5%	0%	37%
	Modern Farmhouse & Full Porch w/ Brick	3711.72	17%	14%	0%	69%
	Modern Farmhouse & Full Porch w/ High Brick	3838.00	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 TOWNHOME					
3-UNIT American Farmhouse	648.30	50%	29%	n/a	16%
2-STORY REAR ENTRY TOWNHOME					
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.

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HOLLY SPRING,
NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC
CHECKED BY: CRM
DATE: DECEMBER 1, 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 = B1U0G3
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.

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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

NO.	DATE	REVISION	BY
REV B	10/24/25	UPDATED SITE PLAN	NJ

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.

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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
24 white oak
15 poplar
12 poplar
11 poplar
10 poplar
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
12 maple
9 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

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

GRIGSBY TOWNES, LLC

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 **GRIGSBY TOWNES, LLC**., 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: 0658086641, Tax ID of 0026771 totaling approximately 5.8 acres in size, as more particularly described on **Exhibit A** (the "Site" or "Property"); and,

WHEREAS, the Town Council rezoned the from Neighborhood Residential to NR-CD-Neighborhood Residential, Conditional District (the "Rezoning") on **December 16, 2025** to facilitate the timely start of the development, which consists of 21 dwelling units, including 12 detached and 9 attached dwellings; 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 **December 16, 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: None Required.

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 2 with an allocation maximum of 5,355 gallons per day:

a. Public Infrastructure improvement: A vegetated wetland in lieu of wet ponds shall be constructed pursuant to plans submitted by the Developer and approved by the Town, according to Town standards applicable at the time of construction.
b. Open Space/Tree Preservation: Preservation of a minimum of ten percent (10%) of Specimen Trees on the Property. The Project's overall tree preservation area shall be equal to approximately 20% of the gross land area of the project.

8. FEES-IN-LIEU: There are no fees-in-lieu for any Town utilities for this project. There are parks and recreation Fees-in-lieu as required under the UDO.

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 to be calculated by the Town at the time of Development. 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:

_____
Grigsby Townes LLC
3717 National Drive, Ste. 209, Raleigh NC, 27612
Manager: Chris Pilz - chris@trustwellgroup.com

With copy to:

_____
_____

_____
_____

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: **Property Description**

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

GRIGSBY TOWNES, LLC

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: _____

Exhibit A
0 Grigsby Ave



Grigsby Townes, LLC Property

N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Manager's Report
Title: Preview of Upcoming Development Services Land Use Cases
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive update on anticipated, forthcoming land use cases & current development activity.

Explanation:

- Development Services staff will provide an overview of land use cases expected to be submitted over the next quarter.
- This brief overview serves as an opportunity to increase the Mayor & Council's awareness of future land use change requests that may come before the Council and for Council to share any preliminary feedback to staff that might be either helpful to applicants (prior to any formal development submittals) or to staff in our review of potential development applications.
- At the November Town Council meeting, Mayor Pro-Tem Drees requested additional information pertaining to the Piney Grove Wilbon Road traffic volumes and the known transportation improvements from the recently approved subdivisions in the corridor. Development Services staff will provide an overview of this information during the land use case preview discussion.

Background:

- On a quarterly basis, staff provides a preview of anticipated development related land use cases that could come before the Town Council for consideration.
- The presentation is informational with no requested actions by Town Council other than sharing any feedback to help guide staff and potential developers on future development interests and/or expectations.

Funding Source(s):
N/A

Attachment(s):
1. LandUseUpdates_12.16.25_presentation

Manager's Report

Preview of Upcoming Development Services Land Use Cases

Town of
HOLLY SPRINGS

Purpose:

- Provide a preview of upcoming legislative cases & update on other Development Services initiatives.

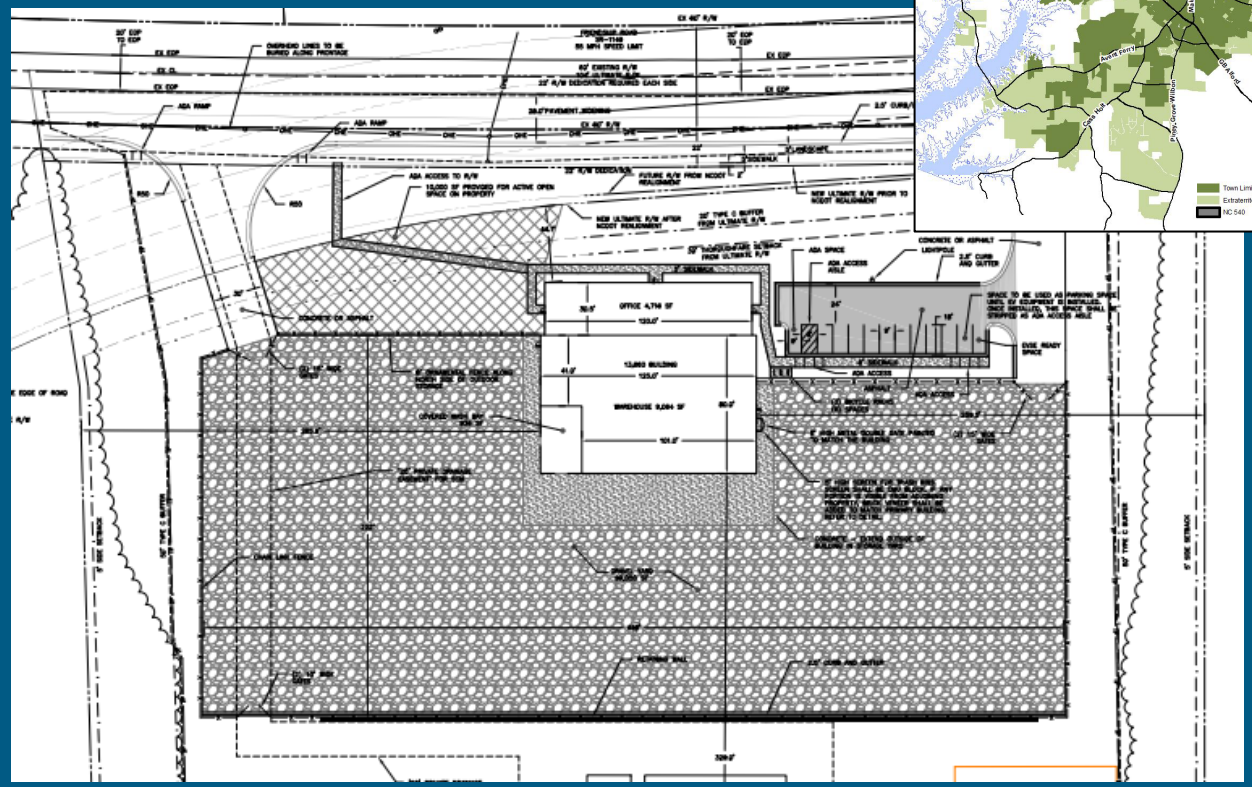
Suggested Action:

