



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, January 27, 2026**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. November 19, 2025 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment

Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 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.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 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.

Zone Map Change Petitions

2. 24-REZ-07 Mira Ridge Rezoning

Major Subdivision Plans

3. 25-MAS-04 975 Avent Ferry Major Subdivision Plan

Other Business

4. Town Council Official Action Overview
5. Committee Reports
6. Development Services Report
7. Other Business

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.us 919-557-3900



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business

Title: November 19, 2025 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve November 19, 2025 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Nov19_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 19, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **November 19, 2025**. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Planning Division Manager
 Cheryl Caines, Senior Planner
 Sarah Lipkin Sularz, Senior Planner
 Grayson Taylor, Planner III
 Catherine Jacobs, Engineering Manager
 Jay Osborne, Assistant Town Attorney
 Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Roger Bess, *ETJ*
 Josh Prizer
 Van Crandall
 Joanna Holder
 Sara Kempin
 Craig Kessler

Members Absent: Thomas Urquhart, Vice-Chair
 Joseph Cuccurullo

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Rick Madoni

Agenda Item #5: Agenda Adjustment

There were no agenda adjustments.

Agenda Item #6: Minutes

a. October 28, 2025 Minutes

Motion:

Motion to approve the October 28th, 2025 Planning Board Minutes.

Motion by: Josh Prizer

Second by: Craig Kessler

Action: The Planning Board vote in favor of the motion (6-0) Mr. Crandall excused himself from this vote.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 19, 2025 - 7:00 p.m.

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council

December 2 – *Joanna Holder*
December 16 – *Rick Madoni*
January 20 – *Craig Kessler*

Agenda Item #8: Public Comment Period

There was a public comment via email that was provided to the Board.

Agenda Item #9a: Zone Map Change Petition

Grigsby Ave Residential Rezoning 25-REZ-07

Grayson Taylor and Catherine Jacobs present the staff report to the Board.

Applicant / Speaker:

Jon Keener
3717 National Drive
Suite 209
Raleigh, NC 27612

Courtney McQueen
16 Consultant Place,
Suite 201
Durham NC 27707

Matt Jones
5708 Williamsburg Way
Durham NC 27713

Mr. Keener and Ms. McQueen presents the applicant report to the Board.

Mr. Kessler expresses concerns regarding the inclusion of townhomes in the proposed development and asks whether single-family homes are considered as an alternative. Ms. McQueen responds that single-family homes are evaluated; however, the applicable zoning requires the incorporation of townhomes into the project.

Mr. Bess requests clarification on the total acreage of the development. Ms. McQueen confirms that the project encompasses approximately 5.8 acres. Mr. Bess follows with concerns related to overall density, the amount of buildable area within the project boundary, and comparisons to surrounding neighborhoods.

Referring the Planning Board to the provided renderings, Ms. McQueen explains that the squares represent buildable areas but do not necessarily indicate the placement of a home. She adds that the development team considers the character of adjacent areas and the long-term vision for the project while preparing their plans.

Mr. Bess requests illustrations of the proposed two- and three-unit townhome configurations. Ms. McQueen states that similar concerns are raised by Town Council, prompting the development team to revise their plans and include these illustrations for the Board's review.

Ms. Kempin inquires about the distance between the proposed townhomes and nearby wetlands and asks about the flood study for the site.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 19, 2025 - 7:00 p.m.

Mr. Jones, serving as the engineering consultant, addresses the Board and confirms that a flood study is completed for the property. He indicates on the site plan that the one-hundred-year flood line lies outside the rear boundary of the proposed lots.

Mr. Madoni asks whether the preservation of trees within the northern buffer represents an adjustment based on public hearing feedback. Ms. McQueen states that this concern arises during a neighborhood meeting, and the development team seeks to collaborate with neighboring residents to provide additional screening to address buffer concerns.

Mr. Madoni then asks staff whether the project aligns with the Town's transportation bond project. Staff explains that the Comprehensive Transportation Plan (CTP) is updated during or shortly after the project's design phase. The roadway cross-section for Grigsby Road remains largely consistent between the previous and current versions of the CTP. The only significant change introduced in the 2022 update is the addition of on-street parking on the Womble Park side to increase parking capacity for park visitors.

Mr. Madoni also inquires about ensuring that these parking spaces function as overflow parking for Womble Park rather than long-term or continuous parking for nearby residents or commuters. Staff responds that coordination with the Police Department can support monitoring and enforcement of appropriate use. Any enforcement measures must comply with Town Code, and staff will review applicable ordinances to ensure alignment with the intended parking usage.

Mr. Bess requests clarification regarding the zoning implications of the proposal. Mr. Taylor explains that the action pertains to the Comprehensive Plan and Future Land Use Map and does not, by itself, alter zoning. Any zoning changes require a separate review and approval process.
The Board moves to motion.

Motion:

Staff Recommended Plan Consistency 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.

Motion by: Sara Kempin

Second by: Joanna Holder

Action: The Planning Board voted in favor of the motion (7-0).

Motion:

Motion to recommend that the Town Council approve/deny 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, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Josh Prizer

Second by: Craig Kessler

Action: The Planning Board voted in favor of the motion (7-0).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 19, 2025 - 7:00 p.m.

Agenda Item #10a: Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)
December 2 – Canceled

Tree Advisory Committee (Joanna Holder / Sara Kempin)

- Street Replacement Grant Program: **\$45k**
- Total: 93 applicants for 138 tree replacements.
- Current: 61 applications approved, 81 trees to be replaced, average reimbursement \$560.

Agenda Item #10b: Town Council Official Action Overview

Staff went over updates and approvals from the last Town Council meeting.

Agenda Item #10c: Development Services

- Application Period open through December 1
- 3 terms for appointment
- Expiring Terms:
 - Van Candall
 - Joe Cuccurullo
 - Roger Bess (ETJ)

Agenda Item #10d: Other Business

The next Planning Board meeting is scheduled for December 17, 2025, rescheduled due to the holidays.

Mr. Crandall asks staff for more context on presenting to Town Council and suggestions for LUAC.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 7:58 pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: 24-REZ-07 Mira Ridge Rezoning

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny 24-REZ-07 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The Town has received a Conditional District Rezoning Option 1 request to rezone the property from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District to allow for a 44-dwelling unit conventional Subdivision.
- Option 1 Conditional District Rezoning allows the applicant to combine the Major Subdivision with the rezoning application in order to provide the Town Council and general public with specific development proposal information while also providing a faster process for the applicant. If approved, this option allows the applicant to submit Construction Drawings for the project.
- The proposed rezoning area consists of 21.62 acres located at 3020 Avent Ferry Road adjacent to the Lochridge subdivision.
- The proposed subdivision will have a density of 2 units an acre with an average lot size of 10,010 sq. ft.
- The rezoning as proposed is inconsistent with the Comprehensive Plan, however, the applicant is requesting a change to the Future Land Use Map designation from Conservation Subdivision to Residential Neighborhood to be consistent with the adjacent Lochridge Subdivision.

Staff Recommendation: Approve

Town Council Public Hearing

- The legislative public hearing process for Type 6 reviews, including rezoning, is prior to the Planning Board review and recommendation.
- The public hearing was held on May 20, 2025. A link to the public hearing video is included in the staff report.

- During the Public Hearing, the applicant received feedback from residents and Town Council regarding the original proposed development being inconsistent with the neighboring Lochridge subdivision from a density and design perspective. As a result, the applicant has amended their application to address the noted concerns.

Changes made following the Public Hearing

- The applicant has since made significant changes to the application that include increasing the lot sizes, reducing the number of proposed lots, improving the buffer along Avent Ferry Rd., and changing the proposed product type to be more consistent with the adjacent Lochridge subdivision.
- The applicant is requesting to change the Future Land Use Map designation from Conservation Subdivision to Residential Neighborhood.

Background:

- The Town Council adopted an amendment to the Unified Development Ordinance (UDO) in 2024 that updated the process for legislative cases such as rezoning and UDO Amendments.
- Included in this update was a change to the timing of the public hearing - changing the public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision.
- In accordance with the updated process, consideration of these amendments will take place on the following schedule:
 - Tuesday, May 20, 2025 - Town Council Public Hearing
 - Tuesday, January 26, 2026 - Planning Board review and recommendation
 - Tuesday, February 17, 2026 - Town Council consideration and decision
- This parcel was rezoned in 2022 from R:30 Residential to RR Rural Residential as a part of the Town-wide adoption of the Unified Development Ordinance.

Funding Source(s):

N/A

Attachment(s):

1. 24REZ07_MiraRidge_StaffReport_PB
2. 24REZ07_Application
3. 24REZ07_WakeCountyLetter_Mira Ridge
4. 24REZ07_Planset



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

Concurrent Applications:

☒ CPA

Applicant/Petitioner: Priest, Craven, and Associates, Inc. on behalf of Mira Developers, LLC

Property Address: 3020 Avent Ferry Rd.

Property Area: 21.62 ac.

Project Summary:

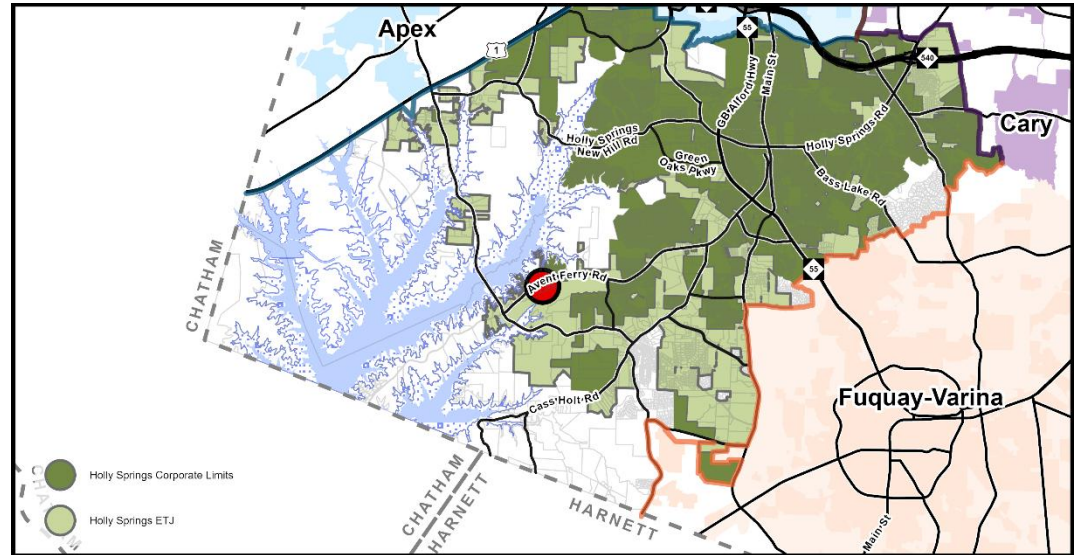
A rezoning of 21.62 acres from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District Conventional Subdivision location at 3020 Avent Ferry Rd.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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

**Case Summary****Current Zoning:**

RR Rural Residential

☐ Conditional Zoning District**Proposed Zoning:**

SR Suburban Residential

☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Conservation Neighborhood

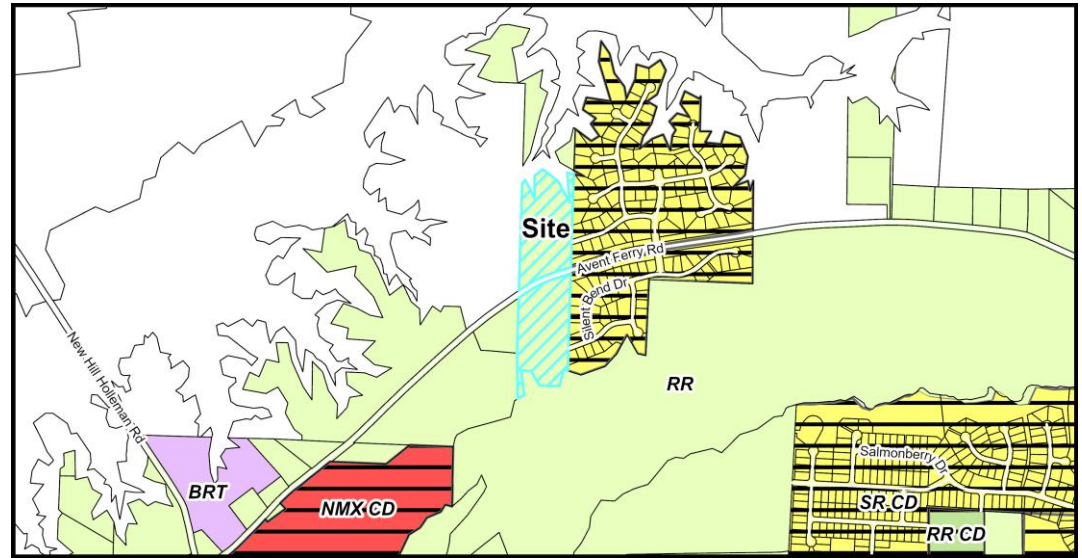
Staff Analysis:The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The proposed Conditional Zoning District for a SR-CD Suburban Residential Conditional District offers detached dwellings on an average lot size of 10,000 sf with a few Unified Development Ordinance (UDO) modifications. The proposed Conditional Zoning District does fail to meet several of the goals for a Conservation Neighborhood as shown within the Comprehensive Plan, however, the applicant is requesting to modify the Future Land Use Designation to Residential Neighborhood. This designation is requested in order to provide a neighborhood with larger lots at a density that is more compatible with the adjacent Lochridge Neighborhood. Staff finds the modifications to the plans made by the applicant are more consistent with land use patterns in the area and that the requested Future Land Use designation is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0638021524	RR	10.75 ac.
0638011513	RR	10.87 ac.
Total Area		21.62 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant
North	Wake County R-80	Vacant
South	RR Rural Residential	Vacant
East	SR-CD Suburban Residential Conditional District	Single Family Subdivision
West	RR Rural Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)

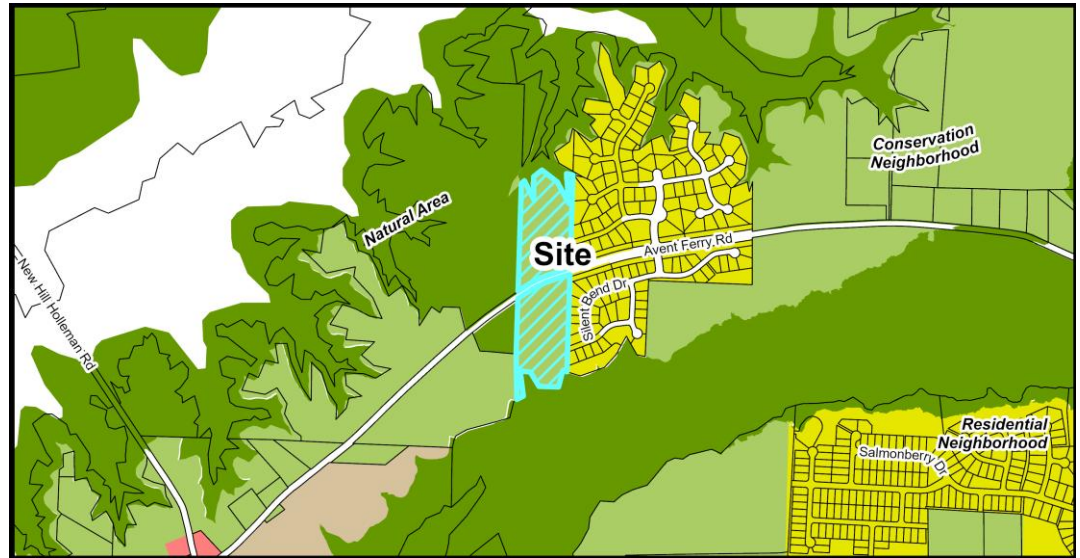
Original Zoning: R-30

Approved Zoning: RR Rural Residential

Approval Date: March 1, 2022

**Land Use & Character Information***Vision Holly Springs Comprehensive Plan Section 1***Growth Strategy Map:** Places to Enhance**Future Land Use:** Conservation Neighborhood**Small Area Plan:** N/A**The Requested Zoning Map Amendment is:**☐ **Consistent with the Future Land Use Map**☒ **Inconsistent with the Future Land Use Map**

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

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

Future Land Use: Conservation Neighborhood

A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics of a Conservation Neighborhood

- Street and block patterns vary, with curvilinear roads at the edges of the neighborhood and a tighter grid pattern near the center. Street connectivity should be high in the center of the neighborhood.
- New residential uses have off-street parking in the rear of the lot to enhance the streetscape and walkability.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center.
- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited and avoided whenever possible.
- 30%-50% of land is conserved as permanent open space, which should be primarily informal in character and can include parks, greenways, walking trails and other natural areas.

Small Area Plan: N/A

Historic Structures: ☒ None



Land Use & Character Information (cont.)

Land Use & Character Staff Analysis:

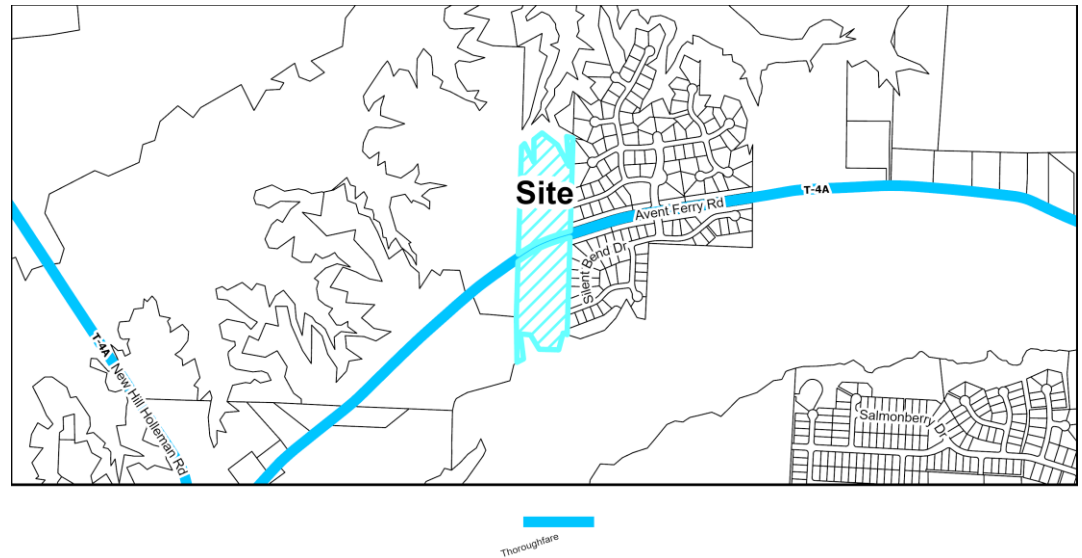
The Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Land Use & Character Plan/Ordinances

The applicant is requesting consideration of rezoning to Suburban Residential Conditional District, which, according to the Unified Development Ordinance (UDO), is a district that can be compatible with the Conservation Neighborhood Character Area if the applicant can demonstrate, through the proposed conditions or development commitments, that the intent of the Character Area designation has been achieved. Staff's analysis finds the proposed zoning district and subdivision plan is inconsistent with the Town's Comprehensive Plan. Conservation Neighborhoods are intended to preserve 30-50% of the buildable land on a site for permanent open space, protecting environmental features, tree stands, or outstanding viewsheds, by closely clustering homes together of varying lot sizes and densities. The proposed Conditional Zoning District does not preserve 30-50% of the buildable land on the site and does not protect environmental features, tree stands or outstanding viewsheds.

Although inconsistent with the Character Area designation, the applicant is requesting a change the Character Area Designation from Conservation Neighborhood to Residential Neighborhood in order to develop a neighborhood that is more compatible with the adjacent Lochridge Neighborhood. Staff's analysis finds the applicant's requested Future Land Use change to Residential Neighborhood is reasonable as it will allow for a residential neighborhood to be more consistent with the adjacent Lochridge Neighborhood, which also currently has the Character Area Designation of Residential Neighborhood. The changes made to the application include increasing the lot size, reducing the number of proposed lots, improving the buffer along Avent Ferry Rd. and changing the proposed product type is more compatible with current land use patterns.

**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 and Comprehensive Transportation Plan, road widening is required across the property frontage of Avent Ferry Road. Since this project is proposing to develop on both sides, the project will construct the full cross-section.

New Location Roadways:

There are no new CTP Roadways on this parcel. The project will, however, construct an internal road network that connects to the existing road stubs at the Lochridge Subdivision. The site access drives on Avent Ferry Road will be aligned and have full access with a median break.

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation mitigation Agreement was completed with the rezoning petition. This development is required to adhere to and construct all recommended improvements within the approved TIA as follows:

Avent Ferry Road and Site Access 1:

- Each of the site access drives will be constructed with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the northbound and southbound approaches.

Frontage Widening along Avent Ferry Road:

- Widen the section of Avent Ferry Road and along the site frontages based on the CTP's ultimate cross-section standards (T-4A, 4-lane median divided).

Transportation Staff Analysis:

The Rezoning/Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Comprehensive Plan and Traffic Study Policy.



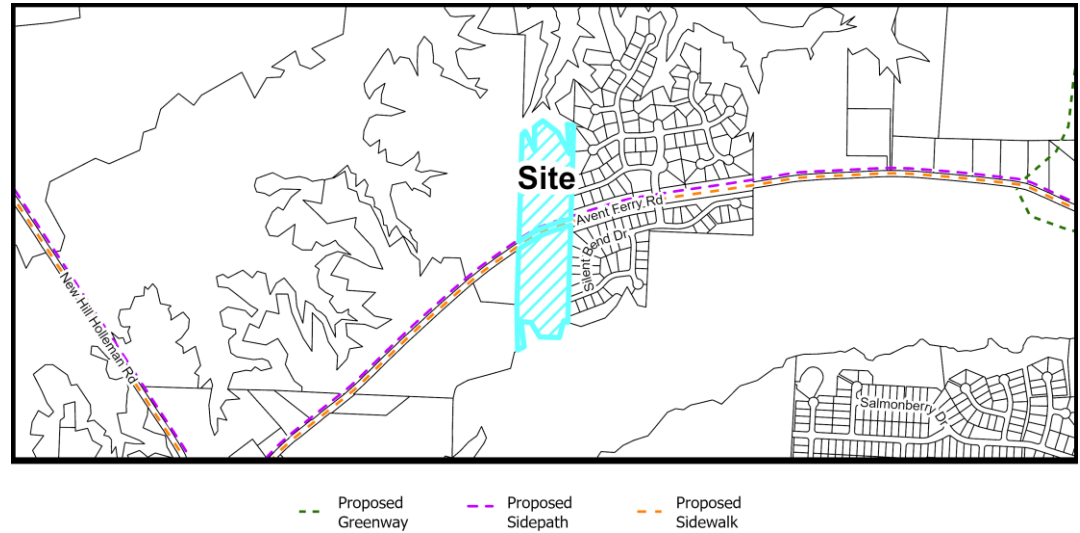
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

A 10-ft wide sidepath will be constructed on the south side of Avent Ferry Road as part of the road widening improvements in accordance with the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

A 10-ft wide sidepath will be constructed on the south side of Avent Ferry Road as part of the road widening.

Parks, Recreation, & Greenways Staff Analysis:

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

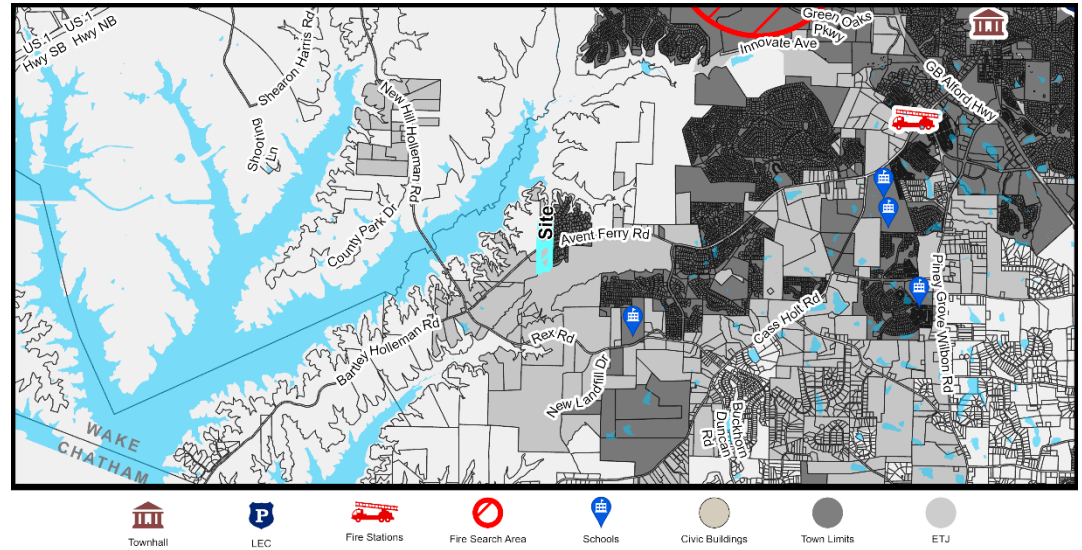
The site is not within a park search area; therefore, public park land dedication is not required. A fee-in-lieu will be required. The applicant has proposed a sidepath along the south side of Avent Ferry in accordance with the Parks, Recreation, & Greenways Master Plan.



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.

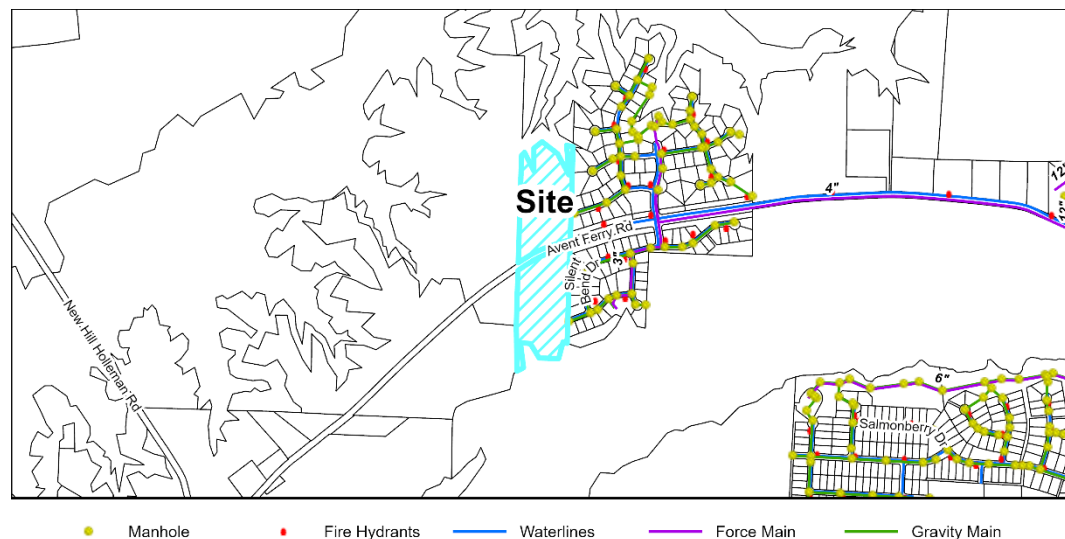
Community Facilities Staff Analysis:

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 under the Comprehensive Plan in place at the time of application. The site is within the new plan's facility map for Station #5. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

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



Utility Map

Infrastructure & Utility Summary**Water:**

The project is required to extend Municipal Water across the property's frontage of Avent Ferry Road and throughout the project site to serve the proposed development. The waterline extension will be installed by the developer in accordance with Towns 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 required to extend Municipal Sewer to serve the proposed development. Sewer is proposed to tie into the existing gravity sewer manhole stubbed along the property line with the development of the Lochridge subdivision. A downstream sewer study, including a pump station capacity analysis for the two existing pump stations, was completed and concluded that the existing pump stations have adequate capacity to serve the Mira Ridge 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 is Public Infrastructure Improvements, which includes the construction of vegetated stormwater wetlands as an alternative to wet ponds. The second is Open Space and Tree Preservation, with a commitment to preserve 10% of the specimen trees on the site.

Utility Allocation Summary

Priority Level: Priority Level # 2

Allocation Assignment: Residential

Allocation Requested: # 15,300 GPD

Staff Determination: Sufficient allocation is remaining in the Residential-Single Family assignment to support this project for the proposed build out year of 2028.

Infrastructure & Utility Staff Analysis:

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

The proposed extensions of water and sanitary sewer are consistent with the UDO. 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

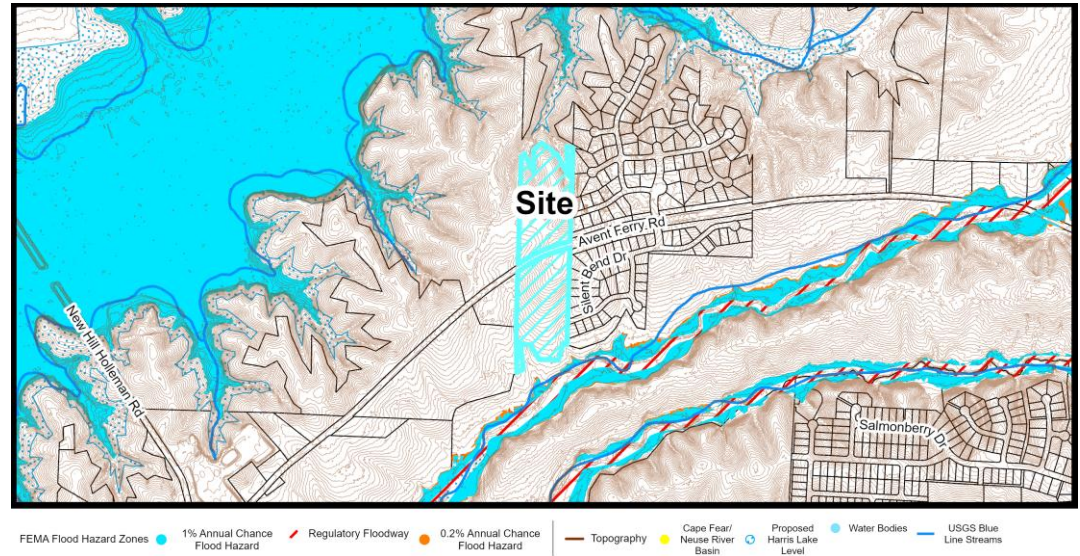
Total Required Open Space 6.49 ac.

Tree Preservation Area 4.23 ac.

Active Recreation Area 1.13 ac.

Urban Civic Space N/A

Flexible Space 1.13 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 8.33 acres of private open space on site, including 4.47 acres of tree preservation and play area pocket parks (1.32 acres). Additionally, the application is utilizing half of the Stormwater Control Measure (SCM) towards the open space requirement which is allowable with the UDO; walking trails are provided around the SCMs. The majority of the site and open space areas are improved. The project does not meet the requirement of the Comprehensive Plan to preserve 30-50% of the buildable land.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat all new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and Riparian buffers. The proposed Stormwater Control Measures will be constructed as vegetated wetlands in lieu of wet ponds, as an allocation element per the Water Resource Management Policy.

Natural Resources & Open Space Staff Analysis:

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

While the project is proposing 35% open space in line with the UDO requirement for a Conservation Subdivision, the intent of preserving buildable land in line with the Character Area Designation of Conservation Neighborhood has not been met. The proposed change to Character Area Designation to Residential Neighborhood would make the open space that is proposed consistent with the UDO and Comprehensive Plan.



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	Proposed Standard
Number of Dwelling Units	86	44
Maximum Density	4 w/CD	2

Building Placement	UDO Standard	Proposed Standard
Side – Corner Setback	20'	10'
Side - Interior	10'	5'

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	35'	35'

**Landscaping (UDO Section 5):**

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer	5' Type A	50' Type C
North	5' Type A	10' Type B
East	5' Type A	5' Type A
South	5' Type A	5' Type A
West	5' Type A	5' Type A
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Thoroughfare: Trees on private property within 5 ft of the right-of-way

Conditional Zoning District Standards Staff Analysis

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

The applicant previously proposed development containing small lots with an average lot size of 5,500 sq ft, with the smallest lots being approximately 4,900 sq ft and the largest approximately 8,900 sq ft. The proposed density of this development was 2.8 units an acre. During the Public Hearing, the applicant received feedback that the proposed development was too dense and inconsistent with the surrounding developments. Since this Public Hearing, the applicant has made changes to the application to increase the lot sizes, reduce the density, and overall make the project more consistent with the surrounding developments. The proposed development contains lots with an average size of 10,010 sf with the smallest lots being approximately 7,500 sf and the largest at approximately 14,000 sf. The proposed gross density is 2 units per acres.

Standard	Previously Proposed Mira Ridge	Currently Proposed Mira Ridge	Existing Lochridge
Density	2.8 u/a	2 u/a	1.71 u/a
Total Lots	60	44	129
Minimum Lot Size	4,777 sf	7,500 sf	10,000 sf
Max Lot Size	7,386 sf	14,000 sf	+/- 36,000 sf
Average Lot size	5,515 sf	10,010 sf	16,928 sf
Lot Width	35-45 ft	60 ft	70 ft

*Please see Exhibit 1 below for lot layout comparisons between previously and currently proposed Mira Ridge.

The proposed development has also modified the buffer along Avent Ferry Road to a 50' Type C buffer to be more consistent with the adjacent buffer that is along the frontage of existing Lochridge Subdivision. This creates a similar buffer along the frontage and keeps a consistent look for those traveling along Avent Ferry Road. The proposed development no longer includes rear accessed Charleston Style detached dwellings and is now providing lot sizes and product types that are more consistent with the adjacent subdivisions.



Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

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

Zoning Map Amendment (Rezoning) Staff Analysis

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

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

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

The proposed Conditional Zoning District for a SR-CD Suburban Residential Conditional District offers detached dwellings on an average lot size of 10,000 sf with a few Unified Development Ordinance (UDO) modifications. The proposed Conditional Zoning District does fail to meet several of the goals for a Conservation Neighborhood as shown within the Comprehensive Plan, however, the applicant is requesting to modify the Future Land Use Designation to Residential Neighborhood. This designation is requested in order to provide a neighborhood with larger lots at a density that is more compatible with the adjacent Lochridge Neighborhood. Staff finds the modifications to the plans made by the applicant are more consistent with land use patterns in the area and that the requested Future Land Use designation is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny



Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on February 4, 2025

Planning Board Representatives: Josh Prizer

Town Council Representatives: Chris Deshazor

Summary of Discussion:

- Traffic Calming is needed along Avent Ferry Rd. to allow for pedestrians to easily cross the street and access open space elements on both sides of the proposed subdivision.
 - Coordinating with NCDOT as early as possible will be required
- Concerns with the development being in the spirit and intent of conservation subdivision and preserve more of the developable land to further meet this intent.
 - Large portions of the open space are not useable. The applicant is encouraged to consider redesigning to make the open space more prominent and honor the intent of the conservation subdivision.
- Off site pedestrian connectivity to the future Neighborhood Centers located at the corner of Avent Ferry and Rex Rd. may be needed as this subdivision will be walkable to those destinations.
- There was an appreciation for the housing diversity, however, there are still some unknowns on exact the look of the homes and the applicant was encouraged to include additional elevations.
- Ensure that the site design is taking into account the adjacent existing Lochridge Subdivision, specifically with the adjacent buffers and the pedestrian connectivity

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: 11/4/2024

Summary of Issues:

- Concerns regarding the construction traffic on existing streets within Lochridge.
- Concerns regarding the buffer adjacent to the existing Lochridge Subdivision.

The applicant held an additional meeting with the Lochridge residents on 1/20/2026 to discuss the changes made to the application prior to the development moving forward to any additional board meetings.

Legislative Public Hearing

Public Hearing Date: 5/20/2025

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/563/media> (Public Hearing begins at 01:18:03)



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:

- Concerns regarding the density of the project and the consistency with the adjacent Lochridge Subdivision.
- Concerns regarding the project not meeting the intentions of a Conservation Subdivision.
- Concerns regarding the neighborhood not being consistent with the adjacent Lochridge Subdivision and the area as a whole.
- Concerns regarding the buffer along Avent Ferry Rd. not matching with what has already been constructed.
- Concerns regarding the lot sizes being less than 5,000 square feet.

Planning Board Consideration & Action

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.

Action #1: Zoning Map Amendment Plan Consistency Statement

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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.



Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested Zoning Map Amendment from RR Rural Residential to SR-CD Suburban Residential Conditional District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Conservation Neighborhood and the Suburban Residential District does not include the conservation of 30-50% of the buildable land on site for a permanent open space, protecting environmental features, tree stands or outstanding viewsheds. However, the requested rezoning, and concurrent request to modify the Future Land Use Map, is reasonable and in the public interest because the development provides a density, lot size, and overall development that is consistent with the adjacent areas.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

☐ The requested amendment is **consistent** with
Vision Holly Springs Comprehensive Plan

or

☐ The requested amendment is **inconsistent** with
Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

The Planning Board must make a recommend to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #24-REZ-07 to change the zoning of 21.62 acres of Wake County PIN #0638011513 & #0638021524 from RR: Rural Residential to SR-CD: Suburban Residential Conditional District, thereby amending the Future Land Use Map from Conservation Neighborhood to Residential Neighborhood, as submitted by



Mira Developers, LLC, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

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

Anticipated Town Council Consideration and Decision: 2/17/2026



Exhibit 1

Mira Ridge Conditional Zoning District



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: [Thomas Craven](#) Company: [Priest, Craven, and Associates, Inc.](#)

Mailing Address: [6404 Falls of Neuse Road, Suite 201](#)

City, State, Zip: [Raleigh, NC 27615](#)

Telephone: [919-781-0300](#)

E-Mail: pca@priestcraven.com

Design Professional

Name: [Thomas Craven](#) Company: [Priest, Craven, and Associates, Inc.](#)

Mailing Address: [6404 Falls of Neuse Road, Suite 201](#)

City, State, Zip: [Raleigh, NC 27615](#)

Telephone: [919-781-0300](#)

E-Mail: pca@priestcraven.com

Developer

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Landscape Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Financially Responsible Party (REQUIRED)

Name: [Paragkumar H. Patel](#) Company: [MIRA DEVELOPERS LLC](#)

Mailing Address: [309 Brandywine Dr.](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [919-601-9221](#)

E-Mail: paragpatelbaps@gmail.com

Property Owner (REQUIRED)

Name: [Paragkumar H. Patel](#) Company: [MIRA DEVELOPERS LLC](#)

Mailing Address: [309 Brandywine Dr.](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [919-601-9221](#)

E-Mail: paragpatelbaps@gmail.com

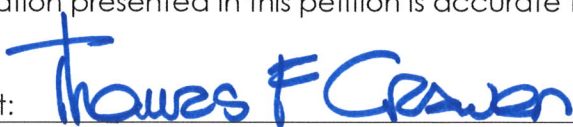


REZONING PETITION

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	Mira Ridge Subdivision
Project Location <i>Use street address. If none, use closest intersection</i>	0 and 3020 Avent Ferry Rd. ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0638021524, 0638011513
Real Estate ID	
Project Acreage	21.6
Current Zoning	RR - Rural Residential
Proposed Zoning	SR-CD
Current Future Land Use Designation	Conservation Neighborhood
Proposed Future Land Use Designation	Residential Neighborhood
Small Area Plan Designation <i>(if applicable)</i>	
Special Study Scoping Meeting Dates	Fire Flow - No Scoping Required, Sanitary Study - 7/26/23, TIA - 07/27/23
Sketch Plan Review <i>(pre-submittal)</i> Meeting Date:	10/30/2024
Neighborhood Meeting Date:	11/4/2024

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:	11/14/2025

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

The proposed rezoning and Comprehensive Plan amendment would allow development of the property as a Suburban Residential subdivision, consistent with the Town's definition and goals. This designation supports low- to medium-density detached dwellings on varying lot sizes, providing a range of housing choices while allowing limited public or institutional uses compatible with the neighborhood. The plan includes larger lots, sidewalks, and centralized open space amenities, reflecting a traditional neighborhood form that encourages walking and biking.

The site is adjacent to the Lochridge subdivision and less than 0.75 miles from the future New Hill–Holleman Road/Avent Ferry Neighborhood Center, providing convenient access to nearby services while maintaining the area's residential character. Overall, the proposal is reasonable, compatible with surrounding development, and in the public interest.

SECTION 1: LAND USE & CHARACTER

The proposed rezoning to standard Suburban Residential (SR-CD) will create a neighborhood compatible with the adjacent Lochridge Subdivision. At a density of 2.0 lots per acre, lower than the 3.0 lots/acre required for a Conservation Subdivision, the plan allows larger single-family lots while maintaining a traditional neighborhood form. The site is within walking and biking distance of the future Neighborhood Center at Holloman Rd., and includes a sidewalk connection along Avent Ferry Road to Lochridge. This, along with 21% tree preservation area, greenways, and a nature trail with a gazebo, supports open space, connectivity, and livability consistent with Suburban Residential goals.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

A traffic study is required and the developer is responsible for designing and constructing all mitigation improvements set forth by the traffic study and transportation mitigation agreement. The developer is responsible for road frontage widenings in accordance with the CTP. The developer is required to provide access stubs to all adjacent properties. Included in the Comprehensive Plan, these parcels are shown along a portion of Avent Ferry Road that is scheduled to be widened in the future to provide additional capacity for growth. The Future Active Transportation designates the requirement of both sidewalks on both sides of the road as well as a side path. The TIA currently calls for Avent Ferry Road to be widened to its future width with sidewalk on north side and a side path on the south.

SECTION 3: PARKS, RECREATION

The proposal will allow for expansion of consistent single-family residential development in the area. Private and common open space, including two playgrounds, greenways around the engineered wetlands, a nature trail with gazebo, and tree save areas, is incorporated internally. Multiple sidewalk connections will be provided to the Lochridge subdivision, increasing public pedestrian circulation. While the Town's current Greenway Plan does not show a direct connection to these properties, any fee-in-lieu payments, required development fees and increasing tax revenue will help fund these important goals.

SECTION 4: COMMUNITY FACILITIES

Through the application and review process, the proposal will address the issues outlined Section 4.2 of the Comprehensive Plan as required.

SECTION 5: INFRASTRUCTURE & UTILITIES

A Sewer Study is required, and the developer will design and construct any mitigation improvements identified. The project is subject to the Town's Water Resources Management Policy (WRMP) as a Priority 2 development, committing to Public Infrastructure Improvements and Open Space/Tree Preservation. Water and sewer stubs to adjacent properties are required, and a fire flow analysis will be submitted with the Major Subdivision plan. The proposal includes extending a 12" water line along Avent Ferry Road and connecting to the existing sanitary sewer stub from Lochridge.

SECTION 8: NATURAL RESOURCES

The proposed development is consistent with the Town's Comprehensive Plan goals for Natural Resource protection. Significant tree save areas along Avent Ferry Road preserve the existing forested character of the corridor. The project will also be utilizing engineered wetlands, incorporates greenways around these areas, and includes an internal nature trail with gazebo, providing both ecological preservation and public amenity value. Overall, the design balances residential development with thoughtful conservation of natural resources, consistent with Suburban Residential objectives.

STATEMENT OF REASONABLENESS

This proposal, at a density of 2.0 lots per acre, is preferable to a Conservation Subdivision because it allows larger lot sizes, a traditional neighborhood layout, and centralized amenities. Unlike a Conservation Subdivision, which clusters lots and spreads open space unevenly, this SR design better matches the character of adjacent neighborhoods (like Lochridge), enhances pedestrian connectivity, preserves key natural resources, and supports the Town's vision for a balanced, livable residential community.

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.

All streets in the proposal will be public and built to Town standards, with sidewalks on both sides. Public water and sewer are available and will be extended to serve the development, and Avent Ferry Road will be improved to its ultimate dimensions, including a sidepath connecting to Lochridge along the project frontage. Existing roads and sidewalks from Lochridge will also be extended into the site, enhancing neighborhood connectivity.

The neighborhood will include two playgrounds, multiple greenways, seating areas, and a nature trail with gazebo, all integrated within internal open spaces. The project is less than 2/3 mile from the future Holleman Activity Center and less than 3 miles from Holly Springs High School, both within walking and biking distance. Conditions include two-story minimums and minimum square footage requirements.

Overall, the project benefits the public by providing connected, walkable streets, accessible open space and playgrounds, preserved natural areas, and enhanced neighborhood amenities that complement existing community resources.



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared Paragkumar H. Patel 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:

0638021524	0638011513

and does hereby authorize Charles R. Walker III of Entitlement Preservation Group (EPG) to act
(name of representative/applicant)

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

Paragkumar H. Patel
Signature of Owner

Paragkumar H. Patel
MIRA DEVELOPERS LLC
309 Brandywine Dr.
Raleigh, NC, 27607

Sworn to or affirmed and subscribed before me this 4 day of November, 2024

NOTARY PUBLIC:

Mary Ann Weaver
Official Signature of Notary

(Official Seal)

Mary Ann Weaver, Notary Public
Print Name



My commission expires: Oct 25, 2027

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other

Name: [Thomas Craven](#) Company: [Priest, Craven, and Associates, Inc.](#)

Mailing Address: [6404 Falls of Neuse Road, Suite 201](#)

City, State, Zip: [Raleigh, NC 27615](#)

Telephone: [919-781-0300](#)

E-Mail: pca@priestcraven.com

Design Professional

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Telephone: [919-781-0300](#)

E-Mail: pca@priestcraven.com

Developer

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Landscape Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Financially Responsible Party (REQUIRED)

Name: [Paragkumar H. Patel](#) Company: [MIRA DEVELOPERS LLC](#)

Mailing Address: [309 Brandywine Dr.](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [919-601-9221](#)

E-Mail: paragpatelbaps@gmail.com

Property Owner (REQUIRED)

Name: [Paragkumar H. Patel](#) Company: [MIRA DEVELOPERS LLC](#)

Mailing Address: [309 Brandywine Dr.](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [919-601-9221](#)

E-Mail: paragpatelbaps@gmail.com

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

The proposal has been designed as a Standard Residential Subdivision. The 35% open space, including 21% tree preservation, will give opportunities to incorporate the tract's character while allowing for standard residential lot development consistent with the neighboring Lochridge Subdivision. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Preservation Areas.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The 35% open space, including 21% tree preservation, will give opportunities to incorporate the tract's character while allowing for standard residential lot development consistent with the neighboring Lochridge Subdivision.. Active open spaces have been enhanced with a Private Greenway along both SCM devices, 2 central playgrounds, and a nature trail with Gazebo as a gathering area. Additional seating and dog waste stations have been included throughout the site. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Preservation Areas.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

All Streets in the proposal will be public and meet Town standards. The lots will be served by front driveways that also meet Town regulations. Both public water and sewer are available to the site and will be extended to serve this Proposal. Finally, Avent Ferry Rd will be improved to its ultimate dimensions along the entire frontage of the Project.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The project enhances the public realm and Town character through larger lots (7,500 SF min., 10,000 SF avg.) that complement Lochridge and preserve 21% of the site, including a wide tree-save buffer along Avent Ferry Road. Sidewalks on both sides of the streets, two greenway trails around the engineered wetlands, and a nature trail with a gazebo provide strong pedestrian connectivity. The project also extends sidewalk access along Avent Ferry Road to link with Lochridge, promoting visibility, safety, and a cohesive neighborhood design.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

"The Suburban Residential District is established to protect, promote, and maintain the development of low to medium-density detached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with those neighborhoods. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to be compact in form with densities that support the development of traditional style neighborhoods." This proposal meets this goal, along with providing the required minimum 20% tree preservation.



DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the [Wake County Residential Development Notification Form](#) online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	Thomas Craven
Company Name:	Priest, Craven, and Associates, Inc.
Phone Number:	919-781-0300
E-Mail:	tcraven@priestcraven.com
PROJECT INFORMATION	
Project Name:	Mira Ridge
Date of Subdivision Application	11/8/2024
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	Avent Ferry Rd and Center Hill Dr
REID(s)	0003855 and 0365895
PIN(s)	0638021524 and 0638011513
Subdivision Completion Date	March 2026
Projected First Occupancy Date	October 2026
Total Number of Units	44
Senior Living Unit Total	
Studio Unit Total	
1 Bedroom Unit Total	
2 Bedroom Unit Total	
3 Bedroom Unit Total	44
4 Bedroom Unit Total	
ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2026	Number of Units: 18
Year: 2027	Number of Units: 26
Year:	Number of Units:
Year:	Number of Units:
Preparer's Signature: _____ Date: 11/14/2025	

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

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.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/4/2024
Meeting Time:	6:30
Meeting Location:	Virtual
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i> 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: General informational questions and discussion. Neighbors expressed concern regarding construction traffic on existing streets in Lochridge. Neighbors requested evergreen plantings between Lochridge and lots 6 through 19.	
Changes made to the Petition as a result of the meeting: We discussed potential language to address limited control of construction access. We have added additional evergreen plantings to the Type B buffer on the landscape plan in this location.	
Preparer's Signature: Date: 11/14/2025	

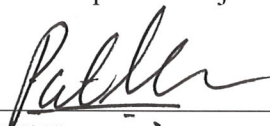


Affidavit of Owner's Consent

Before me personally appeared Paragkumar H. Patel 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:

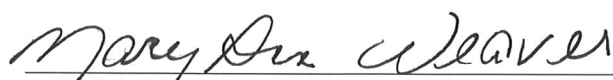
0638021524	0638011513

and does hereby authorize Charles R. Walker III of Entitlement Preservation Group (EPG) to act
(name of representative/applicant)
on their behalf as their agent with regard to the processing of said Development Project.


Signature of Owner
Paragkumar H. Patel
MIRA DEVELOPERS LLC
309 Brandywine Dr.
Raleigh, NC, 27607

Sworn to or affirmed and subscribed before me this 4 day of
November, 2024.

NOTARY PUBLIC:


Official Signature of Notary
Mary Ann Weaver, Notary Public
Print Name

My commission expires: Oct. 25, 2027

(Official Seal)



In compliance with State and Federal Laws the Town of Holly Springs has developed a Fats, Oils, and Grease (FOG) Management Program. The purpose of this program is to educate the public and business owners of the problems associated with grease and grease accumulations. FOG in wastewater can result in decreased capacity of sewer lines by cooling and congealing on the insides of pipes. This occurrence eventually causes blockages and sewer overflows and, therefore, is a major concern for the Town's wastewater collection system. Significant sources of FOG are cooking establishments due to the amount of grease used in cooking and other food preparation work. Improper disposal and cleanup practices allow FOG to enter the wastewater collection system. In an effort to work together to achieve the common goal of protecting the Town's resources we are asking business owners that produce grease as part of their daily operations to take a few moments and complete the following survey.

Return this form with your Development Petition to Development Services. For questions about permit submittals or requirements contact Development Services at 919-557-3908.

COMPANY INFORMATION	
Name of Business: Mira Developers, LLC	
Address: 309 Brandywine Dr., Raleigh, NC 27607	
Phone: 919-601-9221	E-mail: paragpatelbaps@gmail.com
Company Representative: Paragkumar H. Patel	
Title: Registered Agent	
Please provide a brief description of business operations: Residential Development at 0 & 3020 Avent Ferry Rd.	
FOG INFORMATION	
How many and what size grease handling device (grease trap or interceptor) do you have? (Please list dimensions) 0	
Location of grease handling device(s): n/a	
Cleanout service provider: n/a	
Does your grease handling device have a sampling chamber? (A sampling chamber is required for grease traps) n/a	
How is the waste disposed of and where? n/a	

Thank you for taking the time to complete this survey.

If you have any questions or concerns of your responsibilities in maintaining your grease trap or interceptor in accordance with the Town's Sewer Use Ordinance, please contact Karen Foster at (919)577-2907 or email karen.foster@hollyspringsnc.gov



Commercial and Industrial Wastewater Survey (IWS) Short Form

This form has been sent to your business to determine types and sources of wastewater that are entering the Town of Holly Springs' Wastewater Treatment Facility. This form must be completed in accordance with the Town's Sewer Use Ordinance. The Sewer Use Ordinance can be examined on the Town's website at www.hollyspringsnc.gov

Return this form with your Development Petition to Development Services. For questions about permit submittals or requirements contact Development Services at 919-557-3908.

If tenants and/or users in the facility are currently unknown please check here.



(By checking this box and signing below you are acknowledging that once tenants are known it is your responsibility to submit an IWS for each user to the Town.)

FACILITY INFORMATION	
Name: N/A	
Address: 0 & 3020 Avent Ferry Rd, Holly Springs, NC 27540	
Phone: 919-601-9221	E-mail: paragpatelbaps@gmail.com
Type of Industry, Manufacture, Trade or Business:	
Products Produced: N/A	
Number of Employees: N/A	
General Description of the Industrial Activities and/or Plant Processes at this Site: None	
Current Federal Standard Industrial Classification Code (S.I.C) if applicable: N/A	
Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators or any other type of wastewater other than from restrooms including swimming pools? If so, describe: N/A	

"Industrial Waste" means liquid or other wastes resulting from any processes of industry, manufacturing, trade, or business, or from the development of any natural resources. "Other Waste" means decayed wood, sawdust, shavings, bark, limes, garbage, refuse, ashes, offal's, tar, oil, chemicals, and all other substances, except industrial waste and sewage, which may cause pollution in any waters.

1. Does this facility discharge industrial waste or other waste to the sanitary sewer?	YES ☐
	NO ☒



2. Is the discharge from industrial waste or other waste continuous or batch?	N/A
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer?	☐ YES ☒ NO
If yes, please list:	
4. What is the total discharge to the sanitary sewer (gallons per day)?	
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)?	
6. Are any chemicals stored in quantities of 55 gallons or more?	☐ YES ☒ NO
7. Does this facility use any well water or other water source other than the public water supply?	☐ YES ☒ NO
8. Are any outside drains connected to the sanitary sewer?	☐ YES ☒ NO
9. Does your facility discharge stormwater to the sanitary water?	☐ YES ☒ NO

Our Sewer Use Ordinance requires that an Authorized Representative of the User sign all reports to the Town. Authorized Representative is defined as "a person responsible for the Principle Business decisions or other policy decisions for the facility."

To the best of my knowledge the information on this form is true and accurate.