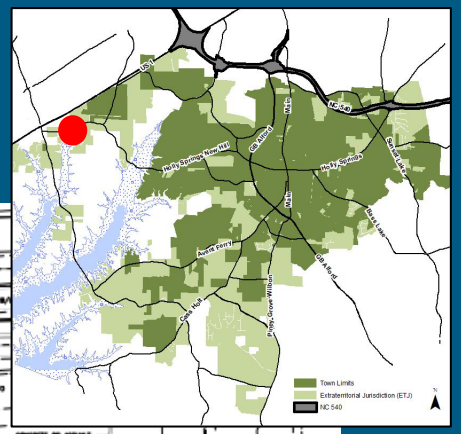
- Seek high level feedback and answer any preliminary questions.

New Applications

4917 Friendship Road Conditional Zoning District

- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Business & Research Technology Conditional Zoning District (BRT-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 14,000 sq ft office/warehouse/storage





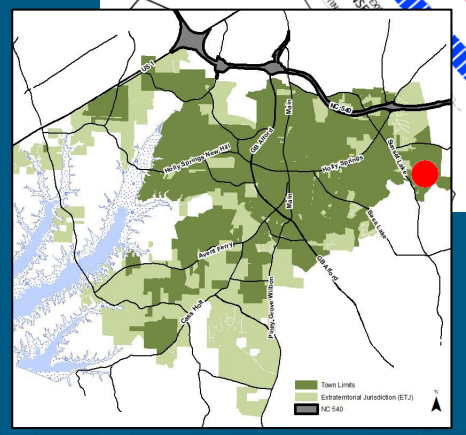
Updates

New School Montessori - Conditional Zoning District

5617 Sunset Lake Road

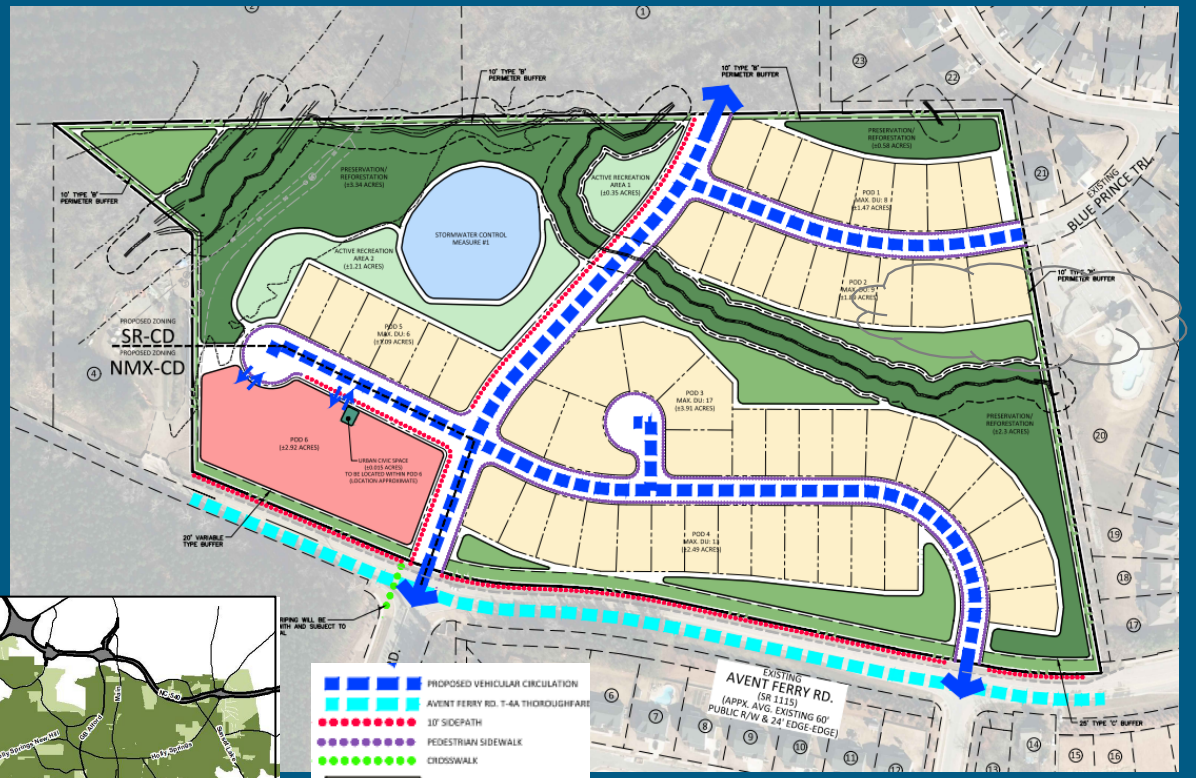
- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Rural Residential Conditional Zoning District (RR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** School expansion