Signature Patel Date 2/5/25

Print name HARSHADRAY S. PATEL Job Title MANAGER

For more information or any questions, please contact Karen Foster at 919-557-2907 or email karen.foster@hollyspringsnc.gov



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

February 10, 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: 11/08/2024
- Name of development: Mira Ridge
- Address of rezoning: 3020 Avent Ferry Road (PINs) 0638021524 & 0638011513
- Total number of proposed residential units: 61 units
- Type(s) of residential units proposed: Detached Dwellings

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

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

☐ Elementary

☐ Middle

☐ High

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

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

☐ Elementary

☐ Middle

☐ High

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

Sincerely,


Susan W. Pullium, MSA
Senior Director

MIRA RIDGE SUBDIVISION

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS, NORTH CAROLINA 24-REZ-07/PLRZ202400236 24-MAS-02/PLMSPP202400237

SITE DATA TABLE:

TABLE OF PROPERTIES						TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	SURVEY ACRES	SITE ADDRESS	ZONING
0638-02-1524	MIRA DEVELOPERS LLC	18802	358	10.75	3020 AVENT FERRY ROAD	RR
0638-01-1513	MIRA DEVELOPERS LLC	18802	358	10.87	0 AVENT FERRY ROAD	RR
TOTALS				21.62		

PROJECT STATISTICS

PROPERTY OWNER	PARAGKUMAR H. PATEL 309 BRANDYWINE DRIVE RALEIGH, NC 27607
DEVELOPER	MIRA DEVELOPERS, LLC 309 BRANDYWINE DRIVE RALEIGH, NC 27607
APPLICANT	ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE PROPOSED USE(S)	VACANT RESIDENTIAL NEIGHBORHOOD
EXISTING ZONING PROPOSED ZONING	RR-RURAL RESIDENTIAL SR-CD SUBURBAN RESIDENTIAL
MAXIMUM GROSS DENSITY ALLOWED (PER UDO TABLE 2.2.1-A) MAXIMUM UNITS ALLOWED (PER 2.3.2.B) TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED GROSS DENSITY PROVIDED PROPOSED LOT WIDTH RANGE MINMUM DETACHED RESIDENTIAL LOT SIZE MAXIMUM DETACHED RESIDENTIAL LOT SIZE AVERAGE DETACHED RESIDENTIAL LOT SIZE	3 UN/AC 64 UN 44 UN 2.0 UN/AC 60 FT 7,500 SF 14,000 SF 10,010 SF
RIVER BASIN FEMA FLOOD PANEL	CAPE FEAR THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES 3720062800K
HISTORIC STRUCTURES LOCATED ON SITE	NONE

AREA CALCULATIONS

GROSS AREA OF PROJECT BASED ON SURVEY AREA IN TRACT 1 (SINGLE FAMILY) AREA IN TRACT 2 (SINGLE FAMILY)	21.62 AC 10.75 AC 10.87 AC
AREA IN PUBLIC R/W DEDICATION AREA IN RESIDENTIAL LOTS AREA IN OPEN SPACE	3.18 AC 10.11 AC 8.33 AC
SR ZONING OPEN SPACE AREAS REQUIRED ELIGIBLE OPEN SPACE AREA PROVIDED *50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)	30% 35% 6.49 AC 7.62 AC
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION TREE PRESERVATION AREA OPEN SPACE ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREAS) FLEXIBLE OPEN SPACE - SCM FLEXIBLE HOA MAINTAINED OPEN SPACE	8.33 AC 7.62 AC 4.47 AC 21% 6% 3% 5% 1.32 AC 1.41 AC 1.13 AC

TREE PRESERVATION AREA CALCULATIONS

TOTAL TREE CONSERVATION AREA	4.47 AC
AREA WITHIN RIPARIAN CONSERVATION BUFFER PER UDO 4.8.1.A.2 (CFRRB)	0.01 AC
AREA OUTSIDE ENVIRONMENTAL FEATURES*	4.46 AC
* SPECIMEN TREES, SIGNIFICANT TREE STANDS, UNDISTURBED PERIMETER BUFFERS	

ALLOCATION INFORMATION

SPECIMEN TREES LOCATED ON-SITE	114 TREES
SPECIMEN TREES TO BE PRESERVED	14 TREES
PERCENTAGE OF SPECIMEN TREES TO REMAIN	12.28%

SHEET INDEX:

SHEET #	SHEET TITLE	SHEET #	SHEET TITLE
C0.00	COVER SHEET	C5.10	SCM PLANTING PLAN
G1.00	CONDITIONAL REZONING DESIGN DETAILS	C9.00	STANDARD SITE DETAILS
G1.01	GENERAL NOTES AND LEGEND	C9.01	STANDARD SITE DETAILS
C1.00	EXISTING CONDITIONS	C9.02	STANDARD SITE DETAILS
C2.00	PRELIMINARY SITE PLAN	C9.03	STANDARD SITE DETAILS
C2.01	PRELIMINARY SIGNAGE AND ROADWAY ASSET PLAN	C9.04	STANDARD UTILITY DETAILS
C2.10	PRELIMINARY OPEN SPACE PLAN	C9.05	STANDARD UTILITY DETAILS
C3.00	PRELIMINARY UTILITY PLAN	LS1.00	PRELIMINARY LANDSCAPE PLAN
C4.00	PRELIMINARY GRADING PLAN	LS2.00	LANDSCAPE CALCULATIONS, NOTES, AND DETAILS
C5.00	STORMWATER MANAGEMENT PLAN SCM 1	LT1.00	PRELIMINARY STREET LIGHTING PLAN
C5.01	STORMWATER MANAGEMENT PLAN SCM 2	TC1.00	EXISTING VEGETATION AND TREE PRESERVATION PLAN

APPLICANT/DEVELOPER:

MIRA DEVELOPERS, LLC
309 BRANDYWINE DRIVE, RALEIGH, NORTH CAROLINA 27607
PHONE: (919) 601-9221
EMAIL: PARAGPATELBAPS@GMAIL.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
6404 FALLS OF NEUSE DRIVE, SUITE 201, RALEIGH, N.C. 27615
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

GENERAL NOTES:

- BOUNDARY INFORMATION IS FROM A COMBINATION OF A SURVEY BY BY THIS OFFICE, DEEDS AND GIS DATA.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
- THIS SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN.
- THERE ARE NO FEMA FLOOD ZONES WITHIN THE PROJECT SITE ACCORDING TO FLOOD INSURANCE RATE MAP 3720062800K.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
- THIS DOCUMENT IS BEING PROVIDED TO DEFINE MINIMUM COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS SR-CD ZONING DISTRICT REQUIREMENTS.
- A LIGHTING PLAN SHALL BE REQUIRED FOR ALL PHASES DURING CONSTRUCTION PLAN REVIEW. A MINIMUM OF 25 FEET OF SEPARATION SHALL BE REQUIRED BETWEEN LIGHT POLES, STREET TREES, AND SIGNAGE.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

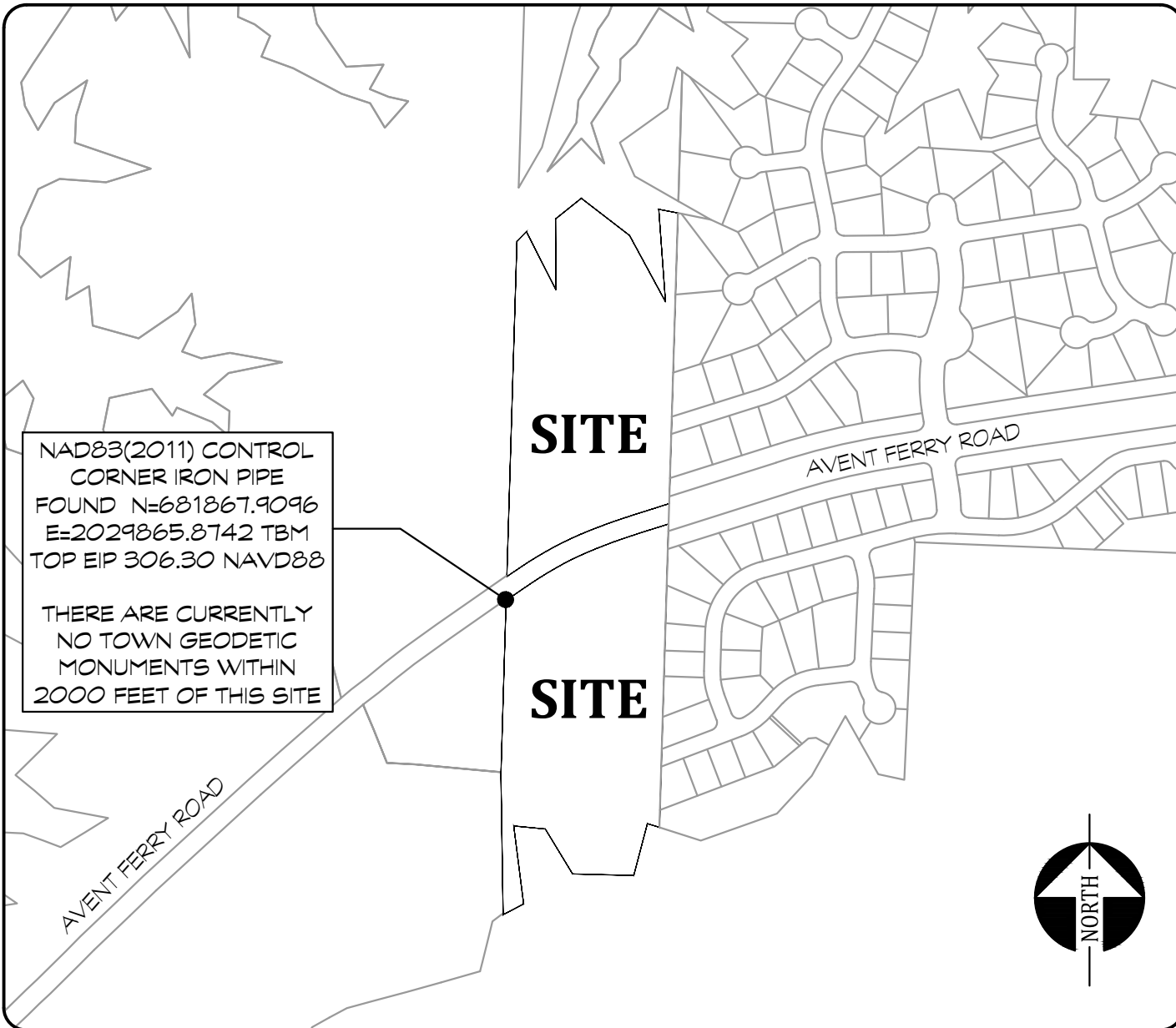
UTILITY ALLOCATION:

WRMP PRIORITY LEVEL:	LEVEL 2
REQUIRED ALLOCATION ELEMENTS:	2
PROVIDED ELEMENTS:	
1. PUBLIC INFRASTRUCTURE IMPROVEMENTS:	
OPTION A - VEGETATED WETLANDS IN LIEU OF WETPONDS	
2. OPEN SPACE/TREE PRESERVATION:	
PRESERVE 10% OF SPECIMEN TREES ON SITE	

PROPOSED SEWER FLOWS:

NUMBER OF HOMES:	44 UNITS
AVG DAILY FLOW PER HOME:	255 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	11,220 GPD (7.8 GPM)

PLAN IS SUBJECT TO REVISIONS DURING
CONSTRUCTION DRAWING APPROVAL PROCESS



VICINITY MAP

1"=500'



AERIAL MAP

1"=500'



REVISIONS:	SUBMITTAL DATE:	11/8/2024	SHEET #
TOWN STAFF COMMENTS	3/14/2025		
TOWN STAFF COMMENTS	4/11/2025		
TOWN STAFF/PUBLIC HEARING REVISIONS	6/5/2025		
TOWN STAFF/PUBLIC HEARING REVISIONS	11/13/2025		
TOWN STAFF COMMENTS	12/15/2025		C0.00
RELEASED FOR CONSTRUCTION DATE:	NOT RELEASED		

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

24-REZ-07/PLRZ202400236 24-MAS-02/PLMSPP202400237

2.4 CONDITIONAL ZONING DISTRICT (CD) SUPPLEMENT #1 The applicant/development may establish the development standards that will apply to all future developments within the project boundaries. CD proposals may establish the following unique standards subject to the allowances/limitations of this section: 1. Development Standards (Chapter 2.0) – The applicant may propose development standards relating to lot area, lot width, setbacks, driveway width at the frontage, and building height that may differ from the base district. <table><tr><td>Proposed</td><td>UDO</td></tr><tr><td>20 ft min. front yard</td><td>20</td></tr><tr><td>25 ft min. rear yard</td><td>25</td></tr><tr><td>5 ft min. side yard</td><td>10</td></tr><tr><td>10 ft min. side yard (corner)</td><td>20</td></tr></table> Proposed min. lot area: <table><tr><td>7500 sf min., 10,000 sf average</td><td>10,000 sf</td></tr></table> 2. Additional Residential Building Types (Chapter 3) – The CD may include additional residential housing types that are otherwise restricted in the base district. However, the CD may not exceed the density limitations established in the base district. The proposal does not seek to develop any additional residential housing types aside from single family. Single-family lots shall be under the recommended density goal of 3 DU/Gross AC as set in the UDO. 3. Landscaping (Chapter 5) – The applicant may propose landscaping and buffering standards for the CD and the lots/parcels therein which may be different from the other provisions of the UDO. 2.5" caliper trees will be planted along all public streets at a spacing of 35 ft on-center. The perimeter open space along Lochridge shall contain a 10 ft wide Type B Buffer (in excess of the required 5 ft wide Type A Buffer) which shall be planted along common lot lines that are cleared and are directly adjacent to lots in Lochridge.	Proposed	UDO	20 ft min. front yard	20	25 ft min. rear yard	25	5 ft min. side yard	10	10 ft min. side yard (corner)	20	7500 sf min., 10,000 sf average	10,000 sf	4. Parking (Chapter 6) – The applicant may propose unique vehicle parking ratio standards or permitted vehicle parking locations which may be different from the other provisions of the UDO. All homeowner parking will be located in front of the dwellings accessed by a public street. Each home will have three designated parking places either using a driveway, a garage, or a combination of both. Public street parking will be allowed as per UDO. 5. Street Design (Chapter 7) – A CD may include an internal street design which is a hybrid of the Town's standard street section designs. Internal street cross-section design will be as per UDO and Staff direction. 6. Building, Site & Subdivision Lot Design Standards (Chapter 8) – A CD may provide alternative building, site, and/or subdivision lot design options that are otherwise required in this UDO where the resulting designs align with the Town's land use and character intent for the vicinity. Design standards shall be as per the UDO and the descriptions listed in this document.	PROJECT PROPOSED CONDITIONS 1. Gross residential density will not exceed 2.0 du/ac 2. Minimum of three parking spaces, including garage parking if provided, per lot 3. Vinyl siding shall be prohibited except for accent elements of the Façade, limited to 20% of the total façade area. 4. If vinyl is used, it will be mid-grade, 0.046 thickness. 5. House foundations show at least eighteen inches vertically of Brick or stone veneer as seen from the public right of way. 6. All homes shall be a minimum of two stories. 7. All homes shall be a minimum of 2100 sf of heated space 8. A 10 ft wide Type B Buffer shall be planted along common lot lines if cleared, and directly adjacent to lots in Lochridge. This Type B buffer shall include 3 canopy trees and 3 evergreen trees per 100 lf of buffer. 9. Interior side yard setbacks will be a minimum of 5 ft wide but will allow eaves and overhangs to penetrate the setback. 10. Recreation uses in open space will include an 8ft wide private Greenway trail with seating areas at the two stormwater wetlands, (2) playgrounds (1 for ages 2-5, 1 for ages 5+) with seating, and a nature trail with a gazebo. Additionally, per udo 4.4.c, all tree preservation areas, will serve as passive recreational areas.	PROJECT ARCHITECTURAL STANDARDS Vinyl siding shall be prohibited except for accent elements of the façade. If vinyl is used, it will be mid-grade 0.046 thickness. House foundations shall show at least eighteen inches vertically of brick or stone veneer as seen from the public right of way. All homes shall be a minimum of two stories and will have a minimum of 2100 SF of heated space.	PROJECT OPEN SPACE STANDARDS The proposal has been designed as a Standard Residential Subdivision. The 35% open space, including 21% tree preservation, will give opportunities to incorporate the tract's character while allowing for standard residential lot development. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Preservation Areas. The designed open space can be used by all residents of the subdivision. It also provides a setback/buffer from the adjacent tracts to minimize perceived changes to existing development. Active open spaces have been enhanced with a Private Greenway along both SCM devices, 2 central playgrounds, and a nature trail with Gazebo as a gathering area. Additional seating and dog waste stations have been included throughout the site. As per UDO 4.3.2.C.2.a, the required SCMs will also be designed to complement the visuals of the overall open space as engineered wetlands. The two tracts have a pronounced ridge running north and south. The proposed layout concentrates roads along the ridge line to attempt to minimize any large changes to their respective watersheds to accommodate the new development. The HOA will own and maintain the permanent open space.																									
Proposed	UDO																																								
20 ft min. front yard	20																																								
25 ft min. rear yard	25																																								
5 ft min. side yard	10																																								
10 ft min. side yard (corner)	20																																								
7500 sf min., 10,000 sf average	10,000 sf																																								
PROJECT TRANSPORTATION Project design shall have two new direct connections to Avent Ferry Rd. Also, both Falling Stone Dr and River Ledge Dr from Lochridge will be extended by the developer through the Project. River Ledge Dr will be extended as close as possible to its boundary with the Jones Property. Parking for homes will be accessed from the front of each dwelling via public street access. There will be sidewalks on both sides of the public streets. Internal street cross-section design will be as per staff recommendation. Avent Ferry Rd will be improved to its full width by the developer as per NCDOT regulations, the TIA and Town recommendations. The Proposal shall include a letter specifically stating why there is no street connection to the north and south ends of the Project and requesting a hardship review. These include the North and South area surrounding the site are part of one approximate 13,000 AC single tract owned by Duke Power. The current proposal shows a street stub to the west to provide a required connection. Also, the FLUM shows the areas to be kept as "Natural Areas". Finally, the existing severe topography and wide floodplains in those areas limit the ability to extend future roads in those directions, mirroring nearby Lochridge and Bridgeberry.	PROJECT PUBLIC UTILITIES As per Town standards and staff recommendations: The waterline currently in Avent Ferry Rd shall be extended across the frontage of the Project and be used to supply water to the Project. Lochridge is currently served by two existing public pump stations. One on either side of Avent Ferry Rd. The Project shall utilize both existing pump stations. The Sewer Analysis Report was submitted separately and approved by staff. Required Fire Flow Analysis Report has been completed and approved by staff. The developer will be responsible for items listed in the report. Residential Allocation Priority Level 2	PROJECT LANDSCAPE STANDARDS BUFFER PLANTINGS The following describes the plantings along the perimeter of the Project: Open Space/buffer widths are shown within this plan set. Existing vegetation will be the preferred state. However, when development requires trees to be removed, the following shall be used to replant using the width of the required buffer in that area. All common boundary lines with the Lochridge Subdivision will be required to have a minimum 10' Type B Buffer. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 10' Type B Buffer, then that area will be supplemented utilizing the typical 10' Type B Buffer plantings as shown on the landscaping plan, LS1.00. All common boundary lines with the Duke Power Property and the Jones Property will be required to have a minimum 5' Type A Buffer per the UDO. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 5' Type A Buffer, then that area will be supplemented utilizing the typical 5' Type A Buffer as shown on the landscaping plan, LS1.00. <table><tr><td>Buffer Width/Type</td><td>Trees/100 LF</td><td>Shrubs/100 LF</td></tr><tr><td>5' Type A Buffer</td><td>2 Canopy Trees</td><td>5 Shrubs</td></tr><tr><td>10' Type B Buffer</td><td>3 Canopy, 3 Evergreen Trees</td><td>10 Shrubs</td></tr></table> STREET TREE PLANTINGS <table><tr><td>Internal Streets</td><td>1 Canopy 2.5"Cal.Min. @ 35' OC</td></tr><tr><td>Avent Ferry Road</td><td>1 Canopy 2.5"Cal.Min. @ 35' OC</td></tr></table> Avent Ferry Road Streetyard 50' wide street yard primarily consisting of Tree Preservation along with the UDO required Type A Thoroughfare buffer per UDO Table 5.3.1-B (2 Canopy 3.5"Cal.Min./5 Shrubs per 100 lf).	Buffer Width/Type	Trees/100 LF	Shrubs/100 LF	5' Type A Buffer	2 Canopy Trees	5 Shrubs	10' Type B Buffer	3 Canopy, 3 Evergreen Trees	10 Shrubs	Internal Streets	1 Canopy 2.5"Cal.Min. @ 35' OC	Avent Ferry Road	1 Canopy 2.5"Cal.Min. @ 35' OC	PROJECT WATER RESOURCE MANAGEMENT Residential Allocation Priority Level 2 Proposed Allocation Elements (2 required): All SCMs will be designed as Vegetated Wetlands in lieu of wet ponds 10% of Specimen trees on site are to be preserved as part of the 30% overall tree preservation.	CONDITIONAL DISTRICT UDO MODIFICATIONS <table><tr><th>ITEM</th><th>UDO REQUIREMENT</th><th>CD PROPOSED</th></tr><tr><td>Maximum Gross Density</td><td>3</td><td>2.0</td></tr><tr><td>Minimum Side Setback (Interior)</td><td>10'</td><td>5'</td></tr><tr><td>Minimum Side Setback (Corner)</td><td>20'</td><td>10'</td></tr><tr><td>Perimeter Buffer Abutting Lochridge</td><td>Min. 5' Type A</td><td>Min.10' Type B (With 3 Canopy & 3 Evergreen Tree Plantings Per 100 LF)</td></tr><tr><td>Perimeter Buffer Along Avent Ferry Rd.</td><td>Min. 5' Type A Thoroughfare</td><td>50', TCA, Supplemented Where Necessary with Type C (With 5 Canopy - 80% Evergreen, 4 Small Evergreen, & 20 Evergreen Shrubs)</td></tr><tr><td>Minimum Lot Area</td><td>10,000 SF</td><td>7,500 SF (Min.), 10,000 SF (Avg.)</td></tr><tr><td>Type IV Façade Materials (Vinyl)</td><td>Prohibited</td><td>Vinyl Prohibited Except for Accent Elements, Limited to 20% of Total Façade Area (Min. 0.046 Thickness)</td></tr></table>	ITEM	UDO REQUIREMENT	CD PROPOSED	Maximum Gross Density	3	2.0	Minimum Side Setback (Interior)	10'	5'	Minimum Side Setback (Corner)	20'	10'	Perimeter Buffer Abutting Lochridge	Min. 5' Type A	Min.10' Type B (With 3 Canopy & 3 Evergreen Tree Plantings Per 100 LF)	Perimeter Buffer Along Avent Ferry Rd.	Min. 5' Type A Thoroughfare	50', TCA, Supplemented Where Necessary with Type C (With 5 Canopy - 80% Evergreen, 4 Small Evergreen, & 20 Evergreen Shrubs)	Minimum Lot Area	10,000 SF	7,500 SF (Min.), 10,000 SF (Avg.)	Type IV Façade Materials (Vinyl)	Prohibited	Vinyl Prohibited Except for Accent Elements, Limited to 20% of Total Façade Area (Min. 0.046 Thickness)
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SURVEY SYMBOL LEGEND

___ AC UNIT	GW___ GUY WIRE	WL___ WATER LINE
___ BACK FLOW VALVE	IV___ IRRIGATION VALVE	HB___ WATER LINE HOTBOX
___ BOLLARD	___ LIGHT POLE	___ WATER LINE MANHOLE
___ CABLE PEDESTAL	OH___ OVERHANG	___ WATER METER
___ CABLE VAULT	OE___ OVERHEAD ELECTRIC	___ WATER VALVE
___ CATCH BASIN	RCP___ REINFORCED CONCRETE DRAINAGE PIPE	IN___ WELL
___ CLEAN OUT	___ SEWER MANHOLE	___ YARD INLET
___ COMMUNICATION BOX	___ STORM MANHOLE	
___ CURB INLET	___ STORM JUNCTION BOX	
___ ELECTRIC BOX	___ SWAMP	
___ ELECTRICAL VAULT	___ TELEPHONE PEDESTAL	
___ FIRE HYDRANT	___ TELEPHONE MANHOLE	
___ FENCE LINE	___ TEMPORARY BENCHMARK	
___ FIBER OPTIC	___ TREE	
___ FIBER OPTIC VAULT	___ UNDERGROUND ELECTRIC	
___ FLARED END SECTION	___ UNDERGROUND POWER	
___ GAS	___ UNDERGROUND TELEPHONE	
___ GAS VALVE	___ UTILITY POLE	
___ GRATED INLET		

SURVEY LINETYPES

___ PROPERTY LINE	___ UPL	___ UNDERGROUND POWER
___ P/L NOT SURVEYED	___ XFO	___ FIBER OPTIC/COMMUNICATION
___ EASEMENT	___ TS	___ TRAFFIC SIGNAL
___ ADJOINER	___ XWL	___ WATERLINE
___ FL	___ UT	___ UNDERGROUND TELEPHONE
___ XSS	___ SANITARY SEWER	___ 100 YR FLOODPLAIN
___ XST	___ STORM SEWER	___ GUARD RAIL

EROSION CONTROL LEGEND

___ SSF	___ SSF	___ SUPER SILT FENCE (SEE DETAIL SHEET)
___ TP	___ TP	___ TREE PROTECTION FENCE
___ SF	___ TP	___ COMBO TREE PROTECTION & SILT FENCE
___ DL	___ DL	___ DISTURBED LIMITS
___ DL	___ DL	___ DRAINAGE BASIN BOUNDARY
___ SILT FENCE OUTLET	___ STONE/WIRE INLET PROTECTION (SEE DETAIL SHEET)	
___ PLUNGE POOL / SCOUR BASIN	___ WATTLE (INLET PROTECTION)	
___ ROCK/CHECK DAM	___ WATTLE (SLOPE PROTECTION)	
___ STONE CONSTRUCTION ENTRANCE	___ FES WITH A VELOCITY REDUCTION RIP RAP PAD	
___ TEMPORARY STREAM CROSSING	___ TEMPORARY SEDIMENT BASIN	

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___ TEMPORARY STREAM CROSSING	___ TEMPORARY SEDIMENT BASIN

UTILITY SYMBOL LEGEND

___ FES	___ FLARED END SECTION	___ FH	___ FIRE HYDRANT
___ HW	___ HEADVALL	___ GV	___ GATE VALVE
___ CB	___ NCDOT CATCH BASIN	___ BO	___ BLOW OFF & GATE VALVE
___ CI	___ OPEN THROATED CURB INLET	___ WM	___ WATER SERVICE
___ STMH	___ STORM MANHOLE	___ WM	___ WATER MAIN
___ YI	___ YARD INLET	___ MH	___ SEWER MANHOLE
___ GI	___ GRATED INLET	___ CO	___ SEWER SERVICE
___ SWALE / DITCH	___ SWALE / DITCH	___ WM	___ WATER MAIN
___ STORM DRAINAGE PIPE	___ STORM DRAINAGE PIPE	___ SCM	___ STORMWATER MANGEMENT AREA
___ POND - NORMAL POOL	___ POND - NORMAL POOL	___ UTILITY EASEMENT LINETYPE	___ UTILITY EASEMENT LINETYPE

STANDARD ABBREVIATIONS LEGEND

SITE PLANNING AND UTILITIES	EROSION CONTROL AND GRADING
BOC___ BACK OF CURB	BW___ BOTTOM OF WALL
CB___ CATCH BASIN (NCDOT INLET)	DL___ DISTURBED LIMITS
CI___ CURB INLET (TOWN INLET)	TW___ TOP OF WALL
COSSSE___ TOWN OF HOLLY SPRINGS SANITARY SEWER EASEMENT	
COSSWE___ TOWN OF HOLLY SPRINGS WATER EASEMENT	
FW___ FIRE HYDRANT	
GI___ GRATE INLET (GRATE ONLY)	
GV___ GATE VALVE	
LI___ LANDSCAPE INLET (FOR MINOR DRAINAGE)	
MH___ MANHOLE	
NRRSB___ NEUSE RIVER RIPARIAN BUFFER	
PRDE___ PRIVATE DRAINAGE EASEMENT	
PUDE___ PUBLIC DRAINAGE EASEMENT	
RM___ RIGHT OF GRATE AT OPENING	
RCW___ RIGHT OF WAY	
SC___ STANDARD CURB	
SDE___ SIGHT DISTANCE EASEMENT	
SDE___ SIGHT DISTANCE EASEMENT	
SDT___ SIGHT DISTANCE TRIANGLE	
SL___ SEWER LINE	
SW___ SIDEWALK	
TCE___ TREE CONSERVATION AREA	
TOC___ TOP OF CURB	
TOP___ TOP OF STRUCTURE (TOP OF CURB OR LID)	
TS___ TREE SAVE AREA	
VA___ VALLEY CURB	
WCA___ WOODED CONSERVATION AREA	
WL___ WATER LINE	
YL___ YARD INLET	

GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
- THE LOCATION AND DEPTH OF UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTAL AND VERTICAL LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE, AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOC) AT 1-800-632-4444 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING CONSTRUCTION. IF ANY DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION, ALL PROPOSED UTILITIES ON-SITE SHALL BE UNDERGROUND AND ALL EXISTING ON-SITE POWER LINES WILL BE PLACED UNDERGROUND.
- TRAFFIC CONTROL ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY LOCAL AND STATE INSPECTORS.
- THE TOWN OF HOLLY SPRINGS SHALL BE NOTIFIED OF ANY LANE CLOSURE REQUESTS AT LEAST 12 HOURS IN ADVANCE.
- ALL MANUFACTURERS' PRODUCTS SPECIFIED IN THESE PLANS OR USED AS APPROVED ALTERNATES SHALL BE INSTALLED PER THE MANUFACTURERS' CURRENT SPECIFICATIONS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH DISCREPANCIES OR AMBIGUITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN OF HOLLY SPRINGS, ENGINEER, AND OWNER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
- ROADWAYS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE OVERALL DEVELOPMENT ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE FOR THIS PROPERTY. THIS PLAN MAY NOT SHOW ALL ENCUMBRANCES OR EASEMENTS THAT A TITLE SEARCH MAY DISCLOSE.
- ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (B-B), FACE OF CURB (F-F), OR EDGE OF PAVEMENT (EOP) ON NON-CURB AND GUTTER STREETS UNLESS OTHERWISE NOTED.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
- ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS, DWG, NCDENR, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- HORIZONTAL RELATION OF WATER MAINS TO SEWERS: LATERAL SEPARATION OF SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION - IN WHICH CASE:

THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN AND THERE IS A MINIMUM 3 FEET OF HORIZONTAL SEPARATION FROM THE CLOSEST EDGES OF THE PIPES.

- VERTICAL RELATION OF WATER MAINS TO SEWERS CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS.

CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

- VERTICAL RELATION OF SANITARY SEWER MAINS TO STORM SEWER WHEN A SANITARY SEWER IS CROSSING OVER OR UNDER A STORM SEWER, AN ARTIFICIAL SEPARATION SHALL BE MAINTAINED. THE BOTTOM OF THE SANITARY SEWER SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE STORM SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS.
- SEWER SERVICES: THE APPLICABLE NC PLUMBING CODE.
- WATER SERVICE TYPICAL WATER SERVICE TO EACH LOT TO BE AS SHOWN ON THE PLANS.
- EXISTING UTILITIES EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXISTING LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT.
- CURB, GUTTER, AND PAVEMENT TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT ANY PONDING OF WATER.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS.
- CONTRACTOR RESPONSIBLE FOR COORDINATING FRANCHISE UTILITIES AND OTHER SERVICES (I.E. GAS, ELECTRIC, CABLE, PHONE, MAIL, WASTE COLLECTION, ETC.).
- CONTRACTOR RESPONSIBLE FOR COORDINATING LOCATION, SIZE, AND INSTALLATIONS OF LINES REQUIRED FOR OTHER UTILITY INSTALLATION INCLUDING, BUT NOT LIMITED TO ELECTRIC, PHONE, CABLE, GAS, IRRIGATION, ETC.
- CURB RAMPS SHALL BE LOCATED AND INSTALLED PER THE TOWN OF HOLLY SPRINGS LATEST DETAILS. CONTRACTOR SHALL CONFIRM LOCATIONS, GRADE AND DETAILS WITH THE LOCAL INSPECTOR PRIOR TO PLACING CONCRETE.

STORM DRAINAGE

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- THE INSPECTOR SHALL INSPECT ALL PUBLIC AND PRIVATE CONSTRUCTION. THE CONTRACTORS BID PRICE SHALL INCLUDE ALL TOPSOILS. THE TOWN OF HOLLY SPRINGS IS RESPONSIBLE FOR INSPECTION OF PUBLIC DRAINAGE EASEMENTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS.
- ALL RCP SEWER MAINS AND LATERALS SHALL BE MINIMUM CLASS II REINFORCED CONCRETE PIPE OR PER TOWN STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. CLASS IV RCP TO BE USED IF INDICATED.
- WHERE PROPOSED STORM SEWER PIPING TIE TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS AS REQUIRED TO MATCH THE LOCATIONS OF EXISTING UTILITIES EXISTING FEATURES.
- SEE CURRENT TOWN OF HOLLY SPRINGS UDO FOR ADDITIONAL NOTES AND DETAILS.
- ALL PRIVATE CURB INLETS TO BE NCDOT BOXES AND FRAMES, GRATES, AND HOODS EXCEPT AS NOTED ON PLANS.
- ALL STORM SEWER 15" AND GREATER IS TO BE RCP. ALL 8"-12" PIPE IS TO BE HDPE. 8"-12" PIPES THROUGH OR UNDER RET. WALLS SHALL TAKE PLACE THROUGH 15" RCP SLEEVE.
- TOP ELEVATIONS OF STORM DRAINAGE INLETS IN GRASSSED AND LANDSCAPED AREAS SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE INTO THE INLET BASED ON THE FINISHED GRADES AROUND IT. TOP ELEVATIONS ON THE PLANS ARE GIVEN FOR GENERAL INFORMATION ONLY.

HDPE PIPE NOTES, DESIGN CRITERIA, AND INSTALLATION:

- INSTALLATION OF HDPE PIPE SHALL ADHERE TO DESIGN CRITERIA STANDARDS. PIPE MATERIAL SHALL MEET THE PRODUCT SPECIFICATIONS OF ASTM F667 AND SHALL HAVE A SMOOTH INTERIOR. PIPE JOINTS SHALL CONSIST OF AN INTEGRAL BELL AND SPIGOT TYPE JOINT WITH A RING RUBBER GASKET MEETING ASTM F471 PLACED ON THE SPIGOT END.
- AT LEAST TWO (2) CORRUGATIONS OF THE SPIGOT END MUST BE INSERTED INTO THE BELL END. INSTALLATION SHALL ADHERE TO THE SPECIFICATION OF ASTM D2321 AND CERTIFIED BY AN ENGINEER. HDPE PIPE, 24" OR UNDER MAY BE USED UNDER PAVEMENT OR CURB AND GUTTER.
- ALL HDPE TO BE ADS N-12 ST B PIPE (PER ASTM F2648) SPECIFICATION (OR APPROVED EQUAL).
- SCOPE: THIS SPECIFICATION DESCRIBES 4" THROUGH 60-INCH (100 TO 1500 MM) ADS N-12 ST B PIPE (PER ASTM F2648) FOR USE IN GRAVITY-FLOW LAND DRAINAGE APPLICATIONS.
- PIPE REQUIREMENTS: ADS N-12 ST B PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS.
- 4-INCH THROUGH 60-INCH (100 TO 1500 MM) SHALL MEET ASTM F2648.
- MANNING'S N VALUE FOR USE IN DESIGN SHALL BE 0.012.
- JOINT PERFORMANCE: PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE SOL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F471. GASKETS SHALL BE INSTALLED BY THE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
- FITTINGS: FITTINGS SHALL CONFORM TO ASTM F 2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOL-TIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM F 2306.
- MATERIAL PROPERTIES: MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OR VIRGIN OR RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4-THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12-THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE DESIGN ENGINEER SHALL VERIFY COMPATIBILITY WITH OVERALL SYSTEM INCLUDING STRUCTURAL, HYDRAULIC, MATERIAL AND INSTALLATION REQUIREMENTS FOR A GIVEN APPLICATION.
- INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS'S PUBLISHED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT (0.3 M) AND FOR 60-INCH (1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE LANE APPLICATIONS. BACKFILL FOR MINIMUM COVER SHALL CONSIST OF CLASS II OR CLASS III (MINIMUM 90% SPD) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL. PLEASE REFER TO TECHNICAL NOTE 2.02, CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.
- (HDPE SPECIFICATIONS FROM ADS WEBSITE)

GRADING:

- REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE OBSERVED AFTER EVERY RAINFALL. SEDIMENT AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GRAD ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.
- ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR SHALL MAINTAIN THE MINIMUM DIMENSIONAL REQUIREMENTS: THE EXTENT OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
 - 1.5 FEET PER CALIPER INCH DBH OF THE TREE.
 - THE DRUPLINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
 - 3.0 FEET

- IF ANY TREE(S) USED FOR PRESERVATION CREDIT IS IMPROPERLY PROTECTED OR DETERMINED TO BE HAZARDOUS, THE ADMINISTRATOR MAY REQUIRE NEW TREES BE PLANTED EQUAL TO THE NUMBER OF CREDIT TREES.
- THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS COMPLETE.
- BUILDING PAD AND PAVING SUB GRADE INFORMATION TO BE PER GEOTECHNICAL ENGINEERS RECOMMENDATION AND DIRECTION.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES ARE TO BE USED IN CASE OF DISCREPANCY.
- WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
- THE CONTRACTOR SHALL STABILIZE ALL SLOPES STEEPER THAN 3:1 WITH MEASURES INDICATED WITHIN THESE PLANS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL NOTE THAT THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER. AFTER COMPLETION OF THE EARTHWORK ACTIVITIES IT IS REQUESTED THAT THE OWNER BE PROVIDED A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTIONS TEST RESULTS AND CERTIFIES THE TYPICAL MATERIALS AND ITS PROPER PLACEMENT.

EMBANKMENT CONSTRUCTION PROCEDURES AND REQUIREMENTS

- NO WORK SHALL TAKE PLACE ON THE DAM WITHOUT COORDINATING THE OBSERVATION AND TESTING OF THE PROJECT GEOTECHNICAL ENGINEER. ALL SOIL MATERIALS ARE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INCORPORATION INTO THE EMBANKMENT.
- INSTALL BENCHES AND PROTECT THE PLAN, CALL FOR INSPECTION, AND OBTAIN CERTIFICATE OF COMPLIANCE.
- CUT ALL TREES AND REMOVE ALL EXISTING VEGETATION FROM THE EMBANKMENT SITE.
- GRUB ALL TREE STUMPS, REMOVE ALL ROOT MAT, TOPSOIL, ORGANICS, POCKETS OF LOOSE SAND, GRAVEL, AND ANY UNSUITABLE MATERIAL FOUND ALONG THE EMBANKMENT SITE.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE MEASURES AS NECESSARY TO PROTECT THE AREA OF CONSTRUCTION FROM STREAM FLOW AND STORMWATER RUNOFF.
- EXCAVATE, BACKFILL, AND COMPACT THE CUT OFF TRENCH PER THE PLANS AND DIRECTION OF THE GEOTECHNICAL ENGINEER. THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT. THE TRENCH SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE. THE TRENCH SHALL BE A MINIMUM OF 5 FEET, THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO A MINIMUM DENSITY AND ANNUAL PERMEABILITY.
- INSTALL OUTLET STRUCTURE AS INDICATED ON THE PLAN.
- RISER STRUCTURE IN POND TO BE PROVIDED WITH STEPS 12" ON CENTER INSIDE OF THE RISER. SEE NCDOT 840.66.
- NO HEAVY EQUIPMENT CAN PASS OVER CAST-IN PLACE STRUCTURES UNTIL ADEQUATE CURING TIME HAS ELAPSED.
- REMOVE ANY LOOSE OR SOFT, WET SOILS FROM THE AREA. AND BACKFILL WITH CLEAN SAND OR GRAVEL. REMOVE ANY LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCHES SHALL BE REMOVED FROM FILL PRIOR TO COMPACTION.
- FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS. IN ADDITION TO THAT INDICATED ON THE PLANS, ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. NO PORTIONS OF THE FOUNDATION SOILS MAY BE STABILIZED WITH CRUSHED STONE.
- PLACE EXISTING MATERIAL IN 6 INCH LOOSE LIFTS AND COMPACT TO A DENSITY OF AT LEAST 45% STANDARD PROCTOR. COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER AT LOCATIONS AND FREQUENCY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON THEIR JUDGMENT AND EXPERIENCE. SCARIFY EACH LIFT TO FORM A GOOD BOND WITH THE NEXT LIFT. BENCH EACH LIFT INTO THE EXISTING SLOPE. TEST PRESENT COMPACTION OF THE PLACED FILL IN THE DAM MUST BE PERFORMED AS QUALITY CONTROL FOR THE CONSTRUCTION OF THE DAM. CONTRACTOR SHALL COORDINATE SO THAT THESE TESTS CAN BE DONE. ALL PORTIONS NOT CONFORMING TO THE SPECIFIED DEGREE OF COMPACTION SHALL BE REWORKED OR REBUILT. ALL PORTIONS MUST ACHIEVE SPECIFIED MINIMUM DEGREE OF COMPACTION. THE EMBANKMENT SHALL BE SLIGHTLY SLOPED TOWARD DOWNSTREAM TO PROMOTE THE DRAINAGE OF SURFACE WATER DURING CONSTRUCTION.
- THE SURFACE OF THE EMBANKMENT SHALL BE SEALED OFF WITH A SMOOTH DRUM ROLLER PRIOR TO ANY PROLONGED DELAY SUCH AS AT THE END OF THE WEEK OR BEFORE A FORECASTED STORM. SCARIFY THE SMOOTH SURFACE BEFORE PLACING THE NEXT LIFT.
- ANY EMBANKMENT FILL MATERIAL THAT IS FROZEN OR SOFTENED BY SURFACE WATER OR ICE SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
- ANY COMPACTION WITHIN THREE FEET FROM THE CONCRETE WALLS AND OTHER STRUCTURES SHALL BE PERFORMED BY A PORTABLE COMPACTOR TO AVOID DAMAGE TO THE STRUCTURE. THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES, AND MINIMUM COMPACTION SHALL BE TO 95% STANDARD PROCTOR. COMPACTION TESTING FREQUENCY SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE THE SAME LEVEL ON BOTH SIDES OF THE RISER.
- EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINATURE SELF-PROPELLED ROLLERS.
- THE CONSTRUCTION SITE SHALL BE KEPT DRY AT ALL TIMES BY MEANS OF COFFERDAMS, SUMP PUMPS, TRENCHES, PIPES AND ANY OTHER MEASURES OR EQUIPMENT THAT IS REQUIRED TO MAINTAIN DRY CONDITIONS.
- MOISTURE CONTENT OF THE EMBANKMENT FILL DURING PLACEMENT SHALL BE NO MORE THAN 1% BELOW TO 2% ABOVE OPTIMUM MOISTURE CONTENT, DEPENDING ON CONDITIONS. DRYING OR SPRINKLING MAY BE REQUIRED DURING CONSTRUCTION.
- THE EMBANKMENT SHALL BE SEALED AND COMPACTED IN A UNIFORM, CONTINUOUS FASHION. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY IN A MOISTURE CONTENT OF 4-2% OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- NO COMPACTION BY DROP WEIGHTS FROM A CRANE OR HOIST IS ALLOWED.
- AFTER CONSTRUCTION, A 4-INCH LAYER OF TOP SOIL IS TO BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND MULCHED AS REQUIRED.
- THE GROUND COVER FOR THE DAM EMBANKMENT SHALL BE A K-31 TALL FESCUE COVER, A 4-IN DEPTH OF TOPSOIL ON THE DAM IS REQUIRED PRIOR TO SEEDING/MULCHING.
- CONCRETE ANTI-FLOTATION DEVICE TO BE INTEGRALLY ATTACHED TO THE RISER BASE TO PREVENT RISER/BLOCK SEPARATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING THE ANTI-FLOTATION BLOCK TO THE RISER ASSEMBLY.

PAVING/CURBING

- CONTRACTOR TO MAKE APPROPRIATE FIELD ADJUSTMENT TO PROVIDE A SMOOTH TRANSITION FROM EXISTING CURB AND GUTTER/PAVEMENT TO PROPOSED CURB & GUTTER/PAVEMENT.
- ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM 0-1551 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED IN TOWN OF HOLLY SPRINGS STANDARDS OR OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL ENGINEER. 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 (PI. BETWEEN 4 AND 15) AS NEEDED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO PROVIDE A SMOOTH SURFACE FOR PAVING.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- 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.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PLACING OF THE PAVING SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE JURISDICTIONAL SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PUBLIC STREETS SHALL CONFORM TO MUTCD, NCDOT, AND TOWN OF HOLLY SPRINGS STANDARDS.
- ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS.
- CONTRACTOR TO INSTALL SPILL GUTTER IN AREAS AS REQUIRED TO PREVENT ANY PONDING OF WATER IN THE GUTTER. CONTRACTOR TO SET CURB STRING LINE AND IDENTIFY SPILL GUTTER AREAS PRIOR TO CONSTRUCTION OF CURB AND GUTTER. PARTICULAR ATTENTION SHOULD BE PLACED ON INTERSECTION RADII.
- SEE CURRENT TOWN OF HOLLY SPRINGS UDO FOR ADDITIONAL NOTES AND DETAILS.

SANITARY SEWER COLLECTOR LINES & SERV. NOTES:

- ALL SANITARY SEWER MAINS, LATERALS, AND SERVICES ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE NCDENR AND TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- THE MINIMUM SLOPE ON 4" SANITARY SEWER AND COLLECTOR LINES IS 1.0%.
- ALL SANITARY SEWER COLLECTOR LINES SHALL HAVE A MINIMUM COVER OF 5 FEET (MEASURED FROM THE TOP OF FINISHED GRADE) IN TRAFFIC AREAS TO PIPE CROWN UNLESS D.I.P. IS PROVIDED IN CLASS 1 BEDDING WHERE MINIMUM COVER SHALL BE 3 FEET. MAINS AND SERVICES IN NON-TRAFFIC AREAS SHALL HAVE A MINIMUM COVER OF 3 FEET (MEASURED FROM TOP OF FINISHED GRADE) TO THE PIPE CROWN. ANY SANITARY SEWER MAINS OR SERVICES WITH A DEPTH GREATER THAN 12.0 FEET ARE TO BE D.I.P.
- CLEANOUTS ARE TO BE INSTALLED ON ALL 4" SANITARY SERVICE LINES IN ACCORDANCE WITH NORTH CAROLINA PLUMBING CODE.
- CONTRACTOR TO VERIFY INVERTS AND ELEVATIONS OF ALL UTILITIES WHERE 4" SANITARY SEWER SERVICE COLLECTOR LINES MUST CROSS STORM SEWER LINES, WATER MAINS, AND/OR OTHER UNDERGROUND UTILITIES. CONTRACTOR TO LAY SEWER LINES/SERVICES IN THESE LOCATIONS AT A MAXIMUM / MINIMUM DEPTH AND MAXIMUM / MINIMUM SLOPE (PER CODE) TO MAINTAIN A MINIMUM CLEARANCE OF 18" (24" FOR STORM SEWER) BETWEEN UTILITIES (FROM TOP / BOTTOM OF 1ST PIPE TO TOP / BOTTOM OF 2ND PIPE). IF 18" (24" FOR STORM SEWER) OF SEPARATION BETWEEN SANITARY SEWER SERVICES AND OTHER UTILITIES CANNOT BE MAINTAINED, SEWER SERVICE LINES MAY BE REQUIRED TO BE PLACED IN 36" PIPE AND/OR ENCASED IN CONCRETE AT THE CROSSING. CONTRACTOR TO WORK WITH CITY INSPECTORS TO ENSURE THAT ADEQUATE SEPARATION AND PROTECTION IS PROVIDED FOR SERVICE LINES AND OTHER UTILITIES. ALL SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR THE TOWN OF HOLLY SPRINGS AND NCDENR STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY INVERTS AND ELEVATIONS OF ALL UTILITIES WHERE 4" SANITARY SEWER SERVICE COLLECTOR LINES MUST CROSS STORM SEWER LINES, WATER MAINS, AND/OR OTHER UNDERGROUND UTILITIES. CONTRACTOR TO LAY SEWER LINES/SERVICES IN THESE LOCATIONS AT A MAXIMUM / MINIMUM DEPTH AND MAXIMUM / MINIMUM SLOPE (PER CODE) TO MAINTAIN A MINIMUM CLEARANCE OF 18" (24" FOR STORM SEWER) BETWEEN UTILITIES (FROM TOP / BOTTOM OF 1ST PIPE TO TOP / BOTTOM OF 2ND PIPE). IF 18" (24" FOR STORM SEWER) OF SEPARATION BETWEEN SANITARY SEWER SERVICES AND OTHER UTILITIES CANNOT BE MAINTAINED, SEWER SERVICE LINES MAY BE REQUIRED TO BE PLACED IN 36" PIPE AND/OR ENCASED IN CONCRETE AT THE CROSSING. CONTRACTOR TO WORK WITH CITY INSPECTORS TO ENSURE THAT ADEQUATE SEPARATION AND PROTECTION IS PROVIDED FOR SERVICE LINES AND OTHER UTILITIES. ALL SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR THE TOWN OF HOLLY SPRINGS AND NCDENR STANDARDS AND SPECIFICATIONS.
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EXISTING UTILITIES NOTES:

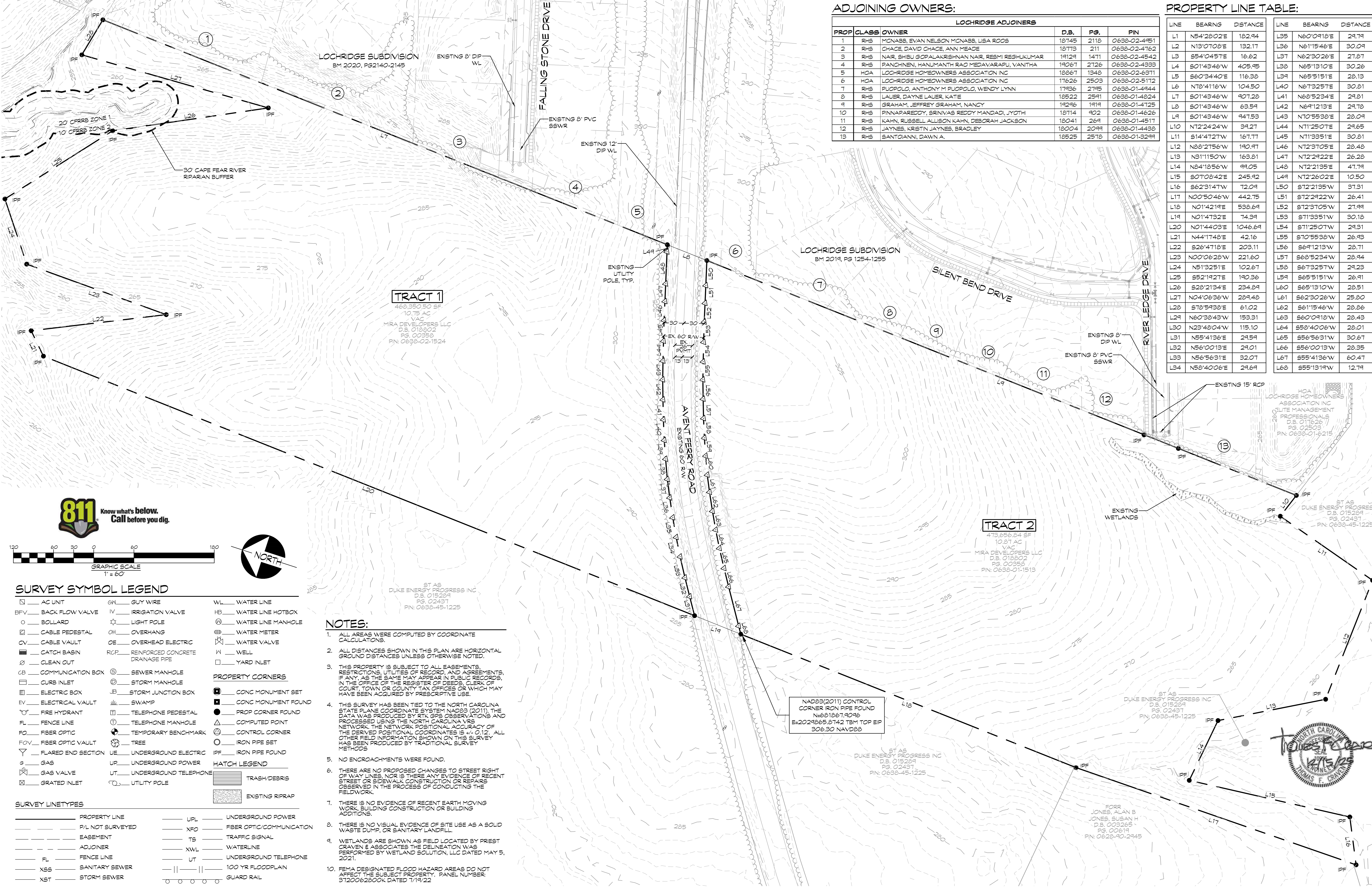
- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

PROPOSED UTILITY NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE TOWN OF HOLLY SPRINGS.
- IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS COVERING SUCH ITEMS SHALL APPLY.
- WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
- ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
- CLEAN OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH. SEE PROFILES AND TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS FOR MANHOLE SIZES.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE LOCAL INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING TAPPING, DISINFECTION, AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES.

SOIL EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL NOTE THAT A SOIL EROSION CONTROL PERMIT IS REQUIRED.
- EROSION CONTROL PERMITTING FOR THIS PROJECT WAS APPROVED UNDER PERMIT NUMBER LEE-2025-000138 ON 07/01/2024



ADJOINING OWNERS:

LOCHRIDGE ADJOINERS					
PROP	CLASS	OWNER	D.B.	PG.	PIN
1	RHS	MCNABB, EVAN NELSON MCNABB, LISA ROOS	18745	2118	0638-02-4951
2	RHS	CHACE, DAVID CHACE, ANN MEADE	18773	211	0638-02-4762
3	RHS	NAIR, SHIBU GOPALAKRISHNAN NAIR, RESMI REGHUKUMAR	19129	1471	0638-02-4542
4	RHS	PANCHINI, HANUMANTH RAO MEDAVARAPU, VANITHA	19067	2726	0638-02-4333
5	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	18867	1348	0638-02-6371
6	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	17626	2503	0638-02-5172
7	RHS	PUCPOLO, ANTHONY M PUCPOLO, WENDY LYNN	17936	2745	0638-01-4944
8	RHS	LAUER, DAYNE LAUER, KATIE	18522	2591	0638-01-4824
9	RHS	GRAHAM, JEFFREY GRAHAM, NANCY	19296	1919	0638-01-4725
10	RHS	PINNAPAREDDY, SRINIVAS REDDY MANDADI, JYOTHI	18714	902	0638-01-4626
11	RHS	KAHN, RUSSELL ALLISON KAHN, DEBORAH JACKSON	18041	269	0638-01-4517
12	RHS	JAYNES, KRISTIN JAYNES, BRADLEY	18004	2099	0638-01-4438
13	RHS	SANTOIANI, DAWN A.	18525	2518	0638-01-3299

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N54°28'02"E	182.94	L35	N60°09'18"E	29.79
L2	N13°07'08"E	132.17	L36	N61°15'46"E	30.09
L3	S54°04'57"E	16.62	L37	N62°30'26"E	27.87
L4	S01°43'46"W	405.95	L38	N65°13'10"E	30.26
L5	S60°34'40"E	116.38	L39	N65°51'51"E	28.13
L6	N78°41'16"W	104.50	L40	N67°32'57"E	30.81
L7	S01°43'46"W	907.28	L41	N68°52'34"E	29.81
L8	S01°43'46"W	63.59	L42	N69°12'13"E	29.78
L9	S01°43'46"W	947.53	L43	N70°55'38"E	28.09
L10	N72°24'24"W	39.27	L44	N71°25'07"E	29.65
L11	S14°47'27"W	167.77	L45	N71°33'51"E	30.81
L12	N88°27'56"W	190.97	L46	N72°37'05"E	28.48
L13	N31°11'50"W	163.81	L47	N72°29'22"E	26.28
L14	N84°18'56"W	99.05	L48	N72°21'35"E	47.79
L15	S07°08'42"E	245.92	L49	N72°26'02"E	10.50
L16	S62°31'47"W	72.09	L50	S72°21'35"W	37.31
L17	N00°50'46"W	442.75	L51	S72°29'22"W	26.41
L18	N01°42'19"E	538.69	L52	S72°37'05"W	27.99
L19	N01°47'32"E	74.39	L53	S71°33'51"W	30.18
L20	N01°44'03"E	1046.69	L54	S71°25'07"W	29.31
L21	N44°17'48"E	42.16	L55	S70°55'38"W	26.93
L22	S26°47'18"E	203.11	L56	S69°12'13"W	28.71
L23	N00°06'28"W	221.60	L57	S68°52'34"W	28.94
L24	N51°32'51"E	102.67	L58	S67°32'57"W	29.23
L25	S52°19'27"E	190.36	L59	S65°51'51"W	26.91
L26	S28°21'34"E	234.89	L60	S65°13'10"W	28.51
L27	N04°06'36"W	289.48	L61	S62°30'26"W	25.80
L28	S78°59'38"E	61.02	L62	S61°15'46"W	28.86
L29	N60°38'43"W	153.31	L63	S60°09'18"W	28.43
L30	N23°48'04"W	115.10	L64	S58°40'06"W	28.01
L31	N55°41'36"E	29.99	L65	S56°56'31"W	30.67
L32	N56°00'13"E	29.01	L66	S56°00'13"W	28.35
L33	N56°56'31"E	32.07	L67	S55°41'36"W	60.47
L34	N58°40'06"E	29.69	L68	S55°13'19"W	12.79

SURVEY SYMBOL LEGEND

☐ AC UNIT	☐ GUY WIRE	☐ WATER LINE
☐ BACK FLOW VALVE	☐ IRRIGATION VALVE	☐ WATER LINE HOTBOX
☐ BOLLARD	☐ LIGHT POLE	☐ WATER LINE MANHOLE
☐ CABLE PEDESTAL	☐ OVERHANG	☐ WATER METER
☐ CABLE VAULT	☐ OVERHEAD ELECTRIC	☐ WATER VALVE
☐ CATCH BASIN	☐ REINFORCED CONCRETE DRAINAGE PIPE	☐ WELL
☐ CLEAN OUT	☐ RCP	☐ YARD INLET
☐ COMMUNICATION BOX	☐ SEWER MANHOLE	
☐ CURB INLET	☐ STORM MANHOLE	
☐ ELECTRIC BOX	☐ STORM JUNCTION BOX	
☐ ELECTRICAL VAULT	☐ SWAMP	
☐ FIRE HYDRANT	☐ TELEPHONE PEDESTAL	
☐ FENCE LINE	☐ TELEPHONE MANHOLE	
☐ FIBER OPTIC	☐ TEMPORARY BENCHMARK	
☐ FIBER OPTIC VAULT	☐ TREE	
☐ FLARED END SECTION	☐ UNDERGROUND ELECTRIC	
☐ GAS	☐ UNDERGROUND POWER	
☐ GAS VALVE	☐ UNDERGROUND TELEPHONE	
☐ GRATED INLET	☐ UTILITY POLE	

SURVEY LINETYPES

PROPERTY LINE	UPL	UNDERGROUND POWER
P/L NOT SURVEYED	XFO	FIBER OPTIC/COMMUNICATION
EASEMENT	TS	TRAFFIC SIGNAL
ADJOINER	XWL	WATERLINE
FL	UT	UNDERGROUND TELEPHONE
XSS	100 YR FLOODPLAIN	
XST	GUARD RAIL	

NOTES:

- ALL AREAS WERE COMPUTED BY COORDINATE CALCULATIONS.
- ALL DISTANCES SHOWN IN THIS PLAN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, UTILITIES OF RECORD, AND AGREEMENTS, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS, IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- THIS SURVEY HAS BEEN TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE DATA WAS PRODUCED BY RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL COORDINATES IS +/- 0.12'. ALL OTHER FIELD INFORMATION SHOWN ON THIS SURVEY HAS BEEN PRODUCED BY TRADITIONAL SURVEY METHODS.
- NO ENCROACHMENTS WERE FOUND.
- THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR IS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
- WETLANDS ARE SHOWN AS FIELD LOCATED BY PRIEST CRAVEN & ASSOCIATES THE DELINEATION WAS PERFORMED BY WETLAND SOLUTION, LLC DATED MAY 5, 2021.
- FEMA DESIGNATED FLOOD HAZARD AREAS DO NOT AFFECT THE SUBJECT PROPERTY. PANEL NUMBER: 372062800K DATED 7/19/22