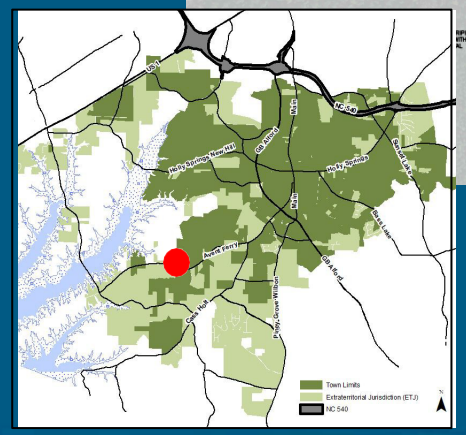




2420 Avent Ferry Road - Conditional Zoning District

- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Neighborhood Mixed-Use (NMX-CD) & Suburban Residential (SR-CD) Conditional Zoning Districts
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 53 detached dwelling units & commercial parcel

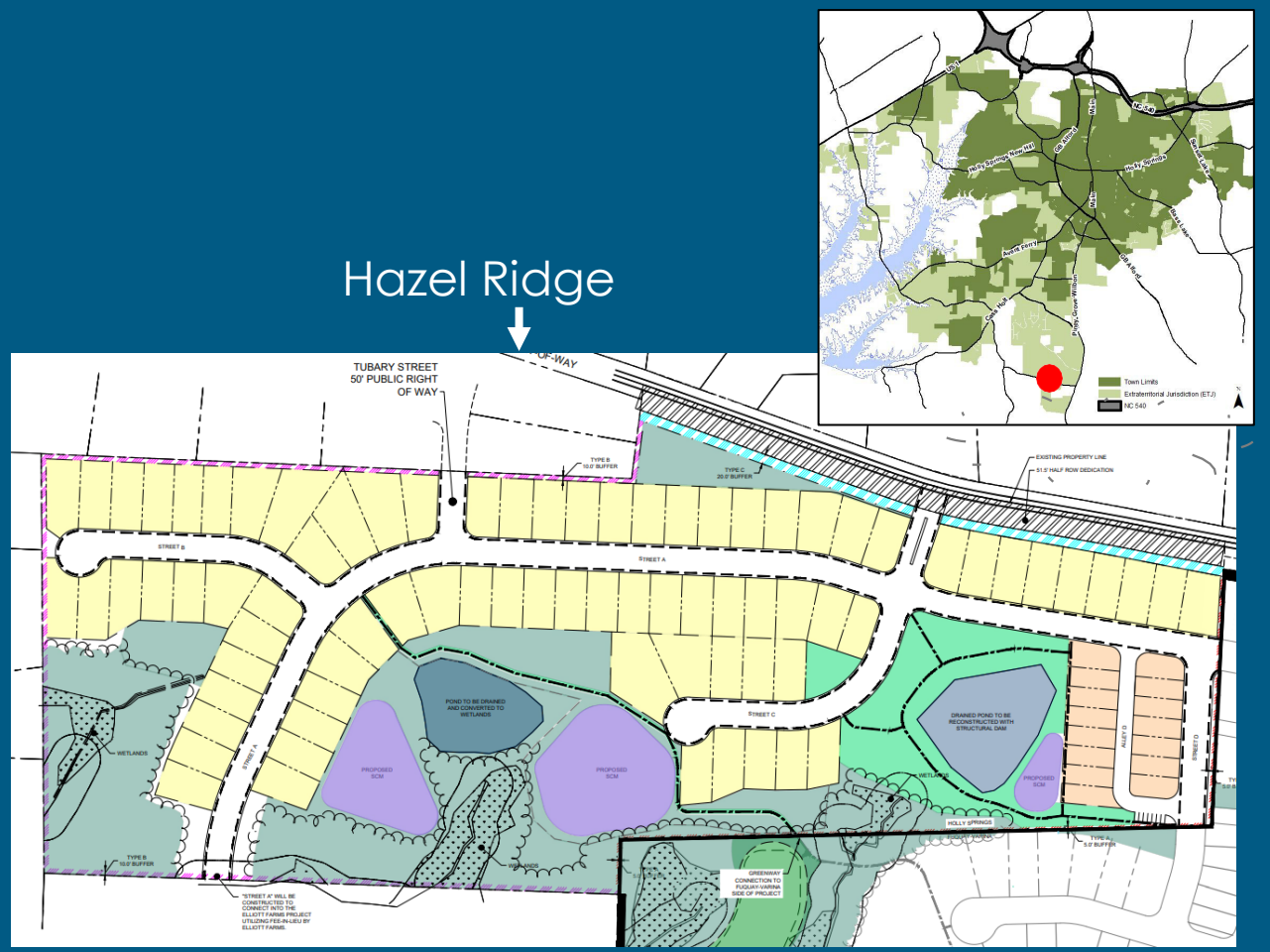




Twin Springs – Conditional Zoning District

5800 Duncan Cook Road

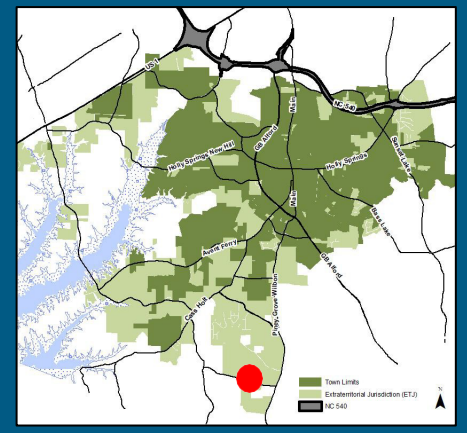
- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Neighborhood Residential Conditional Zoning District (NR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 78 detached dwelling units; 15 attached dwelling units