MIRA RIDGE
MAJOR SUBDIVISION PLAN

HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

EXISTING CONDITIONS

2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

6404 Falls of Neuse Drive, Suite 201 Raleigh, NC 27615, Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C1.00

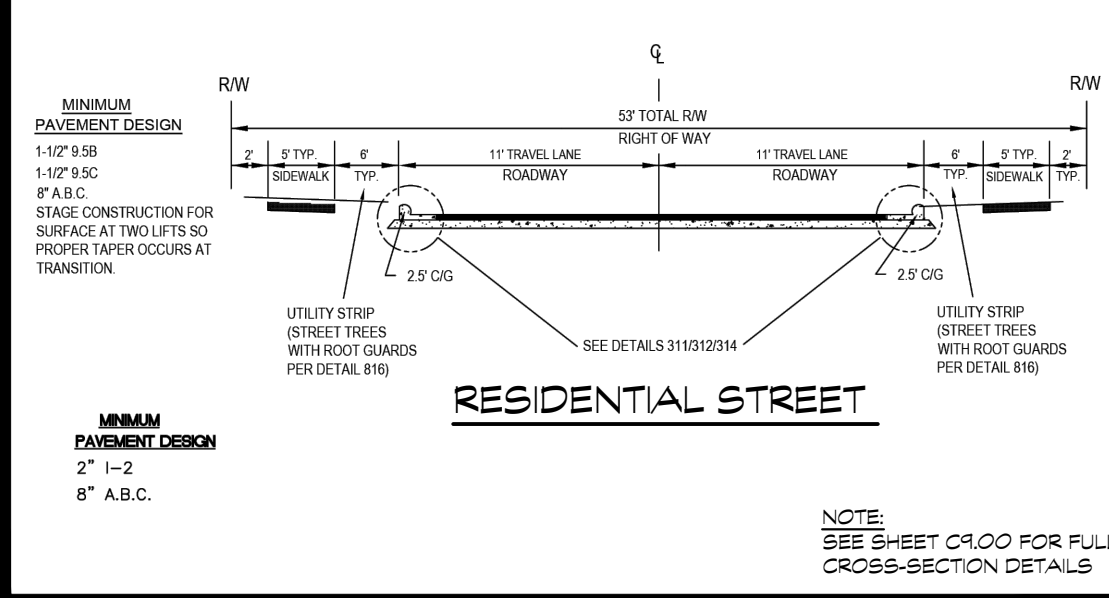
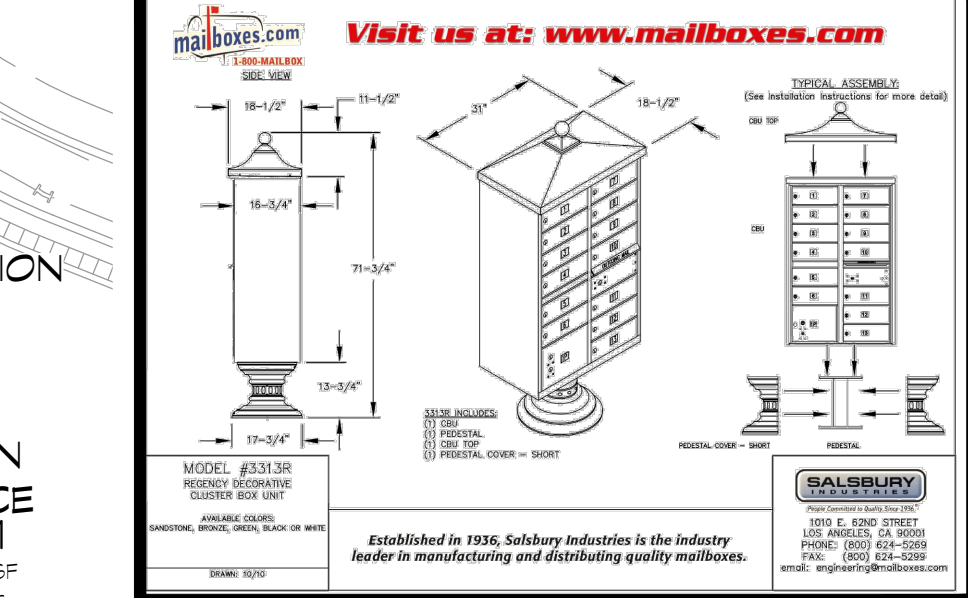
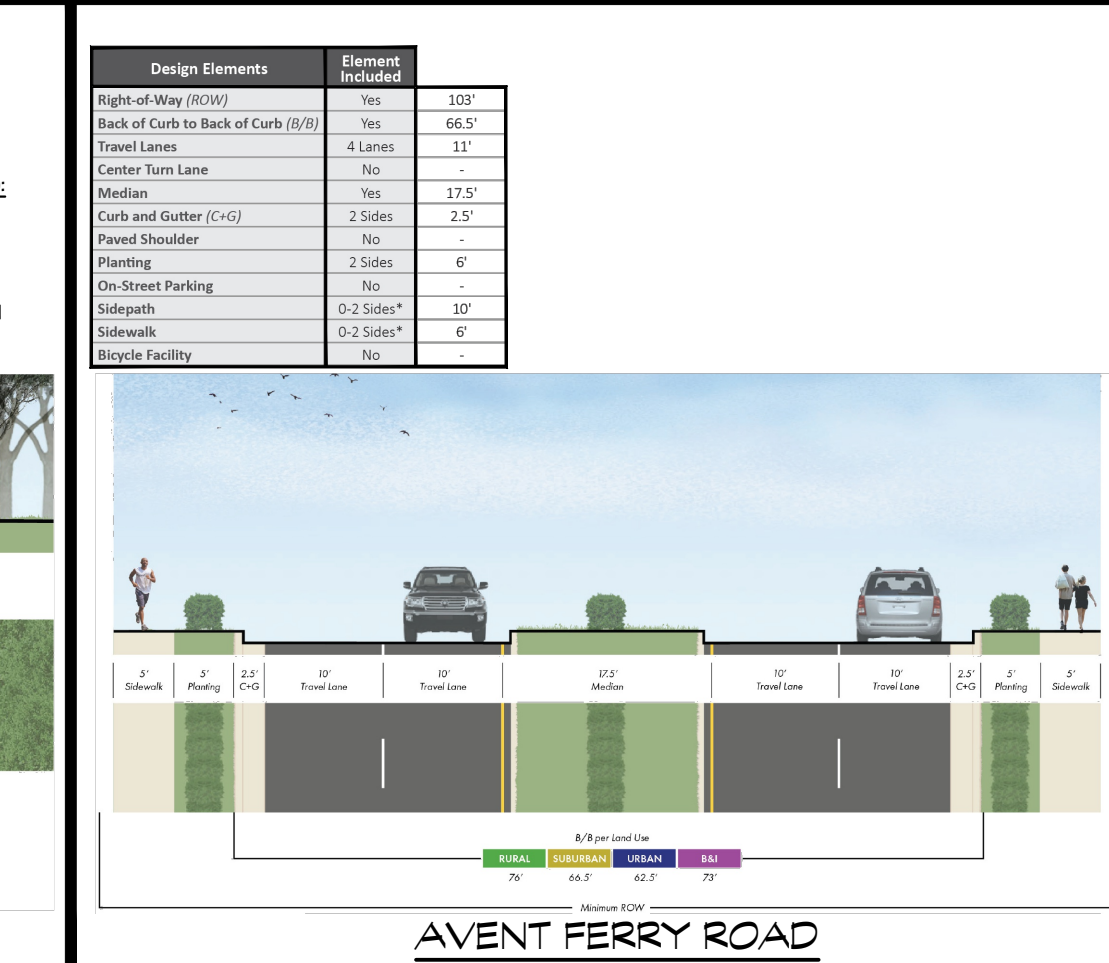
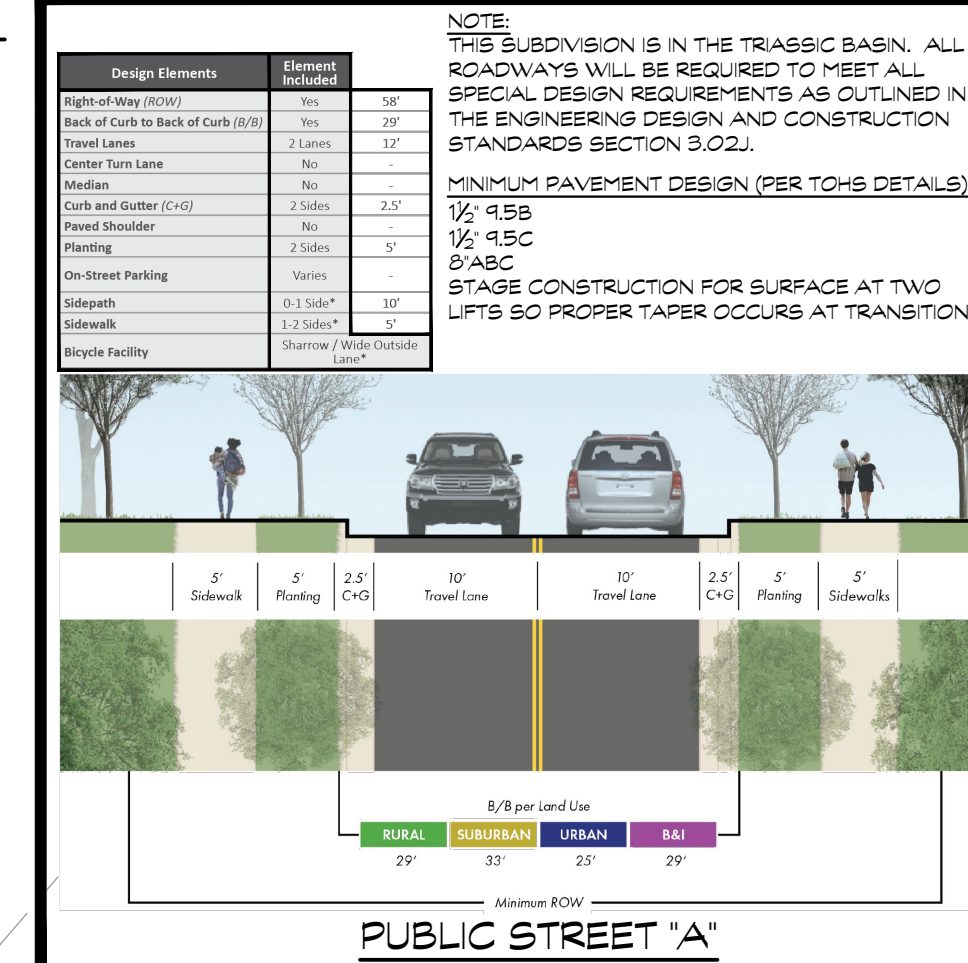
SETBACK TABLE:

20 FT MINIMUM FRONT YARD, INTERNAL STREETS
25 FT. MINIMUM REAR YARD
5 FT. SIDEYARD
10 FT. SIDE CORNER

TYPICAL LOT DETAIL

NOT TO SCALE

PER UDO 3.4.3
APPEARANCE STANDARDS (20 OR MORE RECEPTACLES). AN
INDIVIDUAL CLUSTER MAILBOX UNIT OR COMBINATION OF
CLUSTER MAILBOX UNITS LOCATED WITHIN THE SAME AREA
CONTAINING 20OR MORE MAIL RECEPTACLES SHALL BE
SUBJECT TO THE FOLLOWING APPEARANCES STANDARDS:
A. SHALL BE BUILT INTO A WALL AS PART OF A BUILDING
FAÇADE; OR
B. SHALL BE FREESTANDING AND SHALL BE CONSTRUCTED
WITH THE FOLLOWING DESIGN AND APPEARANCE
REQUIREMENTS:
I. PRIMARY BUILDING MATERIAL SHALL BE CONSISTENT
WITH THE STYLE OF THE DEVELOPMENT OR PROJECT;
II. SETS ON A DECORATIVE PEDESTAL OR IS FIXED TO TWO
DECORATIVE POSTS;
III. DESIGNED AS AN ARCHITECTURAL FEATURE TO CREATE
IDENTITY OF THE PROJECT OR SUBDIVISION; AND
IV. PROVIDES FOUNDATION LANDSCAPING AROUND THE
BASE OF THE STRUCTURE PER THE REQUIREMENT OF
SECTION 5.3.4 OF THIS UDO.



AREA CALCULATIONS

GROSS AREA OF PROJECT BASED ON SURVEY
AREA IN TRACT 1 (SINGLE FAMILY)
AREA IN TRACT 2 (SINGLE FAMILY)
AREA IN PUBLIC R/W DEDICATION
AREA IN RESIDENTIAL LOTS
AREA IN OPEN SPACE
SR ZONING OPEN SPACE AREAS REQUIRED
ELIGIBLE OPEN SPACE AREA PROVIDED
"50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)"
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION
TREE PRESERVATION AREA OPEN SPACE
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREA, ETC.)
FLEXIBLE OPEN SPACE - SCM
FLEXIBLE HOA MAINTAINED OPEN SPACE

21.62 AC	10.75 AC	3.18 AC	6.49 AC	8.33 AC
10.87 AC	10.11 AC	7.62 AC	7.62 AC	4.47 AC
	0.33 AC			1.32 AC
				1.41 AC
				1.13 AC

LAND USES AND AREA CALCULATIONS

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

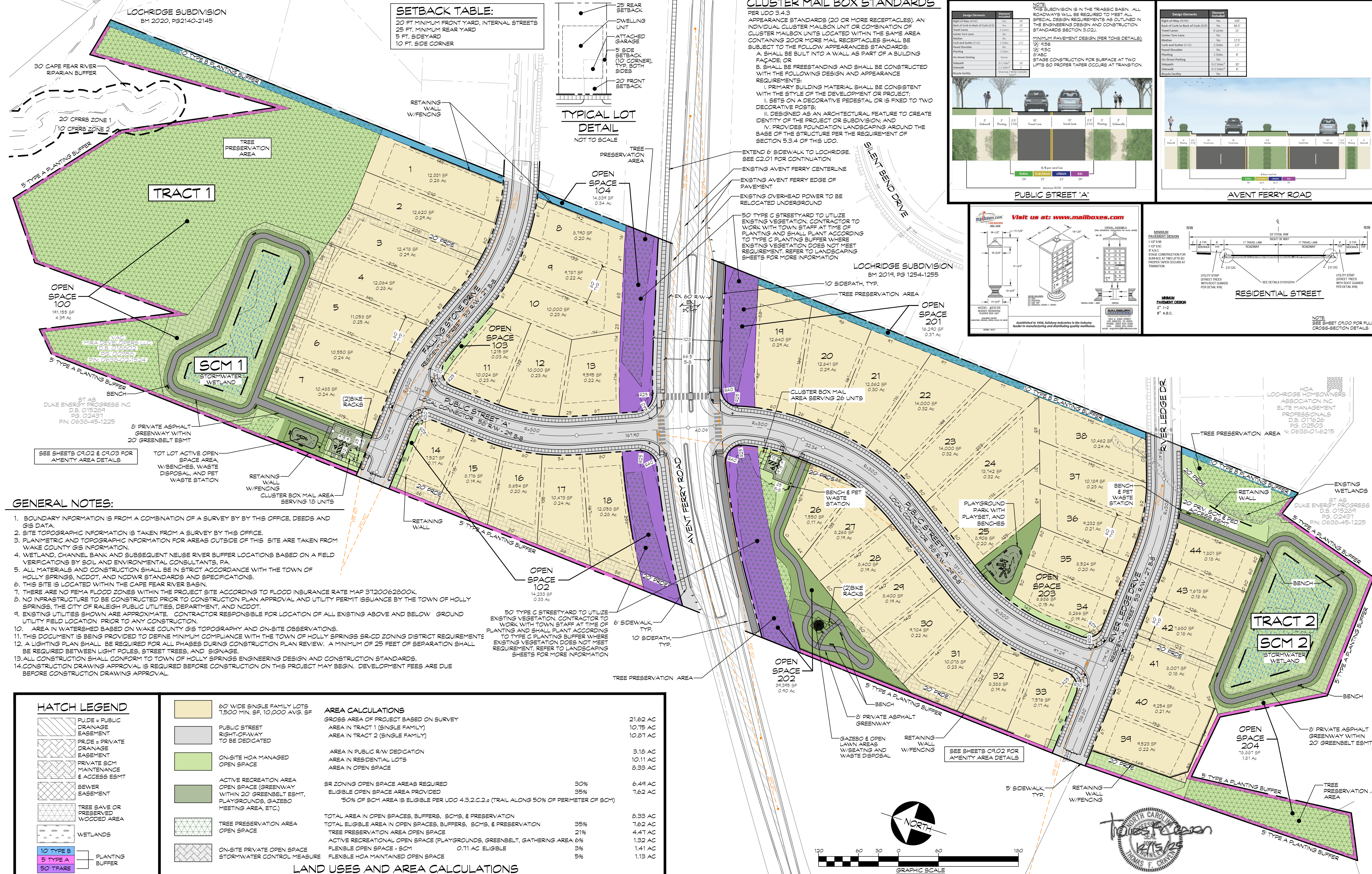
PRELIMINARY SITE PLAN

2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DATES

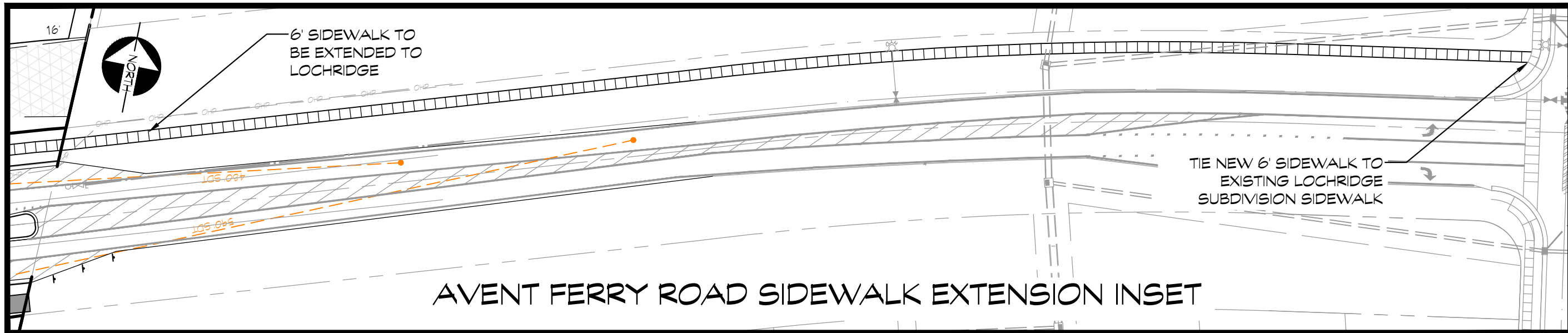
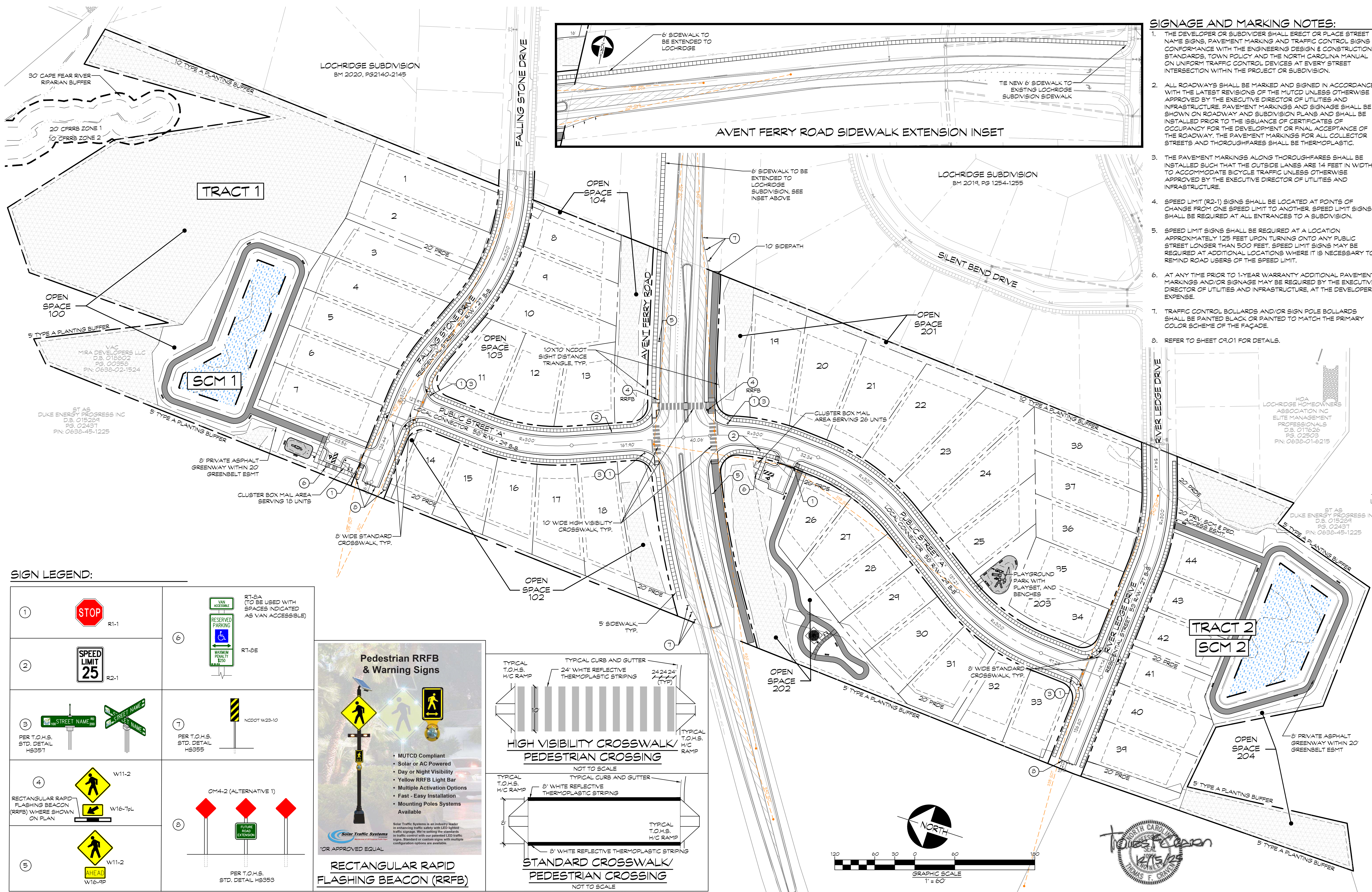
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET #
C2.00

SCALE: 1"=60'
DATE: NOVEMBER 8, 2024
PROJECT NUMBER: 2022-010.001
CLIENT: MIRA DEVELOPERS LLC
PLAN TYPE: MAJOR SUBDIVISION PLAN



MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA



- SIGNAGE AND MARKING NOTES:**
1. THE DEVELOPER OR SUBDIVIDER SHALL ERECT OR PLACE STREET NAME SIGNS, PAVEMENT MARKING AND TRAFFIC CONTROL SIGNS IN CONFORMANCE WITH THE ENGINEERING DESIGN & CONSTRUCTION STANDARDS, TOWN POLICY AND THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AT EVERY STREET INTERSECTION WITHIN THE PROJECT OR SUBDIVISION.
 2. ALL ROADWAYS SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE. PAVEMENT MARKINGS AND SIGNAGE SHALL BE SHOWN ON ROADWAY AND SUBDIVISION PLANS AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE DEVELOPMENT OR FINAL ACCEPTANCE OF THE ROADWAY. THE PAVEMENT MARKINGS FOR ALL COLLECTOR STREETS AND THOROUGHFARES SHALL BE THERMOPLASTIC.
 3. THE PAVEMENT MARKINGS ALONG THOROUGHFARES SHALL BE INSTALLED SUCH THAT THE OUTSIDE LANES ARE 14 FEET IN WIDTH TO ACCOMMODATE BICYCLE TRAFFIC UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE.
 4. SPEED LIMIT (R2-1) SIGNS SHALL BE LOCATED AT POINTS OF CHANGE FROM ONE SPEED LIMIT TO ANOTHER. SPEED LIMIT SIGNS SHALL BE REQUIRED AT ALL ENTRANCES TO A SUBDIVISION.
 5. SPEED LIMIT SIGNS SHALL BE REQUIRED AT A LOCATION APPROXIMATELY 125 FEET UPON TURNING ONTO ANY PUBLIC STREET LONGER THAN 500 FEET. SPEED LIMIT SIGNS MAY BE REQUIRED AT ADDITIONAL LOCATIONS WHERE IT IS NECESSARY TO REMIND ROAD USERS OF THE SPEED LIMIT.
 6. AT ANY TIME PRIOR TO 1-YEAR WARRANTY ADDITIONAL PAVEMENT MARKINGS AND/OR SIGNAGE MAY BE REQUIRED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE, AT THE DEVELOPER'S EXPENSE.
 7. TRAFFIC CONTROL BOLLARDS AND/OR SIGN POLE BOLLARDS SHALL BE PAINTED BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE FAÇADE.
 8. REFER TO SHEET C9.01 FOR DETAILS.

SIGN LEGEND:

1 R1-1	6 RT-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE) RT-8E
2 R2-1	7 PER T.O.H.S. STD. DETAIL HS355
3 PER T.O.H.S. STD. DETAIL HS351	8 OM4-2 (ALTERNATIVE 1) PER T.O.H.S. STD. DETAIL HS353
4 W11-2 W16-TpL	
5 W11-2 W16-PP	

Pedestrian RRFB & Warning Signs

- MUTCD Compliant
- Solar or AC Powered
- Day or Night Visibility
- Yellow RRFB Light Bar
- Multiple Activation Options
- Fast - Easy Installation
- Mounting Poles Systems Available

Solar Traffic Systems is an industry leader in enhancing traffic safety with LED lighted traffic signs. We're setting the standards in traffic control with our patented LED traffic signs. Standard or custom signs with multiple configuration options are available.

RECTANGULAR RAPID FLASHING BEACON (RRFB)

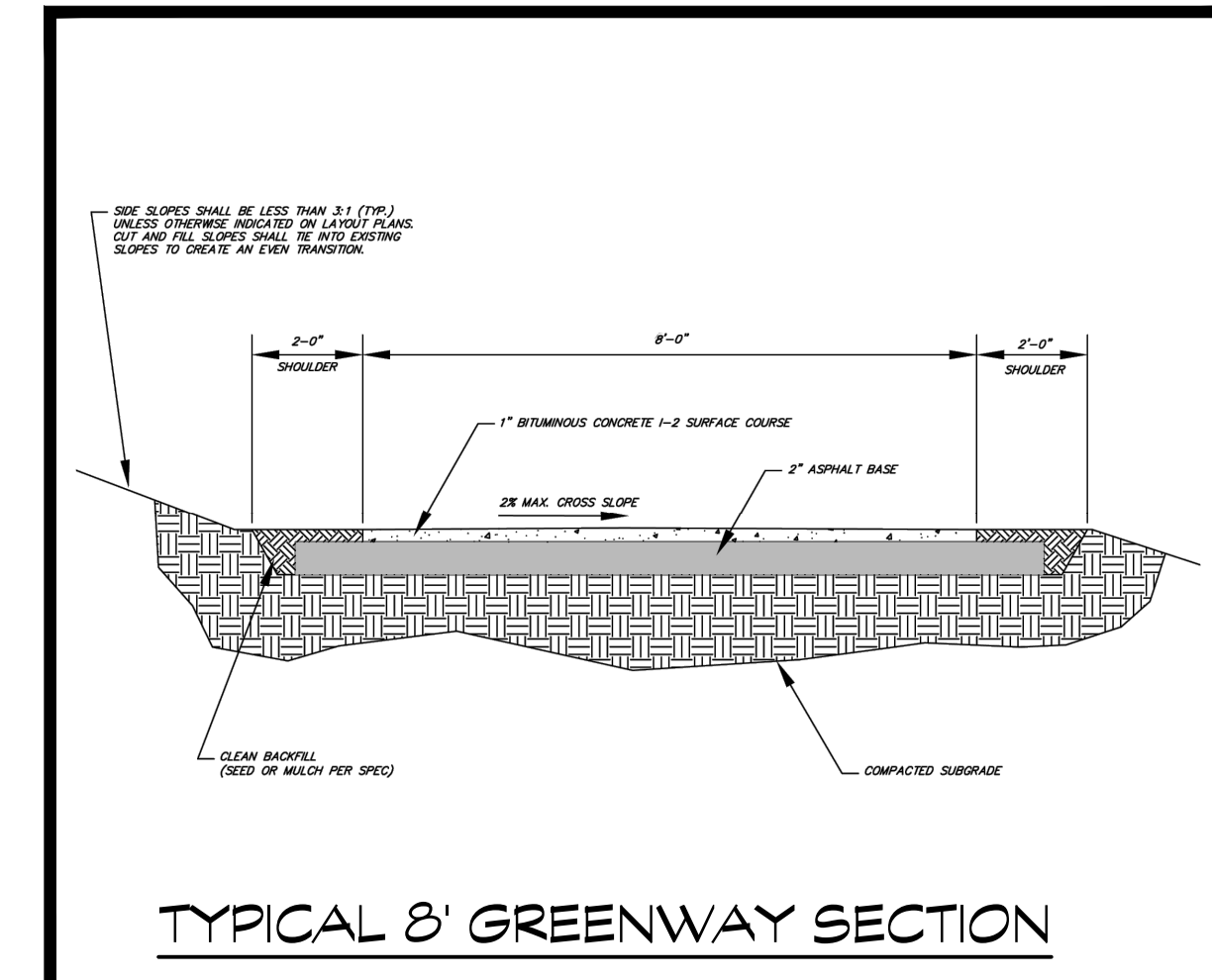
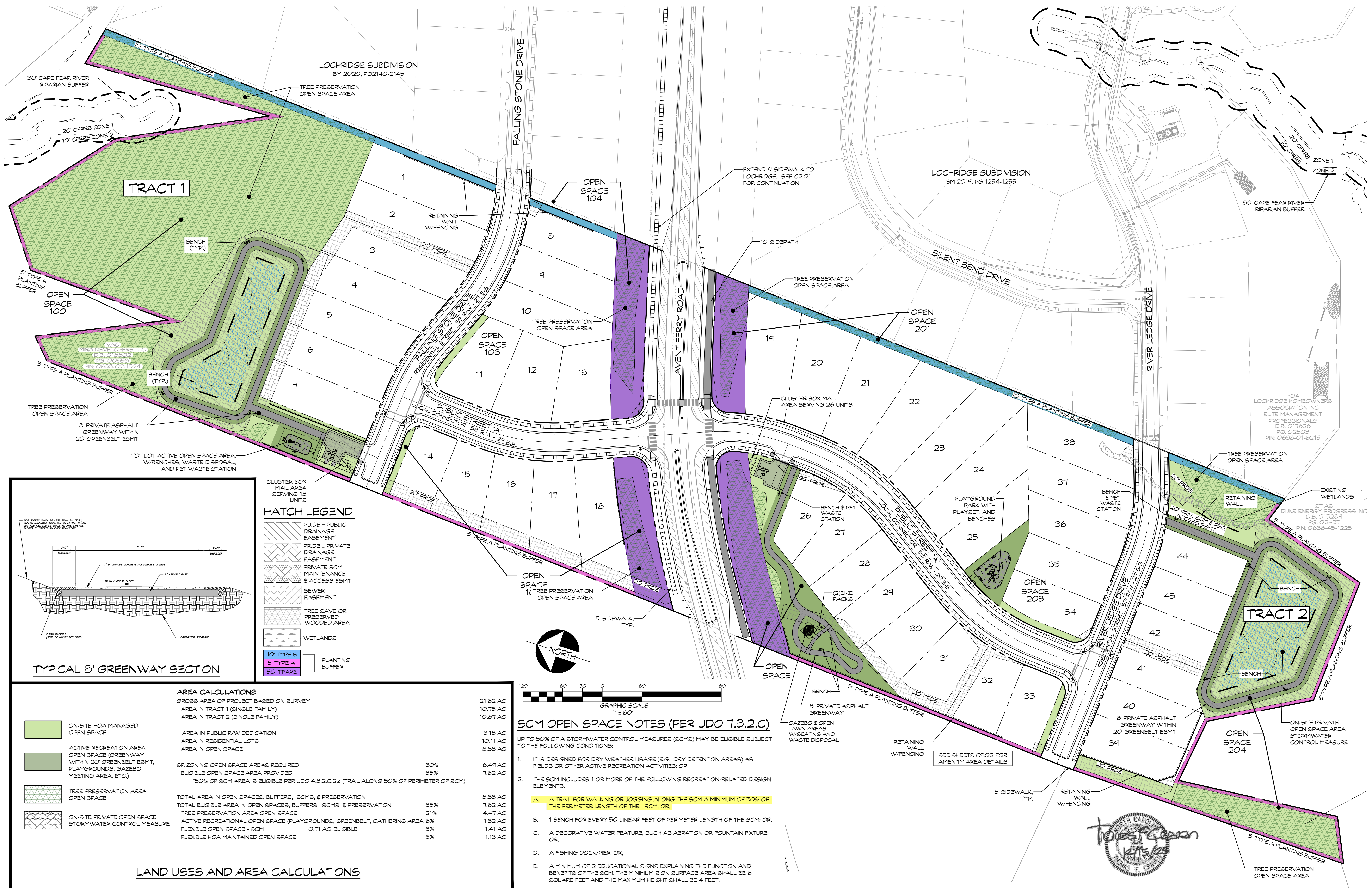
OR APPROVED EQUAL

HIGH VISIBILITY CROSSWALK/ PEDESTRIAN CROSSING

NOT TO SCALE

STANDARD CROSSWALK/ PEDESTRIAN CROSSING

NOT TO SCALE



HATCH LEGEND

[Hatch Pattern]	PUDE = PUBLIC DRAINAGE EASEMENT
[Hatch Pattern]	PRDE = PRIVATE DRAINAGE EASEMENT
[Hatch Pattern]	PRIVATE SCM MAINTENANCE & ACCESS ESMT
[Hatch Pattern]	SEWER EASEMENT
[Hatch Pattern]	TREE SAVE OR PRESERVED WOODED AREA
[Hatch Pattern]	WETLANDS
[Hatch Pattern]	10' TYPE B PLANTING BUFFER
[Hatch Pattern]	5' TYPE A PLANTING BUFFER
[Hatch Pattern]	50' TYPE A PLANTING BUFFER

LAND USES AND AREA CALCULATIONS

LAND USE	AREA (AC)
ON-SITE HOA MANAGED OPEN SPACE	21.62 AC
ACTIVE RECREATION AREA OPEN SPACE (GREENWAY WITHIN 20' GREENBELT ESMT, PLAYGROUNDS, GAZEBO MEETING AREA, ETC.)	10.75 AC
TREE PRESERVATION AREA OPEN SPACE	10.81 AC
ON-SITE PRIVATE OPEN SPACE STORMWATER CONTROL MEASURE	3.18 AC
	10.11 AC
	8.33 AC
	6.49 AC
	7.62 AC
	8.33 AC
	7.62 AC
	4.47 AC
	1.32 AC
	1.41 AC
	1.13 AC

SCM OPEN SPACE NOTES (PER UDO 7.3.2.C)

UP TO 50% OF A STORMWATER CONTROL MEASURES (SCMS) MAY BE ELIGIBLE SUBJECT TO THE FOLLOWING CONDITIONS:

- IT IS DESIGNED FOR DRY WEATHER USAGE (E.G., DRY DETENTION AREAS) AS FIELDS OR OTHER ACTIVE RECREATION ACTIVITIES; OR,
- THE SCM INCLUDES 1 OR MORE OF THE FOLLOWING RECREATION-RELATED DESIGN ELEMENTS:
 - A TRAIL FOR WALKING OR JOGGING ALONG THE SCM A MINIMUM OF 50% OF THE PERIMETER LENGTH OF THE SCM; OR,
 - 1 BENCH FOR EVERY 50 LINEAR FEET OF PERIMETER LENGTH OF THE SCM; OR,
 - A DECORATIVE WATER FEATURE, SUCH AS AERATION OR FOUNTAIN FIXTURE; OR,
 - A FISHING DOCK/PIER; OR,
 - A MINIMUM OF 2 EDUCATIONAL SIGNS EXPLAINING THE FUNCTION AND BENEFITS OF THE SCM. THE MINIMUM SIGN SURFACE AREA SHALL BE 6 SQUARE FEET AND THE MAXIMUM HEIGHT SHALL BE 4 FEET.

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS

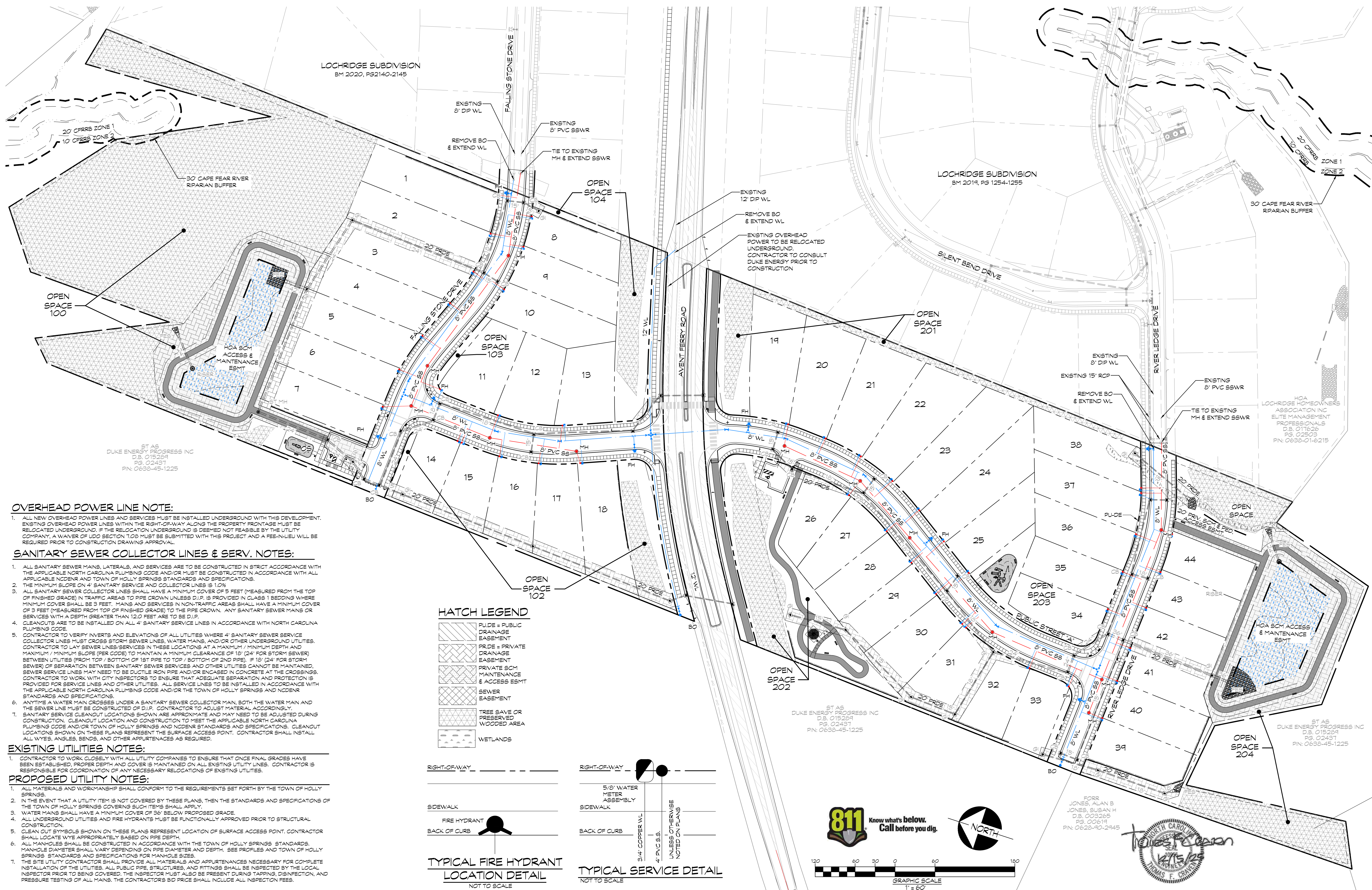
SCALE: 1"=60'
DATE: NOVEMBER 8, 2024
PROJECT NUMBER: 2022-010.001
CLIENT: MIRA DEVELOPERS LLC
PLAN TYPE: MAJOR SUBDIVISION PLAN

PRELIMINARY OPEN SPACE PLAN

2ND REVIEW TOWN STAFF COMMENTS: 3/14/2025
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6TH REVIEW TOWN STAFF COMMENTS: 12/19/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO DYES

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SHEET #
C2.10



OVERHEAD POWER LINE NOTE:

- ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. EXISTING OVERHEAD POWER LINES WITHIN THE RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE MUST BE RELOCATED UNDERGROUND. IF THE RELOCATION UNDERGROUND IS DEEMED NOT FEASIBLE BY THE UTILITY COMPANY, A WAIVER OF UDO SECTION 1.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEEN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

SANITARY SEWER COLLECTOR LINES & SERV. NOTES:

- ALL SANITARY SEWER MAINS, LATERALS, AND SERVICES ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE NCDENR AND TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- THE MINIMUM SLOPE ON 4" SANITARY SERVICE AND COLLECTOR LINES IS 1.0%.
- ALL SANITARY SEWER COLLECTOR LINES SHALL HAVE A MINIMUM COVER OF 5 FEET (MEASURED FROM THE TOP OF FINISHED GRADE) IN TRAFFIC AREAS TO PIPE CROWN UNLESS D.I.P. IS PROVIDED IN CLASS 1 BEDDING WHERE MINIMUM COVER SHALL BE 3 FEET. MAINS AND SERVICES IN NON-TRAFFIC AREAS SHALL HAVE A MINIMUM COVER OF 3 FEET (MEASURED FROM TOP OF FINISHED GRADE) TO THE PIPE CROWN. ANY SANITARY SEWER MAINS OR SERVICES WITH A DEPTH GREATER THAN 12.0 FEET ARE TO BE D.I.P.
- CLEANOUTS ARE TO BE INSTALLED ON ALL 4" SANITARY SERVICE LINES IN ACCORDANCE WITH NORTH CAROLINA PLUMBING CODE.
- CONTRACTOR TO VERIFY INVERTS AND ELEVATIONS OF ALL UTILITIES WHERE 4" SANITARY SEWER SERVICE COLLECTOR LINES MUST CROSS STORM SEWER LINES, WATER MAINS, AND/OR OTHER UNDERGROUND UTILITIES. CONTRACTOR TO LAY SEWER LINES/SERVICES IN THESE LOCATIONS AT A MAXIMUM / MINIMUM DEPTH AND MAXIMUM / MINIMUM SLOPE (PER CODE) TO MAINTAIN A MINIMUM CLEARANCE OF 18" (24" FOR STORM SEWER) BETWEEN UTILITIES (FROM TOP / BOTTOM OF 1ST PIPE TO TOP / BOTTOM OF 2ND PIPE). IF 18" (24" FOR STORM SEWER) OF SEPARATION BETWEEN SANITARY SEWER SERVICES AND OTHER UTILITIES CANNOT BE MAINTAINED, SEWER SERVICE LINES MAY NEED TO BE DUCTILE IRON PIPE AND/OR ENCASED IN CONCRETE AT THE CROSSINGS. CONTRACTOR TO WORK WITH CITY INSPECTORS TO ENSURE THAT ADEQUATE SEPARATION AND PROTECTION IS PROVIDED FOR SERVICE LINES AND OTHER UTILITIES. ALL SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR THE TOWN OF HOLLY SPRINGS AND NCDENR STANDARDS AND SPECIFICATIONS.
- ANYTIME A WATER MAIN CROSSES UNDER A SANITARY SEWER COLLECTOR MAIN, BOTH THE WATER MAIN AND THE SEWER LINE MUST BE CONSTRUCTED OF D.I.P. CONTRACTOR TO ADJUST MATERIAL ACCORDINGLY.
- SANITARY SERVICE CLEANOUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED DURING CONSTRUCTION. CLEANOUT LOCATION AND CONSTRUCTION TO MEET THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS. CLEANOUT LOCATIONS SHOWN ON THESE PLANS REPRESENT THE SURFACE ACCESS POINT. CONTRACTOR SHALL INSTALL ALL WYES, ANGLES, BENDS, AND OTHER APPURTENANCES AS REQUIRED.

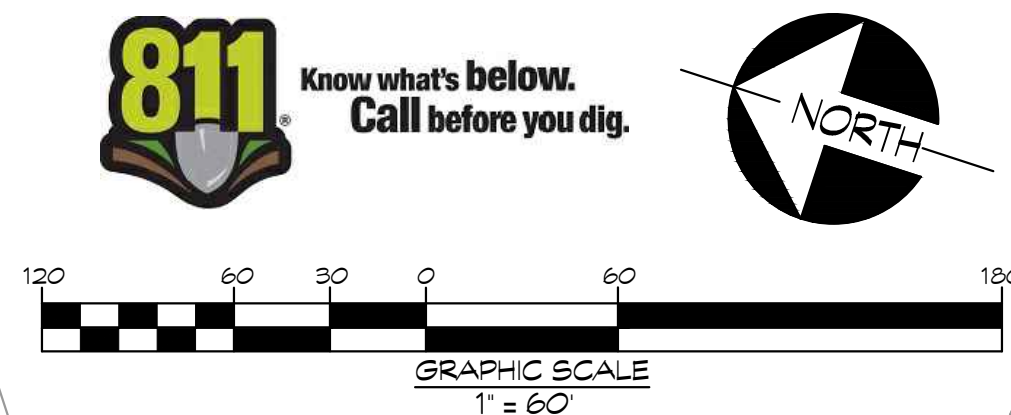
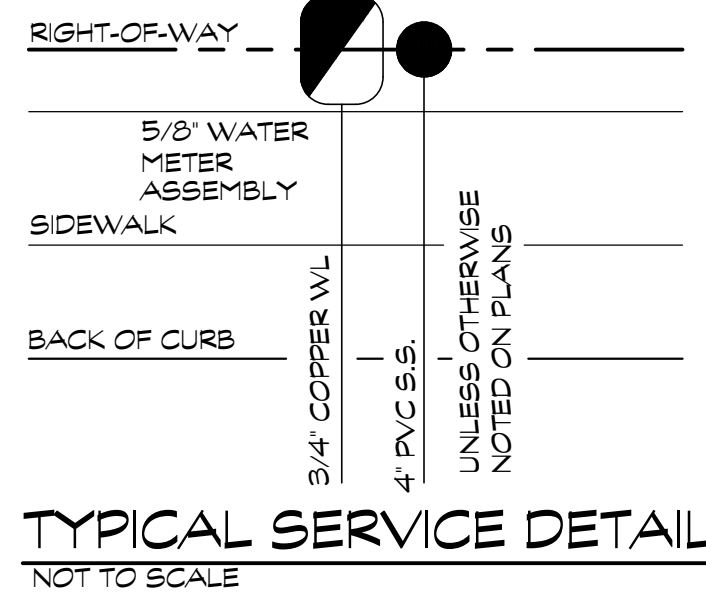
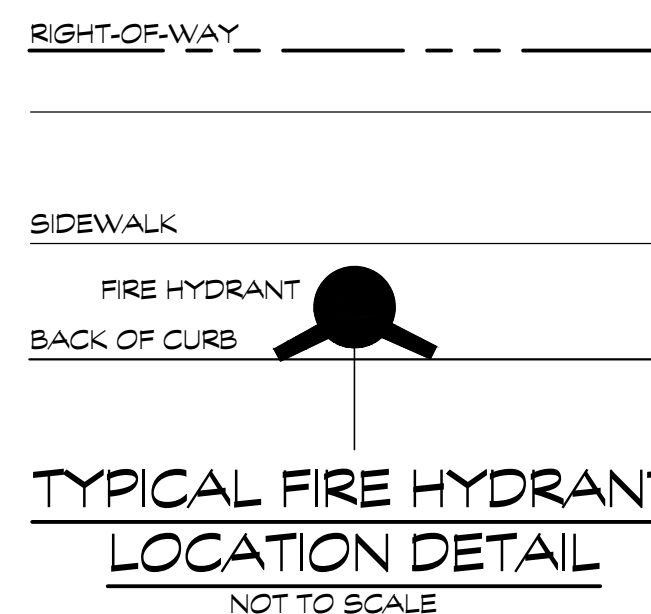
EXISTING UTILITIES NOTES:

- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

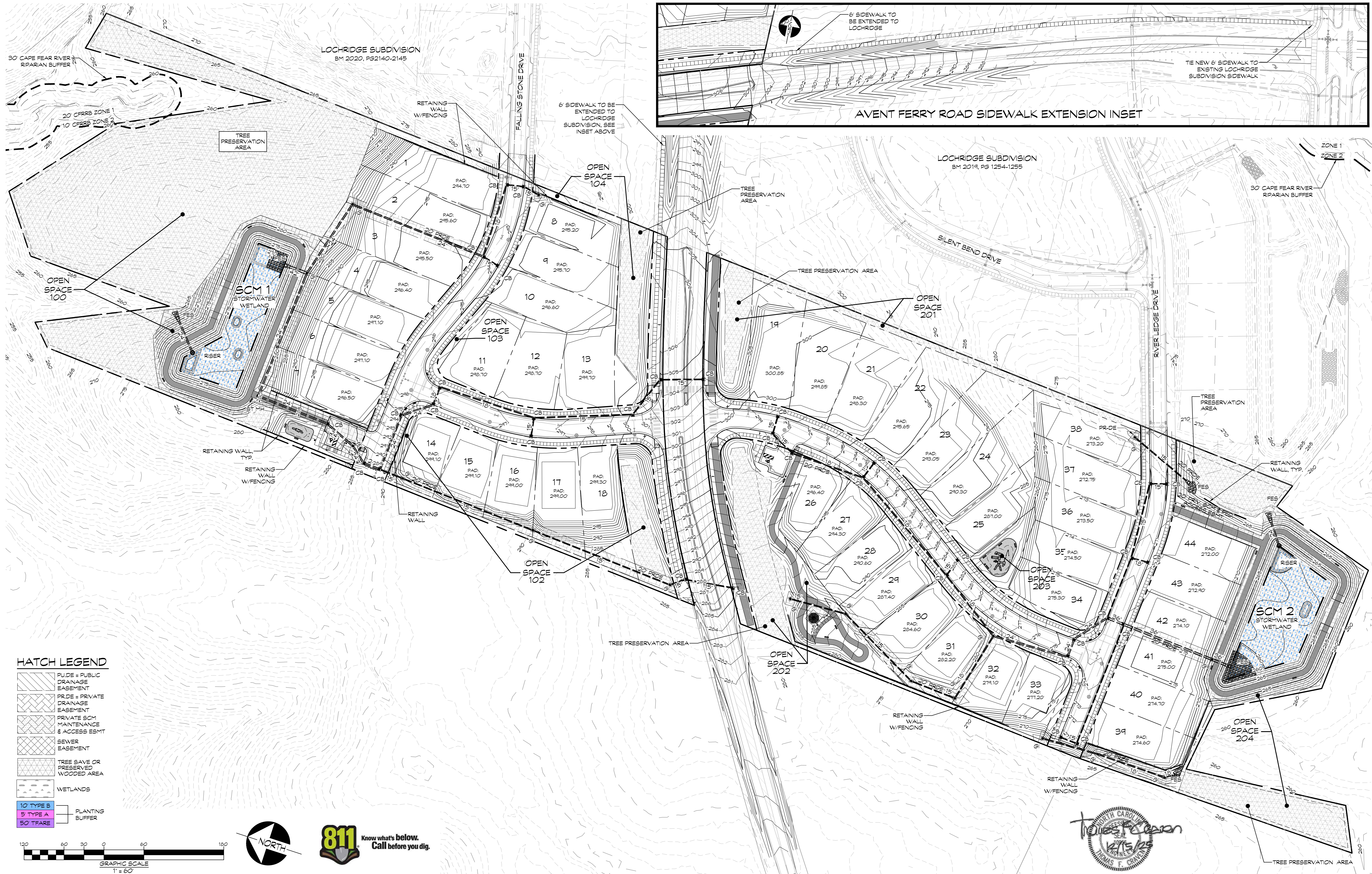
PROPOSED UTILITY NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE TOWN OF HOLLY SPRINGS.
- IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS COVERING SUCH ITEMS SHALL APPLY.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
- ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
- CLEAN OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH. SEE PROFILES AND TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS FOR MANHOLE SIZES.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE LOCAL INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING TAPPING, DISINFECTION, AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.

HATCH LEGEND	
	P.U.D.E. = PUBLIC DRAINAGE EASEMENT
	P.R.D.E. = PRIVATE DRAINAGE EASEMENT
	PRIVATE SCM MAINTENANCE & ACCESS ESMT
	SEWER EASEMENT
	TREE SAVE OR PRESERVED WOODED AREA
	WETLANDS



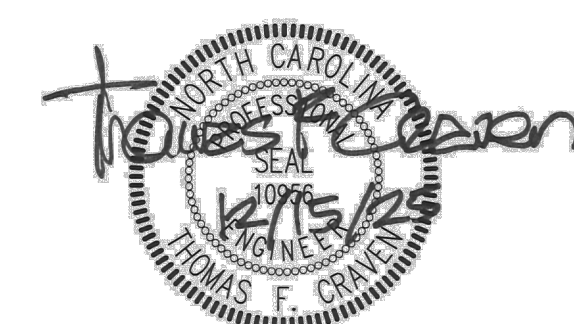
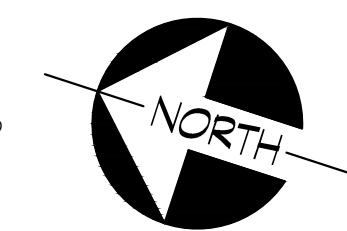
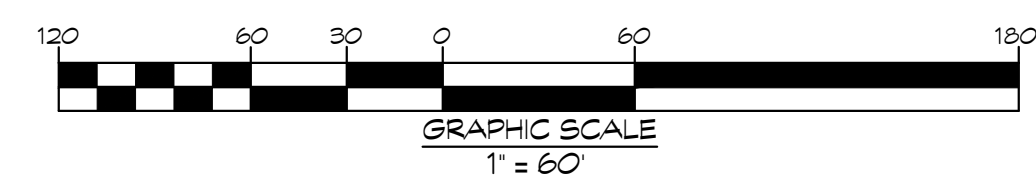
MIRA RIDGE MAJOR SUBDIVISION PLAN HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA	SCALE: 1"=60' DATE: NOVEMBER 8, 2024 PROJECT NUMBER: 2022-010.001 CLIENT: MIRA DEVELOPERS LLC PLAN TYPE: MAJOR SUBDIVISION PLAN	PRELIMINARY UTILITY PLAN	2ND REVIEW TOWN STAFF COMMENTS: 3/14/2025 3RD REVIEW TOWN STAFF COMMENTS: 4/11/2025 4TH REVIEW TOWN STAFF COMMENTS: 6/5/2025 5TH REVIEW TOWN STAFF COMMENTS: 11/14/2025 6TH REVIEW TOWN STAFF COMMENTS: 12/19/2025 RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ NO ☐ YES	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 6404 Falls of Neuse Drive, Suite 201 Raleigh, N.C. 27615 • Phone 919 / 781-0300 • Fax 919 / 782-1288 • Email PCA@PriestCraven.com / Firm #: C-0488	SHEET # C3.00
	F:\BUREAU\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET\PRELIMINARY\C3.00-PR-UTL-PLAN.DWG - Dwg 16, 2025 - 1:25 PM				



HATCH LEGEND

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- P.R.D.E. = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- WETLANDS

- 10' TYPE B
- 5' TYPE A
- 50' TFAE
- PLANTING BUFFER



MIRA RIDGE MAJOR SUBDIVISION PLAN

HOLLY SPRINGS

WAKE COUNTY, NORTH CAROLINA

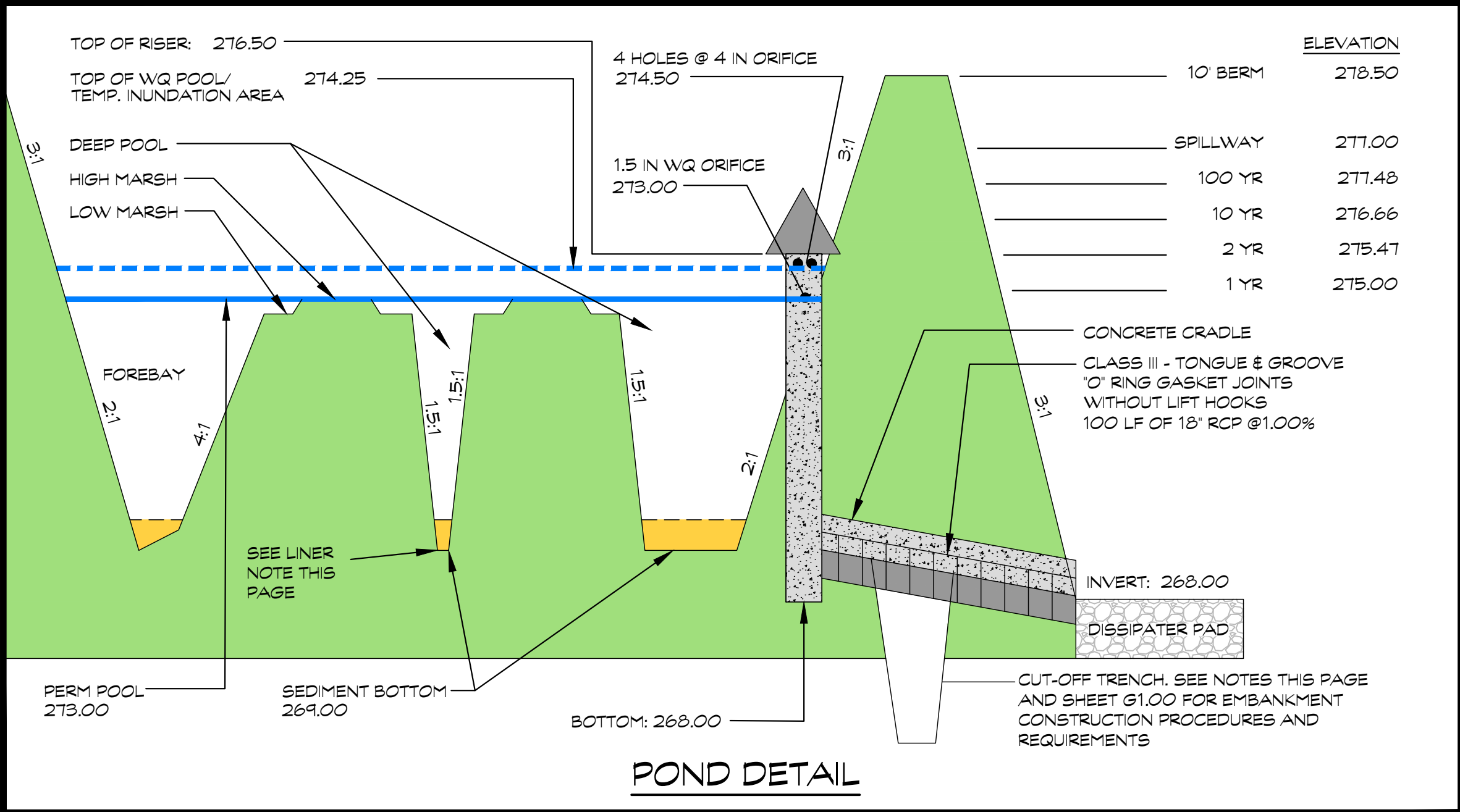
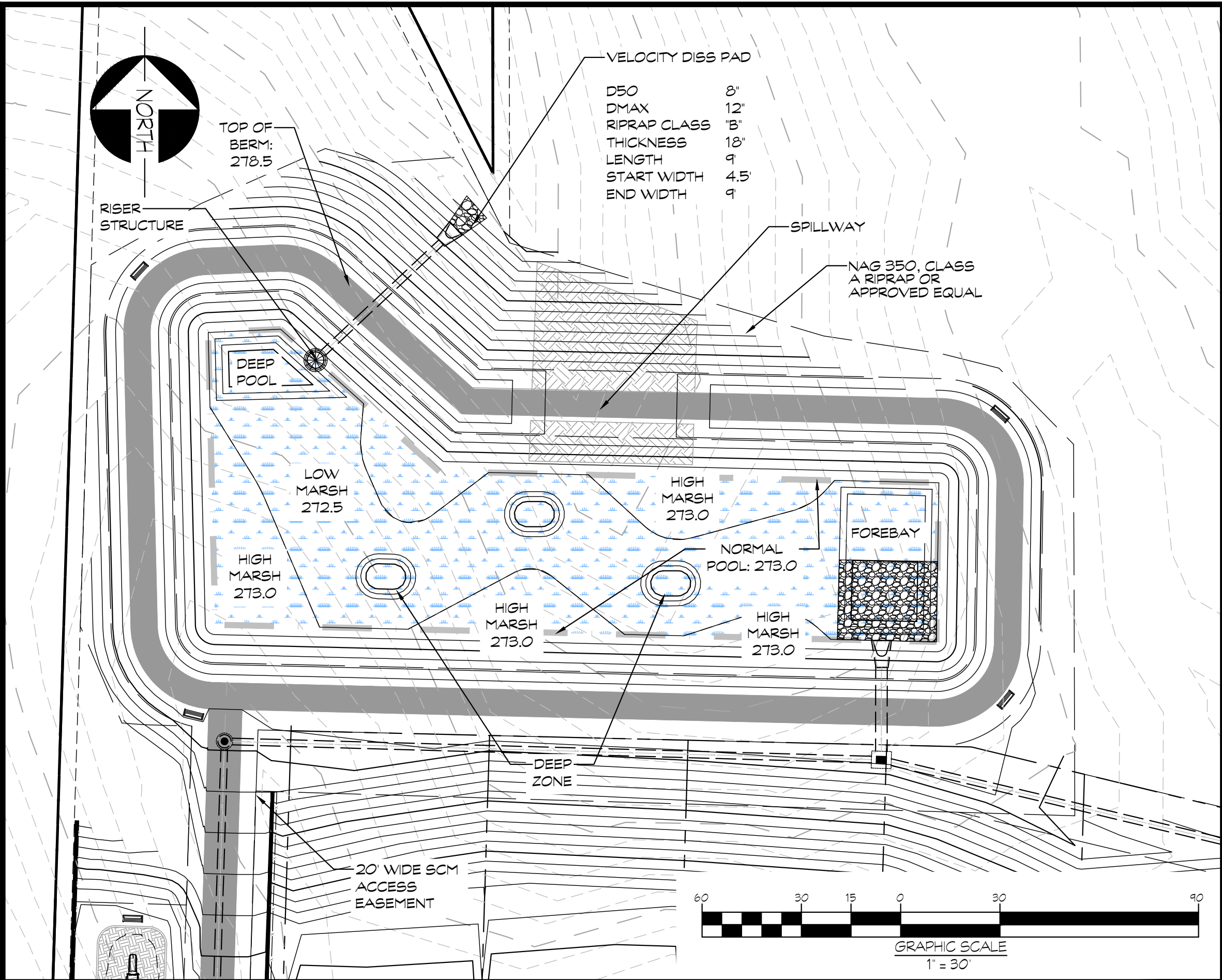
SCALE: 1"=60'
DATE: NOVEMBER 8, 2024
PROJECT NUMBER: 2022-010.001
CLIENT: MIRA DEVELOPERS LLC
PLAN TYPE: MAJOR SUBDIVISION PLAN

PRELIMINARY GRADING PLAN

2ND REVIEW TOWN STAFF COMMENTS: 3/14/2025
3RD REVIEW TOWN STAFF COMMENTS: 4/11/2025
4TH REVIEW TOWN STAFF COMMENTS: 6/5/2025
5TH REVIEW TOWN STAFF COMMENTS: 11/14/2025
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RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO DYES

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SHEET #
C4.00



*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTOR'S GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING NOT TO DAMAGE THE LINER. PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL, THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDES ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THE LINER, CLAY OR SYNTHETIC, IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR'S PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)					
Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum Total Vol (cf)
273.0	10521	1860	0.00	Permanent Pool Elevation	13284
274.0	14186		1.00	13284	13284
275.0	16043		2.00	15115	28398
276.0	17958		3.00	17001	45399
277.0	19930		4.00	18944	64343
278.0	21958		5.00	20944	85287
			0.00	0	85287
			0.00	0	85287
Total				5.0	

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
274.25	14649	1.25	17062	

Water Quality Runoff Volume Calculation

Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)

Where: R_v = Runoff Coefficient, in/in

I = Percent Impervious

$R_v = 0.05 + 0.009(I)$

Runoff volume, S = (Design rainfall) (R_v) (Drainage Area)

Design Rainfall = 1.0 inch

Drainage Area = 7.72 acres

Storage Required = 13,255 cu. ft.

Volume Storage For 1.0" Runoff Above Permanent Pool (Provided)

Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.25	12,381	14,649	17,062	274.25

Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

$Q_o = C_d A (2g(H_o/3))^{1/2}$

Orifice Diameter (inches)

Driving Head to Centroid of Orifice (ft)

Q1.0" Drawdown Rate (cfs)

Water Quality Volume (V_{WQ})

Drawdown Time (days)

Drawdown Time (days) (2 - 5 days)

Detention Vol (cfs)

Spillway Detail

100 Yr Flow in Spillway

10 Yr Flow in Spillway

Top of Pond

100 Yr Elev.

10 Yr Elev.

Spillway Elevation

Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.

NOTE: VERTICAL CONSTRUCTION JOINTS SHALL BE PROVIDED AT 8' FOOT HORIZONTAL INTERVALS ALONG THE CRADLE TO COINCIDE WITH THE 18" RCP PIPE JOINTS.

NOTE: PLACEMENT OF BACKFILL AROUND CONCRETE CRADLE & PIPE AS WELL AS ALL OUTLET DRAINAGE ARE TO BE PLACED UNDER THE FULL TIME DIRECTION AND OBSERVATION OF THE GEOTECHNICAL TESTING FIRM.

NOTE: DIMENSIONS MARKED ARE TO BE VERIFIED BY THE CONTRACTOR AFTER PIPE WALL THICKNESS HAS BEEN DETERMINED AND PRIOR TO STEEL FABRICATION

CONCRETE IN THE CRADLE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE PLACED ON A 2- TO 2.5-INCH SLUMP. A SLUMP TEST SHALL BE PERFORMED PRIOR TO PLACEMENT, AND COMPRESSIVE STRENGTH TESTS SHALL ALSO BE PERFORMED TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS. THE CONCRETE CRADLE SHALL BE PLACED MONOLITHICALLY, SHALL BE WORKED WITH HAND EQUIPMENT UP UNTIL THE PRINCIPAL SPILLWAY PIPE SHALL BE CONSOLIDATED PRIMARILY BY INTERNAL VIBRATION AND SHALL BE FINISHED ROUGH SO AS TO ACHIEVE A MORE ADEQUATE BOND BETWEEN THE CONCRETE IN THE CRADLE AND THE FIRST LIFT OF STRUCTURAL FILL.

TYPICAL PIPE CRADLE DETAIL FOR 18" DIAMETER PIPE WITH NO BUOYANCY FORCES

PROCEDURE FOR PLACEMENT OF PIPE & CRADLE

1. AFTER EXCAVATION, PLACE LOWER SECTION OF TYPICAL ENCASEMENT.

2. PLACE SHIMS BENEATH RCP LOCATION.

3. PLACE AND SECURE CONTINUOUS RCP.

4. PLACE REMAINDER OF ENCASEMENT AS INDICATED PER CONSTRUCTION JOINT.

NOTE: PLACEMENT OF BACKFILL AROUND CONCRETE CRADLE & PIPE AS WELL AS ALL OUTLET DRAINAGE ARE TO BE PLACED UNDER THE FULL TIME DIRECTION AND OBSERVATION OF THE GEOTECHNICAL TESTING FIRM.

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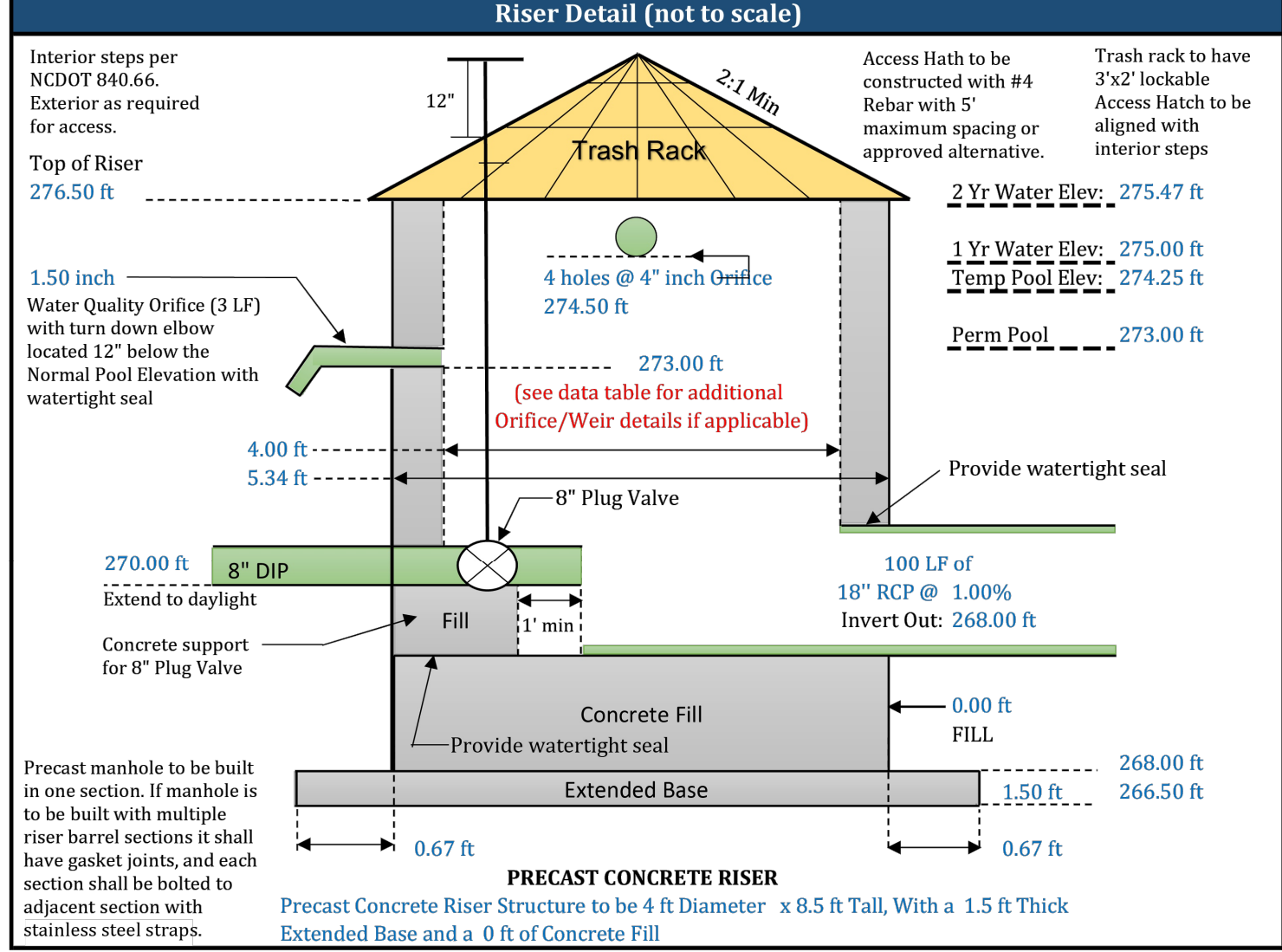
4. PLACE REMAINDER OF ENCASEMENT AS INDICATED PER CONSTRUCTION JOINT.

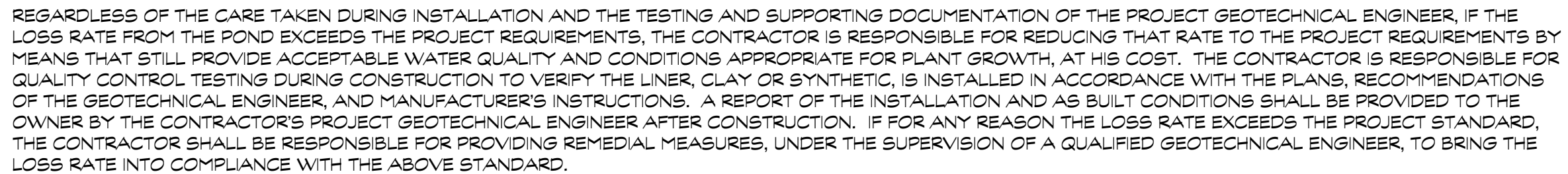
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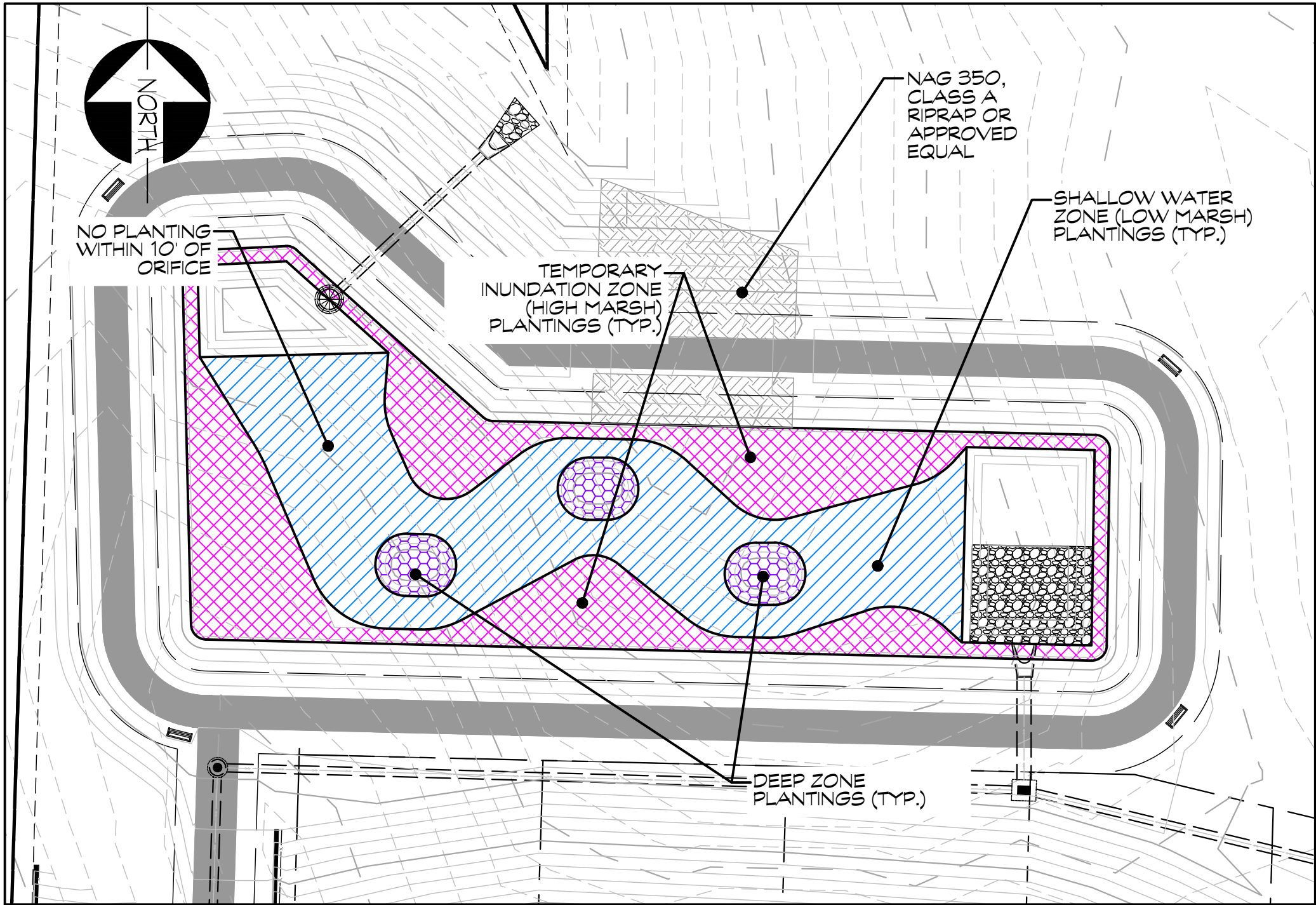
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TYPICAL PIPE CRADLE DETAIL FOR 18" DIAMETER PIPE WITH NO BUOYANCY FORCES

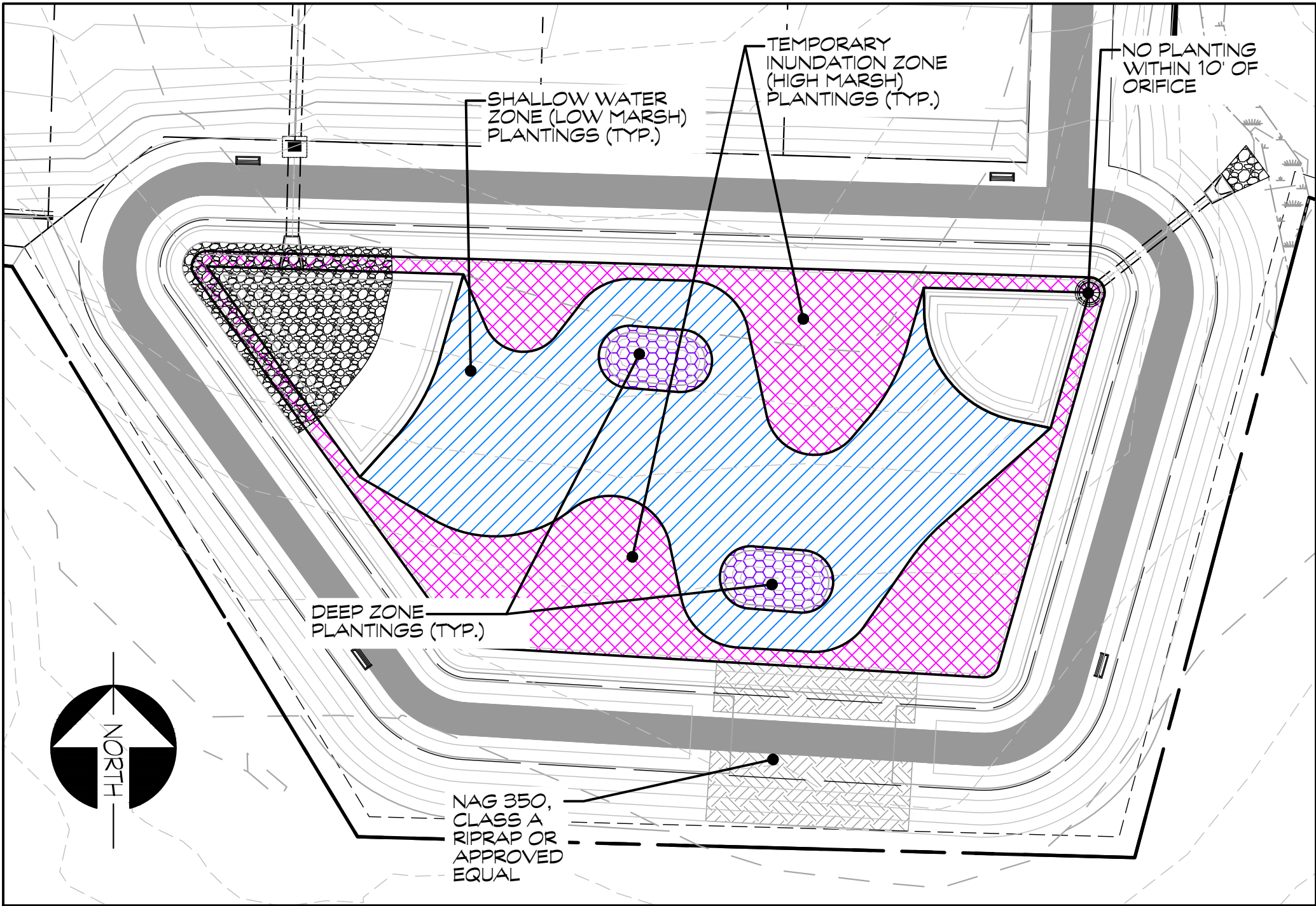






1"=30' SCM 1 PLANTING PLAN

SCM 1 LANDSCAPE CALCULATIONS & PLANT LIST					
DAM/BERM VEGETATION REQUIRED: NON-CLUMPING TURF GRASS					
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 5800 SF	1450	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2' PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24' OC (MAX.)	210
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24' OC (MAX.)	210
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24' OC (MAX.)	210
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24' OC (MAX.)	205
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24' OC (MAX.)	205
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24' OC (MAX.)	205
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24' OC (MAX.)	205
				TOTAL PROVIDED:	1450
TEMP. INUNDATION ZONE (HIGH MARSH) 8 SHRUBS PER 200 SF:			AREA= 5800 SF	232	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	SHRUB	5' OC (MAX.)	58
IG	ILEX GLABRA	INKBERRY	SHRUB	5' OC (MAX.)	58
RP	ROSA PALUSTRIS	SWAMP ROSE	SHRUB	5' OC (MAX.)	58
SN	SAMBUCUS CANADENSIS	ELDERBERRY	SHRUB	5' OC (MAX.)	58
				TOTAL PROVIDED:	232
DEEP ZONE			AREA= 150 SF	30	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	15
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	15
				TOTAL PROVIDED:	30
NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.					



1"=30' SCM 2 PLANTING PLAN

SCM 2 LANDSCAPE CALCULATIONS & PLANT LIST					
DAM/BERM VEGETATION REQUIRED: NON-CLUMPING TURF GRASS					
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 6950 SF	1738	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2' PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24' OC (MAX.)	250
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24' OC (MAX.)	250
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24' OC (MAX.)	250
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24' OC (MAX.)	250
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24' OC (MAX.)	248
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24' OC (MAX.)	245
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24' OC (MAX.)	245
				TOTAL PROVIDED:	1738
TEMP. INUNDATION ZONE (HIGH MARSH) 8 SHRUBS PER 200 SF:			AREA= 6950 SF	278	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	SHRUB	5' OC (MAX.)	70
IG	ILEX GLABRA	INKBERRY	PERENNIAL	5' OC (MAX.)	70
RP	ROSA PALUSTRIS	SWAMP ROSE	PERENNIAL	5' OC (MAX.)	70
SN	SAMBUCUS CANADENSIS	ELDERBERRY	PERENNIAL	5' OC (MAX.)	68
				TOTAL PROVIDED:	278
DEEP ZONE			AREA= 150 SF	30	
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	15
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	15
				TOTAL PROVIDED:	30
NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.					

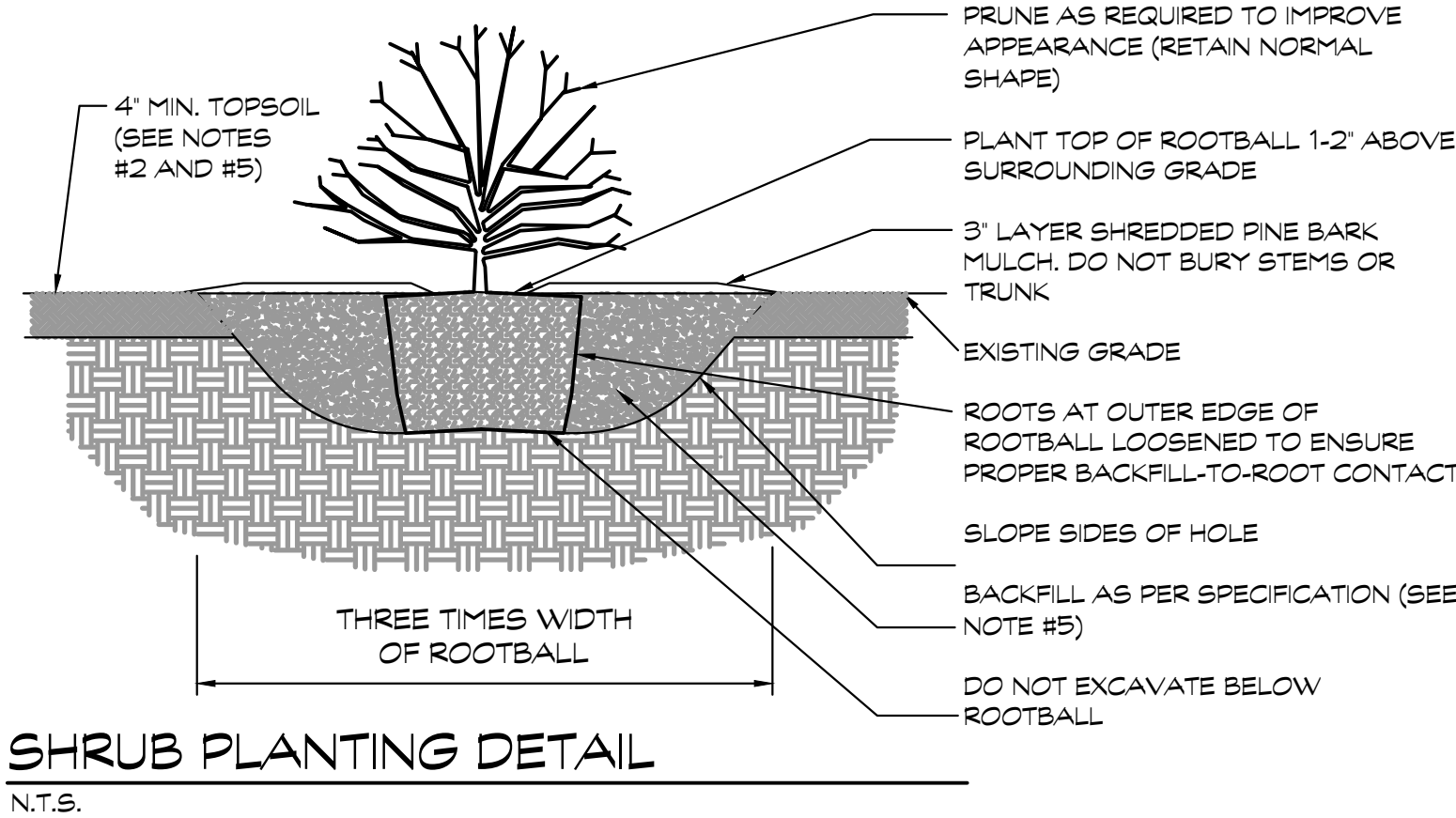
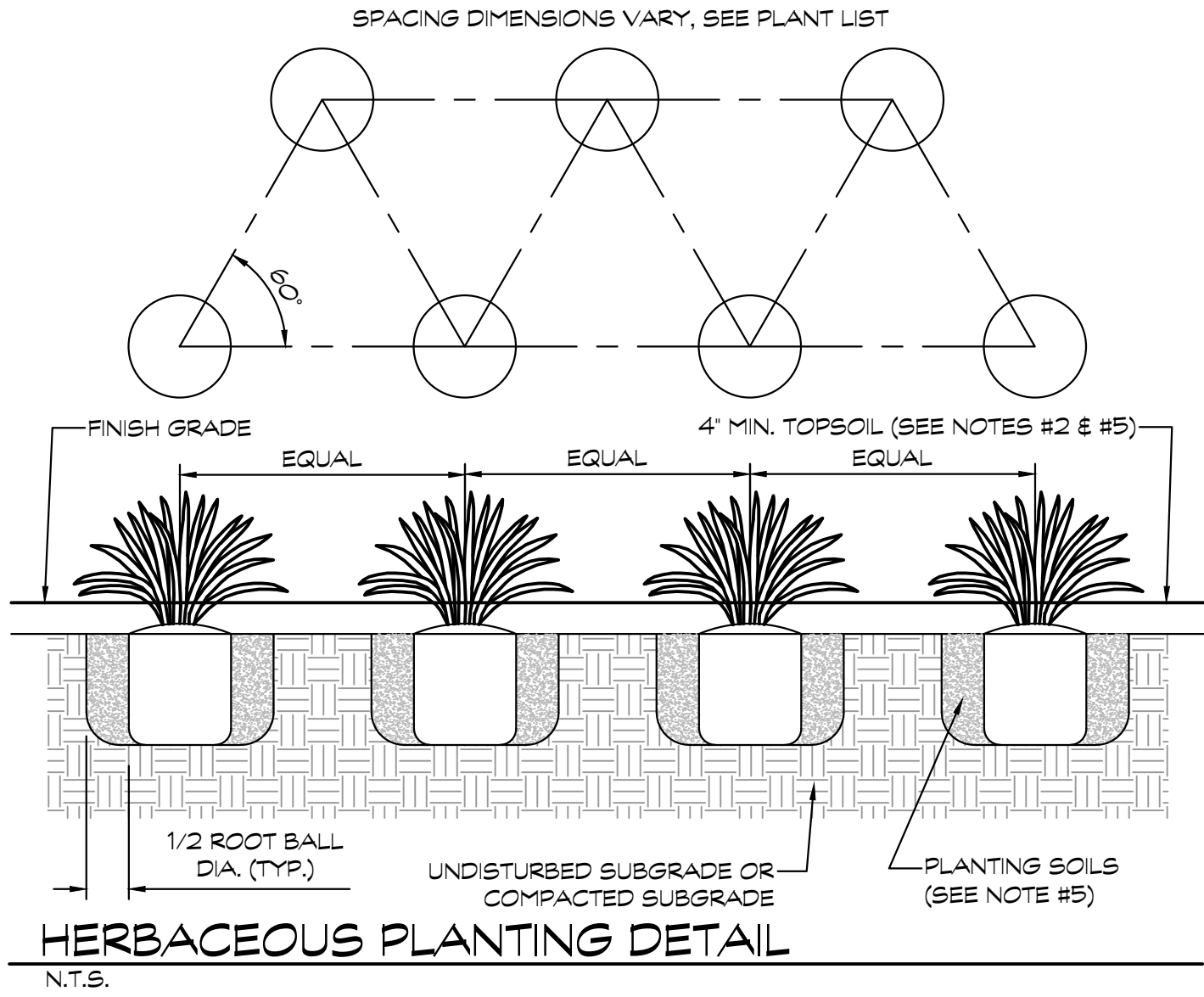
WETLANDS GRADING & PLANTING NOTES:

1. IN-SITU TOPSOIL TO BE STOCKPILED ON-SITE FOR USE IN THE STORMWATER WETLAND AREAS.
2. TOPSOIL SHOULD BE SPREAD TO A MINIMUM DEPTH OF 4' THROUGHOUT THE WETLAND, INCLUDING THE DAM PRIOR TO SEEDING/PLANTING VEGETATION. TOPSOIL SHOULD BE HAND-TAMPED AND LIGHTLY COMPACTED WHILE MAINTAINING THE MINIMUM 4' OF TOPSOIL DEPTH FOR PLANT GROWTH. CONTRACTOR TO ACCOUNT FOR SETTLING OF LOOSELY COMPACTED SOILS FOR THE WETLAND PLANTING SUCH THAT ONCE SETTLING OCCURS THE FINAL GRADES AS SHOWN ON THESE PLANS ARE MAINTAINED. INSTALL 6' OF LOOSE TOPSOIL TO ACCOUNT FOR SETTLING TO FINAL DESIGN GRADES.
3. SEE EXTENDED DETENTION WETLAND NOTES ON SHEET C33 FOR DETAILED SOIL SPECIFICATIONS.
4. ACCEPTABLE FERTILIZERS CAN BE: MINERAL, ORGANIC (MANURE), COMPOST OR GREEN CROPS.
5. CONTRACTOR TO WORK WITH SOILS SCIENTIST TO ENSURE SOILS ARE ADEQUATE TO SUPPORT ESTABLISHMENT AND GROWTH OF THE WETLAND PLANTINGS. CONTRACTOR TO AMEND SOILS AND INSTALL SOILS IN PLANT, SHRUB, AND TREE AREAS PER DETAILS, SOIL SPECIFICATIONS, NCDENR SPECIFICATION, AND SOIL SCIENTIST RECOMMENDATIONS. SEE SHEET C33.
6. THE OPTIMAL PERIOD FOR PLANTING HERBACEOUS VEGETATION EXTENDS FROM LATE MARCH TO EARLY JUNE. THE BEST TIME TO PLANT SHRUBS IN A WETLAND IS FROM NOVEMBER TO MID MARCH. CONTRACTOR SHOULD SCHEDULE PLANT INSTALLATION ACCORDINGLY.
7. ONCE THE PLANTINGS HAVE BEEN DELIVERED TO THE SITE FROM THE NURSERY THEY SHOULD BE FREQUENTLY WATERED, FERTILIZED AND SHADED UNTIL THEY ARE INSTALLED.
8. ALL DISTURBED AREAS AROUND THE OUTSIDE OF THE WETLAND SHALL BE SEEDED WITH A LAWN AREA SEED MIX (PER SEEDING SPECIFICATIONS) NATIVE GRASSES, LEGUMES, CLOVERS AND WILDFLOWERS.
9. WETLAND PLANTING SPACES SHOWN SHALL BE PLANTED IN A 'NATURALIZED' MANNER WITH PLANTS GROUPED WITHIN AREAS AS LABELED AND SPACED ON-CENTER AS OUTLINED IN THE CHART.
10. IF THE WETLAND WAS USED DURING CONSTRUCTION AS A SEDIMENT BASIN OR TRAP, THE BASIN MUST BE CLEANED OUT, GRADED, CLAY LINER (OR EQUAL) INSTALLED, COVERED WITH 4' OF TOPSOIL AS SPECIFIED IN NOTE #2 ABOVE, AND VEGETATED WITHIN 14 DAYS OF THE COMPLETION OF THE CONSTRUCTION. THE CONVERSION OF THE DEVICES TO WETLANDS SHOULD NOT OCCUR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE DRAINAGE AREA TO THE WETLAND IS COMPLETELY STABILIZED WITH PAVEMENT, STRUCTURES, AND VEGETATION. WETLAND PLANTINGS SHOULD BE INSTALLED PER NOTES ABOVE.
11. THE WETLAND DRAIN SHOULD BE FULLY OPENED FOR NO MORE THAN 3 DAYS PRIOR TO THE PLANTING DATE TO PRESERVE SOIL MOISTURE AND WORKABILITY.
12. ALL NEW WETLAND PLANTINGS TO BE WATERED AS REQUIRED DURING INITIAL GROWING SEASON TO KEEP PLANTS HEALTHY AND PROMOTE GROWTH.
13. A MINIMUM TWO-YEAR WARRANTY PERIOD SHALL BE PROVIDED BY THE CONTRACTOR FOR PLANT SURVIVAL/REPLACEMENT.
14. AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED. ESTABLISHMENT PROCEDURES, SUCH AS CONTROL OF INVASIVE WEEDS, ANIMAL AND VANDAL DAMAGE, MULCHING, RE-STAKING, WATERING, AND MESH OR TUBE PROTECTION REPLACEMENT, SHALL BE IMPLEMENTED TO THE EXTENT NEEDED TO ENSURE PLANT SURVIVAL. STAKING MUST BE REMOVED AFTER ESTABLISHMENT (APPROXIMATELY 12 MONTHS), TO PREVENT GIRDLING (STRANGING) OF ALL WOODY PLANTS.

GEESSE/ANIMAL PEST CONTROL NOTE:

CONTRACTOR SHOULD NOTE THAT GEESSE ARE PRESENT IN AND AROUND THIS SITE. GEESSE ARE VERY DAMAGING TO WETLAND PLANTINGS, PARTICULARLY AFTER THEY ARE FIRST PLANTED BEFORE THE ROOT SYSTEM BECOMES ESTABLISHED AND THE PLANTINGS HAVE AT LEAST ONE GROWING SEASON TO MATURE. CONTRACTOR TO INCLUDE WITHIN BID PRICE PROVISIONS FOR GEESSE/BRD/ANIMAL CONTROL TO PREVENT GEESSE/BIRDS/ANIMALS FROM EATING, DAMAGING, OR DESTROYING NEWLY PLANTED WETLAND VEGETATION. MEASURES SHOULD BE INSTALLED TO PROTECT PLANTS UNTIL THE WETLAND PLANTINGS ARE WELL ESTABLISHED. POSSIBLE PROVISIONS INCLUDE, MESH/NETTING TO PROTECT PLANTS, HIRING OUTSIDE PARTIES WITH PEST CONTROL EXPERIENCE, NON-TOXIC SPRAYS APPLIED TO PLANTINGS, ARTIFICIAL FLOATING PREDATORS, ETC. CONTRACTOR TO WORK WITH QUALIFIED PARTY EXPERIENCED IN GEESSE/PEST CONTROL AS NECESSARY TO PROTECT NEW WETLANDS.

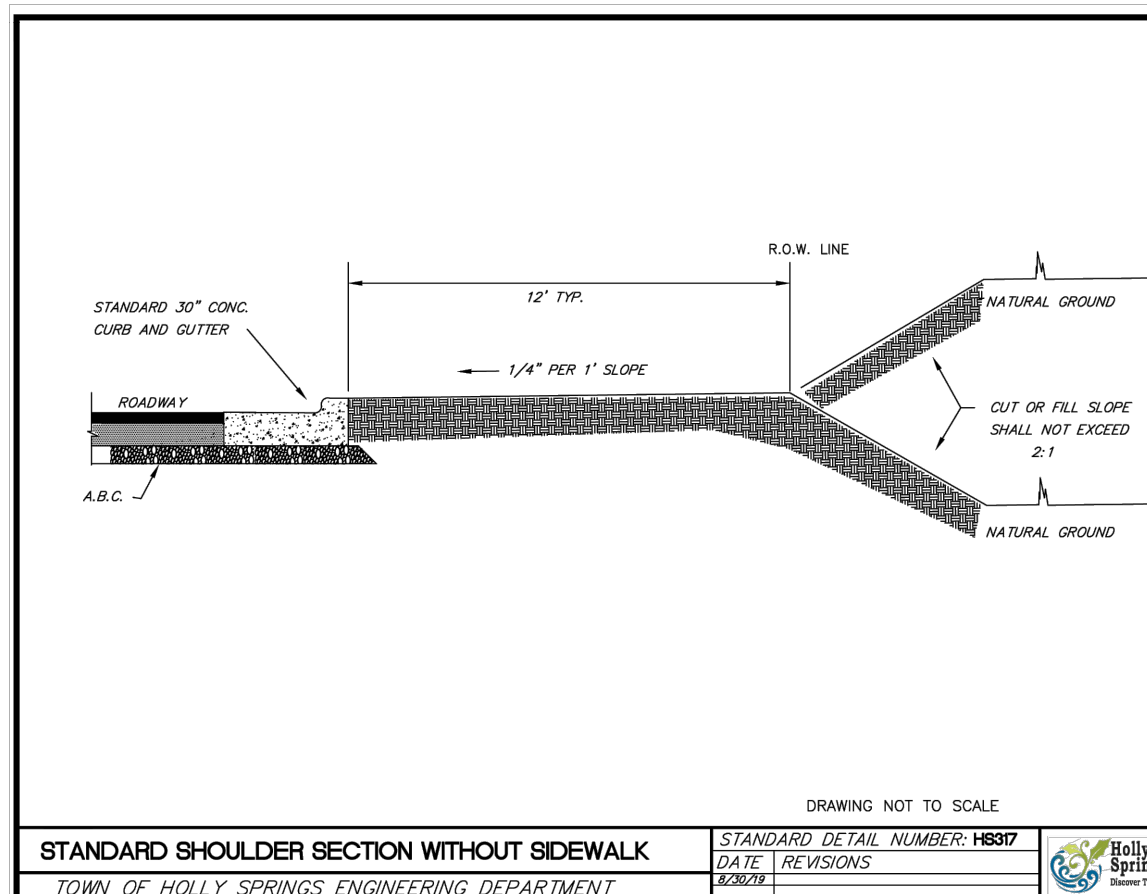
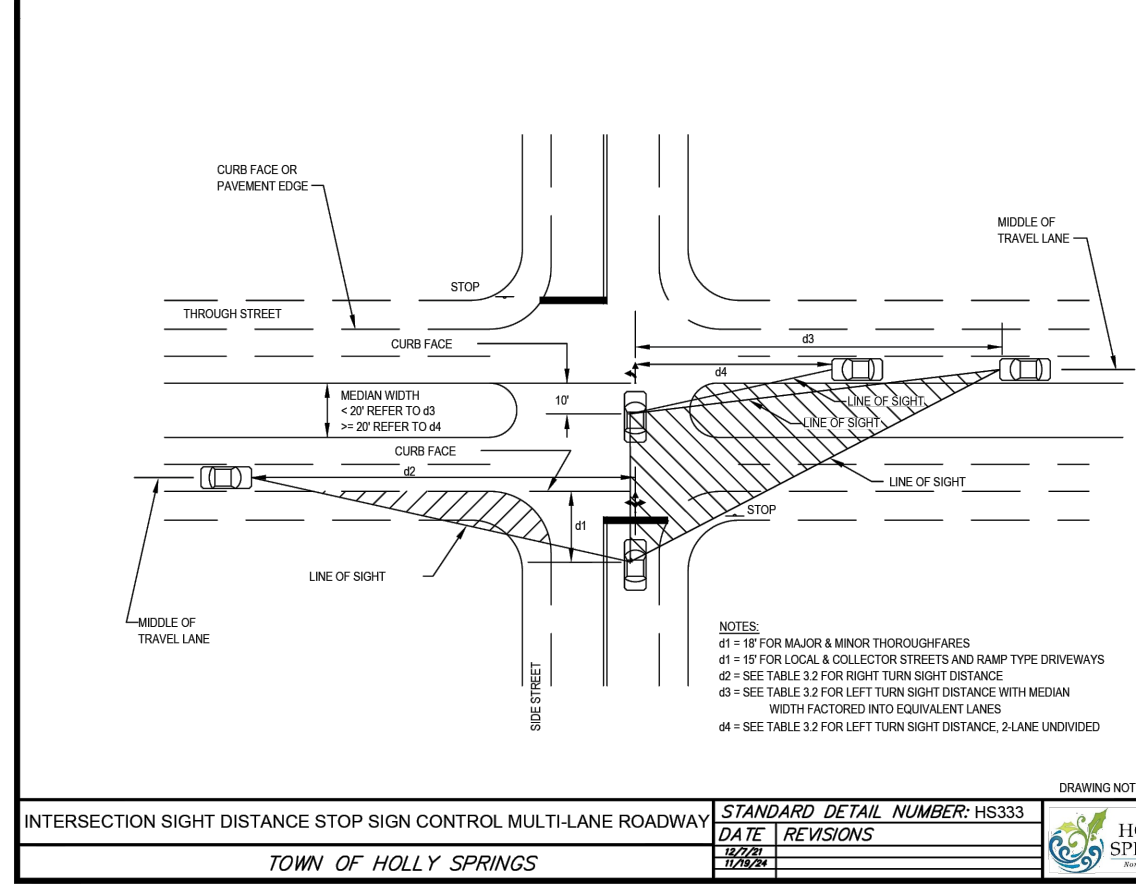
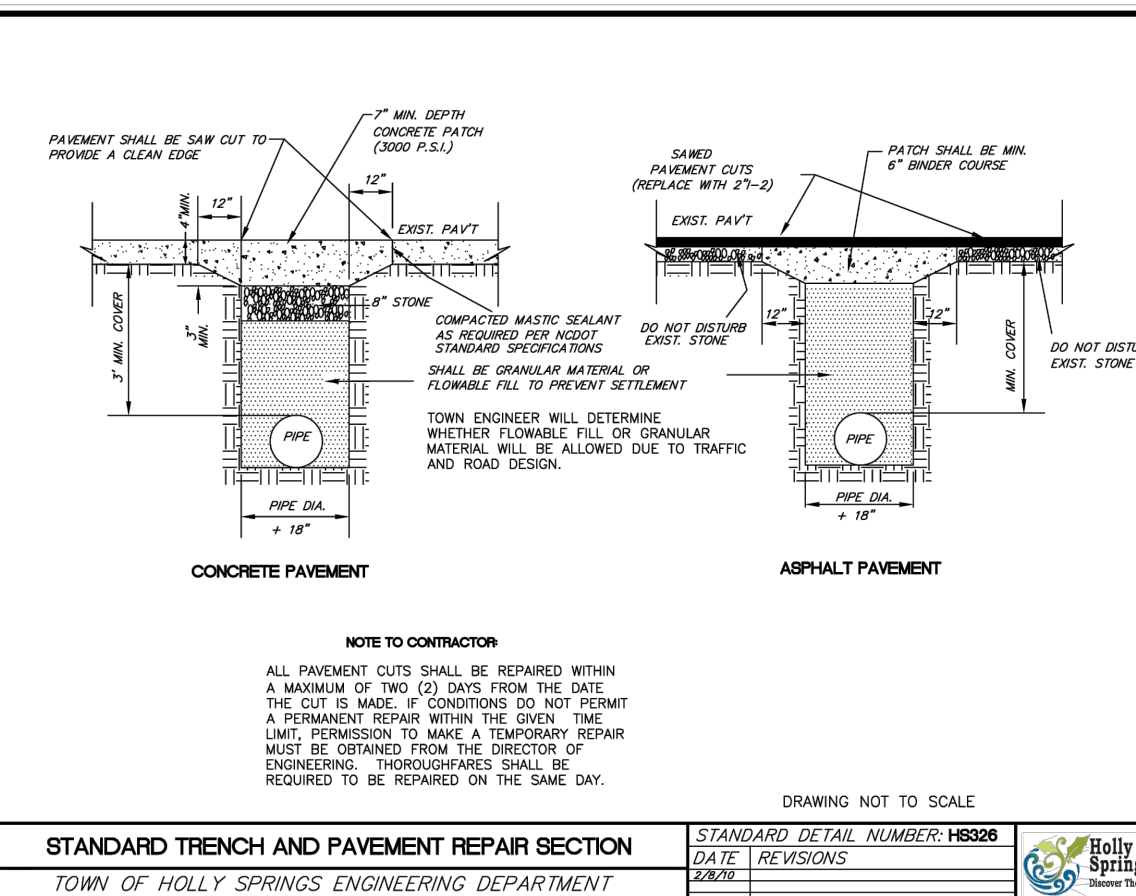
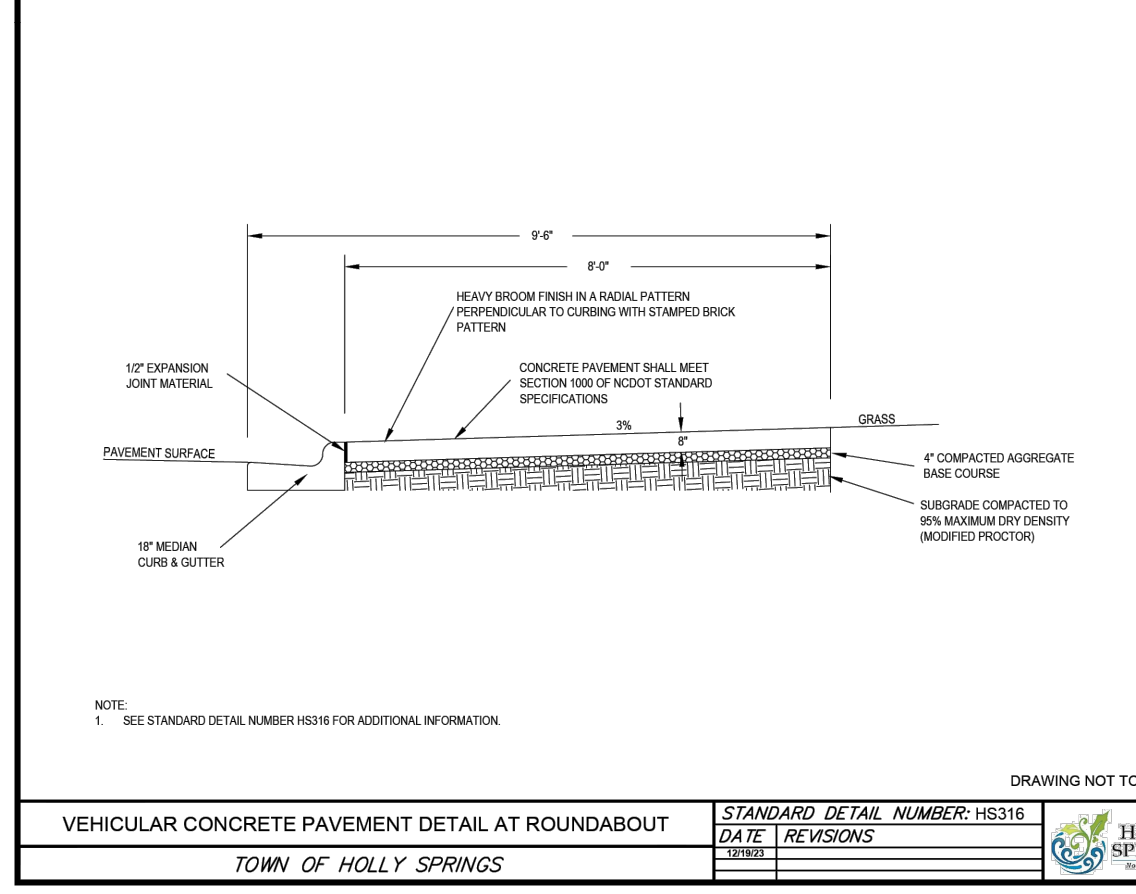
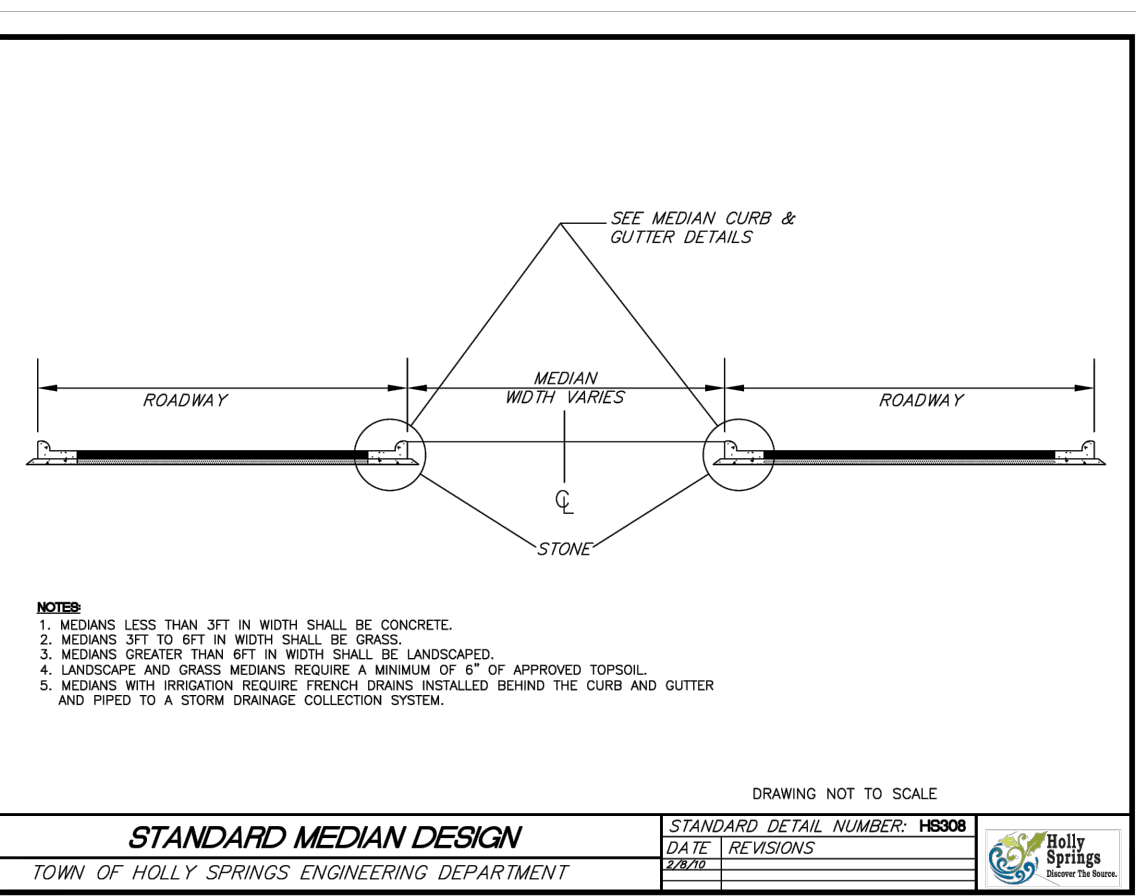
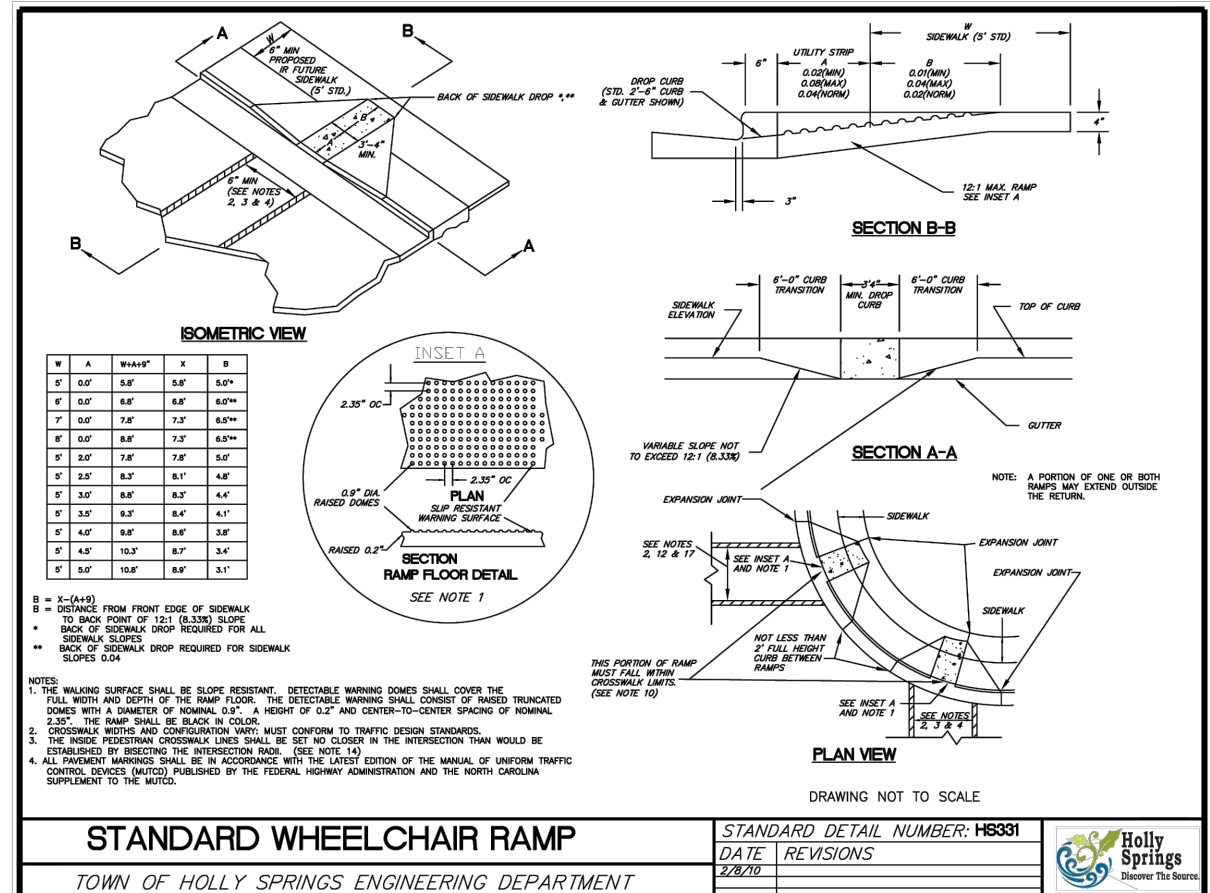
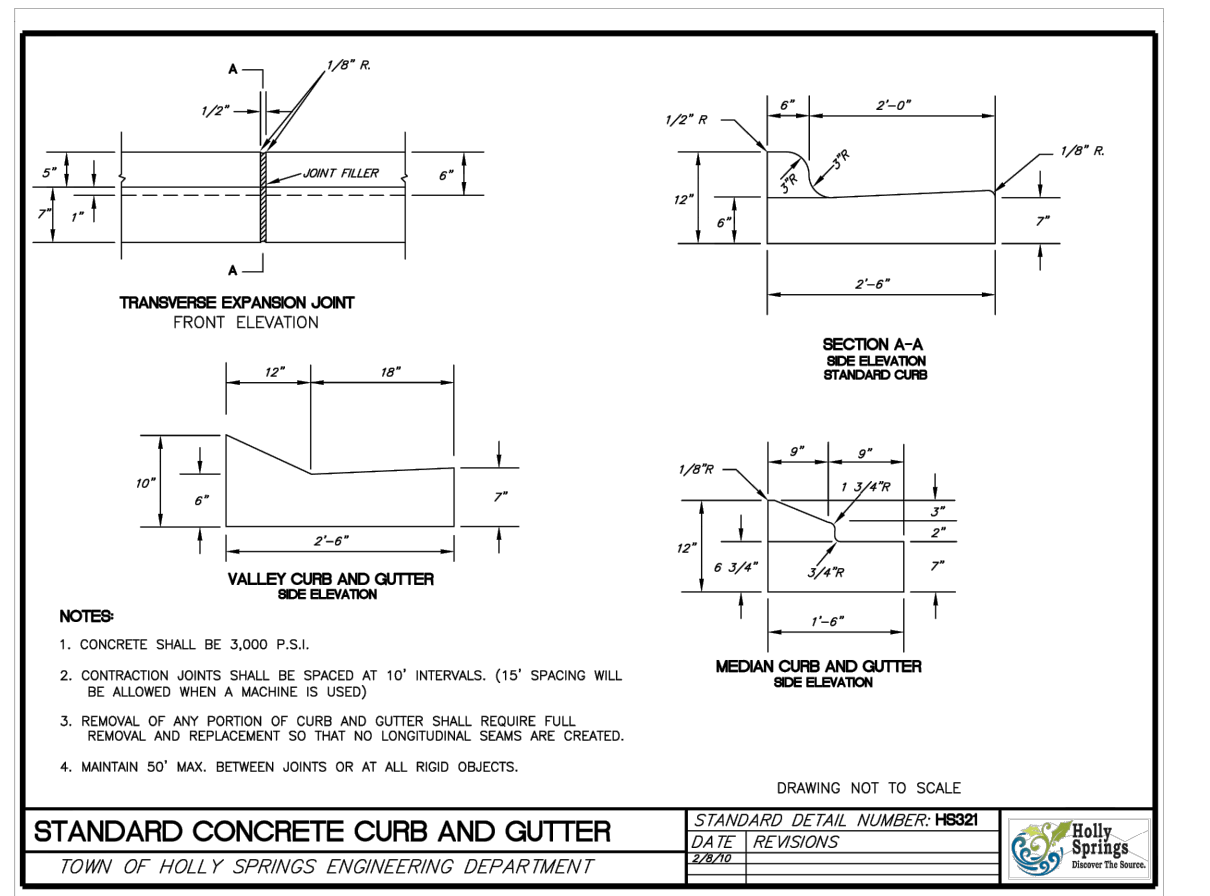
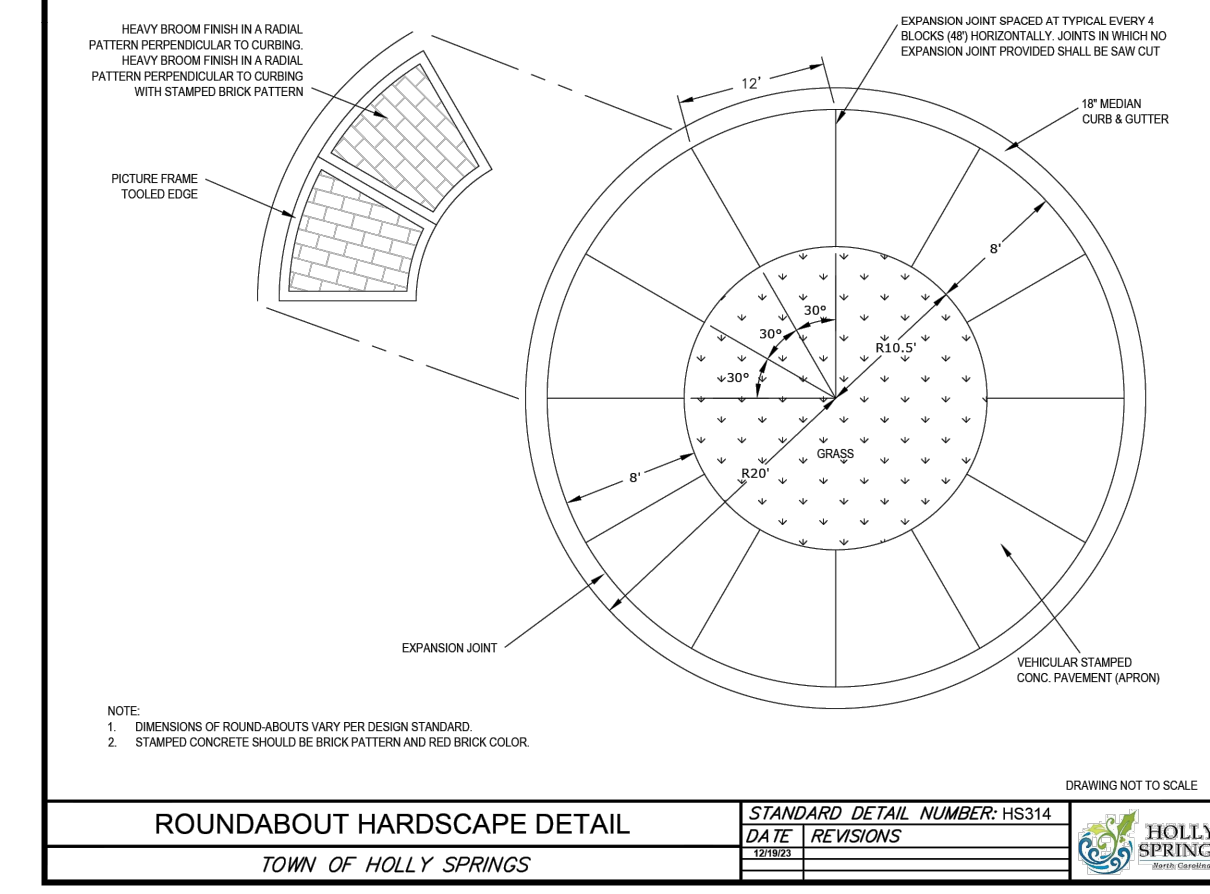
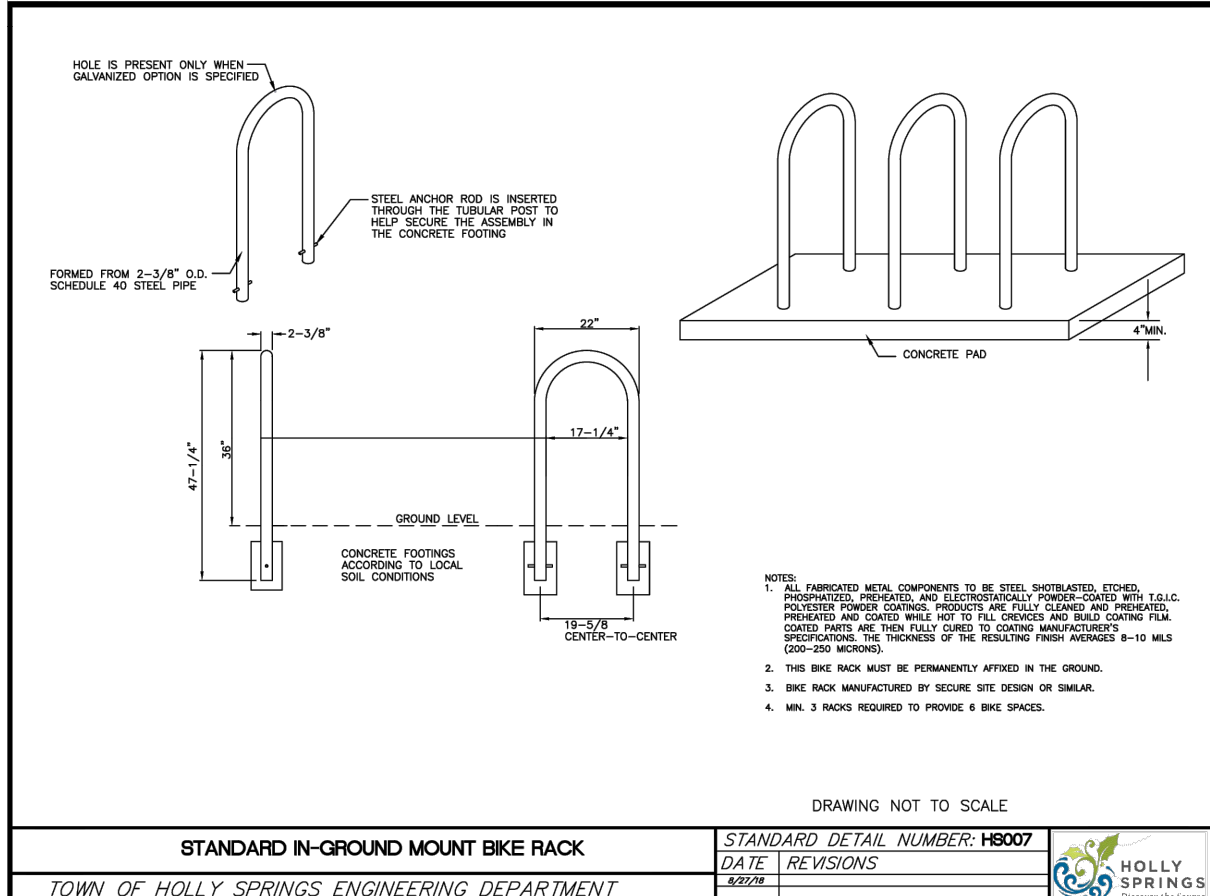
CONTRACTOR SHOULD CONTACT LOCAL NURSERIES FOR PLANT SELECTION		
OLL IDE NATIVE PLANT NURSERY	621 STARBURST LANE, RALEIGH, NC 27603	(919) 662-5566
NICHE GARDENS	1111 DAWSON ROAD, CHAPEL HILL, NC 27516	(919) 967-0078
PLANT DELIGHTS NURSERY	9241 SAULS ROAD, RALEIGH, NC 27603	(919) 772-4794
TARHEEL NATIVE TREES	4339 PEELE ROAD, CLAYTON, NC 27520	(919) 553-5427
TAYLORS NURSERY, INC.	3705 NEW BERN AVE., RALEIGH, NC 27610	(919) 231-6161
MELLOW MARSH FARM	1312 WOODY STORE ROAD, SILER CITY, NC 27344	(919) 742-1200