Twin Springs – Conditional Zoning District

5800 Duncan Cook Road

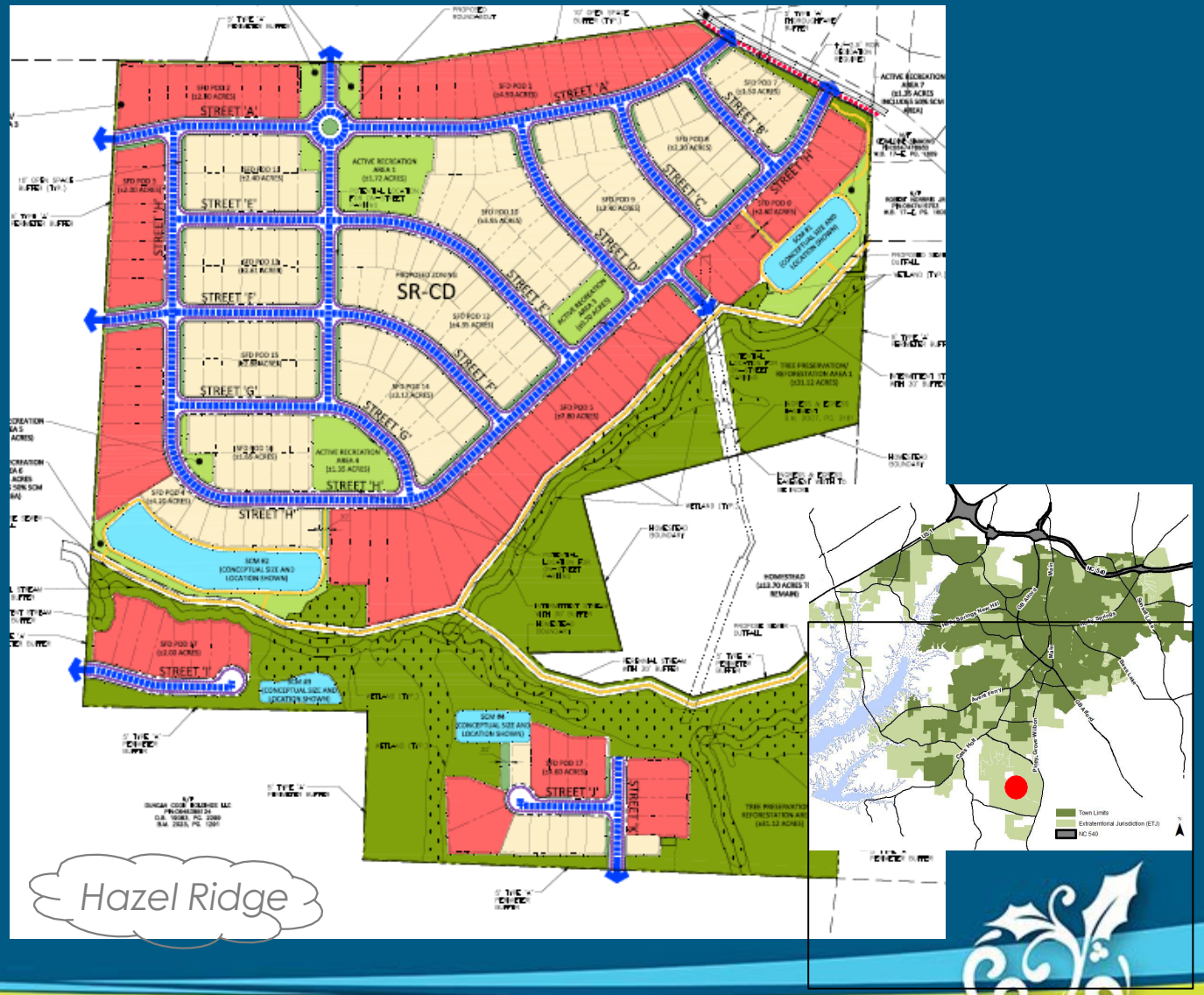




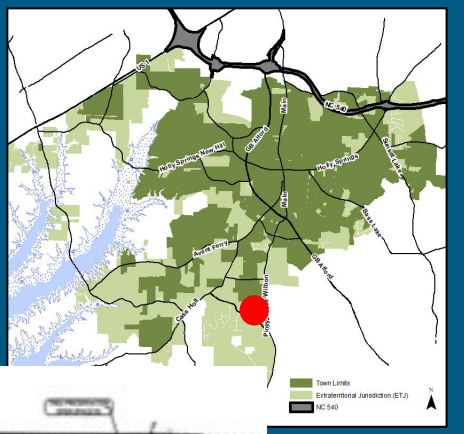
Daventry - Conditional Zoning District

6725 Thrasher Road

- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Suburban Residential Conditional Zoning District (SR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 255 Detached Dwelling Units



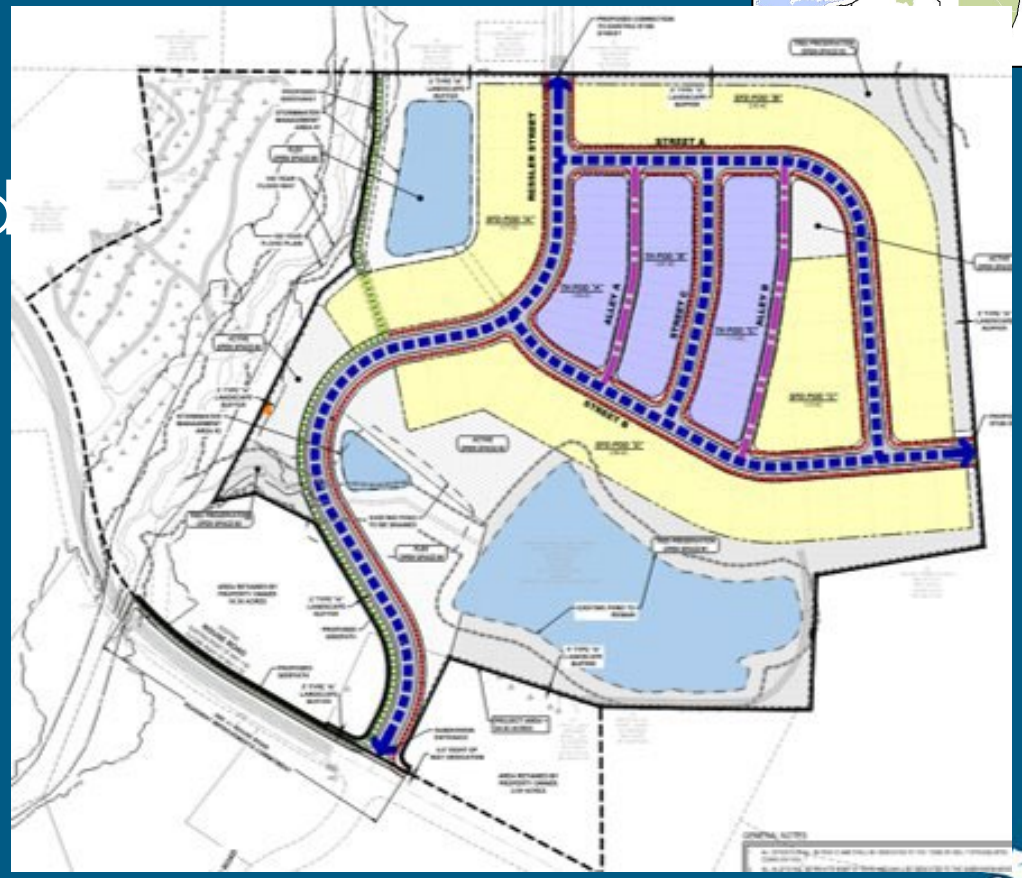
Powell Place 7051 Rouse Rd Conditional Use Zoning District



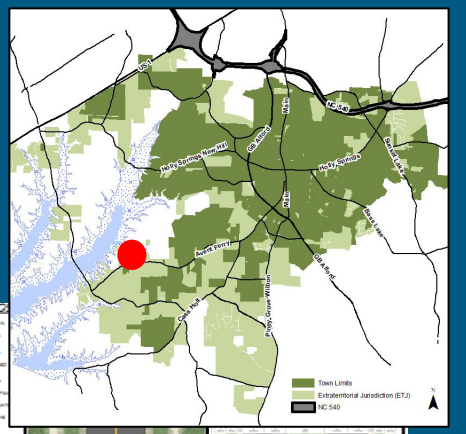
- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Neighborhood Residential Conditional Zoning District (NR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:**