HATCH LEGEND

- TEMPORARY INUNDATION ZONE (HIGH MARSH) PLANTINGS
- SHALLOW WATER ZONE (LOW MARSH) PLANTINGS
- DEEP ZONE (DEEP POOL) PLANTINGS



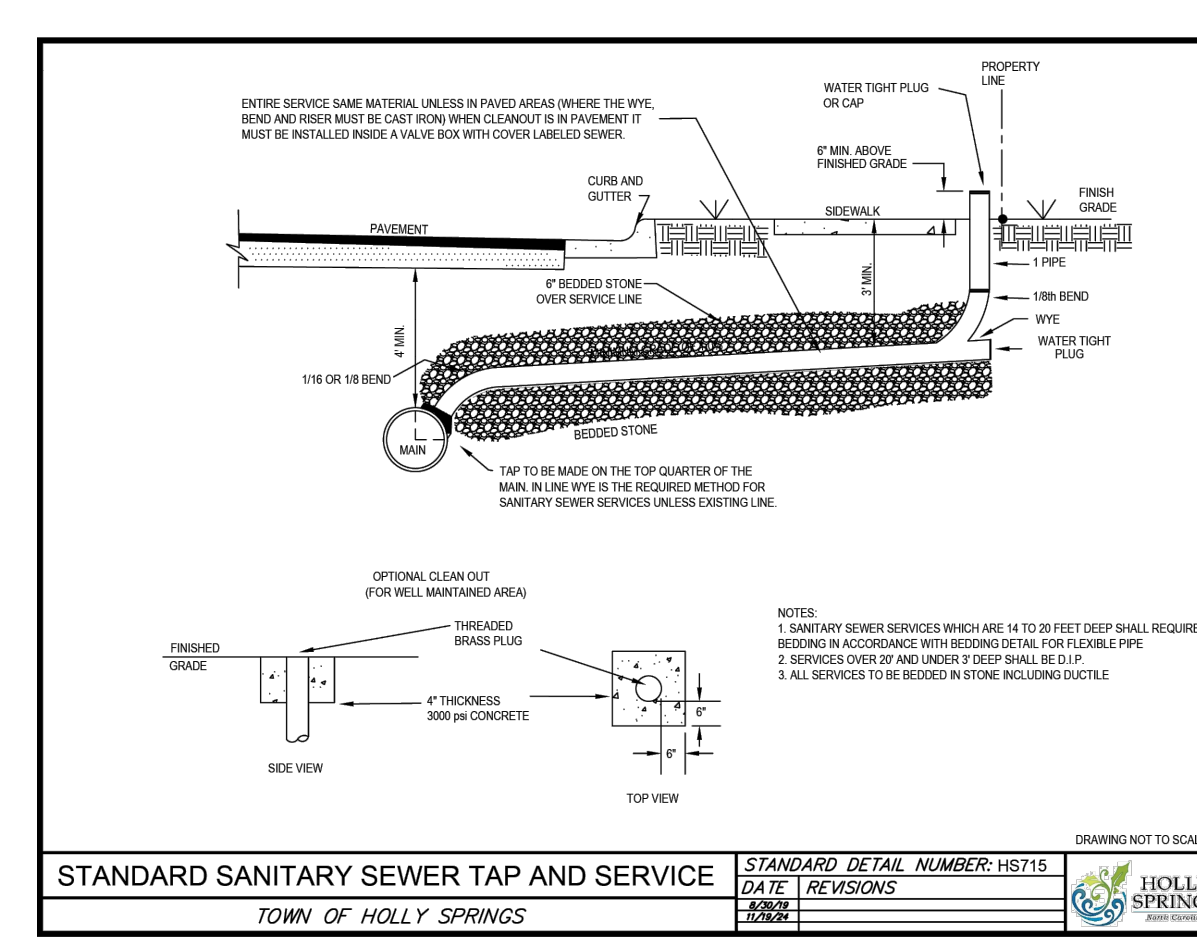
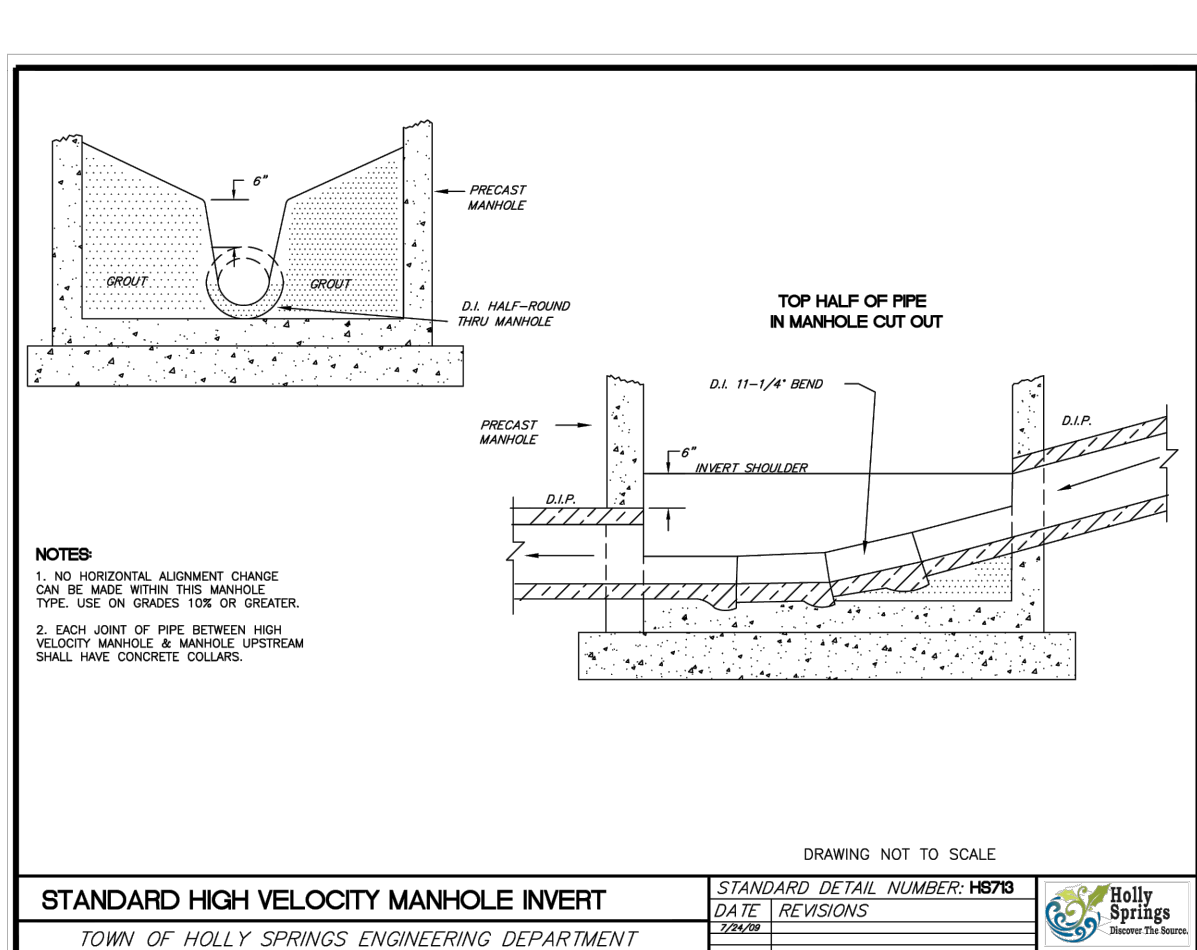
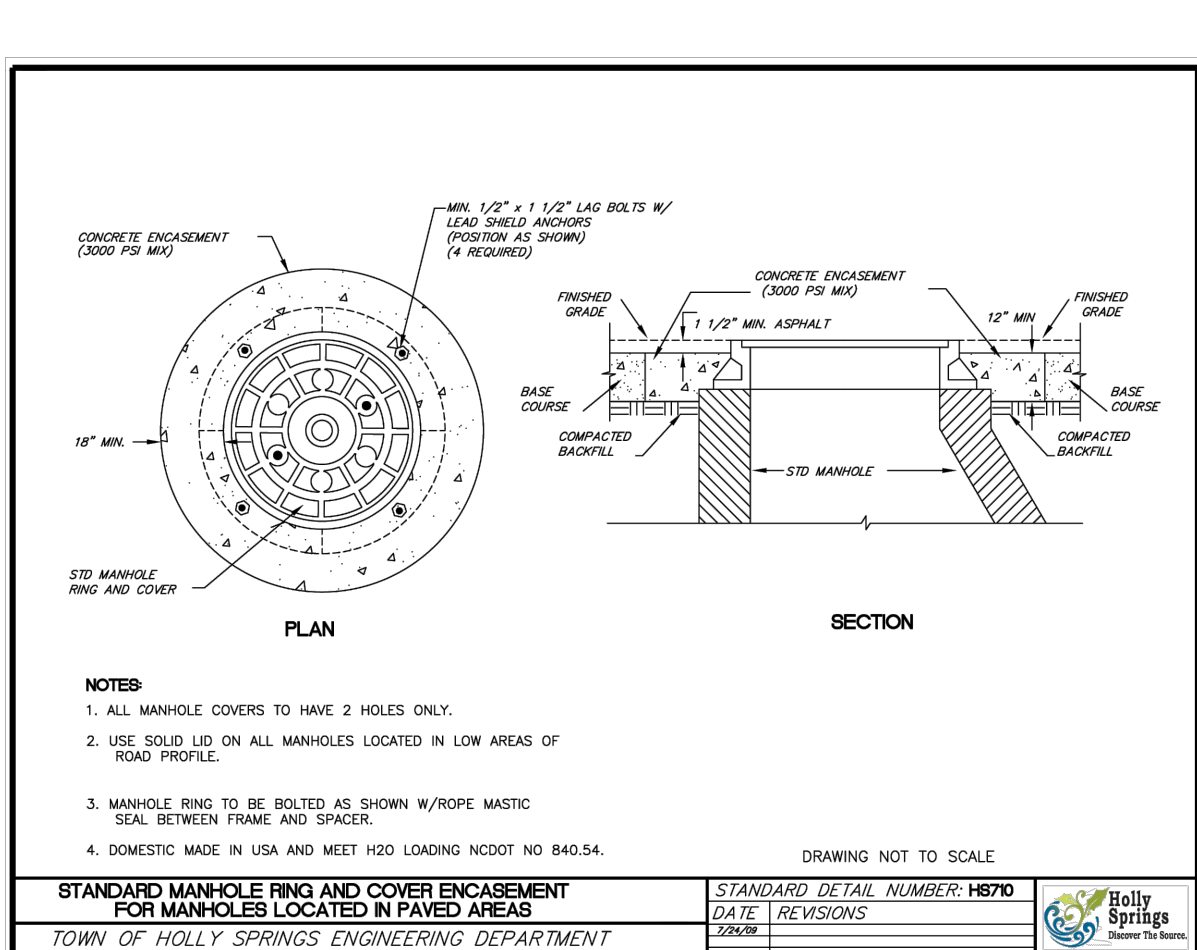
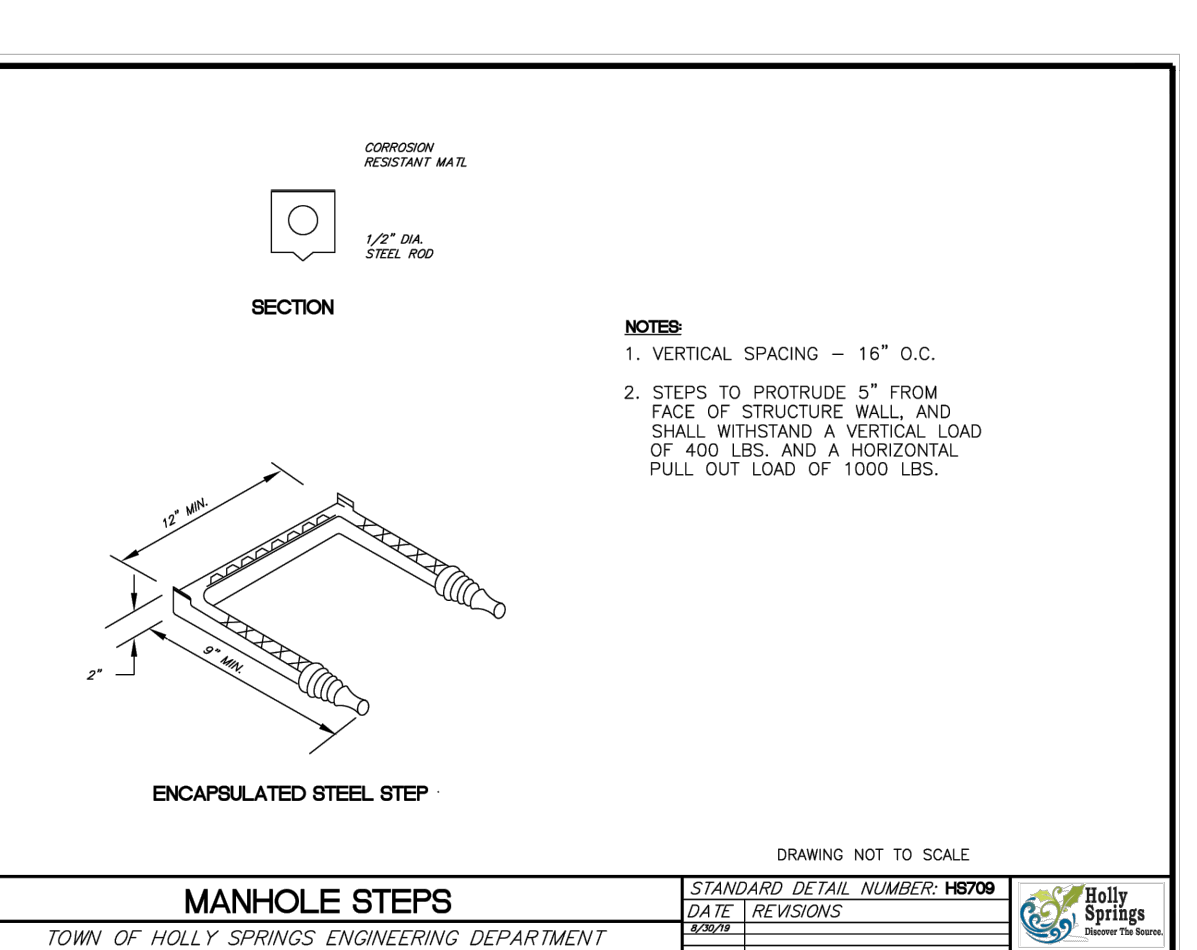
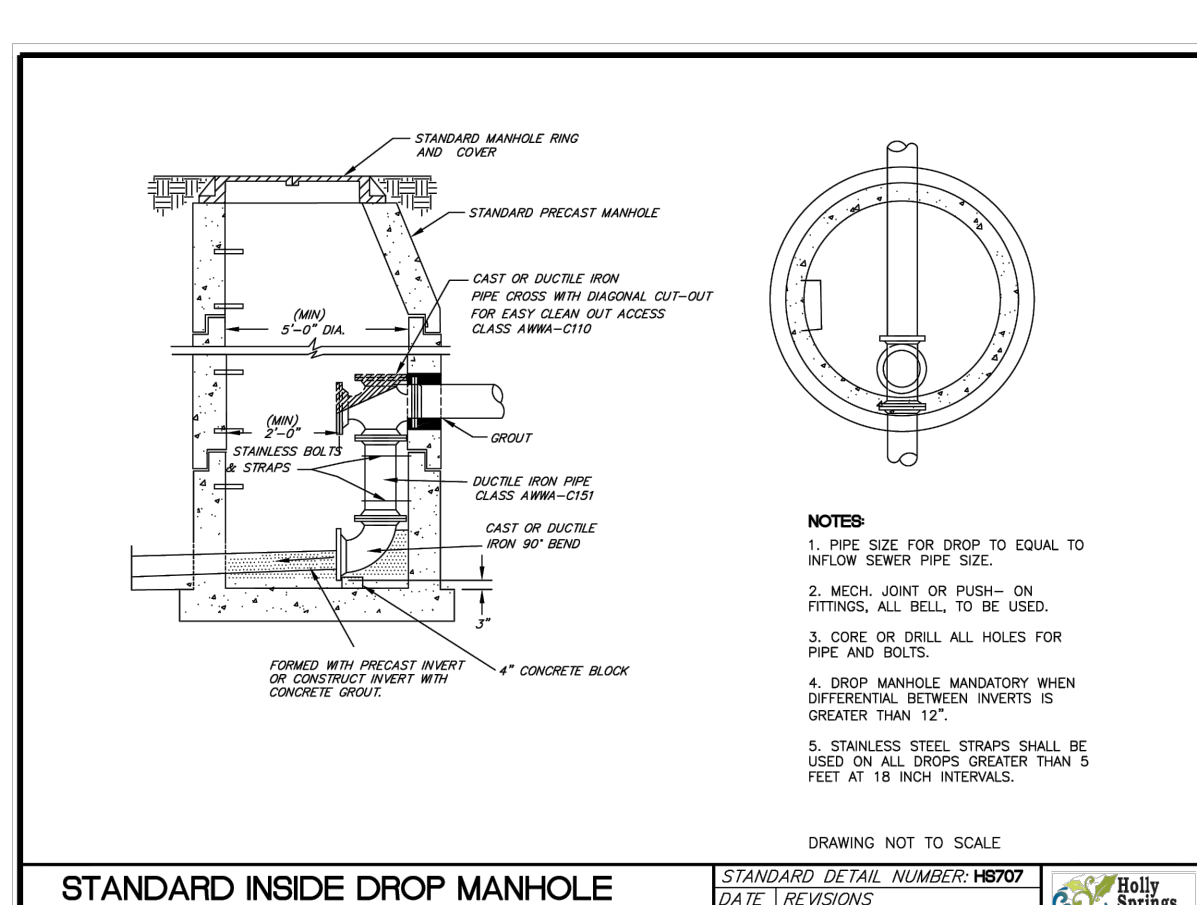
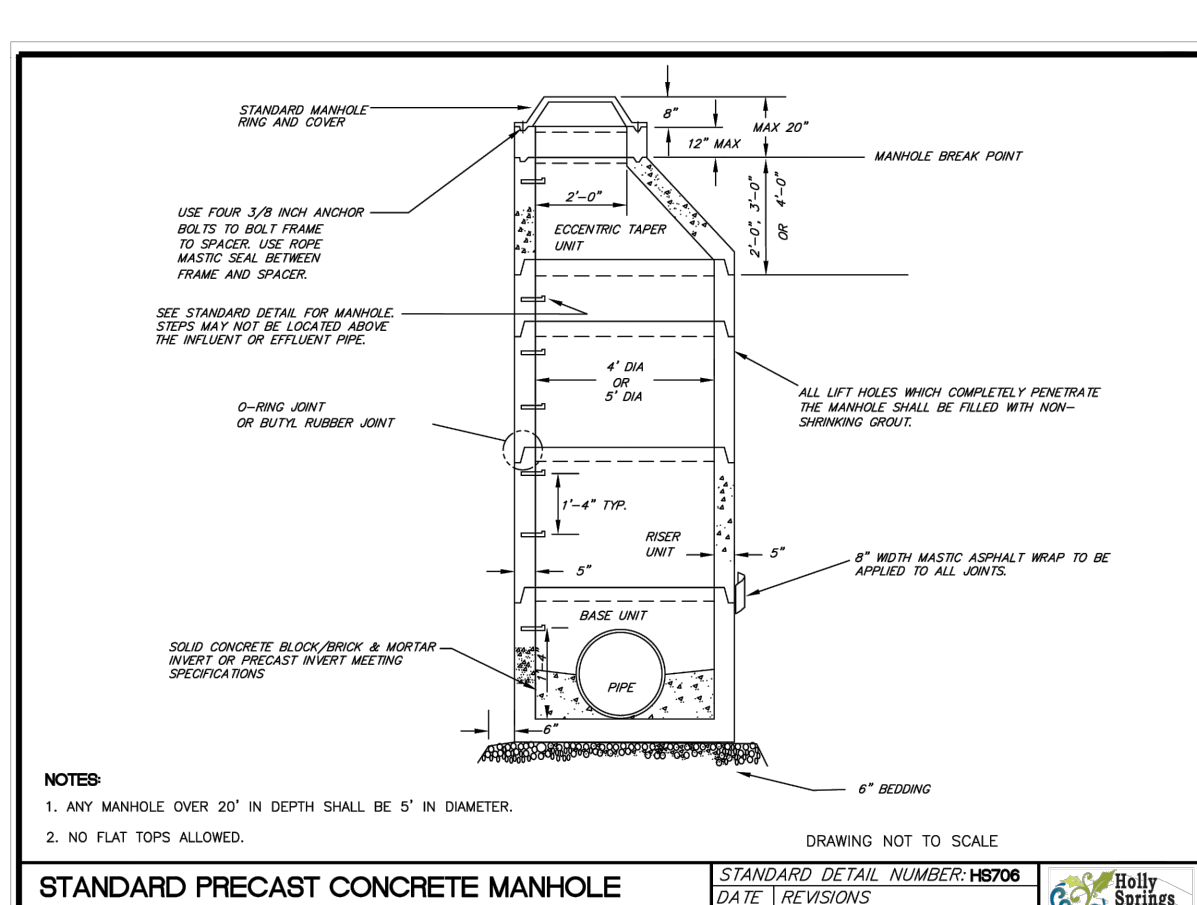
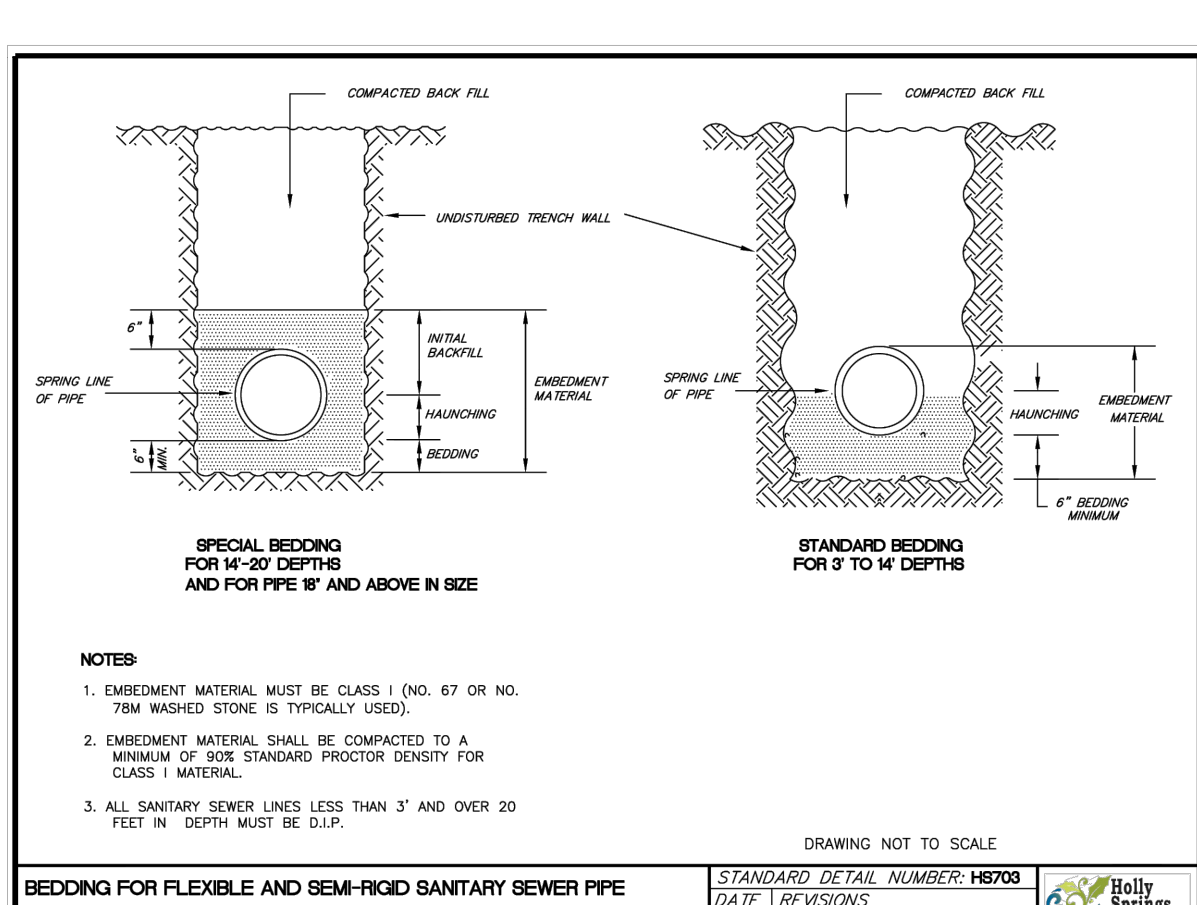
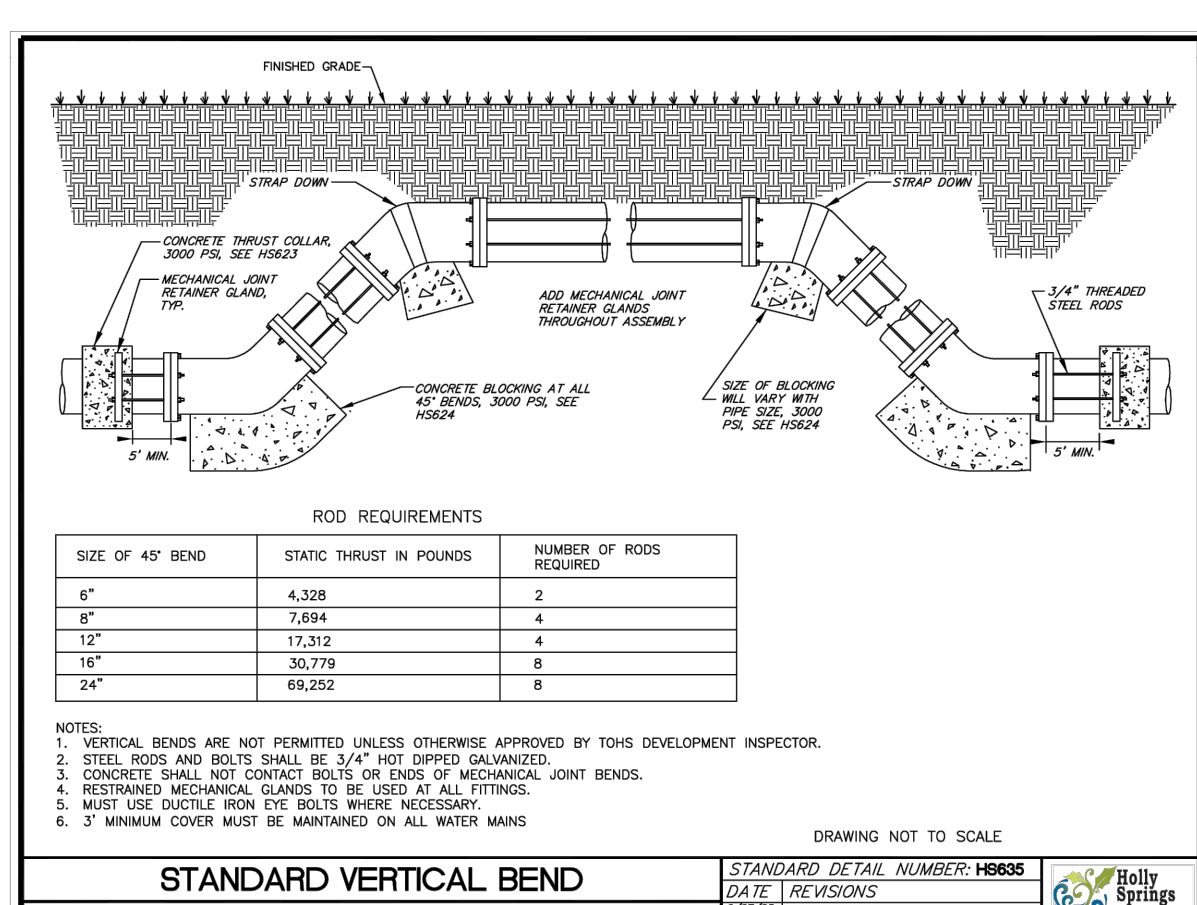
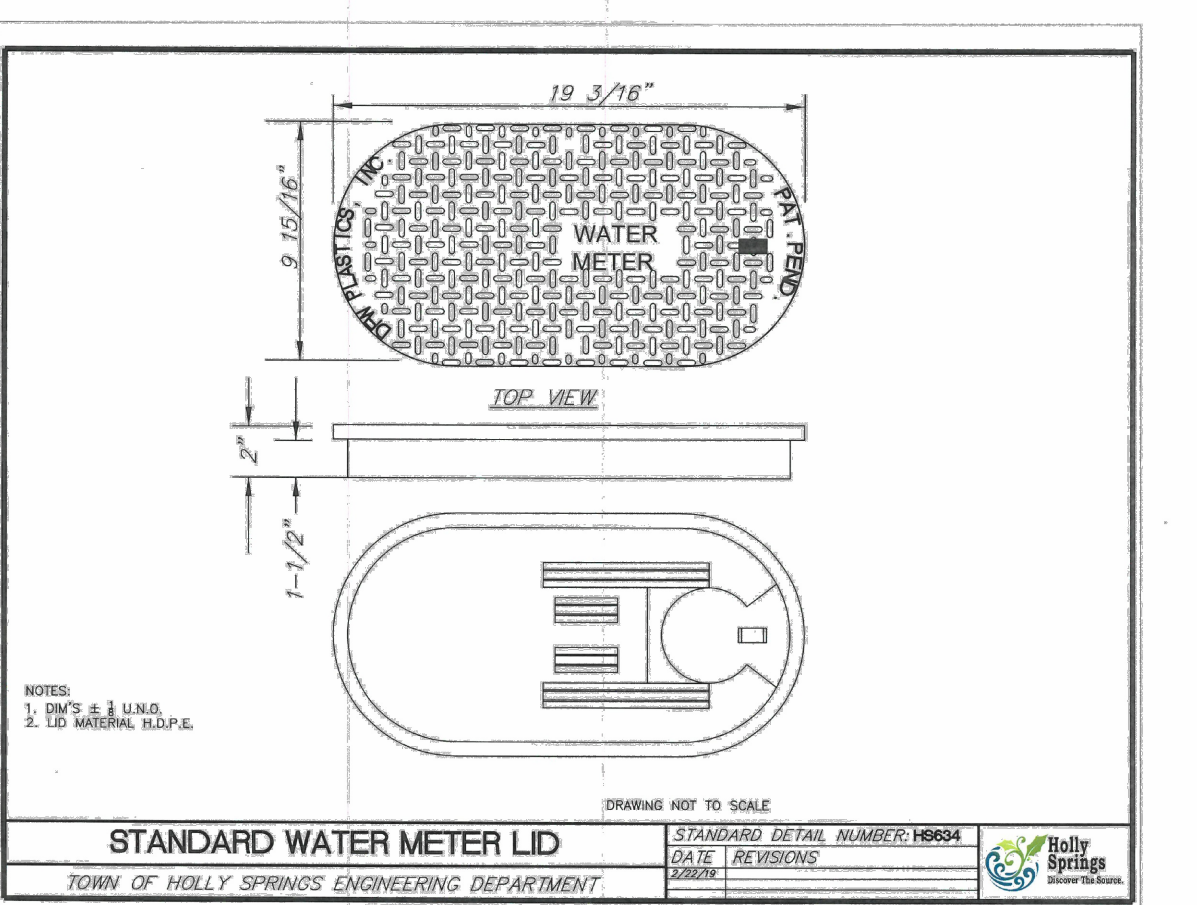
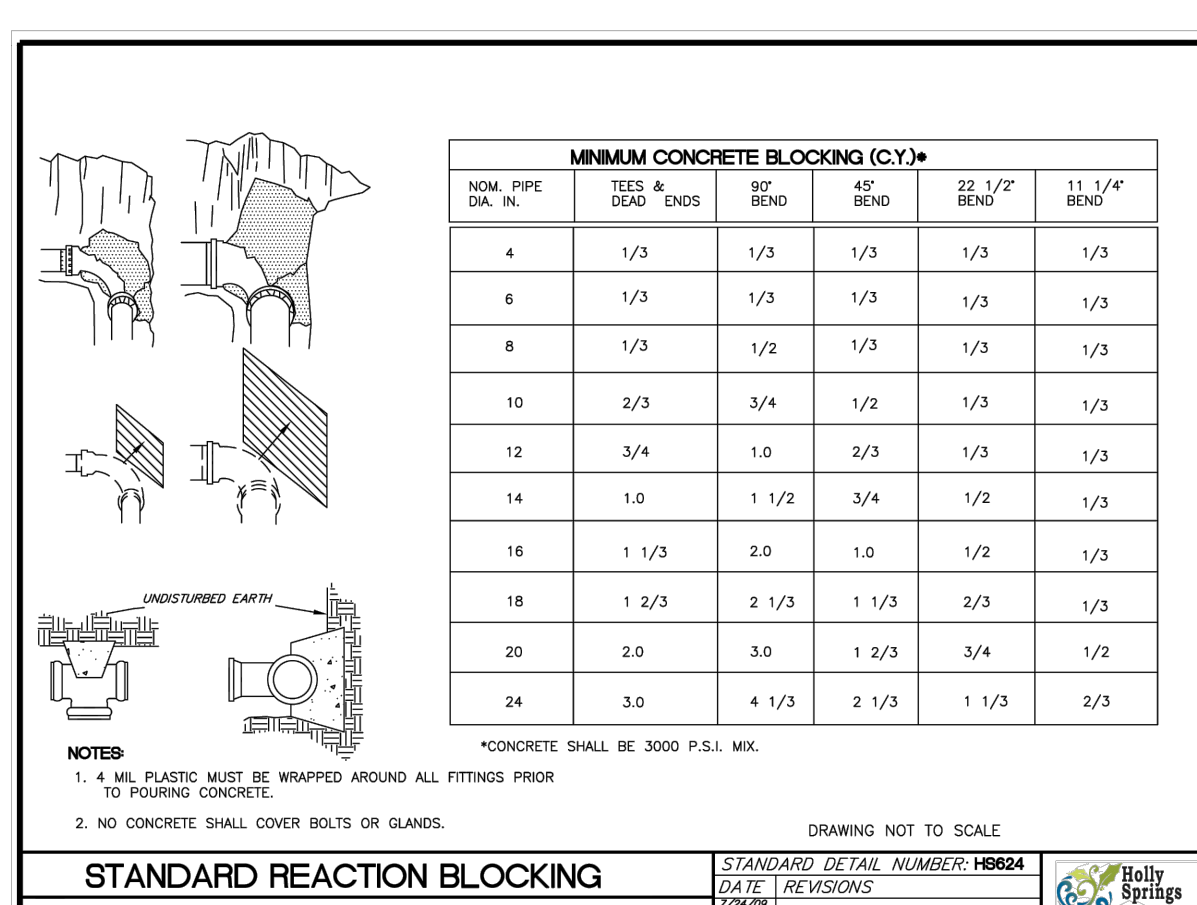
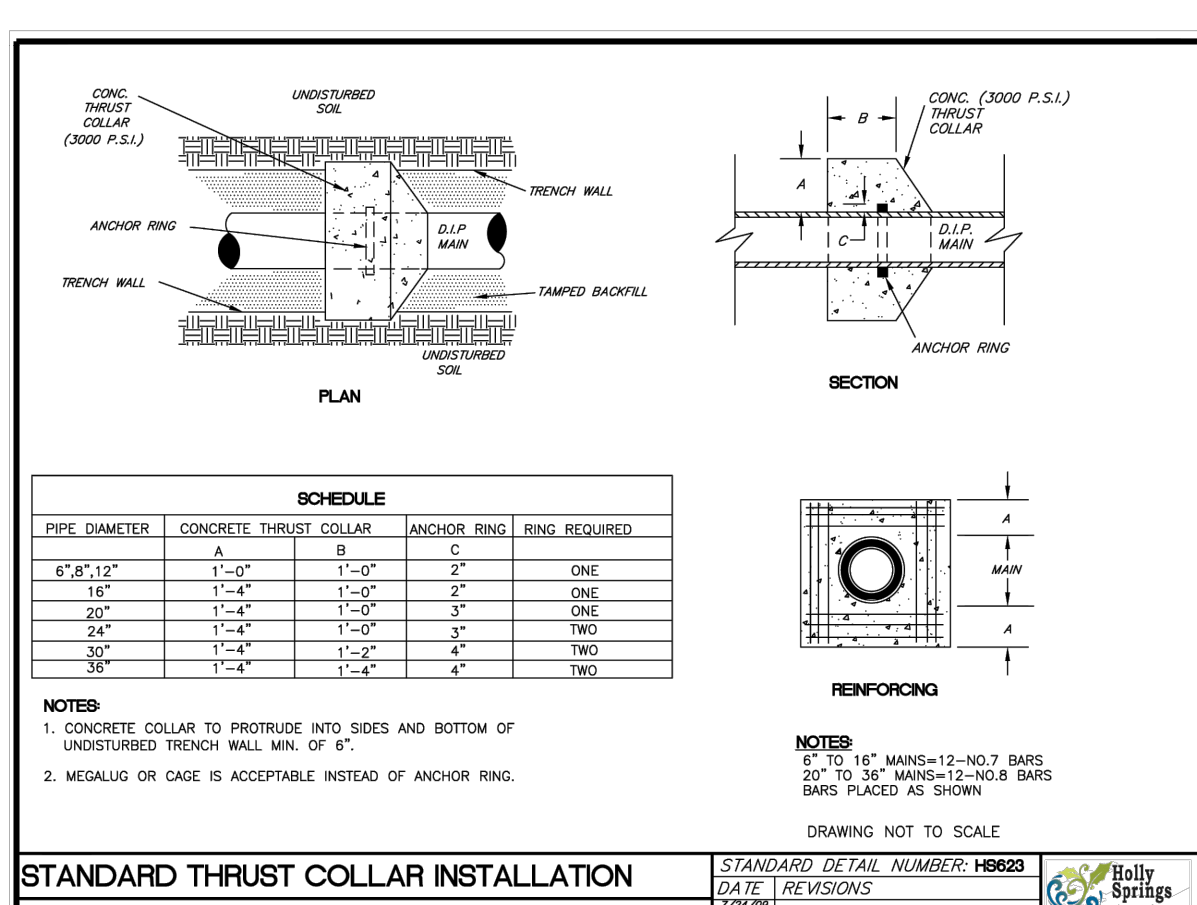
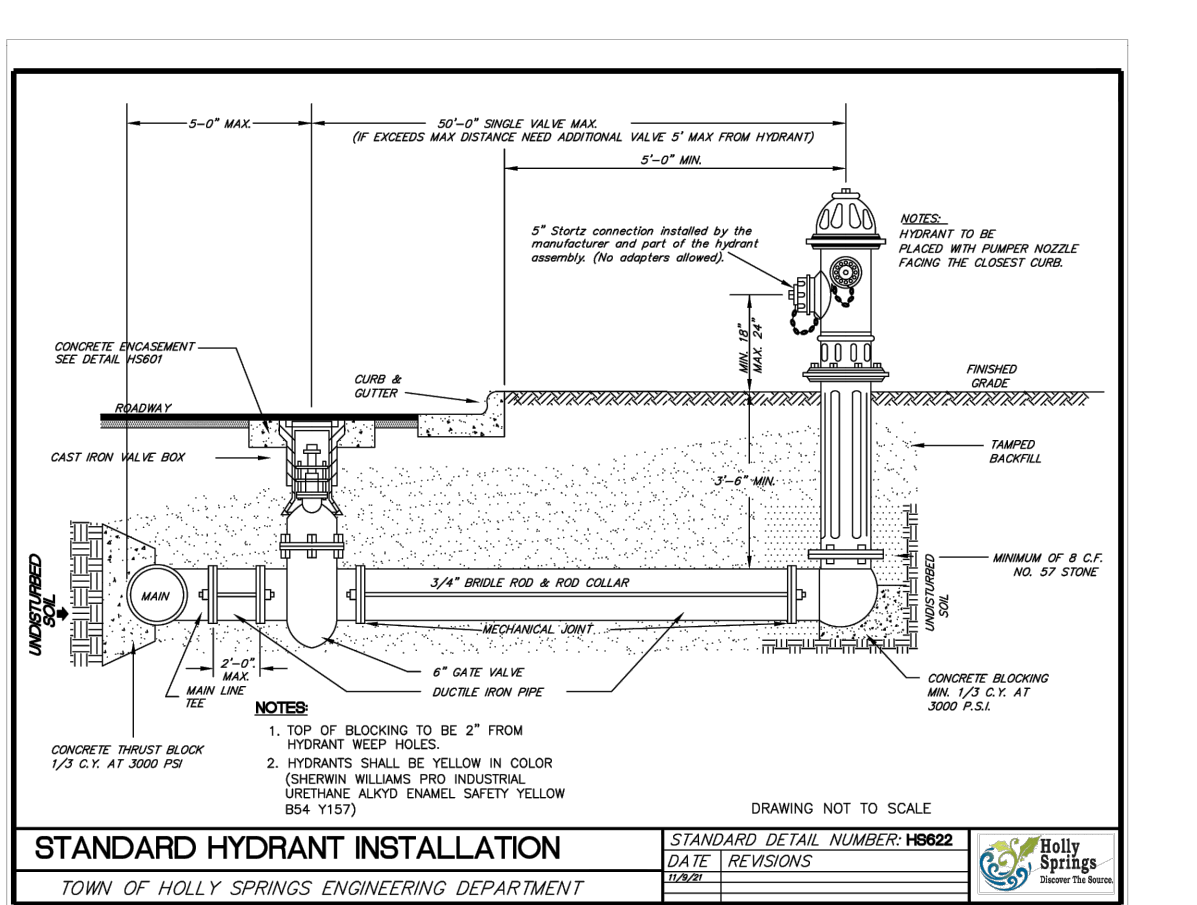
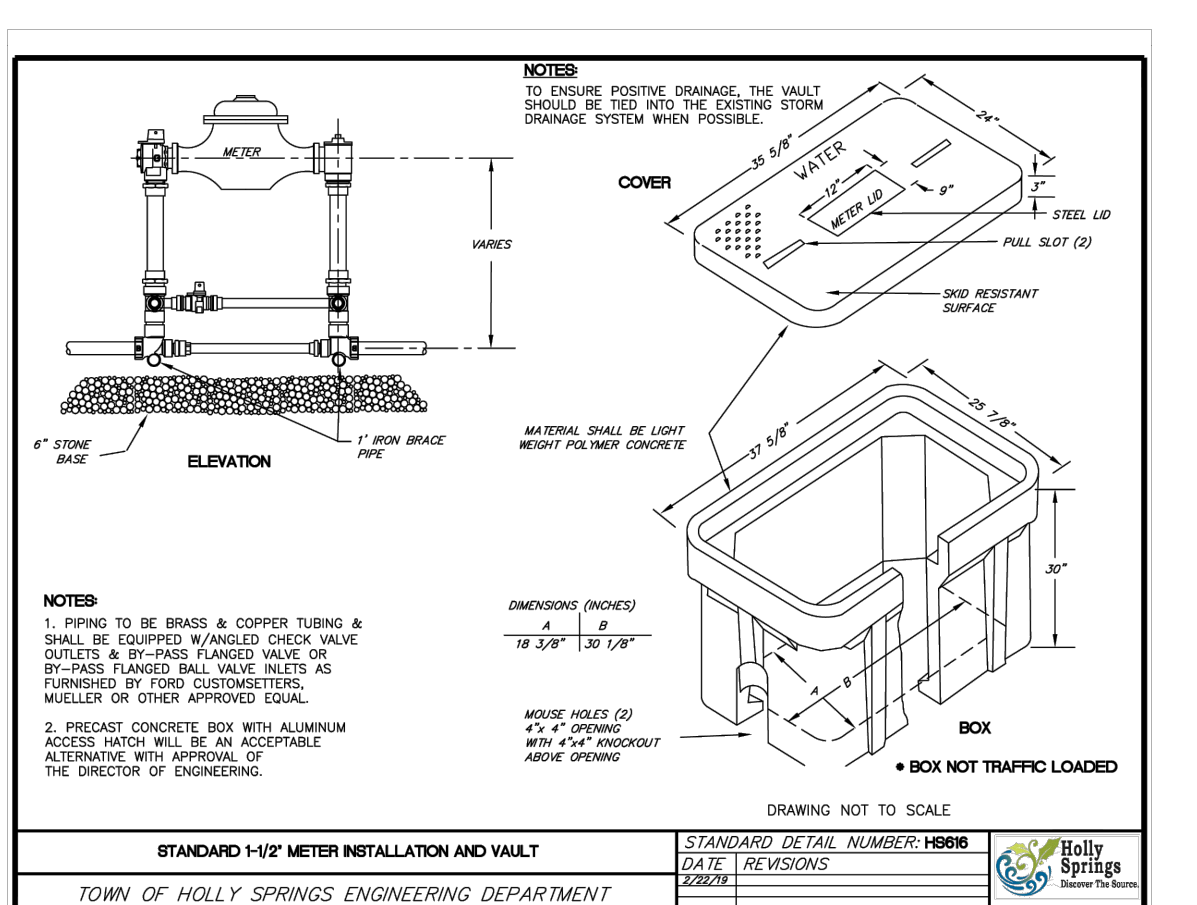
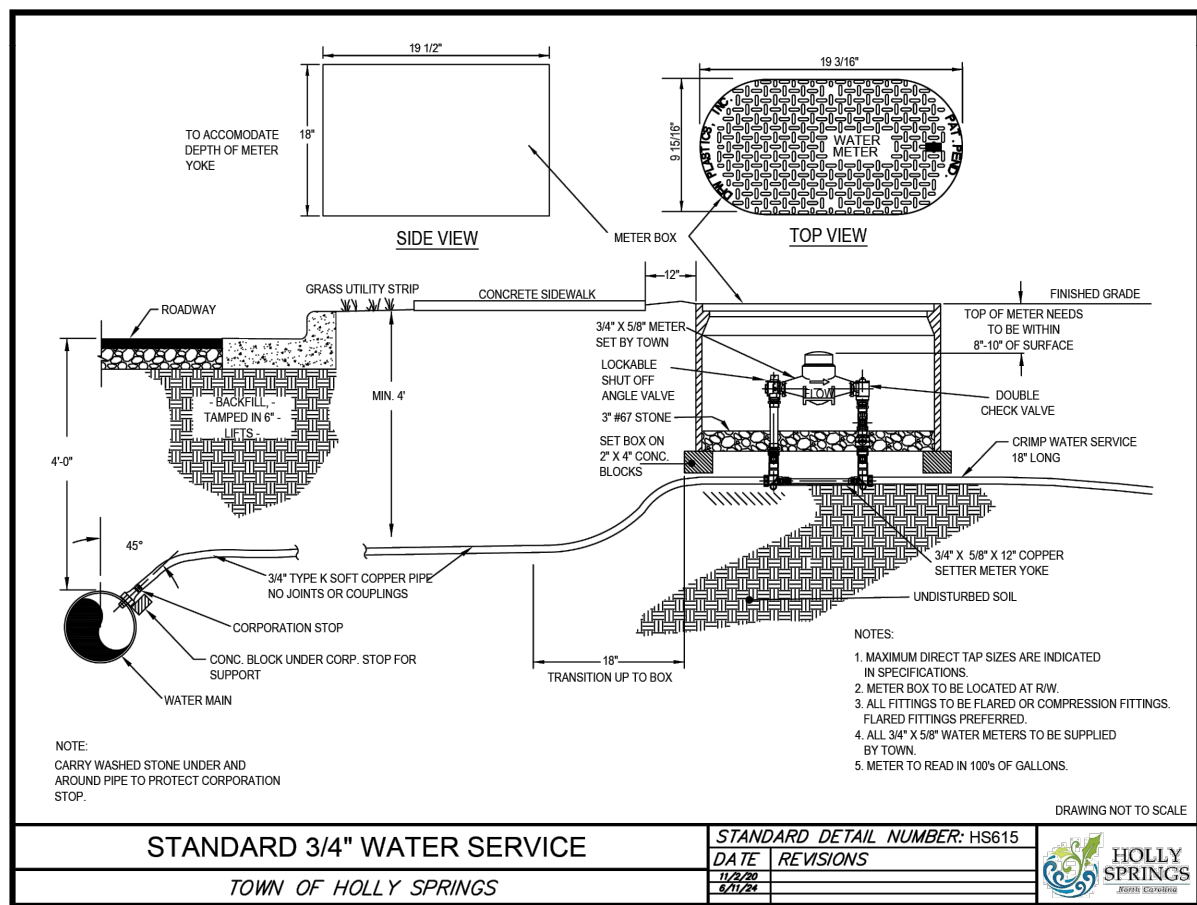
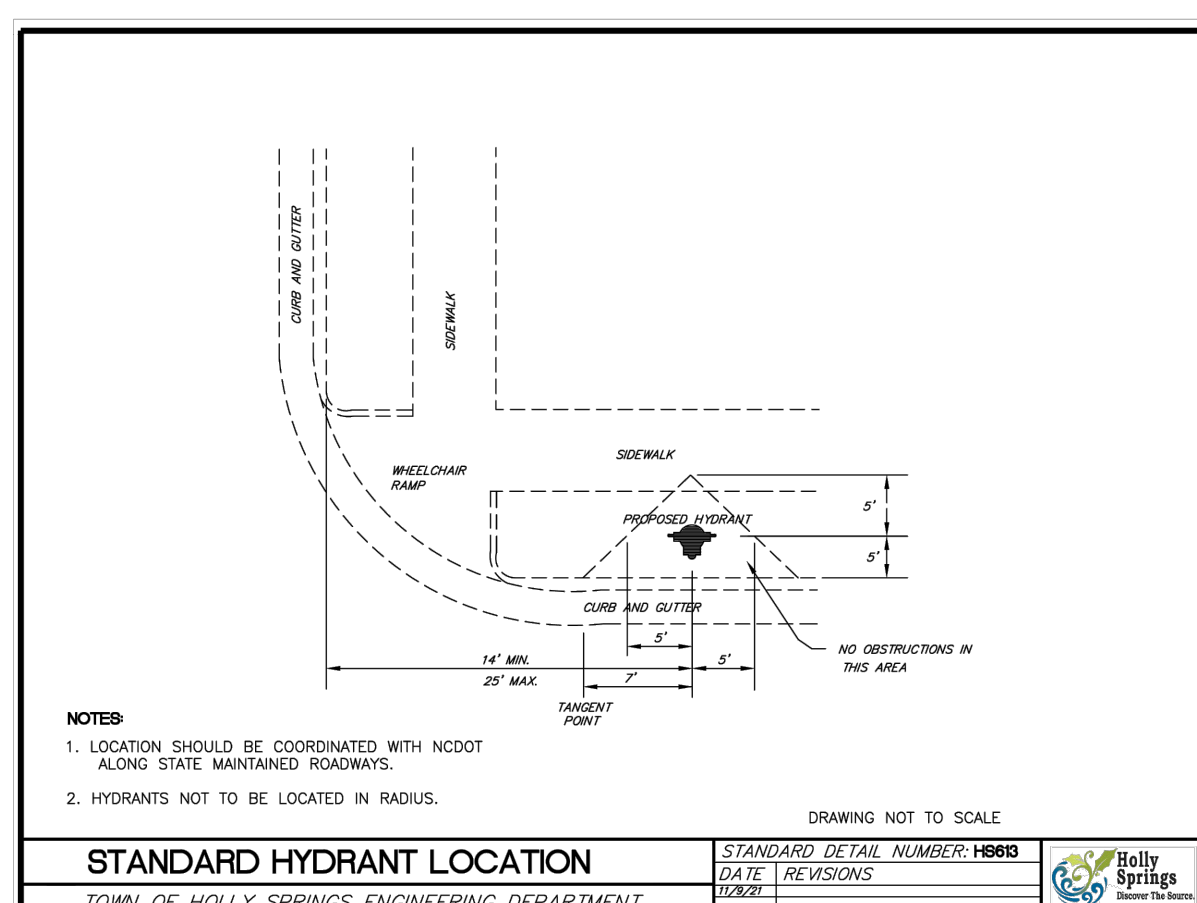
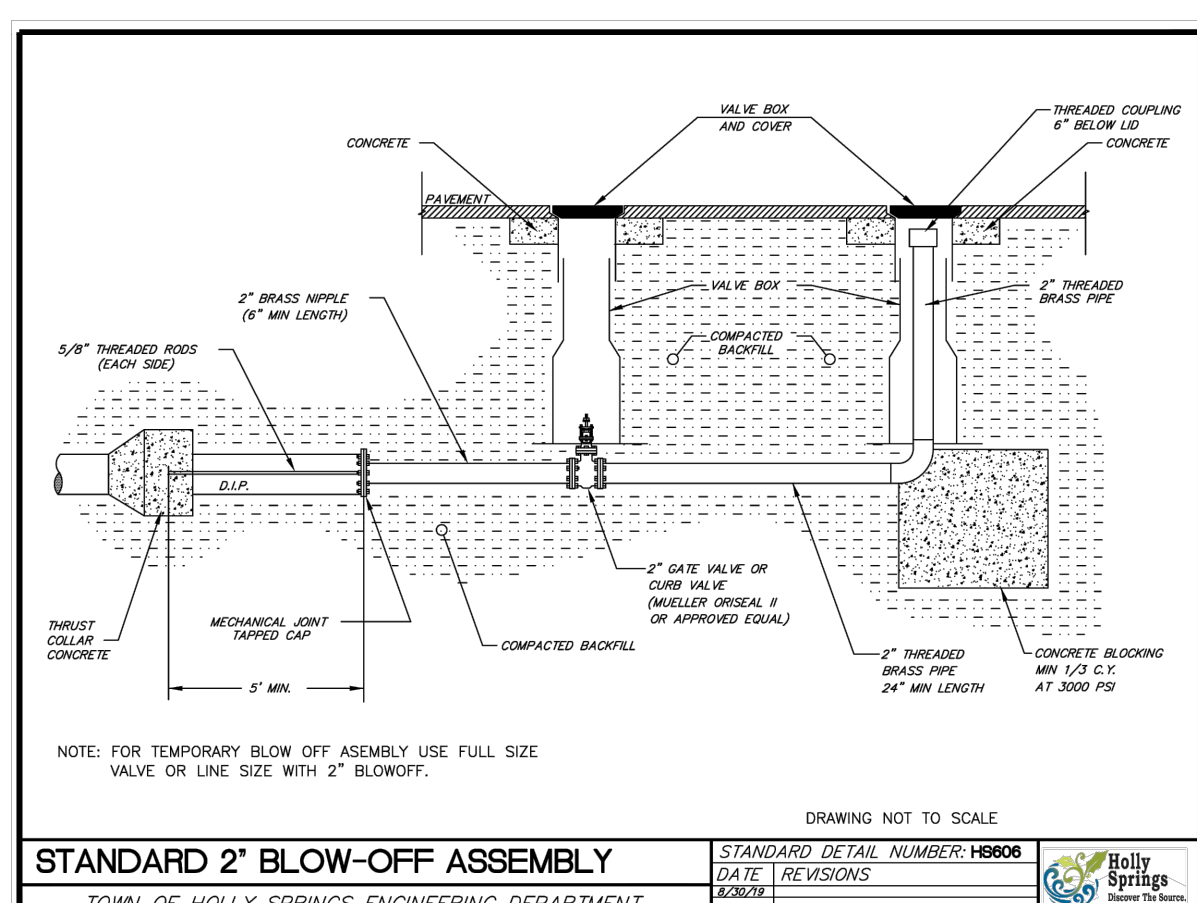
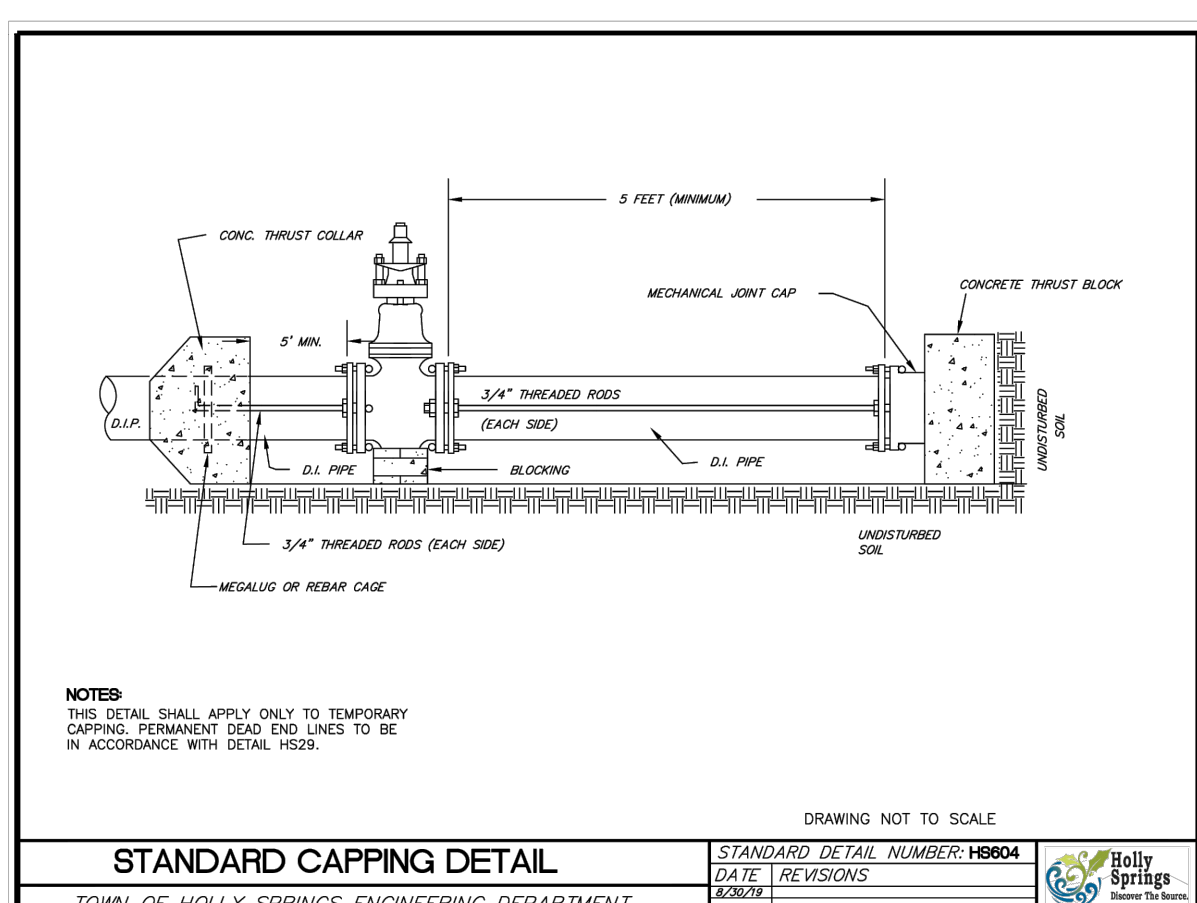
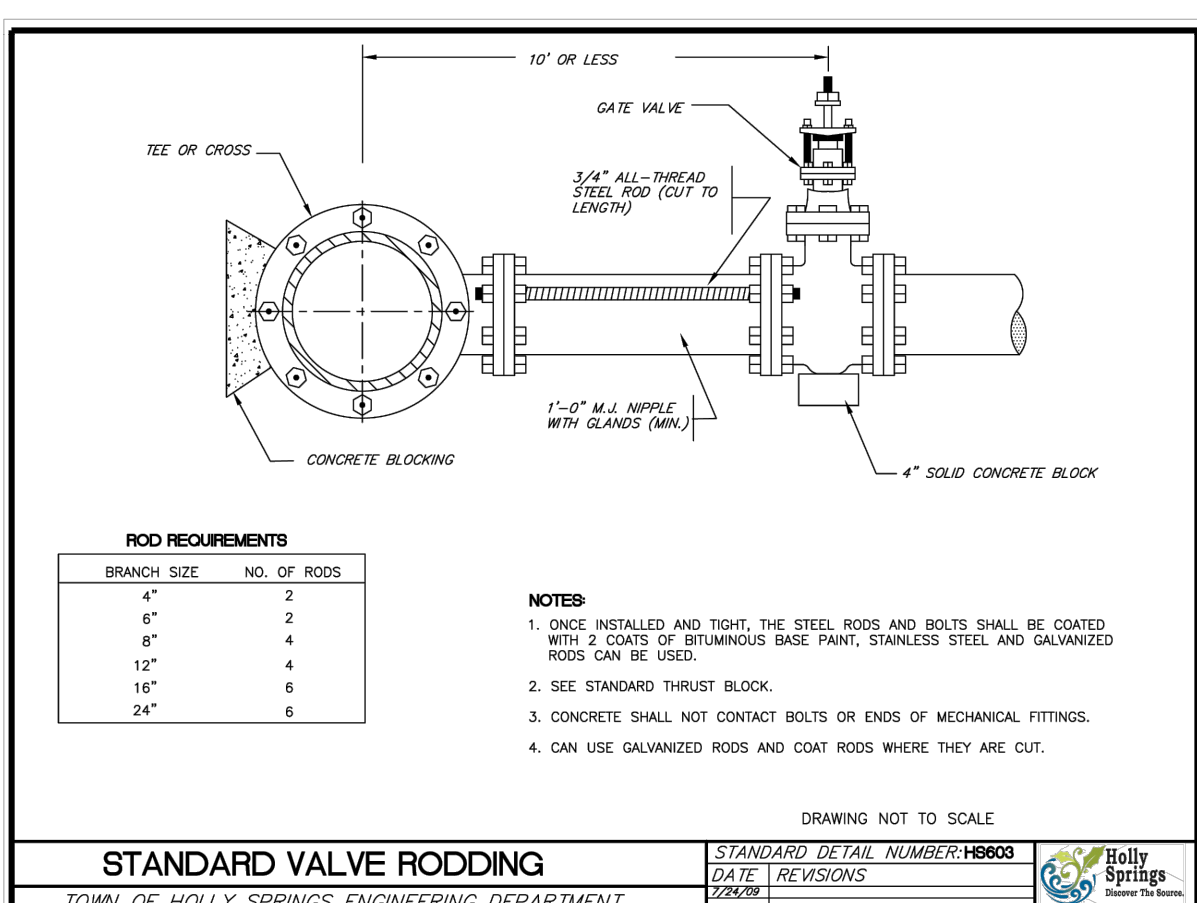
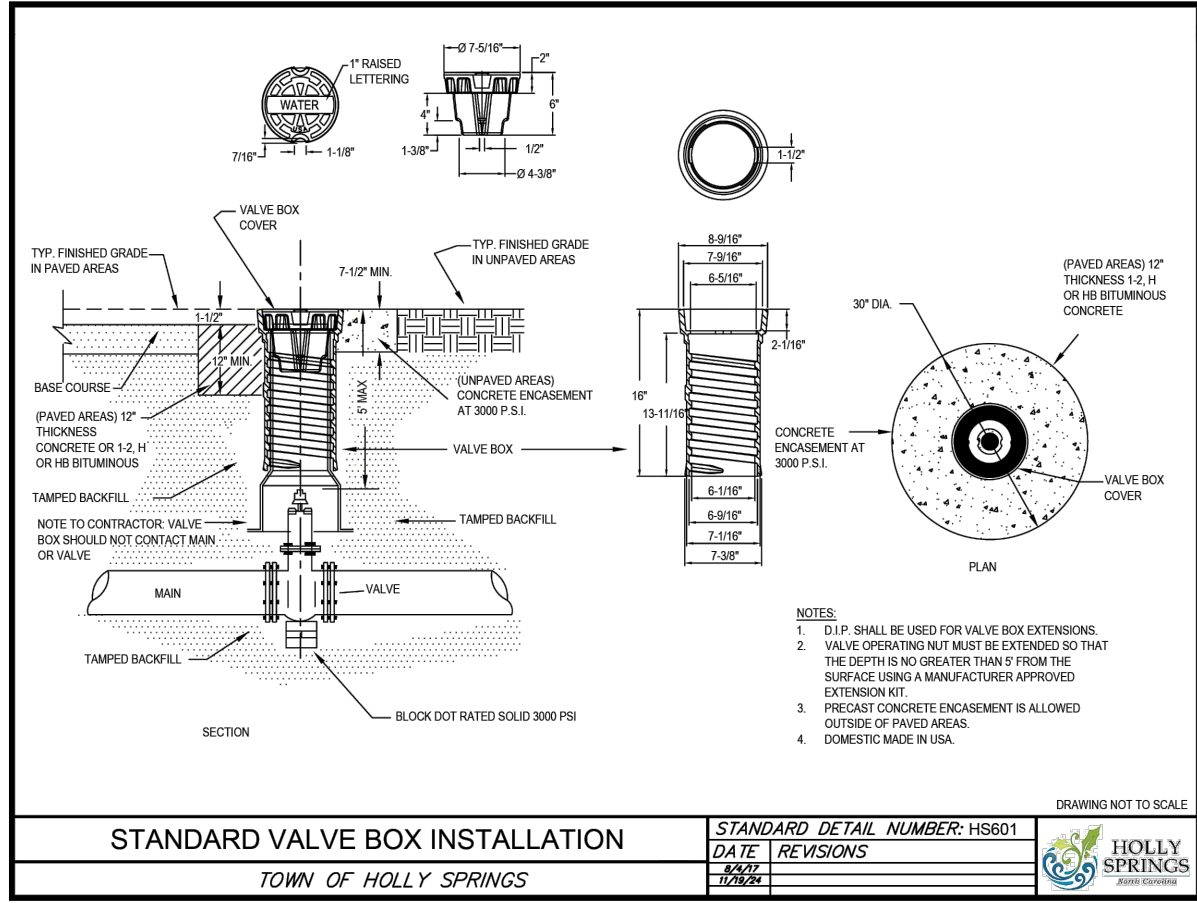