  55 Detached Dwelling Units, &

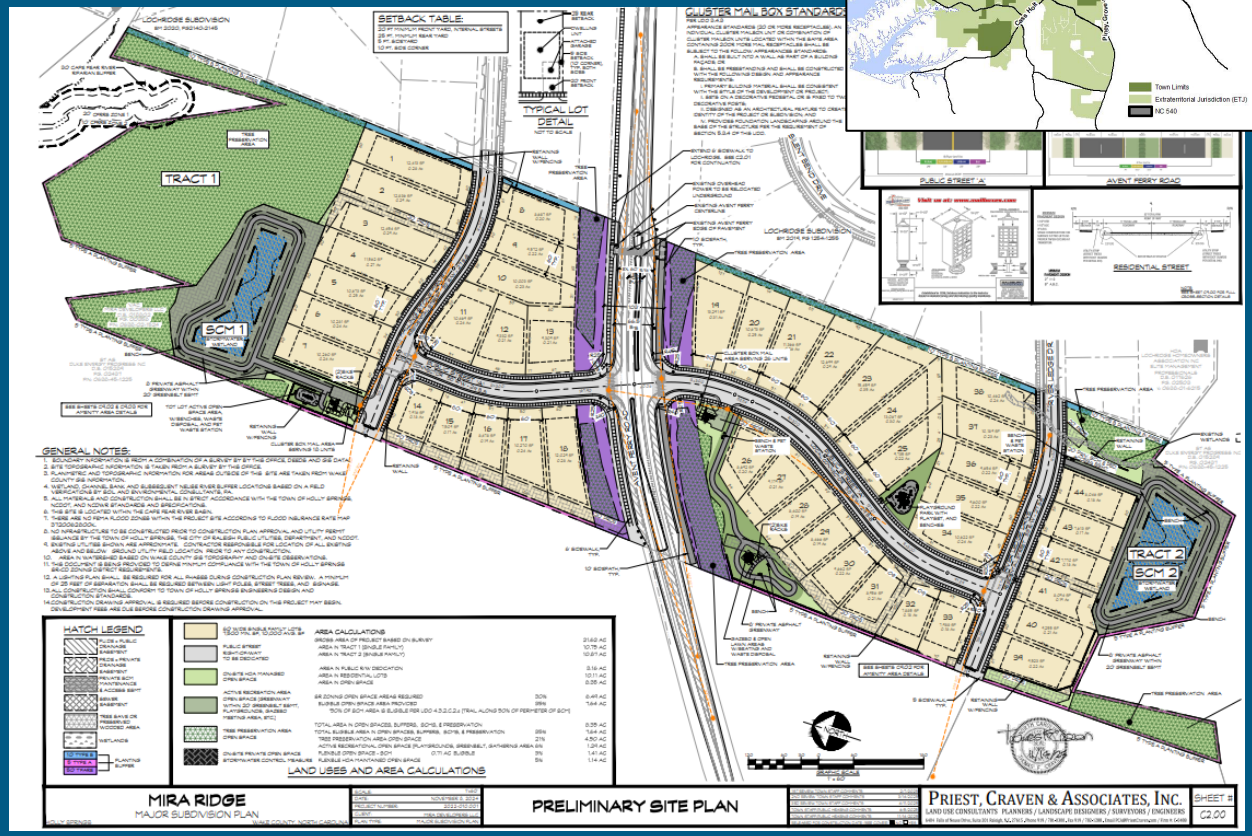
  42 Attached Dwelling Units



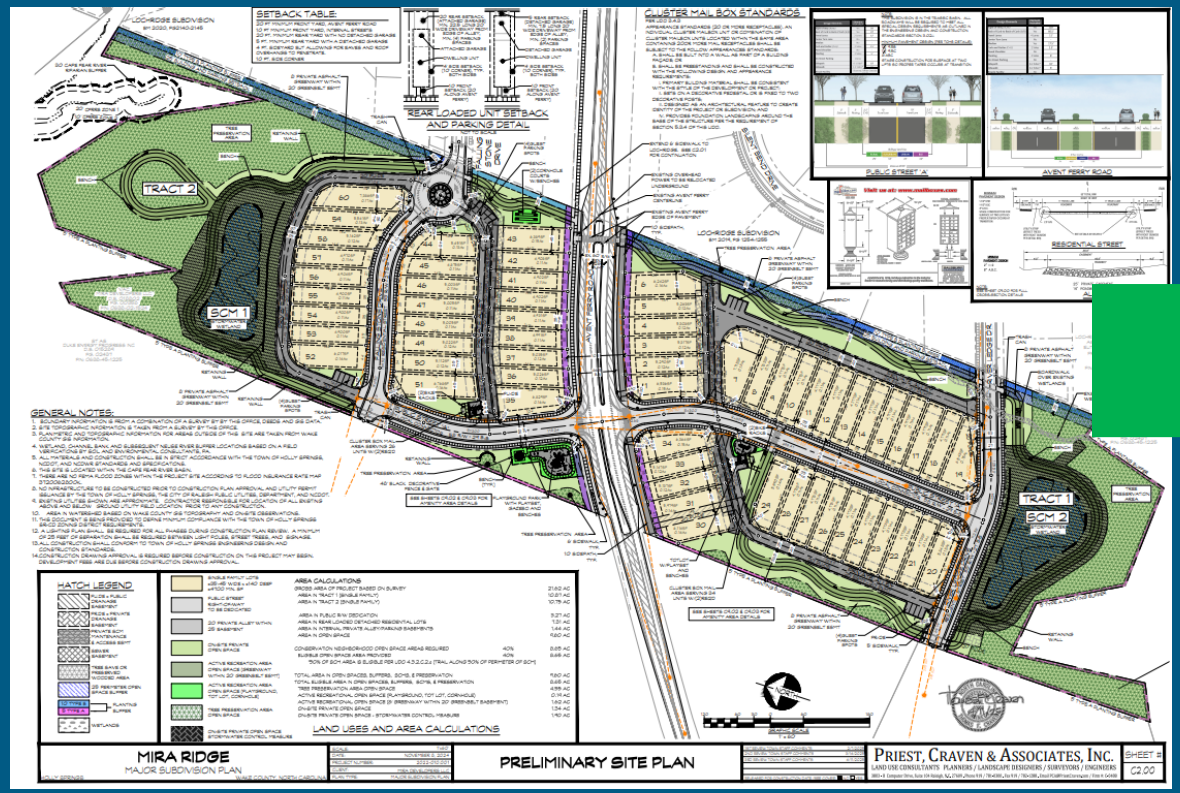
Mira Ridge Conditional Zoning District



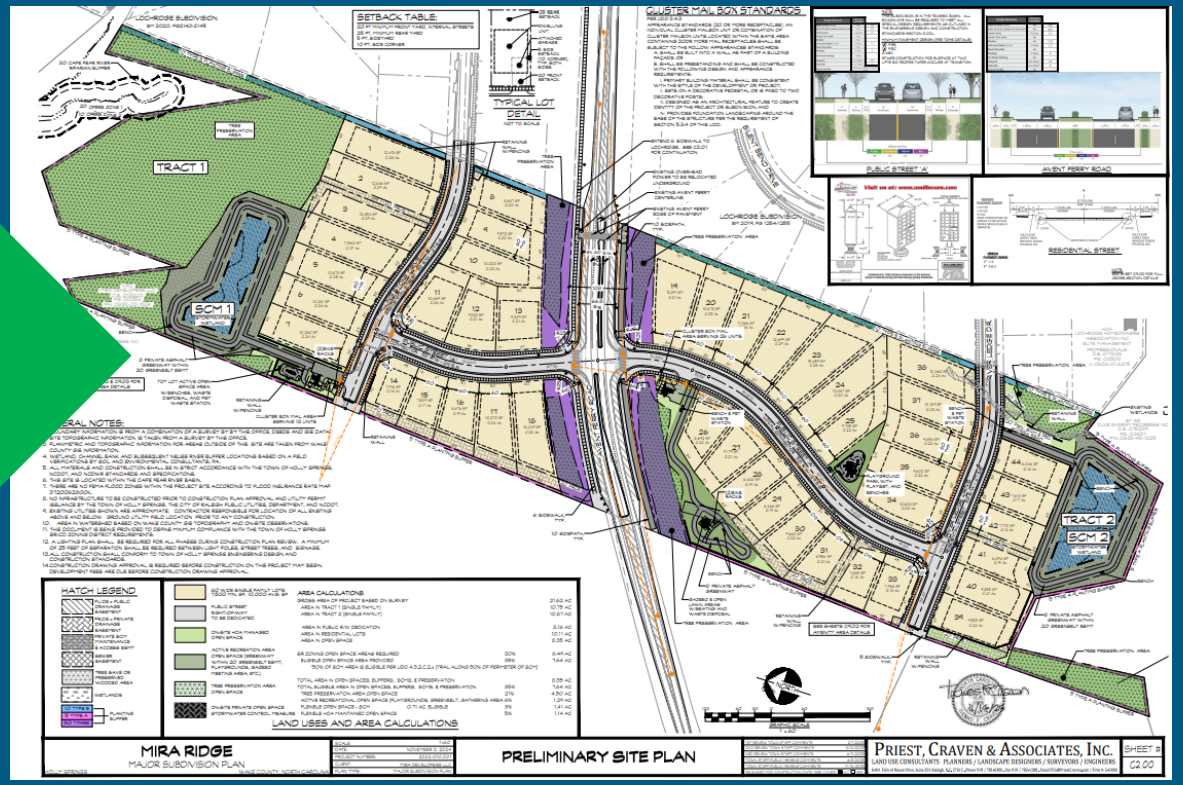
- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Neighborhood Residential Conditional Zoning District (NR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 44 Detached Dwelling Units



Mira Ridge Conditional Zoning District



62 Detached Dwellings 2.8 u/c
Alley Loaded
5,300 av lot size



44 Detached Dwellings 2.0 u/c
Front Loaded
10,000 av lot size

Project Updates

Upcoming Public Hearings

Winter 2026

- **Sunset Lake Commons Apartments***
- Twin Springs
- Daventry
- Powell Place

Legacy Process Cases

Other Updates: Waiting for Revisions

- **1100 Piney Grove Wilbon Road***
- Chase Bank (Sunset Lake Road)

Town Council Request

Piney Grove Wilbon Rd. Traffic Volume and Known Improvements Discussion

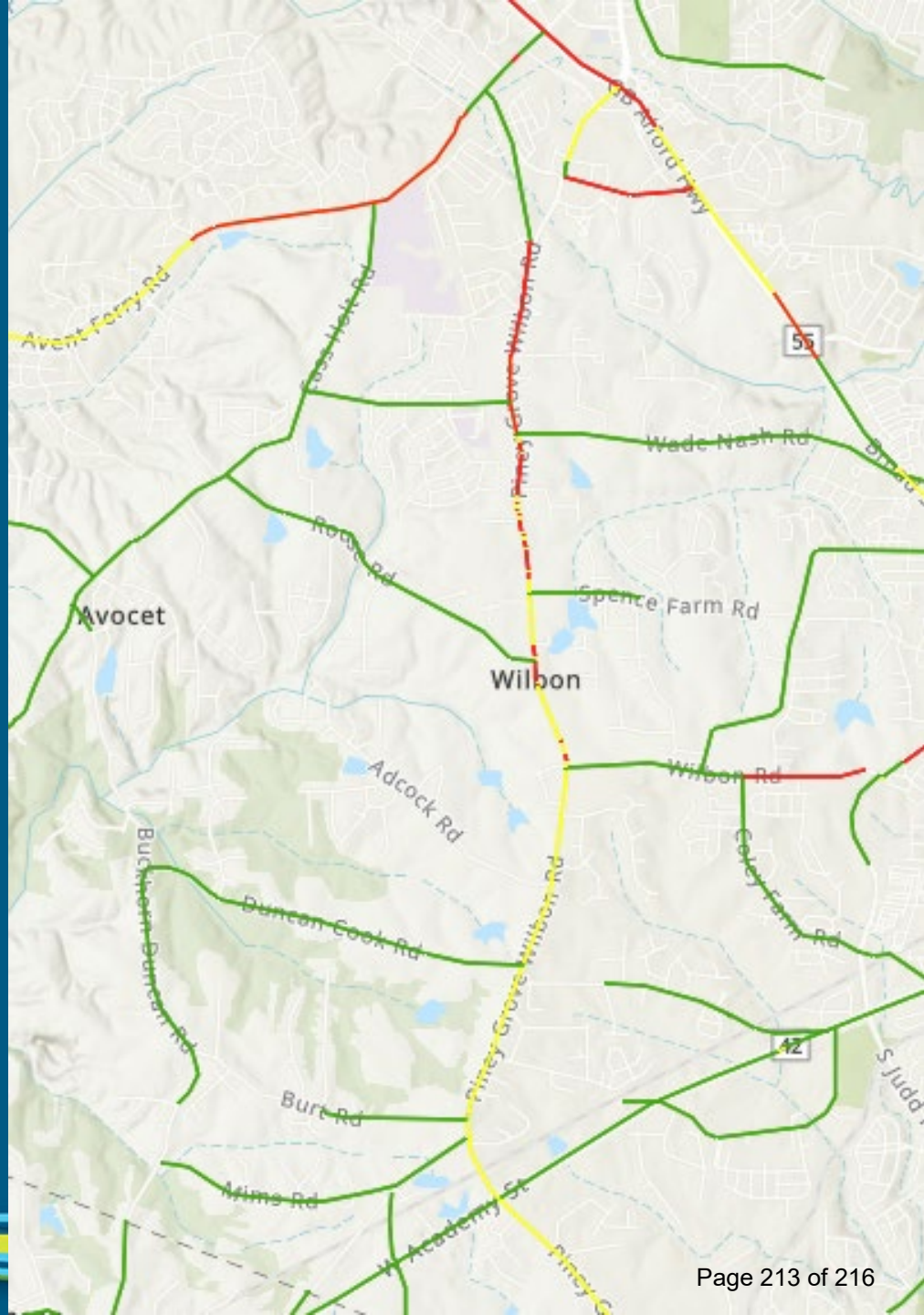