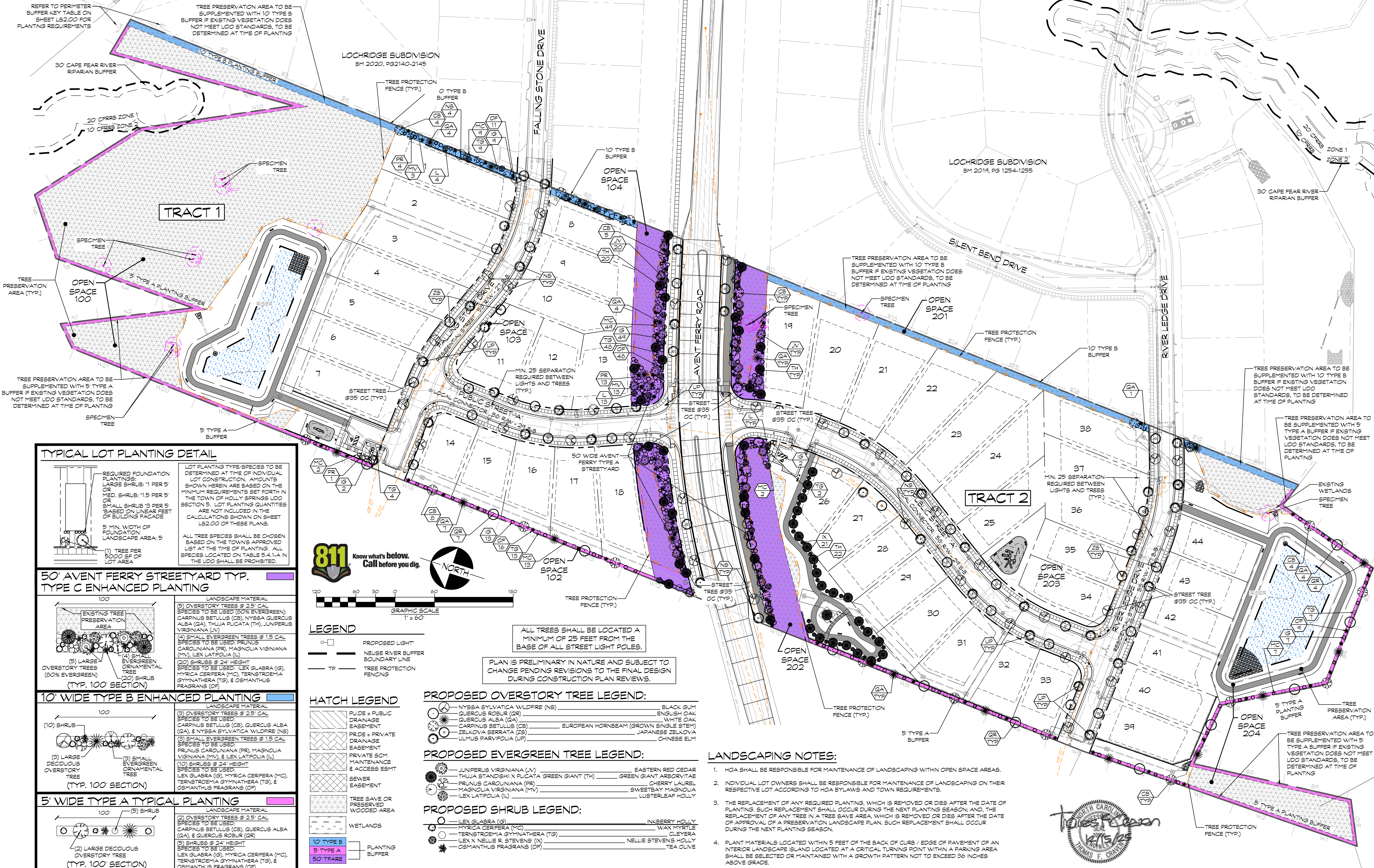
*OR APPROVED EQUAL

*OR APPROVED EQUAL

*OR APPROVED EQUAL

*OR APPROVED EQUAL





TYPICAL LOT PLANTING DETAIL

REQUIRED FOUNDATION PLANTINGS:
LARGE SHRUB: 1 PER 5' OR
MED. SHRUB: 1.5 PER 5' OR
SMALL SHRUB: 3 PER 5' BASED ON LINEAR FEET OF BUILDING FACADE
5' MIN. WIDTH OF FOUNDATION LANDSCAPE AREA: 5'
(1) TREE PER 5000 SF OF LOT AREA

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF HOLLY SPRINGS UDO SECTION 5. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON SHEET LS2.00 OF THESE PLANS.

ALL TREE SPECIES SHALL BE CHOSEN BASED ON THE TOWN'S APPROVED LIST AT THE TIME OF PLANTING. ALL SPECIES LOCATED ON TABLE 5.4.1-A IN THE UDO SHALL BE PROHIBITED.

50' AVENT FERRY STREETYARD TYP. TYPE C ENHANCED PLANTING

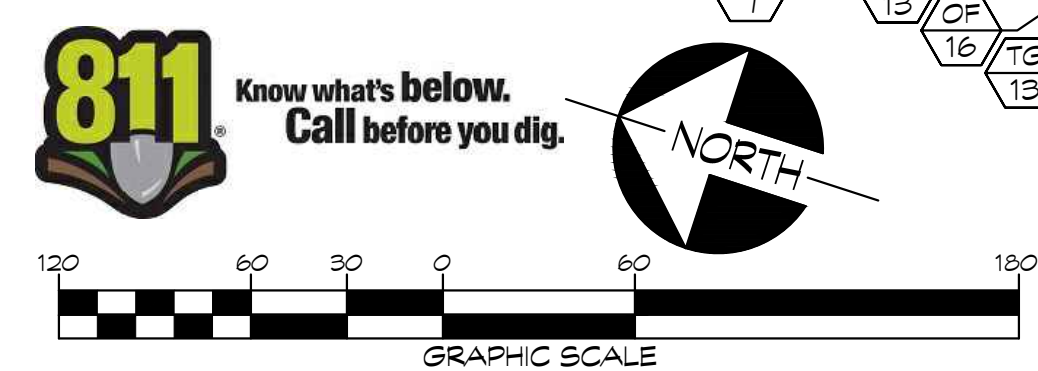
LANDSCAPE MATERIAL
(5) OVERSTORY TREES @ 2.5' CAL SPECIES TO BE USED (80% EVERGREEN): CARPINUS BETULUS (CB), NYSSA QUERCUS ALBA (QA), THUJA PLICATA (TP), JUNIPERUS VIRGINIANA (JV)
(4) SMALL EVERGREEN TREES @ 1.5' CAL SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), ILEX LATIFOLIA (IL)
(10) SHRUBS @ 24" HEIGHT SPECIES TO BE USED: ILEX GLABRA (IG), MYRTICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)

10' WIDE TYPE B ENHANCED PLANTING

LANDSCAPE MATERIAL
(2) OVERSTORY TREES @ 2.5' CAL SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & NYSSA SYLVATICA WILDFIRE (NS)
(3) SMALL EVERGREEN TREES @ 1.5' CAL SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), & ILEX LATIFOLIA (IL)
(10) SHRUBS @ 24" HEIGHT SPECIES TO BE USED: ILEX GLABRA (IG), MYRTICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)

5' WIDE TYPE A TYPICAL PLANTING

LANDSCAPE MATERIAL
(2) OVERSTORY TREES @ 2.5' CAL SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & QUERCUS ROBUR (QR)
(5) SHRUBS @ 24" HEIGHT SPECIES TO BE USED: ILEX GLABRA (IG), MYRTICA CERIFERA (MC), TERNSTROEMIA GYMNATHERA (TG), & OSMANTHUS FRAGRANS (OF)



- LEGEND**
- PROPOSED LIGHT
 - NEUSE RIVER BUFFER
 - BOUNDARY LINE
 - TP TREE PROTECTION FENCING

- HATCH LEGEND**
- P.U.D.E = PUBLIC DRAINAGE EASEMENT
 - P.R.D.E = PRIVATE DRAINAGE EASEMENT
 - PRIVATE SCM MAINTENANCE & ACCESS ESMT
 - SEWER EASEMENT
 - TREE SAVE OR PRESERVED WOODED AREA
 - WETLANDS
 - 10' TYPE B
 - 5' TYPE A
 - 50' TFARE
 - PLANTING BUFFER

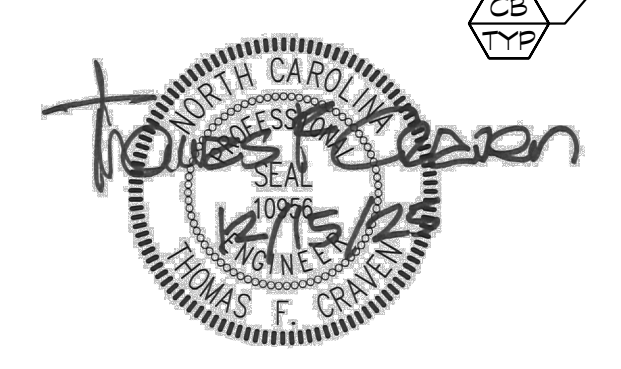
- PROPOSED OVERSTORY TREE LEGEND:**
- NYSSA SYLVATICA WILDFIRE (NS)
 - QUERCUS ROBUR (QR)
 - QUERCUS ALBA (QA)
 - CARPINUS BETULUS (CB)
 - ZELKOVA SERRATA (ZS)
 - ULMUS PARVIFOLIA (UP)
 - BLACK GUM
 - ENGLISH OAK
 - WHITE OAK
 - EUROPEAN HORNBEAM (GROWN SINGLE STEM)
 - JAPANESE ZELKOVA
 - CHINESE ELM
- PROPOSED EVERGREEN TREE LEGEND:**
- JUNIPERUS VIRGINIANA (JV)
 - THUJA STANDISHI X PLICATA 'GREEN GIANT' (TH)
 - PRUNUS CAROLINIANA (PR)
 - MAGNOLIA VIGINIANA (MV)
 - ILEX LATIFOLIA (IL)
 - EASTERN RED CEDAR
 - GREEN GIANT ARBORVITAE
 - CHERRY LAUREL
 - SWEETBAY MAGNOLIA
 - LUSTERLEAF HOLLY
- PROPOSED SHRUB LEGEND:**
- ILEX GLABRA (IG)
 - MYRTICA CERIFERA (MC)
 - TERNSTROEMIA GYMNATHERA (TG)
 - ILEX X NELLIE R. STEVENS (IX)
 - OSMANTHUS FRAGRANS (OF)
 - INKBERRY HOLLY
 - WAX MYRTLE
 - CLEYERA
 - NELLIE STEVENS HOLLY
 - TEA OLIVE

ALL TREES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM THE BASE OF ALL STREET LIGHT POLES.

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

LANDSCAPING NOTES:

- HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN OPEN SPACE AREAS.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THEIR RESPECTIVE LOT ACCORDING TO HOA BYLAWS AND TOWN REQUIREMENTS.
- THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON, AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- PLANT MATERIALS LOCATED WITHIN 5 FEET OF THE BACK OF CURB / EDGE OF PAVEMENT OF AN INTERIOR LANDSCAPE ISLAND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED WITH A GROWTH PATTERN NOT TO EXCEED 36 INCHES ABOVE GRADE.



MIRA RIDGE
MAJOR SUBDIVISION PLAN

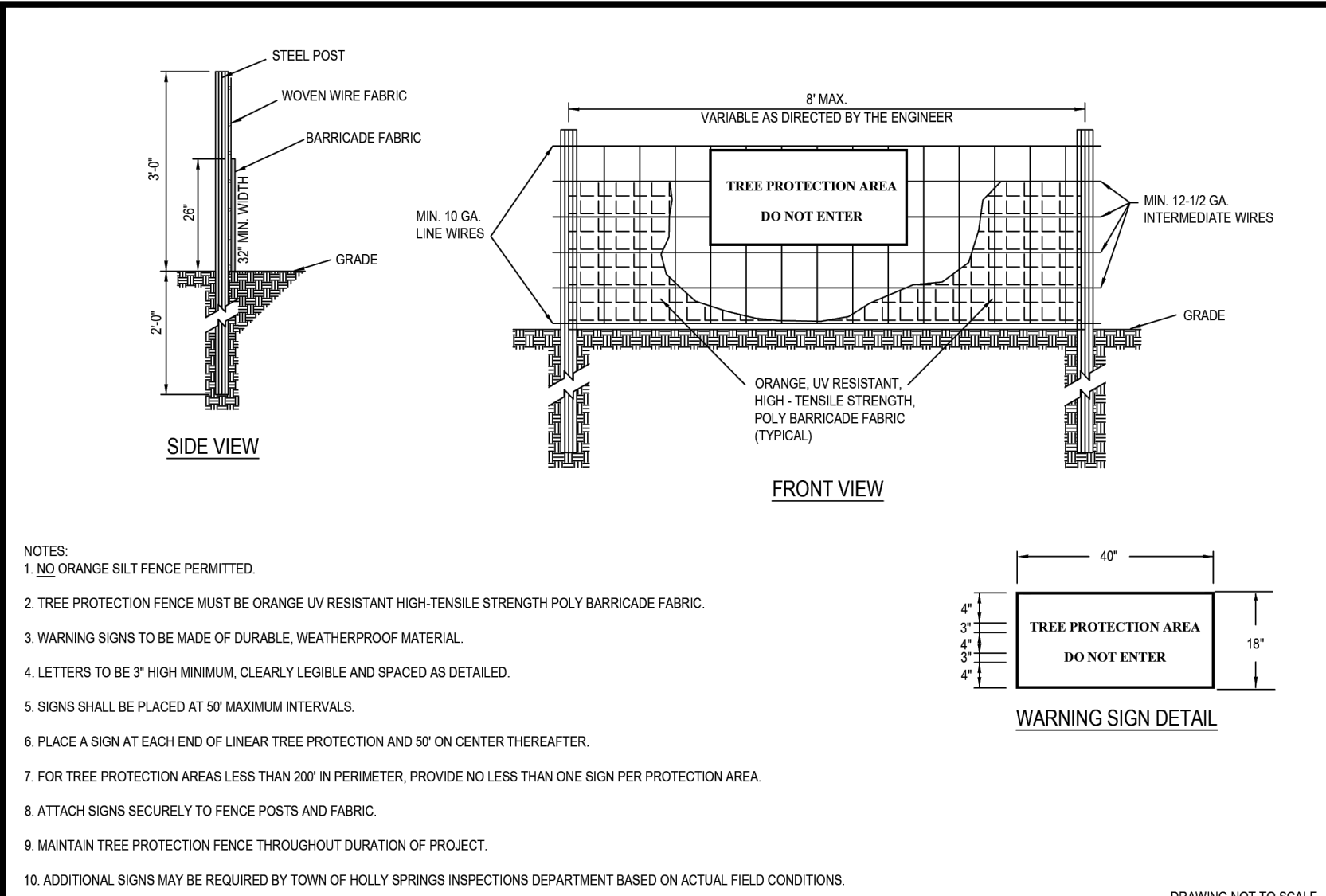
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DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

PRELIMINARY LANDSCAPE PLAN

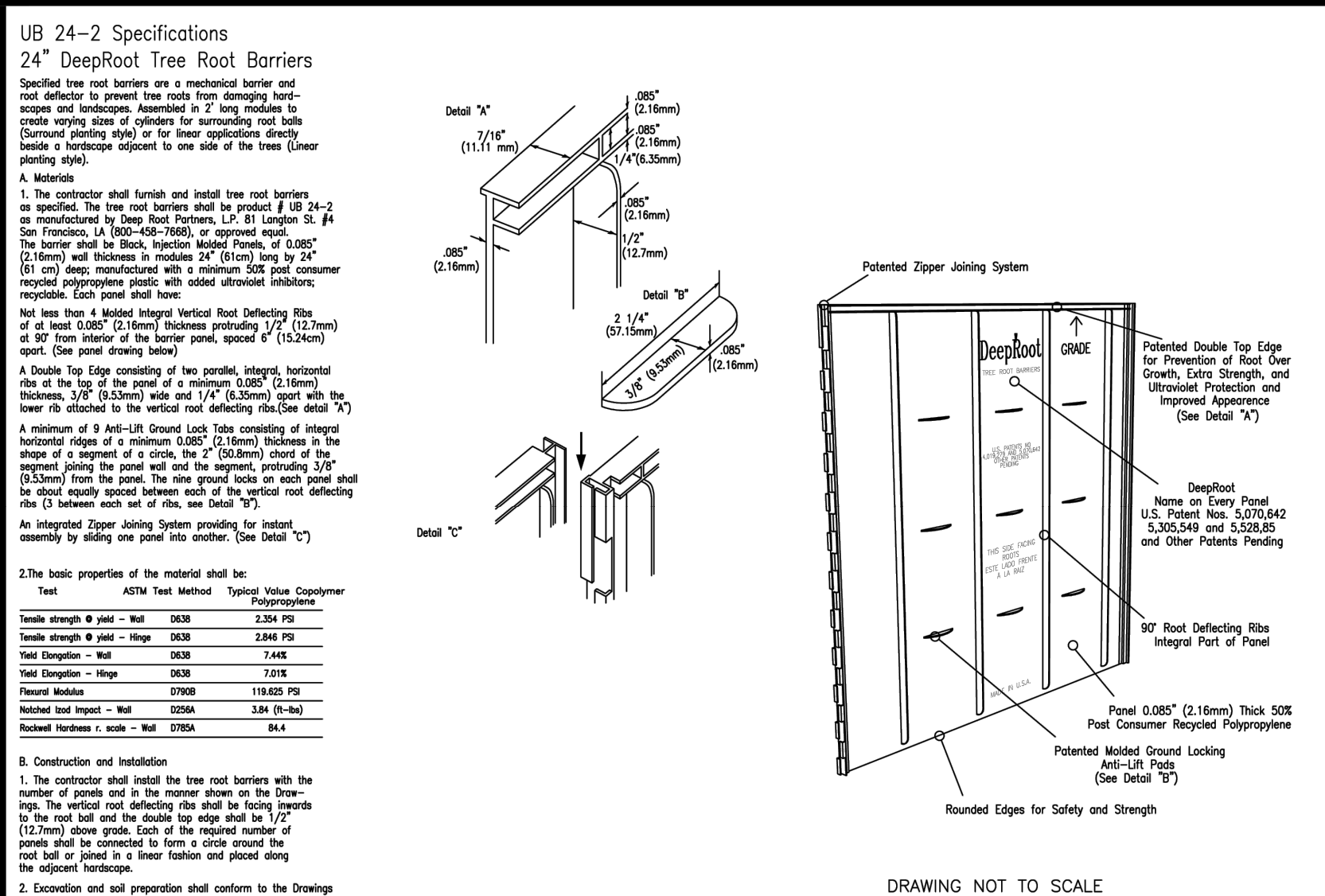
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3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
4TH REVIEW TOWN STAFF COMMENTS	6/5/2025
5TH REVIEW TOWN STAFF COMMENTS	11/14/2025
6TH REVIEW TOWN STAFF COMMENTS	12/19/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO [] YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
6404 Falls of Neuse Drive, Suite 201 Raleigh, N.C. 27615 • Phone 919 / 781-0300 • Fax 919 / 782-1288 • Email PCA@PriestCraven.com / Firm #: C-0488

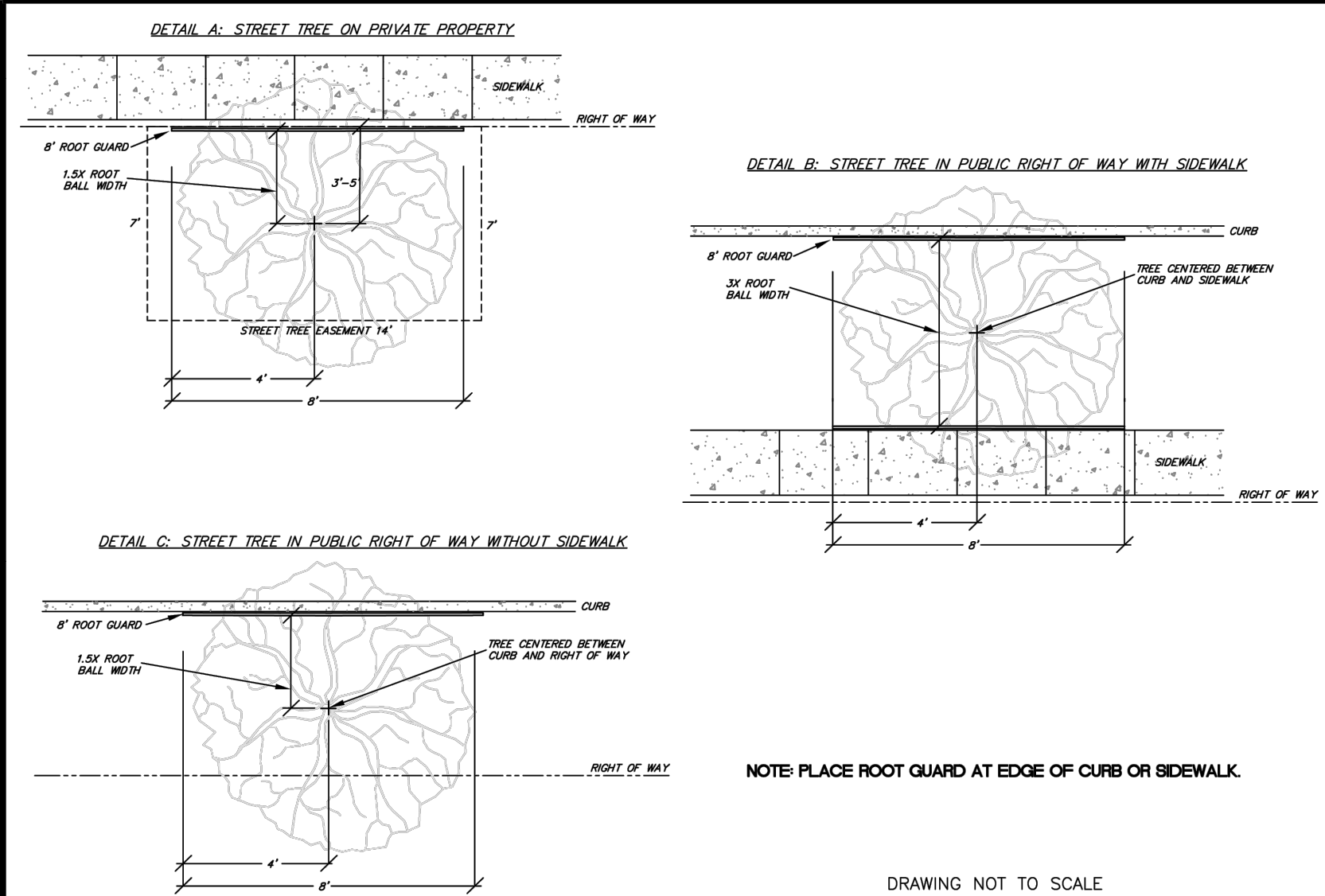
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STANDARD TREE PROTECTION DETAIL	
STANDARD DETAIL NUMBER: HS403	DATE REVISIONS
TOWN OF HOLLY SPRINGS	2/28/24



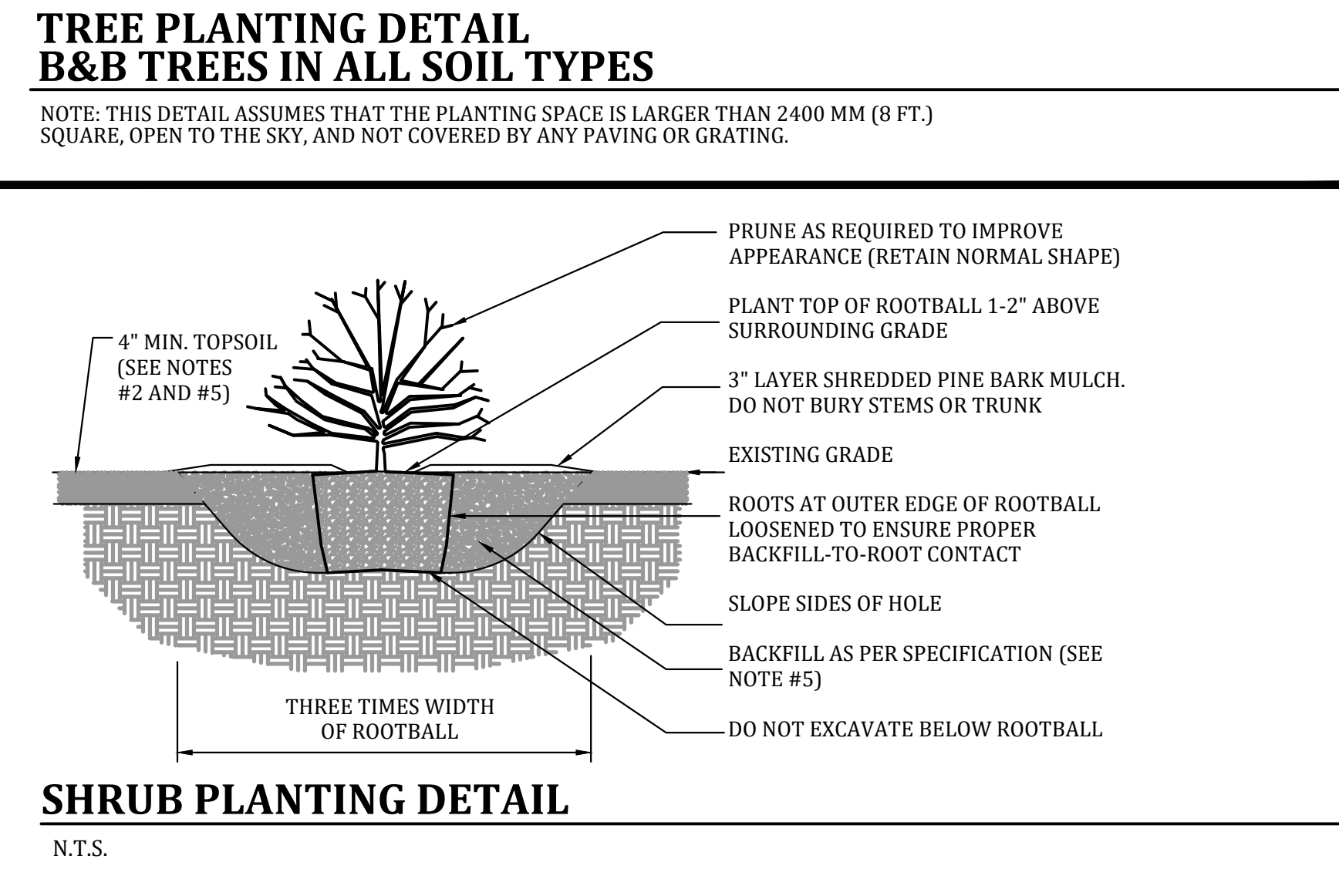
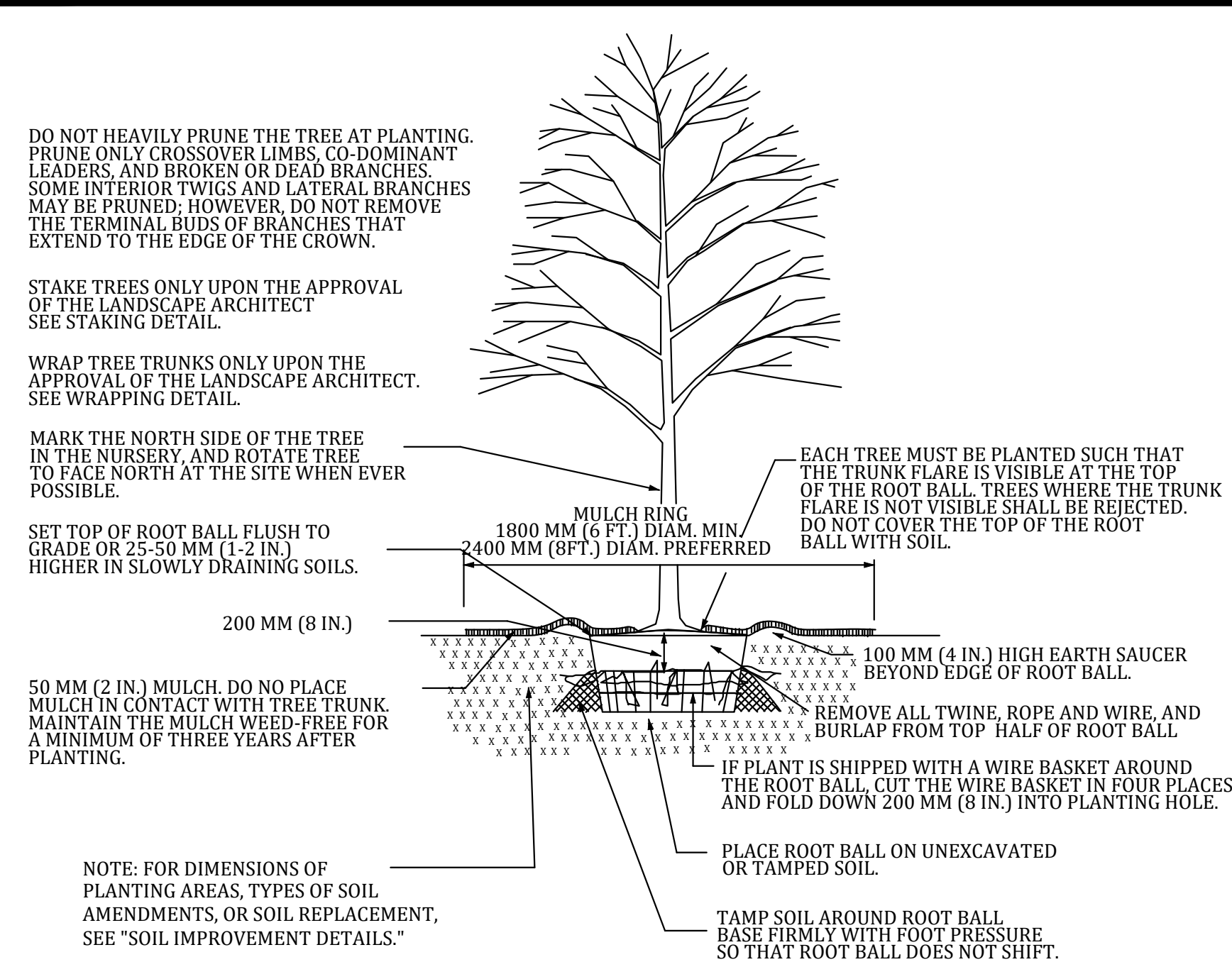
STANDARD ROOT GUARD	
STANDARD DETAIL NUMBER: HS817	DATE REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	2/28/24



STANDARD ROOT GUARD INSTALLATION	
STANDARD DETAIL NUMBER: HS816	DATE REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	2/28/24

TOWN OF HOLLY SPRINGS LANDSCAPING INSTALLATION AND MAINTENANCE (PER UDO 5.6)

- 5.6.1 INSTALLATION
- A. INSTALLATION REQUIRED. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 - CONSTRUCTION DRAWINGS OF THIS UDO. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED. THE MONTHS OF JUNE, JULY AND AUGUST ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.
- B. LIVE VEGETATION. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED BY THIS SECTION SHALL BE LIVING VEGETATION.
- C. LANDSCAPE MATERIAL SIZE AT INSTALLATION. MATERIALS FOR ALL LANDSCAPE PLANS UNDER THE REQUIREMENTS OF THIS UDO SHALL COMPLY WITH THE MINIMUM SIZE AS SHOWN IN TABLE 5.6.1-A AT TIME OF PLANTING.
- D. STREET TREE INSTALLATION.
- TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
 - 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.
 - TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
 - REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF THIS UDO.
- E. CERTIFICATE OF INSTALLATION. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.
- F. REQUIRED 1-YEAR WARRANTY. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.
- G. BONDING FOR INSTALLATION. WHEN A PERFORMANCE BOND, OR OTHER ACCEPTABLE SURETY, IS PROVIDED IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 CONSTRUCTION DRAWINGS OF THIS UDO, THE ADMINISTRATOR MAY ISSUE A CERTIFICATE OF UDO COMPLIANCE EVEN THOUGH ALL REQUIRED LANDSCAPING HAS NOT YET BEEN INSTALLED. THE PERFORMANCE BOND SHALL BE ACCOMPANIED BY A DOCUMENTATION OF THE ESTIMATED COST OF THE REMAINING LANDSCAPING TO BE COMPLETED. THE DOCUMENTATION OF ESTIMATED COST MAY INCLUDE A LANDSCAPING CONTRACTOR'S BID OR CONTRACT, A NURSERY'S BILL, OR SIMILAR DOCUMENT. THE PERFORMANCE BOND SHALL BE FOR AN AMOUNT EQUAL TO 1 1/2 TIMES THE COST OF THE PLANT MATERIALS PLUS INSTALLATION FOR THE PLANT MATERIALS YET TO BE INSTALLED, BASED UPON THE HIGHEST ESTIMATE PROVIDED.

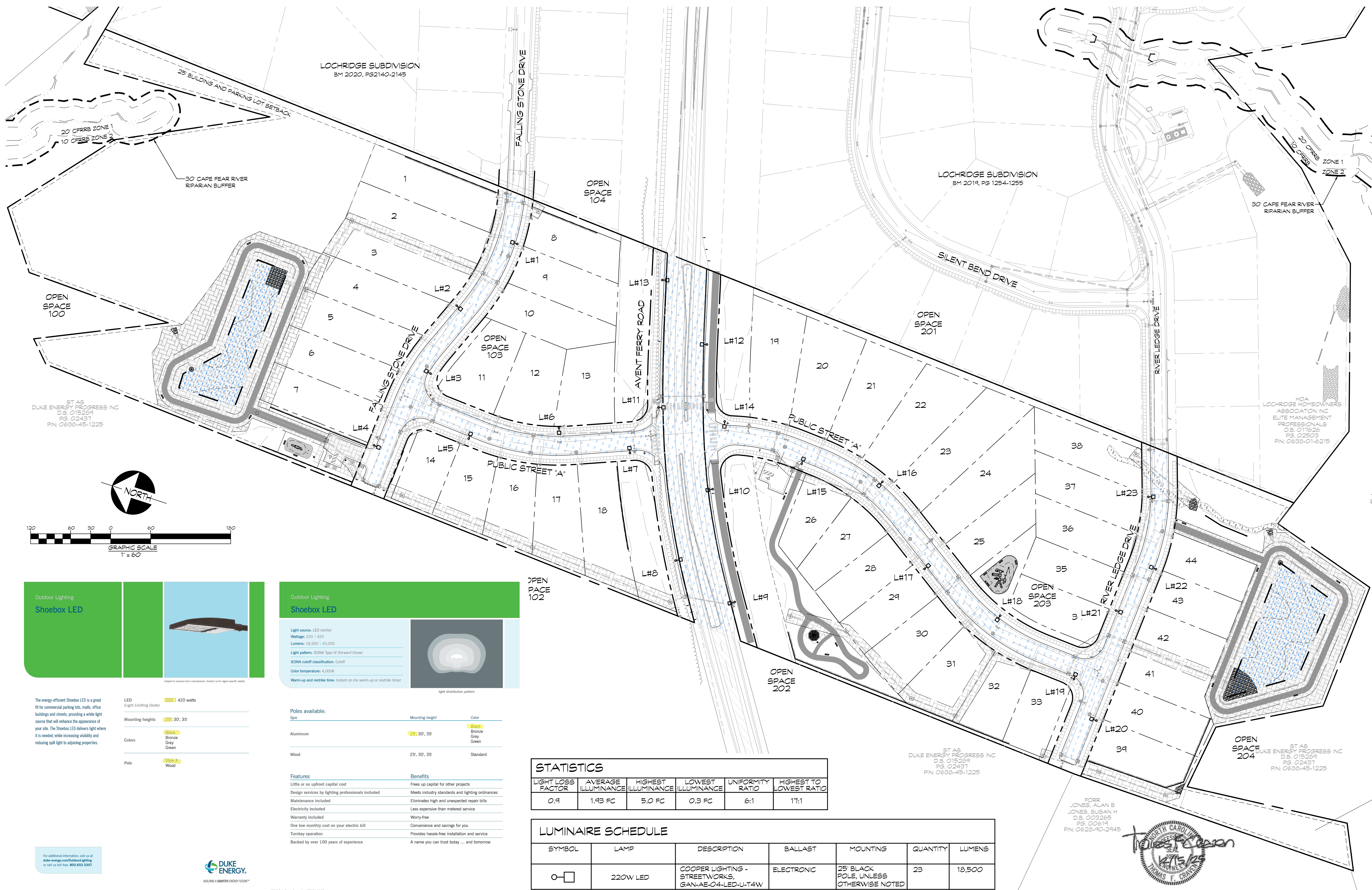


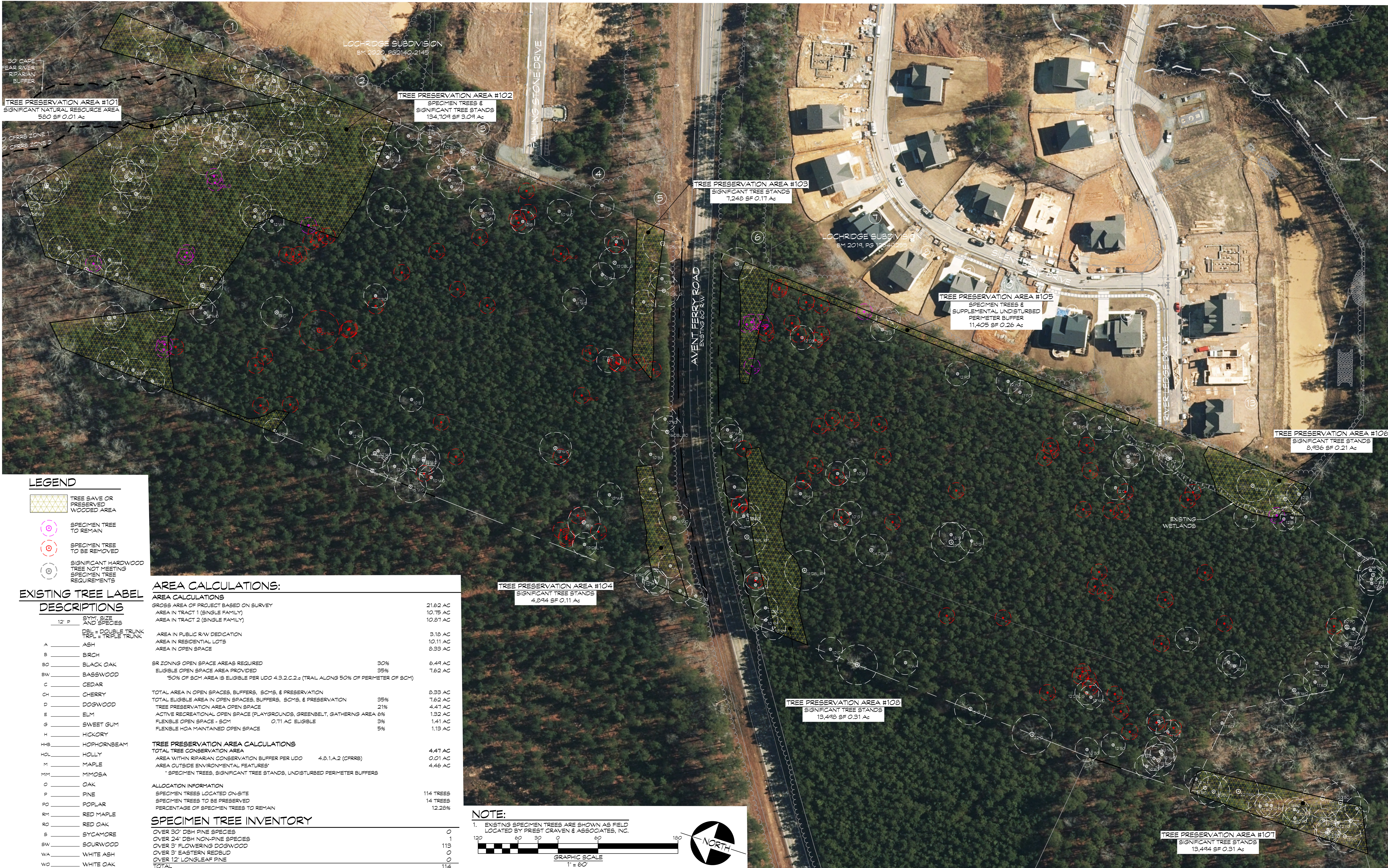
STANDARD ROOT GUARD	
STANDARD DETAIL NUMBER: HS817	DATE REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	2/28/24

- 5.6.2 MAINTENANCE
- A. THE OWNER 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 (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTABLE MATERIALS;
 - 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 PRESERVATION 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.
 - MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
 - TREE TOPPING IS PROHIBITED.
- B. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE NONCOMPLIANCE OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF CHAPTER 12 NONCOMPLIANCE & ENFORCEMENT.