Piney Grove Wilbon Corridor

NCDOT: Volume Over Capacity (V/C) Ratio Map

< 80%

80% - 120%

> 120%

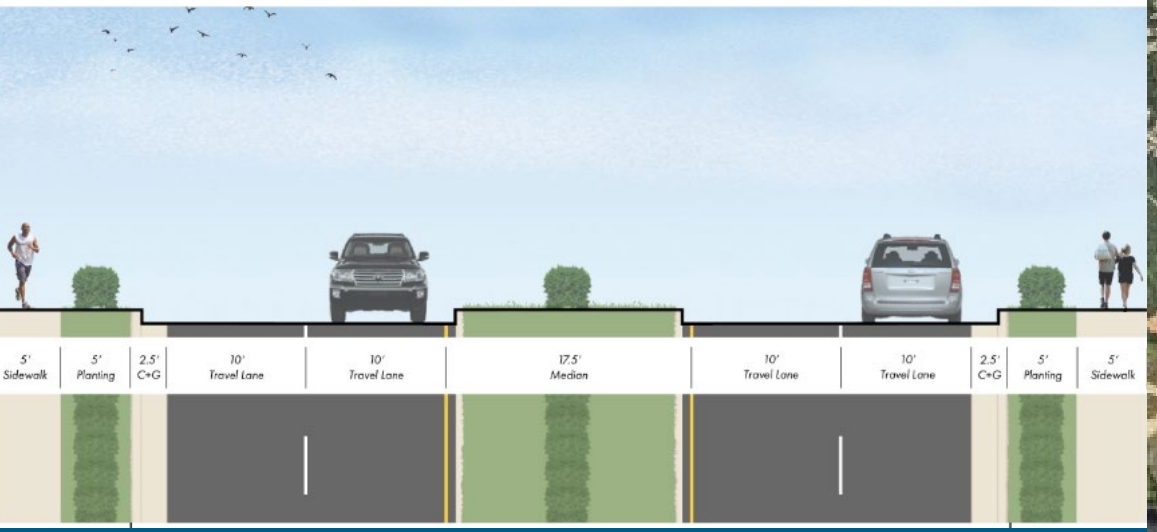


Piney Grove Wilbon Corridor

- Elliott Farms – Approved
- Hazel Ridge – Approved
- Seasons at Wilbon – Approved
- Daventry – In Review
- Twin Springs – In Review

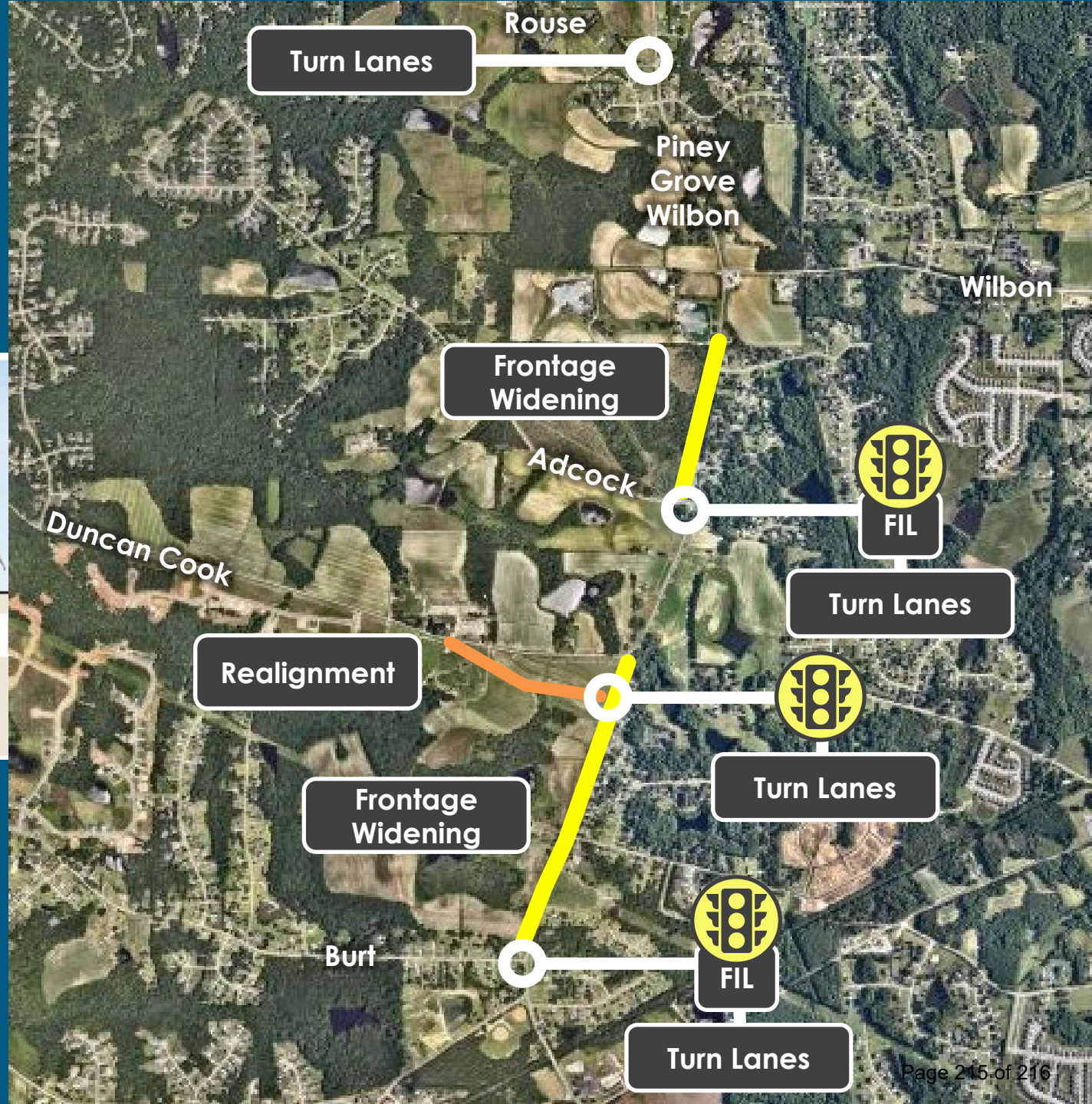


Piney Grove Wilbon Road Improvements



Anticipated Improvements include

- Frontage widening (4-Lane cross-section)
- Traffic Signals (or Fee-in-Lieu [FIL])
- Turn Lanes



Discussion & Questions