LANDSCAPE CALCULATIONS:

STREET TREE CALCULATIONS & PLANT LIST		
OVERSTORY STREET TREES PROVIDED ALONG INTERNAL STREETS AND AVENUE FERRY (PER UDO 5.5.5):		120 TREES
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	40 TREES
ULMUS PARVIFOLIA (UP)	CHINESE ELM	40 TREES
ZELKOVA SERRATA (ZS)	JAPANESE ZELKOVA	40 TREES
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		970 LF
OVERSTORY TREES REQUIRED (5 PER 100 LF):		49 TREES
PORTION OF OVERSTORY TREES REQUIRED TO BE EVERGREEN (80%):		40 TREES
SUPPLEMENTAL EVERGREEN ORNAMENTAL TREES TO BE REQUIRED (4 PER 100 LF):		39 TREES
SHRUBS REQUIRED (20 PER 100 LF):		194 SHRUBS
PORTION OF SHRUBS TREES REQUIRED TO BE EVERGREEN (80%):		156 SHRUBS
OVERSTORY TREES PROVIDED:		49 TREES
DECIDUOUS OVERSTORY TREES:		9 TREES
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	5 TREES
QUERCUS ALBA (QA)	WHITE OAK	4 TREES
EVERGREEN OVERSTORY TREES:		40 TREES
JUNIPERUS VIRGINIANA (JV)	EASTERN RED CEDAR	20 TREES
TIJUA STANDISHII X PLICATA (TH)	GREEN GIANT ARBORVITAE	20 TREES
EVERGREEN ORNAMENTAL TREES PROVIDED:		39 TREES
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	13 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	13 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	13 TREES
SHRUBS PROVIDED (100% EVERGREEN):		194 SHRUBS
ILEX GLABRA (IG)	INKBERRY HOLLY	49 SHRUBS
MYRTICA CERIFERA (MC)	WAX MYRTLE	49 SHRUBS
TERNSTROEMIA GYMNAETHERA (TG)	CLEYERA	40 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	40 SHRUBS
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		380 LF
OVERSTORY TREES REQUIRED (3 PER 100 LF):		12 TREES
EVERGREEN TREES REQUIRED (3 PER 100 LF):		12 TREES
SHRUBS REQUIRED (10 PER 100 LF)		38 SHRUBS
OVERSTORY TREES PROVIDED:		12 TREES
DECIDUOUS OVERSTORY TREES:		4 TREES
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	4 TREES
QUERCUS ALBA (QA)	WHITE OAK	4 TREES
EVERGREEN OVERSTORY TREES:		8 TREES
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	4 TREES
EVERGREEN ORNAMENTAL TREES PROVIDED:		12 TREES
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	4 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	4 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	4 TREES
SHRUBS PROVIDED (100% EVERGREEN):		38 SHRUBS
ILEX GLABRA (IG)	INKBERRY HOLLY	9 SHRUBS
MYRTICA CERIFERA (MC)	WAX MYRTLE	9 SHRUBS
TERNSTROEMIA GYMNAETHERA (TG)	CLEYERA	9 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	11 SHRUBS
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		590 LF
OVERSTORY TREES REQUIRED (2 PER 100 LF):		12 TREES
SHRUBS REQUIRED (5 PER 100 LF):		30 SHRUBS
OVERSTORY TREES PROVIDED:		12 TREES
DECIDUOUS OVERSTORY TREES:		4 TREES
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	4 TREES
QUERCUS ALBA (QA)	WHITE OAK	4 TREES
EVERGREEN OVERSTORY TREES:		8 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	4 TREES
SHRUBS PROVIDED:		30 SHRUBS
ILEX GLABRA (IG)	INKBERRY HOLLY	7 SHRUBS
MYRTICA CERIFERA (MC)	WAX MYRTLE	7 SHRUBS
TERNSTROEMIA GYMNAETHERA (TG)	CLEYERA	7 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	9 SHRUBS
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		1100 LF
OVERSTORY TREES REQUIRED (2 PER 100 LF):		22 TREES
SHRUBS REQUIRED (5 PER 100 LF):		55 SHRUBS
OVERSTORY TREES PROVIDED:		22 TREES
DECIDUOUS OVERSTORY TREES:		8 TREES
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	7 TREES
QUERCUS ALBA (QA)	WHITE OAK	1 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	7 TREES
SHRUBS PROVIDED:		55 SHRUBS
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SHRUBS PROVIDED:		55 SHRUBS
ILEX GLABRA (IG)		





LEGEND

Tree Save or Preserved Wooded Area

Specimen Tree to Remain

Specimen Tree to Be Removed

Significant Hardwood Tree Not Meeting Specimen Tree Requirements

EXISTING TREE LABEL DESCRIPTIONS

12" P	SYM. SIZE AND SPECIES
DB	DOUBLE TRUNK
TRP	TRIPLE TRUNK
A	ASH
B	BIRCH
BO	BLACK OAK
BW	BASSWOOD
C	CEDAR
CH	CHERRY
D	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
HMB	HOPHORNBEAM
HOL	HOLLY
M	MAPLE
MM	MIMOSA
O	OAK
P	PINE
PO	POPLAR
RM	RED MAPLE
RO	RED OAK
S	SYCAMORE
SW	SOURWOOD
WA	WHITE ASH
WO	WHITE OAK

AREA CALCULATIONS:		
AREA CALCULATIONS		
GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.75 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.87 AC
AREA IN PUBLIC R/W DEDICATION		3.18 AC
AREA IN RESIDENTIAL LOTS		10.11 AC
AREA IN OPEN SPACE		8.33 AC
SR ZONING OPEN SPACE AREAS REQUIRED	30%	6.49 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	35%	7.62 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.G.2.d (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.33 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION	35%	7.62 AC
TREE PRESERVATION AREA OPEN SPACE	21%	4.47 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUNDS, GREENBELT, GATHERING AREA)	6%	1.32 AC
FLEXIBLE OPEN SPACE - SCM	0.71 AC ELIGIBLE	1.41 AC
FLEXIBLE HOA MAINTAINED OPEN SPACE	5%	1.13 AC
TREE PRESERVATION AREA CALCULATIONS		
TOTAL TREE CONSERVATION AREA		4.47 AC
AREA WITHIN RIPARIAN CONSERVATION BUFFER PER UDO 4.3.1.A.2 (CFRRB)		0.01 AC
AREA OUTSIDE ENVIRONMENTAL FEATURES		4.46 AC
* SPECIMEN TREES, SIGNIFICANT TREE STANDS, UNDISTURBED PERIMETER BUFFERS		
ALLOCATION INFORMATION		
SPECIMEN TREES LOCATED ON-SITE		114 TREES
SPECIMEN TREES TO BE PRESERVED		14 TREES
PERCENTAGE OF SPECIMEN TREES TO REMAIN		12.28%
SPECIMEN TREE INVENTORY		
OVER 30" DBH PINE SPECIES		0
OVER 24" DBH NON-PINE SPECIES		1
OVER 3" FLOWERING DOGWOOD		113
OVER 3" EASTERN REDBUD		0
OVER 12" LONGLEAF PINE		0
TOTAL		114

NOTE:

1. EXISTING SPECIMEN TREES ARE SHOWN AS FIELD LOCATED BY PRIEST, CRAVEN & ASSOCIATES, INC.

GRAPHIC SCALE

1" = 60'



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services

Title: 25-MAS-04 975 Avent Ferry Major Subdivision Plan

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend the Town Council approve/deny Major Subdivision Plan 25-MAS-04 for 975 Avent Ferry with the conditions in the staff report, and to forward the Planning Board Action Report, including the Recommendation, to the Town Council.

Explanation:

- A Major Subdivision Plan has been submitted to create two commercially-zoned parcels at the intersection of Ralph Stephens Rd. and Avent Ferry Rd.
- The project is located on a 4.07 acre parcel at 975 Avent Ferry Rd.
- The submitted Major Subdivision Plan conforms to the Unified Development Ordinance.

Staff Recommendation: Approve

Background:

- The existing parcel has been zoned commercially since the 1990s and has the Mixed-Use Center Future Land Use designation, which prioritizes commercial use of the site.
- All infrastructure improvements associated with the parcel, including sidepaths along both street frontages, have already been completed.
- The two parcels created will be subject to all requirements of the NMX district, as well as additional design standards per the Major Subdivision Plan.

Funding Source(s):

N/A

Attachment(s):

1. 25MAS04_975AventFerry_PBStaffReport_012726
2. 25MAS04_975AventFerry_Application
3. 25MAS04_975AventFerry_Plans



Project Type: Major Subdivision Plan

Concurrent Applications:

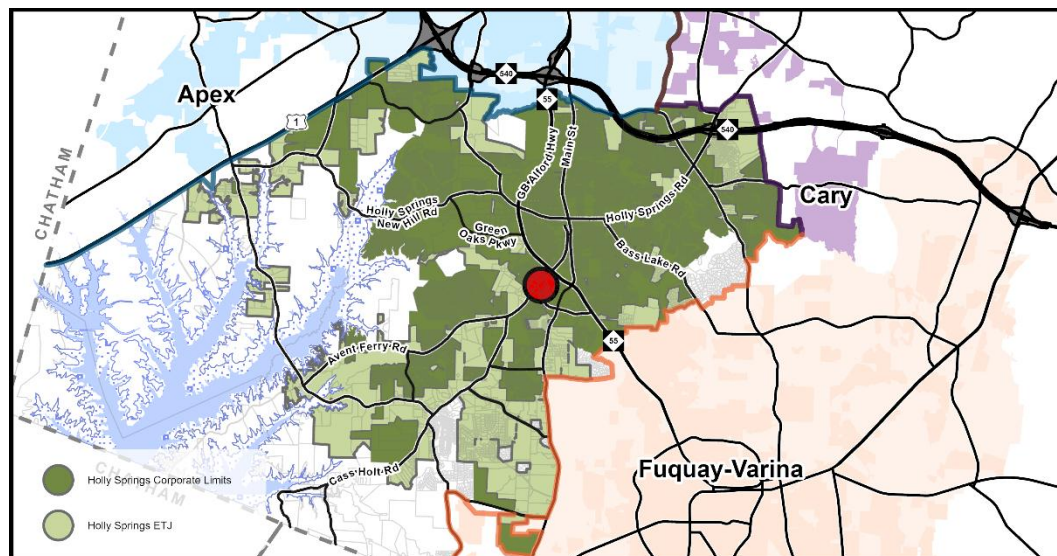
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Parker Poe, on behalf of Eagle Engineering

Property Address: 975 Avent Ferry Road

Property Area: 4.07 ac.



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

Project Summary:

A Major Subdivision Plan for two commercially-zoned outparcels located at 975 Avent Ferry Road (intersection of Avent Ferry Road and Ralph Stephens Road), adjacent to Southpark Village shopping center and Stephens Farm subdivision. Any development of the two parcels created will be subject to separate review processes.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Major Subdivision Plan petition.

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Decision-Making Information	Page 15



Case Summary

Current Zoning:

NMX Neighborhood Mixed-Use

☐ Conditional Zoning District

Current Major Subdivision Plan:

None



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Mixed-Use Center

Staff Analysis:

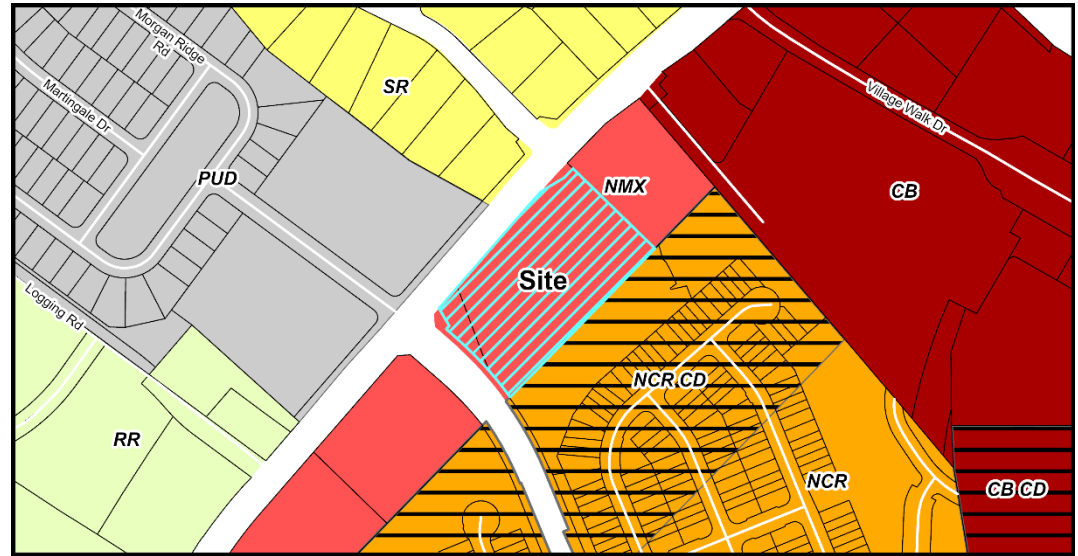
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0648679608	NMX Neighborhood Mixed-Use	4.07
Total Area		4.07



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NMX Neighborhood Mixed-Use	Vacant
North	NMX Neighborhood Mixed-Use	Commercial
South	NMX Neighborhood Mixed-Use	Vacant
East	NCR-CD Neighborhood Center Residential – Conditional Zoning District	Residential
West	SR Suburban Residential; PUD Planned Unit Development	Residential; Commercial

Parcel Rezoning History

Rezoning Number: 96-R-11

Original Zoning: R-20 Residential

Approved Zoning: C-1 Commercial

Approval Date: 10/15/1996

Rezoning Number: 22-REZ-01

Original Zoning: LB Local Business

Approved Zoning: NMX Neighborhood Mixed-Use

Approval Date: 3/1/2022



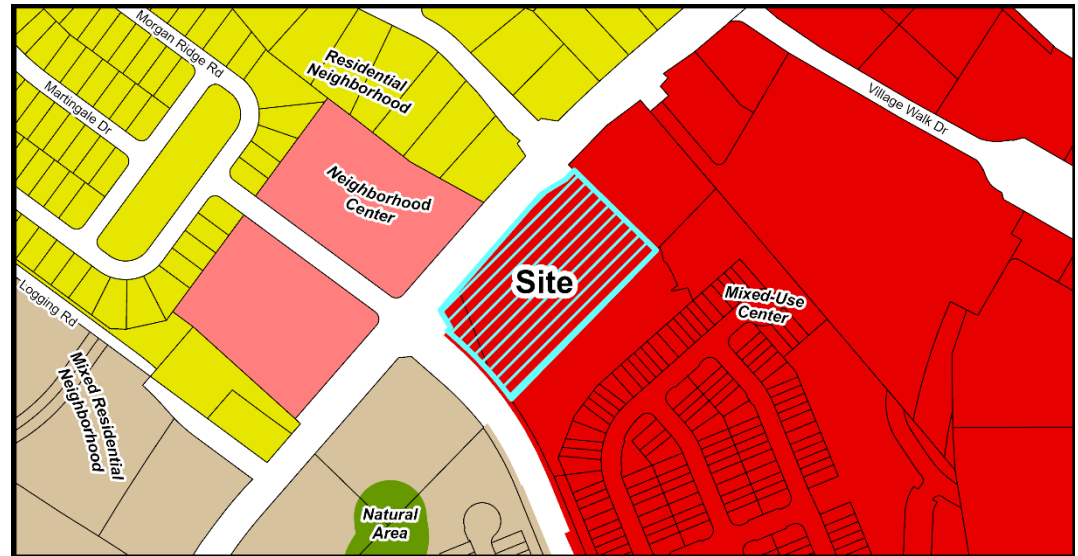
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future.

Future Land Use: Mixed-Use Center

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Key characteristics include:

- Parking between the street and the building should be limited.
- Areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Buildings should be 3 to 5 stories along the corridor but may be 2 to 3 stories in transitional areas.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The proposed subdivision is consistent with the Future Land Use Plan as it will provide development that is complementary to existing uses at the Ralph Stephens – Avent Ferry intersection in terms of lot size, building massing and placement, and architectural elements, thus meeting the expectations for compatible transitions defined as one of the 8 important themes for transforming Holly Springs. The expanded perimeter buffer along the eastern property line also provides an appropriate transition between commercial and residential development. Staff finds that the proposed Major Subdivision Plan is consistent with the Vision Holly Springs Land Use and Character Plan.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

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



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

The project has frontage on Ralph Stephens Road and on Avent Ferry Road. Improvements for both roads along the property frontage have already been completed. Avent Ferry Road meets the current CTP cross section of T-4B, which is a 4-lane median divided thoroughfare. Ralph Stephens Road was constructed to a previous CTP cross section, which was also a 4-lane median divided thoroughfare, but included bike lanes.

New Location Roadways:

There are no new CTP roadways through this parcel. This project will construct a new driveway off the existing shared driveway between this site and Goodwill.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

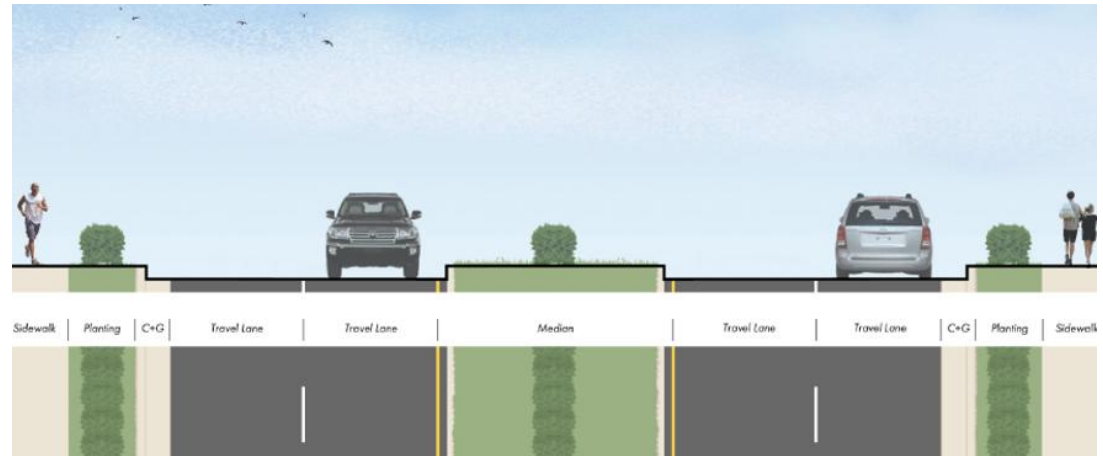
N/A



Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Site Specific Traffic Assessment (Tier 2 traffic study) was completed with this Major Subdivision. The study analyzed the following intersections:

- Avent Ferry Road at Ralph Stephens Road / Paddock View Drive
- Avent Ferry Road at Goodwill Driveway (right-in/right-out)
- Avent Ferry Road at Mallie Jack Way
- NC 55 at Avent Ferry Road
- NC 55 at U-turn North of Avent Ferry Road
- NC 55 at U-turn South of Avent Ferry Road
- S. main Street / Piney Grove Wilbon Road at Ralph Stephens Road

Based on the study, and in accordance with the Town's traffic study policy, no improvements are warranted at the study intersections.

Transportation Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

No further widening or improvements are required along the frontages of Ralph Stephens Road and Avent Ferry Road. The Traffic Study is consistent with the Town's Traffic Study Policy. The project is therefore consistent with the Town's Comprehensive Transportation Plan.



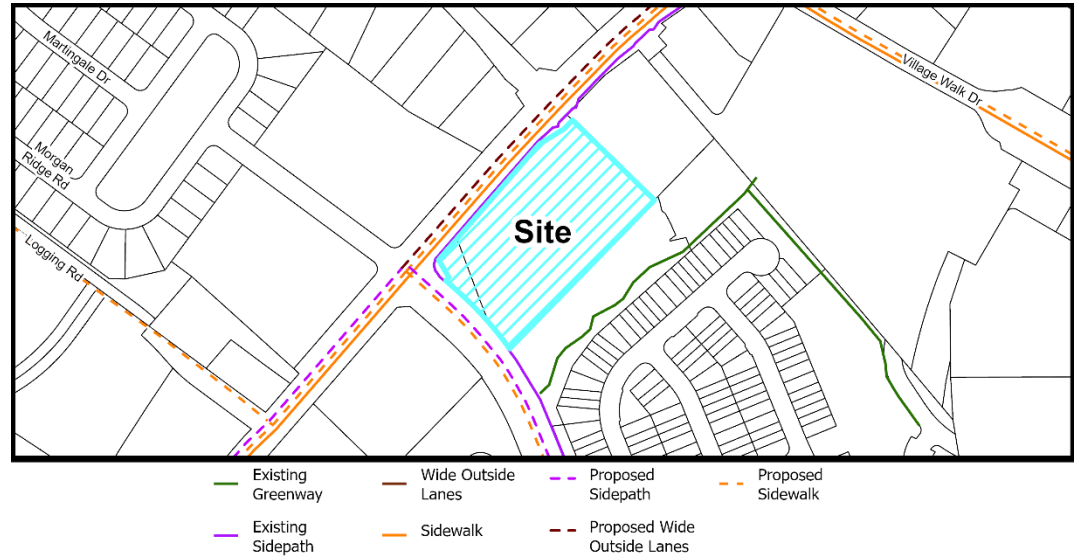
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

There is an existing 10' sidepath along Ralph Stephens Road and an existing 8' sidepath along Avent Ferry Road. No other active transportation improvements are required of the project.

Parks, Recreation, & Greenways Summary

The project is not within a park search area and there are no Greenways expected for the project area per the Parks, Recreation and Greenways Master Plan. The required improvements, sidepaths along both frontages of the site, have already been installed.

Parks, Recreation, & Greenways Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

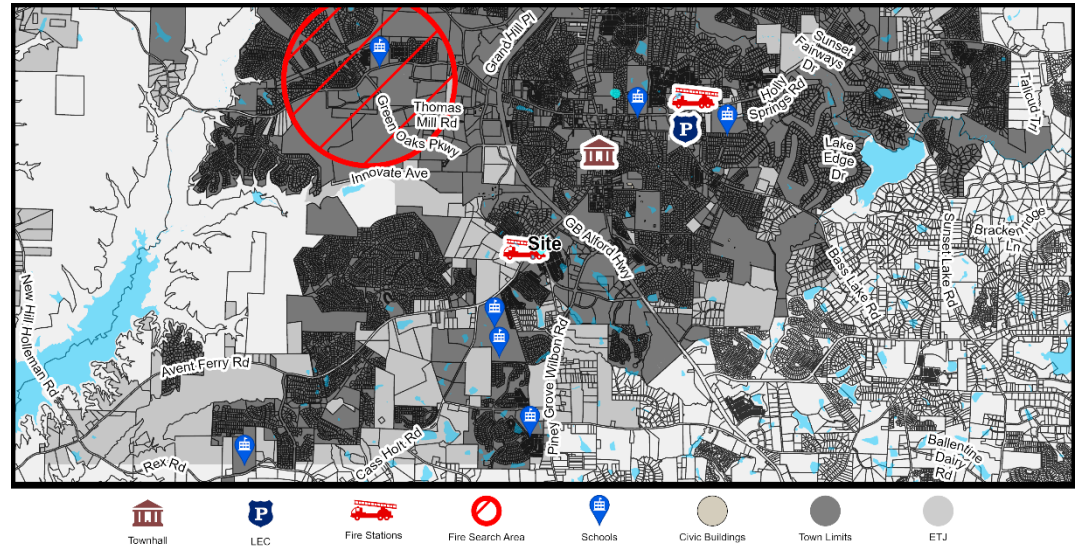
The development of this parcel is consistent with the Town's Parks, Recreation & Greenways Master Plan as the required improvements, sidepaths along Avent Ferry Road and Ralph Stephens Road, are already installed and are not being impacted by this development.



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

Community Facilities Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan/Ordinances

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. The proposed commercial subdivision has no impacts on schools.

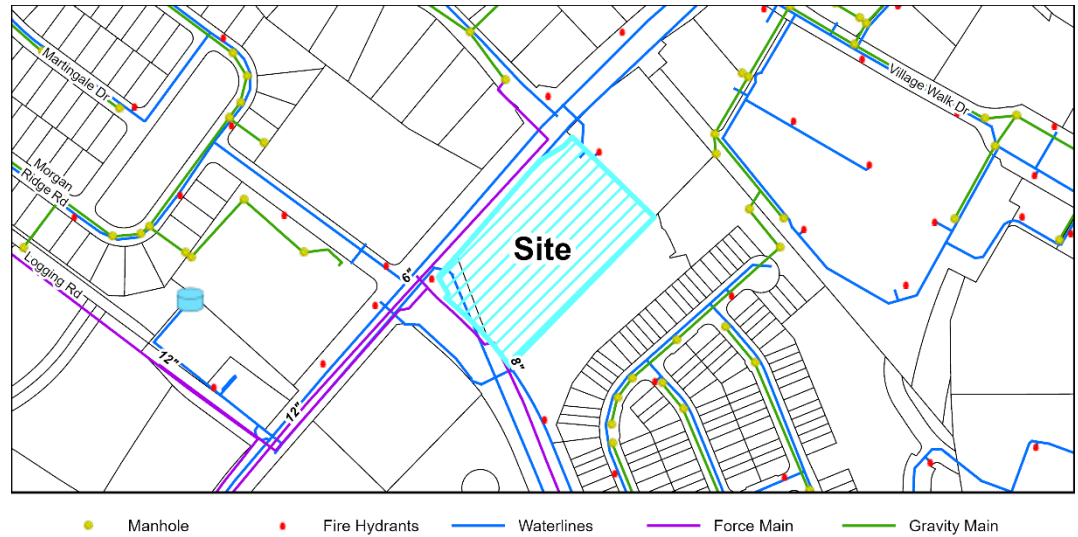


Infrastructure & Utility Information

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:

Watermain is currently installed along the property frontages of Avent Ferry Road and Ralph Stephens Road. No additional water main extensions are required with this subdivision. A service line will be installed from the existing water lines to serve the site. A Fire Flow Analysis was performed with this project and determined there are adequate pressures within the Town's system to support the project.

Sanitary Sewer:

There is an existing sewer manhole within the Goodwill lot. Sewer will be extended from this manhole into the site. A downstream sewer study, including a pump station capacity analysis, was performed and confirmed the existing system is adequate to support this project.

Reclaim:

The project is outside of the Town's Reclaimed Water Service Area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary

This project is subject to the Water Resource Management Policy, as a Priority Level 1. Priority Level 1 projects are not required to commit to allocation elements to be considered for allocation by Town Council.

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Non-residential

Allocation Requested: 5,750 gallons per day

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

Infrastructure & Utility Staff Analysis:

The is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances The Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extension of sanitary sewer and utilization of the existing watermain are consistent with Town Standards and Comprehensive Plan. The allocation request is consistent with the Water Resource Management Policy.

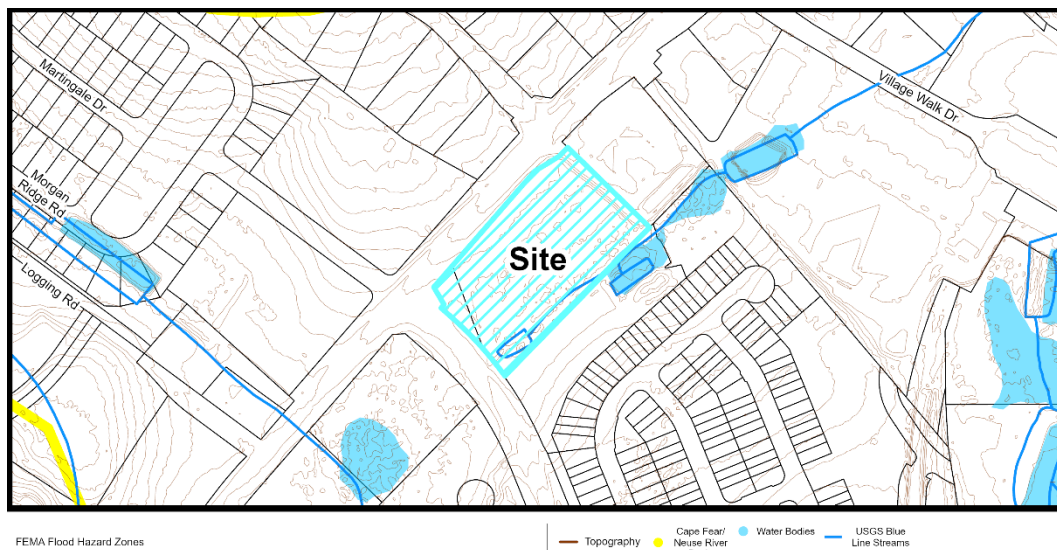


Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 12% (.49 ac)

Tree Preservation Area	10%
Active Recreation Area	N/A
Urban Civic Space	.5%
Flexible Space	1.5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project proposes .82 acres (20.05%) of the site dedicated as open space, split between .73 acres (17.8%) of Tree Preservation Area; .03 acres (.75%) of Urban Civic Space; and .06 acres (1.5%) of flex space, which is provided as additional Tree Preservation Area. The project is increasing the required amount of Urban Civic Space by 50% as their UDO-required Public Realm Option. The Urban Civic Space is provided at the corner of Ralph Stephens Road and Avent Ferry Road, and is to contain public art, planters, and additional hardscape.

Stormwater:

This project is located within the Neuse River Basin and proposes to treat all new impervious surfaces onsite with an onsite stormwater control measure. There are several jurisdictional features located on and adjacent to the site such as wetlands streams and riparian buffers.

Natural Resources & Open Space Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed Major Subdivision Plan meets the requirements of the Natural Resources and Open Space regulations of the Unified Development Ordinance. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This site has been designed to minimize impacts to existing environmental features and is consistent with the Comprehensive Plan.



Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO). The applicant has submitted a subdivision plan which establishes the vehicular & utility access for each lot, new lot lines, common landscaping/open space elements, public improvements, and common architectural design. The Major Subdivision Plan features two lots for future development. Should the subdivision plan be approved, detailed development plans for the individual lots may be submitted and reviewed for compliance. The two parcels that are created will be subject to all standards of the NMX district unless modified by the Major Subdivision Plan. All open space and landscaping is required to be installed with the first Development Plan associated with the Major Subdivision.

Development Standards Summary

Development Standards (UDO Section 2):

Building Placement	UDO Standard	Proposed
Thoroughfare Setback (front)	25'	25'
All Other Setbacks (Side and Rear)	5'	5'; 20' adjacent to residential

Landscaping (UDO Section 5):

	Standard	Proposed
Perimeter Buffers		
Avent Ferry Road Buffer (West)	5' Type A	5' Type A
Stephens Farm Road Buffer (South)	5' Type A	5' Type A
North	5' Type A	5' Type A
East	10' Type B	20' Type C
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	14 street trees provided, placed in front of perimeter buffer

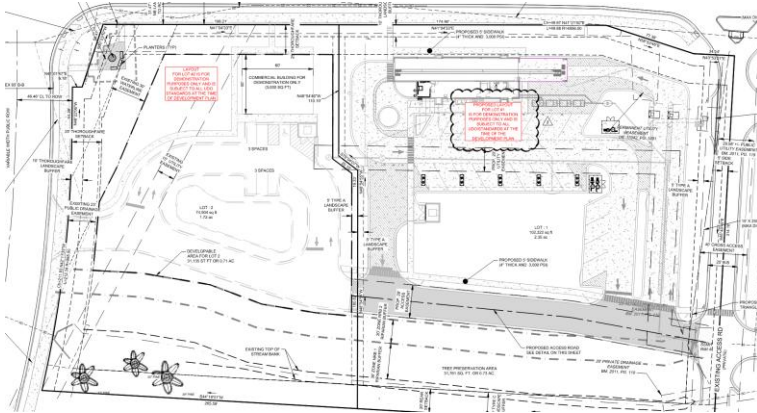
Building, Site and Subdivision Design (UDO Section 8):

	Proposed
Building Design	
Materials and Architecture	Common architectural details are established with this Subdivision Plan to create unifying elements between the buildings on both lots. These are in addition to the Building Design Standards found in the UDO. Architectural design standards will be reviewed for each site-specific development plan.



Site Design	
Pedestrian Access & Circulation	All buildings within 50 ft of the Avent Ferry Road shall have an entrance facing the road and shall have sidewalk connections to the main 8 ft sidewalk along the thoroughfare.
Public Realm	Increase in Urban Civic Space by 50%.

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



Site Design Highlights

- Division of one parcel into two commercial outlots.
- Urban Civic Space comprised of public art, planters, and hardscape located at the high-visibility corner of Ralph Stephens and Avent Ferry.
- Expanded landscape buffer along eastern property line, adjacent to residential subdivision.
- The greyed-out details on the site plan are for exhibit only; development of the two parcels will be subject to separate review processes.

Development Standards Staff Analysis

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The Major Subdivision Plan is consistent with the UDO and Comprehensive Plan. The creation of two outlots creates more commercial development potential along a high-traffic corridor and is consistent with the Mixed-Use Center Future Land Use development expectations. Perimeter buffers meeting and exceeding UDO requirements are provided around the project area. A prominent Urban Civic Space incorporating public art and landscaping is provided at the corner of Ralph Stephens and Avent Ferry, while Tree Preservation Area is provided around a prominent stream running along the eastern property line. Sidepaths have already been constructed along the project frontages and are not impacted by the proposed development. The proposed architectural standards are consistent and compatible with adjacent development.



Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

Major Subdivision Plan Staff Analysis

The applicant must demonstrate that the proposed Major Subdivision Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development policies and ordinances. The proposed lot layouts on the site plan are for exhibitory purposes only, and any development of the two lots will be subject to separate review processes and will be held to the NMX standards of the UDO.

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: 3/20/2025

Summary of Issues:

- Timeline of the project
- Use of Lot 2 (the outparcel fronting Avent Ferry and Ralph Stephens)



Planning Board Consideration & Action

Per NCGS §160D-301 (b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Major Subdivision Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

Action: Major Subdivision Plan Petition Motion

The Planning Board must make a recommendation to the Town Council on the Major Subdivision Plan.

Motion to recommend that the Town Council approve / deny Major Subdivision Plan 25-MAS-04 for 975 Avent Ferry as submitted by Parker Poe, dated Revised 1/8/2026 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Conditions of Approval:

1. Invoiced fees from Special Study review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
2. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
3. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
4. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
5. All Special Studies must be finalized prior to being scheduled for Planning Board.
6. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
7. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
8. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.



9. 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.
10. 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.
11. 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 BMP prior to the preconstruction meeting 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.
12. 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.
13. Since the relocation of overhead power is deemed not feasible by the Utility company, a fee estimate and a fee-in-lieu will be required prior to Construction Drawing approval.
14. All signage is subject to separate sign permits.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 2/17/2026

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.



- Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
- Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
- Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
- Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☒ Design Professional ☒ Developer ☐ Other

Name: [Ashley Terrazas](#)

Company: [Parker Poe](#)

Mailing Address: [301 Fayetteville St Suite 1400](#)

City, State, Zip: [Raleigh, NC 27601](#)

Telephone: [919-835-4043](#)

E-Mail: ashleyterrazas@parkerpoe.com

Design Professional

Name: [Matthew C. Kirchner](#)

Company: [Eagle Engineering Inc.](#)

Mailing Address: [2013 Van Buren Ave, Suite A](#)

City, State, Zip: [Indian Trail, NC 28079](#)

Telephone: [704-882-4222](#)

E-Mail: pc@eagleonline.net

Developer

Name: [Matthew Parker](#)

Company: [Sam's Xpress Car Wash](#)

Mailing Address: [7932 Council Place Ct Suite 200](#)

City, State, Zip: [Matthews, NC 28105](#)

Telephone: [704-563-3981](#)

E-Mail: mparker@samsxpress.com

Architect

Name: [John Urbam](#)

Company: [Urban Architectural Group PA](#)

Mailing Address: [1242 Mann Dr, Suite 200](#)

City, State, Zip: [Matthews, NC 28105](#)

Telephone: [704-841-1899](#)

E-Mail: JOHNURBAN@URBANAIA.COM

Landscape Architect

Name: [TBD](#)

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Financially Responsible Party (REQUIRED)

Name: [Matthew Parker](#)

Company: [Sam's Xpress Car Wash](#)

Mailing Address: [7932 Council Place Ct Suite 200](#)

City, State, Zip: [Matthews, NC 28105](#)

Telephone: [704-563-3981](#)

E-Mail: mparker@samsxpress.com

Property Owner (REQUIRED)

Name: [Michael W. Carroll and Mary Joe Pendleton Carroll](#)

Company: [N/A](#)

Mailing Address: [814 Cannonsgate Dr](#)

City, State, Zip: [Newport NC 28570](#)

Telephone:

E-Mail:

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

The proposed subdivision creates two non-residential parcels with the same permitted uses that are permitted on the property today. The subdivision will allow for the development of two smaller-scale commercial projects, which will need to be owned by different businesses.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

All open space and tree save requirements are met. 17.8% of the land will be tree preservation area, there is a minimum of 900 square feet of urban civic space, and 1,291 square feet of flexible open space.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

The proposed layout of private streets to serve the corner development was envisioned when the Goodwill driveway was built with the cross-access easement, and this will be consistent with the adjacent shopping center. The frontage improvements along Ralph Stephens Road and Avent Ferry Road are already in place. Public utilities will be extended to serve the development of both commercial parcels.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The proposed subdivision design provides for two commercial parcels where the development will be concentrated on Avent Ferry Road, where it will be most visible, away from the Stephens Farm townhomes. Pedestrian facilities exist along the property's frontage and will be provided as required by the UDO for the development of the commercial parcels in conformance with the property's zoning.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

The proposed subdivision allows for the development of smaller-scale commercial amenities on the edge of a larger Mixed Use Center concentrated at the intersection of Hwy 55 and Avent Ferry Road. This provides appropriate transitions with residential development, and the NMX zoning, which is recommended in MU, will require development consistent with the Comprehensive Plan guidance for the parcels. The subdivision will also allow for two commercial businesses to bring more tax revenue to the Town, consistent with economic development goals.



Affidavit of Owner's Consent

Before me personally appeared Michael William Carroll 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:

0648679608	975 Avent Ferry Road
0648676575	0 Avent Ferry Road

and does hereby authorize SXCW Properties II, LLC c/o Paxton Widenhouse to act
(name of representative/applicant)

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

Michael William Carroll
Signature of Owner

Michael William Carroll

814 Cannonsgate Dr.
Newport, NC 28570

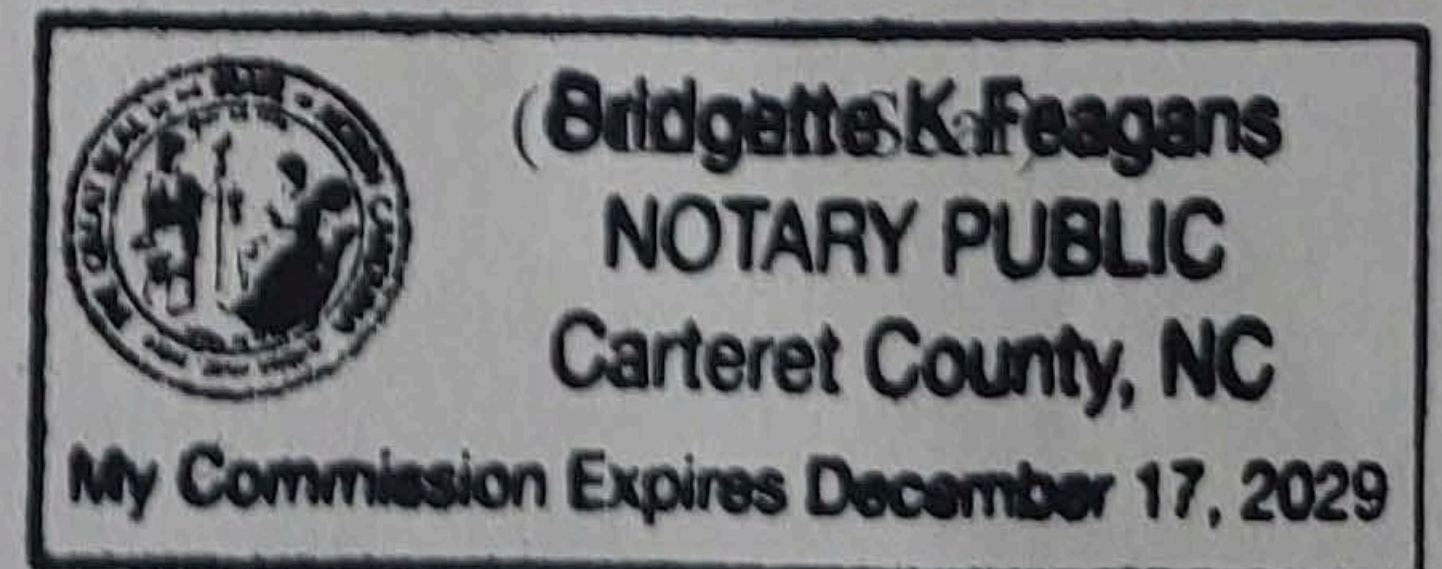
Sworn to or affirmed and subscribed before me this 10th day of June, 2025.

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029





Affidavit of Owner's Consent

Before me personally appeared Mary Joe Pendleton Carroll 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:

0658679608	975 Avent Ferry Road
0648676575	0 Avent Ferry Road

and does hereby authorize SXCW Properties II, LLC c/o Paxton Widenhouse to act
(name of representative/applicant)

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

Mary Joe Pendleton Carroll
Signature of Owner

Mary Joe Pendleton Carroll

814 Cannonsgate Dr.
Newport, NC 28570

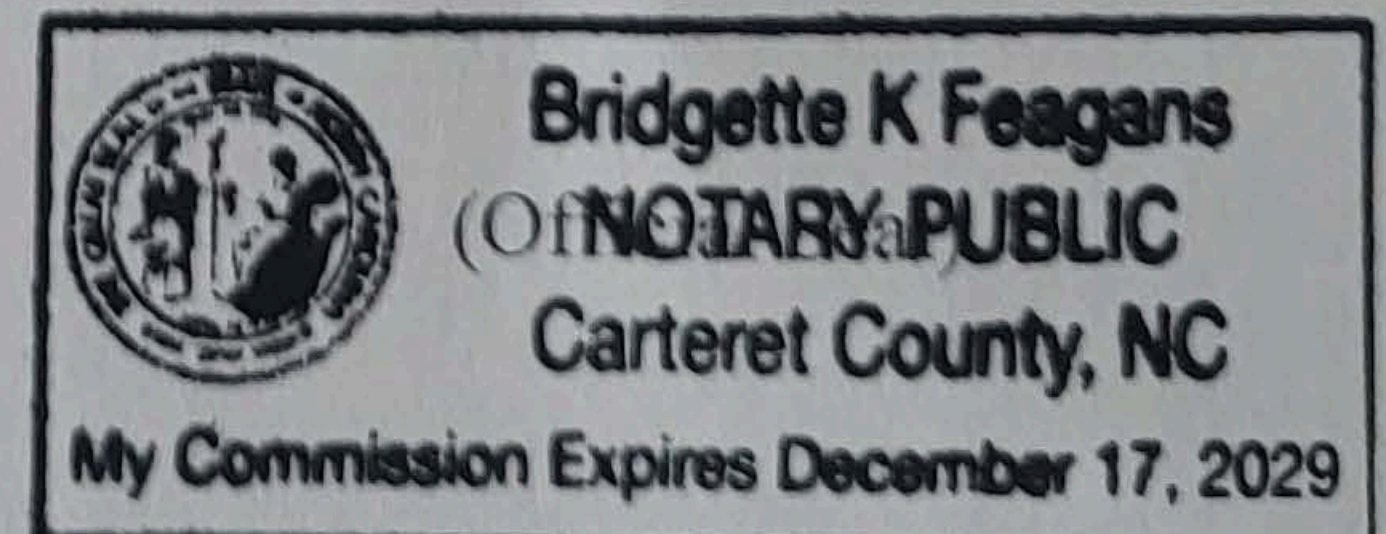
Sworn to or affirmed and subscribed before me this 10th day of June, 2025.

NOTARY PUBLIC:

Bridgette K Feagans
Official Signature of Notary

Bridgette K Feagans, Notary Public
Print Name

My commission expires: Dec 17, 2029



DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan
DPM Appendix #A.04 Supplement 20 October 2023

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.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	March 20, 2025
Meeting Time:	7-8pm
Meeting Location:	Microsoft Teams
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i> At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.	
Summary of Issues: See attached.	
Changes made to the Petition as a result of the meeting: None	
Preparer's Signature: _____ Date: 6/11/25	

975 Avent Ferry Road - Pre-Filing Neighborhood Meeting Report

On March 20, 2025, at 7:00 pm, the applicant's team held a virtual neighborhood meeting via Zoom. Four neighbors attended the meeting. After a presentation of the project, the applicant team responded to questions about the project. The following is a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. Concern from property owner about the timeline of the project with construction not beginning until fall of 2026.

Response: The applicant's counsel explained that the timeline of the presentation is tentative due to the uncertainty of the number of staff review and comment rounds will be required. Further, the applicant's counsel explained that the timeline for project will become more predictable after staff review and comment since hearing dates will be scheduled with the Town Council for a quasi-judicial hearing on the subdivision and Board of Adjustment for the special use permit. The development team ensured that they are committed to making the site work and making the project approval process as quick as possible.

2. Question regarding what the developer plans to do with the outparcel fronting Avent Ferry and Ralph Stephens Road.

Response: The development team explained that currently there is no binding contract for a project on the outparcel. This will be decided at a later date, and the user would need to go through a development plan process similar to the process for Sam's Xpress.

3. Question regarding the progress of the sewer study.

Response: The development team explained that Kimley Horn is currently in the process of conducting the sewer study for items not provided by the Town during the sewer scoping meeting.

Attendance Roster:

1. Barbara Keating
2. Baxter Walker, representative for owner of 975 Avent Ferry Rd
3. Justin Carroll, 404 N. Main St, Holly Springs, NC 27540
4. Mike Carroll

975 Avent Ferry Road - 500ft Propert Owner/Tenant List

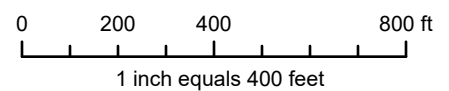
<u>Owner</u>	<u>Mailing Address 1</u>	<u>Mailing Address 2</u>	<u>Mailing Address 3</u>
1201 AVENT FERRY LLC	114 BAYBROOK CT	CARY NC 27518-9422	
ADWA LLC	465 MORGAN RIDGE RD	HOLLY SPRINGS NC 27540-4455	
CARROLL, MICHAEL W CARROLL, MARY J P	814 CANNONSGATE DR	NEWPORT NC 28570-4551	
CHOLAK, BENJAMIN CHOLAK, MELISSA	109 ROSLIN WAY	HOLLY SPRINGS NC 27540-5997	
ERNEST, MICHAEL E. ERNEST, CORAZON DIOSANTA	1312 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
FRY, GERALD W.	109 DESERT ORCHID RD	HOLLY SPRINGS NC 27540-6933	
GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA INC	4721 EMPEROR BLVD STE 260	DURHAM NC 27703-7664	
HATCH, NICOLE LYNN KUBEL, THOMAS M III	1304 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
KUSHI LLC	4141 PINY GAP DR	CARY NC 27519-7515	
NORMAN, BRIAN NORMAN, LAURA	1308 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
OPTIMUS SPRINGS LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766	
PADOVANO, DANIEL JOSEPH III TRUSTEE PADOVANO, CYNTHIA ANN TRUSTEE	105 DESERT ORCHID RD	HOLLY SPRINGS NC 27540-6933	
Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497	
RAMKUMAR, RAJIT NAIR, LEKSHMI CHANDRASEKHARAN	2009 AUSTIN POND DR	CARY NC 27519-6522	
RUIZ, CHRISTIAN A NEVADO, RIGOBERTO RUIZ	1309 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9151	
SCIARI, TIMOTHY MCGOWAN, MAURA	1300 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9150	
SCIOTO BLUE RIVER PROPERTIES LLC	6531 MERIDIEN DR STE 103	RALEIGH NC 27616-8892	
TURNER, DAVID R.	1301 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540-9151	
WAKE COUNTY BOARD OF ALCOHOLIC CONTROL	1212 WICKER DR	RALEIGH NC 27604-1428	
WILLIAMS, JOEL LAWSON II HOLMES, JESSICA G	6813 REBECCA CIR	CARY NC 27518-6843	
POSTAL CUSTOMER	1201 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1251 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1201 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1251 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1305 TROTTER BLUFFS DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	975 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	0 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	908 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	925 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	1136 AVENT FERRY RD	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	300 VILLAGE WALK DR	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	224 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	226 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540	
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POSTAL CUSTOMER	218 LEMON LEAF PL	HOLLY SPRINGS NC 27540	
POSTAL CUSTOMER	102 GARDEN ROSE DR	HOLLY SPRINGS NC 27540	

POSTAL CUSTOMER	400 LEMON LEAF PL	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	227 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	109 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	107 DAISY MUM RD	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	106 DAISY MUM RD	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	228 DOUBLE TULIP DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	414 FOXTAIL LILY DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	1719 RALPH STEPHENS RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	100 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	236 LEMON LEAF PL	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	100 ENGLISH DAISY ST	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	105 DAISY MUM RD	HOLLY SPRINGS NC 27540
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POSTAL CUSTOMER	100 DAISY MUM RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	236 LEMON LEAF PL	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	916 AVENT FERRY RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	100 VILLAGE WALK DR	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	1008 AVENT FERRY RD	HOLLY SPRINGS NC 27540
POSTAL CUSTOMER	1100 AVENT FERRY RD	HOLLY SPRINGS NC 27540



975 Avent Ferry Road

500ft Property Notification Map



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.

March 10, 2025

Event: 975 Avent Ferry Road Neighborhood Meeting

Location: Virtual (ZOOM)

Date/Time: March 20, 2025 (7:00 – 8:00pm)

Neighboring Property Owners and Occupants:

Parker Poe Adams & Bernstein LLP is inviting you to attend a virtual neighborhood meeting on March 20, 2025 from 7:00–8:00pm to discuss upcoming applications for a Special Use Permit, Development Plan, and Major Subdivision for property located at 975 Avent Ferry Road (PIN 064807678653) (the “Site”) Attached is a vicinity map outlining the location of the Site. These applications will allow for the subdivision of the parcel into two commercial lots and the development of a drive-through car wash on one of the new lots. During the meeting, the Applicant will describe the nature of the proposed applications and field any questions from the public.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	815 8320 1926
Enter the following password:	466037

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	815 8320 1926 #
Enter the Participant ID:	#
Enter the Meeting password:	466037 #

If you have any questions about these proposed applications, please contact me at (919) 835-4043 or via email at ashleyterrazas@parkerpoe.com.

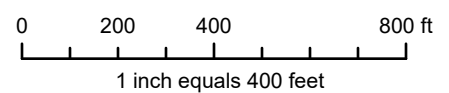
Thank you,

Ashley Honeycutt Terrazas

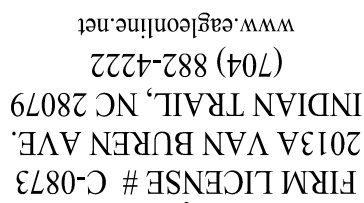


975 Avent Ferry Road

Vicinity Map



Disclaimer
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	BY	ISSUE
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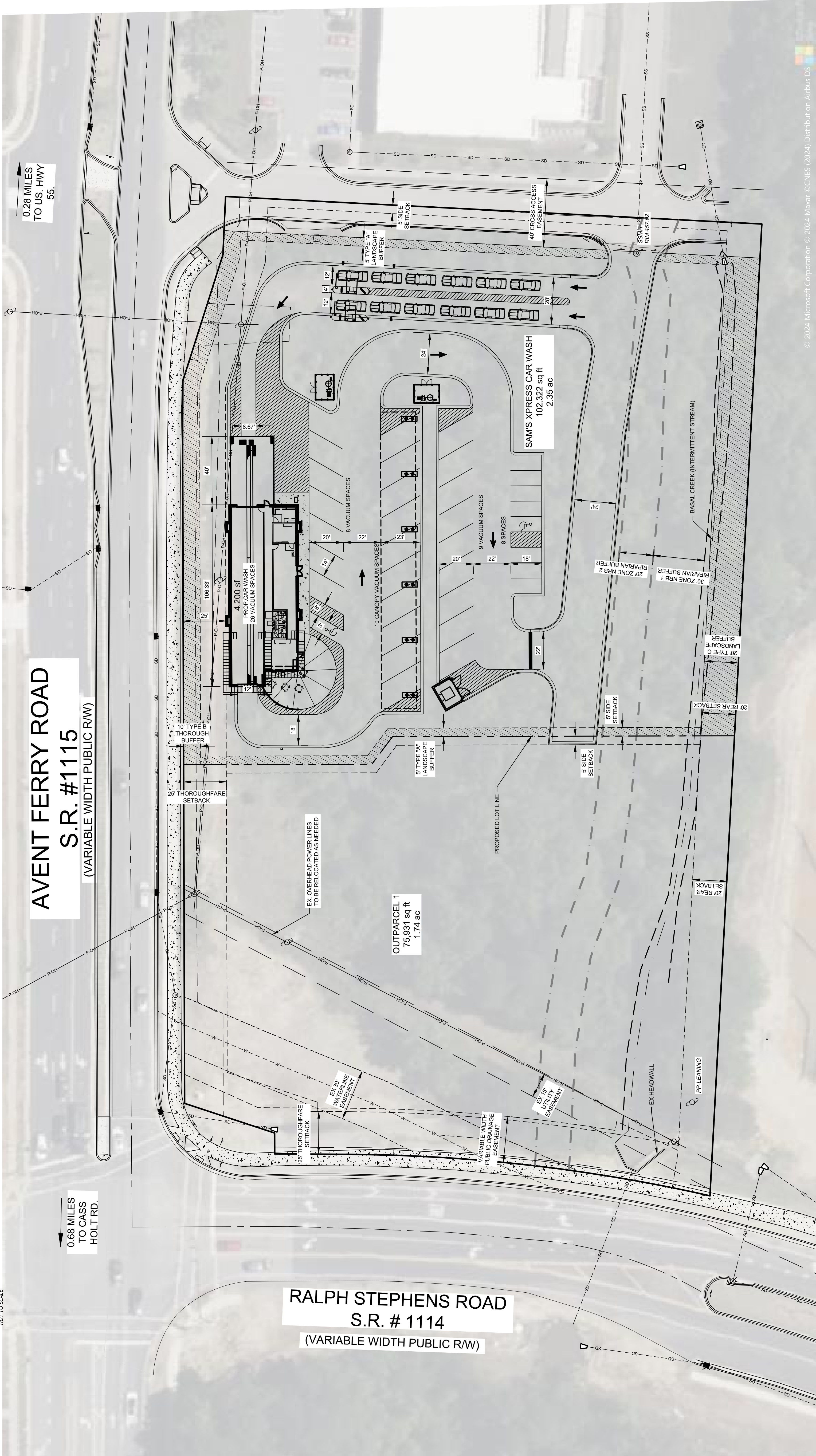


SAM'S XPRSS CAR WASH
975 AVENT FERRY ROAD
HOLLY SPRINGS, NC
SAM'S XPRSS CAR WASH
7935 COUNCIL PLAGE, SUITE 200
MATTHEWS, NC 28105

SCALE	AS SHOWN	DATE	10/23/2024	JOB NUMBER	8337
DESIGNED BY	JLR	DRAWN BY	DAM	CHECKED BY	JLR

Sheet
CSP-5

SITE AND DEVELOPMENT DATA	
JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S)	004879608, 004876575
SITE ADDRESS:	915 AVENUE FERRY ROAD
ZONING	NMX
USE CLASSIFICATION	COMMERCIAL
PROPOSED USE	DRIVE IN/ DRIVE THROUGH
TOTAL SITE AREA	175,260 SQ. FT. OR 4.09 AC.
NET SITE AREA	101,507 SQ. FT. OR 2.33 AC.
FRONT SETBACK THOROUGHFARE	25 FEET MINIMUM
FRONT SETBACK NMX	5 FEET MIN/20 FEET MAX
MINIMUM CORNER/SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	20 FEET
MINIMUM GROSS MAIN FLOOR AREA	16,000 SQ. FT. PER BUILDING
TREE PRESERVATION AREA REQUIRED	17,268 SQ. FT. OR 0.41 AC.
URBAN CIVIC SPACE REQUIRED	892 SQ. FT.
MINIMUM PARKING SPACES	211,000 SQ. FT. OR 8 SPACES
MAXIMUM PARKING SPACES	41,000 SQ. FT. OR 18 SPACES
SPACES PROVIDED	34 SPACES + 1 ADA SPACE





CARROLL CROSSING

975 AVENT FERRY RD, HOLLY SPRINGS NC

MAJOR SUBDIVISION PLANS
MAJOR SUBDIVISION: CARROLL CROSSING (25-MAS-04)

SITE AND DEVELOPMENT DATA	
JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0648679608, 0648676575
REAL ESTATE ID NUMBER(S):	0174459, 0499903
SITE ADDRESS:	975 AVENT FERRY RD
ZONING	NMX
TOTAL SITE AREA	177,226 SQ FT / 4.07 AC
TOTAL PROPOSED LOTS	2 LOTS
PROPOSED LOT 1	102,322 SQ FT/ 2.35 AC
PROPOSED LOT 2	74,904 SQ FT / 1.72 AC
MINIMUM FRONT SETBACK	25 FT (THOROUGHFARE)
MINIMUM CORNER/SIDE SETBACK	5 FT, 0 FT INTERNAL
MINIMUM SETBACK (RALPH STEPHENS RD)	25 FT (THOROUGHFARE)
MINIMUM REAR SETBACK	20 FT
OPEN SPACE REQUIREMENTS (TOTAL)	
OPEN SPACE (TREE PRESERVATION)	10% (17,826 SQ FT/ 0.41 AC)
URBAN CIVIC SPACE	0.75% (1,338 SQ FT/ 0.03 AC)
FLEXIBLE SPACE	1.5% (2,676 SQ FT/ 0.06 AC)
OPEN SPACE PROVIDED (TOTAL)	
OPEN SPACE (TREE PRESERVATION)	17.8% (31,761 SQ FT/ 0.73 AC)
URBAN CIVIC SPACE	0.75% (1,353 SQ FT/ 0.03 AC)
FLEXIBLE SPACE (AS TREE PRESERVATION) 1.5%	(2,676 SQ FT/ 0.06 AC)
SDT: PUBLIC REALM OPTION #9: INCREASE IN URBAN CIVIC SPACE BY 50%	



VICINITY MAP
NOT TO SCALE

CONTACTS:

ZONING:
CONOR RYAN
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 428-4526

DEVELOPMENT SERVICES:
CONOR RYAN
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 577-3908

BUILDING & INSPECTIONS:
DAVID IVEY
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 557-3914

STREET & HIGHWAY DATA:
NCDOT - RAYMOND HAYES
NORTH CAROLINA DEPT. OF TRANSPORTATION
2612 NORTH DUKE ST
DURHAM, NC 27704
TELEPHONE: (919)-628-8999

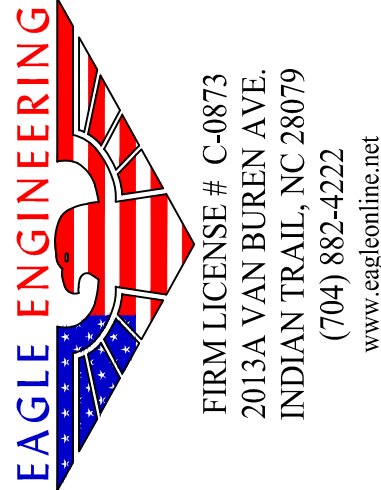
STORM SEWER:
GRANT JONES
TOWN OF HOLLY SPRINGS
ADDRESS
CITY, STATE, ZIP
TELEPHONE: (919) 577-3120

SANITARY SEWER AND WATER:
NATE LESHER
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 577-2911

FIRE:
WAYNE STRICKLAND
TOWN OF HOLLY SPRINGS
128 MAIN ST
HOLLY SPRINGS, NC 27540
TELEPHONE: (919) 567-4002

DRAWING INDEX

DRAWING INDEX		REVISION	#	DESCRIPTION	06/09/2025	09/04/2025	11/24/2025	01/08/2026	4	5	6
CIVIL DRAWINGS											
MAS-0.0	COVER SHEET					●	●	●			
C-1.0	EXISTING CONDITIONS					●	●	●			
C-1.1	EXISTING CONDITIONS NOTES (SHEET REMOVED)					●	●	●			
MAS-2.0	CONCEPTUAL SITE PLAN			●			●	●			
MAS-2.1	CONCEPTUAL SIGN PLAN					●	●	●			
MAS-3.0	CONCEPTUAL LANDSCAPE PLAN					●	●	●			
MAS-4.0	CONCEPTUAL STORM DRAINAGE AND GRADING PLAN					●	●	●			
MAS-5.0	CONCEPTUAL UTILITY PLAN					●	●	●			
MAS-6.0	ARCHITECTURAL STANDARDS					●	●	●			
EX-1	FUTURE GRADING EXHIBIT					●	●	●			



NO.	DATE	BY	IS/RE	DESCRIPTION
1	08/09/2025	DAM		ADDRESSED HOLLY SPRINGS COMMENTS
2	11/24/2025	DAM		ADDRESSED HOLLY SPRINGS COMMENTS
3	01/08/2026	DAM		ADDRESSED HOLLY SPRINGS COMMENTS



CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

COVER SHEET	DESIGNED BY	DAM	CHECKED BY	JLR
	SCALE	AS SHOWN	DATE	06/09/2025
		DRAWN BY	DAM	JOB NUMBER
				8337

MAS-0.0

PROJECT ARCHITECT:
CONTACT:
STREET ADDRESS:
CITY, STATE , ZIP:
PHONE:
EMAIL:

URBAN ARCHITECTURAL GROUP PA
JOHN URBAN, AIA, LEED AP
1242 MANN DR, SUITE 200
MATTHEWS, NC 28105
704-841-1899
JOHNURBAN@URBANAIA.COM

PROJECT ENGINEER:
FIRM LICENSE # :
PROJECT ENGINEER:
STREET ADDRESS:
CITY, STATE, ZIP
PHONE:
EMAIL:

EAGLE ENGINEERING
C-0873
MATTHEW C. KIRCHNER, P.E.
2013A VAN BUREN AVENUE
INDIAN TRAIL, NC 28079
704-882-4222
PC@EAGLEONLINE.NET

PROJECT DEVELOPER:
CONTACT:
STREET ADDRESS:
CITY, STATE , ZIP:
PHONE:
EMAIL:

SAM'S XPRESS CAR WASH
JEANETTE LUCAS
7932 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105
704-209-4507
JLUCAS@SAMSPRESS.COM

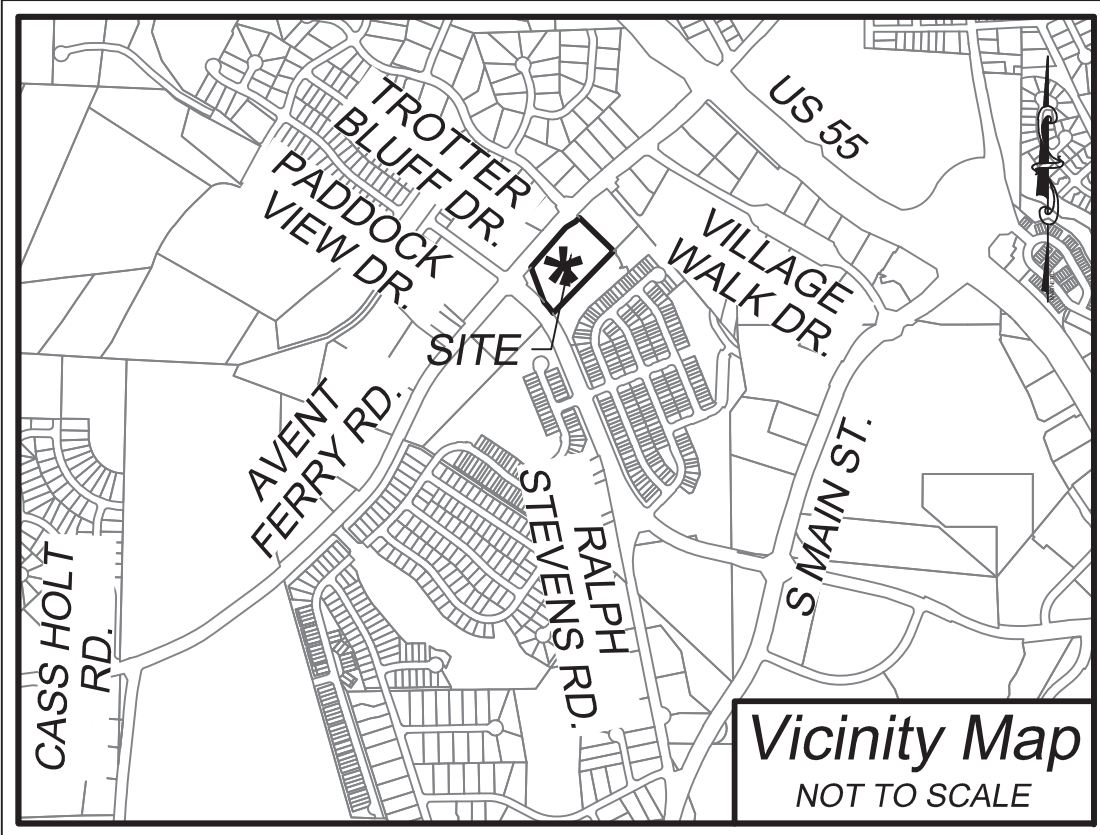
PROJECT APPLICANT:
CONTACT:
STREET ADDRESS:
CITY, STATE , ZIP:
PHONE:
EMAIL:

SAM'S XPRESS CAR WASH
JEANETTE LUCAS
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PRELIMINARY
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CONSTRUCTION



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LEGEND OF SYMBOLS & ABBREVIATIONS

BH - BOREHOLE
BOC - BACK OF CURB
CNS - CONCRETE NAIL SET
C.P. - COMPUTED POINT
CPP - CORRUGATED PLASTIC PIPE
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
ELEV - ELEVATION
EOP - EDGE OF PAVEMENT
EPK - EXISTING P.K. NAIL
EU - END UNKNOWN
FES - FLARED END SECTION
GPUE - GENERAL PUBLIC UTILITY EASEMENT
INV - INVERT
NAVD - NORTH AMERICAN VERTICAL DATUM
NCGS - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON REBAR
N.T.S. - NOT TO SCALE
PKF - PK (PARKER KRYLON) NAIL FOUND
PM - POWER METER
POB - POINT OF BEGINNING
ROW - RIGHT OF WAY
RCP - REINFORCED CONCRETE PIPE
S.T. - SIGHT TRIANGLE
SV - SEWER VALVE
LP - LIGHT POLE
LPSS - LOW PRESSURE SEWER SYSTEM
TCB - TELECOMMUNICATION BOX
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
UFO - UNDERGROUND FIBER OPTIC
UFM - UNDERGROUND FORCE MAIN
UCB - UNDERGROUND CABLE BOX
UCM - UNDERGROUND CABLE MARKER
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCHMARK

UTILITY POLE
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
YARD INLET / AREA DRAIN
SIGN
ELECTRIC BOX/TRANSFORMER
CURB INLET
GUY WIRE
WATER METER

PROPERTY BOUNDARY
GAS - UNDERGROUND GASLINE
P-CH - OVERHEAD UTILITY LINE
P-MG - UNDERGROUND POWER LINE
SS - SANITARY SEWER LINE
SD - STORM DRAIN
W - WATER LINE
X - FENCE LINE
FO - FIBER OPTIC LINE
T-UG - UNDERGROUND TELEPHONE
RIP RAP
PAVEMENT
CONCRETE
EASEMENT
PERMANENT EASEMENT
PUBLIC DRAINAGE EASEMENT
UTILITY EASEMENT

ELM TREE
GUM TREE
MAPLE TREE
PINE TREE
POPLAR TREE

TREE INVENTORY		
TREE SPECIES	NUMBER OF TREES	CALIPER INCHES (DBH)
ELM	2	19
GUM	9	145
MAPLE	2	31
PINE	3	101
POPLAR	1	28
TOTAL	17	324

Parcel Line Table		
Line #	Length	Direction
L1	12.18	N41° 01' 47"E
L2	55.47	N30° 31' 10"W
L3	34.14	N43° 53' 21"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.57	981.00	1.32	N36° 38' 09"W	22.57
C2	38.36	981.00	2.24	N38° 24' 54"W	38.36
C3	151.24	981.00	8.83	N43° 57' 06"W	151.09
C4	49.88	4956.00	0.58	N41° 21' 50"E	49.87

MISCELLANEOUS NOTES

SURVEY POSITIONING IS TIED TO NCGS MONUMENT "EYSTER" USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

SITE ADDRESS: 975 AVENT FERRY ROAD

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

REFERENCE(S):
BK. 6097, PG. 41 (FEE TRACT 1)
BM. 1994, PG. 448 (FEE TRACT 1)
BK. 12029, PG. 758 (FEE TRACT 1, LESS AND EXCEPT)
BK. 17042, PG. 1688 (FEE TRACT 1, LESS AND EXCEPT)
BK. 14000, PG. 2758 (FEE TRACT 1, LESS AND EXCEPT)
BK. 7076, PG. 551 (FEE TRACT 2)
BM. 1996, PG. 1059 (FEE TRACT 2)
BK. 12029, PG. 758 (FEE TRACT 2, LESS AND EXCEPT)
BK. 17042, PG. 1688 (FEE TRACT 2, LESS AND EXCEPT)
BM. 2006, PG. 1976 (FEE TRACT 3)
BK. 14000, PG. 2752 (EASEMENT TRACT)

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1: 55.309. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.

PROJECT DATUM IS REFERENCED TO NAVD 88.

COMBINED GRID FACTOR = 0.99987849

THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A PROTECTED WATERSHED AREA OF THE CAPE FEAR LOCAL WATERSHED PLAN FOR THE MIDDLE CAPE FEAR RIVER BASIN.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.A.M. FLOOD INSURANCE RATE MAP 3720064800K COMMUNITY PANEL NO. 0648 HAVING AN EFFECTIVE DATE OF JULY 19TH, 2022.

THERE ARE NO CURRENT ENCROACHMENTS FOR THE SUBJECT PROPERTY.

THERE ARE NO CURRENT GAPS OR GORES PRESENT WITHIN THE SUBJECT PROPERTY BOUNDARY.

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

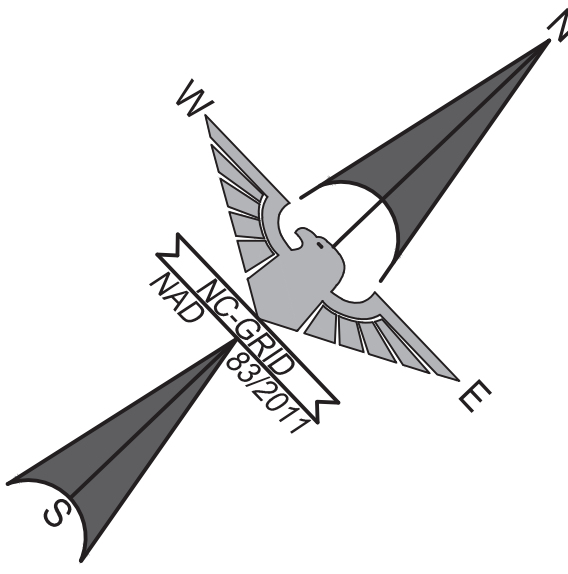
ZONING INFORMATION

ACCORDING TO THE WAKE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESSED ON DATE, THE SUBJECT PROPERTY IS ZONED "NMX" (NEIGHBORHOOD MIXED USE) BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF HOLLY SPRINGS, AND THE APPLICABLE ZONING CODES.

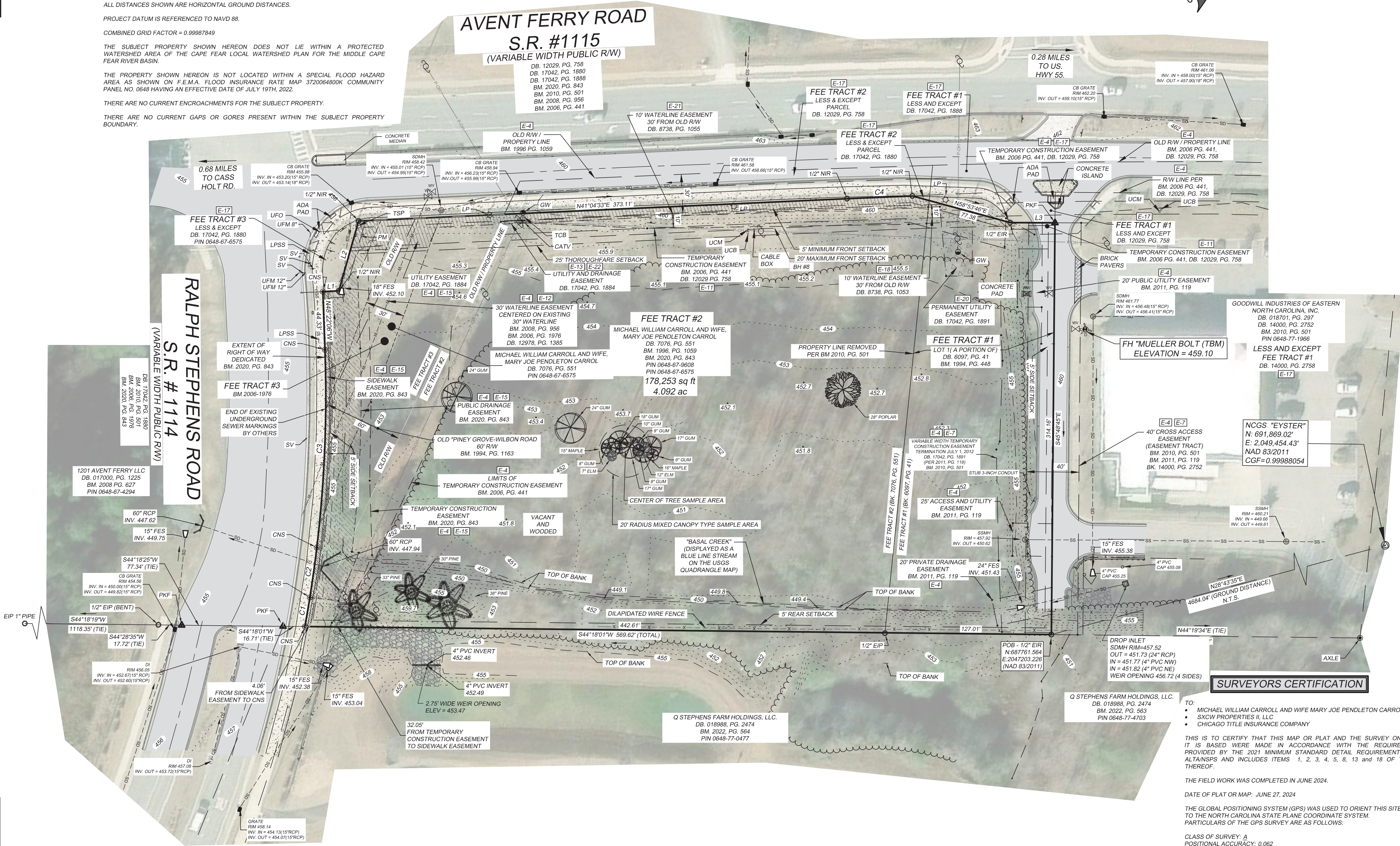
THE FOLLOWING SETBACK, YARD, AND BUILDING HEIGHT REQUIREMENTS ARE PER TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE SECTION 2.2.2, TABLE A BEING LAST AMENDED OCTOBER 17TH, 2023.

MINIMUM FRONT SETBACK: 5 FEET
MAXIMUM FRONT SETBACK: 20 FEET
THOROUGHFARE SETBACK: 25 FEET
REAR SETBACK: 5 FEET
SIDE YARD: 5 FEET
MIN HEIGHT: 20 FEET

USERS OF THIS SURVEY ARE REQUIRED TO USE SHEET 1 AND 2 ATTACHED HERETO.



AVENT FERRY ROAD
S.R. #1115
(VARIABLE WIDTH PUBLIC RW)



SURVEYORS CERTIFICATION

TO:
MICHAEL WILLIAM CARROLL AND WIFE MARY JOE PENDLETON CARROLL
SXCV PROPERTIES II, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 13 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN JUNE 2024.

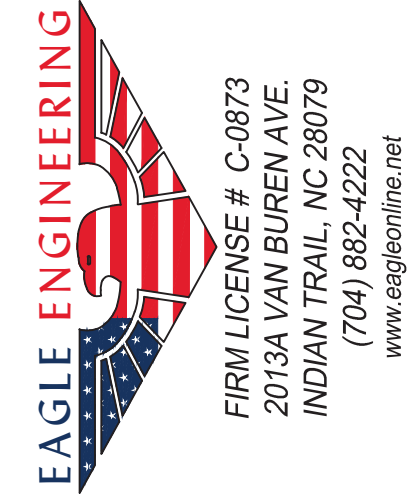
DATE OF PLAT OR MAP: JUNE 27, 2024

THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO ORIENT THIS SITE TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. PARTICULARS OF THE GPS SURVEY ARE AS FOLLOWS:

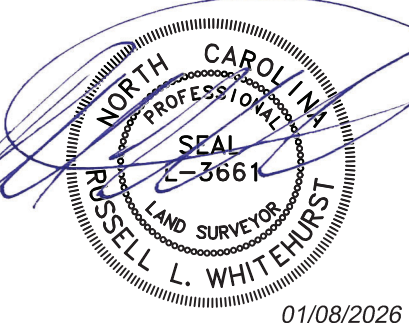
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.062
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 06/24/2024
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "EYSTER"
GEOID MODEL: 2018
COMBINED GRID FACTOR(S): 0.99988054
UNITS: US FEET

SIGNED AND SEALED
RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR # 3661
STATE OF NORTH CAROLINA

08/27/2024



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net



NO.	DATE	BY	ISSUE
1	08-09-2024	RMC	ADDRESS ATTORNEY COMMENTS
2	08-11-2025	ATZ	ADD TREE SURVEY DATA
3	11-18-2025	RMC	ADDRESS TOWN OF HOLLY SPRINGS TREE SURVEY COMMENTS
4	01-08-2026	JDM	REVISED PER TOWN OF HOLLY SPRINGS COMMENTS



PROPERTY OF: MICHAEL WILLIAM CARROLL AND WIFE, MARY JOE PENDLETON CARROLL
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NC
CERTIFY TO:
SXCV PROPERTIES II, LLC
MICHAEL WILLIAM CARROLL AND WIFE, MARY JOE PENDLETON CARROLL
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS SURVEY
4.092 ACRES (TOTAL)
CHECKED BY: RLW
JOB NUMBER: 8337
DRAWN BY: RMC
DATE: 06/27/2024
Scale: 1" = 40'
Sheet: C-1.0

USERS OF THIS SURVEY ARE REQUIRED TO USE SHEET 1 AND 2 ATTACHED HERETO.

ITEMS CORRESPONDING TO SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 24-07402WS (REVISION ONE 6/20/2024) FOLLOWED BY (REVISION TWO 8/08/2024)
ISSUING OFFICE FILE NO. 24-07402WS
PROPERTY ADDRESS: 0 AND 975 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540
COMMITMENT DATE: MAY 23, 2024 AT 8:00 AM

PROPOSED INSURED: SXCV PROPERTIES II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
THE ESTATE OR INTEREST TO BE INSURED: FEE SIMPLE AND EASEMENT
THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: MICHAEL W. CARROLL AND WIFE, MARY JOE PENDLETON CARROLL

SCHEDULE B, PART II - EXCEPTIONS
SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE. THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **NOT A MATTER OF SURVEY**

THE FOLLOWING EXCEPTIONS APPLY TO ALL TRACTS:

2. TAXES OR ASSESSMENTS FOR THE YEAR 2024, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. **NOT A MATTER OF SURVEY**

3. TERMS, PROVISIONS, OPTIONS, RIGHT OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) APPEARING IN THE PUBLIC RECORDS, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S). **NOT A MATTER OF SURVEY**

E-4 4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, PAGE 1059; PLAT BOOK 1989, PAGE 434; PLAT BOOK 1994, PAGE 448; PLAT BOOK 2006, PAGE 441; PLAT BOOK 2006, PAGE 1976; PLAT BOOK 2008, PAGE 958; PLAT BOOK 2010, PAGE 501; PLAT BOOK 2011, PAGE 119; PLAT BOOK 2020, PAGE 843. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

5. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES. **NOT A MATTER OF SURVEY.**

6. ~~INTENTIONALLY DELETED~~ ACCESS TO THE LAND IS AVAILABLE ONLY BY MEANS OF PRIVATE EASEMENT.

E-7 7. TERMS, CONDITIONS AND RIGHTS OF OTHERS OF THE DECLARATION OF EASEMENT, CROSS ACCESS, AND MAINTENANCE AGREEMENT RECORDED IN BOOK 14000, PAGE 2752. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

E-8 8. EASEMENT IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 934, PAGE 387 **(BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)**; BOOK 1024, PAGE 258 **UNABLE TO DETERMINE LOCATION OF THIS EXCEPTION AND BOOK 4637, PAGE 703. GENERAL IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.**

E-9 9. EASEMENT IN FAVOR OF CENTRAL CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1097, PAGE 399. **GENERAL IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.**

E-10 10. EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY OF THE CAROLINAS RECORDED IN BOOK 1240, PAGE 383. **GENERAL IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.**

E-11 11. TEMPORARY CONSTRUCTION EASEMENT FAVOR OF THE TOWN OF HOLLY SPRINGS IN NORTH CAROLINA GENERAL WARRANTY DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 12029, PAGE 758. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

E-12 12. 30' WATERLINE EASEMENT IN FAVOR OF THE TOWN OF HOLLY SPRINGS IN NORTH CAROLINA SPECIAL WARRANTY DEED RECORDED IN BOOK 12978, PAGE 1385. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

E-13 13. EASEMENT FOR UTILITY AND DRAINAGE PURPOSES IN FAVOR OF THE TOWN OF HOLLY SPRINGS RECORDED IN BOOK 17042, PAGE 1884. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

E-14 14. EASEMENT IN FAVOR OF DUKE ENERGY PROGRESS, LLC RECORDED IN BOOK 17311, PAGE 2592. **GENERAL IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.**

E-15 15. PERMANENT PUBLIC DRAINAGE, RIGHT OF WAY AND PUBLIC SIDEWALK AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 17890, PAGE 418. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.**

E-16 16. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF AVENT FERRY ROAD (SR 1115) AND PINEY GROVE WILBON ROAD (SR 1101). **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

E-17 17. ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACURATE AND COMPLETE LAND SURVEY OF THE LAND. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

THE FOLLOWING EXCEPTIONS APPLY TO FEE TRACT #1:

E-18 18. DEED OF EASEMENT FOR WATER LINE PURPOSES IN FAVOR OF THE TOWN OF HOLLY SPRINGS RECORDED IN BOOK 8738, PAGE 1053. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

E-19 19. EASEMENT IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY D/B/A PROGRESS ENERGY CAROLINAS, INC., RECORDED IN BOOK 11557, PAGE 706, BOOK 13609, PAGE 746 AND BOOK 14729, PAGE 1569. **GENERAL IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.**

E-20 20. EASEMENT FOR UTILITY LINE PURPOSES IN FAVOR OF THE TOWN OF HOLLY SPRINGS RECORDED IN BOOK 17042, PAGE 1891. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

THE FOLLOWING EXCEPTIONS APPLY TO FEE TRACT #2 AND FEE TRACT #3:

E-21 21. DEED OF EASEMENT FOR WATER LINE PURPOSES IN FAVOR OF THE TOWN OF HOLLY SPRINGS RECORDED IN BOOK 8738, PAGE 1055. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

E-22 22. EASEMENT FOR UTILITY AND DRAINAGE PURPOSES IN FAVOR OF THE TOWN OF HOLLY SPRINGS RECORDED IN BOOK 17042, PAGE 1884. **AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.**

EXHIBIT "A" LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION
LYING AND BEING SITUATE IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FEE TRACT #1
BEING THAT CERTAIN LOT OR PARCEL OF LAND LYING IN THE TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 1, CONTAINING 3.00 ACRES, AS SHOWN ON MAP ENTITLED "FINAL PLAT MINOR SUBDIVISION FOR FOR MICHAEL WILLIAM CARROLL AND MARY JOE PENDLETON CARROLL," AS RECORDED IN BOOK OF MAPS 1984, PAGE 448, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF HOLLY SPRINGS BY NORTH CAROLINA GENERAL WARRANTY DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 12029, PAGE 758, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION CONVEYED TO GOODWILL COMMUNITY FOUNDATIO, INC., A NORTH CAROLINA NON-PROFIT CORPORATION, BY GENERAL WARRANTY DEED RECORDED IN BOOK 14000, PAGE 2758, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF HOLLY SPRINGS BY GENERAL WARRANTY DEED FOR STREET RIGHT OF WAY RECORDED IN BOOK 17042, PAGE 1888, WAKE COUNTY REGISTRY.

FEE TRACT #2
BEING THAT CERTAIN LOT OR PARCEL OF LAND LYING IN THE TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2A, CONTAINING 3.01 ACRES, AS SHOWN ON MAP ENTITLED "BOUNDARY SURVEY & PLAT FOR MICHAEL WILLIAM CARROLL AND MARY JOE PENDLETON CARROLL," DATED MARCH 25, 1984, AND RECORDED IN BOOK OF MAPS 1996, PAGE 1059, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF HOLLY SPRINGS BY NORTH CAROLINA GENERAL WARRANTY DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 12029, PAGE 758, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF HOLLY SPRINGS BY GENERAL WARRANTY DEED FOR STREET RIGHT OF WAY RECORDED IN BOOK 17042, PAGE 1880, WAKE COUNTY REGISTRY.

FEE TRACT #3
TOGETHER WITH THAT CERTAIN LOT OR PARCEL OF LAND LYING IN THE TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN RW OF AVENT FERRY ROAD (SR 1115), SAID POINT BEING THE INTERSECTION OF SAID RW AND THE OLD RW OF PINEY GROVE WILBON ROAD (SR 1101) AS SHOWN ON A MAP ENTITLED "RIGHT OF WAY/EASEMENT ACQUISITION PLAT" BY WK DICKSON AND RECORDED IN BOOK OF MAPS 2008 PAGE 1976 WAKE COUNTY REGISTRY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CERTAIN TRACT NOW ORFORMERLY OWNED BY MICHAEL W. CARROLL AND MARY JO CARROLL AS RECORDED IN DEED BOOK 7078 PAGE 551 WAKE COUNTY REGISTRY, PROCEEDING THENCE WITH THE OLD RW OF PINEY GROVE WILBON ROAD (SR 1101) S 21°01'45" E 347.76' TO A POINT IN THE SOUTHERN LINE OF THE ABOVE REFERENCED DEED, THENCE WITH SAID LINE S 44°19'45" W 20.64' TO A POINT IN THE NEW RW OF PINEY GROVE WILBON ROAD (SR 1101), PROCEEDING THENCE WITH SAID RW ALONG A CURVE TO THE LEFT 41.11', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 38°53'56" W 41.11', THENCE CONTINUING WITH SAID RW ALONG ANOTHER CURVE TO THE LEFT 88.89', SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 40°45'43" W 88.85', THENCE CONTINUING WITH SAID RW ALONG ANOTHER CURVE TO THE LEFT 92.96' SAID CURVE HAVING A RADIUS OF 964.00' AND A CHORD OF N 46°09'15" W 92.53', THENCE WITH SAID RW N 48°54'17" W 60.66' AND N 03°54'17" W 35.35' TO A POINT IN THE SOUTHERN RW OF AVENT FERRY ROAD (SR 1115), PROCEEDING THENCE WITH SAID RW N 41°05'43" E 132.63' TO THE POINT AND PLACE OF BEGINNING.

EASEMENT TRACT
TOGETHER WITH THE RIGHTS, PRIVILEGES, AND EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT, CROSS ACCESS AND MAINTENANCE AGREEMENT RECORDED IN BOOK 14000, PAGE 2752, WAKE COUNTY REGISTRY.

AS-SURVEYED LEGAL DESCRIPTION

BEING ALL THAT PARCEL OF LAND LOCATED IN THE HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AS RECORDED IN DEED BOOK 7078, PAGE 551, MAP BOOK 1996, PAGE 1059 AND MAP BOOK 2020, PAGE 843 (PIN: 0648-67-9608); DEED BOOK 17042, PAGE 1880 (PIN: 0648-77-6575) OF THE WAKE COUNTY REGISTER OF DEEDS BEING BOUND BY THE EASTERLY RIGHT OF WAY MARGIN OF RALPH STEPHENS ROAD (S.R. #1114) ALONG WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF AVENT FERRY ROAD (S.R. #1115) AND ADJOINING THE LANDS OF GOODWILL INDUSTRIES OF NORTH CAROLINA, INC. (PIN: 0648-77-1966) AS RECORDED IN DEED BOOK 18701, PAGE 297, MAP BOOK 2010, PAGE 901 AND Q STEPHENS FARM HOLDINGS, LLC. (PIN: 0648-77-0477) AS RECORDED IN DEED BOOK 18988, PAGE 2474, MAP BOOK 2022, PAGE 564 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1 1/2" REBAR HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 687761.564' E: 2047203.226' (NAD83/2011), BEING THE SOUTHERN MOST CORNER OF THE AFOREMENTIONED GOODWILL INDUSTRIES OF NORTH CAROLINA, INC. PROPERTY, SAID REBAR ALSO LYING IN THE ADJOINING LINE OF THE AFOREMENTIONED Q STEPHENS FARM HOLDINGS, LLC., AND RUNS THENCE WITH SAID LINE SOUTH 44° 18' 01" WEST FOR A DISTANCE OF 589.62 FEET TO A CONCRETE NAIL SET IN THE EASTERLY MARGIN OF RALPH STEPHENS ROAD.

THENCE WITH THE AFORESAID RIGHT OF WAY FOR THE FOLLOWING SIX (6) CALLS: (1) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 22.57 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 36° 38' 09" WEST 22.57 FEET TO A CONCRETE NAIL SET; (2) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 38.36 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38° 24' 54" WEST 38.36 FEET TO A CONCRETE NAIL SET; (3) ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET, AN ARC LENGTH OF 151.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 43° 57' 06" WEST 151.09 FEET TO A CONCRETE NAIL SET; (4) NORTH 48° 22' 06" WEST FOR A DISTANCE OF 44.33 FEET TO A CONCRETE NAIL SET; (5) NORTH 41° 01' 41" EAST FOR A DISTANCE OF 12.18 FEET TO A 1/2" NEW IRON REBAR; (6) NORTH 30° 31' 10" WEST FOR A DISTANCE OF 55.47 FEET TO A 1/2" NEW IRON REBAR IN THE RIGHT OF WAY MARGIN OF THE AFOREMENTIONED AVENT FERRY ROAD.

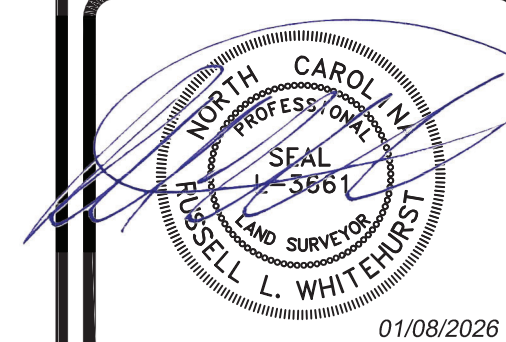
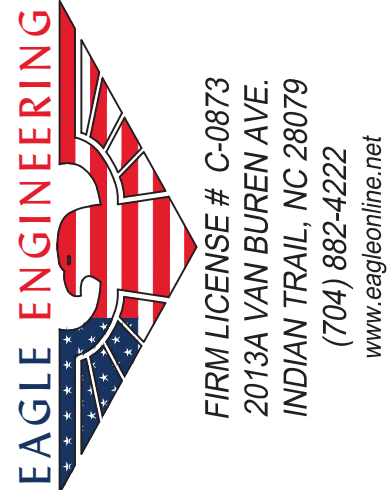
THENCE WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF AVENT FERRY ROAD FOR THE FOLLOWING FOUR (4) CALLS: (1) NORTH 41° 04' 33" EAST FOR A DISTANCE OF 373.11 FEET TO A 1/2" NEW IRON REBAR; (2) ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 4956.00 FEET, AN ARC LENGTH OF 49.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 41° 21' 50" EAST 49.87 FEET TO A 1/2" NEW IRON REBAR; (3) NORTH 58° 53' 46" EAST FOR A DISTANCE OF 77.38 FEET TO AN EXISTING 1 1/2" REBAR; (4) NORTH 43° 53' 21" EAST FOR A DISTANCE OF 34.14 FEET TO AN EXISTING PK NAIL FOUND, BEING THE NORTH WESTERN MOST PROPERTY CORNER OF THE AFORESAID GOODWILL INDUSTRIES OF NORTH CAROLINA, INC.

THENCE WITH SAID CORNER AND LEAVING THE RIGHT OF WAY MARGIN OF AVENT FERRY ROAD, SOUTH 45° 48' 45" EAST FOR A DISTANCE OF 314.16 FEET TO AN EXISTING 1 1/2" REBAR BEING THE POINT AND PLACE OF BEGINNING.

THE PARCEL AS DESCRIBED CONTAINS 4.092 ACRES, MORE OR LESS, ALL AS SHOWN ON THAT CERTAIN ALTANSPS SURVEY PREPARED BY EAGLE ENGINEERING, INC. (RUSSELL L. WHITEHURST, PLS) DATED JUNE 27TH, 2024, BEING LAST REVISED ON 08/09/2024.

BEING THE SAME VESTING PROPERTIES AS OUTLINED IN TITLE COMMITMENT NUMBER 24-07402WS, (REVISION TWO 08/08/2024) FROM TITLE COMMITMENT DATED MAY 23, 2024 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.

TOGETHER WITH THE RIGHTS, PRIVILEGES, AND EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT, CROSS ACCESS, AND MAINTENANCE AGREEMENT RECORDED IN BOOK 14000, PAGE 2752, WAKE COUNTY REGISTRY.



NO.	DATE	BY	ISSUE
1	06-09-2024	RMC	ADDRESS ATTORNEY COMMENTS
2	08-11-2025	ATZ	ADD TREE SURVEY DATA
3	11-16-2025	RMC	ADDRESS TOWN OF HOLLY SPRINGS TREE SURVEY COMMENTS
4	01-09-2026	JDM	REVISED FEET TOWN OF HOLLY SPRINGS COMMENTS



PROPERTY OF: MICHAEL WILLIAM CARROLL AND WIFE, MARY JOE PENDLETON CARROLL
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NC

CERTIFY TO:
SXCV PROPERTIES II, LLC
MICHAEL WILLIAM CARROLL AND WIFE, MARY JOE PENDLETON CARROLL
CHICAGO TITLE INSURANCE COMPANY

ALTANSPS SURVEY
4.092 ACRES (TOTAL)

DESIGNED BY N/A	DRAWN BY RMC	CHECKED BY RLW
Scale 1" = 40'	DATE 06/27/2024	JOB NUMBER 8337

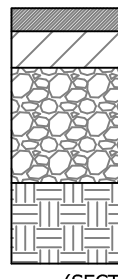
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C-1.1

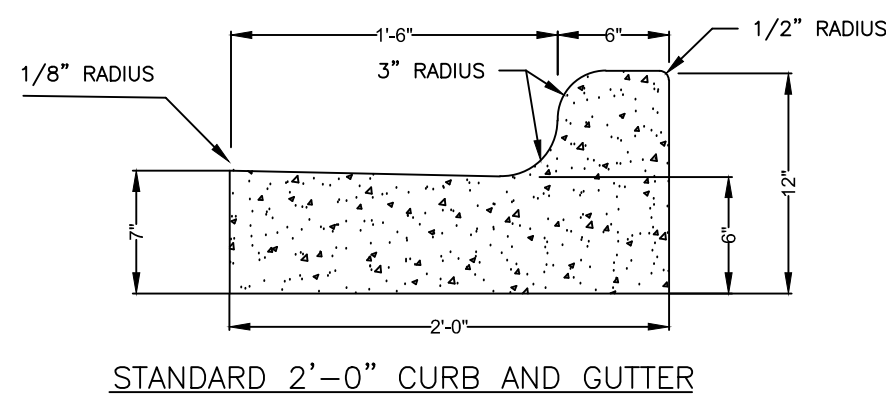


VICINITY MAP
1" = 500'

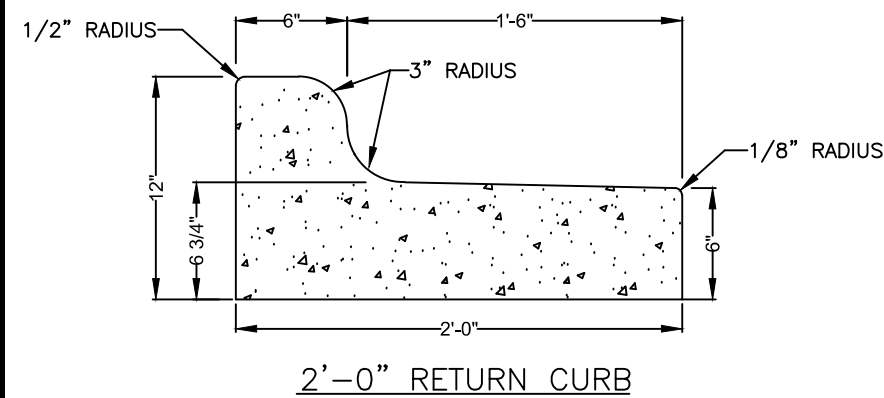
* PAVEMENT SECTIONS SHOWN ARE A STANDARD PAVEMENT SECTION. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SPECIFIC PAVEMENT SECTION BASED ON SOIL CONDITIONS.



ACCESS ROAD ASPHALT PAVEMENT DETAIL*
(NTS)



STANDARD 2'-0" CURB AND GUTTER

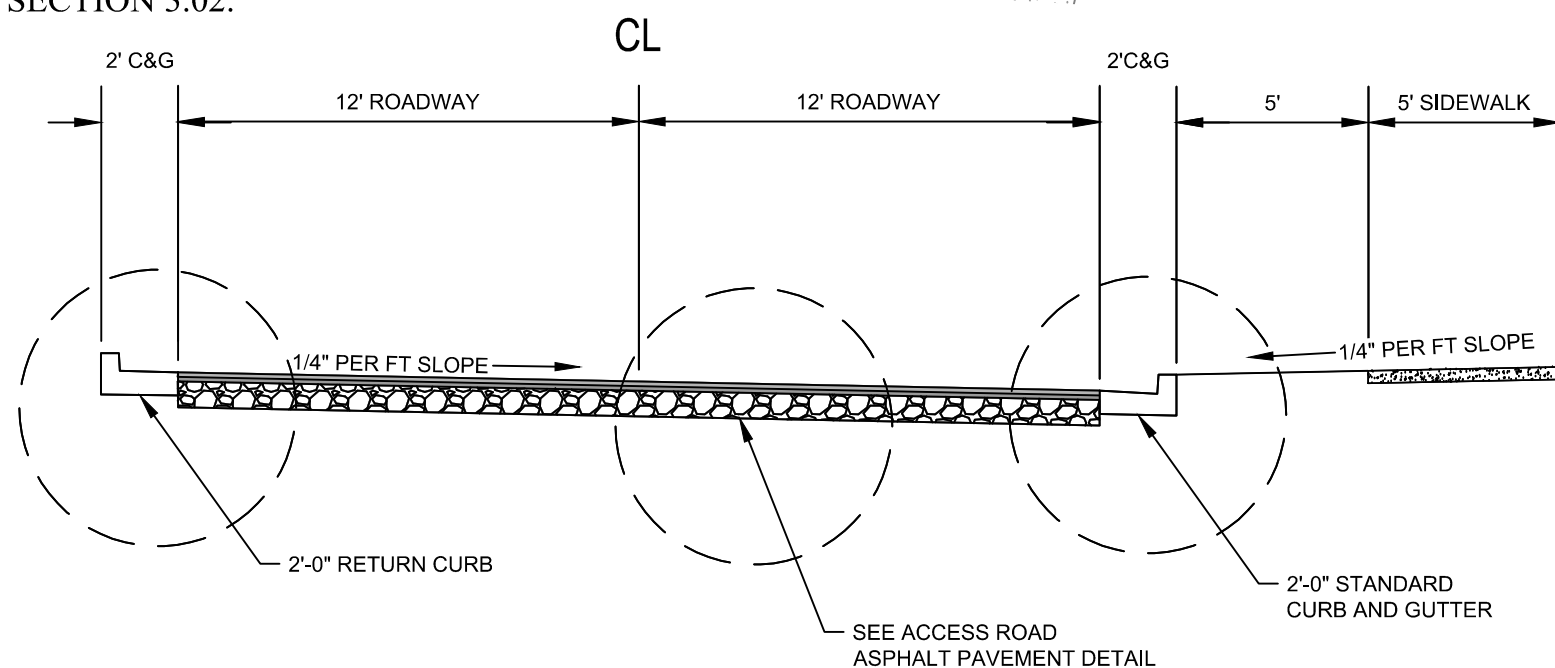


2'-0" RETURN CURB

ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02.

MINIMUM PAVEMENT DESIGN

1-1/2" 9.5C
1-1/2" 9.5C
8" A.B.C.
STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.



SUPER ELEVATED PRIVATE ACCESS ROAD
(NOT TO SCALE)

NOTE:

THE PLANNED CROSS SECTIONS FOR BOTH AVENT FERRY ROAD AND RALPH STEPHENS ROAD EXIST CURRENTLY AND WILL NOT REQUIRE ADDITIONAL ROAD WIDENING.

0.75% OF THE TOTAL AREA (0.031 AC, OR 1,353 SQ FT) SHALL BE DEDICATED AS OPEN SPACE TO PUBLIC USE IN THE FORM OF A URBAN CIVIC SPACE CONSISTING OF SIDEWALKS, PLANTERS, PUBLIC ART, AND STAMPED CONCRETE/PAVERS LOCATED AT THE NORTH EASTERN CORNER OF THE SITE.

1.5% OF THE TOTAL AREA (0.061 AC, OR 2,676 SQ FT) SHALL BE DEDICATED AS FLEXIBLE SPACE TO PUBLIC USE IN THE FORM OF ADDITIONAL TREE PRESERVATION AREA

17.8% OF THE TOTAL AREA (0.73 AC, OR 31,761 SQ FT) SHALL BE DEDICATED AS TREE PRESERVATION SPACE IN THE FORM OF UNDISTURBED VEGETATION LOCATED ON THE SOUTH SIDE OF THE PROPERTY MOSTLY WITHIN THE RIPARIAN ZONE 1 BUFFER. THIS NUMBER INCLUDES THE FLEXIBLE SPACE OF 2,676 SQ FT

A DEED OF EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS SHALL BE EXECUTED BETWEEN PROPERTY OWNERS AT THE TIME OF PLAT.

SITE AND DEVELOPMENT DATA

JURISDICTION	HOLLY SPRINGS
TAX PARCEL(S):	0648679608, 0648676575
REAL ESTATE ID NUMBER(S):	0174459, 0499903
SITE ADDRESS:	975 AVENT FERRY RD
ZONING	NMX
TOTAL SITE AREA	177,226 SQ FT / 4.07 AC
TOTAL PROPOSED LOTS	2 LOTS
PROPOSED LOT 1	102,322 SQ FT / 2.35 AC
PROPOSED LOT 2	74,904 SQ FT / 1.72 AC
MINIMUM FRONT SETBACK	25 FT (THOROUGHFARE)
MINIMUM CORNER/SIDE SETBACK	5 FT, 0 FT INTERNAL
MINIMUM SETBACK (RALPH STEPHENS RD)	25 FT (THOROUGHFARE)
MINIMUM REAR SETBACK	20 FT
OPEN SPACE REQUIREMENTS (TOTAL)	
OPEN SPACE (TREE PRESERVATION)	10% (17,826 SQ FT / 0.41 AC)
URBAN CIVIC SPACE	0.75% (1,338 SQ FT / 0.03 AC)
FLEXIBLE SPACE	1.5% (2,676 SQ FT / 0.06 AC)
OPEN SPACE PROVIDED (TOTAL)	
OPEN SPACE (TREE PRESERVATION)	17.8% (31,761 SQ FT / 0.73 AC)
URBAN CIVIC SPACE	0.75% (1,338 SQ FT / 0.03 AC)
FLEXIBLE SPACE (AS TREE PRESERVATION) 1.5%	(2,676 SQ FT / 0.06 AC)
SDT: PUBLIC REALM OPTION #9:	INCREASE IN URBAN CIVIC SPACE BY 50%

AVENT FERRY RD
(S.R. #1115)
VARIABLE WIDTH PUBLIC ROW

LAYOUT FOR LOT #2 IS FOR DEMONSTRATION PURPOSES ONLY AND IS SUBJECT TO ALL UDO STANDARDS AT THE TIME OF DEVELOPMENT PLAN

PROPOSED LAYOUT FOR LOT #1 IS FOR DEMONSTRATION PURPOSES ONLY AND IS SUBJECT TO ALL UDO STANDARDS AT THE TIME OF THE DEVELOPMENT PLAN

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleinc.net

NORTH CAROLINA SEAL
045509
Matthew C. Williams
Professional Engineer
04/08/2026

NO.	DATE	BY	IS/ISSUE
1	08/04/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS
2	11/24/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS
3	01/09/2026	DAM	ADDRESSED HOLLY SPRINGS COMMENTS

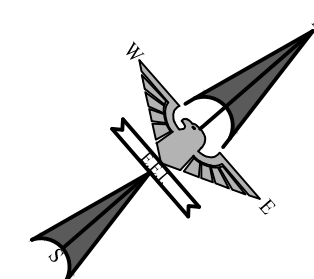
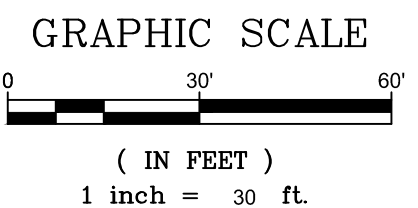
CAR WASH
COME X-PRESS
OWNER: GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA, INC
ZONE: CB

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

CONCEPTUAL SITE PLAN
DESIGNED BY: DAM
CHECKED BY: JLR
DRAWN BY: DAM
DATE: 06/09/2025
JOB NUMBER: 8337
AS SHOWN

Sheet
MAS-2.0

PRELIMINARY
NOT FOR
CONSTRUCTION



PIN: 0648-77-0447
OWNER: Q STEPHENS FARM HOLDINGS LLC
ZONE: NCR CD

POB - 1/2" EIR
N: 687761.56
E: 2047203.23
(NAD 83/2011)

NGG EYSTER
N: 691,896.02
E: 2,049,454.43
CGP = 0.695890254

PIN: 0648-77-1966
OWNER: GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA, INC
ZONE: CB

18' X 223' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

18' X 385' SIGHT TRIANGLE
(AS PER TABLE 3.2, PS-35, RT TURN)

PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

CH=49.87 N41°21'50"E
L=49.88 R=4956.00

N41°04'33"E

174.90'

10' THOROUGHFARE LANDSCAPE BUFFER

25' THOROUGHFARE SETBACK

60'

COMMERCIAL BUILDING FOR DEMONSTRATION ONLY (3,000 SQ FT)

N48°54'46"W
110.19'

3 SPACES

3 SPACES

LOT : 2
74,904 sq ft
1.72 ac

DEVELOPABLE AREA FOR LOT 2
31,135 ST FT OR 0.71 AC

EXISTING 30' WATERLINE EASEMENT

EXISTING 30' UTILITY EASEMENT

EXISTING 23' PUBLIC DRAINAGE EASEMENT

10' THOROUGHFARE LANDSCAPE BUFFER

25' THOROUGHFARE SETBACK

N48°22'08"W
44.39'

N41°01'47"E
8.18'

EX 65' B-B

46'48" CL TO ROW

18' X 305' SIGHT TRIANGLE
(AS PER TABLE 3.2, PS-35)
(TRAFFIC SIGNAL CONTROL)

PAVERS/ STAMPED CONCRETE

PUBLIC ART, EXACT ITEM TO BE DETERMINED PRIOR TO PLAN APPROVAL

PROPOSED OPEN SPACE = 1,353 SQ FT
TOTAL TO BE DEDICATED FOR PUBLIC USE,
CONSISTING OF PUBLIC ART AND PLANTERS,
STAMPED CONCRETE/PAVERS, SIDEWALKS,
AND LANDSCAPING ELEMENTS.

18' X 385' SIGHT TRIANGLE
(AS PER TABLE 3.2, PS-35, RT TURN)

18' X 223' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

20' PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

EXISTING ACCESS RD (PRIVATE)

40' CROSS ACCESS EASEMENT

25' B-B

15' X 250' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

3' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

20' ZONE NR8 2 RIPARIAN BUFFER

20' ZONE NR8 1 RIPARIAN BUFFER

EXISTING TOP OF STREAM BANK

38' PINE

41' PINE

S44°18'01"W
266.59'

S44°18'01"W
299.97'

N28°43'35"E
4686.04 GROUND DISTANCE (NTS)

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

20' PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

EXISTING ACCESS RD (PRIVATE)

40' CROSS ACCESS EASEMENT

25' B-B

15' X 250' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

3' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

20' ZONE NR8 2 RIPARIAN BUFFER

20' ZONE NR8 1 RIPARIAN BUFFER

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41' PINE

S44°18'01"W
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PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

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5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

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PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

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PROPOSED 20' ACCESS EASEMENT

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20' ZONE NR8 1 RIPARIAN BUFFER

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41' PINE

S44°18'01"W
266.59'

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299.97'

N28°43'35"E
4686.04 GROUND DISTANCE (NTS)

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

20' PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

EXISTING ACCESS RD (PRIVATE)

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25' B-B

15' X 250' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

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5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

20' ZONE NR8 2 RIPARIAN BUFFER

20' ZONE NR8 1 RIPARIAN BUFFER

EXISTING TOP OF STREAM BANK

38' PINE

41' PINE

S44°18'01"W
266.59'

S44°18'01"W
299.97'

N28°43'35"E
4686.04 GROUND DISTANCE (NTS)

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

20' PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

EXISTING ACCESS RD (PRIVATE)

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15' X 250' SIGHT TRIANGLE
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5' TYPE A LANDSCAPE BUFFER

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PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

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20' ZONE NR8 1 RIPARIAN BUFFER

EXISTING TOP OF STREAM BANK

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41' PINE

S44°18'01"W
266.59'

S44°18'01"W
299.97'

N28°43'35"E
4686.04 GROUND DISTANCE (NTS)

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

20' PUBLIC UTILITY EASEMENT
BM. 2011, PG. 119

PROPOSED SIGHT TRIANGLE EASEMENT

EXISTING ACCESS RD (PRIVATE)

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25' B-B

15' X 250' SIGHT TRIANGLE
(MAX DISTANCE TO INTERSECTION)

3' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

5' TYPE A LANDSCAPE BUFFER

PROPOSED 5' SIDEWALK
(4" THICK AND 3,000 PSI)

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

20' ZONE NR8 2 RIPARIAN BUFFER

20' ZONE NR8 1 RIPARIAN BUFFER

EXISTING TOP OF STREAM BANK

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S44°18'01"W
266.59'

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299.97'

N28°43'35"E
4686.04 GROUND DISTANCE (NTS)

PROPOSED ACCESS ROAD
SEE DETAIL ON THIS SHEET

20' PRIVATE DRAINAGE EASEMENT
BM. 2011, PG. 119

<

ARCHITECTURAL DESIGN STANDARDS AND ELEMENTS ACROSS MAJOR SUBDIVISION

- ALL BUILDINGS WITHIN THE MAJOR SUBDIVISION ARE TO BE CONSTRUCTED WITH MASONRY EXTERIOR FINISHES WITH A MEDIUM GRAY COLOR. THE BASE OF THE BUILDING AND ACCENT AREAS WILL BE CREAM BRICK COLOR. (SEE DETAILS ON THIS SHEET)
- ALL SCREENING WALLS AND ACCESSORY STRUCTURES SHALL BE CONSTRUCTED WITH MASONRY EXTERIOR FINISHES TO MATCH THE BUILDINGS
- ALL BUILDINGS WITHIN 50 FT OF THE AVENT FERRY ROAD SHALL HAVE AN ENTRANCE FACING THE ROAD AND SHALL HAVE SIDEWALK CONNECTIONS TO THE MAIN 8 FT SIDEWALK ALONG THE THOROUGHFARE
- ALL BUILDINGS SHALL HAVE ARCHITECTURAL DESIGN ELEMENTS TO PROVIDE VISUAL INTEREST INCLUDING THE FOLLOWING:
 - HORIZONTAL VARIATIONS TO DISTINGUISH THE BASE, MIDDLE, AND CAP OF EACH BUILDING
 - VERTICAL VARIATIONS TO PROJECTIONS OR RECESSES SPACED NO MORE THAN 50 FT APART
 - 60% OF THE PRIMARY BUILDING FAÇADE MUST BE CONSTRUCTED OF TYPE 1 MATERIALS
- ALL BOLLARDS ON SITE SHALL BE PAINTED BLACK



BRICK COLOR OPTIONS



EIFS/ TYPE 2 MATERIALS
COLOR OPTIONS

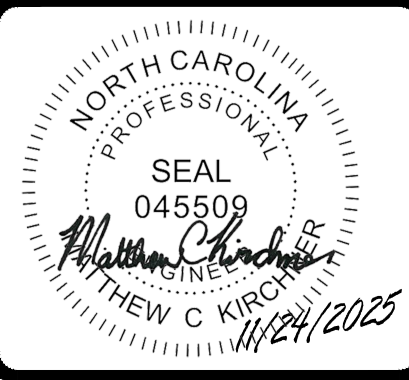
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NOT FOR
CONSTRUCTION



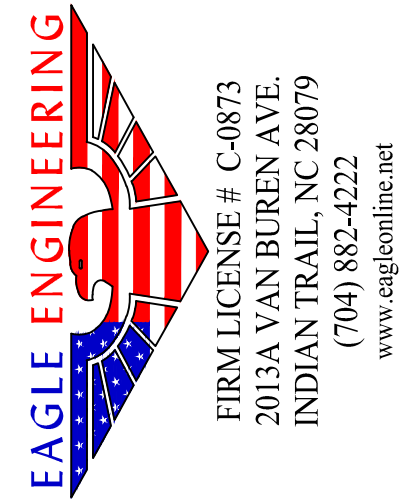
CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

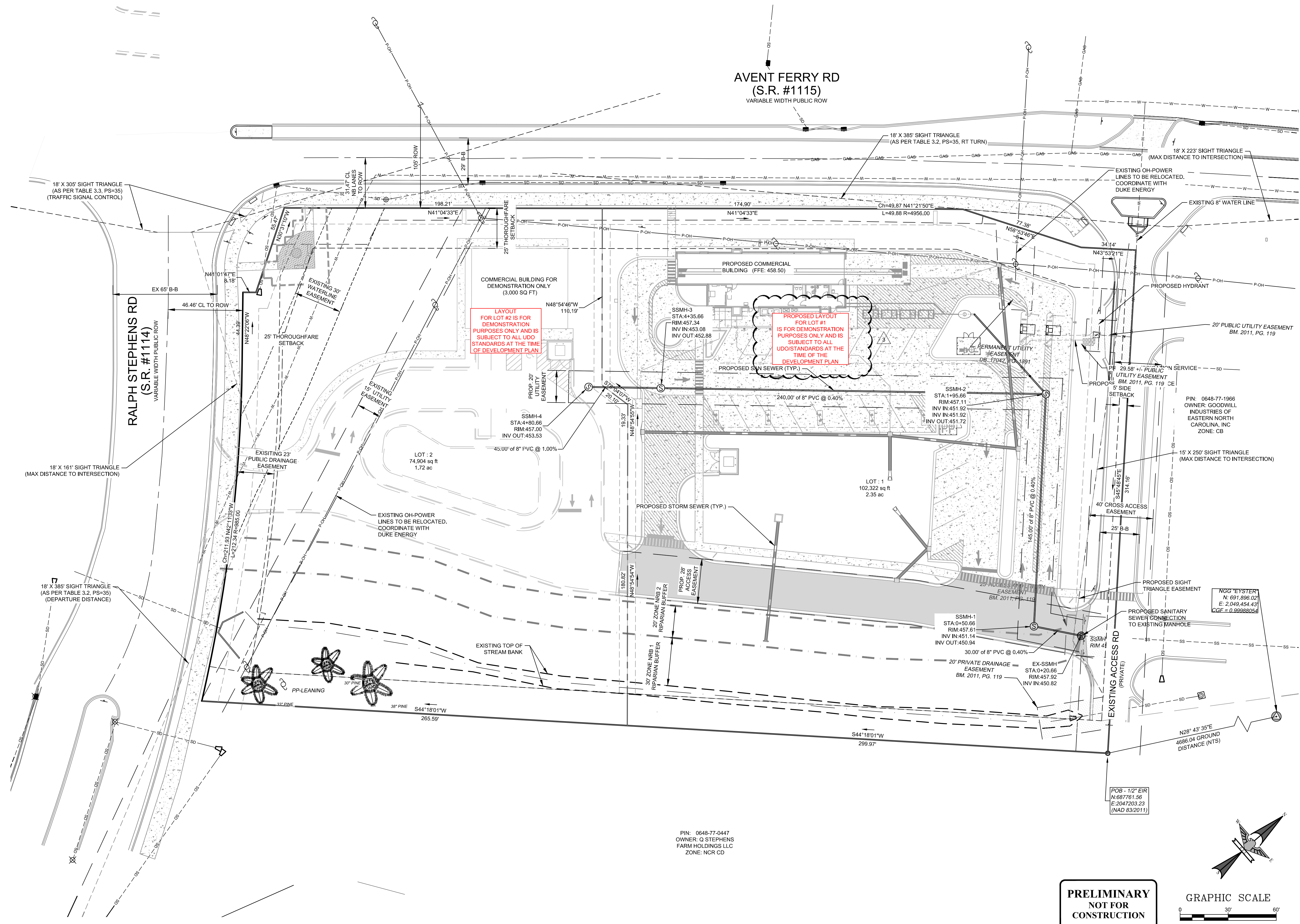
ARCHITECTURAL STANDARDS	DESIGNED BY SCALE	DRAWN BY DATE	CHECKED BY JOB NUMBER	JLR 8337

MAS-6.0



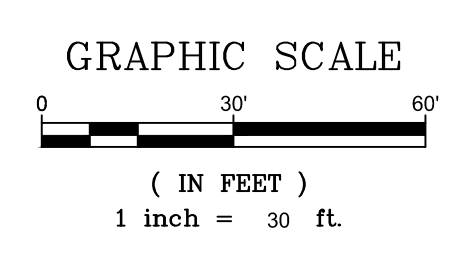
NO.	DATE	BY	IS/RE	COMMENTS

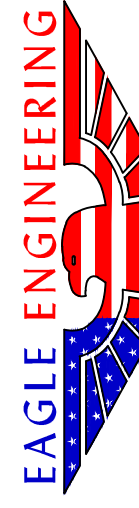




PIN: 0648-77-0447
OWNER: Q STEPHENS
FARM HOLDINGS LLC
ZONE: NCR CD

**PRELIMINARY
NOT FOR
CONSTRUCTION**





EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

NORTH CAROLINA
PROFESSIONAL
SEAL
045509
William C. Kirk
CIVIL ENGINEER
01/08/2026

NO.	DATE	BY	ISSUE
1	08/04/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS
2	11/24/2025	DAM	ADDRESSED HOLLY SPRINGS COMMENTS
3	01/08/2026	DAM	ADDRESSED HOLLY SPRINGS COMMENTS



SAM'S XPRESS CAR WASH

CARROLL CROSSING
975 AVENT FERRY RD
HOLLY SPRINGS, NC

SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

DESIGNED BY	DRAWN BY	CHECKED BY	JLR
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Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
 - Grigsby Avenue Residential Rezoning 25-REZ-07

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource:

Action(s):

Receive Information

Explanation:

Development Services staff will provide an update to the Planning Board on current volume of traffic on Piney Grove Wilbon Rd. and proposed improvements that are planned associated with private development in the corridor area.

Background:

At the December 16th Town Council meeting, Development Services staff presented an update to Town Council regarding the development proposals and associated transportation improvements in the Piney Grove Wilbon corridor. Planning Board Chairman Rick Madoni has requested that staff provide this update to the Planning Board as well, which will occur under other business.

Funding Source(s):

NA

Attachment(s):

None